MARKET ACTION REPORT

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

Polk and Marion Counties April 2026 Reporting Period

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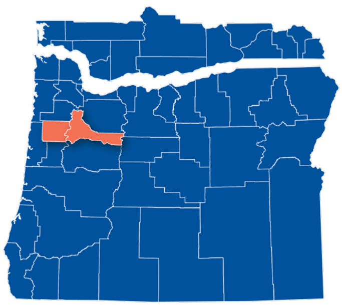
Note: RMLS is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings

New listings (286) decreased 14.9% from the 336 listed in April 2025, and decreased 6.2% from the 305 listed in March 2026.

Pending Sales

Pending sales (229) decreased 2.6% from the 235 offers accepted in April 2025, and decreased 11.9% from the 260 offers accepted in March 2026.

Closed Sales

Closed sales (205) increased 22.0% from the 168 closings in April 2025, and increased 12.6% from the 182 closings in March 2026.

Inventory and Time on Market

Inventory decreased to 3.3 months in April. Total market time decreased to 66 days.

Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (1,098) increased 4.8%, pending sales (839) increased 1.7%, and closed sales (678) increased 1.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 0.7% from $464,700 to $467,900. In the same comparison, the median sale price has decreased 0.7% from $442,900 to $440,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +3.1% ($479,400 v. $464,900)
Median Sale Price % Change: +1.8% ($448,000 v. $440,000)

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	3.6
April	2.7	3.5	3.3
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

April 2026 vs. March 2026

New Listings	**-6.2%**
Pending Sales	**-11.9%**
Closed Sales	**+12.6%**
Average Sale Price	**+4.6%**
Median Sale Price	**-2.8%**
Inventory	**-0.3**
Total Market Time	**-36**

April 2026 vs. April 2025

New Listings	**-14.9%**
Pending Sales	**-2.6%**
Closed Sales	**+22.0%**
Average Sale Price	**+3.2%**
Median Sale Price	**-2.9%**
Inventory	**-0.2**
Total Market Time	**+9**

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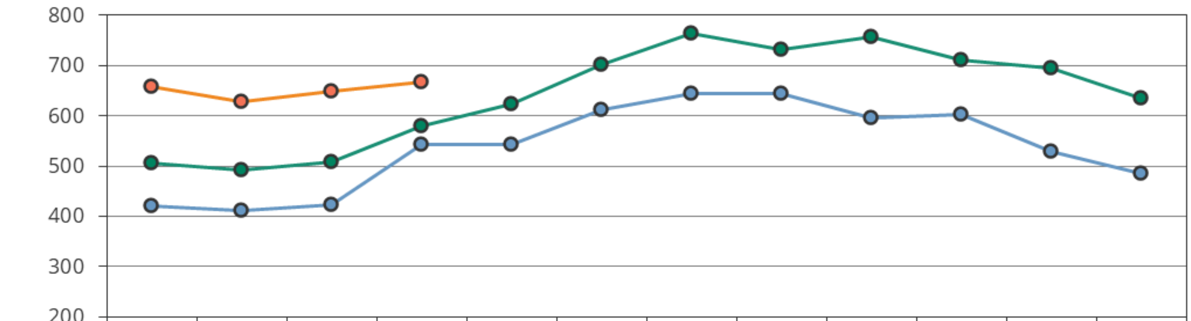
Residential Sales by Price Range

Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	4	1.3%	8	2.6%	9	3.1%
200K-300K	11	3.6%	14	4.6%	8	2.8%
300K-400K	15	5.0%	27	8.8%	16	5.5%
400K-500K	79	26.1%	61	19.9%	71	24.5%
500K-600K	100	33.0%	92	30.1%	91	31.4%
600K-700K	35	11.6%	45	14.7%	43	14.8%
700K-800K	34	11.2%	20	6.5%	21	7.2%
800K-900K	7	2.3%	13	4.2%	8	2.8%
900K-1M	9	3.0%	13	4.2%	10	3.4%
1MM-1.1MM	1	0.3%	4	1.3%	2	0.7%
1.1MM-1.2MM	3	1.0%	4	1.3%	3	1.0%
1.2MM-1. 3MM	1	0.3%	4	1.3%	4	1.4%
1.3MM-1.4MM	1	0.3%	1	0.3%	2	0.7%
1.4MM-1.5MM	2	0.7%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	0.3%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	1	0.3%	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	0.3%
Total Closed Sales	**303**		**306**		**290**	

