



MARKET ACTION REPORT

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

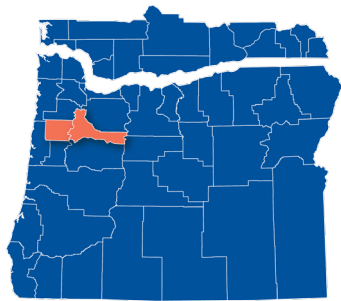
Polk and Marion Counties February 2025 Reporting Period

Polk and Marion Counties

February 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 (201) decreased 12.6% from the 230 listed in February 2024, and decreased 9.0% from the 221 listed in January 2025.

Pending Sales

Pending sales (201) decreased 12.2% from the 229 offers accepted in February 2024, and increased 17.5% from the 171 offers accepted in January 2025.

Closed Sales

Closed sales (140) decreased 9.7% from the 155 closings in February 2024, and increased 3.7% from the 135 closings in January 2025.

Inventory and Time on Market

Inventory decreased to 3.5 months in February. Total market time decreased to 65 days.

Year-to-Date Summary

Comparing the first two months of 2025 to the same period in 2024, new listings (426) decreased 2.1%, pending sales (360) decreased 10.4%, and closed sales (285) increased 1.4%.

Average and Median Sale Prices

Comparing 2025 to 2024 through February, the average sale price has decreased 5.0% from \$470,100 to \$446,600. In the same comparison, the median sale price has held steady at \$435,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.4% (\$462,700 v. \$464,400)

Median Sale Price % Change: 0.0% (\$435,000 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	2.6	3.5	3.7
February	2.2	2.7	3.5
March	1.8	2.3	
April	2.1	2.7	
May	2.1	2.6	
June	2.0	3.1	
July	2.6	2.9	
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

February 2025 vs. January 2025

New Listings **-9.0%** ↓

Pending Sales **+17.5%** ↑

Closed Sales **+3.7%** ↑

Average Sale Price **-9.1%** ↓

Median Sale Price **-4.9%** ↓

Inventory **-0.2** ↓

Total Market Time **-12** ↓

February 2025 vs. February 2024

New Listings **-12.6%** ↓

Pending Sales **-12.2%** ↓

Closed Sales **-9.7%** ↓

Average Sale Price **-11.7%** ↓

Median Sale Price **-2.7%** ↓

Inventory **+0.8** ↑

Total Market Time **+3** ↑

Polk and Marion Counties

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Residential Sales by Price Range						
Price Range	Feb 2023		Feb 2024		Feb 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	4	1.7%	3	1.2%	9	4.3%
200K-300K	12	5.2%	7	2.9%	4	1.9%
300K-400K	18	7.8%	15	6.2%	16	7.7%
400K-500K	46	19.9%	63	26.1%	53	25.4%
500K-600K	77	33.3%	79	32.8%	71	34.0%
600K-700K	38	16.5%	34	14.1%	36	17.2%
700K-800K	16	6.9%	22	9.1%	11	5.3%
800K-900K	10	4.3%	9	3.7%	3	1.4%
900K-1M	6	2.6%	5	2.1%	3	1.4%
1MM-1.1MM	2	0.9%	3	1.2%	0	0.0%
1.1MM-1.2MM	0	0.0%	1	0.4%	0	0.0%
1.2MM-1.3MM	1	0.4%	0	0.0%	1	0.5%
1.3MM-1.4MM	0	0.0%	0	0.0%	2	1.0%
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	0.4%	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	231		241		209	

