



# MARKET ACTION REPORT

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

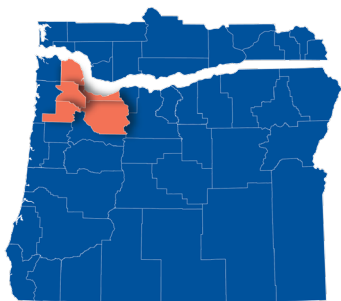
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**Portland Metro** February 2025 Reporting Period

# Portland Metro

## February 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (1,930) decreased 7.4% from the 2,085 listed in February 2024, and decreased 12.5% from the 2,205 listed in January 2025.

### Pending Sales

Pending sales (1,648) decreased 5.4% from the 1,742 offers accepted in February 2024, and decreased 4.1% from the 1,719 offers accepted in January 2025.

### Closed Sales

Closed sales (1,428) increased 11.2% from the 1,284 closings in February 2024, and increased 17.7% from the 1,213 closings in January 2025.

### Inventory and Time on Market

Inventory decreased to 3.2 months in February. Total market time decreased to 79 days.

### Year-to-Date Summary

Comparing the first two months of 2025 to the same period in 2024, new listings (4,166) increased 3.1%, pending sales (3,246) increased 2.7%, and closed sales (2,683) increased 10.3%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through February, the average sale price has increased 6.4% from \$571,100 to \$607,800. In the same comparison, the median sale price has increased 3.6% from \$519,000 to \$537,900.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.1% (\$612,600 v. \$599,900)

Median Sale Price % Change: +1.9% (\$545,000 v. \$535,000)

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	2.7	3.2	3.7
February	1.9	2.8	3.2
March	1.6	2.3	
April	1.9	2.4	
May	1.9	2.3	
June	2.0	2.6	
July	2.4	2.8	
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

### February 2025 vs. January 2025

New Listings	-12.5%	↓
Pending Sales	-4.1%	↓
Closed Sales	+17.7%	↑
Average Sale Price	+2.1%	↑
Median Sale Price	+0.2%	↑
Inventory	-0.5	↓
Total Market Time	-9	↓

### February 2025 vs. February 2024

New Listings	-7.4%	↓
Pending Sales	-5.4%	↓
Closed Sales	+11.2%	↑
Average Sale Price	+6.3%	↑
Median Sale Price	+1.6%	↑
Inventory	+0.4	↑
Total Market Time	+1	↑

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Residential Sales by Price Range						
Price Range	Feb 2023		Feb 2024		Feb 2025	
0K-100K	13	0.9%	26	1.9%	10	0.7%
100K-200K	24	1.6%	31	2.2%	28	1.9%
200K-300K	84	5.5%	81	5.8%	76	5.3%
300K-400K	236	15.6%	189	13.6%	160	11.1%
400K-500K	361	23.8%	289	20.8%	343	23.7%
500K-600K	305	20.1%	274	19.7%	276	19.1%
600K-700K	169	11.1%	196	14.1%	187	12.9%
700K-800K	119	7.8%	111	8.0%	131	9.1%
800K-900K	77	5.1%	70	5.0%	87	6.0%
900K-1M	47	3.1%	36	2.6%	53	3.7%
1MM-1.1MM	19	1.3%	21	1.5%	23	1.6%
1.1MM-1.2MM	13	0.9%	14	1.0%	15	1.0%
1.2MM-1.3MM	11	0.7%	11	0.8%	14	1.0%
1.3MM-1.4MM	9	0.6%	10	0.7%	6	0.4%
1.4MM-1.5MM	3	0.2%	6	0.4%	8	0.6%
1.5MM-1.6MM	6	0.4%	6	0.4%	6	0.4%
1.6MM-1.7MM	6	0.4%	3	0.2%	3	0.2%
1.7MM-1.8MM	1	0.1%	3	0.2%	5	0.3%
1.8MM-1.9MM	3	0.2%	3	0.2%	1	0.1%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	10	0.7%	10	0.7%	15	1.0%
<b>Total Closed Sales</b>	<b>1,516</b>		<b>1,390</b>		<b>1,447</b>	

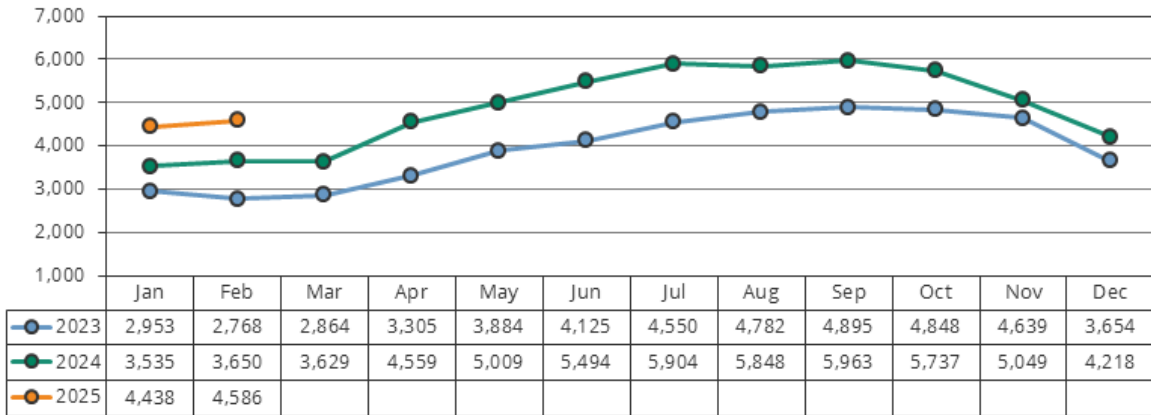
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	February	1,930	1,648	1,428	613,100	538,300	79
	January	2,205	1,719	1,213	600,300	537,000	88
	Year-To-Date	4,166	3,246	2,683	607,800	537,900	83
2024	February	2,085	1,742	1,284	576,900	530,000	78
	Year-To-Date	4,042	3,161	2,433	571,100	519,000	73
Change	February 2024	-7.4%	-5.4%	11.2%	6.3%	1.6%	1.0%
	Prev Mo 2025	-12.5%	-4.1%	17.7%	2.1%	0.2%	-10.2%
	Year-To-Date	3.1%	2.7%	10.3%	6.4%	3.6%	13.8%

