

BY THE Numbers

Tigard/Tualatin Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97062	58	50	16.0%
97140	92	82	12.2%
97223	74	65	13.8%
97224	148	172	-14.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	574.2	813	-29.4%
97140	868.5	1,031.4	-15.8%
97223	688.8	789.8	-12.8%
97224	583.5	644.1	-9.4%
AVERAGE DAYS ON MKT			
97062	57	89	-36.0%
97140	100	80	25.0%
97223	70	45	55.6%
97224	71	86	-17.4%
SOLD VS. LIST PRICE			
97062	99.2%	97.1%	2.1%
97140	98.9%	98.5%	0.4%
97223	98.4%	99.6%	-1.2%
97224	98.5%	99.0%	-0.5%
MONTHS OF INVENTORY			
97062	2.8	2.8	0
97140	4.2	2.4	75.0%
97223	1.6	1.6	0
97224	2.7	3.1	-12.9%
ABSORPTION RATE			
97062	36.2%	36.0%	0.6%
97140	23.9%	41.4%	-42.3%
97223	63.5%	61.5%	3.2%
97224	36.4%	31.9%	14.1%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97062	386	359	7.5%
97140	396	431	-8.1%
97223	520	526	-1.1%
97224	747	680	9.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	665.8	694.9	-4.2%
97140	731.1	752.1	-2.8%
97223	641.7	637.2	0.7%
97224	595.3	587.5	1.3%