



## BY THE NUMBERS

Southwest Portland - October 2023

SOUTHWEST PORTLAND	Oct 2023	Oct 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	141	130	8.5%
97205	46	49	-6.1%
97219	147	143	2.8%
97221	51	43	18.6%
97225	46	46	0
97239	102	99	3.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	916.2	842.7	8.7%
97205	1,202.1	1,103.0	9.0%
97219	940.9	798.1	17.9%
97221	1,210.6	1,150.4	5.2%
97225	873.6	927.6	-5.8%
97239	768.4	921.7	-16.6%
<b>AVERAGE DAYS ON MKT</b>			
97201	66	57	15.8%
97205	125	36	247.2%
97219	20	30	-33.3%
97221	29	43	-32.6%
97225	25	34	-26.5%
97239	32	32	0
<b>SOLD VS. LIST PRICE</b>			
97201	96.2%	92.1%	4.5%
97205	98.0%	95.6%	2.5%
97219	100.4%	99.2%	1.2%
97221	99.5%	97.3%	2.2%
97225	96.5%	96.4%	0.1%
97239	97.9%	97.9%	0
<b>MONTHS OF INVENTORY</b>			
97201	7.8	6.8	14.7%
97205	15.3	3.8	302.6%
97219	4.1	3	36.7%
97221	6.4	2.7	137.0%
97225	2.6	1.6	62.5%
97239	6	3.3	81.8%
<b>ABSORPTION RATE</b>			
97201	12.7%	14.6%	-12.7%
97205	6.5%	26.5%	-75.4%
97219	24.4%	33.5%	-27.0%
97221	15.6%	37.2%	-57.8%
97225	39.1%	60.8%	-35.7%
97239	16.6%	30.3%	-45.0%



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*Southwest Portland - October 2023*

Year to Date	2023	2022	% CHANGE
<b>CLOSED SALES</b>			
97201	193	240	-19.6%
97205	61	87	-29.9%
97219	485	642	-24.5%
97221	129	190	-32.1%
97225	216	328	-34.1%
97239	214	305	-29.8%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	631.2	694.9	-9.2%
97205	544.2	550.7	-1.2%
97219	667	772.3	-13.6%
97221	943.7	941.8	0.2%
97225	809.6	817.9	-1.0%
97239	675.1	721.7	-6.5%