

BY THE
Numbers
Tigard/Tualatin Portland – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
AVAILABLE INVENTORY			
97062	53	60	-11.7%
97140	101	123	-17.9%
97223	90	107	-15.9%
97224	173	214	-19.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	728.6	649.5	12.2%
97140	984.1	1,018.50	-3.4%
97223	668.9	763.2	-12.4%
97224	612.3	665.1	-7.9%
AVERAGE DAYS ON MKT			
97062	29	25	16.0%
97140	50	50	0
97223	62	43	44.2%
97224	68	57	19.3%
SOLD VS. LIST PRICE			
97062	100.4%	100.0%	0.4%
97140	99.4%	99.4%	0.0%
97223	99.7%	98.4%	1.4%
97224	99.8%	99.9%	0.2%
MONTHS OF INVENTORY			
97062	1.5	1.9	-21.1%
97140	1.9	3.2	-40.6%
97223	1.7	2.1	-19.0%
97224	3.5	3.4	2.9%
ABSORPTION RATE			
97062	67.9%	53.3%	27.4%
97140	51.4%	30.8%	66.7%
97223	57.7%	46.7%	23.6%
97224	28.3%	29.4%	-3.8%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97062	122	100	22.0%
97140	139	124	12.1%
97223	142	142	0
97224	167	212	-21.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	605.0	697.6	-13.3%
97140	703.7	687.3	2.4%
97223	628.3	655.7	-4.2%
97224	576.5	592.1	-2.6%