



# MARKET ACTION REPORT

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

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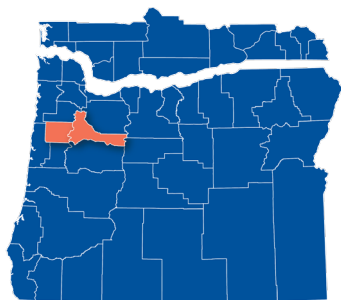
**Polk and Marion Counties** October 2025 Reporting Period

# Polk and Marion Counties

## October 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 (255) decreased 15.0% from the 300 listed in October 2024, and decreased 10.8% from the 286 listed in September 2025.

### Pending Sales

Pending sales (220) decreased 8.3% from the 240 offers accepted in October 2024, and decreased 3.1% from the 227 offers accepted in September 2025.

### Closed Sales

Closed sales (229) increased 21.2% from the 189 closings in October 2024, and increased 19.3% from the 192 closings in September 2025.

### Inventory and Time on Market

Inventory decreased to 3.1 months in October. Total market time decreased to 54 days.

### Year-to-Date Summary

Comparing the first ten months of 2025 to the same period in 2024, new listings (2,887) decreased 1.1%, pending sales (2,090) decreased 3.8%, and closed sales (1,991) decreased 2.4%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through October, the average sale price has increased 2.5% from \$465,100 to \$476,900. In the same comparison, the median sale price has increased 2.5% from \$439,100 to \$449,900.

#### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.6% (\$474,800 v. \$462,600)

Median Sale Price % Change: +2.3% (\$445,000 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	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	3.9
October	3.3	3.2	3.1
November	3.1	2.7	
December	3.5	2.4	

### Residential Trends

#### October 2025 vs. September 2025

New Listings **-10.8%** ↓

Pending Sales **-3.1%** ↓

Closed Sales **+19.3%** ↑

Average Sale Price **-6.3%** ↓

Median Sale Price **-4.8%** ↓

Inventory **-0.8** ↓

Total Market Time **-10** ↓

#### October 2025 vs. October 2024

New Listings **-15.0%** ↓

Pending Sales **-8.3%** ↓

Closed Sales **+21.2%** ↑

Average Sale Price **+1.3%** ↑

Median Sale Price **+0.7%** ↑

Inventory **-0.1** ↓

Total Market Time **-10** ↓

# Polk and Marion Counties

## October 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	14	5.9%	3	1.0%	12	4.1%
200K-300K	11	4.6%	7	2.3%	10	3.4%
300K-400K	16	6.7%	24	7.8%	15	5.1%
400K-500K	69	28.9%	71	23.1%	71	24.1%
500K-600K	69	28.9%	121	39.4%	91	31.0%
600K-700K	22	9.2%	35	11.4%	41	13.9%
700K-800K	18	7.5%	21	6.8%	30	10.2%
800K-900K	7	2.9%	14	4.6%	8	2.7%
900K-1M	4	1.7%	5	1.6%	8	2.7%
1MM-1.1MM	3	1.3%	3	1.0%	1	0.3%
1.1MM-1.2MM	1	0.4%	0	0.0%	1	0.3%
1.2MM-1.3MM	1	0.4%	1	0.3%	2	0.7%
1.3MM-1.4MM	2	0.8%	1	0.3%	2	0.7%
1.4MM-1.5MM	1	0.4%	0	0.0%	0	0.0%
1.5MM-1.6MM	1	0.4%	0	0.0%	2	0.7%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	1	0.3%	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	239		307		294	

