

BY THE  
*Numbers*  
Southwest Portland – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	139	154	-9.7%
97205	45	58	-22.4%
97219	152	118	28.8%
97221	43	56	-23.2%
97225	54	66	-18.2%
97239	116	108	7.4%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	796.8	760.5	4.8%
97205	747.9	880.8	-15.1%
97219	922.8	941.8	-2.0%
97221	1,478.2	1,560.1	-5.2%
97225	812.4	801.7	1.3%
97239	738.2	769.7	-4.1%
<b>AVERAGE DAYS ON MKT</b>			
97201	120	114	5.3%
97205	23	160	-85.6%
97219	46	57	-19.3%
97221	111	40	177.5%
97225	57	70	-18.6%
97239	93	68	36.8%
<b>SOLD VS. LIST PRICE</b>			
97201	95.9%	96.9%	-1.1%
97205	99.1%	101.1%	-1.9%
97219	102.2%	99.2%	3.0%
97221	98.5%	97.2%	1.3%
97225	101.0%	99.9%	1.1%
97239	96.0%	97.2%	-1.3%
<b>MONTHS OF INVENTORY</b>			
97201	12.6	15.4	-18.2%
97205	1.7	9.7	-82.5%
97219	4.9	3.5	40.0%
97221	3.6	4.0	-10.0%
97225	3.6	3.1	16.1%
97239	5.3	4.3	23.3%
<b>ABSORPTION RATE</b>			
97201	7.9%	6.49%	21.9%
97205	60.0%	10.34%	480.3%
97219	20.3%	28.81%	-29.2%
97221	27.9%	25.0%	11.6%
97225	27.7%	31.8%	-12.7%
97239	18.9%	23.1%	-18.1%

BY THE  
*Numbers*  
*Southwest Portland – March 2026*

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97201	33	40	-17.5%
97205	40	16	150.0%
97219	100	117	-14.5%
97221	25	42	-40.5%
97225	45	57	-21.1%
97239	55	50	10.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	457.7	830.1	-44.9%
97205	885.9	794.0	11.6%
97219	769.3	766.0	0.4%
97221	863.4	937.6	-7.9%
97225	840.7	767.5	9.5%
97239	686.8	709.8	-3.2%