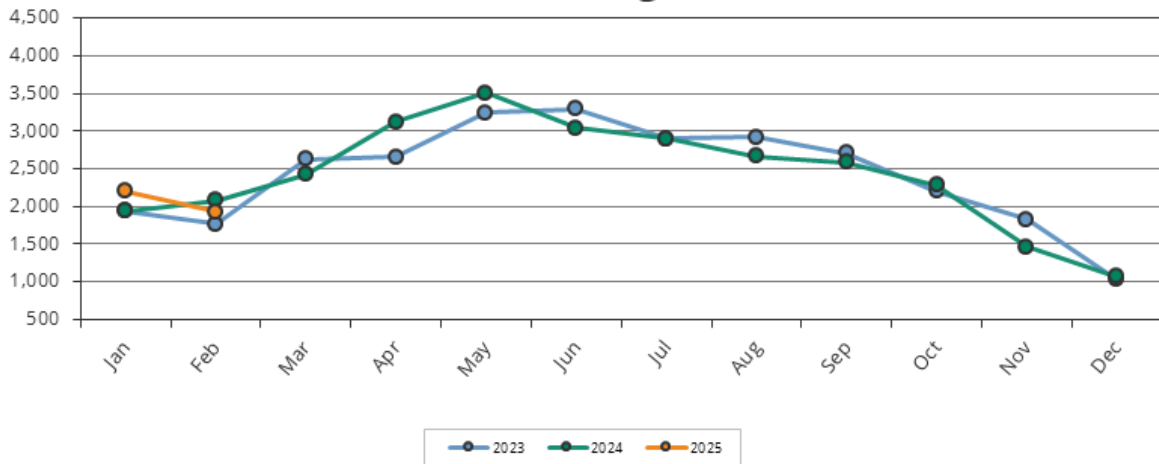
# Portland Metro

## February 2025 Reporting Period

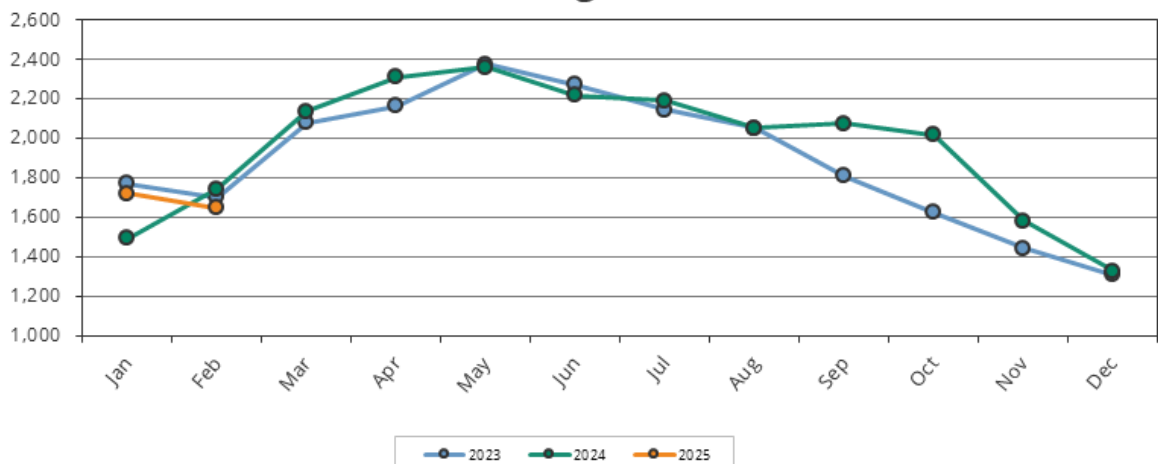
### Active Residential Listings



