



# MARKET ACTION REPORT

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

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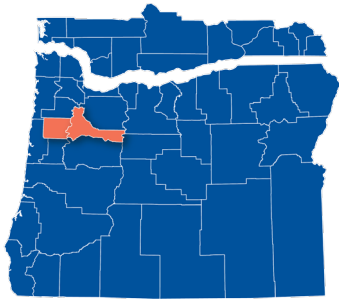
**Polk and Marion Counties** March 2026 Reporting Period

# Polk and Marion Counties

## March 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 (305) increased 11.3% from the 274 listed in March 2025, and increased 32.0% from the 231 listed in February 2026.

### Pending Sales

Pending sales (260) increased 3.2% from the 252 offers accepted in March 2025, and increased 19.3% from the 218 offers accepted in February 2026.

### Closed Sales

Closed sales (182) increased 0.6% from the 181 closings in March 2025, and increased 37.9% from the 132 closings in February 2026.

### Inventory and Time on Market

Inventory decreased to 3.6 months in March. Total market time increased to 102 days.

### Year-to-Date Summary

Comparing the first three months of 2026 to the same period in 2025, new listings (802) increased 13.8%, pending sales (632) increased 5.3%, and closed sales (451) decreased 5.5%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through March, the average sale price has decreased 0.3% from \$461,200 to \$459,600. In the same comparison, the median sale price has increased 0.7% from \$440,000 to \$443,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.0% (\$478,100 v. \$464,400)

Median Sale Price % Change: +2.6% (\$450,000 v. \$438,800)

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	3.6
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

### March 2026 vs. February 2026

New Listings	<b>+32.0%</b>	↑
Pending Sales	<b>+19.3%</b>	↑
Closed Sales	<b>+37.9%</b>	↑
Average Sale Price	<b>-1.6%</b>	↓
Median Sale Price	<b>+0.4%</b>	↑
Inventory	<b>-1.2</b>	↓
Total Market Time	<b>+22</b>	↑

### March 2026 vs. March 2025

New Listings	<b>+11.3%</b>	↑
Pending Sales	<b>+3.2%</b>	↑
Closed Sales	<b>+0.6%</b>	↑
Average Sale Price	<b>-2.3%</b>	↓
Median Sale Price	<b>-0.4%</b>	↓
Inventory	<b>+0.8</b>	↑
Total Market Time	<b>+44</b>	↑

