

BY THE NUMBERS

Tigard/Tualatin Portland – January 2025

SOUTHWEST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97062	52	61	-14.8%
97140	94	76	23.7%
97223	72	45	60.0%
97224	194	142	36.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	692.6	1,040.7	-33.4%
97140	1,048.4	936.7	11.9%
97223	746.8	808.4	-7.6%
97224	651.3	628.2	3.7%
AVERAGE DAYS ON MKT			
97062	74	75	-1.3%
97140	89	55	61.8%
97223	62	44	40.9%
97224	87	85	2.4%
SOLD VS. LIST PRICE			
97062	98.2%	98.5%	-0.3%
97140	98.3%	97.7%	0.7%
97223	97.4%	98.0%	-0.6%
97224	105.6%	98.8%	6.9%
MONTHS OF INVENTORY			
97062	2.5	4.7	-46.8%
97140	4.7	3.6	30.6%
97223	3.3	2.3	43.5%
97224	5.2	3.7	40.5%
ABSORPTION RATE			
97062	40.3%	21.3%	89.5%
97140	21.2%	27.6%	-23.0%
97223	30.5%	44.4%	-31.2%
97224	19.0%	26.7%	-28.7%

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Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97062	21	13	61.5%
97140	20	21	-4.8%
97223	22	20	10.0%
97224	37	38	-2.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	629.8	627.4	0.4%
97140	772.1	812.4	-5.0%
97223	654.5	621.7	5.3%
97224	587.2	619.8	-5.3%