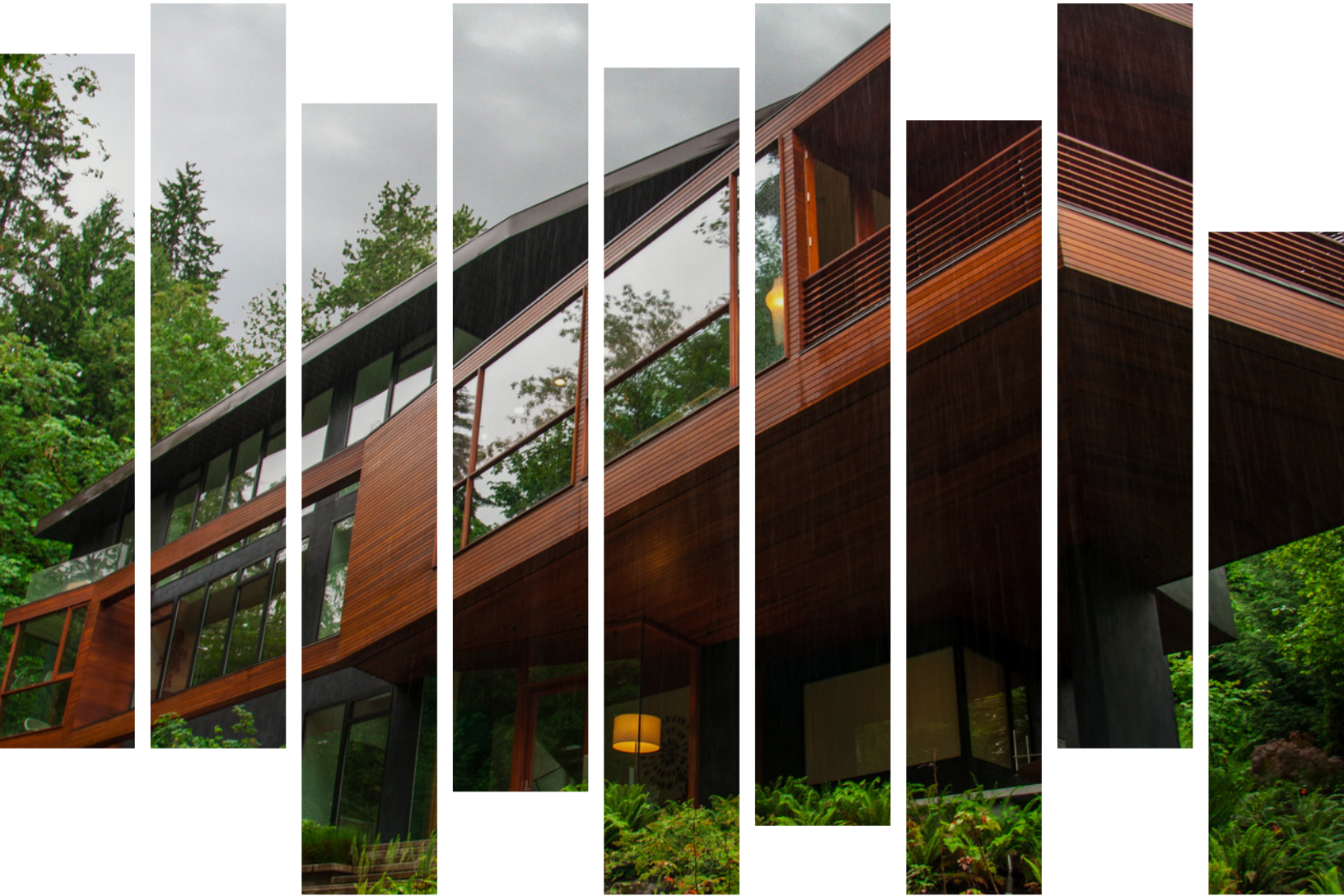




# MARKET ACTION REPORT

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

---

**All Areas** June 2026 Reporting Period



# Table of Contents

*Click on the area name to go to each section.*

**Baker County**

**Columbia Basin**

**Coos County**

**Curry County**

**Douglas County**

**Grant County**

**Josephine County**

**Lane County**

**Mid-Columbia**

**North Coastal Counties**

**Polk and Marion Counties**

**Portland Metro**

**Southwest Washington**

**Union County**

**Wallowa County**

**Definitions and Formulas**





# MARKET ACTION REPORT

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

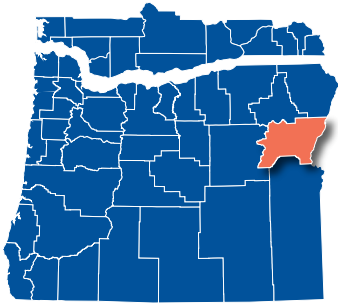
---

**Baker County** June 2026 Reporting Period

# Baker County

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (36) decreased 18.2% from the 44 listed in June 2025, and increased 16.1% from the 31 listed in May 2026.

### Pending Sales

Pending sales (19) decreased 32.1% from the 28 offers accepted in June 2025, and decreased 29.6% from the 27 offers accepted in May 2026.

### Closed Sales

Closed sales (25) increased 8.7% from the 23 closings in June 2025, and increased 56.3% from the 16 closings in May 2026.

### Inventory and Time on Market

Inventory decreased to 4.8 months in June. Total market time increased to 99 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (187) increased 7.5%, pending sales (121) increased 7.1%, and closed sales (102) increased 12.1%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 0.4% from \$316,200 to \$317,500. In the same comparison, the median sale price has decreased 3.6% from \$285,000 to \$274,800.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.1% (\$342,800 v. \$326,300)

Median Sale Price % Change: -2.4% (\$278,300 v. \$285,000)

*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   | 5.3  | 8.0  | 8.7  |
| February  | 6.0  | 8.5  | 5.4  |
| March     | 7.8  | 9.4  | 4.2  |
| April     | 4.9  | 5.4  | 7.1  |
| May       | 3.9  | 6.2  | 7.1  |
| June      | 3.3  | 5.1  | 4.8  |
| July      | 3.4  | 4.5  |      |
| August    | 5.7  | 6.1  |      |
| September | 5.9  | 5.9  |      |
| October   | 4.6  | 4.0  |      |
| November  | 5.9  | 6.0  |      |
| December  | 5.1  | 3.8  |      |

## Residential Trends

### June 2026 vs. May 2026

New Listings **+16.1%** ↑

Pending Sales **-29.6%** ↓

Closed Sales **+56.3%** ↑

Average Sale Price **+15.8%** ↑

Median Sale Price **+4.2%** ↑

Inventory **-2.3** ↓

Total Market Time **+6** ↑

### June 2026 vs. June 2025

New Listings **-18.2%** ↓

Pending Sales **-32.1%** ↓

Closed Sales **+8.7%** ↑

Average Sale Price **-2.5%** ↓

Median Sale Price **-5.7%** ↓

Inventory **-0.3** ↓

Total Market Time **+35** ↑

# Baker County

June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 1        | 3.7%  | 0        | 0.0%  | 0        | 0.0%  |
| 100K-200K                        | 2        | 7.4%  | 2        | 8.7%  | 3        | 12.0% |
| 200K-300K                        | 8        | 29.6% | 10       | 43.5% | 12       | 48.0% |
| 300K-400K                        | 11       | 40.7% | 4        | 17.4% | 5        | 20.0% |
| 400K-500K                        | 3        | 11.1% | 6        | 26.1% | 3        | 12.0% |
| 500K-600K                        | 2        | 7.4%  | 0        | 0.0%  | 0        | 0.0%  |
| 600K-700K                        | 0        | 0.0%  | 1        | 4.3%  | 1        | 4.0%  |
| 700K-800K                        | 0        | 0.0%  | 0        | 0.0%  | 1        | 4.0%  |
| 800K-900K                        | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 900K-1M                          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1MM-1.1MM                        | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.1MM-1.2MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.2MM-1.3MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.3MM-1.4MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.4MM-1.5MM                      | 0        | 0.0%  | 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%  | 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%  | 0        | 0.0%  |
| Total Closed Sales               | 27       |       | 23       |       | 25       |       |

90th Percentile
  50th Percentile
  10th Percentile

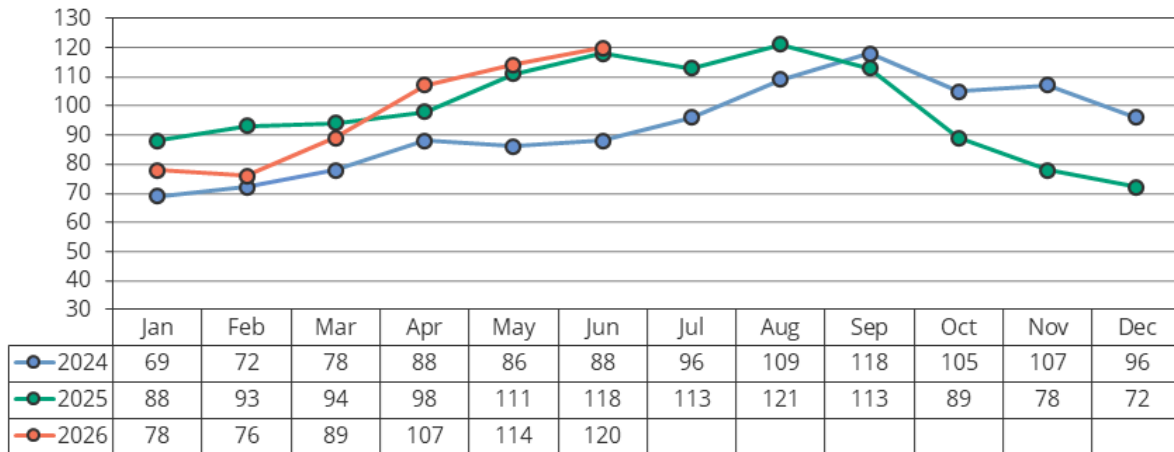
| Baker County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                | June         | 36           | 19            | 25           | 316,800            | 274,500           | 99                |
|                                     | May          | 31           | 27            | 16           | 273,500            | 263,500           | 93                |
|                                     | Year-To-Date | 187          | 121           | 102          | 317,500            | 274,800           | 86                |
| 2025                                | June         | 44           | 28            | 23           | 325,000            | 291,000           | 64                |
|                                     | Year-To-Date | 174          | 113           | 91           | 316,200            | 285,000           | 99                |
| Change                              | June 2025    | -18.2%       | -32.1%        | 8.7%         | -2.5%              | -5.7%             | 54.7%             |
|                                     | Prev Mo 2026 | 16.1%        | -29.6%        | 56.3%        | 15.8%              | 4.2%              | 6.5%              |
|                                     | Year-To-Date | 7.5%         | 7.1%          | 12.1%        | 0.4%               | -3.6%             | -13.1%            |



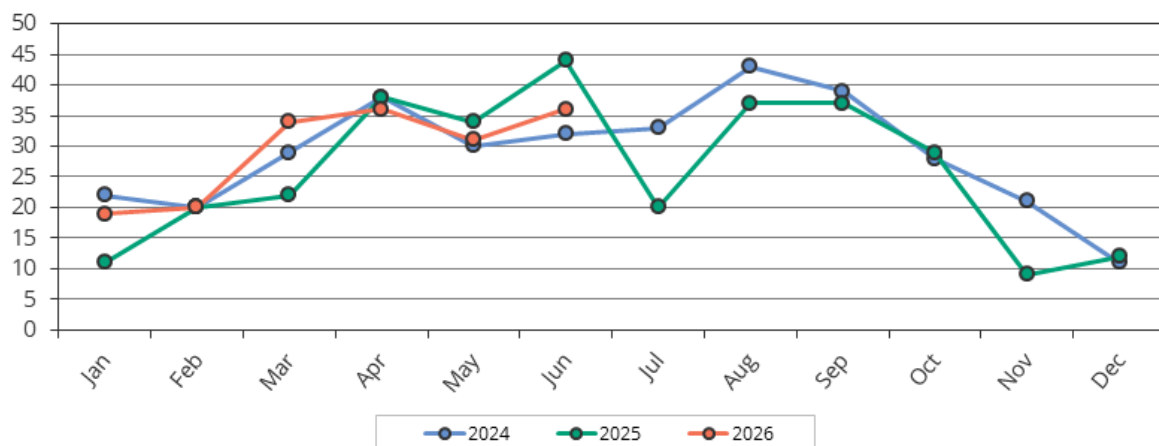
# Baker County

June 2026 Reporting Period

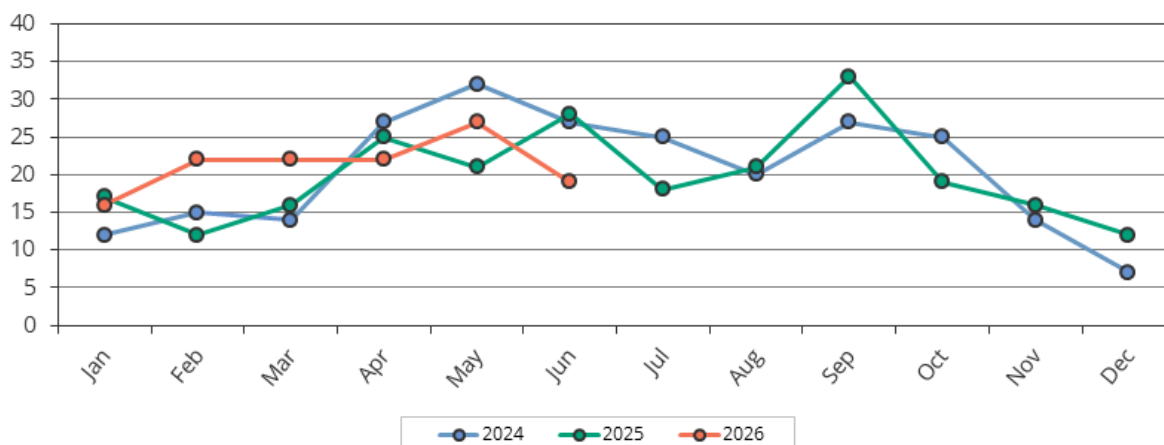
## Active Residential Listings



## New Listings

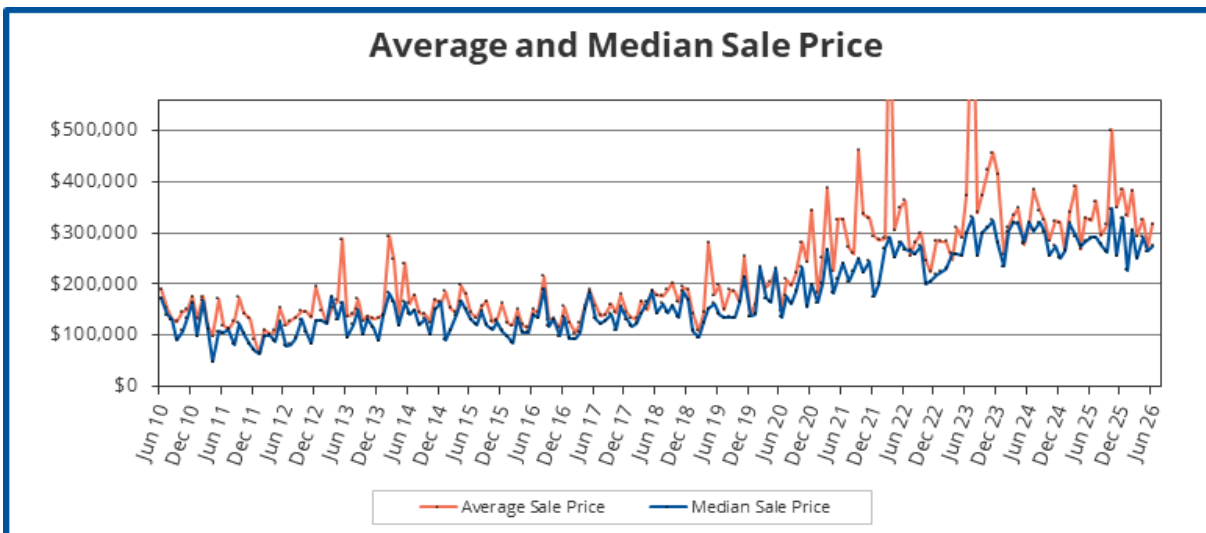
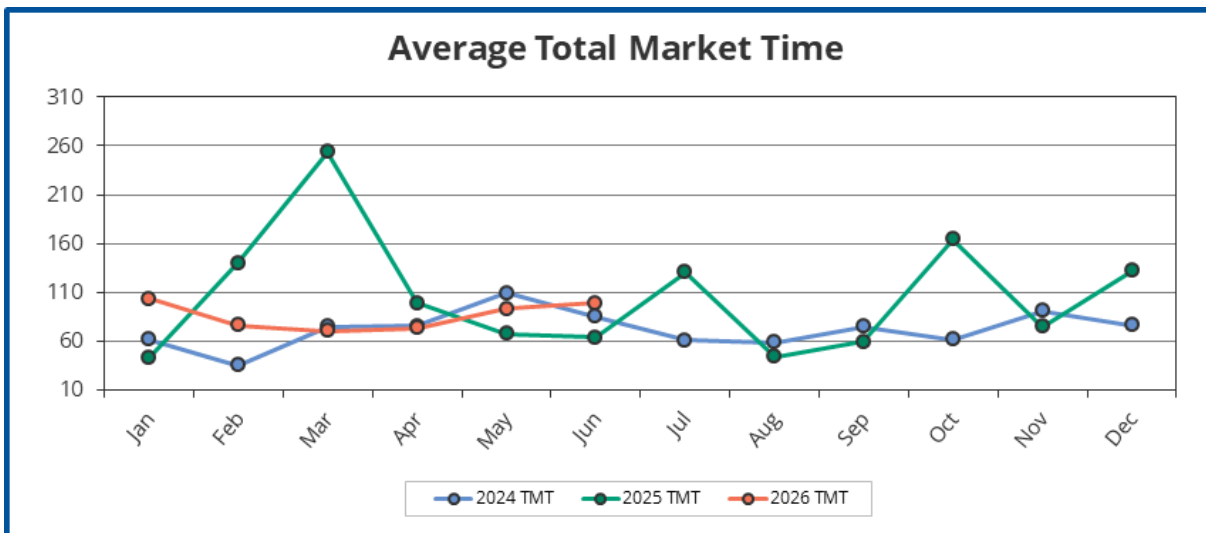
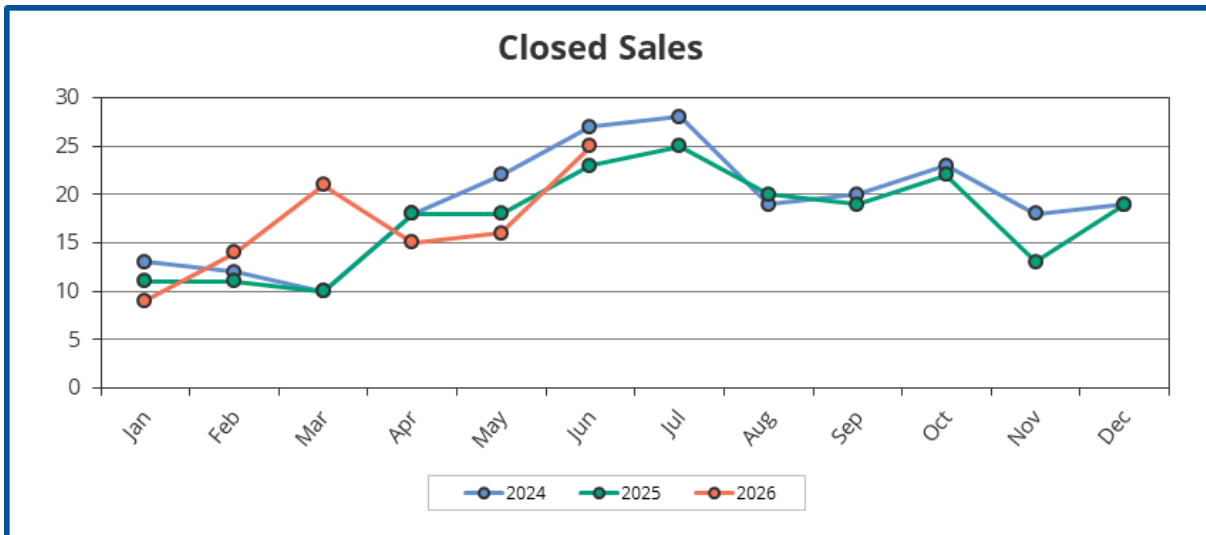


## Pending Sales



# Baker County

## June 2026 Reporting Period

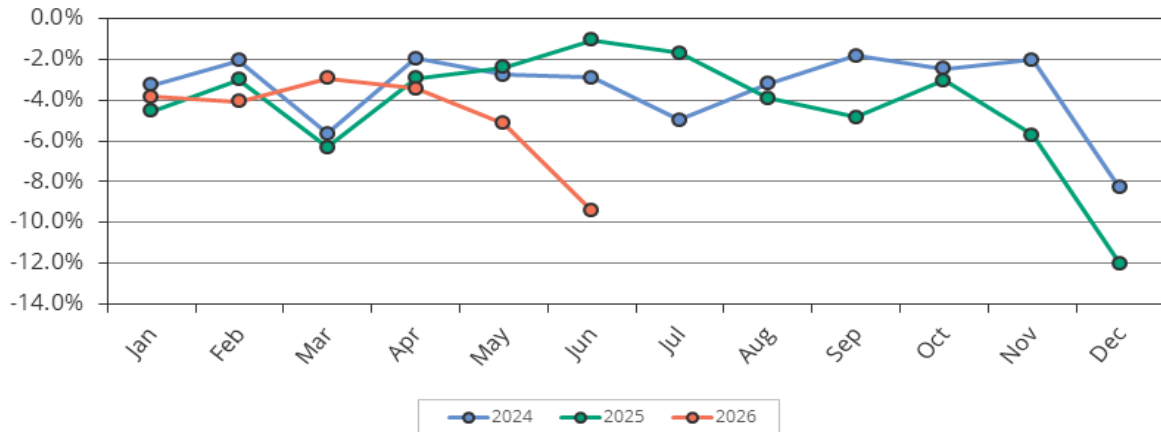


Note: In **April 2022**, the Average Sale Price was **\$788,600** for that month. In **July 2023**, the Average Sale Price was **\$820,400** for that month. This has caused a spike in the Average Sale Price for those months.

