



MARKET ACTION REPORT

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

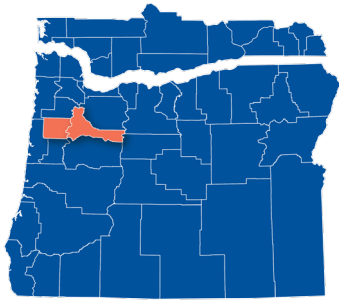
Polk and Marion Counties November 2025 Reporting Period

Polk and Marion Counties

November 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 (201) increased 0.5% from the 200 listed in November 2024, and decreased 21.2% from the 255 listed in October 2025.

Pending Sales

Pending sales (177) decreased 16.5% from the 212 offers accepted in November 2024, and decreased 19.5% from the 220 offers accepted in October 2025.

Closed Sales

Closed sales (171) decreased 12.8% from the 196 closings in November 2024, and decreased 25.3% from the 229 closings in October 2025.

Inventory and Time on Market

Inventory increased to 4.1 months in November. Total market time increased to 69 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (3,097) decreased 1.0%, pending sales (2,257) decreased 4.8%, and closed sales (2,177) decreased 3.3%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 3.1% from \$464,100 to \$478,400. In the same comparison, the median sale price has increased 3.1% from \$436,500 to \$450,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.6% (\$478,300 v. \$461,800)

Median Sale Price % Change: +3.0% (\$448,200 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	4.1
December	3.5	2.4	

Residential Trends

November 2025 vs. October 2025

New Listings **-21.2%** ↓

Pending Sales **-19.5%** ↓

Closed Sales **-25.3%** ↓

Average Sale Price **+3.1%** ↑

Median Sale Price **+1.6%** ↑

Inventory **+1.0** ↑

Total Market Time **+15** ↑

November 2025 vs. November 2024

New Listings **+0.5%** ↑

Pending Sales **-16.5%** ↓

Closed Sales **-12.8%** ↓

Average Sale Price **+7.1%** ↑

Median Sale Price **+3.2%** ↑

Inventory **+1.4** ↑

Total Market Time **+13** ↑

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Residential Sales by Price Range						
Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	4	1.7%	3	1.0%	7	3.1%
200K-300K	9	3.8%	10	3.4%	4	1.7%
300K-400K	17	7.1%	27	9.1%	11	4.8%
400K-500K	53	22.3%	73	24.5%	58	25.3%
500K-600K	82	34.5%	112	37.6%	70	30.6%
600K-700K	31	13.0%	31	10.4%	42	18.3%
700K-800K	17	7.1%	17	5.7%	14	6.1%
800K-900K	10	4.2%	12	4.0%	10	4.4%
900K-1M	3	1.3%	8	2.7%	8	3.5%
1MM-1.1MM	3	1.3%	1	0.3%	1	0.4%
1.1MM-1.2MM	2	0.8%	1	0.3%	0	0.0%
1.2MM-1.3MM	5	2.1%	1	0.3%	1	0.4%
1.3MM-1.4MM	1	0.4%	1	0.3%	0	0.0%
1.4MM-1.5MM	1	0.4%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	1	0.3%	1	0.4%
1.6MM-1.7MM	0	0.0%	0	0.0%	2	0.9%
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	238		298		229	

