MARKET ACTION REPORT

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

Polk and Marion Counties June 2025 Reporting Period

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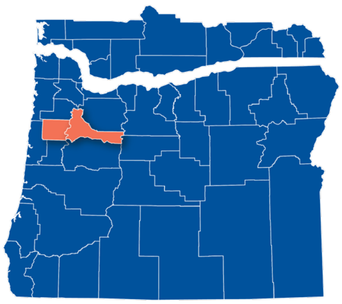
Note: RMLS is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings

New listings (322) increased 1.9% from the 316 listed in June 2024, and increased 0.9% from the 319 listed in May 2025.

Pending Sales

Pending sales (219) decreased 0.9% from the 221 offers accepted in June 2024, and decreased 9.1% from the 241 offers accepted in May 2025.

Closed Sales

Closed sales (192) decreased 4.0% from the 200 closings in June 2024, and decreased 7.2% from the 207 closings in May 2025.

Inventory and Time on Market

Inventory increased to 3.7 months in June. Total market time decreased to 50 days.

Year-to-Date Summary

Comparing the first six months of 2025 to the same period in 2024, new listings (1,714) decreased 3.0%, pending sales (1,253) decreased 4.3%, and closed sales (1,113) decreased 3.6%.

Average and Median Sale Prices

Comparing 2025 to 2024 through June, the average sale price has increased 1.7% from $470,700 to $478,700. In the same comparison, the median sale price has increased 1.8% from $440,100 to $447,900.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.7% ($469,300 v. $466,100)
Median Sale Price % Change: +0.9% ($440,000 v. $436,000)

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	3.0
June	2.0	3.1	3.7
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

June 2025 vs. May 2025

New Listings **+0.9%**

Pending Sales **-9.1%**

Closed Sales **-7.2%**

Average Sale Price **-14.2%**

Median Sale Price **-10.6%**

Inventory **+0.7**

Total Market Time **-4**

June 2025 vs. June 2024

New Listings **+1.9%**

Pending Sales **-0.9%**

Closed Sales **-4.0%**

Average Sale Price **-2.3%**

Median Sale Price **-2.6%**

Inventory **+0.6**

Total Market Time **-3**

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Residential Sales by Price Range

Price Range	Jun 2023		Jun 2024		Jun 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	9	2.5%	8	2.6%	8	2.9%
200K-300K	13	3.7%	5	1.7%	15	5.5%
300K-400K	31	8.8%	19	6.3%	20	7.4%
400K-500K	92	26.1%	62	20.5%	66	24.3%
500K-600K	109	30.9%	109	36.1%	71	26.1%
600K-700K	40	11.3%	38	12.6%	40	14.7%
700K-800K	28	7.9%	37	12.3%	19	7.0%
800K-900K	11	3.1%	11	3.6%	17	6.3%
900K-1M	9	2.5%	4	1.3%	6	2.2%
1MM-1.1MM	0	0.0%	3	1.0%	4	1.5%
1.1MM-1.2MM	4	1.1%	1	0.3%	1	0.4%
1.2MM-1. 3MM	1	0.3%	0	0.0%	2	0.7%
1.3MM-1.4MM	2	0.6%	3	1.0%	2	0.7%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	1	0.3%	0	0.0%
1.6MM-1.7MM	2	0.6%	0	0.0%	0	0.0%
1.7MM-1.8MM	2	0.6%	1	0.3%	1	0.4%
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	353		302		272	

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	June	322	219	192	462,900	426,400	50
	May	319	241	207	539,500	477,000	54
	Year-To-Date	1,714	1,253	1,113	478,700	447,900	60
2024	June	316	221	200	473,900	437,800	53
	Year-To-Date	1,767	1,309	1,155	470,700	440,100	60
Change	June 2024	1.9%	-0.9%	-4.0%	-2.3%	-2.6%	-5.3%
	Prev Mo 2025	0.9%	-9.1%	-7.2%	-14.2%	-10.6%	-6.7%
	Year-To-Date	-3.0%	-4.3%	-3.6%	1.7%	1.8%	-1.3%

