

BY THE NUMBERS

Beaverton/Hillsboro – December 2024

Year Over Year	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97005	36	24	50.0%
97006	78	40	95.0%
97007	159	100	59.0%
97008	26	18	44.4%
97123	154	138	11.6%
97124	74	51	45.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	470.6	566.9	-17.0%
97006	428.3	457.0	-6.3%
97007	811.1	894.0	-9.3%
97008	585.8	546.3	7.2%
97123	678.9	803.2	-15.5%
97124	840.7	1,203.0	-30.1%
AVERAGE DAYS ON MKT			
97005	68	50	36.0%
97006	63	39	61.5%
97007	91	68	33.8%
97008	60	39	53.8%
97123	96	41	134.1%
97124	82	45	82.2%
SOLD VS. LIST PRICE			
97005	98.7%	97.1%	1.6%
97006	99.5%	97.8%	1.8%
97007	99.3%	98.9%	0.5%
97008	100.6%	101.3%	-0.7%
97123	97.5%	99.3%	-1.8%
97124	98.2%	97.2%	1.0%
MONTHS OF INVENTORY			
97005	2.6	2.4	8.3%
97006	4.9	2.1	133.3%
97007	4.1	2.2	86.4%
97008	3.3	1.5	120.0%
97123	3.7	3.0	23.3%
97124	2.6	2.1	23.8%

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ABSORPTION RATE			
97005	38.8%	41.6%	-6.7%
97006	20.5%	47.5%	-56.8%
97007	24.5%	45.0%	-45.5%
97008	30.7%	66.6%	-53.8%
97123	27.2%	33.3%	-18.2%
97124	37.8%	47.0%	-19.6%

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97005	185	169	9.5%
97006	375	366	2.5%
97007	727	587	23.9%
97008	261	289	-9.7%
97123	741	716	3.5%
97124	423	384	10.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	503.5	474.4	6.1%
97006	494.0	485.3	1.8%
97007	629.8	611.3	3.0%
97008	525.4	538.6	-2.5%
97123	565.9	584.2	-3.1%
97124	614.0	577.4	6.3%