

BY THE NUMBERS

Southwest Portland – May 2025

YEAR OVER YEAR	May 2025	May 2024	% CHANGE
AVAILABLE INVENTORY			
97201	168	163	3.1%
97205	62	52	19.2%
97219	189	158	19.6%
97221	83	64	29.7%
97225	105	52	101.9%
97239	130	98	32.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	735.2	833.4	-11.8%
97205	844.0	1,111.4	-24.1%
97219	847.3	990.1	-14.4%
97221	1,431.0	1,029.8	39.0%
97225	967.2	832.5	16.2%
97239	830.8	840.5	-1.2%
AVERAGE DAYS ON MKT			
97201	75	75	0
97205	54	117	-53.8%
97219	44	19	131.6%
97221	53	18	194.4%
97225	50	11	354.5%
97239	89	38	134.2%
SOLD VS. LIST PRICE			
97201	96.1%	98.3%	-2.2%
97205	106.8%	94.4%	13.2%
97219	100.1%	100.4%	-0.3%
97221	98.2%	98.0%	0.2%
97225	100.5%	101.8%	-1.2%
97239	102.1%	100.4%	1.7%
MONTHS OF INVENTORY			
97201	8.0	10.9	-26.6%
97205	12.4	26.0	-52.3%
97219	3.4	2.5	36.0%
97221	4.6	3.0	53.3%
97225	3.4	2.7	25.9%
97239	4.8	3.5	37.1%
ABSORPTION RATE			
97201	12.5%	9.2%	35.9%
97205	8.0%	3.8%	109.4%
97219	29.6%	39.2%	-24.5%
97221	21.6%	32.8%	-33.9%
97225	29.5%	36.5%	-19.2%
97239	20.7%	28.5%	-27.3%

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Southwest Portland – May 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	75	80	-6.3%
97205	25	34	-26.5%
97219	232	205	13.2%
97221	80	48	66.7%
97225	114	90	26.7%
97239	107	92	16.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	734.0	690.4	6.3%
97205	828.0	626.1	32.2%
97219	765.4	701.3	9.1%
97221	918.2	1,044.9	-12.1%
97225	806.7	769.8	4.8%
97239	761.5	629.0	21.1%