MARKET ACTION REPORT

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

Polk and Marion Counties February 2026 Reporting Period

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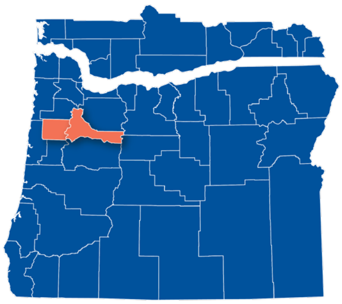
Note: RMLS is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings

New listings (231) increased 14.9% from the 201 listed in February 2025, and decreased 10.1% from the 257 listed in January 2026.

Pending Sales

Pending sales (218) increased 8.5% from the 201 offers accepted in February 2025, and increased 20.4% from the 181 offers accepted in January 2026.

Closed Sales

Closed sales (132) decreased 5.7% from the 140 closings in February 2025, and increased 17.9% from the 112 closings in January 2026.

Inventory and Time on Market

Inventory decreased to 4.8 months in February. Total market time increased to 80 days.

Year-to-Date Summary

Comparing the first two months of 2026 to the same period in 2025, new listings (490) increased 15.0%, pending sales (389) increased 8.1%, and closed sales (256) decreased 10.2%.

Average and Median Sale Prices

Comparing 2026 to 2025 through February, the average sale price has increased 1.9% from $446,600 to $455,300. In the same comparison, the median sale price has increased 1.1% from $435,000 to $440,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +3.7% ($479,400 v. $462,500)
Median Sale Price % Change: +3.4% ($450,000 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

	2024	2025	2026
January	3.5	3.7	5.9
February	2.7	3.5	4.8
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

February 2026 vs. January 2026

New Listings	**-10.1%**
Pending Sales	**+20.4%**
Closed Sales	**+17.9%**
Average Sale Price	**+8.7%**
Median Sale Price	**+4.9%**
Inventory	**-1.1**
Total Market Time	**+2**

February 2026 vs. February 2025

New Listings	**+14.9%**
Pending Sales	**+8.5%**
Closed Sales	**-5.7%**
Average Sale Price	**+12.1%**
Median Sale Price	**+4.6%**
Inventory	**+1.3**
Total Market Time	**+15**

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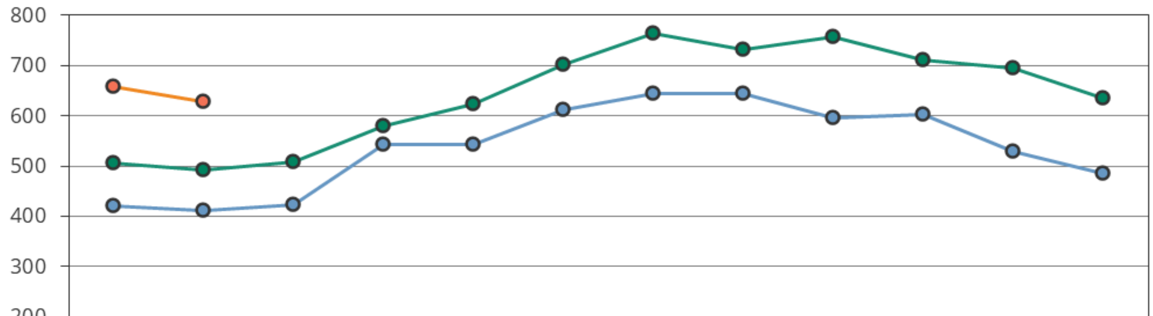
Residential Sales by Price Range

