



MARKET ACTION REPORT

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

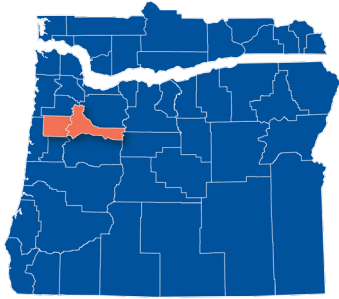
Polk and Marion Counties January 2026 Reporting Period

Polk and Marion Counties

January 2026 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 (257) increased 16.3% from the 221 listed in January 2025, and increased 56.7% from the 164 listed in December 2025.

Pending Sales

Pending sales (181) increased 5.8% from the 171 listed in January 2025, and increased 23.1% from the 147 offers accepted in December 2025.

Closed Sales

Closed sales (112) decreased 17.0% from the 135 listed in January 2025, and decreased 34.5% from the 171 closings in December 2025.

Inventory and Time on Market

Inventory increased to 5.9 months in January. Total market time decreased to 78 days.

Year-to-Date Summary

Comparing the first month of 2026 to the same period in 2025, new listings (257) increased 16.3%, pending sales (181) increased 5.8%, and closed sales (112) decreased 17.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through January, the average sale price has decreased 6.3% from \$468,000 to \$438,600. In the same comparison, the median sale price has decreased 5.2% from \$450,000 to \$426,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.4% (\$476,900 v. \$465,700)

Median Sale Price % Change: +2.1% (\$448,000 v. \$438,900)

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

	2024	2025	2026
January	3.5	3.7	5.9
February	2.7	3.5	
March	2.3	2.8	
April	2.7	3.5	
May	2.6	3.0	
June	3.1	3.7	
July	2.9	3.8	
August	2.8	3.9	
September	3.3	3.9	
October	3.2	3.1	
November	2.7	4.1	
December	2.4	3.7	

Residential Trends

January 2026 vs. December 2025

New Listings **+56.7%** ↑

Pending Sales **+23.1%** ↑

Closed Sales **-34.5%** ↓

Average Sale Price **-6.9%** ↓

Median Sale Price **-3.0%** ↓

Inventory **+2.2** ↑

Total Market Time **-2** ↓

January 2026 vs. January 2025

New Listings **+16.3%** ↑

Pending Sales **+5.8%** ↑

Closed Sales **-17.0%** ↓

Average Sale Price **-6.3%** ↓

Median Sale Price **-5.2%** ↓

Inventory **+2.2** ↑

Total Market Time **+1** ↑

Polk and Marion Counties

January 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Jan 2024		Jan 2025		Jan 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	5	2.8%	8	3.9%	6	3.6%
200K-300K	6	3.4%	6	2.9%	4	2.4%
300K-400K	11	6.2%	8	3.9%	13	7.8%
400K-500K	46	26.0%	47	22.7%	46	27.7%
500K-600K	65	36.7%	70	33.8%	51	30.7%
600K-700K	24	13.6%	32	15.5%	22	13.3%
700K-800K	6	3.4%	15	7.2%	12	7.2%
800K-900K	4	2.3%	9	4.3%	4	2.4%
900K-1M	3	1.7%	2	1.0%	2	1.2%
1MM-1.1MM	2	1.1%	6	2.9%	1	0.6%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	3	1.7%	0	0.0%	2	1.2%
1.3MM-1.4MM	0	0.0%	1	0.5%	1	0.6%
1.4MM-1.5MM	0	0.0%	1	0.5%	1	0.6%
1.5MM-1.6MM	1	0.6%	1	0.5%	0	0.0%
1.6MM-1.7MM	0	0.0%	1	0.5%	1	0.6%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	1	0.6%	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	177		207		166	

