

BY THE NUMBERS

Southeast Portland – January 2025

SOUTHEAST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97202	80	73	9.6%
97206	105	113	-7.1%
97214	59	27	118.5%
97215	27	19	42.1%
97216	42	26	61.5%
AVERAGE LIST PRICE			
97202	757.7	771.5	-1.8%
97206	566.2	694.2	-18.4%
97214	766.2	900.4	-14.9%
97215	1,065.4	1,208.4	-11.8%
97216	433.4	637.5	-32.0%
AVERAGE DAYS ON MKT			
97202	94	62	51.6%
97206	69	37	86.5%
97214	59	59	0
97215	61	58	5.2%
97216	67	67	0
SOLD VS. LIST PRICE			
97202	100.6%	100.2%	0.4%
97206	100.3%	98.9%	1.4%
97214	100.4%	97.0%	3.5%
97215	99.3%	102.5%	-3.2%
97216	101.6%	99.1%	2.6%
MONTHS OF INVENTORY			
97202	3.5	3.3	6.1%
97206	3.1	2.9	6.9%
97214	6.6	3.0	120.0%
97215	1.4	2.7	-48.1%
97216	3.0	1.9	57.9%
ABSORPTION RATE			
97202	28.7%	30.1%	-4.6%
97206	32.3%	34.5%	-6.2%
97214	15.2%	33.3%	-54.2%
97215	70.3%	36.8%	91.0%
97216	33.3%	53.8%	-38.1%

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Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97202	9	13	-30.8%
97206	3	14	-78.6%
97214	35	25	40.0%
97215	10	6	66.7%
97216	19	15	26.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	1,145.9	790.3	45.0%
97206	1,713.3	649.5	163.8%
97214	587.4	735.2	-20.1%
97215	1,094.4	1,072.5	2.0%
97216	799.6	534.7	49.5%