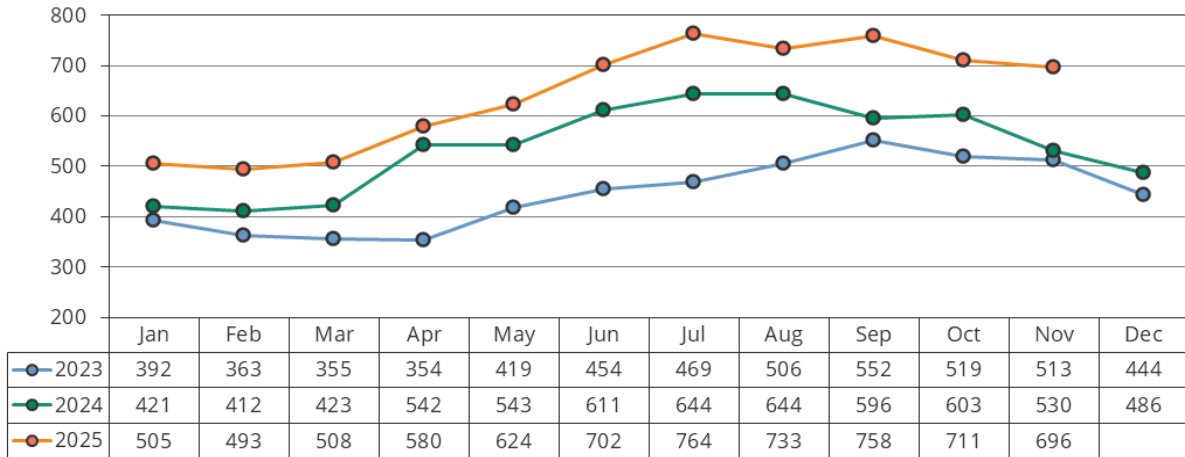
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	201	177	171	485,200	447,000	69
	October	255	220	229	470,400	440,000	54
	Year-To-Date	3,097	2,257	2,177	478,400	450,000	59
2024	November	200	212	196	453,200	433,000	56
	Year-To-Date	3,127	2,372	2,252	464,100	436,500	58
Change	November 2024	0.5%	-16.5%	-12.8%	7.1%	3.2%	24.1%
	Prev Mo 2025	-21.2%	-19.5%	-25.3%	3.1%	1.6%	27.8%
	Year-To-Date	-1.0%	-4.8%	-3.3%	3.1%	3.1%	1.9%

