

BY THE NUMBERS

Southwest Portland – September 2024

SOUTHWEST PORTLAND	Sept 2024	Sept 2023	% CHANGE
AVAILABLE INVENTORY			
97201	163	138	18.1%
97205	70	47	48.9%
97219	198	146	35.6%
97221	82	52	57.7%
97225	73	47	55.3%
97239	117	95	23.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	841.0	895.2	-6.1%
97205	954.6	1,308.2	-27.0%
97219	961.2	879.9	9.2%
97221	1,076.6	1,204.3	-10.6%
97225	866.3	901.0	-3.9%
97239	770.8	869.6	-11.4%
AVERAGE DAYS ON MKT			
97201	87	55	58.2%
97205	144	55	161.8%
97219	34	32	6.3%
97221	48	29	65.5%
97225	35	15	133.3%
97239	47	36	30.6%
SOLD VS. LIST PRICE			
97201	98.0%	96.4%	1.6%
97205	98.0%	96.1%	1.9%
97219	98.9%	99.9%	-1.1%
97221	99.3%	98.8%	0.4%
97225	98.0%	99.7%	-1.7%
97239	94.5%	96.1%	-1.7%
MONTHS OF INVENTORY			
97201	16.3	7.3	123.3%
97205	17.5	5.2	236.5%
97219	4.2	3.0	40.0%
97221	6.3	3.7	70.3%
97225	3.3	2.4	37.5%
97239	10.6	4.3	146.5%
ABSORPTION RATE			
97201	6.1%	13.7%	-55.5%
97205	5.7%	19.1%	-70.2%
97219	23.7%	33.5%	-29.3%
97221	15.8%	26.9%	-41.1%
97225	30.1%	42.5%	-29.2%
97239	9.4%	23.1%	-59.4%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	141	175	-19.4%
97205	48	58	-17.2%
97219	427	452	-5.5%
97221	122	122	0
97225	216	199	8.5%
97239	179	198	-9.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	682.4	645.4	5.7%
97205	667.4	551.7	21.0%
97219	709.4	661.9	7.2%
97221	968.9	954.0	1.6%
97225	819.8	804.2	1.9%
97239	658.9	675.8	-2.5%