MARKET ACTION REPORT

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

Polk and Marion Counties April 2025 Reporting Period

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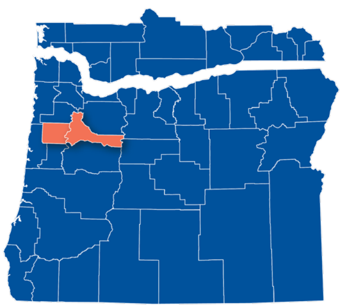
Note: RMLS is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings

New listings (336) decreased 7.7% from the 364 listed in April 2024, and increased 22.6% from the 274 listed in March 2025.

Pending Sales

Pending sales (235) increased 1.3% from the 232 offers accepted in April 2024, and decreased 6.7% from the 252 offers accepted in March 2025.

Closed Sales

Closed sales (168) decreased 15.6% from the 199 closings in April 2024, and decreased 7.2% from the 181 closings in March 2025.

Inventory and Time on Market

Inventory increased to 3.5 months in April. Total market time decreased to 57 days.

Year-to-Date Summary

Comparing the first four months of 2025 to the same period in 2024, new listings (1,048) decreased 5.0%, pending sales (825) decreased 3.7%, and closed sales (671) decreased 3.9%.

Average and Median Sale Prices

Comparing 2025 to 2024 through April, the average sale price has decreased 0.0% from $464,900 to $464,700. In the same comparison, the median sale price has increased 1.8% from $434,900 to $442,900.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.3% ($465,400 v. $463,900)
Median Sale Price % Change: +1.1% ($440,000 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	2.8
April	2.1	2.7	3.5
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

April 2025 vs. March 2025

New Listings	**+22.6%**
Pending Sales	**-6.7%**
Closed Sales	**-7.2%**
Average Sale Price	**-0.9%**
Median Sale Price	**-0.3%**
Inventory	**+0.7**
Total Market Time	**-1**

April 2025 vs. April 2024

New Listings	**-7.7%**
Pending Sales	**+1.3%**
Closed Sales	**-15.6%**
Average Sale Price	**+2.9%**
Median Sale Price	**+4.7%**
Inventory	**+0.8**
Total Market Time	**0**

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Residential Sales by Price Range

Price Range	Apr 2023		Apr 2024		Apr 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	8	3.0%	4	1.3%	8	2.9%
200K-300K	10	3.8%	11	3.6%	13	4.8%
300K-400K	22	8.3%	15	5.0%	26	9.5%
400K-500K	72	27.1%	79	26.1%	54	19.8%
500K-600K	76	28.6%	100	33.0%	75	27.5%
600K-700K	42	15.8%	35	11.6%	40	14.7%
700K-800K	18	6.8%	34	11.2%	20	7.3%
800K-900K	12	4.5%	7	2.3%	12	4.4%
900K-1M	4	1.5%	9	3.0%	13	4.8%
1MM-1.1MM	1	0.4%	1	0.3%	4	1.5%
1.1MM-1.2MM	0	0.0%	3	1.0%	4	1.5%
1.2MM-1. 3MM	0	0.0%	1	0.3%	3	1.1%
1.3MM-1.4MM	0	0.0%	1	0.3%	1	0.4%
1.4MM-1.5MM	1	0.4%	2	0.7%	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%	1	0.3%	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	**266**		**303**		**273**	

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	**April**	336	235	168	475,900	450,000	57
	March	274	252	181	480,400	451,300	58
	Year-To-Date	1,048	825	671	464,700	442,900	63
2024	**April**	364	232	199	462,500	429,900	57
	Year-To-Date	1,103	857	698	464,900	434,900	64
Change	**April 2024**	-7.7%	1.3%	-15.6%	2.9%	4.7%	0.7%
	Prev Mo 2025	22.6%	-6.7%	-7.2%	-0.9%	-0.3%	-1.6%
	Year-To-Date	-5.0%	-3.7%	-3.9%	0.0%	1.8%	-2.7%