# Polk and Marion Counties

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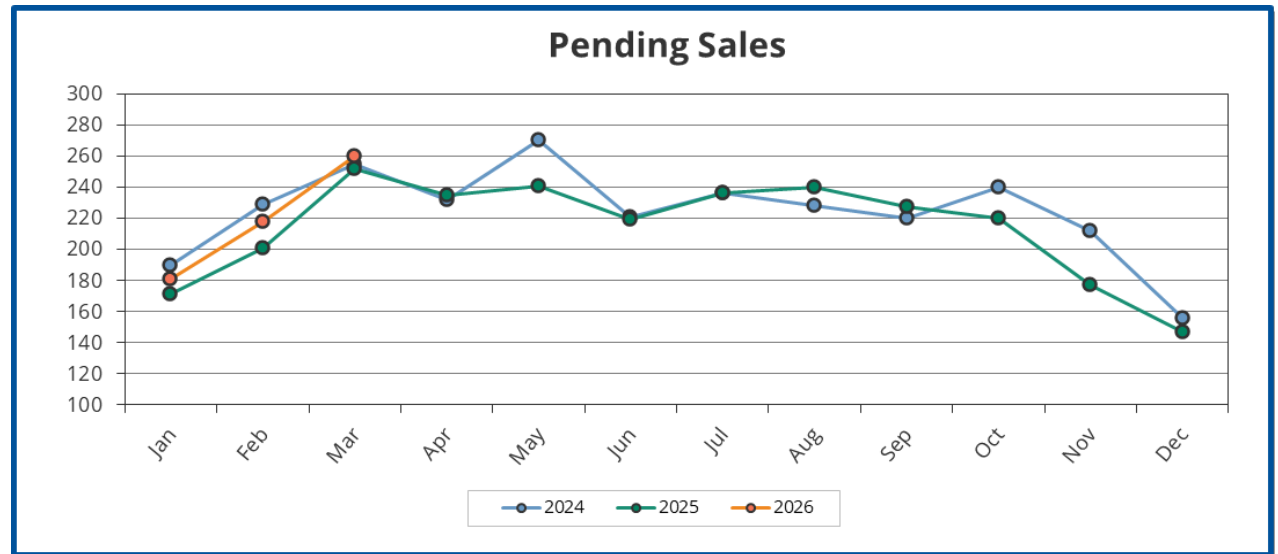
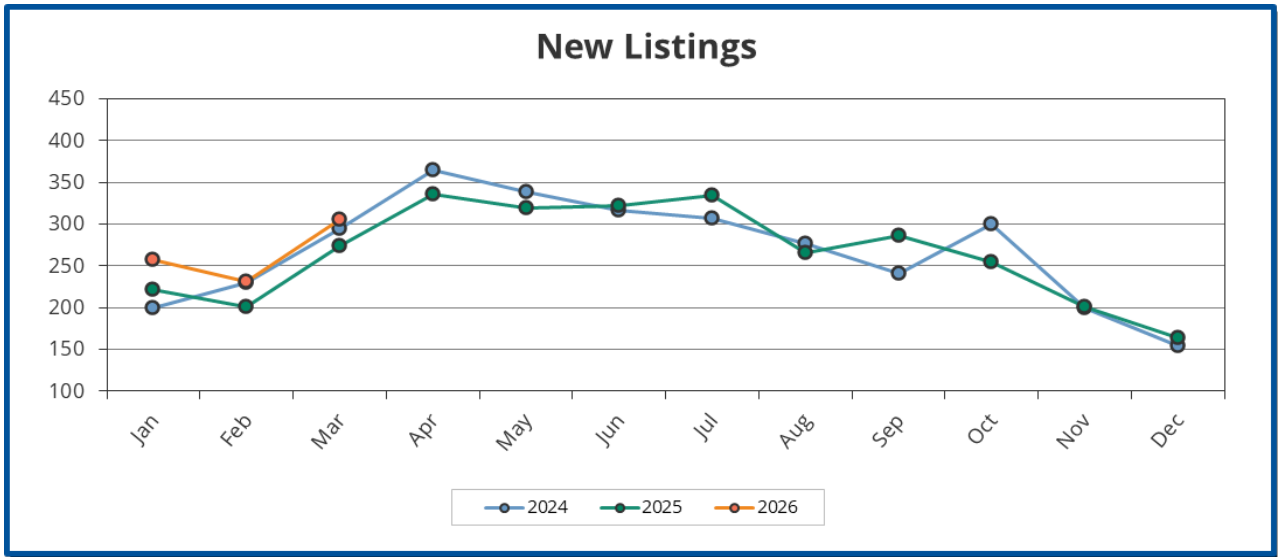
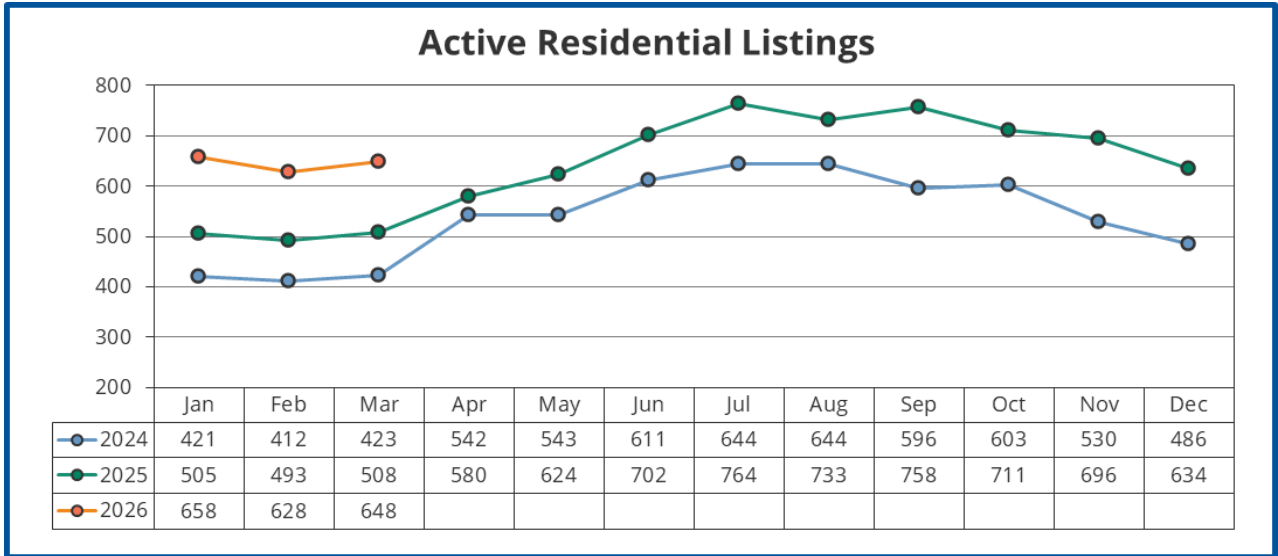
Residential Sales by Price Range						
Price Range	Mar 2024		Mar 2025		Mar 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	2	0.7%	4	1.4%	12	4.5%
200K-300K	5	1.9%	5	1.7%	8	3.0%
300K-400K	11	4.1%	14	4.9%	12	4.5%
400K-500K	80	29.9%	74	25.7%	52	19.5%
500K-600K	97	36.2%	97	33.7%	85	31.8%
600K-700K	31	11.6%	58	20.1%	48	18.0%
700K-800K	23	8.6%	14	4.9%	19	7.1%
800K-900K	9	3.4%	9	3.1%	11	4.1%
900K-1M	6	2.2%	2	0.7%	7	2.6%
1MM-1.1MM	2	0.7%	5	1.7%	8	3.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	1	0.4%	3	1.0%	1	0.4%
1.3MM-1.4MM	1	0.4%	1	0.3%	3	1.1%
1.4MM-1.5MM	0	0.0%	1	0.3%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	0.4%
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%	1	0.3%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>268</b>		<b>288</b>		<b>267</b>	

