

BY THE NUMBERS

Beaverton/Hillsboro – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97005	63	39	61.5%
97006	136	90	51.1%
97007	242	193	25.4%
97008	71	49	44.9%
97123	111	84	32.1%
97124	30	28	7.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	540.0	515.2	4.8%
97006	443.3	449.6	-1.4%
97007	737.3	759.9	-3.0%
97008	591.4	592.0	-0.1%
97123	740.5	886.6	-16.5%
97124	403.1	430.4	-6.3%
AVERAGE DAYS ON MKT			
97005	34	28	21.4%
97006	42	25	68.0%
97007	49	41	19.5%
97008	28	17	64.7%
97123	69	78	-11.5%
97124	118	46	156.5%
SOLD VS. LIST PRICE			
97005	98.7%	99.4%	-0.7%
97006	98.5%	100.5%	-2.0%
97007	98.3%	101.0%	-2.6%
97008	98.7%	99.8%	-1.2%
97123	100.2%	99.2%	1.0%
97124	99.6%	99.7%	-0.1%
MONTHS OF INVENTORY			
97005	3.3	3.3	0
97006	4.1	2.5	64.0%
97007	4.7	3.2	46.9%
97008	3.7	2.0	85.0%
97123	7.4	2.5	196.0%
97124	3.3	2.5	32.0%

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ABSORPTION RATE			
97005	30.1%	30.7%	-2.0%
97006	24.2%	40.0%	-39.4%
97007	21.0%	31.0%	-32.2%
97008	26.7%	51.0%	-47.5%
97123	13.5%	40.4%	-66.6%
97124	30.0%	39.2%	-23.6%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	106	112	-5.4%
97006	180	225	-20.0%
97007	409	416	-1.7%
97008	128	143	-10.5%
97123	419	403	4.0%
97124	256	245	4.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	487.9	507.3	-3.8%
97006	479.5	503.0	-4.7%
97007	640.2	638.6	0.3%
97008	543.7	531.3	2.3%
97123	586.2	585.1	0.2%
97124	571.7	626.8	-8.8%