RMLS™ MULTIPLE LISTING SERVICE



MARKET ACTION REPORT

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

Portland Metro April 2026 Reporting Period

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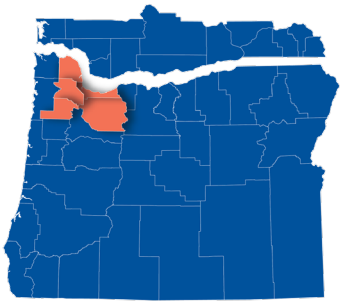
Portland Metro
April 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (3,396) increased 1.1% from the 3,358 listed in April 2025, and increased 24.0% from the 2,738 listed in March 2026.

Pending Sales
Pending sales (2,356) increased 5.9% from the 2,225 offers accepted in April 2025, and increased 1.6% from the 2,319 offers accepted in March 2026.

Closed Sales
Closed sales (2,013) increased 7.1% from the 1,880 closings in April 2025, and increased 12.5% from the 1,790 closings in March 2026.

Inventory and Time on Market
Inventory increased to 3.1 months in April. Total market time decreased to 63 days.

Year-to-Date Summary
Comparing the first four months of 2026 to the same period in 2025, new listings (10,658) increased 3.4%, pending sales (7,822) increased 5.6%, and closed sales (6,477) increased 2.9%.

Average and Median Sale Prices
Comparing 2026 to 2025 through April, the average sale price has decreased 1.1% from $606,700 to $600,000. In the same comparison, the median sale price has decreased 0.9% from $540,000 to $535,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: -0.4% ($610,200 v. $612,500)
Median Sale Price % Change: -0.2% ($545,000 v. $546,000)

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	3.2	3.7	4.3
February	2.8	3.2	3.6
March	2.3	3.0	3.0
April	2.4	3.1	3.1
May	2.3	3.3	
June	2.6	3.6	
July	2.8	3.7	
August	3.0	3.5	
September	3.5	3.8	
October	2.9	3.1	
November	3.0	3.8	
December	2.7	2.9	

Residential Trends

April 2026 vs. March 2026

- New Listings **+24.0%** ↑
- Pending Sales **+1.6%** ↑
- Closed Sales **+12.5%** ↑
- Average Sale Price **+0.1%** ↑
- Median Sale Price **+1.1%** ↑
- Inventory **+0.1** ↑
- Total Market Time **-16** ↓

April 2026 vs. April 2025

- New Listings **+1.1%** ↑
- Pending Sales **+5.9%** ↑
- Closed Sales **+7.1%** ↑
- Average Sale Price **-0.3%** ↓
- Median Sale Price **0.0%** –
- Inventory **0.0** –
- Total Market Time **+1** ↑

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Residential Sales by Price Range

Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	20	1.0%	21	1.1%	30	1.5%
100K-200K	43	2.2%	58	3.0%	37	1.8%
200K-300K	110	5.6%	93	4.7%	105	5.2%
300K-400K	204	10.5%	221	11.3%	208	10.3%
400K-500K	408	20.9%	404	20.6%	420	20.9%
500K-600K	378	19.4%	347	17.7%	372	18.5%
600K-700K	258	13.2%	294	15.0%	278	13.8%
700K-800K	165	8.5%	151	7.7%	196	9.7%
800K-900K	122	6.3%	123	6.3%	119	5.9%
900K-1M	66	3.4%	62	3.2%	72	3.6%
1MM-1.1MM	33	1.7%	46	2.3%	29	1.4%
1.1MM-1.2MM	34	1.7%	42	2.1%	36	1.8%
1.2MM-1. 3MM	21	1.1%	21	1.1%	35	1.7%
1.3MM-1.4MM	24	1.2%	20	1.0%	23	1.1%
1.4MM-1.5MM	14	0.7%	11	0.6%	15	0.7%
1.5MM-1.6MM	11	0.6%	9	0.5%	5	0.2%
1.6MM-1.7MM	10	0.5%	8	0.4%	10	0.5%
1.7MM-1.8MM	2	0.1%	6	0.3%	8	0.4%
1.8MM-1.9MM	4	0.2%	5	0.3%	2	0.1%
1.9MM-2MM	1	0.1%	3	0.2%	2	0.1%
2MM+	20	1.0%	13	0.7%	11	0.5%
Total Closed Sales	**1,948**		**1,958**		**2,013**	

90th Percentile 50th Percentile 10th Percentile

	Portland Metro Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	3,396	2,356	2,013	615,100	550,000	63
	March	2,738	2,319	1,790	614,200	543,800	79
	Year-To-Date	10,658	7,822	6,477	600,000	535,000	79
2025	April	3,358	2,225	1,880	616,700	550,000	62
	Year-To-Date	10,307	7,410	6,295	606,700	540,000	73
Change	April 2025	1.1%	5.9%	7.1%	-0.3%	0.0%	1.6%
	Prev Mo 2026	24.0%	1.6%	12.5%	0.1%	1.1%	-20.3%
	Year-To-Date	3.4%	5.6%	2.9%	-1.1%	-0.9%	8.2%

