



# MARKET ACTION REPORT

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

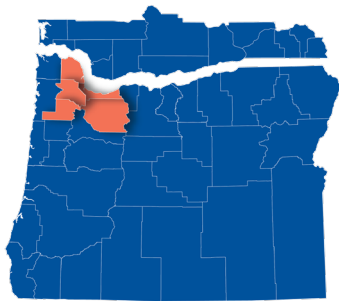
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**Portland Metro** March 2025 Reporting Period

# Portland Metro

## March 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (2,667) increased 10.0% from the 2,425 listed in March 2024, and increased 38.2% from the 1,930 listed in February 2025.

### Pending Sales

Pending sales (2,199) increased 2.9% from the 2,138 offers accepted in March 2024, and increased 33.4% from the 1,648 offers accepted in February 2025.

### Closed Sales

Closed sales (1,613) increased 2.2% from the 1,578 closings in March 2024, and increased 13.0% from the 1,428 closings in February 2025.

### Inventory and Time on Market

Inventory decreased to 3.0 months in March. Total market time decreased to 71 days.

### Year-to-Date Summary

Comparing the first three months of 2025 to the same period in 2024, new listings (6,890) increased 5.8%, pending sales (5,347) increased 3.0%, and closed sales (4,349) increased 6.7%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through March, the average sale price has increased 4.2% from \$578,800 to \$603,000. In the same comparison, the median sale price has increased 2.9% from \$525,000 to \$540,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.0% (\$613,000 v. \$600,700)

Median Sale Price % Change: +1.9% (\$545,400 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	3.0
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

### March 2025 vs. February 2025

New Listings **+38.2%** ↑

Pending Sales **+33.4%** ↑

Closed Sales **+13.0%** ↑

Average Sale Price **-2.6%** ↓

Median Sale Price **+0.7%** ↑

Inventory **-0.2** ↓

Total Market Time **-7** ↓

### March 2025 vs. March 2024

New Listings **+10.0%** ↑

Pending Sales **+2.9%** ↑

Closed Sales **+2.2%** ↑

Average Sale Price **+1.2%** ↑

Median Sale Price **+1.3%** ↑

Inventory **+0.7** ↑

Total Market Time **+5** ↑

# Portland Metro

March 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Mar 2023		Mar 2024		Mar 2025	
0K-100K	15	0.8%	21	1.3%	26	1.6%
100K-200K	50	2.7%	40	2.4%	38	2.3%
200K-300K	99	5.3%	101	6.0%	91	5.5%
300K-400K	258	13.8%	220	13.1%	198	12.0%
400K-500K	420	22.5%	322	19.2%	342	20.8%
500K-600K	351	18.8%	362	21.5%	315	19.1%
600K-700K	238	12.7%	220	13.1%	264	16.0%
700K-800K	159	8.5%	143	8.5%	133	8.1%
800K-900K	106	5.7%	80	4.8%	74	4.5%
900K-1M	50	2.7%	62	3.7%	56	3.4%
1MM-1.1MM	25	1.3%	20	1.2%	30	1.8%
1.1MM-1.2MM	23	1.2%	19	1.1%	21	1.3%
1.2MM-1.3MM	28	1.5%	21	1.3%	10	0.6%
1.3MM-1.4MM	9	0.5%	7	0.4%	8	0.5%
1.4MM-1.5MM	7	0.4%	6	0.4%	6	0.4%
1.5MM-1.6MM	7	0.4%	7	0.4%	6	0.4%
1.6MM-1.7MM	5	0.3%	3	0.2%	6	0.4%
1.7MM-1.8MM	3	0.2%	5	0.3%	8	0.5%
1.8MM-1.9MM	3	0.2%	5	0.3%	1	0.1%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	11	0.6%	16	1.0%	14	0.9%
<b>Total Closed Sales</b>	<b>1,867</b>		<b>1,680</b>		<b>1,647</b>	

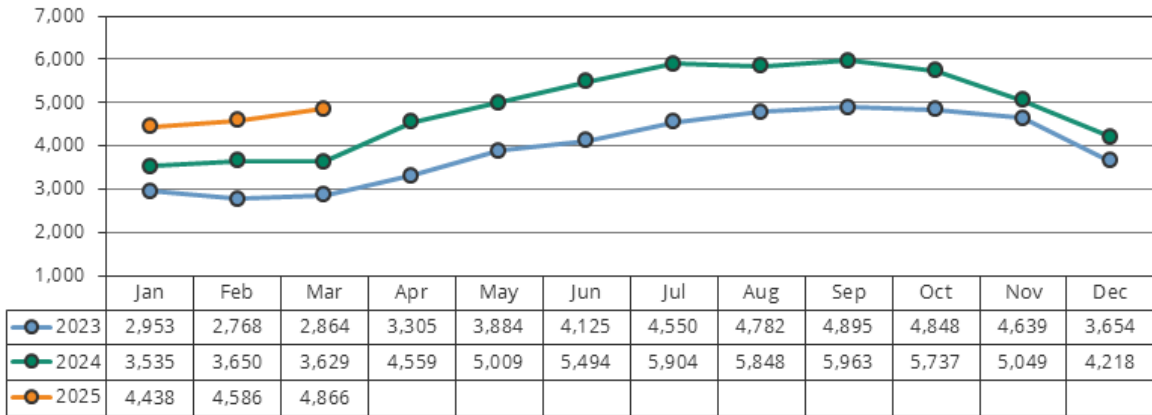
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	March	2,667	2,199	1,613	597,400	542,000	71
	February	1,930	1,648	1,428	613,100	538,300	79
	Year-To-Date	6,890	5,347	4,349	603,000	540,000	78
2024	March	2,425	2,138	1,578	590,400	535,000	66
	Year-To-Date	6,513	5,189	4,076	578,800	525,000	70
Change	March 2024	10.0%	2.9%	2.2%	1.2%	1.3%	8.3%
	Prev Mo 2025	38.2%	33.4%	13.0%	-2.6%	0.7%	-9.5%
	Year-To-Date	5.8%	3.0%	6.7%	4.2%	2.9%	11.4%