90th Percentile 50th Percentile 10th Percentile

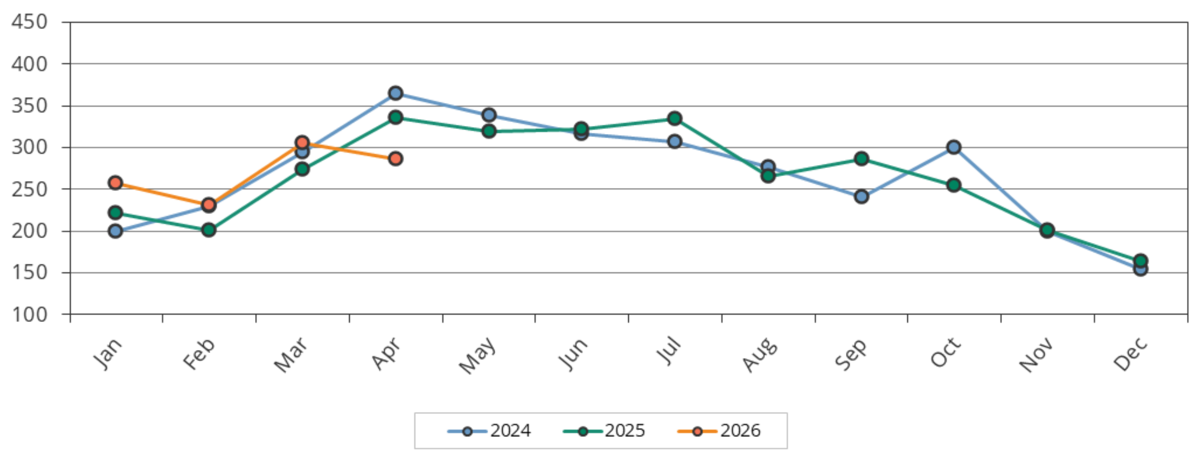
	Polk & Marion Co. Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**April**	286	229	205	491,000	437,000	66
	March	305	260	182	469,200	449,500	102
	Year-To-Date	1,098	839	678	467,900	440,000	80
2025	**April**	336	235	168	475,900	450,000	57
	Year-To-Date	1,048	825	671	464,700	442,900	63
Change	**April 2025**	-14.9%	-2.6%	22.0%	3.2%	-2.9%	15.8%
	Prev Mo 2025	-6.2%	-11.9%	12.6%	4.6%	-2.8%	-35.3%
	Year-To-Date	4.8%	1.7%	1.0%	0.7%	-0.7%	27.0%

