

BY THE
Numbers
Beaverton/Hillsboro- April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
AVAILABLE INVENTORY			
97005	30	39	-23.1%
97006	124	97	27.8%
97007	207	202	2.5%
97008	64	35	82.9%
97123	183	205	-10.7%
97124	86	110	-21.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	452.9	508.5	-10.9%
97006	387.8	433.6	-10.6%
97007	709.7	789.7	-10.1%
97008	479.0	572.3	-16.3%
97123	665.5	628.4	5.9%
97124	662.6	760.9	-12.9%
AVERAGE DAYS ON MKT			
97005	52	33	57.6%
97006	43	44	-2.3%
97007	42	51	-17.6%
97008	31	23	34.8%
97123	58	44	31.8%
97124	72	61	18.0%
SOLD VS. LIST PRICE			
97005	98.9%	100.4%	-1.5%
97006	100.2%	100.2%	-0.1%
97007	99.4%	99.3%	0.1%
97008	100.0%	100.9%	-0.9%
97123	99.4%	100.1%	-0.7%
97124	99.5%	98.3%	1.1%
MONTHS OF INVENTORY			
97005	3.8	2.2	72.7%
97006	3.4	2.8	21.4%
97007	2.7	3.6	-25.0%
97008	2.8	1.4	100.0%
97123	3.1	3.0	3.3%
97124	2.5	2.8	-10.7%

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ABSORPTION RATE			
97005	26.6%	46.1%	-42.2%
97006	29.0%	36.0%	-19.5%
97007	37.6%	27.7%	35.9%
97008	35.9%	71.4%	-49.7%
97123	32.7%	33.1%	-1.1%
97124	40.7%	35.4%	14.8%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97005	40	62	-35.5%
97006	102	92	10.9%
97007	235	232	1.3%
97008	63	63	0
97123	255	234	9.0%
97124	117	127	-7.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	40	62	-35.5%
97006	102	92	10.9%
97007	235	232	1.3%
97008	63	63	0
97123	255	234	9.0%
97124	117	127	-7.9%