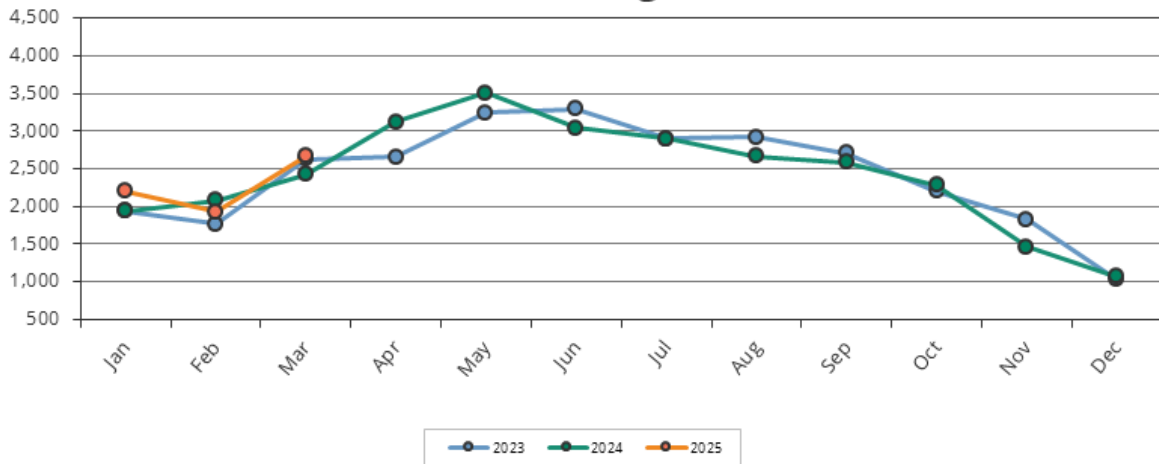
# Portland Metro

## March 2025 Reporting Period

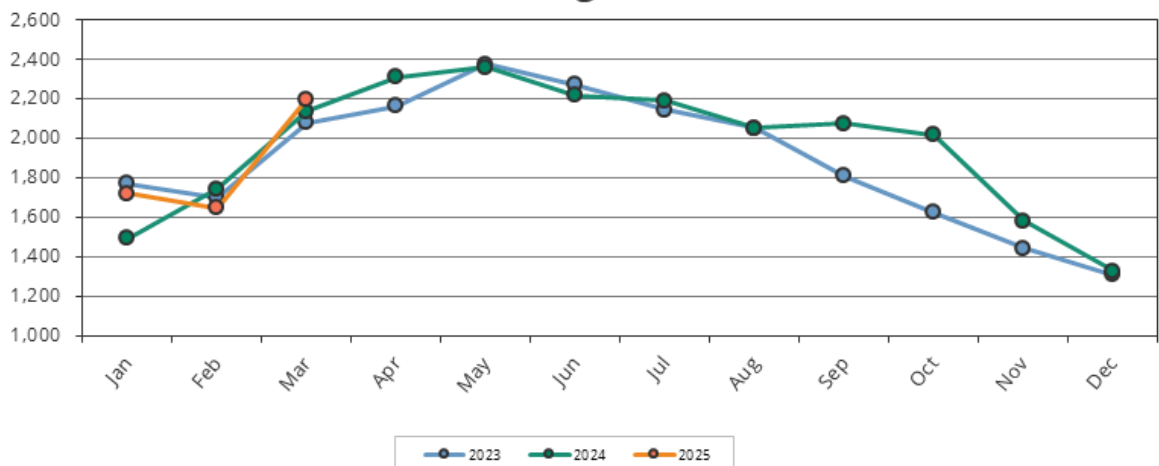
### Active Residential Listings