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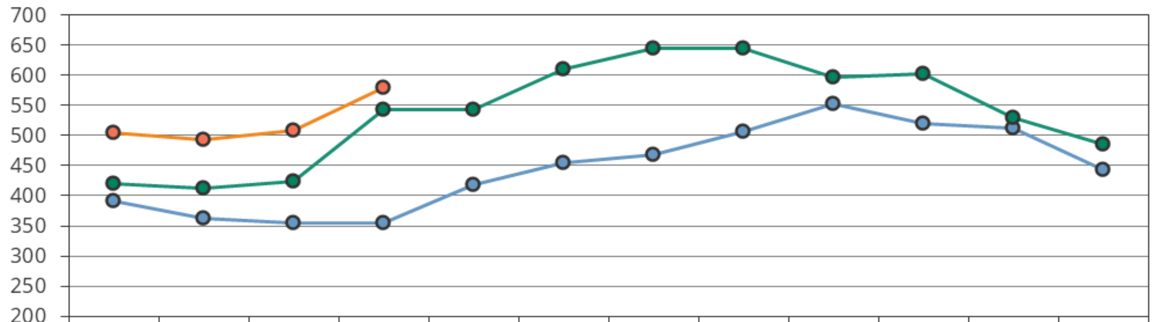
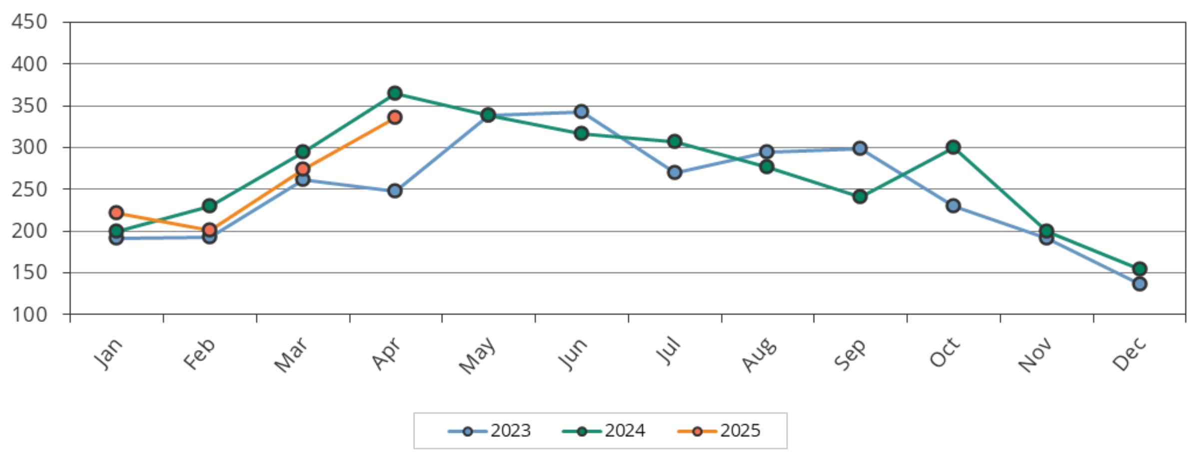
Active Residential Listings