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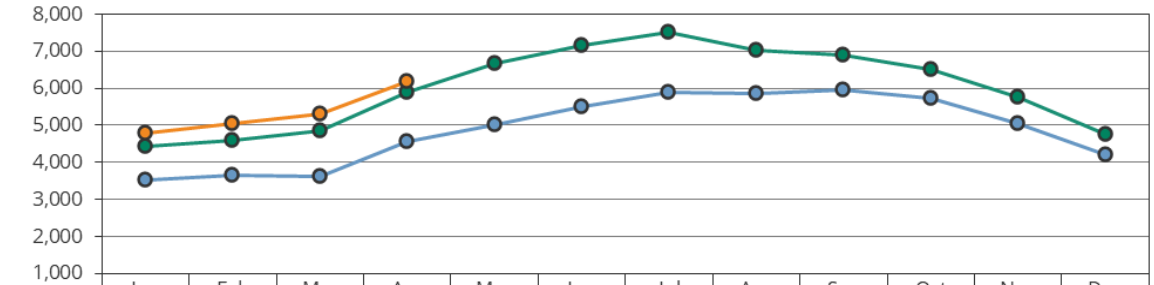
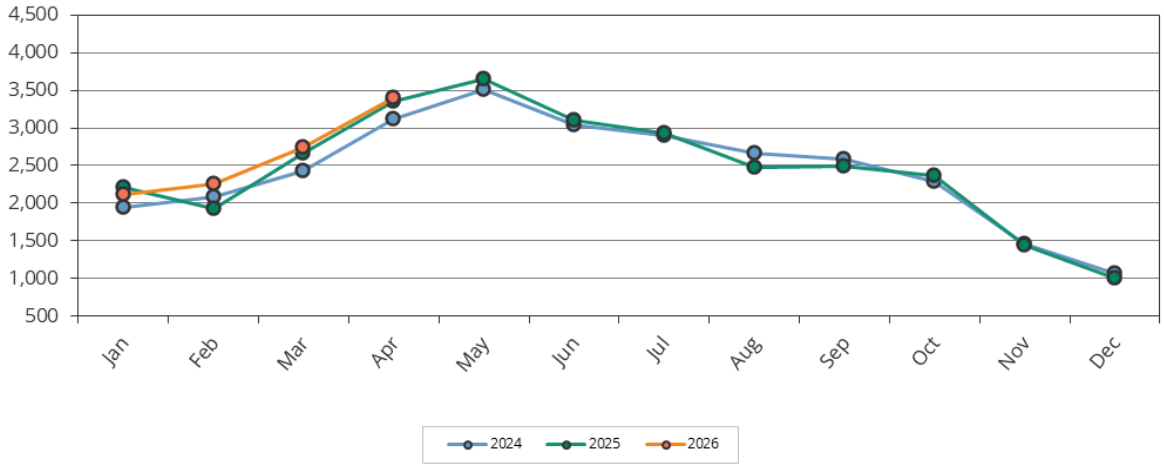
Active Residential Listings

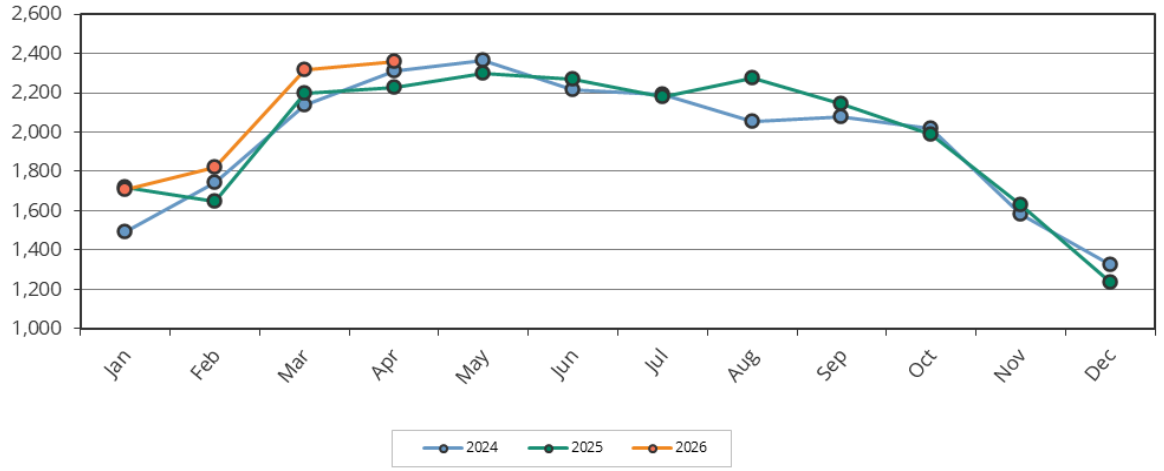


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	3,535	3,650	3,629	4,559	5,009	5,494	5,904	5,848	5,963	5,737	5,049	4,218
2025	4,438	4,586	4,866	5,875	6,679	7,157	7,503	7,018	6,882	6,506	5,773	4,759
2026	4,785	5,060	5,311	6,173								

