

# BY THE Numbers

Southwest Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	125	115	8.7%
97205	39	44	-11.4%
97219	99	129	-23.3%
97221	36	51	-29.4%
97225	46	44	4.5%
97239	112	95	17.9%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	660.8	814.4	-18.9%
97205	659.5	866.3	-23.9%
97219	838.6	987.9	-15.1%
97221	1,585.5	1,384.3	14.5%
97225	883.3	787.8	12.1%
97239	742.9	713.3	4.1%
<b>AVERAGE DAYS ON MKT</b>			
97201	172	94	83.0%
97205	74	91	-18.7%
97219	80	89	-10.1%
97221	71	58	22.4%
97225	62	28	121.4%
97239	93	81	14.8%
<b>SOLD VS. LIST PRICE</b>			
97201	97.9%	96.6%	1.4%
97205	97.6%	96.7%	0.9%
97219	96.5%	97.3%	-0.9%
97221	93.8%	97.5%	-3.8%
97225	96.7%	99.4%	-2.7%
97239	94.6%	97.8%	-3.3%
<b>MONTHS OF INVENTORY</b>			
97201	9.6	8.2	17.1%
97205	19.5	7.3	167.1%
97219	2.5	3.1	-19.4%
97221	1.8	3.2	-43.8%
97225	2.6	2.0	30.0%
97239	4.7	5.6	-16.1%
<b>ABSORPTION RATE</b>			
97201	10.4%	12.1%	-14.5%
97205	5.1%	13.6%	-62.4%
97219	40.4%	31.7%	27.1%
97221	55.5%	31.3%	77.1%
97225	39.1%	50.0%	-21.7%
97239	21.4%	17.8%	19.8%

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Southwest Portland – December 2025

YEAR TO DATE	2025	2024	% CHANGE
<b>CLOSED SALES</b>			
97201	188	180	4.4%
97205	68	58	17.2%
97219	642	578	11.1%
97221	204	167	22.2%
97225	287	293	-2.0%
97239	272	240	13.3%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	663.8	698.3	-4.9%
97205	709.7	655.3	8.3%
97219	743.7	699.3	6.3%
97221	904.4	920.1	-1.7%
97225	839.0	826.2	1.5%
97239	733.6	663.8	10.5%