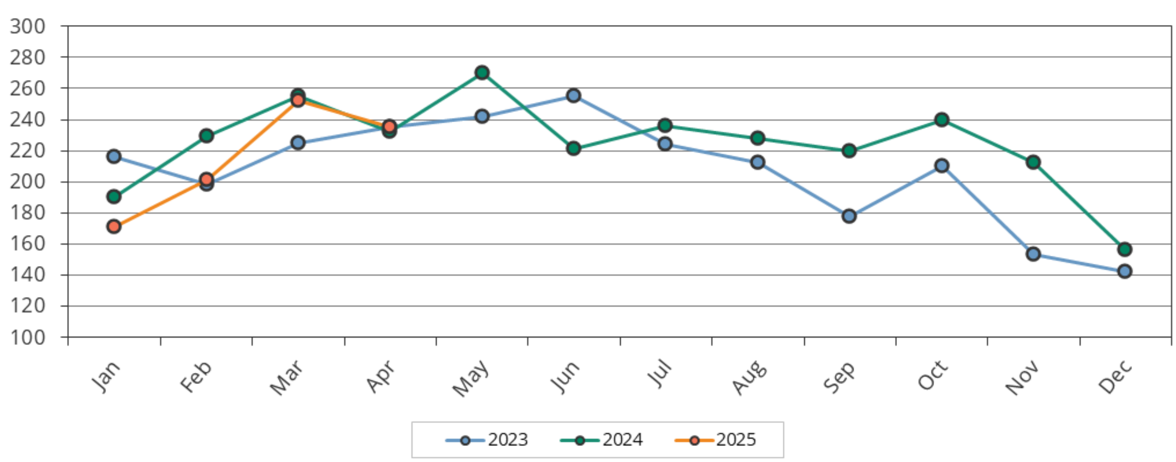


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	392	363	355	354	419	454	469	506	552	519	513	444
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580								

New Listings



Pending Sales



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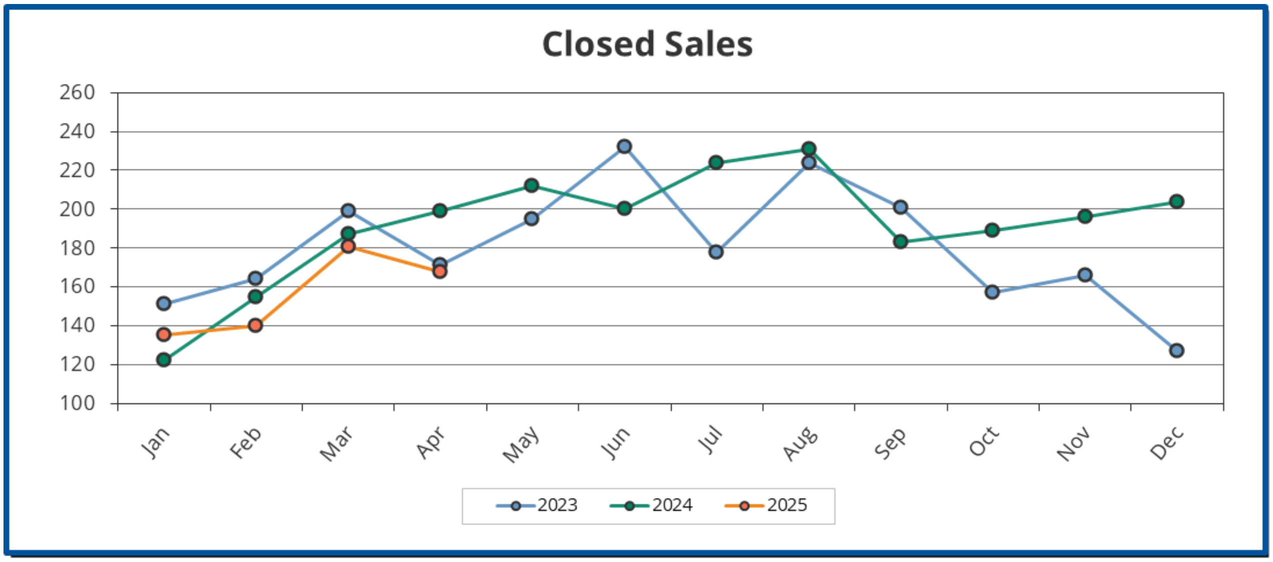