New Listings



Pending Sales



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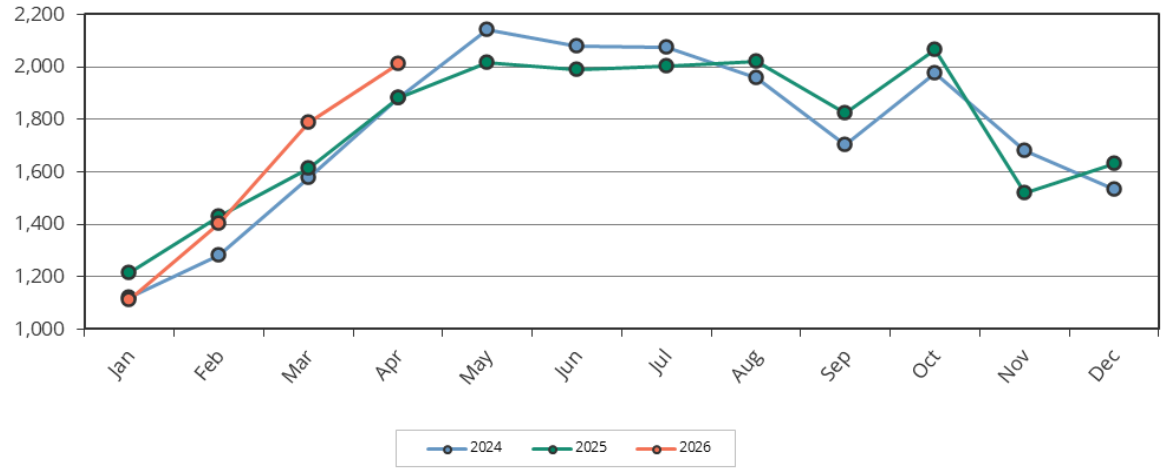
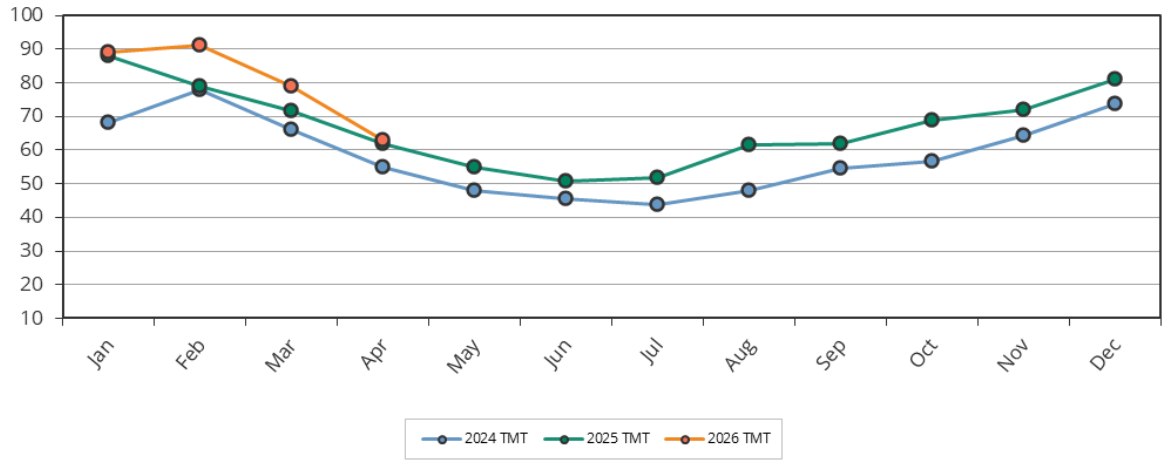
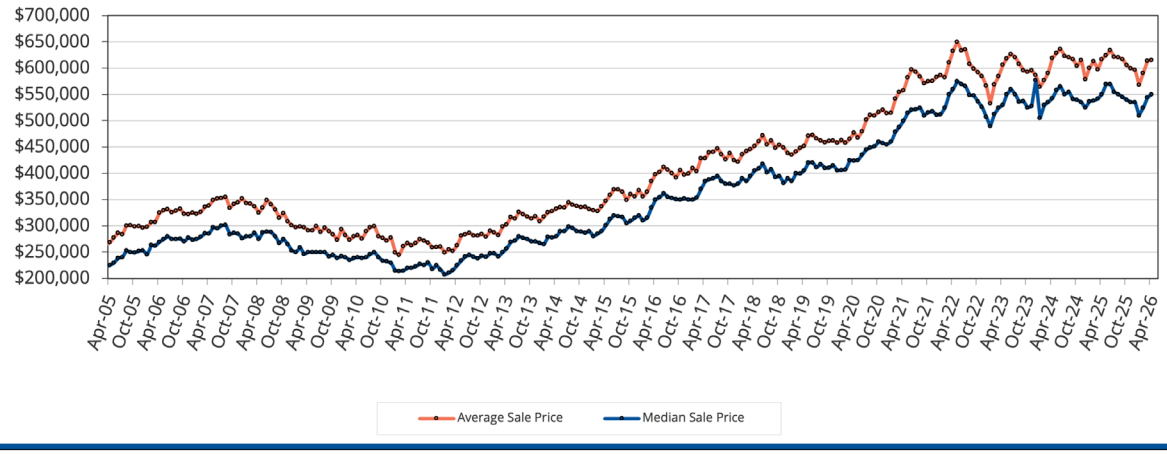
Closed Sales



