

BY THE NUMBERS

Beaverton/Hillsboro – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97005	55	42	31.0%
97006	112	90	24.4%
97007	244	204	19.6%
97008	70	44	59.1%
97123	111	86	29.1%
97124	35	28	25.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	569.8	477.9	19.2%
97006	429.7	443.6	-3.1%
97007	725.4	683.2	6.2%
97008	589.6	589.4	0.0%
97123	748.5	849.5	-11.9%
97124	409.0	380.9	7.4%
AVERAGE DAYS ON MKT			
97005	39	11	254.5%
97006	49	41	19.5%
97007	56	69	-18.8%
97008	40	38	5.3%
97123	105	38	176.3%
97124	18	42	-57.1%
SOLD VS. LIST PRICE			
97005	98.4%	99.3%	-1.0%
97006	99.2%	99.5%	-0.3%
97007	99.7%	100.1%	-0.5%
97008	98.7%	98.6%	0.1%
97123	99.1%	99.2%	0.0%
97124	104.5%	98.1%	6.5%
MONTHS OF INVENTORY			
97005	3.1	3.8	-18.4%
97006	3.2	2.5	28.0%
97007	3.9	2.9	34.5%
97008	2.9	1.7	70.6%
97123	6.2	3.9	59.0%
97124	5	4.7	6.4%

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ABSORPTION RATE			
97005	32.7%	26.1%	25.0%
97006	31.2%	40.0%	-21.9%
97007	25.8%	34.3%	-24.7%
97008	34.2%	59.0%	-42.0%
97123	16.2%	25.5%	-36.6%
97124	20.0%	21.4%	-6.7%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	125	123	1.60%
97006	215	261	-17.60%
97007	474	486	-2.50%
97008	153	169	-9.50%
97123	500	481	4.00%
97124	293	278	5.40%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	484.9	513.3	-5.50%
97006	468.7	506.3	-7.40%
97007	641.7	636.5	0.80%
97008	539.1	519.1	3.90%
97123	580	581.1	-0.20%
97124	571.3	622.5	-8.20%