MARKET ACTION REPORT

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

North Coastal Counties April 2026 Reporting Period

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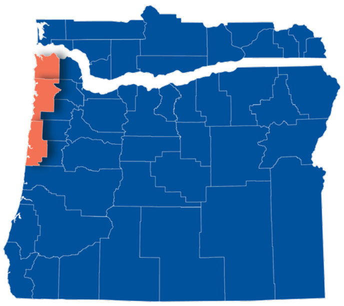
North Coastal Counties

April 2026 Reporting Period

MARKET ACTION REPORT

Note: RMLS is a supplementary MLS for the North Coastal Counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings

New listings (242) decreased 9.7% from the 268 listed in April 2025, and decreased 9.4% from the 267 listed in March 2026.

Pending Sales

Pending sales (146) decreased 7.6% from the 158 offers accepted in April 2025, and increased 16.8% from the 125 offers accepted in March 2026.

Closed Sales

Closed sales (106) decreased 7.0% from the 114 closings in April 2025, and increased 12.8% from the 94 closings in March 2026.

Inventory and Time on Market

Inventory decreased to 7.7 months in April. Total market time decreased to 72 days.

Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (853) increased 2.5%, pending sales (469) decreased 3.5%, and closed sales (387) increased 6.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 0.4% from $558,700 to $561,100. In the same comparison, the median sale price has increased 0.2% from $499,000 to $500,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: -5.4% ($579,600 v. $612,600)
Median Sale Price % Change: -0.8% ($503,400 v. $507,500)

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	5.2	8.9	7.6
February	5.3	7.8	6.0
March	6.2	6.2	7.8
April	5.3	6.5	7.7
May	4.9	6.4	
June	5.0	5.6	
July	5.1	7.4	
August	5.3	5.7	
September	5.2	5.1	
October	4.5	5.4	
November	6.6	5.8	
December	6.3	5.4	

Residential Trends

April 2026 vs. March 2026

New Listings	**-9.4%**
Pending Sales	**+16.8%**
Closed Sales	**+12.8%**
Average Sale Price	**-2.3%**
Median Sale Price	**0.0%**
Inventory	**-0.1**
Total Market Time	**-32**

April 2026 vs. April 2025

New Listings	**-9.7%**
Pending Sales	**-7.6%**
Closed Sales	**-7.0%**
Average Sale Price	**+6.2%**
Median Sale Price	**+9.4%**
Inventory	**+1.2**
Total Market Time	**-16**

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Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	5	4.3%	7	5.6%	2	1.9%
100K-200K	6	5.2%	5	4.0%	4	3.8%
200K-300K	9	7.8%	6	4.8%	7	6.6%
300K-400K	24	20.9%	23	18.5%	14	13.2%
400K-500K	14	12.2%	25	20.2%	23	21.7%
500K-600K	19	16.5%	23	18.5%	28	26.4%
600K-700K	13	11.3%	12	9.7%	8	7.5%
700K-800K	4	3.5%	8	6.5%	10	9.4%
800K-900K	4	3.5%	5	4.0%	7	6.6%
900K-1M	2	1.7%	4	3.2%	0	0.0%
1MM-1.1MM	4	3.5%	0	0.0%	0	0.0%
1.1MM-1.2MM	1	0.9%	0	0.0%	0	0.0%
1.2MM-1. 3MM	5	4.3%	2	1.6%	0	0.0%
1.3MM-1.4MM	3	2.6%	3	2.4%	2	1.9%
1.4MM-1.5MM	2	1.7%	1	0.8%	0	0.0%
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	0.9%
Total Closed Sales	**115**		**124**		**106**	

90th Percentile · 50th Percentile · 10th Percentile

	North Coastal Counties Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**April**	242	146	106	550,600	525,000	72
	March	267	125	94	563,400	525,000	104
	Year-To-Date	853	469	387	561,100	500,000	110
2025	**April**	268	158	114	518,600	480,000	88
	Year-To-Date	832	486	365	558,700	499,000	102
Change	**April 2025**	-9.7%	-7.6%	-7.0%	6.2%	9.4%	-18.2%
	Prev Mo 2025	-9.4%	16.8%	12.8%	-2.3%	0.0%	-30.8%
	Year-To-Date	2.5%	-3.5%	6.0%	0.4%	0.2%	7.8%