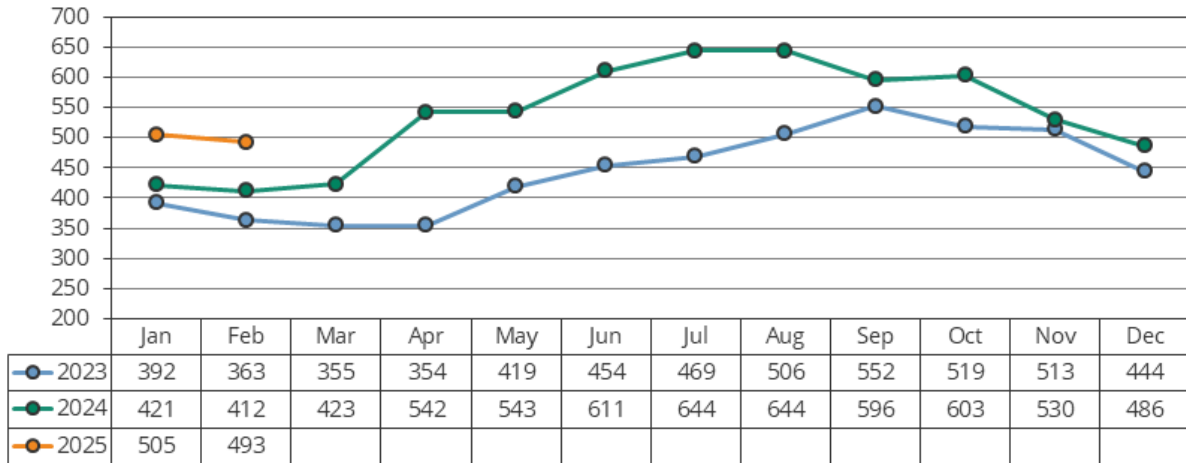
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	February	201	201	140	425,200	428,000	65
	January	221	171	135	468,000	450,000	77
	Year-To-Date	426	360	285	446,600	435,000	71
2024	February	230	229	155	481,300	440,000	62
	Year-To-Date	435	402	281	470,100	435,000	73
Change	February 2024	-12.6%	-12.2%	-9.7%	-11.7%	-2.7%	4.8%
	Prev Mo 2025	-9.0%	17.5%	3.7%	-9.1%	-4.9%	-16.1%
	Year-To-Date	-2.1%	-10.4%	1.4%	-5.0%	0.0%	-3.5%

