

## BY THE NUMBERS

Tigard/Tualatin Portland – July 2024

SOUTHWEST PORTLAND	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97062	76	59	28.8%
97140	114	76	50.0%
97223	112	78	43.6%
97224	214	157	36.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97062	894.6	1,155.4	-22.6%
97140	933.1	1,097.2	-15.0%
97223	749.4	744.4	0.7%
97224	686.9	645.4	6.4%
<b>AVERAGE DAYS ON MKT</b>			
97062	35	12	191.7%
97140	32	42	-23.8%
97223	29	13	123.1%
97224	32	42	-23.8%
<b>SOLD VS. LIST PRICE</b>			
97062	99.8%	100.1%	-0.3%
97140	103.5%	98.4%	5.1%
97223	100.7%	100.0%	0.7%
97224	99.5%	100.1%	-0.6%
<b>MONTHS OF INVENTORY</b>			
97062	3.5	3.0	16.7%
97140	2.6	2.7	-3.7%
97223	2.4	2.0	20.0%
97224	4.1	2.2	86.4%
<b>ABSORPTION RATE</b>			
97062	28.9%	33.9%	-14.6%
97140	38.6%	36.8%	4.8%
97223	41.0%	50.0%	-17.9%
97224	24.3%	44.5%	-45.5%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97062	186	125	48.8%
97140	245	202	21.3%
97223	287	254	13.0%
97224	394	367	7.4%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97062	706.3	686.4	2.9%
97140	750.9	790.3	-5.0%
97223	631.8	626.5	0.8%
97224	570.9	583.2	-2.1%