### New Listings



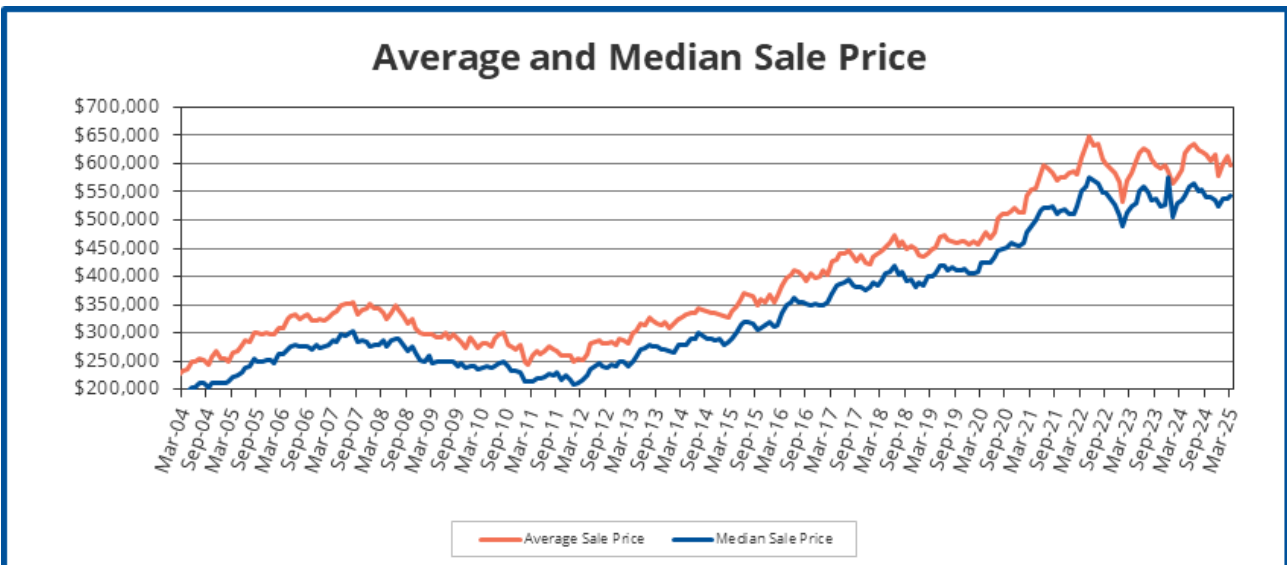
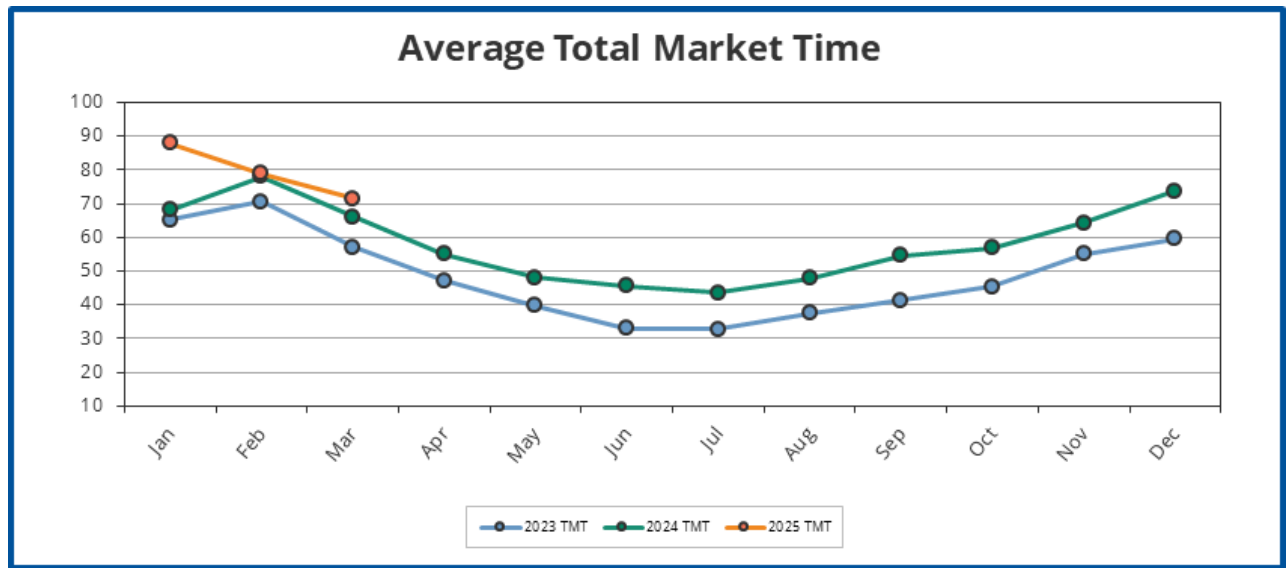
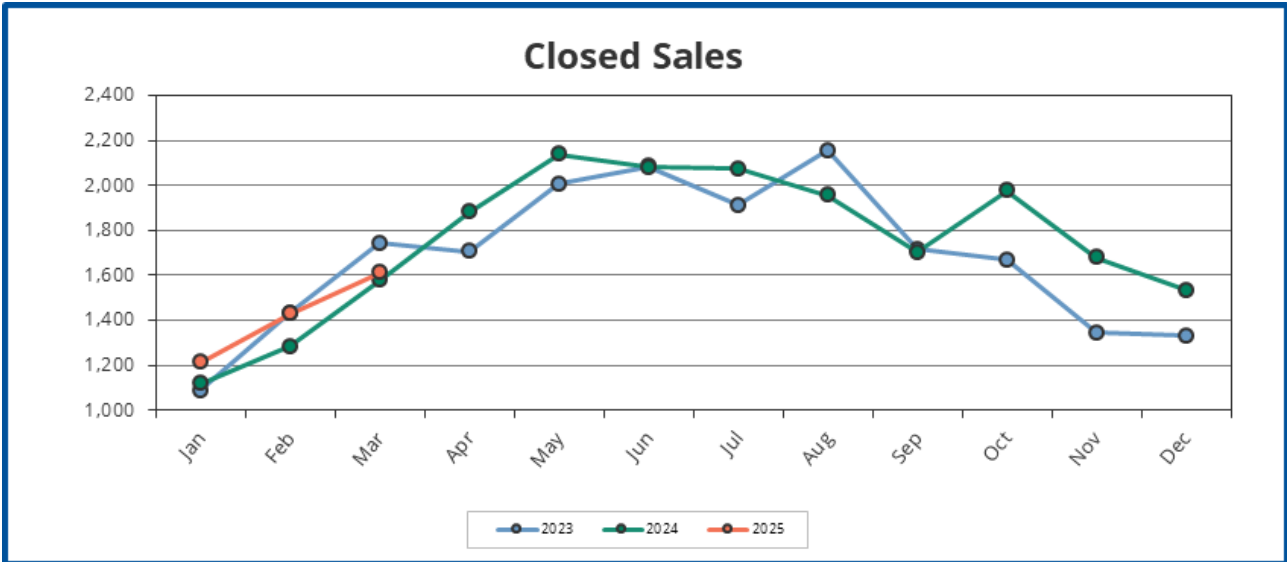
### Pending Sales





