

MARKET ACTION REPORT

A Publication of RMLS, the Source for Real Estate Statistics in Your Community

All Areas July 2025 Reporting Period



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MARKET ACTION REPORT

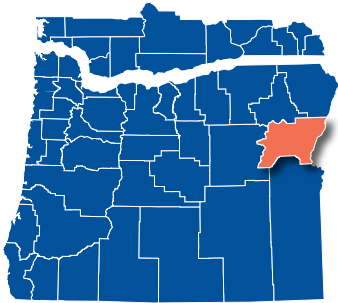
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Baker County July 2025 Reporting Period

Baker County

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (20) decreased 39.4% from the 33 listed in July 2024, and decreased 54.5% from the 44 listed in June 2025.

Pending Sales

Pending sales (18) decreased 28.0% from the 25 offers accepted in July 2024, and decreased 35.7% from the 28 offers accepted in June 2025.

Closed Sales

Closed sales (25) decreased 10.7% from the 28 closings in July 2024, and increased 8.7% from the 23 closings in June 2025.

Inventory and Time on Market

Inventory decreased to 4.5 months in July. Total market time increased to 131 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (196) decreased 9.3%, pending sales (129) decreased 11.6%, and closed sales (116) decreased 12.8%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has decreased 1.8% from \$332,100 to \$326,000. In the same comparison, the median sale price has decreased 7.3% from \$307,400 to \$285,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -9.8% (\$322,800 v. \$357,800)

Median Sale Price % Change: -5.7% (\$283,000 v. \$300,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	9.7	5.3	8.0
February	5.3	6.0	8.5
March	3.9	7.8	9.4
April	2.6	4.9	5.4
May	2.1	3.9	6.2
June	5.2	3.3	5.1
July	4.5	3.4	4.5
August	2.8	5.7	
September	3.9	5.9	
October	4.2	4.6	
November	4.6	5.9	
December	3.6	5.1	

Residential Trends

July 2025 vs. June 2025

New Listings **-54.5%** ↓

Pending Sales **-35.7%** ↓

Closed Sales **+8.7%** ↑

Average Sale Price **+11.2%** ↑

Median Sale Price **-0.3%** ↓

Inventory **-0.6** ↓

Total Market Time **+67** ↑

July 2025 vs. July 2024

New Listings **-39.4%** ↓

Pending Sales **-28.0%** ↓

Closed Sales **-10.7%** ↓

Average Sale Price **-5.9%** ↓

Median Sale Price **-4.8%** ↓

Inventory **+1.1** ↑

Total Market Time **+70** ↑

Baker County

July 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	1	6.3%	0	0.0%	1	4.0%
100K-200K	4	25.0%	4	14.3%	4	16.0%
200K-300K	3	18.8%	9	32.1%	9	36.0%
300K-400K	3	18.8%	4	14.3%	3	12.0%
400K-500K	1	6.3%	5	17.9%	2	8.0%
500K-600K	0	0.0%	2	7.1%	2	8.0%
600K-700K	1	6.3%	1	3.6%	2	8.0%
700K-800K	2	12.5%	2	7.1%	1	4.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	1	4.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	1	3.6%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	1	6.3%	0	0.0%	0	0.0%
Total Closed Sales	16		28		25	

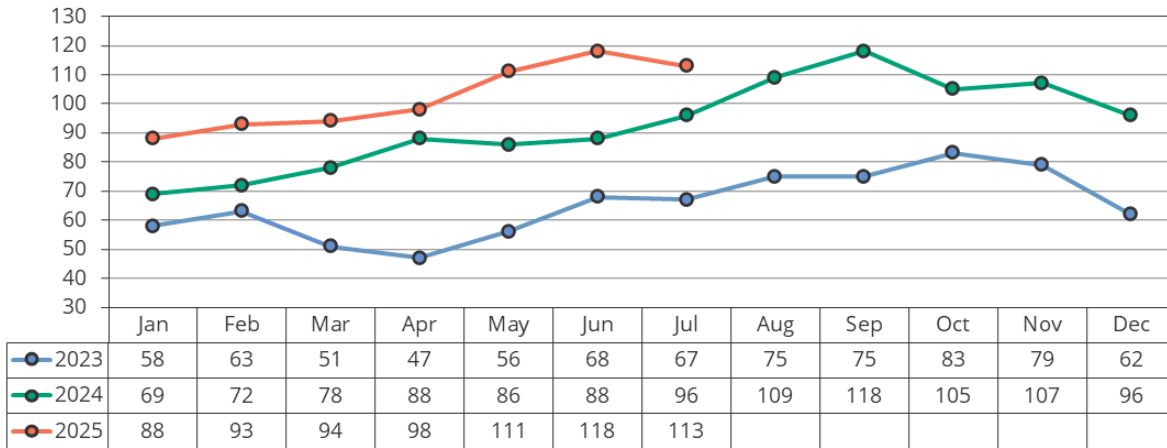
90th Percentile
 50th Percentile
 10th Percentile

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	20	18	25	361,400	290,000	131
	June	44	28	23	325,000	291,000	64
	Year-To-Date	196	129	116	326,000	285,000	106
2024	July	33	25	28	384,000	304,500	61
	Year-To-Date	216	146	133	332,100	307,400	75
Change	July 2024	-39.4%	-28.0%	-10.7%	-5.9%	-4.8%	114.0%
	Prev Mo 2025	-54.5%	-35.7%	8.7%	11.2%	-0.3%	104.8%
	Year-To-Date	-9.3%	-11.6%	-12.8%	-1.8%	-7.3%	41.6%

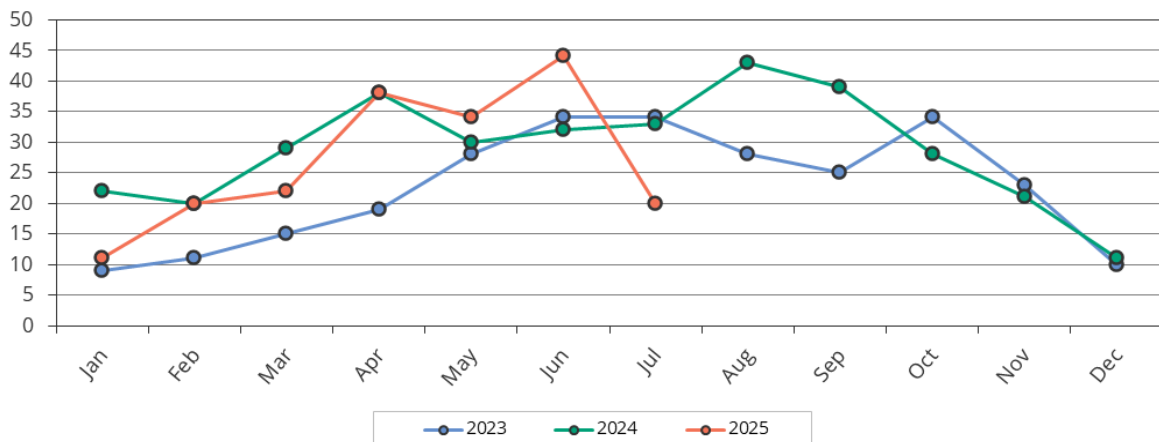
Baker County

July 2025 Reporting Period

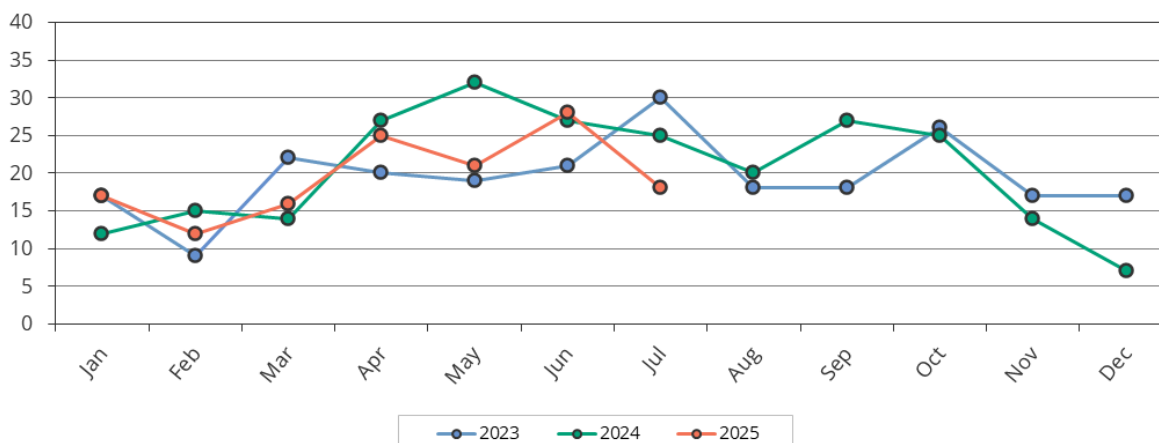
Active Residential Listings



New Listings

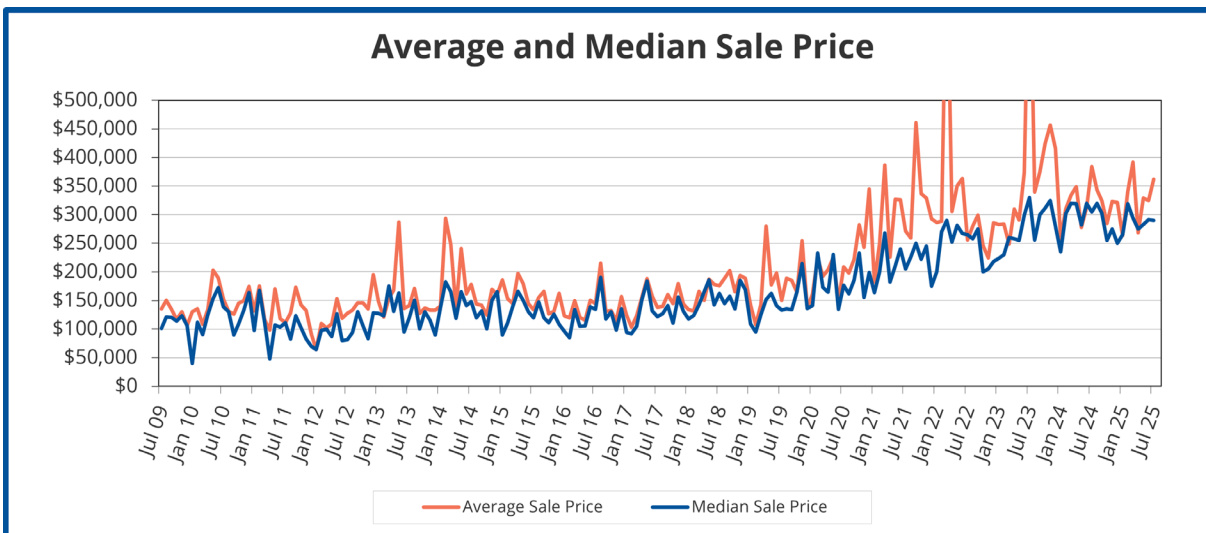
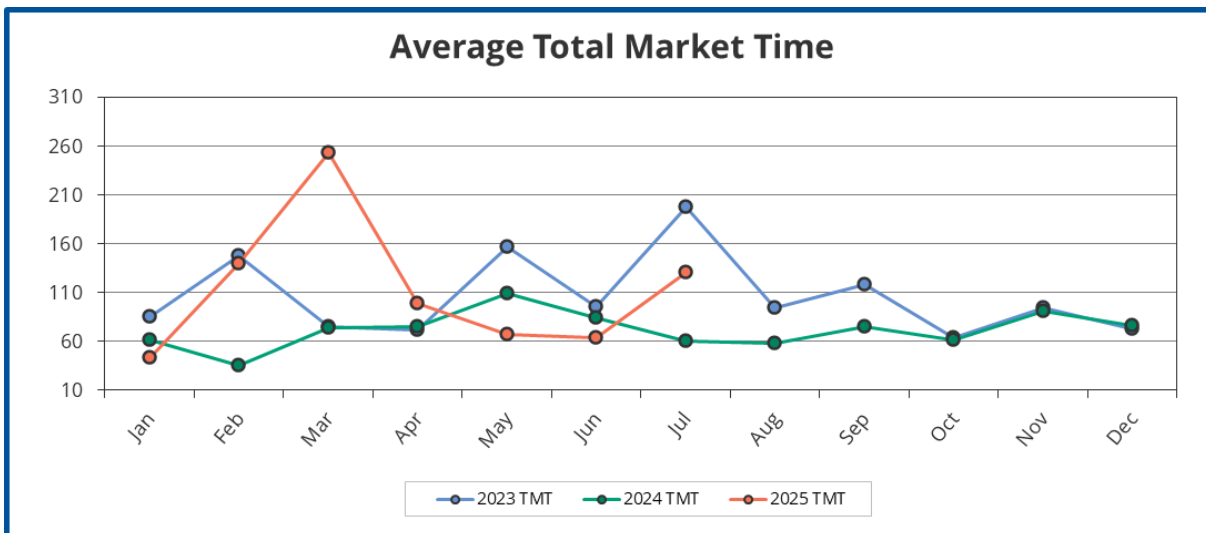
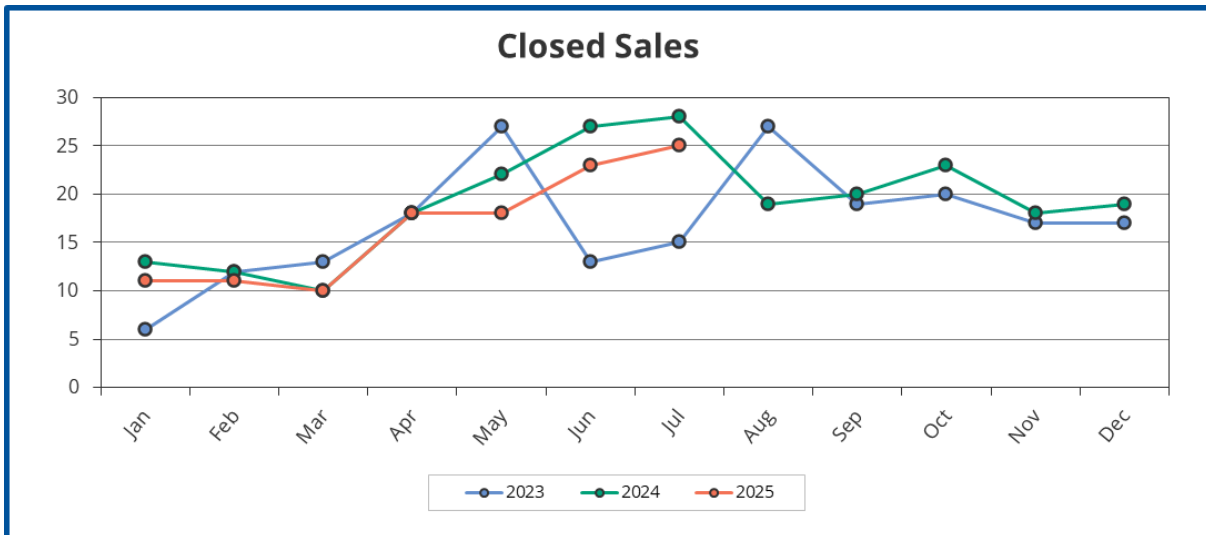


Pending Sales



Baker County

July 2025 Reporting Period

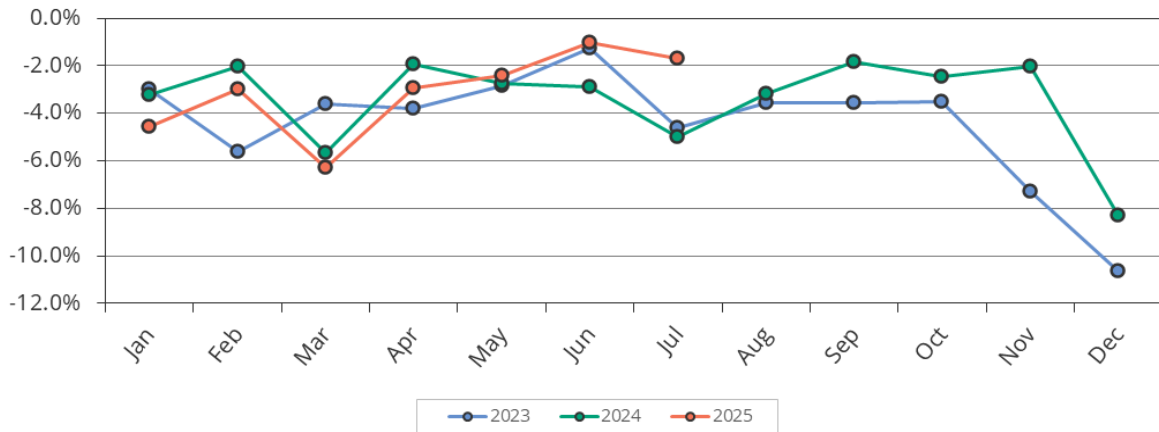


Note: In **April 2022**, the Average Sale Price was **\$788,600** for that month. In **July 2023**, the Average Sale Price was **\$820,400** for that month. This has caused a spike in the Average Sale Price for those months.

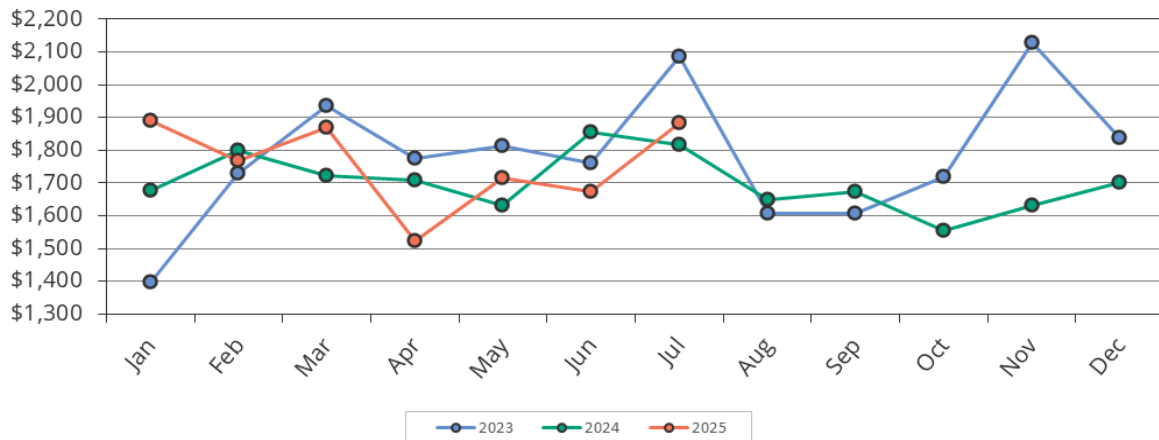
Baker County

July 2025 Reporting Period

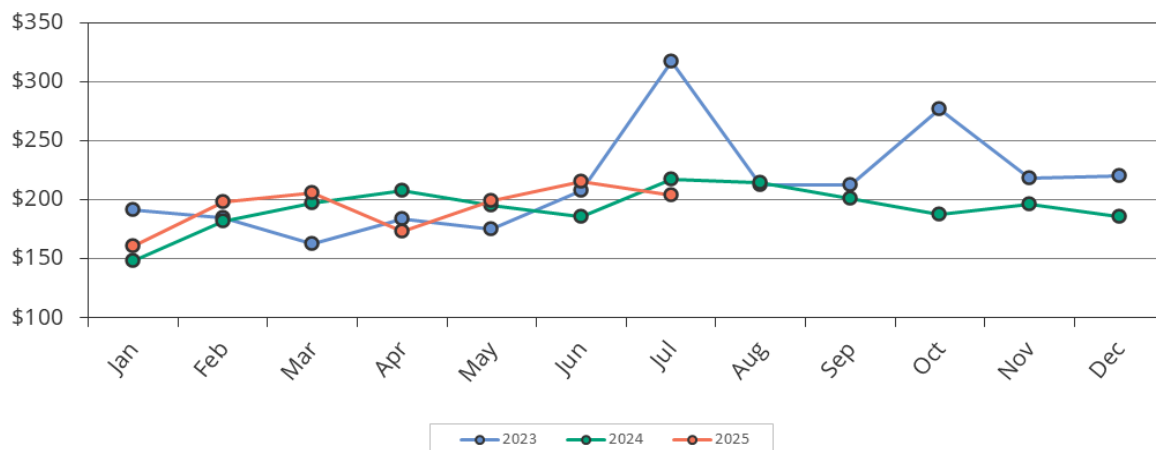
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Baker County

July 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date									Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price			Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City / Keating	66	16	4	14	-26.3%	20	327,800	130	142	111	-4.3%	102	316,400	282,500	-12.5%	4	382,500	16	125,000	-	-
461	Haines / Anthony Lk / Muddy Crk	6	0	0	2	0.0%	0	-	-	7	4	-33.3%	2	468,900	468,900	1.9%	-	-	1	65,000	-	-
462	Sumpter / McEwen / Bourne / Phillips Lk / Granit	13	3	1	-	-100.0%	1	735,000	310	13	3	-66.7%	4	372,500	300,000	34.5%	1	720,000	5	92,000	-	-
463	Unity / Hereford	1	0	1	0	-	0	-	-	2	1	-50.0%	-	-	-	-	-	-	1	125,000	-	-
464	Huntington / Lime	1	0	0	0	-100.0%	0	-	-	1	3	0.0%	3	328,300	220,000	14.0%	-	-	1	91,000	-	-
465	Durkee / Pleasant Valley	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
466	Richland New Bridge	9	0	0	1	-	2	600,000	171	11	3	0.0%	2	600,000	600,000	14.1%	-	-	-	-	-	-
467	Halfway / Cornucopia	16	1	1	1	-	2	272,500	12	20	4	-42.9%	3	310,000	380,000	27.7%	1	32,500	3	296,700	-	-
468	Oxbow	0	0	1	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Baker County	113	20	8	18	-28.0%	25	361,400	131	196	129	-11.6%	116	326,000	285,000	-	6	380,400	27	134,500	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

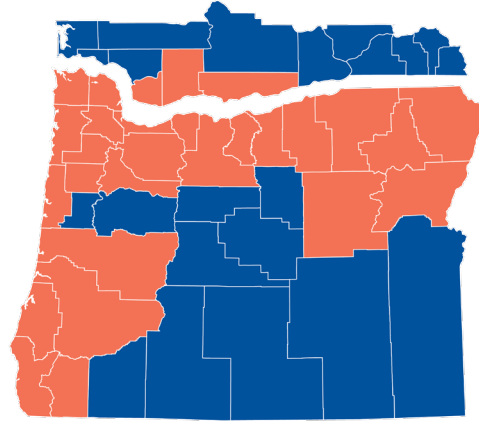
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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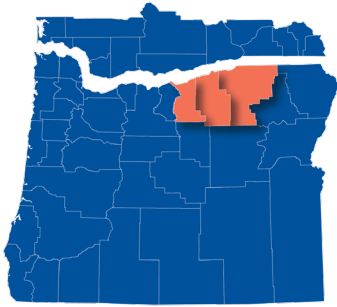
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Columbia Basin July 2025 Reporting Period

Columbia Basin

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (138) increased 38.0% from the 100 listed in July 2024, and increased 36.6% from the 101 listed in June 2025.

Pending Sales

Pending sales (78) decreased 21.2% from the 99 offers accepted in July 2024, and decreased 10.3% from the 87 offers accepted in June 2025.

Closed Sales

Closed sales (75) increased 8.7% from the 69 closings in July 2024, and increased 11.9% from the 67 closings in June 2025.

Inventory and Time on Market

Inventory increased to 4.1 months in July. Total market time increased to 72 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (718) increased 12.5%, pending sales (541) increased 4.0%, and closed sales (487) increased 5.0%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has decreased 0.2% from \$324,800 to \$324,100. In the same comparison, the median sale price has decreased 1.6% from \$315,000 to \$310,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.0% (\$322,300 v. \$319,100)

Median Sale Price % Change: -1.3% (\$306,100 v. \$310,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	4.4	5.1	4.5
February	4.8	4.2	4.0
March	2.5	4.0	4.6
April	3.9	3.5	3.1
May	3.8	3.5	3.0
June	2.8	3.4	3.8
July	3.6	3.5	4.1
August	3.3	3.1	
September	3.5	4.1	
October	4.0	3.1	
November	4.4	3.8	
December	5.4	3.6	

Residential Trends

July 2025 vs. June 2025

New Listings **+36.6%** ↑

Pending Sales **-10.3%** ↓

Closed Sales **+11.9%** ↑

Average Sale Price **+8.4%** ↑

Median Sale Price **+1.0%** ↑

Inventory **+0.3** ↑

Total Market Time **+19** ↑

July 2025 vs. July 2024

New Listings **+38.0%** ↑

Pending Sales **-21.2%** ↓

Closed Sales **+8.7%** ↑

Average Sale Price **+16.4%** ↑

Median Sale Price **+3.2%** ↑

Inventory **+0.6** ↑

Total Market Time **-15** ↓

Columbia Basin

July 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	3	4.1%	8	11.4%	2	2.7%
100K-200K	6	8.1%	6	8.6%	7	9.3%
200K-300K	25	33.8%	18	25.7%	23	30.7%
300K-400K	29	39.2%	20	28.6%	23	30.7%
400K-500K	8	10.8%	12	17.1%	10	13.3%
500K-600K	2	2.7%	4	5.7%	3	4.0%
600K-700K	1	1.4%	1	1.4%	4	5.3%
700K-800K	0	0.0%	0	0.0%	2	2.7%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	1	1.4%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	1	1.3%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	74		70		75	



90th Percentile



50th Percentile



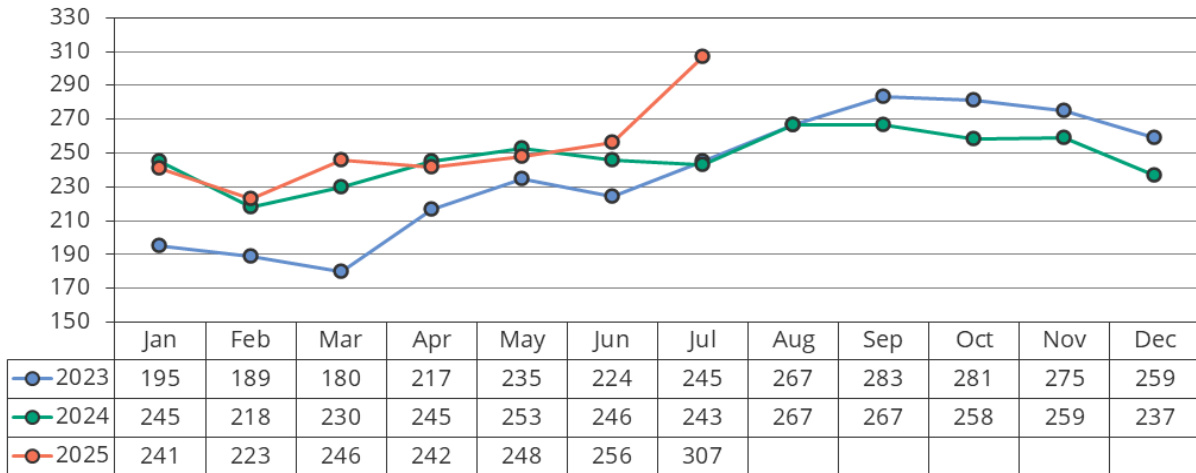
10th Percentile

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	138	78	75	358,600	323,100	72
	June	101	87	67	330,700	320,000	52
	Year-To-Date	718	541	487	324,100	310,000	81
2024	July	100	99	69	308,000	313,200	87
	Year-To-Date	638	520	464	324,800	315,000	89
Change	July 2024	38.0%	-21.2%	8.7%	16.4%	3.2%	-17.5%
	Prev Mo 2025	36.6%	-10.3%	11.9%	8.4%	1.0%	37.3%
	Year-To-Date	12.5%	4.0%	5.0%	-0.2%	-1.6%	-8.3%

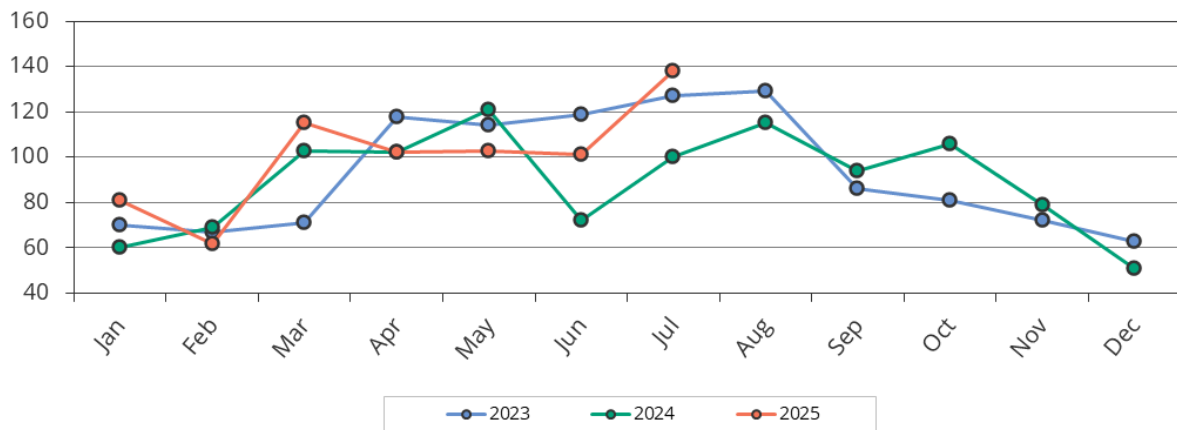
Columbia Basin

July 2025 Reporting Period

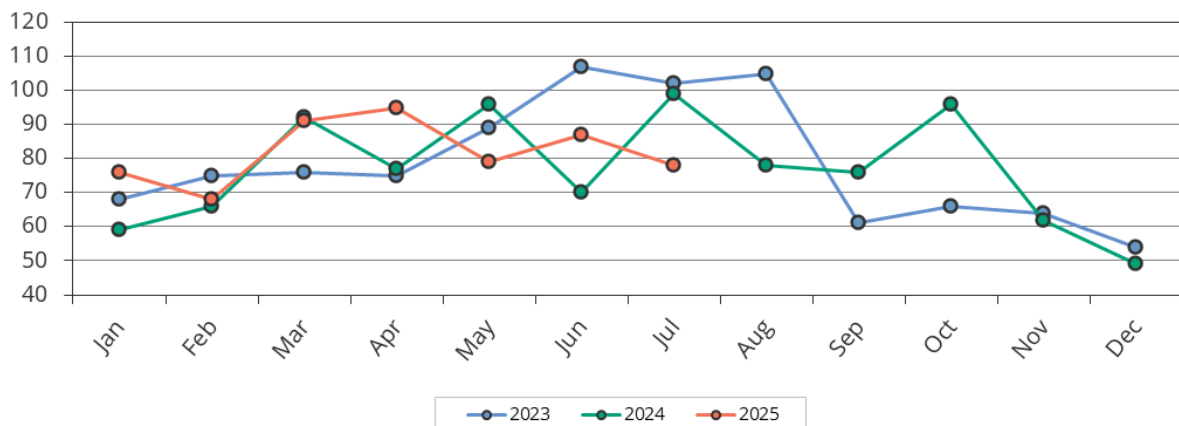
Active Residential Listings



New Listings



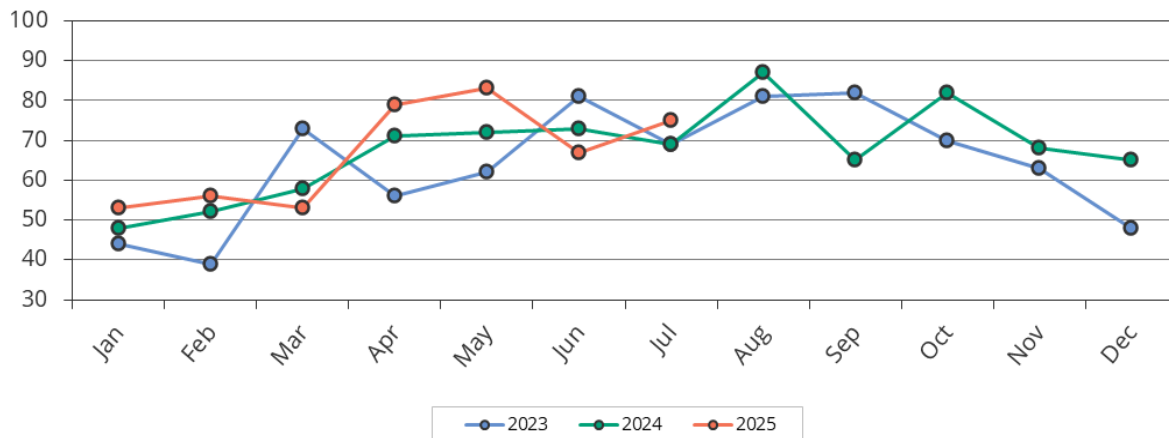
Pending Sales



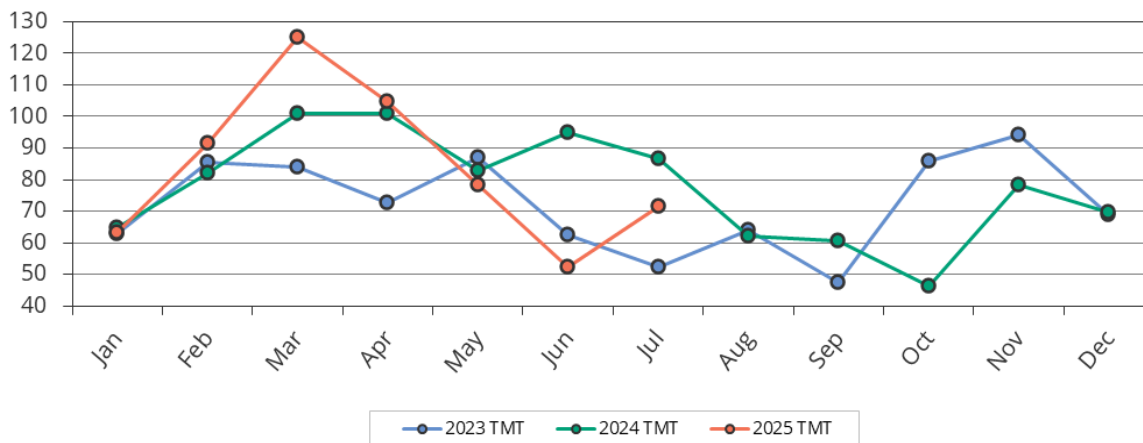
Columbia Basin

July 2025 Reporting Period

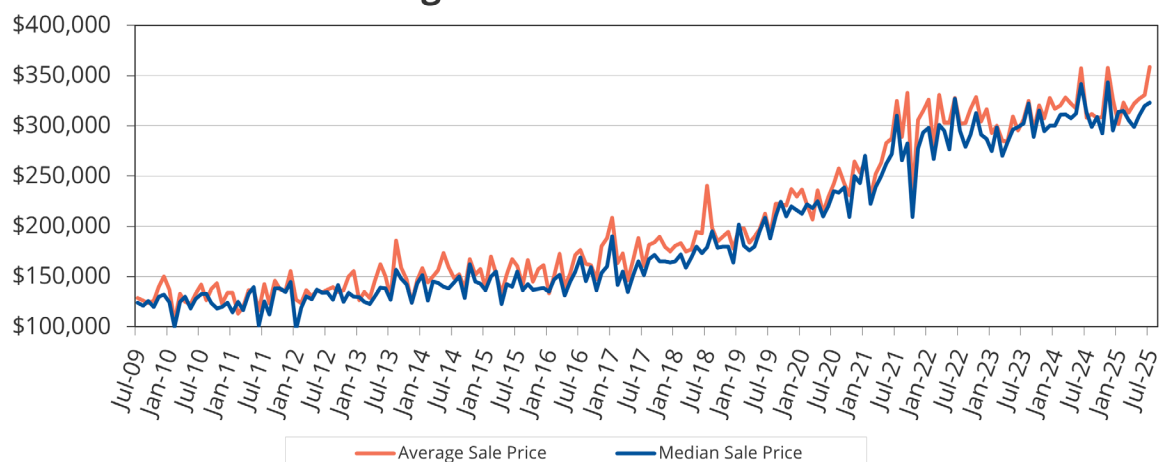
Closed Sales



Average Total Market Time



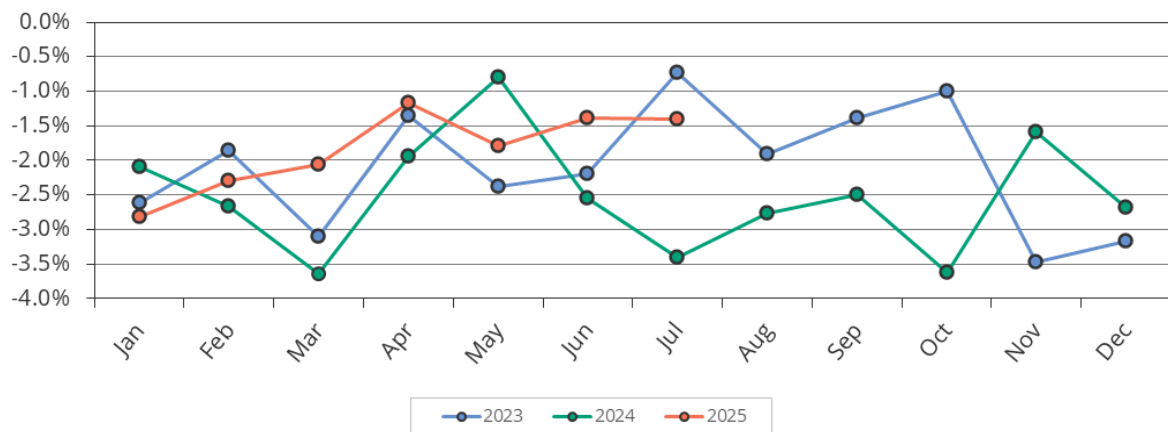
Average and Median Sale Price



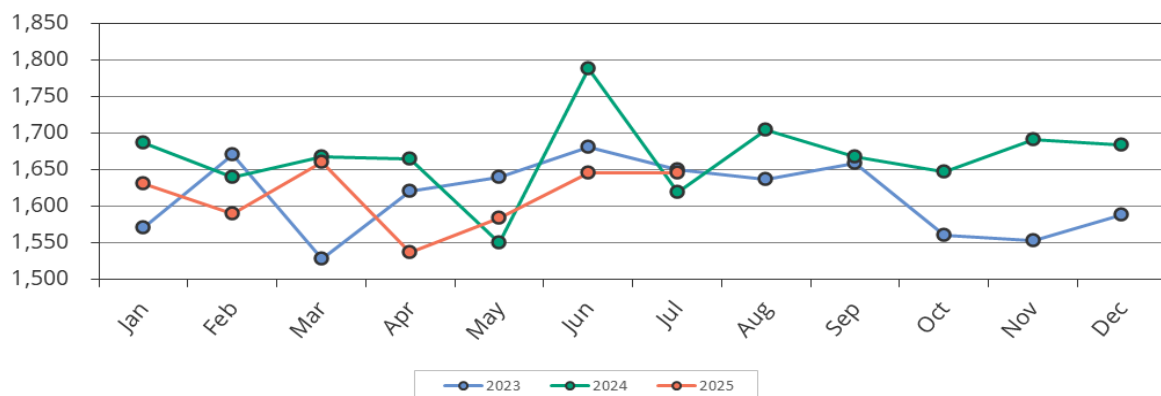
Columbia Basin

July 2025 Reporting Period

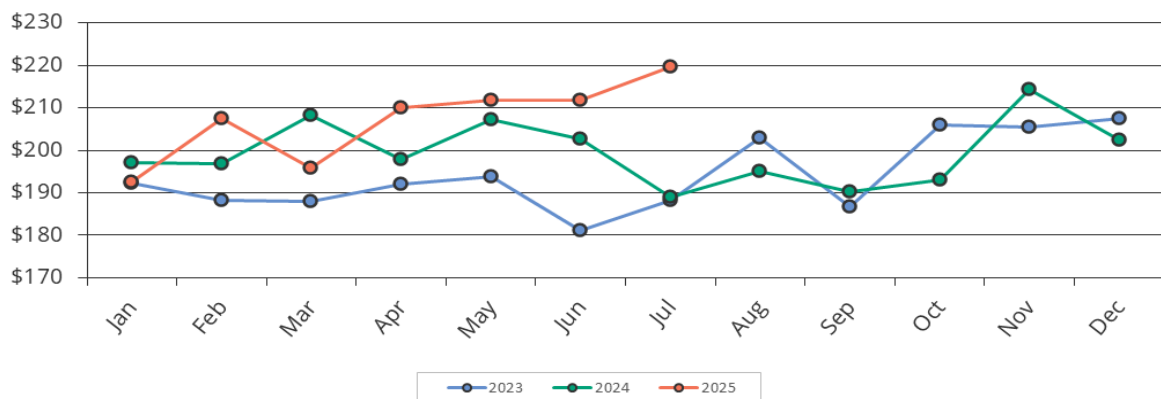
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Columbia Basin

July 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington / N	5	0	-	0	-100.0%	0	-	-	7	4	-33.3%	4	362,500	335,000	5.0%	-	-	3	323,100	-	-
381	Condon / S	3	0	1	0	-100.0%	0	-	-	4	4	0.0%	5	274,800	284,000	21.7%	-	-	2	177,500	-	-
	Gilliam Co. Total	8	-	1	-	-100.0%	-	-	-	11	8	-20.0%	9	313,800	320,000	9.9%	-	-	5	264,900	-	-
420	Boardman / NW	15	5	2	2	-60.0%	4	285,700	29	31	21	-32.3%	17	297,900	320,000	-16.7%	2	215,000	1	110,000	-	-
421	Irrigon	11	3	2	7	75.0%	2	230,200	102	37	31	93.8%	18	317,600	302,500	16.2%	-	-	1	50,000	-	-
422	Ione	2	0	0	1	-	0	-	-	4	4	300.0%	3	101,700	70,000	-64.3%	-	-	-	-	-	-
423	Lexington	1	1	0	0	-	0	-	-	1	1	-	1	214,500	214,500	-	-	-	-	-	-	
424	Heppner / S	12	4	0	2	-33.3%	4	190,300	27	25	18	125.0%	17	229,700	180,000	11.8%	1	1,550,000	1	128,000	-	-
	Morrow Co. Total	41	13	4	12	0.0%	10	236,400	43	98	75	33.9%	56	271,500	279,500	-	3	660,000	3	96,000	-	-
430	Umatilla	25	20	2	13	-13.3%	14	351,400	34	92	86	4.9%	90	317,800	305,100	3.1%	-	-	3	125,000	-	-
431	Hermiston	101	39	7	20	-35.5%	19	390,300	84	221	151	1.3%	140	354,100	350,000	0.9%	5	771,600	16	150,500	-	-
432	Stanfield	18	11	2	1	-50.0%	4	257,400	76	36	21	10.5%	21	277,500	275,200	-8.3%	1	225,000	1	125,000	-	-
433	Echo	1	0	0	0	-	0	-	-	2	2	-50.0%	2	347,000	347,000	-31.1%	-	-	1	1,575,000	-	-
435	Pendleton City Limits	56	36	1	19	-13.6%	18	412,200	74	144	122	8.0%	105	338,700	295,000	5.8%	3	1,703,000	5	87,200	4	563,200
436	E-Meacham, Cayuse	1	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-84.1%	0	-	0	-	0	-
437	NE-Athena / Helix / Adams / Weston	18	5	0	3	0.0%	2	182,500	351	31	21	-19.2%	17	280,500	285,000	26.4%	1	175,000	4	398,800	-	-
438	S-Pilot Rock, Ukiah	4	0	0	0	-100.0%	1	235,000	65	12	11	-26.7%	12	240,200	221,000	7.5%	-	-	1	22,500	1	210,000
439	Milton-Freewater	34	13	2	10	0.0%	7	449,600	65	70	44	-2.2%	35	339,600	310,000	-0.8%	1	150,000	3	129,300	-	-
	Umatilla Co. Total	258	125	14	66	-22.4%	65	377,400	76	609	458	0.9%	422	331,300	314,400	2.4%	11	865,200	34	203,700	5	492,600

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

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% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

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This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

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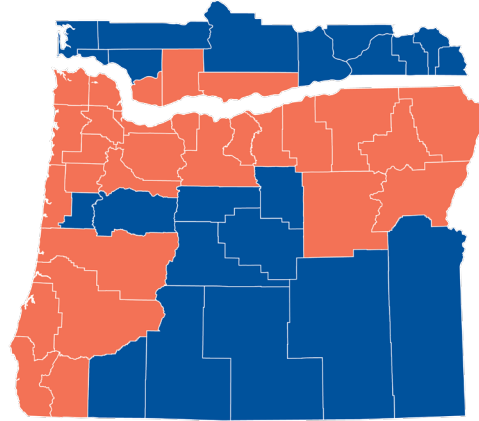
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- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

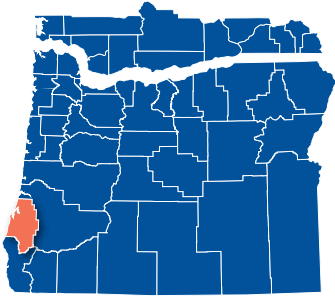
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Coos County July 2025 Reporting Period

Coos County

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (142) increased 13.6% from the 125 listed in July 2024, and increased 0.7% from the 141 listed in June 2025.

Pending Sales

Pending sales (105) increased 1.9% from the 103 offers accepted in July 2024, and decreased 6.3% from the 112 offers accepted in June 2025.

Closed Sales

Closed sales (82) decreased 1.2% from the 83 closings in July 2024, and increased 7.9% from the 76 closings in June 2025.