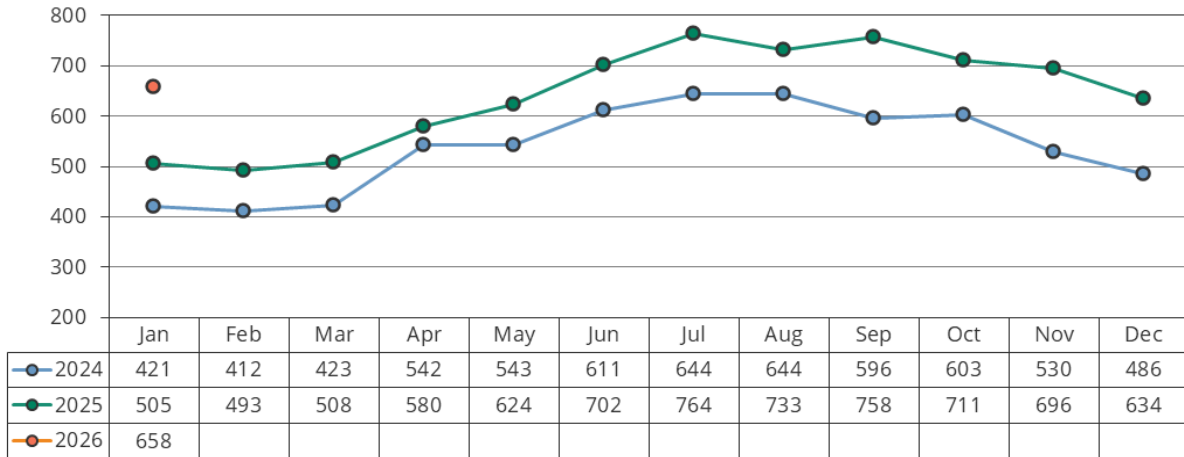
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	January	257	181	112	438,600	426,500	78
	Year-To-Date	257	181	112	438,600	426,500	77
2025	January	221	171	135	468,000	450,000	77
	December	164	147	171	471,200	439,900	80
	Year-To-Date	221	171	135	468,000	450,000	77
Change	January 2025	16.3%	5.8%	-17.0%	-6.3%	-5.2%	1.2%
	Prev Mo 2025	56.7%	23.1%	-34.5%	-6.9%	-3.0%	-2.5%
	Year-To-Date	16.3%	5.8%	-17.0%	-6.3%	-5.2%	-0.1%