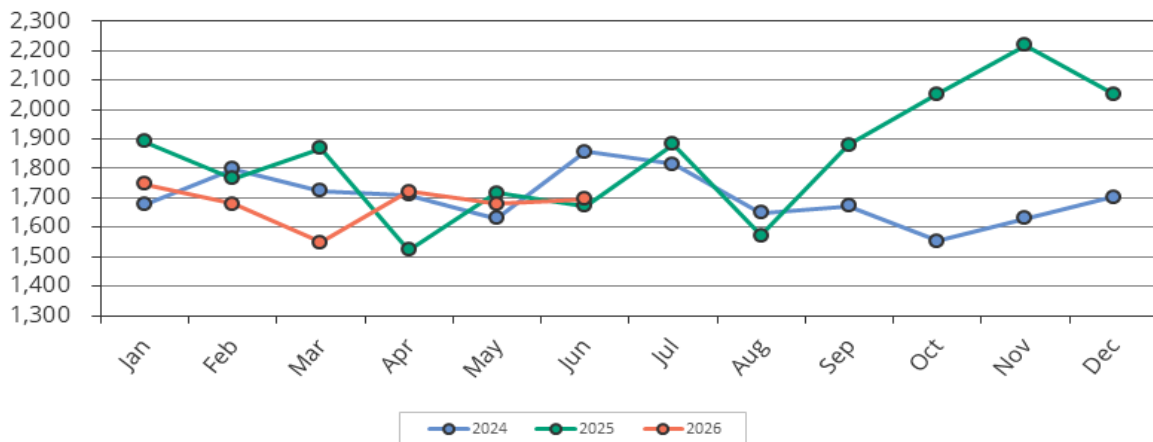
# Baker County

June 2026 Reporting Period

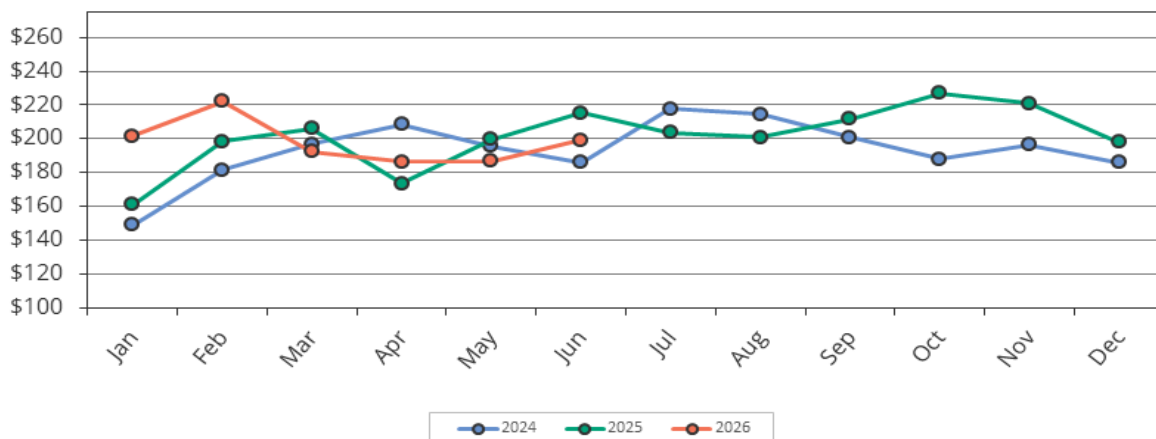
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage





# Baker County

## June 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 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change <sup>2</sup> |            | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 460 | Baker City / Keating                             | 80              | 27           | 10                        | 17            | -26.1%                              | 19           | 287,900            | 85                             | 148          | 97            | -2.0%                               | 82           | 306,500            | 271,300           | 1.7%                                  | 2          | 279,500      | 13                 | 157,200      | 2                  | 412,500      |                    |
| 461 | Haines / Anthony Lk / Muddy Crk                  | 5               | 1            | 0                         | 1             | 0.0%                                | 0            | -                  | -                              | 6            | 5             | 150.0%                              | 3            | 268,300            | 315,000           | -13.6%                                | -          | -            | 1                  | 950,000      | -                  | -            |                    |
| 462 | Sumpter / McEwen / Bourne / Phillips Lk / Granit | 18              | 6            | 1                         | 1             | 0.0%                                | 2            | 232,500            | 29                             | 15           | 8             | 166.7%                              | 6            | 295,200            | 295,000           | 13.3%                                 | -          | -            | 3                  | 83,000       | -                  | -            |                    |
| 463 | Unity / Hereford                                 | 2               | 0            | -                         | 0             | -100.0%                             | 0            | -                  | -                              | 1            | -             | -100.0%                             | -            | -                  | -                 | -                                     | -          | -            | 2                  | 110,000      | -                  | -            |                    |
| 464 | Huntington / Lime                                | 2               | 1            | 1                         | -             | -                                   | 0            | -                  | -                              | 4            | 2             | -33.3%                              | 1            | 62,600             | 62,600            | -74.6%                                | -          | -            | -                  | -            | 1                  | 275,000      |                    |
| 465 | Durkee / Pleasant Valley                         | 0               | 0            | 0                         | 0             | -                                   | 1            | 239,000            | 12                             | 1            | 1             | -                                   | 1            | 239,000            | 239,000           | -                                     | -          | -            | -                  | -            | -                  | -            |                    |
| 466 | Richland New Bridge                              | 7               | 1            | 2                         | 0             | -100.0%                             | 1            | 395,000            | -                              | 8            | 3             | 50.0%                               | 4            | 457,500            | 507,500           | 57.7%                                 | -          | -            | 2                  | 108,000      | -                  | -            |                    |
| 467 | Halfway / Cornucopia                             | 5               | -            | 0                         | 0             | -100.0%                             | 2            | 675,000            | 393                            | 3            | 5             | 66.7%                               | 5            | 508,000            | 565,000           | 7.3%                                  | -          | -            | -                  | -            | -                  | -            |                    |
| 468 | Oxbow                                            | 1               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 1            | 0             | -                                   | 0            | -                  | -                 | -                                     | 0          | -            | 0                  | -            | 0                  | -            |                    |
|     | Baker County                                     | 120             | 36           | 14                        | 19            | -32.1%                              | 25           | 316,800            | 99                             | 187          | 121           | 7.1%                                | 102          | 317,500            | 274,800           | -                                     | 2          | 279,500      | 21                 | 175,200      | 3                  | 366,700      |                    |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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: 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:

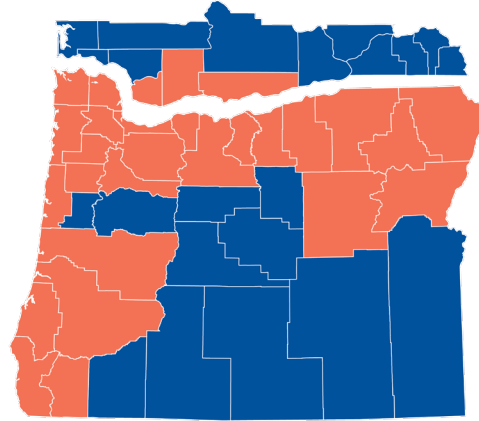
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent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

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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





# MARKET ACTION REPORT

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

---

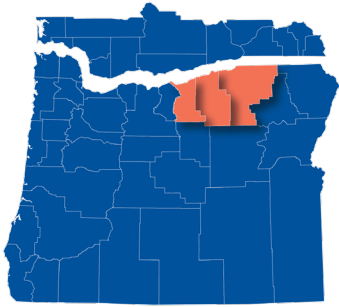
**Columbia Basin** June 2026 Reporting Period



# Columbia Basin

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (128) increased 26.7% from the 101 listed in June 2025, and increased 6.7% from the 120 listed in May 2026.

### Pending Sales

Pending sales (98) increased 12.6% from the 87 offers accepted in June 2025, and decreased 13.3% from the 113 offers accepted in May 2026.

### Closed Sales

Closed sales (85) increased 26.9% from the 67 closings in June 2025, and increased 16.4% from the 73 closings in May 2026.

### Inventory and Time on Market

Inventory decreased to 3.8 months in June. Total market time decreased to 53 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (646) increased 12.5%, pending sales (500) increased 8.0%, and closed sales (432) increased 4.9%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 5.4% from \$317,800 to \$335,100. In the same comparison, the median sale price has increased 5.1% from \$305,000 to \$320,500.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.0% (\$333,800 v. \$317,800)

Median Sale Price % Change: +3.2% (\$314,900 v. \$305,000)

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   | 5.1  | 4.5  | 4.6  |
| February  | 4.2  | 4.0  | 5.2  |
| March     | 4.0  | 4.6  | 4.2  |
| April     | 3.5  | 3.1  | 3.7  |
| May       | 3.5  | 3.0  | 4.0  |
| June      | 3.4  | 3.8  | 3.8  |
| July      | 3.5  | 4.1  |      |
| August    | 3.1  | 3.9  |      |
| September | 4.1  | 4.1  |      |
| October   | 3.1  | 3.6  |      |
| November  | 3.8  | 4.9  |      |
| December  | 3.6  | 4.5  |      |

## Residential Trends

### June 2026 vs. May 2026

New Listings **+6.7%** ↑

Pending Sales **-13.3%** ↓

Closed Sales **+16.4%** ↑

Average Sale Price **-3.6%** ↓

Median Sale Price **+1.5%** ↑

Inventory **-0.2** ↓

Total Market Time **-29** ↓

### June 2026 vs. June 2025

New Listings **+26.7%** ↑

Pending Sales **+12.6%** ↑

Closed Sales **+26.9%** ↑

Average Sale Price **-0.6%** ↓

Median Sale Price **+3.1%** ↑

Inventory **0.0** —

Total Market Time **+1** ↑

# Columbia Basin

June 2026 Reporting Period

| Residential Sales by Price Range |           |       |           |       |           |       |
|----------------------------------|-----------|-------|-----------|-------|-----------|-------|
| Price Range                      | Jun 2024  |       | Jun 2025  |       | Jun 2026  |       |
| 0K-100K                          | 2         | 2.6%  | 2         | 2.9%  | 1         | 1.2%  |
| 100K-200K                        | 2         | 2.6%  | 3         | 4.4%  | 3         | 3.5%  |
| 200K-300K                        | 18        | 23.1% | 25        | 36.8% | 29        | 34.1% |
| 300K-400K                        | 33        | 42.3% | 25        | 36.8% | 34        | 40.0% |
| 400K-500K                        | 15        | 19.2% | 9         | 13.2% | 17        | 20.0% |
| 500K-600K                        | 5         | 6.4%  | 2         | 2.9%  | 1         | 1.2%  |
| 600K-700K                        | 2         | 2.6%  | 1         | 1.5%  | 0         | 0.0%  |
| 700K-800K                        | 1         | 1.3%  | 0         | 0.0%  | 0         | 0.0%  |
| 800K-900K                        | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 900K-1M                          | 0         | 0.0%  | 1         | 1.5%  | 0         | 0.0%  |
| 1MM-1.1MM                        | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.1MM-1.2MM                      | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.2MM-1.3MM                      | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.3MM-1.4MM                      | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.4MM-1.5MM                      | 0         | 0.0%  | 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%  | 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%  | 0         | 0.0%  |
| <b>Total Closed Sales</b>        | <b>78</b> |       | <b>68</b> |       | <b>85</b> |       |

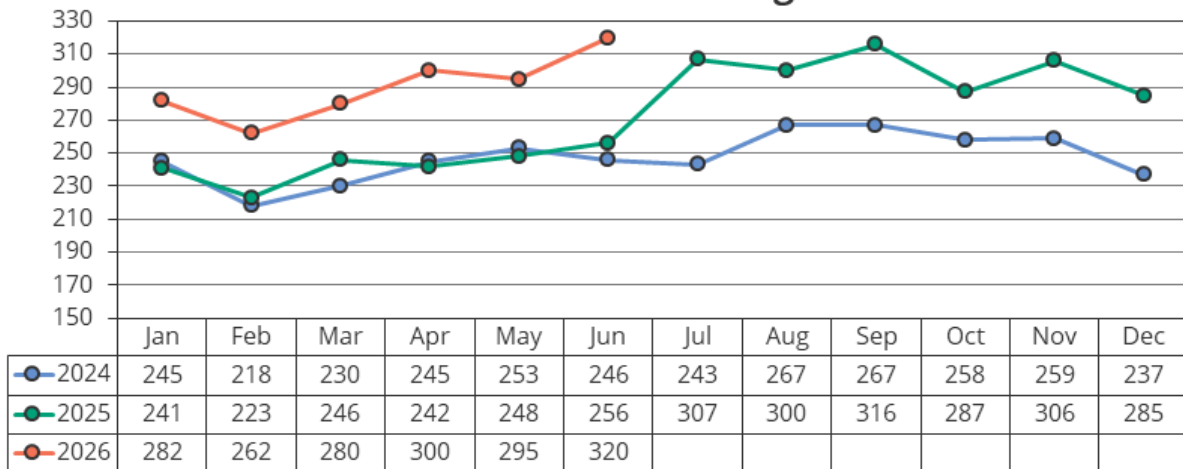
90th Percentile
  50th Percentile
  10th Percentile

| Columbia Basin Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                  | June         | 128          | 98            | 85           | 328,700            | 329,900           | 53                |
|                                       | May          | 120          | 113           | 73           | 341,100            | 325,000           | 82                |
|                                       | Year-To-Date | 646          | 500           | 432          | 335,100            | 320,500           | 80                |
| 2025                                  | June         | 101          | 87            | 67           | 330,700            | 320,000           | 52                |
|                                       | Year-To-Date | 574          | 463           | 412          | 317,800            | 305,000           | 83                |
| Change                                | June 2025    | 26.7%        | 12.6%         | 26.9%        | -0.6%              | 3.1%              | 1.9%              |
|                                       | Prev Mo 2026 | 6.7%         | -13.3%        | 16.4%        | -3.6%              | 1.5%              | -35.4%            |
|                                       | Year-To-Date | 12.5%        | 8.0%          | 4.9%         | 5.4%               | 5.1%              | -3.6%             |

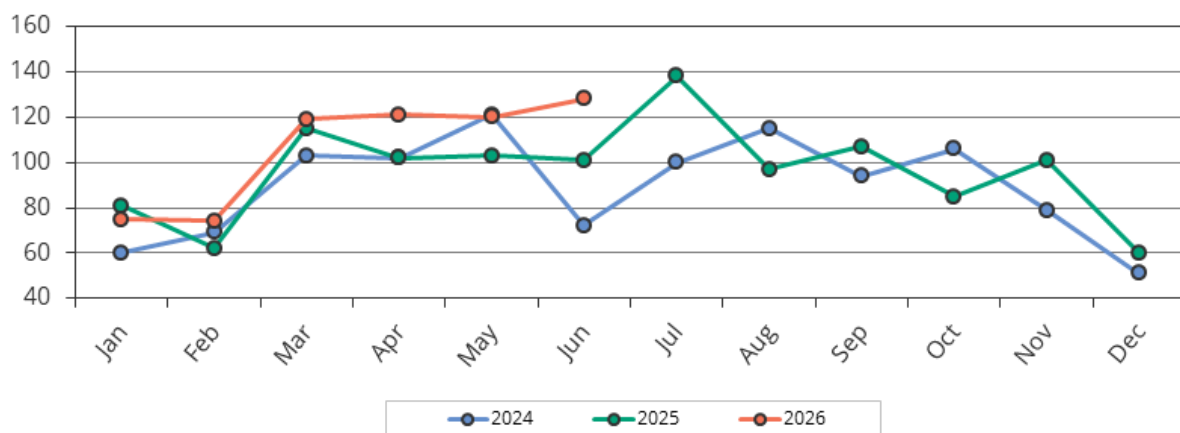
# Columbia Basin

June 2026 Reporting Period

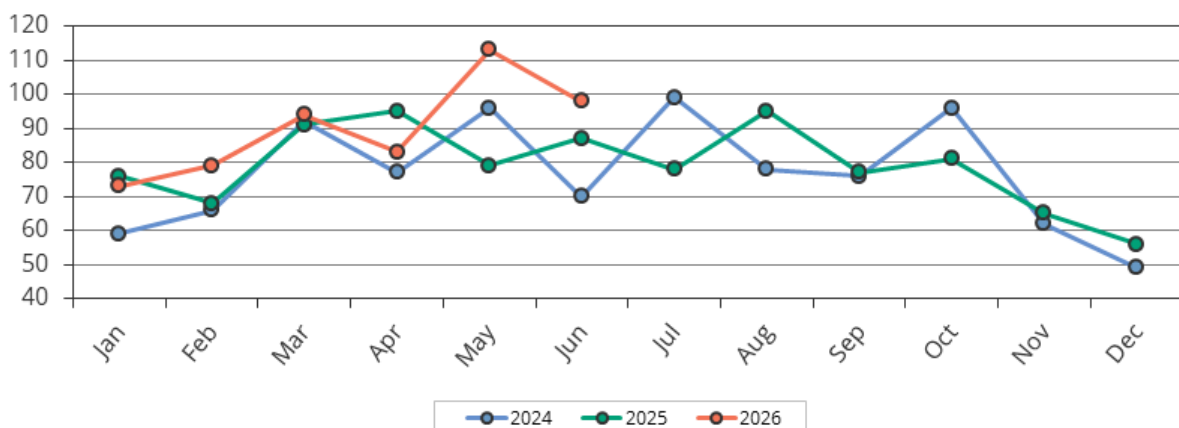
## Active Residential Listings



## New Listings



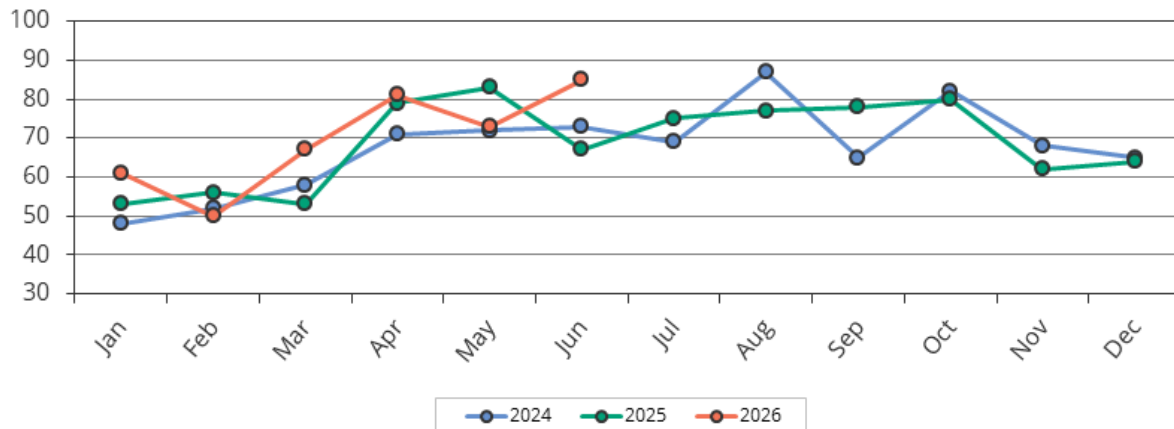
## Pending Sales



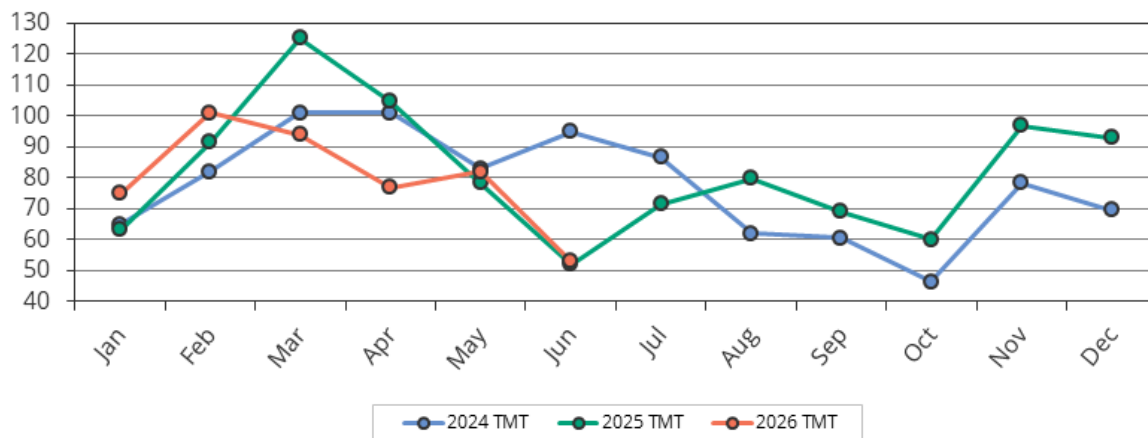
# Columbia Basin

June 2026 Reporting Period

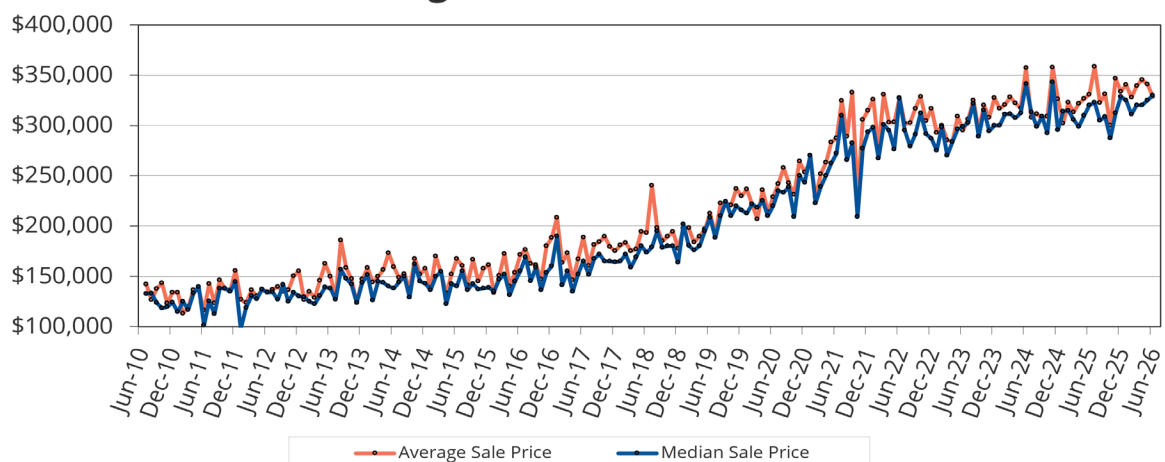
## Closed Sales



## Average Total Market Time



## Average and Median Sale Price

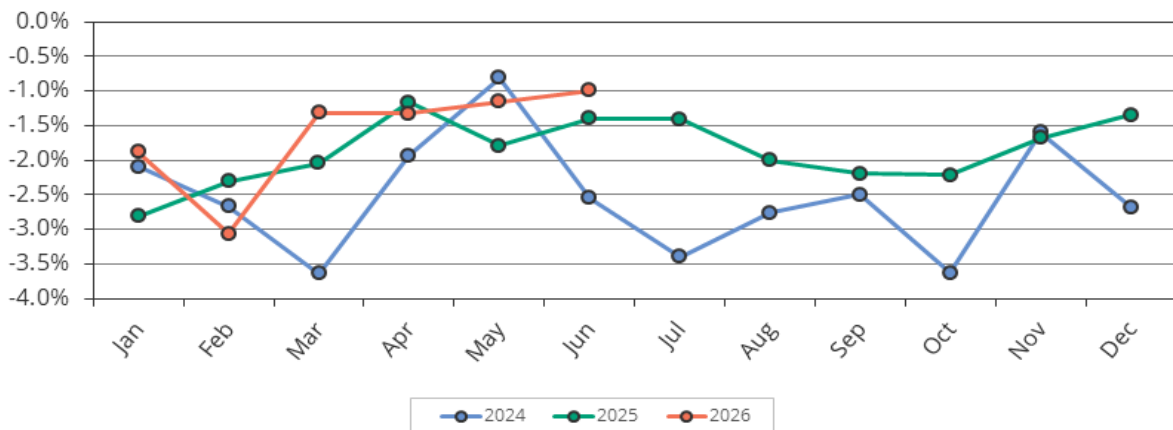




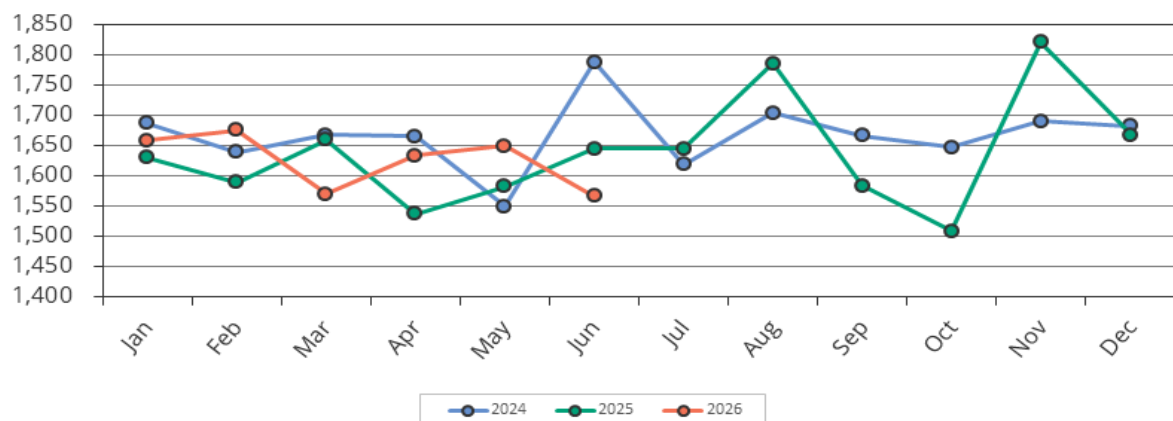
# Columbia Basin

June 2026 Reporting Period

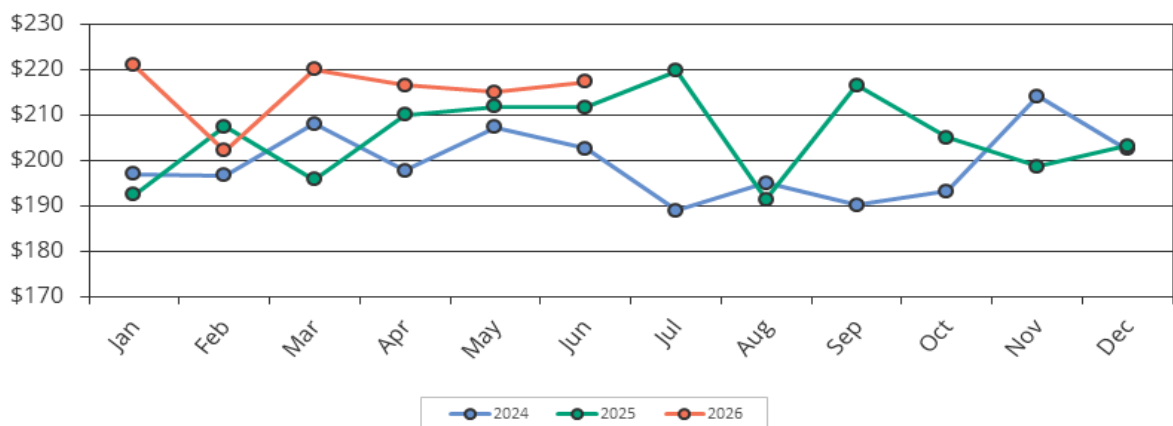
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



