

BY THE Numbers

Beaverton/Hillsboro- February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97005	23	33	-30.3%
97006	112	74	51.4%
97007	176	150	17.3%
97008	50	23	117.4%
97123	173	170	1.8%
97124	68	89	-23.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	485.4	513.8	-5.5%
97006	367.1	406.6	-9.7%
97007	710.5	849.2	-16.3%
97008	484.8	584.7	-17.1%
97123	649.0	661.8	-1.9%
97124	661.9	776.3	-14.7%
AVERAGE DAYS ON MKT			
97005	66	15	340.0%
97006	41	54	-24.1%
97007	85	89	-4.5%
97008	56	59	-5.1%
97123	81	77	5.2%
97124	46	55	-16.4%
SOLD VS. LIST PRICE			
97005	99.4%	99.2%	0.2%
97006	99.3%	100.5%	-1.3%
97007	99.6%	99.5%	0.1%
97008	100.2%	100.7%	-0.5%
97123	97.5%	99.5%	-2.0%
97124	99.3%	99.5%	-0.2%
MONTHS OF INVENTORY			
97005	2.1	2.5	-16.0%
97006	4.7	5.3	-11.3%
97007	3.1	2.1	47.6%
97008	2.8	1.4	100.0%
97123	3.8	2.8	35.7%
97124	3.1	3.3	-6.1%

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ABSORPTION RATE			
97005	47.8%	39.3%	21.4%
97006	21.4%	18.9%	13.3%
97007	31.8%	48.0%	-33.7%
97008	36.0%	73.9%	-51.3%
97123	26.5%	35.8%	-25.9%
97124	32.3%	30.3%	6.6%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97005	18	28	-35.7%
97006	40	30	33.3%
97007	97	113	-14.2%
97008	25	25	0
97123	112	107	4.7%
97124	46	56	-17.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	560.6	458.2	22.3%
97006	457.5	393.1	16.4%
97007	623.0	619.8	0.5%
97008	577.3	560.2	3.1%
97123	553.4	553.8	-0.1%
97124	599.9	562.2	6.7%