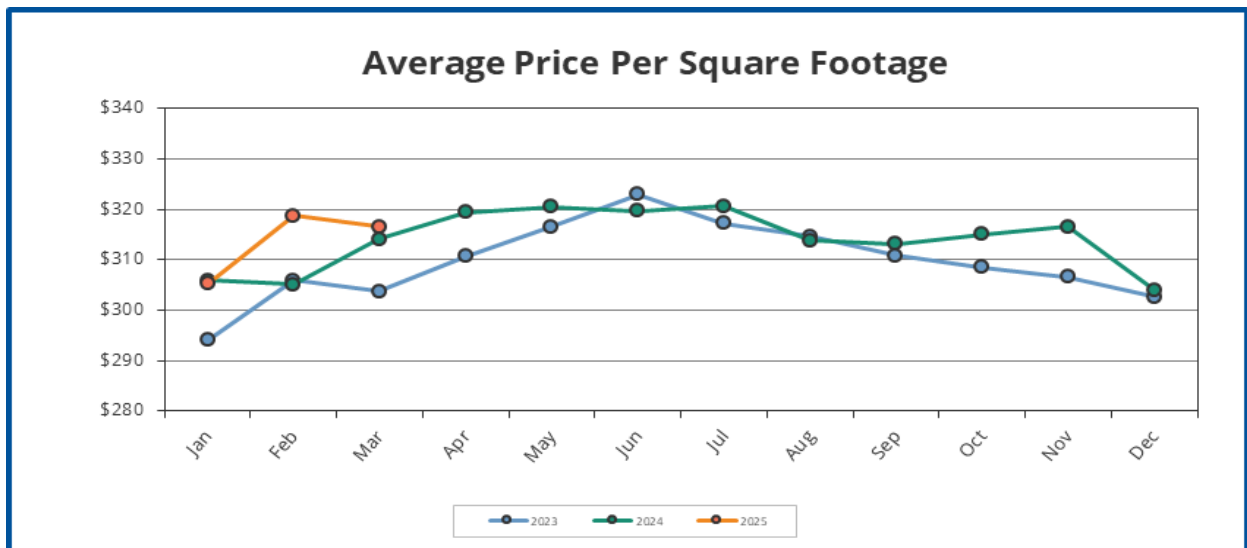
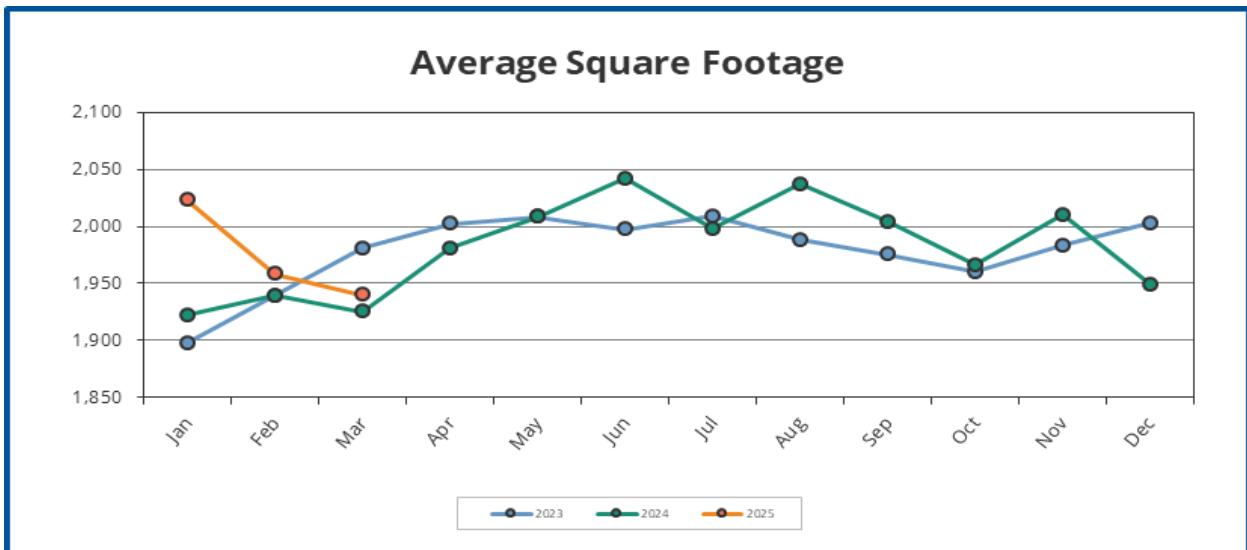
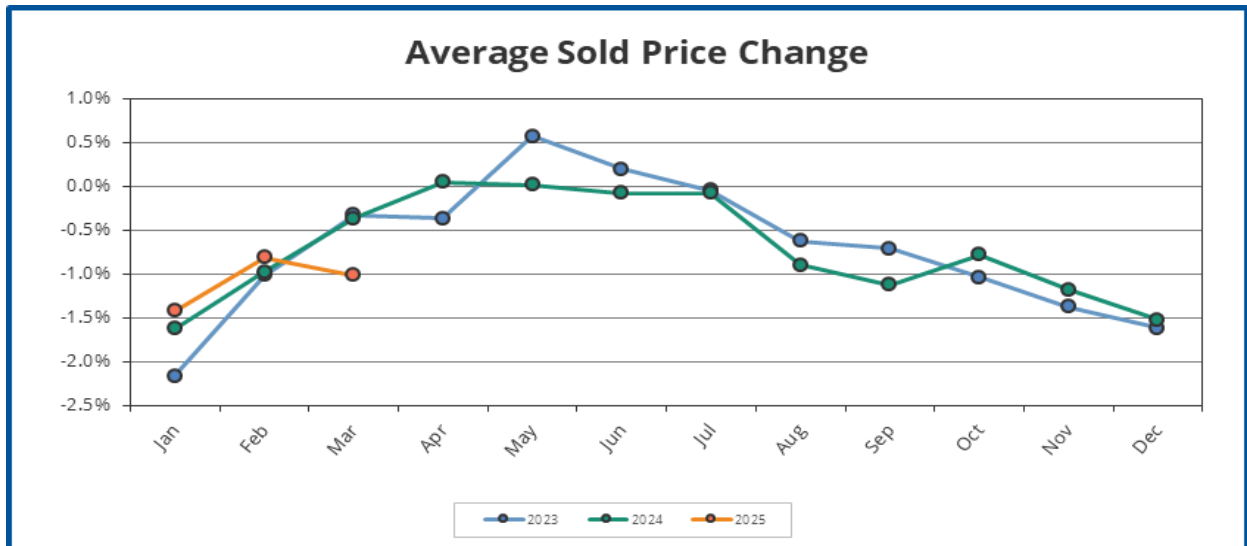
# Portland Metro