Inventory and Time on Market

Inventory held steady at 4.9 months in July. Total market time decreased to 57 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (880) increased 3.3%, pending sales (572) increased 5.5%, and closed sales (488) decreased 0.4%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has increased 2.3% from \$371,600 to \$380,200. In the same comparison, the median sale price has decreased 1.5% from \$340,000 to \$335,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.1% (\$376,700 v. \$365,300)

Median Sale Price % Change: -0.9% (\$335,000 v. \$338,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	4.4	4.5	5.7
February	3.6	4.1	4.1
March	2.5	3.3	3.9
April	2.1	4.0	3.8
May	3.0	3.6	5.5
June	3.2	5.3	4.9
July	4.2	4.4	4.9
August	2.6	3.8	
September	3.8	3.5	
October	3.8	4.1	
November	4.8	3.4	
December	4.0	4.9	

Residential Trends

July 2025 vs. June 2025

New Listings **+0.7%** ↑

Pending Sales **-6.3%** ↓

Closed Sales **+7.9%** ↑

Average Sale Price **+5.0%** ↑

Median Sale Price **-10.5%** ↓

Inventory **0.0** —

Total Market Time **-12** ↓

July 2025 vs. July 2024

New Listings **+13.6%** ↑

Pending Sales **+1.9%** ↑

Closed Sales **-1.2%** ↓

Average Sale Price **+8.5%** ↑

Median Sale Price **-1.5%** ↓

Inventory **+0.5** ↑

Total Market Time **-25** ↓

Coos County

July 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	1	1.3%	2	2.4%	4	4.9%
100K-200K	10	13.2%	14	16.7%	10	12.2%
200K-300K	20	26.3%	15	17.9%	20	24.4%
300K-400K	22	28.9%	22	26.2%	21	25.6%
400K-500K	11	14.5%	14	16.7%	11	13.4%
500K-600K	6	7.9%	6	7.1%	7	8.5%
600K-700K	2	2.6%	7	8.3%	3	3.7%
700K-800K	1	1.3%	1	1.2%	2	2.4%
800K-900K	1	1.3%	1	1.2%	0	0.0%
900K-1M	1	1.3%	0	0.0%	0	0.0%
1MM-1.1MM	1	1.3%	0	0.0%	2	2.4%
1.1MM-1.2MM	0	0.0%	1	1.2%	1	1.2%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	1	1.2%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	1	1.2%
Total Closed Sales	76		84		82	



90th Percentile



50th Percentile



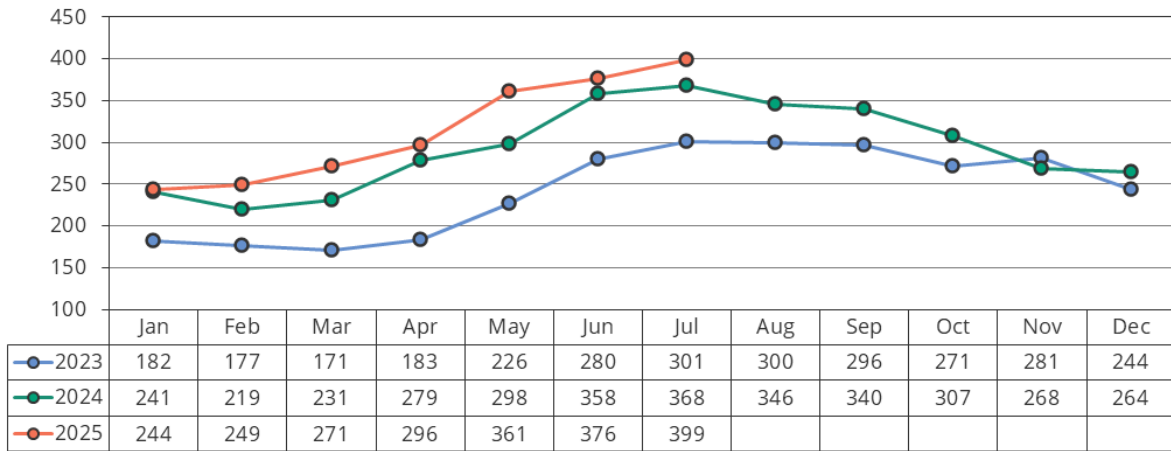
10th Percentile

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	142	105	82	417,800	335,000	57
	June	141	112	76	398,000	374,500	69
	Year-To-Date	880	572	488	380,200	335,000	81
2024	July	125	103	83	384,900	340,000	82
	Year-To-Date	852	542	490	371,600	340,000	77
Change	July 2024	13.6%	1.9%	-1.2%	8.5%	-1.5%	-30.8%
	Prev Mo 2025	0.7%	-6.3%	7.9%	5.0%	-10.5%	-17.4%
	Year-To-Date	3.3%	5.5%	-0.4%	2.3%	-1.5%	5.4%

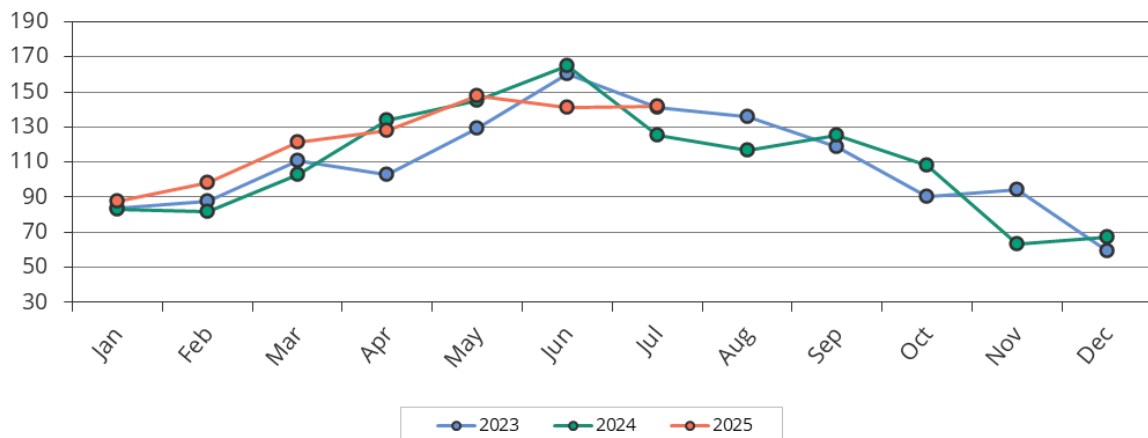
Coos County

July 2025 Reporting Period

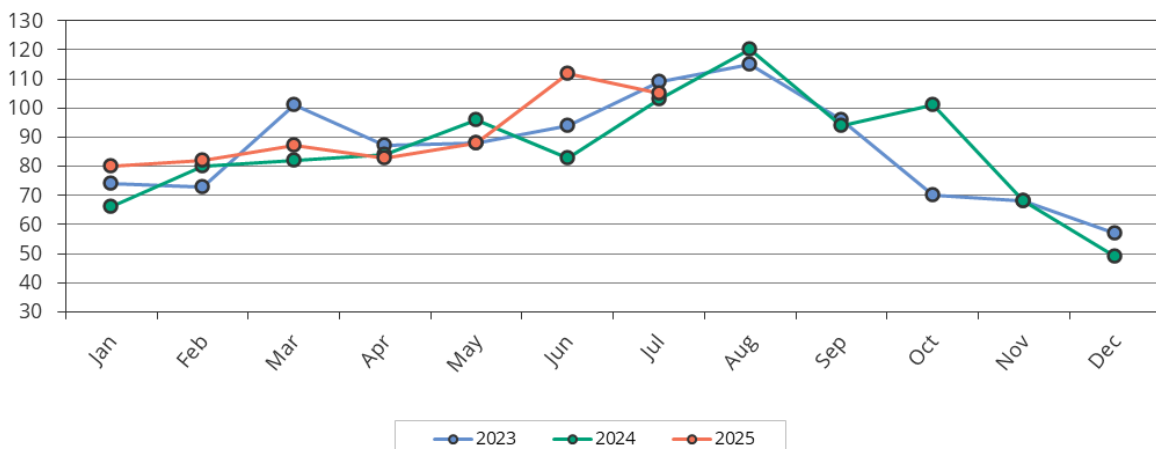
Active Residential Listings



New Listings



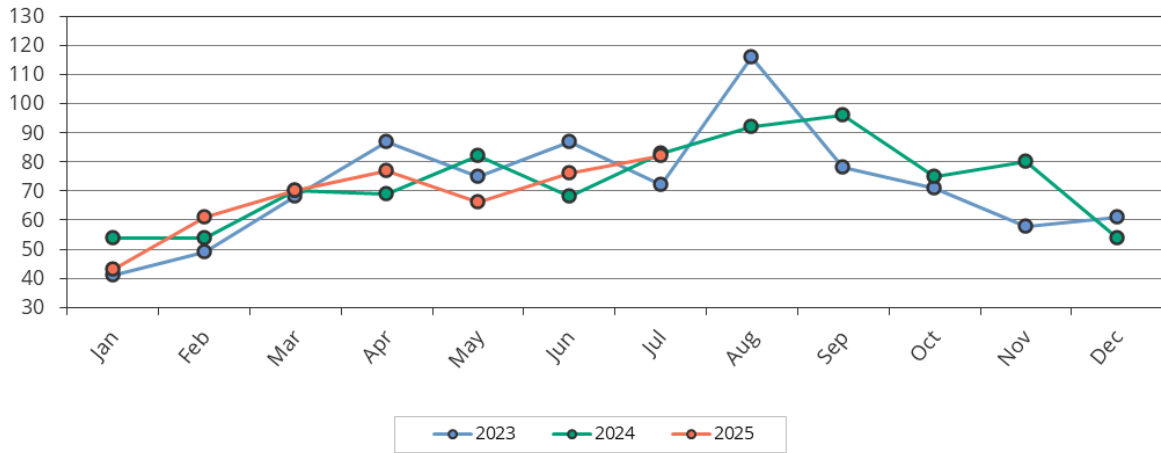
Pending Sales



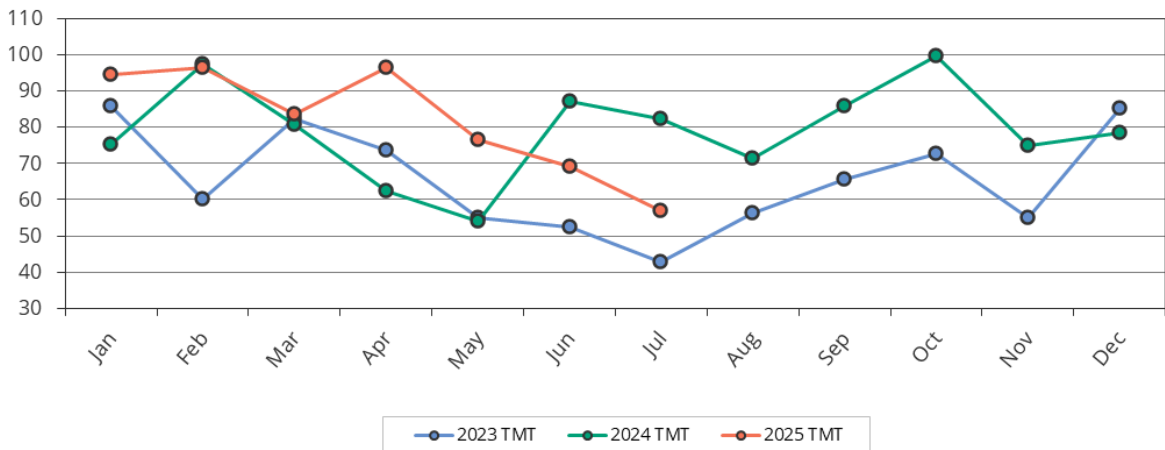
Coos County

July 2025 Reporting Period

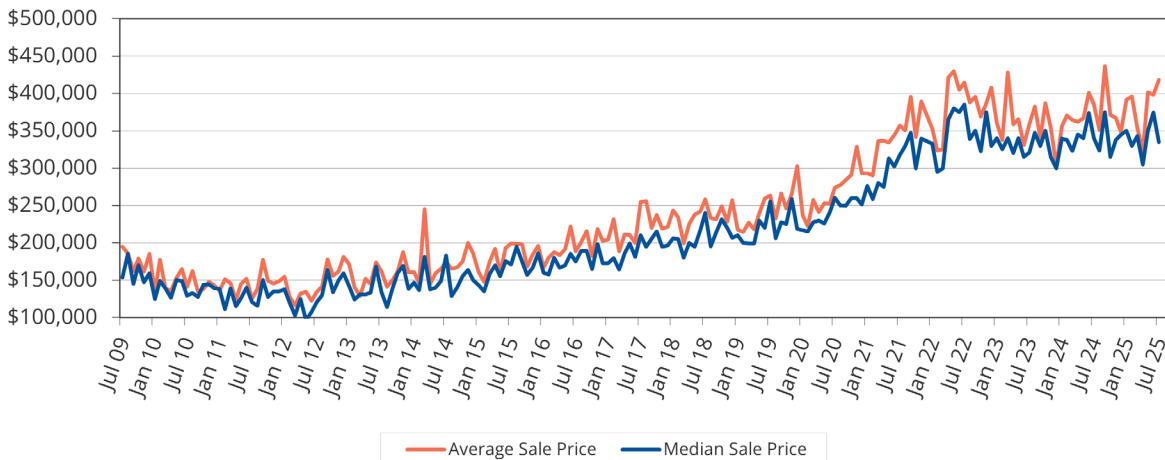
Closed Sales



Average Total Market Time



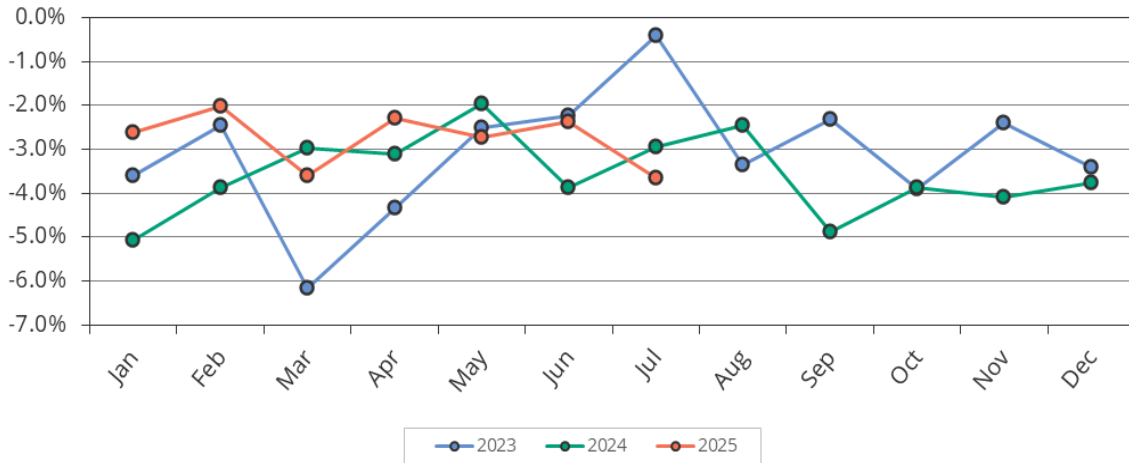
Average and Median Sale Price



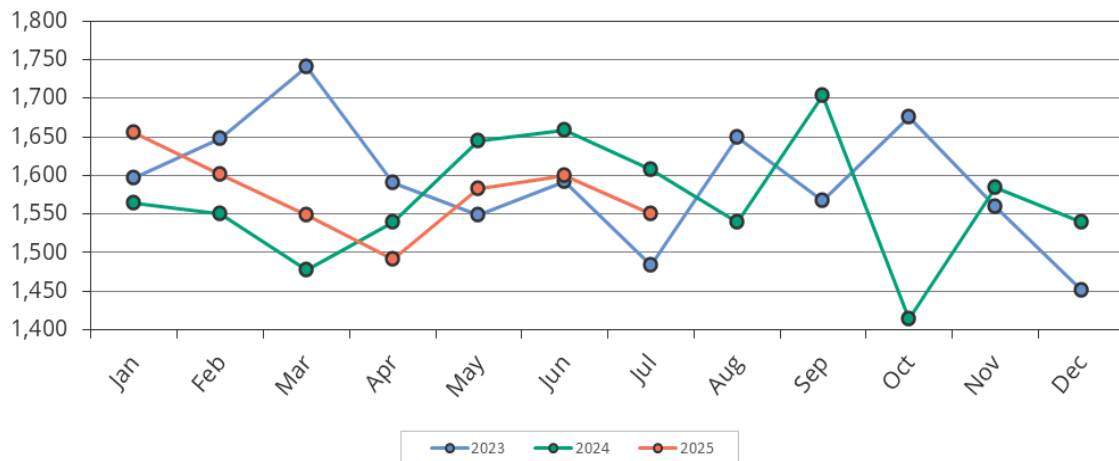
Coos County

July 2025 Reporting Period

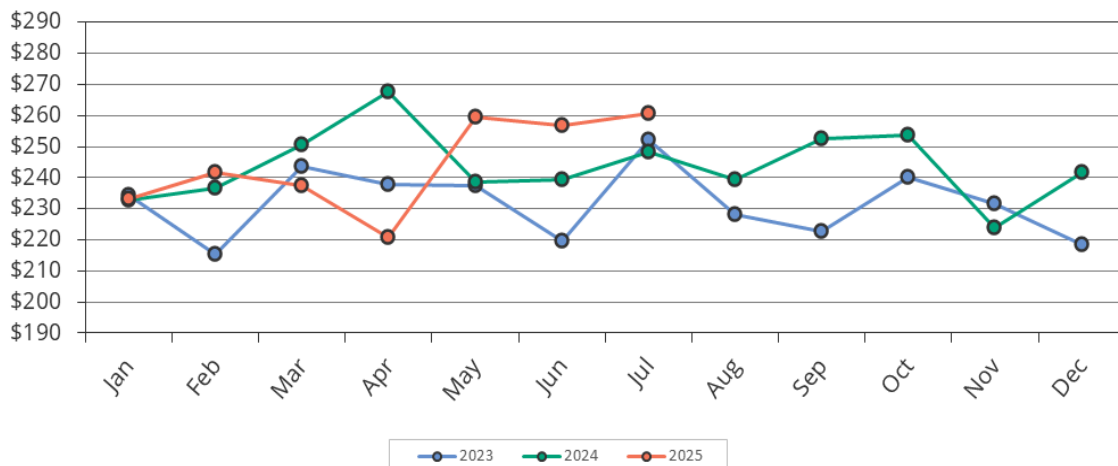
Average Sold Price Change



Average Square Footage



Average Price Per Square Foot



Coos County

July 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired. Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	90	19	1	15	-6.3%	12	632,500	49	136	81	-4.7%	68	581,600	527,500	9.8%	4	305,600	13	166,000	2	1,217,500
97414	Broadbent	1	1	0	2	-	0	-	-	4	3	-	1	227,900	227,900	-	-	-	-	-	-	
97420	Coos Bay	122	60	9	47	30.6%	33	299,100	43	339	244	15.1%	205	327,600	310,000	-3.6%	9	1,191,300	21	136,700	6	409,300
97423	Coquille	50	18	2	9	80.0%	4	298,700	83	99	57	39.0%	48	333,500	308,000	3.5%	1	215,000	7	155,400	1	349,000
97449	Lakeside	22	6	2	10	-23.1%	7	322,300	32	51	38	-19.1%	32	335,600	290,000	11.4%	1	290,000	1	67,500	-	-
97458	Myrtle Point	27	5	2	8	100.0%	5	1,124,400	184	52	38	11.8%	31	475,200	332,500	15.7%	3	358,300	-	-	1	295,000
97459	North Bend	77	31	11	14	-46.2%	21	368,100	56	190	110	-2.7%	102	361,500	345,000	1.9%	-	-	10	90,400	2	295,000
97466	Powers	10	2	1	0	-100.0%	0	-	-	9	1	-90.0%	1	259,000	259,000	1.9%	-	-	-	-	-	-
	Coos County	399	142	28	105	1.9%	82	417,800	57	880	572	5.5%	488	380,200	335,000	3.1%	18	751,300	52	136,300	12	510,400

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

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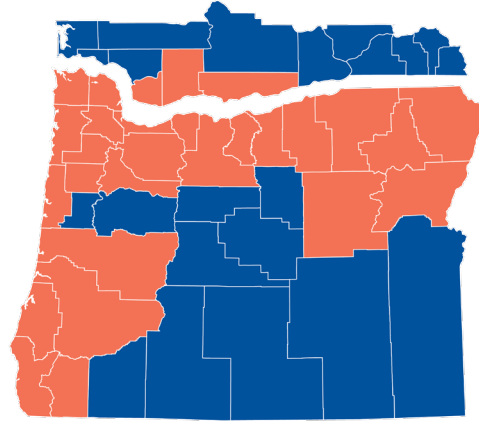
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MARKET ACTION REPORT

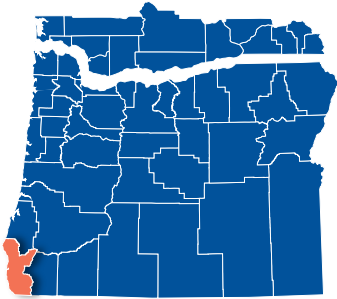
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Curry County July 2025 Reporting Period

Curry County

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (47) decreased 23.0% from the 61 listed in July 2024, and decreased 33.8% from the 71 listed in June 2025.

Pending Sales

Pending sales (40) decreased 7.0% from the 43 offers accepted in July 2024, and matched the 40 offers accepted in June 2025.

Closed Sales

Closed sales (37) decreased 7.5% from the 40 closings in July 2024, and decreased 14.0% from the 43 closings in June 2025.

Inventory and Time on Market

Inventory increased to 8.5 months in July. Total market time increased to 104 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (463) increased 7.7%, pending sales (235) increased 4.4%, and closed sales (207) increased 0.5%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has increased 3.5% from \$447,400 to \$462,900. In the same comparison, the median sale price has decreased 8.4% from \$415,000 to \$380,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +10.6% (\$480,300 v. \$434,200)

Median Sale Price % Change: +2.5% (\$410,000 v. \$400,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	5.8	6.7	9.2
February	8.4	7.6	8.1
March	6.5	6.2	7.7
April	6.2	9.3	13.8
May	7.0	8.4	10.0
June	5.6	8.1	7.5
July	5.5	6.5	8.5
August	4.4	7.3	
September	5.5	6.6	
October	6.3	4.4	
November	9.8	5.3	
December	5.8	7.0	

Residential Trends

July 2025 vs. June 2025

New Listings **-33.8%** ↓

Pending Sales **0.0%** —

Closed Sales **-14.0%** ↓

Average Sale Price **-5.2%** ↓

Median Sale Price **+8.6%** ↑

Inventory **+1.0** ↑

Total Market Time **+6** ↑

July 2025 vs. July 2024

New Listings **-23.0%** ↓

Pending Sales **-7.0%** ↓

Closed Sales **-7.5%** ↓

Average Sale Price **+9.4%** ↑

Median Sale Price **+1.3%** ↑

Inventory **+2.0** ↑

Total Market Time **-44** ↓

Curry County

July 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	2	4.9%	8	18.6%	8	18.6%
100K-200K	2	4.9%	4	9.3%	3	7.0%
200K-300K	6	14.6%	2	4.7%	4	9.3%
300K-400K	11	26.8%	10	23.3%	11	25.6%
400K-500K	2	4.9%	8	18.6%	5	11.6%
500K-600K	5	12.2%	6	14.0%	5	11.6%
600K-700K	6	14.6%	1	2.3%	5	11.6%
700K-800K	2	4.9%	3	7.0%	1	2.3%
800K-900K	0	0.0%	0	0.0%	1	2.3%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	1	2.3%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	1	2.4%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	3	7.3%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	1	2.4%	0	0.0%	0	0.0%
Total Closed Sales	41		43		43	

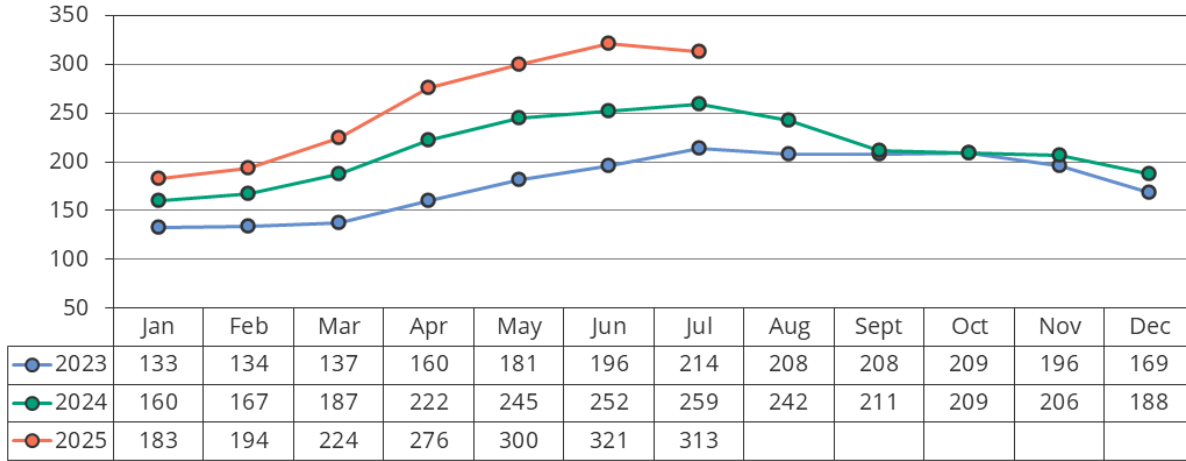
90th Percentile
 50th Percentile
 10th Percentile

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	47	40	37	411,800	380,000	104
	June	71	40	43	434,200	350,000	97
	Year-To-Date	463	235	207	462,900	380,000	112
2024	July	61	43	40	376,500	375,000	148
	Year-To-Date	430	225	206	447,400	415,000	110
Change	July 2024	-23.0%	-7.0%	-7.5%	9.4%	1.3%	-29.9%
	Prev Mo 2025	-33.8%	0.0%	-14.0%	-5.2%	8.6%	6.5%
	Year-To-Date	7.7%	4.4%	0.5%	3.5%	-8.4%	1.7%

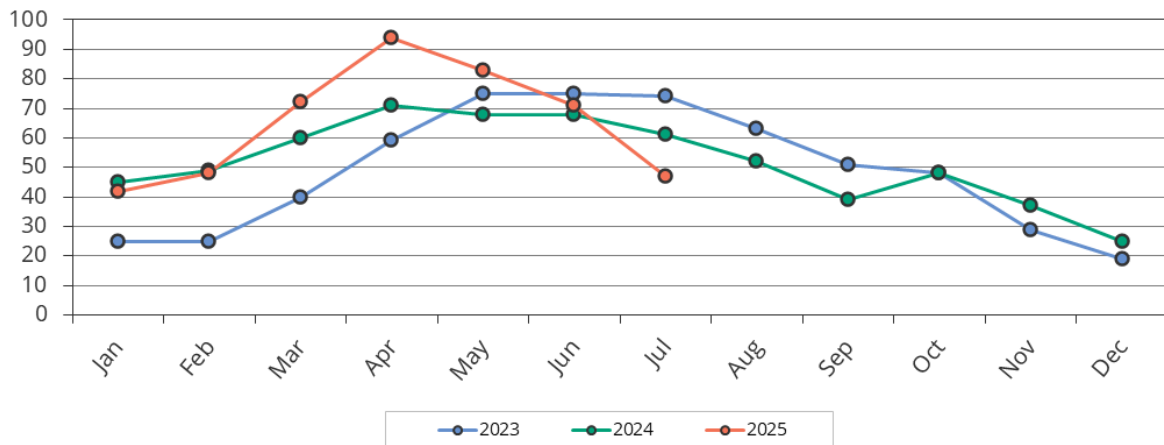
Curry County

July 2025 Reporting Period

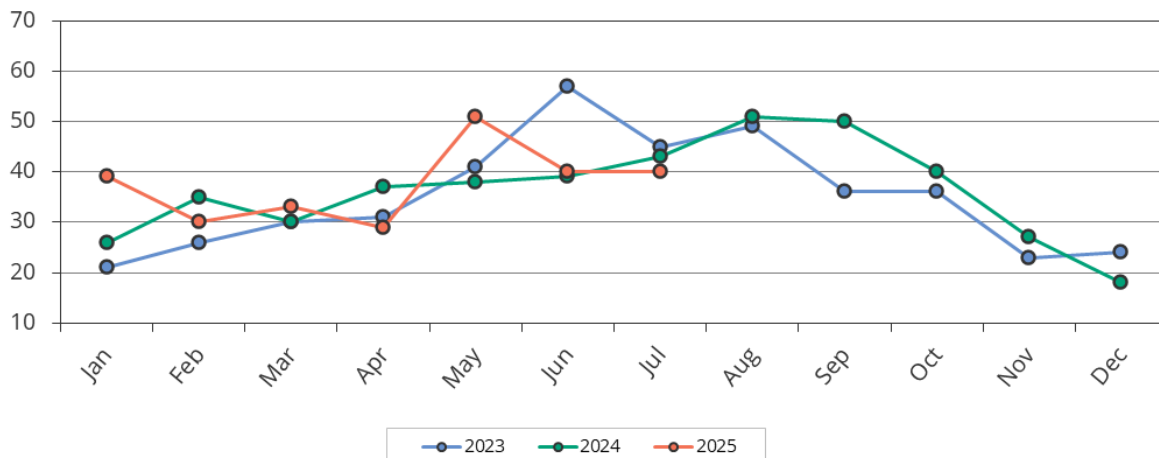
Active Residential Listings



New Listings



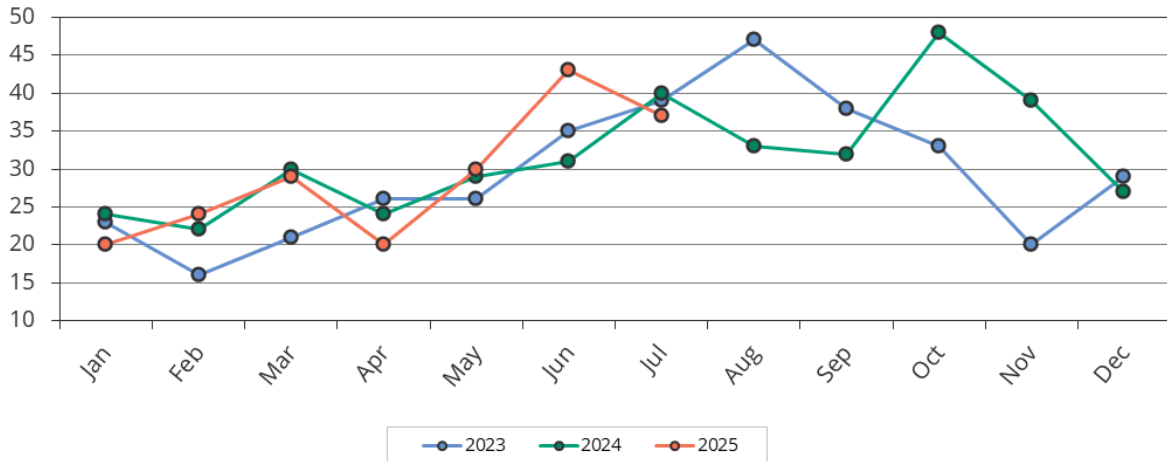
Pending Sales



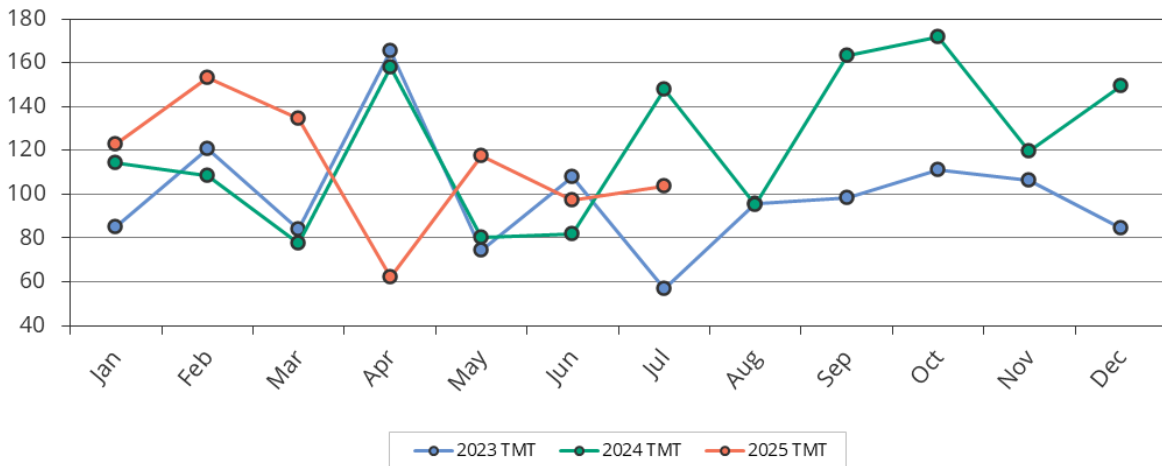
Curry County

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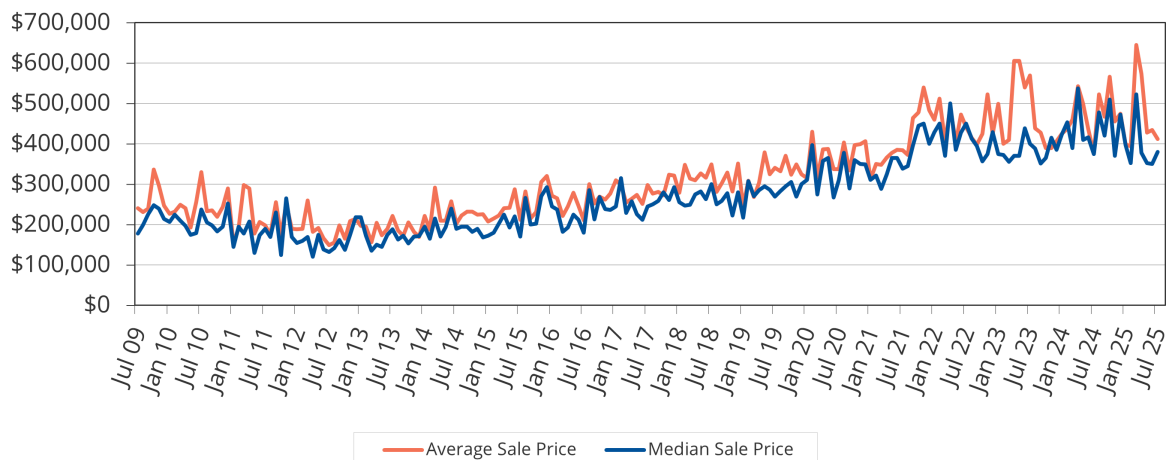
Closed Sales



Average Total Market Time



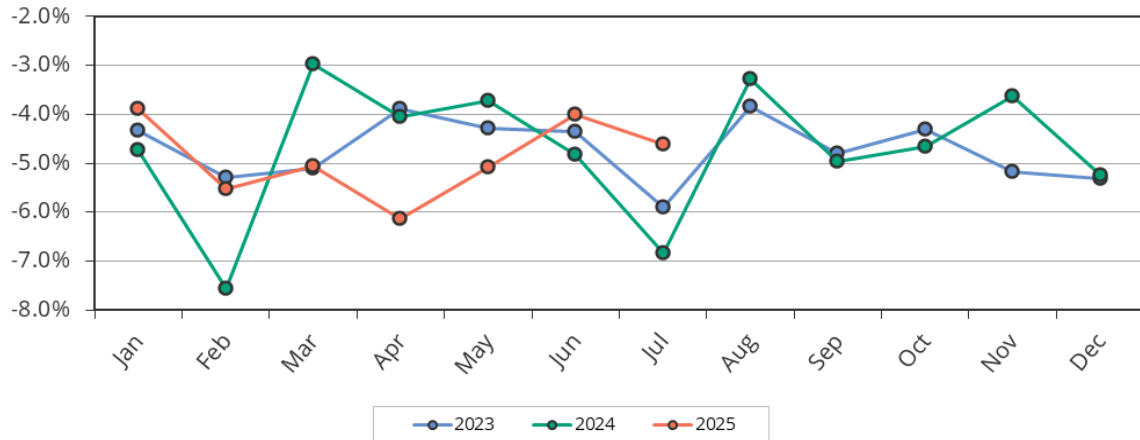
Average and Median Sale Price



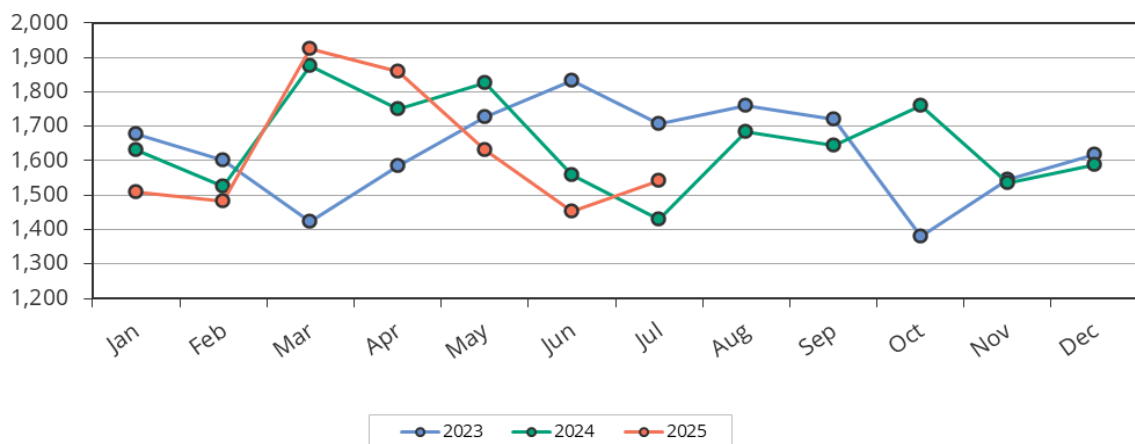
Curry County

July 2025 Reporting Period

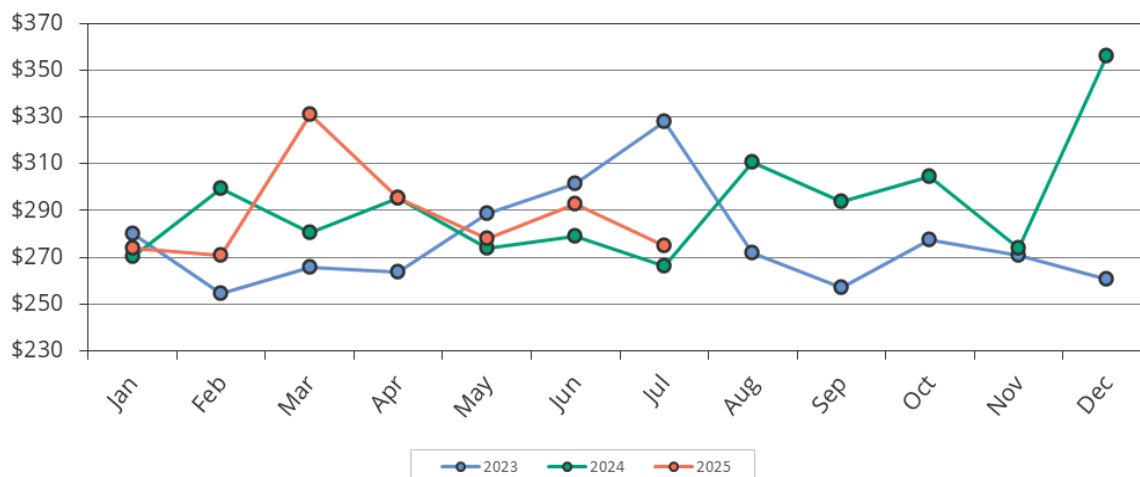
Average Sold Price Change



Average Square Foot



Average Price Per Square Foot



Curry County

July 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City / Airport / Marina Hts. / NB Chetco	74	13	5	15	7.1%	10	462,100	99	117	66	-5.7%	54	600,400	514,800	28.9%	1	2,045,000	10	143,600	2	468,800	
271	Harbor / Winchuck / SB Chetco	71	16	3	6	-33.3%	7	288,800	126	114	57	26.7%	54	451,900	379,800	18.3%	2	1,200,000	4	206,500	-	-	
272	Carpenterville / Cape Ferrello / Whaleshead	31	3	2	6	-14.3%	2	520,000	17	43	23	21.1%	19	375,800	285,000	-1.9%	-	-	1	650,000	1	925,000	
273	Gold Beach	94	13	4	12	20.0%	16	409,200	93	138	69	-1.4%	60	390,900	349,500	-5.3%	4	1,292,500	13	276,500	-	-	
274	Port Orford	43	2	2	1	-66.7%	2	502,500	225	51	20	-4.8%	20	420,000	356,500	3.4%	1	359,000	8	237,000	-	-	
	Curry County	313	47	16	40	-7.0%	37	411,800	104	463	235	4.4%	207	462,900	380,000	10.6%	8	1,246,800	36	233,400	3	620,900	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

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In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

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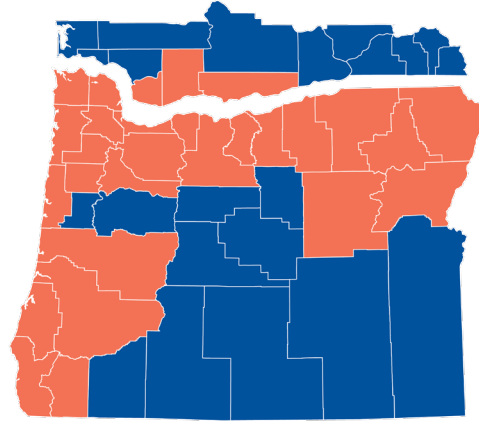
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| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

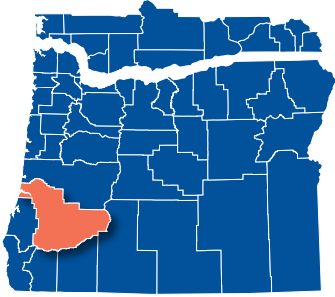
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Douglas County July 2025 Reporting Period

Douglas County

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (182) increased 3.4% from the 176 listed in July 2024, and increased 1.1% from the 180 listed in June 2025.

Pending Sales

Pending sales (144) decreased 4.0% from the 150 offers accepted in July 2024, and decreased 1.4% from the 146 offers accepted in June 2025.

Closed Sales

Closed sales (132) increased 12.8% from the 117 closings in July 2024, and increased 37.5% from the 96 closings in June 2025.

Inventory and Time on Market

Inventory decreased to 4.2 months in July. Total market time increased to 79 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (1,221) decreased 0.2%, pending sales (845) decreased 1.3%, and closed sales (741) decreased 1.9%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has decreased 0.9% from \$349,700 to \$346,400. In the same comparison, the median sale price has increased 0.8% from \$325,000 to \$327,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.0% (\$352,600 v. \$345,600)

Median Sale Price % Change: +1.6% (\$325,000 v. \$319,900)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	3.7	3.9	5.9
February	3.3	3.9	4.4
March	2.8	2.8	4.4
April	3.6	3.3	4.0
May	2.7	3.2	5.1
June	2.7	3.9	5.7
July	2.9	3.9	4.2
August	3.1	3.5	
September	3.9	3.7	
October	4.2	3.8	
November	4.2	4.1	
December	4.6	4.2	

Residential Trends

July 2025 vs. June 2025

New Listings **+1.1%** ↑

Pending Sales **-1.4%** ↓

Closed Sales **+37.5%** ↑

Average Sale Price **+4.1%** ↑

Median Sale Price **+2.3%** ↑

Inventory **-1.5** ↓

Total Market Time **+18** ↑

July 2025 vs. July 2024

New Listings **+3.4%** ↑

Pending Sales **-4.0%** ↓

Closed Sales **+12.8%** ↑

Average Sale Price **+1.1%** ↑

Median Sale Price **+4.3%** ↑

Inventory **+0.3** ↑

Total Market Time **+14** ↑

Douglas County

July 2025 Reporting Period

Residential Sales by Price Range

Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	7	5.3%	5	4.1%	13	9.8%
100K-200K	15	11.5%	11	9.0%	13	9.8%
200K-300K	35	26.7%	34	27.9%	25	18.9%
300K-400K	36	27.5%	30	24.6%	40	30.3%
400K-500K	16	12.2%	23	18.9%	25	18.9%
500K-600K	13	9.9%	8	6.6%	6	4.5%
600K-700K	1	0.8%	7	5.7%	3	2.3%
700K-800K	4	3.1%	1	0.8%	2	1.5%
800K-900K	1	0.8%	2	1.6%	3	2.3%
900K-1M	1	0.8%	1	0.8%	1	0.8%
1MM-1.1MM	1	0.8%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	1	0.8%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	1	0.8%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	131		122		132	

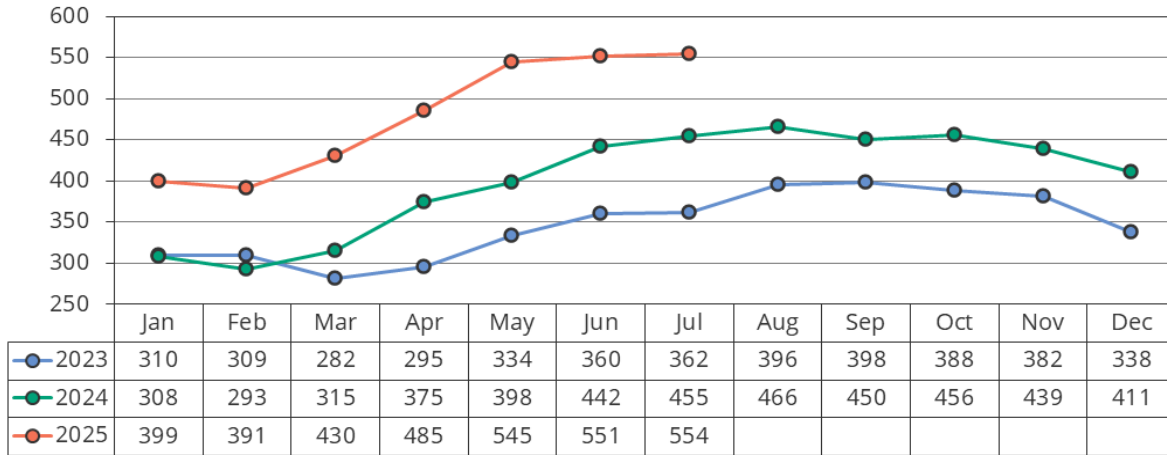
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	182	144	132	352,500	341,200	79
	June	180	146	96	338,500	333,500	62
	Year-To-Date	1,221	845	741	346,400	327,500	83
2024	July	176	150	117	348,500	327,000	65
	Year-To-Date	1,223	856	755	349,700	325,000	68
Change	July 2024	3.4%	-4.0%	12.8%	1.1%	4.3%	21.7%
	Prev Mo 2025	1.1%	-1.4%	37.5%	4.1%	2.3%	28.4%
	Year-To-Date	-0.2%	-1.3%	-1.9%	-0.9%	0.8%	21.5%