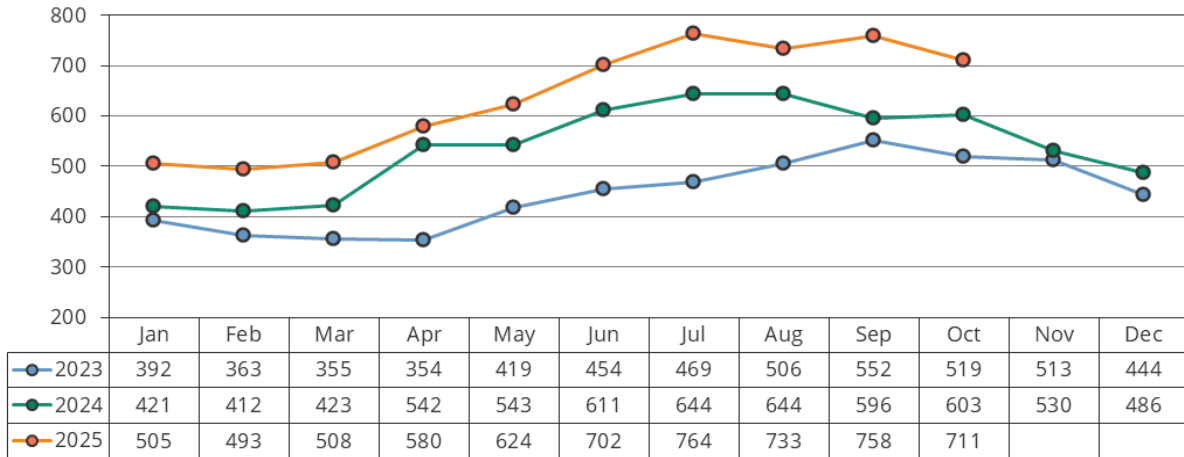
90th Percentile
  50th Percentile
  10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	255	220	229	470,400	440,000	54
	September	286	227	192	501,900	462,000	64
	Year-To-Date	2,887	2,090	1,991	476,900	449,900	58
2024	October	300	240	189	464,400	436,900	64
	Year-To-Date	2,920	2,173	2,041	465,100	439,100	58
Change	October 2024	-15.0%	-8.3%	21.2%	1.3%	0.7%	-15.6%
	Prev Mo 2025	-10.8%	-3.1%	19.3%	-6.3%	-4.8%	-15.6%
	Year-To-Date	-1.1%	-3.8%	-2.4%	2.5%	2.5%	0.0%