Active Residential Listings

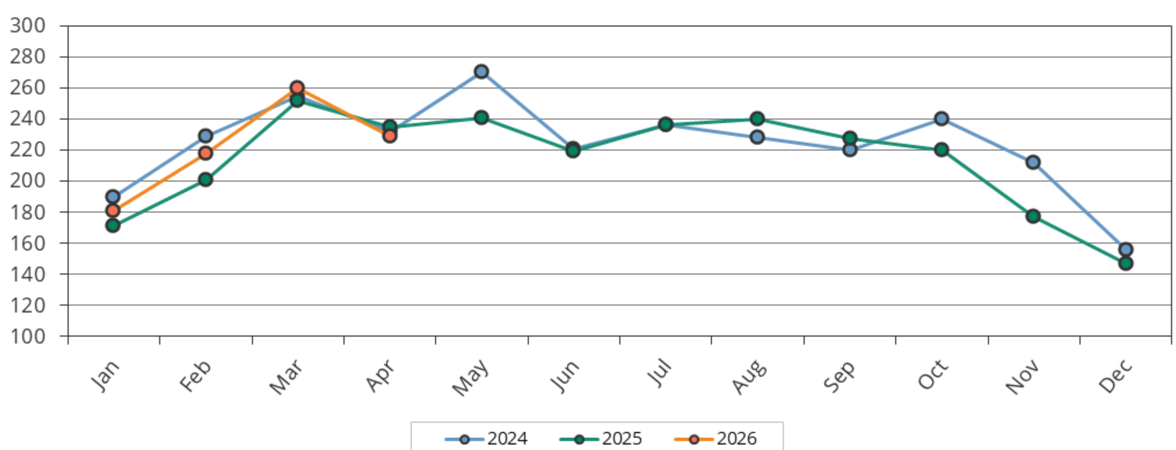


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580	624	702	764	733	758	711	696	634
2026	658	628	648	667								

