

## BY THE NUMBERS

Southeast Portland – December 2024

SOUTHEAST PORTLAND	Dec 2024	Dec 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	66	73	-9.6%
97206	112	127	-11.8%
97214	49	22	122.7%
97215	29	20	45.0%
97216	43	40	7.5%
<b>AVERAGE LIST PRICE</b>			
97202	719.1	763.5	-5.8%
97206	583.9	686.6	-15.0%
97214	837.5	932.1	-10.1%
97215	938.5	1,149.6	-18.4%
97216	437.6	545.5	-19.8%
<b>AVERAGE DAYS ON MKT</b>			
97202	75	63	19.0%
97206	74	41	80.5%
97214	69	35	97.1%
97215	30	29	3.4%
97216	68	23	195.7%
<b>SOLD VS. LIST PRICE</b>			
97202	98.2%	96.6%	1.6%
97206	97.8%	98.4%	-0.6%
97214	96.8%	98.1%	-1.3%
97215	101.7%	99.3%	2.5%
97216	99.3%	100.7%	-1.4%
<b>MONTHS OF INVENTORY</b>			
97202	2.6	3.2	-18.8%
97206	2.1	2.5	-16.0%
97214	2.5	1.5	66.7%
97215	1.8	1.4	28.6%
97216	3.3	3.3	0
<b>ABSORPTION RATE</b>			
97202	37.8%	31.5%	20.2%
97206	47.3%	40.1%	17.8%
97214	40.8%	68.1%	-40.1%
97215	55.1%	70.0%	-21.2%
97216	30.2%	30.0%	0.8%

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*Southeast Portland – December 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97202</b>	480	473	1.5%
<b>97206</b>	754	692	9.0%
<b>97214</b>	223	228	-2.2%
<b>97215</b>	229	222	3.2%
<b>97216</b>	151	219	-31.1%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97202</b>	679.7	681.2	-0.2%
<b>97206</b>	478.8	488.4	-2.0%
<b>97214</b>	701.1	702.9	-0.3%
<b>97215</b>	691.0	676.7	2.1%
<b>97216</b>	398.7	401.0	-0.6%