Average Total Market Time



Average and Median Sale Price



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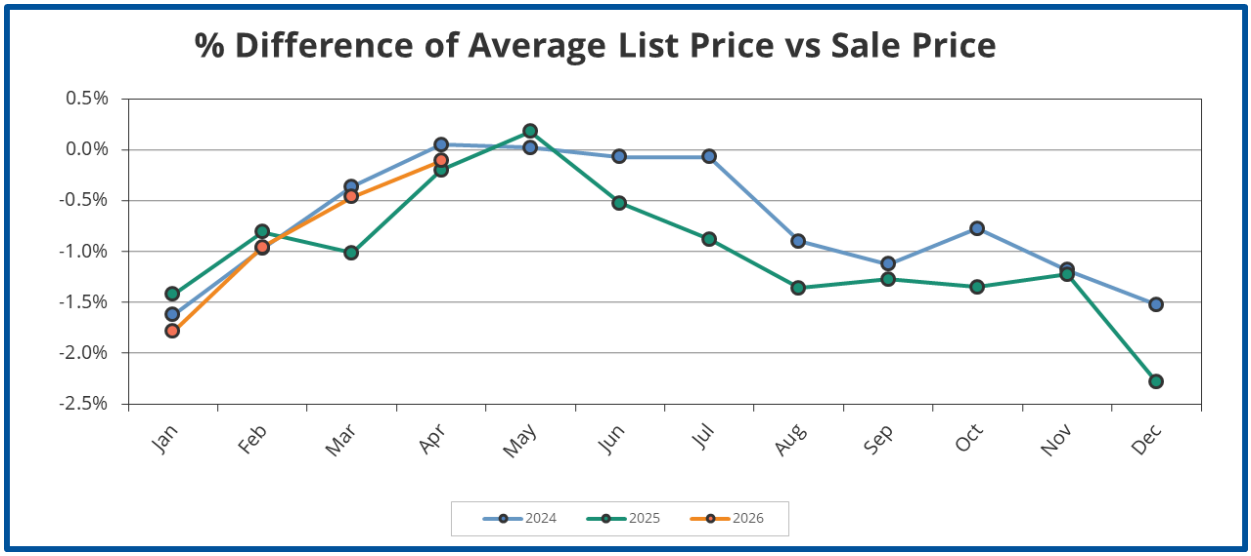