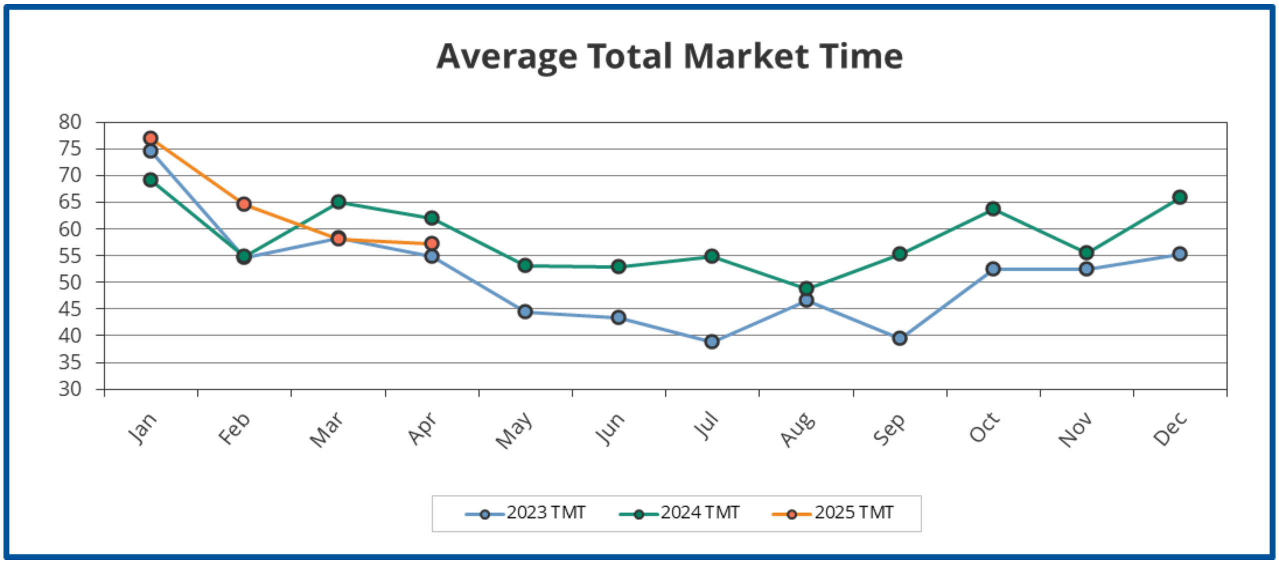

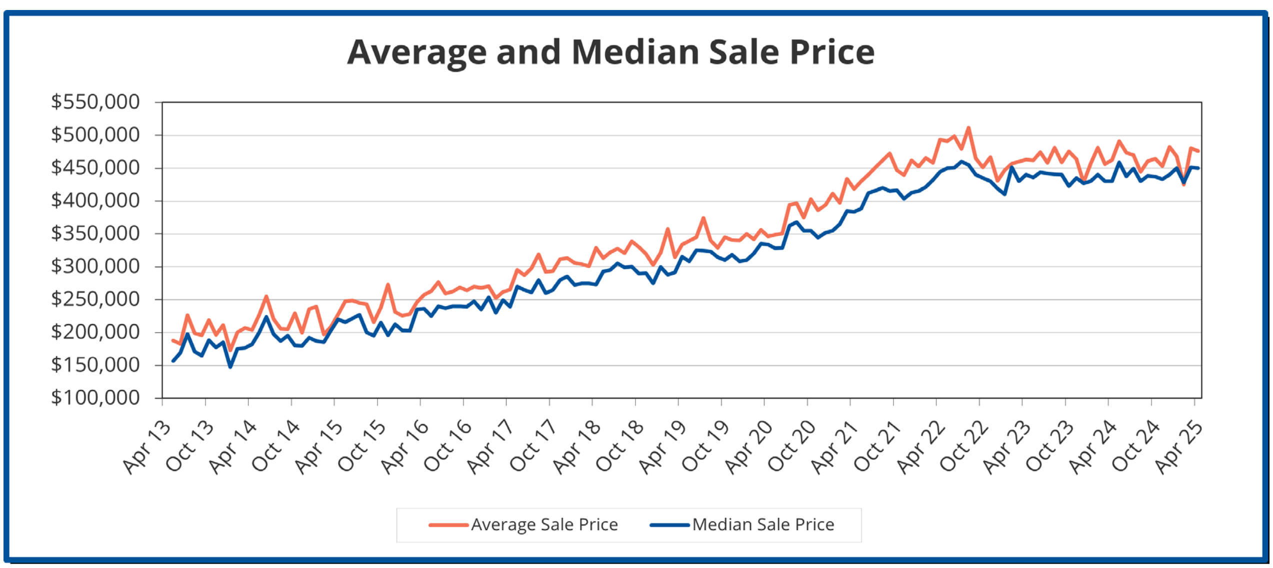