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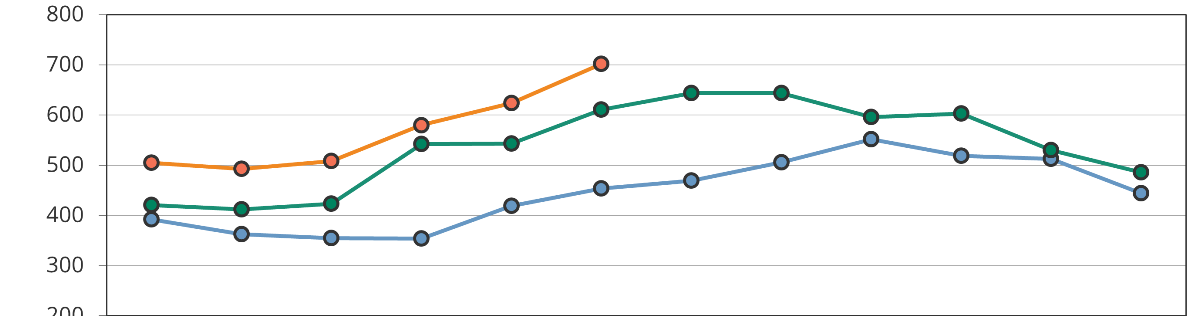
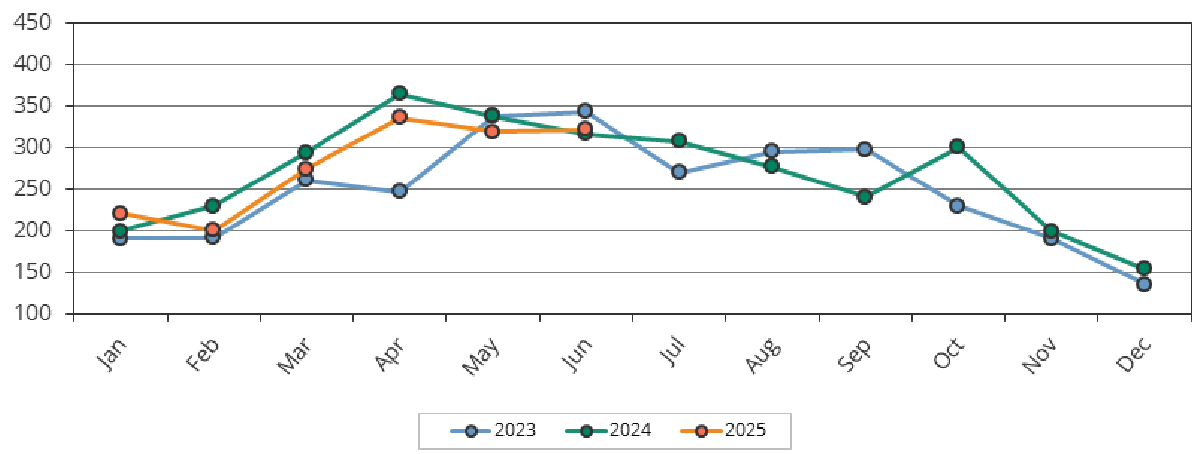
Active Residential Listings

