

BY THE  
*Numbers*  
Southwest Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	123	136	-9.6%
97205	52	53	-1.9%
97219	151	127	18.9%
97221	34	57	-40.4%
97225	52	67	-22.4%
97239	110	101	8.9%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	817.8	775.4	5.5%
97205	654.5	952.1	-31.3%
97219	861.0	900.5	-4.4%
97221	1,595.5	1,405.5	13.5%
97225	825.8	774.4	6.6%
97239	735.8	769.5	-4.4%
<b>AVERAGE DAYS ON MKT</b>			
97201	143	169	-15.4%
97205	161	164	-1.8%
97219	82	63	30.2%
97221	45	128	-64.8%
97225	90	43	109.3%
97239	102	135	-24.4%
<b>SOLD VS. LIST PRICE</b>			
97201	97.7%	97.1%	0.6%
97205	96.3%	94.5%	1.9%
97219	99.1%	96.2%	3.1%
97221	97.8%	98.3%	-0.6%
97225	98.5%	100.3%	-1.8%
97239	97.1%	99.5%	-2.4%
<b>MONTHS OF INVENTORY</b>			
97201	7.7	6.8	13.2%
97205	10.4	7.6	36.8%
97219	3.3	2.8	17.9%
97221	6.8	3.6	88.9%
97225	3.7	3.9	-5.1%
97239	4.8	8.4	-42.9%
<b>ABSORPTION RATE</b>			
97201	13.0%	14.7%	-11.6%
97205	9.6%	13.2%	-27.2%
97219	30.4%	35.4%	-14.0%
97221	14.7%	28.0%	-47.6%
97225	26.9%	25.3%	6.1%
97239	20.9%	11.8%	76.0%

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Southwest Portland – February 2026

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97201	21	30	-30.0%
97205	13	10	30.0%
97219	68	83	-18.1%
97221	13	28	-53.6%
97225	30	36	-16.7%
97239	33	25	32.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	503.5	975.5	-48.4%
97205	510.2	836.8	-39.0%
97219	772.4	711.7	8.5%
97221	658.9	931.9	-29.3%
97225	795.4	830.2	-4.2%
97239	750.2	738.6	1.6%