MARKET ACTION REPORT

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

Polk and Marion Counties May 2026 Reporting Period

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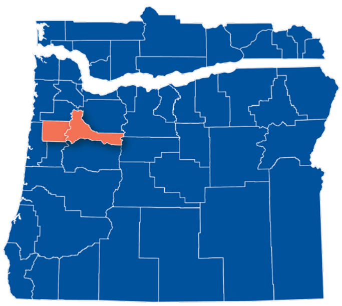
Note: RMLS is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings
New listings (345) increased 8.2% from the 319 listed in May 2025, and increased 20.6% from the 286 listed in April 2026.

Pending Sales
Pending sales (235) decreased 2.5% from the 241 offers accepted in May 2025, and increased 2.6% from the 229 offers accepted in April 2026.

Closed Sales
Closed sales (195) decreased 5.8% from the 207 closings in May 2025, and decreased 4.9% from the 205 closings in April 2026.

Inventory and Time on Market
Inventory increased to 3.8 months in May. Total market time increased to 93 days.

Year-to-Date Summary
Comparing the first five months of 2026 to the same period in 2025, new listings (1,449) increased 4.7%, pending sales (1,051) held steady, and closed sales (889) decreased 1.1%.

Average and Median Sale Prices
Comparing 2026 to 2025 through May, the average sale price has decreased 0.9% from $481,400 to $477,100. In the same comparison, the median sale price has decreased 1.8% from $450,000 to $442,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +1.4% ($476,200 v. $469,800)
Median Sale Price % Change: +0.9% ($444,000 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	3.8
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

May 2026 vs. April 2026

New Listings **+20.6%**
Pending Sales **+2.6%**
Closed Sales **-4.9%**
Average Sale Price **+5.2%**
Median Sale Price **+3.0%**
Inventory **+0.5**
Total Market Time **+27**

May 2026 vs. May 2025

New Listings **+8.2%**
Pending Sales **-2.5%**
Closed Sales **-5.8%**
Average Sale Price **-4.3%**
Median Sale Price **-5.7%**
Inventory **+0.8**
Total Market Time **+39**

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Residential Sales by Price Range

Price Range	May 2024		May 2025		May 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	8	2.5%	9	2.7%	10	3.6%
200K-300K	4	1.3%	12	3.6%	6	2.2%
300K-400K	19	6.0%	16	4.8%	17	6.1%
400K-500K	78	24.5%	56	16.8%	70	25.2%
500K-600K	96	30.2%	104	31.2%	77	27.7%
600K-700K	47	14.8%	53	15.9%	52	18.7%
700K-800K	23	7.2%	37	11.1%	22	7.9%
800K-900K	17	5.3%	9	2.7%	8	2.9%
900K-1M	10	3.1%	10	3.0%	5	1.8%
1MM-1.1MM	5	1.6%	9	2.7%	4	1.4%
1.1MM-1.2MM	2	0.6%	2	0.6%	3	1.1%
1.2MM-1. 3MM	2	0.6%	6	1.8%	2	0.7%
1.3MM-1.4MM	3	0.9%	5	1.5%	0	0.0%
1.4MM-1.5MM	1	0.3%	3	0.9%	0	0.0%
1.5MM-1.6MM	2	0.6%	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%	1	0.4%
1.8MM-1.9MM	1	0.3%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	2	0.6%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	**318**		**333**		**278**	

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	**May**	345	235	195	516,500	450,000	93
	April	286	229	205	491,000	437,000	66
	Year-To-Date	1,449	1,051	889	477,100	442,000	82
2025	**May**	319	241	207	539,500	477,000	54
	Year-To-Date	1,384	1,051	899	481,400	450,000	61
Change	**May 2025**	8.2%	-2.5%	-5.8%	-4.3%	-5.7%	73.2%
	Prev Mo 2026	20.6%	2.6%	-4.9%	5.2%	3.0%	40.9%
	Year-To-Date	4.7%	0.0%	-1.1%	-0.9%	-1.8%	34.5%

