RMLS™ MULTIPLE LISTING SERVICE

MARKET ACTION REPORT

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

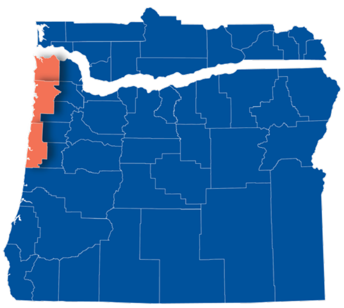
North Coastal Counties May 2026 Reporting Period

North Coastal Counties

May 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 (294) decreased 4.9% from the 309 listed in May 2025, and increased 21.5% from the 242 listed in April 2026.

Pending Sales

Pending sales (160) decreased 5.9% from the 170 offers accepted in May 2025, and increased 9.6% from the 146 offers accepted in April 2026.

Closed Sales

Closed sales (137) increased 1.5% from the 135 closings in May 2025, and increased 29.2% from the 106 closings in April 2026.

Inventory and Time on Market

Inventory decreased to 6.7 months in May. Total market time held steady at 72 days.

Year-to-Date Summary

Comparing the first five months of 2026 to the same period in 2025, new listings (1,156) increased 0.8%, pending sales (621) decreased 3.3%, and closed sales (526) increased 3.5%.

Average and Median Sale Prices

Comparing 2026 to 2025 through May, the average sale price has decreased 0.7% from $562,100 to $558,400. In the same comparison, the median sale price has increased 0.4% from $499,500 to $501,500.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: -2.6% ($578,200 v. $593,900)
Median Sale Price % Change: +0.6% ($505,000 v. $502,000)

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	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	6.7
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

May 2026 vs. April 2026

New Listings	**+21.5%**
Pending Sales	**+9.6%**
Closed Sales	**+29.2%**
Average Sale Price	**0.0%**
Median Sale Price	**-2.9%**
Inventory	**-1.0**
Total Market Time	**0**

May 2026 vs. May 2025

New Listings	**-4.9%**
Pending Sales	**-5.9%**
Closed Sales	**+1.5%**
Average Sale Price	**-4.1%**
Median Sale Price	**+2.0%**
Inventory	**+0.3**
Total Market Time	**-5**

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Residential Sales by Price Range						
Price Range	May 2024		May 2025		May 2026	
0K-100K	1	0.8%	3	2.1%	3	2.2%
100K-200K	6	4.6%	9	6.4%	7	5.1%
200K-300K	8	6.1%	11	7.9%	7	5.1%
300K-400K	13	9.9%	29	20.7%	19	13.9%
400K-500K	29	22.1%	18	12.9%	29	21.2%
500K-600K	23	17.6%	26	18.6%	24	17.5%
600K-700K	14	10.7%	10	7.1%	19	13.9%
700K-800K	7	5.3%	9	6.4%	8	5.8%
800K-900K	6	4.6%	9	6.4%	8	5.8%
900K-1M	3	2.3%	3	2.1%	3	2.2%
1MM-1.1MM	2	1.5%	5	3.6%	4	2.9%
1.1MM-1.2MM	1	0.8%	3	2.1%	3	2.2%
1.2MM-1. 3MM	2	1.5%	0	0.0%	2	1.5%
1.3MM-1.4MM	2	1.5%	0	0.0%	1	0.7%
1.4MM-1.5MM	2	1.5%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	1	0.7%	0	0.0%
1.7MM-1.8MM	1	0.8%	1	0.7%	0	0.0%
1.8MM-1.9MM	0	0.0%	1	0.7%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	11	8.4%	2	1.4%	0	0.0%
Total Closed Sales	131		140		137	

