



MARKET ACTION REPORT

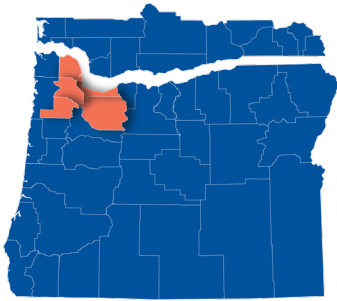
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

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** ↑

Portland Metro

July 2025 Reporting Period

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	

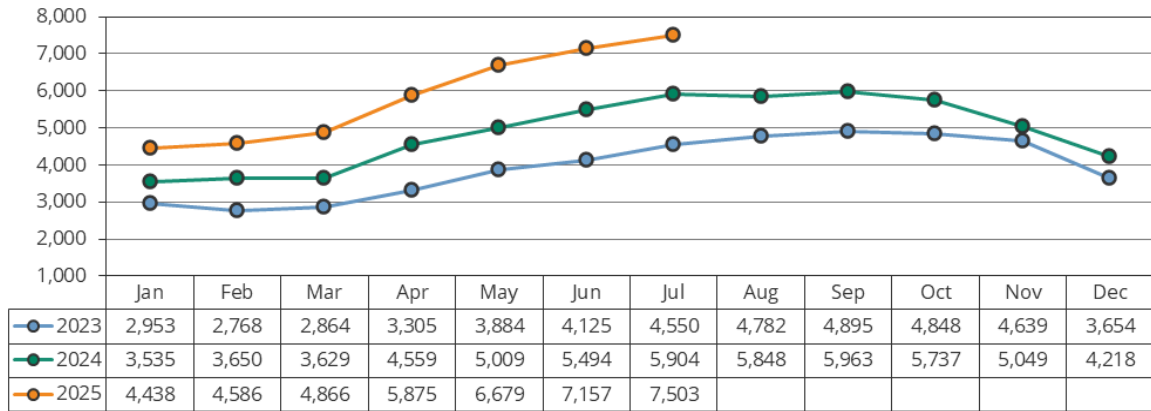
90th Percentile
 50th Percentile
 10th Percentile

