

BY THE NUMBERS

Southwest Portland – March 2025

SOUTHWEST PORTLAND	March 2025	March 2024	% CHANGE
AVAILABLE INVENTORY			
97201	154	112	37.5%
97205	58	44	31.8%
97219	118	106	11.3%
97221	56	49	14.3%
97225	66	35	88.6%
97239	108	74	45.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	760.5	840.5	-9.5%
97205	880.8	1,137.7	-22.6%
97219	941.8	947.3	-0.6%
97221	1,560.1	1,103.3	41.4%
97225	801.7	945.0	-15.2%
97239	769.7	680.8	13.1%
AVERAGE DAYS ON MKT			
97201	114	63	81.0%
97205	184	64	187.5%
97219	56	46	21.7%
97221	43	26	65.4%
97225	70	62	12.9%
97239	71	36	97.2%
SOLD VS. LIST PRICE			
97201	96.9%	96.3%	0.6%
97205	101.7%	96.8%	5.0%
97219	99.2%	99.6%	-0.4%
97221	96.9%	97.7%	-0.8%
97225	99.9%	98.9%	1.1%
97239	97.2%	98.6%	-1.5%
MONTHS OF INVENTORY			
97201	15.4	4.9	214.3%
97205	11.6	7.3	58.9%
97219	3.7	2.8	32.1%
97221	4.3	12.3	-65.0%
97225	3.1	2.1	47.6%
97239	4.5	3.5	28.6%
ABSORPTION RATE			
97201	6.4%	20.5%	-68.4%
97205	8.6%	13.6%	-36.8%
97219	27.1%	35.8%	-24.4%
97221	23.2%	8.1%	184.4%
97225	31.8%	48.5%	-34.5%
97239	22.2%	28.3%	-21.7%

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Southwest Portland – March 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97201	40	51	-21.6%
97205	15	26	-42.3%
97219	115	88	30.7%
97221	40	18	122.2%
97225	57	49	16.3%
97239	49	43	14.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	830.1	650.2	27.7%
97205	823.6	672.8	22.4%
97219	767.7	671.0	14.4%
97221	947.1	906.6	4.5%
97225	767.5	684.1	12.2%
97239	713.1	644.7	10.6%