

BY THE NUMBERS

Beaverton/Hillsboro – April 2024

Year Over Year	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97005	39	31	25.8%
97006	97	61	59.0%
97007	202	138	46.4%
97008	35	15	133.3%
97123	205	153	34.0%
97124	110	58	89.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	508.5	673.9	-24.5%
97006	433.6	363	19.4%
97007	789.7	710.9	11.1%
97008	572.3	434.6	31.7%
97123	628.4	681.6	-7.8%
97124	760.9	1,065.3	-28.6%
AVERAGE DAYS ON MKT			
97005	35	25	40.0%
97006	44	41	7.3%
97007	51	33	54.5%
97008	22	29	-24.1%
97123	44	56	-21.4%
97124	47	27	74.1%
SOLD VS. LIST PRICE			
97005	100.4%	99.9%	0.6%
97006	100.3%	94.5%	6.0%
97007	99.1%	100.9%	-1.7%
97008	101.5%	101.6%	-0.1%
97123	100.2%	99.5%	0.7%
97124	98.2%	100.6%	-2.3%
MONTHS OF INVENTORY			
97005	2.3	2.2	4.5%
97006	2.9	1.7	70.6%
97007	4.3	2.2	95.5%
97008	1.5	0.7	114.3%
97123	3.1	2.4	29.2%
97124	2.9	1.6	81.3%

BY THE NUMBERS

Beaverton/Hillsboro – April 2024

ABSORPTION RATE			
97005	43.5%	45.1%	-3.5%
97006	35.0%	59.0%	-40.6%
97007	23.2%	45.6%	-49.0%
97008	65.7%	153.3%	-57.1%
97123	32.2%	41.1%	-21.8%
97124	34.5%	63.7%	-45.8%

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97005	185	169	9.5%
97006	375	366	2.5%
97007	727	587	23.9%
97008	261	289	-9.7%
97123	741	716	3.5%
97124	423	384	10.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	503.5	474.4	6.1%
97006	494.0	485.3	1.8%
97007	629.8	611.3	3.0%
97008	525.4	538.6	-2.5%
97123	565.9	584.2	-3.1%
97124	614.0	577.4	6.3%