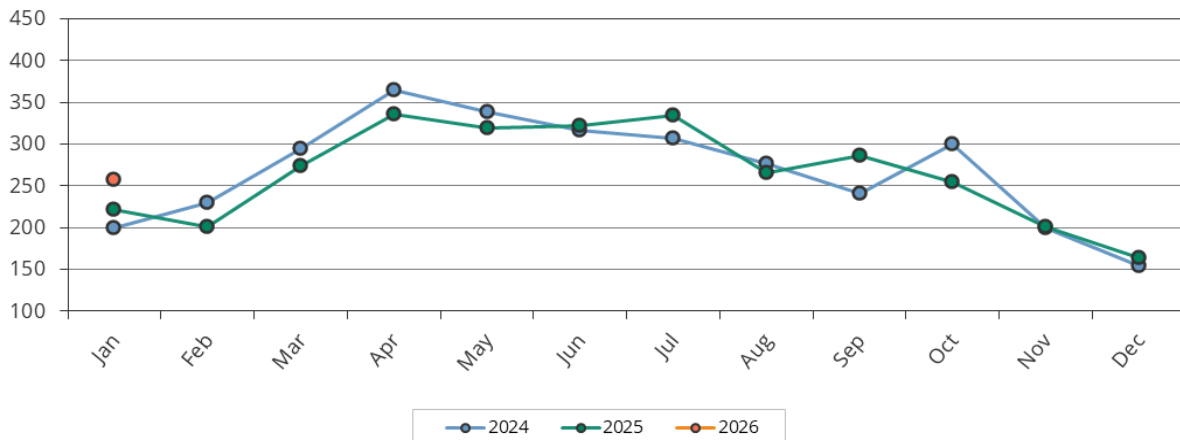
Polk and Marion Counties

January 2026 Reporting Period

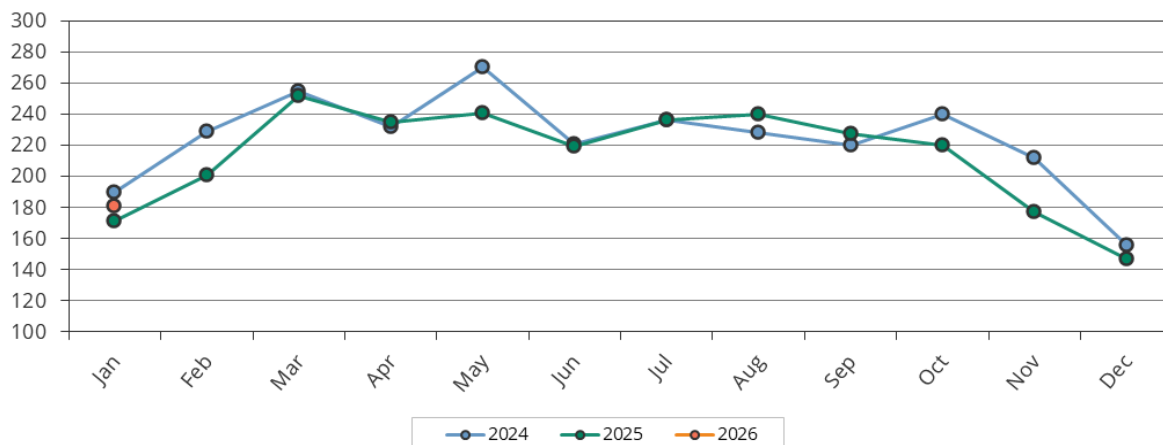
Active Residential Listings



New Listings



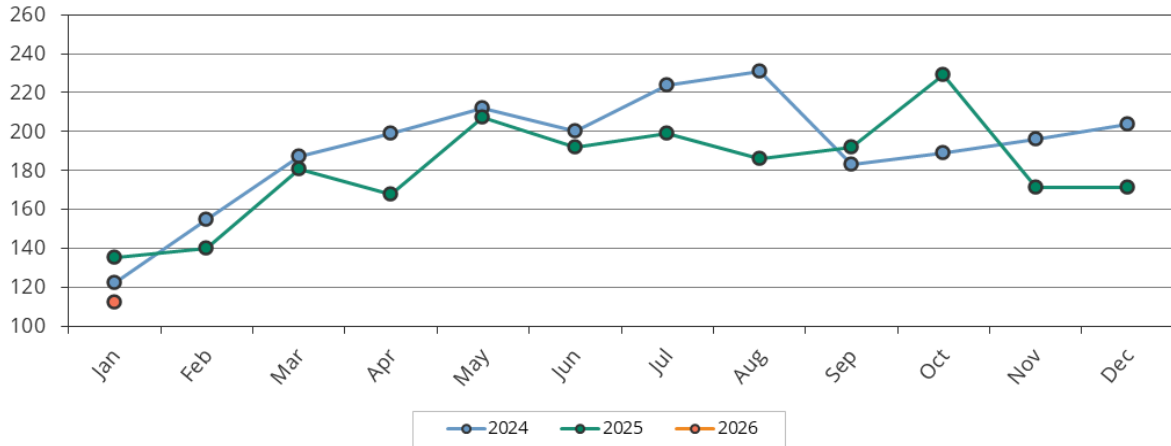