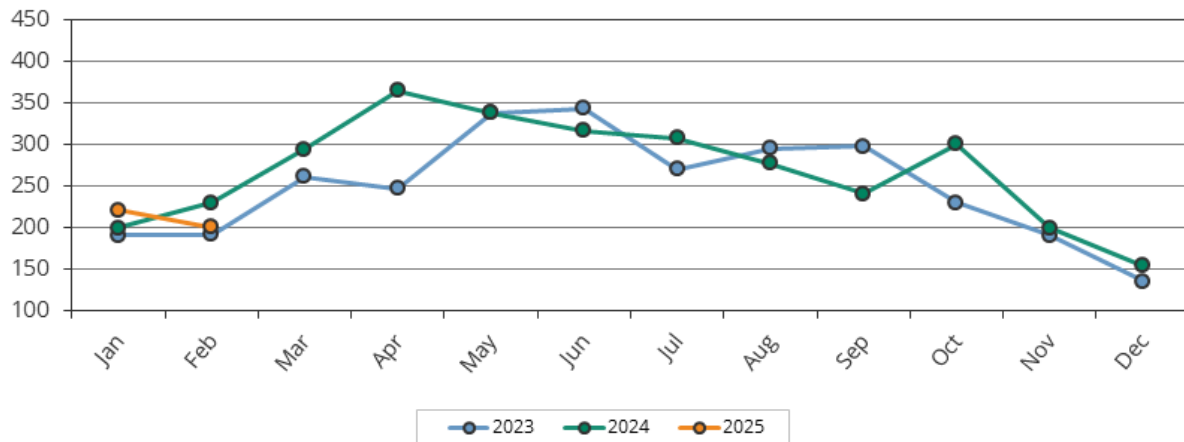
Polk and Marion Counties

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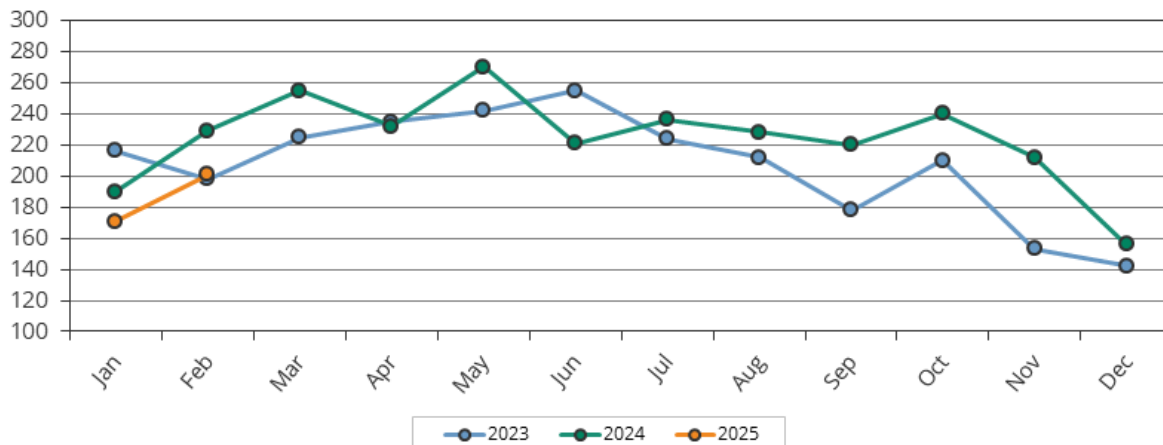
Active Residential Listings