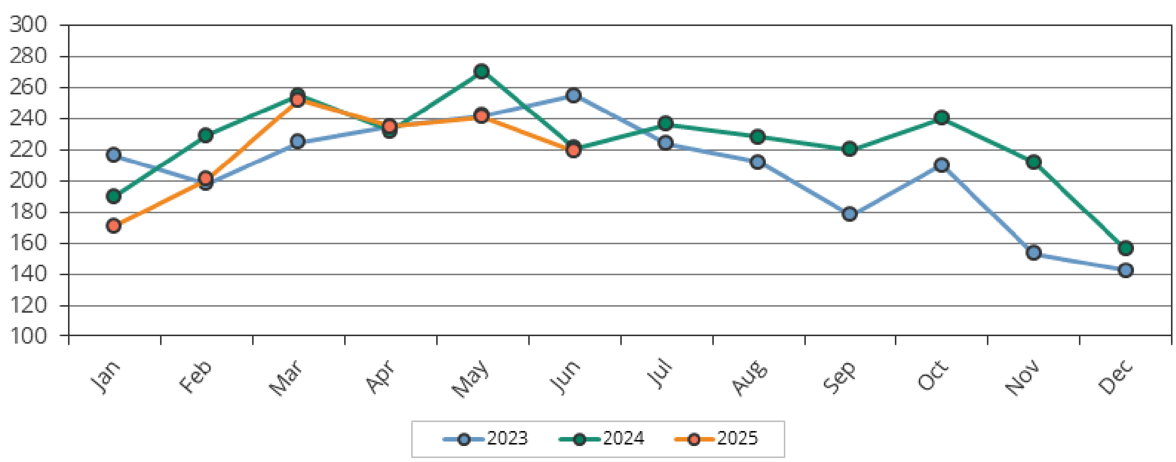


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	392	363	355	354	419	454	469	506	552	519	513	444
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580	624	702						

New Listings



Pending Sales



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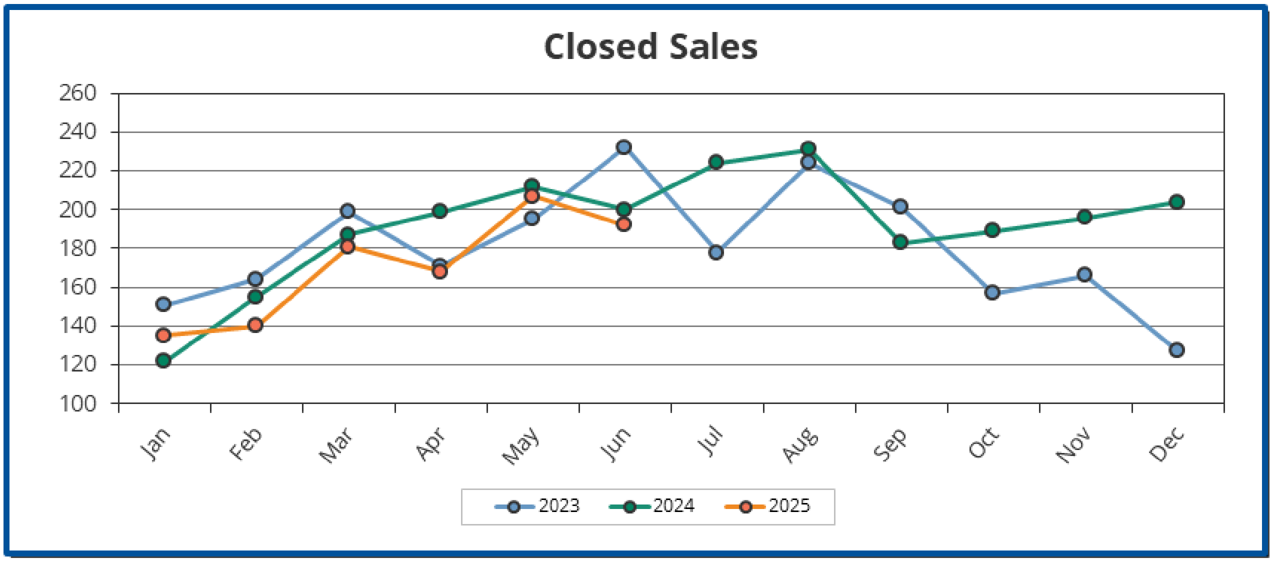

