

BY THE NUMBERS

Southwest Portland – April 2025

SOUTHWEST PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97201	165	155	6.5%
97205	63	52	21.2%
97219	159	130	22.3%
97221	75	54	38.9%
97225	91	44	106.8%
97239	131	79	65.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	781.4	815.4	-4.2%
97205	847.9	1,130.6	-25.0%
97219	862.7	944.5	-8.7%
97221	1,383.0	985.1	40.4%
97225	918.0	944.8	-2.8%
97239	834.0	773.3	7.8%
AVERAGE DAYS ON MKT			
97201	96	34	182.4%
97205	86	40	115.0%
97219	61	26	134.6%
97221	77	26	196.2%
97225	38	19	100.0%
97239	56	67	-16.4%
SOLD VS. LIST PRICE			
97201	97.0%	97.8%	-0.8%
97205	96.9%	95.9%	1.0%
97219	98.9%	98.8%	0.1%
97221	98.2%	99.6%	-1.5%
97225	99.4%	99.2%	0.2%
97239	100.0%	98.7%	1.3%
MONTHS OF INVENTORY			
97201	11.8	11.1	6.3%
97205	15.8	8.7	81.6%
97219	2.8	2.4	16.7%
97221	3.8	6.0	-36.7%
97225	3.5	2.0	75.0%
97239	4.4	3.8	15.8%
ABSORPTION RATE			
97201	8.4%	9.0%	-6.10%
97205	6.3%	11.5%	-45.00%
97219	35.8%	42.3%	-15.30%
97221	26.6%	16.6%	60.00%
97225	28.5%	50.0%	-42.90%
97239	22.9%	26.5%	-13.80%

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Southwest Portland – April 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97201	54	65	-16.9%
97205	20	32	-37.5%
97219	174	143	21.7%
97221	60	27	122.2%
97225	83	71	16.9%
97239	80	64	25.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	789.4	688.4	14.7%
97205	810.8	640.6	26.6%
97219	768.5	697.5	10.2%
97221	925.7	876.1	5.7%
97225	801.9	731.4	9.6%
97239	747.5	592.7	26.1%