New Listings



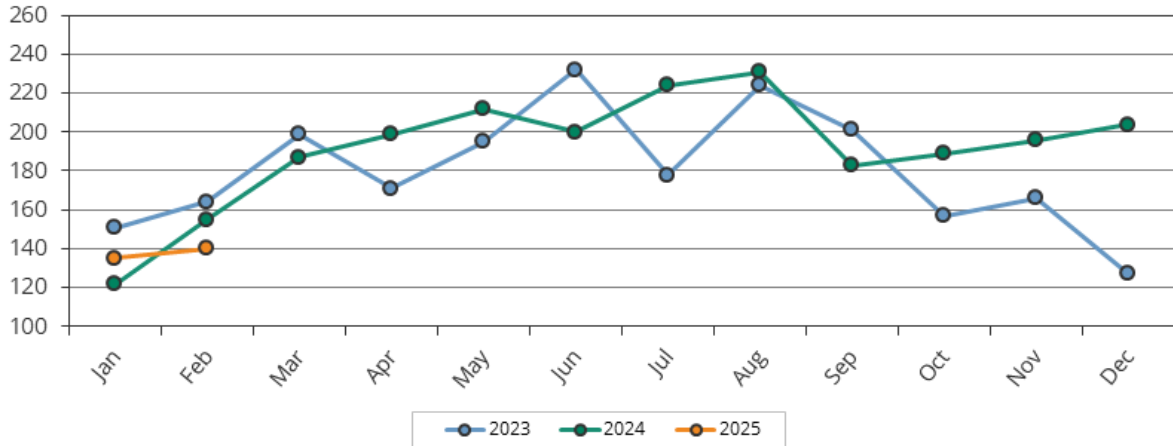
Pending Sales



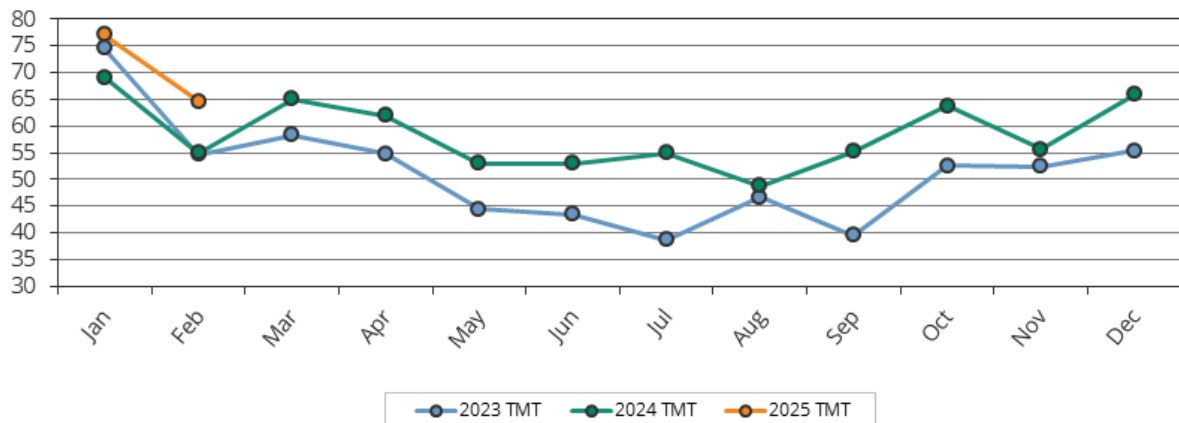
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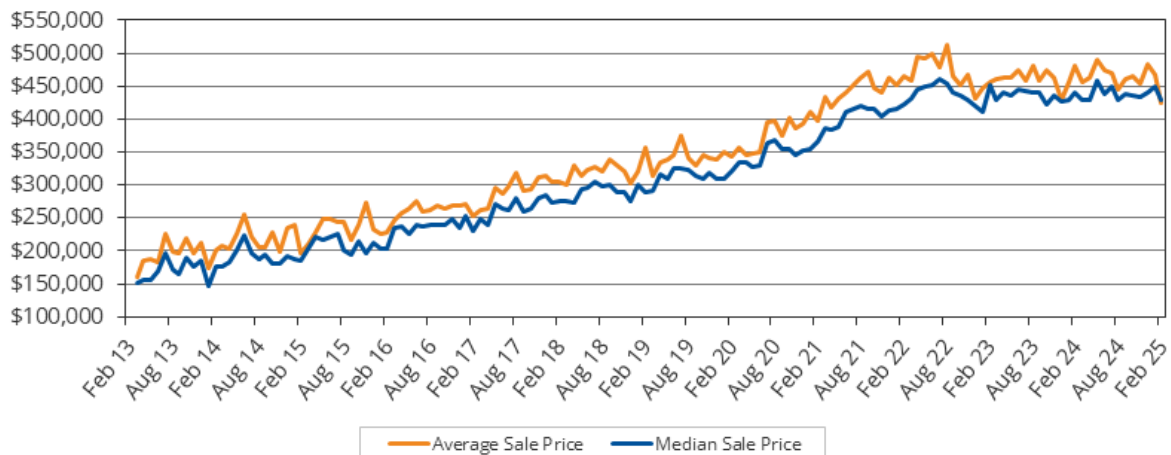
Closed Sales