### New Listings



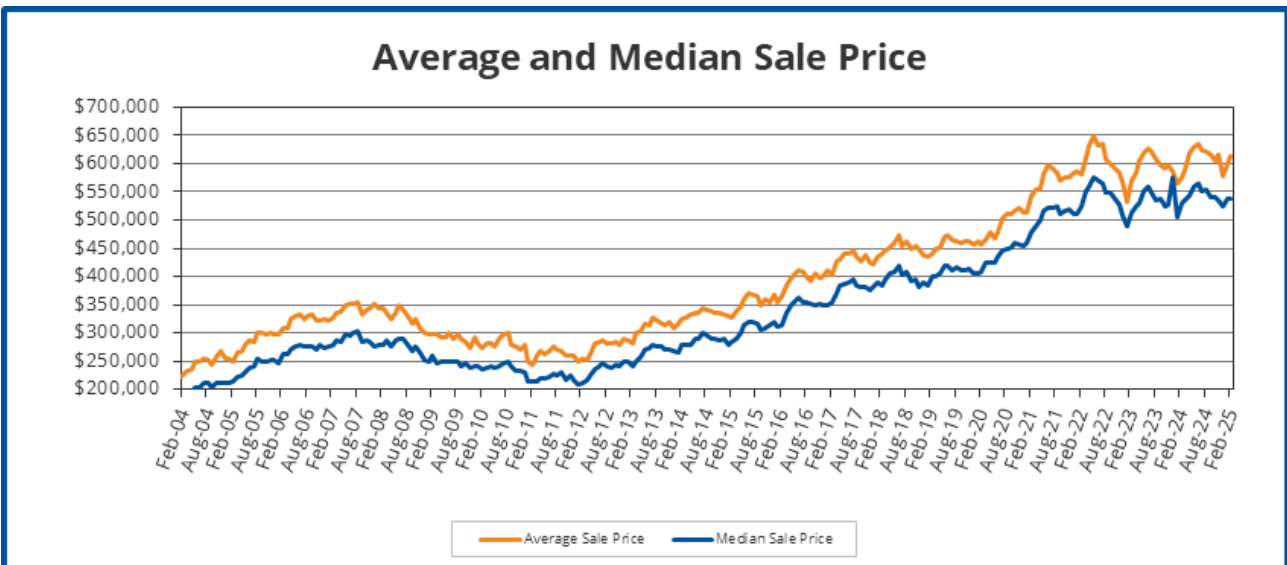
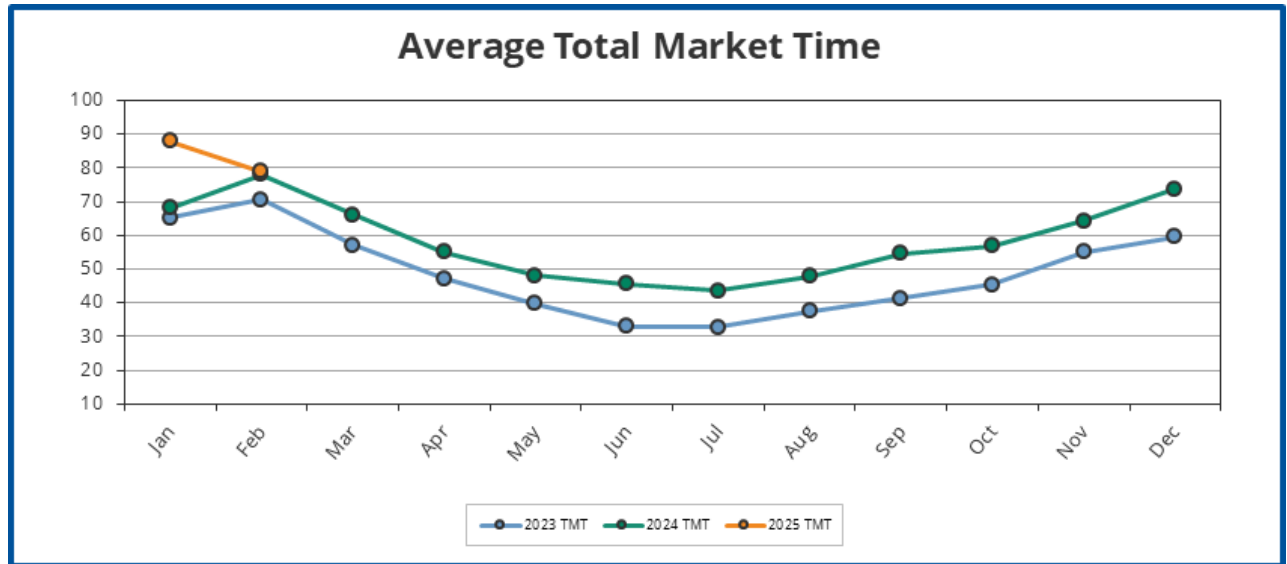
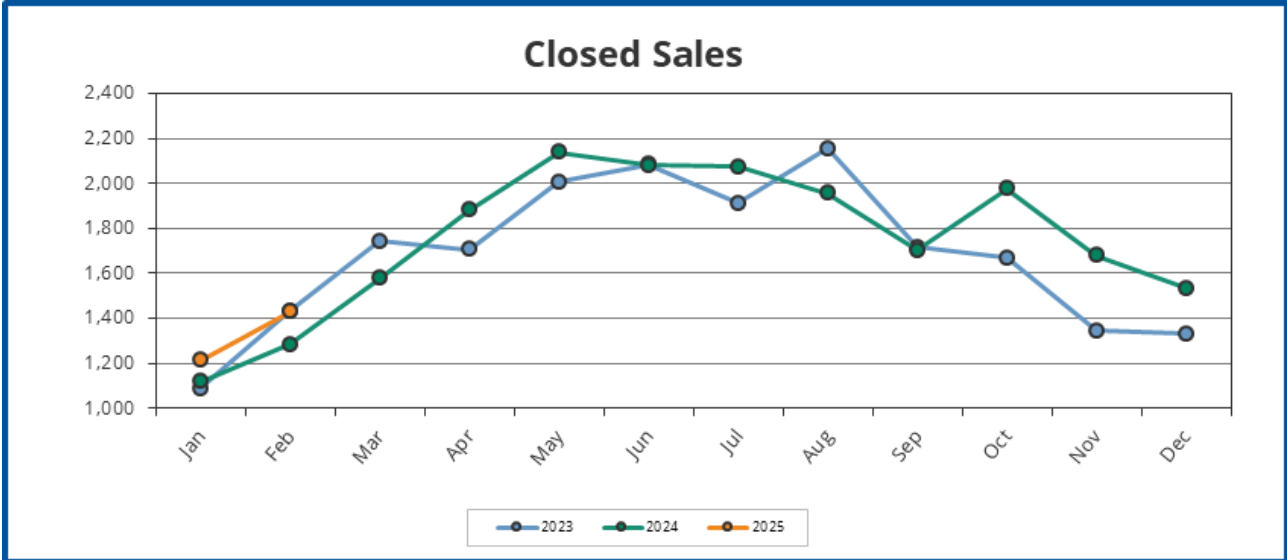
### Pending Sales