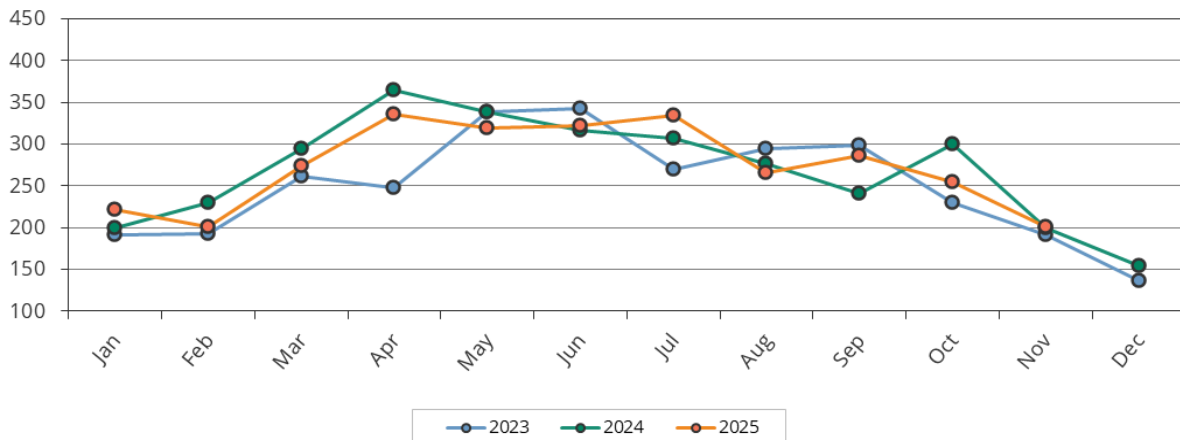
Polk and Marion Counties

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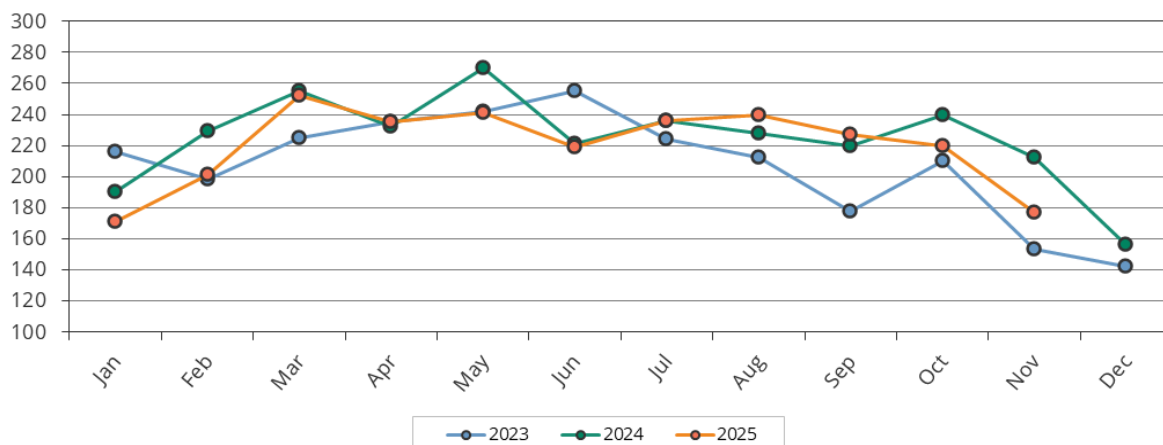
Active Residential Listings