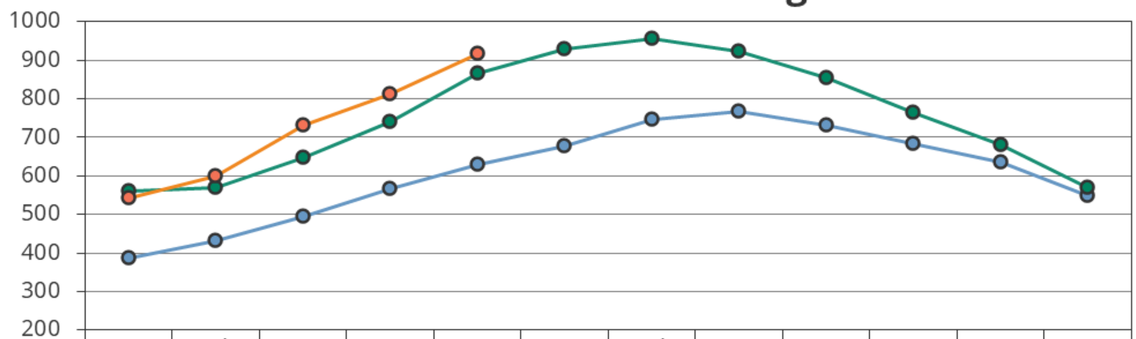
90th Percentile | 50th Percentile | 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	May	294	160	137	550,800	510,000	72
	April	242	146	106	550,600	525,000	72
	Year-To-Date	1,156	621	526	558,400	501,500	100
2025	May	309	170	135	574,300	500,000	77
	Year-To-Date	1,147	642	508	562,100	499,500	95
Change	May 2025	-4.9%	-5.9%	1.5%	-4.1%	2.0%	-5.9%
	Prev Mo 2026	21.5%	9.6%	29.2%	0.0%	-2.9%	0.0%
	Year-To-Date	0.8%	-3.3%	3.5%	-0.7%	0.4%	5.6%

