

BY THE NUMBERS

Southwest Portland – January 2025

SOUTHWEST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97201	124	105	18.1%
97205	44	39	12.8%
97219	117	91	28.6%
97221	50	33	51.5%
97225	57	27	111.1%
97239	97	82	18.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	778.9	961.9	-19.0%
97205	978.7	1,178.1	-16.9%
97219	917.7	904.3	1.5%
97221	1,385.8	1,096.7	26.4%
97225	801.6	843.5	-5.0%
97239	730.7	697.1	4.8%
AVERAGE DAYS ON MKT			
97201	87	128	-32.0%
97205	125	55	127.3%
97219	63	45	40.0%
97221	91	67	35.8%
97225	39	44	-11.4%
97239	103	20	415.0%
SOLD VS. LIST PRICE			
97201	96.1%	90.0%	6.7%
97205	97.9%	93.6%	4.5%
97219	97.9%	97.4%	0.5%
97221	97.2%	93.9%	3.5%
97225	97.6%	96.6%	1.1%
97239	95.5%	98.4%	-3.0%
MONTHS OF INVENTORY			
97201	13.8	8.1	70.4%
97205	14.7	2.8	425.0%
97219	3.3	3.6	-8.3%
97221	5.0	5.5	-9.1%
97225	3.0	1.8	66.7%
97239	7.5	13.7	-45.3%
ABSORPTION RATE			
97201	7.2%	12.3%	-41.4%
97205	6.8%	35.9%	-81.0%
97219	29.9%	27.4%	8.9%
97221	20.0%	18.1%	10.0%
97225	33.3%	55.5%	-40.0%
97239	13.4%	7.3%	83.1%

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Southwest Portland – January 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97201	9	13	-30.8%
97205	3	14	-78.6%
97219	35	25	40.0%
97221	10	6	66.7%
97225	19	15	26.7%
97239	13	6	116.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	1,145.9	790.3	45.0%
97205	1,713.3	649.5	163.8%
97219	587.4	735.2	-20.1%
97221	1,094.4	1,072.5	2.0%
97225	799.6	534.7	49.5%
97239	747.0	567.3	31.7%