

BY THE NUMBERS

Southwest Portland – May 2025

YEAR OVER YEAR	May 2025	May 2024	% CHANGE
AVAILABLE INVENTORY			
97201	167	174	-4.0%
97205	66	56	17.9%
97219	196	172	14.0%
97221	89	72	23.6%
97225	108	64	68.8%
97239	136	115	18.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	737.8	829.9	-11.1%
97205	795.6	1,047.8	-24.1%
97219	895.7	991.1	-9.6%
97221	1,381.0	1,052.0	31.3%
97225	918.1	791.9	15.9%
97239	836.6	834.8	0.2%
AVERAGE DAYS ON MKT			
97201	103	50	106.0%
97205	119	80	48.8%
97219	30	38	-21.1%
97221	33	28	17.9%
97225	26	26	0
97239	64	55	16.4%
SOLD VS. LIST PRICE			
97201	92.0%	97.4%	-5.5%
97205	93.1%	87.9%	5.9%
97219	99.3%	98.4%	0.9%
97221	98.6%	98.5%	0.1%
97225	100.2%	99.2%	1.0%
97239	98.6%	98.8%	-0.3%
MONTHS OF INVENTORY			
97201	9.8	8.7	12.6%
97205	8.3	9.3	-10.8%
97219	3.2	2.6	23.1%
97221	4.7	4.2	11.9%
97225	4.5	1.5	200.0%
97239	4.7	6.4	-26.6%
ABSORPTION RATE			
97201	10.1%	11.4%	-11.4%
97205	12.1%	10.7%	13.2%
97219	31.6%	38.3%	-17.6%
97221	21.3%	23.6%	-9.6%
97225	22.2%	65.6%	-66.1%
97239	21.3%	15.6%	36.2%

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Southwest Portland – May 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	92	100	-8.0%
97205	33	40	-17.5%
97219	296	271	9.2%
97221	99	65	52.3%
97225	139	132	5.3%
97239	136	110	23.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	761.0	703.7	8.1%
97205	798.8	639.3	24.9%
97219	765.0	689.0	11.0%
97221	921.0	1,008.3	-8.7%
97225	809.6	775.3	4.4%
97239	750.5	637.3	17.8%