

BY THE NUMBERS

Southwest Portland – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97201	150	163	-8.0%
97205	57	70	-18.6%
97219	168	198	-15.2%
97221	73	82	-11.0%
97225	89	73	21.9%
97239	157	117	34.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	674.8	841	-19.8%
97205	769.2	954.6	-19.4%
97219	859.7	961.2	-10.6%
97221	1,360.3	1,076.6	26.4%
97225	948.6	866.3	9.5%
97239	775.6	770.8	0.6%
AVERAGE DAYS ON MKT			
97201	101	87	16.1%
97205	72	144	-50.0%
97219	31	34	-8.8%
97221	73	46	58.7%
97225	49	35	40.0%
97239	106	47	125.5%
SOLD VS. LIST PRICE			
97201	97.9%	98.0%	-0.1%
97205	95.6%	98.00%	-2.4%
97219	99.3%	98.9%	0.5%
97221	94.7%	99.4%	-4.7%
97225	97.1%	98.0%	-1.0%
97239	96.6%	94.5%	2.3%
MONTHS OF INVENTORY			
97201	8.3	16.3	-49.1%
97205	8.1	17.5	-53.7%
97219	3.1	4.2	-26.2%
97221	6.6	5.9	11.9%
97225	3.4	3.3	3.0%
97239	7.5	10.6	-29.2%
ABSORPTION RATE			
97201	12.0%	6.1%	95.8%
97205	12.2%	5.7%	115.1%
97219	32.7%	23.7%	37.9%
97221	15.0%	17.0%	-11.7%
97225	29.2%	30.1%	-3.1%
97239	13.3%	9.4%	42.3%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	148	141	5.0%
97205	55	48	14.6%
97219	485	429	13.1%
97221	153	123	24.4%
97225	222	217	2.3%
97239	199	179	11.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	672.6	682.4	-1.4%
97205	738.1	667.4	10.6%
97219	742.8	709.9	4.6%
97221	934.2	965.9	-3.3%
97225	853.7	818.5	4.3%
97239	734.4	658.9	11.5%