MARKET ACTION REPORT

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

Polk and Marion Counties August 2025 Reporting Period

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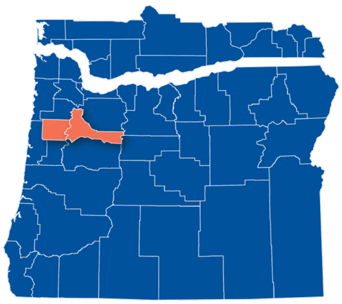
Note: RMLS is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings
New listings (265) decreased 4.3% from the 277 listed in August 2024, and decreased 20.7% from the 334 listed in July 2025.

Pending Sales
Pending sales (240) increased 5.3% from the 228 offers accepted in August 2024, and increased 1.7% from the 236 offers accepted in July 2025.

Closed Sales
Closed sales (186) decreased 19.5% from the 231 closings in August 2024, and decreased 6.5% from the 199 closings in July 2025.

Inventory and Time on Market
Inventory increased to 3.9 months in August. Total market time increased to 60 days.

Year-to-Date Summary
Comparing the first eight months of 2025 to the same period in 2024, new listings (2,329) decreased 1.6%, pending sales (1,683) decreased 3.4%, and closed sales (1,539) decreased 5.6%.

Average and Median Sale Prices
Comparing 2025 to 2024 through August, the average sale price has increased 1.7% from $466,700 to $474,600. In the same comparison, the median sale price has increased 1.8% from $440,000 to $447,900.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +1.6% ($470,700 v. $463,500)
Median Sale Price % Change: +1.7% ($442,500 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	3.0
June	2.0	3.1	3.7
July	2.6	2.9	3.8
August	2.3	2.8	3.9
September	2.7	3.3	
October	3.3	3.2	
November	3.1	2.7	
December	3.5	2.4	

Residential Trends

August 2025 vs. July 2025

New Listings **-20.7%**
Pending Sales **+1.7%**
Closed Sales **-6.5%**
Average Sale Price **-0.3%**
Median Sale Price **+0.8%**
Inventory **+0.1**
Total Market Time **+2**

August 2025 vs. August 2024

New Listings **-4.3%**
Pending Sales **+5.3%**
Closed Sales **-19.5%**
Average Sale Price **+4.0%**
Median Sale Price **+4.3%**
Inventory **+1.1**
Total Market Time **+11**

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Residential Sales by Price Range

Price Range	Aug 2023		Aug 2024		Aug 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	12	3.7%	14	4.1%	6	2.0%
200K-300K	13	4.0%	7	2.0%	13	4.4%
300K-400K	19	5.9%	21	6.1%	13	4.4%
400K-500K	81	25.0%	96	28.0%	71	24.1%
500K-600K	92	28.4%	116	33.8%	92	31.2%
600K-700K	57	17.6%	42	12.2%	52	17.6%
700K-800K	20	6.2%	27	7.9%	20	6.8%
800K-900K	17	5.2%	7	2.0%	8	2.7%
900K-1M	8	2.5%	3	0.9%	9	3.1%
1MM-1.1MM	1	0.3%	1	0.3%	0	0.0%
1.1MM-1.2MM	1	0.3%	5	1.5%	3	1.0%
1.2MM-1. 3MM	1	0.3%	3	0.9%	2	0.7%
1.3MM-1.4MM	1	0.3%	0	0.0%	4	1.4%
1.4MM-1.5MM	1	0.3%	0	0.0%	1	0.3%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	0.3%
1.6MM-1.7MM	0	0.0%	1	0.3%	0	0.0%
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%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	**324**		**343**		**295**	

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	**August**	265	240	186	462,200	448,700	60
	July	334	236	199	463,400	445,000	58
	Year-To-Date	2,329	1,683	1,539	474,600	447,900	59
2024	**August**	277	228	231	444,300	430,000	49
	Year-To-Date	2,368	1,742	1,631	466,700	440,000	58
Change	**August 2024**	-4.3%	5.3%	-19.5%	4.0%	4.3%	23.9%
	Prev Mo 2025	-20.7%	1.7%	-6.5%	-0.3%	0.8%	5.0%
	Year-To-Date	-1.6%	-3.4%	-5.6%	1.7%	1.8%	1.0%

