

BY THE Numbers

Tigard/Tualatin Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97062	67	47	42.6%
97140	86	109	-21.1%
97223	69	77	-10.4%
97224	153	195	-21.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	612.5	745.4	-17.8%
97140	886.6	989.4	-10.4%
97223	702.4	749	-6.2%
97224	531.7	660.5	-19.5%
AVERAGE DAYS ON MKT			
97062	92	64	43.8%
97140	38	76	-50.0%
97223	39	76	-48.7%
97224	92	80	15.0%
SOLD VS. LIST PRICE			
97062	99.4%	100.0%	-0.6%
97140	99.2%	99.4%	-0.1%
97223	99.6%	100.6%	-1.0%
97224	99.1%	101.7%	-2.6%
MONTHS OF INVENTORY			
97062	2.8	2.5	12.0%
97140	3.6	3.6	0
97223	2.0	2.6	-23.1%
97224	4.6	3.4	35.3%
ABSORPTION RATE			
97062	35.8%	40.4%	-11.4%
97140	27.9%	27.5%	1.4%
97223	50.7%	38.9%	30.2%
97224	21.5%	29.7%	-27.5%

BY THE
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Tigard/Tualatin Portland – February 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97062	51	45	13.3%
97140	48	50	-4.0%
97223	52	53	-1.9%
97224	72	97	-25.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	621.0	623.4	-0.4%
97140	653.2	685.4	-4.7%
97223	609.7	693.7	-12.1%
97224	592.0	627.5	-5.7%