RMLS™ MULTIPLE LISTING SERVICE



MARKET ACTION REPORT

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

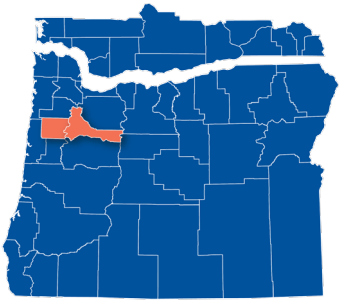
Polk and Marion Counties July 2025 Reporting Period

© RMLS 2025. All Rights Reserved.

Polk and Marion Counties
July 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 (334) increased 8.8% from the 307 listed in July 2024, and increased 3.7% from the 322 listed in June 2025.

Pending Sales
Pending sales (236) matched the 236 offers accepted in July 2024, and increased 7.8% from the 219 offers accepted in June 2025.

Closed Sales
Closed sales (199) decreased 11.2% from the 224 closings in July 2024, and increased 3.6% from the 192 closings in June 2025.

Inventory and Time on Market
Inventory increased to 3.8 months in July. Total market time increased to 58 days.

Year-to-Date Summary
Comparing the first seven months of 2025 to the same period in 2024, new listings (2,057) decreased 1.2%, pending sales (1,476) decreased 3.5%, and closed sales (1,324) decreased 4.7%.

Average and Median Sale Prices
Comparing 2025 to 2024 through July, the average sale price has increased 1.3% from $470,000 to $476,100. In the same comparison, the median sale price has increased 1.5% from $440,400 to $447,200.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.3% ($468,500 v. $467,200)
Median Sale Price % Change: +0.5% ($440,000 v. $437,800)

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	3.8
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

July 2025 vs. June 2025

- New Listings **+3.7%** ↑
- Pending Sales **+7.8%** ↑
- Closed Sales **+3.6%** ↑
- Average Sale Price **+0.1%** ↑
- Median Sale Price **+4.4%** ↑
- Inventory **+0.1** ↑
- Total Market Time **+7** ↑

July 2025 vs. July 2024

- New Listings **+8.8%** ↑
- Pending Sales **0.0%** –
- Closed Sales **-11.2%** ↓
- Average Sale Price **-1.4%** ↓
- Median Sale Price **-1.0%** ↓
- Inventory **+0.9** ↑
- Total Market Time **+3** ↑

© RMLS 2025. All Rights Reserved.

Polk and Marion Counties
July 2025 Reporting Period

Residential Sales by Price Range

Price Range	Jul 2023		Jul 2024		Jul 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	9	3.5%	6	1.8%	7	2.6%
200K-300K	13	5.1%	21	6.5%	9	3.3%
300K-400K	16	6.2%	22	6.8%	15	5.5%
400K-500K	69	26.8%	83	25.5%	58	21.2%
500K-600K	77	30.0%	97	29.8%	87	31.8%
600K-700K	27	10.5%	43	13.2%	52	19.0%
700K-800K	23	8.9%	24	7.4%	18	6.6%
800K-900K	13	5.1%	12	3.7%	14	5.1%
900K-1M	7	2.7%	5	1.5%	7	2.6%
1MM-1.1MM	0	0.0%	3	0.9%	1	0.4%
1.1MM-1.2MM	1	0.4%	0	0.0%	1	0.4%
1.2MM-1. 3MM	0	0.0%	5	1.5%	0	0.0%
1.3MM-1.4MM	1	0.4%	1	0.3%	0	0.0%
1.4MM-1.5MM	1	0.4%	2	0.6%	2	0.7%
1.5MM-1.6MM	0	0.0%	1	0.3%	1	0.4%
1.6MM-1.7MM	0	0.0%	0	0.0%	1	0.4%
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%	1	0.4%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	257		325		274	