# Columbia Basin

## June 2026 Reporting Period

### Area Report

|                    |                                    | RESIDENTIAL     |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   | COMMERCIAL                            |              | LAND               |              | MULTIFAMILY        |              |                    |
|--------------------|------------------------------------|-----------------|--------------|---------------------------|---------------|-------------------------------------|--------------|--------------------|--------------------------------|--------------|---------------|-------------------------------------|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|                    |                                    | Current Month   |              |                           |               |                                     |              |                    |                                | Year-To-Date |               |                                     |              |                    |                   | Avg. Sale Price % Change <sup>2</sup> | Year-To-Date |                    | Year-To-Date |                    | Year-To-Date |                    |
|                    |                                    | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price |                                       | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 380                | Arlington / N                      | 9               | 2            | 0                         | 1             | 0.0%                                | 0            | -                  | -                              | 8            | 5             | 25.0%                               | 5            | 365,500            | 290,000           | 1.7%                                  | 1            | 251,000            | 3            | 107,000            | -            | -                  |
| 381                | Condon / S                         | 3               | 0            | 0                         | 1             | -                                   | 0            | -                  | -                              | 8            | 4             | 0.0%                                | 4            | 146,300            | 132,500           | -21.5%                                | -            | -                  | -            | -                  | -            | -                  |
| Gilliam Co. Total  |                                    | 12              | 2            | -                         | 2             | 100.0%                              | -            | -                  | -                              | 16           | 9             | 12.5%                               | 9            | 268,100            | 282,500           | -9.6%                                 | 1            | 251,000            | 3            | 107,000            | -            | -                  |
|                    |                                    |                 |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                                       |              |                    |              |                    |              |                    |
| 420                | Boardman / NW                      | 21              | 9            | 0                         | 6             | 0.0%                                | 8            | 369,400            | 66                             | 39           | 34            | 78.9%                               | 26           | 368,100            | 356,400           | 13.0%                                 | -            | -                  | -            | -                  | -            | -                  |
| 421                | Irrigon                            | 13              | 7            | 1                         | 2             | -60.0%                              | 4            | 233,200            | 32                             | 25           | 17            | -29.2%                              | 14           | 302,200            | 300,000           | -10.9%                                | -            | -                  | 3            | 99,000             | -            | -                  |
| 422                | Ione                               | 3               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 1            | 0             | -100.0%                             | 0            | -                  | -                 | 508.4%                                | 0            | -                  | 0            | -                  | 0            | -                  |
| 423                | Lexington                          | 2               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 1            | 0             | -100.0%                             | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 424                | Heppner / S                        | 19              | 4            | 0                         | 2             | -50.0%                              | 1            | 207,000            | 20                             | 19           | 11            | -31.3%                              | 7            | 224,400            | 200,000           | -5.3%                                 | 1            | 143,800            | -            | -                  | -            | -                  |
| Morrow Co. Total   |                                    | 58              | 20           | 1                         | 10            | -33.3%                              | 13           | 315,000            | 52                             | 85           | 62            | -1.6%                               | 47           | 327,100            | 325,000           | -100.0%                               | 1            | 143,800            | 3            | 99,000             | -            | -                  |
|                    |                                    |                 |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                                       |              |                    |              |                    |              |                    |
| 430                | Umatilla                           | 19              | 12           | 2                         | 14            | 366.7%                              | 6            | 305,800            | 47                             | 59           | 55            | -23.6%                              | 48           | 322,000            | 282,500           | 3.5%                                  | 1            | 665,000            | 8            | 310,900            | -            | -                  |
| 431                | Hermiston                          | 88              | 41           | 10                        | 40            | 81.8%                               | 28           | 361,600            | 70                             | 202          | 172           | 31.3%                               | 144          | 361,200            | 360,000           | 4.8%                                  | 2            | 1,765,000          | 7            | 183,400            | 3            | 974,300            |
| 432                | Stanfield                          | 11              | 3            | 0                         | 3             | -25.0%                              | 4            | 356,500            | 49                             | 24           | 23            | 15.0%                               | 22           | 331,800            | 303,900           | 7.0%                                  | -            | -                  | 1            | 78,500             | -            | -                  |
| 433                | Echo                               | 3               | 1            | 1                         | 0             | -                                   | 0            | -                  | -                              | 7            | 4             | 100.0%                              | 7            | 480,100            | 559,900           | 12.7%                                 | -            | -                  | 2            | 122,200            | -            | -                  |
| 435                | Pendleton City Limits              | 53              | 20           | 3                         | 13            | -50.0%                              | 19           | 305,800            | 28                             | 120          | 95            | -7.8%                               | 87           | 330,700            | 310,000           | 4.2%                                  | 1            | 350,000            | 6            | 49,600             | 3            | 309,700            |
| 436                | E-Meacham, Cayuse                  | -               | 0            | 0                         | 1             | -                                   | 1            | 150,000            | 96                             | 2            | 2             | -                                   | 1            | 150,000            | 150,000           | 492.6%                                | -            | -                  | 1            | 215,000            | -            | -                  |
| 437                | NE-Athens / Helix / Adams / Weston | 26              | 9            | 4                         | 8             | 33.3%                               | 5            | 342,600            | 76                             | 43           | 33            | 73.7%                               | 23           | 285,400            | 265,000           | -7.6%                                 | 1            | 139,000            | 3            | 80,500             | -            | -                  |
| 438                | S-Pilot Rock, Ukiah                | 13              | 5            | 1                         | 0             | -100.0%                             | 3            | 281,300            | 1                              | 18           | 9             | -18.2%                              | 10           | 246,500            | 251,000           | 14.3%                                 | -            | -                  | -            | -                  | -            | -                  |
| 439                | Milton-Freewater                   | 37              | 15           | 7                         | 7             | -12.5%                              | 6            | 323,600            | 58                             | 70           | 36            | 5.9%                                | 34           | 320,700            | 312,500           | 9.7%                                  | 1            | 250,000            | -            | -                  | 1            | 467,500            |
| Umatilla Co. Total |                                    | 250             | 106          | 28                        | 86            | 21.1%                               | 72           | 331,200            | 53                             | 545          | 429           | 9.4%                                | 376          | 337,700            | 321,000           | 5.3%                                  | 6            | 822,300            | 28           | 173,100            | 7            | 617,100            |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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: 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.

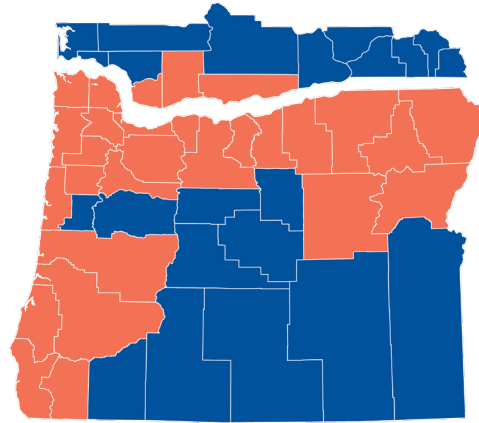
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657



# MARKET ACTION REPORT

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

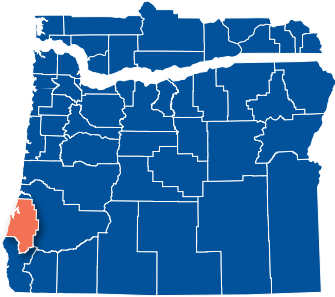
**Coos County** June 2026 Reporting Period



# Coos County

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (131) decreased 7.1% from the 141 listed in June 2025, and decreased 3.7% from the 136 listed in May 2026.

### Pending Sales

Pending sales (101) decreased 9.8% from the 112 offers accepted in June 2025, and increased 6.3% from the 95 offers accepted in May 2026.

### Closed Sales

Closed sales (91) increased 19.7% from the 76 closings in June 2025, and increased 18.2% from the 77 closings in May 2026.

### Inventory and Time on Market

Inventory decreased to 4.8 months in June. Total market time decreased to 64 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (786) increased 7.1%, pending sales (490) increased 0.8%, and closed sales (427) increased 5.7%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has decreased 0.2% from \$373,100 to \$372,300. In the same comparison, the median sale price has decreased 0.6% from \$342,000 to \$340,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.4% (\$378,800 v. \$373,600)

Median Sale Price % Change: +1.0% (\$338,300 v. \$335,000)

*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   | 4.5  | 5.7  | 4.6  |
| February  | 4.1  | 4.1  | 6.5  |
| March     | 3.3  | 3.9  | 4.9  |
| April     | 4.0  | 3.8  | 6.0  |
| May       | 3.6  | 5.5  | 5.5  |
| June      | 5.3  | 4.9  | 4.8  |
| July      | 4.4  | 4.9  |      |
| August    | 3.8  | 4.1  |      |
| September | 3.5  | 5.2  |      |
| October   | 4.1  | 4.5  |      |
| November  | 3.4  | 5.6  |      |
| December  | 4.9  | 3.6  |      |

### Residential Trends

#### June 2026 vs. May 2026

New Listings **-3.7%** ↓

Pending Sales **+6.3%** ↑

Closed Sales **+18.2%** ↑

Average Sale Price **+2.7%** ↑

Median Sale Price **-8.6%** ↓

Inventory **-0.7** ↓

Total Market Time **-2** ↓

#### June 2026 vs. June 2025

New Listings **-7.1%** ↓

Pending Sales **-9.8%** ↓

Closed Sales **+19.7%** ↑

Average Sale Price **-1.0%** ↓

Median Sale Price **-14.6%** ↓

Inventory **-0.1** ↓

Total Market Time **-5** ↓

# Coos County

June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 4        | 5.6%  | 3        | 3.8%  | 1        | 1.1%  |
| 100K-200K                        | 7        | 9.9%  | 10       | 12.8% | 14       | 15.4% |
| 200K-300K                        | 16       | 22.5% | 14       | 17.9% | 22       | 24.2% |
| 300K-400K                        | 19       | 26.8% | 18       | 23.1% | 29       | 31.9% |
| 400K-500K                        | 7        | 9.9%  | 15       | 19.2% | 7        | 7.7%  |
| 500K-600K                        | 10       | 14.1% | 6        | 7.7%  | 7        | 7.7%  |
| 600K-700K                        | 1        | 1.4%  | 7        | 9.0%  | 4        | 4.4%  |
| 700K-800K                        | 1        | 1.4%  | 2        | 2.6%  | 3        | 3.3%  |
| 800K-900K                        | 0        | 0.0%  | 1        | 1.3%  | 2        | 2.2%  |
| 900K-1M                          | 2        | 2.8%  | 1        | 1.3%  | 0        | 0.0%  |
| 1MM-1.1MM                        | 1        | 1.4%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.1MM-1.2MM                      | 3        | 4.2%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.2MM-1.3MM                      | 0        | 0.0%  | 1        | 1.3%  | 0        | 0.0%  |
| 1.3MM-1.4MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.4MM-1.5MM                      | 0        | 0.0%  | 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%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.7MM-1.8MM                      | 0        | 0.0%  | 0        | 0.0%  | 1        | 1.1%  |
| 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        | 1.1%  |
| Total Closed Sales               | 71       |       | 78       |       | 91       |       |



90th Percentile



50th Percentile



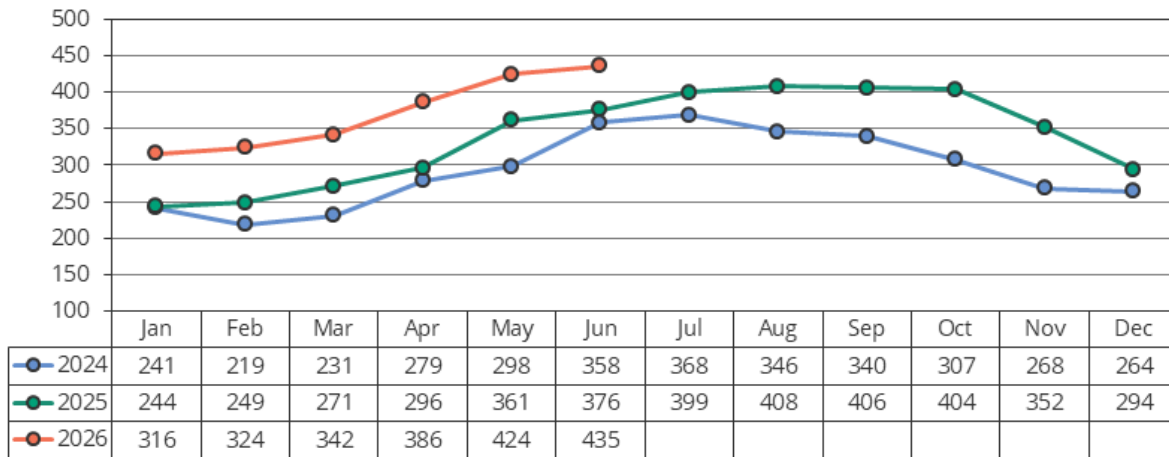
10th Percentile

| Coos County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                               | June         | 131          | 101           | 91           | 394,000            | 320,000           | 64                |
|                                    | May          | 136          | 95            | 77           | 383,600            | 350,000           | 66                |
|                                    | Year-To-Date | 786          | 490           | 427          | 372,300            | 340,000           | 81                |
| 2025                               | June         | 141          | 112           | 76           | 398,000            | 374,500           | 69                |
|                                    | Year-To-Date | 734          | 486           | 404          | 373,100            | 342,000           | 86                |
| Change                             | June 2025    | -7.1%        | -9.8%         | 19.7%        | -1.0%              | -14.6%            | -7.2%             |
|                                    | Prev Mo 2026 | -3.7%        | 6.3%          | 18.2%        | 2.7%               | -8.6%             | -3.0%             |
|                                    | Year-To-Date | 7.1%         | 0.8%          | 5.7%         | -0.2%              | -0.6%             | -5.8%             |

