

BY THE NUMBERS

Southwest Portland – April 2024

SOUTHWEST PORTLAND	April 2024	April 2023	% CHANGE
AVAILABLE INVENTORY			
97201	155	97	59.8%
97205	52	40	30.0%
97219	130	94	38.3%
97221	54	40	35.0%
97225	44	31	41.9%
97239	79	73	8.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	815.4	719.3	13.4%
97205	1,130.6	1,164.2	-2.9%
97219	944.5	853.8	10.6%
97221	985.1	931.6	5.7%
97225	944.8	954.7	-1.0%
97239	773.3	748.2	3.4%
AVERAGE DAYS ON MKT			
97201	34	87	-60.9%
97205	40	14	185.7%
97219	23	29	-20.7%
97221	27	42	-35.7%
97225	19	57	-66.7%
97239	67	44	52.3%
SOLD VS. LIST PRICE			
97201	97.8%	94.2%	3.8%
97205	95.9%	99.3%	-3.4%
97219	98.8%	101.0%	-2.2%
97221	99.9%	100.0%	-0.1%
97225	99.2%	100.7%	-1.5%
97239	98.7%	98.4%	0.4%
MONTHS OF INVENTORY			
97201	11.1	4.4	152.3%
97205	8.7	6.7	29.9%
97219	2.5	1.9	31.6%
97221	6.8	2.9	134.5%
97225	2.0	1.6	25.0%
97239	3.8	3.8	0
ABSORPTION RATE			
97201	9.0%	22.6%	-60.2%
97205	11.5%	15.0%	-23.1%
97219	40.0%	52.1%	-23.3%
97221	14.8%	35.0%	-57.7%
97225	50.0%	61.2%	-18.4%
97239	26.5%	26.0%	2.1%

BY THE NUMBERS

Southwest Portland – April 2024

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	65	66	-1.5%
97205	32	22	45.5%
97219	139	161	-13.7%
97221	26	40	-35.0%
97225	71	63	12.7%
97239	64	73	-12.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	688.4	557.7	23.4%
97205	640.6	528.3	21.3%
97219	699.5	651.1	7.4%
97221	874.4	1,054.0	-17.0%
97225	731.4	728.9	0.3%
97239	592.7	647.6	-8.5%