North Coastal Counties

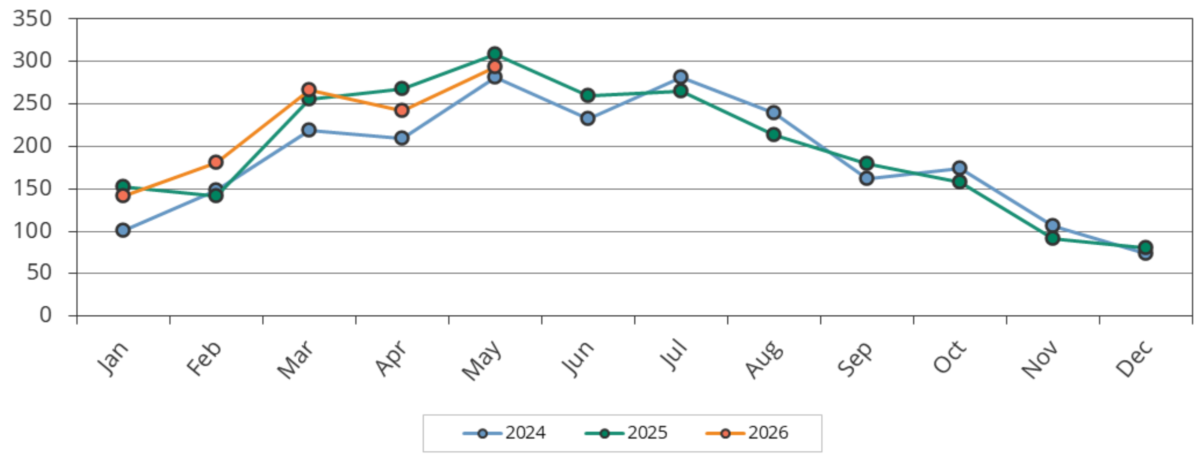
May 2026 Reporting Period

Active Residential Listings

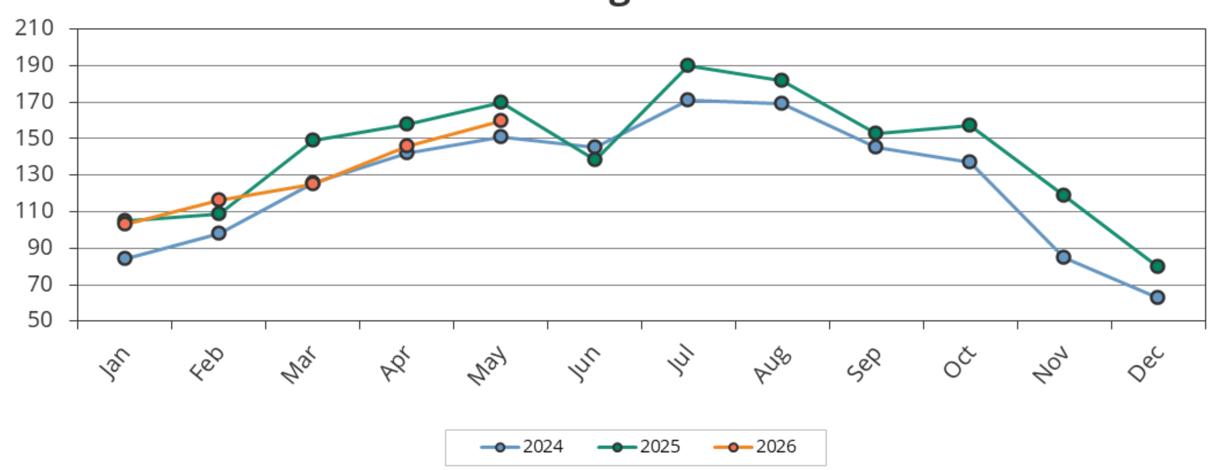


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	388	431	494	567	629	676	746	768	731	684	637	550
2025	562	571	649	740	866	928	956	924	855	763	681	571
2026	544	599	730	812	917							

New Listings



Pending Sales



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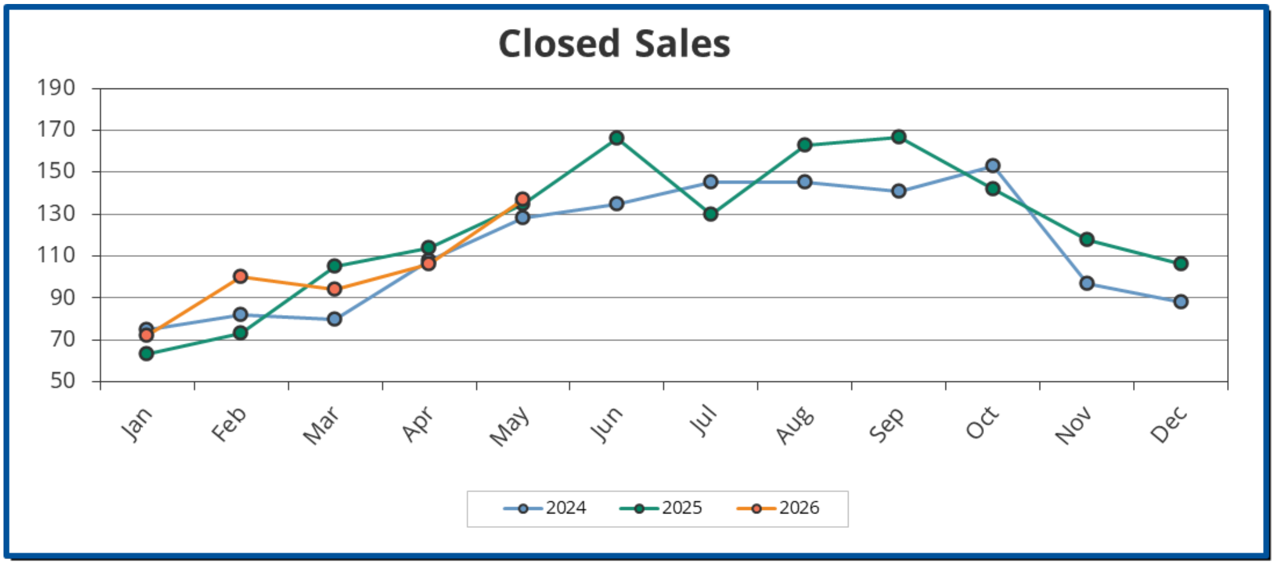