Price Range	Feb 2024		Feb 2025		Feb 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	3	1.3%	9	3.9%	7	3.5%
200K-300K	8	3.4%	4	1.7%	9	4.5%
300K-400K	14	5.9%	18	7.8%	11	5.5%
400K-500K	61	25.6%	58	25.1%	41	20.5%
500K-600K	79	33.2%	79	34.2%	57	28.5%
600K-700K	34	14.3%	41	17.7%	31	15.5%
700K-800K	21	8.8%	12	5.2%	22	11.0%
800K-900K	9	3.8%	4	1.7%	13	6.5%
900K-1M	5	2.1%	3	1.3%	1	0.5%
1MM-1.1MM	3	1.3%	0	0.0%	3	1.5%
1.1MM-1.2MM	1	0.4%	0	0.0%	1	0.5%
1.2MM-1. 3MM	0	0.0%	1	0.4%	0	0.0%
1.3MM-1.4MM	0	0.0%	2	0.9%	2	1.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	1	0.5%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
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%	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%	1	0.5%
Total Closed Sales	238		231		200	

90th Percentile 50th Percentile 10th Percentile

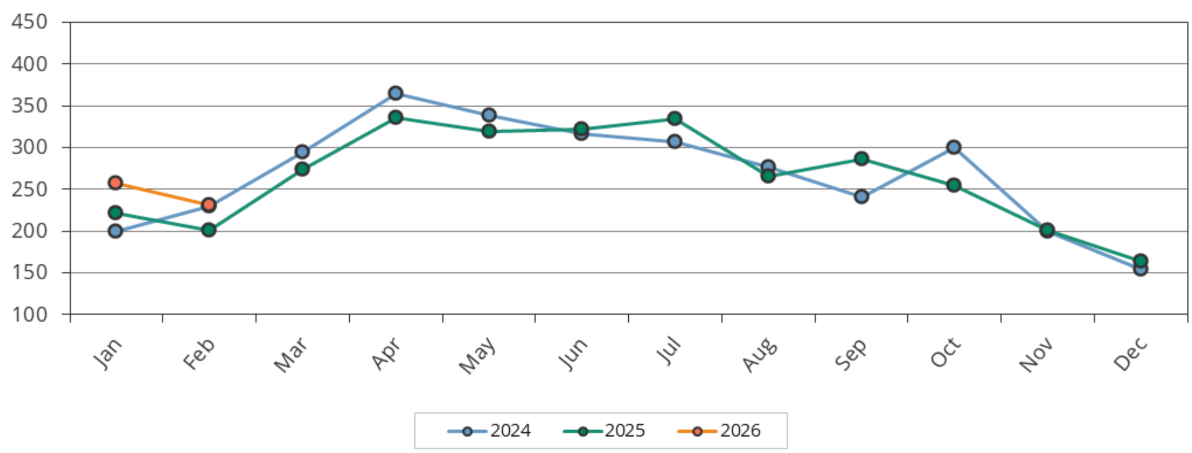
	Polk & Marion Co. Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	February	231	218	132	476,700	447,500	80
	January	257	181	112	438,600	426,500	78
	Year-To-Date	490	389	256	455,300	440,000	78
2025	February	201	201	140	425,200	428,000	65
	Year-To-Date	426	360	285	446,600	435,000	71
Change	February 2025	14.9%	8.5%	-5.7%	12.1%	4.6%	23.1%
	Prev Mo 2025	-10.1%	20.4%	17.9%	8.7%	4.9%	2.6%
	Year-To-Date	15.0%	8.1%	-10.2%	1.9%	1.1%	9.9%