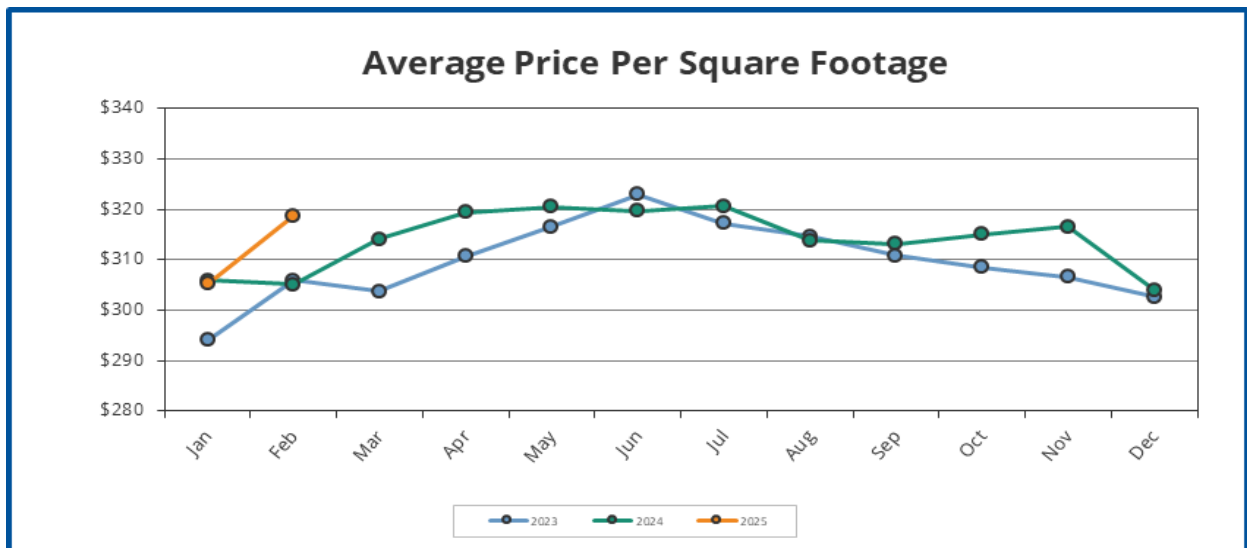
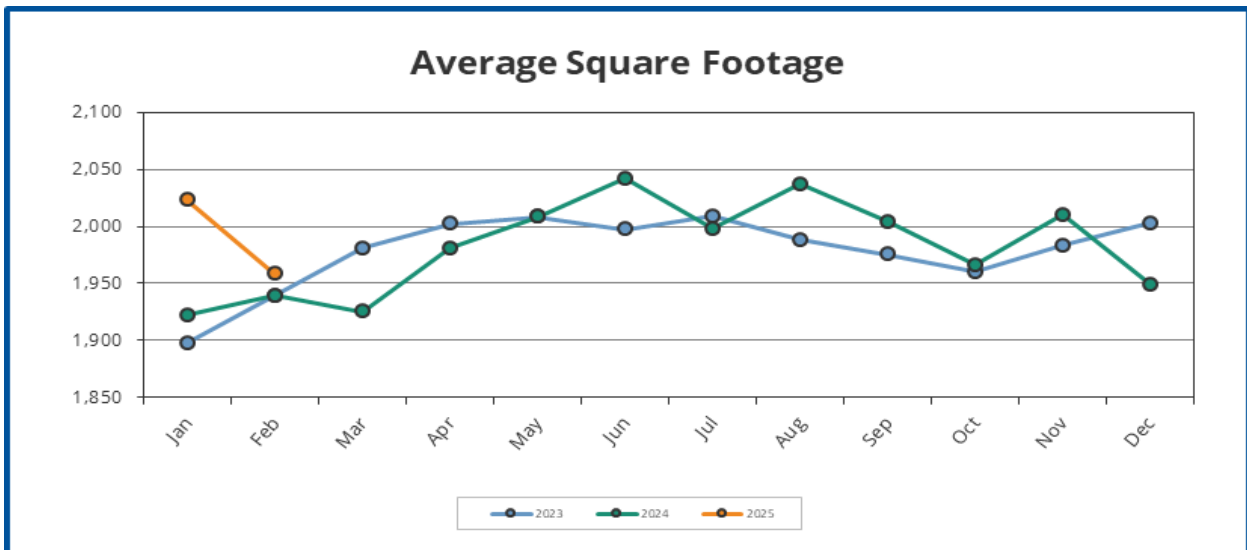
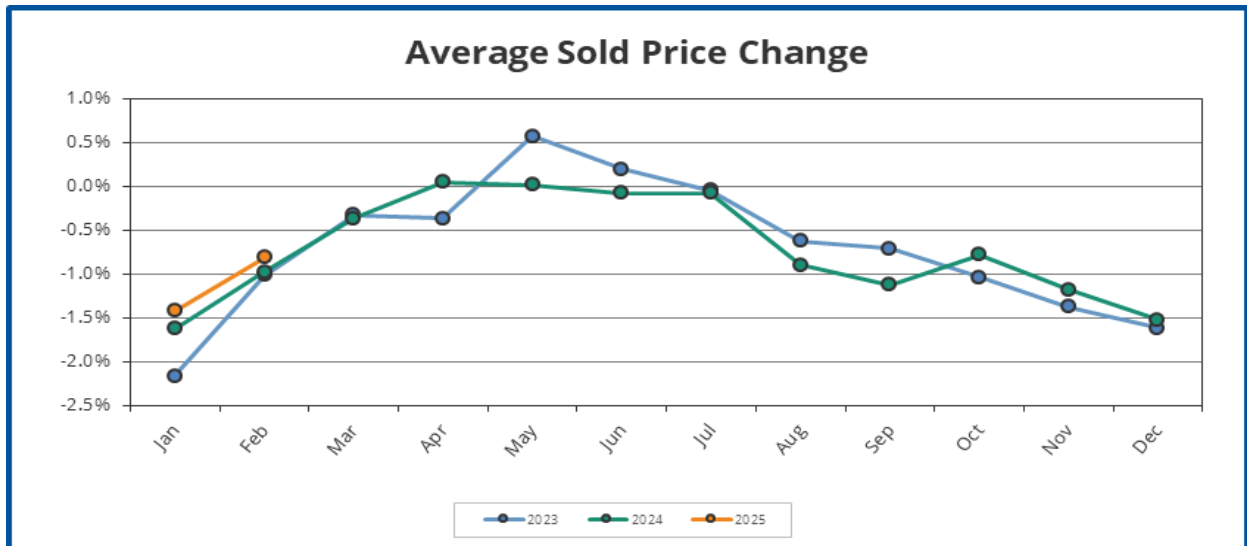
# Portland Metro