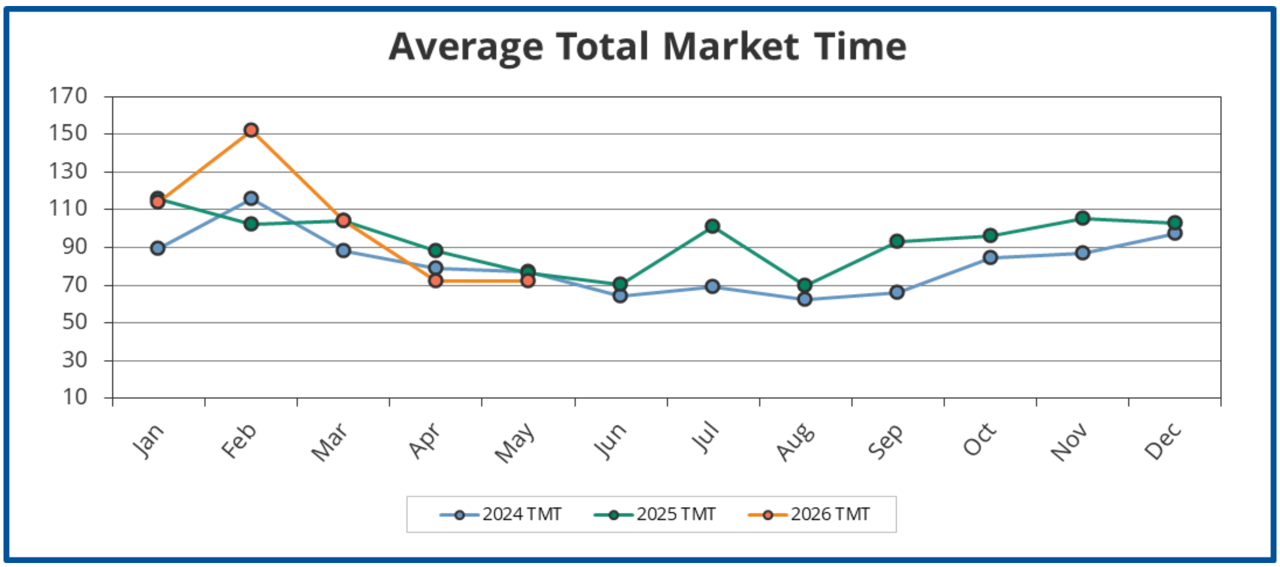

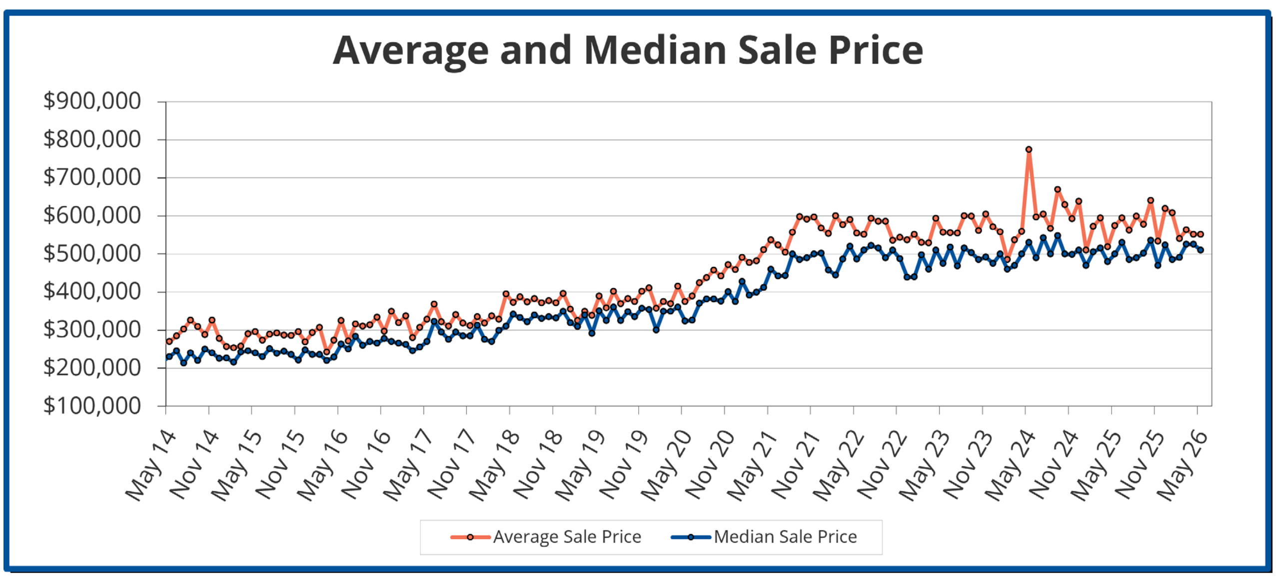