## March 2025 Reporting Period



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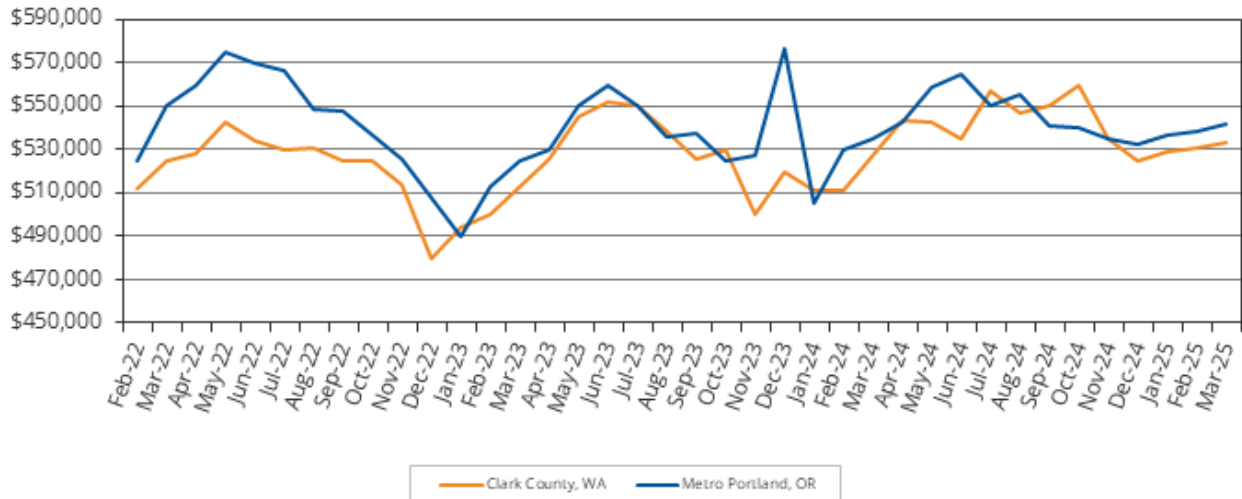
## March 2025 Reporting Period