## February 2025 Reporting Period



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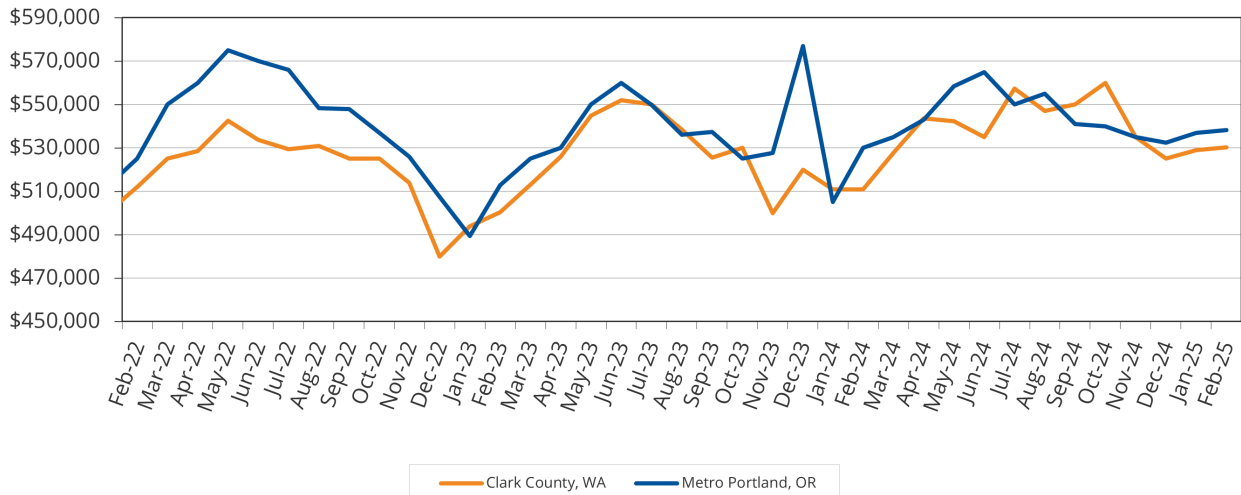
## February 2025 Reporting Period