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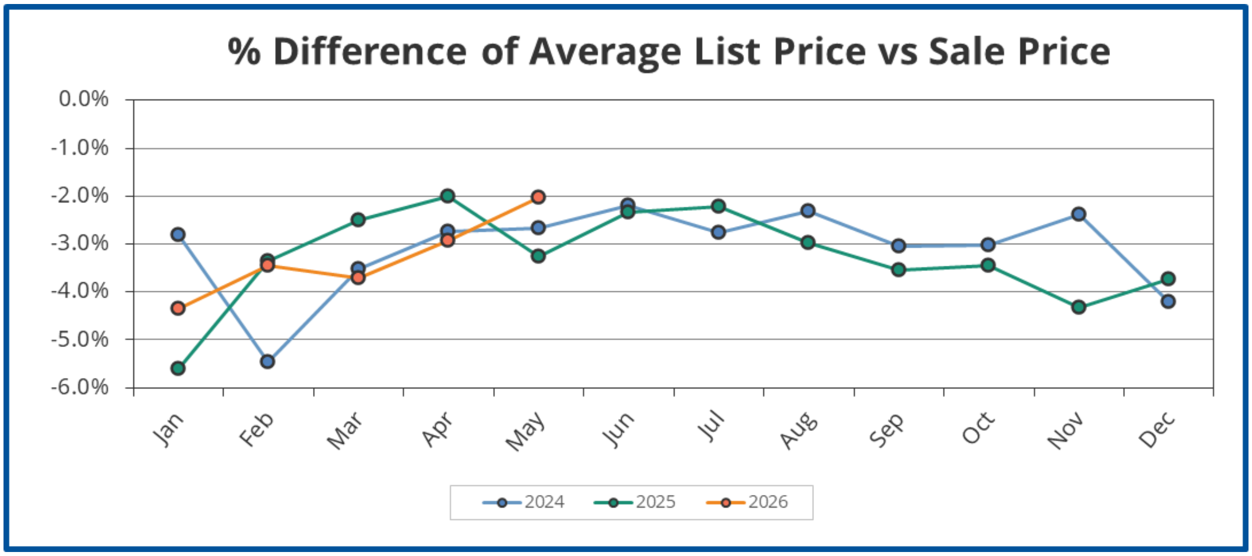