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%

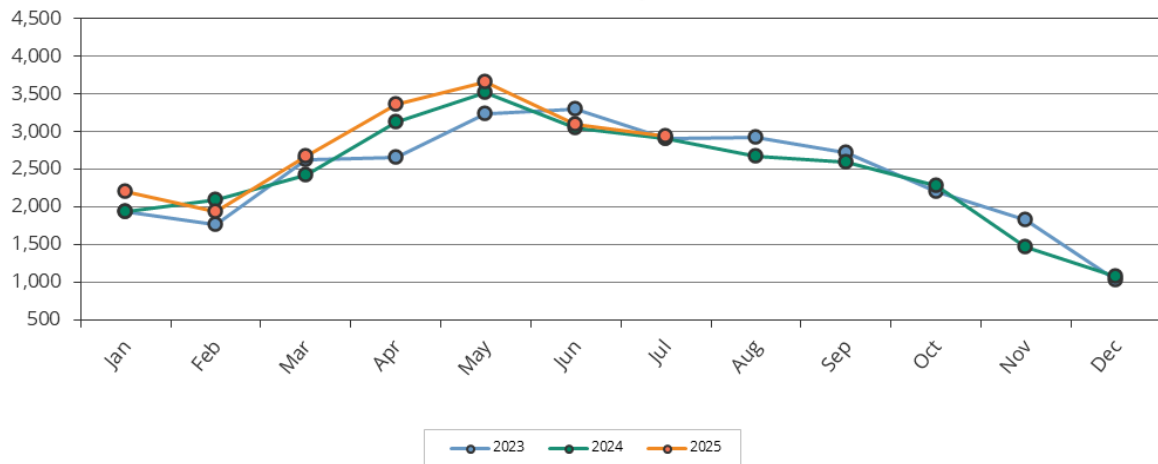
Portland Metro

July 2025 Reporting Period

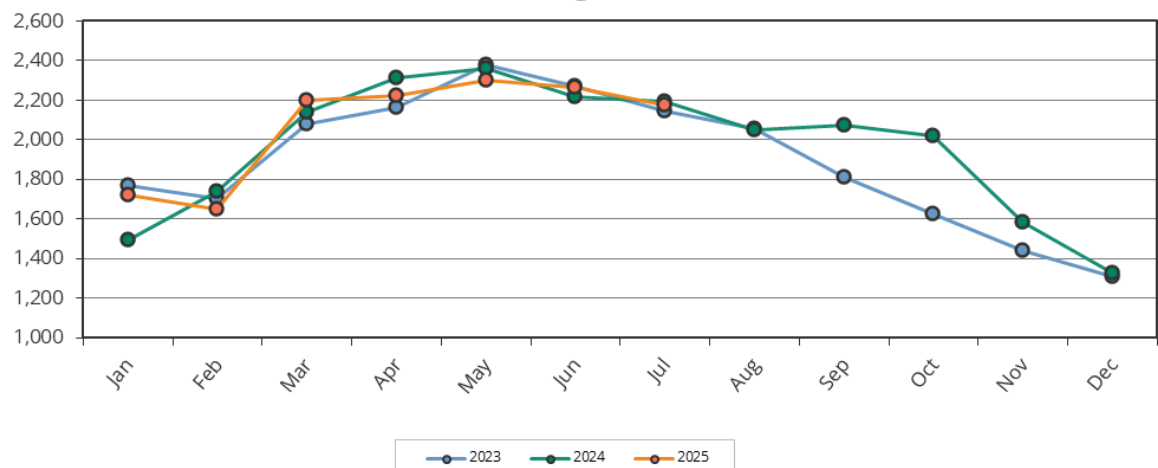
Active Residential Listings