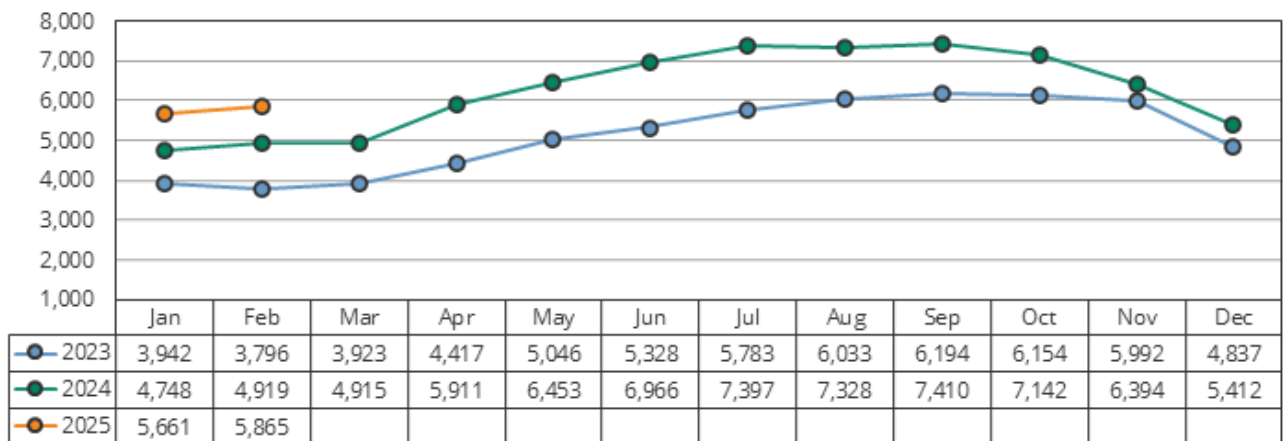
# Portland Metro

## February 2025 Reporting Period

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



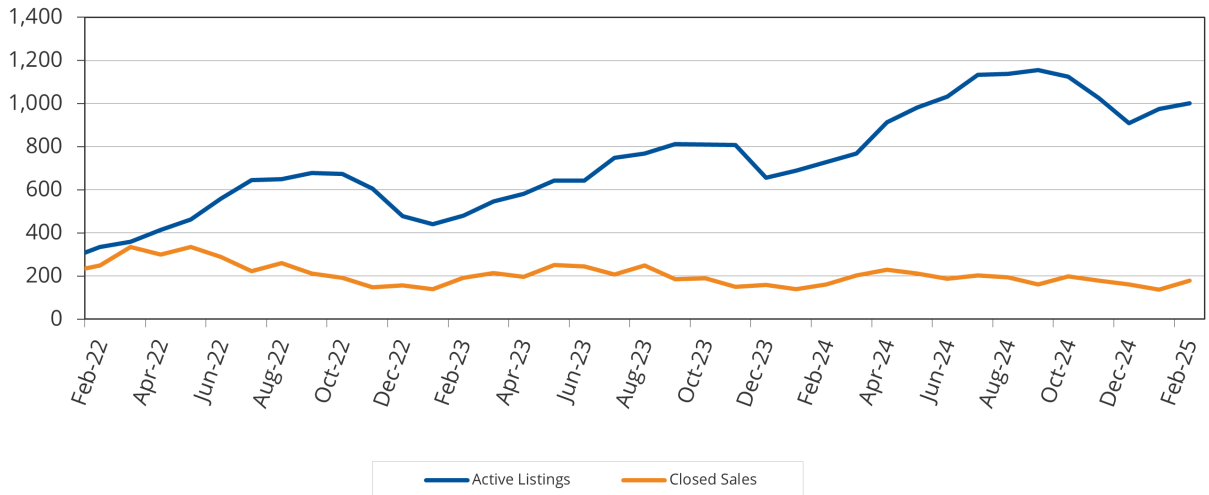
### Total Active Listings



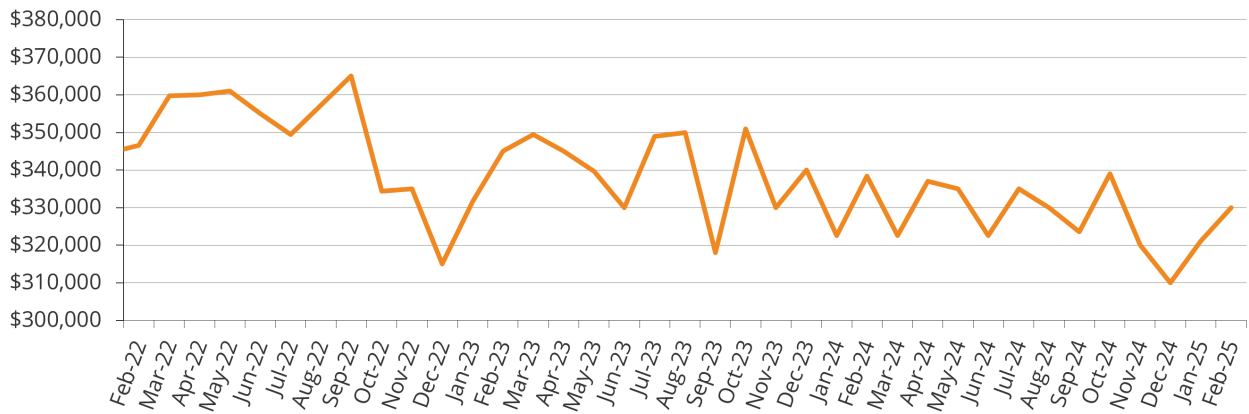
# Portland Metro

## February 2025 Reporting Period

### Active & Closed Condos



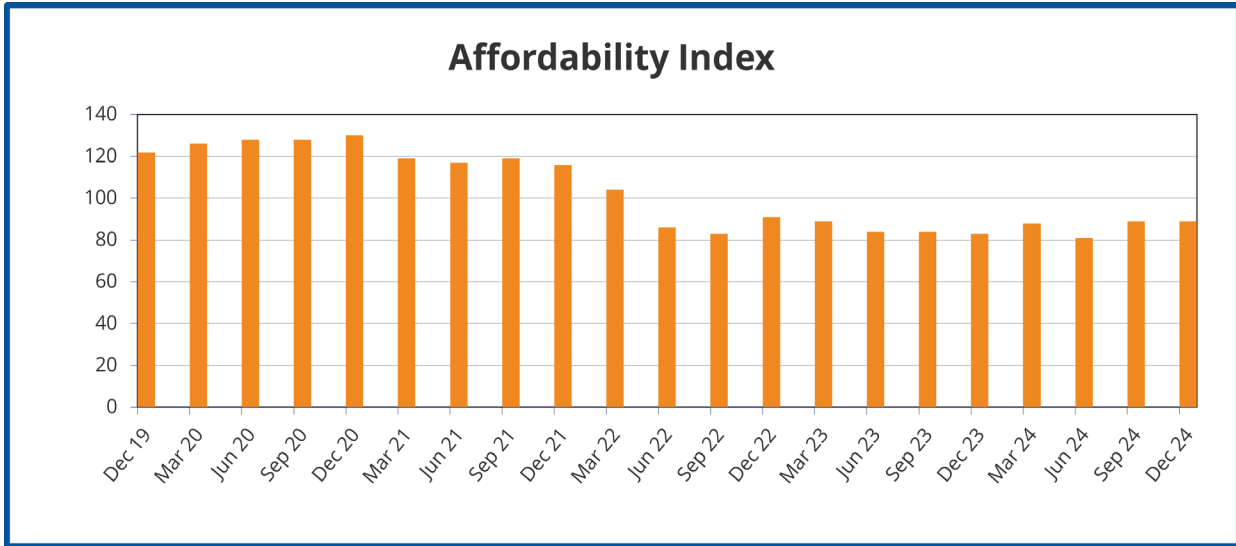
### Condo Median Sale Price





# Portland Metro

## February 2025 Reporting Period



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 (\$116,900 in 2024, per HUD) can afford 89% of a monthly mortgage payment on a median priced home (\$535,000 in November). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.63% (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

**4,092**

Percent of Total  
Active Listings

**89.2%**

Purchase- and  
Occupancy-Ready  
Inventory in Months

**2.9**

# Portland Metro

## 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/Not Canceled Listings	Pending Sales	Pending Sales 25 vs 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 vs 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	182	79	26	93	29.2%	57	532,200	78	175	163	27.3%	124	515,300	487,500	-2.2%	-	-	2	281,300	3	1,269,700
142	NE Portland	277	136	31	135	-2.2%	123	526,900	61	316	278	3.7%	226	530,700	478,000	-2.7%	3	971,700	4	790,500	12	599,300
143	SE Portland	399	246	44	212	15.2%	161	522,400	61	511	383	18.2%	305	507,000	449,000	1.6%	2	660,000	1	240,900	14	850,600