Active Residential Listings

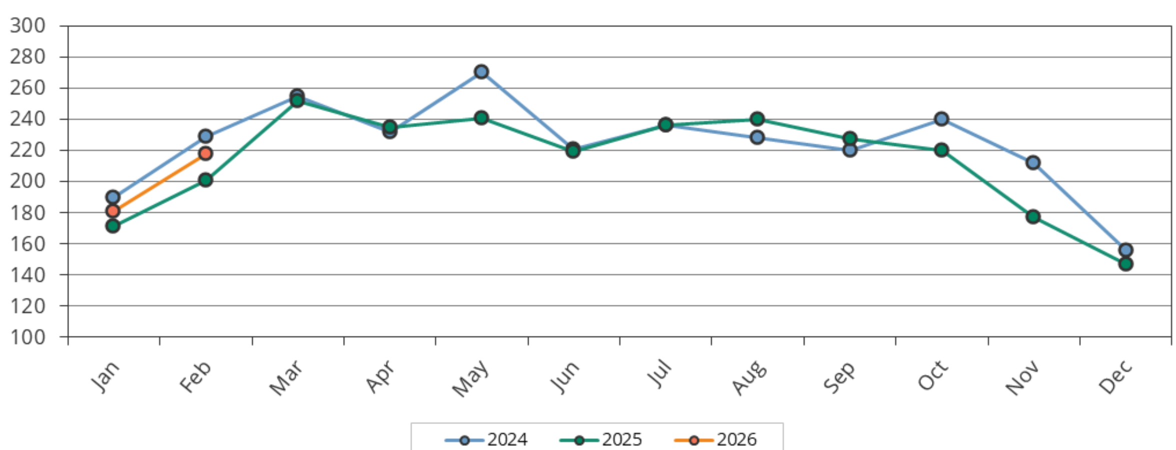


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580	624	702	764	733	758	711	696	634
2026	658	628										

New Listings



Pending Sales



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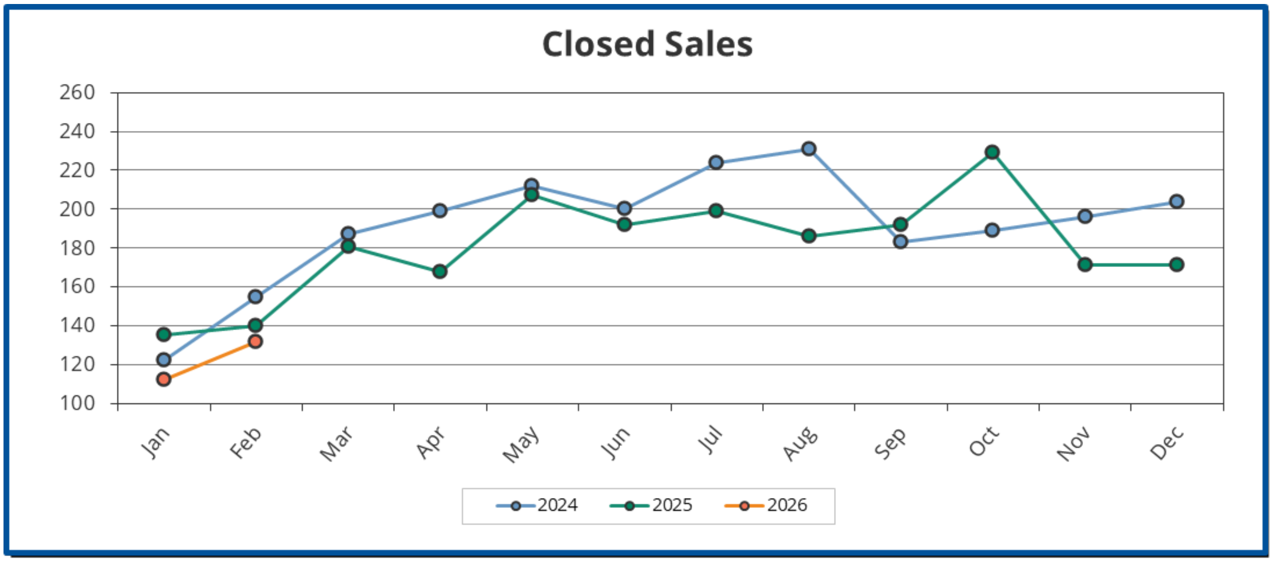