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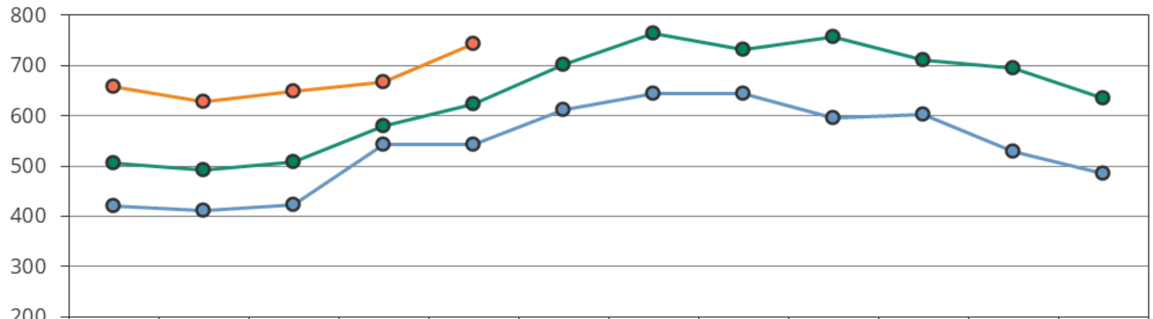
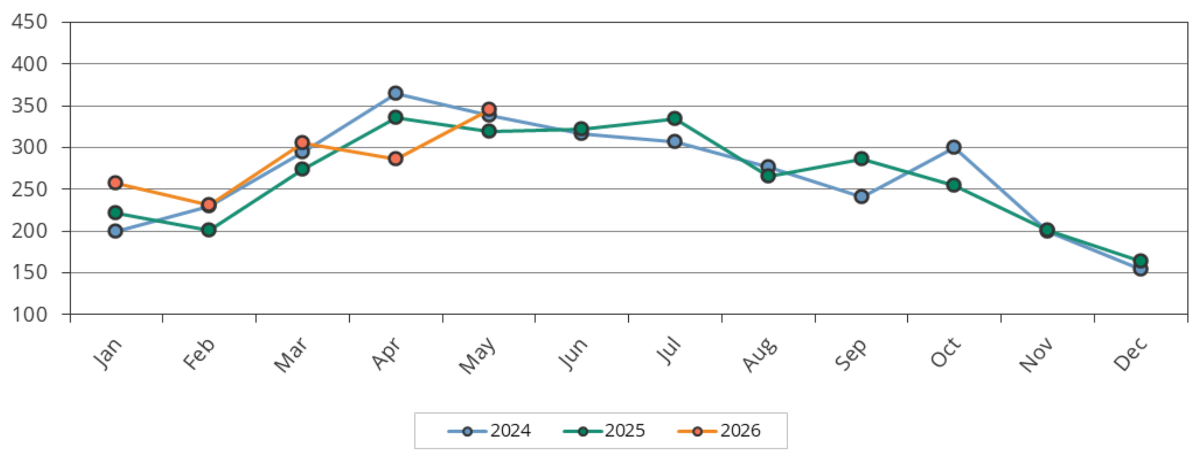
Active Residential Listings