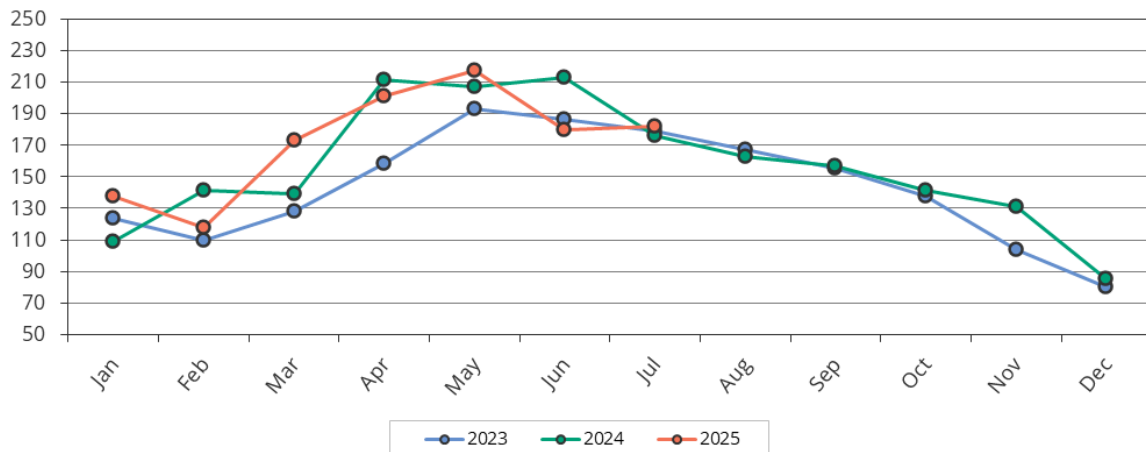
Douglas County

July 2025 Reporting Period

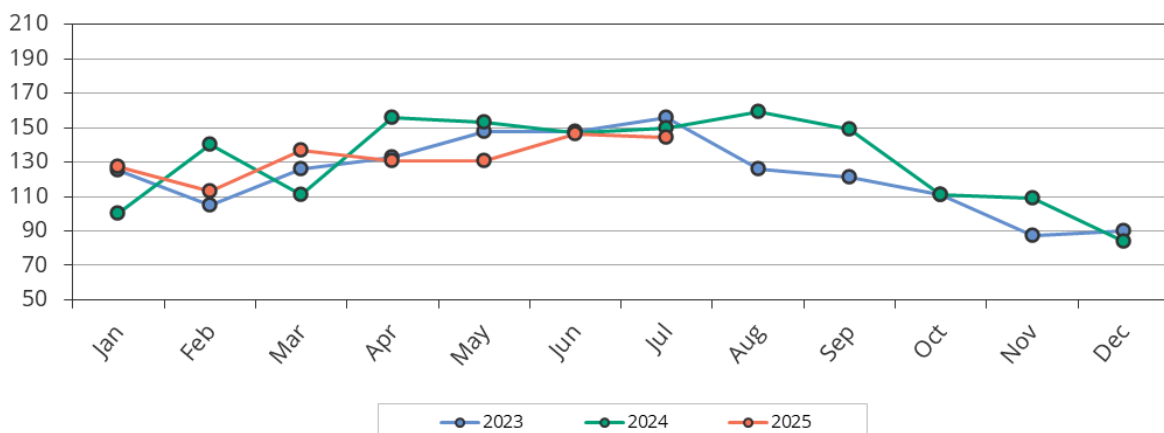
Active Residential Listings



New Listings



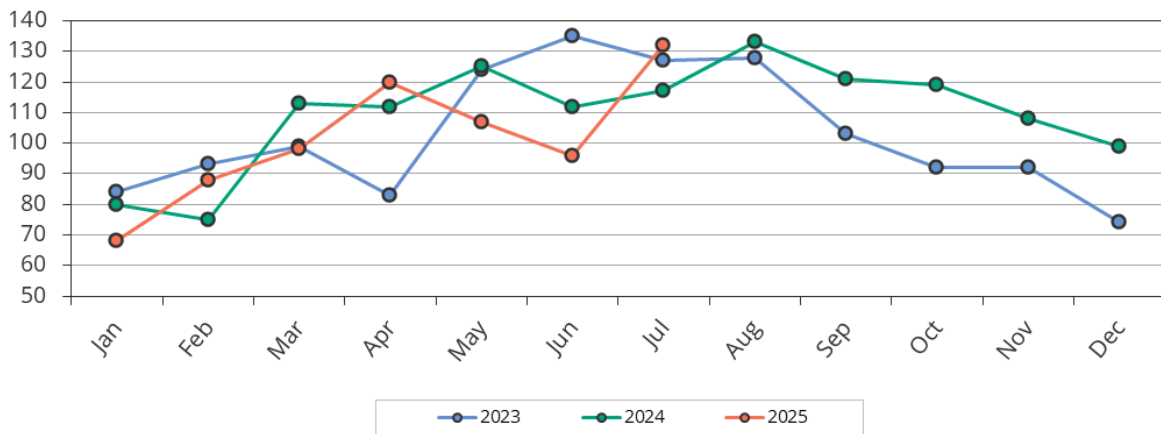
Pending Sales



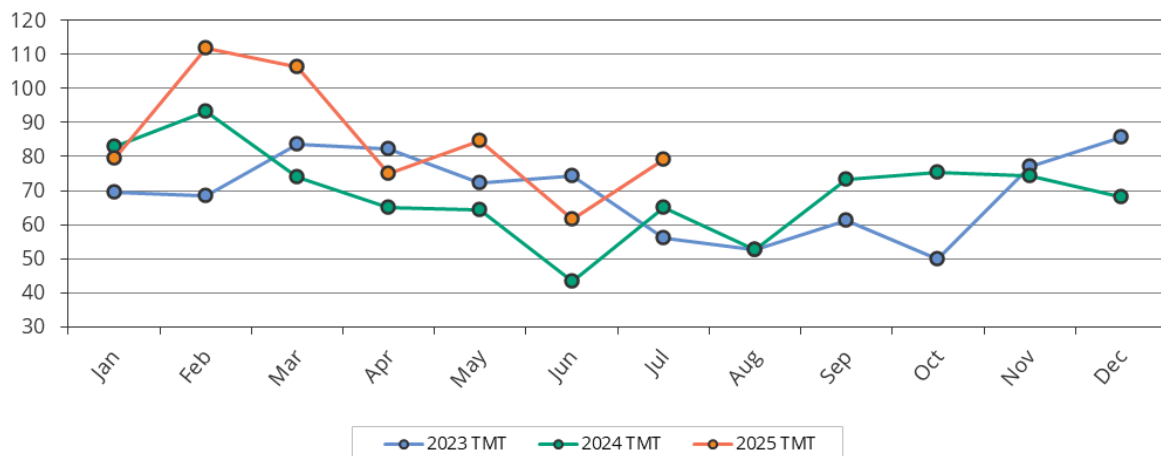
Douglas County

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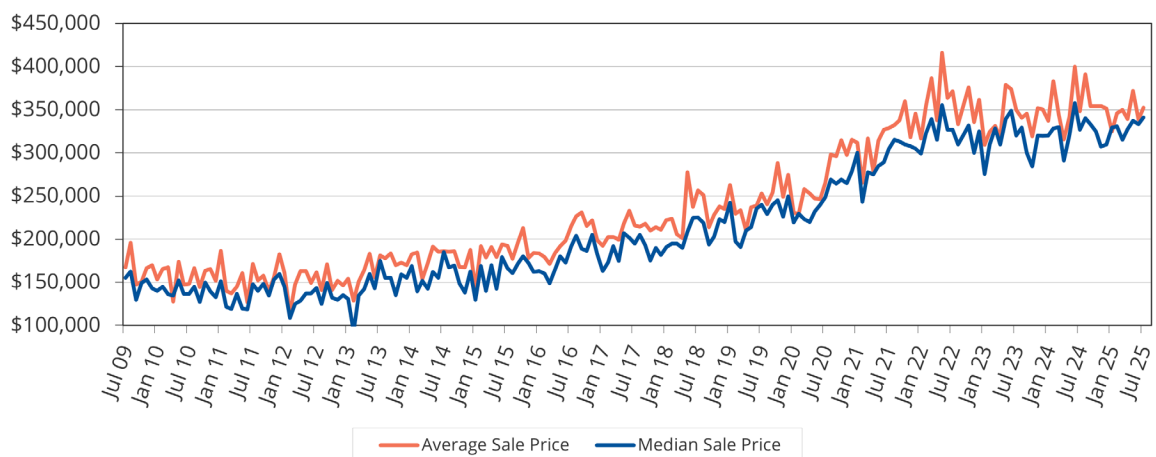
Closed Sales



Average Total Market Time



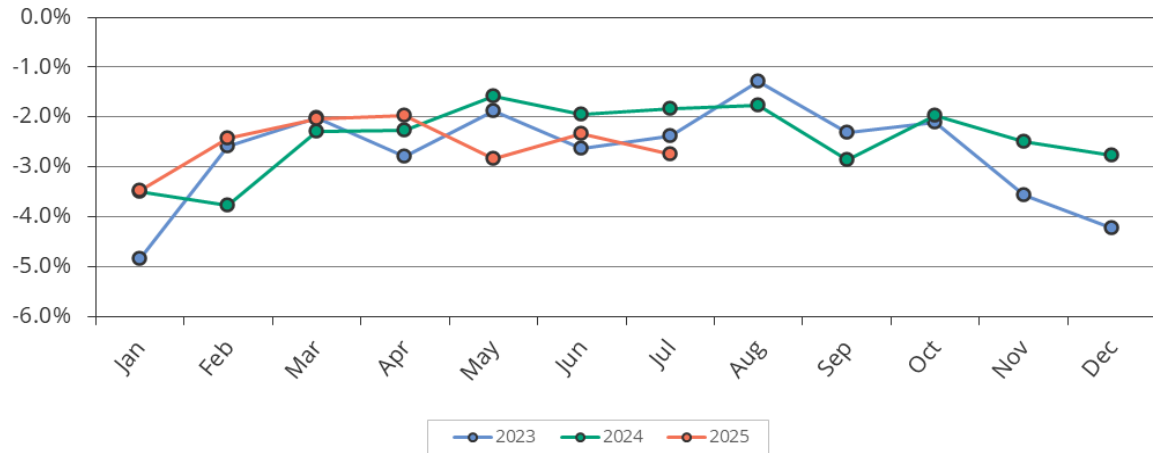
Average and Median Sale Price



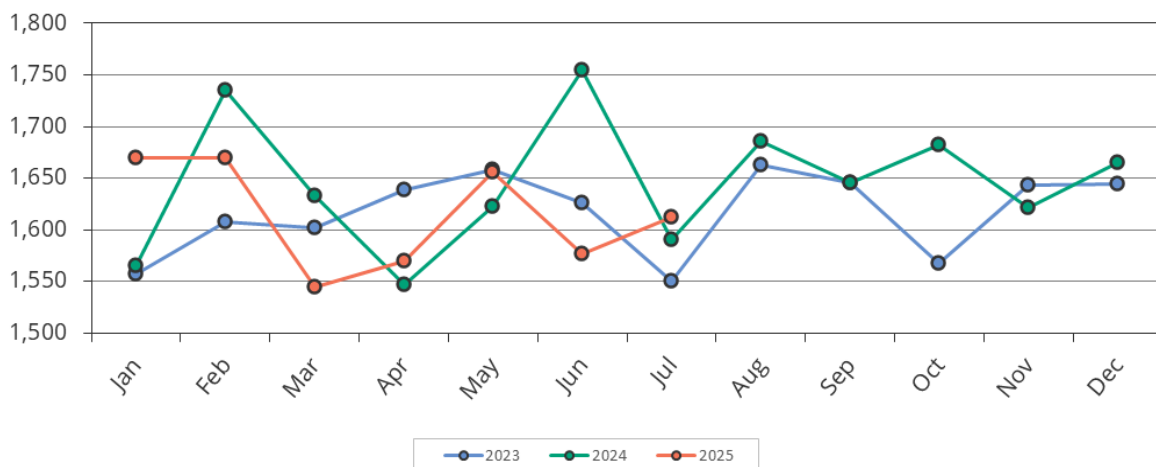
Douglas County

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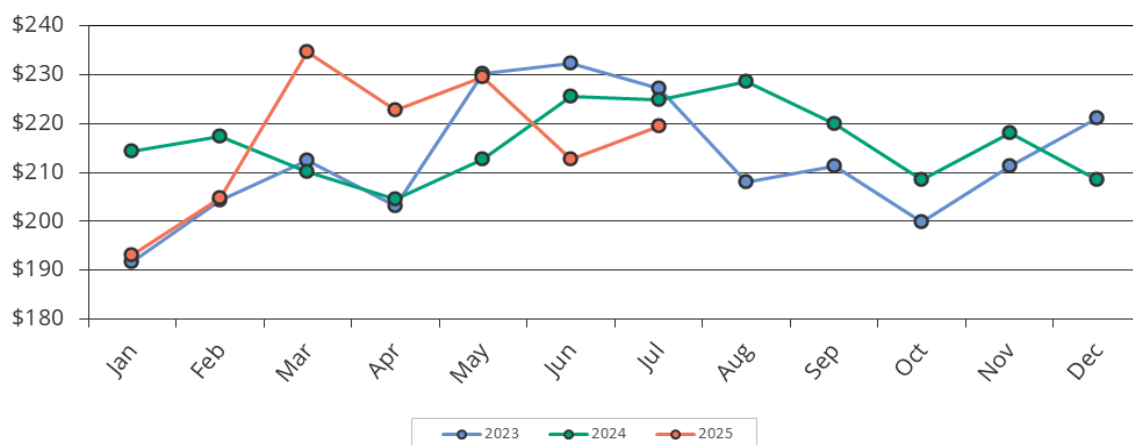
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Douglas County

July 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	52	19	3	21	31.3%	18	272,900	66	121	98	3.2%	82	277,200	281,300	17.7%	3	355,300	9	118,000	-	-
252	NW Roseburg	56	19	3	15	-31.8%	7	484,500	26	127	83	-8.8%	69	473,300	425,000	0.1%	2	670,000	1	280,000	2	413,300
253	SE Roseburg	32	11	4	7	-46.2%	7	341,300	27	70	47	-17.5%	45	338,700	315,000	8.3%	4	260,000	2	35,000	2	305,000
254	SW Roseburg	43	12	3	10	66.7%	3	583,300	190	85	50	-7.4%	45	431,900	375,000	1.8%	1	269,000	7	170,000	2	327,500
255	Glide & E of Roseburg	37	10	6	7	250.0%	7	361,000	57	63	37	0.0%	29	483,200	430,000	-9.8%	1	245,000	7	228,600	-	-
256	Sutherlin / Oakland Area	56	19	4	22	22.2%	12	337,800	34	152	115	0.9%	95	355,500	359,000	-2.0%	2	392,500	9	184,300	3	623,300
257	Winston & SW of Roseburg	45	19	4	19	5.6%	16	311,900	67	114	80	-18.4%	71	338,900	336,000	13.6%	-	-	3	157,300	3	566,700
258	Myrtle Creek & S/SE of Roseburg	123	30	6	14	-44.0%	26	341,600	134	232	149	12.0%	143	303,200	275,000	-2.0%	6	364,800	12	70,500	5	332,100
259	Green District	35	11	5	11	22.2%	13	277,800	44	100	69	-15.9%	61	288,200	305,000	-5.7%	1	650,000	3	90,500	2	350,000
265	North Douglas County	75	32	3	18	-14.3%	23	435,900	104	157	117	23.2%	101	334,800	329,900	-0.1%	2	225,000	11	258,600	6	524,200
	Douglas County	554	182	41	144	-4.0%	132	352,500	79	1,221	845	-1.3%	741	346,400	327,500	2.0%	22	365,200	64	160,900	25	446,700

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

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% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

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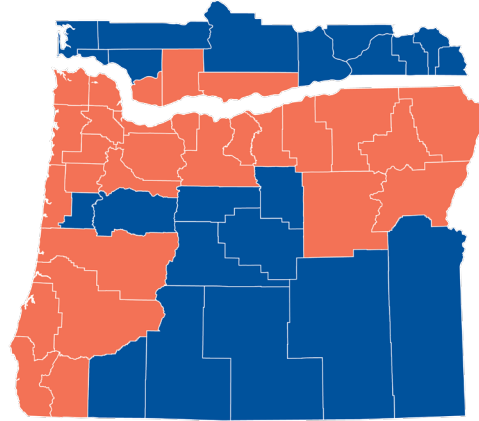
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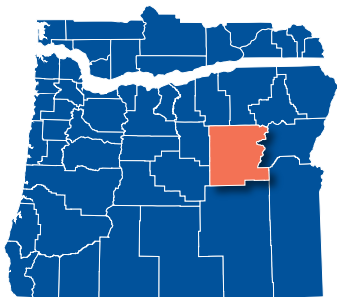
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Grant County July 2025 Reporting Period

Grant County

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (13) decreased 7.1% from the 14 listed in July 2024, and decreased 31.6% from the 19 listed in June 2025.

Pending Sales

Pending sales (9) increased 50.0% from the 6 offers accepted in July 2024, and increased 28.6% from the 7 offers accepted in June 2025.

Closed Sales

Closed sales (5) decreased 16.7% from the 6 closings in July 2024, and decreased 44.4% from the 9 closings in June 2025.

Inventory and Time on Market

Inventory increased to 14.6 months in July. Total market time decreased to 42 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (95) increased 46.2%, pending sales (47) increased 9.3%, and closed sales (42) increased 7.7%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has decreased 30.8% from \$461,000 to \$319,100. In the same comparison, the median sale price has decreased 4.4% from \$272,000 to \$260,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -20.6% (\$307,500 v. \$387,100)

Median Sale Price % Change: -4.2% (\$237,000 v. \$247,300)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	*	43.0	15.3
February	2.6	4.8	9.0
March	2.0	7.0	6.8
April	3.8	23.0	9.7
May	3.3	8.0	10.3
June	3.5	5.9	8.1
July	5.1	9.5	14.6
August	4.8	8.0	
September	5.8	10.0	
October	4.8	18.3	
November	47.0	16.7	
December	7.8	5.6	

*Note: Since there were no sales in this region in January 2023, we cannot calculate an Inventory In Months.

Residential Trends

July 2025 vs. June 2025

New Listings **-31.6%** ↓

Pending Sales **+28.6%** ↑

Closed Sales **-44.4%** ↓

Average Sale Price **-39.6%** ↓

Median Sale Price **+42.4%** ↑

Inventory **+6.5** ↑

Total Market Time **-75.0** ↓

July 2025 vs. July 2024

New Listings **-7.1%** ↓

Pending Sales **+50.0%** ↑

Closed Sales **-16.7%** ↓

Average Sale Price **-19.9%** ↓

Median Sale Price **-6.4%** ↓

Inventory **+5.1** ↑

Total Market Time **-178** ↓

Grant County

July 2025 Reporting Period

Residential Sales by Price Range

Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	2	28.6%	1	14.3%	2	33.3%
100K-200K	0	0.0%	0	0.0%	0	0.0%
200K-300K	4	57.1%	2	28.6%	1	16.7%
300K-400K	0	0.0%	2	28.6%	1	16.7%
400K-500K	1	14.3%	1	14.3%	2	33.3%
500K-600K	0	0.0%	0	0.0%	0	0.0%
600K-700K	0	0.0%	1	14.3%	0	0.0%
700K-800K	0	0.0%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	7		7		6	

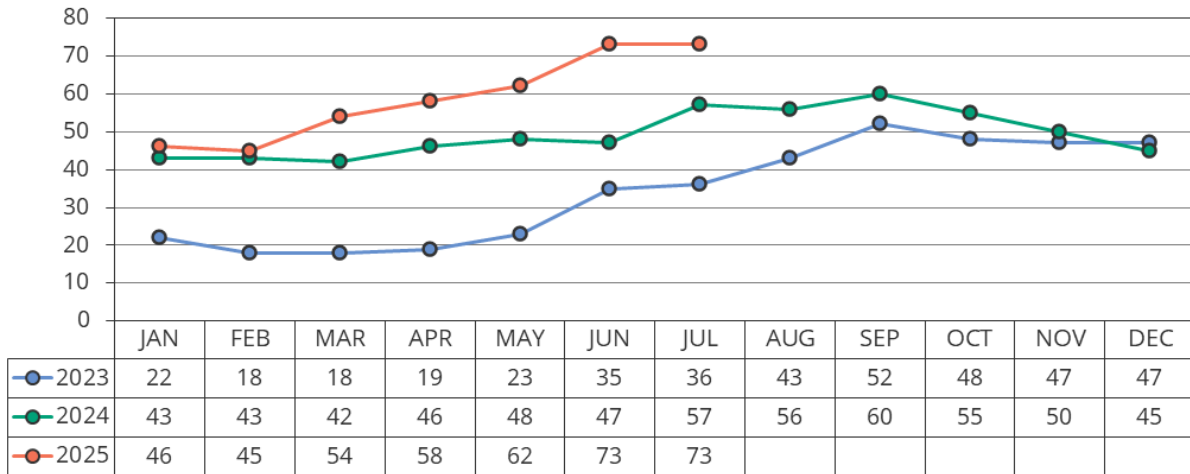
90th Percentile
 50th Percentile
 10th Percentile

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	13	9	5	248,300	327,500	42
	June	19	7	9	411,300	230,000	117
	Year-To-Date	95	47	42	319,100	260,000	121
2024	July	14	6	6	309,800	350,000	221
	Year-To-Date	65	43	39	461,000	272,000	133
Change	July 2024	-7.1%	50.0%	-16.7%	-19.9%	-6.4%	-80.8%
	Prev Mo 2025	-31.6%	28.6%	-44.4%	-39.6%	42.4%	-63.8%
	Year-To-Date	46.2%	9.3%	7.7%	-30.8%	-4.4%	-9.3%

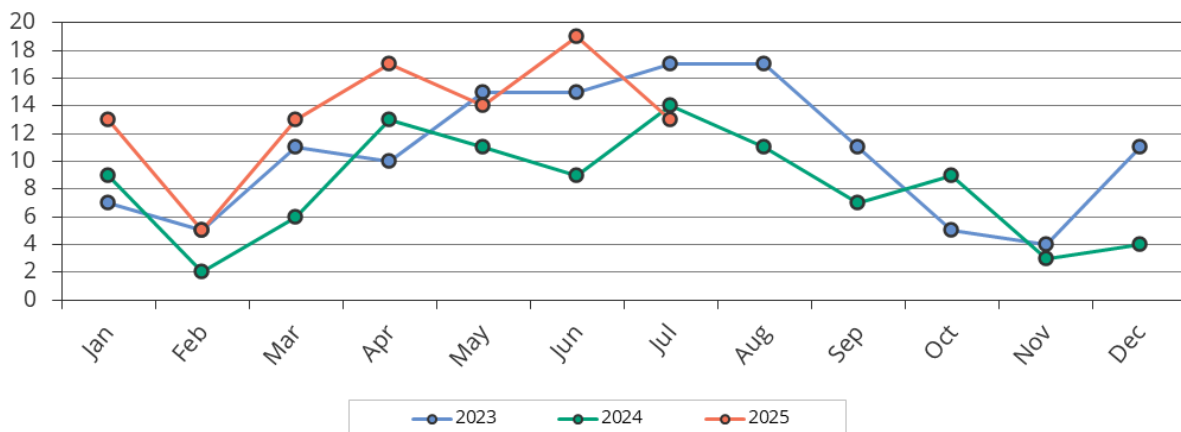
Grant County

July 2025 Reporting Period

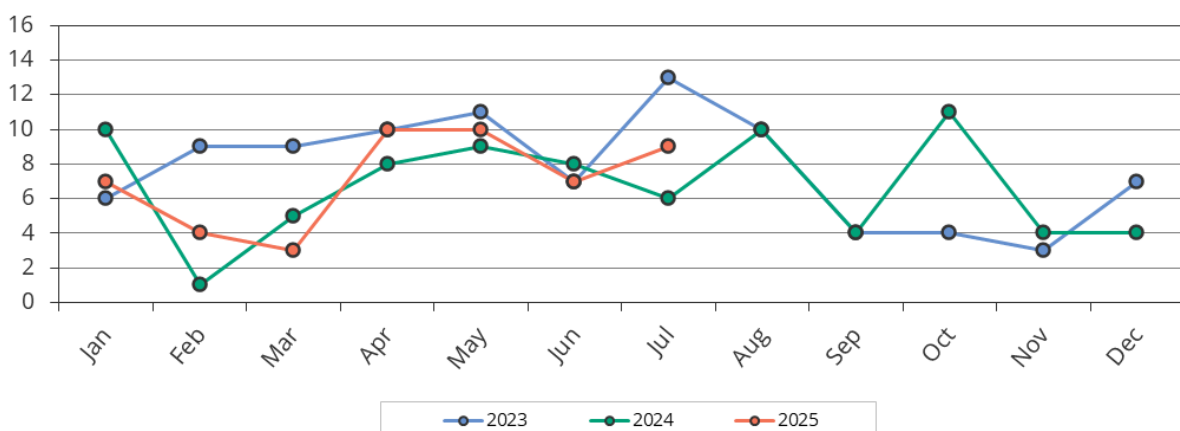
Active Residential Listings



New Listings

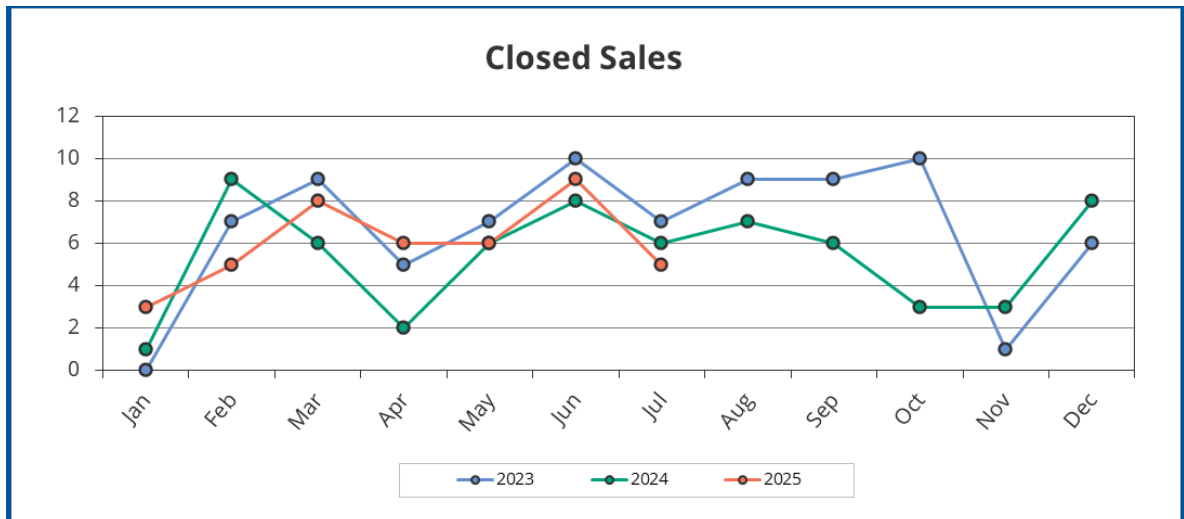


Pending Sales

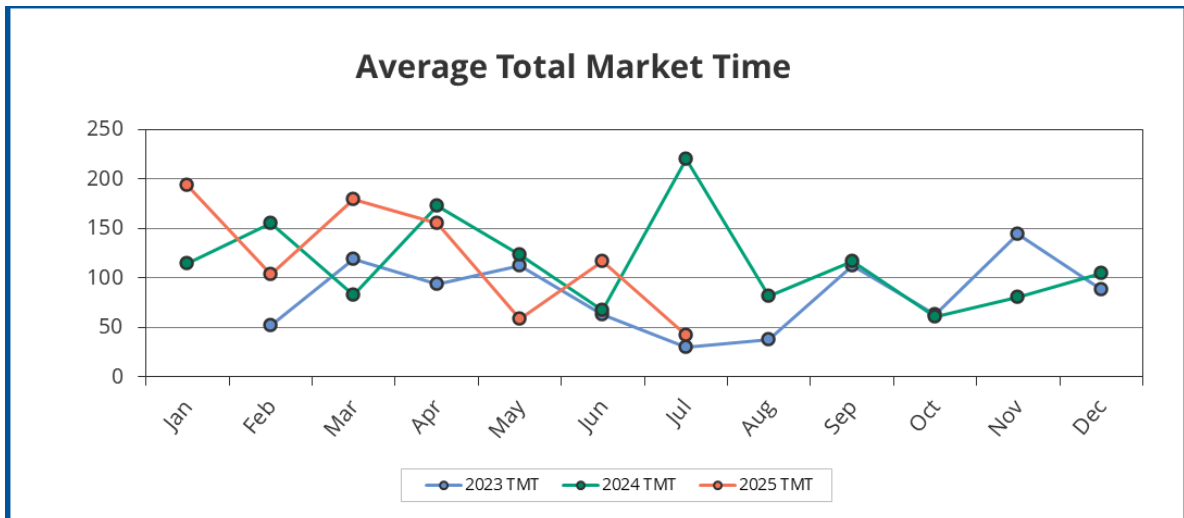


Grant County

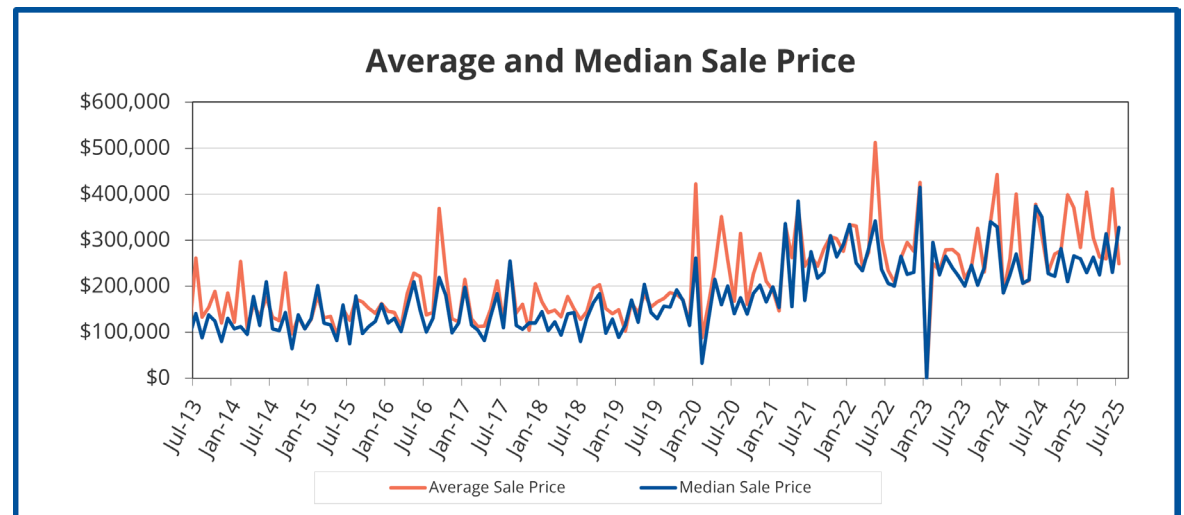
July 2025 Reporting Period



Note: Since there were no sales in this region in **January 2023**, we cannot calculate a data point for that month.



Note: There were no sales in **January 2023**, so an Average Total Market Time is unavailable for that month.

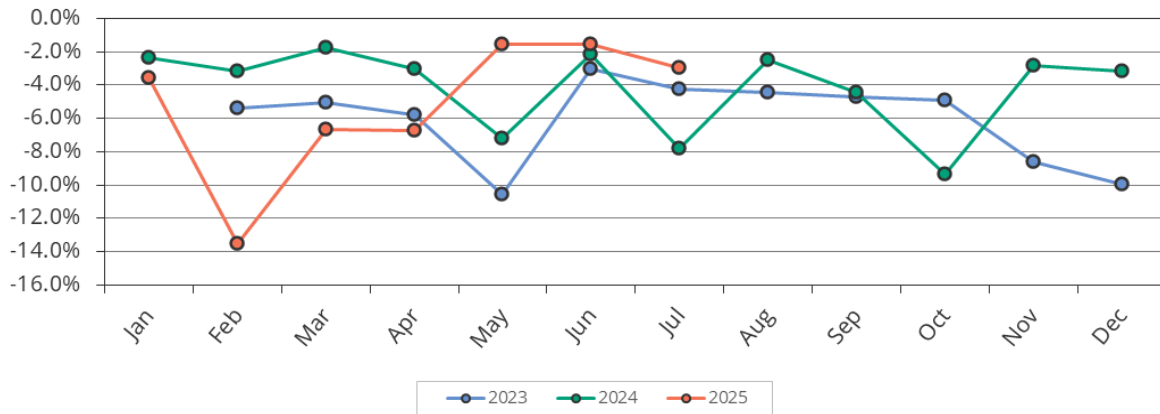


Note: In **July 2022**, the Average Sale Price was **\$511,900**. This has caused a spike in the Average and Median Sale Price chart for that month. Since there were no sales in **January 2023**, we cannot calculate the Average and Median Sale Price for that month.

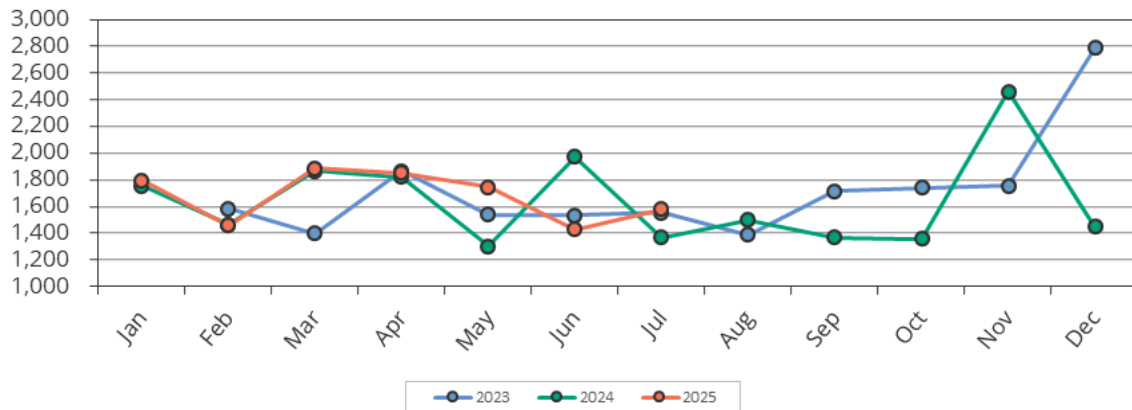
Grant County

July 2025 Reporting Period

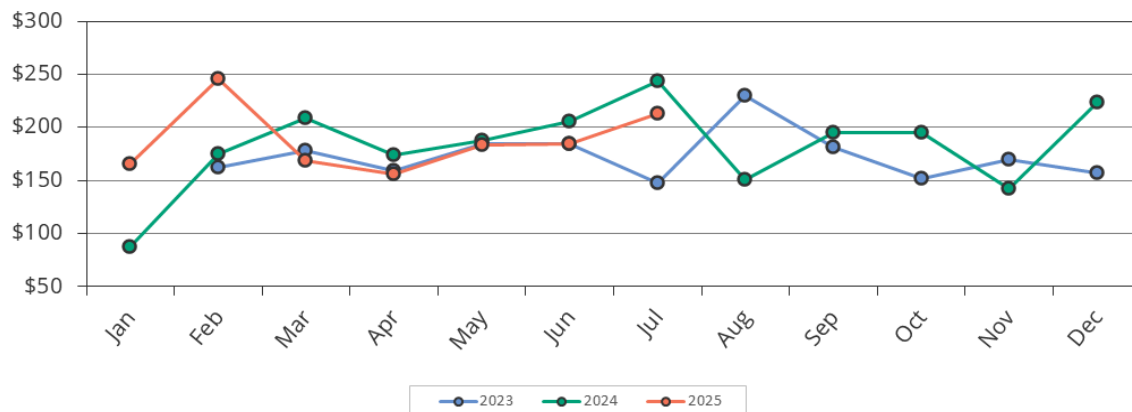
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Note: Since there were no sales in this region in [January 2023](#), we cannot offer data points for these charts.

Grant County

July 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	0	0	0	0	-	0	-	-	-	-	-	0	-	-	-	0	-	0	-	0	-		
97820	Canyon City	15	5	2	3	-	1	370,000	136	23	11	-8.3%	9	234,000	230,000	-7.5%	-	-	-	-	-	-		
97825	Dayville	5	0	1	0	-	0	-	-	8	1	-50.0%	1	404,000	404,000	30.8%	-	-	1	120,000	-	-		
97845	John Day	22	7	-	3	0.0%	2	352,500	37	32	16	33.3%	16	387,300	312,500	-4.2%	-	-	-	-	-	-		
97848	Kimberly	2	-	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-		
97856	Long Creek	2	0	0	1	-	1	90,000	3	4	2	-33.3%	1	90,000	90,000	144.5%	-	-	1	170,000	-	-		
97864	Monument	1	-	0	0	-	1	76,500	-	2	1	0.0%	1	76,500	76,500	-81.1%	-	-	1	805,000	-	-		
97865	Mount Vernon	10	-	1	1	-50.0%	0	-	-	15	12	100.0%	10	225,700	214,500	-75.0%	-	-	2	470,000	-	-		
97869	Prairie City	8	0	1	1	0.0%	0	-	-	7	4	-42.9%	3	134,500	156,000	-43.8%	1	300,000	-	-	-	-		
97873	Seneca	8	1	1	0	-	0	-	-	3	0	-	1	1,870,000	1,870,000	231.2%	-	-	-	-	-	-		
	Grant County	73	13	6	9	50.0%	5	-	-	95	47	9.3%	42	-	260,000	-20.6%	1	300,000	5	407,000	-	-		

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

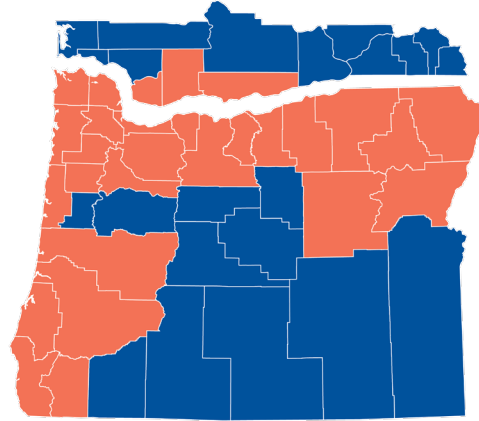
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

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MARKET ACTION REPORT

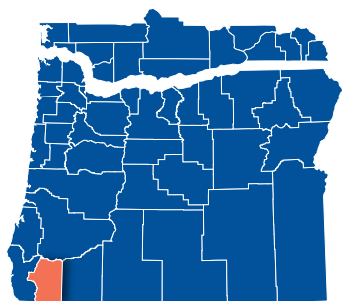
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Josephine County, OR July 2025 Reporting Period

Josephine County, OR

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (7) decreased 22.2% from the 9 listed in July 2024, and decreased 22.2% from the 9 listed in June 2025.

Pending Sales

Pending sales (6) decreased 33.3% from the 9 offers accepted in July 2024, and increased 200.0% from the 2 offers accepted in June 2025.

Closed Sales

Closed sales (5) decreased 16.7% from the 6 closings in July 2024, and increased 25.0% from the 4 closings in June 2025.

Inventory and Time on Market

Inventory decreased to 8.2 months in July. Total market time held steady at 39 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (67) decreased 9.5%, pending sales (37) decreased 5.1%, and closed sales (33) held steady.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has increased 1.9% from \$419,200 to \$427,100. In the same comparison, the median sale price has increased 0.5% from \$388,000 to \$390,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -4.3% (\$416,500 v. \$435,400)

Median Sale Price % Change: -4.9% (\$390,000 v. \$410,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	31.0	15.0	29.0
February	*	3.9	6.5
March	6.0	7.0	8.0
April	4.3	14.3	4.9
May	7.8	11.5	7.6
June	6.3	16.7	11.3
July	6.5	7.8	8.2
August	6.5	10.8	
September	8.8	4.3	
October	6.5	12.0	
November	12.3	6.8	
December	10.3	9.0	

*Note: Since there were no sales in this region in February 2023 we cannot calculate an Inventory In Months.

Residential Trends

July 2025 vs. June 2025

New Listings **-22.2%** ↓

Pending Sales **+200.0%** ↑

Closed Sales **+25.0%** ↑

Average Sale Price **+12.9%** ↑

Median Sale Price **+2.8%** ↑

Inventory **-3.1** ↓

Total Market Time **0** —

July 2025 vs. July 2024

New Listings **-22.2%** ↓

Pending Sales **-33.3%** ↓

Closed Sales **-16.7%** ↓

Average Sale Price **-20.2%** ↓

Median Sale Price **+0.4%** ↑

Inventory **+0.4** ↑

Total Market Time **+4** ↑

Josephine County, OR

July 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	0	0.0%	0	0.0%
200K-300K	2	14.3%	0	0.0%	0	0.0%
300K-400K	0	0.0%	0	0.0%	1	10.0%
400K-500K	2	14.3%	4	28.6%	3	30.0%
500K-600K	6	42.9%	4	28.6%	3	30.0%
600K-700K	2	14.3%	1	7.1%	1	10.0%
700K-800K	0	0.0%	1	7.1%	1	10.0%
800K-900K	0	0.0%	1	7.1%	0	0.0%
900K-1M	0	0.0%	1	7.1%	1	10.0%
1MM-1.1MM	1	7.1%	1	7.1%	0	0.0%
1.1MM-1.2MM	1	7.1%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	1	7.1%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	14		14		10	

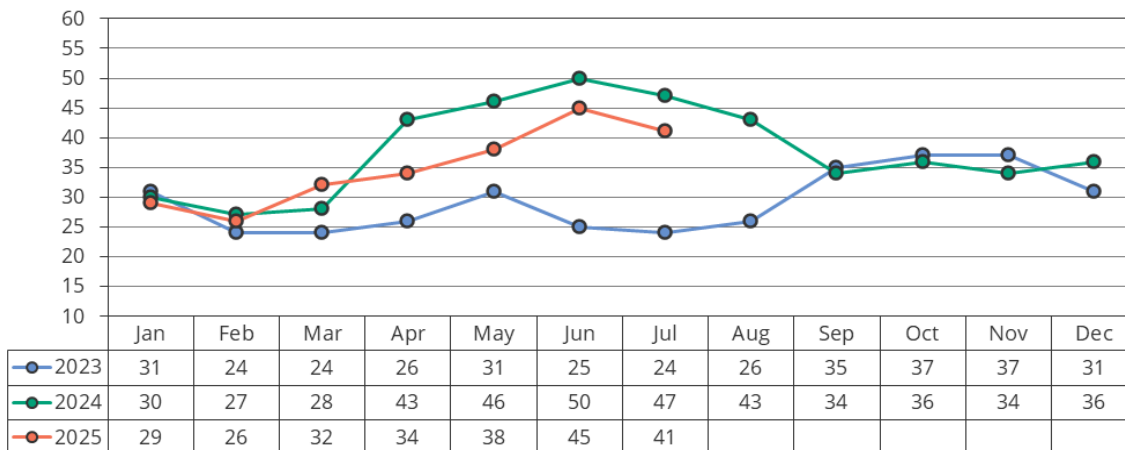
90th Percentile
 50th Percentile
 10th Percentile

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	7	6	5	462,600	419,000	39
	June	9	2	4	409,800	407,500	39
	Year-To-Date	67	37	33	427,100	390,000	98
2024	July	9	9	6	579,700	417,500	35
	Year-To-Date	74	39	33	419,200	388,000	87
Change	July 2024	-22.2%	-33.3%	-16.7%	-20.2%	0.4%	12.5%
	Prev Mo 2025	-22.2%	200.0%	25.0%	12.9%	2.8%	0.0%
	Year-To-Date	-9.5%	-5.1%	0.0%	1.9%	0.5%	12.5%

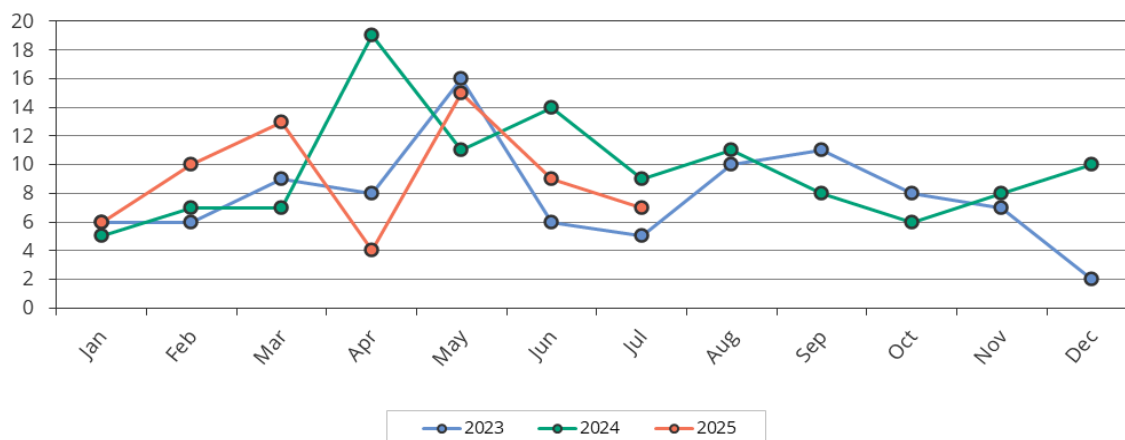
Josephine County, OR

July 2025 Reporting Period

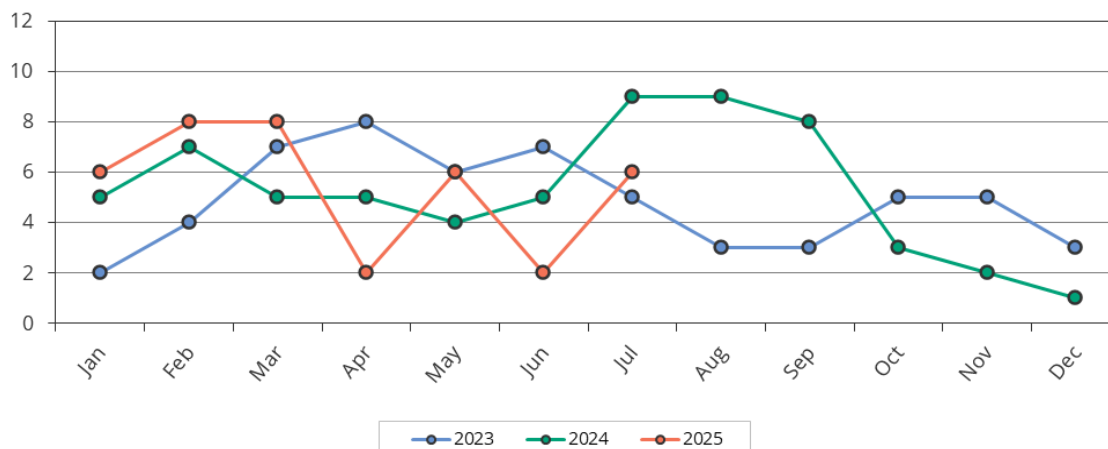
Active Residential Listings



New Listings



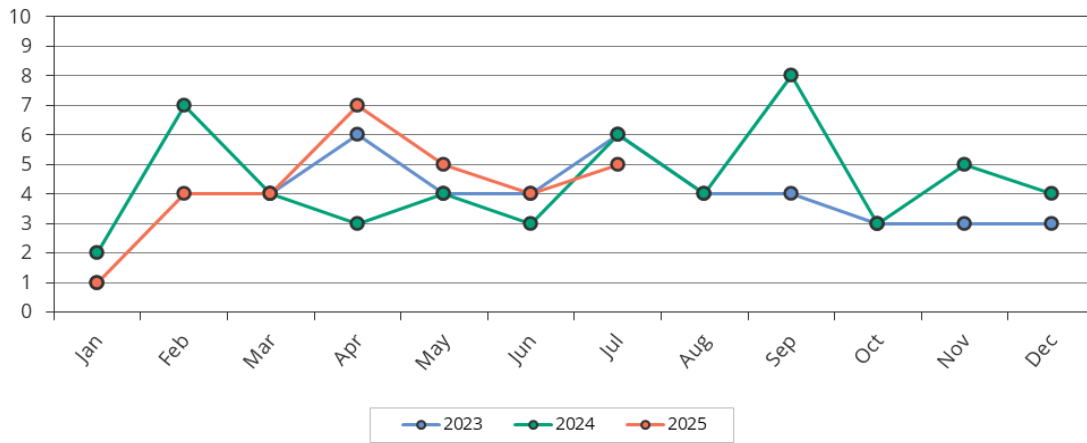
Pending Sales



Josephine County, OR

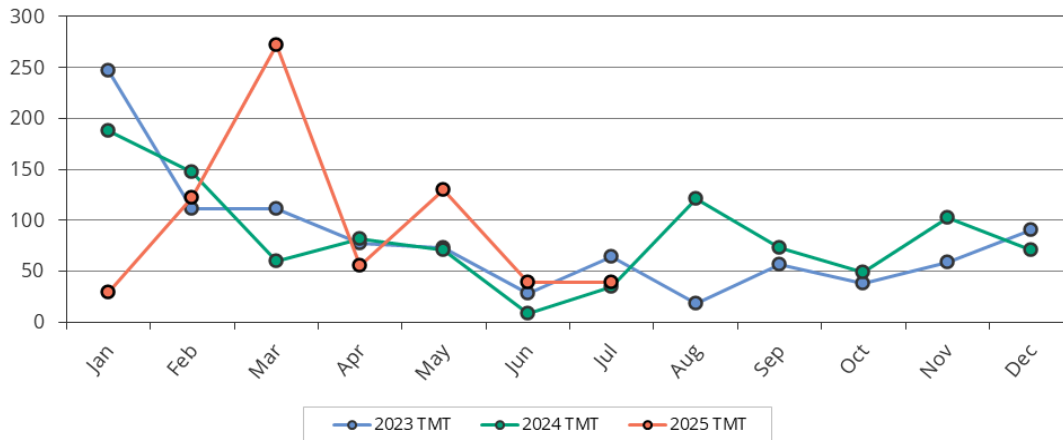
July 2025 Reporting Period

Closed Sales



Note: Since there were no sales in [February 2023](#) we cannot offer data for that month.

Average Total Market Time



Note: In [January 2023](#) the Total Market Time was 247 days. In [January 2024](#) the Total Market Time was 188 days. This has caused a spike in the Average Total Market Time for those months.