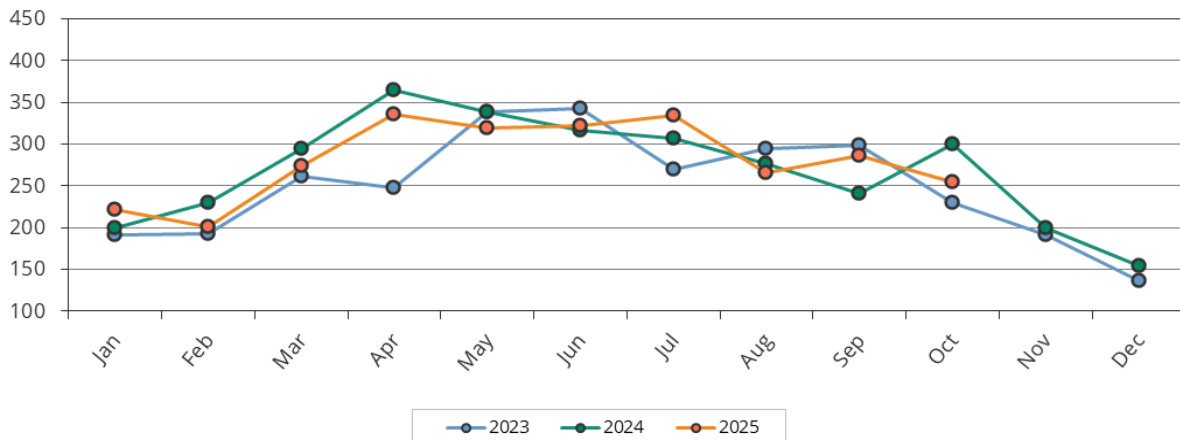
# Polk and Marion Counties

## October 2025 Reporting Period

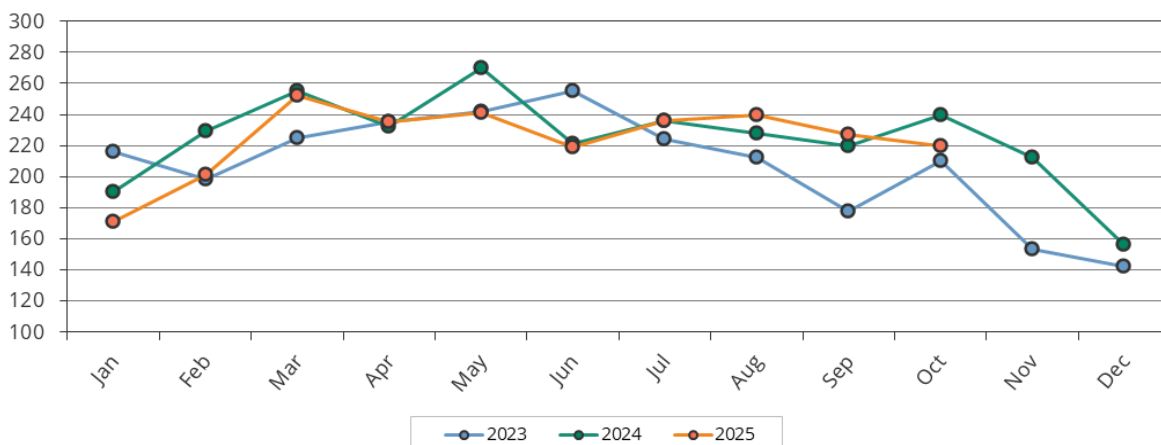
### Active Residential Listings



### New Listings



