

BY THE NUMBERS

Southwest Portland – November 2024

SOUTHWEST PORTLAND	Nov 2024	Nov 2023	% CHANGE
AVAILABLE INVENTORY			
97201	137	133	3.0%
97205	51	50	2.0%
97219	164	124	32.3%
97221	63	44	43.2%
97225	59	47	25.5%
97239	107	90	18.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	829.4	961.3	-13.7%
97205	845.6	1,202.8	-29.7%
97219	937.5	849.6	10.3%
97221	1,340.6	1,239.8	8.1%
97225	846.5	770.2	9.9%
97239	766.5	766.9	-0.1%
AVERAGE DAYS ON MKT			
97201	162	35	362.9%
97205	87	30	190.0%
97219	47	34	38.2%
97221	34	40	-15.0%
97225	58	47	23.4%
97239	98	30	226.7%
SOLD VS. LIST PRICE			
97201	94.4%	95.2%	-0.8%
97205	94.6%	92.3%	2.5%
97219	98.2%	98.8%	-0.6%
97221	100.9%	95.6%	5.4%
97225	96.6%	99.7%	-3.1%
97239	98.4%	98.4%	0.0%
MONTHS OF INVENTORY			
97201	9.1	11.1	-18.0%
97205	25.5	5.6	355.4%
97219	3.6	3.5	2.9%
97221	4.8	4.0	20.0%
97225	1.8	2.8	-35.7%
97239	5.6	7.5	-25.3%
ABSORPTION RATE			
97201	10.9%	9.0%	21.4%
97205	3.9%	18.0%	-78.2%
97219	28.0%	28.2%	-0.6%
97221	20.6%	25.0%	-17.5%
97225	54.2%	36.1%	50.0%
97239	17.7%	13.3%	33.2%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	166	205	-19.0%
97205	52	71	-26.8%
97219	535	524	2.1%
97221	150	142	5.6%
97225	268	235	14.0%
97239	223	227	-1.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	705.0	630.6	11.8%
97205	659.6	576.8	14.4%
97219	707.3	663.5	6.6%
97221	925.6	960.9	-3.7%
97225	828.0	802.8	3.1%
97239	673.9	670.5	0.5%