90th Percentile 50th Percentile 10th Percentile

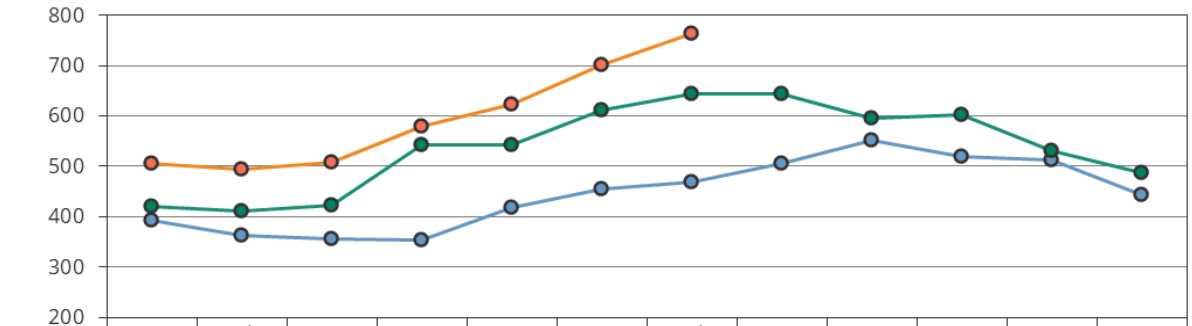
	Polk & Marion Co. Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	July	334	236	199	463,400	445,000	58
	June	322	219	192	462,900	426,400	50
	Year-To-Date	2,057	1,476	1,324	476,100	447,200	59
2024	July	307	236	224	469,900	449,500	55
	Year-To-Date	2,082	1,529	1,389	470,000	440,400	59
Change	July 2024	8.8%	0.0%	-11.2%	-1.4%	-1.0%	4.7%
	Prev Mo 2025	3.7%	7.8%	3.6%	0.1%	4.4%	14.7%
	Year-To-Date	-1.2%	-3.5%	-4.7%	1.3%	1.5%	-0.2%

© RMLS 2025. All Rights Reserved.