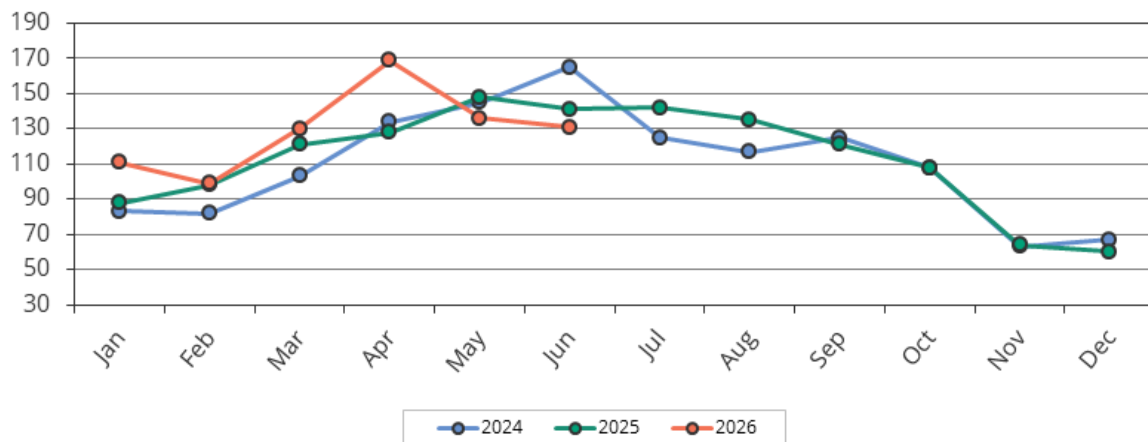
# Coos County

## June 2026 Reporting Period

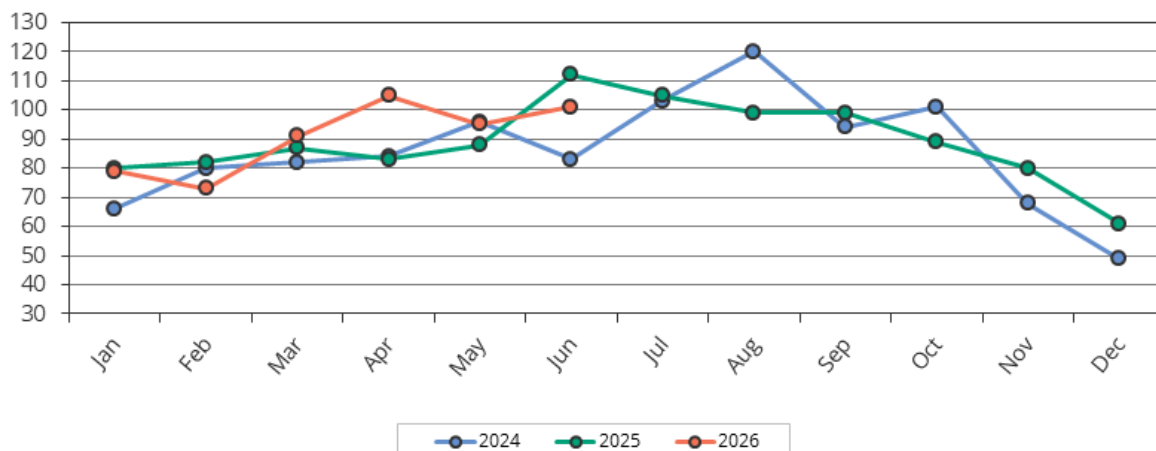
### Active Residential Listings



### New Listings



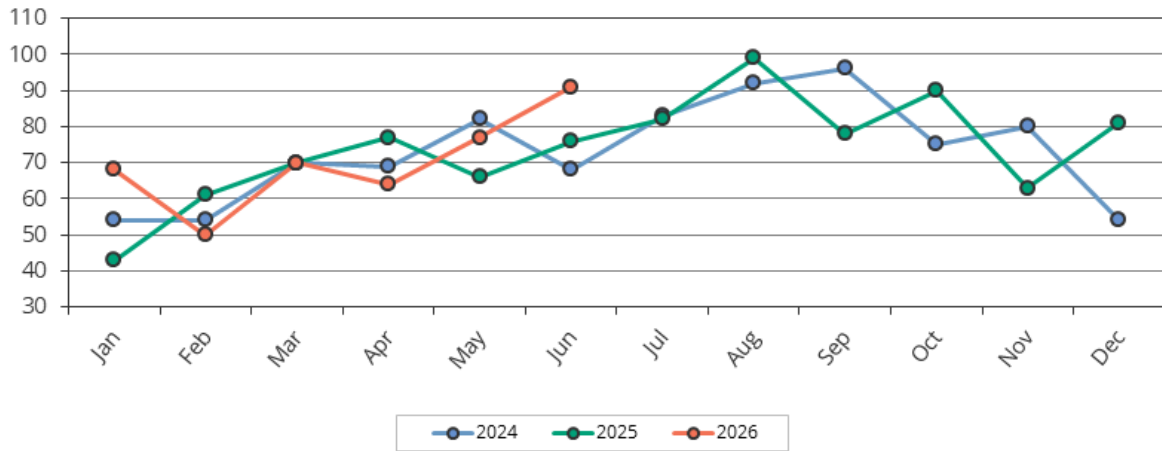
### Pending Sales



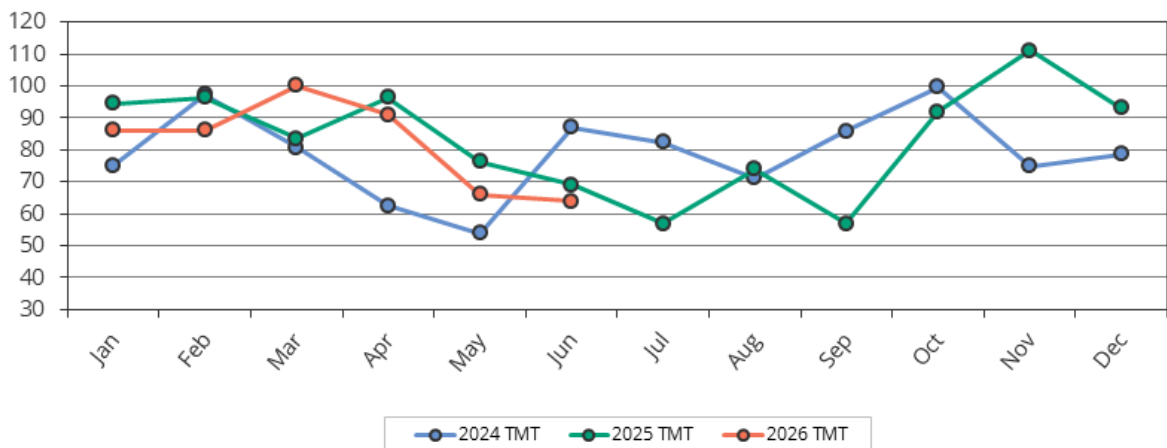
# Coos County

## June 2026 Reporting Period

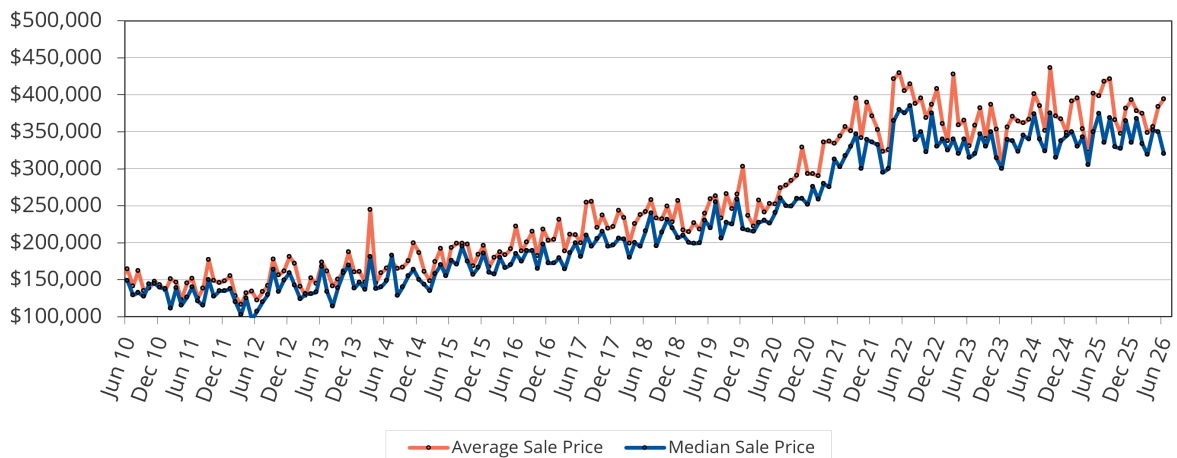
### Closed Sales



### Average Total Market Time



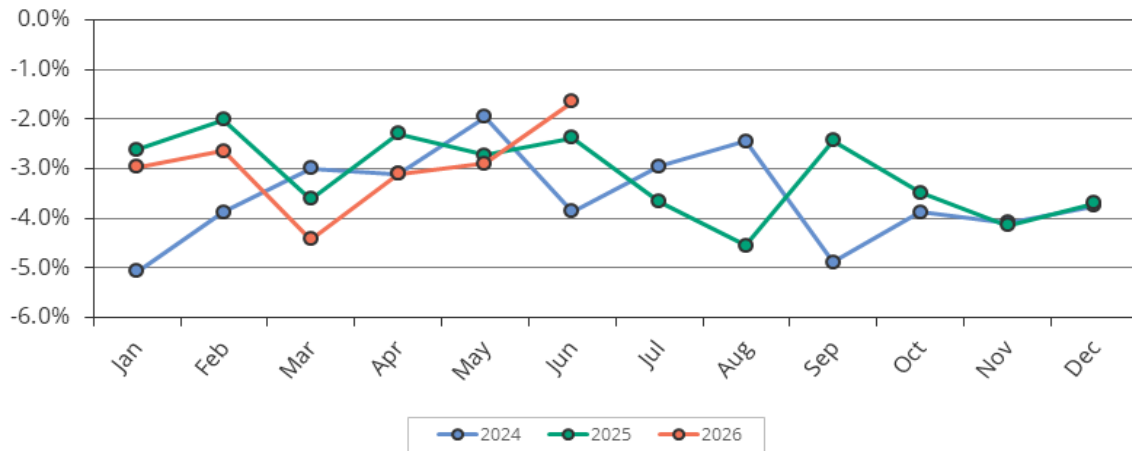
### Average and Median Sale Price



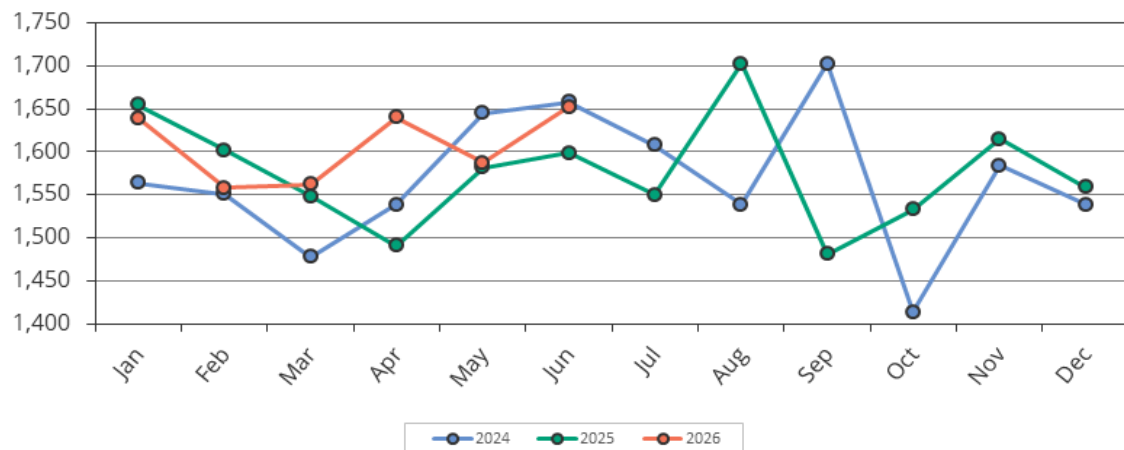
# Coos County

June 2026 Reporting Period

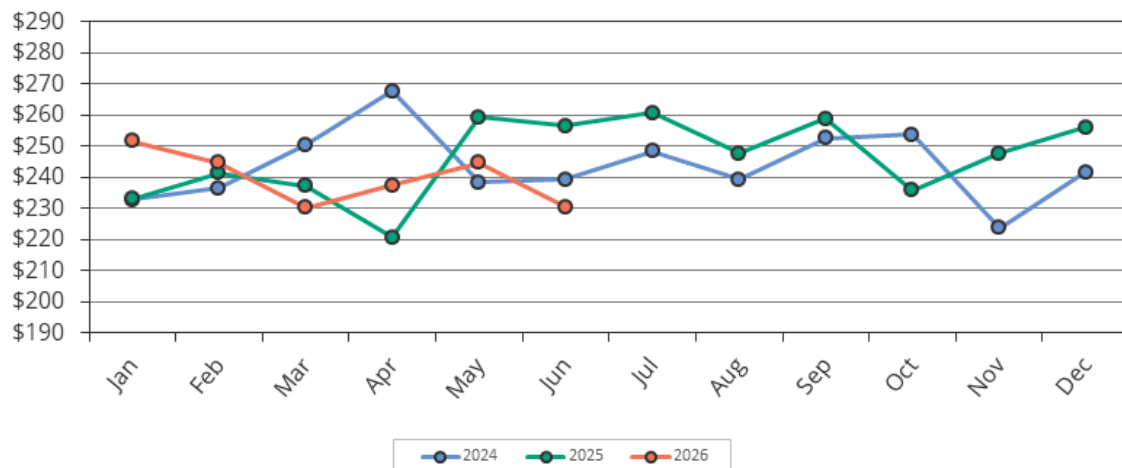
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage





# Coos County

## June 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 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price |       | Avg. Sale Price % Change <sup>2</sup> | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales |
| 97407 | Allegeny     | -               | 0            | 0                          | 0             | -                                   | 0            | -                  | -                              | 0            | 0             | -                                   | 0            | -                  | -                 | -     | 0                                     | -            | 0                  | -            | 0                  | -            |
| 97411 | Bandon       | 90              | 12           | 5                          | 8             | -57.9%                              | 7            | 1,113,100          | 107                            | 120          | 58            | -12.1%                              | 59           | 606,500            | 540,000           | 4.4%  | 3                                     | 755,300      | 12                 | 253,200      | -                  | -            |
| 97414 | Broadbent    | 0               | 0            | 0                          | 0             | -                                   | 0            | -                  | -                              | 0            | 0             | -100.0%                             | 0            | -                  | -                 | 69.3% | 0                                     | -            | 0                  | -            | 0                  | -            |
| 97420 | Coos Bay     | 131             | 47           | 7                          | 39            | -11.4%                              | 37           | 331,700            | 51                             | 292          | 203           | -0.5%                               | 172          | 323,800            | 315,000           | -5.9% | 7                                     | 672,100      | 19                 | 196,700      | 8                  | 323,600      |
| 97423 | Coquille     | 41              | 10           | 0                          | 15            | 66.7%                               | 16           | 374,800            | 111                            | 79           | 65            | 30.0%                               | 56           | 336,000            | 299,500           | 8.8%  | -                                     | -            | 4                  | 155,400      | -                  | -            |
| 97449 | Lakeside     | 40              | 15           | 3                          | 10            | -9.1%                               | 7            | 264,400            | 44                             | 66           | 36            | 9.1%                                | 27           | 294,400            | 279,000           | 3.5%  | -                                     | -            | 4                  | 140,300      | -                  | -            |
| 97458 | Myrtle Point | 43              | 19           | 2                          | 9             | 28.6%                               | 4            | 280,300            | 19                             | 61           | 30            | -6.3%                               | 25           | 310,100            | 315,000           | 26.2% | 1                                     | 75,000       | 3                  | 275,700      | 2                  | 345,000      |
| 97459 | North Bend   | 78              | 27           | 9                          | 20            | -9.1%                               | 19           | 357,100            | 55                             | 154          | 93            | -6.1%                               | 85           | 383,000            | 350,000           | 1.8%  | -                                     | -            | 8                  | 103,000      | 3                  | 445,000      |
| 97466 | Powers       | 12              | 1            | 1                          | -             | -                                   | 1            | 36,000             | 4                              | 14           | 5             | 400.0%                              | 3            | 141,700            | 185,000           | 3.2%  | -                                     | -            | -                  | -            | -                  | -            |
|       | Coos County  | 435             | 131          | 27                         | 101           | -9.8%                               | 91           | 394,000            | 64                             | 786          | 490           | 0.8%                                | 427          | 372,300            | 340,000           | 1.4%  | 11                                    | 640,500      | 50                 | 192,200      | 13                 | 354,900      |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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: 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.

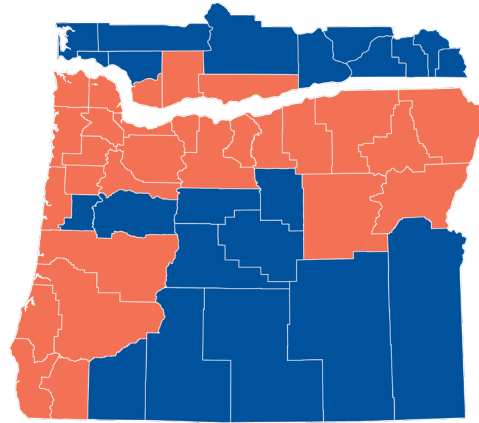
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657





# MARKET ACTION REPORT

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

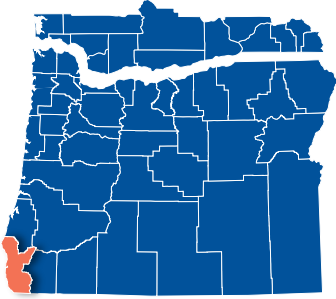
---

**Curry County** June 2026 Reporting Period

# Curry County

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (81) increased 14.1% from the 71 listed in June 2025, and increased 37.3% from the 59 listed in May 2026.

### Pending Sales

Pending sales (39) decreased 2.5% from the 40 offers accepted in June 2025, and increased 8.3% from the 36 offers accepted in May 2026.

### Closed Sales

Closed sales (41) decreased 4.7% from the 43 closings in June 2025, and increased 70.8% from the 24 closings in May 2026.

### Inventory and Time on Market

Inventory decreased to 9.0 months in June. Total market time increased to 145 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (397) decreased 4.1%, pending sales (189) decreased 5.5%, and closed sales (167) decreased 1.8%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 9.4% from \$474,000 to \$518,700. In the same comparison, the median sale price has increased 8.7% from \$380,000 to \$412,900.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.3% (\$485,400 v. \$474,400)

Median Sale Price % Change: +1.7% (\$412,900 v. \$405,800)

*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   | 6.7  | 9.2  | 12.7 |
| February  | 7.6  | 8.1  | 9.7  |
| March     | 6.2  | 7.7  | 11.7 |
| April     | 9.3  | 13.8 | 10.6 |
| May       | 8.4  | 10.0 | 13.8 |
| June      | 8.1  | 7.5  | 9.0  |
| July      | 6.5  | 8.5  |      |
| August    | 7.3  | 7.9  |      |
| September | 6.6  | 8.9  |      |
| October   | 4.4  | 7.7  |      |
| November  | 5.3  | 9.5  |      |
| December  | 7.0  | 7.4  |      |

### Residential Trends

#### June 2026 vs. May 2026

New Listings **+37.3%** ↑

Pending Sales **+8.3%** ↑

Closed Sales **+70.8%** ↑

Average Sale Price **+29.4%** ↑

Median Sale Price **+21.6%** ↑

Inventory **-4.8** ↓

Total Market Time **+31** ↑

#### June 2026 vs. June 2025

New Listings **+14.1%** ↑

Pending Sales **-2.5%** ↓

Closed Sales **-4.7%** ↓

Average Sale Price **+18.9%** ↑

Median Sale Price **+28.6%** ↑

Inventory **+1.5** ↑

Total Market Time **+48** ↑



# Curry County

June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 0        | 0.0%  | 2        | 4.7%  | 1        | 2.4%  |
| 100K-200K                        | 3        | 9.4%  | 4        | 9.3%  | 7        | 17.1% |
| 200K-300K                        | 6        | 18.8% | 12       | 27.9% | 4        | 9.8%  |
| 300K-400K                        | 6        | 18.8% | 6        | 14.0% | 7        | 17.1% |
| 400K-500K                        | 7        | 21.9% | 7        | 16.3% | 6        | 14.6% |
| 500K-600K                        | 3        | 9.4%  | 5        | 11.6% | 4        | 9.8%  |
| 600K-700K                        | 2        | 6.3%  | 2        | 4.7%  | 7        | 17.1% |
| 700K-800K                        | 3        | 9.4%  | 2        | 4.7%  | 0        | 0.0%  |
| 800K-900K                        | 1        | 3.1%  | 1        | 2.3%  | 2        | 4.9%  |
| 900K-1M                          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1MM-1.1MM                        | 1        | 3.1%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.1MM-1.2MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.2MM-1.3MM                      | 0        | 0.0%  | 1        | 2.3%  | 1        | 2.4%  |
| 1.3MM-1.4MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.4MM-1.5MM                      | 0        | 0.0%  | 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%  | 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%  | 1        | 2.4%  |
| 2MM+                             | 0        | 0.0%  | 1        | 2.3%  | 1        | 2.4%  |
| Total Closed Sales               | 32       |       | 43       |       | 41       |       |



90th Percentile



50th Percentile



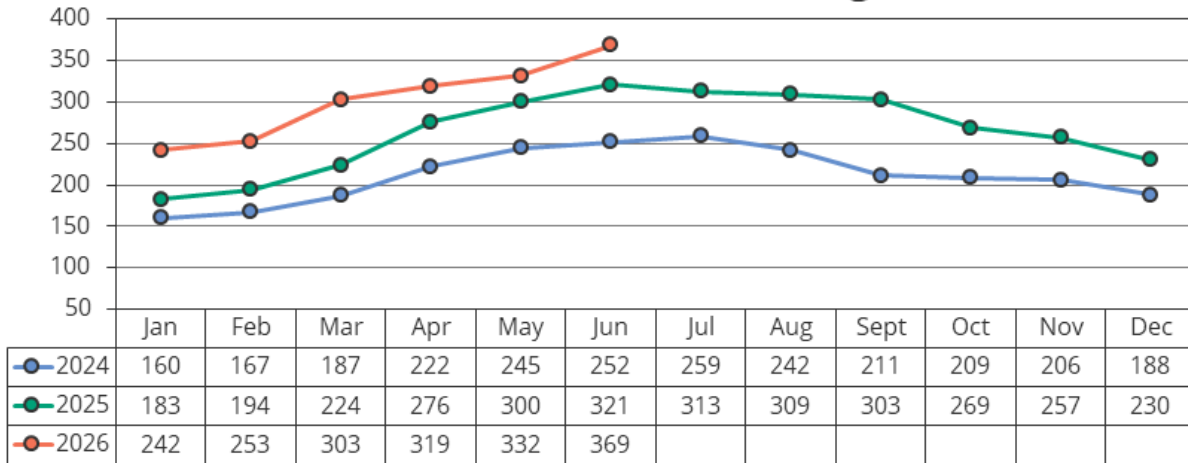
10th Percentile

| Curry County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                | June         | 81           | 39            | 41           | 516,100            | 450,000           | 145               |
|                                     | May          | 59           | 36            | 24           | 398,900            | 370,000           | 114               |
|                                     | Year-To-Date | 397          | 189           | 167          | 518,700            | 412,900           | 181               |
| 2025                                | June         | 71           | 40            | 43           | 434,200            | 350,000           | 97                |
|                                     | Year-To-Date | 414          | 200           | 170          | 474,000            | 380,000           | 114               |
| Change                              | June 2025    | 14.1%        | -2.5%         | -4.7%        | 18.9%              | 28.6%             | 49.5%             |
|                                     | Prev Mo 2026 | 37.3%        | 8.3%          | 70.8%        | 29.4%              | 21.6%             | 27.2%             |
|                                     | Year-To-Date | -4.1%        | -5.5%         | -1.8%        | 9.4%               | 8.7%              | 58.8%             |

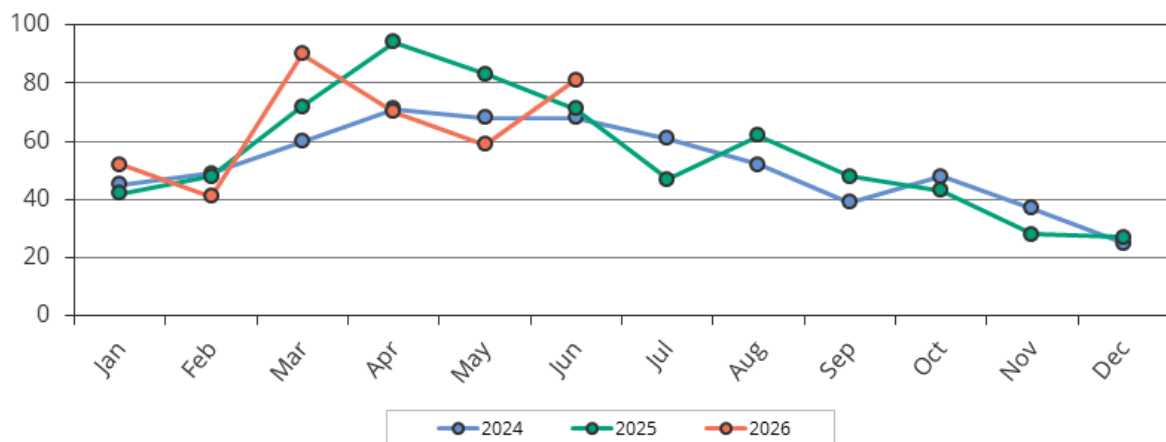
# Curry County

June 2026 Reporting Period

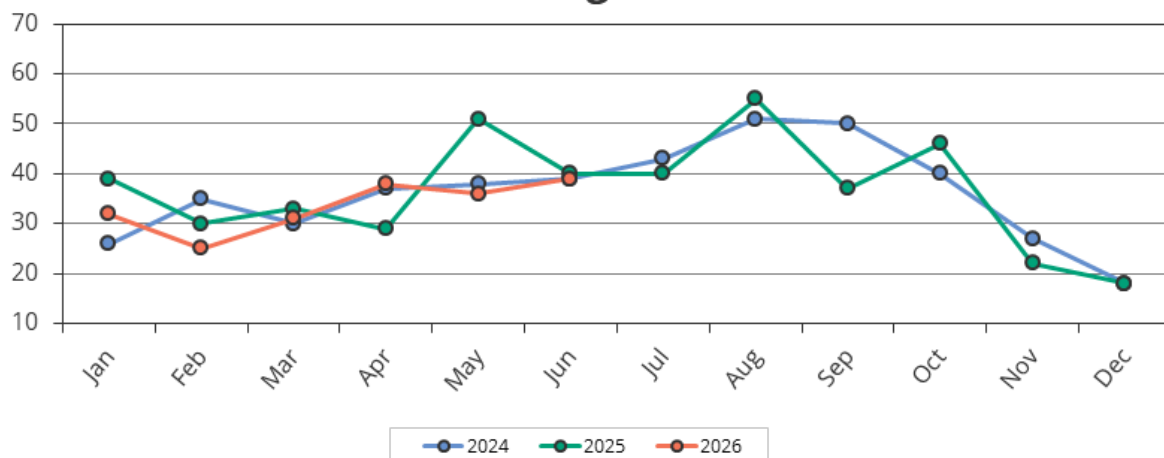
## Active Residential Listings



## New Listings



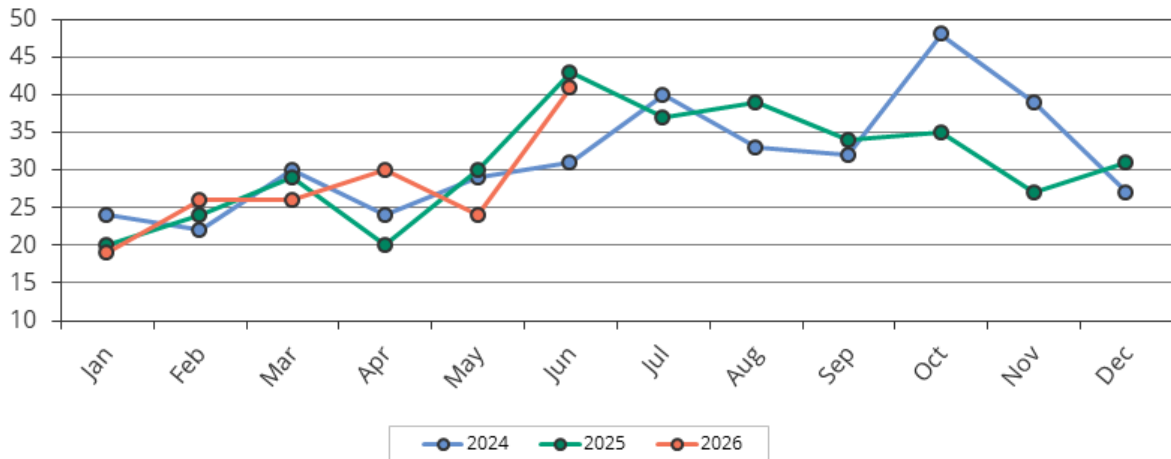
## Pending Sales



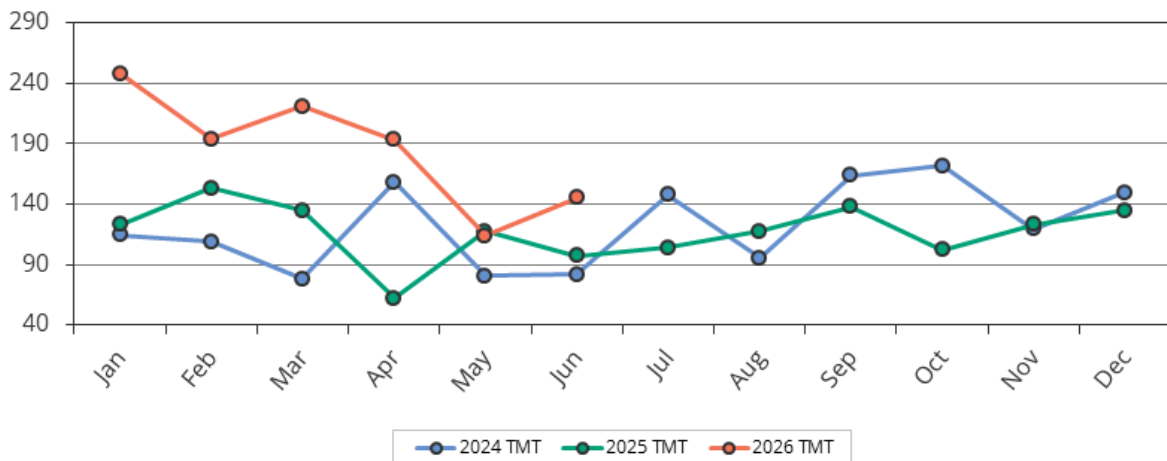
# Curry County

## June 2026 Reporting Period

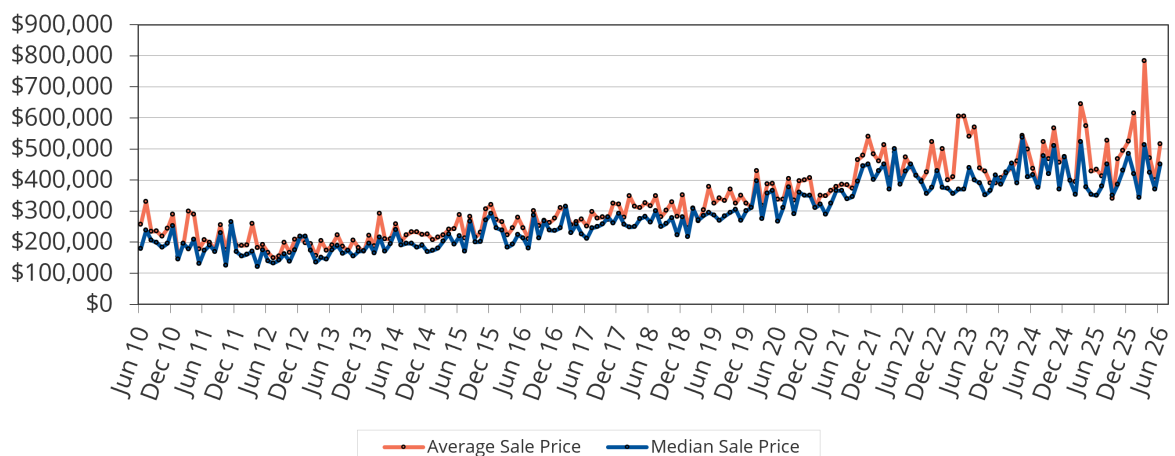
### Closed Sales



### Average Total Market Time



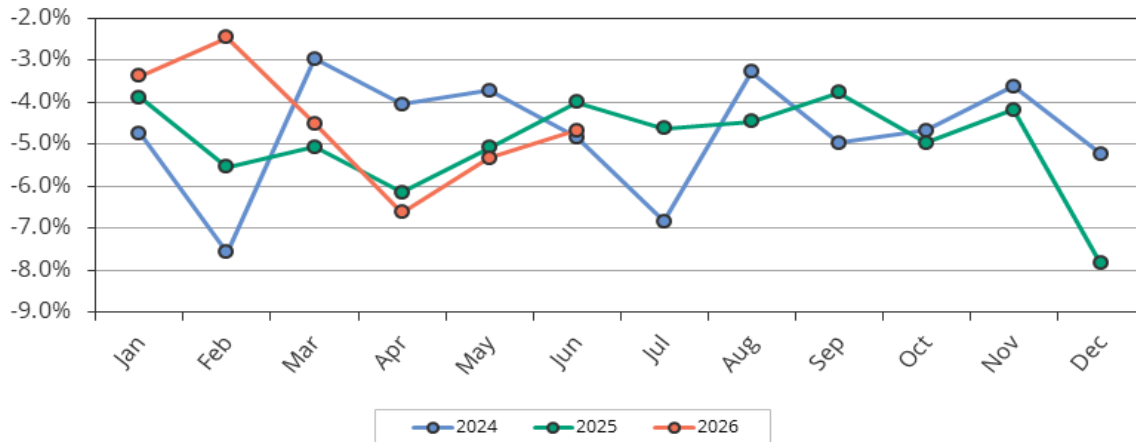
### Average and Median Sale Price



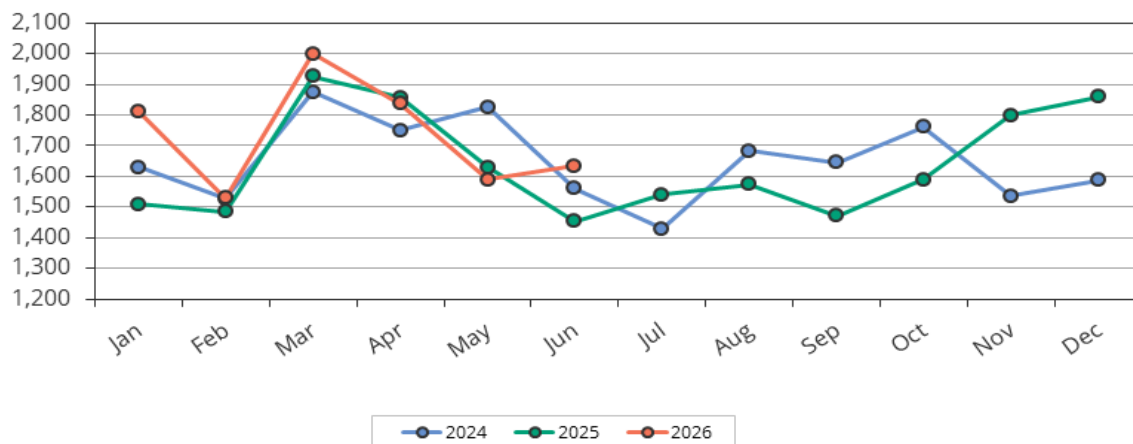
# Curry County

June 2026 Reporting Period

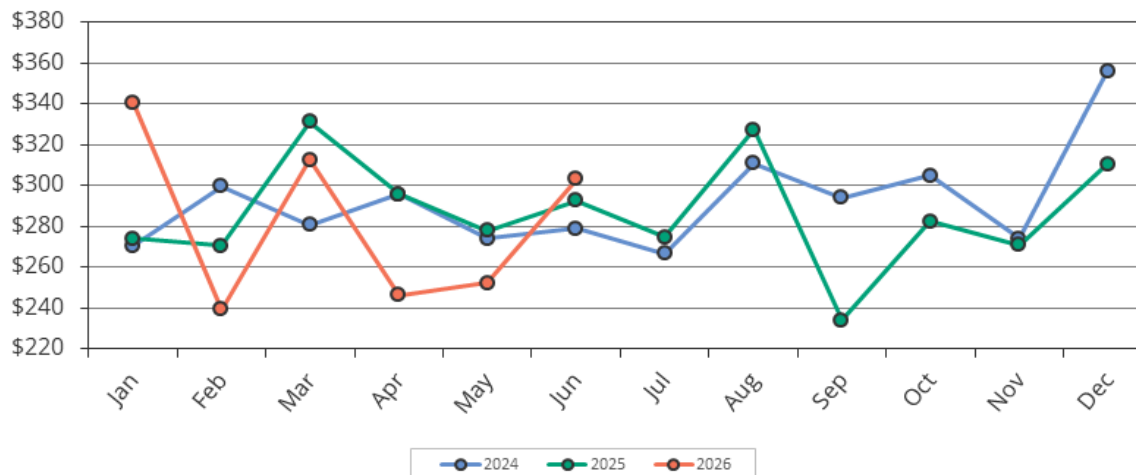
## % Difference of Average List Price vs Sale Price



