

BY THE NUMBERS

Southeast Portland – February 2025

SOUTHEAST PORTLAND	February 2025	February 2024	% CHANGE
AVAILABLE INVENTORY			
97202	85	74	14.9%
97206	113	120	-5.8%
97214	57	36	58.3%
97215	26	16	62.5%
97216	35	26	34.6%
AVERAGE LIST PRICE			
97202	742.4	865.6	-14.2%
97206	608.9	713.8	-14.7%
97214	805.1	881.8	-8.7%
97215	1,091.5	1,099.1	-0.7%
97216	396.0	666.7	-40.6%
AVERAGE DAYS ON MKT			
97202	56	71	-21.1%
97206	57	40	42.5%
97214	60	23	160.9%
97215	39	26	50.0%
97216	139	43	223.3%
SOLD VS. LIST PRICE			
97202	98.1%	100.8%	-2.6%
97206	101.5%	99.7%	1.9%
97214	102.4%	102.1%	0.3%
97215	102.4%	99.7%	2.8%
97216	96.3%	100.3%	-4.0%
MONTHS OF INVENTORY			
97202	2.9	3.2	-9.4%
97206	2.0	3.4	-41.2%
97214	3.2	4.5	-28.9%
97215	1.4	1.6	-12.5%
97216	3.9	1.9	105.3%
ABSORPTION RATE			
97202	34.1%	31.0%	9.8%
97206	49.5%	29.1%	69.9%
97214	31.5%	22.2%	42.1%
97215	73.0%	62.5%	16.9%
97216	25.7%	53.8%	-52.3%

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Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97202	52	45	15.6%
97206	94	74	27.0%
97214	27	17	58.8%
97215	38	17	123.5%
97216	23	28	-17.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	691.4	600.6	15.1%
97206	488.7	445.4	9.7%
97214	684.2	733.2	-6.7%
97215	670.2	643.3	4.2%
97216	370.0	393.1	-5.9%