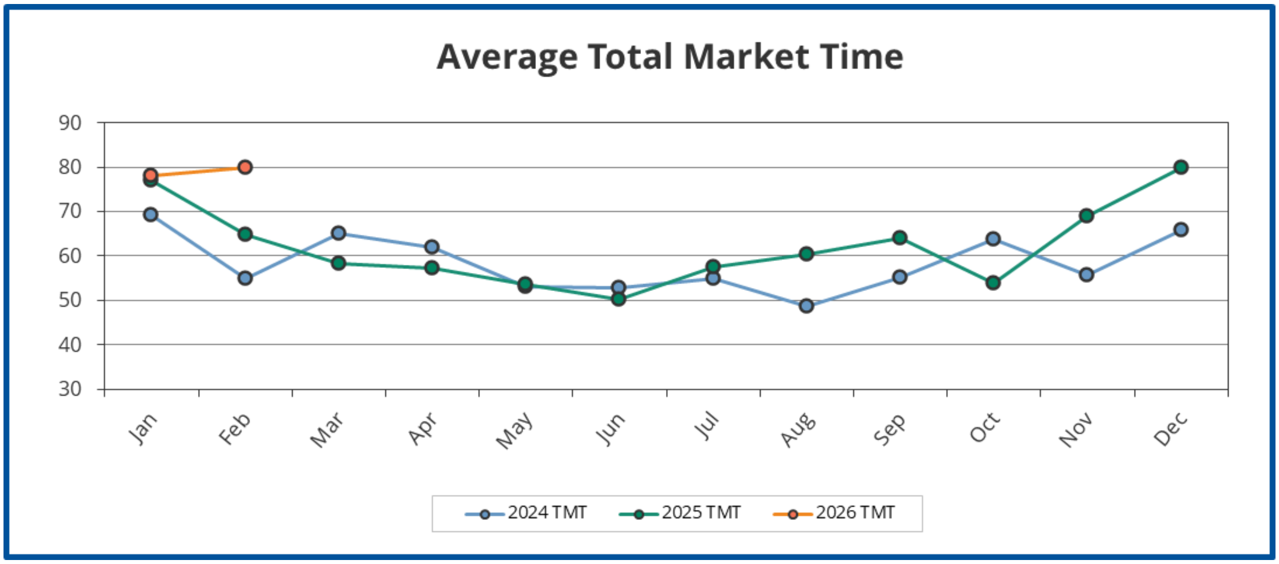

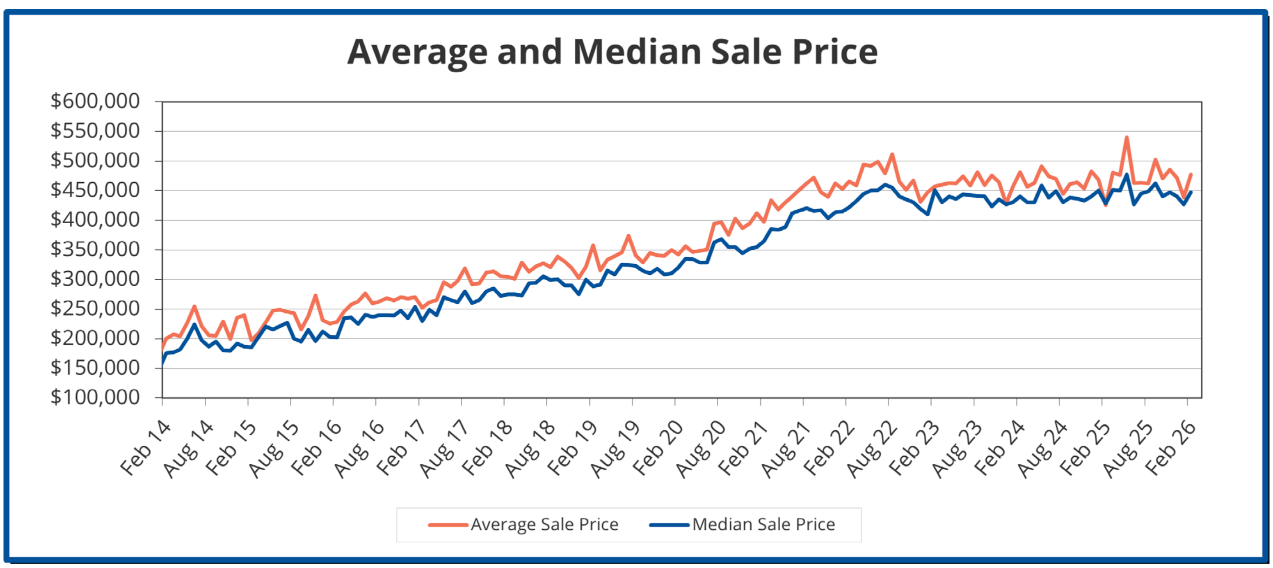