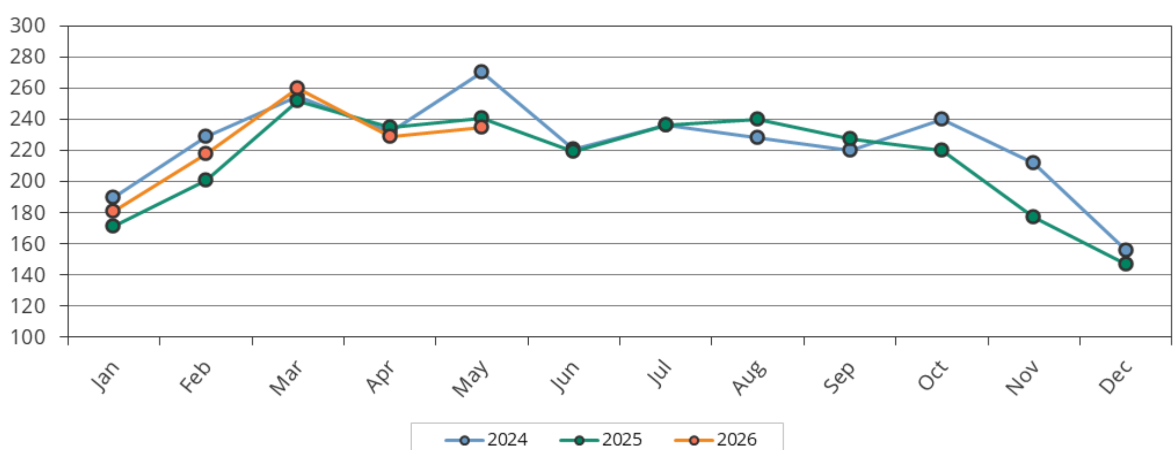


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580	624	702	764	733	758	711	696	634
2026	658	628	648	667	743							

New Listings



Pending Sales



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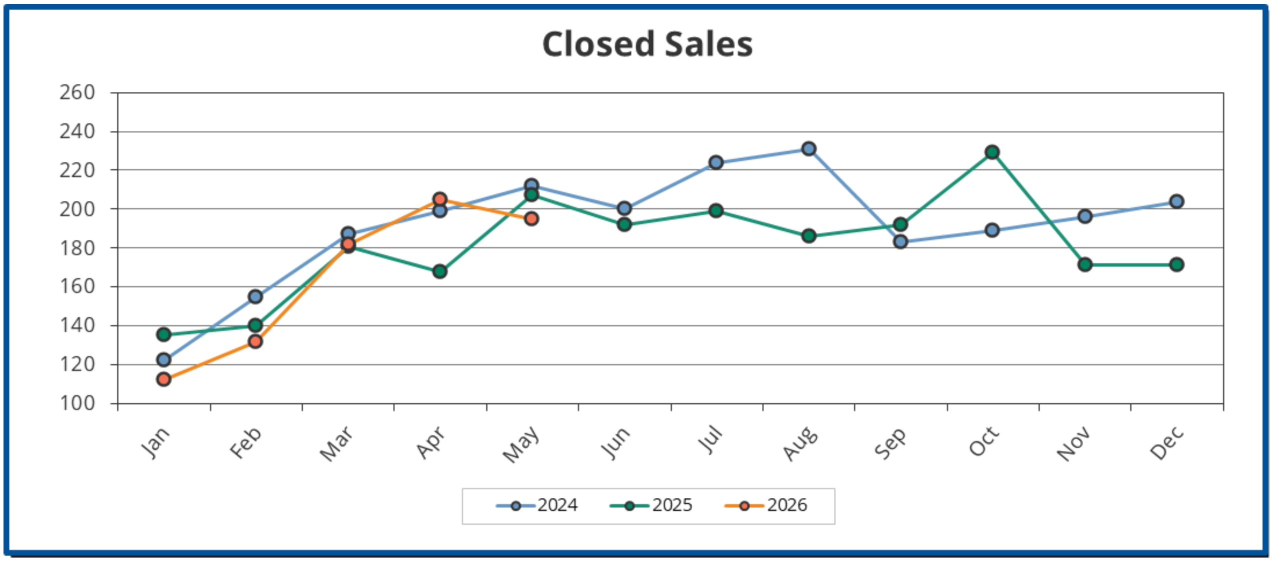