## Average Square Footage



## Average Price Per Square Footage



# Curry County

## June 2026 Reporting Period

### Area Report

|     |                                             | RESIDENTIAL     |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                                       | COMMERCIAL   |                    | LAND         |                    | MULTIFAMILY  |                    |
|-----|---------------------------------------------|-----------------|--------------|---------------------------|---------------|-------------------------------------|--------------|--------------------|--------------------------------|--------------|---------------|-------------------------------------|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|     |                                             | Current Month   |              |                           |               |                                     |              |                    | Year-To-Date                   |              |               |                                     |              |                    |                   | Avg. Sale Price % Change <sup>2</sup> | Year-To-Date |                    | Year-To-Date |                    | Year-To-Date |                    |
|     |                                             | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price |                                       | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 270 | City / Airport / Marina Hts. / NB Chetco    | 110             | 31           | 3                         | 10            | 0.0%                                | 9            | 447,600            | 132                            | 127          | 54            | 1.9%                                | 56           | 568,900            | 475,000           | -9.1%                                 | 1            | 350,000            | 9            | 86,000             | -            | -                  |
| 271 | Harbor / Winchuck / SB Chetco               | 69              | 16           | 6                         | 11            | 57.1%                               | 9            | 621,200            | 152                            | 79           | 52            | 2.0%                                | 43           | 415,800            | 254,000           | -11.7%                                | 1            | 1,500,000          | 1            | 116,000            | 1            | 400,000            |
| 272 | Carpenterville / Cape Ferrello / Whaleshead | 40              | 9            | 3                         | 6             | 200.0%                              | 5            | 484,900            | 225                            | 33           | 12            | -29.4%                              | 7            | 434,900            | 272,400           | 6.3%                                  | -            | -                  | 1            | 160,000            | -            | -                  |
| 273 | Gold Beach                                  | 99              | 22           | 5                         | 9             | -50.0%                              | 11           | 518,300            | 162                            | 104          | 51            | -15.0%                              | 41           | 610,000            | 395,000           | 27.7%                                 | 2            | 662,500            | 7            | 390,600            | -            | -                  |
| 274 | Port Orford                                 | 51              | 3            | 1                         | 3             | 0.0%                                | 7            | 488,100            | 70                             | 54           | 20            | 5.3%                                | 20           | 441,300            | 405,000           | -2.5%                                 | -            | -                  | 7            | 178,600            | -            | -                  |
|     | Curry County                                | 369             | 81           | 18                        | 39            | -2.5%                               | 41           | 516,100            | 145                            | 397          | 189           | -5.5%                               | 167          | 518,700            | 412,900           | 2.3%                                  | 4            | 793,800            | 25           | 201,400            | 1            | 400,000            |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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: 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.

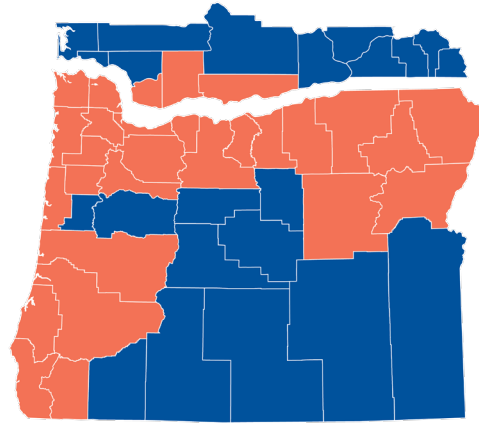
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657



# MARKET ACTION REPORT

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

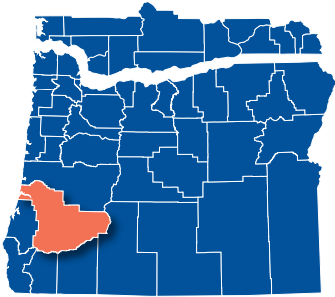
**Douglas County** June 2026 Reporting Period



# Douglas County

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (188) increased 4.4% from the 180 listed in June 2025, and decreased 11.7% from the 213 listed in May 2026.

### Pending Sales

Pending sales (136) decreased 6.8% from the 146 offers accepted in June 2025, and decreased 6.8% from the 146 offers accepted in May 2026.

### Closed Sales

Closed sales (122) increased 27.1% from the 96 closings in June 2025, and decreased 4.7% from the 128 closings in May 2026.

### Inventory and Time on Market

Inventory increased to 5.0 months in June. Total market time decreased to 82 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (1,037) increased 0.1%, pending sales (717) increased 0.6%, and closed sales (640) increased 6.5%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 3.1% from \$344,100 to \$354,800. In the same comparison, the median sale price has held steady at \$325,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.0% (\$359,800 v. \$352,800)

Median Sale Price % Change: +1.2% (\$329,000 v. \$325,000)

*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   | 3.9  | 5.9  | 7.0  |
| February  | 3.9  | 4.4  | 6.0  |
| March     | 2.8  | 4.4  | 4.5  |
| April     | 3.3  | 4.0  | 4.4  |
| May       | 3.2  | 5.1  | 4.4  |
| June      | 3.9  | 5.7  | 5.0  |
| July      | 3.9  | 4.2  |      |
| August    | 3.5  | 4.4  |      |
| September | 3.7  | 5.5  |      |
| October   | 3.8  | 5.7  |      |
| November  | 4.1  | 5.5  |      |
| December  | 4.2  | 4.9  |      |

## Residential Trends

### June 2026 vs. May 2026

New Listings **-11.7%** ↓

Pending Sales **-6.8%** ↓

Closed Sales **-4.7%** ↓

Average Sale Price **+16.4%** ↑

Median Sale Price **+11.1%** ↑

Inventory **+0.6** ↑

Total Market Time **-3** ↓

### June 2026 vs. June 2025

New Listings **+4.4%** ↑

Pending Sales **-6.8%** ↓

Closed Sales **+27.1%** ↑

Average Sale Price **+16.5%** ↑

Median Sale Price **+4.9%** ↑

Inventory **-0.7** ↓

Total Market Time **+20** ↑

# Douglas County

## June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 5        | 4.3%  | 12       | 11.8% | 8        | 6.6%  |
| 100K-200K                        | 7        | 6.1%  | 9        | 8.8%  | 6        | 4.9%  |
| 200K-300K                        | 27       | 23.5% | 20       | 19.6% | 25       | 20.5% |
| 300K-400K                        | 35       | 30.4% | 29       | 28.4% | 36       | 29.5% |
| 400K-500K                        | 18       | 15.7% | 16       | 15.7% | 17       | 13.9% |
| 500K-600K                        | 7        | 6.1%  | 6        | 5.9%  | 13       | 10.7% |
| 600K-700K                        | 5        | 4.3%  | 4        | 3.9%  | 6        | 4.9%  |
| 700K-800K                        | 7        | 6.1%  | 4        | 3.9%  | 6        | 4.9%  |
| 800K-900K                        | 1        | 0.9%  | 1        | 1.0%  | 4        | 3.3%  |
| 900K-1M                          | 1        | 0.9%  | 0        | 0.0%  | 0        | 0.0%  |
| 1MM-1.1MM                        | 0        | 0.0%  | 1        | 1.0%  | 0        | 0.0%  |
| 1.1MM-1.2MM                      | 0        | 0.0%  | 0        | 0.0%  | 1        | 0.8%  |
| 1.2MM-1.3MM                      | 1        | 0.9%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.3MM-1.4MM                      | 1        | 0.9%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.4MM-1.5MM                      | 0        | 0.0%  | 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%  | 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%  | 0        | 0.0%  |
| Total Closed Sales               | 115      |       | 102      |       | 122      |       |

90th Percentile
  50th Percentile
  10th Percentile

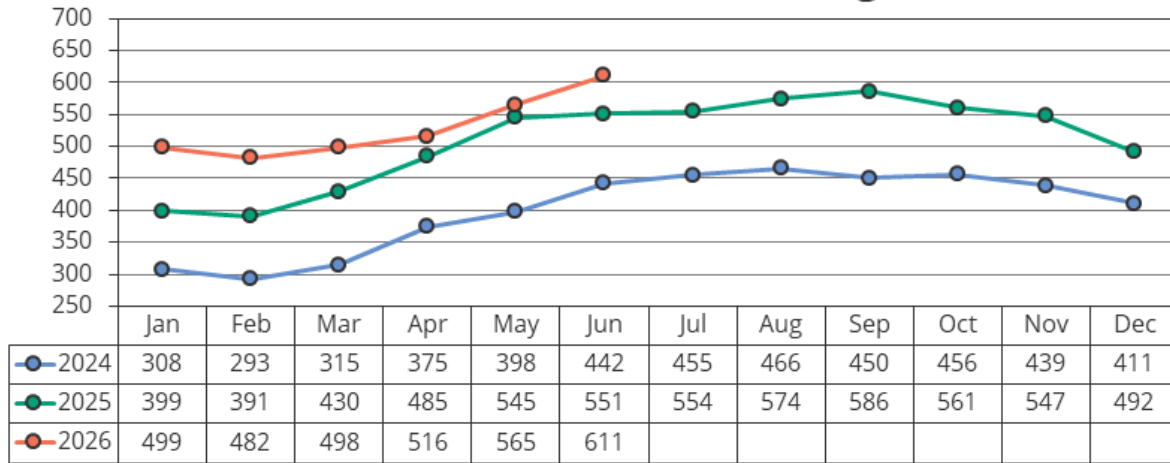
| Douglas County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                  | June         | 188          | 136           | 122          | 394,500            | 350,000           | 82                |
|                                       | May          | 213          | 146           | 128          | 338,800            | 315,000           | 85                |
|                                       | Year-To-Date | 1,037        | 717           | 640          | 354,800            | 325,000           | 96                |
| 2025                                  | June         | 180          | 146           | 96           | 338,500            | 333,500           | 62                |
|                                       | Year-To-Date | 1,036        | 713           | 601          | 344,100            | 325,000           | 85                |
| Change                                | June 2025    | 4.4%         | -6.8%         | 27.1%        | 16.5%              | 4.9%              | 32.3%             |
|                                       | Prev Mo 2026 | -11.7%       | -6.8%         | -4.7%        | 16.4%              | 11.1%             | -3.5%             |
|                                       | Year-To-Date | 0.1%         | 0.6%          | 6.5%         | 3.1%               | 0.0%              | 12.9%             |



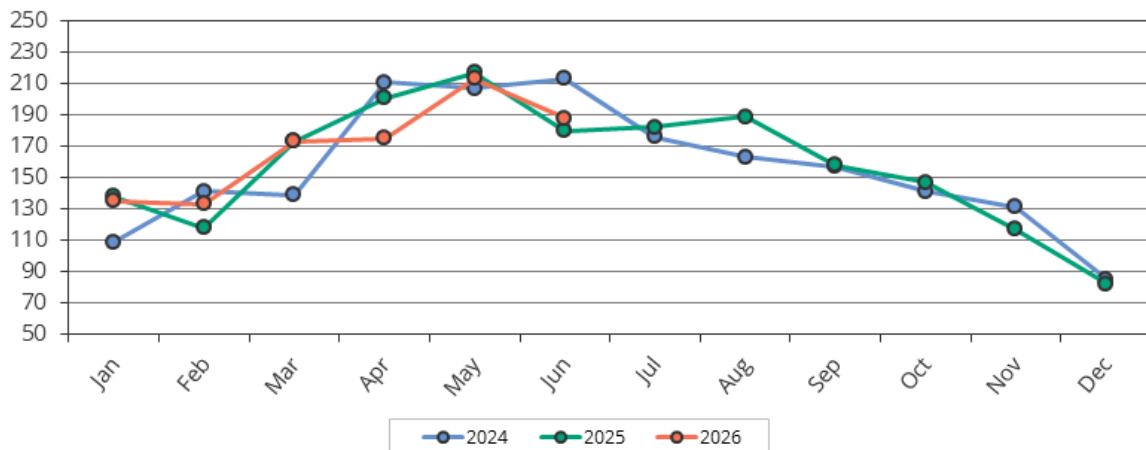
# Douglas County

## June 2026 Reporting Period

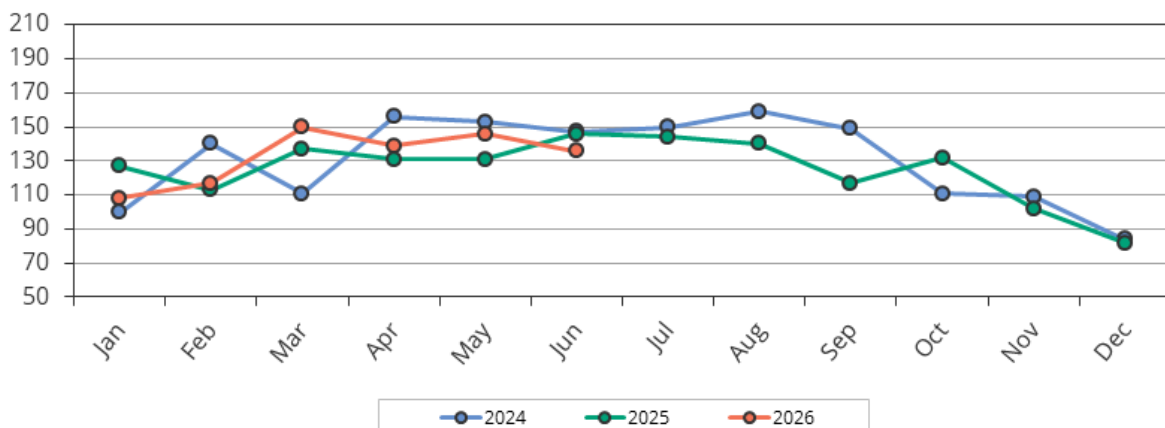
### Active Residential Listings



### New Listings



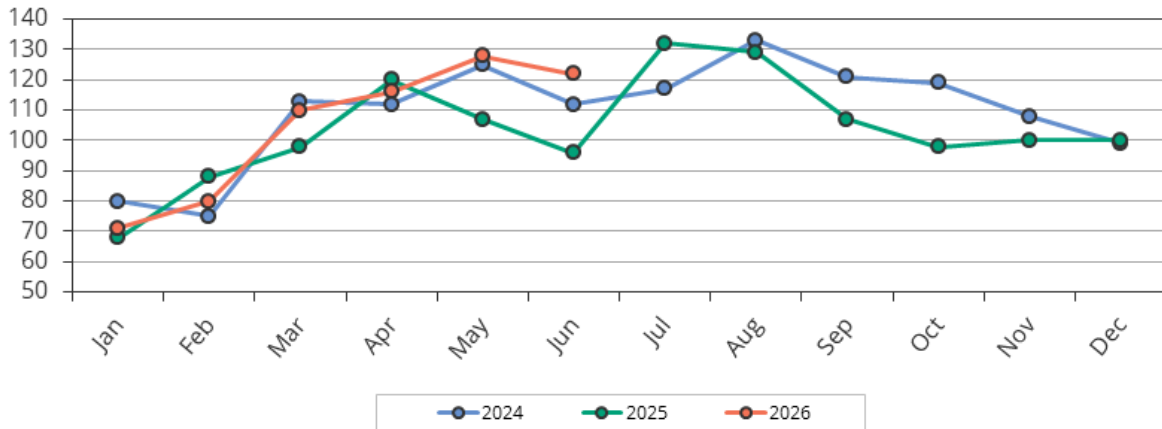
### Pending Sales



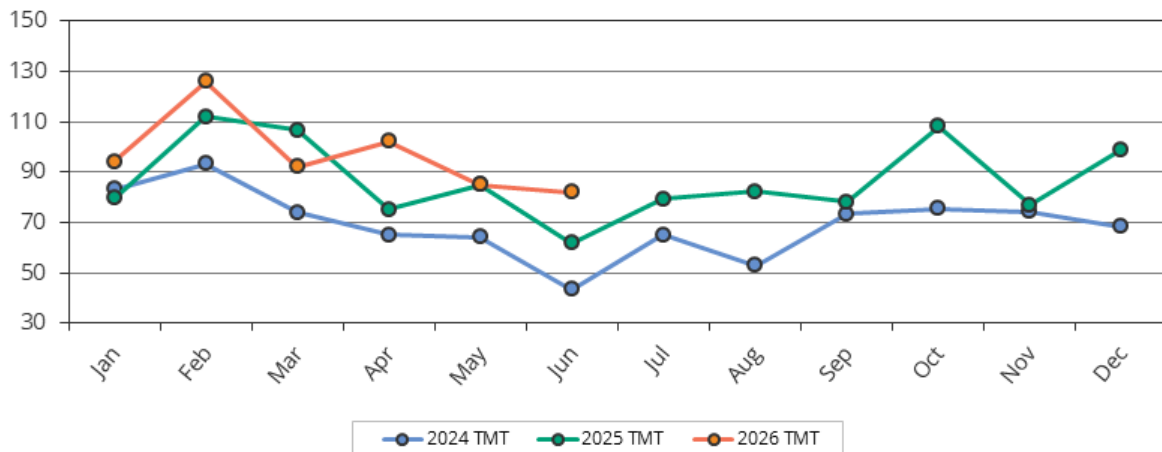
# Douglas County

## June 2026 Reporting Period

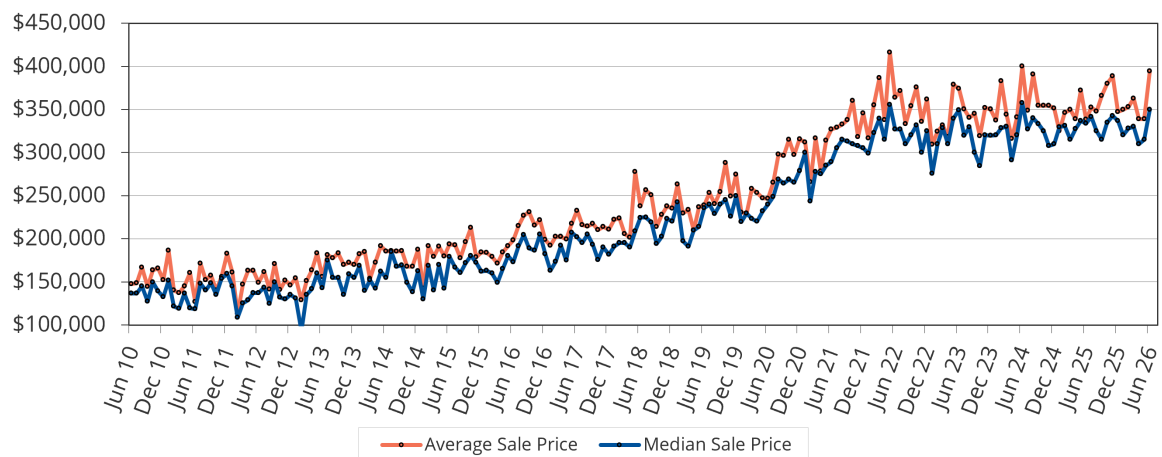
### Closed Sales



### Average Total Market Time



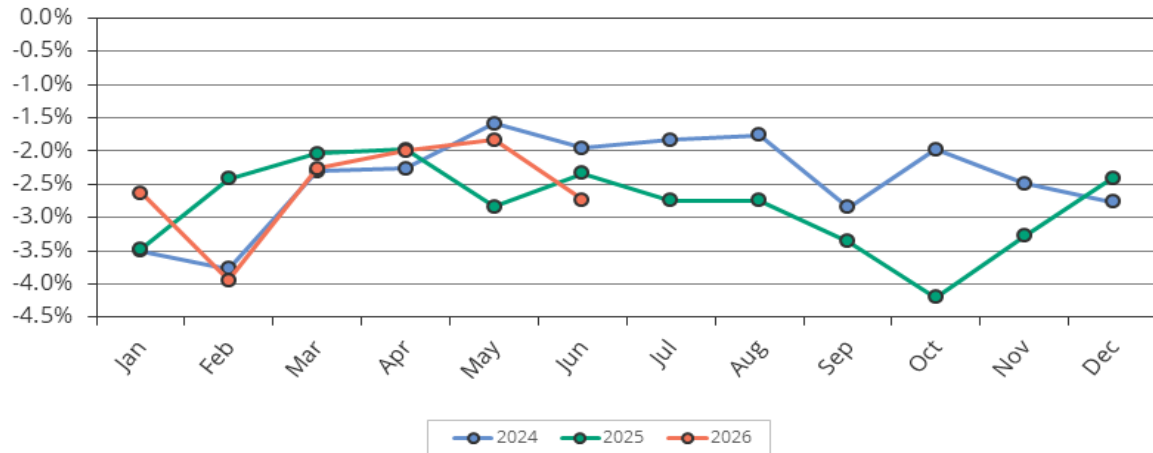
### Average and Median Sale Price



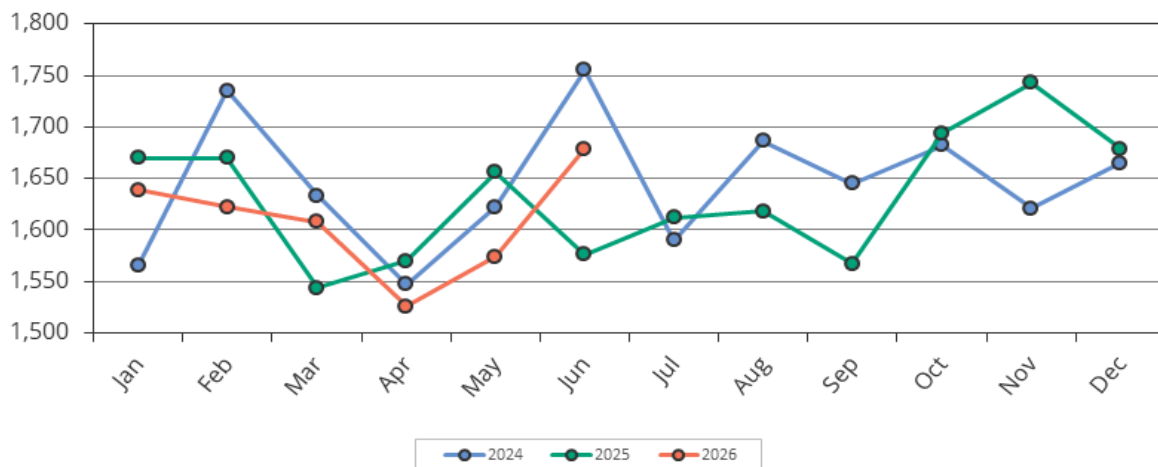
# Douglas County

## June 2026 Reporting Period

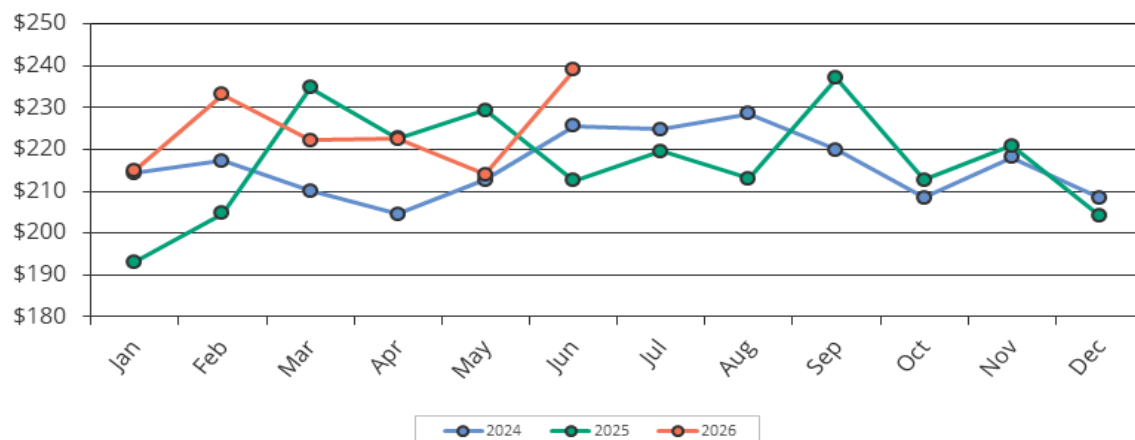
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