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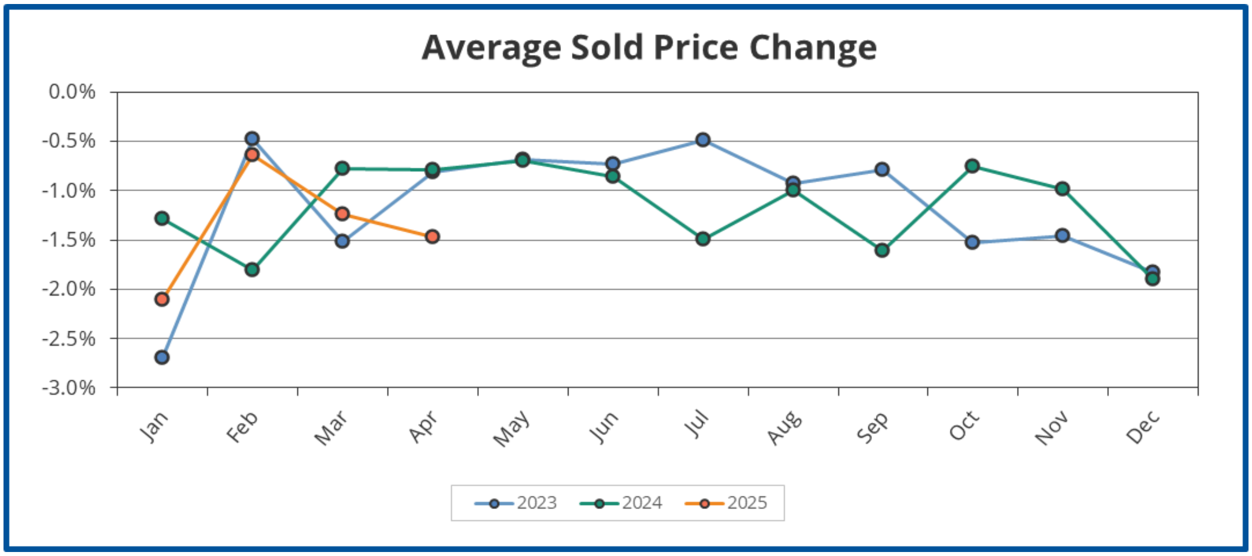