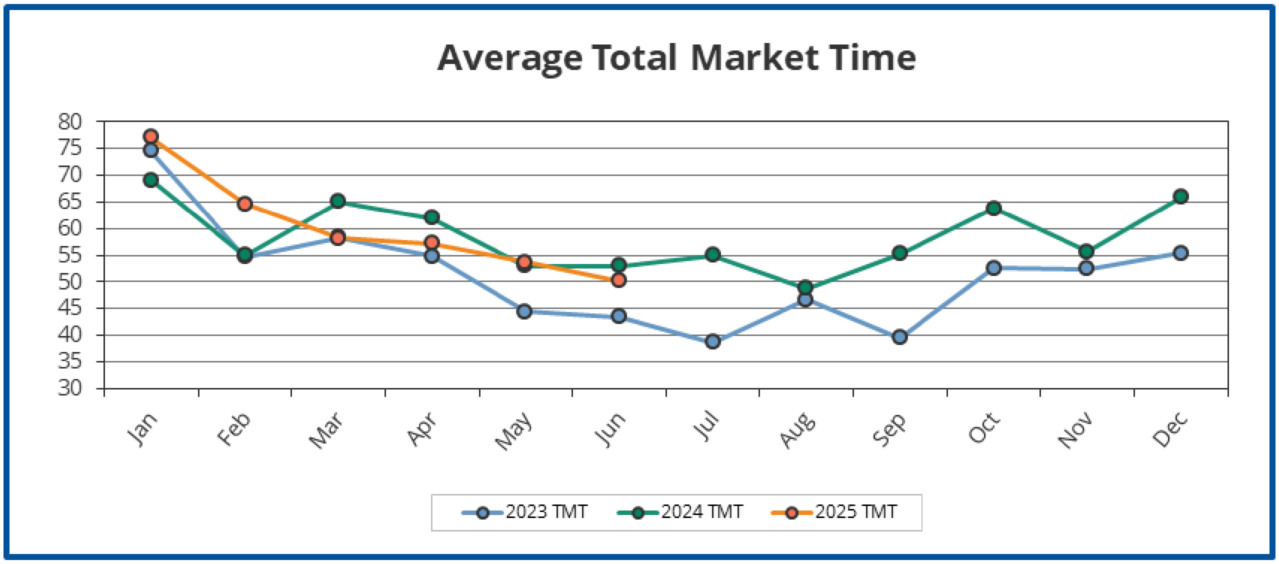

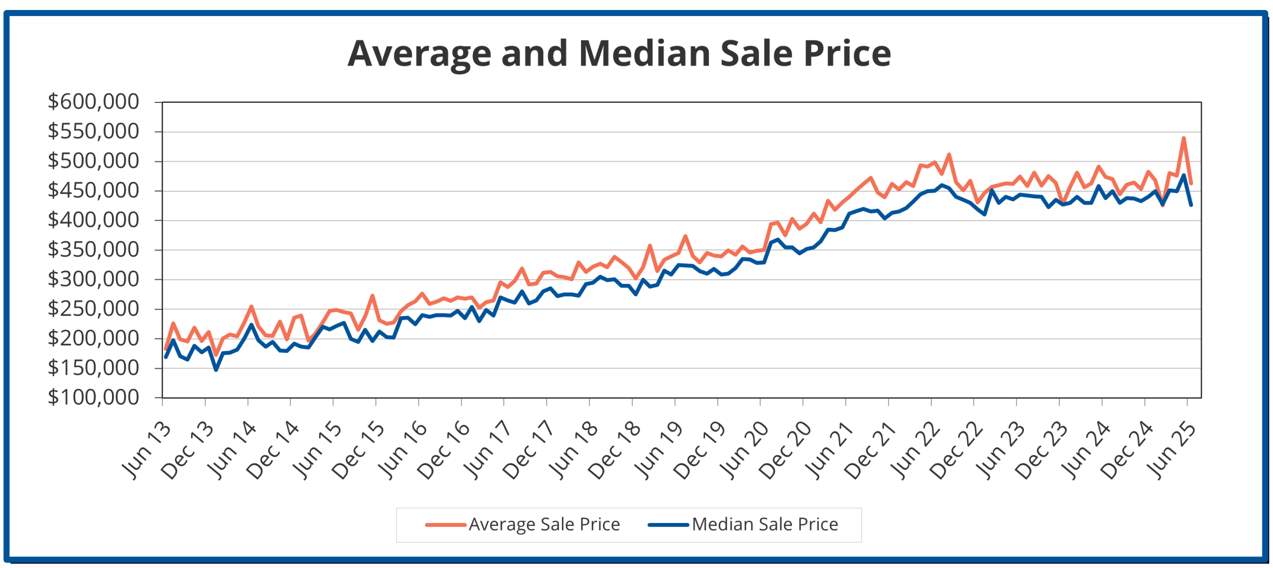