# Douglas County

## June 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 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change <sup>2</sup> |            | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 251 | NE Roseburg                     | 62              | 27           | 10                        | 10            | -16.7%                              | 13           | 312,800            | 39                             | 138          | 97            | 24.4%                               | 93           | 298,900            | 275,000           | -5.2%                                 | 3          | 558,300      | 5                  | 221,400      | 4                  | 346,100      |                    |
| 252 | NW Roseburg                     | 64              | 20           | 3                         | 15            | 36.4%                               | 15           | 523,600            | 90                             | 118          | 74            | 5.7%                                | 67           | 486,800            | 470,000           | 0.8%                                  | -          | -            | 5                  | 480,000      | 2                  | 564,500      |                    |
| 253 | SE Roseburg                     | 28              | 13           | 2                         | 7             | 40.0%                               | 9            | 322,200            | 38                             | 53           | 43            | 7.5%                                | 43           | 303,800            | 295,000           | -0.2%                                 | 1          | 200,000      | 2                  | 79,500       | 3                  | 287,700      |                    |
| 254 | SW Roseburg                     | 39              | 6            | 4                         | 9             | 50.0%                               | 14           | 515,200            | 33                             | 81           | 62            | 51.2%                               | 57           | 431,900            | 355,000           | 2.5%                                  | -          | -            | 5                  | 220,800      | -                  | -            |                    |
| 255 | Glide & E of Roseburg           | 46              | 17           | 3                         | 8             | 0.0%                                | 4            | 560,000            | 156                            | 62           | 33            | 10.0%                               | 25           | 538,300            | 500,000           | 1.1%                                  | -          | -            | 5                  | 188,000      | -                  | -            |                    |
| 256 | Sutherlin / Oakland Area        | 74              | 26           | 9                         | 25            | 19.0%                               | 25           | 378,500            | 113                            | 156          | 116           | 23.4%                               | 103          | 344,100            | 349,900           | 0.2%                                  | 2          | 424,100      | 2                  | 117,500      | -                  | -            |                    |
| 257 | Winston & SW of Roseburg        | 58              | 24           | 3                         | 12            | 0.0%                                | 9            | 316,800            | 143                            | 99           | 68            | 7.9%                                | 60           | 314,300            | 300,000           | -12.0%                                | 2          | 960,000      | 3                  | 156,700      | -                  | -            |                    |
| 258 | Myrtle Creek & S/SE of Roseburg | 114             | 17           | 9                         | 15            | -42.3%                              | 14           | 364,600            | 86                             | 137          | 78            | -43.1%                              | 72           | 306,600            | 301,000           | 7.8%                                  | 3          | 212,300      | 13                 | 82,700       | 1                  | 135,000      |                    |
| 259 | Green District                  | 44              | 13           | 4                         | 16            | -11.1%                              | 9            | 403,100            | 65                             | 80           | 71            | 16.4%                               | 53           | 316,000            | 320,000           | 5.9%                                  | 1          | 1,050,000    | -                  | -            | -                  | -            |                    |
| 265 | North Douglas County            | 82              | 25           | 8                         | 19            | -29.6%                              | 10           | 280,700            | 78                             | 113          | 75            | -24.2%                              | 67           | 333,900            | 290,000           | 10.9%                                 | 4          | 405,000      | 12                 | 115,800      | -                  | -            |                    |
|     | Douglas County                  | 611             | 188          | 55                        | 136           | -6.8%                               | 122          | 394,500            | 82                             | 1,037        | 717           | 0.6%                                | 640          | 354,800            | 325,000           | 2.0%                                  | 16         | 496,900      | 52                 | 170,800      | 10                 | 351,200      |                    |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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: 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:

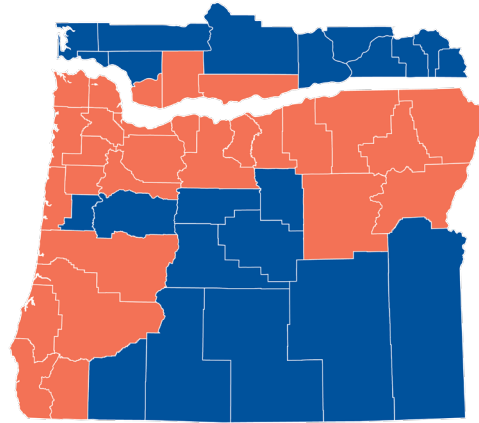
- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |



# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657



# MARKET ACTION REPORT

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

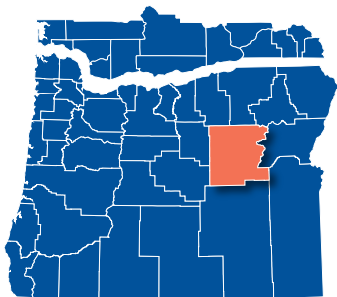
---

**Grant County** June 2026 Reporting Period

# Grant County

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (11) decreased 42.1% from the 19 listed in June 2025, and increased 10.0% from the 10 listed in May 2026.

### Pending Sales

Pending sales (6) decreased 14.3% from the 7 offers accepted in June 2025, and increased 20.0% from the 5 offers accepted in May 2026.

### Closed Sales

Closed sales (7) decreased 22.2% from the 9 closings in June 2025, and decreased 53.3% from the 15 closings in May 2026.

### Inventory and Time on Market

Inventory increased to 8.9 months in June. Total market time decreased to 192 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (67) decreased 18.3%, pending sales (39) held steady, and closed sales (40) increased 8.1%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has decreased 10.2% from \$328,700 to \$295,100. In the same comparison, the median sale price has increased 7.8% from \$255,000 to \$275,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +13.3% (\$353,800 v. \$312,400)

Median Sale Price % Change: +22.1% (\$287,000 v. \$235,000)

*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   | 43.0 | 15.3 | 8.1  |
| February  | 4.8  | 9.0  | 31.0 |
| March     | 7.0  | 6.8  | 16.3 |
| April     | 23.0 | 9.7  | 11.0 |
| May       | 8.0  | 10.3 | 3.9  |
| June      | 5.9  | 8.1  | 8.9  |
| July      | 9.5  | 14.6 |      |
| August    | 8.0  | 7.8  |      |
| September | 10.0 | 11.5 |      |
| October   | 18.3 | 4.4  |      |
| November  | 16.7 | 5.3  |      |
| December  | 5.6  | 18.3 |      |

### Residential Trends

#### June 2026 vs. May 2025

New Listings **+10.0%** ↑

Pending Sales **+20.0%** ↑

Closed Sales **-53.3%** ↓

Average Sale Price **+14.6%** ↑

Median Sale Price **-5.6%** ↓

Inventory **+5.0** ↑

Total Market Time **-1** ↓

#### June 2026 vs. June 2025

New Listings **-42.1%** ↓

Pending Sales **-14.3%** ↓

Closed Sales **-22.2%** ↓

Average Sale Price **-19.8%** ↓

Median Sale Price **+10.9%** ↑

Inventory **+0.8** ↑

Total Market Time **+75** ↑



# Grant County

June 2026 Reporting Period

## Residential Sales by Price Range

| Price Range        | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
|--------------------|----------|-------|----------|-------|----------|-------|
| 0K-100K            | 0        | 0.0%  | 2        | 22.2% | 1        | 14.3% |
| 100K-200K          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 200K-300K          | 1        | 12.5% | 4        | 44.4% | 3        | 42.9% |
| 300K-400K          | 4        | 50.0% | 1        | 11.1% | 0        | 0.0%  |
| 400K-500K          | 2        | 25.0% | 1        | 11.1% | 2        | 28.6% |
| 500K-600K          | 1        | 12.5% | 0        | 0.0%  | 1        | 14.3% |
| 600K-700K          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 700K-800K          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 800K-900K          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 900K-1M            | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1MM-1.1MM          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.1MM-1.2MM        | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.2MM-1.3MM        | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.3MM-1.4MM        | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.4MM-1.5MM        | 0        | 0.0%  | 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%  | 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%  | 1        | 11.1% | 0        | 0.0%  |
| 1.9MM-2MM          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 2MM+               | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| Total Closed Sales | 8        |       | 9        |       | 7        |       |

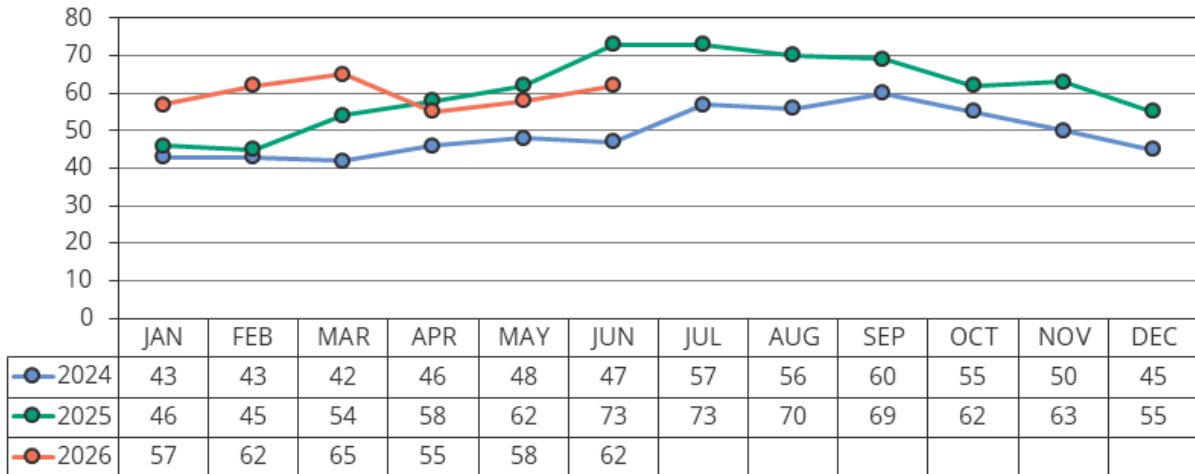
90th Percentile
  50th Percentile
  10th Percentile

| Grant County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                | June         | 11           | 6             | 7            | 329,700            | 255,000           | 192               |
|                                     | May          | 10           | 5             | 15           | 287,600            | 270,000           | 193               |
|                                     | Year-To-Date | 67           | 39            | 40           | 295,100            | 275,000           | 192               |
| 2025                                | June         | 19           | 7             | 9            | 411,300            | 230,000           | 117               |
|                                     | Year-To-Date | 82           | 39            | 37           | 328,700            | 255,000           | 132               |
| Change                              | June 2025    | -42.1%       | -14.3%        | -22.2%       | -19.8%             | 10.9%             | 64.1%             |
|                                     | Prev Mo 2026 | 10.0%        | 20.0%         | -53.3%       | 14.6%              | -5.6%             | -0.5%             |
|                                     | Year-To-Date | -18.3%       | 0.0%          | 8.1%         | -10.2%             | 7.8%              | 45.5%             |

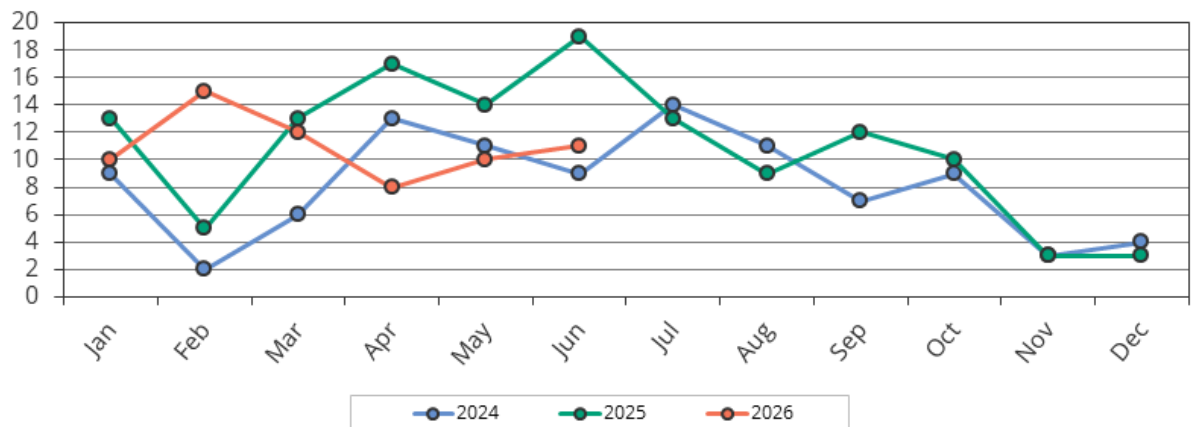
# Grant County

June 2026 Reporting Period

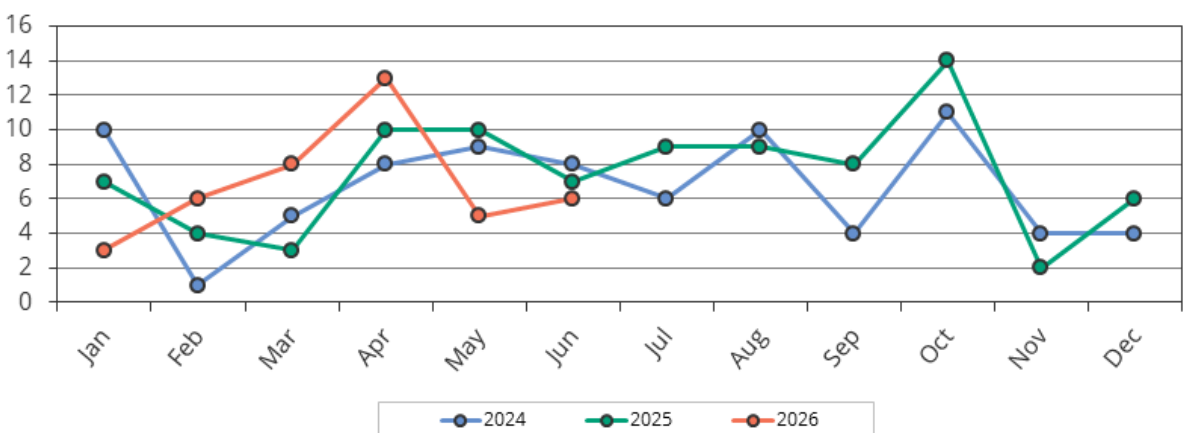
## Active Residential Listings



## New Listings



## Pending Sales

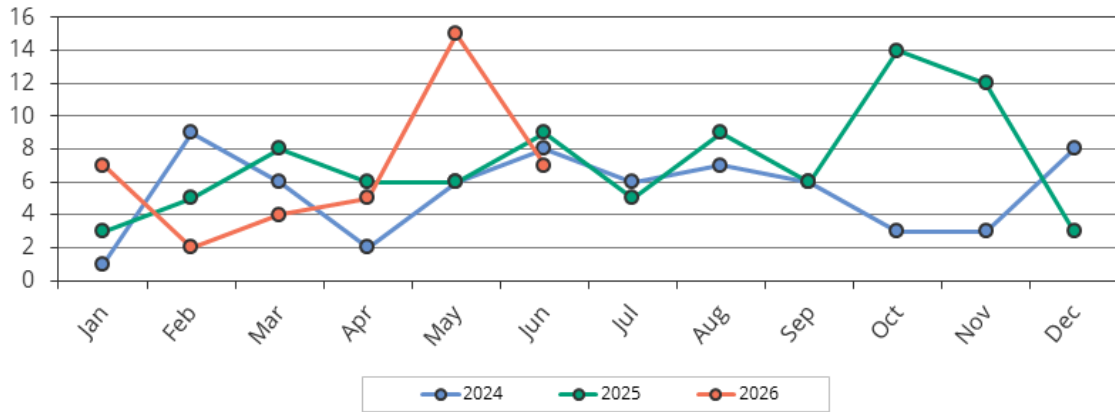




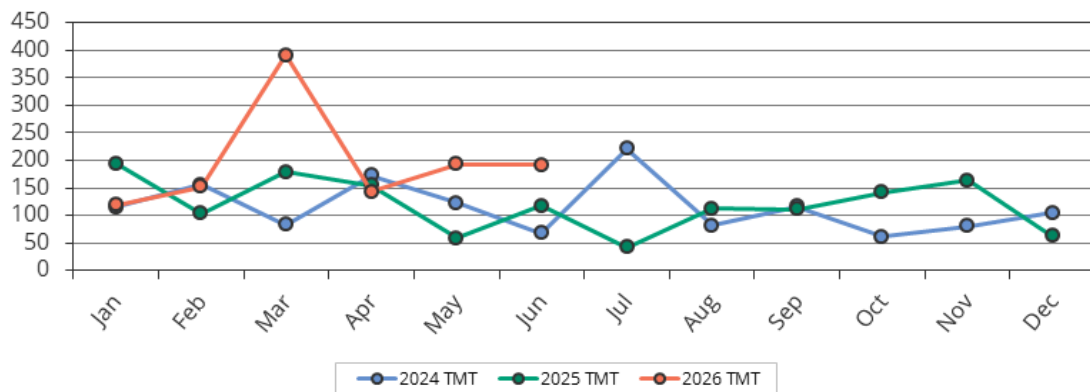
# Grant County

## June 2026 Reporting Period

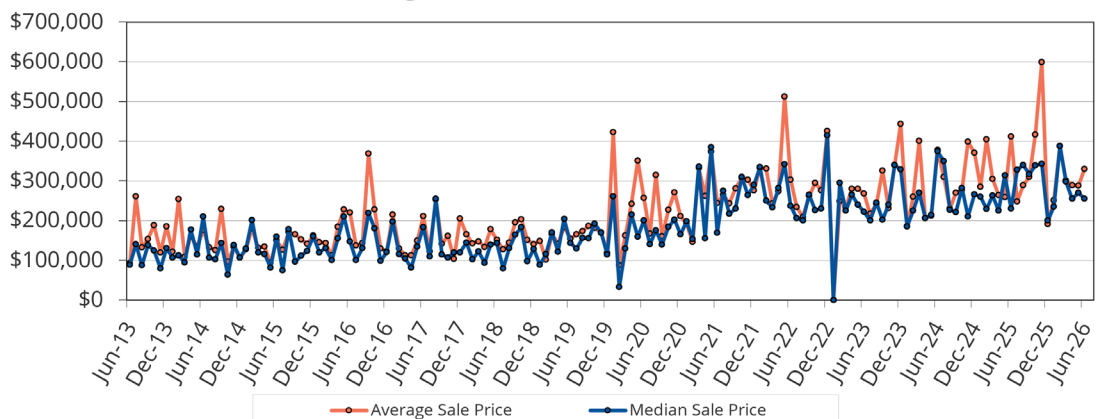
### Closed Sales



### Average Total Market Time



### Average and Median Sale Price

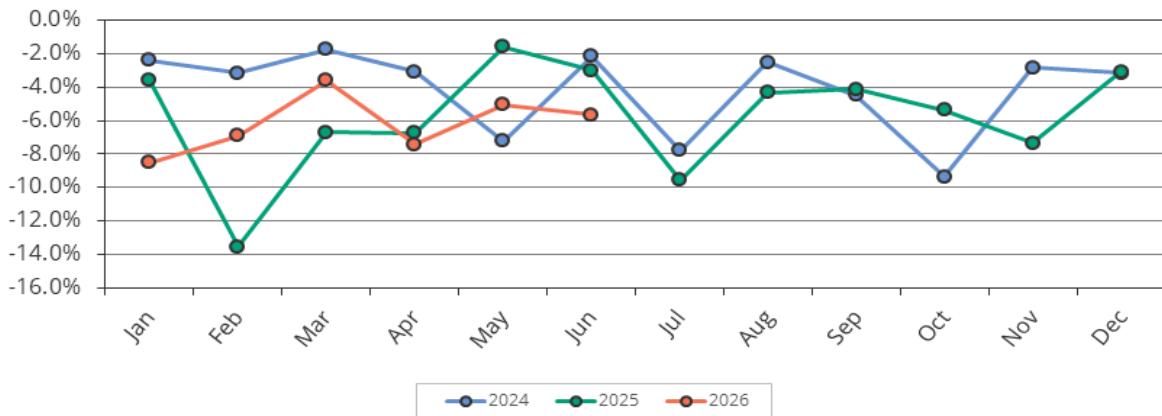


Note: In **July 2022**, the Average Sale Price was **\$511,900**. This has caused a spike in the Average and Median Sale Price chart for that month. Since there were no sales in **January 2023**, we cannot calculate the Average and Median Sale Price for that month.