■ 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	March	305	260	182	469,200	449,500	102
	February	231	218	132	476,700	447,500	80
	Year-To-Date	802	632	451	459,600	443,000	87
2025	March	274	252	181	480,400	451,300	58
	Year-To-Date	705	600	477	461,200	440,000	65
Change	March 2025	11.3%	3.2%	0.6%	-2.3%	-0.4%	75.9%
	Prev Mo 2025	32.0%	19.3%	37.9%	-1.6%	0.4%	27.5%
	Year-To-Date	13.8%	5.3%	-5.5%	-0.3%	0.7%	33.8%

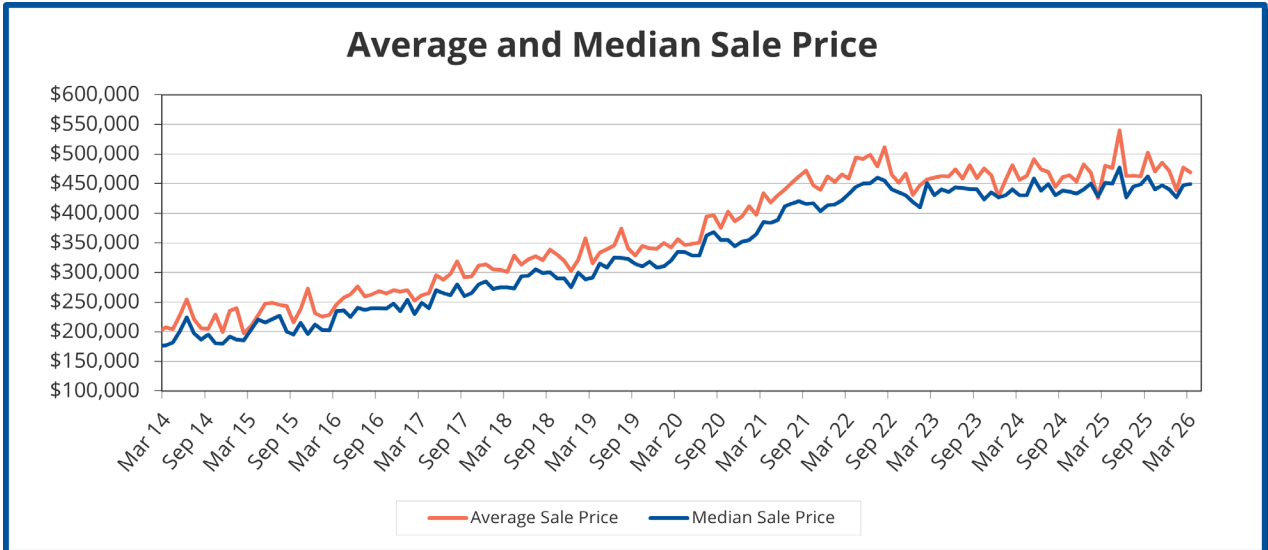
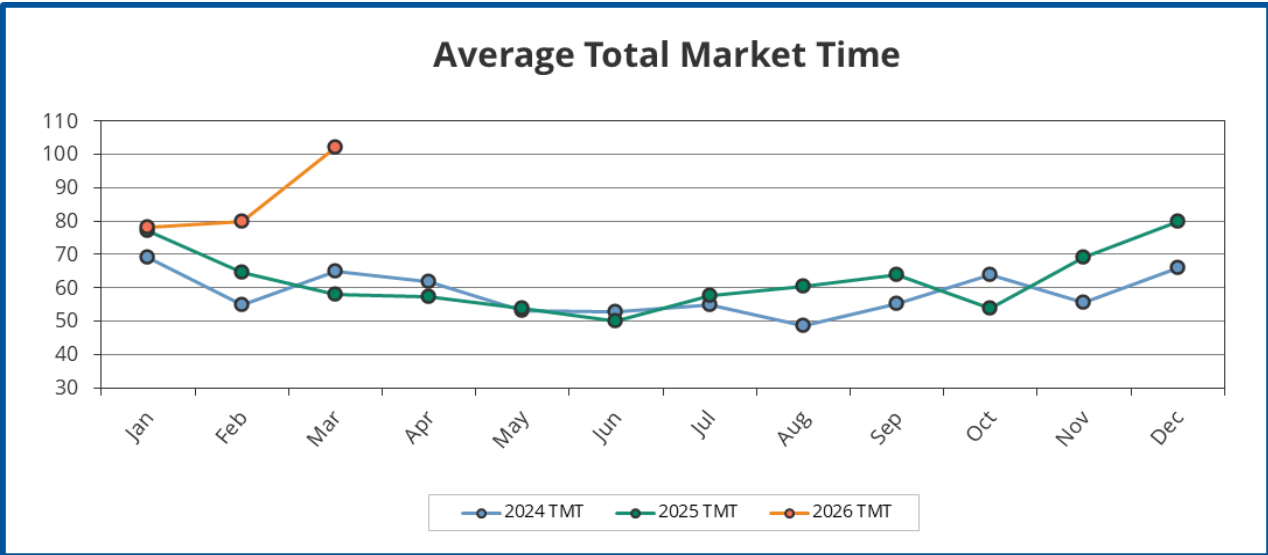
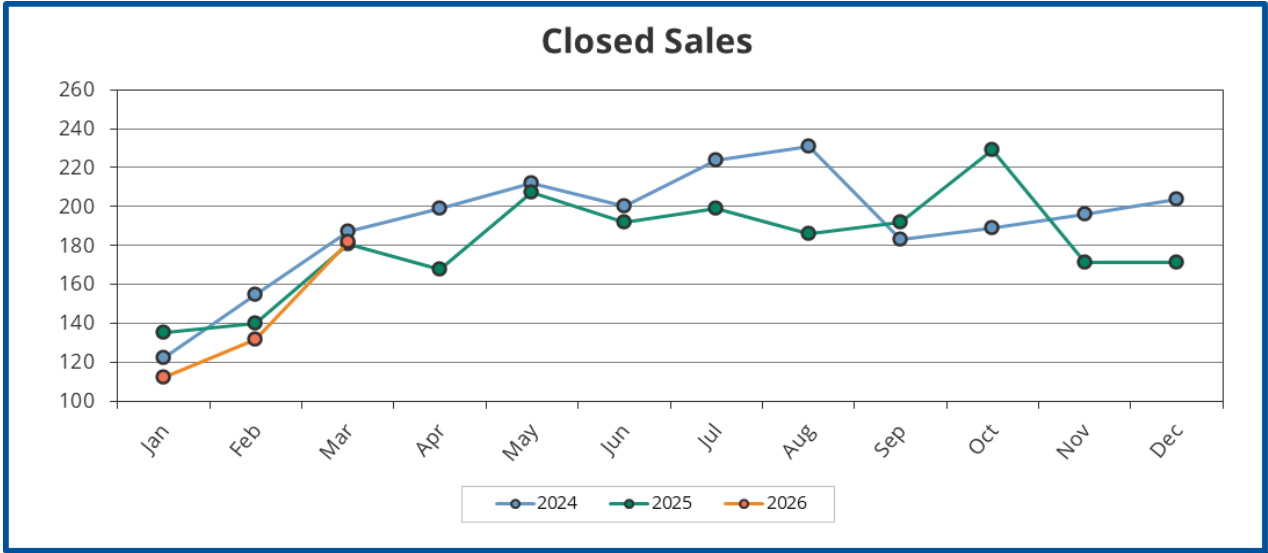
# Polk and Marion Counties

