

BY THE Numbers

Beaverton/Hillsboro- January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97005	22	36	-38.9%
97006	102	78	30.8%
97007	171	159	7.5%
97008	41	26	57.7%
97123	171	154	11.0%
97124	77	74	4.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	482.8	470.6	2.6%
97006	356.1	428.3	-16.9%
97007	690.6	811.1	-14.9%
97008	498.3	585.8	-14.9%
97123	649.5	678.9	-4.3%
97124	685.0	840.7	-18.5%
AVERAGE DAYS ON MKT			
97005	27	64	-57.8%
97006	58	63	-7.9%
97007	85	92	-7.6%
97008	69	60	15.0%
97123	98	91	7.7%
97124	97	81	19.8%
SOLD VS. LIST PRICE			
97005	93.4%	98.9%	-5.6%
97006	98.2%	99.5%	-1.4%
97007	98.7%	99.8%	-1.0%
97008	99.2%	100.6%	-1.4%
97123	99.1%	98.5%	0.6%
97124	95.9%	98.3%	-2.4%
MONTHS OF INVENTORY			
97005	3.1	2.4	29.2%
97006	6.8	4.9	38.8%
97007	4.9	3.9	25.6%
97008	5.9	3.3	78.8%
97123	2.6	3.3	-21.2%
97124	3.5	2.6	34.6%

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ABSORPTION RATE			
97005	31.8%	41.6%	-23.6%
97006	14.7%	20.5%	-28.3%
97007	20.4%	25.7%	-20.6%
97008	17.0%	30.7%	-44.5%
97123	38.0%	29.8%	27.3%
97124	28.5%	39.1%	-27.1%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97005	7	15	-53.3%
97006	15	16	-6.3%
97007	35	41	-14.6%
97008	7	8	-12.5%
97123	65	46	41.3%
97124	22	29	-24.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	696.4	473.9	47.0%
97006	405.2	415.7	-2.5%
97007	631.2	566.0	11.5%
97008	492.2	597.1	-17.6%
97123	509.5	579.3	-12.0%
97124	549.6	565.4	-2.8%