Polk and Marion Counties

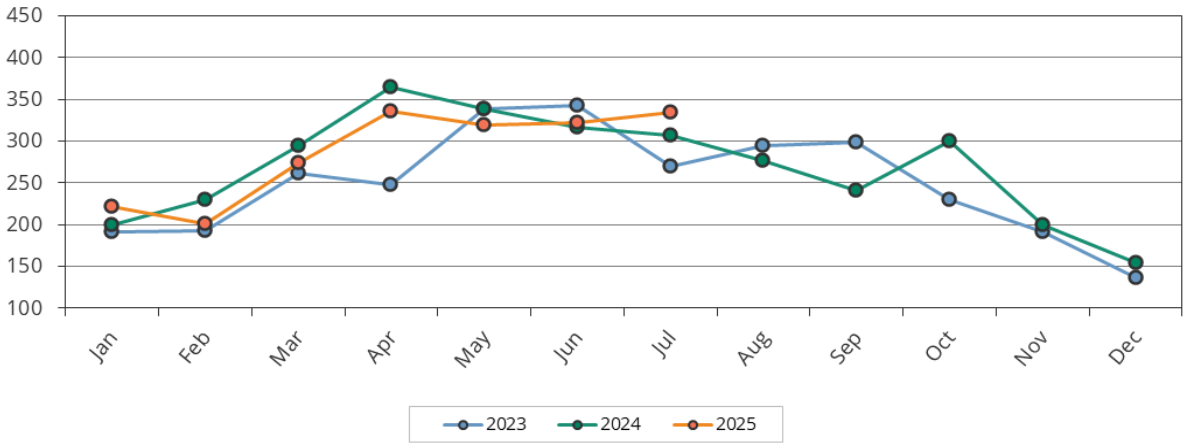
July 2025 Reporting Period

Active Residential Listings

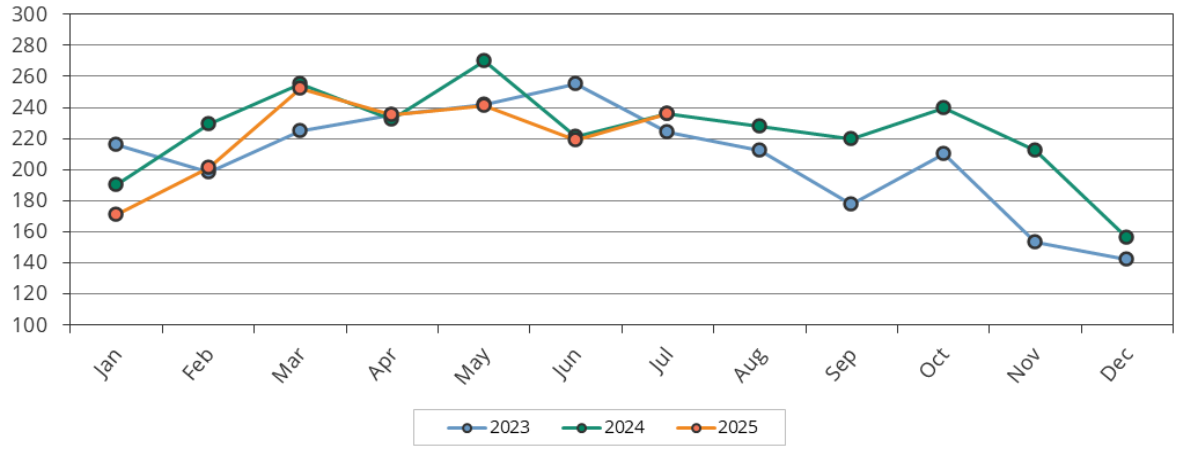


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	392	363	355	354	419	454	469	506	552	519	513	444
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580	624	702	764					