## March 2026 Reporting Period



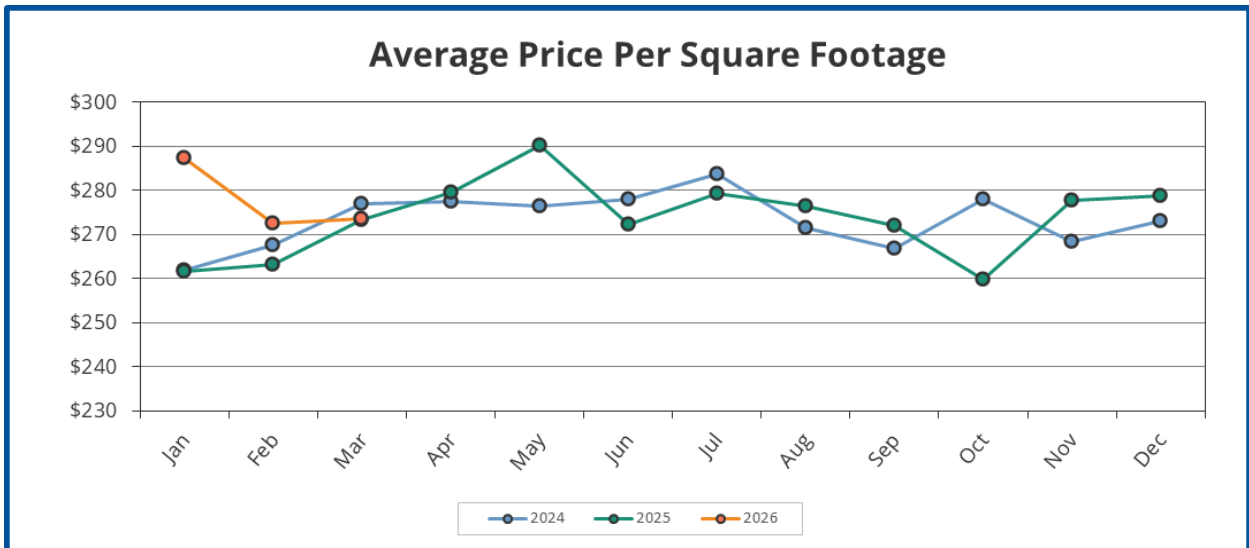
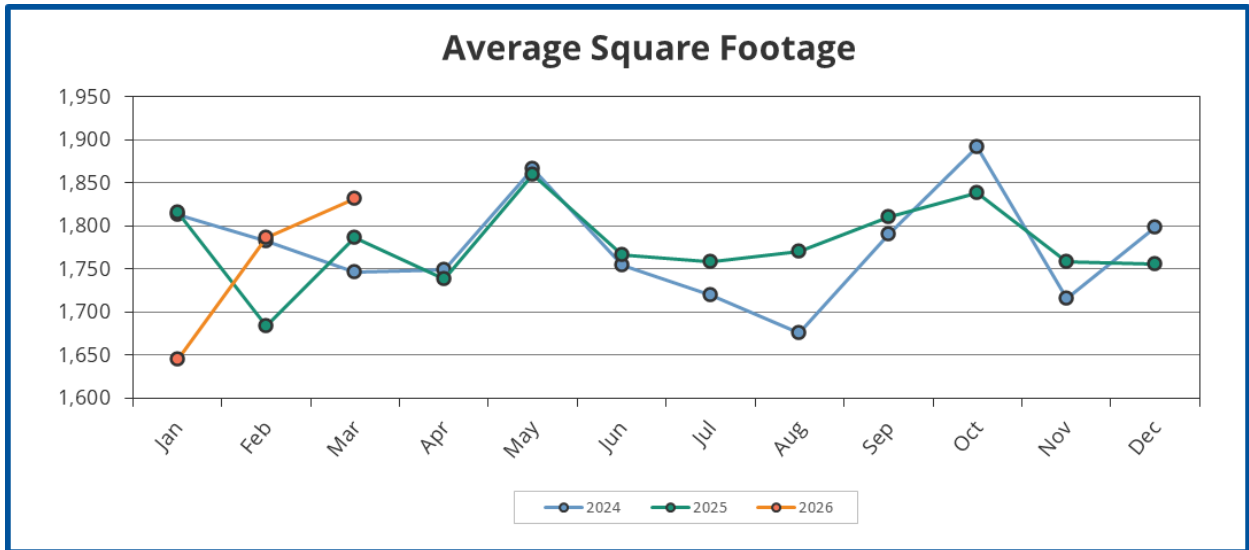
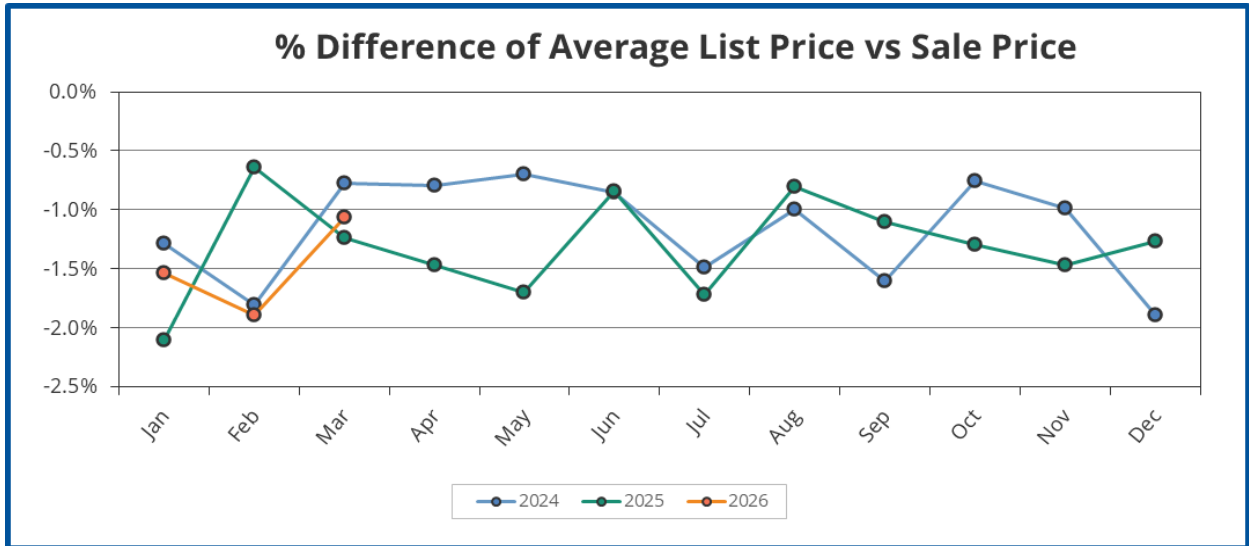
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# Polk and Marion Counties

