

BY THE NUMBERS

Southwest Portland – June 2024

SOUTHWEST PORTLAND	June 2024	June 2023	% CHANGE
AVAILABLE INVENTORY			
97201	174	139	25.2%
97205	56	44	27.3%
97219	172	137	25.5%
97221	72	59	22.0%
97225	64	36	77.8%
97239	115	102	12.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	829.9	787.5	5.4%
97205	1,047.8	1,166.6	-10.2%
97219	991.1	872.7	13.6%
97221	1,052.0	1,289.1	-18.4%
97225	791.9	931.6	-15.0%
97239	834.8	881.2	-5.3%
AVERAGE DAYS ON MKT			
97201	50	50	0
97205	80	58	37.9%
97219	38	28	35.7%
97221	28	18	55.6%
97225	26	19	36.8%
97239	55	54	1.9%
SOLD VS. LIST PRICE			
97201	97.4%	97.6%	-0.2%
97205	87.9%	97.7%	-10.0%
97219	98.4%	100.6%	-2.2%
97221	98.5%	101.6%	-3.0%
97225	99.3%	98.8%	0.5%
97239	98.8%	99.0%	-0.2%
MONTHS OF INVENTORY			
97201	8.7	8.2	6.1%
97205	9.3	4.0	132.5%
97219	2.7	2.0	35.0%
97221	4.2	3.1	35.5%
97225	1.6	1.0	60.0%
97239	6.4	3.8	68.4%
ABSORPTION RATE			
97201	11.4%	12.2%	-6.1%
97205	10.7%	25.0%	-57.2%
97219	37.2%	48.9%	-23.9%
97221	23.6%	32.2%	-26.7%
97225	64.0%	97.2%	-34.1%
97239	15.6%	26.4%	-40.9%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	100	100	0
97205	40	43	-7.0%
97219	268	283	-5.3%
97221	65	80	-18.8%
97225	131	125	4.8%
97239	110	128	-14.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	703.7	565.6	24.4%
97205	639.3	541.0	18.2%
97219	689.3	646.8	6.6%
97221	1,008.3	985.5	2.3%
97225	776.0	807.5	-3.9%
97239	637.3	695.5	-8.4%