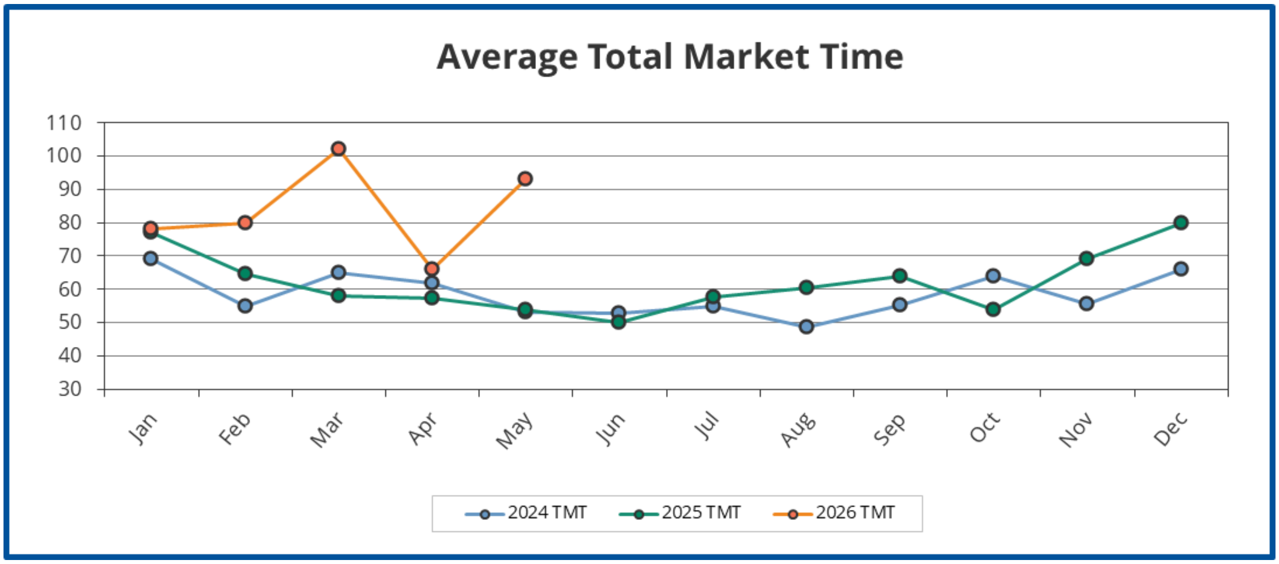

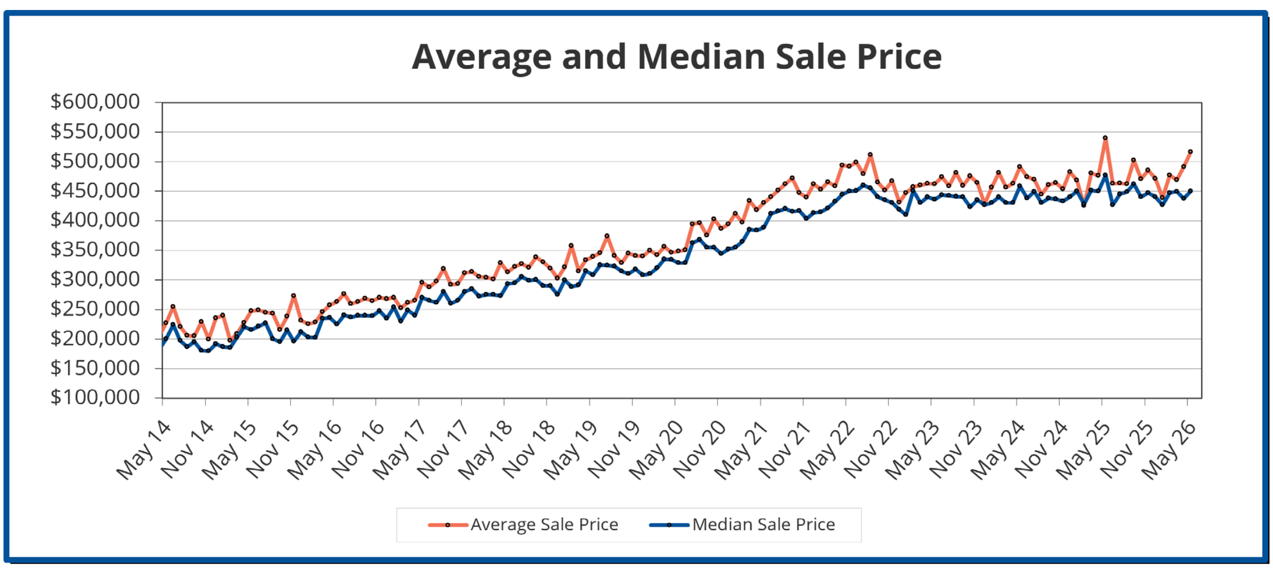