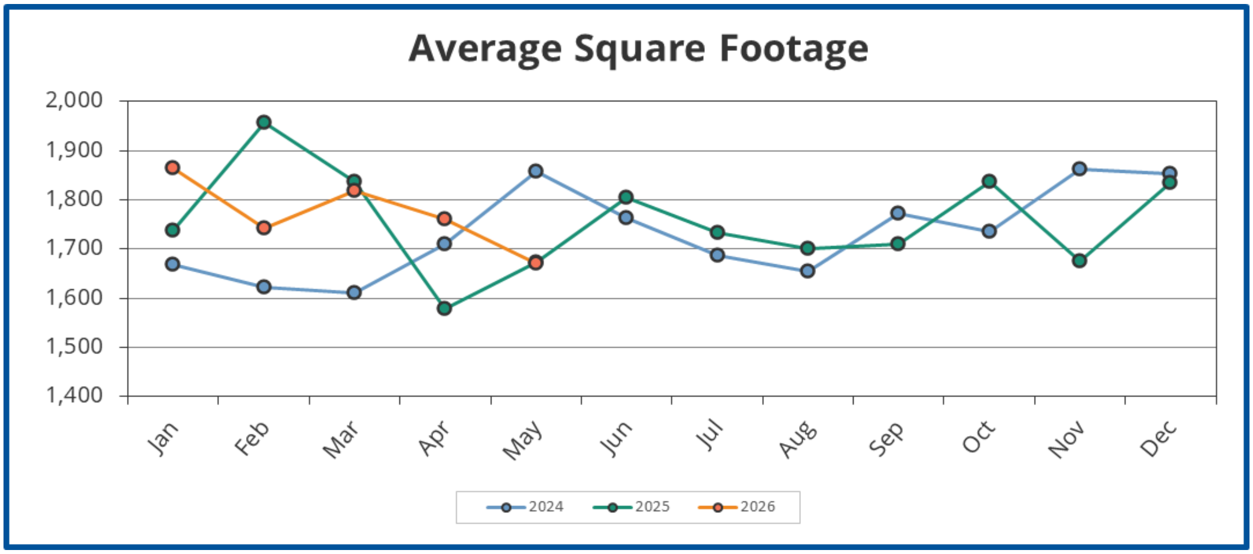

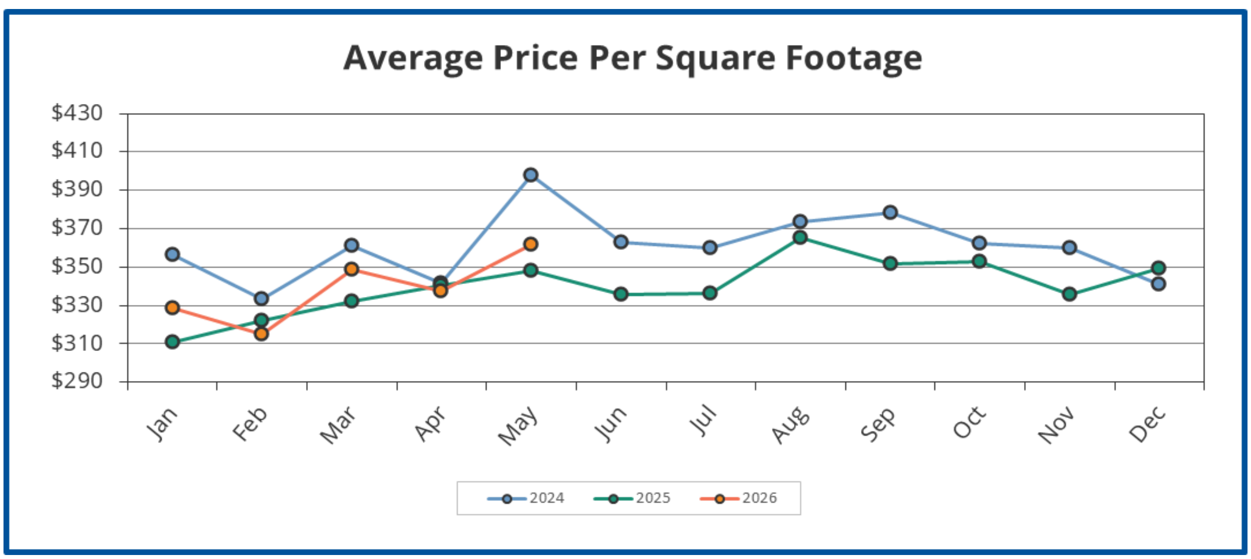

North Coastal Counties

May 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[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	58	31	5	19	-9.5%	21	535,300	28	114	86	-2.3%	71	528,000	544,000	-4.3%	-	-	7	167,100	3	462,700
181	Hammond / Warrenton	55	29	5	8	-33.3%	11	519,400	95	85	46	9.5%	40	478,400	442,000	-17.0%	1	4,500,000	3	193,200	1	750,000
182	Gearhart West	28	13	1	3	-25.0%	5	837,500	119	31	15	-21.1%	17	1,004,100	800,000	13.8%	-	-	1	368,500	-	-
183	Gearhart East	3	1	0	1	-75.0%	-	-	-	6	5	0.0%	5	513,900	526,000	-1.0%	2	1,670,000	4	164,800	1	640,000
184	Seaside Northwest	6	3	0	2	-	2	479,500	204	8	6	0.0%	3	416,000	370,000	-19.9%	-	-	-	-	1	589,000
185	Seaside North Central	7	6	0	6	500.0%	2	579,500	10	16	15	150.0%	11	534,600	525,000	20.0%	-	-	-	-	-	-
186	Seaside Southwest	28	9	0	7	40.0%	4	638,600	90	30	16	6.7%	9	507,600	375,000	-1.0%	-	-	-	-	2	685,000
187	Seaside South Central	5	-	0	1	0.0%	0	-	-	7	2	100.0%	1	482,000	482,000	11.3%	-	-	-	-	-	-
188	Seaside East	16	7	1	5	66.7%	3	577,000	41	26	16	23.1%	11	518,900	515,000	-6.0%	-	-	-	-	1	641,500
189	Cannon Beach / Tolovana Park	33	10	0	4	-50.0%	5	811,000	66	43	24	60.0%	21	851,200	715,000	-15.3%	-	-	3	163,200	-	-
190	Arch Cape / Cove Beach / Falcon Cove	4	1	0	2	-	0	-	-	5	4	33.3%	2	810,000	810,000	-55.8%	-	-	-	-	-	-
191	Rural Clatsop County	14	2	-	4	-42.9%	2	439,500	9	16	10	-41.2%	8	360,400	317,500	10.7%	-	-	4	154,200	-	-
	Clatsop County	257	112	12	62	-6.1%	55	590,500	63	387	245	6.5%	199	585,600	525,000	-9.0%	3	2,613,300	22	176,500	9	597,600