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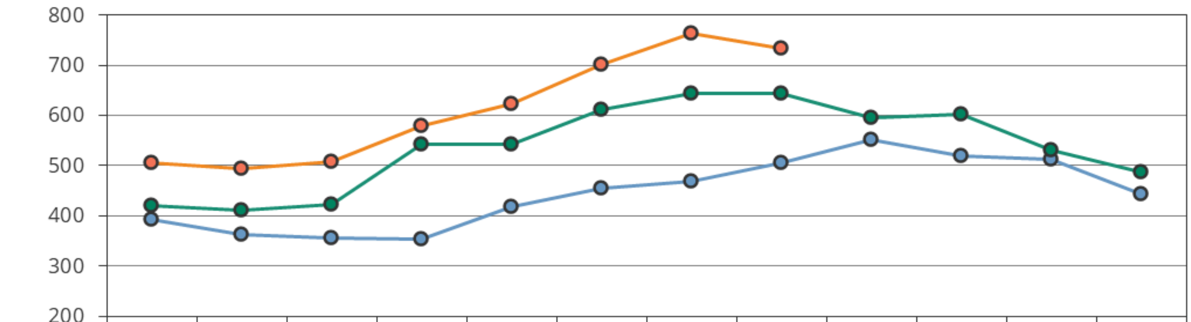
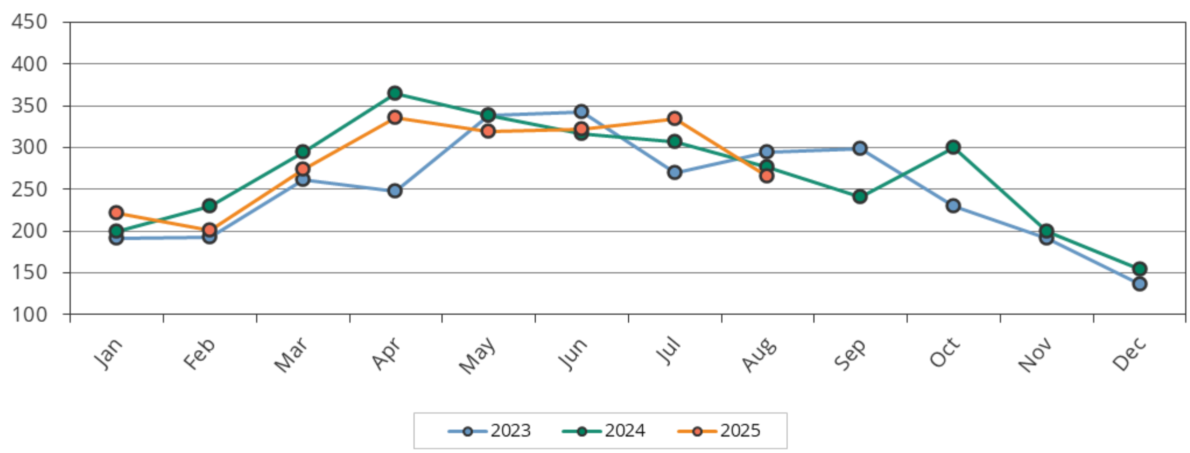
Active Residential Listings