New Listings



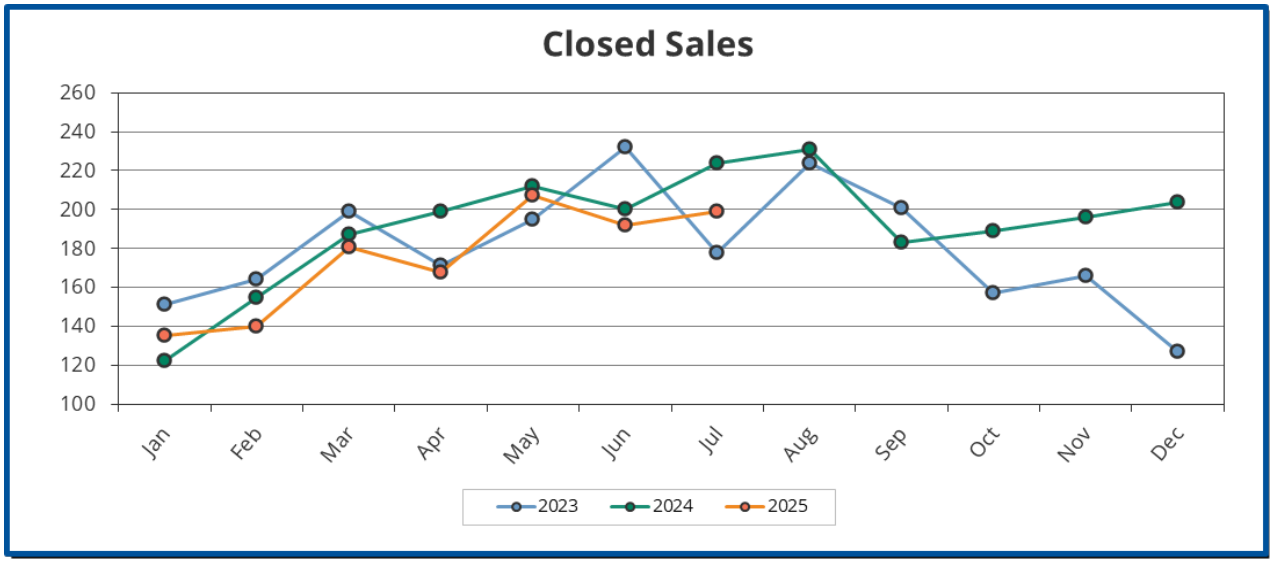
Pending Sales

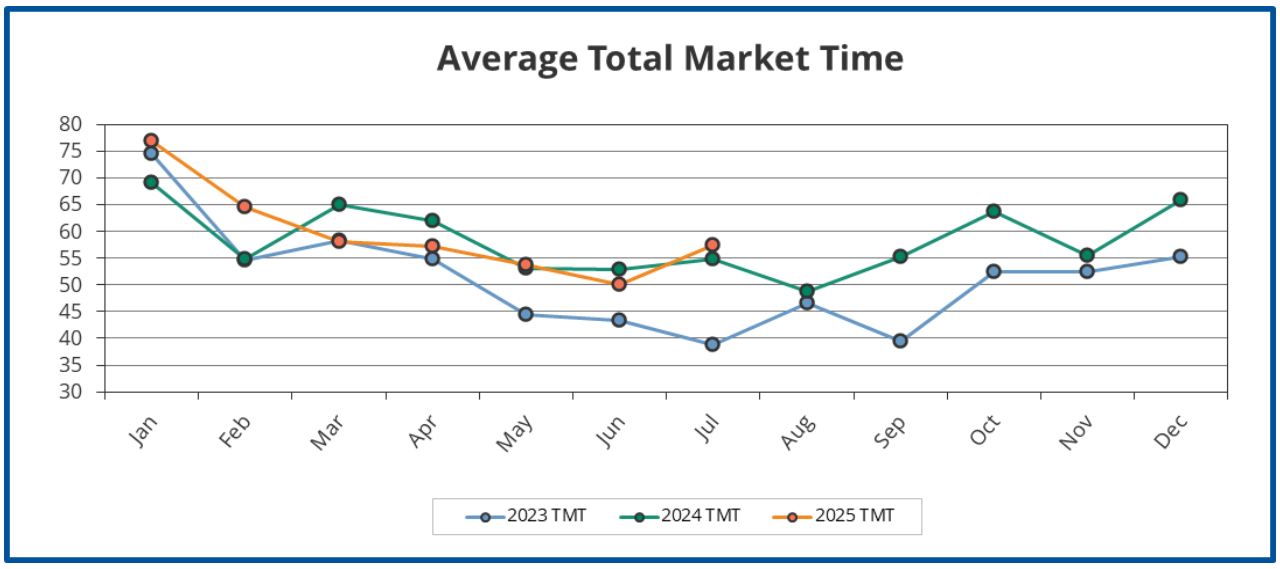