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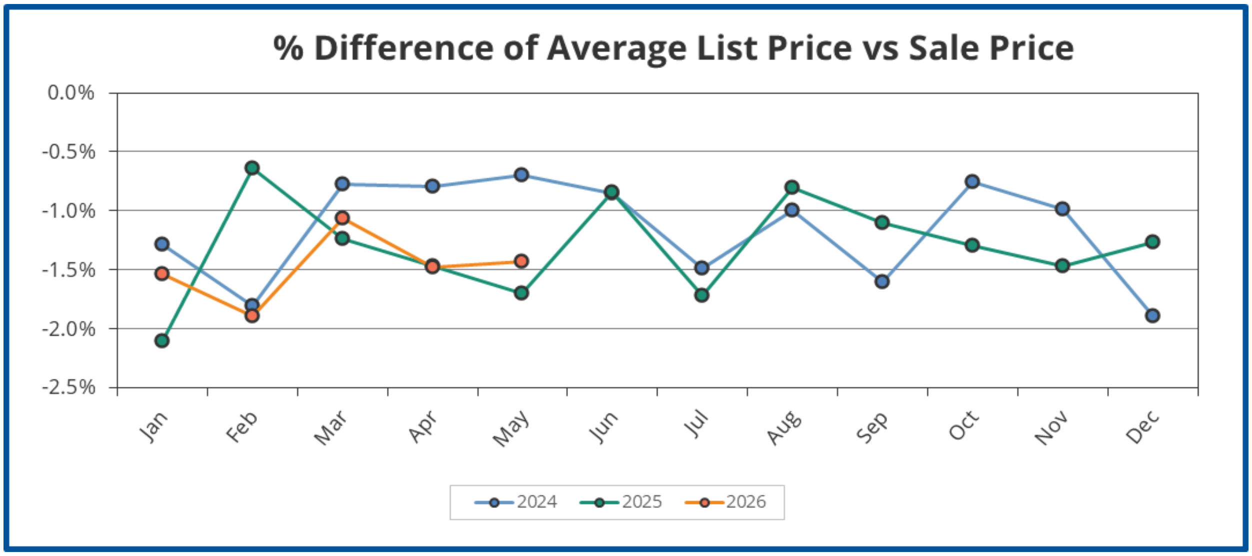