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North Coastal Counties

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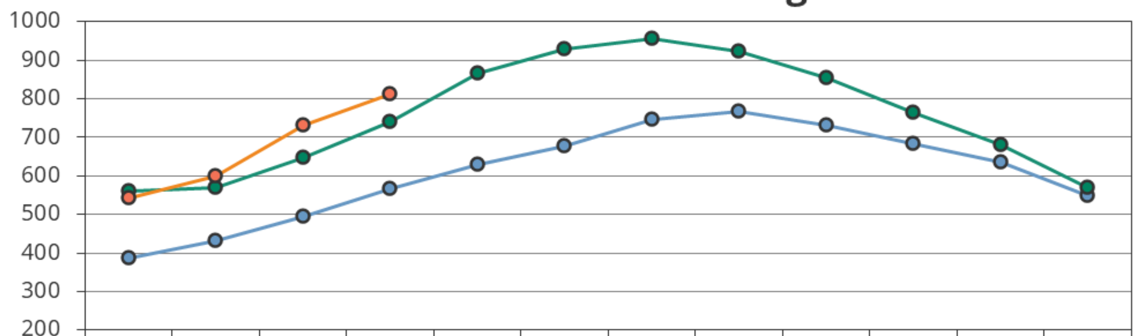
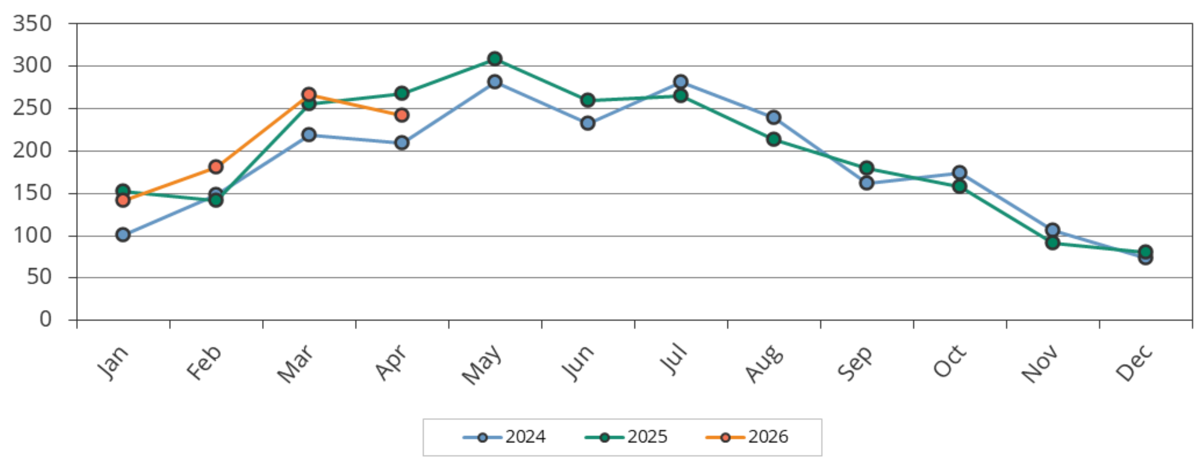
Active Residential Listings