## March 2026 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 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <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	83	25	6	22	-24.1%	19	450,100	148	66	58	-14.7%	45	431,400	400,000	8.9%	1	175,000	4	202,300	1	640,000
168	West Salem N	45	20	6	14	-22.2%	13	542,600	120	48	38	-7.3%	22	512,500	500,000	3.9%	-	-	-	-	-	-
169	West Salem S	3	2	3	2	-71.4%	1	550,000	136	5	4	-60.0%	1	550,000	550,000	8.3%	-	-	1	150,000	-	-
170	Woodburn	97	54	20	40	-18.4%	30	439,900	124	140	105	-3.7%	63	449,600	449,900	7.5%	1	2,400,000	-	-	-	-
	Except Woodburn	149	66	18	55	12.2%	29	554,600	101	159	124	17.0%	88	544,000	505,500	4.0%	1	926,500	9	398,700	1	555,000
170	Marion Except Salem/Keizer	246	120	38	95	-3.1%	59	496,300	113	299	229	6.5%	151	504,600	475,000	4.6%	2	1,663,300	9	398,700	1	555,000
171	Southwest Salem	5	5	1	2	0.0%	3	515,000	32	7	5	66.7%	5	509,600	505,000	-9.0%	-	-	-	-	-	-
172	South Salem	48	21	13	23	-8.0%	15	512,900	116	59	50	-20.6%	40	475,400	444,500	2.8%	-	-	-	-	1	499,000
173	Southeast Salem	60	30	6	24	26.3%	19	567,300	115	79	64	68.4%	59	502,600	489,900	2.8%	1	975,000	-	-	2	1,103,500
174	Central Salem	26	11	3	7	-30.0%	5	382,500	73	38	19	-24.0%	18	358,800	349,500	0.2%	-	-	-	-	1	715,000
175	East Salem S	35	27	2	25	38.9%	19	391,900	45	70	59	5.4%	35	410,800	435,000	-3.0%	-	-	1	157,500	1	485,000
176	East Salem N	58	23	6	27	58.8%	17	314,900	72	78	63	50.0%	49	337,700	410,000	-9.6%	-	-	-	-	-	-
177	South Keizer	7	4	1	1	0.0%	3	441,200	69	8	6	20.0%	4	424,700	434,000	23.4%	-	-	-	-	-	-
178	North Keizer	32	17	3	18	125.0%	9	434,400	81	45	37	8.8%	22	433,100	455,000	-4.5%	-	-	-	-	1	856,000
167-169	Polk Co. Grand Total	131	47	15	38	-29.6%	33	489,600	137	119	100	-16.0%	68	459,400	427,300	7.6%	1	175,000	5	191,800	1	640,000
170-178	Marion Co. Grand Total	517	258	73	222	12.1%	149	464,700	94	683	532	10.6%	383	459,600	444,000	1.9%	3	1,433,800	10	374,600	7	759,600
	Polk & Marion Grand Total	648	305	88	260	3.2%	182	469,200	102	802	632	5.3%	451	459,600	443,000	2.9%	4	1,119,100	15	313,600	8	744,600
220	Benton County	74	32	5	25	-16.7%	20	689,200	71	81	71	20.3%	61	630,900	584,000	-6.8%	-	-	2	22,500	3	1,041,000
221	Linn County	186	89	24	80	-18.4%	66	472,600	84	247	208	-16.5%	157	456,100	409,900	4.3%	2	380,000	8	218,800	3	595,000

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/25-3/31/26) with 12 months before (4/1/24-3/31/25).

<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.

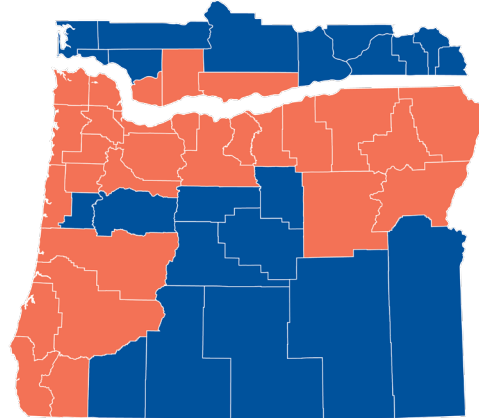
### Additional Resources for RMLS Subscribers:

- ▶ [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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