

BY THE NUMBERS

Southwest Portland – January 2024

SOUTHWEST PORTLAND	Jan 2024	Jan 2023	% CHANGE
AVAILABLE INVENTORY			
97201	105	79	32.9%
97205	39	35	11.4%
97219	91	81	12.3%
97221	33	31	6.5%
97225	27	24	12.5%
97239	82	69	18.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	961.9	854.2	12.6%
97205	1,178.1	1,317.1	-10.6%
97219	904.3	769.6	17.5%
97221	1,096.7	848.2	29.3%
97225	843.5	1,017.	-17.1%
97239	697.1	825.8	-15.6%
AVERAGE DAYS ON MKT			
97201	128	67	91.0%
97205	55	117	-53.0%
97219	46	41	12.2%
97221	67	45	48.9%
97225	44	45	-2.2%
97239	20	59	-66.1%
SOLD VS. LIST PRICE			
97201	90.0%	92.7%	-2.8%
97205	93.6%	92.2%	1.5%
97219	97.2%	96.8%	0.4%
97221	93.9%	97.6%	-3.8%
97225	96.6%	98.6%	-2.1%
97239	98.4%	98.1%	0.3%
MONTHS OF INVENTORY			
97201	8.1	6.1	32.8%
97205	2.8	17.5	-84.0%
97219	3.8	2.7	40.7%
97221	5.5	5.2	5.8%
97225	1.8	2.4	-25.0%
97239	13.7	5.3	158.5%
ABSORPTION RATE			
97201	12.3%	16.4%	-24.8%
97205	35.9%	5.7%	528.7%
97219	26.3%	37.0%	-28.8%
97221	18.1%	19.3%	-6.0%
97225	55.5%	41.67%	33.3%
97239	7.3%	18.8%	-61.1%

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Southwest Portland – January 2024

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	13	13	0
97205	14	2	600.0%
97219	24	30	-20.0%
97221	6	6	0
97225	15	10	50.0%
97239	6	13	-53.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	790.3	414.5	90.7%
97205	649.5	414.4	56.7%
97219	725.6	525.7	38.0%
97221	1,072.5	1,171.7	-8.5%
97225	534.7	701.4	-23.8%
97239	567.3	596.7	-4.9%