97102	Arch Cape	1	1	0	0	-	0	-	-	2	2	-	2	624,500	624,500	-	-	-	-	-	-	-
97130	Manzanita	23	15	2	10	100.0%	5	669,600	129	36	21	10.5%	14	865,900	829,500	-11.0%	-	-	4	200,000	-	-
97131	Nehalem	18	7	1	6	20.0%	4	644,000	68	28	15	-21.1%	15	484,000	515,000	3.3%	-	-	-	-	-	-
97147	Wheeler	1	1	0	2	100.0%	2	365,000	36	6	6	-14.3%	3	336,700	350,000	-16.6%	-	-	3	36,300	-	-
97136	Rockaway Beach	64	16	4	5	-16.7%	4	484,000	84	86	39	34.5%	35	483,500	484,000	7.0%	1	450,000	4	122,800	-	-
97107	Bay City	13	2	-	3	-40.0%	5	554,800	67	19	13	-13.3%	10	504,000	456,300	20.8%	-	-	1	150,000	-	-
97118	Garibaldi	12	2	-	1	-	1	365,000	189	15	6	-33.3%	6	350,200	350,000	14.3%	-	-	-	-	-	-
97143	Netarts	13	6	0	0	-100.0%	2	433,000	33	15	4	-55.6%	4	682,800	569,500	-2.4%	-	-	2	82,000	-	-
97141	Tillamook	60	21	3	8	0.0%	8	431,500	25	76	39	-25.0%	34	459,500	385,000	2.7%	1	165,000	2	101,700	2	546,800
97134	Oceanside	16	4	0	2	-33.3%	2	502,500	60	21	9	-25.0%	9	642,800	635,000	-16.9%	-	-	4	131,300	-	-
97108	Beaver	3	4	0	2	-	0	-	-	6	3	-40.0%	1	475,000	475,000	-4.6%	-	-	-	-	-	-
97122	Hebo	3	1	0	0	-100.0%	0	-	-	2	1	-50.0%	1	410,000	410,000	-25.6%	-	-	1	75,000	-	-
97112	Cloverdale	13	4	0	2	-66.7%	0	-	-	12	6	-62.5%	7	524,700	425,000	-17.0%	-	-	1	55,000	-	-
97135	Pacific City	21	3	1	3	50.0%	2	847,500	130	26	14	27.3%	13	755,500	795,000	18.5%	-	-	1	142,500	-	-
97149	Neskowin	22	4	-	1	-80.0%	-	-	-	20	4	-71.4%	3	379,700	299,000	4.1%	-	-	2	107,500	-	-
	Tillamook County	283	91	11	45	-8.2%	35	535,600	71	370	182	-16.9%	157	543,700	499,000	1.5%	2	307,500	25	117,200	2	546,800