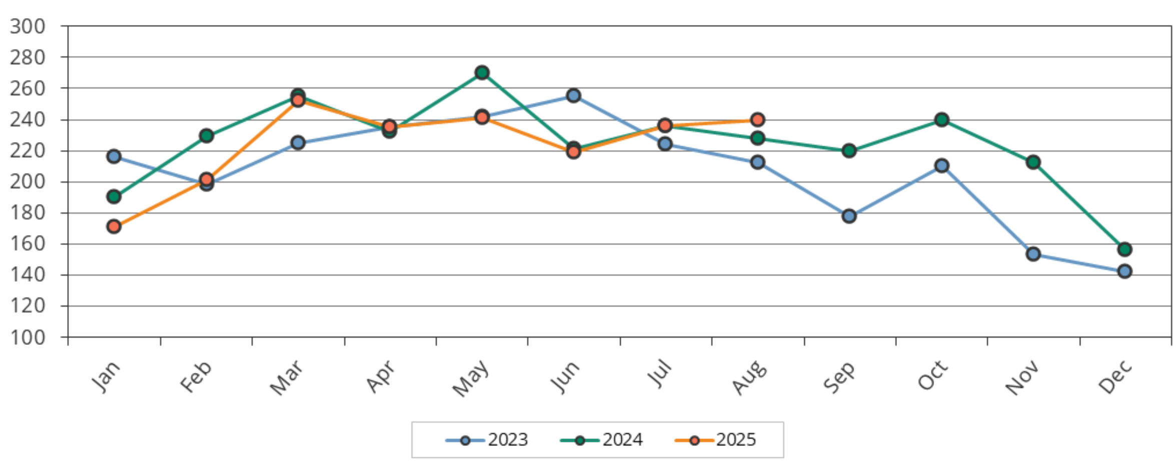


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	392	363	355	354	419	454	469	506	552	519	513	444
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580	624	702	764	733				

New Listings



Pending Sales



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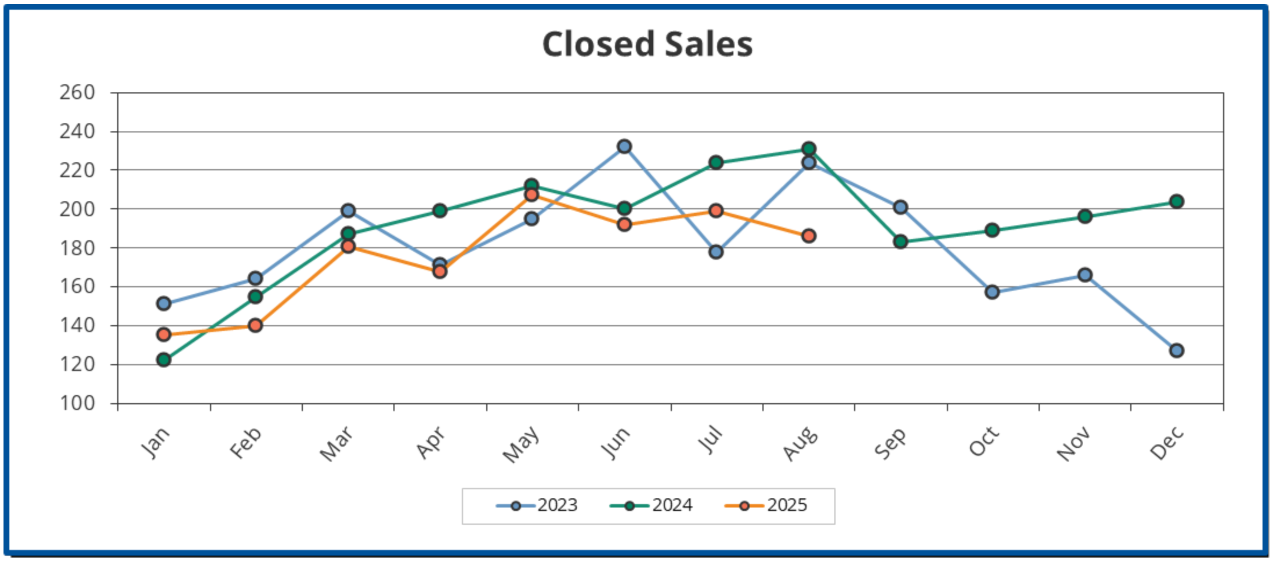