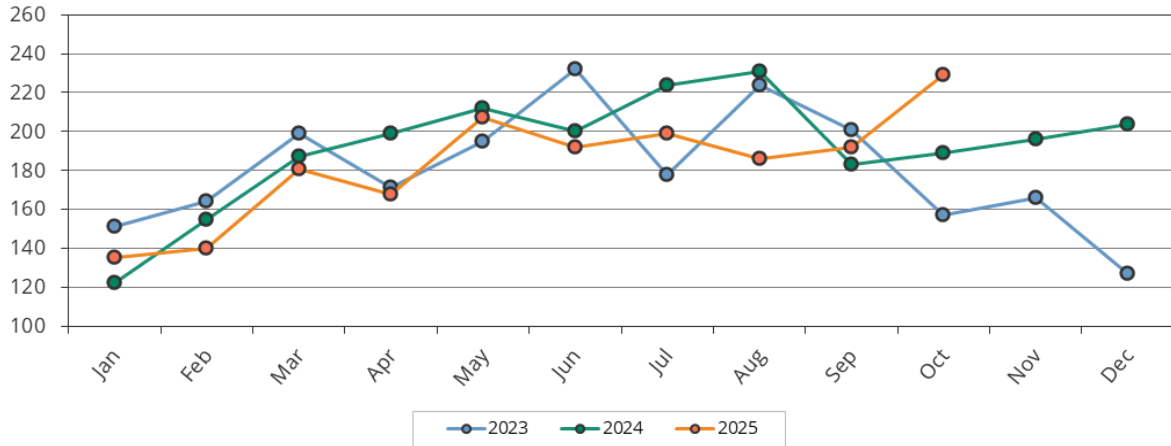
### Pending Sales



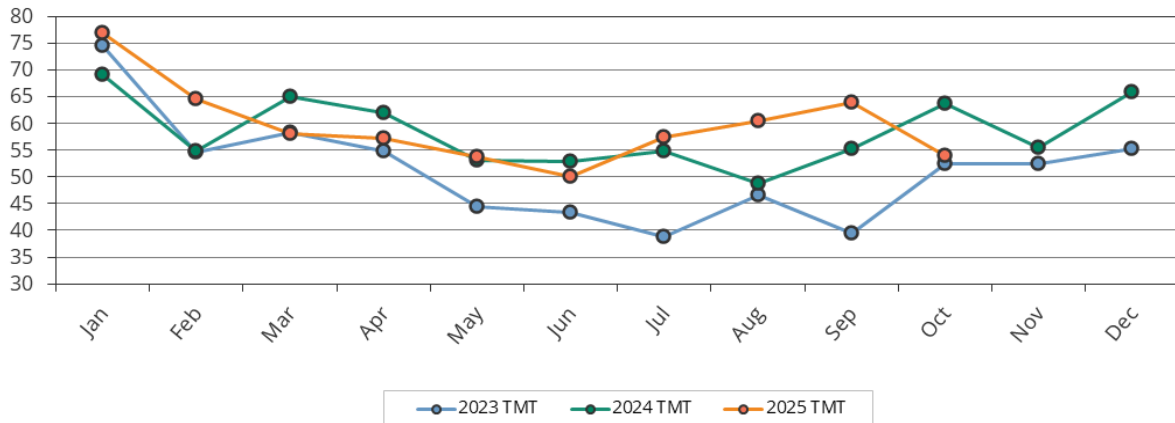
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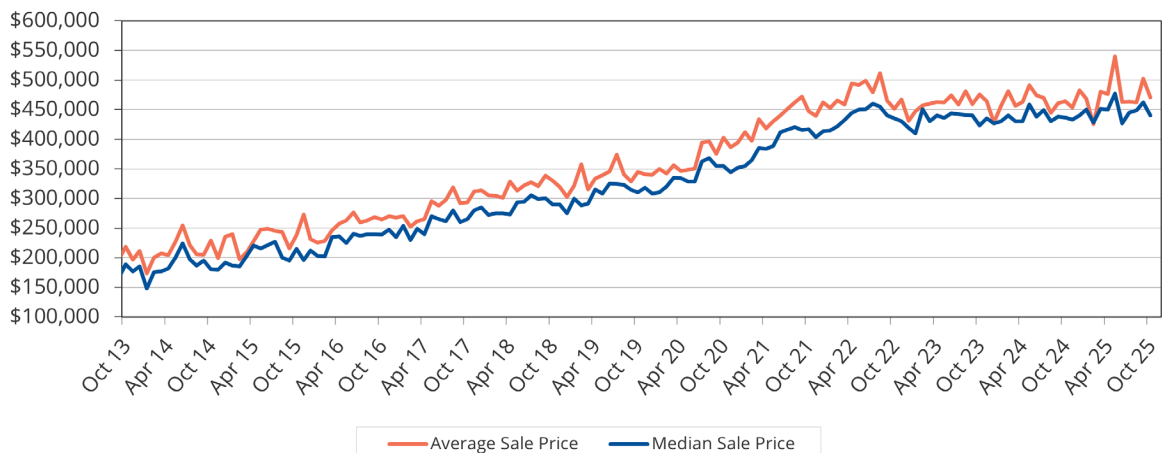
### Closed Sales