North Coastal Counties
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Area Report
continued

		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
97367	Lincoln City	149	33	5	14	-39.1%	15	489,200	80	144	68	-10.5%	61	484,800	439,000	-7.1%	1	1,500,000	5	437,600	1	1,165,000
97364	Neotsu	9	2	1	1	-	0	-	-	7	1	-	0	-	-	-9.8%	0	-	0	-	0	-
97368	Otis	19	7	0	3	50.0%	4	722,000	126	28	16	60.0%	15	594,300	480,000	32.0%	-	-	1	25,000	-	-
97341	Depoe Bay	48	5	1	7	-12.5%	4	639,800	212	43	20	-33.3%	15	496,600	583,700	2.1%	1	600,000	1	250,000	-	-
97388	Gleneden Beach	19	6	0	2	0.0%	8	577,600	51	29	14	27.3%	13	831,700	599,000	7.2%	-	-	1	90,000	-	-
97369	Otter Rock	7	1	0	1	-	1	15,000	22	7	1	-	1	15,000	15,000	4.7%	-	-	-	-	-	-
97365	Newport	40	18	1	9	80.0%	7	429,100	91	40	24	20.0%	22	530,700	476,500	9.4%	1	1,100,000	-	-	2	838,200
97366	South Beach	17	2	2	2	-33.3%	1	460,000	4	19	5	-16.7%	5	508,900	460,000	-33.3%	-	-	-	-	-	-
97343	Eddyville	-	-	0	1	-	0	-	-	2	3	-	1	759,600	759,600	42.0%	-	-	-	-	-	-
97357	Logsden	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97391	Toledo	7	3	0	4	0.0%	-	-	-	10	7	-36.4%	4	465,300	332,500	21.9%	-	-	2	65,100	-	-
97380	Siletz	5	4	0	1	0.0%	1	265,000	11	7	2	-33.3%	3	311,700	310,000	-19.3%	-	-	-	-	-	-
97390	Tidewater	2	2	0	0	-	0	-	-	2	0	-100.0%	0	-	-	22.5%	0	-	0	-	0	-
97498	Yachats	17	2	-	3	50.0%	1	742,000	164	16	7	40.0%	7	829,000	825,000	-1.5%	-	-	2	55,000	-	-
97394	Waldport	33	5	5	5	66.7%	4	411,000	22	40	22	46.7%	19	445,200	419,000	11.2%	-	-	3	100,600	-	-
97376	Seal Rock	4	1	0	0	-100.0%	1	699,000	8	4	4	-20.0%	4	750,900	666,800	-6.9%	-	-	1	82,000	-	-
	Lincoln County	377	91	15	53	-3.6%	47	515,600	83	399	194	0.5%	170	540,000	480,000	1.0%	3	1,066,700	16	198,600	3	947,100
	North Coastal Counties Total	917	294	38	160	-5.9%	137	550,800	72	1,156	621	-3.3%	526	558,400	501,500	-2.6%	8	1,456,900	63	158,600	14	665,300

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/25-5/31/26) with 12 months before (6/1/24-5/31/25).

[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.

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.

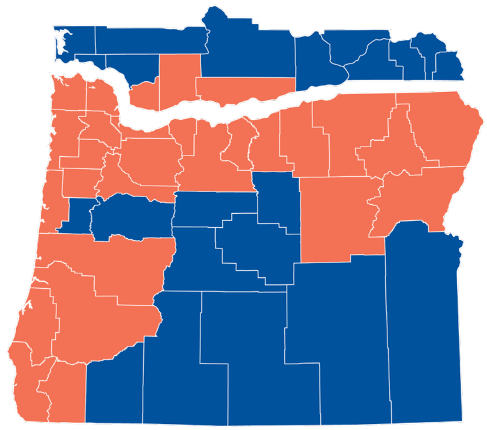
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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

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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