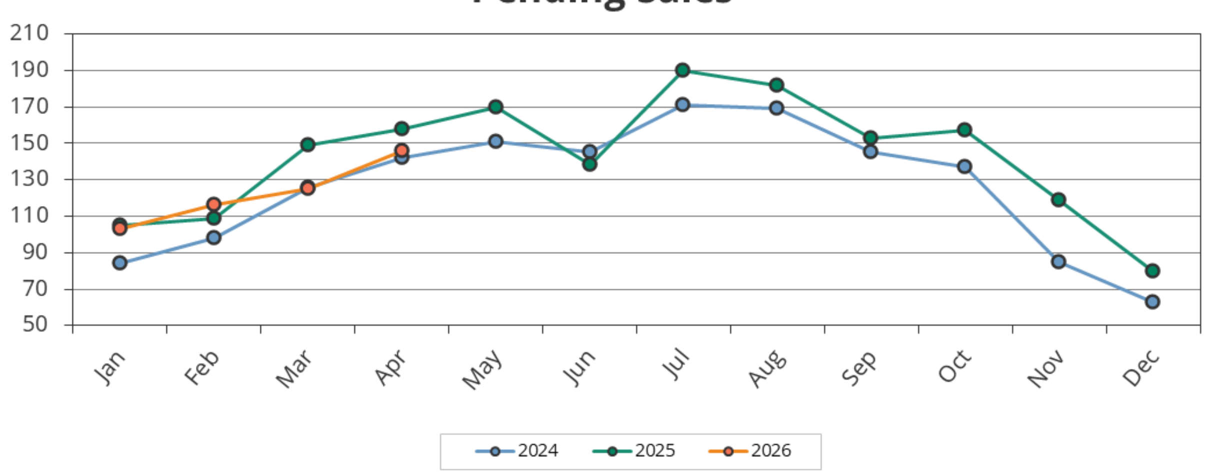


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	388	431	494	567	629	676	746	768	731	684	637	550
2025	562	571	649	740	866	928	956	924	855	763	681	571
2026	544	599	730	812								

New Listings



Pending Sales



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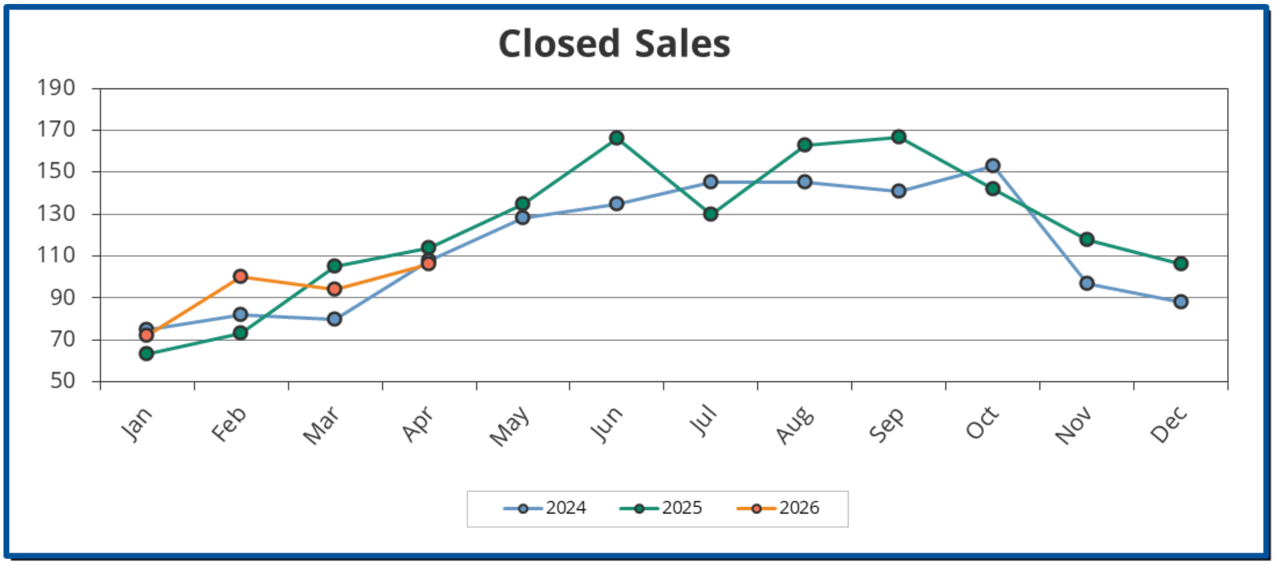