Pending Sales



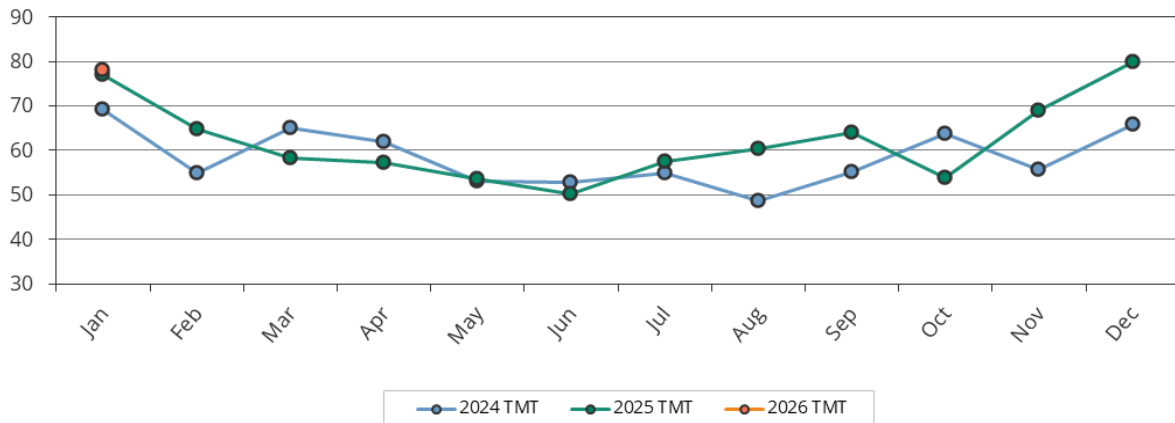
Polk and Marion Counties

January 2026 Reporting Period

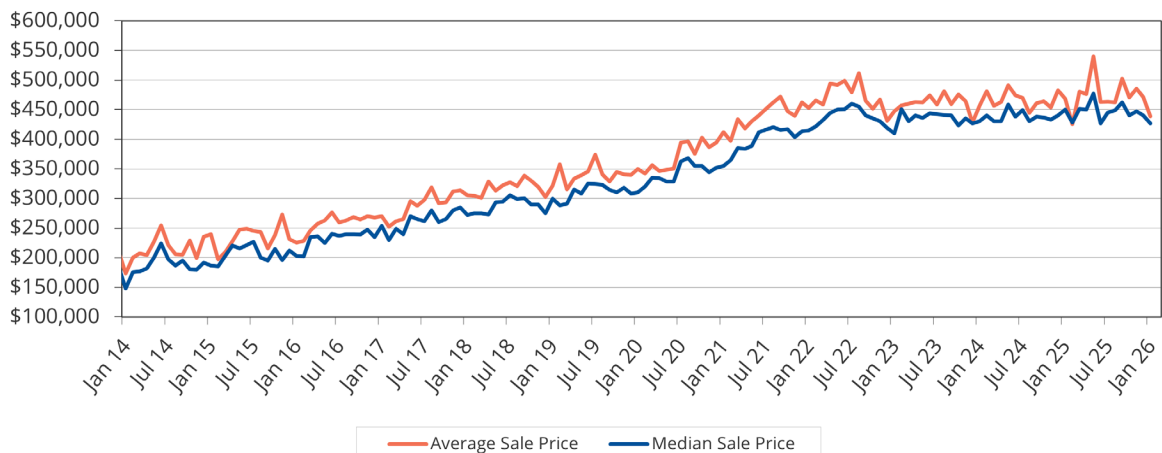
Closed Sales



Average Total Market Time



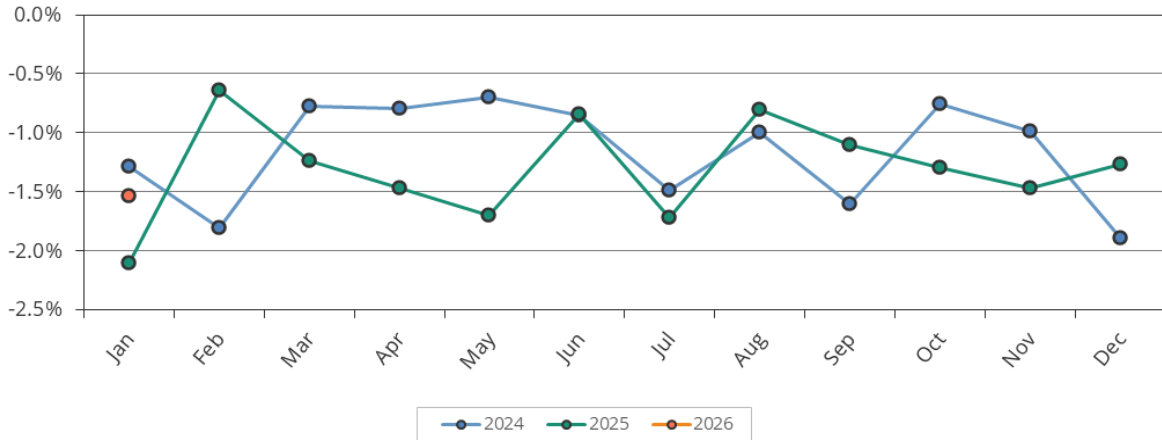