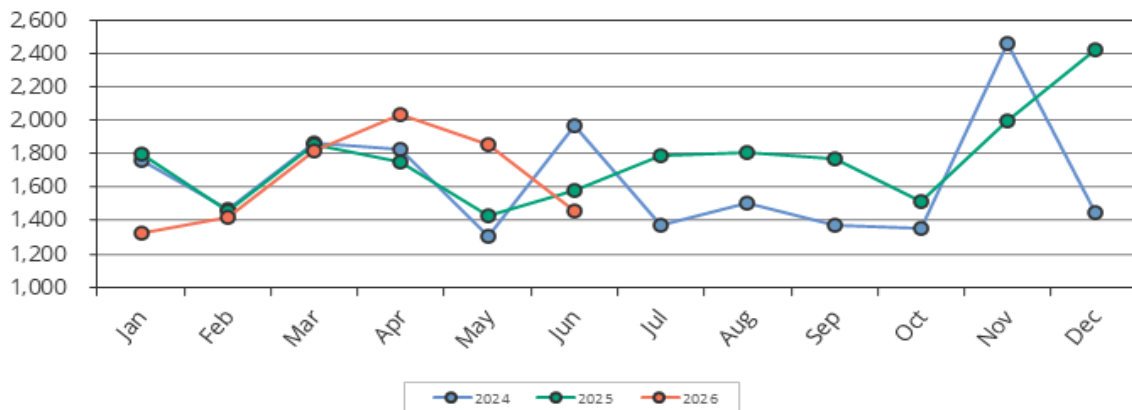
# Grant County

## June 2026 Reporting Period

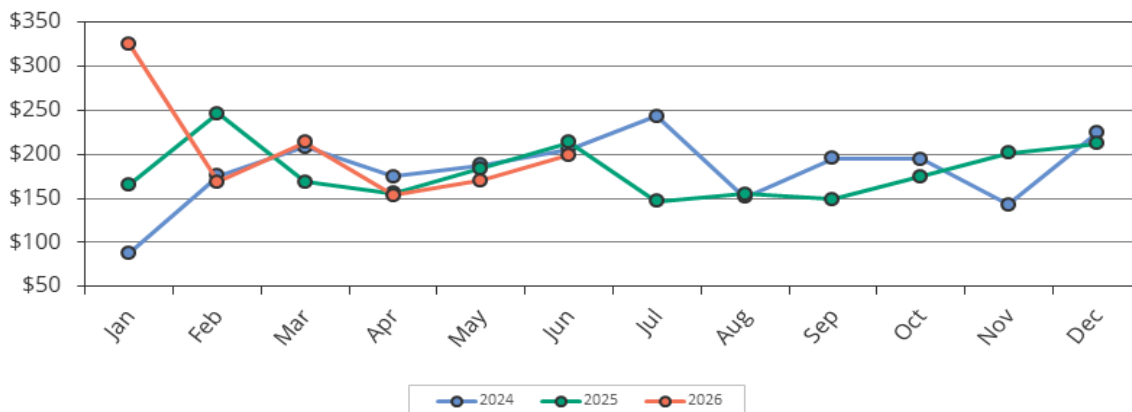
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



# Grant County

## June 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 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change <sup>2</sup> | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 97817 | Bates        | 0               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 0            | 0             | -                                   | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 97820 | Canyon City  | 11              | 2            | 0                         | 1             | -66.7%                              | 2            | 480,000            | 253                            | 10           | 10            | 11.1%                               | 9            | 360,800            | 369,000           | 68.2%                                 | -            | -                  | 1            | 94,000             | -            | -                  |
| 97825 | Dayville     | 4               | 1            | 0                         | 1             | -                                   | 0            | -                  | -                              | 2            | 1             | 0.0%                                | -            | -                  | -                 | -                                     | -            | -                  | 1            | 540,000            | -            | -                  |
| 97845 | John Day     | 22              | 5            | 1                         | 3             | 0.0%                                | 3            | 332,700            | 86                             | 27           | 15            | 15.4%                               | 18           | 285,900            | 266,500           | -17.6%                                | 1            | 475,000            | 1            | 145,000            | -            | -                  |
| 97848 | Kimberly     | 1               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 2            | -             | -                                   | -            | -                  | -                 | -                                     | 1            | 300,000            | -            | -                  | -            | -                  |
| 97856 | Long Creek   | 6               | 1            | 0                         | 1             | 0.0%                                | 1            | 95,000             | 147                            | 4            | 1             | 0.0%                                | 1            | 95,000             | 95,000            | 61.0%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97864 | Monument     | 1               | 0            | 0                         | 0             | -                                   | -            | -                  | -                              | 1            | -             | -100.0%                             | -            | -                  | -                 | -88.3%                                | -            | -                  | 1            | 65,000             | -            | -                  |
| 97865 | Mount Vernon | 7               | 0            | 0                         | 0             | -                                   | 1            | 255,000            | 438                            | 8            | 5             | -54.5%                              | 5            | 349,000            | 255,000           | 18.8%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97869 | Prairie City | 4               | 2            | 0                         | -             | -                                   | -            | -                  | -                              | 9            | 5             | 66.7%                               | 5            | 245,200            | 243,000           | 112.0%                                | 1            | 150,000            | 1            | 36,300             | -            | -                  |
| 97873 | Seneca       | 6               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 4            | 2             | -                                   | 2            | 172,500            | 172,500           | 11.2%                                 | -            | -                  | -            | -                  | -            | -                  |
|       | Grant County | 62              | 11           | 1                         | 6             | -14.3%                              | 7            | 329,700            | 192                            | 67           | 39            | 0.0%                                | 40           | 295,100            | 275,000           | 13.3%                                 | 3            | 308,300            | 5            | 176,100            | -            | -                  |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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: 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.

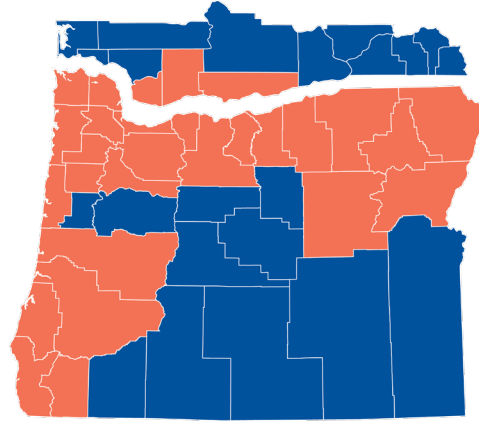
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657





# MARKET ACTION REPORT

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

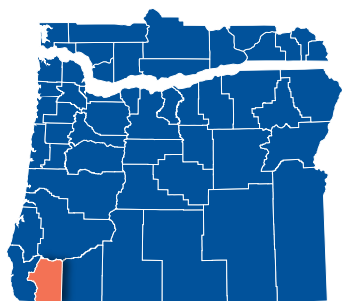
---

**Josephine County, OR** June 2026 Reporting Period

# Josephine County, OR

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (8) decreased 11.1% from the 9 listed in June 2025, and decreased 27.3% from the 11 listed in May 2026.

### Pending Sales

Pending sales (6) increased 200.0% from the 2 offers accepted in June 2025, and increased 50.0% from the 4 offers accepted in May 2026.

### Closed Sales

Closed sales (3) decreased 25.0% from the 4 closings in June 2025, and decreased 25.0% from the 4 closings in May 2026.

### Inventory and Time on Market

Inventory increased to 11.3 months in June. Total market time increased to 60 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (46) decreased 23.3%, pending sales (26) decreased 13.3%, and closed sales (23) decreased 14.8%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 7.8% from \$414,100 to \$446,200. In the same comparison, the median sale price has increased 14.4% from \$365,000 to \$417,500.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -5.8% (\$406,500 v. \$431,600)

Median Sale Price % Change: +3.8% (\$405,000 v. \$390,000)

*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   | 15.0 | 29.0 | 10.7 |
| February  | 3.9  | 6.5  | 6.8  |
| March     | 7.0  | 8.0  | 9.3  |
| April     | 14.3 | 4.9  | 17.5 |
| May       | 11.5 | 7.6  | 9.3  |
| June      | 16.7 | 11.3 | 11.3 |
| July      | 7.8  | 8.2  |      |
| August    | 10.8 | 31.0 |      |
| September | 4.3  | 4.7  |      |
| October   | 12.0 | 10.3 |      |
| November  | 6.8  | 5.0  |      |
| December  | 9.0  | 7.7  |      |

### Residential Trends

#### June 2026 vs. May 2026

|                    |        |   |
|--------------------|--------|---|
| New Listings       | -27.3% | ↓ |
| Pending Sales      | +50.0% | ↑ |
| Closed Sales       | -25.0% | ↓ |
| Average Sale Price | +11.5% | ↑ |
| Median Sale Price  | +9.7%  | ↑ |
| Inventory          | +2.0   | ↑ |
| Total Market Time  | +23    | ↑ |

#### June 2026 vs. June 2025

|                    |         |   |
|--------------------|---------|---|
| New Listings       | -11.1%  | ↓ |
| Pending Sales      | +200.0% | ↑ |
| Closed Sales       | -25.0%  | ↓ |
| Average Sale Price | -13.0%  | ↓ |
| Median Sale Price  | -16.6%  | ↓ |
| Inventory          | 0.0     | — |
| Total Market Time  | +21     | ↑ |



# Josephine County, OR

## June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 100K-200K                        | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 200K-300K                        | 2        | 18.2% | 0        | 0.0%  | 0        | 0.0%  |
| 300K-400K                        | 0        | 0.0%  | 3        | 18.8% | 0        | 0.0%  |
| 400K-500K                        | 4        | 36.4% | 2        | 12.5% | 4        | 44.4% |
| 500K-600K                        | 1        | 9.1%  | 1        | 6.3%  | 2        | 22.2% |
| 600K-700K                        | 0        | 0.0%  | 6        | 37.5% | 1        | 11.1% |
| 700K-800K                        | 2        | 18.2% | 0        | 0.0%  | 0        | 0.0%  |
| 800K-900K                        | 1        | 9.1%  | 1        | 6.3%  | 1        | 11.1% |
| 900K-1M                          | 0        | 0.0%  | 0        | 0.0%  | 1        | 11.1% |
| 1MM-1.1MM                        | 0        | 0.0%  | 1        | 6.3%  | 0        | 0.0%  |
| 1.1MM-1.2MM                      | 0        | 0.0%  | 1        | 6.3%  | 0        | 0.0%  |
| 1.2MM-1.3MM                      | 0        | 0.0%  | 1        | 6.3%  | 0        | 0.0%  |
| 1.3MM-1.4MM                      | 1        | 9.1%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.4MM-1.5MM                      | 0        | 0.0%  | 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%  | 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%  | 0        | 0.0%  |
| Total Closed Sales               | 11       |       | 16       |       | 9        |       |

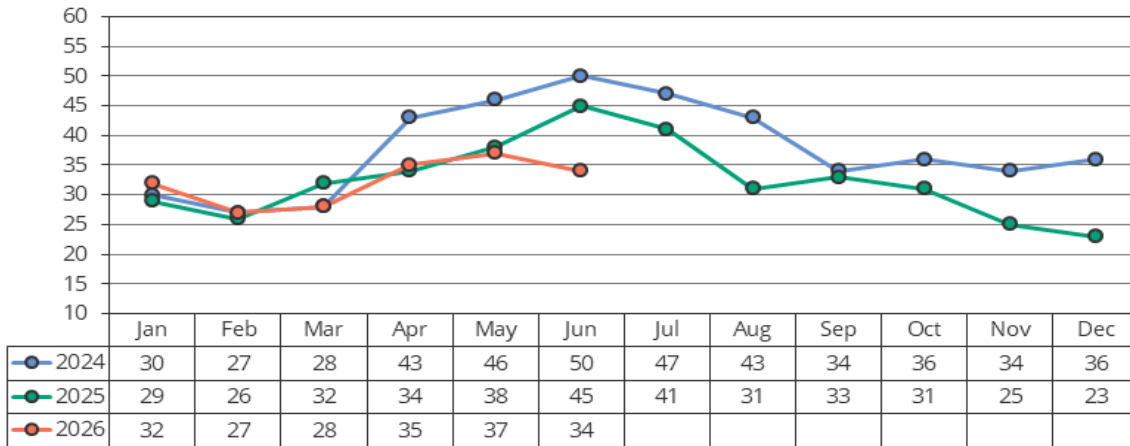
90th Percentile
  50th Percentile
  10th Percentile

| Josephine County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-----------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                    | June         | 8            | 6             | 3            | 356,600            | 340,000           | 60                |
|                                         | May          | 11           | 4             | 4            | 319,900            | 309,800           | 37                |
|                                         | Year-To-Date | 46           | 26            | 23           | 446,200            | 417,500           | 118               |
| 2025                                    | June         | 9            | 2             | 4            | 409,800            | 407,500           | 39                |
|                                         | Year-To-Date | 60           | 30            | 27           | 414,100            | 365,000           | 109               |
| Change                                  | June 2025    | -11.1%       | 200.0%        | -25.0%       | -13.0%             | -16.6%            | 53.8%             |
|                                         | Prev Mo 2026 | -27.3%       | 50.0%         | -25.0%       | 11.5%              | 9.7%              | 62.2%             |
|                                         | Year-To-Date | -23.3%       | -13.3%        | -14.8%       | 7.8%               | 14.4%             | 8.3%              |

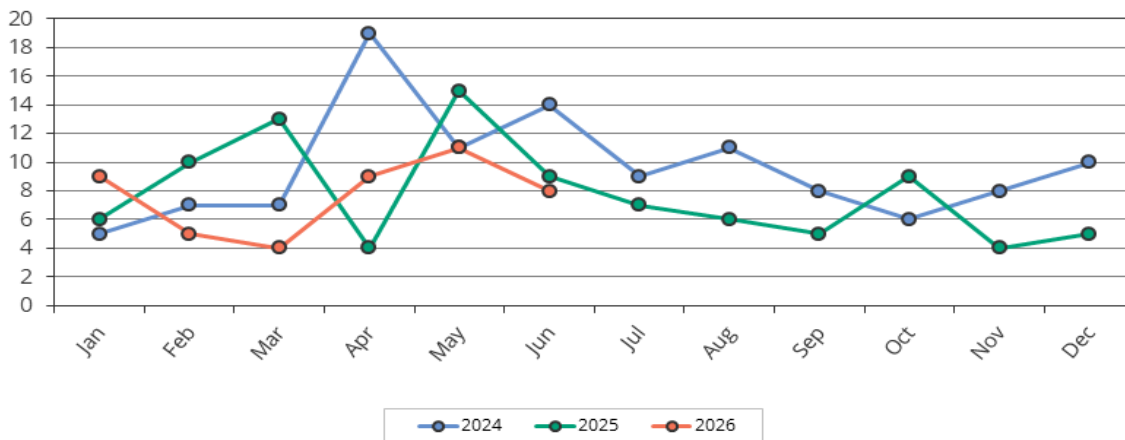
# Josephine County, OR

## June 2026 Reporting Period

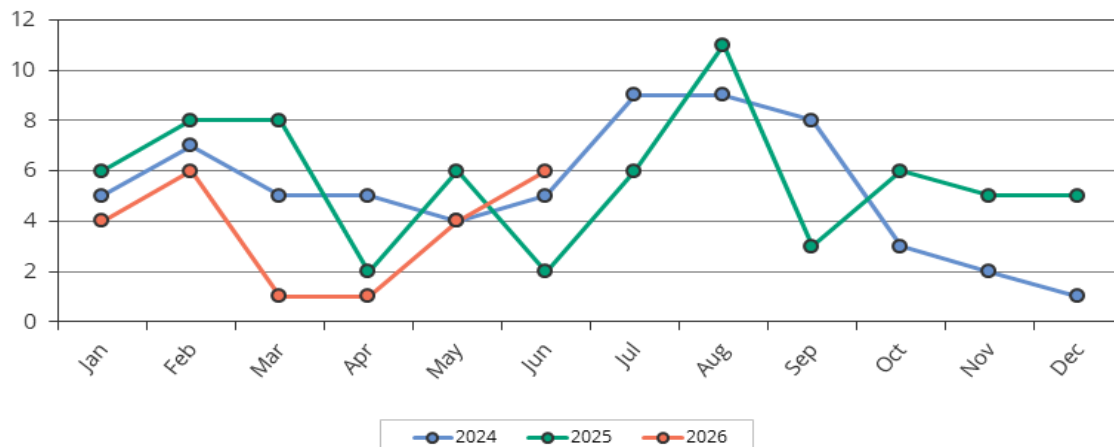
### Active Residential Listings



### New Listings



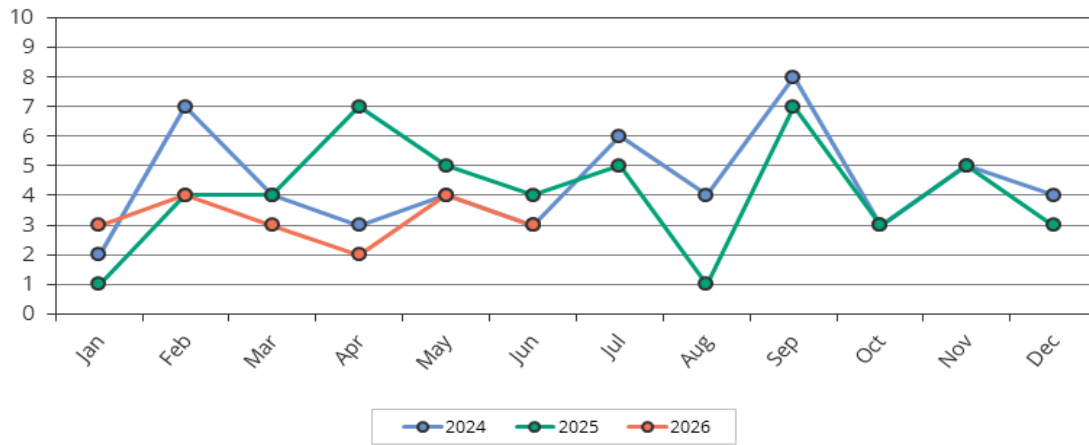
### Pending Sales



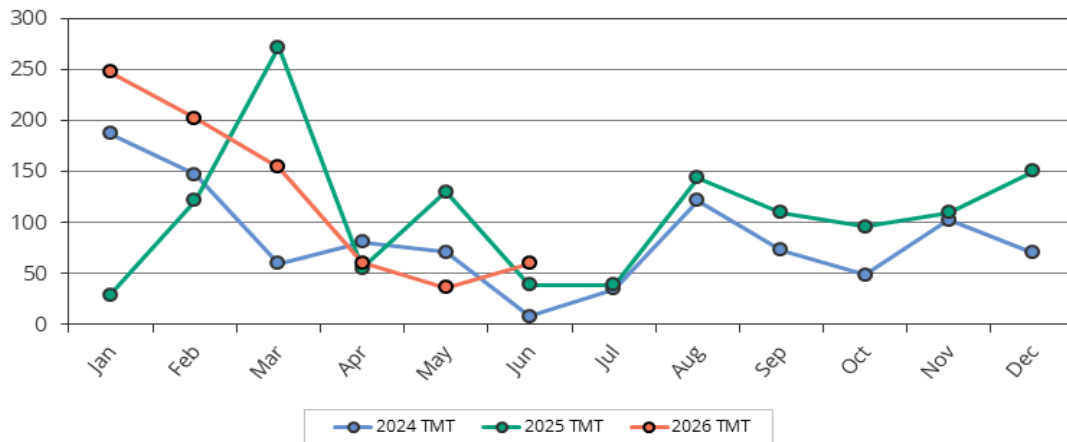
# Josephine County, OR

## June 2026 Reporting Period

### Closed Sales

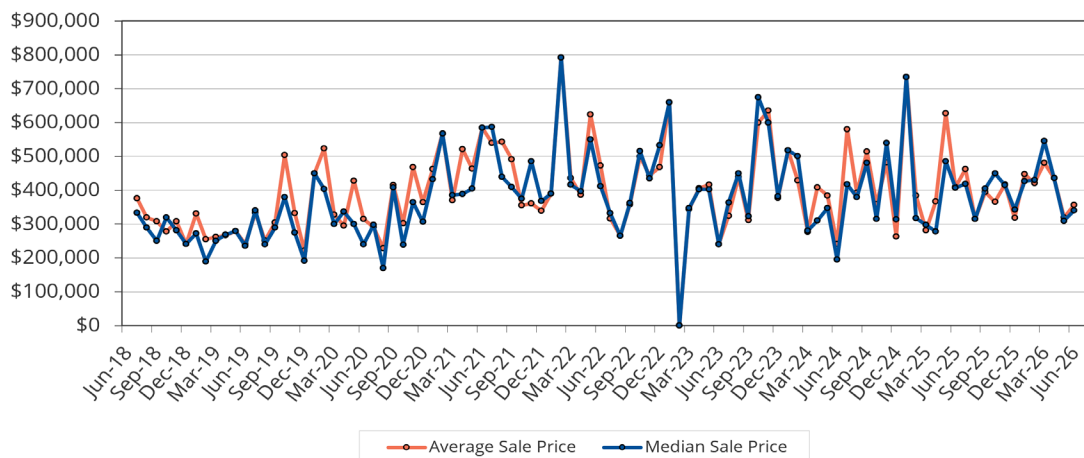


### Average Total Market Time



Note: In **January 2024** the Total Market Time was **188 days**. This has caused a spike in the Average Total Market Time for those months.

### Average and Median Sale Price



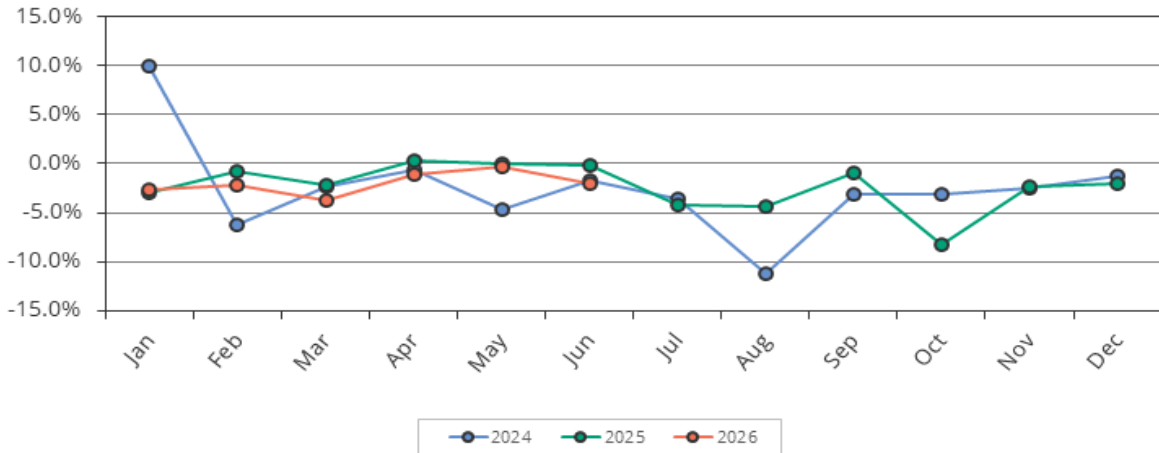
Note: Since there were no sales in **February 2023**, Average Sale Price and Median Sales Price cannot be calculated. The zero data points only reflect unavailable data.



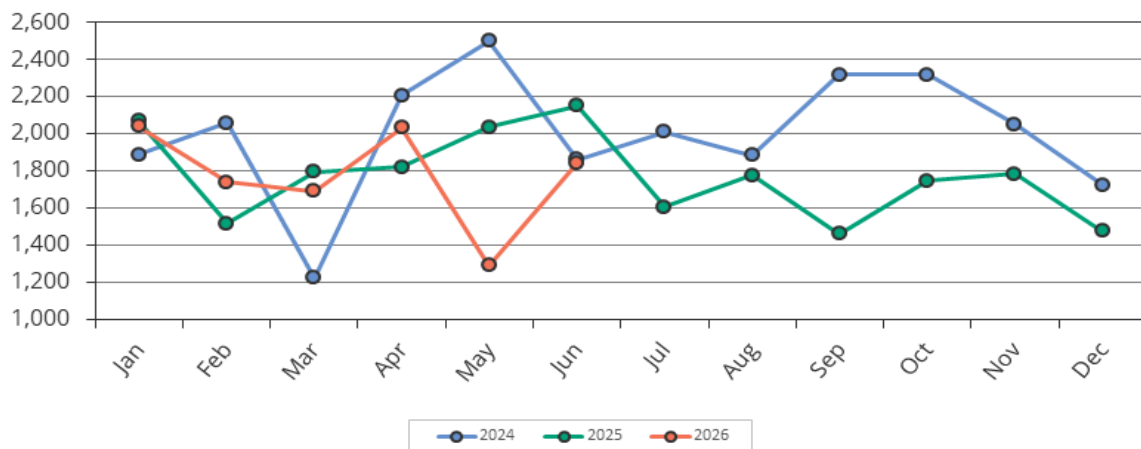
# Josephine County, OR

## June 2026 Reporting Period

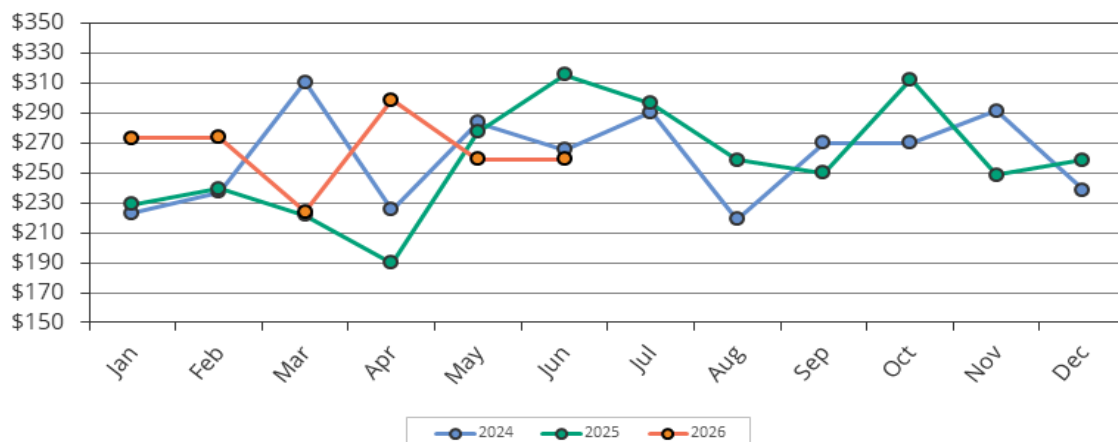
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



Note: Stemming from a technical error, the data points between [October 2023](#) and [August 2024](#) on these charts have been revised.