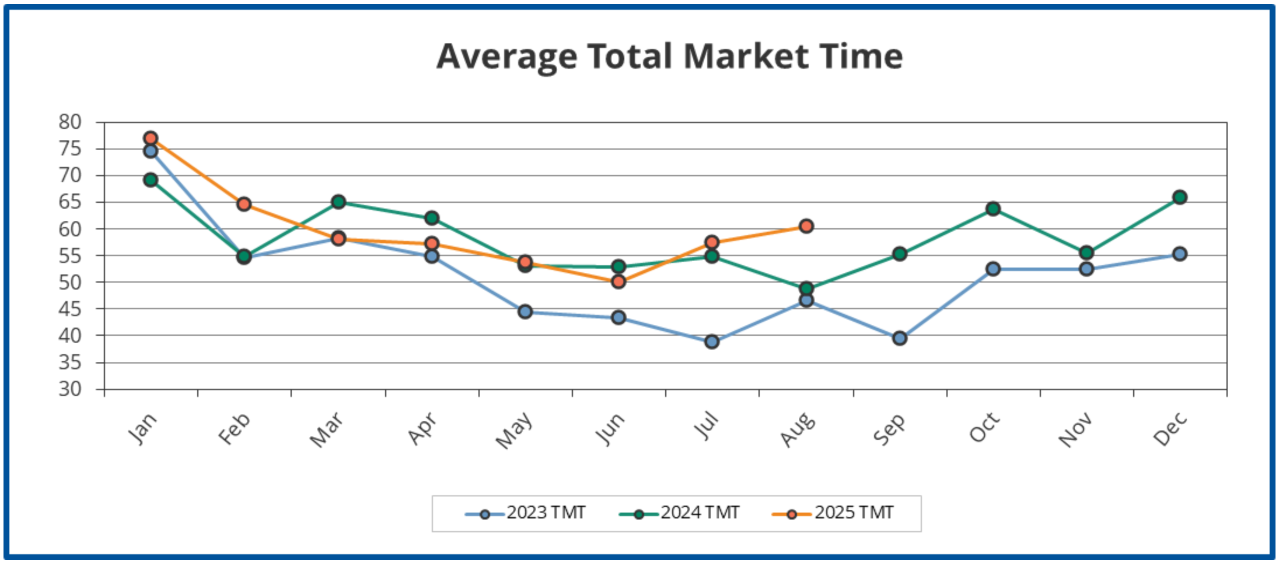

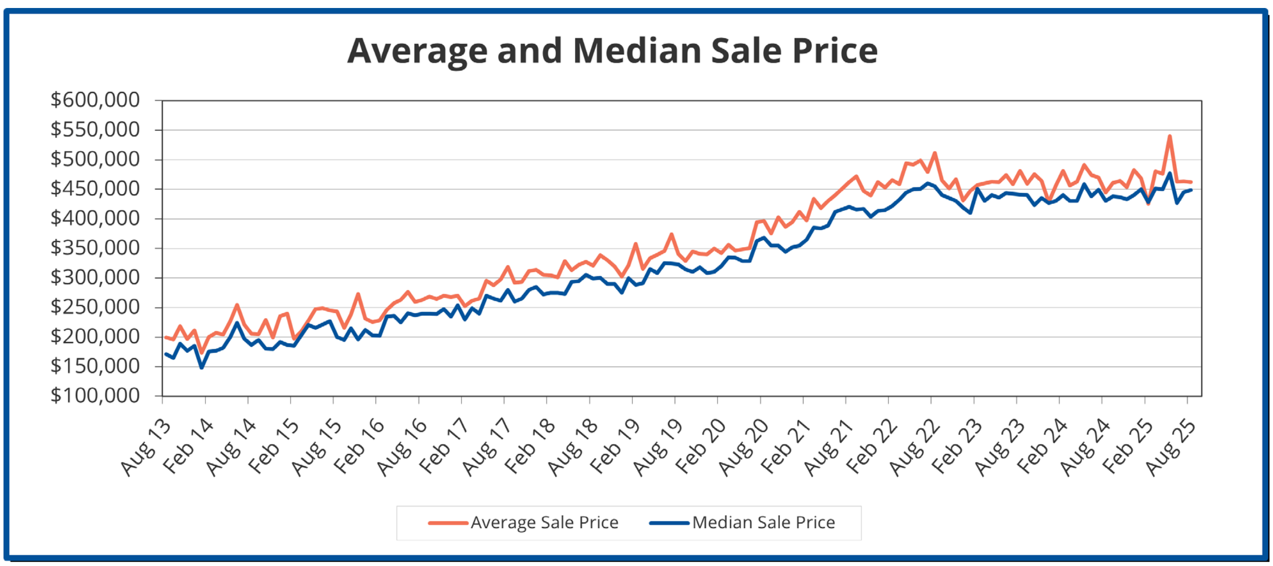