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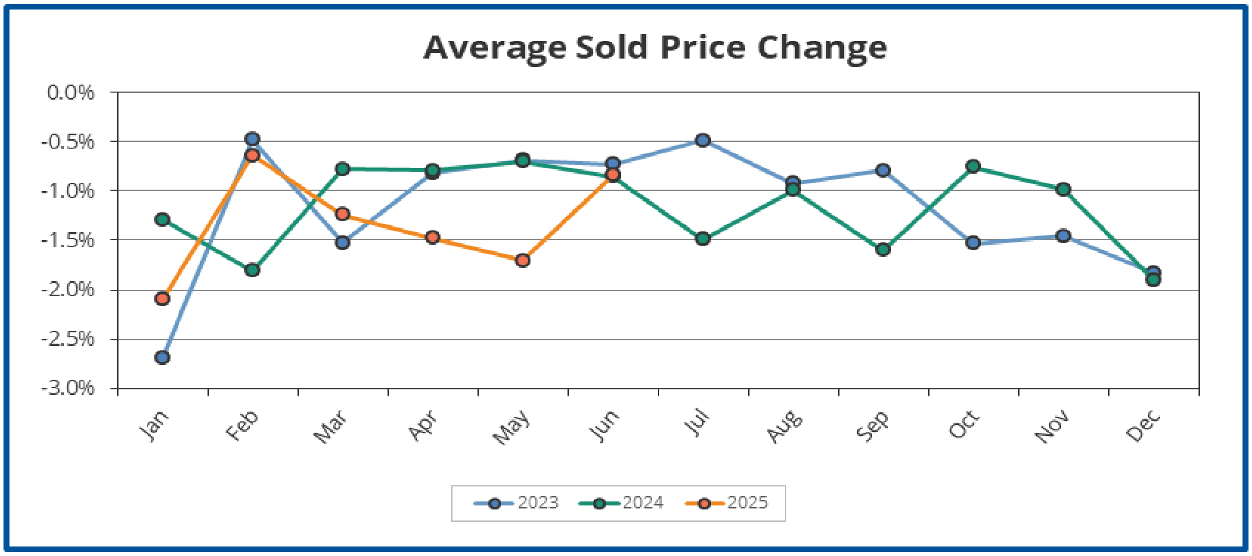

