

BY THE NUMBERS

Beaverton/Hillsboro – May 2025

YEAR OVER YEAR	May 2025	May 2024	% CHANGE
AVAILABLE INVENTORY			
97005	59	31	90.3%
97006	123	70	75.7%
97007	228	156	46.2%
97008	59	33	78.8%
97123	229	171	33.9%
97124	121	74	63.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	533.4	618.3	-13.7%
97006	464.6	408.8	13.6%
97007	716.4	810.4	-11.6%
97008	575.4	523.9	9.8%
97123	605.8	667	-9.2%
97124	715.5	926	-22.7%
AVERAGE DAYS ON MKT			
97005	31	28	10.7%
97006	47	25	88.0%
97007	61	40	52.5%
97008	27	43	-37.2%
97123	62	57	8.8%
97124	38	37	2.7%
SOLD VS. LIST PRICE			
97005	100.7%	101.6%	-0.9%
97006	100.3%	100.1%	0.2%
97007	99.7%	100.7%	-1.0%
97008	99.6%	99.9%	-0.2%
97123	99.5%	100.2%	-0.8%
97124	99.2%	99.7%	-0.5%
MONTHS OF INVENTORY			
97005	3.9	1.2	225.0%
97006	4.1	2.1	95.2%
97007	3.9	1.7	129.4%
97008	2.3	1.6	43.8%
97123	3.9	2.1	85.7%
97124	3.0	1.3	130.8%

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ABSORPTION RATE			
97005	25.4%	80.6%	-68.5%
97006	24.3%	48.5%	-49.8%
97007	25.8%	60.2%	-57.1%
97008	44.0%	63.6%	-30.8%
97123	25.7%	48.5%	-46.9%
97124	33.0%	75.6%	-56.3%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	76	73	4.1%
97006	122	153	-20.3%
97007	290	283	2.5%
97008	89	97	-8.2%
97123	290	292	-0.7%
97124	167	171	-2.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	486.0	489.9	-0.8%
97006	451.6	497.0	-9.1%
97007	624.2	611.4	2.1%
97008	531.6	532.8	-0.2%
97123	597.9	588.5	1.6%
97124	579.4	627.7	-7.7%