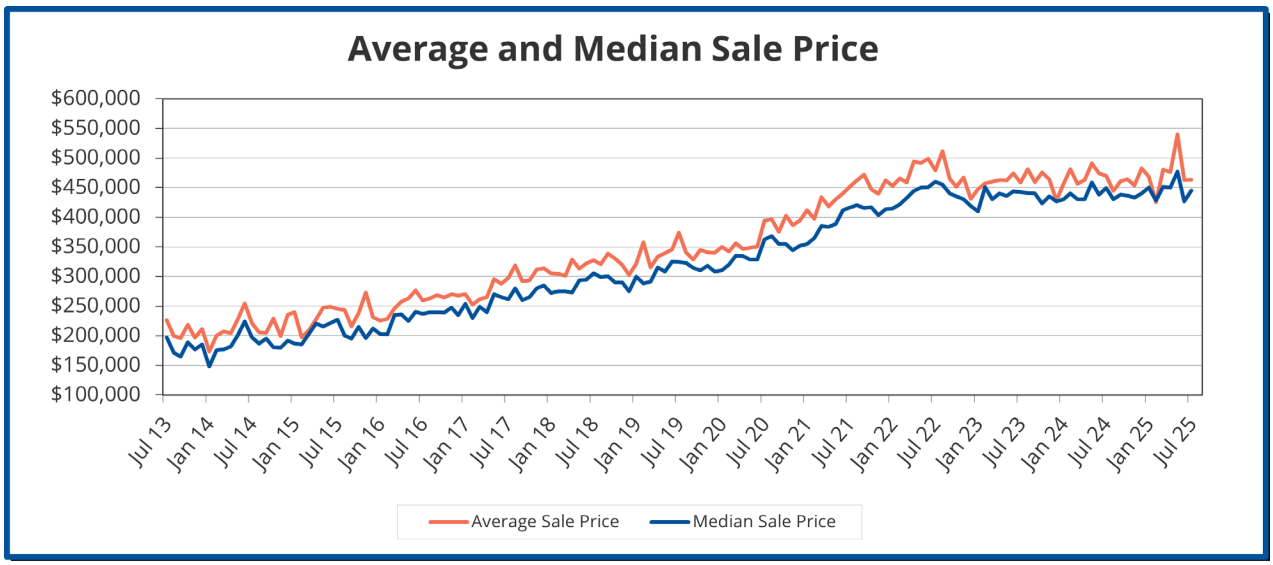
© RMLS 2025. All Rights Reserved.