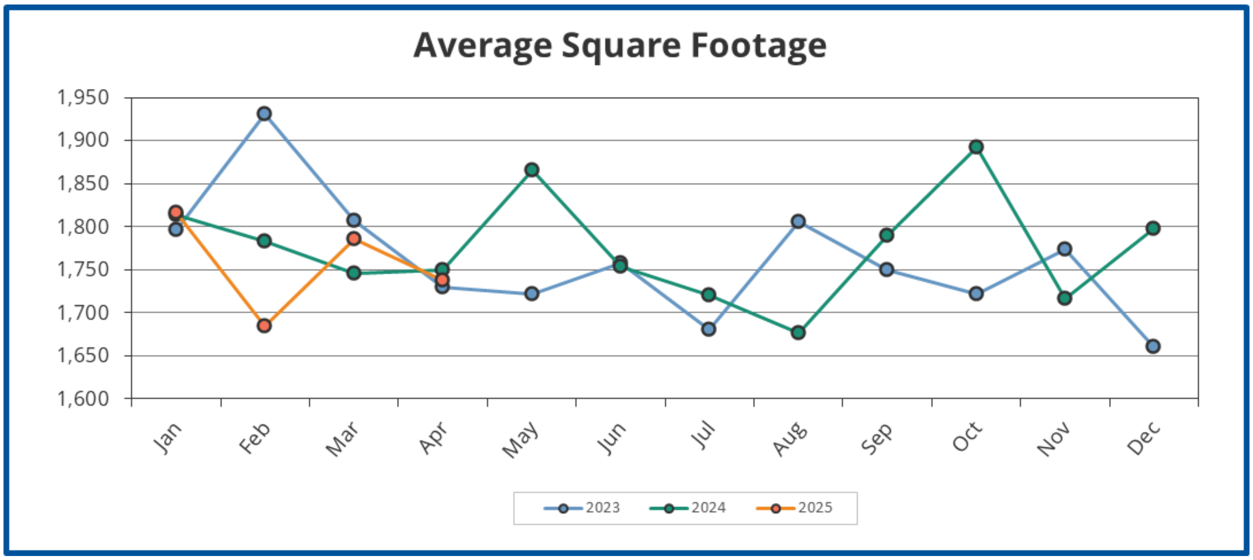

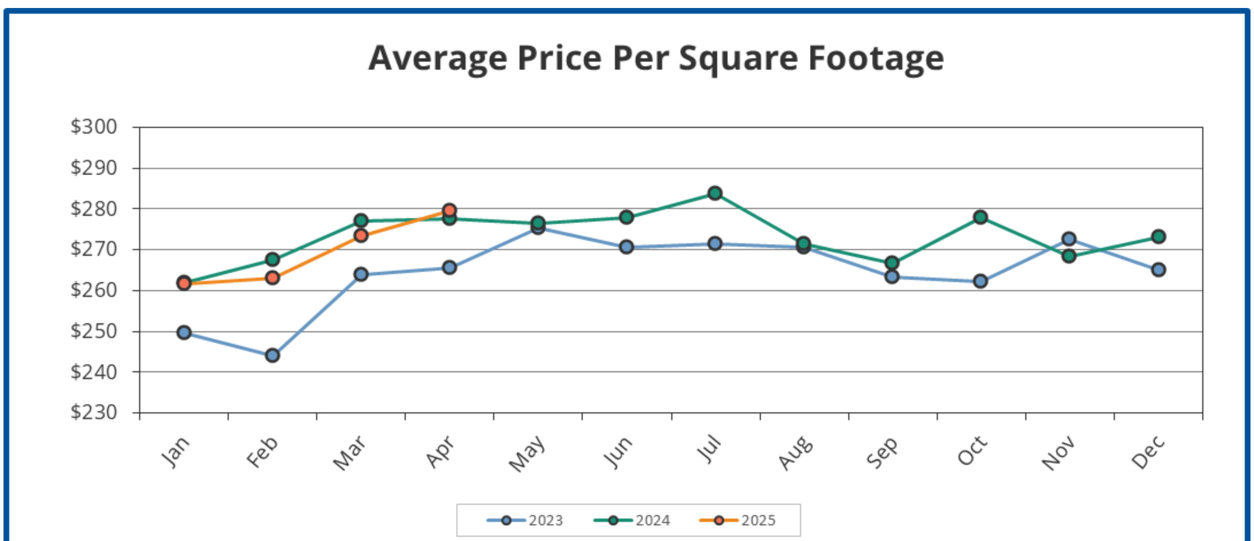

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Area Report

		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
167	Polk County Except Salem	98	35	7	24	-17.2%	18	462,800	69	116	89	-20.5%	62	433,100	437,500	-1.8%	-	-	4	386,300	1	429,000
168	West Salem N	40	24	-	12	0.0%	12	535,200	28	77	53	23.3%	46	539,300	526,200	1.1%	1	875,000.00	-	-	-	-
169	West Salem S	4	3	1	3	-	5	618,100	36	11	11	10.0%	11	533,000	555,000	10.0%	-	-	-	-	-	-
170	Woodburn	87	59	12	50	100.0%	29	409,800	62	195	161	57.8%	120	414,100	438,500	-0.3%	-	-	3	300,000	1	650,000
	Except Woodburn	135	73	12	49	-5.8%	32	551,200	65	208	151	-11.7%	119	552,400	519,900	1.2%	3	1,001,100	13	393,900	-	-
170	Marion Except Salem/Keizer	222	132	24	99	28.6%	61	484,000	64	403	312	14.3%	239	482,900	459,000	-1.0%	3	1,001,100	16	376,300	1	650,000
171	Southwest Salem	2	3	0	3	-40.0%	3	472,300	6	6	6	-14.3%	4	455,500	433,500	6.0%	-	-	-	-	-	-
172	South Salem	48	25	3	17	0.0%	22	574,500	66	83	78	1.3%	74	548,800	499,900	2.6%	-	-	-	-	3	703,100
173	Southeast Salem	43	33	5	24	50.0%	14	463,800	88	81	60	-14.3%	42	465,600	422,500	2.0%	-	-	-	-	-	-
174	Central Salem	23	11	3	5	-73.7%	8	328,000	52	42	29	-38.3%	32	363,600	383,900	-0.9%	-	-	1	750,000	3	648,700
175	East Salem S	16	19	3	17	21.4%	5	567,400	22	71	73	-2.7%	56	456,800	436,000	2.0%	-	-	1	340,000	-	-