# Portland Metro

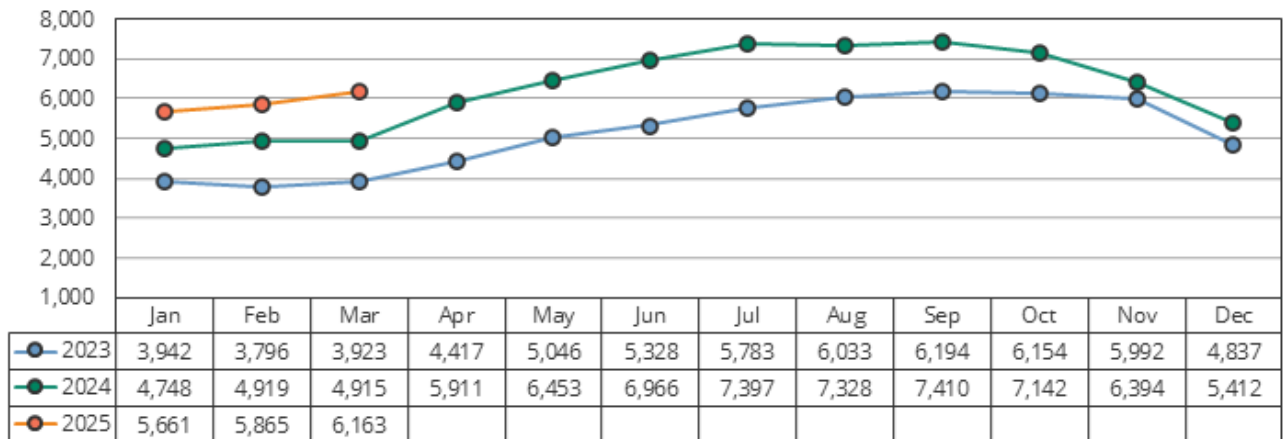
March 2025 Reporting Period

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



— Clark County, WA — Metro Portland, OR

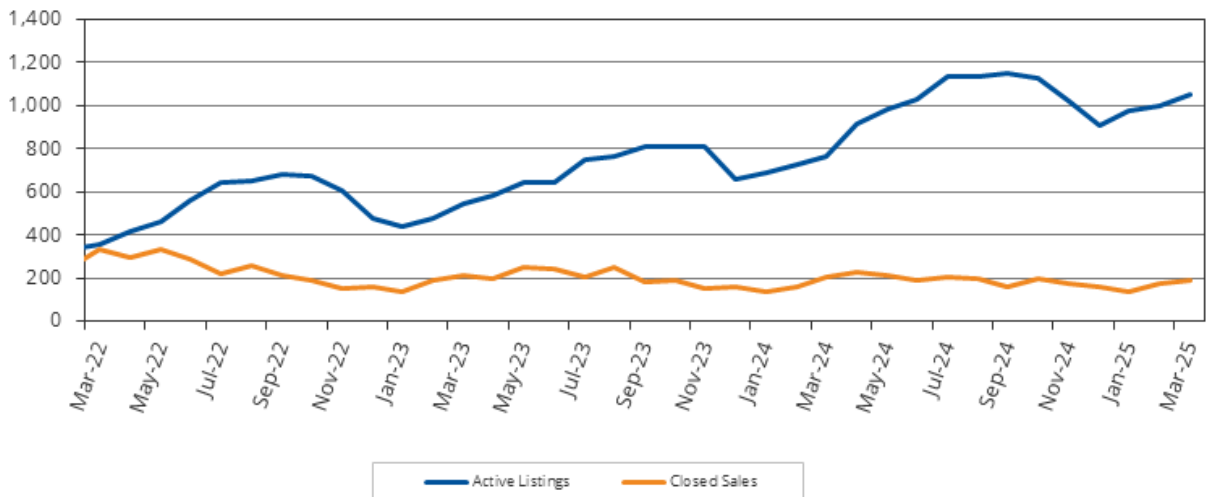
## Total Active Listings



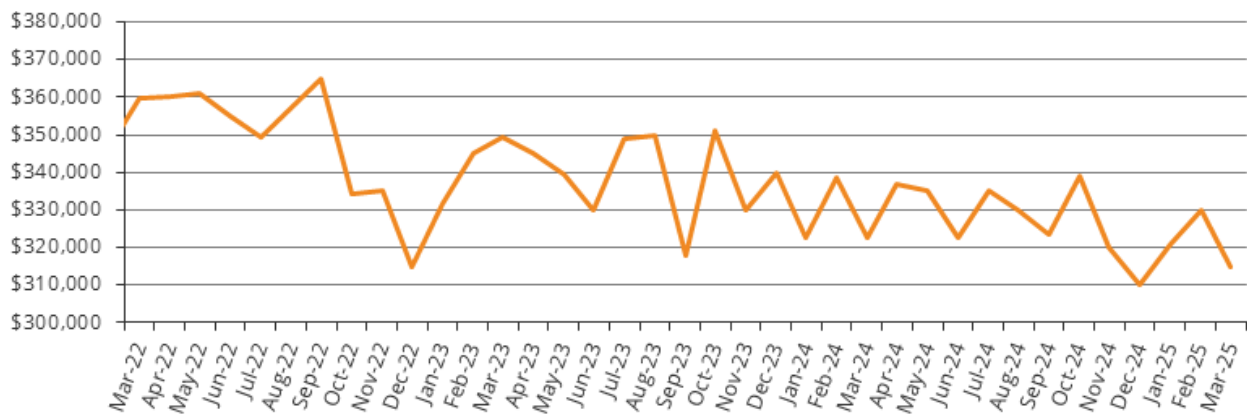
# Portland Metro

## March 2025 Reporting Period

### Active & Closed Condos



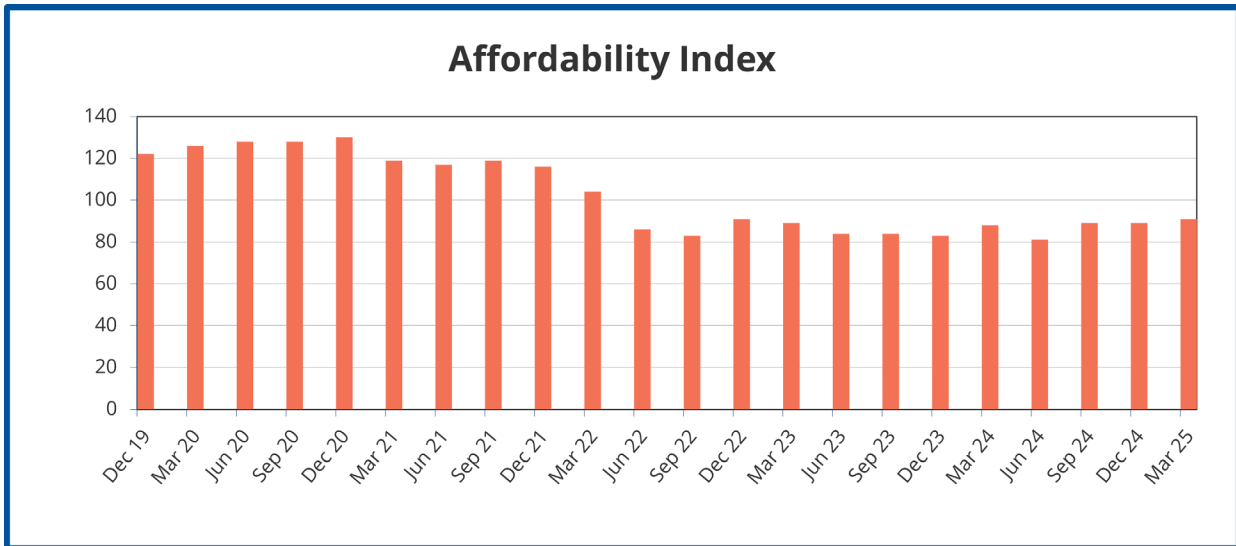
### Condo Median Sale Price





# Portland Metro

## March 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 (\$124,100 in 2024, per HUD) can afford 91% of a monthly mortgage payment on a median priced home (\$542,000 in March). 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

**4,339**

Percent of Total  
Active Listings

**89.2%**

Purchase- and  
Occupancy-Ready  
Inventory in Months

**2.7**

# Portland Metro

## March 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	186	110	28	102	20.0%	97	459,200	96	287	260	26.2%	221	490,700	463,200	-0.9%	-	-	3	382,500	5	2,095,000
142	NE Portland	284	187	42	168	-15.2%	137	554,700	50	514	439	-2.9%	364	540,200	489,500	-2.9%	3	971,700	4	790,500	17	589,200
143	SE Portland	398	289	49	277	23.7%	206	520,200	54	808	644	19.9%	518	511,900	460,000	1.6%	4	978,800	2	325,500	22	791,900
144	Gresham / Troutdale	273	183	23	159	9.7%	98	508,600	66	427	346	-0.3%	270	496,300	477,000	6.1%	6	856,100	8	1,214,300	7	567,400