144	Gresham / Troutdale	259	108	29	98	-22.2%	82	469,100	104	240	190	-10.8%	167	489,200	479,000	5.4%	4	533,500	4	288,800	5	582,400
145	Milwaukie / Clackamas	400	154	35	130	-23.5%	118	556,100	74	330	282	-3.4%	213	585,000	560,000	2.1%	2	495,000	4	288,300	-	-
146	Oregon City / Canby	226	88	13	86	-5.5%	73	626,400	82	181	161	-4.7%	140	621,500	589,500	4.6%	2	657,000	1	305,000	5	711,200
147	Lake Oswego / West Linn	227	86	17	79	-13.2%	57	1,335,300	94	181	135	-14.6%	111	1,172,100	810,000	1.9%	-	-	4	1,145,000	3	1,215,000
148	W Portland	782	256	48	143	-5.9%	152	756,200	104	517	303	9.8%	275	751,300	635,000	4.3%	1	50,000	6	220,600	3	933,800
149	NW Wash Co.	219	93	22	76	2.7%	81	711,100	82	217	170	11.1%	150	717,100	705,000	2.7%	-	-	6	318,500	-	-
150	Beaverton/ Aloha	306	161	29	147	-0.7%	130	571,500	78	343	288	0.3%	239	550,200	529,500	2.5%	-	-	2	896,500	2	637,500
151	Tigard / Wilsonville	441	189	31	161	-10.1%	147	652,900	78	429	329	0.0%	262	651,900	639,000	0.2%	1	695,000	8	735,300	4	662,600
152	Hillsboro / Forest Grove	399	172	30	126	-11.9%	123	527,500	62	370	266	4.7%	228	551,700	510,500	0.7%	2	357,500	2	202,500	-	-
153	Mt. Hood	30	9	2	13	116.7%	7	495,700	78	24	21	16.7%	16	511,000	467,500	-5.7%	-	-	3	210,000	-	-
155	Columbia Co.	173	48	17	36	-35.7%	44	493,500	94	109	83	-17.8%	75	471,300	465,000	4.5%	-	-	8	238,100	1	405,000
156	Yamhill Co.	266	105	25	113	0.9%	73	512,700	82	223	194	1.6%	152	546,100	465,000	5.2%	4	1,744,800	10	337,100	2	517,500

<sup>1</sup> 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.

