

BY THE NUMBERS

Southwest Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97201	159	164	-3.0%
97205	65	71	-8.5%
97219	191	199	-4.0%
97221	74	69	7.2%
97225	94	68	38.2%
97239	149	123	21.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	676.1	861.2	-21.5%
97205	734.4	1,003.9	-26.8%
97219	867.8	951.6	-8.8%
97221	1,336.7	1,087.7	22.9%
97225	954.7	910.7	4.8%
97239	757.4	783.0	-3.3%
AVERAGE DAYS ON MKT			
97201	83	101	-17.8%
97205	88	61	44.3%
97219	30	31	-3.2%
97221	46	39	17.9%
97225	81	39	107.7%
97239	54	36	50.0%
SOLD VS. LIST PRICE			
97201	97.0%	96.5%	0.5%
97205	93.3%	102.5%	-9.0%
97219	99.4%	99.1%	0.3%
97221	99.3%	98.7%	0.6%
97225	98.1%	98.5%	-0.3%
97239	97.8%	97.6%	0.2%
MONTHS OF INVENTORY			
97201	10.6	16.4	-35.4%
97205	8.1	23.7	-65.8%
97219	3.2	3.4	-5.9%
97221	4.1	2.8	46.4%
97225	3.8	2.2	72.7%
97239	6.8	4.6	47.8%
ABSORPTION RATE			
97201	9.4%	6.1%	54.6%
97205	12.3%	4.2%	191.0%
97219	30.8%	29.1%	6.0%
97221	24.3%	36.2%	-32.9%
97225	26.6%	45.5%	-41.7%
97239	14.7%	21.9%	-32.7%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	130	131	-0.8%
97205	48	44	9.1%
97219	429	382	12.3%
97221	139	109	27.5%
97225	196	195	0.5%
97239	176	168	4.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	672.9	684.1	-1.6%
97205	736.4	633.6	16.2%
97219	748.2	696.0	7.5%
97221	927.4	982.0	-5.6%
97225	850.1	818.2	3.9%
97239	740.7	643.8	15.1%