Average and Median Sale Price

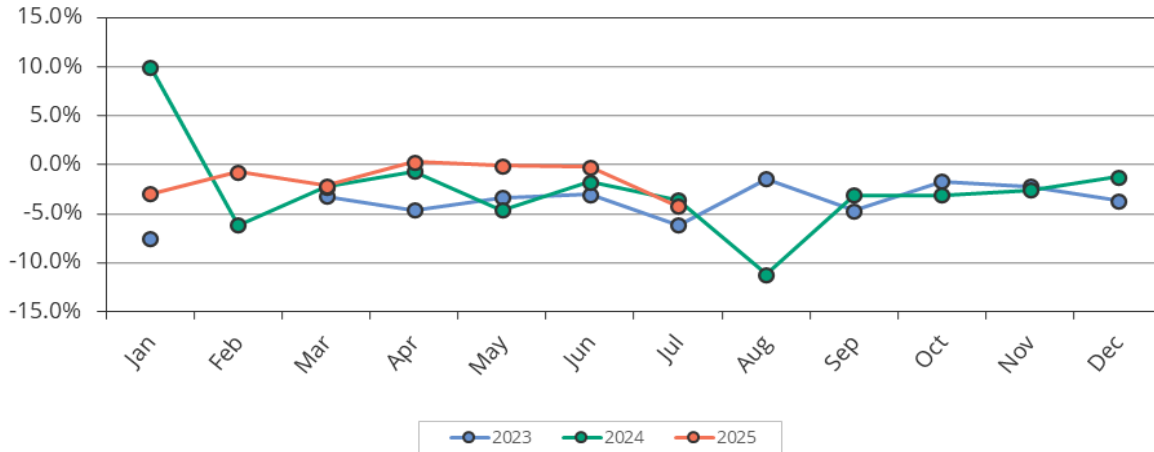


Note: Since there were no sales in [February 2023](#), Average Sale Price and Median Sales Price cannot be calculated. The zero data points only reflect unavailable data.

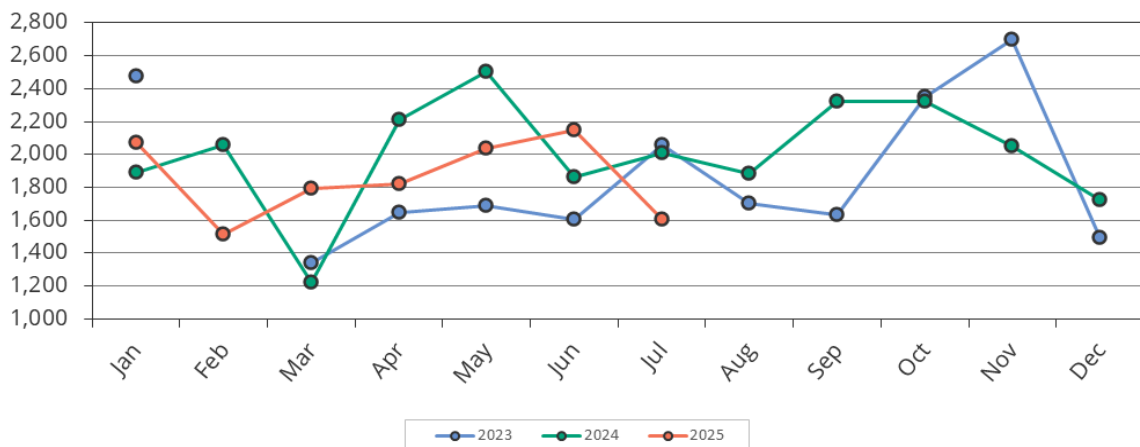
Josephine County, OR

July 2025 Reporting Period

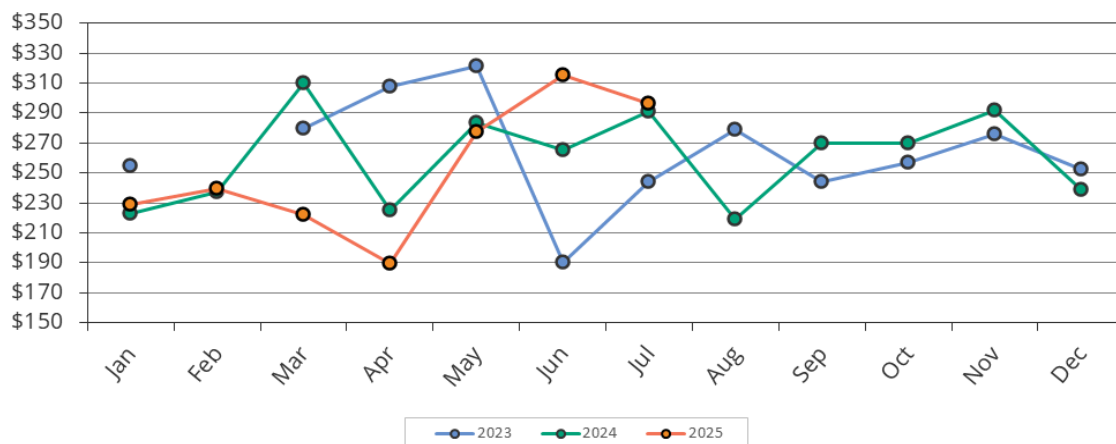
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Note: Since there were no sales in [February 2023](#), we cannot offer [February 2023](#) data points for these charts.

Note: Stemming from a technical error, the data points between [October 2023](#) and [August 2024](#) on these charts have been revised.

Josephine County, OR

July 2025 Reporting Period

Area Report

Note: RMLS is a supplementary MLS for Jackson County, so data reported in the Area Report will not reflect the entire market.

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97497	Wolf Creek	4	0	2	0	-100.0%	0	-	-	3	1	-50.0%	1	390,000	390,000	-	-	-	-	-	-	-	-
97523	Cave Junction	7	0	0	1	0.0%	0	-	-	8	3	0.0%	4	246,300	225,000	37.4%	1	225,000	-	-	-	-	-
97526	Grants Pass	14	6	2	2	0.0%	2	429,000	39	27	17	-15.0%	12	366,000	354,100	-15.5%	-	-	-	-	1	425,000	
97527	Grants Pass	12	1	2	2	0.0%	2	602,500	39	23	10	0.0%	11	603,200	599,800	9.5%	1	295,000	1	164,000	-	-	
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97531	Kerby	1	-	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
97532	Merlin	-	-	0	0	-	-	-	-	1	-	-50.0%	1	400,000	400,000	-20.6%	-	-	1	185,000	-	-	
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97534	O'Brien	-	0	-	1	-	1	250,000	41	2	2	-	2	274,500	274,500	-	-	-	-	-	-	-	
97538	Selma	2	-	0	0	-100.0%	0	-	-	2	1	-50.0%	1	117,000	117,000	-73.9%	-	-	-	-	-	-	
97543	Wilderville	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-	
97544	Williams	1	0	0	-	-	0	-	-	1	2	-	1	625,000	625,000	25.0%	-	-	-	-	-	-	
	Josephine Co.	41	7	6	6	-33.3%	5	462,600	39	67	37	-5.1%	33	427,100	390,000	-4.3%	2	260,000	2	174,500	1	425,000	

97501	Medford	7	4	3	1	-	0	-	-	18	11	120.0%	11	371,100	362,400	2.3%	-	-	-	-	-	-
97502	Central Point	1	1	0	0	-	1	695,000	284	8	6	500.0%	6	554,600	505,000	42.4%	-	-	-	-	-	-
97503	White City	1	1	0	0	-	0	-	-	4	3	-	2	334,500	334,500	-12.0%	-	-	1	95,000	-	-
97504	Medford	5	-	-	3	-	2	427,500	115	20	13	85.7%	14	469,700	490,000	4.1%	-	-	-	-	-	-
97520	Ashland	16	5	1	0	-100.0%	0	-	-	15	0	-100.0%	-	-	-	47.1%	-	-	1	108,000	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	5	1	0	2	-	0	-	-	11	6	500.0%	5	631,200	515,900	35.6%	-	-	-	-	-	-
97525	Gold Hill	2	1	0	1	-	0	-	-	4	3	50.0%	2	433,500	433,500	9.5%	-	-	-	-	-	-
97530	Jacksonville	6	2	0	0	-100.0%	0	-	-	6	3	50.0%	4	341,300	315,000	-32.5%	-	-	-	-	-	-
97535	Phoenix	-	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97536	Prospect	2	1	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	4	2	-	2	-	1	450,000	65	7	4	33.3%	3	356,700	330,000	-1.0%	-	-	-	-	-	-
97539	Shady Cove	1	-	-	0	-	0	-	-	1	1	-	1	479,000	479,000	-26.3%	-	-	-	-	-	-
97540	Talent	-	-	1	0	-	1	386,000	19	1	2	100.0%	2	708,000	708,000	-11.8%	-	-	-	-	-	-
97541	Talent	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
	Jackson Co.	51	18	5	9	350.0%	5	477,200	119	99	52	13.0%	50	460,200	431,900	-9.1%	-	0	2	101,500	-	0

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

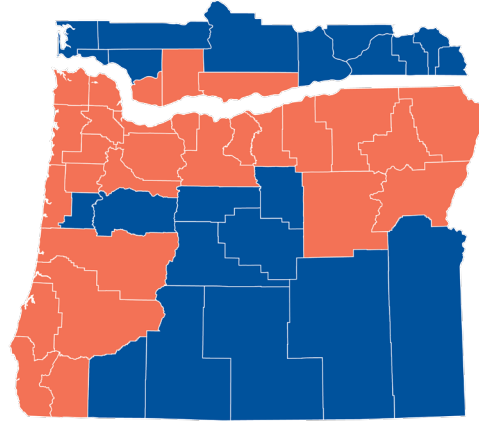
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

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503.236.7657



MARKET ACTION REPORT

A Publication of RMLS, the Source for Real Estate Statistics in Your Community

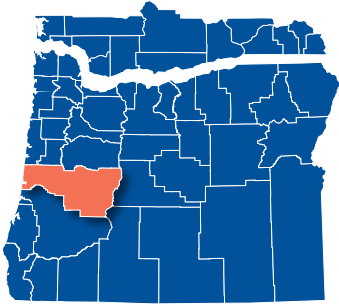
Lane County July 2025 Reporting Period

Lane County

July 2025 Reporting Period

MARKET ACTION REPORT

Note: Data for Florence is reported separately from Greater Lane County. For data on Florence, see the charts on pages 7-9.



Residential Highlights

New Listings

New listings (508) increased 0.2% from the 507 listed in July 2024, and increased 3.0% from the 493 listed in June 2025.

Pending Sales

Pending sales (394) increased 2.3% from the 385 offers accepted in July 2024, and decreased 6.0% from the 419 offers accepted in June 2025.

Closed Sales

Closed sales (380) increased 5.3% from the 361 closings in July 2024, and increased 11.1% from the 342 closings in June 2025.

Inventory and Time on Market

Inventory decreased to 2.8 months in July. Total market time increased to 50 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (3,303) increased 7.0%, pending sales (2,423) increased 2.9%, and closed sales (2,176) increased 2.8%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has increased 0.9% from \$476,800 to \$480,900. In the same comparison, the median sale price has increased 0.2% from \$439,300 to \$440,200.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.7% (\$478,800 v. \$475,400)

Median Sale Price % Change: +0.7% (\$440,000 v. \$437,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	2.3	3.2	2.8
February	1.7	2.3	3.1
March	1.4	2.0	2.8
April	1.5	2.4	2.9
May	1.7	2.0	2.8
June	1.6	2.6	3.0
July	1.9	2.5	2.8
August	2.2	2.5	
September	2.4	3.2	
October	2.5	3.0	
November	2.9	2.9	
December	2.7	2.5	

Residential Trends

July 2025 vs. June 2025

New Listings	+3.0%	↑
Pending Sales	-6.0%	↓
Closed Sales	+11.1%	↑
Average Sale Price	+5.5%	↑
Median Sale Price	+6.4%	↑
Inventory	-0.2	↓
Total Market Time	+7	↑

July 2025 vs. July 2024

New Listings	+0.2%	↑
Pending Sales	+2.3%	↑
Closed Sales	+5.3%	↑
Average Sale Price	+1.9%	↑
Median Sale Price	+3.8%	↑
Inventory	+0.3	↑
Total Market Time	+2	↑

Lane County

July 2025 Reporting Period

Residential Sales by Price Range

Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	22	5.9%	21	5.1%	13	3.2%
100K-200K	29	7.8%	13	3.2%	12	2.9%
200K-300K	87	23.3%	26	6.4%	30	7.3%
300K-400K	92	24.6%	78	19.1%	83	20.2%
400K-500K	55	14.7%	111	27.1%	98	23.8%
500K-600K	34	9.1%	61	14.9%	76	18.5%
600K-700K	19	5.1%	37	9.0%	30	7.3%
700K-800K	17	4.5%	22	5.4%	31	7.5%
800K-900K	6	1.6%	18	4.4%	18	4.4%
900K-1M	2	0.5%	4	1.0%	7	1.7%
1MM-1.1MM	1	0.3%	3	0.7%	1	0.2%
1.1MM-1.2MM	3	0.8%	4	1.0%	4	1.0%
1.2MM-1.3MM	2	0.5%	5	1.2%	0	0.0%
1.3MM-1.4MM	1	0.3%	2	0.5%	3	0.7%
1.4MM-1.5MM	0	0.0%	0	0.0%	1	0.2%
1.5MM-1.6MM	1	0.3%	1	0.2%	1	0.2%
1.6MM-1.7MM	1	0.3%	0	0.0%	1	0.2%
1.7MM-1.8MM	1	0.3%	1	0.2%	0	0.0%
1.8MM-1.9MM	0	0.0%	1	0.2%	0	0.0%
1.9MM-2MM	1	0.3%	0	0.0%	0	0.0%
2MM+	0	0.0%	1	0.2%	2	0.5%
Total Closed Sales	374		409		411	

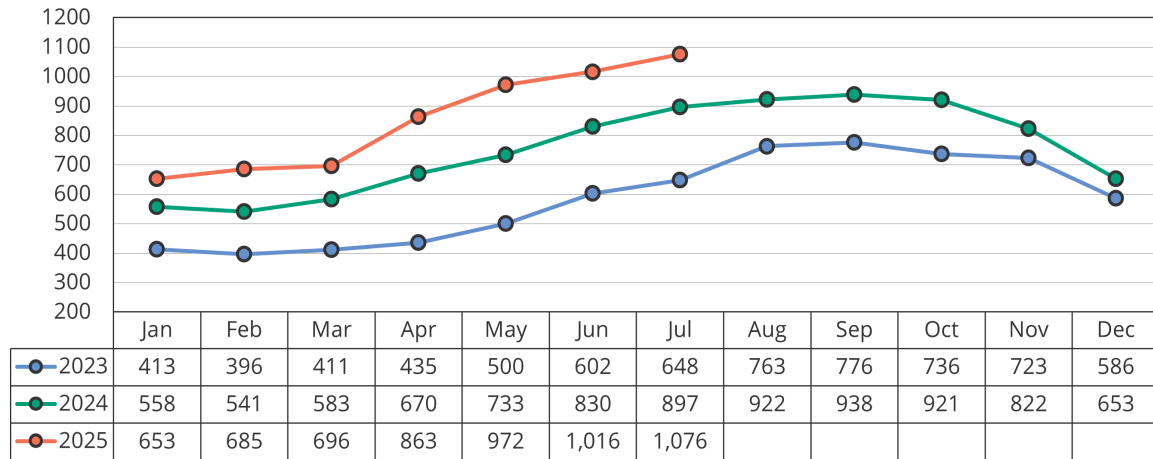
90th Percentile
 50th Percentile
 10th Percentile

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	508	394	380	512,400	472,300	50
	June	493	419	342	485,900	444,000	43
	Year-To-Date	3,303	2,423	2,176	480,900	440,200	57
2024	July	507	385	361	502,600	455,000	48
	Year-To-Date	3,087	2,354	2,116	476,800	439,300	54
Change	July 2024	0.2%	2.3%	5.3%	1.9%	3.8%	4.2%
	Prev Mo 2025	3.0%	-6.0%	11.1%	5.5%	6.4%	16.5%
	Year-To-Date	7.0%	2.9%	2.8%	0.9%	0.2%	5.4%

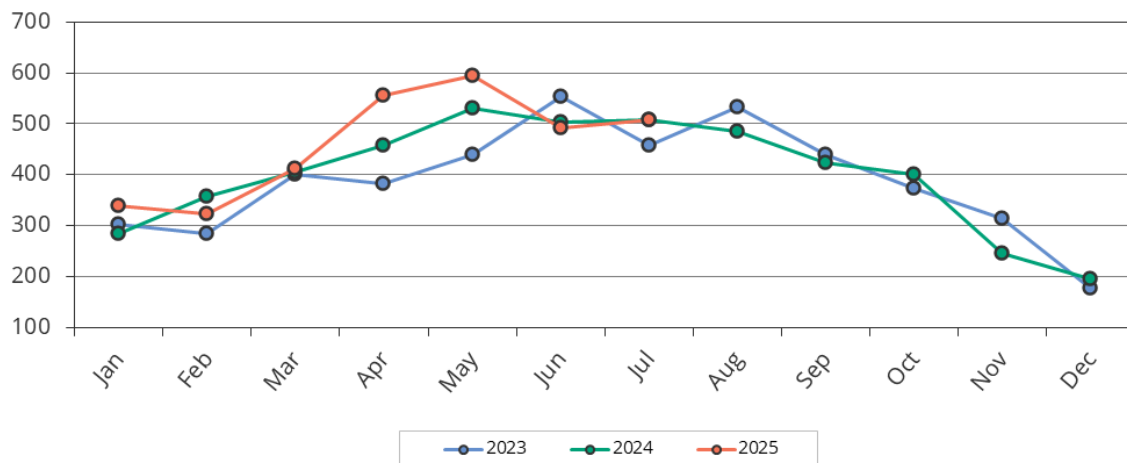
Lane County

July 2025 Reporting Period

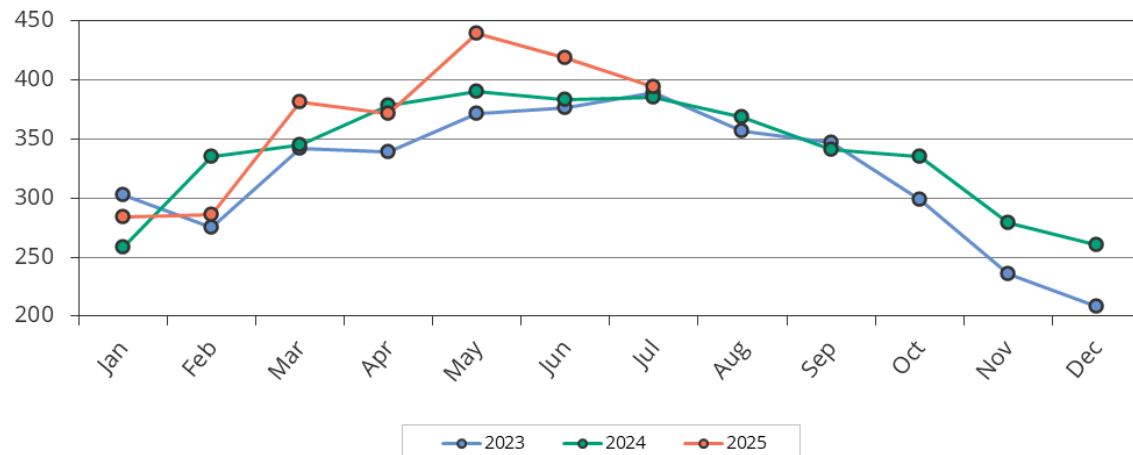
Active Residential Listings



New Listings



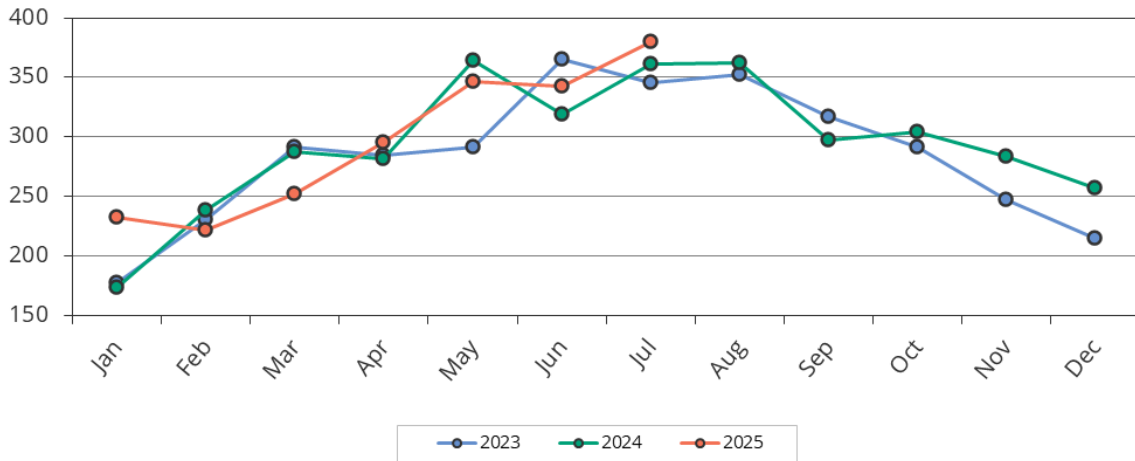
Pending Sales



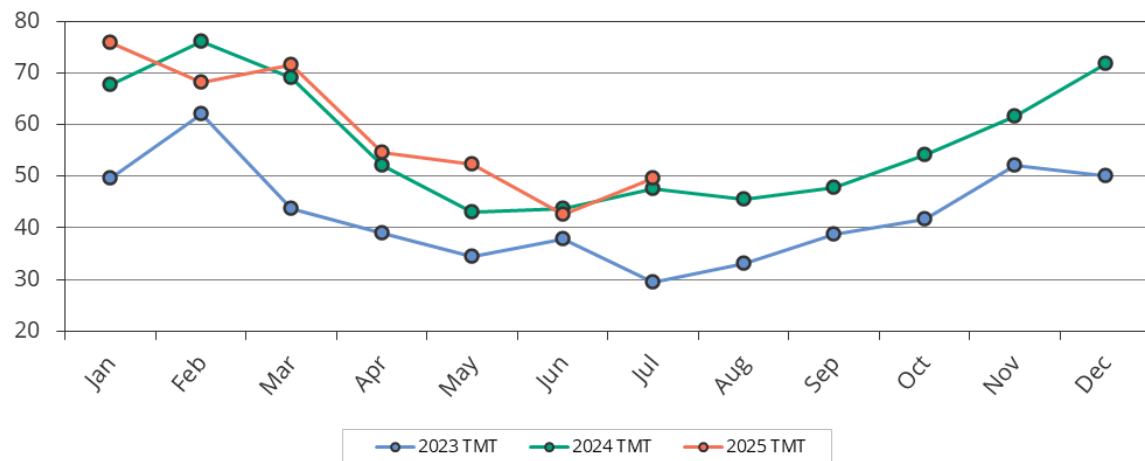
Lane County

July 2025 Reporting Period

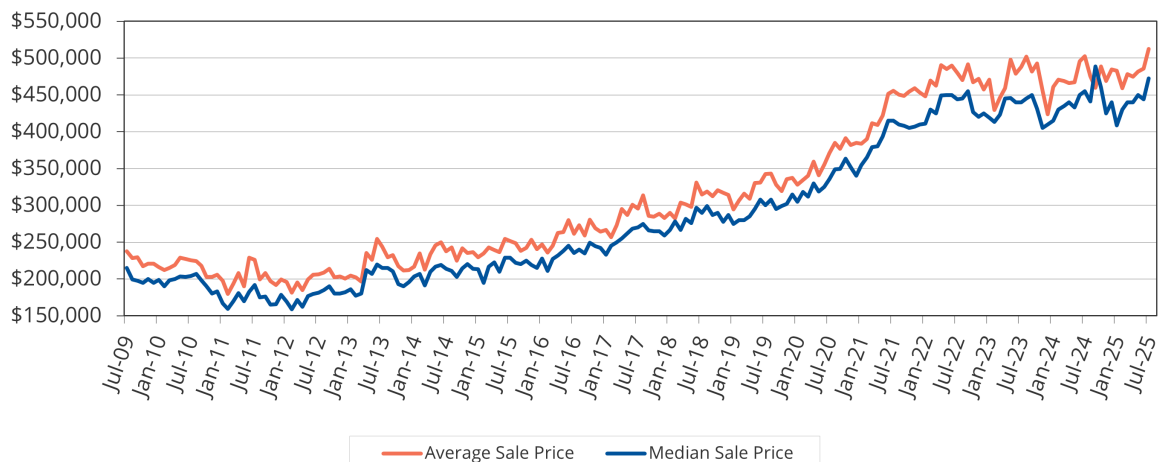
Closed Sales



Average Total Market Time



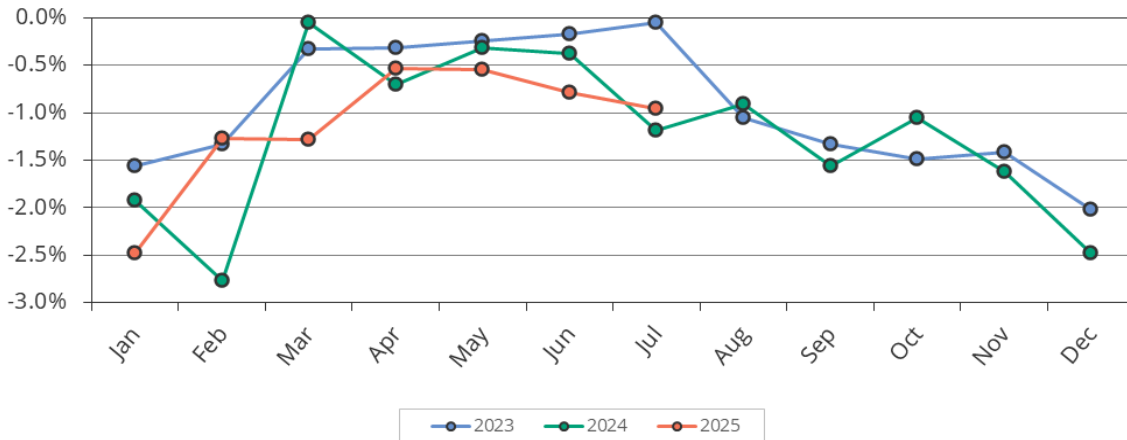
Average and Median Sale Price



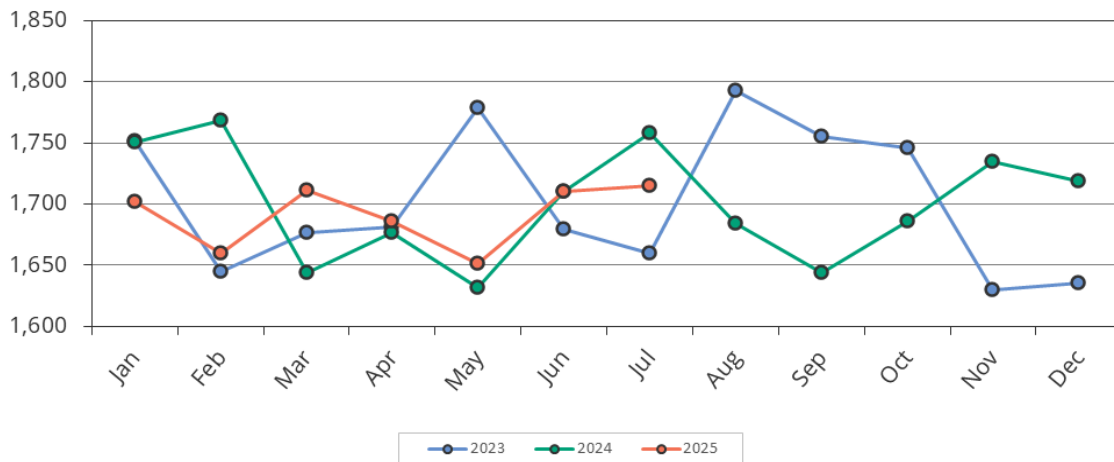
Lane County

July 2025 Reporting Period

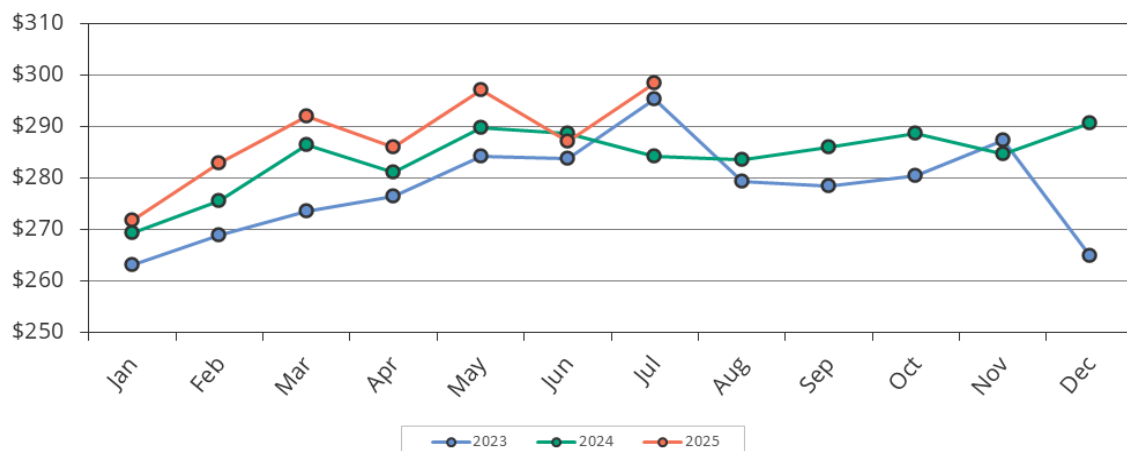
Average Sold Price Change



Average Square Footage



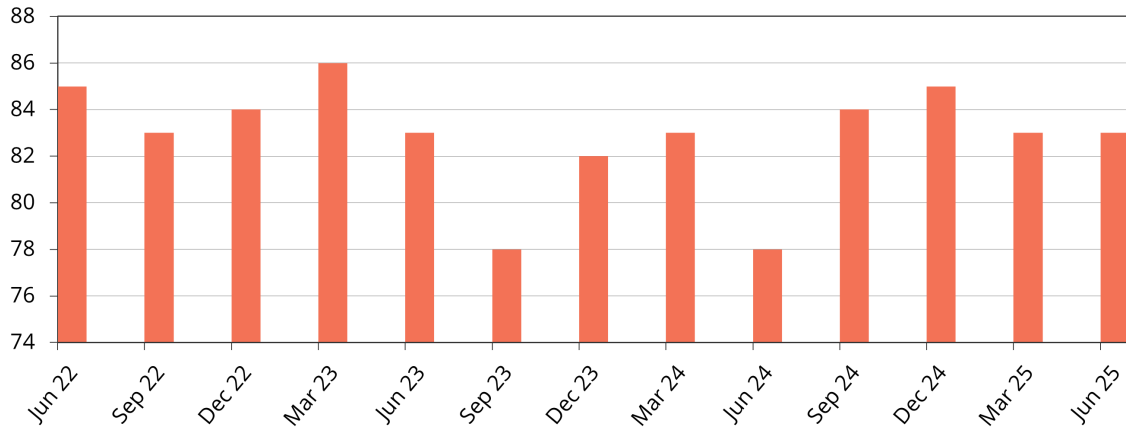
Average Price Per Square Footage



Lane County

July 2025 Reporting Period

Affordability Index



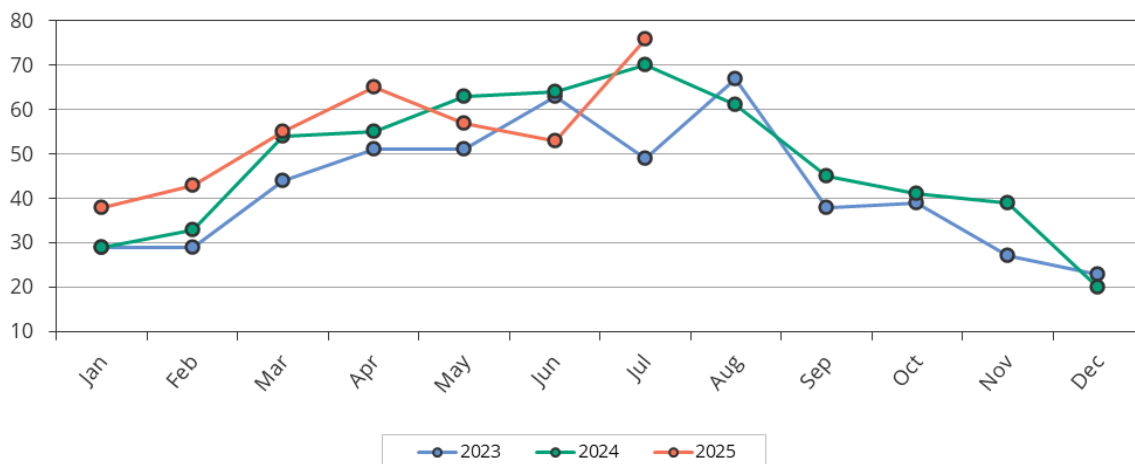
Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$91,700 in 2025, per HUD) can afford 83% of a monthly mortgage payment on a median priced home (\$444,000 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (per Freddie Mac).



Florence – Lane County, OR

July 2025 Reporting Period

Florence New Listings

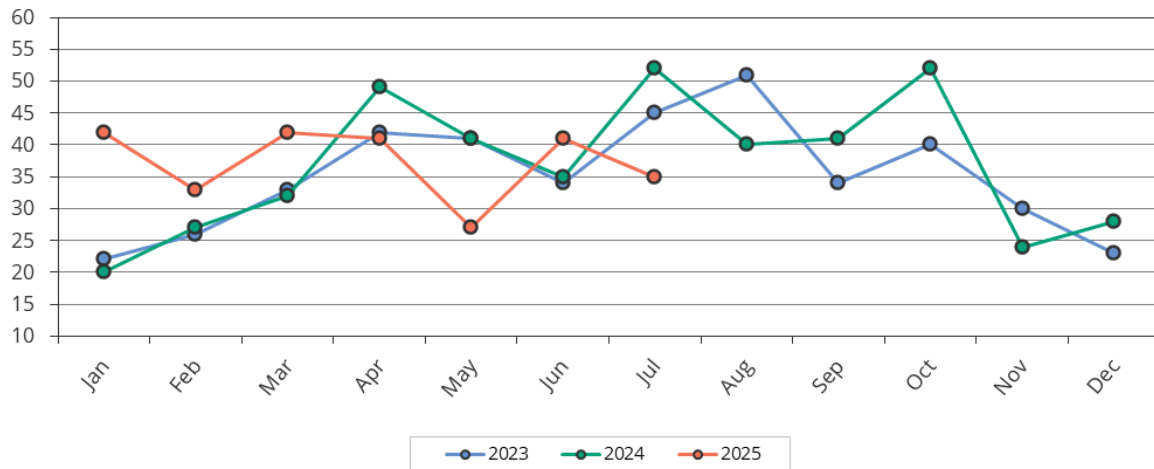




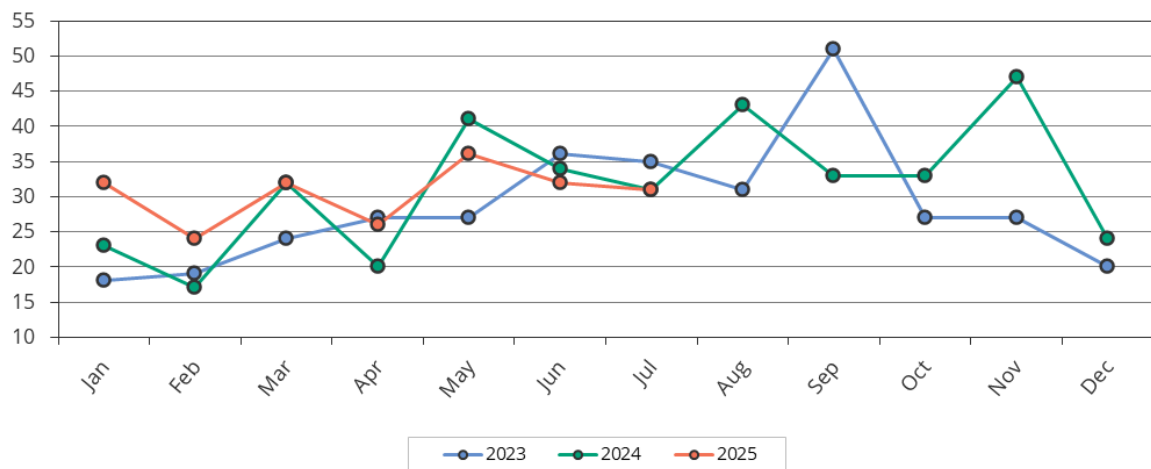
Florence - Lane County

July 2025 Reporting Period

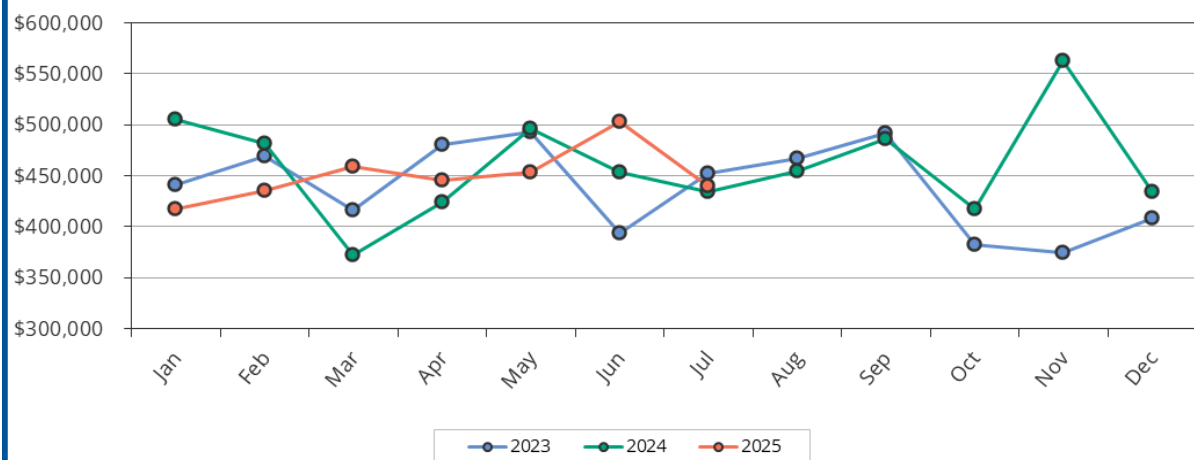
Florence Pending Sales



Florence Closed Sales



Florence Average Sale Price



Lane County

July 2025 Reporting Period

Area Report

This report includes Florence.

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	5	3	2	1	0.0%	0	-	-	10	4	0.0%	3	213,300	200,000	45	-1.7%	-	-	6	145,300	-	-	
226	Florence Green Trees	22	8	3	3	200.0%	1	269,900	72	32	16	-5.9%	16	271,600	262,000	68	-8.6%	-	-	1	180,000	-	-	
227	Florence Florentine	7	2	0	3	0.0%	3	388,300	66	26	21	5.0%	22	419,800	425,000	70	5.1%	-	-	-	-	-	-	
228	Florence Town	90	33	2	16	-40.7%	12	432,400	34	150	101	2.0%	92	430,400	401,200	95	3.0%	4	533,300	10	135,500	2	452,500	
229	Florence Beach	24	7	2	3	-57.1%	5	519,600	43	47	30	-14.3%	30	558,100	550,800	42	12.1%	-	-	4	z	-	-	
230	Florence North	28	10	7	4	-42.9%	2	408,500	30	48	16	-27.3%	20	429,700	408,500	56	10.9%	-	-	3	215,000	-	-	
231	Florence South/ Dunes City	28	7	3	5	66.7%	3	447,700	62	46	25	13.6%	21	545,800	479,900	93	-9.1%	1	625,000	11	134,000	-	-	
238	Florence East/ Mapleton	24	6	1	-	-100.0%	5	454,900	189	32	16	6.7%	14	553,300	564,700	140	38.3%	-	-	4	235,600	-	-	
	Grand Total	228	76	20	35	-32.7%	31	440,500	67	391	229	-2.1%	218	451,200	420,000	81	4.0%	5	551,600	39	157,300	2	452,500	
232	Hayden Bridge	31	25	1	14	-36.4%	12	514,000	38	141	115	-19.6%	108	452,300	440,000	41	0.0%	-	-	-	-	2	562,500	
233	McKenzie Valley	50	14	6	7	-41.7%	8	759,100	76	87	38	-17.4%	32	578,600	527,500	93	-5.6%	1	216,000	9	214,800	-	-	
234	Pleasant Hill/Oak	87	24	6	15	-6.3%	15	480,300	52	153	93	-3.1%	87	474,400	407,000	79	13.0%	-	-	2	242,500	1	285,000	
235	South Lane Properties	111	40	12	30	-9.1%	37	418,300	76	281	198	-6.6%	181	428,500	393,000	66	-6.6%	3	300,000	10	277,700	2	431,000	
236	West Lane Properties	74	28	6	18	38.5%	11	495,300	55	164	105	11.7%	92	525,200	471,000	69	-2.6%	-	-	11	330,400	1	510,000	
237	Junction City	60	18	3	19	-13.6%	20	642,400	60	167	118	-19.2%	104	496,500	477,000	60	7.0%	3	385,000	5	341,000	1	460,000	
239	Thurston	67	34	8	22	10.0%	32	574,200	48	249	197	27.9%	161	457,200	439,000	53	7.7%	1	1,200,000	1	92,000	12	489,800	
240	Coburg I-5	11	5	1	5	0.0%	4	761,800	14	32	22	10.0%	17	929,000	749,000	38	-1.1%	-	-	-	-	-	-	
241	N Gilham	43	23	2	19	18.8%	13	480,100	36	139	110	17.0%	102	559,700	536,500	65	-7.4%	-	-	1	69,900	-	-	
242	Ferry Street Bridge	60	37	6	36	20.0%	31	589,800	26	233	181	7.7%	153	544,200	510,000	39	-6.0%	-	-	-	-	6	650,700	
243	E Eugene	89	43	8	42	50.0%	41	576,100	61	309	234	13.6%	213	600,200	555,000	68	3.9%	6	1,118,700	11	233,500	2	920,000	
244	SW Eugene	83	41	9	37	12.1%	42	611,100	44	310	251	7.3%	240	572,500	533,800	54	-0.8%	-	-	10	143,800	4	553,500	
245	W Eugene	36	23	14	18	38.5%	20	436,100	66	137	101	21.7%	88	371,500	365,000	63	2.4%	1	1,000,000	-	-	17	513,400	
246	Danebo	109	62	6	35	-10.3%	26	305,700	58	322	229	5.5%	213	317,600	360,000	54	-4.8%	-	-	1	70,000	1	464,000	
247	River Road	30	20	-	22	57.1%	10	447,100	34	109	80	14.3%	71	411,200	405,000	53	3.7%	-	-	2	89,800	5	505,000	
248	Santa Clara	49	23	3	19	-24.0%	22	468,700	36	186	139	-6.1%	125	472,000	465,000	46	2.2%	-	-	1	310,000	2	522,500	
249	Springfield	74	45	6	30	-30.2%	32	377,700	26	255	189	-5.5%	173	379,000	375,000	41	5.9%	1	520,000	6	105,000	20	619,900	
250	Mohawk Valley	12	3	0	6	500.0%	4	683,500	97	29	23	0.0%	16	692,600	665,400	103	9.5%	-	-	1	270,000	-	-	
	Grand Total	1,076	508	97	394	2.3%	380	512,400	50	3,303	2,423	2.9%	2,176	480,900	440,200	57	0.7%	16	731,500	71	227,600	76	555,800	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

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The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

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The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

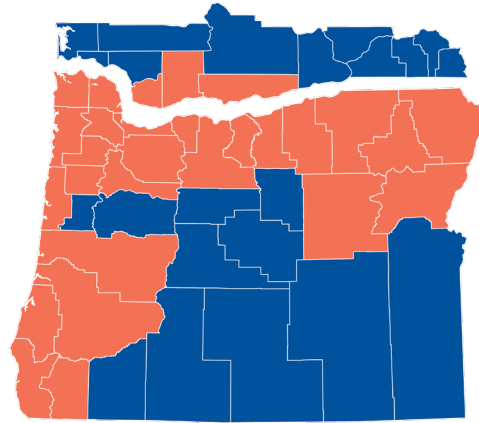
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MARKET ACTION REPORT

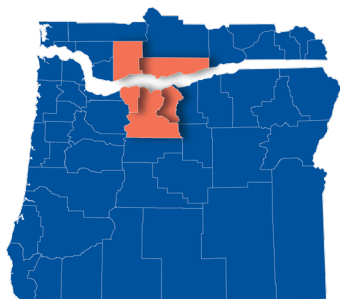
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Mid-Columbia July 2025 Reporting Period

Mid-Columbia

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (121) increased 17.5% from the 103 listed in July 2024, and increased 4.3% from the 116 listed in June 2025.

Pending Sales

Pending sales (78) increased 1.3% from the 77 offers accepted in July 2024, and decreased 10.3% from the 87 offers accepted in June 2025.

Closed Sales

Closed sales (79) increased 21.5% from the 65 closings in July 2024, and decreased 12.2% from the 90 closings in June 2025.