### Average Total Market Time



### Average and Median Sale Price

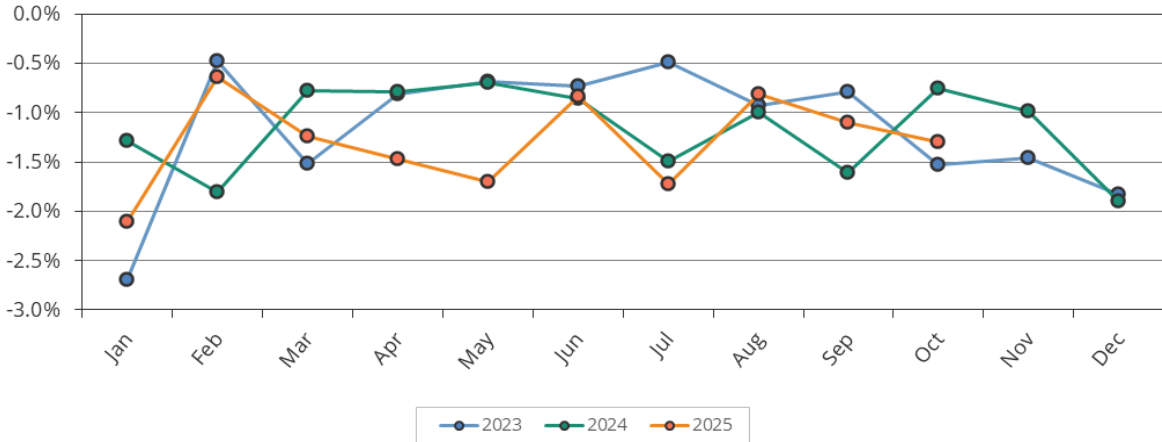




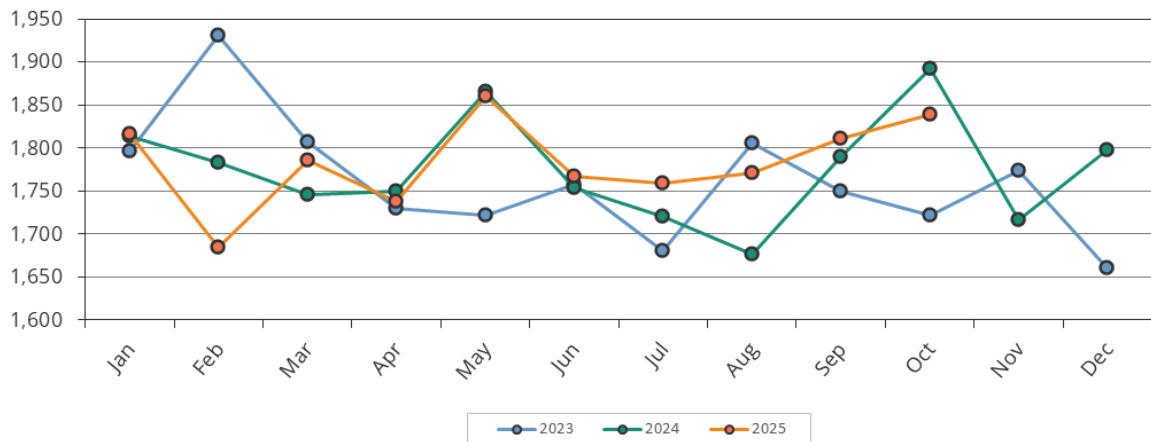
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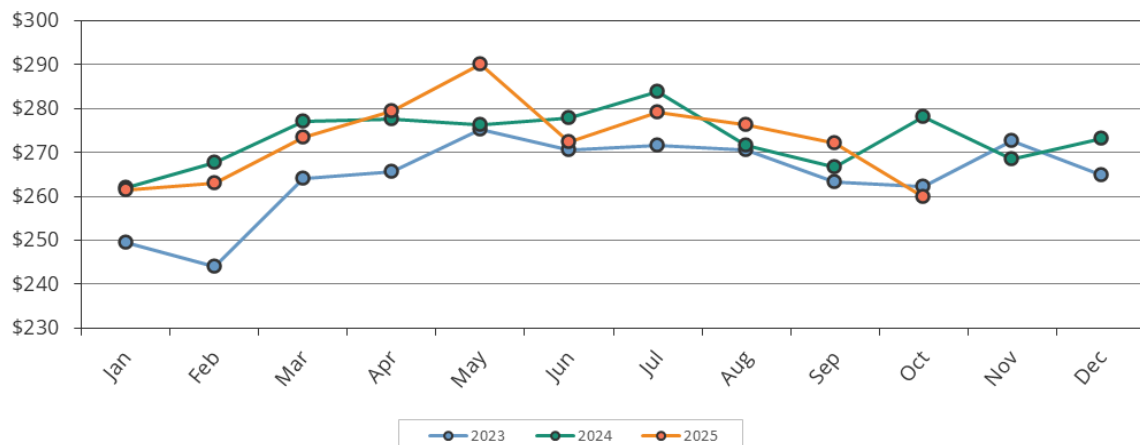
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



