

## BY THE NUMBERS

Southwest Portland – February 2024

| SOUTHWEST PORTLAND         | Feb 2024        | Feb 2023        | % CHANGE |
|----------------------------|-----------------|-----------------|----------|
| <b>AVAILABLE INVENTORY</b> |                 |                 |          |
| 97201                      | 104             | 77              | 35.1%    |
| 97205                      | 39              | 34              | 14.7%    |
| 97219                      | 103             | 79              | 30.4%    |
| 97221                      | 39              | 31              | 25.8%    |
| 97225                      | 28              | 23              | 21.7%    |
| 97239                      | 76              | 65              | 16.9%    |
| <b>AVERAGE LIST PRICE</b>  | <b>(\$,000)</b> | <b>(\$,000)</b> |          |
| 97201                      | 903.5           | 713.2           | 26.7%    |
| 97205                      | 1,182.8         | 1,454.7         | -18.7%   |
| 97219                      | 899             | 730.3           | 23.1%    |
| 97221                      | 938.7           | 900.7           | 4.2%     |
| 97225                      | 925.2           | 973.3           | -4.9%    |
| 97239                      | 683.1           | 763.8           | -10.6%   |
| <b>AVERAGE DAYS ON MKT</b> |                 |                 |          |
| 97201                      | 82              | 99              | -17.2%   |
| 97205                      | 92              | 200             | -54.0%   |
| 97219                      | 65              | 57              | 14.0%    |
| 97221                      | 43              | 21              | 104.8%   |
| 97225                      | 47              | 48              | -2.1%    |
| 97239                      | 71              | 61              | 16.4%    |
| <b>SOLD VS. LIST PRICE</b> |                 |                 |          |
| 97201                      | 96.3%           | 96.4%           | -0.1%    |
| 97205                      | 93.1%           | 95.9%           | -3.0%    |
| 97219                      | 98.7%           | 99.3%           | -0.6%    |
| 97221                      | 98.9%           | 97.8%           | 1.2%     |
| 97225                      | 99.0%           | 101.4%          | -2.3%    |
| 97239                      | 97.5%           | 96.0%           | 1.6%     |
| <b>MONTHS OF INVENTORY</b> |                 |                 |          |
| 97201                      | 7.4             | 5.5             | 34.5%    |
| 97205                      | 6.5             | 3.4             | 91.2%    |
| 97219                      | 4.3             | 2               | 115.0%   |
| 97221                      | 4.9             | 5.2             | -5.8%    |
| 97225                      | 1.9             | 1.6             | 18.8%    |
| 97239                      | 5.1             | 2.7             | 88.9%    |
| <b>ABSORPTION RATE</b>     |                 |                 |          |
| 97201                      | 13.4%           | 18.1%           | -26.0%   |
| 97205                      | 15.3%           | 29.4%           | -47.7%   |
| 97219                      | 23.3%           | 49.3%           | -52.8%   |
| 97221                      | 20.5%           | 19.3%           | 6.0%     |
| 97225                      | 53.5%           | 60.8%           | -12.0%   |
| 97239                      | 19.7%           | 36.9%           | -46.5%   |

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| Year to Date               | 2024           | 2023           | % CHANGE |
|----------------------------|----------------|----------------|----------|
| <b>CLOSED SALES</b>        |                |                |          |
| 97201                      | 27             | 27             | 0        |
| 97205                      | 20             | 12             | 66.7%    |
| 97219                      | 49             | 69             | -29.0%   |
| 97221                      | 14             | 12             | 16.7%    |
| 97225                      | 30             | 24             | 25.0%    |
| 97239                      | 21             | 37             | -43.2%   |
| <b>AVERAGE SALES PRICE</b> | <b>(\$000)</b> | <b>(\$000)</b> |          |
| 97201                      | 685.4          | 540.5          | 26.8%    |
| 97205                      | 597.9          | 402.1          | 48.7%    |
| 97219                      | 702.6          | 603.2          | 16.5%    |
| 97221                      | 894.9          | 976.2          | -8.3%    |
| 97225                      | 679.9          | 764.5          | -11.1%   |
| 97239                      | 595.0          | 638.8          | -6.9%    |