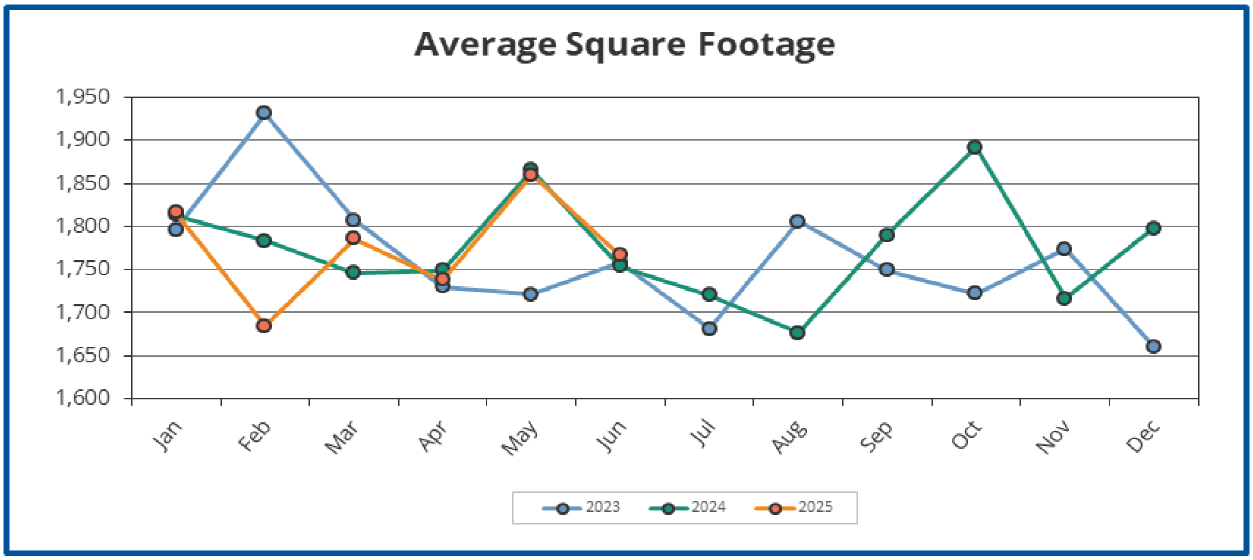

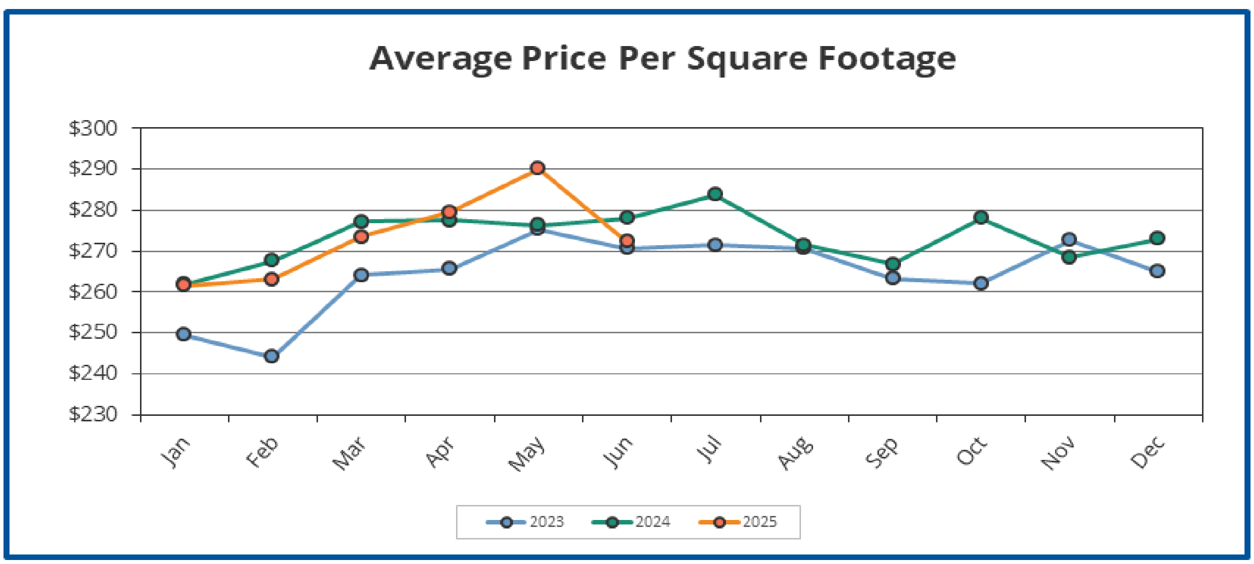

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Area Report

		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	93	22	10	21	16.7%	21	506,000	58	171	128	-21.5%	107	495,300	454,300	2.7%	1	975,000	5	345,400	4	403,500
168	West Salem N	51	22	5	14	16.7%	14	562,600	39	130	86	45.8%	77	546,700	529,600	1.8%	1	875,000.00	1	251,000	-	-
169	West Salem S	10	7	0	3	-25.0%	2	280,500	8	22	15	-11.8%	15	488,600	515,000	0.0%	-	-	-	-	-	-
170	Woodburn	101	60	9	44	15.8%	40	419,700	64	294	234	41.0%	203	417,600	437,000	0.2%	-	-	4	275,000	2	502,500
	Except Woodburn	181	75	14	51	8.5%	34	578,600	40	369	239	-7.4%	202	591,300	542,800	4.6%	3	1,001,100	20	423,300	-	-
170	Marion Except Salem/Keizer	282	135	23	95	11.8%	74	492,700	53	663	473	11.6%	405	504,300	464,400	-0.2%	3	1,001,100	24	398,600	2	502,500
171	Southwest Salem	5	4	0	3	200.0%	2	550,200	28	14	10	-9.1%	7	490,100	452,000	8.5%	-	-	-	-	-	-
172	South Salem	55	25	3	13	-23.5%	13	525,100	74	132	110	-6.0%	108	553,200	510,000	0.9%	-	-	-	-	3	703,100
173	Southeast Salem	61	31	2	22	46.7%	12	428,700	70	143	95	-7.8%	80	460,200	431,000	0.0%	-	-	-	-	-	-
174	Central Salem	28	18	9	9	-30.8%	10	306,400	65	76	49	-32.9%	50	357,600	373,000	-7.3%	-	-	1	750,000	3	648,700
175	East Salem S	31	18	2	13	-45.8%	19	399,300	34	125	108	-7.7%	99	439,500	434,000	0.6%	-	-	2	309,000	-	-
