

## BY THE NUMBERS

*Tigard/Tualatin Portland – July 2025*

| YEAR OVER YEAR             | July 2025 | July 2024 | % CHANGE |
|----------------------------|-----------|-----------|----------|
| <b>AVAILABLE INVENTORY</b> |           |           |          |
| 97062                      | 97        | 76        | 27.6%    |
| 97140                      | 131       | 114       | 14.9%    |
| 97223                      | 125       | 112       | 11.6%    |
| 97224                      | 230       | 214       | 7.5%     |
| <b>AVERAGE LIST PRICE</b>  |           |           |          |
|                            | (\$,000)  | (\$,000)  |          |
| 97062                      | 658.2     | 894.6     | -26.4%   |
| 97140                      | 972.0     | 933.1     | 4.2%     |
| 97223                      | 667.2     | 749.4     | -11.0%   |
| 97224                      | 642.7     | 686.9     | -6.4%    |
| <b>AVERAGE DAYS ON MKT</b> |           |           |          |
| 97062                      | 32        | 38        | -15.8%   |
| 97140                      | 55        | 32        | 71.9%    |
| 97223                      | 33        | 29        | 13.8%    |
| 97224                      | 78        | 33        | 136.4%   |
| <b>SOLD VS. LIST PRICE</b> |           |           |          |
| 97062                      | 99.2%     | 99.8%     | -0.6%    |
| 97140                      | 97.9%     | 103.5%    | -5.4%    |
| 97223                      | 98.4%     | 100.6%    | -2.2%    |
| 97224                      | 98.7%     | 99.4%     | -0.7%    |
| <b>MONTHS OF INVENTORY</b> |           |           |          |
| 97062                      | 2.8       | 2.9       | -3.4%    |
| 97140                      | 2.4       | 2.6       | -7.7%    |
| 97223                      | 2.5       | 2.3       | 8.7%     |
| 97224                      | 3.6       | 4         | -10.0%   |
| <b>ABSORPTION RATE</b>     |           |           |          |
| 97062                      | 36.0%     | 34.2%     | 5.5%     |
| 97140                      | 41.2%     | 38.6%     | 6.8%     |
| 97223                      | 40.8%     | 42.8%     | -4.8%    |
| 97224                      | 27.8%     | 24.7%     | 12.4%    |

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| YEAR TO DATE               | 2025           | 2024           | % CHANGE |
|----------------------------|----------------|----------------|----------|
| <b>CLOSED SALES</b>        |                |                |          |
| 97062                      | 197            | 197            | 0        |
| 97140                      | 266            | 246            | 8.1%     |
| 97223                      | 295            | 291            | 1.4%     |
| 97224                      | 437            | 395            | 10.6%    |
| <b>AVERAGE SALES PRICE</b> | <b>(\$000)</b> | <b>(\$000)</b> |          |
| 97062                      | 678.9          | 700.4          | -3.1%    |
| 97140                      | 728.9          | 752.6          | -3.1%    |
| 97223                      | 666.2          | 630.1          | 5.7%     |
| 97224                      | 602.3          | 570.9          | 5.5%     |