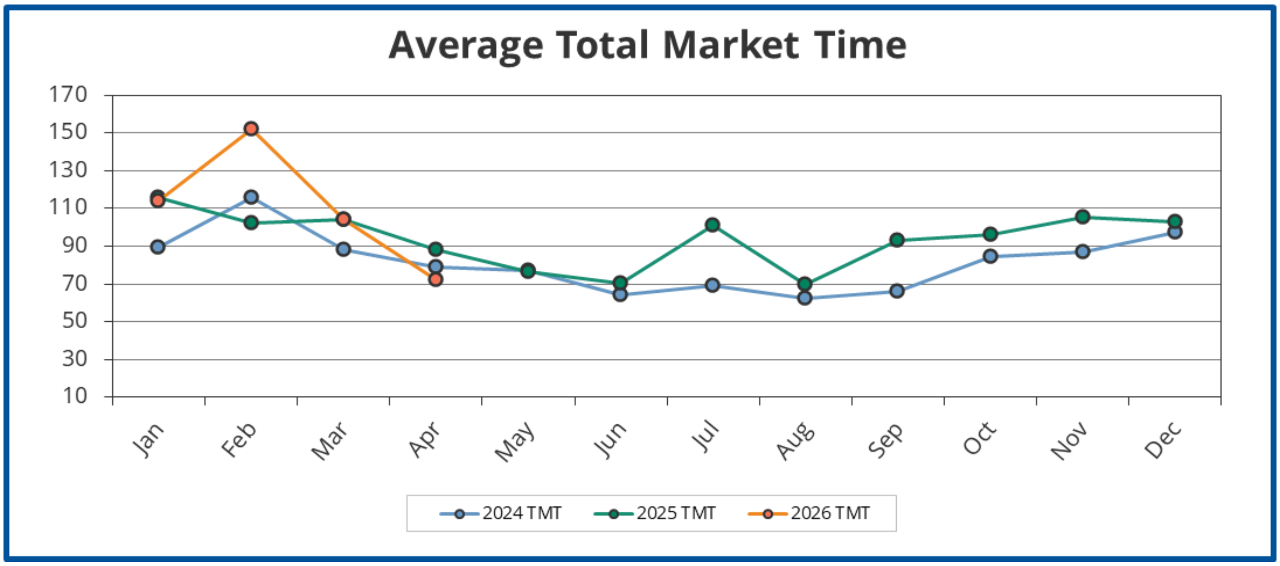

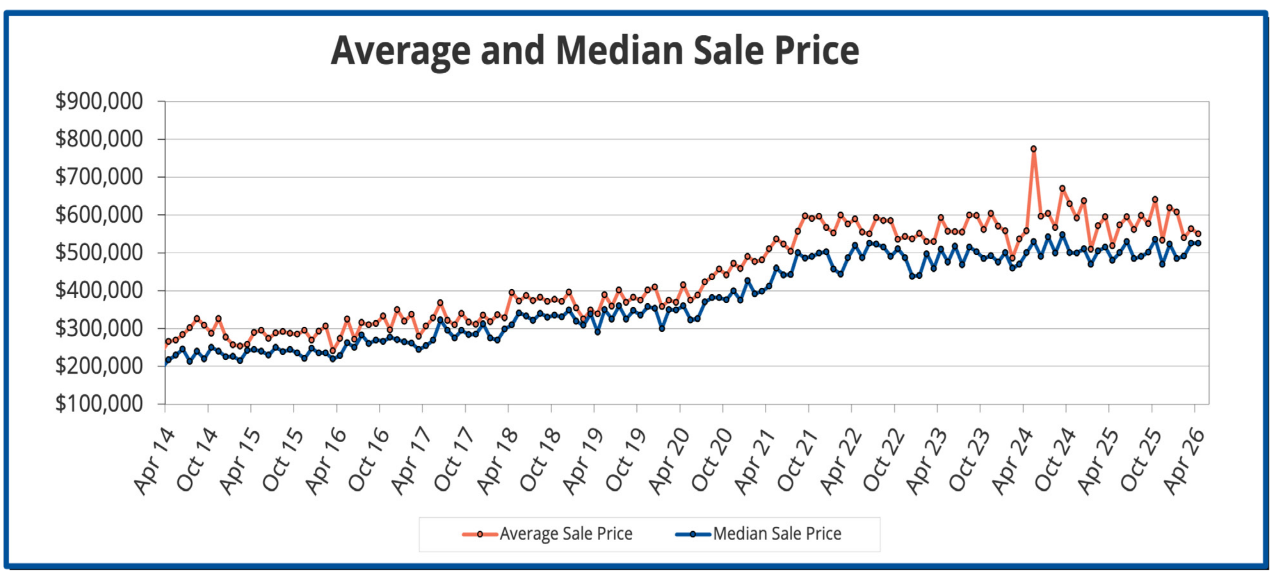