New Listings



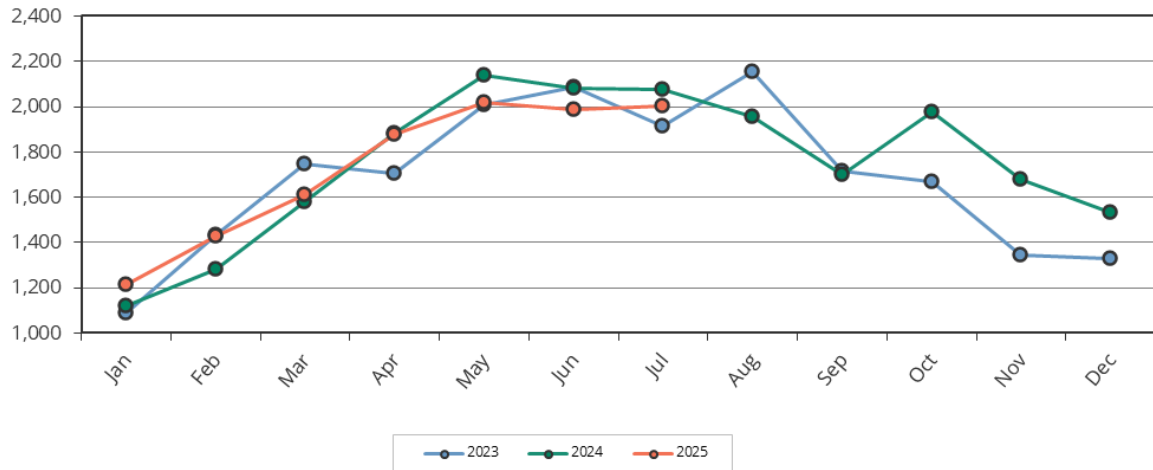
Pending Sales



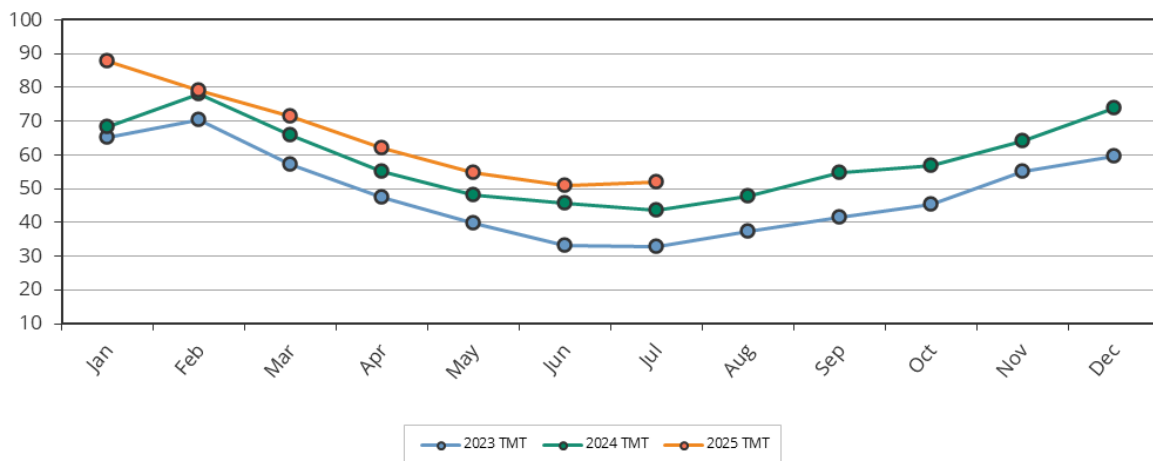
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July 2025 Reporting Period