# Polk and Marion Counties

## October 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 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
167	Polk County Except Salem	99	38	9	31	19.2%	22	467,100	50	306	221	-16.0%	187	498,800	459,500	9.1%	1	975,000	10	309,200	4	403,500	
168	West Salem N	46	12	6	10	-44.4%	17	465,900	72	204	138	26.6%	138	541,600	529,800	6.9%	1	875,000.00	3	268,700	-	-	
169	West Salem S	8	3	2	6	50.0%	3	600,000	19	43	35	-10.3%	30	518,800	532,500	2.1%	-	-	1	150,000	-	-	
170	Woodburn	93	28	10	29	-34.1%	49	409,300	57	454	370	24.2%	377	420,200	429,900	4.5%	-	-	9	232,200	3	590,800	
	Except Woodburn	159	38	26	36	-14.3%	33	581,300	62	595	400	-2.9%	376	568,100	520,000	5.1%	6	748,100	37	1,162,600	2	523,000	
170	Marion Except Salem/Keizer	252	66	36	65	-24.4%	82	478,500	59	1,049	770	8.5%	753	494,100	460,000	0.9%	6	748,100	46	980,500	5	563,700	
171	Southwest Salem	10	4	3	1	0.0%	0	-	-	24	13	-31.6%	12	502,200	498,500	4.5%	-	-	-	-	-	-	
172	South Salem	63	29	11	15	-6.3%	18	560,600	58	231	168	-13.8%	171	551,000	510,000	4.1%	2	677,600	2	677,500	3	703,100	
173	Southeast Salem	75	25	7	19	-5.0%	21	535,200	71	253	164	-5.2%	148	481,300	453,000	2.9%	-	-	1	292,000	2	572,000	
174	Central Salem	29	5	5	10	11.1%	7	339,400	11	137	92	-22.0%	92	368,800	376,000	0.5%	-	-	1	750,000	6	616,000	
175	East Salem S	25	17	1	18	5.9%	22	405,300	35	204	179	0.6%	171	427,400	435,000	-0.8%	-	-	3	297,700	2	465,000	
176	East Salem N	65	35	6	19	-24.0%	17	366,500	47	243	162	-22.1%	152	373,000	390,800	-8.0%	-	-	1	300,000	4	584,500	
177	South Keizer	3	2	1	3	-40.0%	1	435,000	17	26	22	-33.3%	21	430,600	425,000	19.9%	-	-	-	-	1	395,900	
178	North Keizer	36	19	3	23	76.9%	19	484,300	53	167	126	-1.6%	116	428,100	441,000	-6.3%	1	750,000	1	260,000	2	682,500	
167-169	Polk Co. Grand Total	153	53	17	47	-2.1%	42	476,100	56	553	394	-4.1%	355	517,100	493,000	9.4%	2	925,000	14	289,100	4	403,500	
170-178	Marion Co. Grand Total	558	202	73	173	-9.9%	187	469,100	54	2,334	1,696	-3.7%	1,636	468,200	440,000	1.1%	9	732,600	55	890,100	25	591,900	
	Polk & Marion Grand Total	711	255	90	220	-8.3%	229	470,400	54	2,887	2,090	-3.8%	1,991	476,900	449,900	2.6%	11	767,600	69	768,200	29	565,900	
220	Benton County	94	23	5	22	4.8%	14	559,300	71	307	209	-7.1%	201	592,800	542,100	-7.6%	-	-	11	1,209,900	9	688,800	
221	Linn County	198	78	27	67	-18.3%	52	442,000	83	912	709	12.7%	674	441,100	405,000	1.7%	12	571,700	36	431,400	14	632,900	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

<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.



# 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:

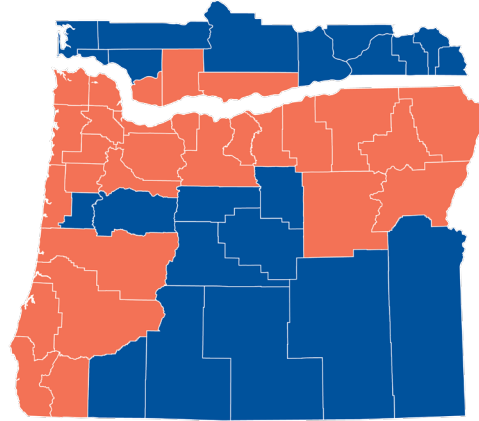
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| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |



# 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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