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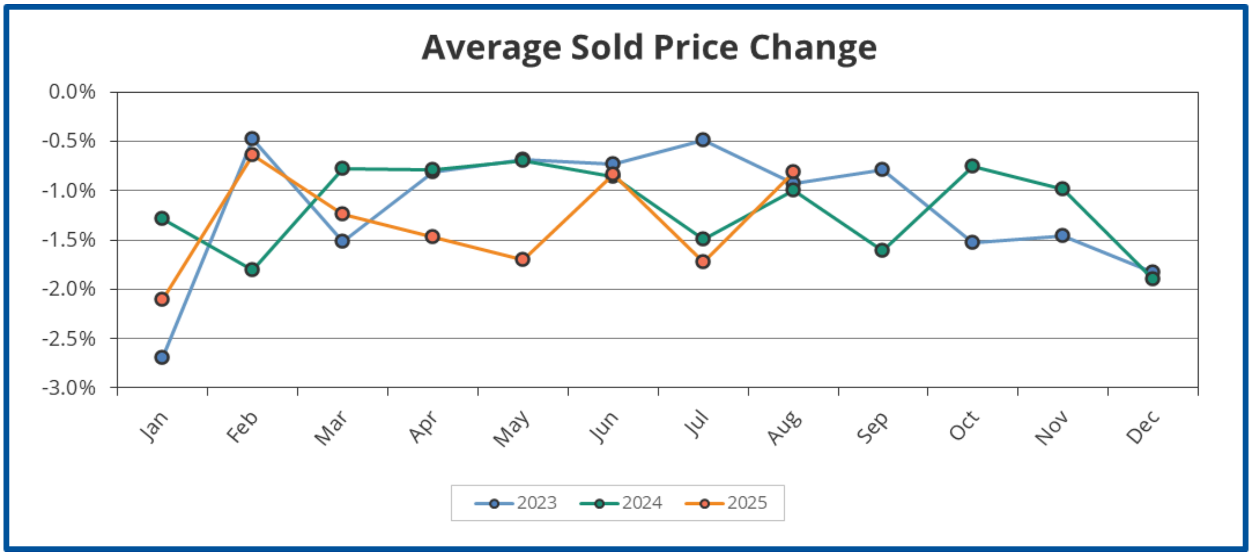