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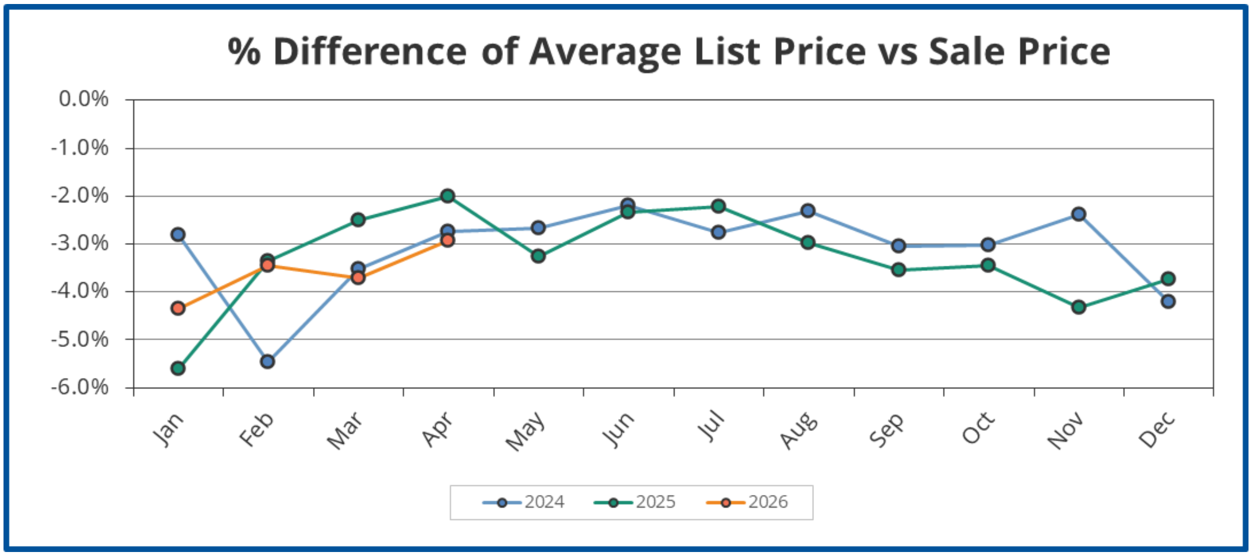