Inventory and Time on Market

Inventory increased to 5.4 months in July. Total market time decreased to 71 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (809) increased 6.4%, pending sales (475) increased 2.6%, and closed sales (426) increased 2.7%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has decreased 0.6% from \$550,700 to \$547,200. In the same comparison, the median sale price has decreased 3.1% from \$470,000 to \$455,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.0% (\$520,900 v. \$526,000)

Median Sale Price % Change: +3.4% (\$450,000 v. \$435,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	3.9	5.5	4.9
February	3.8	4.0	5.6
March	3.4	5.2	7.0
April	3.5	4.9	5.1
May	2.6	4.4	5.8
June	3.4	4.4	4.3
July	3.3	6.0	5.4
August	3.7	5.1	
September	4.6	7.4	
October	4.1	3.9	
November	4.8	4.3	
December	4.5	4.5	

Residential Trends

July 2025 vs. June 2025

New Listings	+4.3%	↑
Pending Sales	-10.3%	↓
Closed Sales	-12.2%	↓
Average Sale Price	-8.0%	↓
Median Sale Price	-6.2%	↓
Inventory	+1.1	↑
Total Market Time	-6	↓

July 2025 vs. July 2024

New Listings	+17.5%	↑
Pending Sales	+1.3%	↑
Closed Sales	+21.5%	↑
Average Sale Price	+8.4%	↑
Median Sale Price	-3.2%	↓
Inventory	-0.6	↓
Total Market Time	+12	↑

Mid-Columbia

July 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	0	0.0%	2	2.9%	1	1.3%
100K-200K	4	4.8%	2	2.9%	2	2.5%
200K-300K	4	4.8%	8	11.8%	10	12.7%
300K-400K	15	18.1%	10	14.7%	19	24.1%
400K-500K	13	15.7%	18	26.5%	11	13.9%
500K-600K	10	12.0%	7	10.3%	11	13.9%
600K-700K	16	19.3%	8	11.8%	6	7.6%
700K-800K	4	4.8%	4	5.9%	4	5.1%
800K-900K	8	9.6%	4	5.9%	5	6.3%
900K-1M	2	2.4%	2	2.9%	2	2.5%
1MM-1.1MM	2	2.4%	0	0.0%	2	2.5%
1.1MM-1.2MM	1	1.2%	1	1.5%	2	2.5%
1.2MM-1.3MM	2	2.4%	1	1.5%	1	1.3%
1.3MM-1.4MM	0	0.0%	1	1.5%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	1	1.2%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	1	1.3%
1.8MM-1.9MM	0	0.0%	0	0.0%	1	1.3%
1.9MM-2MM	1	1.2%	0	0.0%	1	1.3%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	83		68		79	

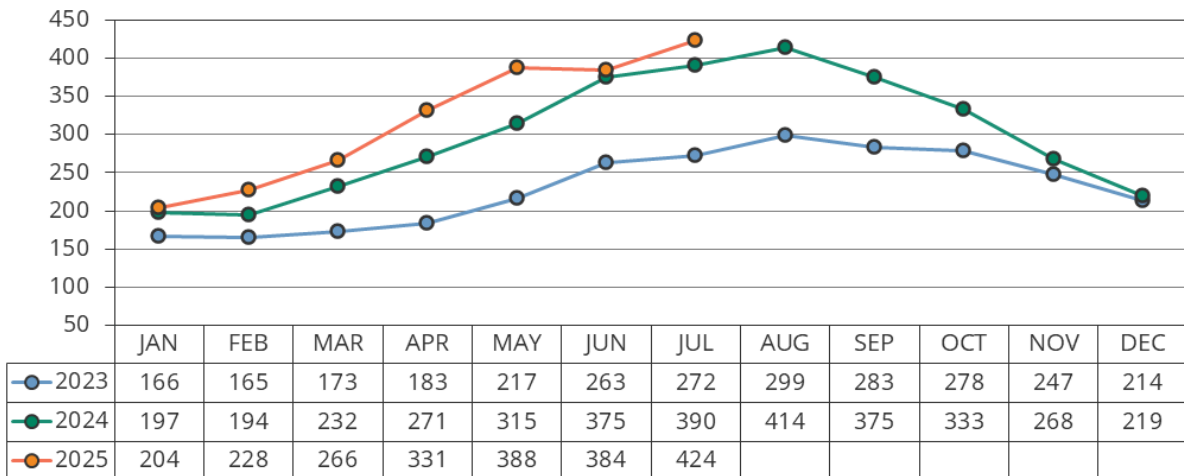
90th Percentile
 50th Percentile
 10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	121	78	79	565,900	450,000	71
	June	116	87	90	615,000	479,500	78
	Year-To-Date	809	475	426	547,200	455,500	85
2024	July	103	77	65	522,000	465,000	60
	Year-To-Date	760	463	415	550,700	470,000	77
Change	July 2024	17.5%	1.3%	21.5%	8.4%	-3.2%	19.8%
	Prev Mo 2025	4.3%	-10.3%	-12.2%	-8.0%	-6.2%	-8.2%
	Year-To-Date	6.4%	2.6%	2.7%	-0.6%	-3.1%	10.9%

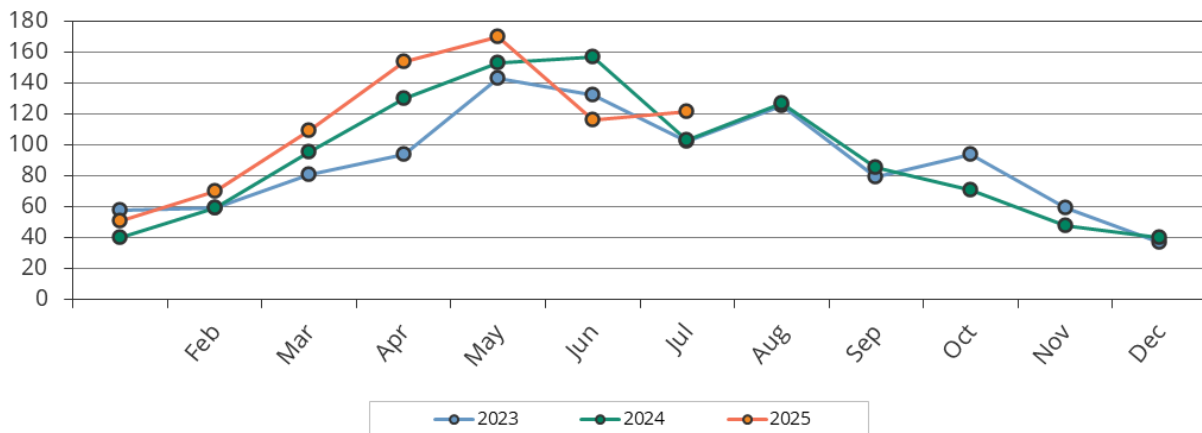
Mid-Columbia

July 2025 Reporting Period

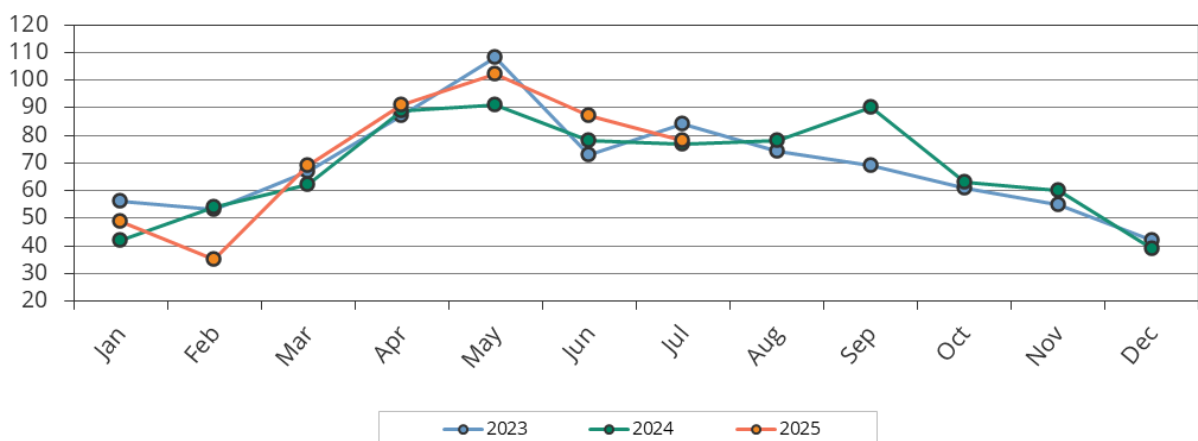
Active Residential Listings



New Listings



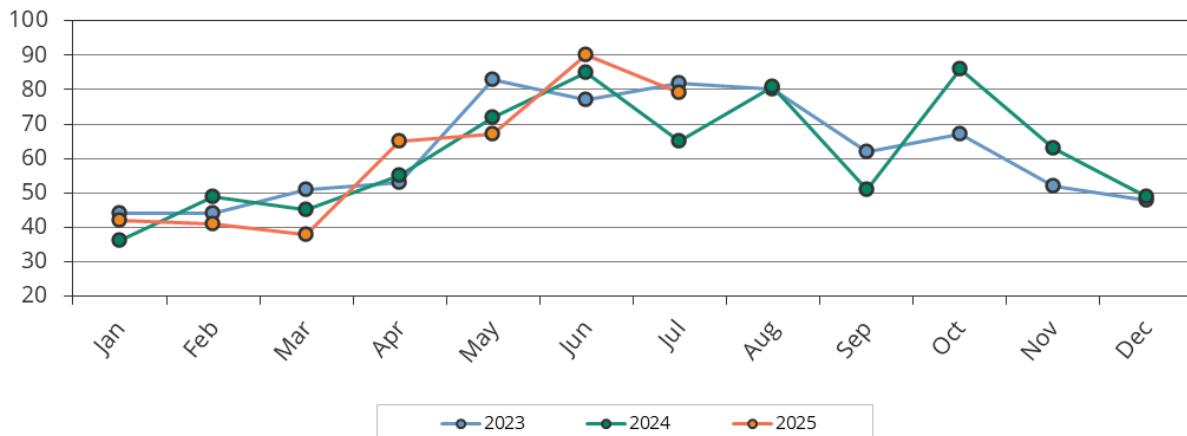
Pending Sales



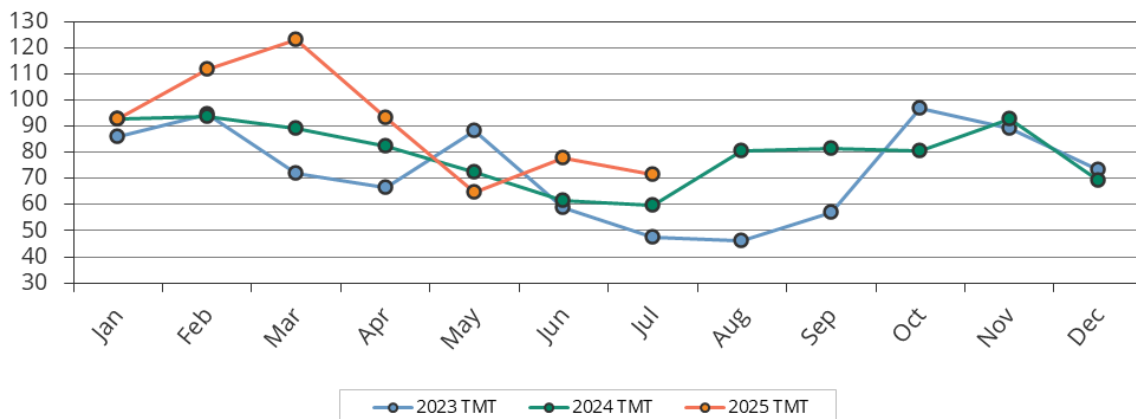
Mid-Columbia

July 2025 Reporting Period

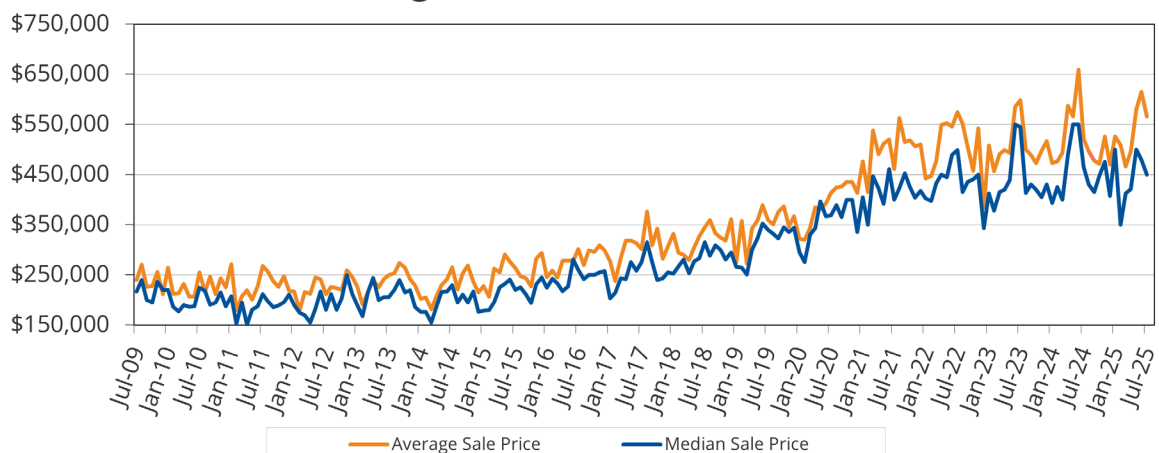
Closed Sales



Average Total Market Time



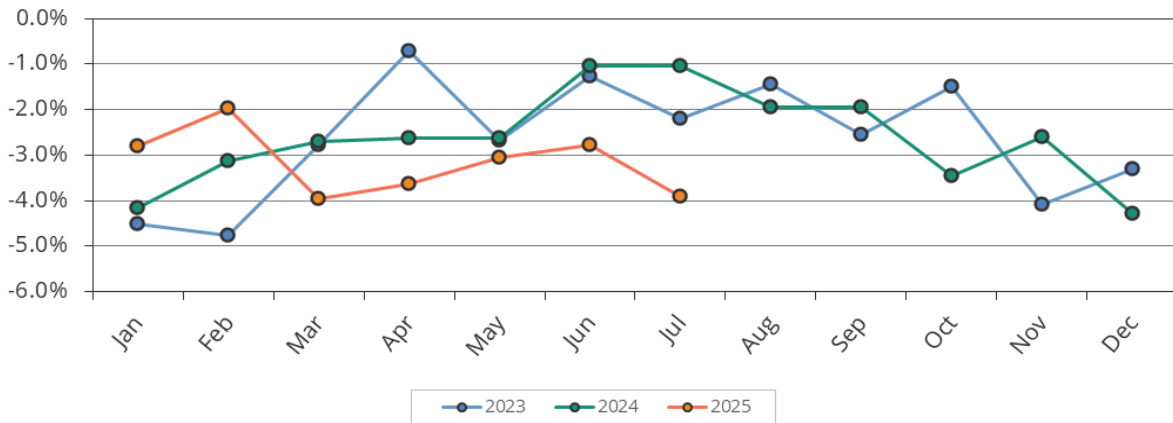
Average and Median Sale Price



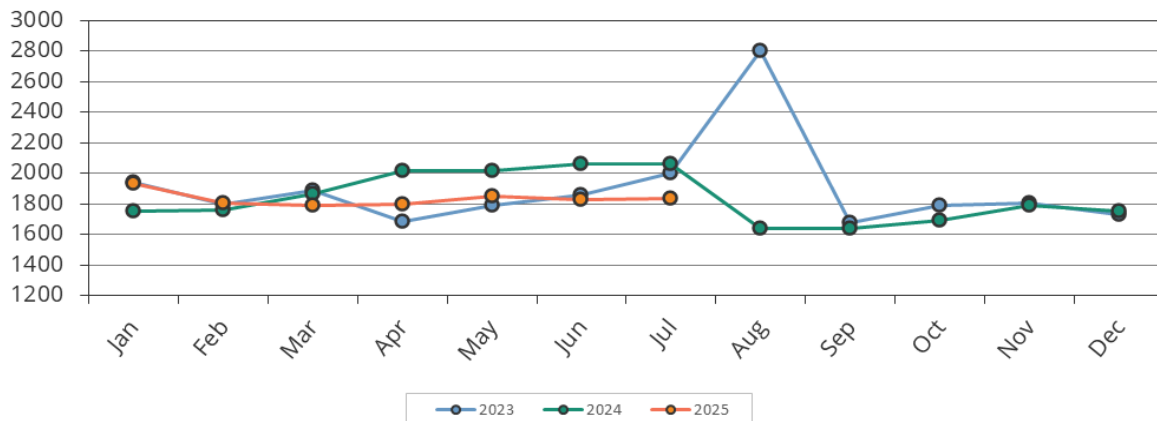
Mid-Columbia

July 2025 Reporting Period

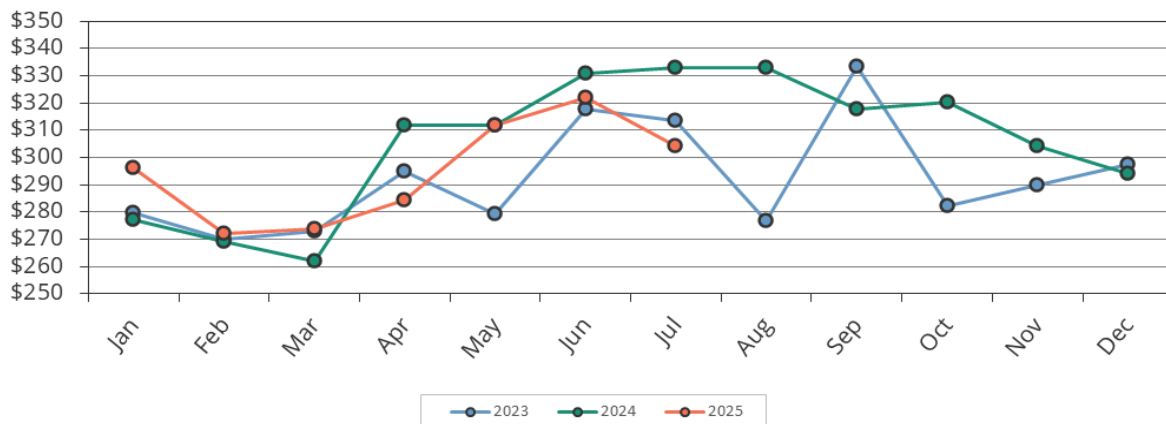
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Mid-Columbia

July 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon / Bingen	26	7	-	9	200.0%	4	647,600	54	57	37	12.1%	30	787,400	731,000	-6.7%	-	-	13	341,300	-	-	
101	Snowden	11	-	0	1	-	0	-	-	11	2	-50.0%	1	470,000	470,000	-5.3%	-	-	4	286,900	-	-	
102	Trout Lake / Glenwood	11	4	3	5	-	5	1,047,400	122	18	10	100.0%	10	927,600	847,500	32.8%	-	-	4	454,300	-	-	
103	Husum / BZ Corner	1	-	0	1	0.0%	0	-	-	7	9	50.0%	6	590,800	519,900	-3.1%	-	-	1	240,000	-	-	
104	Lyle / High Prairie	15	3	-	1	-	1	250,000	4	30	13	62.5%	14	503,600	477,500	-38.7%	-	-	7	106,000	-	-	
105	Dallesport / Murdock	17	6	0	1	-50.0%	1	435,000	14	26	12	20.0%	10	403,500	422,500	-10.5%	1	542,000	2	183,000	-	-	
106	Appleton/ Timber Valley	2	1	0	0	-	0	-	-	2	1	0.0%	1	150,000	150,000	-59.9%	-	-	-	-	-	-	
108	Goldendale / Centerville	64	18	3	5	-54.5%	12	317,800	32	110	54	-1.8%	53	365,900	347,000	12.5%	3	194,200	43	123,900	1	270,000	
109	Bickleton/ East County	7	1	1	-	-	1	381,500	34	9	3	-	3	180,500	115,000	-	-	-	8	57,000	-	-	
110	Klickitat	3	1	-	1	-	2	467,500	274	4	4	-	3	373,300	215,000	141.7%	-	-	2	127,500	-	-	
	Klickitat Co. Total	157	41	7	24	41.2%	26	524,700	69	274	145	18.9%	131	528,300	445,000	-21.5%	4	281,100	84	176,100	1	270,000	
111	Skamania	2	0	0	0	-100.0%	-	-	-	2	1	-87.5%	1	565,000	565,000	8.7%	-	-	1	50,000	-	-	
112	North Bonneville	5	1	0	0	-100.0%	1	555,000	102	8	5	0.0%	4	457,500	437,500	-8.4%	-	-	3	161,700	-	-	
113	Stevenson	17	4	2	3	-57.1%	2	321,500	175	22	8	-60.0%	8	516,800	487,000	-3.2%	1	275,000	2	171,300	-	-	
114	Carson	14	6	-	2	-60.0%	2	376,500	98	35	19	-9.5%	15	451,800	385,000	8.8%	-	-	7	168,100	-	-	
115	Home Valley	1	0	0	1	0.0%	1	890,000	290	3	2	0.0%	1	890,000	890,000	6.9%	-	-	-	-	-	-	
116	Cook / Underwood / Mill A / Willard	7	1	0	1	0.0%	1	1,839,500	40	14	7	-36.4%	7	1,613,100	1,055,000	81.4%	-	-	-	-	-	-	
117	Unincorporated North	13	4	0	1	0.0%	3	437,300	19	19	11	10.0%	10	284,500	263,500	35.7%	-	-	2	145,000	-	-	
	Skamania Co. Total	59	16	2	8	-61.9%	10	599,200	103	103	53	-31.2%	46	615,900	443,000	12.0%	1	275,000	15	156,300	-	-	
351	The Dalles	75	22	6	20	-9.1%	18	431,600	55	177	127	1.6%	119	406,100	365,000	8.6%	-	-	11	329,200	2	391,000	
352	Dufur	9	7	0	3	-	2	475,000	207	19	11	120.0%	9	362,500	360,000	-20.1%	-	-	2	103,000	-	-	
353	Tygh Valley	6	2	0	2	0.0%	1	317,700	51	12	3	-57.1%	1	317,700	317,700	27.7%	-	-	1	240,000	-	-	
354	Wamic / Pine Hollow	13	1	1	2	0.0%	1	282,000	27	16	6	20.0%	4	379,000	377,000	-11.9%	-	-	-	-	-	-	
355	Maupin / Pine Grove	21	2	-	0	-	0	-	-	20	5	-16.7%	5	352,800	249,000	-26.0%	-	-	5	92,000	1	150,000	
356	Rowena	1	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
357	Mosier	8	1	2	2	100.0%	1	900,000	204	16	11	83.3%	9	702,100	765,000	-13.5%	-	-	3	306,700	-	-	
	Wasco Co. Total	133	35	9	29	7.4%	23	444,300	74	260	163	5.2%	147	418,400	372,000	-100.0%	-	-	22	247,600	3	310,600	
361	Cascade Locks	5	1	-	3	200.0%	3	326,000	22	15	14	40.0%	10	408,700	412,300	7.8%	1	500,000	3	83,300	-	-	
362	Hood River City	29	14	3	6	20.0%	8	757,800	57	72	48	14.3%	44	799,600	705,800	0.4%	1	1,050,000	4	797,500	4	1,046,500	
363	Hood River-W	11	1	0	4	33.3%	7	988,000	83	31	27	0.0%	25	868,000	735,000	-14.1%	1	862,500	2	352,500	-	-	
364	Hood River-E	5	2	0	1	-	0	-	-	5	1	-80.0%	1	660,000	660,000	10.1%	-	-	-	-	-	-	
365	Odell	7	4	0	1	0.0%	1	295,000	-	11	5	-16.7%	4	629,300	538,500	-24.0%	1	625,000	-	-	-	-	
366	Parkdale / Mt. Hood	8	1	0	2	100.0%	1	600,000	12	18	10	0.0%	9	903,700	725,000	-2.3%	-	-	-	-	-	-	
	Hood River Co. Total	65	23	3	17	54.5%	20	742,600	56	152	105	5.0%	93	777,200	675,000	-5.3%	4	759,400	9	460,600	4	1,046,500	
370	Sherman Co.	10	6	1	0	-100.0%	0	-	-	20	9	0.0%	900.0%	198,900	181,800	1.8%	-	-	1	31,000	-	-	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

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% Change:

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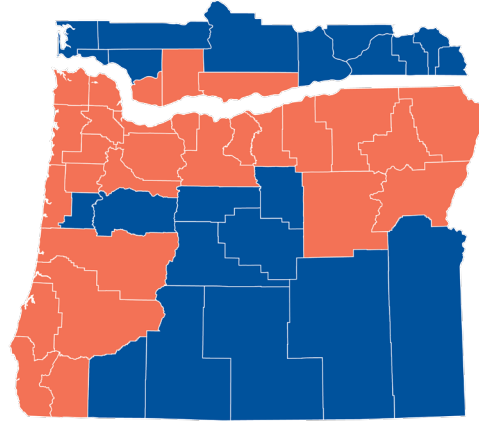
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MARKET ACTION REPORT

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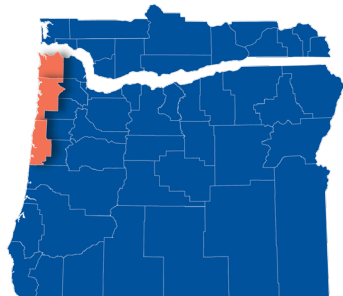
North Coastal Counties July 2025 Reporting Period

North Coastal Counties

July 2025 Reporting Period

MARKET ACTION REPORT

Note: RMLS is a supplementary MLS for the North Coastal Counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings

New listings (265) decreased 5.7% from the 281 listed in July 2024, and increased 1.9% from the 260 listed in June 2025.

Pending Sales

Pending sales (190) increased 11.1% from the 171 offers accepted in July 2024, and increased 37.7% from the 138 offers accepted in June 2025.

Closed Sales

Closed sales (130) decreased 10.3% from the 145 closings in July 2024, and decreased 21.7% from the 166 closings in June 2025.

Inventory and Time on Market

Inventory increased to 7.4 months in July. Total market time increased to 101 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (1,690) increased 13.1%, pending sales (945) increased 9.0%, and closed sales (811) increased 4.5%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has decreased 5.1% from \$598,300 to \$567,700. In the same comparison, the median sale price has increased 1.0% from \$495,000 to \$500,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.4% (\$589,600 v. \$592,100)

Median Sale Price % Change: +0.8% (\$503,000 v. \$499,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	4.7	5.2	8.9
February	3.4	5.3	7.8
March	3.2	6.2	6.2
April	4.5	5.3	6.5
May	3.8	4.9	6.4
June	3.3	5.0	5.6
July	5.2	5.1	7.4
August	3.6	5.3	
September	4.1	5.2	
October	4.7	4.5	
November	4.3	6.6	
December	4.1	6.3	

Residential Trends

July 2025 vs. June 2025

New Listings	+1.9%	↑
Pending Sales	+37.7%	↑
Closed Sales	-21.7%	↓
Average Sale Price	-5.6%	↓
Median Sale Price	-8.4%	↓
Inventory	+1.8	↑
Total Market Time	+31	↑

July 2025 vs. July 2024

New Listings	-5.7%	↓
Pending Sales	+11.1%	↑
Closed Sales	-10.3%	↓
Average Sale Price	-7.1%	↓
Median Sale Price	-10.6%	↓
Inventory	+2.3	↑
Total Market Time	+32	↑

North Coastal Counties

July 2025 Reporting Period

Residential Sales by Price Range

Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	3	2.6%	5	3.3%	3	2.3%
100K-200K	6	5.1%	6	3.9%	4	3.1%
200K-300K	6	5.1%	15	9.9%	10	7.7%
300K-400K	20	17.1%	17	11.2%	17	13.1%
400K-500K	35	29.9%	26	17.1%	32	24.6%
500K-600K	9	7.7%	25	16.4%	28	21.5%
600K-700K	12	10.3%	19	12.5%	7	5.4%
700K-800K	7	6.0%	10	6.6%	10	7.7%
800K-900K	6	5.1%	9	5.9%	7	5.4%
900K-1M	4	3.4%	6	3.9%	3	2.3%
1MM-1.1MM	4	3.4%	3	2.0%	2	1.5%
1.1MM-1.2MM	2	1.7%	3	2.0%	3	2.3%
1.2MM-1.3MM	1	0.9%	2	1.3%	1	0.8%
1.3MM-1.4MM	1	0.9%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	1	0.7%	0	0.0%
1.5MM-1.6MM	0	0.0%	1	0.7%	1	0.8%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	1	0.7%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	1	0.8%
2MM+	1	0.9%	3	2.0%	1	0.8%
Total Closed Sales	117		152		130	

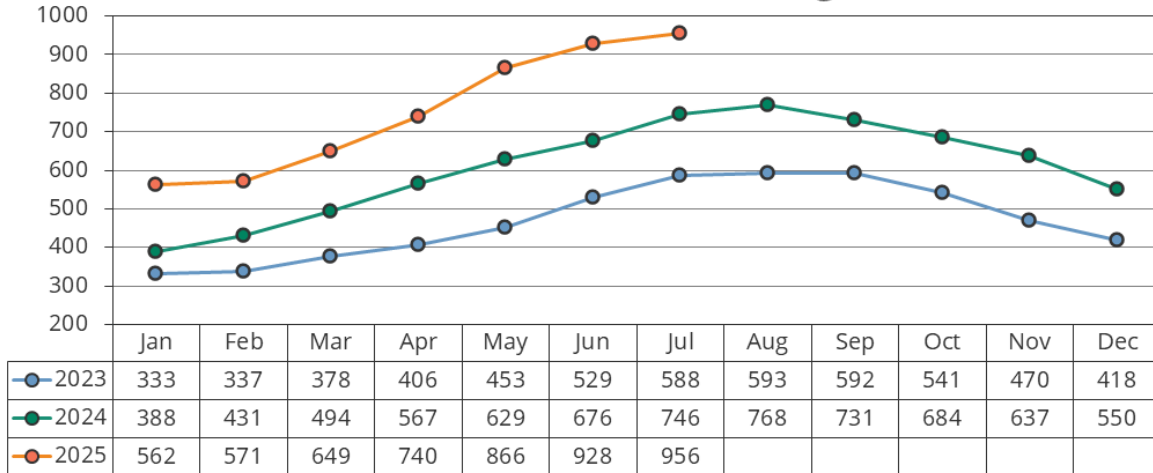
90th Percentile
 50th Percentile
 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	265	190	130	561,600	485,000	101
	June	260	138	166	595,000	529,500	70
	Year-To-Date	1,690	945	811	567,700	500,000	91
2024	July	281	171	145	604,500	542,500	69
	Year-To-Date	1,494	867	776	598,300	495,000	81
Change	July 2024	-5.7%	11.1%	-10.3%	-7.1%	-10.6%	45.9%
	Prev Mo 2025	1.9%	37.7%	-21.7%	-5.6%	-8.4%	43.9%
	Year-To-Date	13.1%	9.0%	4.5%	-5.1%	1.0%	12.2%

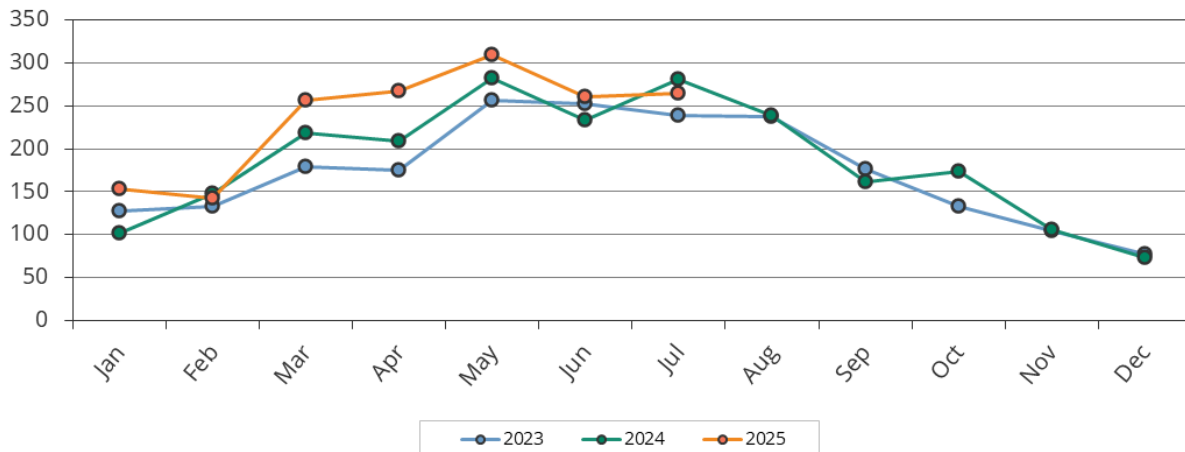
North Coastal Counties

July 2025 Reporting Period

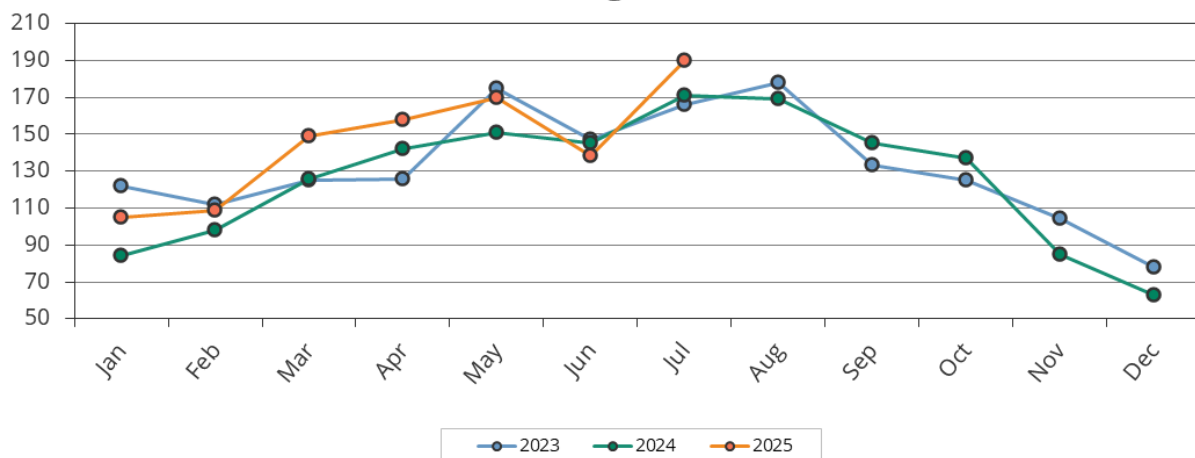
Active Residential Listings



New Listings



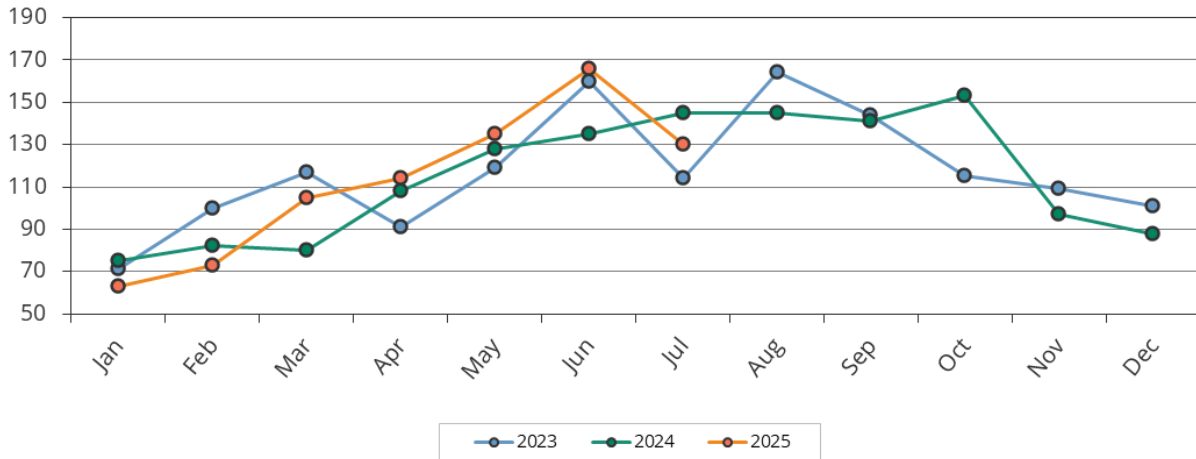
Pending Sales



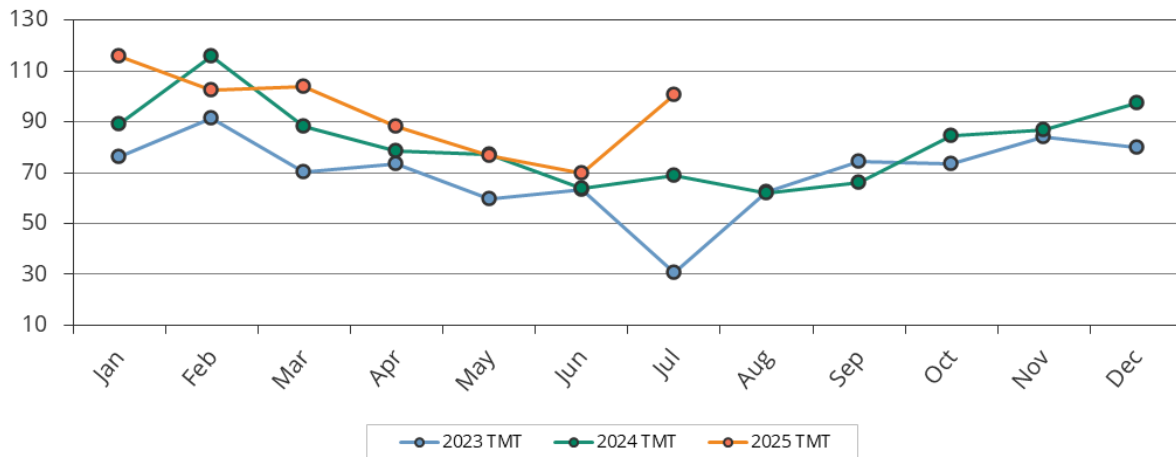
North Coastal Counties

July 2025 Reporting Period

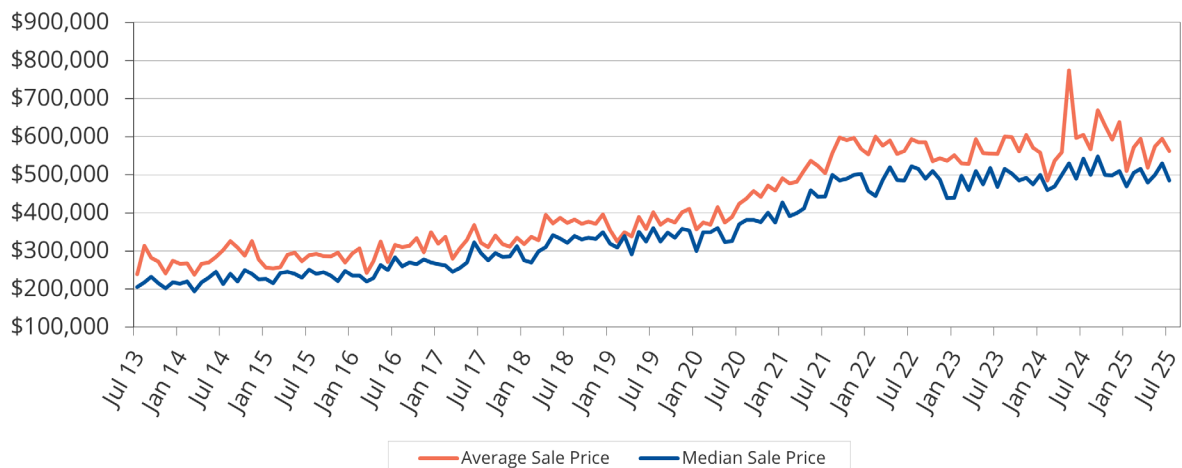
Closed Sales



Average Total Market Time



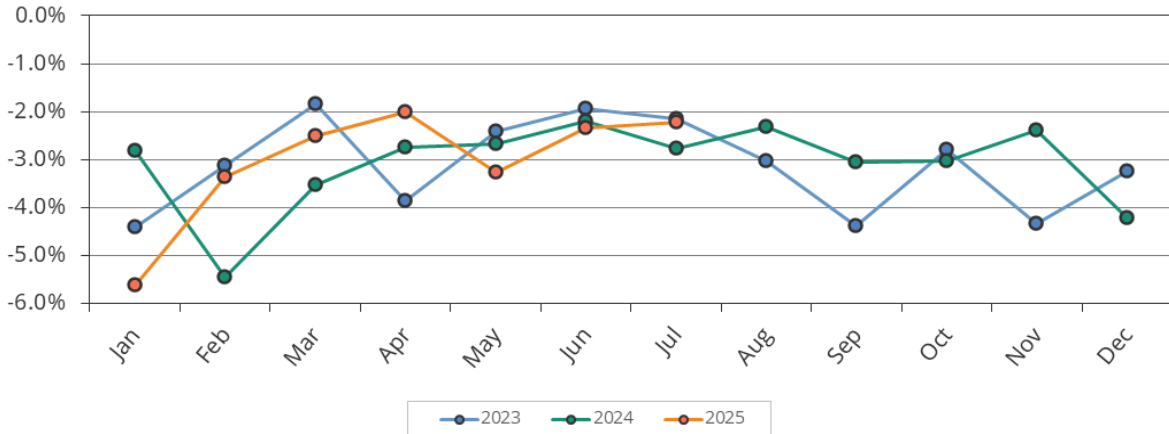
Average and Median Sale Price



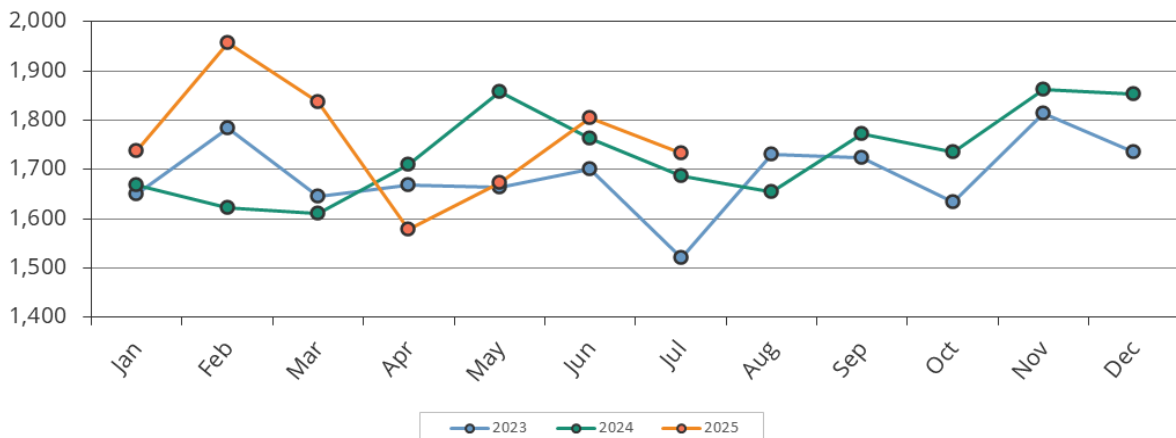
North Coastal Counties

July 2025 Reporting Period

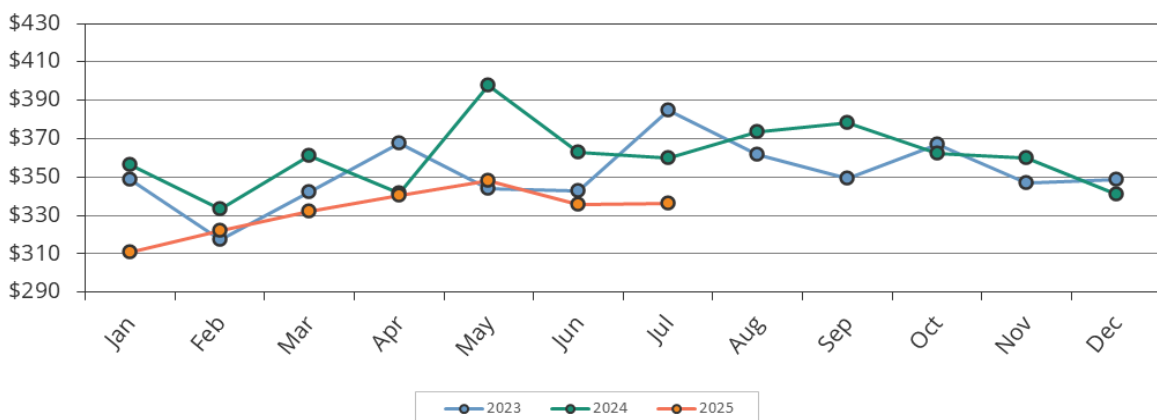
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

July 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	81	29	10	21	23.5%	16	497,900	76	179	120	22.4%	102	524,500	519,000	3.2%	1	450,000	9	821,100	2	559,500	
181	Hammond / Warrenton	56	14	3	20	81.8%	7	475,200	106	130	69	25.5%	53	554,500	515,000	9.8%	-	-	7	156,900	1	301,600	
182	Gearhart West	34	12	0	5	25.0%	4	1,076,800	214	60	30	7.1%	25	967,800	820,000	5.4%	-	-	2	425,800	-	-	
183	Gearhart East	6	4	1	3	0.0%	1	546,000	13	12	8	33.3%	6	474,700	522,500	-22.2%	1	850,000	2	137,500	-	-	
184	Seaside Northwest	8	4	2	4	300.0%	7	418,200	141	25	15	0.0%	15	472,900	485,000	-3.2%	-	-	1	195,000	1	868,000	
185	Seaside North Central	9	1	0	3	50.0%	2	432,500	31	16	11	-31.3%	9	425,400	410,000	-4.1%	-	-	-	-	1	655,000	
186	Seaside Southwest	23	5	-	3	-62.5%	5	620,900	44	45	24	-25.0%	20	541,200	563,500	-10.0%	-	-	-	-	1	550,000	
187	Seaside South Central	2	-	1	0	-	0	-	-	3	2	-71.4%	3	266,500	225,500	-33.2%	-	-	-	-	1	450,000	
188	Seaside East	23	6	1	4	-20.0%	3	461,300	237	40	21	-22.2%	18	560,400	504,000	11.4%	-	-	3	110,000	-	-	
189	Cannon Beach / Tolovana Park	40	21	3	9	80.0%	2	1,587,500	30	59	26	-25.7%	20	1,057,700	1,045,000	-5.6%	-	-	1	80,000	-	-	
190	Arch Cape / Cove Beach / Falcon Cove	4	3	-	1	-50.0%	-	-	-	7	4	-33.3%	3	1,814,300	1,175,000	107.1%	-	-	3	147,400	-	-	
191	Rural Clatsop County	20	4	0	3	50.0%	4	497,700	44	33	20	25.0%	18	417,300	345,000	-16.8%	-	-	9	150,000	-	-	
	Clatsop County	306	103	21	76	26.7%	51	580,200	99	609	350	2.6%	292	605,000	515,000	-0.2%	2	650,000	37	324,600	7	563,400	
97102	Arch Cape	0	0	-	-	-	0	-	-	-	-	-100.0%	0	-	-	-	0	-	0	-	0	-	
97130	Manzanita	33	15	0	10	11.1%	4	906,500	16	70	34	-10.5%	27	1,051,400	979,000	1.9%	1	740,000	9	436,200	-	-	
97131	Nehalem	25	7	3	4	-33.3%	2	476,000	16	45	27	68.8%	22	442,300	417,500	-6.2%	1	1,600,000	6	129,900	2	444,500	
97147	Wheeler	2	2	-	0	-	1	515,000	16	9	8	166.7%	8	484,100	504,500	16.9%	-	-	1	7,000	-	-	
97136	Rockaway Beach	65	17	3	7	16.7%	-	-	-	99	39	-9.3%	32	530,800	474,500	-3.3%	1	330,000	6	145,800	-	-	
97107	Bay City	12	4	1	4	100.0%	2	495,000	555	31	22	10.0%	18	384,800	376,500	-3.2%	-	-	7	59,900	-	-	
97118	Garibaldi	9	2	0	4	100.0%	3	751,700	231	16	14	40.0%	13	434,800	352,000	-6.4%	-	-	3	137,300	-	-	
97143	Netarts	7	4	0	2	0.0%	1	509,000	60	16	13	-23.5%	11	449,100	509,000	-3.4%	-	-	7	148,700	-	-	
97141	Tillamook	61	13	4	15	-6.3%	11	410,800	64	113	76	10.1%	68	430,000	405,000	2.2%	2	1,175,000	5	154,800	1	480,000	
97134	Oceanside	19	2	0	3	0.0%	1	469,000	14	24	15	66.7%	12	817,500	792,500	0.1%	-	-	3	146,800	-	-	
97108	Beaver	3	2	0	0	-100.0%	0	-	-	8	5	400.0%	7	517,200	430,000	9.7%	-	-	-	-	-	-	
97122	Hebo	1	1	1	0	-	0	-	-	4	2	100.0%	2	369,500	369,500	172.5%	1	600,000	-	-	-	-	
97112	Cloverdale	19	3	1	3	0.0%	5	686,800	141	26	22	175.0%	23	554,300	460,000	-35.2%	-	-	6	163,300	-	-	
97135	Pacific City	29	6	1	6	500.0%	2	571,000	96	48	18	5.9%	16	696,400	629,300	3.3%	-	-	1	335,000	-	-	
97149	Neskowin	22	3	1	4	33.3%	3	779,800	26	32	19	90.0%	16	794,300	775,000	33.2%	-	-	8	329,500	-	-	
	Tillamook County	307	81	15	62	14.8%	35	592,900	105	541	314	19.4%	275	569,100	499,000	-100.0%	6	936,700	62	203,600	3	456,300	

North Coastal Counties

July 2025 Reporting Period

Area Report

continued

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	141	32	12	13	-18.8%	18	506,200	130	221	106	-3.6%	97	537,600	520,000	1.6%	-	-	11	316,800	4	513,800	
97364	Neotsu	9	3	2	2	100.0%	1	765,000	69	11	3	50.0%	1	765,000	765,000	81.2%	-	-	-	-	-	-	
97368	Otis	23	7	0	4	-20.0%	4	299,600	61	35	18	5.9%	16	356,000	351,500	-18.0%	-	-	2	123,500	-	-	
97341	Depoe Bay	46	12	3	14	55.6%	9	615,300	105	73	48	50.0%	38	520,300	520,000	-5.4%	1	650,000	5	144,000	-	-	
97388	Gleneden Beach	17	3	3	3	200.0%	2	435,000	30	28	15	50.0%	14	648,000	580,800	2.8%	-	-	1	75,000	-	-	
97369	Otter Rock	8	0	1	1	0.0%	0	-	-	10	2	-33.3%	0	-	-	58.8%	0	-	0	-	0	-	
97365	Newport	38	7	0	5	-44.4%	3	482,700	85	51	29	3.6%	26	476,900	480,000	-4.7%	1	1,100,000	3	156,300	2	1,016,300	
97366	South Beach	13	4	2	2	100.0%	2	582,500	82	23	8	14.3%	7	693,300	715,000	69.9%	-	-	1	173,500	-	-	
97343	Eddyville	2	1	0	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	-10.8%	0	-	0	-	0	-	
97357	Logsdan	2	0	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	8	4	0	2	-33.3%	2	479,300	13	18	13	-7.1%	12	370,600	401,500	1.6%	-	-	2	187,500	-	-	
97380	Siletz	1	0	0	0	-	0	-	-	3	3	50.0%	3	368,400	351,100	-69.1%	-	-	1	260,000	-	-	
97390	Tidewater	2	1	0	0	-100.0%	0	-	-	3	1	-75.0%	1	499,000	499,000	67.5%	-	-	-	-	-	-	
97498	Yachats	10	1	-	1	-50.0%	1	264,000	5	12	6	-40.0%	6	505,800	418,000	11.6%	1	879,000	3	133,300	-	-	
97394	Waldport	20	5	2	4	0.0%	2	675,300	149	41	23	21.1%	18	502,200	503,500	-8.7%	-	-	5	176,100	-	-	
97376	Seal Rock	3	1	2	1	0.0%	0	-	-	7	6	50.0%	5	873,400	725,000	68.4%	1	749,000	1	56,000	-	-	
	Lincoln County	343	81	27	52	-8.8%	44	515,200	100	540	281	6.8%	244	521,300	488,000	1.0%	4	844,500	35	204,000	6	681,300	
North Coastal Counties Total		956	265	63	190	11.1%	130	561,600	101	1,690	945	9.0%	811	567,700	500,000	-0.4%	12	858,200	134	237,100	16	587,500	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market. within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

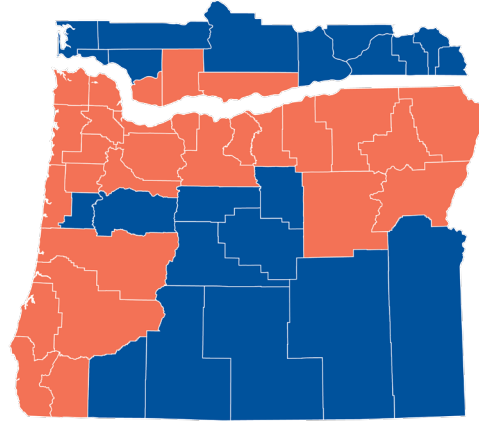
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

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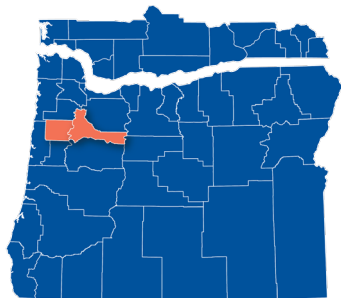
Polk and Marion Counties July 2025 Reporting Period

Polk and Marion Counties

July 2025 Reporting Period

MARKET ACTION REPORT

Note: RMLS is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings

New listings (334) increased 8.8% from the 307 listed in July 2024, and increased 3.7% from the 322 listed in June 2025.

