

BY THE NUMBERS

Southwest Portland – December 2024

SOUTHWEST PORTLAND	Dec 2024	Dec 2023	% CHANGE
AVAILABLE INVENTORY			
97201	115	105	9.5%
97205	44	39	12.8%
97219	129	95	35.8%
97221	51	40	27.5%
97225	44	38	15.8%
97239	95	77	23.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	814.4	945.2	-13.8%
97205	866.3	1,339.3	-35.3%
97219	987.9	875.4	12.9%
97221	1,384.3	1,304.9	6.1%
97225	787.8	789.7	-0.2%
97239	713.3	719.8	-0.9%
AVERAGE DAYS ON MKT			
97201	94	90	4.4%
97205	91	39	133.3%
97219	90	37	143.2%
97221	59	41	43.9%
97225	28	38	-26.3%
97239	81	49	65.3%
SOLD VS. LIST PRICE			
97201	96.6%	94.3%	2.4%
97205	96.7%	82.8%	16.9%
97219	97.3%	97.1%	0.1%
97221	97.3%	98.3%	-1.0%
97225	99.4%	98.5%	0.9%
97239	97.8%	96.0%	1.9%
MONTHS OF INVENTORY			
97201	8.2	10.5	-21.9%
97205	7.3	6.5	12.3%
97219	3.3	2.5	32.0%
97221	3.4	5.7	-40.4%
97225	2.0	2.9	-31.0%
97239	5.6	4.5	24.4%
ABSORPTION RATE			
97201	12.1%	9.5%	27.8%
97205	13.6%	15.3%	-11.3%
97219	30.2%	40.0%	-24.4%
97221	29.4%	17.5%	68.1%
97225	50.0%	34.2%	46.2%
97239	17.8%	22.0%	-19.0%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	180	215	-16.3%
97205	58	77	-24.7%
97219	575	562	2.3%
97221	165	149	10.7%
97225	293	248	18.1%
97239	240	244	-1.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	698.3	624.5	11.8%
97205	655.3	629.5	4.1%
97219	700.2	657.4	6.5%
97221	924.7	963.5	-4.0%
97225	826.2	806.9	2.4%
97239	663.8	671.7	-1.2%