New Listings



Pending Sales



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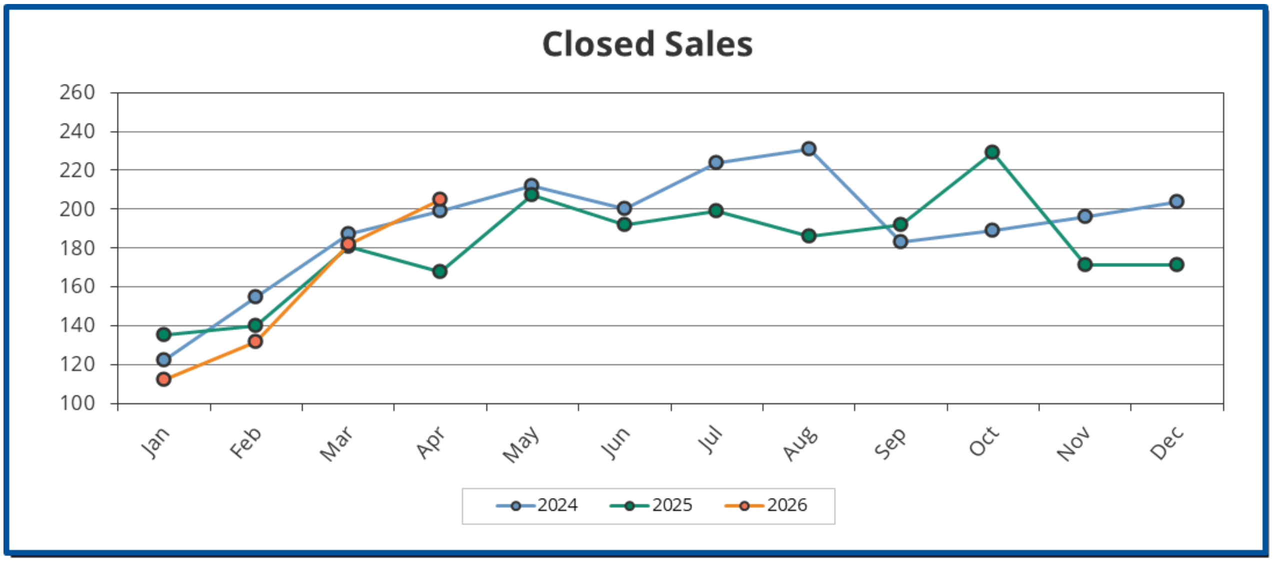
