



BY THE NUMBERS

Southwest Portland – EOY 2024

SOUTHWEST PORTLAND	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
97201	215	265	-18.9%
97205	75	93	-19.4%
97219	558	731	-23.7%
97221	148	209	-29.2%
97225	246	357	-31.1%
97239	243	335	-27.5%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97201	624.5	692.4	-9.8%
97205	604.9	569.4	6.2%
97219	659.3	770.9	-14.5%
97221	956.5	949.5	0.7%
97225	805.5	811.4	-0.7%
97239	672.4	724.3	-7.2%
AVERAGE DAYS ON MARKET			
97201	61	43	41.9%
97205	81	44	84.1%
97219	31	20	55.0%
97221	31	31	0
97225	30	20	50.0%
97239	43	28	53.6%
SOLD VS. LIST PRICE			
97201	97.1%	98.8%	-1.7%
97205	95.7%	98.7%	-3.0%
97219	99.6%	102.1%	-2.4%
97221	99.0%	102.9%	-3.8%
97225	99.3%	102.6%	-3.2%
97239	97.9%	102.4%	-4.4%
ABSORPTION RATE			
97201	17.0%	23.4%	-27.4%
97205	16.0%	20.3%	-21.4%
97219	48.9%	62.8%	-22.1%
97221	30.8%	69.6%	-55.7%
97225	53.9%	106.2%	-49.2%
97239	26.3%	40.4%	-35.0%