145	Milwaukie / Clackamas	430	249	24	181	-8.1%	137	581,600	65	583	459	-3.8%	353	582,900	570,000	1.8%	3	381,700	8	512,300	-	-
146	Oregon City / Canby	235	114	15	103	-8.8%	76	577,700	81	295	259	-6.8%	217	605,500	588,900	4.7%	2	657,000	6	513,300	6	700,000
147	Lake Oswego / West Linn	233	128	25	123	1.7%	72	1,223,400	69	312	248	-9.2%	184	1,189,200	884,200	2.1%	-	-	6	1,238,200	3	1,215,000
148	W Portland	850	346	71	235	7.3%	135	733,300	102	868	518	7.0%	412	744,500	633,800	5.4%	1	50,000	11	279,300	9	789,600
149	NW Wash Co.	254	132	21	82	-20.4%	72	712,600	58	352	252	-1.6%	231	712,200	695,000	2.5%	-	-	9	357,800	-	-
150	Beaverton/ Aloha	344	206	29	167	2.5%	138	567,900	68	552	445	0.7%	383	556,200	545,000	2.8%	1	592,500	3	741,000	2	637,500
151	Tigard / Wilsonville	462	277	57	220	2.8%	158	608,700	73	710	543	2.3%	428	634,400	617,900	-0.4%	2	622,500	9	836,900	5	658,100
152	Hillsboro / Forest Grove	411	204	22	184	16.5%	119	569,400	78	583	446	10.1%	354	556,300	517,300	0.6%	2	357,500	4	422,500	-	-
153	Mt. Hood	36	20	2	14	27.3%	11	699,700	68	44	35	29.6%	27	587,900	475,000	-0.7%	-	-	3	210,000	-	-
155	Columbia Co.	173	74	10	72	35.8%	44	414,100	85	184	149	0.0%	120	449,500	455,000	5.0%	-	-	14	210,200	1	405,000
156	Yamhill Co.	297	148	21	112	-16.4%	113	494,700	79	371	304	-6.5%	267	522,600	464,000	4.0%	6	1,422,300	14	320,400	4	933,800

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/24-3/31/25) with 12 months before (4/1/23-3/31/24).

