

BY THE
Numbers
Southwest Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97201	114	124	-8.1%
97205	31	44	-29.5%
97219	115	117	-1.7%
97221	39	50	-22.0%
97225	41	57	-28.1%
97239	114	97	17.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	762.3	778.9	-2.1%
97205	725.2	978.7	-25.9%
97219	779.4	917.7	-15.1%
97221	1,599.4	1,385.8	15.4%
97225	684	801.6	-14.7%
97239	753	730.7	3.1%
AVERAGE DAYS ON MKT			
97201	66	91	-27.5%
97205	123	125	-1.6%
97219	97	61	59.0%
97221	51	84	-39.3%
97225	81	39	107.7%
97239	75	103	-27.2%
SOLD VS. LIST PRICE			
97201	94.6%	96.2%	-1.7%
97205	97.7%	97.9%	-0.2%
97219	95.9%	97.8%	-2.0%
97221	99.1%	97.2%	2.0%
97225	99.3%	97.6%	1.7%
97239	96.0%	95.5%	0.5%
MONTHS OF INVENTORY			
97201	22.8	12.4	83.9%
97205	3.9	14.7	-73.5%
97219	5.2	3.1	67.7%
97221	4.9	4.2	16.7%
97225	2.6	3.0	-13.3%
97239	12.7	7.5	69.3%
ABSORPTION RATE			
97201	4.3%	8.0%	-45.5%
97205	25.8%	6.8%	278.4%
97219	19.1%	32.4%	-41.1%
97221	20.5%	24.0%	-14.5%
97225	39.0%	33.3%	17.1%
97239	7.8%	13.4%	-41.1%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97201	5	10	-50.0%
97205	8	3	166.7%
97219	22	38	-42.1%
97221	8	12	-33.3%
97225	16	19	-15.8%
97239	9	13	-30.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	273.0	1,071.3	-74.5%
97205	440.1	1,713.3	-74.3%
97219	669.2	570.9	17.2%
97221	679.8	1,019.5	-33.3%
97225	749.9	799.6	-6.2%
97239	799.8	747.0	7.1%