Average Total Market Time



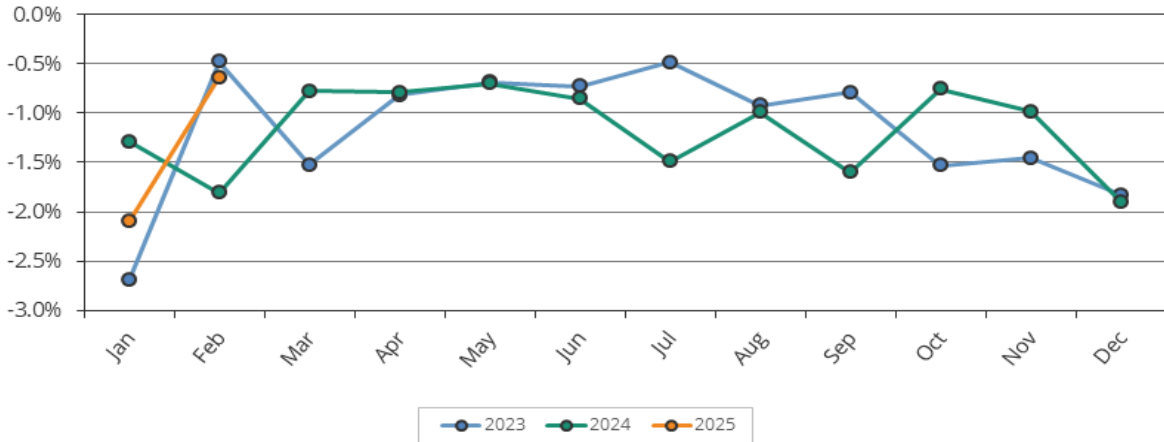
Average and Median Sale Price



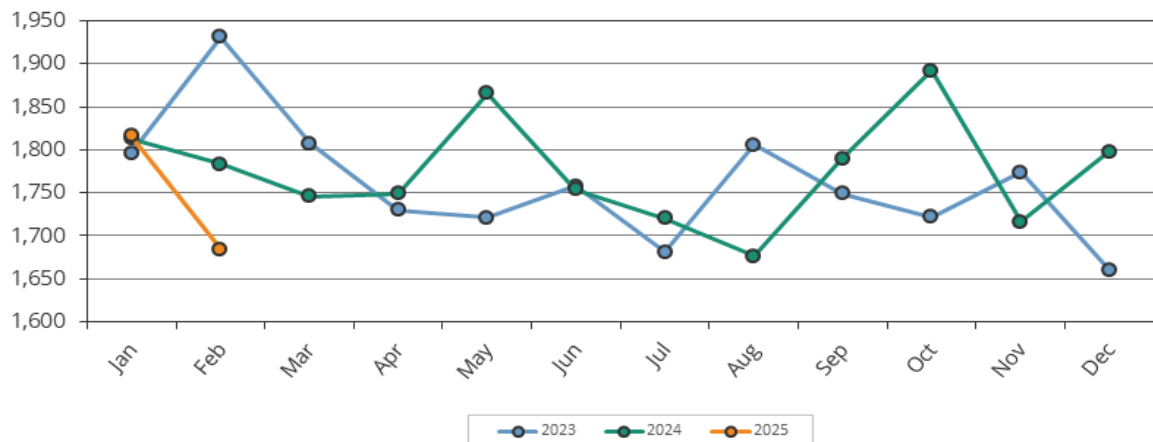
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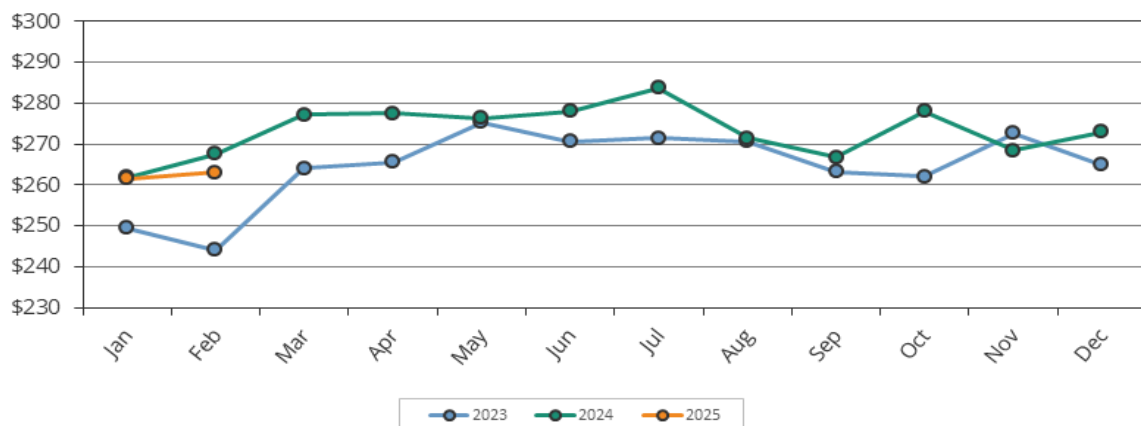
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

