

BY THE NUMBERS

Southwest Portland – October 2024

SOUTHWEST PORTLAND	Oct 2024	Oct 2023	% CHANGE
AVAILABLE INVENTORY			
97201	155	141	9.9%
97205	57	46	23.9%
97219	196	147	33.3%
97221	77	51	51.0%
97225	64	46	39.1%
97239	114	102	11.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	843	916.2	-8.0%
97205	887.7	1,202.10	-26.2%
97219	929.4	940.9	-1.2%
97221	1,022.3	1,210.6	-15.6%
97225	812.2	873.6	-7.0%
97239	747.3	768.4	-2.7%
AVERAGE DAYS ON MKT			
97201	85	66	28.8%
97205	75	105	-28.6%
97219	51	20	155.0%
97221	80	25	220.0%
97225	17	28	-39.3%
97239	56	32	75.0%
SOLD VS. LIST PRICE			
97201	96.1%	96.2%	-0.1%
97205	98.5%	95.6%	3.1%
97219	99.3%	100.3%	-1.0%
97221	98.8%	99.5%	-0.8%
97225	99.7%	96.1%	3.7%
97239	98.9%	97.9%	1.1%
MONTHS OF INVENTORY			
97201	15.5	7.8	98.7%
97205	28.5	11.5	147.8%
97219	3.4	4.0	-15.0%
97221	5.9	5.7	3.5%
97225	3.4	2.4	41.7%
97239	5.0	6.0	-16.7%
ABSORPTION RATE			
97201	6.4%	12.7%	-49.5%
97205	3.5%	8.7%	-59.7%
97219	29.5%	25.1%	17.6%
97221	16.8%	17.6%	-4.4%
97225	29.6%	41.3%	-28.1%
97239	20.1%	16.6%	21.1%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	220	236	-6.8%
97205	140	154	-9.1%
97219	805	734	9.7%
97221	64	67	-4.5%
97225	220	236	-6.8%
97239	140	154	-9.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	497.1	556.4	-10.7%
97205	812.0	786.2	3.3%
97219	824.4	826.7	-0.3%
97221	822.8	638.5	28.9%
97225	497.1	556.4	-10.7%
97239	812.0	786.2	3.3%