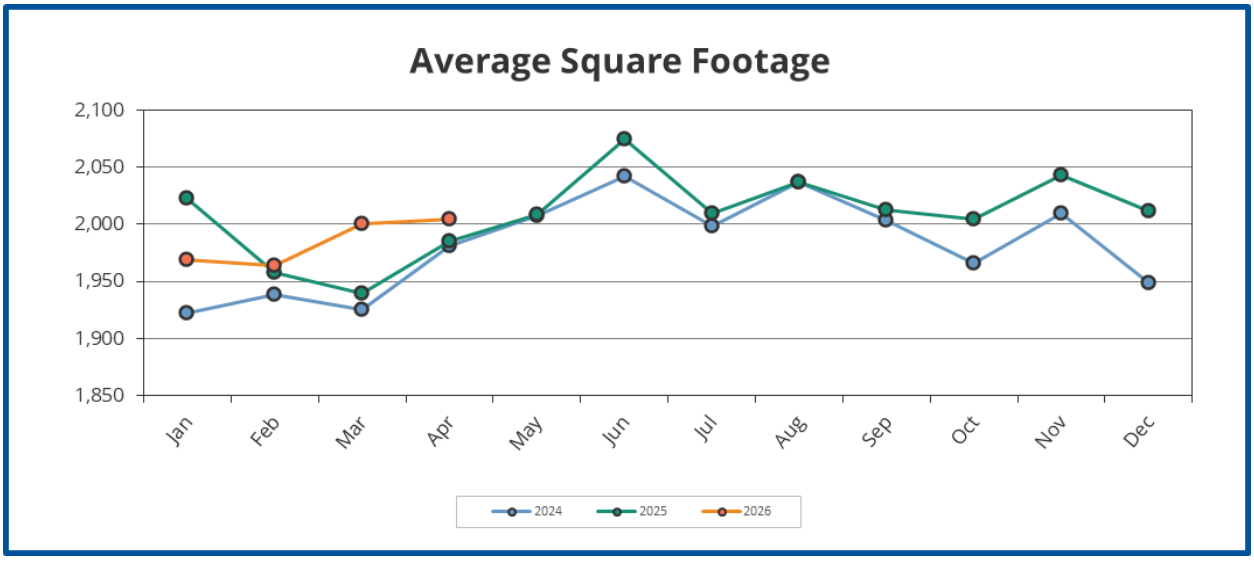

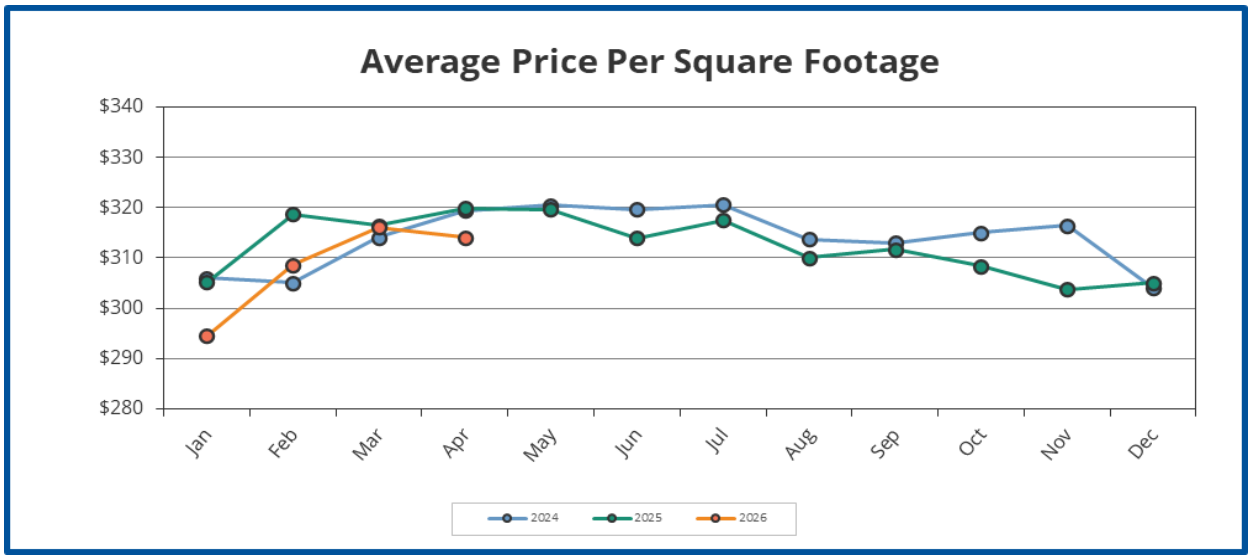

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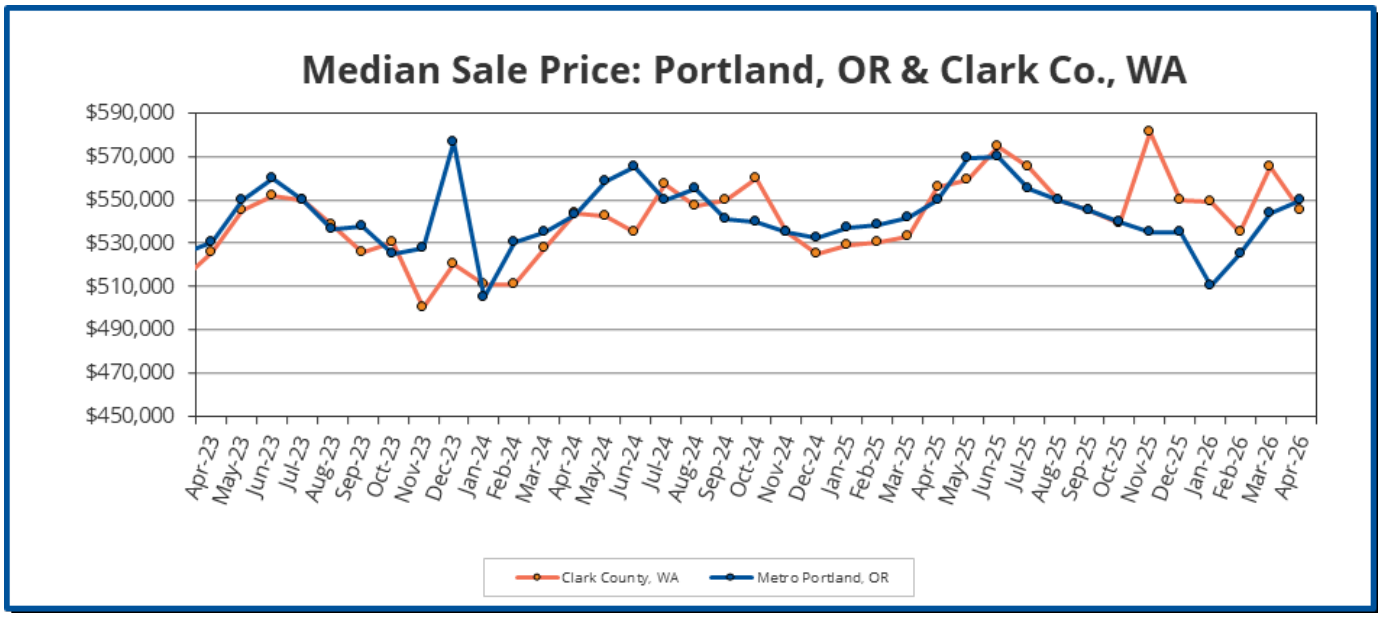

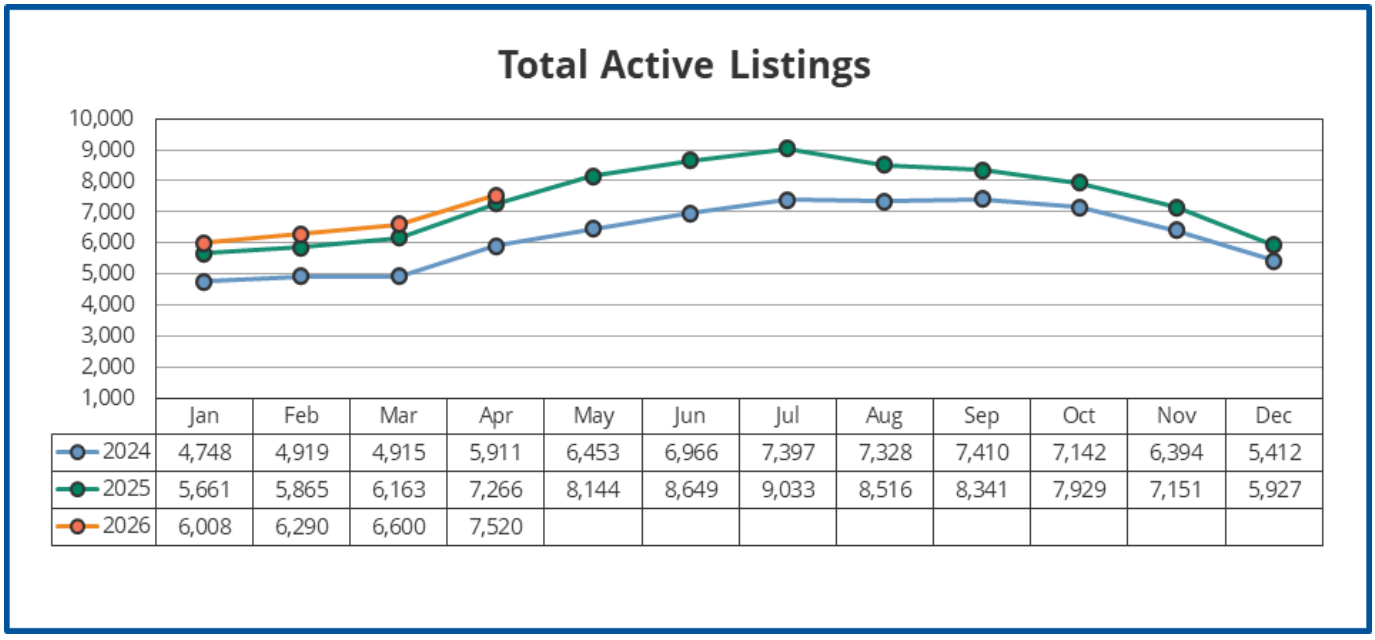

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	4,748	4,919	4,915	5,911	6,453	6,966	7,397	7,328	7,410	7,142	6,394	5,412
2025	5,661	5,865	6,163	7,266	8,144	8,649	9,033	8,516	8,341	7,929	7,151	5,927
2026	6,008	6,290	6,600	7,520								

