

BY THE NUMBERS

Tigard/Tualatin Portland – August 2024

SOUTHWEST PORTLAND	August 2024	August 2023	% CHANGE
AVAILABLE INVENTORY			
97062	81	58	39.7%
97140	125	100	25.0%
97223	103	75	37.3%
97224	230	146	57.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	974.3	1,077.0	-9.5%
97140	933.7	922.8	1.2%
97223	735.1	753.5	-2.4%
97224	630.8	637.4	-1.0%
AVERAGE DAYS ON MKT			
97062	32	17	88.2%
97140	35	29	20.7%
97223	35	31	12.9%
97224	42	57	-26.3%
SOLD VS. LIST PRICE			
97062	99.6%	99.5%	0.2%
97140	97.7%	99.3%	-1.6%
97223	99.6%	104.4%	-4.6%
97224	100.8%	99.4%	1.5%
MONTHS OF INVENTORY			
97062	2.5	2.9	-13.8%
97140	2.8	2.5	12.0%
97223	2.0	1.1	81.8%
97224	4.3	2.4	79.2%
ABSORPTION RATE			
97062	39.5%	34.4%	14.6%
97140	35.2%	40.0%	-12.0%
97223	49.5%	88.0%	-43.7%
97224	23.4%	41.1%	-42.9%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97062	219	145	51.0%
97140	290	242	19.8%
97223	342	320	6.9%
97224	449	427	5.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	709.8	682.0	4.1%
97140	752.2	784.1	-4.1%
97223	636.6	632.1	0.7%
97224	578.3	583.4	-0.9%