Pending Sales

Pending sales (236) matched the 236 offers accepted in July 2024, and increased 7.8% from the 219 offers accepted in June 2025.

Closed Sales

Closed sales (199) decreased 11.2% from the 224 closings in July 2024, and increased 3.6% from the 192 closings in June 2025.

Inventory and Time on Market

Inventory increased to 3.8 months in July. Total market time increased to 58 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (2,057) decreased 1.2%, pending sales (1,476) decreased 3.5%, and closed sales (1,324) decreased 4.7%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has increased 1.3% from \$470,000 to \$476,100. In the same comparison, the median sale price has increased 1.5% from \$440,400 to \$447,200.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.3% (\$468,500 v. \$467,200)

Median Sale Price % Change: +0.5% (\$440,000 v. \$437,800)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	2.6	3.5	3.7
February	2.2	2.7	3.5
March	1.8	2.3	2.8
April	2.1	2.7	3.5
May	2.1	2.6	3.0
June	2.0	3.1	3.7
July	2.6	2.9	3.8
August	2.3	2.8	
September	2.7	3.3	
October	3.3	3.2	
November	3.1	2.7	
December	3.5	2.4	

Residential Trends

July 2025 vs. June 2025

New Listings **+3.7%** ↑

Pending Sales **+7.8%** ↑

Closed Sales **+3.6%** ↑

Average Sale Price **+0.1%** ↑

Median Sale Price **+4.4%** ↑

Inventory **+0.1** ↑

Total Market Time **+7** ↑

July 2025 vs. July 2024

New Listings **+8.8%** ↑

Pending Sales **0.0%** →

Closed Sales **-11.2%** ↓

Average Sale Price **-1.4%** ↓

Median Sale Price **-1.0%** ↓

Inventory **+0.9** ↑

Total Market Time **+3** ↑

Polk and Marion Counties

July 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	9	3.5%	6	1.8%	7	2.6%
200K-300K	13	5.1%	21	6.5%	9	3.3%
300K-400K	16	6.2%	22	6.8%	15	5.5%
400K-500K	69	26.8%	83	25.5%	58	21.2%
500K-600K	77	30.0%	97	29.8%	87	31.8%
600K-700K	27	10.5%	43	13.2%	52	19.0%
700K-800K	23	8.9%	24	7.4%	18	6.6%
800K-900K	13	5.1%	12	3.7%	14	5.1%
900K-1M	7	2.7%	5	1.5%	7	2.6%
1MM-1.1MM	0	0.0%	3	0.9%	1	0.4%
1.1MM-1.2MM	1	0.4%	0	0.0%	1	0.4%
1.2MM-1.3MM	0	0.0%	5	1.5%	0	0.0%
1.3MM-1.4MM	1	0.4%	1	0.3%	0	0.0%
1.4MM-1.5MM	1	0.4%	2	0.6%	2	0.7%
1.5MM-1.6MM	0	0.0%	1	0.3%	1	0.4%
1.6MM-1.7MM	0	0.0%	0	0.0%	1	0.4%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	1	0.4%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	257		325		274	

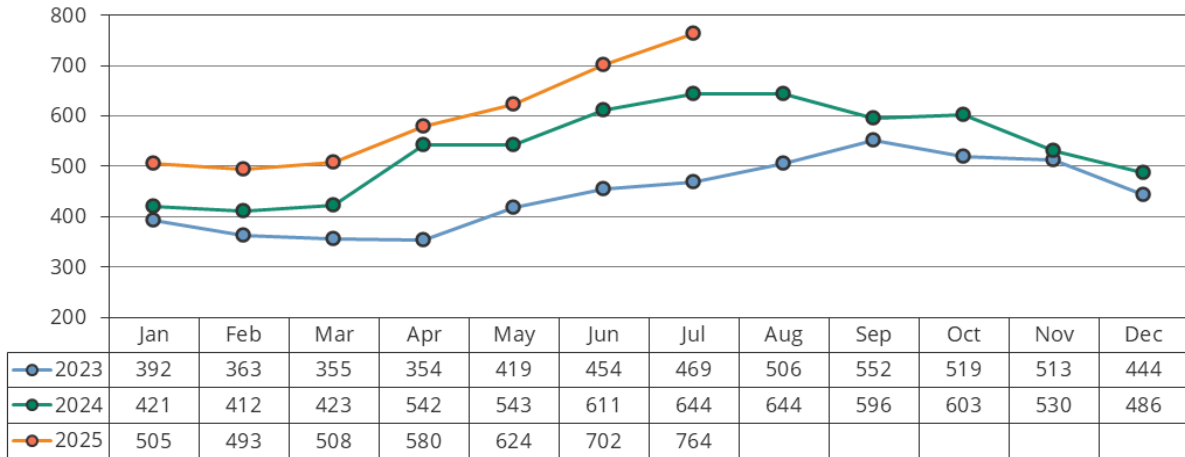
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	334	236	199	463,400	445,000	58
	June	322	219	192	462,900	426,400	50
	Year-To-Date	2,057	1,476	1,324	476,100	447,200	59
2024	July	307	236	224	469,900	449,500	55
	Year-To-Date	2,082	1,529	1,389	470,000	440,400	59
Change	July 2024	8.8%	0.0%	-11.2%	-1.4%	-1.0%	4.7%
	Prev Mo 2025	3.7%	7.8%	3.6%	0.1%	4.4%	14.7%
	Year-To-Date	-1.2%	-3.5%	-4.7%	1.3%	1.5%	-0.2%

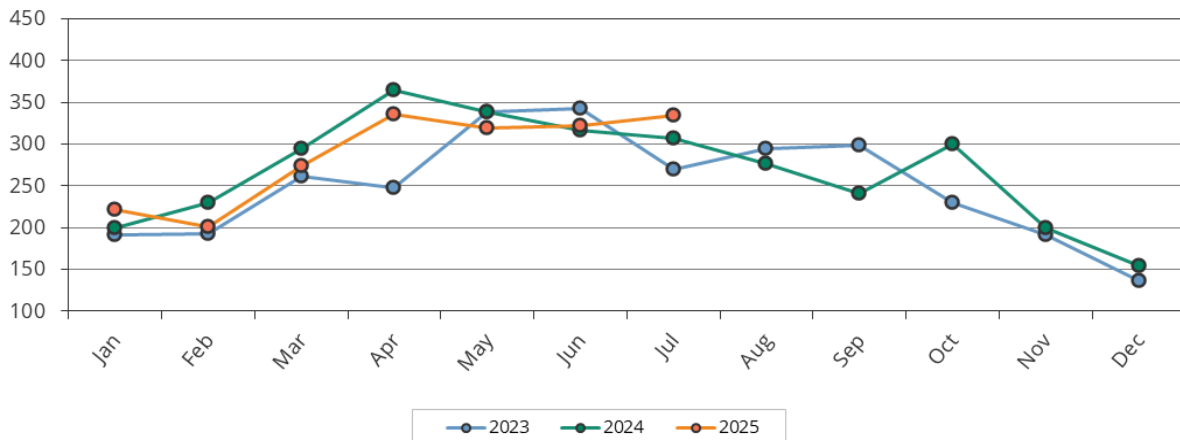
Polk and Marion Counties

July 2025 Reporting Period

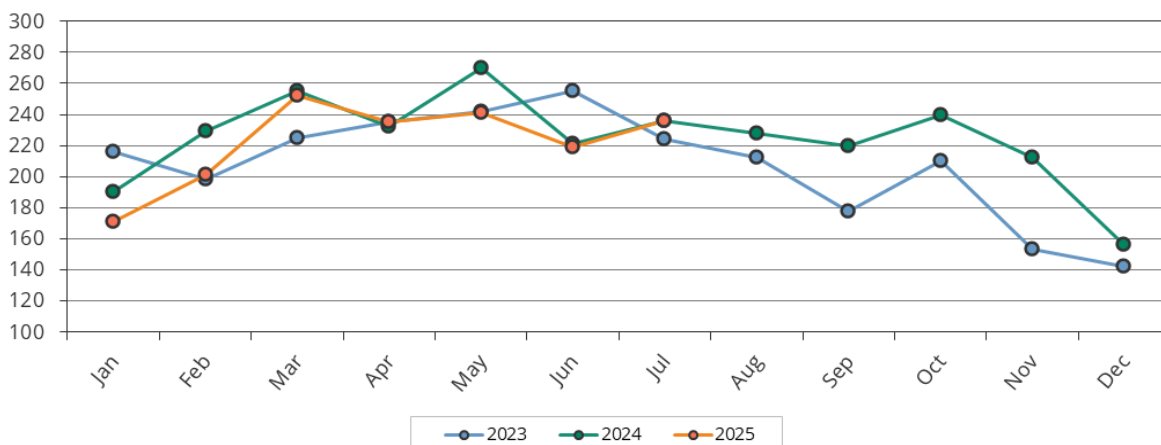
Active Residential Listings



New Listings



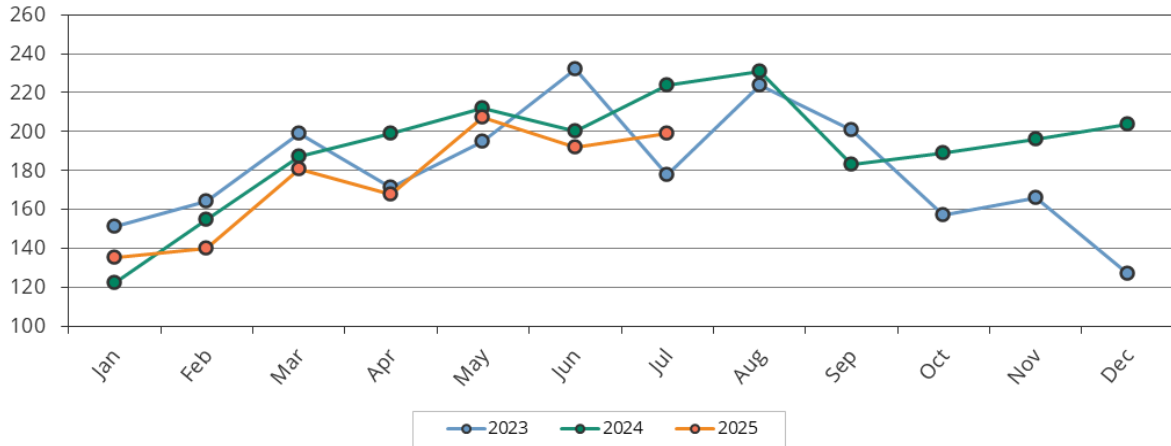
Pending Sales



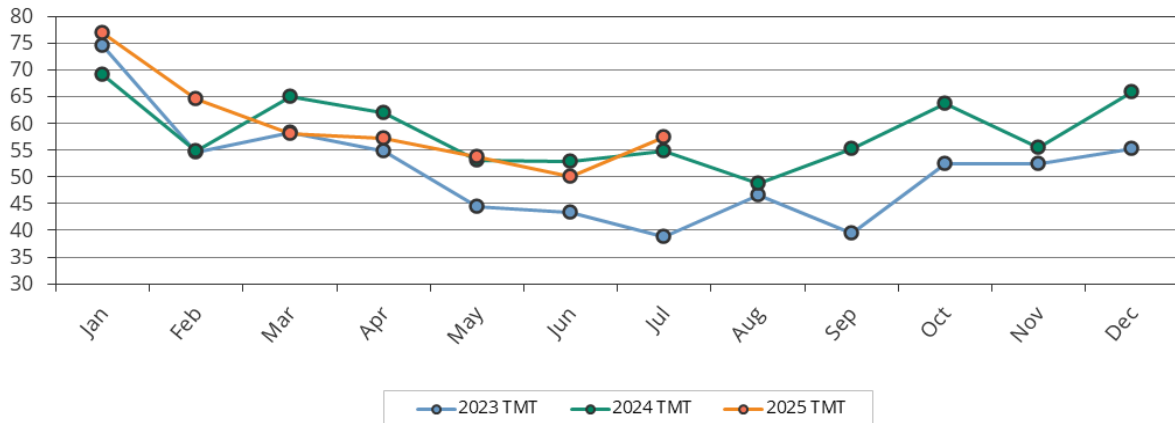
Polk and Marion Counties

July 2025 Reporting Period

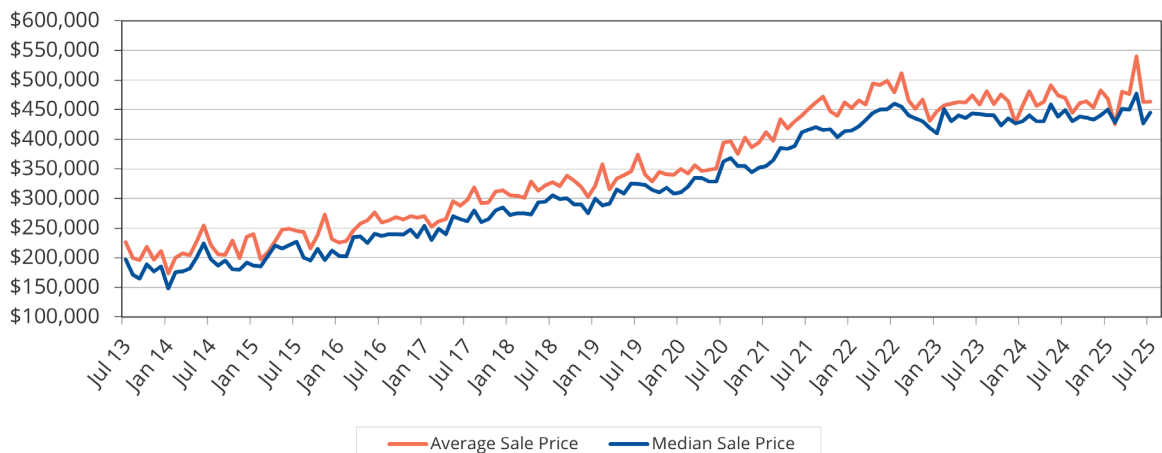
Closed Sales



Average Total Market Time



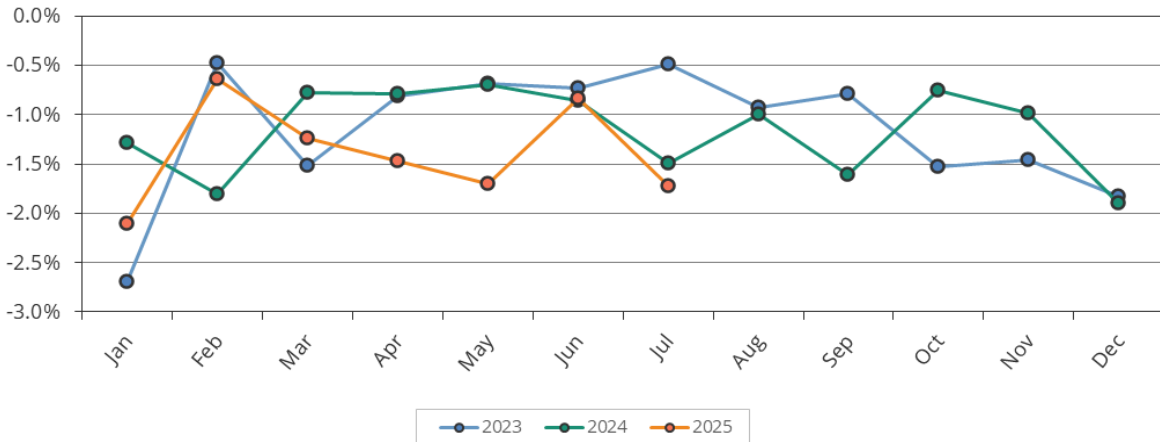
Average and Median Sale Price



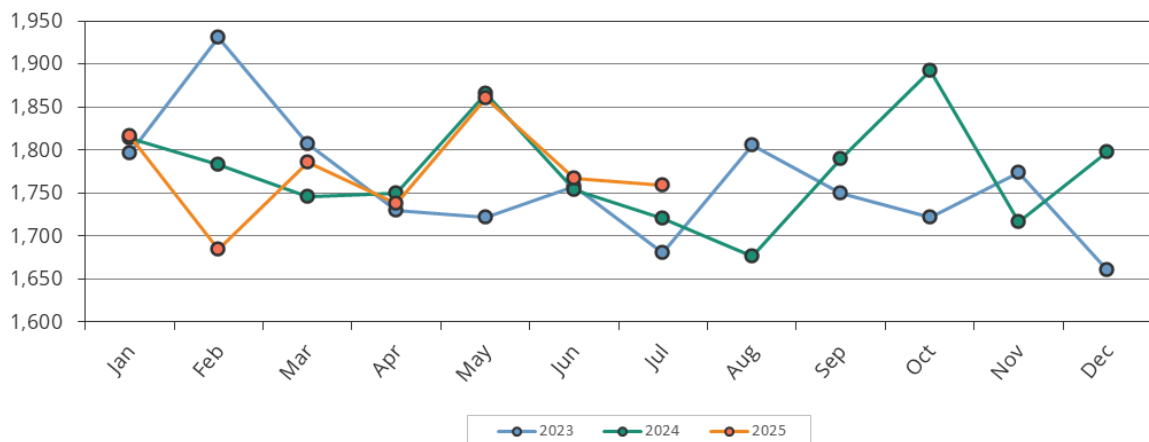
Polk and Marion Counties

July 2025 Reporting Period

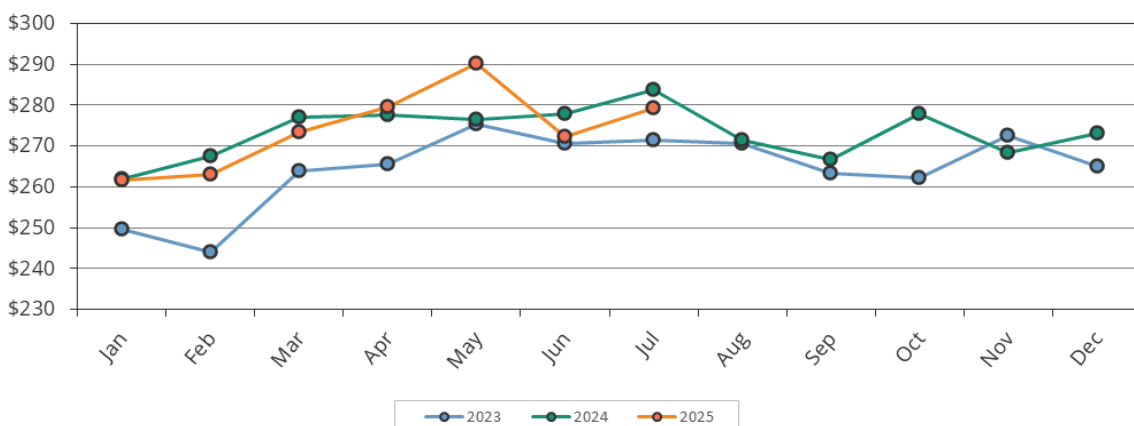
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

July 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	97	32	10	23	-11.5%	14	365,400	110	204	149	-20.7%	122	480,400	448,700	4.1%	1	975,000	5	345,400	4	403,500	
168	West Salem N	57	26	5	13	18.2%	17	580,600	43	158	99	43.5%	97	553,600	535,000	2.8%	1	875,000.00	1	251,000	-	-	
169	West Salem S	13	6	1	4	0.0%	2	375,000	15	28	19	-9.5%	17	475,200	455,100	-6.9%	-	-	1	150,000	-	-	
170	Woodburn	108	55	8	48	29.7%	32	422,000	54	351	281	41.2%	236	417,800	429,900	-0.5%	-	-	5	289,400	2	502,500	
	Except Woodburn	186	62	13	50	6.4%	46	500,400	68	431	286	-5.0%	251	571,800	525,000	3.2%	4	983,300	24	384,000	1	566,000	
170	Marion Except Salem/Keizer	294	117	21	98	16.7%	78	468,200	62	782	567	13.4%	487	497,200	460,000	-1.2%	4	983,300	29	367,700	3	523,700	
171	Southwest Salem	5	0	-	0	-100.0%	4	524,000	67	14	11	-15.4%	11	502,400	497,000	6.0%	-	-	-	-	-	-	
172	South Salem	65	29	5	13	-35.0%	18	572,400	43	161	123	-9.6%	126	555,900	510,500	2.4%	-	-	-	-	3	703,100	
173	Southeast Salem	80	33	4	16	-23.8%	14	480,400	26	177	107	-14.4%	95	463,000	439,900	-4.2%	-	-	-	-	1	545,000	
174	Central Salem	26	15	3	15	-6.3%	7	456,300	16	92	62	-29.5%	57	369,700	382,800	-3.4%	-	-	1	750,000	4	726,500	
175	East Salem S	31	21	4	19	35.7%	15	355,800	31	146	127	-2.3%	115	428,400	430,000	-0.5%	-	-	2	309,000	1	470,000	
176	East Salem N	48	31	7	22	15.8%	18	344,400	74	158	113	-23.6%	103	374,100	395,000	-4.3%	-	-	1	300,000	3	599,300	
177	South Keizer	8	4	0	2	0.0%	2	530,500	36	19	14	-30.0%	13	418,000	387,500	9.4%	-	-	-	-	1	395,900	
178	North Keizer	40	20	2	11	-35.3%	10	505,200	91	118	85	-6.6%	81	419,200	435,000	-2.9%	1	750,000	1	260,000	2	682,500	
167-169	Polk Co. Grand Total	167	64	16	40	-2.4%	33	476,800	70	390	267	-4.0%	236	510,100	492,000	4.2%	2	925,000	7	304,000	4	403,500	
170-178	Marion Co. Grand Total	597	270	46	196	0.5%	166	460,800	55	1,667	1,209	-3.4%	1,088	468,700	441,000	-0.6%	5	936,700	34	370,300	18	620,000	
	Polk & Marion Grand Total	764	334	62	236	0.0%	199	463,400	58	2,057	1,476	-3.5%	1,324	476,100	447,200	0.3%	7	933,300	41	359,000	22	580,600	
220	Benton County	85	40	6	26	62.5%	21	631,800	56	220	157	1.3%	135	613,100	559,000	-9.5%	-	-	8	1,071,100	5	613,700	
221	Linn County	224	105	24	92	33.3%	54	471,500	47	687	535	27.7%	463	439,000	410,000	2.4%	9	618,900	25	473,800	9	693,400	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: September 2022 vs September 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-September 2021 vs Jan 2022-September 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

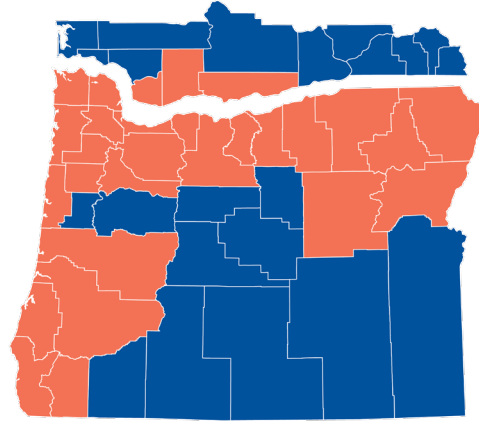
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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Maggie Wu, Editor
Grant Lowery, Communications Manager

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MARKET ACTION REPORT

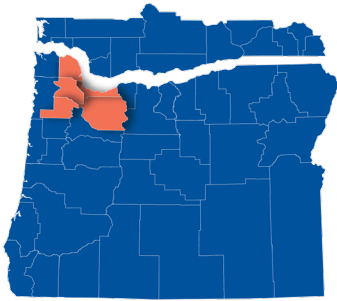
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro July 2025 Reporting Period

Portland Metro

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,931) increased 0.9% from the 2,905 listed in July 2024, and decreased 5.3% from the 3,096 listed in June 2025.

Pending Sales

Pending sales (2,177) decreased 0.6% from the 2,191 offers accepted in July 2024, and decreased 4.0% from the 2,267 offers accepted in June 2025.

Closed Sales

Closed sales (2,005) decreased 3.4% from the 2,075 closings in July 2024, and increased 0.9% from the 1,988 closings in June 2025.

Inventory and Time on Market

Inventory increased to 3.7 months in July. Total market time increased to 52 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (20,188) increased 4.6%, pending sales (13,660) decreased 0.1%, and closed sales (12,568) increased 0.3%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has increased 0.8% from \$610,700 to \$615,700. In the same comparison, the median sale price has increased 0.9% from \$545,000 to \$550,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.2% (\$611,400 v. \$604,400)

Median Sale Price % Change: +1.8% (\$549,000 v. \$539,100)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	2.7	3.2	3.7
February	1.9	2.8	3.2
March	1.6	2.3	3.0
April	1.9	2.4	3.1
May	1.9	2.3	3.3
June	2.0	2.6	3.6
July	2.4	2.8	3.7
August	2.2	3.0	
September	2.9	3.5	
October	2.9	2.9	
November	3.5	3.0	
December	2.7	2.7	

Residential Trends

July 2025 vs. June 2025

New Listings	-5.3%	↓
Pending Sales	-4.0%	↓
Closed Sales	+0.9%	↑
Average Sale Price	-2.0%	↓
Median Sale Price	-2.6%	↓
Inventory	+0.1	↑
Total Market Time	+1	↑

July 2025 vs. July 2024

New Listings	+0.9%	↑
Pending Sales	-0.6%	↓
Closed Sales	-3.4%	↓
Average Sale Price	-0.2%	↓
Median Sale Price	+0.9%	↑
Inventory	+0.9	↑
Total Market Time	+8	↑

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Residential Sales by Price Range						
Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	21	1.1%	24	1.1%	22	1.1%
100K-200K	41	2.1%	46	2.2%	44	2.2%
200K-300K	82	4.1%	85	4.0%	83	4.1%
300K-400K	224	11.3%	225	10.6%	236	11.8%
400K-500K	425	21.4%	420	19.8%	369	18.4%
500K-600K	379	19.1%	452	21.3%	399	19.9%
600K-700K	277	13.9%	289	13.6%	275	13.7%
700K-800K	183	9.2%	203	9.6%	192	9.6%
800K-900K	119	6.0%	130	6.1%	132	6.6%
900K-1M	73	3.7%	74	3.5%	74	3.7%
1MM-1.1MM	35	1.8%	42	2.0%	54	2.7%
1.1MM-1.2MM	27	1.4%	31	1.5%	28	1.4%
1.2MM-1.3MM	24	1.2%	17	0.8%	21	1.0%
1.3MM-1.4MM	23	1.2%	19	0.9%	17	0.8%
1.4MM-1.5MM	10	0.5%	15	0.7%	8	0.4%
1.5MM-1.6MM	10	0.5%	8	0.4%	10	0.5%
1.6MM-1.7MM	6	0.3%	8	0.4%	11	0.5%
1.7MM-1.8MM	4	0.2%	2	0.1%	4	0.2%
1.8MM-1.9MM	1	0.1%	4	0.2%	3	0.1%
1.9MM-2MM	1	0.1%	2	0.1%	7	0.3%
2MM+	23	1.2%	24	1.1%	15	0.7%
Total Closed Sales	1,988		2,120		2,004	

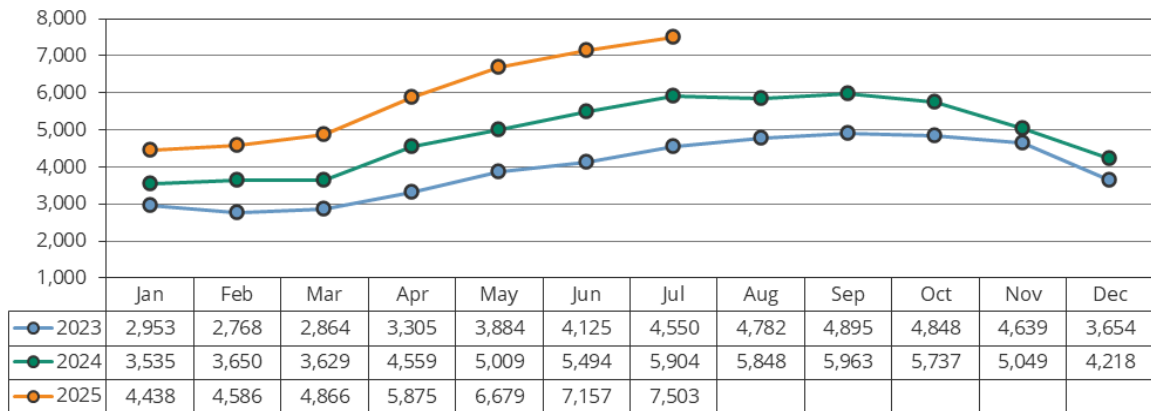
90th Percentile
 50th Percentile
 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	2,931	2,177	2,005	621,800	555,000	52
	June	3,096	2,267	1,988	634,400	570,000	51
	Year-To-Date	20,188	13,660	12,568	615,700	550,000	63
2024	July	2,905	2,191	2,075	622,900	550,000	44
	Year-To-Date	19,300	13,667	12,525	610,700	545,000	55
Change	July 2024	0.9%	-0.6%	-3.4%	-0.2%	0.9%	19.0%
	Prev Mo 2025	-5.3%	-4.0%	0.9%	-2.0%	-2.6%	2.3%
	Year-To-Date	4.6%	-0.1%	0.3%	0.8%	0.9%	13.6%

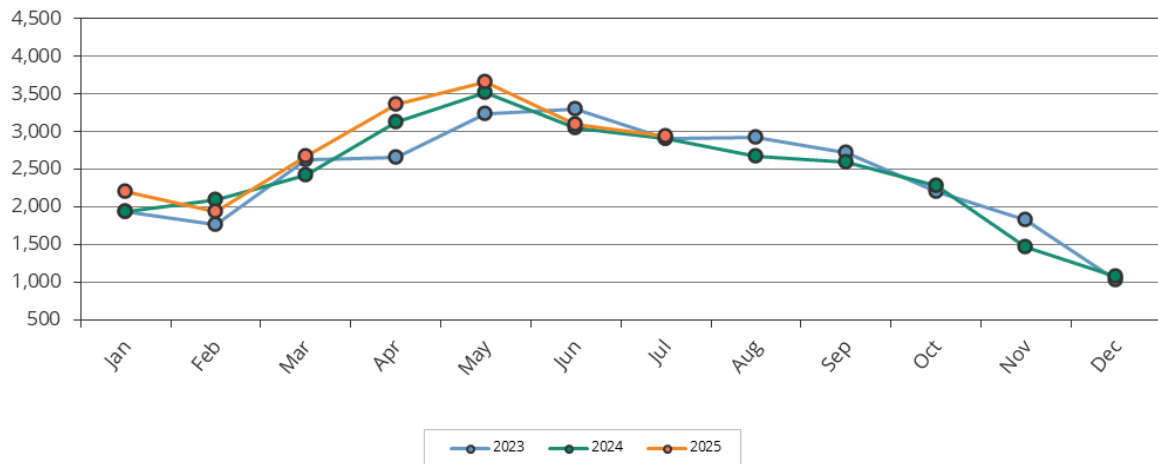
Portland Metro

July 2025 Reporting Period

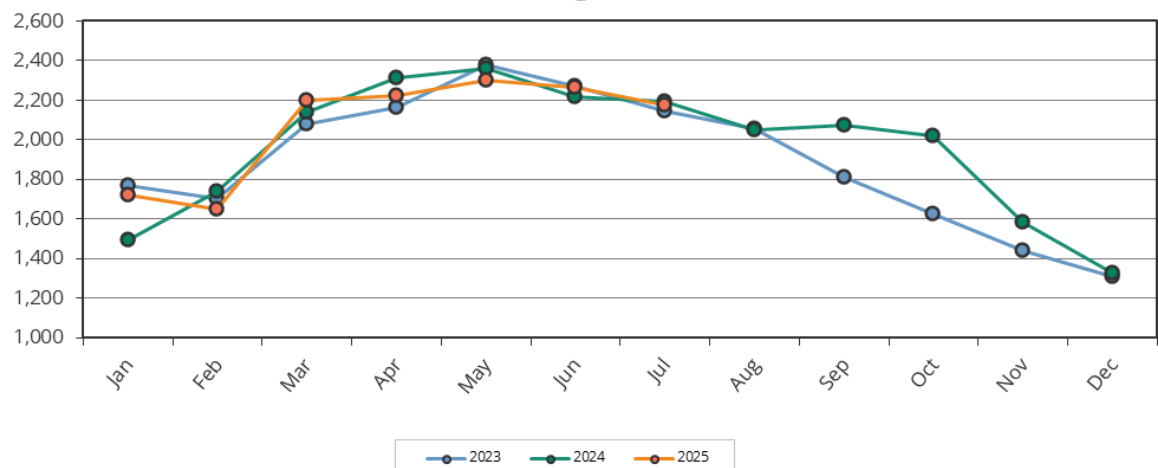
Active Residential Listings



New Listings



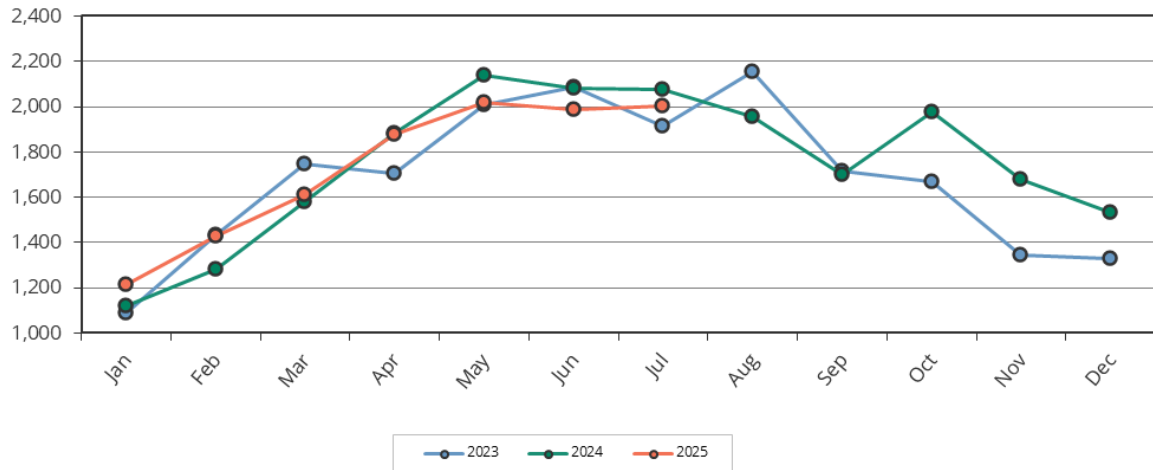
Pending Sales



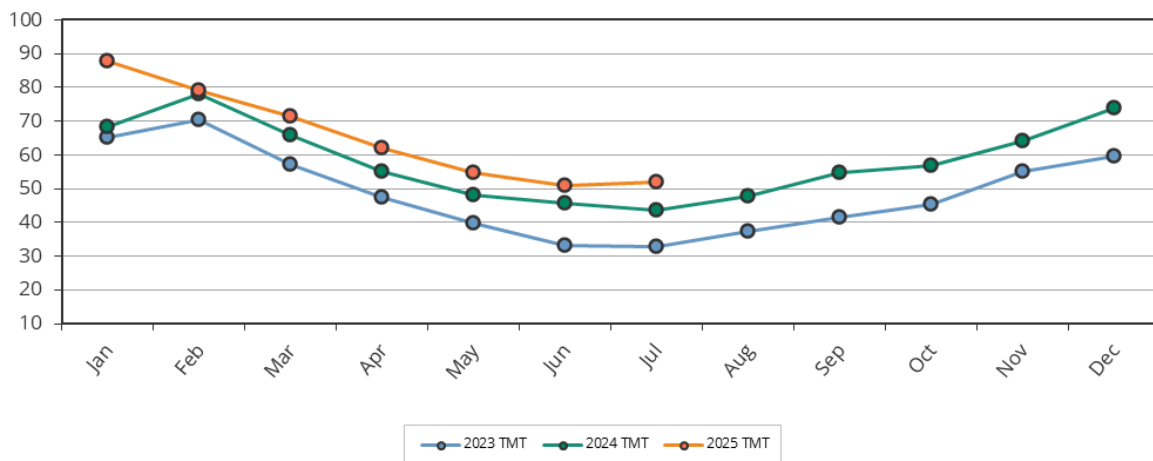
Portland Metro

July 2025 Reporting Period

Closed Sales



Average Total Market Time



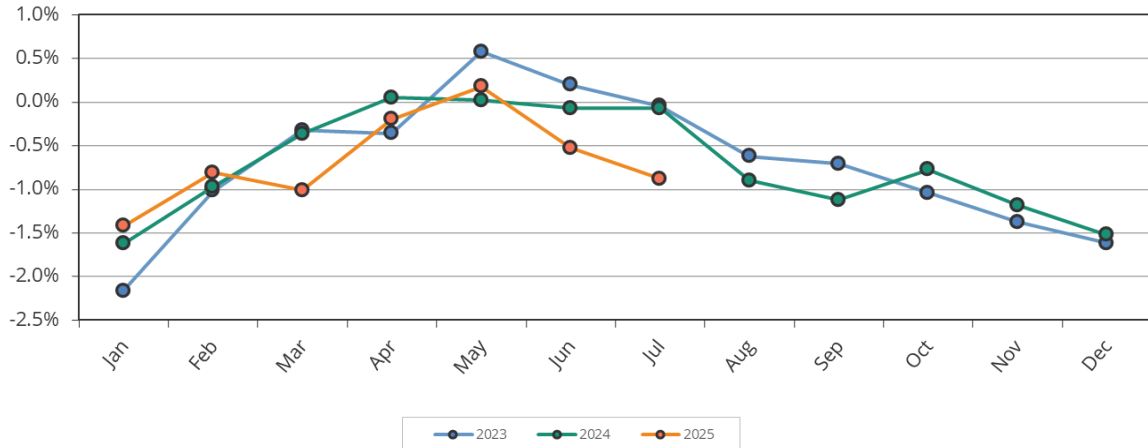
Average and Median Sale Price



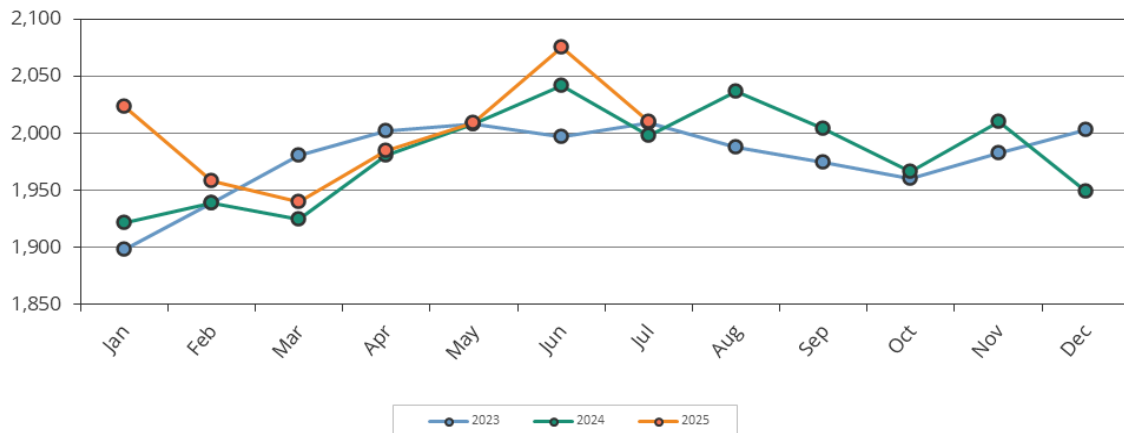
Portland Metro

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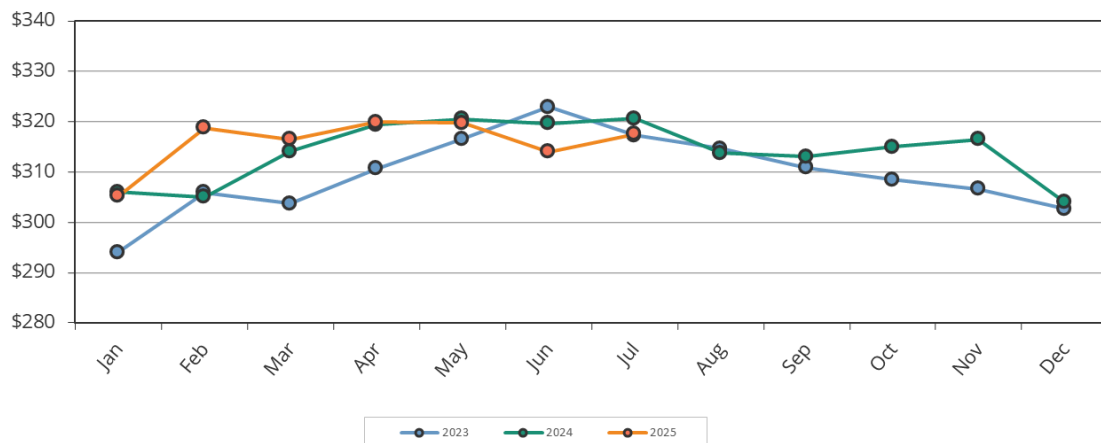
Average Sold Price Change



Average Square Footage



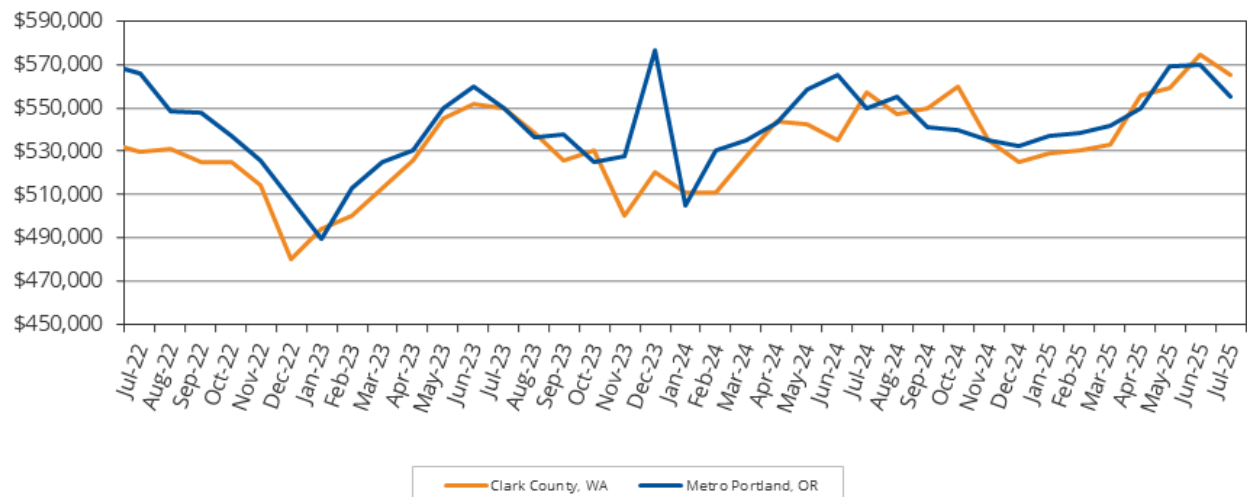
Average Price Per Square Footage



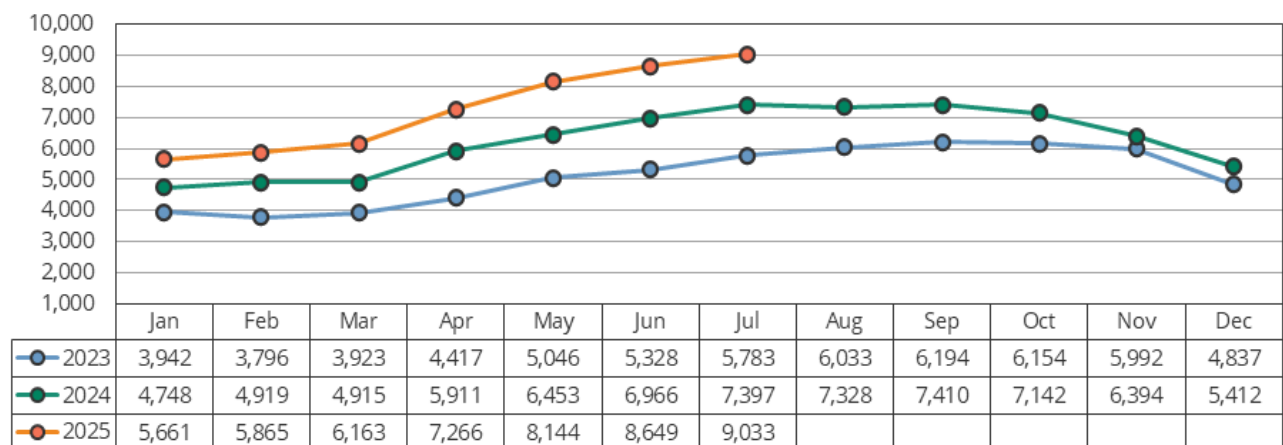
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July 2025 Reporting Period

