



## BY THE NUMBERS

Southwest Portland – November 2023

| SOUTHWEST PORTLAND         | Nov 2023        | Nov 2022        | % CHANGE |
|----------------------------|-----------------|-----------------|----------|
| <b>AVAILABLE INVENTORY</b> |                 |                 |          |
| 97201                      | 133             | 117             | 13.7%    |
| 97205                      | 50              | 45              | 11.1%    |
| 97219                      | 124             | 112             | 10.7%    |
| 97221                      | 44              | 35              | 25.7%    |
| 97225                      | 47              | 36              | 30.6%    |
| 97239                      | 90              | 92              | -2.2%    |
| <b>AVERAGE LIST PRICE</b>  | <b>(\$,000)</b> | <b>(\$,000)</b> |          |
| 97201                      | 961.3           | 856.0           | 12.3%    |
| 97205                      | 1,202.8         | 1,058.3         | 13.7%    |
| 97219                      | 849.6           | 799.8           | 6.2%     |
| 97221                      | 1,239.8         | 1,117.9         | 10.9%    |
| 97225                      | 770.2           | 951.4           | -19.0%   |
| 97239                      | 766.9           | 924.7           | -17.1%   |
| <b>AVERAGE DAYS ON MKT</b> |                 |                 |          |
| 97201                      | 35              | 64              | -45.3%   |
| 97205                      | 33              | 92              | -64.1%   |
| 97219                      | 35              | 23              | 52.2%    |
| 97221                      | 40              | 45              | -11.1%   |
| 97225                      | 50              | 43              | 16.3%    |
| 97239                      | 29              | 47              | -38.3%   |
| <b>SOLD VS. LIST PRICE</b> |                 |                 |          |
| 97201                      | 95.2%           | 93.7%           | 1.6%     |
| 97205                      | 95.3%           | 96.7%           | -1.5%    |
| 97219                      | 99.3%           | 100.8%          | -1.5%    |
| 97221                      | 95.6%           | 98.2%           | -2.6%    |
| 97225                      | 99.7%           | 98.5%           | 1.2%     |
| 97239                      | 98.3%           | 96.9%           | 1.4%     |
| <b>MONTHS OF INVENTORY</b> |                 |                 |          |
| 97201                      | 11.1            | 9.8             | 13.3%    |
| 97205                      | 6.3             | 22.5            | -72.0%   |
| 97219                      | 3.8             | 2.2             | 72.7%    |
| 97221                      | 4.0             | 4.4             | -9.1%    |
| 97225                      | 2.9             | 2.1             | 38.1%    |
| 97239                      | 8.2             | 5.4             | 51.9%    |
| <b>ABSORPTION RATE</b>     |                 |                 |          |
| 97201                      | 9.0%            | 10.2%           | -12.1%   |
| 97205                      | 16.0%           | 4.4%            | 260.4%   |
| 97219                      | 26.6%           | 45.5%           | -41.6%   |
| 97221                      | 25.0%           | 22.8%           | 9.4%     |
| 97225                      | 34.0%           | 47.2%           | -27.9%   |
| 97239                      | 12.2%           | 18.4%           | -33.9%   |



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| Year to Date               | 2023           | 2022           | % CHANGE |
|----------------------------|----------------|----------------|----------|
| <b>CLOSED SALES</b>        |                |                |          |
| 97201                      | 205            | 252            | -18.7%   |
| 97205                      | 70             | 89             | -21.3%   |
| 97219                      | 519            | 693            | -25.1%   |
| 97221                      | 141            | 198            | -28.8%   |
| 97225                      | 233            | 345            | -32.5%   |
| 97239                      | 225            | 322            | -30.1%   |
| <b>AVERAGE SALES PRICE</b> | <b>(\$000)</b> | <b>(\$000)</b> |          |
| 97201                      | 630.6          | 698.3          | -9.7%    |
| 97205                      | 573.0          | 544.7          | 5.2%     |
| 97219                      | 665.6          | 771.0          | -13.7%   |
| 97221                      | 953.5          | 936.4          | 1.8%     |
| 97225                      | 804.9          | 809.9          | -0.6%    |
| 97239                      | 672.9          | 727.8          | -7.5%    |