



BY THE NUMBERS

Southwest Portland – December 2023

SOUTHWEST PORTLAND	Dec 2023	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97201	105	94	11.7%
97205	39	38	2.6%
97219	95	97	-2.1%
97221	40	25	60.0%
97225	38	28	35.7%
97239	77	69	11.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	945.2	889.8	6.2%
97205	1,339.3	1,135.0	18.0%
97219	875.4	771.2	13.5%
97221	1,304.9	993.2	31.4%
97225	789.7	964.5	-18.1%
97239	719.8	863.8	-16.7%
AVERAGE DAYS ON MKT			
97201	90	52	73.1%
97205	47	106	-55.7%
97219	38	29	31.0%
97221	41	65	-36.9%
97225	38	55	-30.9%
97239	49	54	-9.3%
SOLD VS. LIST PRICE			
97201	94.3%	95.5%	-1.2%
97205	86.4%	89.9%	-3.9%
97219	97.3%	98.3%	-1.0%
97221	98.3%	95.2%	3.3%
97225	97.4%	98.0%	-0.6%
97239	96.0%	96.5%	-0.5%
MONTHS OF INVENTORY			
97201	10.5	7.2	45.8%
97205	7.8	9.5	-17.9%
97219	2.6	2.6	0
97221	5.7	2.3	147.8%
97225	3.2	2.3	39.1%
97239	4.5	5.3	-15.1%
ABSORPTION RATE			
97201	9.5%	13.8%	-31.2%
97205	12.8%	10.5%	21.7%
97219	38.9%	39.1%	-0.6%
97221	17.5%	44.0%	-60.2%
97225	31.5%	42.8%	-26.3%
97239	22.0%	18.8%	17.2%



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Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97201	215	265	-18.9%
97205	75	93	-19.4%
97219	558	731	-23.7%
97221	148	209	-29.2%
97225	246	357	-31.1%
97239	243	335	-27.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	624.5	692.4	-9.8%
97205	604.9	569.4	6.2%
97219	659.3	770.9	-14.5%
97221	956.5	949.5	0.7%
97225	805.5	811.4	-0.7%
97239	672.4	724.3	-7.2%