

BY THE NUMBERS

Southwest Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97201	157	155	1.3%
97205	43	57	-24.6%
97219	155	196	-20.9%
97221	66	77	-14.3%
97225	85	64	32.8%
97239	152	114	33.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	672.2	843	-20.3%
97205	674	887.7	-24.1%
97219	841.3	929.4	-9.5%
97221	1,436.3	1,022.3	40.5%
97225	934.5	812.2	15.1%
97239	765.8	747.3	2.5%
AVERAGE DAYS ON MKT			
97201	110	85	29.4%
97205	140	75	86.7%
97219	38	49	-22.4%
97221	51	86	-40.7%
97225	43	15	186.7%
97239	57	52	9.6%
SOLD VS. LIST PRICE			
97201	96.7%	96.1%	0.6%
97205	98.1%	98.5%	-0.4%
97219	97.9%	99.4%	-1.5%
97221	97.9%	98.7%	-0.7%
97225	98.3%	101.2%	-2.8%
97239	94.2%	99.1%	-4.9%
MONTHS OF INVENTORY			
97201	9.2	15.5	-40.6%
97205	8.6	28.5	-69.8%
97219	2.2	3.3	-33.3%
97221	4.1	5.5	-25.5%
97225	3.9	2.9	34.5%
97239	4.6	4.6	0
ABSORPTION RATE			
97201	10.8%	6.4%	67.9%
97205	11.6%	3.5%	231.3%
97219	44.5%	30.6%	45.4%
97221	24.2%	18.1%	33.3%
97225	25.8%	34.3%	-24.7%
97239	21.7%	21.9%	-1.0%

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Southwest Portland – October 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	165	151	9.3%
97205	60	50	20.0%
97219	557	489	13.9%
97221	171	137	24.8%
97225	244	239	2.1%
97239	232	204	13.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	664.4	696.6	-4.6%
97205	721.9	652.9	10.6%
97219	747.9	707.9	5.7%
97221	928	928.5	-0.1%
97225	852.3	819.5	4.0%
97239	746.6	664.3	12.4%