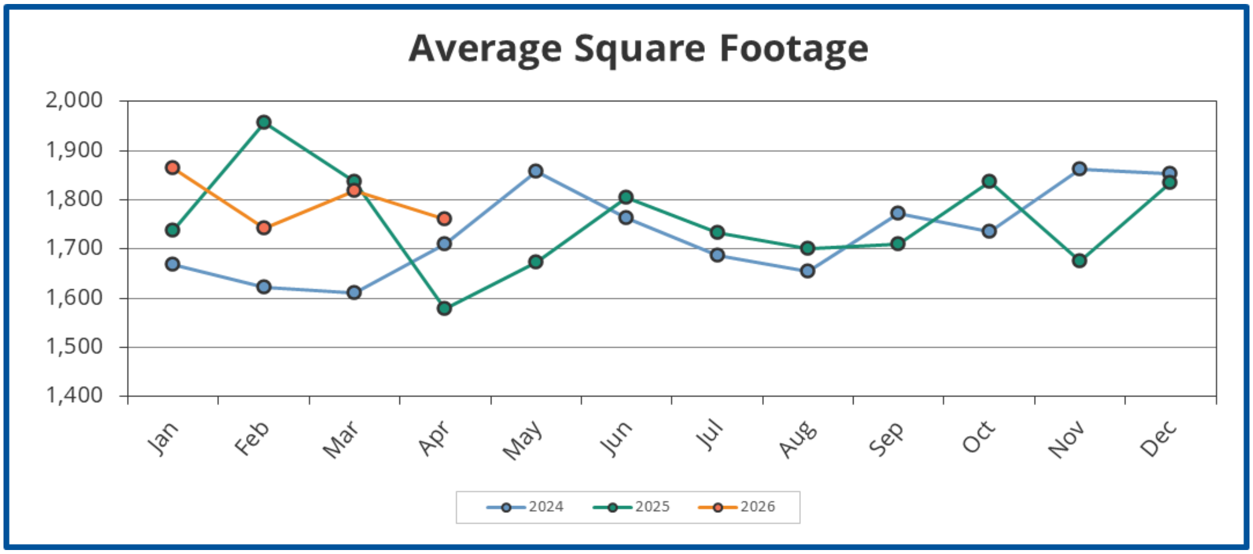

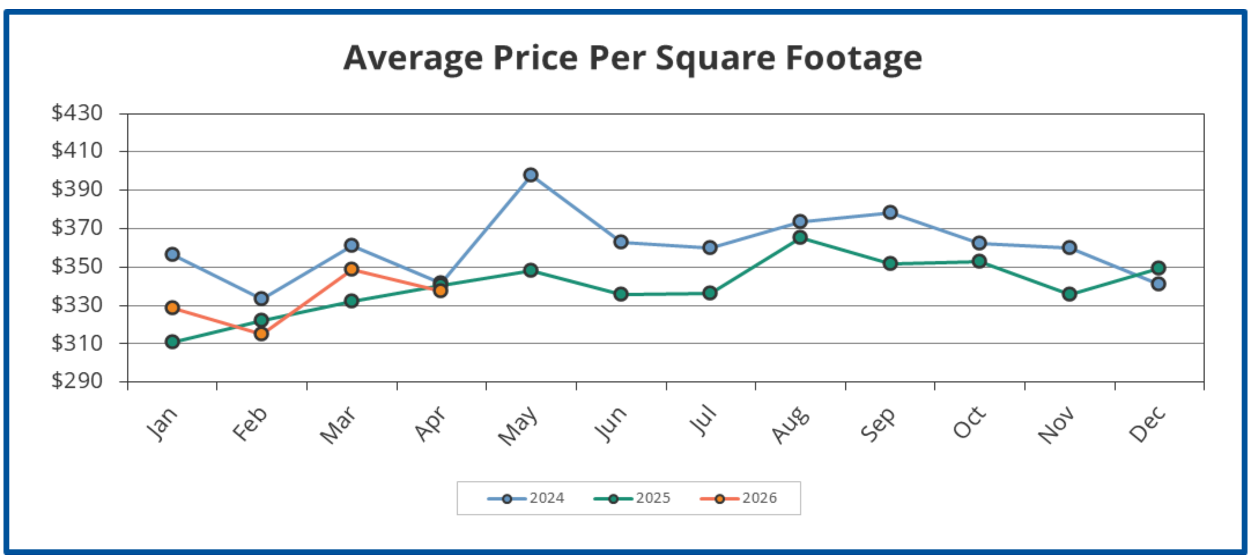

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North Coastal Counties
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Area Report