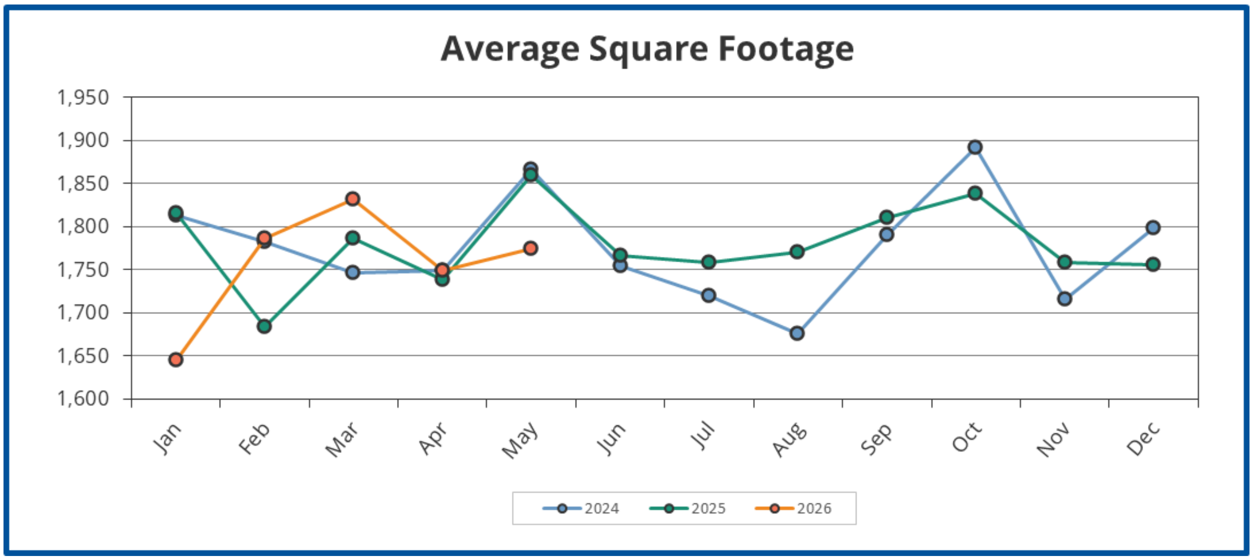

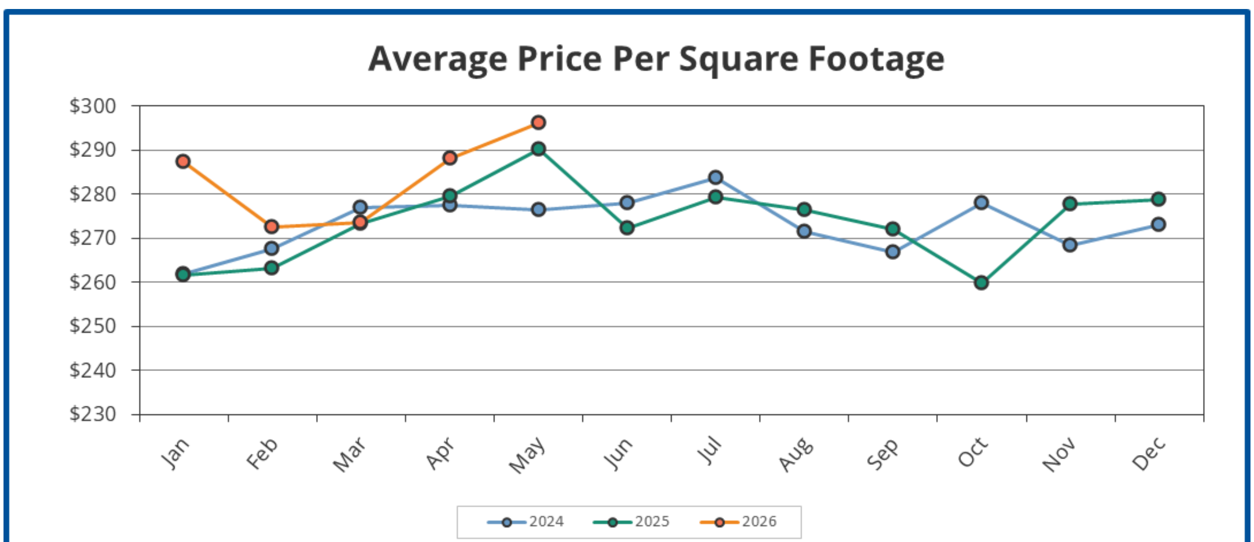

Polk and Marion Counties

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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	98	36	11	23	-4.2%	19	499,200	145	141	103	-4.6%	85	486,700	418,000	4.5%	3	225,200	7	310,500	2	895,000
168	West Salem N	53	23	7	14	-26.3%	14	1,050,300	125	96	64	-12.3%	52	659,000	480,000	10.8%	-	-	-	-	-	-
169	West Salem S	6	1	0	4	300.0%	1	550,000	-	12	8	-33.3%	4	494,300	515,000	2.5%	-	-	1	150,000	1	560,000
170	Woodburn	115	53	7	35	-7.9%	36	430,000	82	250	174	-10.8%	148	426,200	421,200	5.6%	1	2,400,000	1	165,000	-	-
	Except Woodburn	169	80	16	59	37.2%	45	605,100	87	306	216	14.3%	175	561,600	520,000	-1.4%	2	606,300	16	409,300	1	555,000
170	Marion Except Salem/Keizer	284	133	23	94	16.0%	81	527,300	85	556	390	1.6%	323	499,600	456,000	1.2%	3	1,204,200	17	394,900	1	555,000
171	Southwest Salem	3	1	-	2	0.0%	1	472,000	3	8	8	14.3%	7	542,900	505,000	-7.4%	-	-	-	-	-	-
172	South Salem	58	27	2	21	31.3%	19	437,600	112	112	88	-9.3%	77	488,800	455,000	-2.3%	-	-	-	-	1	499,000
173	Southeast Salem	65	36	4	22	10.0%	17	458,000	102	137	105	34.6%	97	491,800	479,000	5.6%	1	975,000	-	-	2	1,103,500
174	Central Salem	30	15	1	6	-40.0%	3	300,000	62	61	31	-22.5%	31	355,600	349,000	2.1%	-	-	-	-	4	681,300