Closed Sales



Average Total Market Time



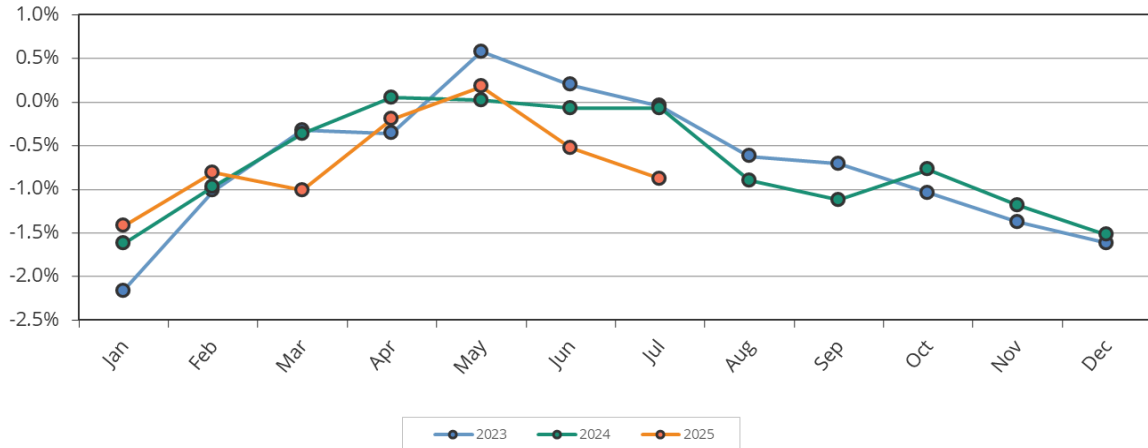
Average and Median Sale Price



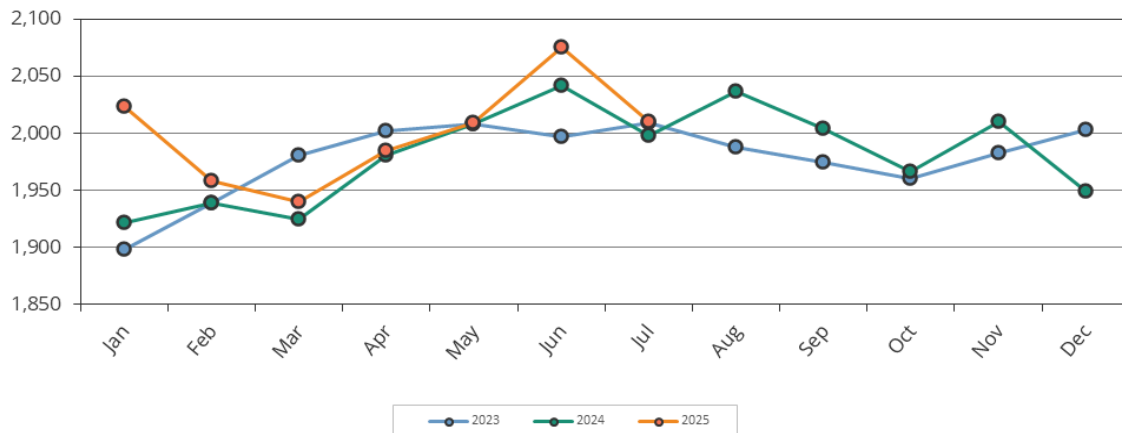
Portland Metro

July 2025 Reporting Period

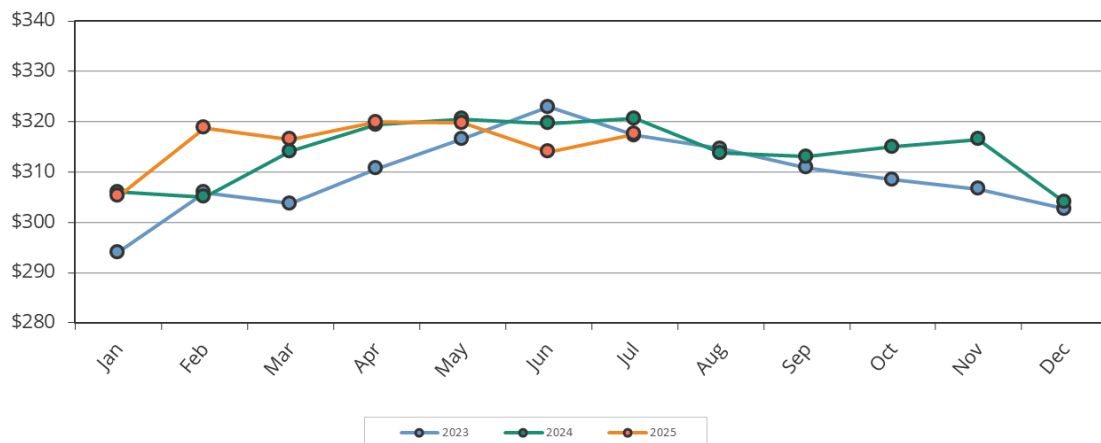
Average Sold Price Change



