

## BY THE NUMBERS

Southwest Portland – March 2024

SOUTHWEST PORTLAND	March 2024	March 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	112	85	31.8%
97205	44	40	10.0%
97219	106	88	20.5%
97221	49	30	63.3%
97225	35	22	59.1%
97239	74	70	5.7%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	840.5	612.5	37.2%
97205	1,137.7	1,174.8	-3.2%
97219	947.3	760.7	24.5%
97221	1,103.3	794.8	38.8%
97225	945.0	906.6	4.2%
97239	680.8	720.4	-5.5%
<b>AVERAGE DAYS ON MKT</b>			
97201	56	52	7.7%
97205	64	120	-46.7%
97219	47	41	14.6%
97221	26	28	-7.1%
97225	62	25	148.0%
97239	35	36	-2.8%
<b>SOLD VS. LIST PRICE</b>			
97201	95.9%	96.6%	-0.7%
97205	96.8%	96.7%	0.1%
97219	99.6%	98.9%	0.7%
97221	97.7%	98.9%	-1.3%
97225	98.9%	100.7%	-1.8%
97239	99.8%	98.3%	1.5%
<b>MONTHS OF INVENTORY</b>			
97201	5.1	5.0	2.0%
97205	7.3	10.0	-27.0%
97219	2.9	2.0	45.0%
97221	12.3	2.1	485.7%
97225	2.1	1.1	90.9%
97239	3.7	4.1	-9.8%
<b>ABSORPTION RATE</b>			
97201	19.6%	20.0%	-1.8%
97205	13.6%	10.0%	36.4%
97219	34.9%	48.8%	-28.6%
97221	8.1%	46.6%	-82.5%
97225	48.5%	90.9%	-46.6%
97239	27.0%	24.2%	11.3%

## BY THE NUMBERS

*Southwest Portland – March 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97201	50	44	13.6%
97205	26	16	62.5%
97219	87	112	-22.3%
97221	18	26	-30.8%
97225	49	44	11.4%
97239	42	54	-22.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	660.0	553.7	19.2%
97205	672.8	415.8	61.8%
97219	666.4	649.0	2.7%
97221	906.6	1,054.9	-14.1%
97225	684.1	736.5	-7.1%
97239	645.2	635.7	1.5%