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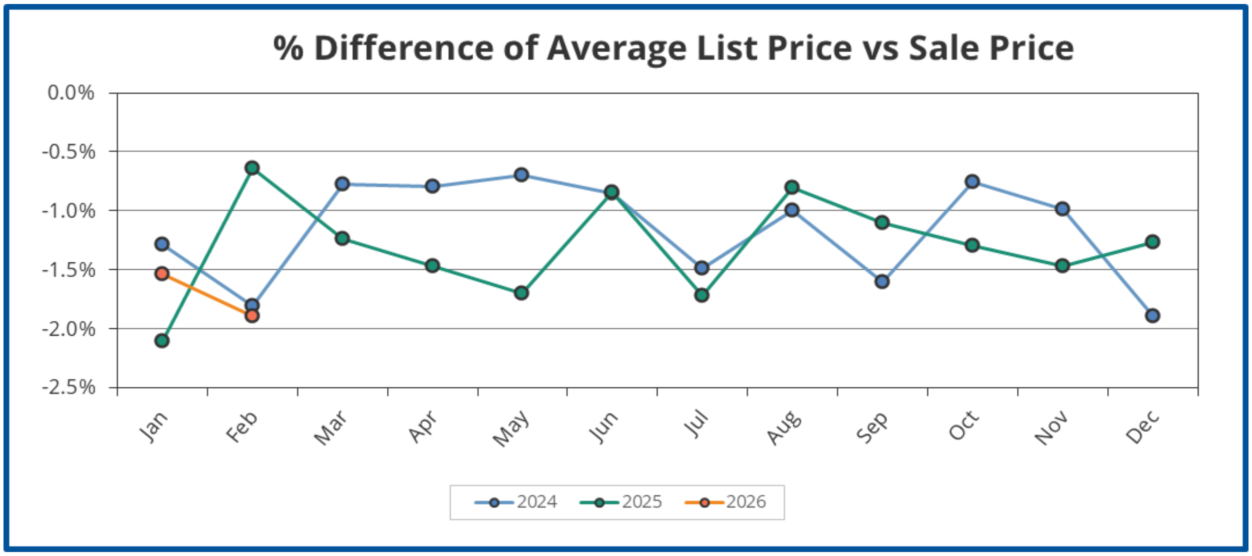