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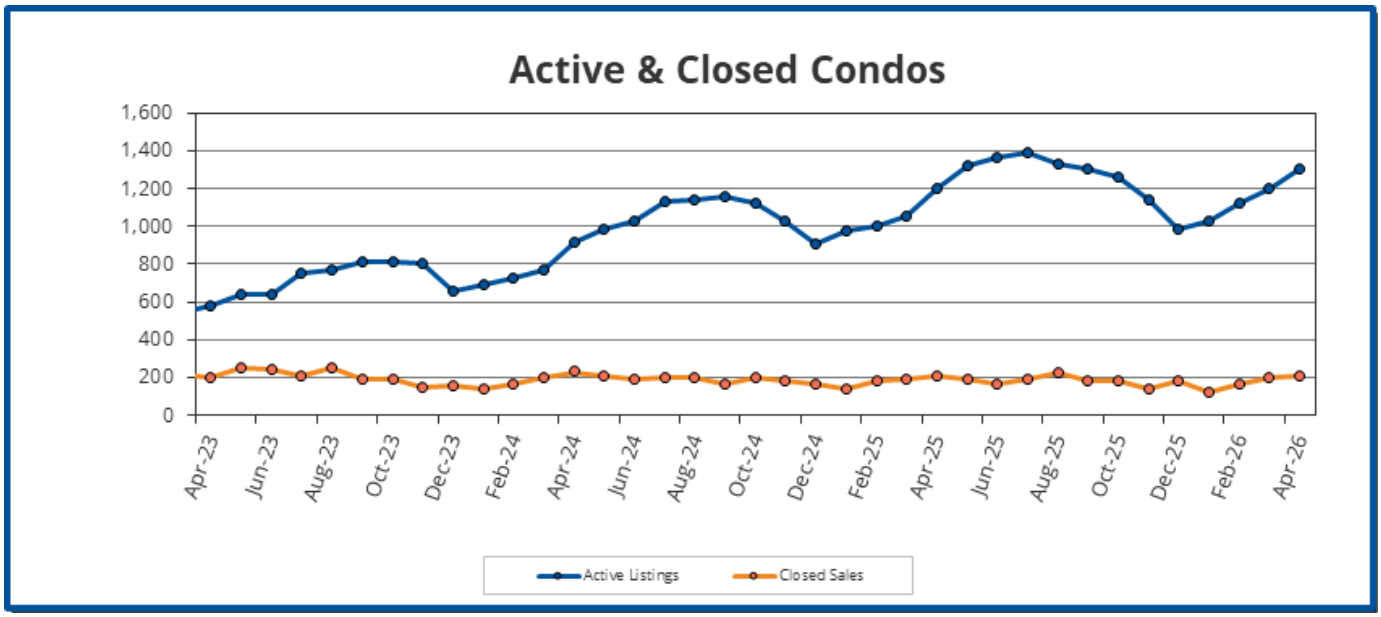