February 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						
167	Polk County Except Salem	92	25	8	24	-25.0%	15	395,700	86	48	37	-28.8%	25	394,600	435,000	-5.3%	-	-	1	175,000	-	-
168	West Salem N	22	16	3	13	-7.1%	9	492,600	80	31	23	15.0%	19	549,300	520,000	4.6%	-	-	-	-	-	-
169	West Salem S	5	2	1	1	0.0%	0	-	-	5	3	-40.0%	4	409,500	391,500	6.4%	-	-	-	-	-	-
170	Woodburn	80	35	4	29	0.0%	26	400,200	70	74	62	29.2%	51	401,000	428,400	-3.7%	-	-	2	312,500	1	650,000
	Except Woodburn	109	42	5	36	-10.0%	22	465,600	72	80	62	-17.3%	47	539,900	519,900	-0.6%	2	1,229,200	8	322,000	-	-
170	Marion Except Salem/Keizer	189	77	9	65	-5.8%	48	430,200	71	154	124	0.8%	98	467,600	450,000	-2.4%	2	1,229,200	10	320,100	1	650,000
171	Southwest Salem	4	1	1	1	0.0%	0	-	-	2	1	0.0%	0	-	-	2.9%	0	-	0	-	0	-
172	South Salem	44	16	9	20	-13.0%	14	533,600	73	36	39	2.6%	30	526,900	457,500	-0.2%	-	-	-	-	2	642,100
173	Southeast Salem	38	13	7	14	-26.3%	8	419,400	66	29	21	-32.3%	18	496,000	425,000	7.1%	-	-	-	-	-	-
174	Central Salem	17	8	3	11	10.0%	6	353,200	40	17	15	-25.0%	16	357,300	386,500	-1.5%	-	-	-	-	1	511,000
175	East Salem S	16	19	1	19	-20.8%	16	424,000	34	38	39	-7.1%	26	400,600	432,200	0.2%	-	-	1	340,000	-	-
176	East Salem N	39	13	5	19	-17.4%	10	370,300	24	37	29	-38.3%	22	362,900	387,500	8.6%	-	-	-	-	-	-
177	South Keizer	5	1	0	2	-50.0%	3	450,000	62	3	4	-42.9%	4	434,300	418,500	-6.9%	-	-	-	-	1	395,900
178	North Keizer	22	10	4	12	33.3%	11	339,100	81	26	25	56.3%	23	388,500	400,000	1.1%	-	-	1	260,000	-	-
167-169	Polk Co. Grand Total	119	43	12	38	-19.1%	24	432,000	84	84	63	-18.2%	48	457,100	442,900	-1.7%	-	-	1	175,000	-	-
170-178	Marion Co. Grand Total	374	158	39	163	-10.4%	116	423,800	61	342	297	-8.6%	237	444,500	429,800	0.0%	2	1,229,200	12	316,700	5	568,200
	Polk & Marion Grand Total	493	201	51	201	-12.2%	140	425,200	65	426	360	-10.4%	285	446,600	435,000	-0.4%	2	1,229,200	13	305,800	5	568,200
220	Benton County	61	15	3	11	-52.2%	17	601,600	102	36	31	-24.4%	30	595,100	561,700	16.6%	-	-	3	2,350,000	1	605,000
221	Linn County	181	88	13	86	43.3%	52	398,500	80	171	159	51.4%	91	433,300	403,200	5.8%	3	1,200,000	7	476,700	2	1,282,500

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/24-2/28/25) with 12 months before (3/1/23-2/28/24).

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.

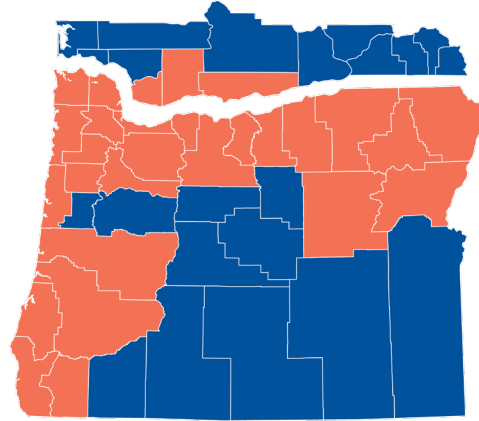
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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