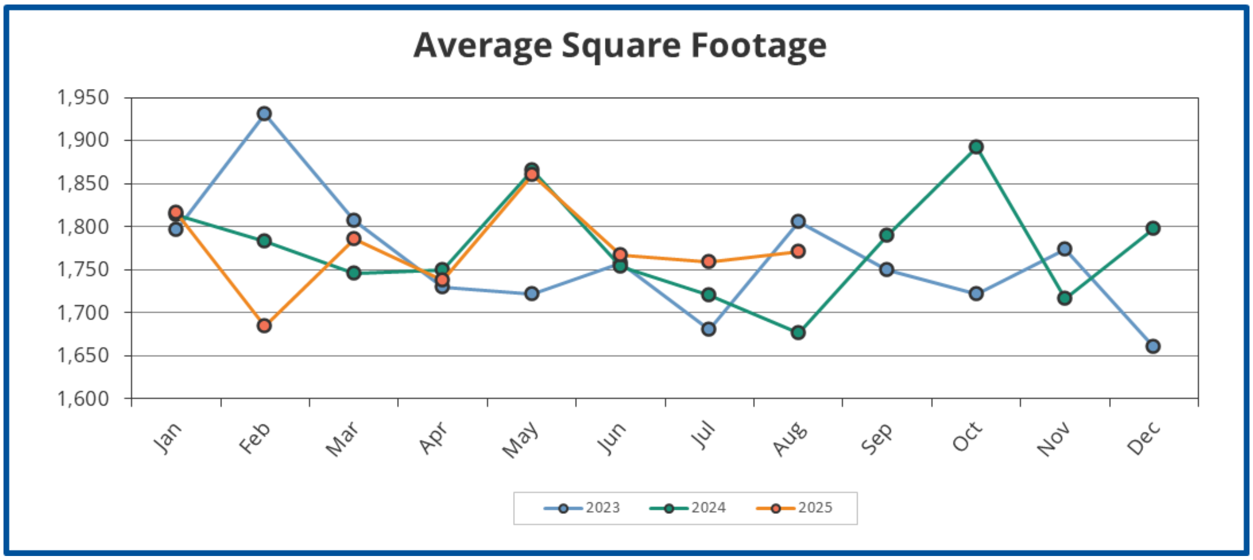

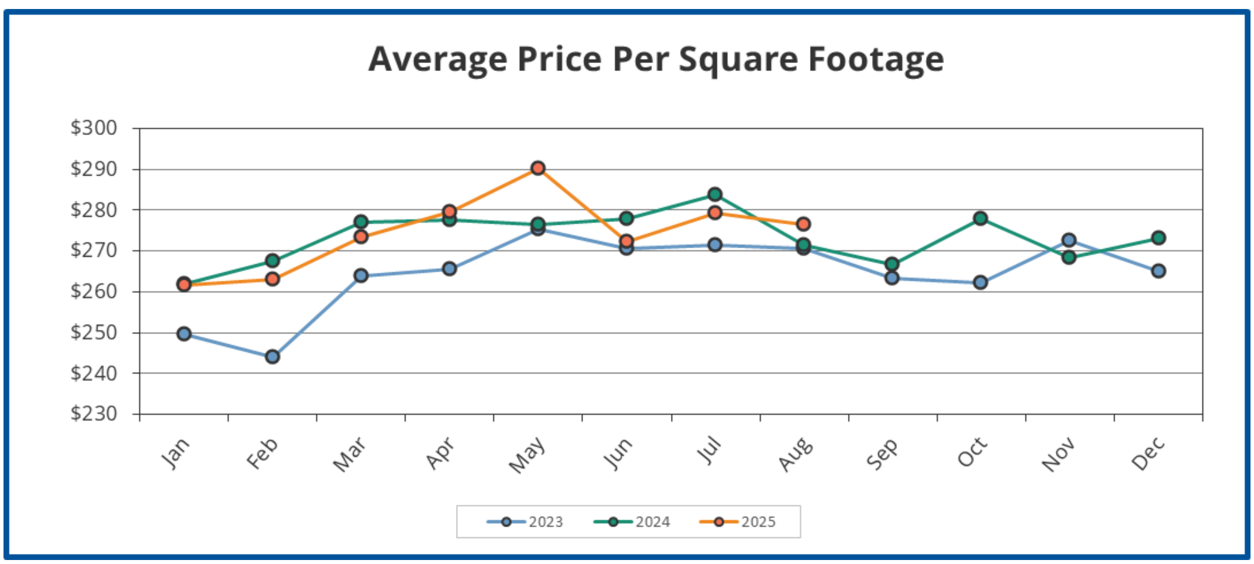

Polk and Marion Counties

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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	90	24	5	23	-30.3%	23	512,800	80	228	170	-21.7%	146	486,000	452,000	5.1%	1	975,000	7	310,300	4	403,500
168	West Salem N	49	16	4	19	46.2%	10	614,300	49	174	116	41.5%	108	558,900	535,000	8.5%	1	875,000.00	2	345,500	-	-
169	West Salem S	9	4	0	6	-40.0%	4	575,000	45	32	25	-16.7%	21	494,200	515,000	-6.3%	-	-	1	150,000	-	-
170	Woodburn	108	43	7	47	80.8%	39	419,200	53	394	319	43.0%	287	418,100	429,900	2.7%	-	-	5	289,400	2	502,500
	Except Woodburn	175	55	17	49	8.9%	38	510,100	64	490	325	-5.0%	292	563,700	525,000	4.6%	5	797,700	27	388,400	1	566,000
170	Marion Except Salem/Keizer	283	98	24	96	35.2%	77	464,000	58	884	644	14.0%	579	491,500	460,000	0.5%	5	797,700	32	373,000	3	523,700
171	Southwest Salem	7	4	0	0	-100.0%	1	499,900	21	18	12	-25.0%	12	502,200	498,500	9.9%	-	-	-	-	-	-
172	South Salem	63	22	2	18	0.0%	8	517,400	69	184	139	-9.2%	134	553,600	510,000	2.4%	1	1,220,300	2	677,500	3	703,100
173	Southeast Salem	64	17	8	19	-5.0%	10	460,600	48	192	126	-12.5%	110	469,300	448,700	-1.0%	-	-	-	-	2	572,000
174	Central Salem	33	21	4	11	0.0%	10	375,400	46	112	72	-26.5%	68	371,500	386,500	-3.6%	-	-	1	750,000	4	726,500
175	East Salem S	38	21	4	15	-6.3%	14	458,600	55	170	140	-2.8%	131	431,300	433,000	0.5%	-	-	2	309,000	1	470,000