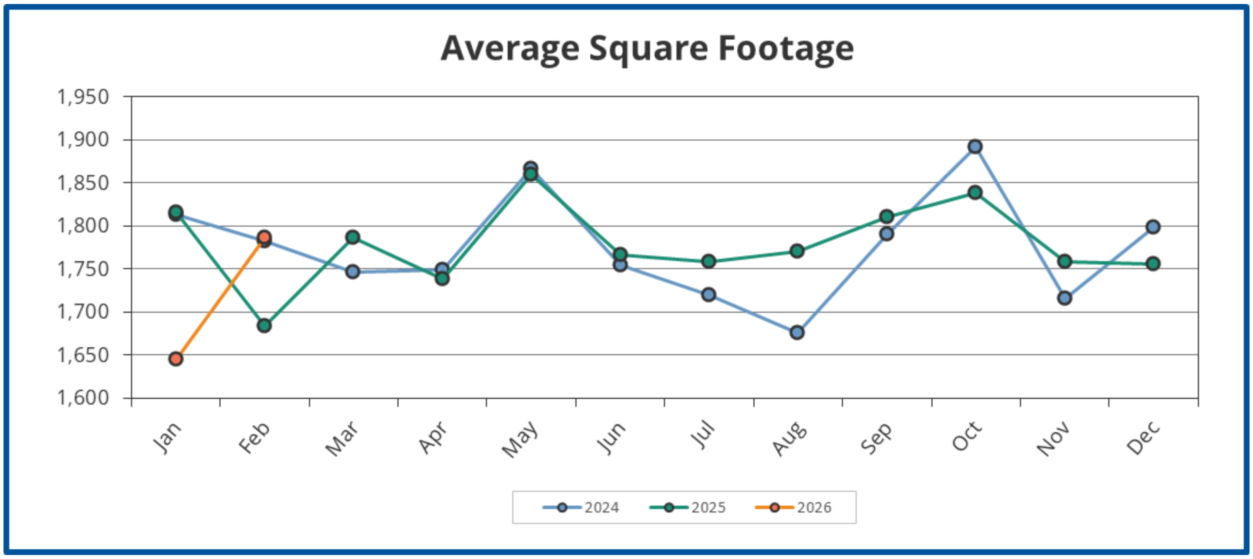

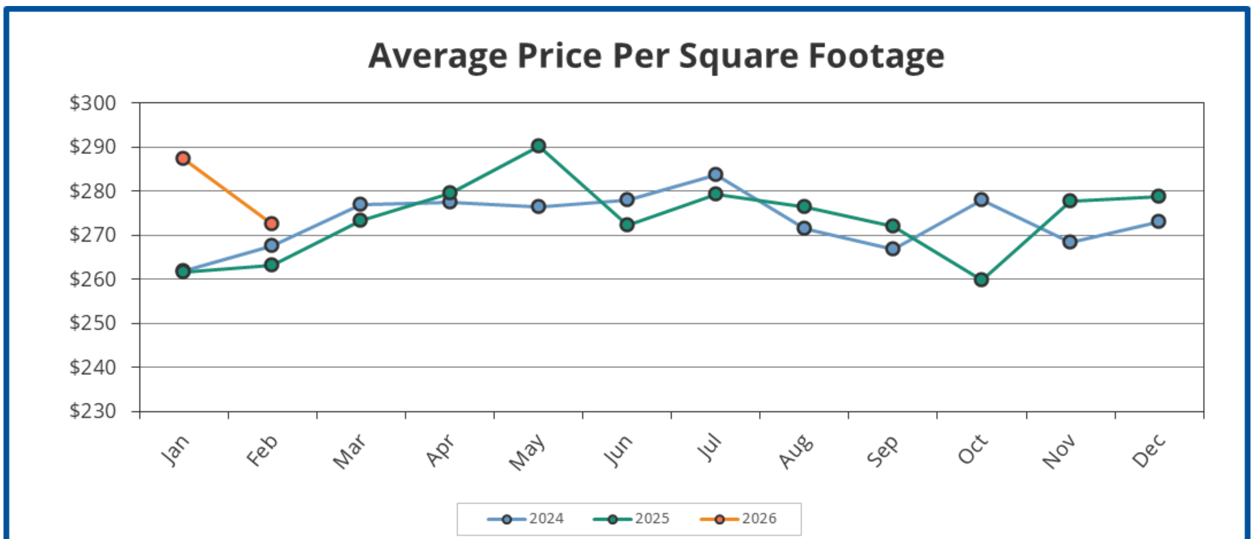

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Area Report

		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 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	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	85	20	5	22	-8.3%	11	473,400	121	40	37	0.0%	24	415,900	410,000	9.4%	1	175,000	2	285,000	-	-
168	West Salem N	39	10	2	13	0.0%	7	486,400	88	27	23	0.0%	9	469,100	419,500	1.5%	-	-	-	-	-	-
169	West Salem S	5	2	1	2	100.0%	0	-	-	3	2	-33.3%	-	-	-	9.2%	-	-	1	150,000	-	-
170	Woodburn	94	35	9	39	34.5%	15	501,600	130	85	70	12.9%	32	462,900	472,500	8.3%	1	2,400,000	-	-	-	-
	Except Woodburn	139	43	14	41	13.9%	31	569,400	73	93	75	21.0%	55	544,800	460,000	5.6%	1	926,500	6	391,300	1	555,000
170	Marion Except Salem/Keizer	233	78	23	80	23.1%	46	547,300	92	178	145	16.9%	87	514,700	470,000	5.8%	2	1,663,300	6	391,300	1	555,000
171	Southwest Salem	3	2	1	1	0.0%	2	501,500	124	2	3	200.0%	2	501,500	501,500	-9.6%	-	-	-	-	-	-
172	South Salem	51	15	11	15	-25.0%	14	489,100	69	36	26	-33.3%	25	452,800	449,000	3.8%	-	-	-	-	1	499,000
173	Southeast Salem	59	24	3	20	42.9%	17	473,800	71	49	40	90.5%	37	474,400	468,000	0.9%	1	975,000	-	-	-	-
174	Central Salem	20	10	3	9	-18.2%	4	349,300	60	27	14	-6.7%	13	349,700	349,000	2.2%	-	-	-	-	1	715,000
