

BY THE NUMBERS

Southwest Portland – May 2024

SOUTHWEST PORTLAND	May 2024	May 2023	% CHANGE
AVAILABLE INVENTORY			
97201	163	117	39.3%
97205	52	46	13.0%
97219	158	115	37.4%
97221	64	47	36.2%
97225	52	28	85.7%
97239	98	79	24.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	833.4	804.8	3.6%
97205	1,111.4	1,150.6	-3.4%
97219	990.1	887.9	11.5%
97221	1,029.8	1,053.5	-2.2%
97225	832.5	1,019.0	-18.3%
97239	840.5	837.5	0.4%
AVERAGE DAYS ON MKT			
97201	75	51	47.1%
97205	117	43	172.1%
97219	19	19	0
97221	18	34	-47.1%
97225	11	32	-65.6%
97239	34	36	-5.6%
SOLD VS. LIST PRICE			
97201	98.3%	106.9%	-8.1%
97205	94.4%	101.7%	-7.2%
97219	100.3%	99.9%	0.4%
97221	98.0%	100.0%	-2.0%
97225	101.8%	100.9%	0.9%
97239	100.6%	100.6%	0.0%
MONTHS OF INVENTORY			
97201	10.9	6.9	58.0%
97205	26.0	4.6	465.2%
97219	2.6	2.1	23.8%
97221	3.0	2.2	36.4%
97225	2.7	1.0	170.0%
97239	3.6	2.8	28.6%
ABSORPTION RATE			
97201	9.20%	14.53%	-36.70%
97205	3.85%	21.74%	-82.30%
97219	38.61%	47.83%	-19.30%
97221	32.81%	44.68%	-26.60%
97225	36.54%	96.43%	-62.10%
97239	27.55%	35.44%	-22.30%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	80	83	-3.6%
97205	34	32	6.3%
97219	203	216	-6.0%
97221	48	61	-21.3%
97225	90	90	0
97239	91	101	-9.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	690.4	549.5	25.6%
97205	626.1	490.8	27.6%
97219	698.4	657.4	6.2%
97221	1,044.9	1,000.1	4.5%
97225	769.8	763	0.9%
97239	631.9	646.1	-2.2%