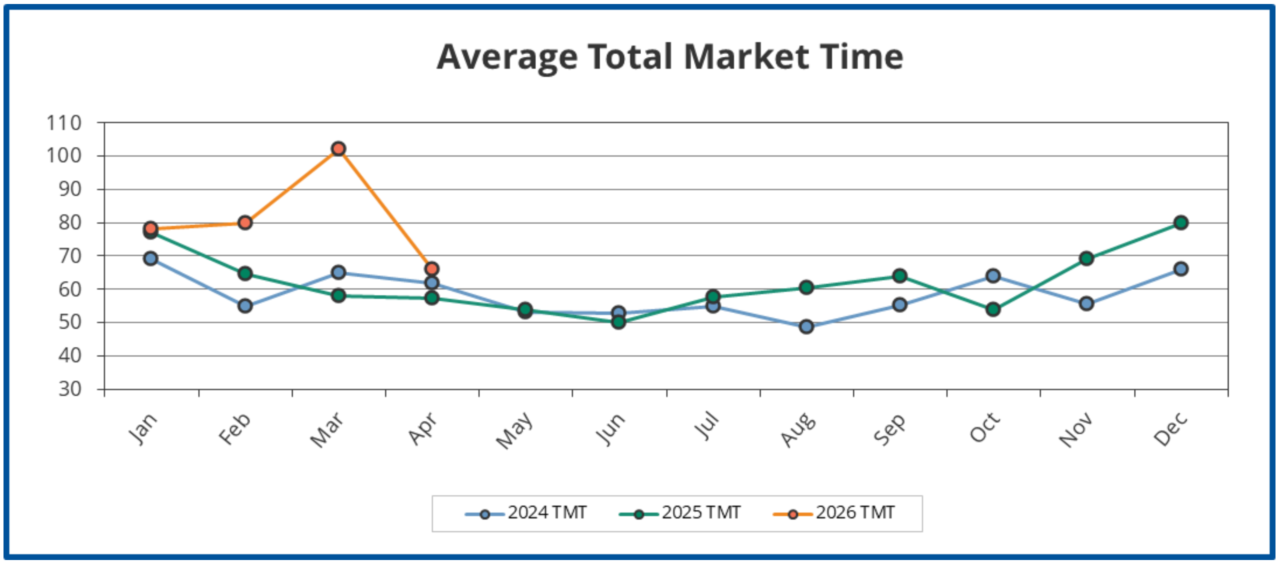
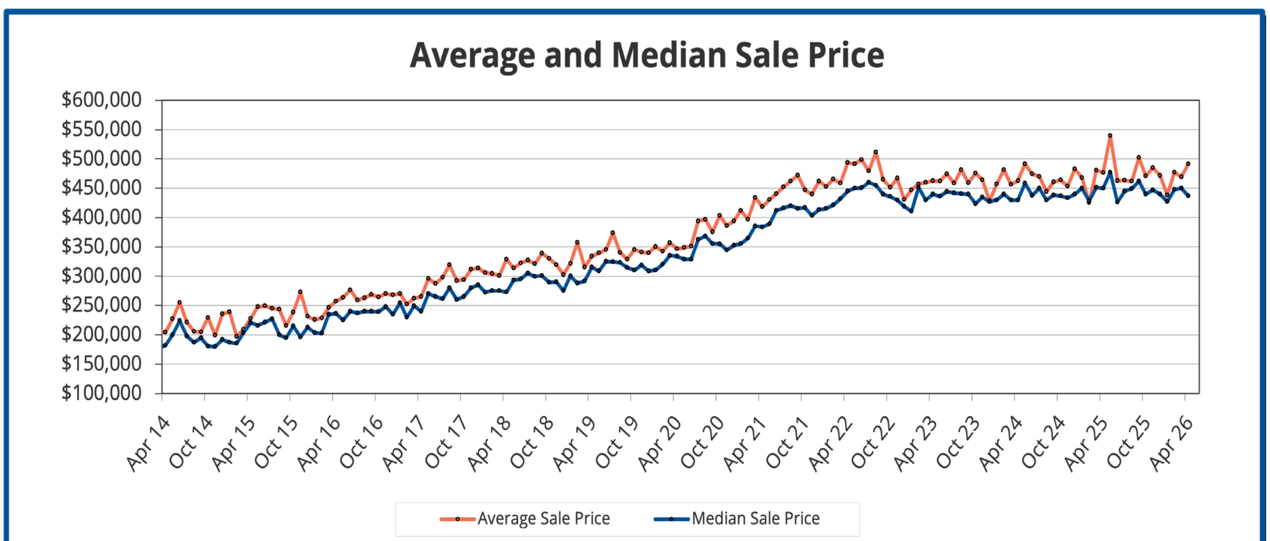