Polk and Marion Counties

July 2025 Reporting Period



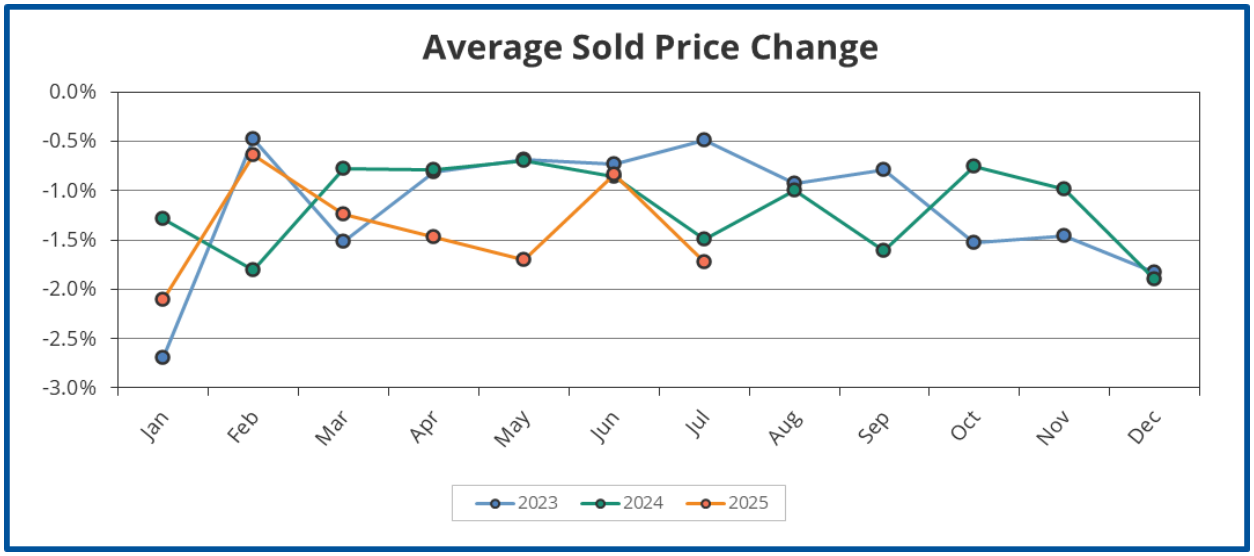


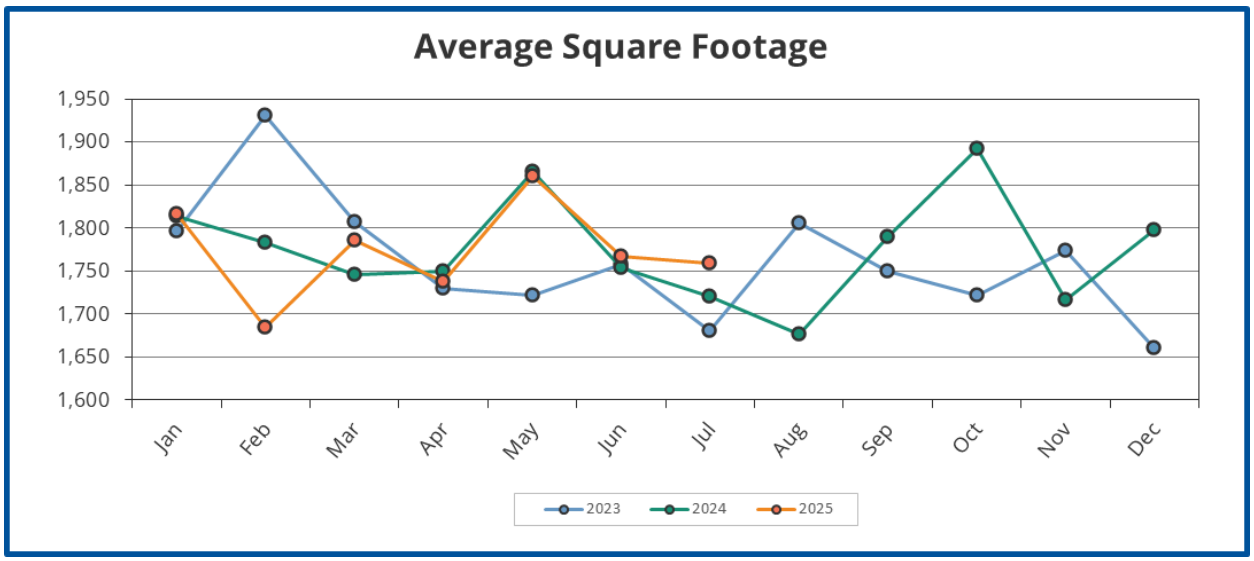


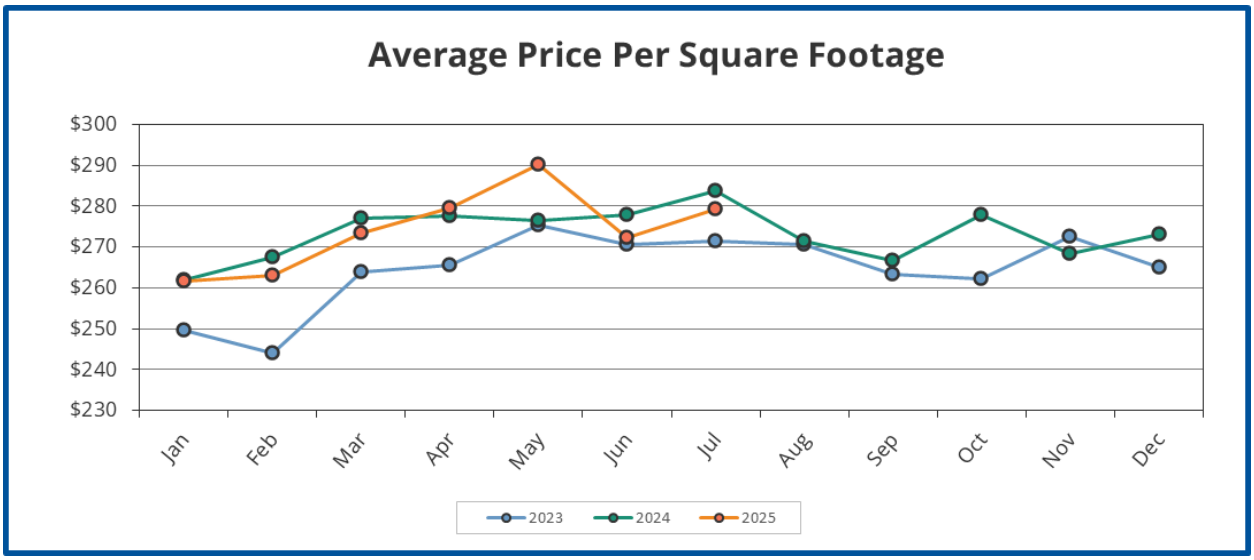
© RMLS 2025. All Rights Reserved.

Polk and Marion Counties

July 2025 Reporting Period







© RMLS 2025. All Rights Reserved.

