

BY THE NUMBERS

Southwest Portland – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97201	162	168	-3.6%
97205	64	68	-5.9%
97219	198	183	8.2%
97221	86	69	24.6%
97225	96	58	65.5%
97239	138	125	10.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	708.1	863.0	-17.9%
97205	796.5	1,204.2	-33.9%
97219	906.3	1,019.8	-11.1%
97221	1,365.7	1,099.5	24.2%
97225	904.7	909.2	-0.5%
97239	763.3	784.4	-2.7%
AVERAGE DAYS ON MKT			
97201	104	50	108.0%
97205	101	29	248.3%
97219	49	21	133.3%
97221	30	44	-31.8%
97225	36	24	50.0%
97239	52	59	-11.9%
SOLD VS. LIST PRICE			
97201	94.2%	92.5%	1.9%
97205	99.8%	100.0%	-0.1%
97219	97.8%	99.2%	-1.5%
97221	94.6%	95.8%	-1.2%
97225	97.9%	99.7%	-1.8%
97239	98.0%	97.4%	0.6%
MONTHS OF INVENTORY			
97201	7.4	8.0	-7.5%
97205	9.1	68.0	-86.6%
97219	2.9	3.5	-17.1%
97221	4.1	3.6	13.9%
97225	3.2	1.8	77.8%
97239	7.7	4.0	92.5%
ABSORPTION RATE			
97201	13.5%	12.5%	8.6%
97205	10.9%	1.4%	644.2%
97219	34.3%	28.9%	18.6%
97221	24.4%	27.5%	-11.3%
97225	31.2%	55.1%	-43.4%
97239	13.0%	24.8%	-47.4%

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Southwest Portland – July 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	114	121	-5.8%
97205	40	41	-2.4%
97219	365	324	12.7%
97221	120	84	42.9%
97225	170	164	3.7%
97239	154	141	9.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	709.3	696.3	1.9%
97205	743.7	631.2	17.8%
97219	745.0	693.7	7.4%
97221	937.0	1,004.7	-6.7%
97225	830.4	803.1	3.4%
97239	742.2	639.0	16.2%