

BY THE
Numbers
Southwest Portland – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
AVAILABLE INVENTORY			
97201	156	165	-5.5%
97205	54	63	-14.3%
97219	182	159	14.5%
97221	52	75	-30.7%
97225	59	91	-35.2%
97239	130	131	-0.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	807.9	781.4	3.4%
97205	681.9	847.9	-19.6%
97219	782.5	862.7	-9.3%
97221	1,503.2	1,383.0	8.7%
97225	867.3	918	-5.5%
97239	743.1	834	-10.9%
AVERAGE DAYS ON MKT			
97201	72	96	-25.0%
97205	86	86	0
97219	42	60	-30.0%
97221	35	71	-50.7%
97225	47	38	23.7%
97239	97	56	73.2%
SOLD VS. LIST PRICE			
97201	98.7%	97.0%	1.7%
97205	99.2%	96.9%	2.4%
97219	99.9%	99.1%	0.8%
97221	98.9%	98.6%	0.3%
97225	99.5%	99.4%	0.1%
97239	99.9%	100.0%	-0.1%
MONTHS OF INVENTORY			
97201	11.1	11.8	-5.9%
97205	2.8	15.8	-82.3%
97219	2.7	2.7	0
97221	4.3	3.4	26.5%
97225	2.3	3.5	-34.3%
97239	6.8	4.4	54.5%
ABSORPTION RATE			
97201	8.9%	8.4%	5.8%
97205	35.1%	6.3%	454.2%
97219	36.8%	37.1%	-0.8%
97221	23.0%	29.3%	-21.3%
97225	44.0%	28.5%	54.3%
97239	14.6%	22.9%	-36.2%

BY THE
Numbers
Southwest Portland – April 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97201	47	54	-13.0%
97205	60	20	200.0%
97219	167	176	-5.1%
97221	37	64	-42.2%
97225	72	83	-13.3%
97239	74	80	-7.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	500.1	789.4	-36.6%
97205	836.2	810.8	3.1%
97219	713.5	768.2	-7.1%
97221	830.6	914	-9.1%
97225	865.3	801.9	7.9%
97239	728	747.5	-2.6%