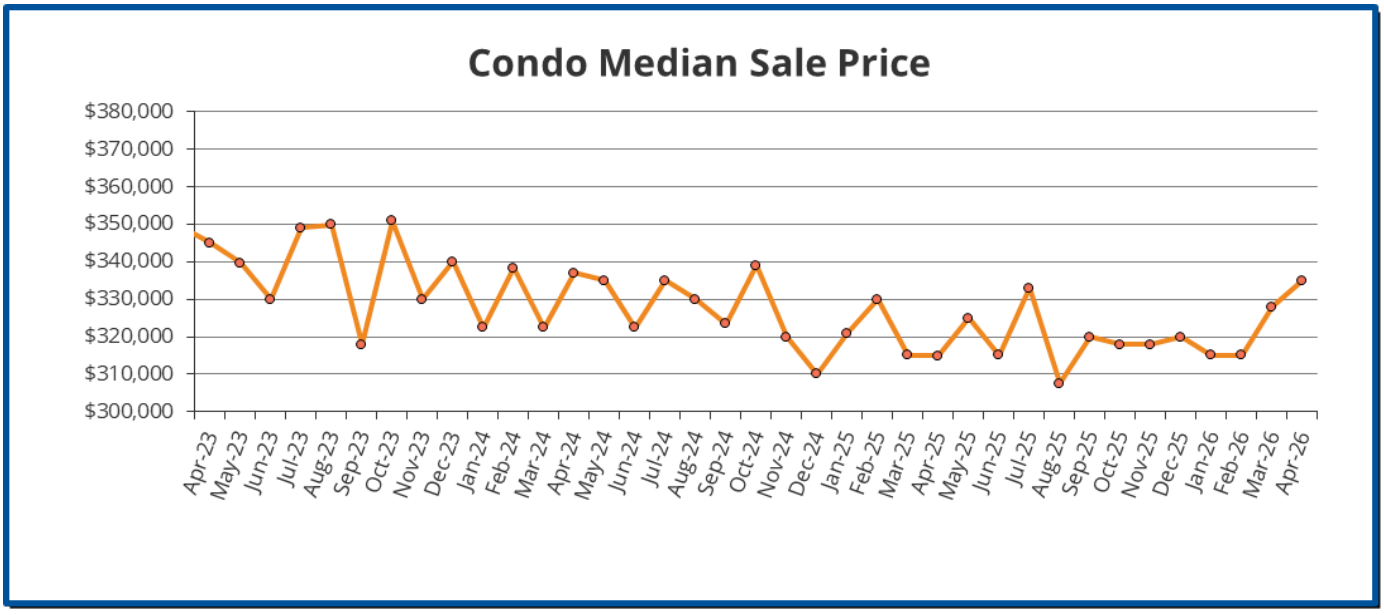

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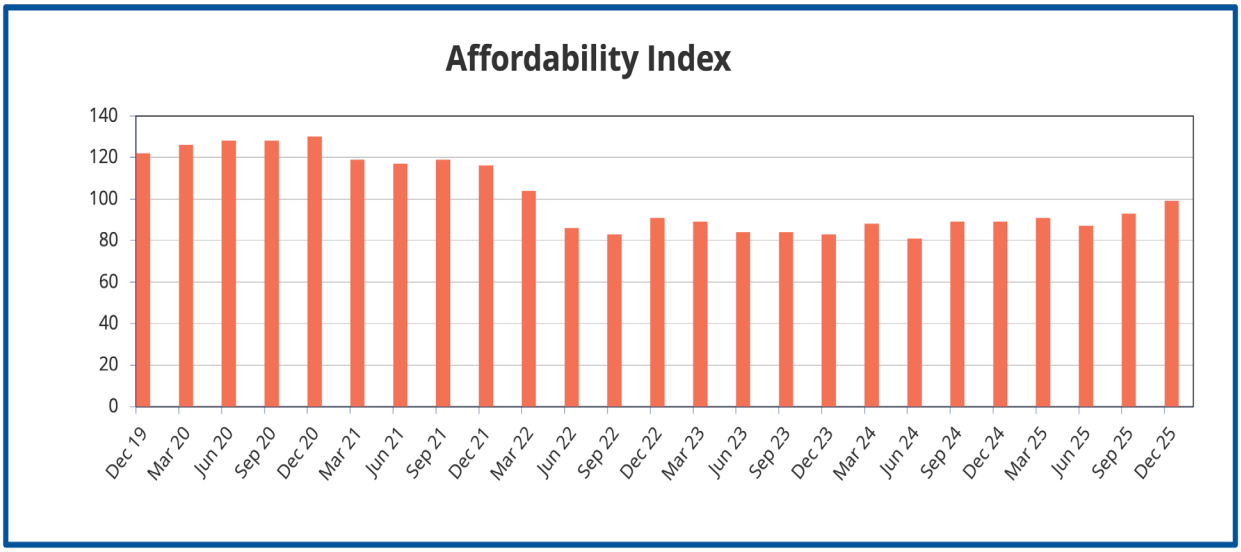

AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Portland Metro area is affordable for a family earning the median income. A family earning the median income ($124,100 in 2025, per HUD) can afford 98% of a monthly mortgage payment on a median priced home ($543,800 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.1% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and Occupancy- Ready Active Listings	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
5,731	**92.8%**	**2.8**

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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/Not Canceled Listings	Pending Sales	Pending Sales 26 vs 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 vs 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
141	N Portland	263	146	21	98	8.9%	83	488,700	42	473	325	-5.5%	274	493,700	466,200	3.1%	6	889,400	3	292,500	7	888,300
142	NE Portland	393	290	28	215	3.9%	191	626,900	47	897	734	16.1%	616	581,700	513,000	2.7%	6	1,191,100	3	328,800	23	904,800
143	SE Portland	543	392	43	277	-4.5%	253	539,400	55	1,172	890	-2.6%	735	507,200	455,000	0.9%	5	1,718,100	18	307,600	25	810,900
144	Gresham / Troutdale	370	198	25	157	0.6%	136	501,500	62	665	518	6.6%	456	494,400	480,800	-1.0%	4	1,218,500	10	275,700	9	539,800
145	Milwaukie / Clackamas	503	298	53	223	21.9%	172	602,800	69	975	746	18.6%	599	573,400	550,000	-1.6%	2	1,320,000	8	323,300	4	646,800
146	Oregon City / Canby	310	188	14	122	-3.2%	114	653,400	69	572	412	7.6%	322	626,900	590,000	0.2%	2	1,915,000	17	387,600	4	566,200
147	Lake Oswego / West Linn	414	223	32	133	34.3%	97	1,020,400	60	662	412	22.3%	322	1,036,000	841,000	-1.0%	-	-	8	832,400	-	-
148	W Portland	956	410	66	253	21.6%	214	704,800	84	1,269	777	9.3%	637	731,700	650,000	-0.7%	-	-	6	354,200	11	1,056,400
149	NW Wash Co.	304	177	20	123	20.6%	104	727,900	64	522	381	7.9%	295	705,300	676,800	-7.4%	-	-	10	479,600	1	955,500
150	Beaverton/ Aloha	468	271	39	179	9.1%	159	552,400	43	857	641	8.6%	532	546,100	550,000	0.0%	2	1,002,000	2	590,000	4	819,500
151	Tigard / Wilsonville	507	280	33	211	-12.4%	200	637,000	63	943	746	-3.4%	620	627,400	610,000	-1.4%	2	716,500	12	497,200	2	880,500
152	Hillsboro / Forest Grove	422	215	30	183	13.0%	144	569,100	75	766	626	5.7%	542	534,500	501,300	-2.6%	5	596,500	10	485,800	12	629,200
153	Mt. Hood	72	30	6	13	62.5%	15	498,000	61	76	45	7.1%	43	516,100	510,000	-5.8%	-	-	6	150,000	-	-
155	Columbia Co.	234	104	13	63	-7.4%	40	456,500	83	295	195	-8.5%	151	465,800	443,600	1.9%	2	532,100	12	121,700	-	-
156	Yamhill Co.	414	174	22	106	-12.4%	91	513,000	89	514	374	-9.2%	333	538,900	470,000	1.5%	6	926,700	18	856,100	8	513,200