176	East Salem N	56	25	4	17	6.3%	19	346,000	46	185	128	-22.0%	123	370,600	387,000	-4.6%	-	-	1	300,000	4	584,500
177	South Keizer	4	5	3	6	20.0%	2	520,500	321	24	20	-23.1%	16	430,300	400,000	20.0%	-	-	-	-	1	395,900
178	North Keizer	37	8	4	10	-16.7%	8	370,700	54	126	91	-11.7%	91	418,000	435,000	-5.2%	1	750,000	1	260,000	2	682,500
167-169	Polk Co. Grand Total	148	44	9	48	-14.3%	37	547,000	68	434	311	-5.5%	275	515,300	495,000	6.6%	2	925,000	10	301,300	4	403,500
170-178	Marion Co. Grand Total	585	221	53	192	11.6%	149	441,100	58	1,895	1,372	-2.9%	1,264	465,700	440,500	0.3%	7	851,200	39	390,200	20	615,000
	Polk & Marion Grand Total	733	265	62	240	5.3%	186	462,200	60	2,329	1,683	-3.4%	1,539	474,600	447,900	1.5%	9	867,600	49	372,100	24	579,700
220	Benton County	87	32	9	19	-13.6%	29	581,500	39	254	176	-1.1%	165	607,100	548,000	-6.8%	-	-	8	1,071,100	8	609,200
221	Linn County	225	79	14	70	4.5%	80	458,800	60	767	595	23.7%	551	440,100	409,900	2.9%	10	597,000	31	474,500	11	675,100

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/24-8/31/25) with 12 months before (9/1/23-8/31/24).

[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.

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.

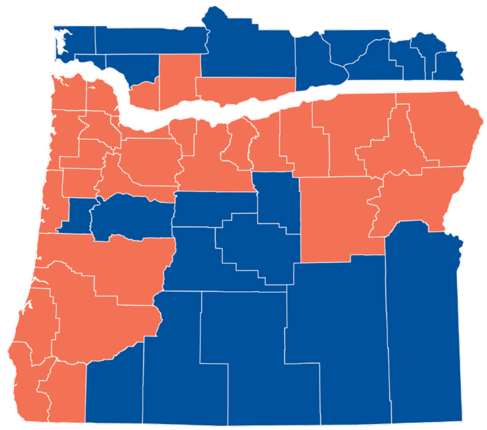
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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