176	East Salem N	45	22	2	14	-22.2%	14	401,500	41	125	93	-29.5%	85	380,400	399,000	-2.6%	-	-	1	300,000	2	581,500
177	South Keizer	8	4	1	3	-	2	411,300	20	15	12	-33.3%	11	397,500	387,000	2.4%	-	-	-	-	1	395,900
178	North Keizer	33	14	1	9	-35.7%	9	353,900	14	98	74	-1.3%	69	406,400	435,000	-2.0%	1	750,000	1	260,000	2	682,500
167-169	Polk Co. Grand Total	154	51	15	38	11.8%	37	515,200	48	323	229	-4.2%	199	514,700	491,000	3.2%	2	925,000	6	329,700	4	403,500
170-178	Marion Co. Grand Total	548	271	43	181	-3.2%	155	450,400	51	1,391	1,024	-4.3%	914	470,900	442,000	0.1%	4	938,300	29	396,300	13	614,200
	Polk & Marion Grand Total	702	322	58	219	-0.9%	192	462,900	50	1,714	1,253	-4.3%	1,113	478,700	447,900	0.7%	6	933,900	35	384,900	17	564,600
220	Benton County	79	45	6	32	-8.6%	18	595,200	31	180	132	-5.7%	108	614,400	566,800	-11.8%	-	-	8	1,071,100	3	570,600
221	Linn County	222	98	28	68	-5.6%	62	431,500	61	577	451	27.0%	408	434,500	405,000	0.9%	9	618,900	19	548,300	7	752,200

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/24-6/30/25) with 12 months before (7/1/23-6/30/24).

[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.

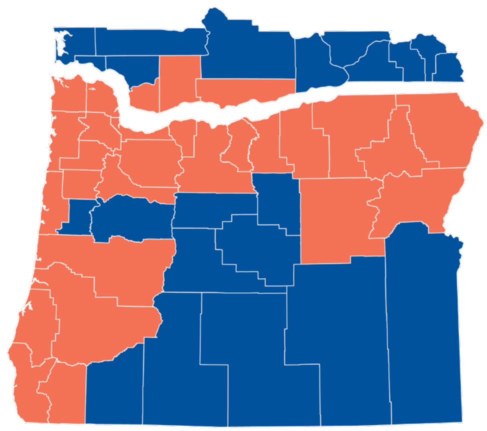
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer 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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