176	East Salem N	49	28	2	17	-29.2%	15	303,200	46	90	60	-31.8%	56	355,100	395,000	1.8%	-	-	1	300,000	1	793,000
177	South Keizer	7	2	-	0	-100.0%	2	381,500	3	8	6	-50.0%	8	407,500	386,000	-7.2%	-	-	-	-	1	395,900
178	North Keizer	28	21	3	14	-12.5%	3	422,500	9	60	48	11.6%	41	403,900	435,000	0.9%	-	-	1	260,000	1	685,000
167-169	Polk Co. Grand Total	142	62	8	39	-4.9%	35	509,800	51	204	153	-7.3%	119	483,400	487,000	0.5%	1	875,000	4	386,300	1	429,000
170-178	Marion Co. Grand Total	438	274	43	196	2.6%	133	467,000	59	844	672	-2.9%	552	460,700	439,900	0.3%	3	1,001,100	20	383,500	10	657,900
	Polk & Marion Grand Total	580	336	51	235	1.3%	168	475,900	57	1,048	825	-3.7%	671	464,700	442,900	0.3%	4	969,600	24	384,000	11	637,100
220	Benton County	67	42	3	23	-4.2%	21	557,800	58	98	81	-9.0%	63	578,300	552,000	14.0%	-	-	4	1,817,500	1	605,000
221	Linn County	186	103	12	80	3.9%	85	441,600	58	364	320	38.5%	261	436,400	405,000	4.4%	7	651,400	17	599,700	6	765,900

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/24-4/30/25) with 12 months before (5/1/23-4/30/24).

[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.

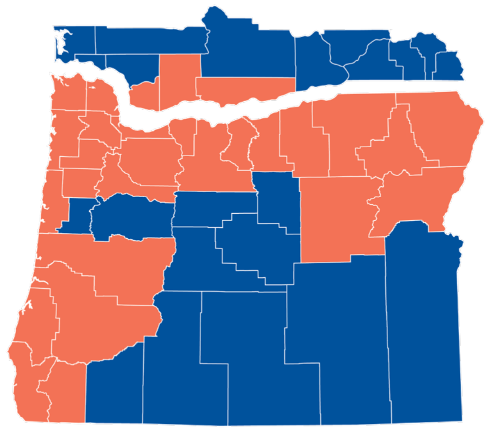
Additional Resources for RMLS Subscribers:

- State Infographics
- 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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