Polk and Marion Counties
July 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]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	97	32	10	23	-11.5%	14	365,400	110	204	149	-20.7%	122	480,400	448,700	4.1%	1	975,000	5	345,400	4	403,500
168	West Salem N	57	26	5	13	18.2%	17	580,600	43	158	99	43.5%	97	553,600	535,000	2.8%	1	875,000.00	1	251,000	-	-
169	West Salem S	13	6	1	4	0.0%	2	375,000	15	28	19	-9.5%	17	475,200	455,100	-6.9%	-	-	1	150,000	-	-
170	Woodburn	108	55	8	48	29.7%	32	422,000	54	351	281	41.2%	236	417,800	429,900	-0.5%	-	-	5	289,400	2	502,500
	Except Woodburn	186	62	13	50	6.4%	46	500,400	68	431	286	-5.0%	251	571,800	525,000	3.2%	4	983,300	24	384,000	1	566,000
170	Marion Except Salem/Keizer	294	117	21	98	16.7%	78	468,200	62	782	567	13.4%	487	497,200	460,000	-1.2%	4	983,300	29	367,700	3	523,700
171	Southwest Salem	5	0	-	0	-100.0%	4	524,000	67	14	11	-15.4%	11	502,400	497,000	6.0%	-	-	-	-	-	-
172	South Salem	65	29	5	13	-35.0%	18	572,400	43	161	123	-9.6%	126	555,900	510,500	2.4%	-	-	-	-	3	703,100
173	Southeast Salem	80	33	4	16	-23.8%	14	480,400	26	177	107	-14.4%	95	463,000	439,900	-4.2%	-	-	-	-	1	545,000
174	Central Salem	26	15	3	15	-6.3%	7	456,300	16	92	62	-29.5%	57	369,700	382,800	-3.4%	-	-	1	750,000	4	726,500
175	East Salem S	31	21	4	19	35.7%	15	355,800	31	146	127	-2.3%	115	428,400	430,000	-0.5%	-	-	2	309,000	1	470,000
176	East Salem N	48	31	7	22	15.8%	18	344,400	74	158	113	-23.6%	103	374,100	395,000	-4.3%	-	-	1	300,000	3	599,300
177	South Keizer	8	4	0	2	0.0%	2	530,500	36	19	14	-30.0%	13	418,000	387,500	9.4%	-	-	-	-	1	395,900
178	North Keizer	40	20	2	11	-35.3%	10	505,200	91	118	85	-6.6%	81	419,200	435,000	-2.9%	1	750,000	1	260,000	2	682,500
167-169	Polk Co. Grand Total	167	64	16	40	-2.4%	33	476,800	70	390	267	-4.0%	236	510,100	492,000	4.2%	2	925,000	7	304,000	4	403,500
170-178	Marion Co. Grand Total	597	270	46	196	0.5%	166	460,800	55	1,667	1,209	-3.4%	1,088	468,700	441,000	-0.6%	5	936,700	34	370,300	18	620,000
	Polk & Marion Grand Total	764	334	62	236	0.0%	199	463,400	58	2,057	1,476	-3.5%	1,324	476,100	447,200	0.3%	7	933,300	41	359,000	22	580,600
220	Benton County	85	40	6	26	62.5%	21	631,800	56	220	157	1.3%	135	613,100	559,000	-9.5%	-	-	8	1,071,100	5	613,700
221	Linn County	224	105	24	92	33.3%	54	471,500	47	687	535	27.7%	463	439,000	410,000	2.4%	9	618,900	25	473,800	9	693,400

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

[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.

© RMLS 2025. All Rights Reserved.

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.

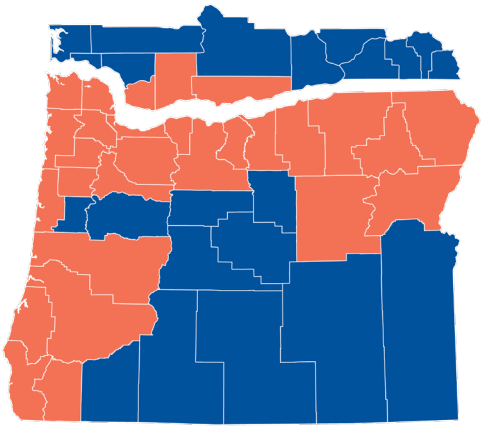
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Real Talk with RMLS Podcast
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

© RMLS 2025. All Rights Reserved.

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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.



Credits:
George Perkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com

RMLS™ | EQUAL HOUSING OPPORTUNITY

16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657

© RMLS 2025. All Rights Reserved.