New Listings



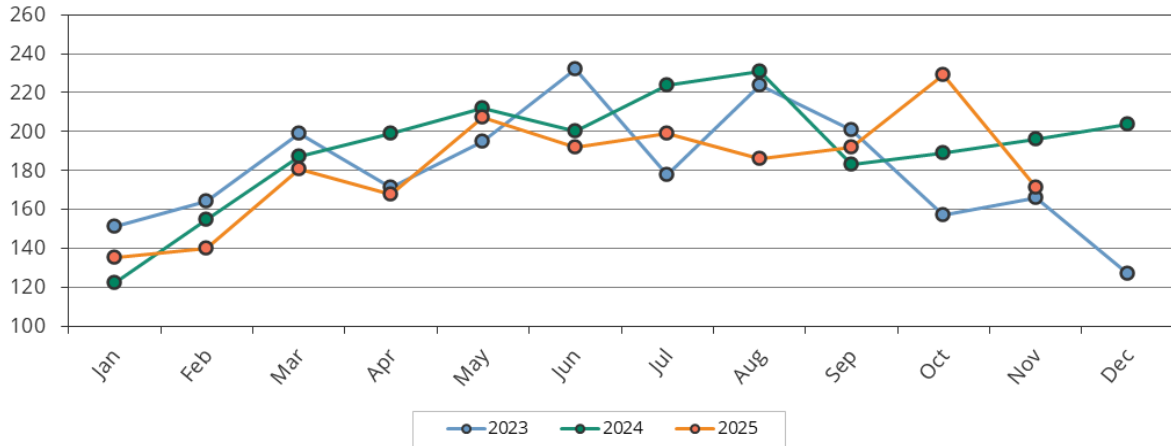
Pending Sales



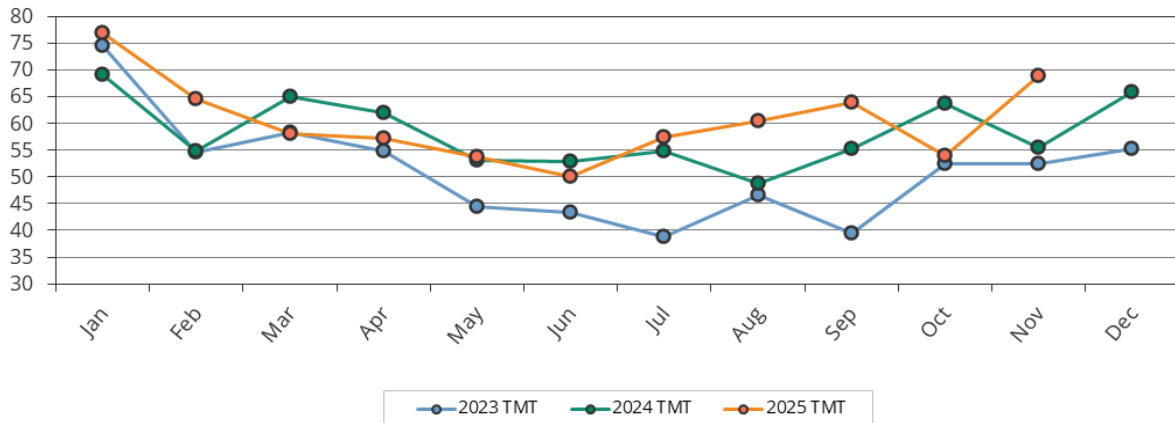
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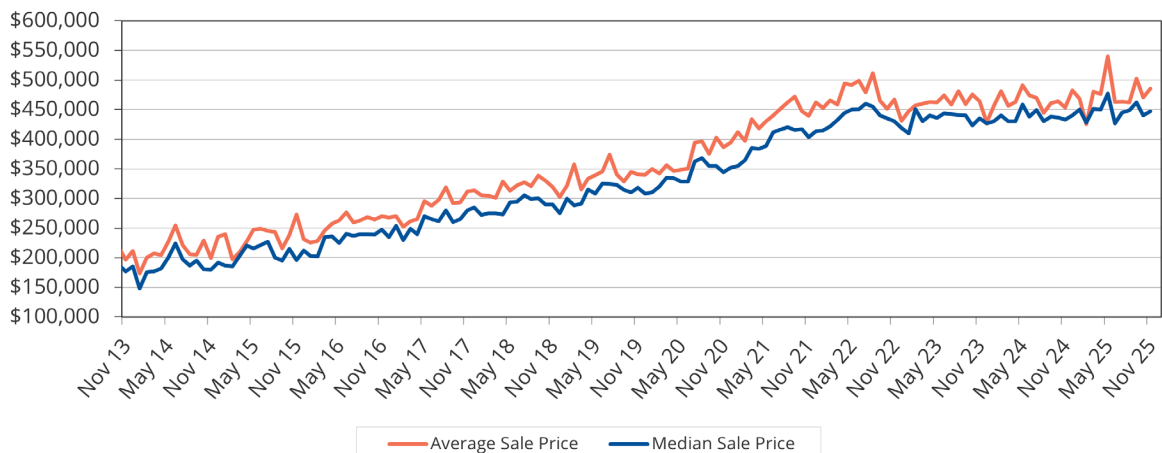
Closed Sales