		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
180	Astoria	48	28	-	23	4.5%	19	528,800	53	82	70	0.0%	50	524,900	542,000	-2.3%	-	-	4	54,800	2	385,000
181	Hammond / Warrenton	43	15	1	9	-50.0%	10	461,400	43	55	38	15.2%	29	462,800	429,900	-16.5%	1	4,500,000	2	132,300	1	750,000
182	Gearhart West	20	5	0	4	-42.9%	3	769,800	86	18	12	-20.0%	12	1,073,600	775,000	-6.5%	-	-	1	368,500	-	-
183	Gearhart East	3	2	0	1	-	2	588,500	26	5	4	300.0%	5	513,900	526,000	-4.8%	2	1,670,000	2	189,500	1	640,000
184	Seaside Northwest	5	0	1	2	-50.0%	0	-	-	5	4	-33.3%	1	289,000	289,000	-17.0%	-	-	-	-	-	-
185	Seaside North Central	7	4	1	3	200.0%	3	591,700	99	10	9	50.0%	9	524,600	525,000	11.8%	-	-	-	-	-	-
186	Seaside Southwest	22	6	1	5	66.7%	1	599,000	327	21	11	0.0%	5	402,800	375,000	-6.6%	-	-	-	-	1	750,000
187	Seaside South Central	6	2	0	0	-	0	-	-	7	1	-	1	482,000	482,000	2.8%	-	-	-	-	-	-
188	Seaside East	14	1	-	4	-20.0%	5	501,000	118	19	11	10.0%	8	497,100	499,000	-10.4%	-	-	-	-	1	641,500
189	Cannon Beach / Tolovana Park	29	4	1	5	150.0%	2	632,500	3	32	20	185.7%	16	863,800	677,500	-20.2%	-	-	2	95,300	-	-
190	Arch Cape / Cove Beach / Falcon Cove	5	1	0	1	-	2	810,000	8	4	2	-33.3%	2	810,000	810,000	-55.8%	-	-	-	-	-	-
191	Rural Clatsop County	16	3	0	2	0.0%	3	393,200	155	14	6	-45.5%	6	334,100	317,500	7.2%	-	-	4	154,200	-	-
	Clatsop County	218	71	5	59	-7.8%	50	541,800	69	272	188	8.7%	144	583,700	517,000	-12.4%	3	2,613,300	15	135,900	6	591,900
97102	Arch Cape	0	0	0	0	-	0	-	-	1	2	-	2	624,500	624,500	-78.5%	-	-	-	-	-	-
97130	Manzanita	20	8	1	5	0.0%	2	1,059,600	3	21	10	-28.6%	8	1,014,500	890,000	-8.0%	-	-	4	200,000	-	-
97131	Nehalem	20	11	0	1	-75.0%	2	445,000	42	20	9	-40.0%	11	425,800	469,300	-3.8%	-	-	-	-	-	-
97147	Wheeler	2	1	0	2	100.0%	1	280,000	2	5	4	-33.3%	1	280,000	280,000	-16.5%	-	-	3	36,300	-	-
97136	Rockaway Beach	58	19	3	5	0.0%	6	493,800	66	70	34	47.8%	30	485,800	485,000	16.6%	1	450,000	3	115,300	-	-
97107	Bay City	14	8	1	5	-16.7%	-	-	-	17	10	-16.7%	5	453,300	415,000	11.6%	-	-	1	150,000	-	-
97118	Garibaldi	9	3	1	2	0.0%	2	466,300	33	13	5	-50.0%	5	347,200	350,000	17.4%	-	-	-	-	-	-
97143	Netarts	6	6	1	4	300.0%	-	-	-	9	4	-42.9%	2	932,500	932,500	-4.1%	-	-	1	63,000	-	-
97141	Tillamook	50	18	2	9	12.5%	4	380,000	80	55	32	-27.3%	26	468,100	380,500	2.5%	1	165,000	1	120,000	1	483,500
97134	Oceanside	14	3	2	2	0.0%	1	685,000	9	17	7	-22.2%	7	682,900	685,000	-20.2%	-	-	1	100,000	-	-
97108	Beaver	2	0	0	0	-100.0%	0	-	-	2	1	-80.0%	1	475,000	475,000	-8.8%	-	-	-	-	-	-
97122	Hebo	2	0	0	0	-100.0%	-	-	-	1	1	0.0%	1	410,000	410,000	-31.2%	-	-	1	75,000	-	-
97112	Cloverdale	11	4	1	1	-80.0%	0	-	-	8	4	-60.0%	7	524,700	425,000	-35.7%	-	-	1	55,000	-	-
97135	Pacific City	22	6	1	1	-75.0%	2	670,000	18	23	10	11.1%	11	738,700	795,000	16.4%	-	-	1	142,500	-	-
97149	Neskowin	18	5	3	1	0.0%	1	299,000	17	16	3	-66.7%	3	379,700	299,000	1.8%	-	-	1	65,000	-	-
	Tillamook County	248	92	16	38	-19.1%	21	525,200	44	278	136	-21.8%	120	546,200	495,000	-41.0%	2	307,500	18	112,500	1	483,500