Median Sale Price: Portland, OR & Clark Co., WA



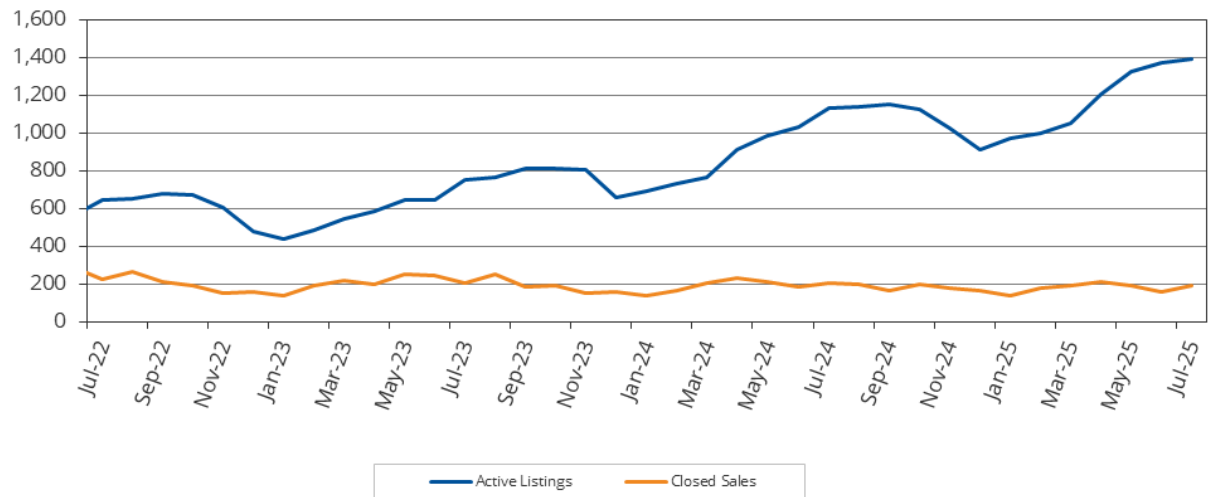
Total Active Listings



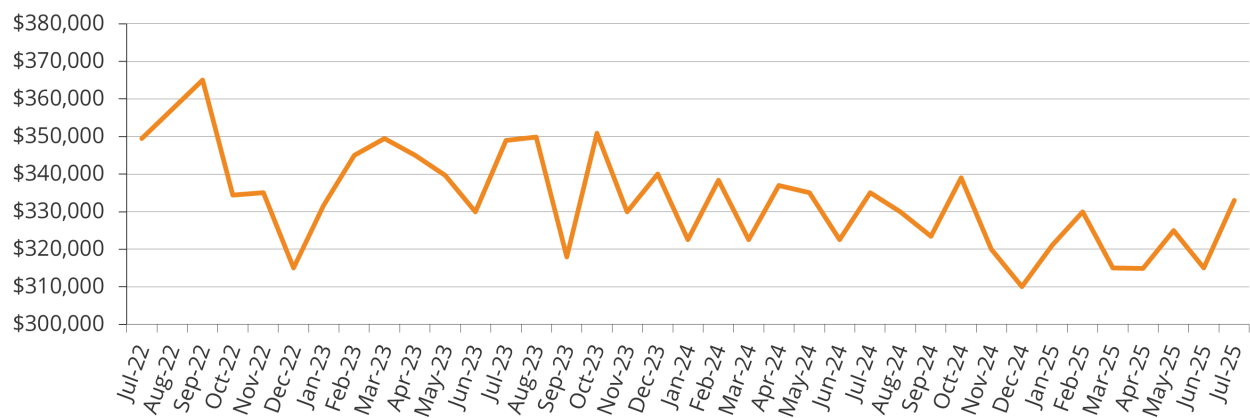
Portland Metro

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Active & Closed Condos



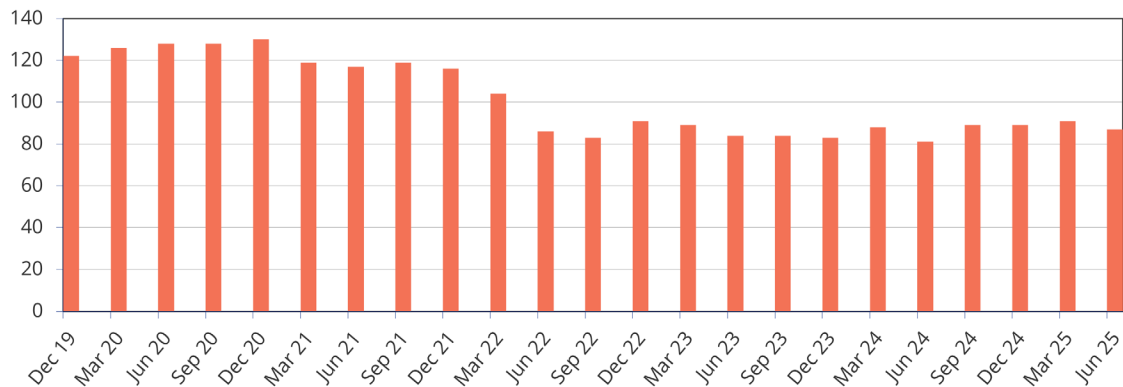
Condo Median Sale Price



Portland Metro

July 2025 Reporting Period

Affordability Index



AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Portland Metro area is affordable for a family earning the median income. A family earning the median income (\$124,100 in 2025, per HUD) can afford 87% of a monthly mortgage payment on a median priced home (\$570,000 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and
Occupancy- Ready
Active Listings

7,000

Percent of Total
Active Listings

93.3%

Purchase- and
Occupancy-Ready
Inventory in Months

3.5

Portland Metro

July 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Not Canceled Listings	Pending Sales	Pending Sales 25 vs 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 vs 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	299	127	20	83	-5.7%	94	532,800	53	811	605	3.1%	585	501,600	480,000	3.0%	5	524,000	5	380,100	16	1,182,000		
142	NE Portland	465	241	50	208	-5.0%	186	562,400	40	1,644	1,213	-1.9%	1,101	574,500	525,000	-3.4%	7	821,400	8	509,000	46	637,400		
143	SE Portland	663	311	66	253	-2.3%	251	560,900	38	2,322	1,647	7.2%	1,540	539,500	474,400	3.7%	13	1,549,200	20	420,300	70	867,400		
144	Gresham / Troutdale	485	221	36	147	-7.5%	140	494,100	55	1,324	901	0.1%	817	504,400	480,000	3.3%	10	688,100	21	659,900	16	571,200		
145	Milwaukie / Clackamas	591	246	48	196	5.4%	167	575,800	55	1,635	1,177	-3.1%	1,058	581,300	570,000	-1.3%	5	619,000	32	379,800	8	610,900		
146	Oregon City / Canby	376	165	10	130	26.2%	103	635,200	51	958	707	2.2%	639	610,200	588,900	-0.2%	5	1,116,300	21	481,700	15	770,000		
147	Lake Oswego / West Linn	455	153	35	118	1.7%	121	977,300	41	1,076	674	-3.6%	612	1,047,600	855,500	-0.2%	-	-	20	837,100	4	1,181,600		
148	W Portland	1,174	333	123	232	12.6%	208	723,400	71	2,467	1,361	3.8%	1,244	755,300	660,000	3.5%	4	181,300	30	316,900	17	782,400		
149	NW Wash Co.	391	135	46	101	-5.6%	82	763,200	66	998	619	-10.5%	593	753,600	725,000	0.6%	2	685,000	14	388,600	2	732,800		
150	Beaverton/ Aloha	591	244	47	153	-7.3%	158	563,000	47	1,624	1,064	-7.7%	998	565,800	554,900	1.0%	2	365,800	8	430,300	7	930,000		
151	Tigard / Wilsonville	661	252	57	188	-8.7%	226	698,600	58	1,957	1,398	1.5%	1,296	657,300	620,000	3.0%	3	565,000	18	760,000	12	727,800		
152	Hillsboro / Forest Grove	617	224	33	171	5.6%	125	533,800	47	1,615	1,089	3.8%	989	557,200	525,000	0.3%	5	602,800	18	432,300	8	576,000		
153	Mt. Hood	83	25	4	15	-16.7%	11	411,800	88	164	91	16.7%	82	546,500	477,500	4.5%	-	-	14	160,500	-	-		
155	Columbia Co.	228	82	11	67	21.8%	42	459,600	43	540	389	8.7%	343	472,200	459,900	5.4%	3	554,000	37	200,800	2	440,000		
156	Yamhill Co.	424	172	30	115	-19.0%	91	569,500	65	1,053	725	-7.4%	671	540,400	485,000	2.7%	11	1,476,000	49	289,500	15	782,300		

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market. Within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Portland Metro

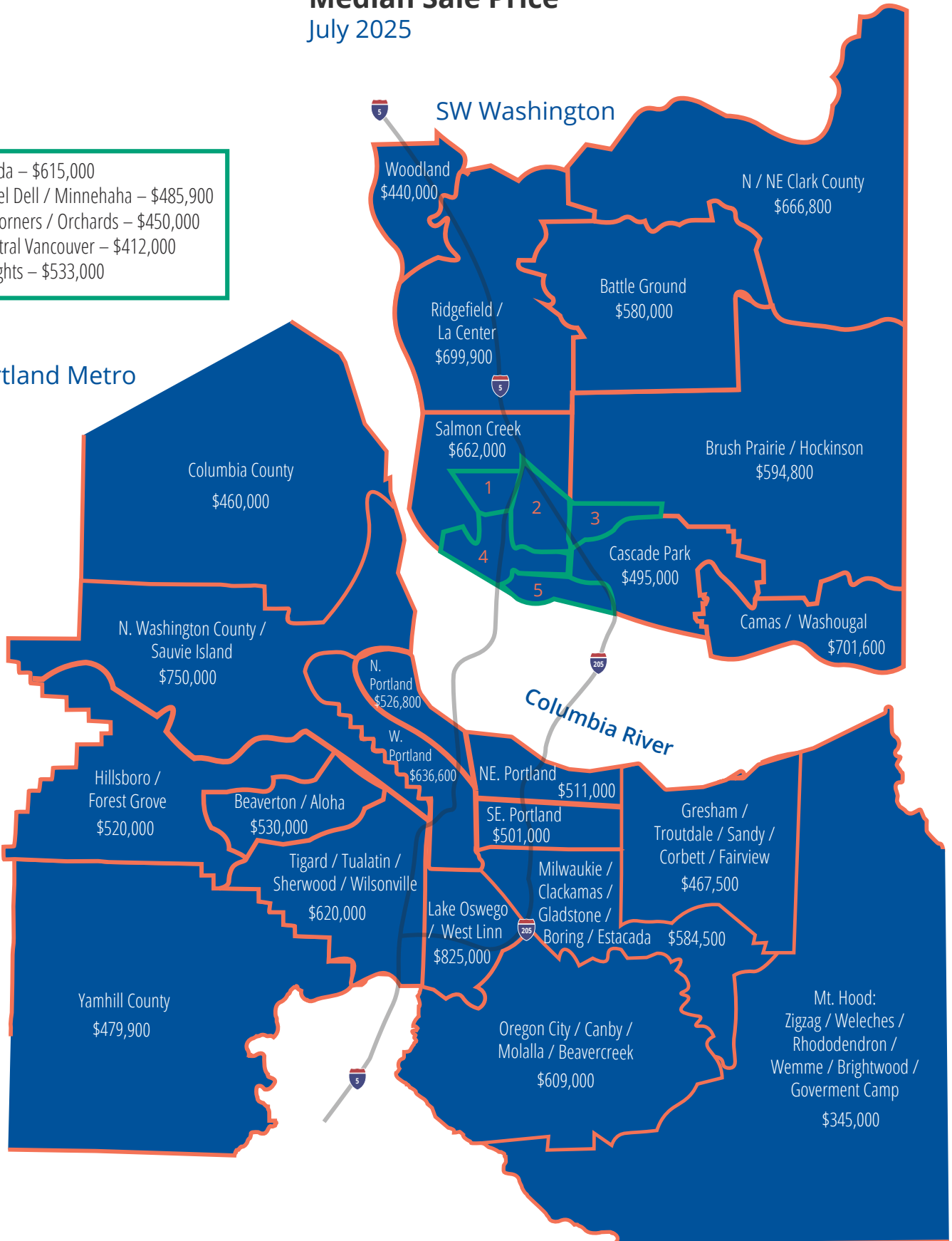
July 2025 Reporting Period

Median Sale Price

July 2025

1. Felida – \$615,000
2. Hazel Dell / Minnehaha – \$485,900
3. 5. Corners / Orchards – \$450,000
4. Central Vancouver – \$412,000
5. Heights – \$533,000

Portland Metro





Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: September 2022 vs September 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-September 2021 vs Jan 2022-September 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

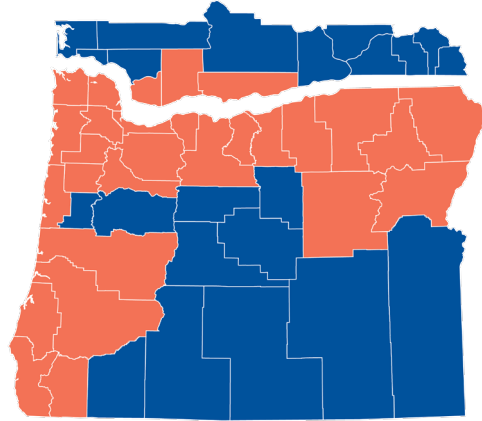
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

A Publication of RMLS, the Source for Real Estate Statistics in Your Community

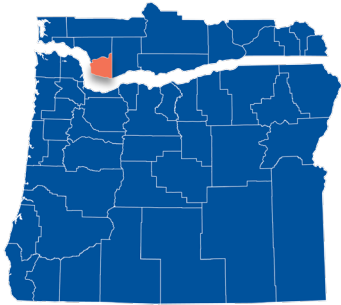
SW Washington July 2025 Reporting Period

SW Washington

July 2025 Reporting Period

MARKET ACTION REPORT

Note: Due to significant differences between the counties in Southwest Washington, the charts have been separated into Clark and Cowlitz Co. The charts that include Cowlitz County data can be found on pages 8–9.



Residential Highlights

New Listings

New listings (820) increased 2.9% from the 797 listed in July 2024, and decreased 9.6% from the 907 listed in June 2025.

Pending Sales

Pending sales (639) increased 4.8% from the 610 offers accepted in July 2024, and decreased 2.9% from the 658 offers accepted in June 2025.

Closed Sales

Closed sales (584) decreased 6.0% from the 621 closings in July 2024, and increased 0.9% from the 579 closings in June 2025.

Inventory and Time on Market

Inventory increased to 3.5 months in July. Total market time held steady at 49 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (5,537) increased 3.2%, pending sales (3,918) decreased 1.2%, and closed sales (3,634) increased 1.1%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has increased 2.9% from \$608,300 to \$626,000. In the same comparison, the median sale price has increased 3.0% from \$534,000 to \$550,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.2% (\$621,500 v. \$602,300)

Median Sale Price % Change: +3.9% (\$550,000 v. \$529,200)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	2.5	3.2	3.1
February	1.8	2.5	3.0
March	1.4	2.1	3.0
April	1.5	2.5	2.9
May	1.7	2.6	3.4
June	1.8	2.8	3.3
July	1.9	2.6	3.5
August	1.9	3.0	
September	2.5	3.3	
October	2.8	2.9	
November	3.7	3.0	
December	2.7	2.7	

Residential Trends

July 2025 vs. June 2025

New Listings	-9.6%	↓
Pending Sales	-2.9%	↓
Closed Sales	+0.9%	↑
Average Sale Price	-1.1%	↓
Median Sale Price	-1.7%	↓
Inventory	+0.2	↑
Total Market Time	0	→

July 2025 vs. July 2024

New Listings	+2.9%	↑
Pending Sales	+4.8%	↑
Closed Sales	-6.0%	↓
Average Sale Price	-2.9%	↓
Median Sale Price	+1.4%	↑
Inventory	+0.9	↑
Total Market Time	+4	↑

SW Washington

July 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	5	0.9%	4	0.6%	5	0.9%
100K-200K	11	1.9%	9	1.4%	11	1.9%
200K-300K	14	2.4%	13	2.0%	13	2.2%
300K-400K	47	8.1%	59	9.1%	45	7.7%
400K-500K	165	28.4%	165	25.5%	139	23.8%
500K-600K	116	20.0%	126	19.5%	117	20.0%
600K-700K	94	16.2%	83	12.8%	90	15.4%
700K-800K	43	7.4%	56	8.7%	57	9.8%
800K-900K	33	5.7%	40	6.2%	35	6.0%
900K-1M	17	2.9%	23	3.6%	21	3.6%
1MM-1.1MM	6	1.0%	13	2.0%	7	1.2%
1.1MM-1.2MM	12	2.1%	14	2.2%	11	1.9%
1.2MM-1.3MM	6	1.0%	9	1.4%	10	1.7%
1.3MM-1.4MM	5	0.9%	10	1.5%	7	1.2%
1.4MM-1.5MM	0	0.0%	4	0.6%	2	0.3%
1.5MM-1.6MM	1	0.2%	5	0.8%	3	0.5%
1.6MM-1.7MM	3	0.5%	1	0.2%	1	0.2%
1.7MM-1.8MM	0	0.0%	3	0.5%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	3	0.5%
1.9MM-2MM	1	0.2%	1	0.2%	1	0.2%
2MM+	1	0.2%	9	1.4%	6	1.0%
Total Closed Sales	580		647		584	

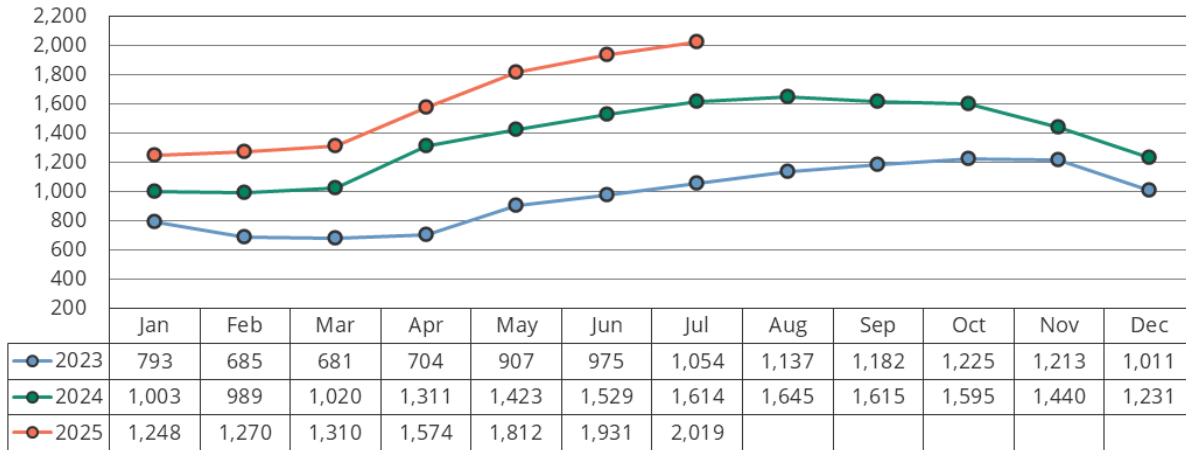
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	820	639	584	640,300	564,900	49
	June	907	658	579	647,300	574,900	49
	Year-To-Date	5,537	3,918	3,634	626,000	550,000	60
2024	July	797	610	621	659,700	557,300	45
	Year-To-Date	5,363	3,966	3,595	608,300	534,000	52
Change	July 2024	2.9%	4.8%	-6.0%	-2.9%	1.4%	9.2%
	Prev Mo 2025	-9.6%	-2.9%	0.9%	-1.1%	-1.7%	0.0%
	Year-To-Date	3.2%	-1.2%	1.1%	2.9%	3.0%	14.9%

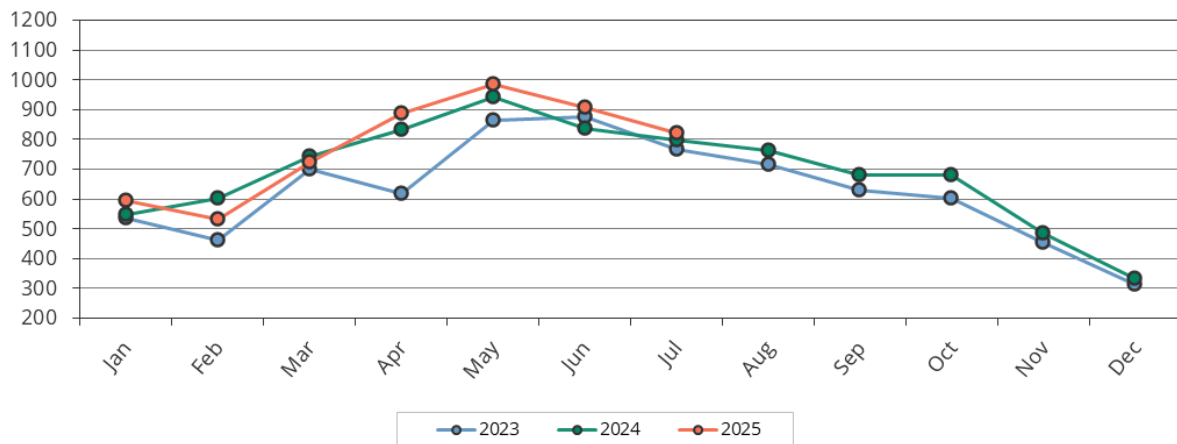
SW Washington

July 2025 Reporting Period

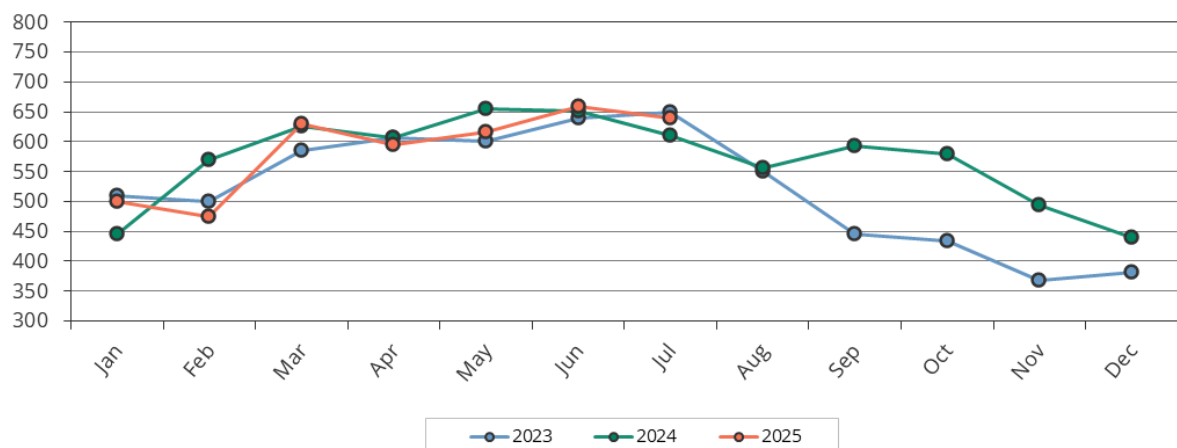
Active Residential Listings



New Listings



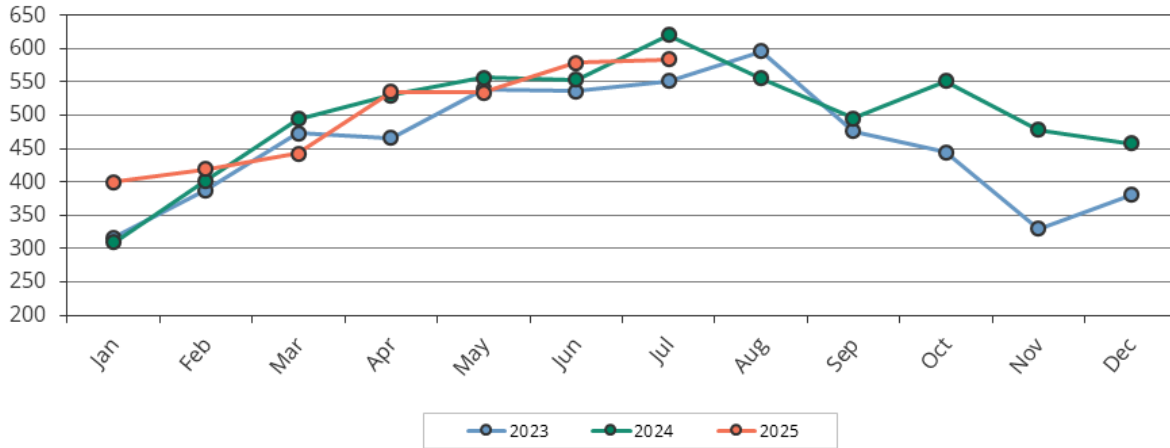
Pending Sales



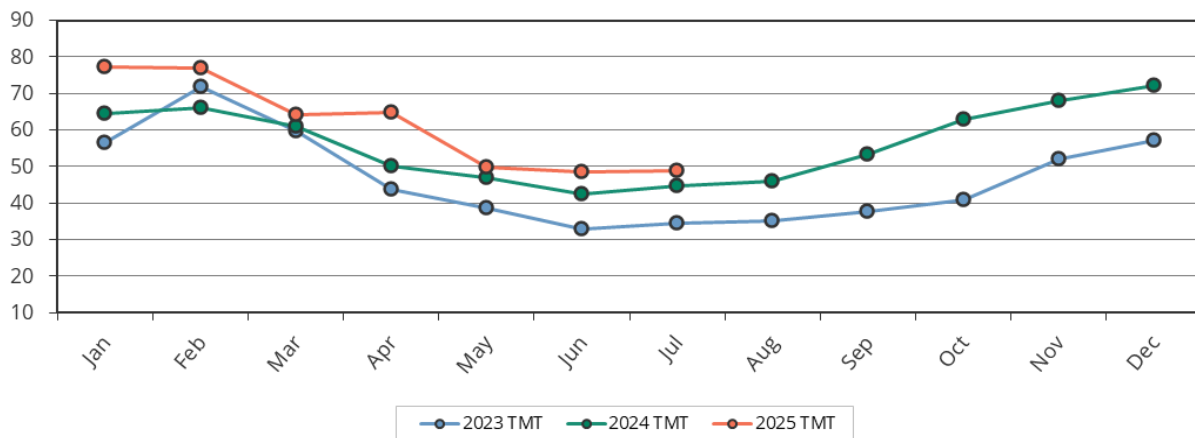
SW Washington

July 2025 Reporting Period

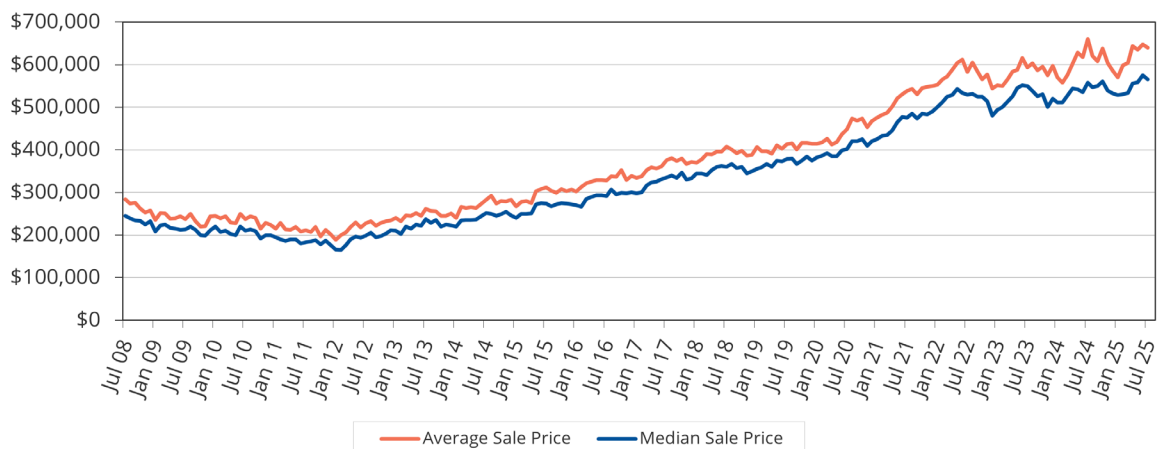
Closed Sales



Average Total Market Time



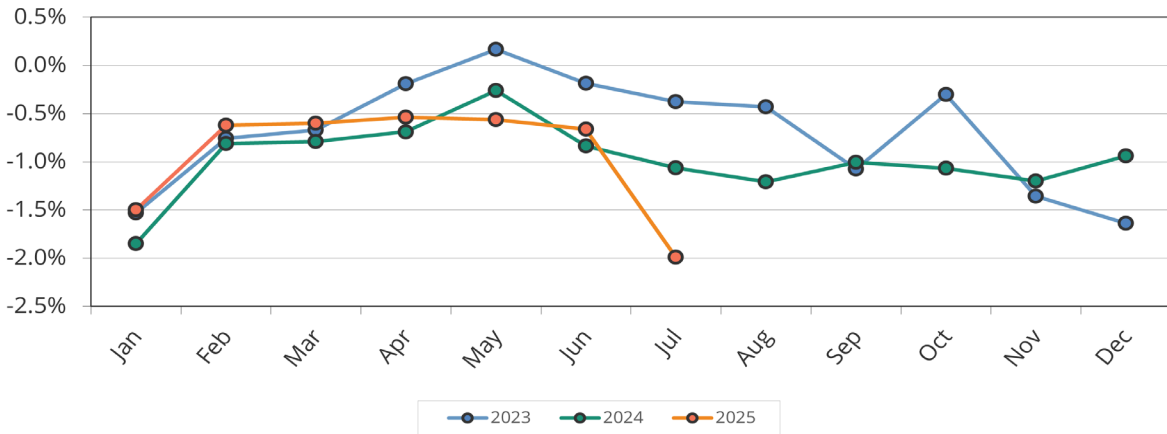
Average and Median Sale Price



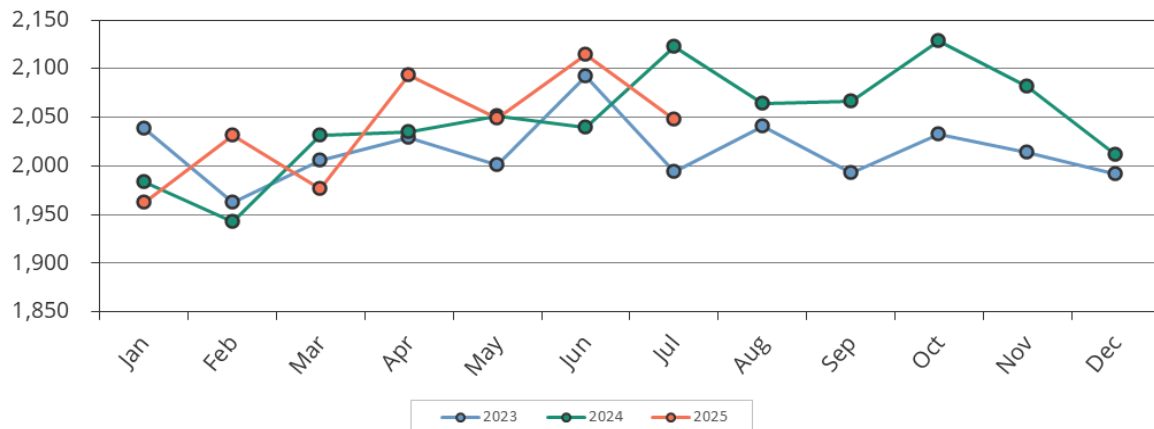
SW Washington

July 2025 Reporting Period

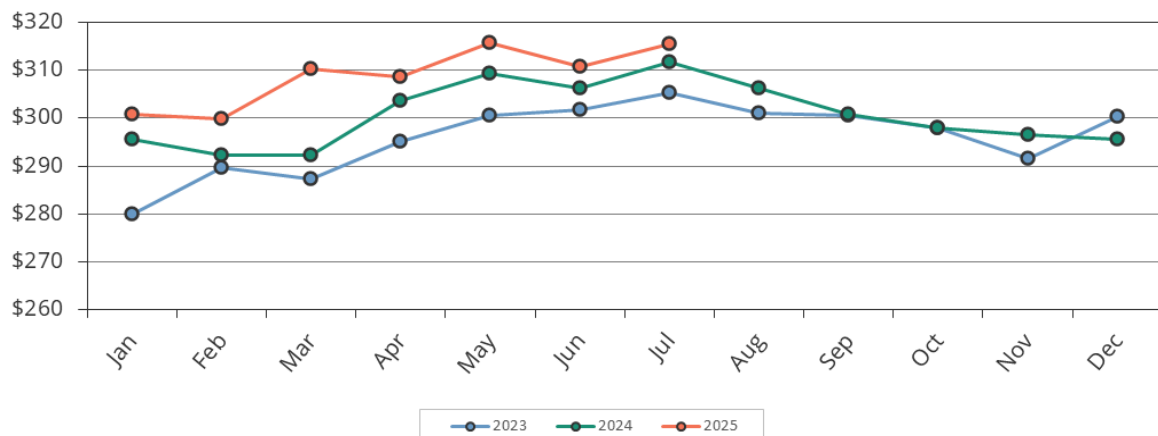
Average Sold Price Change



Average Square Footage



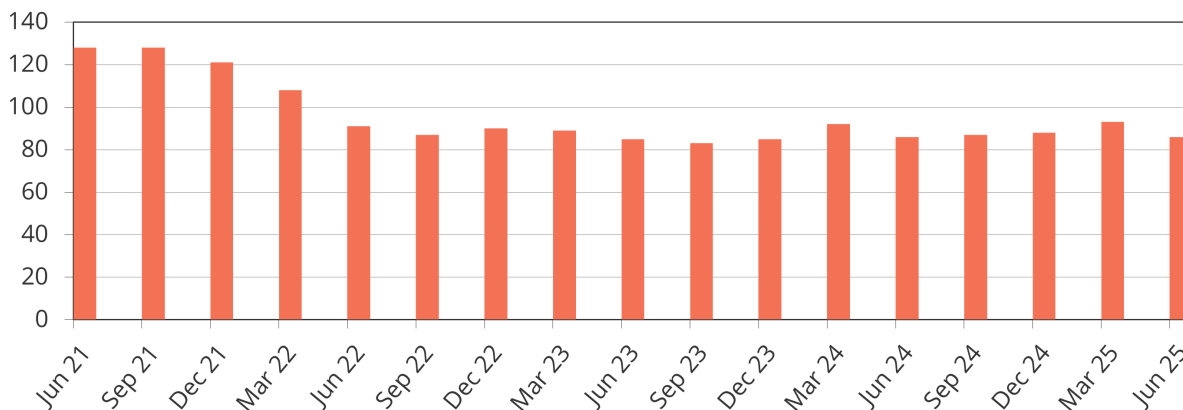
Average Price Per Square Foot



SW Washington

July 2025 Reporting Period

Affordability Index



AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$124,100 in 2025, per HUD) can afford 86% of a monthly mortgage payment on a median priced home (\$574,900 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and
Occupancy- Ready
Active Listings

1,601

Percent of Total
Active Listings

79.3%

Purchase- and
Occupancy-Ready
Inventory in Months

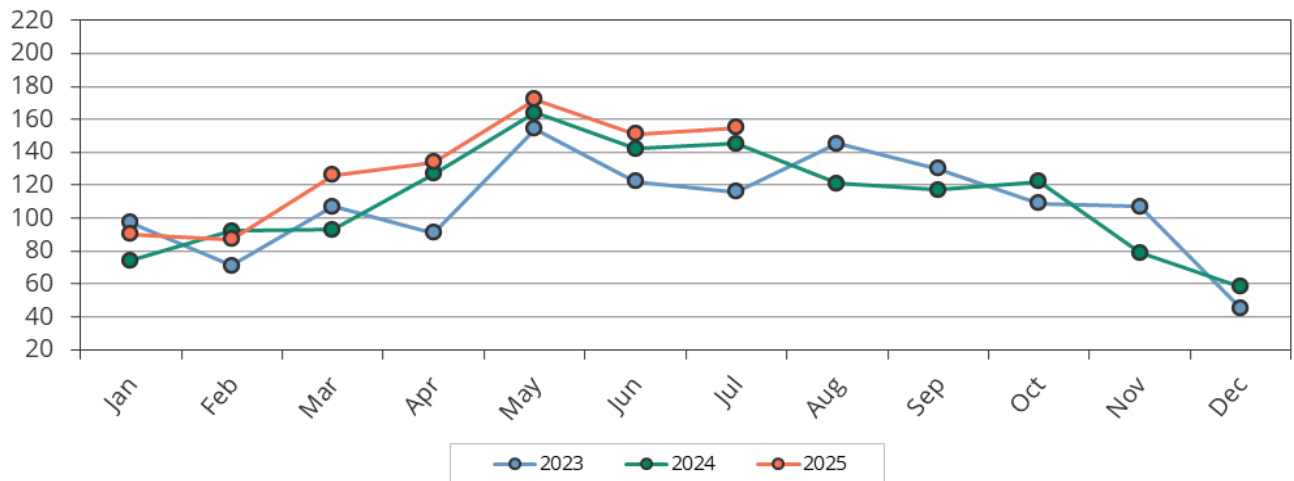
2.7



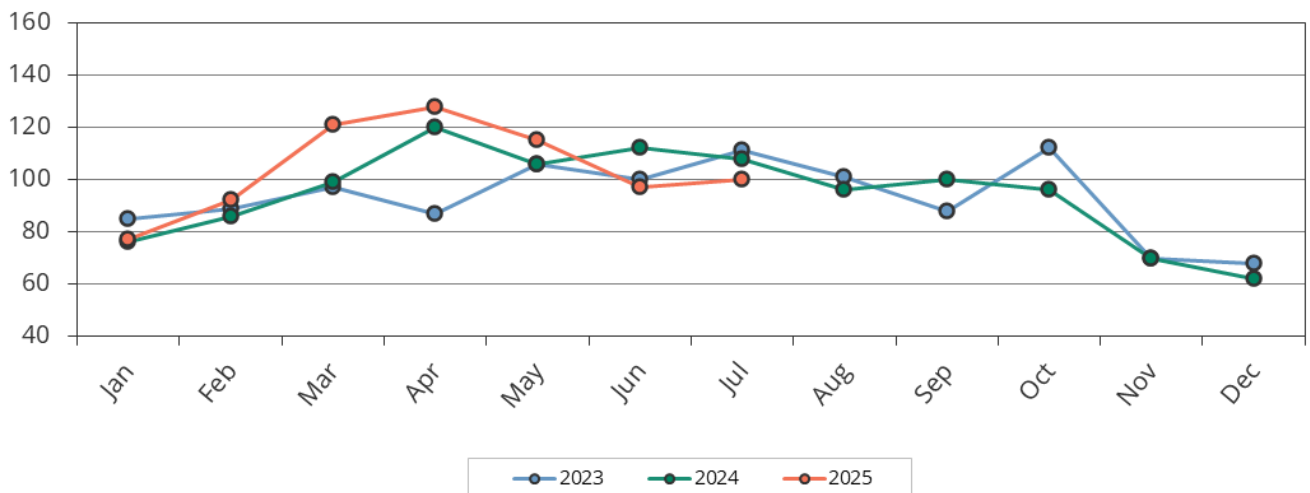
Cowlitz County – SW Washington

July 2025 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

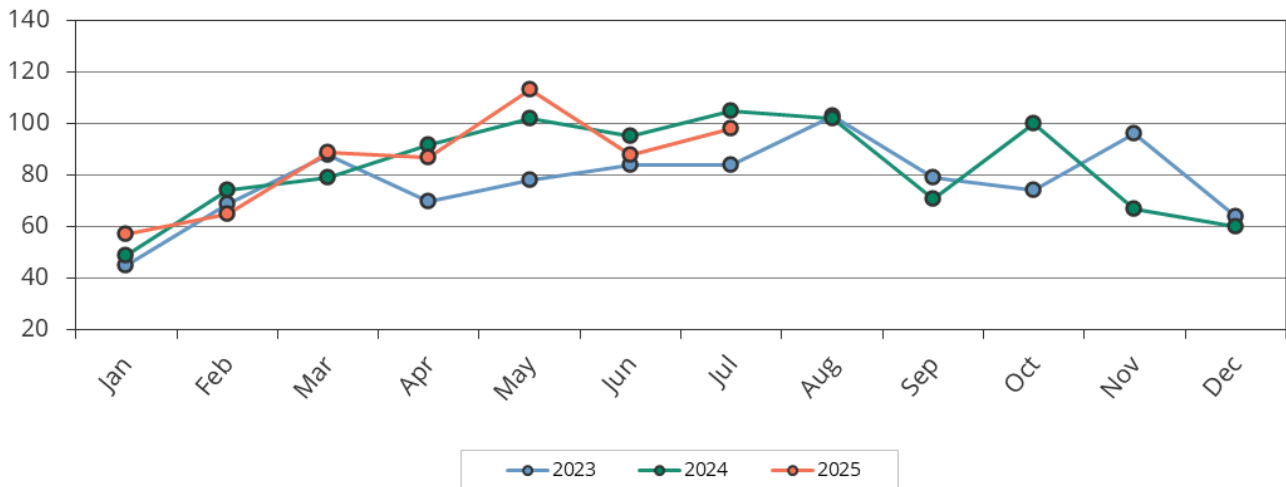




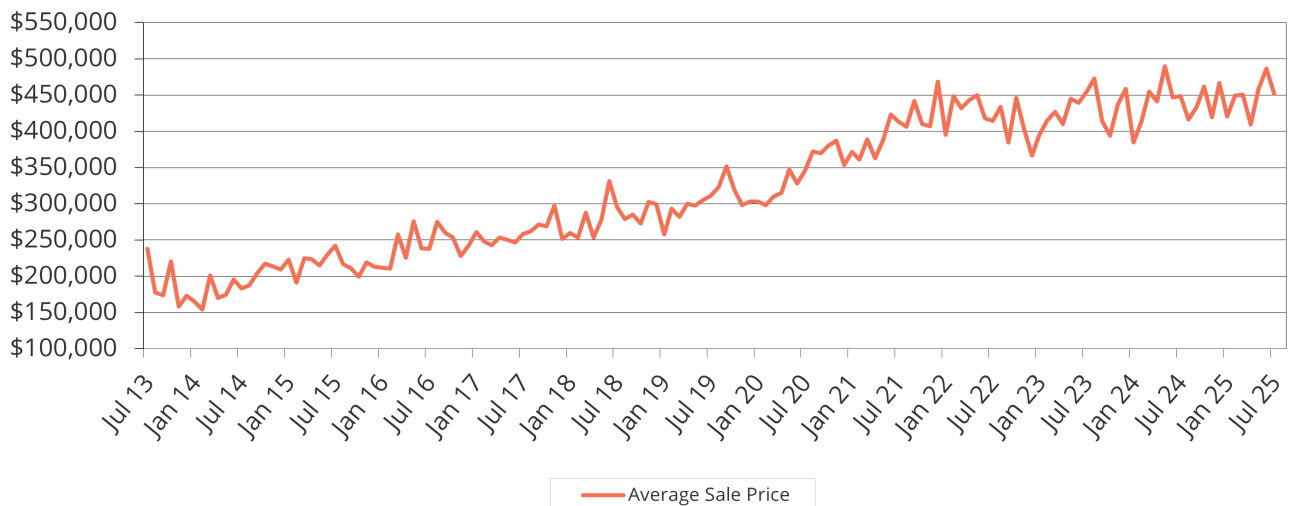
Cowlitz County – SW Washington

July 2025 Reporting Period

Cowlitz County Closed Sales



Cowlitz County Average Sale Price



SW Washington

July 2025 Reporting Period

Area Report

This report includes both Clark and Cowlitz County.