Average Total Market Time



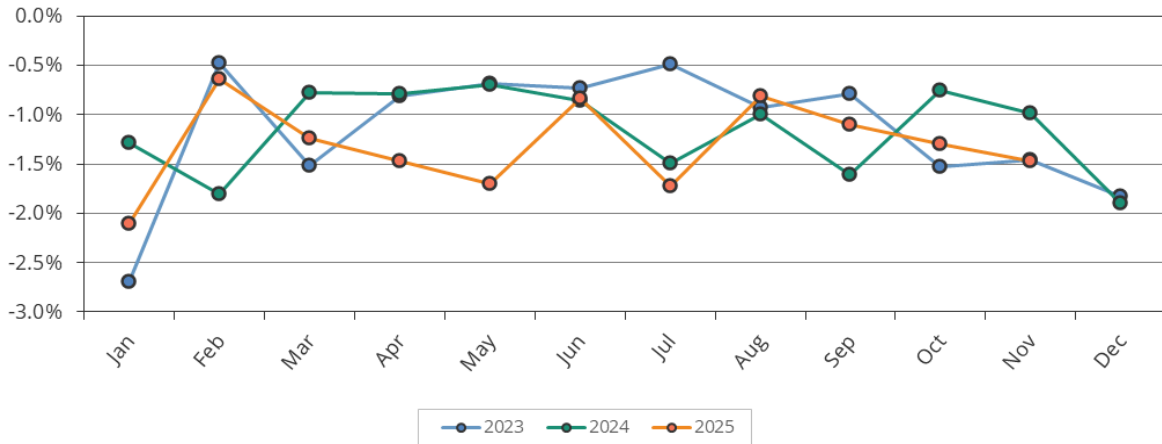
Average and Median Sale Price



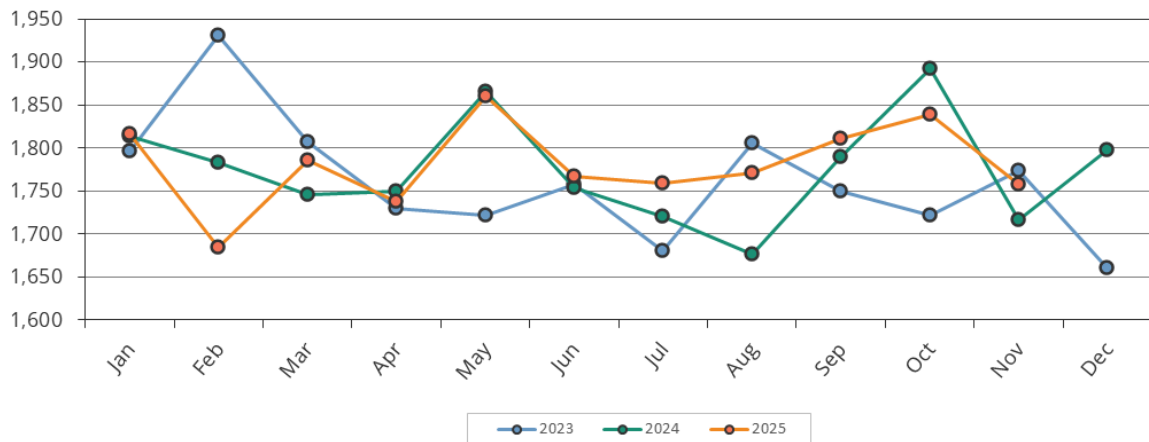
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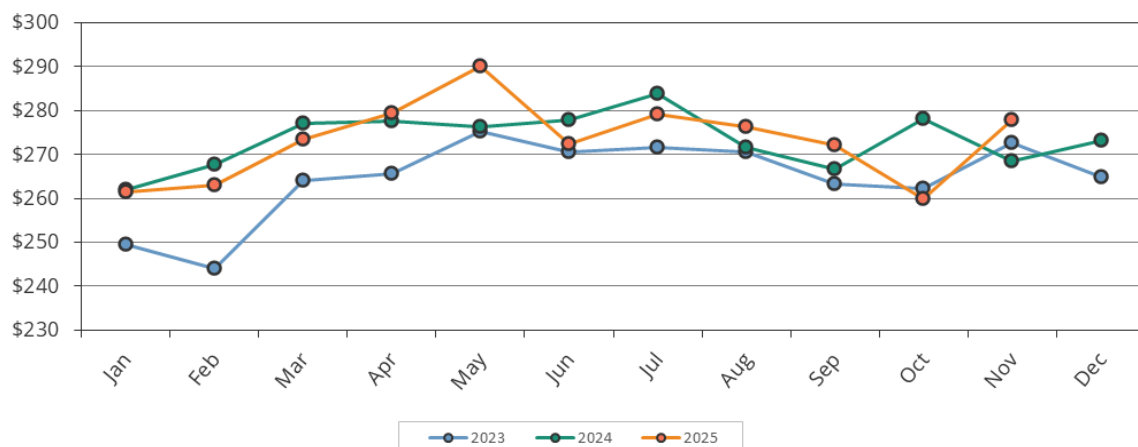
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

