

BY THE NUMBERS

Southwest Portland – August 2024

SOUTHWEST PORTLAND	August 2024	August 2023	% CHANGE
AVAILABLE INVENTORY			
97201	164	131	25.2%
97205	71	41	73.2%
97219	199	132	50.8%
97221	69	51	35.3%
97225	68	39	74.4%
97239	123	94	30.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	861.2	888.9	-3.1%
97205	1,003.9	1,310.6	-23.4%
97219	951.6	870.5	9.3%
97221	1,087.7	1,245.5	-12.7%
97225	910.7	1,043.3	-12.7%
97239	783.0	832.2	-5.9%
AVERAGE DAYS ON MKT			
97201	100	46	117.4%
97205	61	153	-60.1%
97219	30	31	-3.2%
97221	41	26	57.7%
97225	41	27	51.9%
97239	36	46	-21.7%
SOLD VS. LIST PRICE			
97201	96.8%	98.0%	-1.2%
97205	102.5%	95.6%	7.3%
97219	99.1%	99.4%	-0.3%
97221	98.6%	98.6%	0.0%
97225	98.4%	100.0%	-1.6%
97239	97.6%	98.5%	-0.9%
MONTHS OF INVENTORY			
97201	18.2	4.4	313.6%
97205	23.7	8.2	189.0%
97219	3.5	2.1	66.7%
97221	2.9	3.9	-25.6%
97225	2.3	1.6	43.8%
97239	4.6	3.8	21.1%
ABSORPTION RATE			
97201	5.4%	22.9%	-76.0%
97205	4.2%	12.2%	-65.3%
97219	28.6%	46.9%	-39.0%
97221	34.7%	25.4%	36.4%
97225	42.6%	61.5%	-30.7%
97239	21.9%	26.6%	-17.5%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	130	156	-16.7%
97205	44	49	-10.2%
97219	379	403	-6.0%
97221	108	108	0
97225	192	179	7.3%
97239	168	176	-4.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	687.9	638.3	7.8%
97205	633.6	530.8	19.4%
97219	694.9	664.3	4.6%
97221	983.6	947.6	3.8%
97225	810.5	829.8	-2.3%
97239	643.8	680.7	-5.4%