

BY THE NUMBERS

Southwest Portland – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97201	141	137	2.9%
97205	43	51	-15.7%
97219	136	164	-17.1%
97221	52	63	-17.5%
97225	69	59	16.9%
97239	135	107	26.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	701.7	829.4	-15.4%
97205	680.6	845.6	-19.5%
97219	873.7	937.5	-6.8%
97221	1,598.4	1,340.6	19.2%
97225	944.4	846.5	11.6%
97239	760.7	766.5	-0.8%
AVERAGE DAYS ON MKT			
97201	84	162	-48.1%
97205	95	87	9.2%
97219	73	48	52.1%
97221	44	32	37.5%
97225	46	58	-20.7%
97239	111	98	13.3%
SOLD VS. LIST PRICE			
97201	98.6%	94.4%	4.4%
97205	95.8%	94.6%	1.2%
97219	98.9%	98.2%	0.7%
97221	97.8%	100.8%	-3.0%
97225	99.2%	96.6%	2.6%
97239	98.9%	98.4%	0.5%
MONTHS OF INVENTORY			
97201	15.7	9.1	72.5%
97205	7.2	25.5	-71.8%
97219	3.1	3.4	-8.8%
97221	4.7	4.5	4.4%
97225	2.8	1.8	55.6%
97239	9.6	5.6	71.4%
ABSORPTION RATE			
97201	6.3%	10.9%	-41.7%
97205	13.9%	3.9%	255.9%
97219	32.3%	29.2%	10.5%
97221	21.1%	22.2%	-4.8%
97225	36.2%	54.2%	-33.2%
97239	10.3%	17.7%	-41.6%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	175	166	5.4%
97205	66	52	26.9%
97219	602	537	12.1%
97221	183	151	21.2%
97225	269	271	-0.7%
97239	248	223	11.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	673.1	705.0	-4.5%
97205	727.4	659.6	10.3%
97219	744.5	706.3	5.4%
97221	910.9	922.2	-1.2%
97225	840.0	829.9	1.2%
97239	739.7	673.9	9.8%