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	43	11	5	15	-31.8%	15	514,100	63	127	80	-14.9%	82	522,800	501,800	42	-9.7%	1	1,250,000	1	270,000	7	699,500
12	NW Heights	32	17	6	12	0.0%	14	345,000	36	131	92	15.0%	89	382,400	380,000	44	-1.0%	2	1,290,000	1	250,000	14	708,900
13	SW Heights	31	3	1	3	-66.7%	7	504,600	34	67	44	-34.3%	43	634,000	488,000	76	-12.1%	-	-	1	410,000	1	384,000
14	Lincoln/Hazel Dell	24	12	3	7	0.0%	11	547,500	30	76	50	-15.3%	46	559,500	522,500	31	14.5%	-	-	4	269,500	-	-
15	E Hazel Dell	80	41	11	38	153.3%	26	458,300	32	269	173	6.1%	147	457,000	462,700	40	0.1%	-	-	2	285,000	5	875,700
20	NE Heights	30	10	2	9	-35.7%	11	506,600	17	108	86	-8.5%	86	481,800	467,500	41	2.0%	-	-	-	-	3	761,700
21	Orchards	62	31	6	24	14.3%	25	428,600	30	197	150	7.1%	135	458,500	452,000	49	5.2%	-	-	-	-	-	-
22	Evergreen	100	57	10	47	0.0%	38	493,600	40	370	290	0.7%	269	460,900	455,000	45	0.7%	-	-	2	215,000	3	684,800
23	E Heights	33	14	3	9	-30.8%	11	646,100	32	109	79	0.0%	78	558,200	477,500	47	-10.1%	-	-	-	-	-	-
24	Cascade Park	50	28	6	17	13.3%	17	529,400	23	149	103	-8.8%	98	598,100	537,500	48	1.1%	-	-	-	-	3	577,700
25	Five Corners	18	16	2	18	20.0%	17	475,100	15	97	76	4.1%	71	491,400	470,000	26	3.7%	-	-	-	-	1	819,000
26	E Orchards	58	26	2	16	-20.0%	21	625,300	33	158	98	-9.3%	95	577,700	550,000	48	-5.8%	-	-	1	350,000	1	597,800
27	Fisher's Landing	58	26	2	18	-14.3%	18	538,500	37	163	110	14.6%	99	588,500	570,000	43	2.0%	-	-	2	445,000	-	-
31	SE County	15	5	0	1	0.0%	6	793,300	33	27	18	63.6%	18	988,400	835,000	87	20.4%	-	-	2	467,500	-	-
32	Camas City	218	87	26	59	7.3%	47	880,200	49	548	353	13.1%	289	882,100	831,800	55	1.7%	2	161,500	6	464,300	2	784,700
33	Washougal	121	41	9	25	-13.8%	37	701,500	66	307	203	-7.7%	210	767,500	710,000	80	4.4%	1	470,000	12	368,500	-	-
41	N Hazel Dell	55	41	9	21	10.5%	17	596,300	56	182	124	-5.3%	112	570,300	558,900	47	-0.2%	-	-	2	275,000	-	-
42	S Salmon Creek	72	34	5	21	5.0%	19	545,100	49	211	139	12.1%	130	537,100	531,300	41	1.8%	-	-	-	-	-	-
43	N Felida	85	27	8	25	-28.6%	28	873,500	75	224	189	-18.5%	193	782,400	645,000	101	11.7%	-	-	4	1,027,500	-	-
44	N Salmon Creek	115	33	7	29	11.5%	23	656,500	49	275	188	-1.1%	180	627,900	567,500	47	7.0%	-	-	1	300,000	-	-
50	Ridgefield	168	44	5	47	95.8%	34	777,900	73	352	254	-16.7%	226	695,500	630,000	79	15.3%	2	962,500	3	341,700	2	545,000
51	W of I-5 County	12	4	1	2	-	1	1,870,000	28	20	18	5.9%	12	1,279,200	895,000	51	-0.9%	-	-	3	691,700	-	-
52	NW E of I-5 County	49	21	0	17	54.5%	16	840,000	34	143	108	52.1%	103	650,400	550,000	53	-7.7%	-	-	1	2,250,000	-	-
61	Battleground	195	64	14	60	-3.2%	51	732,300	80	431	323	4.2%	287	624,200	550,000	87	0.0%	-	-	12	786,700	2	652,500
62	Brush Prairie	178	79	12	71	7.6%	48	630,800	42	515	387	-5.6%	366	645,700	578,500	62	-2.1%	-	-	7	588,000	1	775,000
63	East County	3	0	0	0	-100.0%	0	-	-	3	0	-100.0%	0	-	-	-	-40.9%	0	-	0	-	0	-
64	Central County	9	2	0	0	-100.0%	1	675,000	38	20	11	-21.4%	15	849,600	788,500	96	24.9%	-	-	2	326,500	-	-
65	Mid-Central County	13	5	3	3	-25.0%	2	631,000	215	27	13	-27.8%	12	734,200	654,000	140	-11.9%	-	-	3	268,300	-	-
66	Yacolt	28	11	-	7	0.0%	11	570,800	47	63	41	-6.8%	38	663,100	536,500	66	18.8%	-	-	3	632,800	-	-
70	La Center	46	21	9	15	36.4%	8	669,600	54	133	97	16.9%	87	611,900	591,200	94	12.0%	-	-	1	230,000	1	765,000
71	N Central	17	8	0	2	-33.3%	3	683,300	33	30	16	45.5%	14	793,300	697,000	72	30.9%	-	-	1	385,000	-	-
72	NE Corner	1	1	0	1	0.0%	1	713,500	51	5	5	25.0%	4	659,200	703,800	58	3.3%	-	-	-	-	-	-
72	Clark County Total	2,019	820	167	639	4.8%	584	640,300	49	5,537	3,918	-1.2%	3,634	626,000	550,000	60	3.2%	8	818,500	77	522,500	46	708,200
80	Woodland City	37	16	1	7	-30.0%	10	452,600	29	81	63	5.0%	49	496,100	505,000	50	10.7%	2	445,000	4	167,000	-	-
81	Woodland Area	27	8	2	6	100.0%	5	580,300	22	55	41	-10.1%	38	706,800	625,000	97	-3.9%	-	-	8	324,700	-	-
82	Cowlitz County	330	131	18	87	-8.4%	83	443,900	57	786	566	-1.4%	536	424,600	400,000	64	0.5%	1	375,000	69	206,600	13	639,900
82	Cowlitz County Total	394	155	21	100	-7.4%	98	451,700	52	922	670	0.1%	623	447,400	418,000	65	0.4%	3	421,700	81	216,300	13	639,900
87	Pacific County Total	50	20	2	6	0.0%	11	380,800	69	79	40	-7.0%	37	434,000	385,000	95	8.4%	-	-	10	95,500	1	225,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

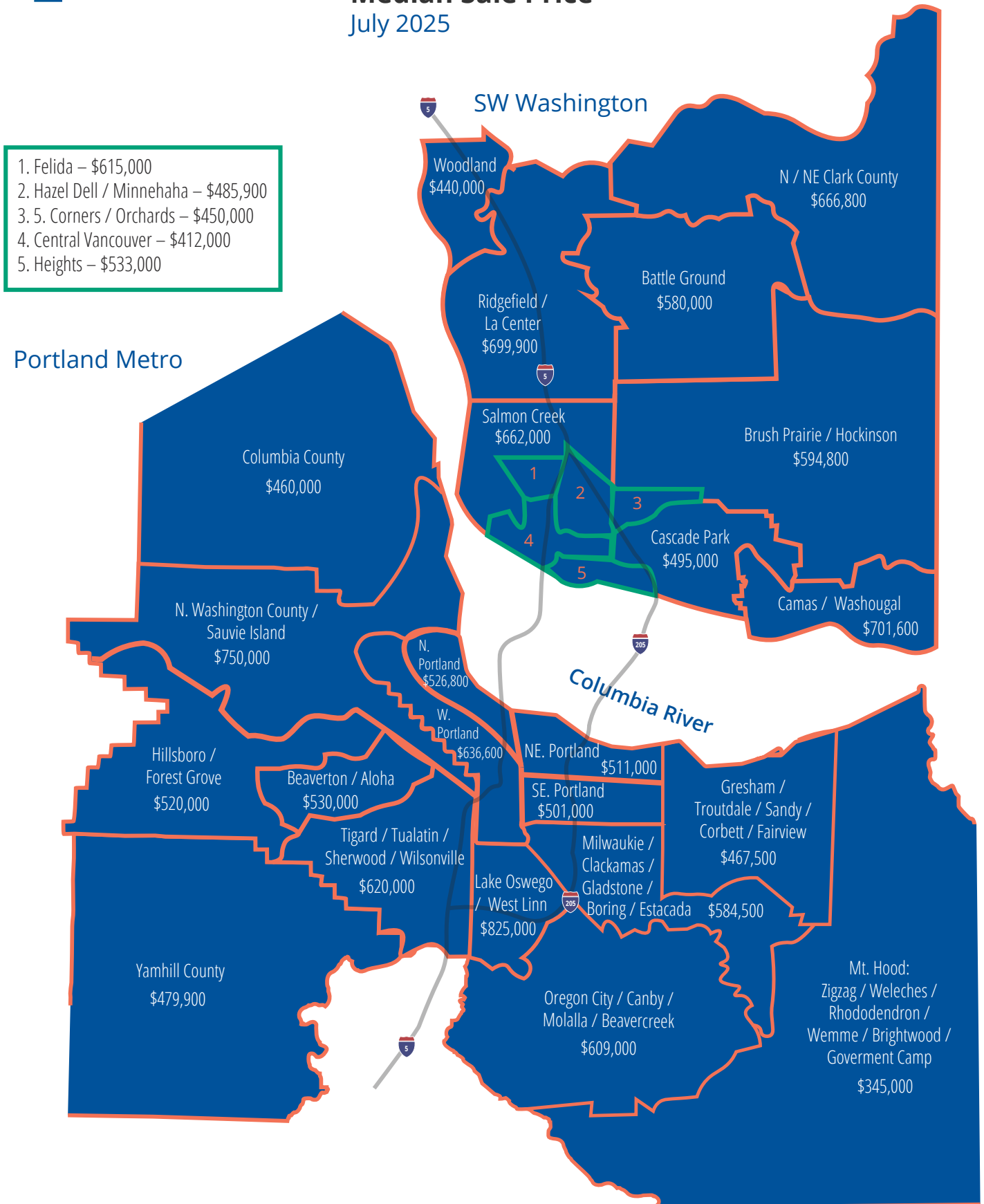
² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

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SW Washington

July 2025 Reporting Period

Median Sale Price July 2025





Definitions and Formulas

Additional Resources

Inventory in Months:

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% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

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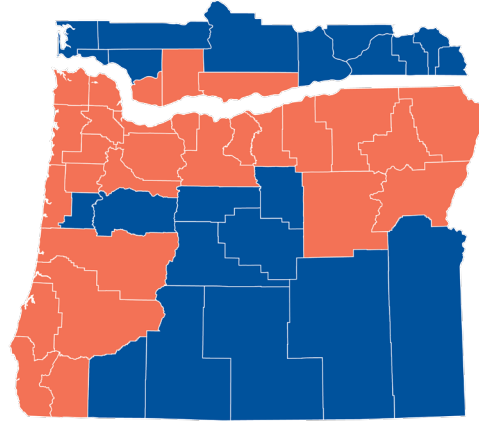
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| ▶ Video Highlights | |

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- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

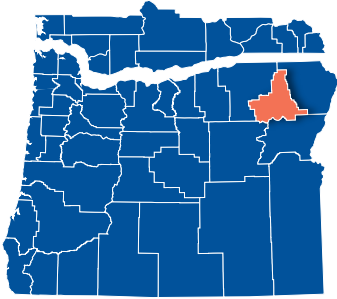
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Union County July 2025 Reporting Period

Union County

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (31) decreased 16.2% from the 37 listed in July 2024, and decreased 13.9% from the 36 listed in June 2025.

Pending Sales

Pending sales (23) decreased 14.8% from the 27 offers accepted in July 2024, and decreased 30.3% from the 33 offers accepted in June 2025.

Closed Sales

Closed sales (27) decreased 18.2% from the 33 closings in July 2024, and decreased 3.6% from the 28 closings in June 2025.

Inventory and Time on Market

Inventory increased to 3.1 months in July. Total market time increased to 79 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (209) decreased 6.3%, pending sales (161) decreased 8.5%, and closed sales (136) decreased 13.9%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has decreased 13.0% from \$368,200 to \$320,400. In the same comparison, the median sale price has decreased 3.7% from \$307,500 to \$296,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -4.4% (\$329,100 v. \$344,200)

Median Sale Price % Change: -1.3% (\$295,000 v. \$299,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	4.1	5.3	5.5
February	2.7	3.6	5.7
March	3.4	2.8	4.6
April	3.7	2.4	2.8
May	1.9	3.6	3.7
June	1.3	2.1	2.8
July	2.4	2.1	3.1
August	2.5	3.2	
September	2.7	3.2	
October	3.0	2.7	
November	3.7	4.5	
December	3.8	3.4	

Residential Trends

July 2025 vs. June 2025

New Listings **-13.9%** ↓

Pending Sales **-30.3%** ↓

Closed Sales **-3.6%** ↓

Average Sale Price **+6.6%** ↑

Median Sale Price **-1.0%** ↓

Inventory **+0.3** ↑

Total Market Time **+51** ↑

July 2025 vs. July 2024

New Listings **-16.2%** ↓

Pending Sales **-14.8%** ↓

Closed Sales **-18.2%** ↓

Average Sale Price **-1.6%** ↓

Median Sale Price **-9.6%** ↓

Inventory **+1.0** ↑

Total Market Time **+19** ↑

Union County

July 2025 Reporting Period

Residential Sales by Price Range

Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	0	0.0%	1	3.0%	2	7.4%
100K-200K	7	25.9%	7	21.2%	4	14.8%
200K-300K	9	33.3%	3	9.1%	6	22.2%
300K-400K	8	29.6%	11	33.3%	6	22.2%
400K-500K	2	7.4%	4	12.1%	4	14.8%
500K-600K	1	3.7%	4	12.1%	1	3.7%
600K-700K	0	0.0%	2	6.1%	1	3.7%
700K-800K	0	0.0%	0	0.0%	1	3.7%
800K-900K	0	0.0%	0	0.0%	1	3.7%
900K-1M	0	0.0%	0	0.0%	1	3.7%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	1	3.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	27		33		27	

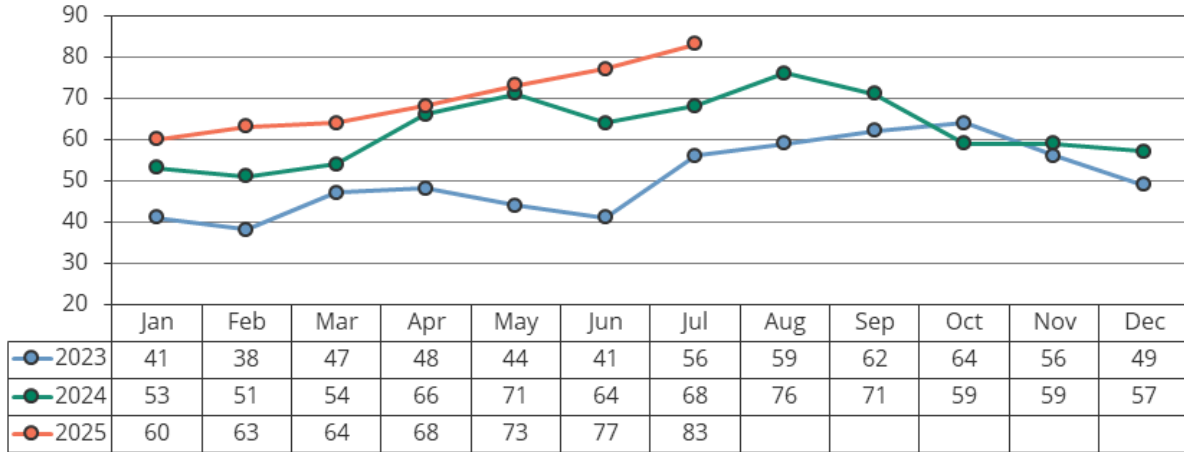
90th Percentile
 50th Percentile
 10th Percentile

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	31	23	27	357,700	312,000	79
	June	36	33	28	335,500	315,300	28
	Year-To-Date	209	161	136	320,400	296,000	64
2024	July	37	27	33	363,700	345,000	59
	Year-To-Date	223	176	158	368,200	307,500	66
Change	July 2024	-16.2%	-14.8%	-18.2%	-1.6%	-9.6%	32.7%
	Prev Mo 2025	-13.9%	-30.3%	-3.6%	6.6%	-1.0%	180.8%
	Year-To-Date	-6.3%	-8.5%	-13.9%	-13.0%	-3.7%	-2.4%

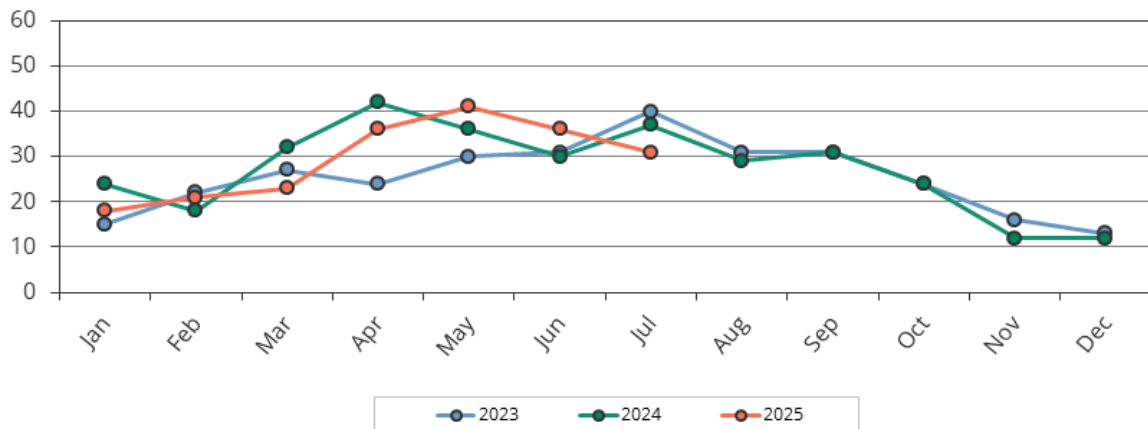
Union County

July 2025 Reporting Period

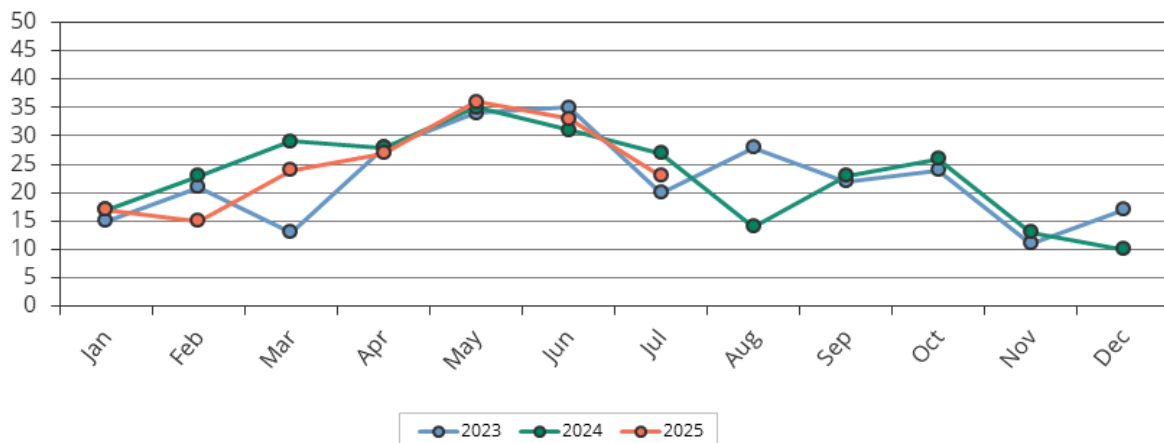
Active Residential Listings



New Listings



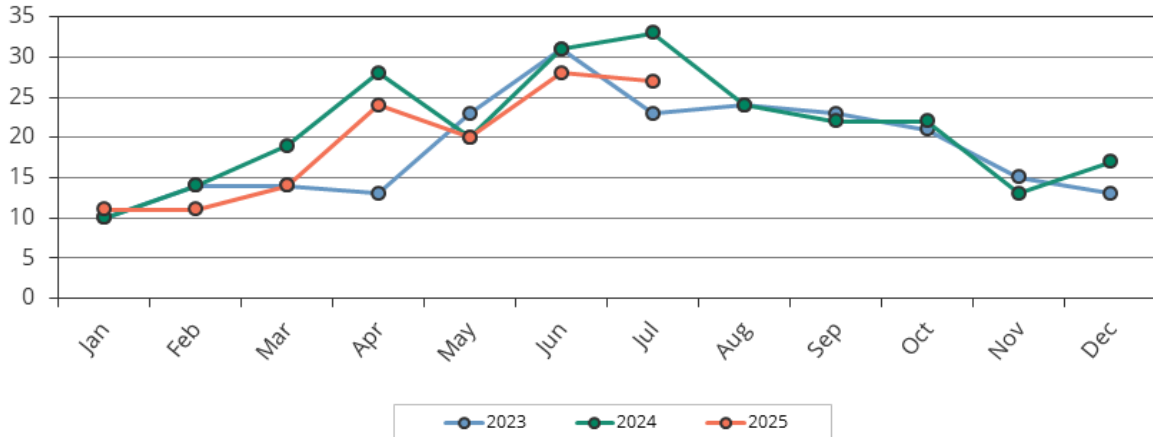
Pending Sales



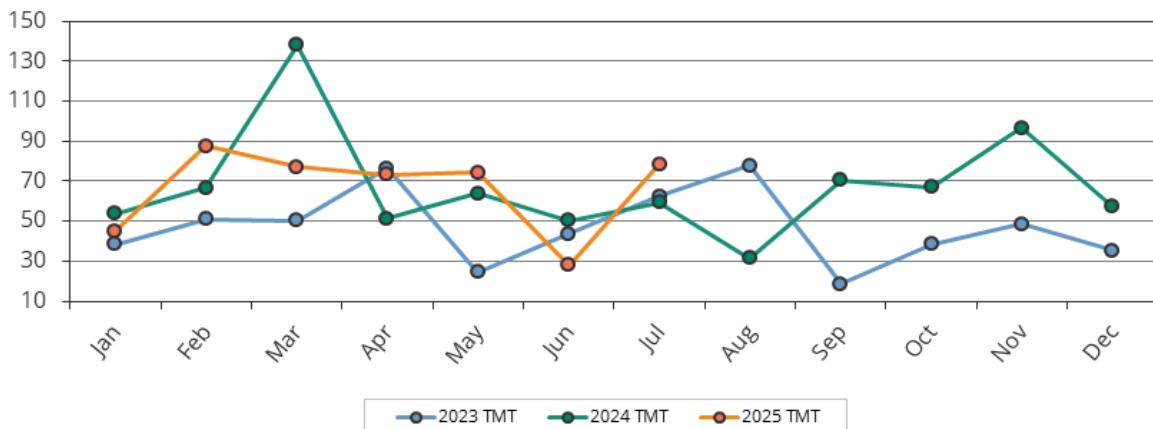
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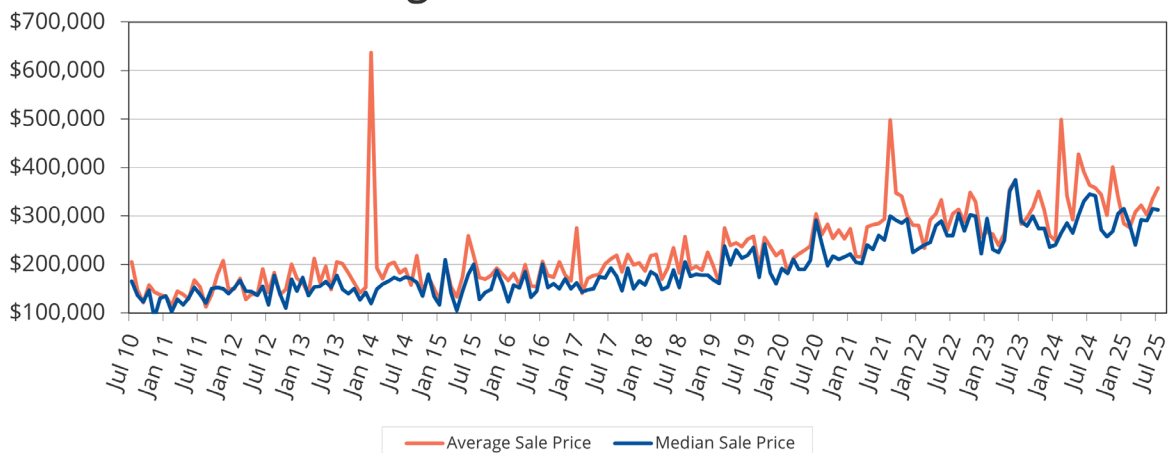
Closed Sales



Average Total Market Time



Average and Median Sale Price

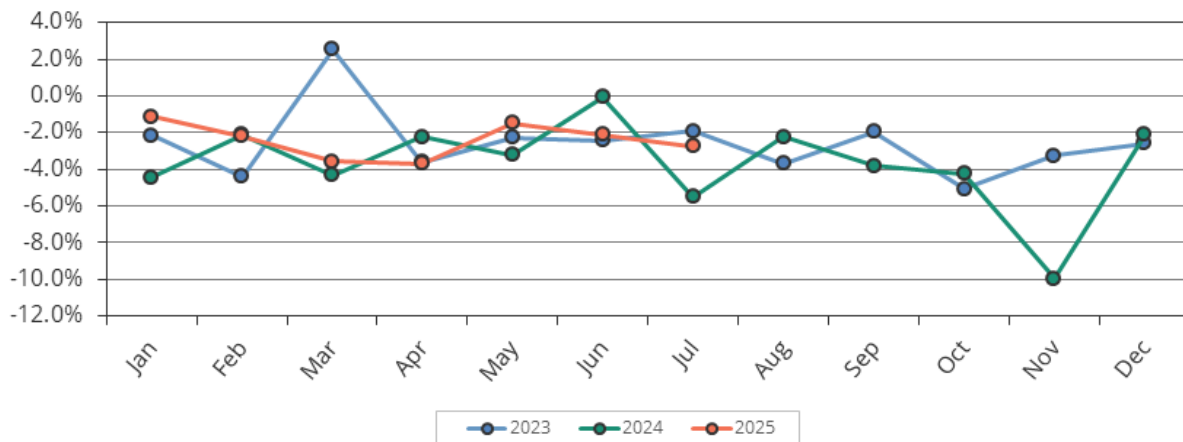


Note: In **January 2014**, the Average Sale Price was **\$637,000** in Union County. In **September 2021**, the Average Sale Price was **\$481,100** in Union County. In **February 2024**, the Average Sale Price was **\$499,200** in Union County. This has caused a spike in the Average and Median Sale Price chart for those months.

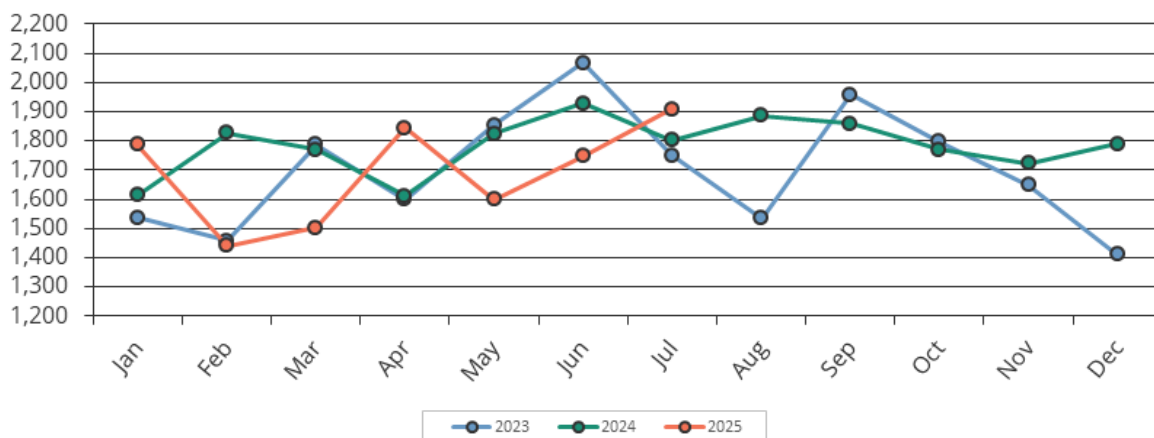
Union County

July 2025 Reporting Period

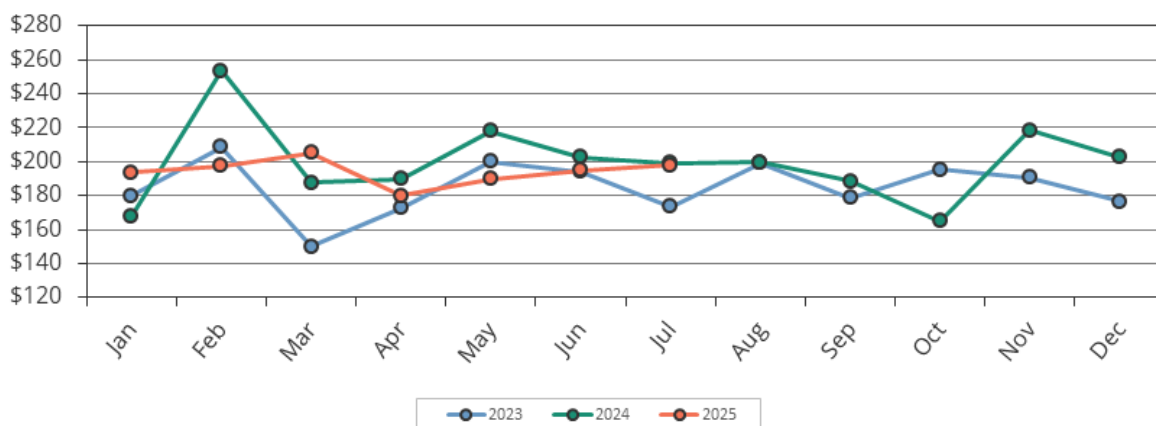
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Union County

July 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97814	Medical Springs	1	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97824	Cove	4	4	1	1	-50.0%	2	564,000	43	14	10	-9.1%	9	544,400	525,000	2.2%	-	-	1	135,000	-	-
97827	Elgin	15	7	2	7	75.0%	2	422,000	120	27	19	-5.0%	10	371,200	296,500	-7.4%	2	157,500	5	136,800	-	-
97841	Imbler	2	2	0	0	-	1	469,000	60	4	2	0.0%	2	361,300	361,300	-19.4%	-	-	-	-	-	-
97850	La Grande / Island City	45	12	1	11	-38.9%	17	348,800	64	129	104	-11.1%	92	311,900	299,500	-2.7%	6	280,800	10	2,391,000	2	327,500
97867	North Powder	4	0	0	0	-	0	-	-	1	1	-80.0%	1	50,500	50,500	48.6%	-	-	-	-	-	-
97876	Summerville	6	2	0	1	-	1	419,500	304	7	3	0.0%	2	460,300	460,300	-5.0%	-	-	1	290,000	-	-
97883	Union	6	3	0	3	0.0%	4	216,800	87	26	22	22.2%	20	229,000	235,000	-13.7%	-	-	6	60,800	-	-
	Union Co. Total	83	31	4	23	-14.8%	27	357,700	79	209	161	-8.5%	136	320,400	296,000	-4.4%	8	250,000	23	1,103,600	2	327,500

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

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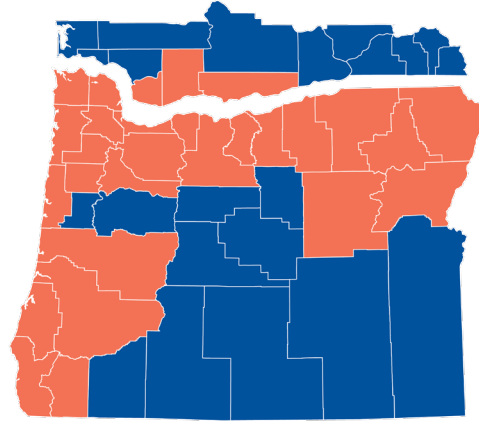
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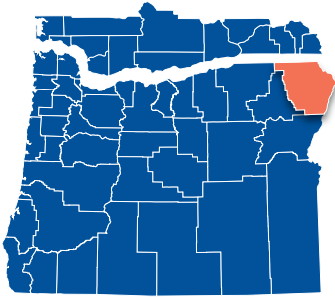
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Wallowa County July 2025 Reporting Period

Wallowa County

July 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (16) decreased 11.1% from the 18 listed in July 2024, and increased 14.3% from the 14 listed in June 2025.

Pending Sales

Pending sales (12) matched the 12 offers accepted in July 2024, and increased 100.0% from the 6 offers accepted in June 2025.

Closed Sales

Closed sales (14) increased 75.0% from the 8 closings in July 2024, and increased 27.3% from the 11 closings in June 2025.

Inventory and Time on Market

Inventory decreased to 6.2 months in July. Total market time increased to 165 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (103) increased 7.3%, pending sales (53) decreased 5.4%, and closed sales (51) increased 18.6%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has increased 12.9% from \$459,200 to \$518,300. In the same comparison, the median sale price has increased 10.8% from \$415,000 to \$460,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +11.6% (\$502,200 v. \$450,000)

Median Sale Price % Change: +10.0% (\$440,000 v. \$400,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2023	2024	2025
January	10.5	N/A*	9.3
February	6.0	12.5	10.8
March	28.0	10.2	19.0
April	14.0	9.8	10.4
May	10.2	8.4	15.0
June	6.1	6.6	7.7
July	6.9	8.5	6.2
August	6.2	7.8	
September	3.9	7.9	
October	5.2	5.1	
November	10.2	6.5	
December	11.3	10.6	

*Note: Since there were no sales in this region in January 2024, we cannot calculate an Inventory In Months.

Residential Trends

July 2025 vs. June 2025

New Listings	+14.3%	↑
Pending Sales	+100.0%	↑
Closed Sales	+27.3%	↑
Average Sale Price	+19.7%	↑
Median Sale Price	+0.2%	↑
Inventory	-1.5	↓
Total Market Time	+33	↑

July 2025 vs. July 2024

New Listings	-11.1%	↓
Pending Sales	0.0%	—
Closed Sales	+75.0%	↑
Average Sale Price	+4.9%	↑
Median Sale Price	-7.3%	↓
Inventory	-2.3	↓
Total Market Time	+66	↑

Wallowa County

July 2025 Reporting Period

Residential Sales by Price Range

Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	1	12.5%	0	0.0%	0	0.0%
200K-300K	0	0.0%	1	11.1%	3	21.4%
300K-400K	2	25.0%	2	22.2%	3	21.4%
400K-500K	3	37.5%	3	33.3%	4	28.6%
500K-600K	1	12.5%	1	11.1%	2	14.3%
600K-700K	0	0.0%	2	22.2%	1	7.1%
700K-800K	0	0.0%	0	0.0%	0	0.0%
800K-900K	1	12.5%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	7.1%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	8		9		14	

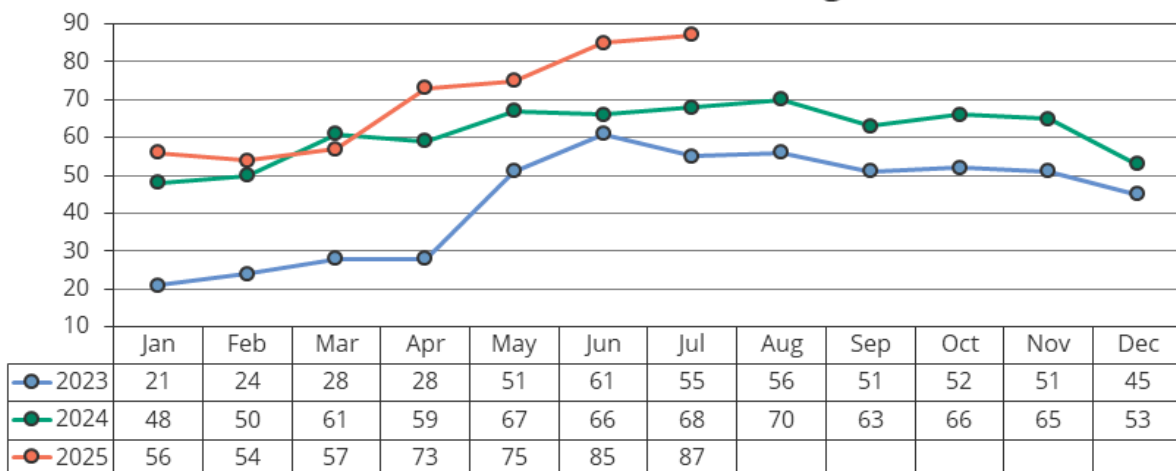
90th Percentile
 50th Percentile
 10th Percentile

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	16	12	14	490,100	420,000	165
	June	14	6	11	409,300	419,000	131
	Year-To-Date	103	53	51	518,300	460,000	157
2024	July	18	12	8	467,000	453,000	99
	Year-To-Date	96	56	43	459,200	415,000	120
Change	July 2024	-11.1%	0.0%	75.0%	4.9%	-7.3%	66.7%
	Prev Mo 2025	14.3%	100.0%	27.3%	19.7%	0.2%	25.4%
	Year-To-Date	7.3%	-5.4%	18.6%	12.9%	10.8%	30.8%

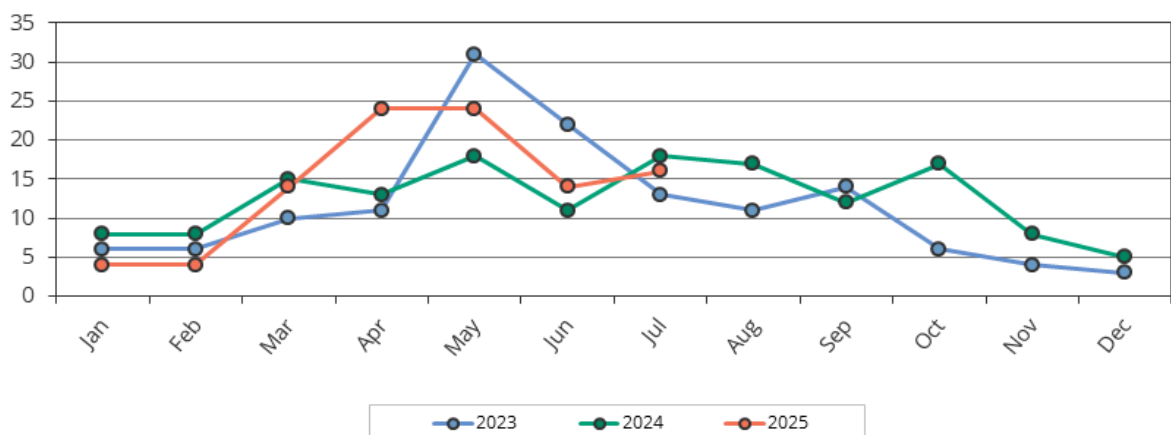
Wallowa County

July 2025 Reporting Period

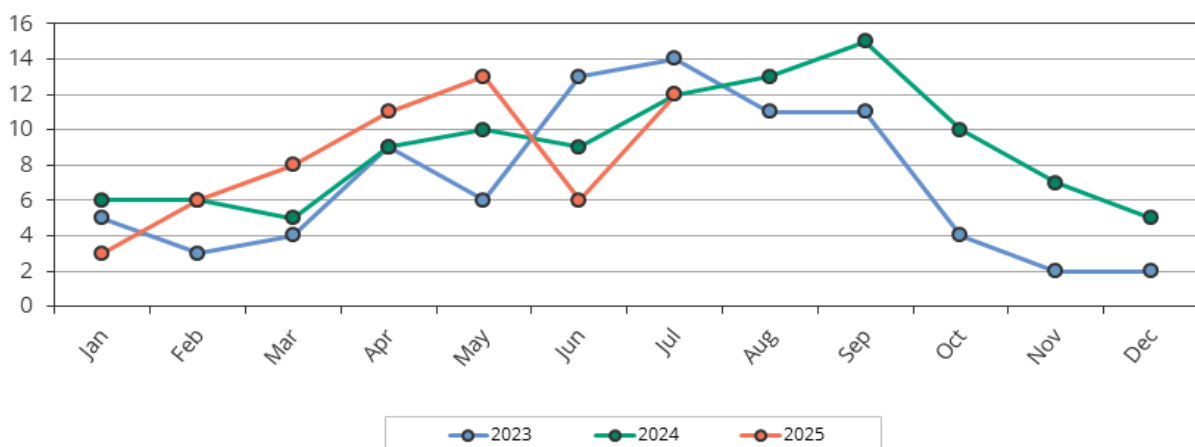
Active Residential Listings



New Listings



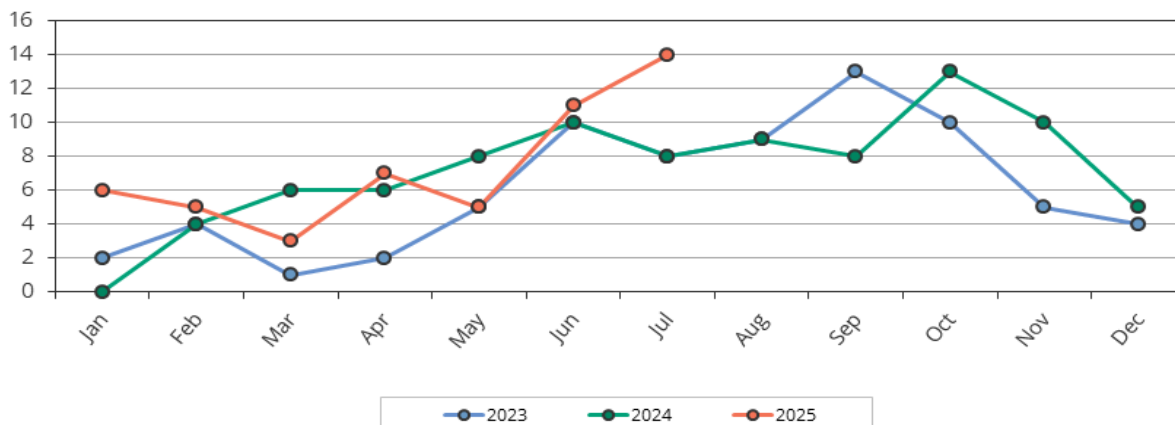
Pending Sales



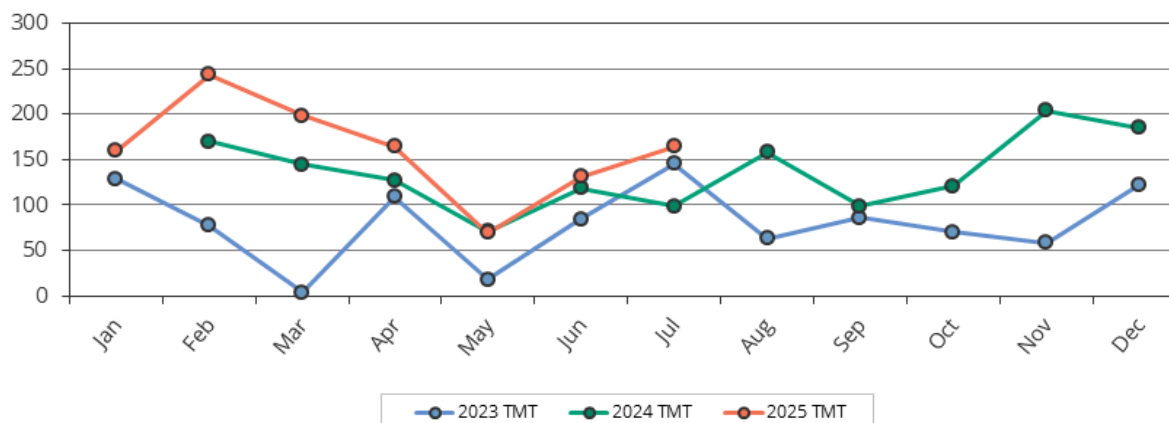
Wallowa County

July 2025 Reporting Period

Closed Sales

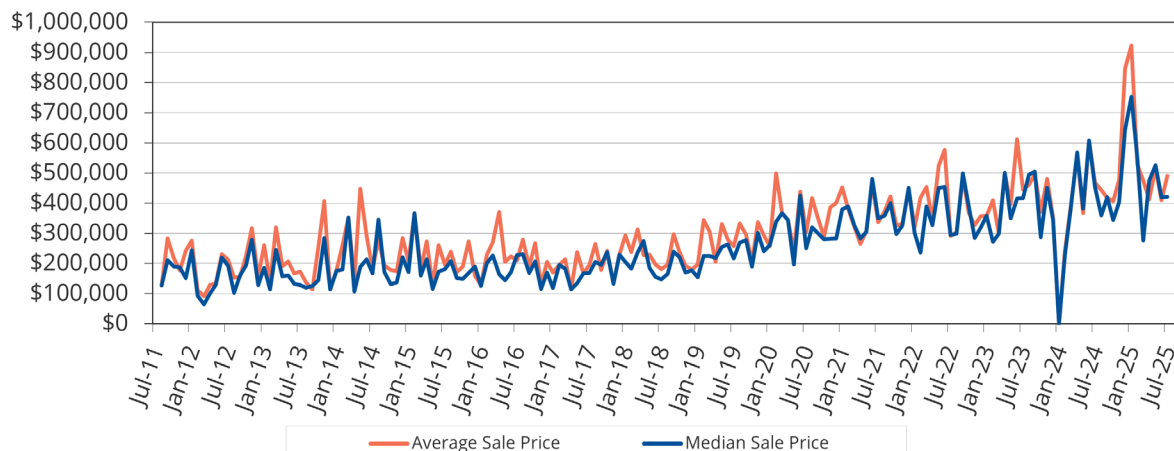


Average Total Market Time



Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average Total Market Time for that month.

Average and Median Sale Price

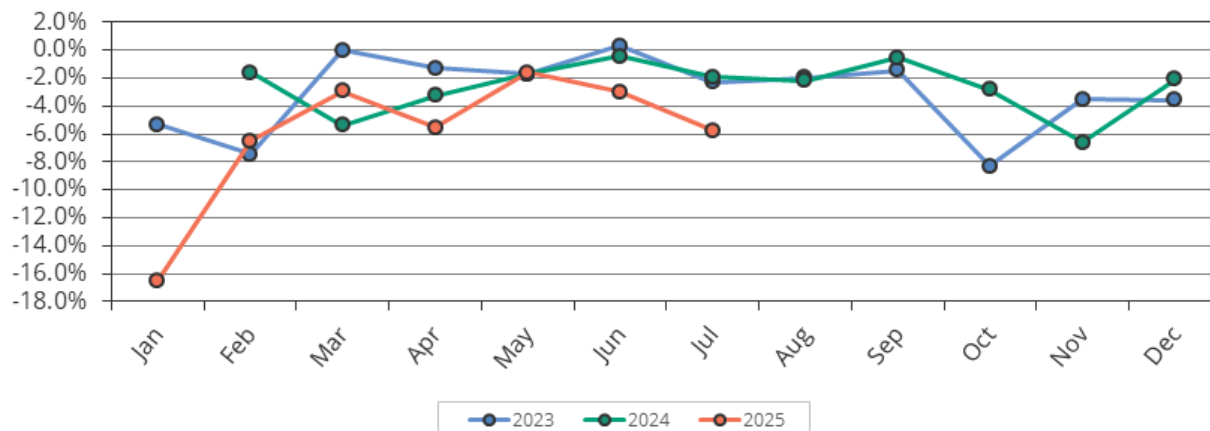


Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average or Median Sale Price for that month.

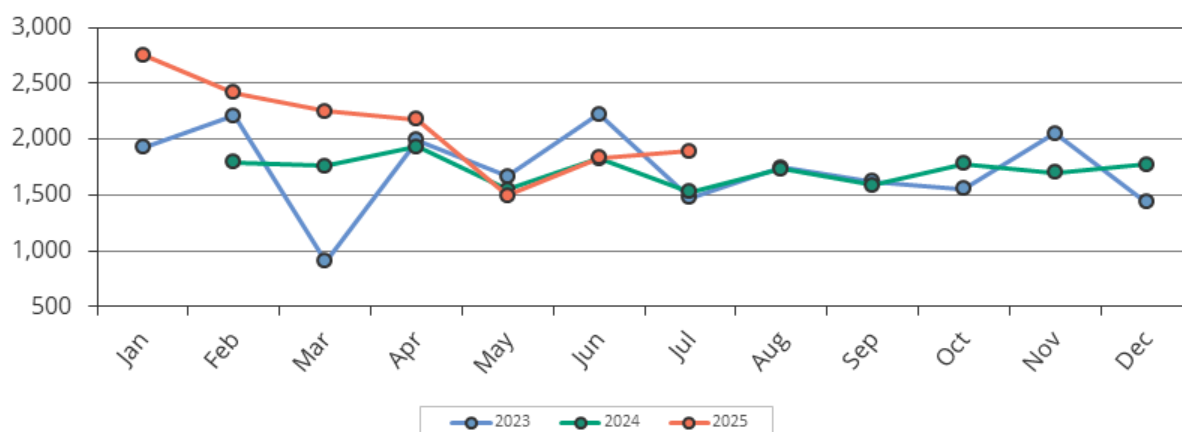
Wallowa County

July 2025 Reporting Period

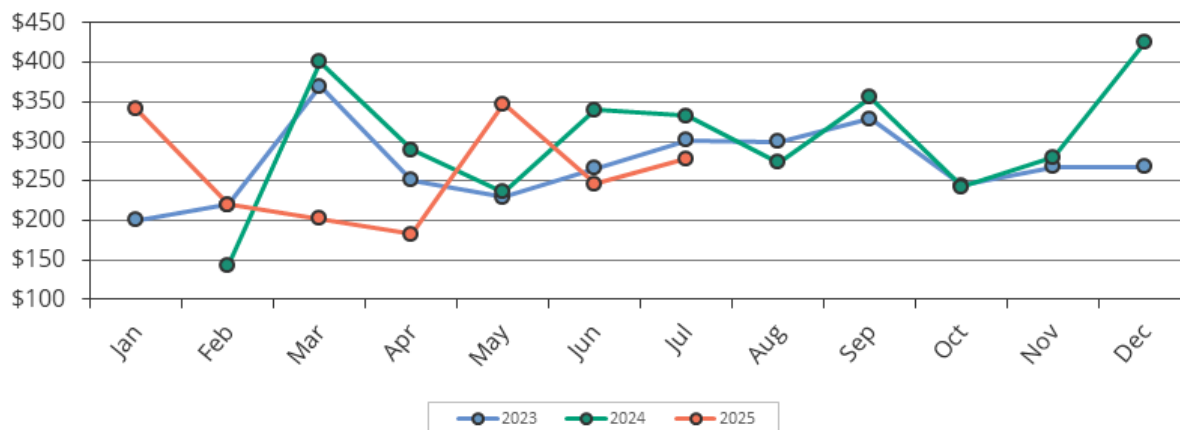
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Note: Since there were no sales in this region in **January 2024**, we cannot calculate a data point for these charts.

Wallowa County

July 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date	Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	17	2	0	3	200.0%	2	351,000	122	13	9	-35.7%	6	406,400	462,000	25.5%	1	150,000	1	259,000	-	-
97857	Lostine	3	1	0	1	-	2	1,049,500	237	6	4	100.0%	4	796,000	562,000	19.8%	-	-	-	-	-	-
97842	Imnaha	6	2	0	-	-	0	-	-	5	2	-	1	309,000	309,000	-24.6%	-	-	-	-	-	-
97846	Joseph	31	6	0	2	-66.7%	4	450,000	168	39	17	-22.7%	20	569,700	550,000	6.5%	-	-	3	114,300	-	-
97828	Enterprise	30	5	0	6	20.0%	6	376,700	153	40	21	16.7%	20	455,400	372,500	7.9%	2	232,300	3	6,135,000	1	495,000
	Wallowa Co. Total	87	16	-	12	0.0%	14	-	-	103	53	-5.4%	51	-	460,000	11.6%	3	204,900	7	2,715,300	1	495,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2025 with July 2024. The year-to-date section compares 2025 year-to-date statistics through July with 2024 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: September 2022 vs September 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-September 2021 vs Jan 2022-September 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

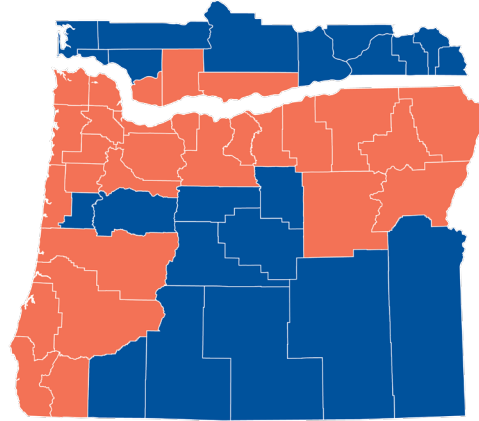
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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