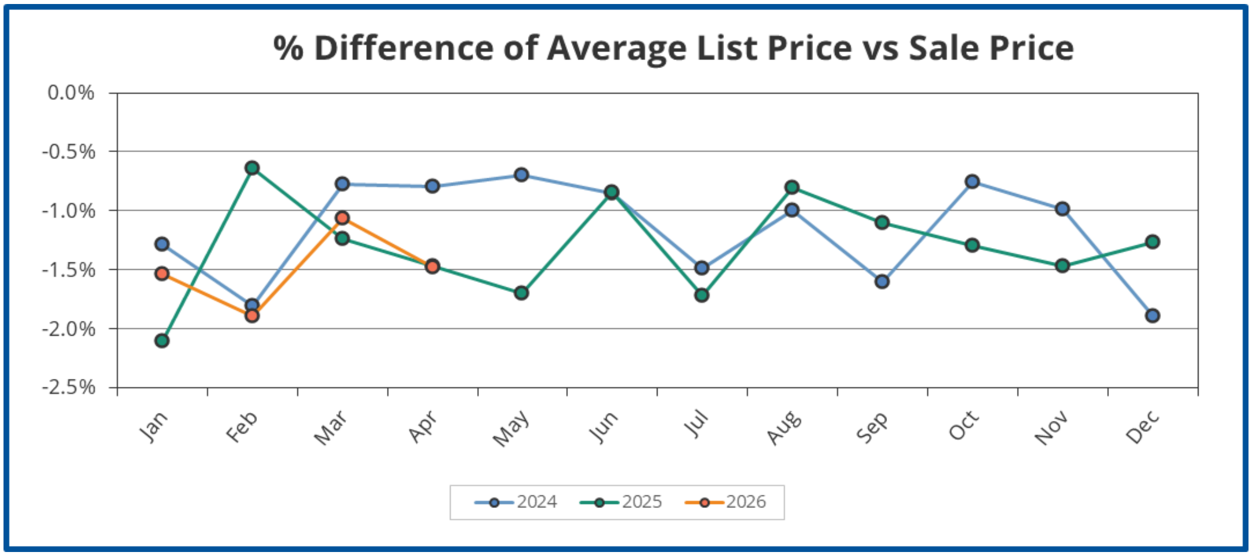
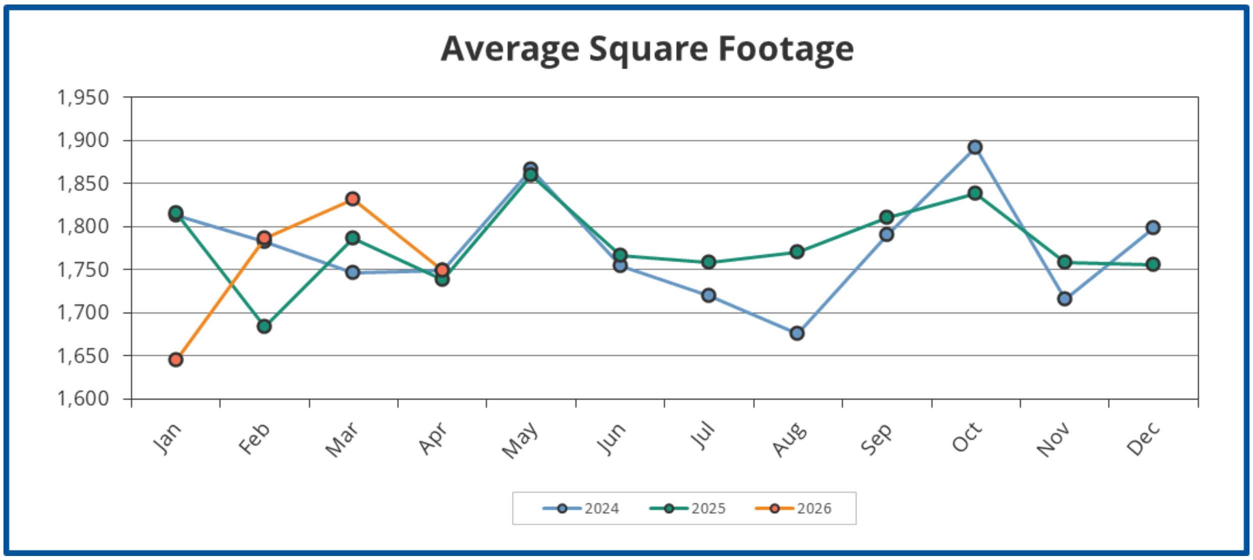
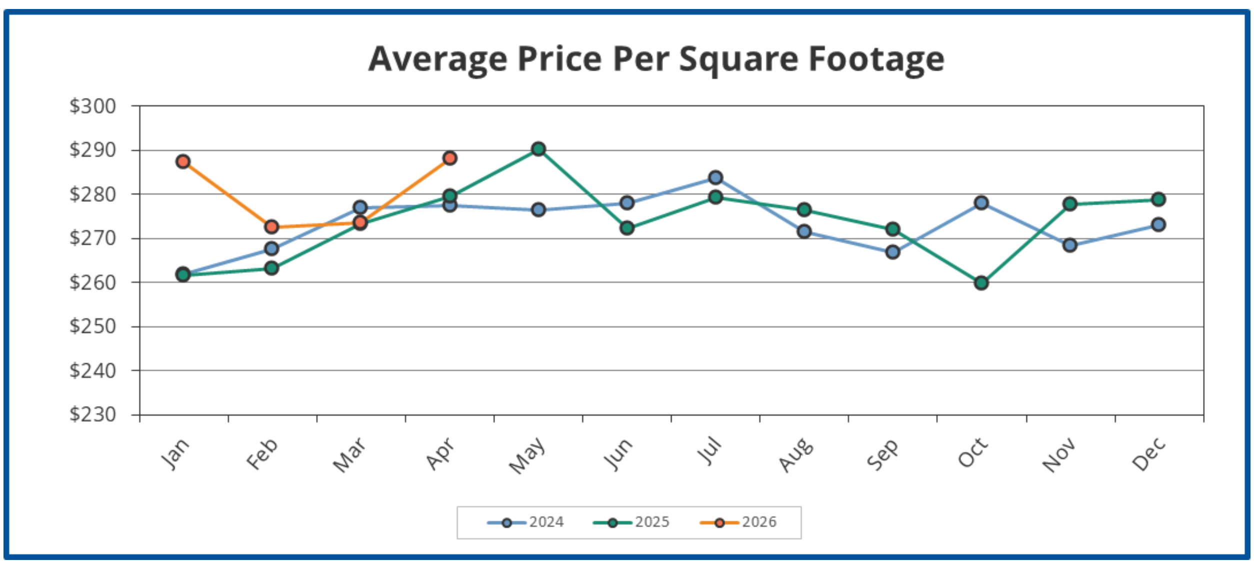