[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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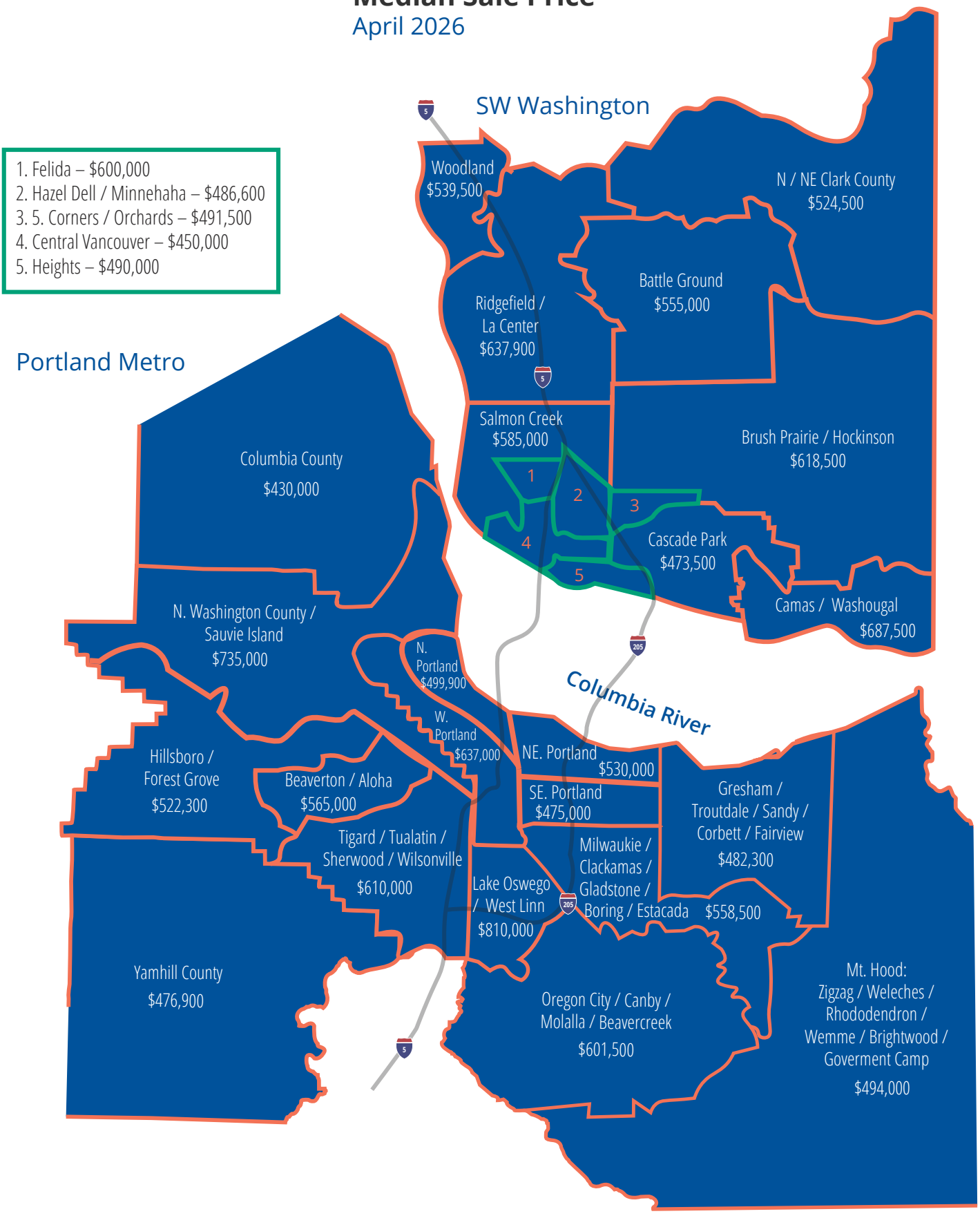
Median Sale Price
April 2026



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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: 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

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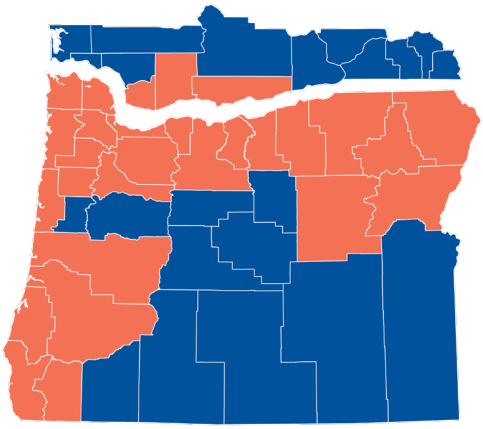
Market Action Report

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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