<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.

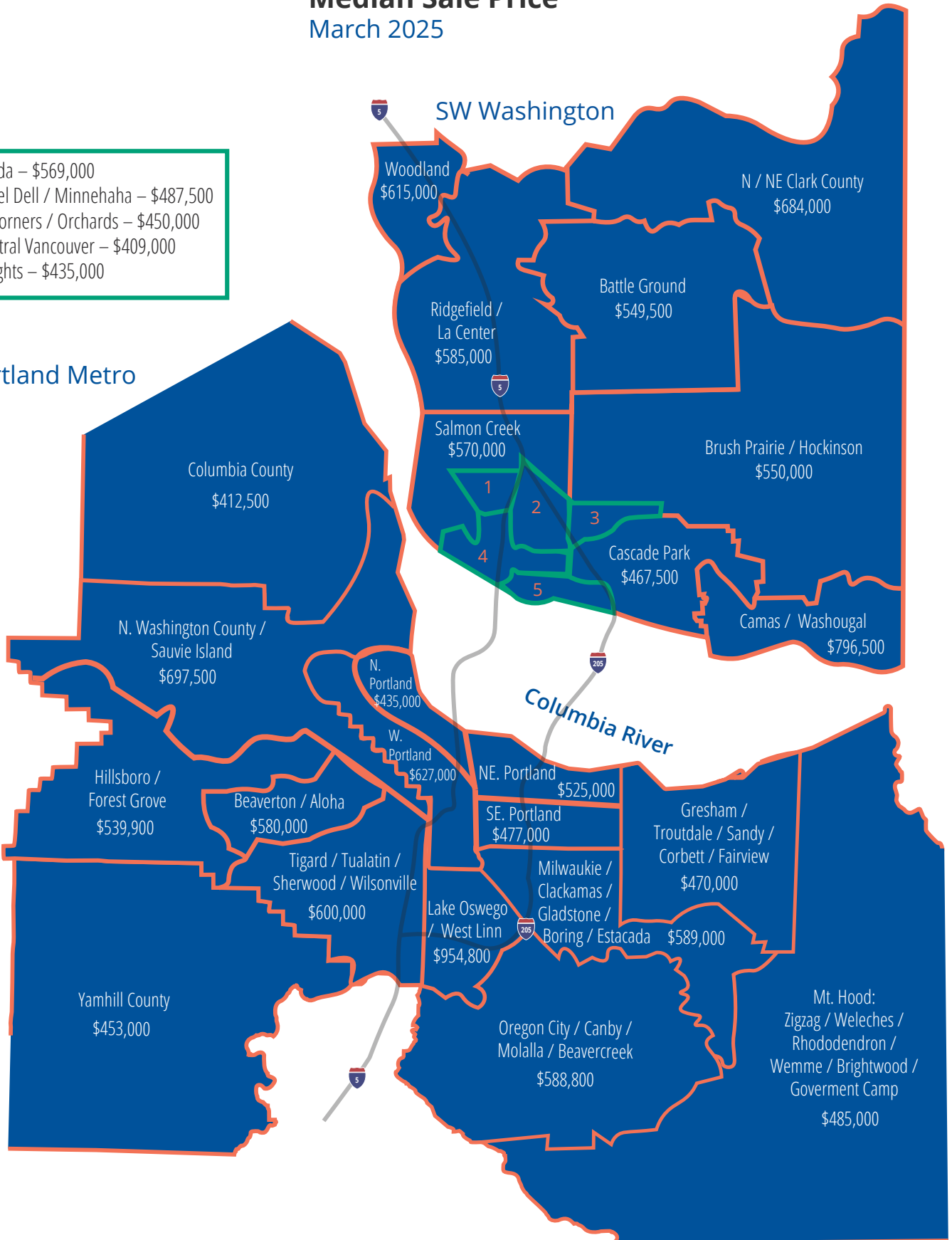
# Portland Metro

March 2025 Reporting Period

## Median Sale Price March 2025

- 1. Felida – \$569,000
- 2. Hazel Dell / Minnehaha – \$487,500
- 3. 5. Corners / Orchards – \$450,000
- 4. Central Vancouver – \$409,000
- 5. Heights – \$435,000

### 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.

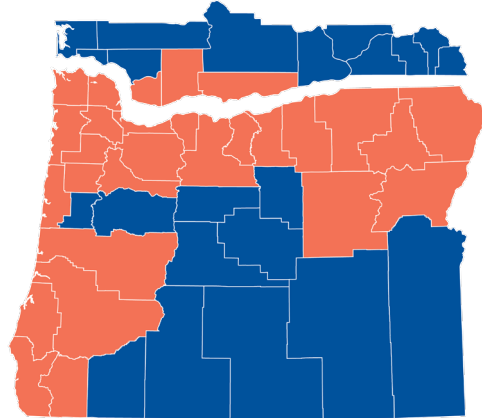
### Additional Resources for RMLS Subscribers:

- ▶ [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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