Average and Median Sale Price



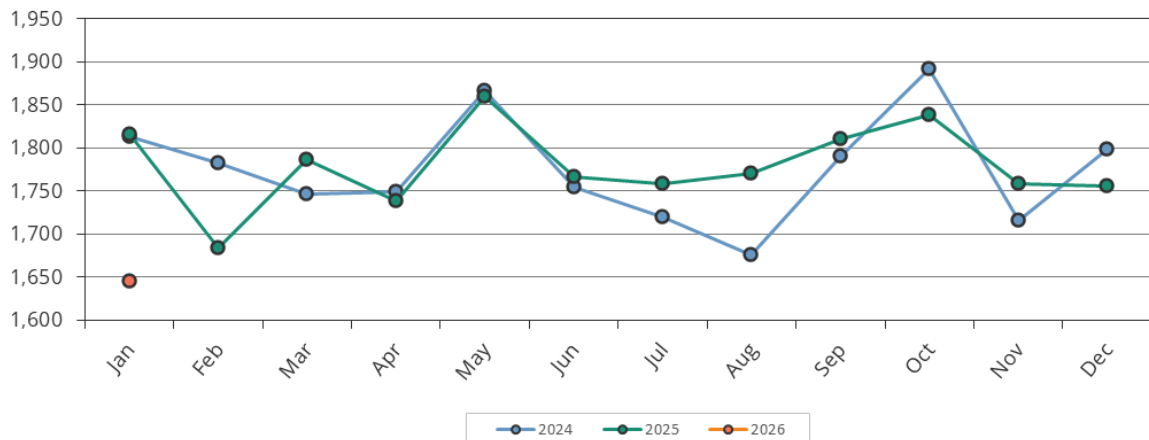
Polk and Marion Counties

January 2026 Reporting Period

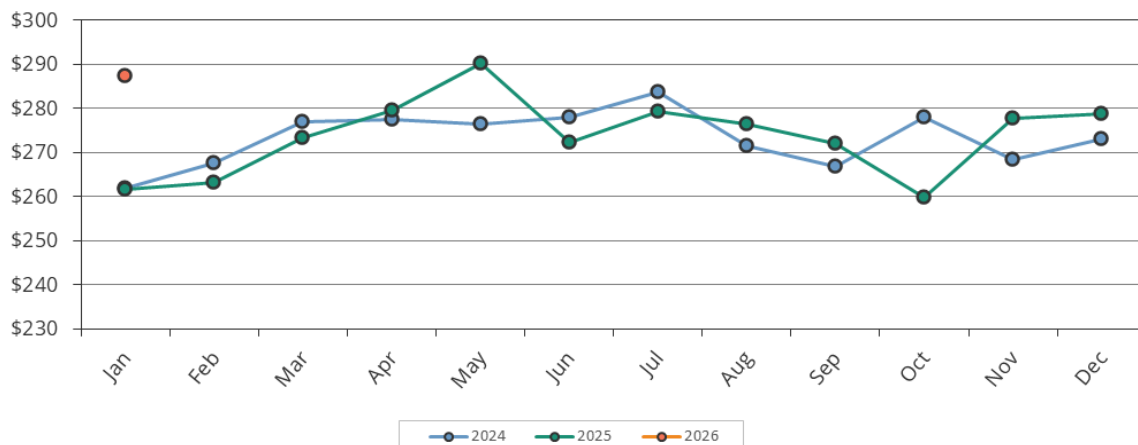
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