<sup>2</sup> % 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).

<sup>3</sup> 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.

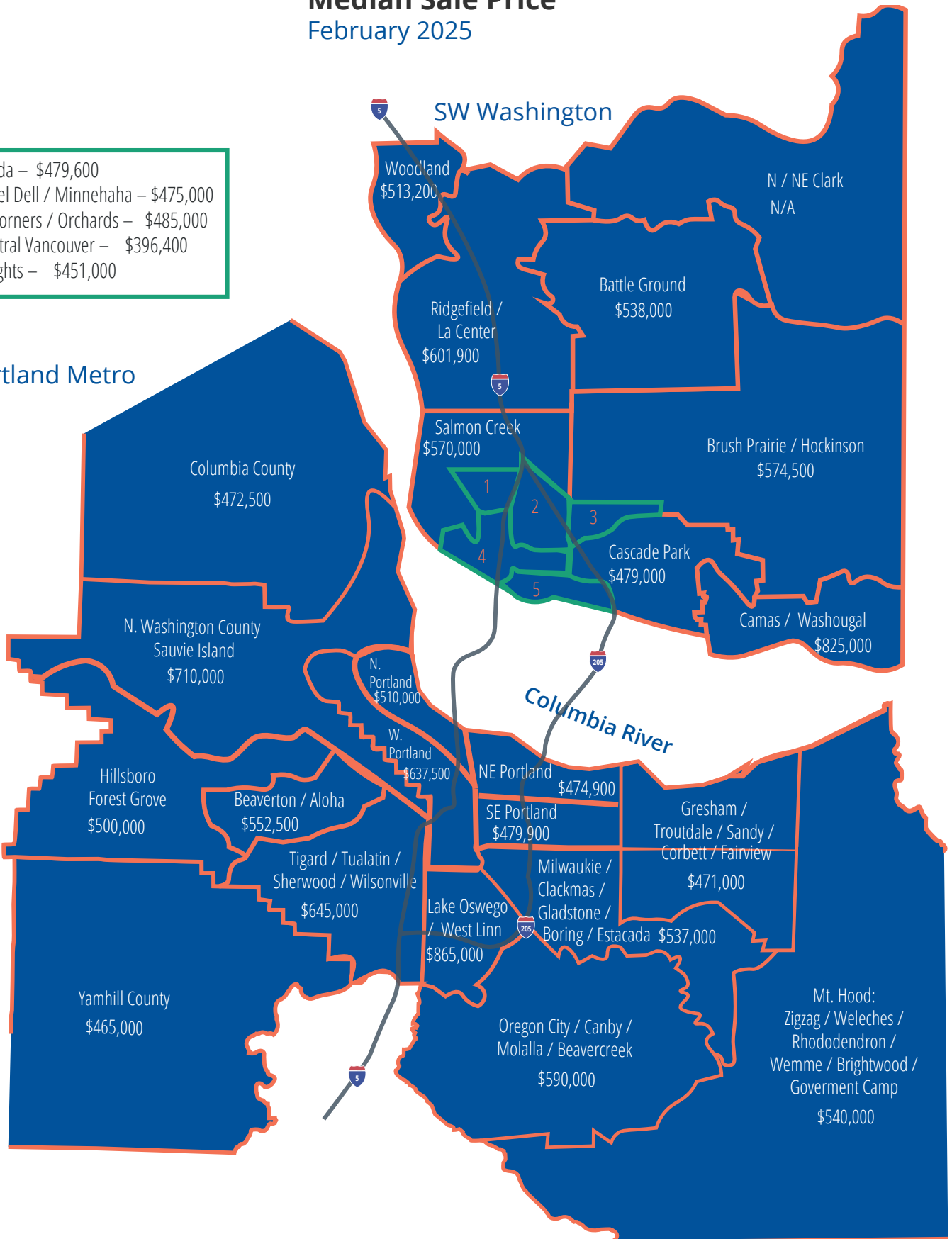
# Portland Metro

February 2025 Reporting Period

## Median Sale Price February 2025

- 1. Felida – \$479,600
- 2. Hazel Dell / Minnehaha – \$475,000
- 3. 5. Corners / Orchards – \$485,000
- 4. Central Vancouver – \$396,400
- 5. Heights – \$451,000

### Portland Metro





# Definitions and Formulas

## Additional Resources

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### 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.

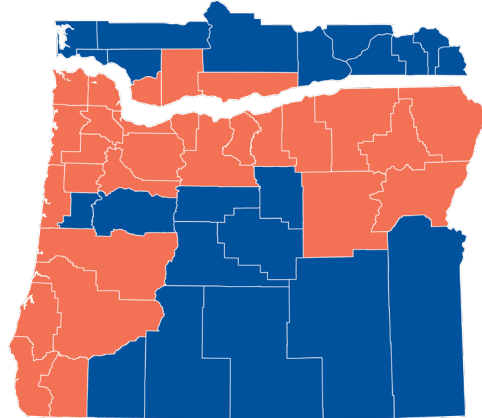
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# 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  
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