Average Square Footage



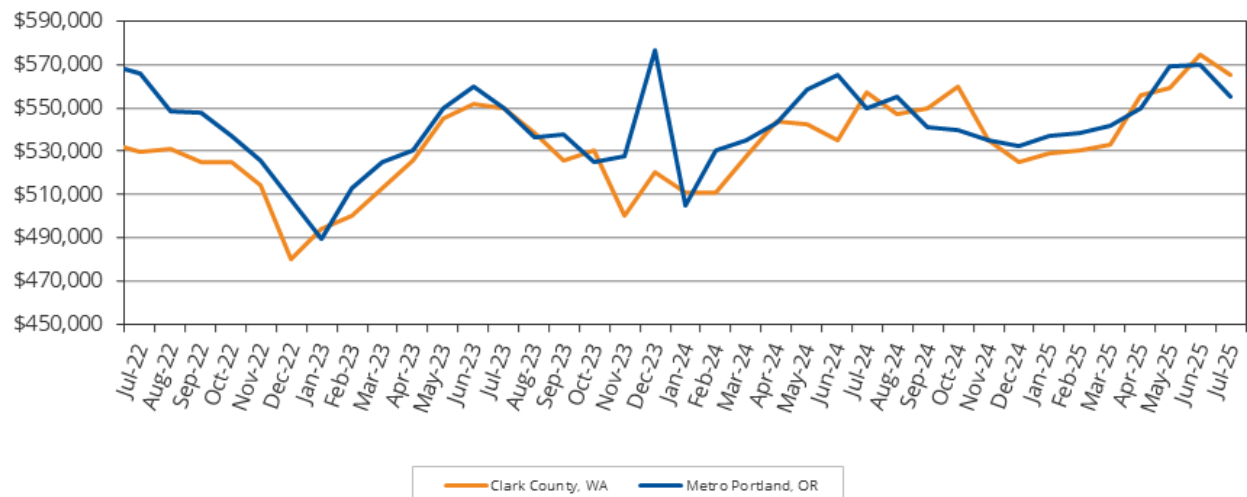
Average Price Per Square Footage



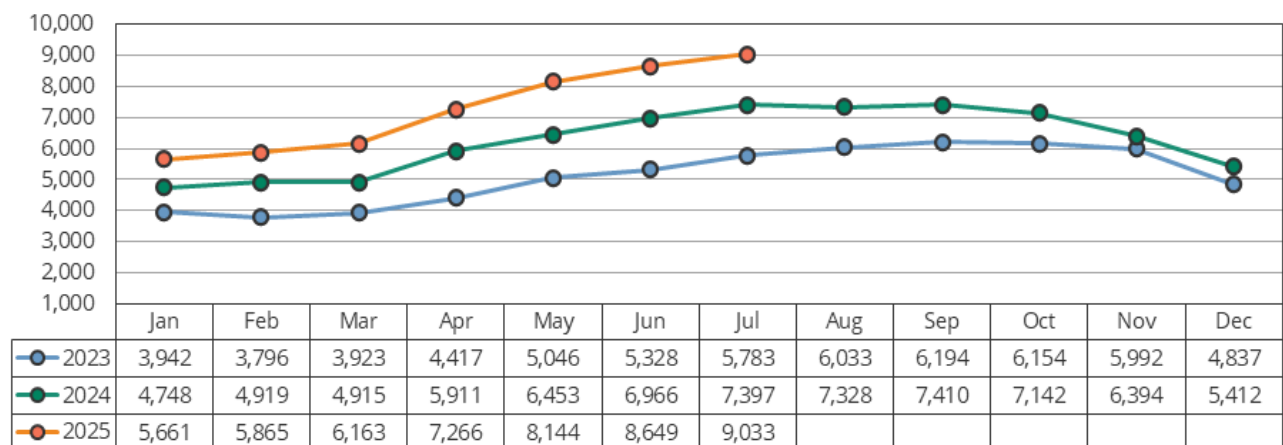
Portland Metro

July 2025 Reporting Period

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



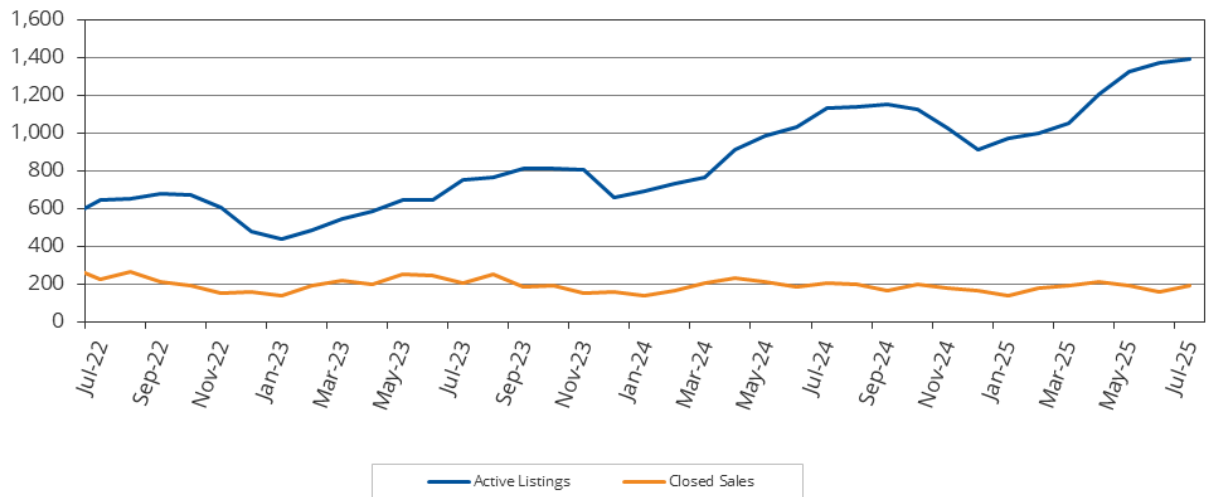
