

BY THE NUMBERS

Southwest Portland – July 2024

SOUTHWEST PORTLAND	July 2024	July 2023	% CHANGE
AVAILABLE INVENTORY			
97201	168	145	15.9%
97205	68	51	33.3%
97219	183	146	25.3%
97221	69	60	15.0%
97225	58	46	26.1%
97239	125	99	26.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	863.0	834.6	3.4%
97205	1,204.2	1,272.6	-5.4%
97219	1,019.8	878.1	16.1%
97221	1,099.5	1,314.7	-16.4%
97225	909.2	1,017.2	-10.6%
97239	784.4	803.6	-2.4%
AVERAGE DAYS ON MKT			
97201	50	53	-5.7%
97205	29	40	-27.5%
97219	21	17	23.5%
97221	44	25	76.0%
97225	25	12	108.3%
97239	59	27	118.5%
SOLD VS. LIST PRICE			
97201	92.5%	97.9%	-5.5%
97205	100.0%	98.1%	1.9%
97219	99.2%	100.5%	-1.3%
97221	95.8%	98.0%	-2.3%
97225	99.7%	98.9%	0.8%
97239	97.9%	96.9%	1.1%
MONTHS OF INVENTORY			
97201	8.0	5.6	42.9%
97205	68.0	51	33.3%
97219	3.6	2.5	44.0%
97221	3.6	4.0	-10.0%
97225	1.9	1.5	26.7%
97239	4.2	4.3	-2.3%
ABSORPTION RATE			
97201	12.5%	17.9%	-30.3%
97205	1.4%	1.9%	-25.0%
97219	27.8%	39.7%	-29.9%
97221	27.5%	25.0%	10.2%
97225	53.4%	65.2%	-18.0%
97239	24.0%	23.2%	3.3%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	121	126	-4.0%
97205	41	44	-6.8%
97219	320	341	-6.2%
97221	84	95	-11.6%
97225	163	155	5.2%
97239	140	151	-7.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	696.3	602.4	15.6%
97205	631.2	532.8	18.5%
97219	694.8	660.6	5.2%
97221	1,004.7	963.6	4.3%
97225	791.2	851.2	-7.0%
97239	639.2	684.8	-6.7%