November 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/Cancelled 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
167	Polk County Except Salem	92	22	9	26	30.0%	23	516,700	109	329	245	-12.5%	213	500,900	470,000	10.2%	1	975,000	10	309,200	5	977,800
168	West Salem N	42	13	6	13	-23.5%	6	543,300	56	217	150	19.0%	146	540,700	529,800	4.5%	1	875,000.00	5	251,200	-	-
169	West Salem S	9	0	0	0	-100.0%	6	472,800	92	43	35	-18.6%	36	511,100	522,500	3.9%	-	-	1	150,000	-	-
170	Woodburn	104	43	19	21	-48.8%	17	454,500	65	500	388	16.2%	397	422,000	430,000	6.4%	-	-	9	232,200	4	635,100
	Except Woodburn	159	40	13	35	-14.6%	34	594,400	79	637	435	-3.1%	414	572,200	520,000	6.5%	9	611,300	38	1,133,300	2	523,000
170	Marion Except Salem/Keizer	263	83	32	56	-31.7%	51	547,800	74	1,137	823	5.1%	811	498,700	463,600	3.6%	9	611,300	47	960,700	6	597,700
171	Southwest Salem	8	1	2	2	0.0%	1	445,000	12	25	15	-31.8%	13	497,800	497,000	-4.4%	-	-	-	-	-	-
172	South Salem	64	17	7	14	27.3%	11	627,500	73	248	180	-13.0%	182	555,600	510,000	6.9%	2	677,600	2	677,500	3	703,100
173	Southeast Salem	64	17	8	23	27.8%	16	485,500	89	270	187	-1.6%	165	483,700	460,000	1.5%	-	-	1	292,000	2	572,000
174	Central Salem	25	5	2	5	0.0%	10	369,400	50	142	97	-21.1%	102	368,800	372,000	1.4%	-	-	1	750,000	7	589,700
175	East Salem S	24	7	3	10	-44.4%	15	431,900	38	212	188	-3.6%	186	427,700	435,000	0.1%	-	-	3	297,700	2	465,000
176	East Salem N	66	22	4	19	-13.6%	16	333,500	39	265	181	-20.6%	169	371,400	390,000	-10.1%	-	-	1	300,000	4	584,500
177	South Keizer	5	4	0	1	0.0%	1	469,000	42	30	23	-32.4%	22	432,300	430,000	26.1%	-	-	-	-	2	387,900
178	North Keizer	34	10	8	8	-33.3%	15	397,200	39	179	133	-5.7%	132	425,500	441,000	-6.9%	1	750,000	1	260,000	2	682,500
167-169	Polk Co. Grand Total	143	35	15	39	-4.9%	35	513,700	97	589	430	-4.2%	395	516,500	493,000	9.0%	2	925,000	16	281,100	5	977,800
170-178	Marion Co. Grand Total	553	166	66	138	-19.3%	136	477,900	61	2,508	1,827	-5.0%	1,782	470,000	441,900	2.3%	12	633,900	56	875,100	28	584,900
	Polk & Marion Grand Total	696	201	81	177	-16.5%	171	485,200	69	3,097	2,257	-4.8%	2,177	478,400	450,000	3.6%	14	675,500	72	743,100	33	644,400
220	Benton County	83	15	10	14	180.0%	14	472,300	112	323	224	-0.9%	218	584,300	539,500	-7.2%	-	-	11	1,209,900	9	688,800
221	Linn County	207	58	26	39	-17.0%	44	425,700	71	976	746	11.2%	724	440,900	406,000	3.1%	13	540,000	40	408,500	14	632,900

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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.

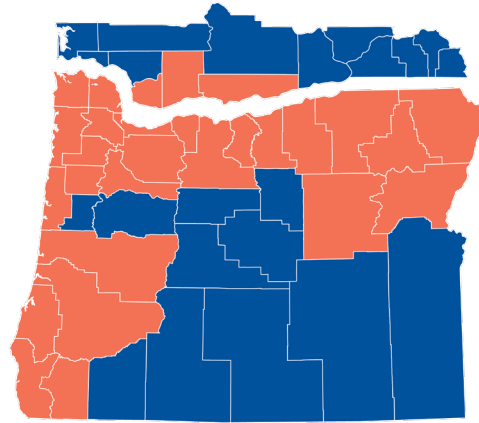
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Video Highlights | ▶ 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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