January 2026 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	89	19	12	15	0.0%	11	397,100	40	19	15	0.0%	11	397,100	400,000	8.2%	1	175,000	1	290,000	-	-
168	West Salem N	42	17	9	12	20.0%	2	408,500	78	17	12	20.0%	2	408,500	408,500	2.1%	-	-	-	-	-	-
169	West Salem S	5	1	2	0	-100.0%	-	-	-	1	0	-100.0%	-	-	-	7.0%	-	-	1	150,000	-	-
170	Woodburn	106	50	16	32	0.0%	16	426,100	96	50	32	0.0%	16	426,100	427,500	6.7%	-	-	-	-	-	-
	Except Woodburn	142	49	15	35	2.9%	22	526,900	88	49	35	2.9%	22	526,900	454,500	3.3%	-	-	3	211,000	-	-
170	Marion Except Salem/Keizer	248	99	31	67	1.5%	38	484,500	92	99	67	1.5%	38	484,500	439,900	2.9%	-	-	3	211,000	-	-
171	Southwest Salem	2	0	0	2	-	0	-	-	0	2	-	0	-	-	-9.5%	0	-	0	-	0	-
172	South Salem	59	21	12	12	-40.0%	11	406,700	56	21	12	-40.0%	11	406,700	412,100	5.8%	-	-	-	-	1	499,000
173	Southeast Salem	58	25	8	19	171.4%	18	470,100	49	25	19	171.4%	18	470,100	452,600	-0.7%	1	975,000	-	-	-	-
174	Central Salem	22	17	7	7	75.0%	9	349,900	63	17	7	75.0%	9	349,900	349,000	1.0%	-	-	-	-	1	715,000
175	East Salem S	29	18	2	16	-20.0%	6	423,400	59	18	16	-20.0%	6	423,400	447,500	2.2%	-	-	1	157,500	-	-
176	East Salem N	60	22	5	18	63.6%	12	407,000	160	22	18	63.6%	12	407,000	442,500	-8.7%	-	-	-	-	-	-
177	South Keizer	7	3	0	3	50.0%	0	-	-	3	3	50.0%	0	-	-	24.5%	0	-	0	-	0	-
178	North Keizer	37	15	4	10	-28.6%	5	403,900	49	15	10	-28.6%	5	403,900	325,000	-8.1%	-	-	-	-	1	856,000
167-169	Polk Co. Grand Total	136	37	23	27	0.0%	13	398,900	46	37	27	0.0%	13	398,900	400,000	6.8%	1	175,000	2	220,000	-	-
170-178	Marion Co. Grand Total	522	220	69	154	6.9%	99	443,800	82	220	154	6.9%	99	443,800	429,900	1.4%	1	975,000	4	197,600	3	690,000
	Polk & Marion Grand Total	658	257	92	181	5.8%	112	438,600	78	257	181	5.8%	112	438,600	426,500	2.4%	2	575,000	6	205,100	3	690,000
220	Benton County	59	15	9	27	50.0%	17	629,600	113	15	27	50.0%	17	629,600	500,000	-7.1%	-	-	-	-	-	-
221	Linn County	182	70	16	66	-16.5%	38	448,800	85	70	66	-16.5%	38	448,800	383,500	2.3%	1	350,000	2	175,500	1	725,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2026 with January 2025. The year-to-date section compares 2026 year-to-date statistics through January with 2025 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/25-1/31/26) with 12 months before (2/1/24-1/31/25).

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.

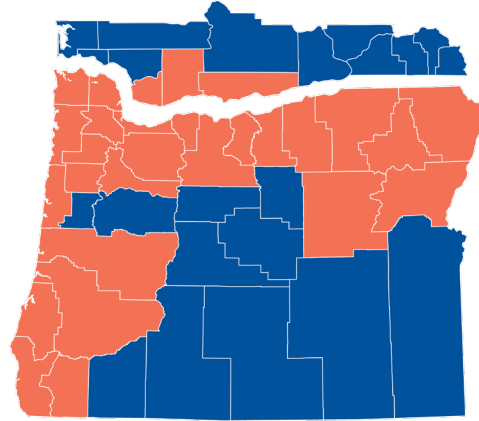
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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



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:

Mickey Lindsay, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com



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