Total Active Listings



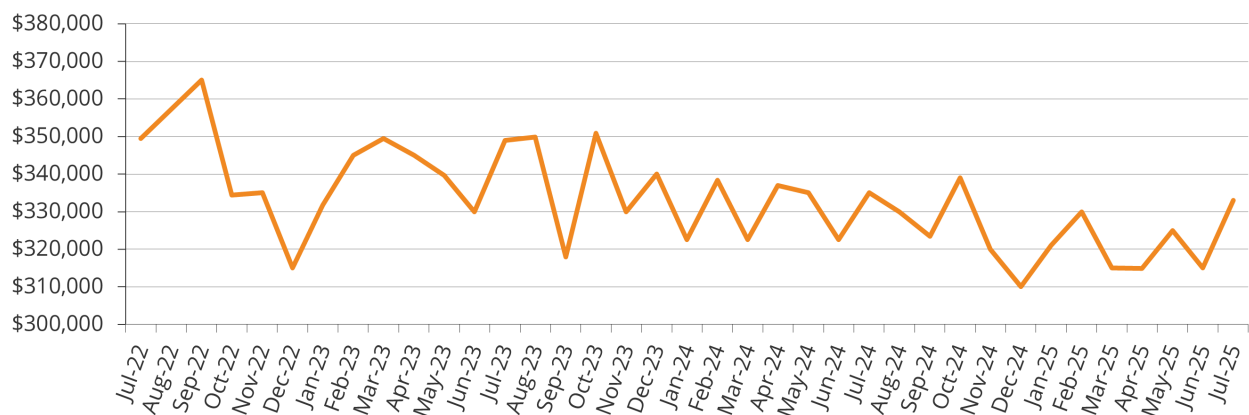
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July 2025 Reporting Period

Active & Closed Condos



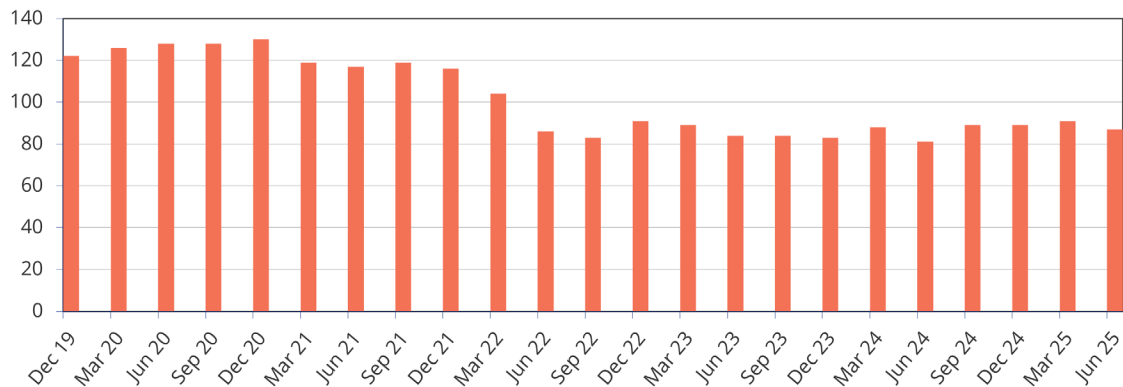
Condo Median Sale Price



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.