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North Coastal Counties
April 2026 Reporting Period

Area Report
continued

Zip	Area	RESIDENTIAL Current Month								RESIDENTIAL Year-To-Date							COMMERCIAL Year-To-Date		LAND Year-To-Date		MULTIFAMILY 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
97367	Lincoln City	131	22	1	13	-18.8%	13	550,500	98	109	54	-1.8%	46	483,400	455,500	-5.7%	1	1,500,000	4	498,300	1	1,165,000
97364	Neotsu	9	1	2	0	-	0	-	-	5	0	-	0	-	-	-9.8%	0	-	0	-	0	-
97368	Otis	17	4	3	4	300.0%	5	548,400	110	21	13	62.5%	11	547,900	480,000	24.3%	-	-	1	25,000	-	-
97341	Depoe Bay	50	12	2	5	-44.4%	3	395,100	95	37	13	-40.9%	11	444,600	583,700	7.7%	1	600,000	1	250,000	-	-
97388	Gleneden Beach	13	6	1	9	125.0%	2	2,095,000	179	22	13	62.5%	5	1,238,300	790,000	15.5%	-	-	1	90,000	-	-
97369	Otter Rock	7	3	1	0	-	0	-	-	6	0	-	0	-	-	30.0%	0	-	0	-	0	-
97365	Newport	35	7	-	5	-16.7%	2	671,500	32	22	15	-6.3%	15	578,100	490,200	2.8%	-	-	-	-	1	544,400
97366	South Beach	17	3	-	1	-66.7%	1	70,000	4	17	4	33.3%	4	521,200	524,900	-32.5%	-	-	-	-	-	-
97343	Eddyville	1	1	0	1	-	0	-	-	2	2	-	1	759,600	759,600	42.0%	-	-	-	-	-	-
97357	Logsden	1	0	-	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97391	Toledo	8	5	1	2	-50.0%	1	285,000	73	7	3	-50.0%	4	465,300	332,500	7.4%	-	-	1	50,200	-	-
97380	Siletz	2	2	0	1	0.0%	0	-	-	3	1	-50.0%	2	335,000	335,000	-9.2%	-	-	-	-	-	-
97390	Tidewater	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	22.5%	0	-	0	-	0	-
97498	Yachats	17	5	0	3	50.0%	0	-	-	14	5	66.7%	6	843,500	827,500	0.5%	-	-	2	55,000	-	-
97394	Waldport	35	7	1	4	300.0%	7	407,900	77	34	18	50.0%	15	454,300	392,000	9.9%	-	-	3	100,600	-	-
97376	Seal Rock	3	1	1	1	-	1	420,000	153	3	4	33.3%	3	768,200	634,500	0.6%	-	-	1	82,000	-	-
	Lincoln County	346	79	13	49	4.3%	35	578,500	94	303	145	4.3%	123	549,400	499,900	0.7%	2	1,050,000	14	207,300	2	854,700
	North Coastal Counties Total	812	242	34	146	-7.6%	106	550,600	72	853	469	-3.5%	387	561,100	500,000	-5.4%	7	1,507,900	47	148,200	9	638,300

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

[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 within 31 days. Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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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: July 2022 vs July 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-July 2021 vs Jan 2022-July 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

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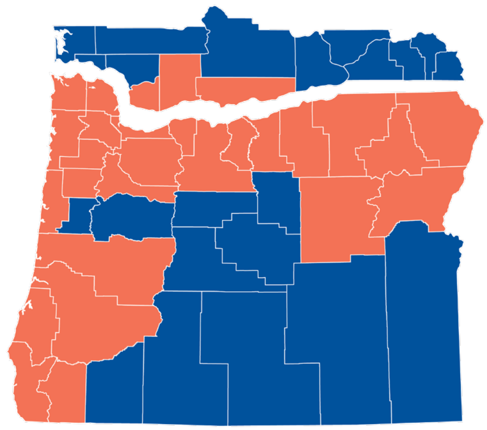
Market Action
Report

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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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

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