175	East Salem S	30	22	1	20	-20.0%	13	434,100	60	106	95	-2.1%	67	444,100	440,000	-2.3%	-	-	2	298,500	1	485,000
176	East Salem N	66	23	6	18	-21.7%	14	268,200	73	121	89	11.3%	84	329,900	380,000	-10.6%	-	-	2	755,000	-	-
177	South Keizer	8	7	1	4	33.3%	1	380,000	150	16	11	10.0%	7	356,200	380,000	21.3%	-	-	-	-	-	-
178	North Keizer	42	21	2	7	-58.8%	12	501,000	67	83	59	-9.2%	55	455,100	457,900	0.3%	-	-	-	-	3	752,000
167-169	Polk Co. Grand Total	157	60	18	41	-6.8%	34	727,600	133	249	175	-9.3%	141	550,500	442,500	6.9%	3	225,200	8	290,400	3	783,300
170-178	Marion Co. Grand Total	586	285	40	194	-1.5%	161	471,900	85	1,200	876	2.1%	748	463,300	441,000	0.1%	4	1,146,900	21	420,100	12	727,300
	Polk & Marion Grand Total	743	345	58	235	-2.5%	195	516,500	93	1,449	1,051	0.0%	889	477,100	442,000	1.4%	7	751,900	29	384,300	15	738,500
220	Benton County	96	43	7	34	36.0%	19	556,300	65	173	127	22.1%	102	605,900	572,500	-9.8%	-	-	3	57,300	4	904,500
221	Linn County	223	110	12	82	-3.5%	65	422,400	42	468	356	-10.8%	296	447,200	406,000	4.7%	4	557,700	13	203,700	6	566,100

[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.

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.

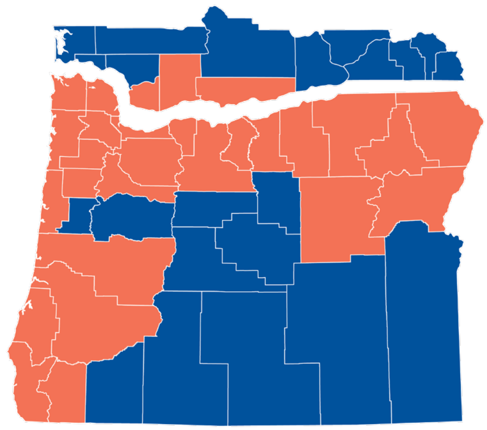
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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