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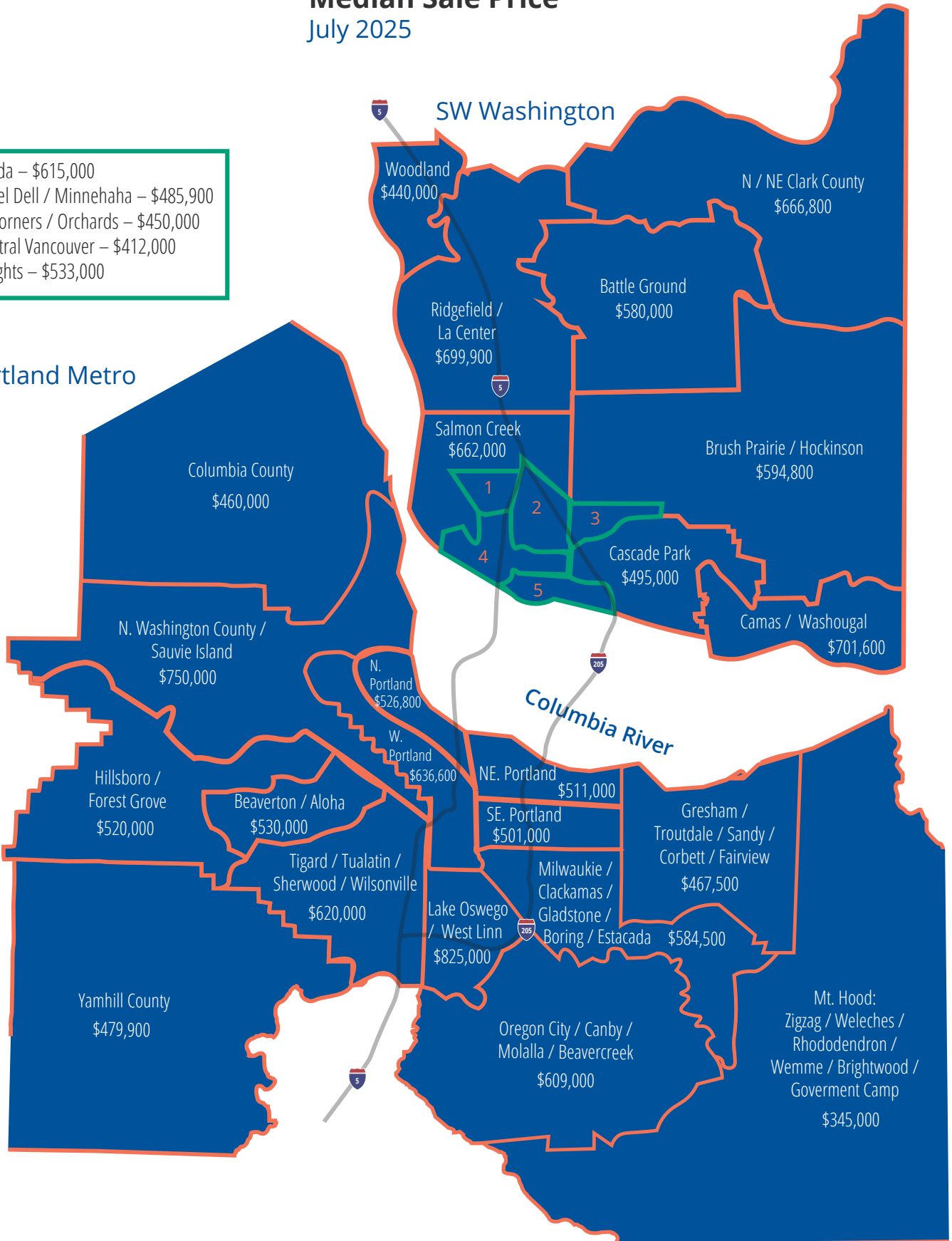
July 2025 Reporting Period

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.

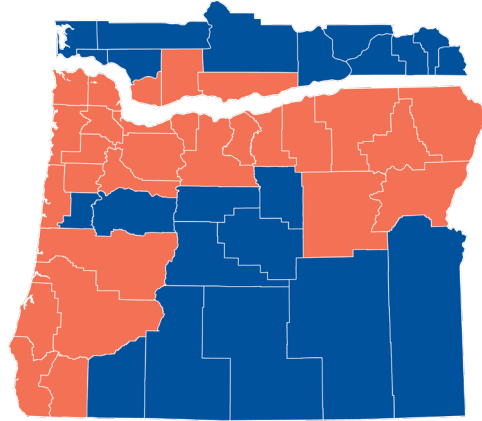
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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