

BY THE Numbers

Tigard/Tualatin Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97062	52	52	0
97140	96	94	2.1%
97223	79	72	9.7%
97224	147	194	-24.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	635.1	692.6	-8.3%
97140	894.4	1,048.4	-14.7%
97223	691.4	746.8	-7.4%
97224	547.6	651.3	-15.9%
AVERAGE DAYS ON MKT			
97062	72	71	1.4%
97140	105	89	18.0%
97223	68	61	11.5%
97224	65	91	-28.6%
SOLD VS. LIST PRICE			
97062	95.8%	98.5%	-2.7%
97140	98.9%	98.3%	0.6%
97223	97.7%	97.5%	0.2%
97224	99.1%	107.4%	-7.7%
MONTHS OF INVENTORY			
97062	1.9	2	-5.0%
97140	4.2	4.7	-10.6%
97223	4.6	3.1	48.4%
97224	4	5	-20.0%
ABSORPTION RATE			
97062	51.9%	50.0%	3.8%
97140	23.9%	21.2%	12.6%
97223	21.5%	31.9%	-32.6%
97224	25.1%	20.1%	25.2%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97062	27	26	3.8%
97140	23	20	15.0%
97223	17	23	-26.1%
97224	37	39	-5.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	706.0	630.5	12.0%
97140	577.2	772.1	-25.2%
97223	616.1	652.2	-5.5%
97224	575.6	593.6	-3.0%