% Difference of Average List Price vs Sale Price
0.0%
-0.5%
-1.0%
-1.5%
-2.0%
-2.5%
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026


Average Square Footage
1,950
1,900
1,850
1,800
1,750
1,700
1,650
1,600
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026


Average Price Per Square Footage
$300
$290
$280
$270
$260
$250
$240
$230
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026

Polk and Marion 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
167	Polk County Except Salem	92	39	13	28	16.7%	20	620,100	97	105	82	-7.9%	65	489,500	415,000	11.4%	2	145,800	6	228,900	2	895,000
168	West Salem N	50	23	8	15	25.0%	13	516,700	106	72	52	-1.9%	36	517,300	500,000	3.0%	-	-	-	-	-	-
169	West Salem S	8	5	1	-	-100.0%	2	438,500	37	11	4	-63.6%	3	475,700	480,000	0.1%	-	-	1	150,000	1	560,000
170	Woodburn	101	56	11	41	-18.0%	31	395,900	93	197	145	-9.9%	109	427,000	424,900	6.2%	1	2,400,000	1	165,000	-	-
	Except Woodburn	158	62	15	46	-6.1%	40	552,200	61	225	163	7.9%	130	546,500	508,000	3.9%	1	926,500	11	470,600	1	555,000
170	Marion Except Salem/Keizer	259	118	26	87	-12.1%	71	484,000	75	422	308	-1.3%	239	492,000	456,000	4.4%	2	1,663,300	12	445,200	1	555,000
171	Southwest Salem	3	0	0	1	-66.7%	1	780,000	47	7	6	0.0%	6	554,700	520,000	-4.2%	-	-	-	-	-	-
172	South Salem	51	25	6	20	17.6%	16	587,100	50	85	69	-11.5%	56	507,300	457,500	1.5%	-	-	-	-	1	499,000
173	Southeast Salem	57	20	5	23	-4.2%	19	485,000	37	100	83	38.3%	79	500,000	479,000	5.0%	1	975,000	-	-	2	1,103,500
174	Central Salem	20	6	1	8	60.0%	7	368,500	61	44	26	-10.3%	25	361,500	349,900	1.6%	-	-	-	-	2	557,500
175	East Salem S	31	14	1	16	-5.9%	16	508,900	58	84	76	4.1%	52	441,900	438,000	-3.2%	-	-	1	157,500	1	485,000
176	East Salem N	59	19	4	14	-17.6%	19	359,800	48	97	72	20.0%	70	342,200	399,900	-7.0%	-	-	1	1,100,000	-	-
177	South Keizer	6	1	1	1	-	2	207,500	30	9	7	16.7%	6	352,300	401,500	20.3%	-	-	-	-	-	-
178	North Keizer	31	16	3	16	14.3%	19	470,600	51	62	54	12.5%	41	450,500	457,900	-2.0%	-	-	-	-	3	752,000
167-169	Polk Co. Grand Total	150	67	22	43	10.3%	35	571,300	97	188	138	-9.8%	104	498,700	436,000	7.7%	2	145,800	7	217,600	3	783,300
170-178	Marion Co. Grand Total	517	219	47	186	-5.1%	170	474,500	60	910	701	4.3%	574	462,300	440,000	2.1%	3	1,433,800	14	471,400	10	711,700
	Polk & Marion Grand Total	667	286	69	229	-2.6%	205	491,000	66	1,098	839	1.7%	678	467,900	440,000	3.1%	5	918,600	21	386,800	13	728,200
220	Benton County	95	45	6	23	0.0%	18	551,800	71	127	93	14.8%	80	611,600	569,000	-7.2%	-	-	3	57,300	4	904,500
221	Linn County	197	107	18	78	-2.5%	68	453,200	74	356	282	-11.9%	227	456,500	410,000	4.0%	2	380,000	11	203,500	5	584,000

[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.

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.

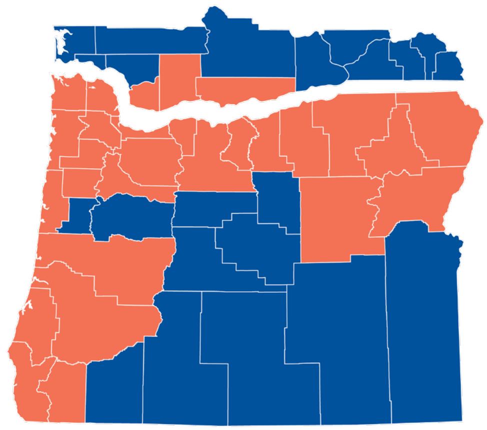
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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