175	East Salem S	31	25	4	21	10.5%	8	435,700	46	43	36	-7.7%	16	433,300	441,500	2.0%	-	-	1	157,500	1	485,000
176	East Salem N	61	32	11	23	21.1%	16	336,000	70	54	39	34.5%	30	357,800	411,000	-9.4%	-	-	-	-	-	-
177	South Keizer	4	1	1	3	50.0%	1	375,000	65	4	6	50.0%	1	375,000	375,000	21.7%	-	-	-	-	-	-
178	North Keizer	37	12	3	9	-25.0%	6	433,300	31	27	18	-28.0%	12	425,400	467,500	-5.3%	-	-	-	-	1	856,000
167-169	Polk Co. Grand Total	129	32	8	37	-2.6%	18	478,500	108	70	62	-1.6%	33	430,400	415,000	7.5%	1	175,000	3	240,000	-	-
170-178	Marion Co. Grand Total	499	199	60	181	11.0%	114	476,400	76	420	327	10.1%	223	459,000	443,000	2.8%	3	1,433,800	7	357,900	5	622,000
	Polk & Marion Grand Total	628	231	68	218	8.5%	132	476,700	80	490	389	8.1%	256	455,300	440,000	3.6%	4	1,119,100	10	322,600	5	622,000
220	Benton County	67	32	4	22	100.0%	22	580,500	89	48	48	54.8%	39	601,900	563,000	-7.9%	-	-	2	22,500	1	546,000
221	Linn County	179	83	15	75	-12.8%	46	442,100	90	156	134	-15.7%	89	447,100	394,900	3.3%	2	380,000	5	280,100	1	725,000

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/25-2/28/26) with 12 months before (3/1/24-2/28/25).

[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.

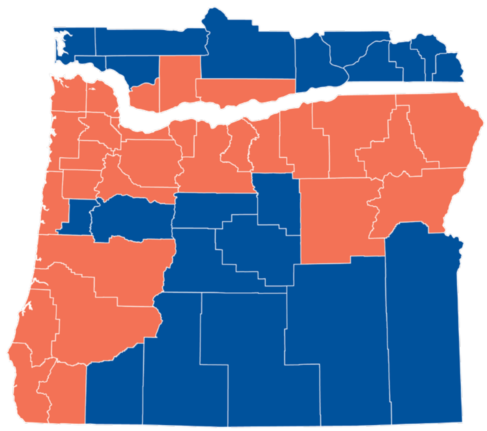
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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