# Josephine County, OR

## June 2026 Reporting Period

### Area Report

Note: RMLS is a supplementary MLS for Jackson County, so data reported in the Area Report will not reflect the entire market.

|       |               | RESIDENTIAL     |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   | COMMERCIAL                            |              | LAND               |              | MULTIFAMILY        |              |                    |   |
|-------|---------------|-----------------|--------------|---------------------------|---------------|-------------------------------------|--------------|--------------------|--------------------------------|--------------|---------------|-------------------------------------|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|---|
|       |               | Current Month   |              |                           |               |                                     |              |                    |                                | Year-To-Date |               |                                     |              |                    |                   | Avg. Sale Price % Change <sup>2</sup> | Year-To-Date |                    | Year-To-Date |                    | Year-To-Date |                    |   |
|       |               | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price |                                       | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |   |
| 97497 | Wolf Creek    | 8               | 1            | 0                         | -             | -                                   | 0            | -                  | -                              | 4            | 1             | 0.0%                                | 2            | 552,500            | 552,500           | 54.8%                                 | -            | -                  | -            | -                  | -            | -                  | - |
| 97523 | Cave Junction | 4               | 0            | 0                         | 1             | -                                   | 1            | 340,000            | 40                             | 5            | 3             | 50.0%                               | 3            | 455,000            | 455,000           | 20.3%                                 | -            | -                  | 2            | 110,000            | -            | -                  | - |
| 97526 | Grants Pass   | 11              | 4            | 0                         | 2             | -                                   | 1            | 405,000            | 50                             | 15           | 8             | -42.9%                              | 7            | 431,300            | 417,500           | 10.0%                                 | -            | -                  | -            | -                  | -            | -                  | - |
| 97527 | Grants Pass   | 7               | 3            | 2                         | 2             | 0.0%                                | 1            | 324,700            | 89                             | 16           | 10            | 25.0%                               | 8            | 459,200            | 417,500           | -20.0%                                | 1            | 184,100            | -            | -                  | -            | -                  | - |
| 97528 | Grants Pass   | 0               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 0            | 0             | -                                   | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |   |
| 97531 | Kerby         | 1               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 1            | -             | -                                   | -            | -                  | -                 | -                                     | -            | -                  | 1            | 66,000             | -            | -                  | - |
| 97532 | Merlin        | -               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 2            | 1             | 0.0%                                | 1            | 620,000            | 620,000           | 65.9%                                 | -            | -                  | -            | -                  | -            | -                  | - |
| 97533 | Murphy        | 0               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 0            | 0             | -                                   | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  | - |
| 97534 | O'Brien       | 1               | 0            | 0                         | -             | -                                   | 0            | -                  | -                              | 1            | -             | -100.0%                             | 0            | -                  | -                 | -16.4%                                | 0            | -                  | 0            | -                  | 0            | -                  | - |
| 97538 | Selma         | 1               | 0            | 0                         | 1             | -                                   | 0            | -                  | -                              | -            | 2             | 100.0%                              | 1            | 125,000            | 125,000           | 23.3%                                 | -            | -                  | -            | -                  | -            | -                  | - |
| 97543 | Wilderville   | -               | 0            | 1                         | 0             | -                                   | 0            | -                  | -                              | 1            | 0             | -                                   | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  | - |
| 97544 | Williams      | 1               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 1            | 1             | -50.0%                              | 1            | 355,000            | 355,000           | -34.8%                                | -            | -                  | -            | -                  | -            | -                  | - |
|       | Josephine Co. | 34              | 8            | 3                         | 6             | 200.0%                              | 3            | 356,600            | 60                             | 46           | 26            | -13.3%                              | 23           | 446,200            | 417,500           | -5.8%                                 | 1            | 184,100            | 3            | 95,300             | -            | -                  | - |

|       |               |    |    |   |   |        |   |         |     |    |    |         |    |           |           |        |   |   |   |         |   |         |
|-------|---------------|----|----|---|---|--------|---|---------|-----|----|----|---------|----|-----------|-----------|--------|---|---|---|---------|---|---------|
| 97501 | Medford       | 8  | 2  | 2 | 1 | -50.0% | - | -       | -   | 15 | 12 | 0.0%    | 11 | 335,400   | 290,000   | -6.0%  | - | - | - | -       | 1 | 261,800 |
| 97502 | Central Point | 2  | 0  | 0 | 1 | -      | 1 | 470,000 | 15  | 3  | 2  | -66.7%  | 2  | 555,000   | 555,000   | -9.3%  | - | - | - | -       | - | -       |
| 97503 | White City    | 2  | 2  | 0 | 0 | -      | 0 | -       | -   | 2  | 0  | -100.0% | 1  | 540,000   | 540,000   | 56.5%  | - | - | - | -       | - | -       |
| 97504 | Medford       | 6  | 3  | 1 | 1 | -50.0% | 3 | 547,600 | 128 | 13 | 10 | 11.1%   | 13 | 452,700   | 380,000   | -9.2%  | - | - | 1 | 315,500 | 1 | 470,000 |
| 97520 | Ashland       | 10 | 4  | 1 | 2 | -      | 1 | 830,000 | 375 | 12 | 8  | -       | 6  | 500,800   | 542,500   | -45.3% | - | - | - | -       | - | -       |
| 97522 | Butte Falls   | 0  | 0  | 0 | 0 | -      | 0 | -       | -   | 0  | 0  | -       | 0  | -         | -         | -      | 0 | - | 0 | -       | 0 | -       |
| 97524 | Eagle Point   | 3  | 1  | - | 2 | 100.0% | 0 | -       | -   | 7  | 4  | -20.0%  | 3  | 409,200   | 430,000   | -32.4% | - | - | - | -       | - | -       |
| 97525 | Gold Hill     | 0  | 0  | - | 0 | -      | 1 | 320,000 | 3   | 2  | 3  | 50.0%   | 4  | 431,300   | 420,000   | 13.0%  | - | - | - | -       | - | -       |
| 97530 | Jacksonville  | 3  | 1  | 2 | 0 | -      | 0 | -       | -   | 2  | 2  | -33.3%  | 3  | 645,000   | 660,000   | -14.0% | - | - | 1 | 122,500 | - | -       |
| 97535 | Phoenix       | -  | 0  | 1 | 0 | -      | 0 | -       | -   | 1  | 0  | -       | 0  | -         | -         | -      | 0 | - | 0 | -       | 0 | -       |
| 97536 | Prospect      | -  | 0  | 0 | 0 | -      | 0 | -       | -   | 0  | 0  | -       | 1  | 1,400,000 | 1,400,000 | -      | - | - | - | -       | - | -       |
| 97537 | Rogue River   | 6  | 2  | 0 | 2 | 100.0% | 0 | -       | -   | 9  | 3  | 50.0%   | 0  | -         | -         | -12.1% | 0 | - | 0 | -       | 0 | -       |
| 97539 | Shady Cove    | 1  | 0  | 0 | 0 | -      | 0 | -       | -   | 1  | 0  | -100.0% | 0  | -         | -         | -      | 0 | - | 0 | -       | 0 | -       |
| 97540 | Talent        | 0  | 0  | 0 | 0 | -      | 0 | -       | -   | 1  | 2  | 100.0%  | 2  | 1,075,000 | 1,075,000 | 0.8%   | - | - | - | -       | - | -       |
| 97541 | Trail         | 1  | 0  | 0 | - | -      | 0 | -       | -   | 1  | 1  | -       | 1  | 288,800   | 288,800   | -      | - | - | 1 | 100,000 | - | -       |
|       | Jackson Co.   | 42 | 15 | 7 | 9 | 50.0%  | 6 | 543,800 | 130 | 69 | 47 | 6.8%    | 47 | 488,400   | 410,000   | -7.9%  | - | 0 | 3 | 179,300 | 2 | 365,900 |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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: 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.

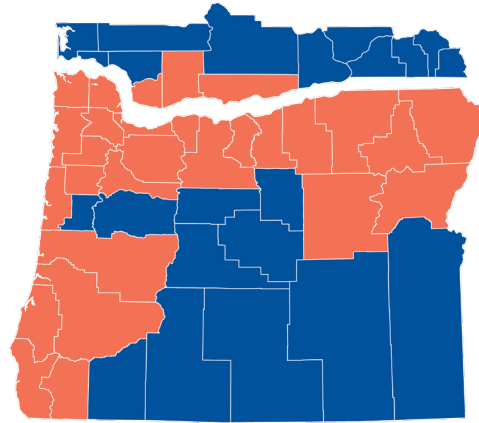
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657





# MARKET ACTION REPORT

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

---

**Lane County** June 2026 Reporting Period

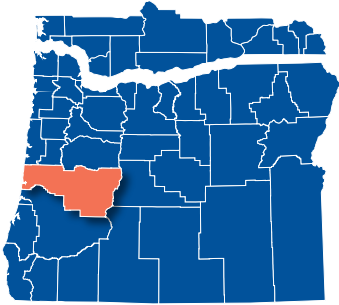


# Lane County

## June 2026 Reporting Period

### MARKET ACTION REPORT

Note: Data for Florence is reported separately from Greater Lane County. For data on Florence, see the charts on pages 7-9.



## Residential Highlights

### New Listings

New listings (508) increased 3.0% from the 493 listed in June 2025, and decreased 2.9% from the 523 listed in May 2026.

### Pending Sales

Pending sales (422) increased 0.7% from the 419 offers accepted in June 2025, and increased 6.6% from the 396 offers accepted in May 2026.

### Closed Sales

Closed sales (386) increased 12.9% from the 342 closings in June 2025, and increased 32.2% from the 292 closings in May 2026.

### Inventory and Time on Market

Inventory decreased to 2.4 months in June. Total market time decreased to 51 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (2,621) decreased 5.5%, pending sales (2,031) decreased 1.8%, and closed sales (1,756) decreased 1.0%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 0.9% from \$474,500 to \$478,900. In the same comparison, the median sale price has increased 0.5% from \$437,600 to \$440,000.

#### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.1% (\$483,100 v. \$477,800)

Median Sale Price % Change: +1.1% (\$445,000 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   | 3.2  | 2.8  | 4.0  |
| February  | 2.3  | 3.1  | 3.4  |
| March     | 2.0  | 2.8  | 2.6  |
| April     | 2.4  | 2.9  | 2.3  |
| May       | 2.0  | 2.8  | 3.1  |
| June      | 2.6  | 3.0  | 2.4  |
| July      | 2.5  | 2.8  |      |
| August    | 2.5  | 2.8  |      |
| September | 3.2  | 2.8  |      |
| October   | 3.0  | 2.5  |      |
| November  | 2.9  | 3.2  |      |
| December  | 2.5  | 2.7  |      |

## Residential Trends

### June 2026 vs. May 2026

|                    |        |   |
|--------------------|--------|---|
| New Listings       | -2.9%  | ↓ |
| Pending Sales      | +6.6%  | ↑ |
| Closed Sales       | +32.2% | ↑ |
| Average Sale Price | -2.2%  | ↓ |
| Median Sale Price  | 0.0%   | — |
| Inventory          | -0.7   | ↓ |
| Total Market Time  | -2     | ↓ |

### June 2026 vs. June 2025

|                    |        |   |
|--------------------|--------|---|
| New Listings       | +3.0%  | ↑ |
| Pending Sales      | +0.7%  | ↑ |
| Closed Sales       | +12.9% | ↑ |
| Average Sale Price | +0.2%  | ↑ |
| Median Sale Price  | +0.5%  | ↑ |
| Inventory          | -0.6   | ↓ |
| Total Market Time  | +8     | ↑ |

# Lane County

June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 11       | 3.1%  | 16       | 4.0%  | 22       | 5.0%  |
| 100K-200K                        | 24       | 6.8%  | 20       | 5.0%  | 15       | 3.4%  |
| 200K-300K                        | 80       | 22.7% | 25       | 6.3%  | 45       | 10.3% |
| 300K-400K                        | 101      | 28.6% | 77       | 19.3% | 95       | 21.8% |
| 400K-500K                        | 50       | 14.2% | 103      | 25.8% | 103      | 23.6% |
| 500K-600K                        | 35       | 9.9%  | 69       | 17.3% | 52       | 11.9% |
| 600K-700K                        | 20       | 5.7%  | 35       | 8.8%  | 40       | 9.2%  |
| 700K-800K                        | 11       | 3.1%  | 19       | 4.8%  | 25       | 5.7%  |
| 800K-900K                        | 9        | 2.5%  | 13       | 3.3%  | 16       | 3.7%  |
| 900K-1M                          | 4        | 1.1%  | 5        | 1.3%  | 5        | 1.1%  |
| 1MM-1.1MM                        | 1        | 0.3%  | 5        | 1.3%  | 6        | 1.4%  |
| 1.1MM-1.2MM                      | 2        | 0.6%  | 2        | 0.5%  | 2        | 0.5%  |
| 1.2MM-1.3MM                      | 2        | 0.6%  | 7        | 1.8%  | 2        | 0.5%  |
| 1.3MM-1.4MM                      | 1        | 0.3%  | 2        | 0.5%  | 1        | 0.2%  |
| 1.4MM-1.5MM                      | 0        | 0.0%  | 1        | 0.3%  | 3        | 0.7%  |
| 1.5MM-1.6MM                      | 1        | 0.3%  | 0        | 0.0%  | 1        | 0.2%  |
| 1.6MM-1.7MM                      | 0        | 0.0%  | 0        | 0.0%  | 1        | 0.2%  |
| 1.7MM-1.8MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.8MM-1.9MM                      | 0        | 0.0%  | 0        | 0.0%  | 1        | 0.2%  |
| 1.9MM-2MM                        | 1        | 0.3%  | 0        | 0.0%  | 1        | 0.2%  |
| 2MM+                             | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| Total Closed Sales               | 353      |       | 399      |       | 436      |       |

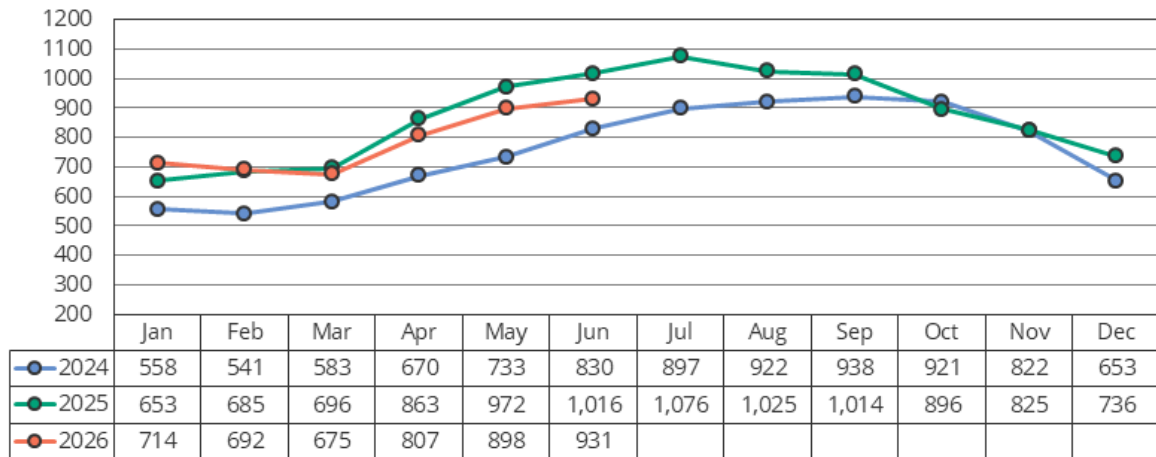
90th Percentile
  50th Percentile
  10th Percentile

| Greater Lane Co. Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-----------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                    | June         | 508          | 422           | 386          | 487,100            | 446,300           | 51                |
|                                         | May          | 523          | 396           | 292          | 498,100            | 446,400           | 53                |
|                                         | Year-To-Date | 2,621        | 2,031         | 1,756        | 478,900            | 440,000           | 63                |
| 2025                                    | June         | 493          | 419           | 342          | 485,900            | 444,000           | 43                |
|                                         | Year-To-Date | 2,773        | 2,069         | 1,774        | 474,500            | 437,600           | 59                |
| Change                                  | June 2025    | 3.0%         | 0.7%          | 12.9%        | 0.2%               | 0.5%              | 18.6%             |
|                                         | Prev Mo 2026 | -2.9%        | 6.6%          | 32.2%        | -2.2%              | 0.0%              | -3.8%             |
|                                         | Year-To-Date | -5.5%        | -1.8%         | -1.0%        | 0.9%               | 0.5%              | 6.8%              |

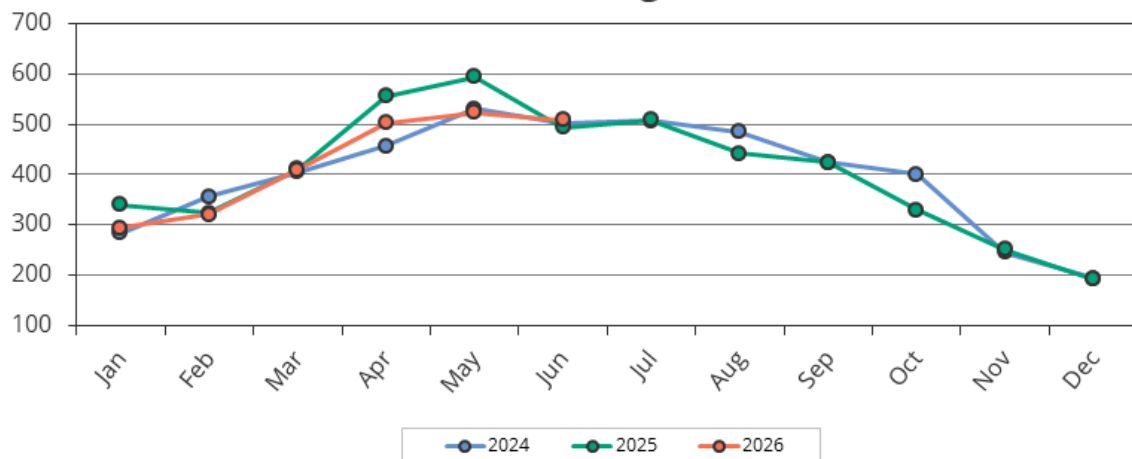
# Lane County

## June 2026 Reporting Period

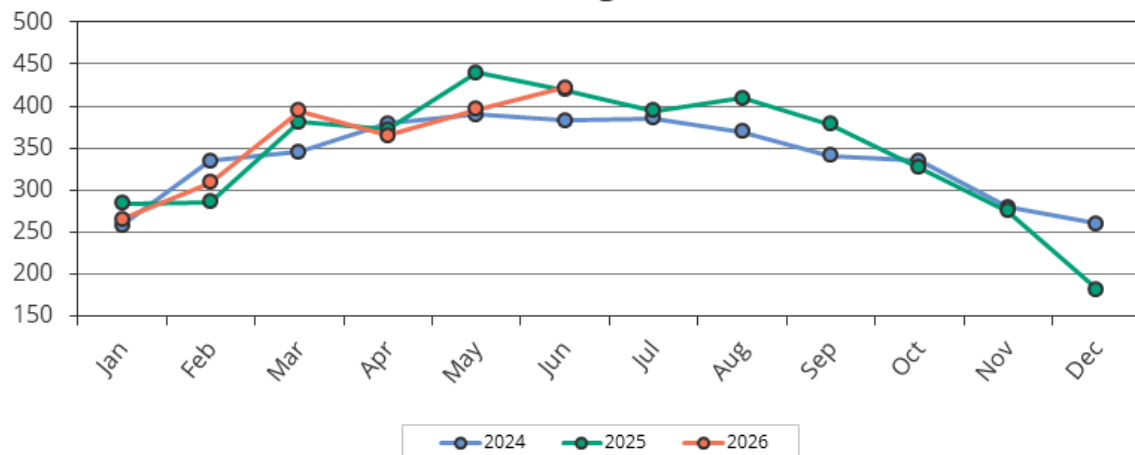
### Active Residential Listings



### New Listings



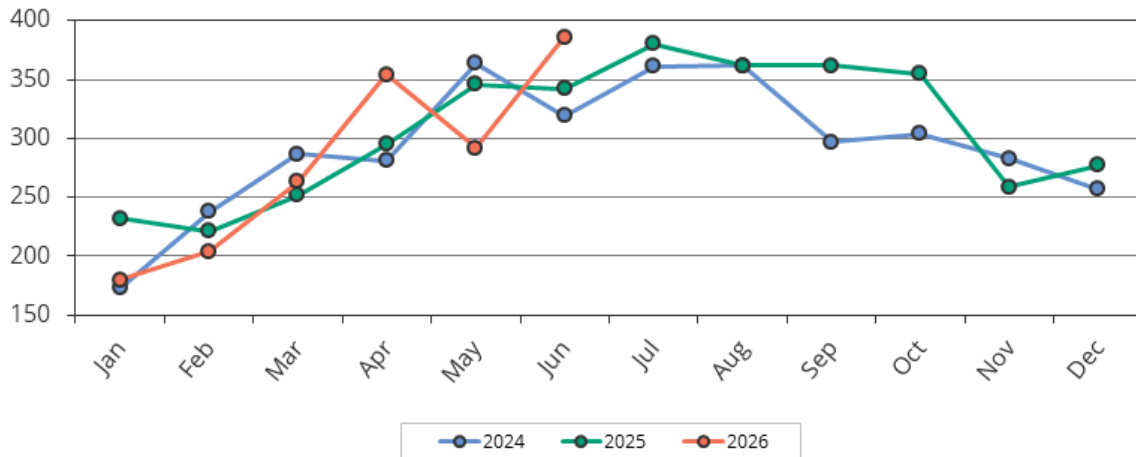
### Pending Sales



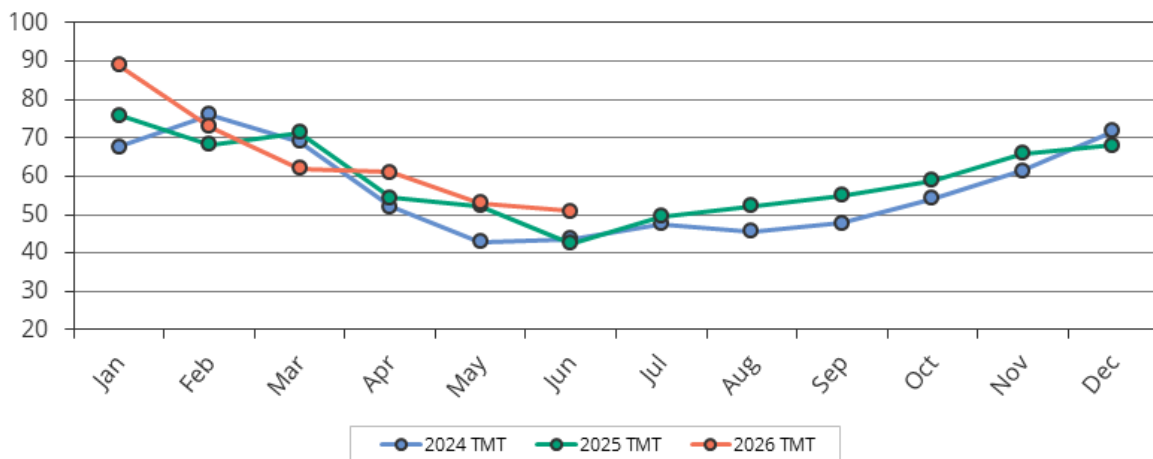
# Lane County

## June 2026 Reporting Period

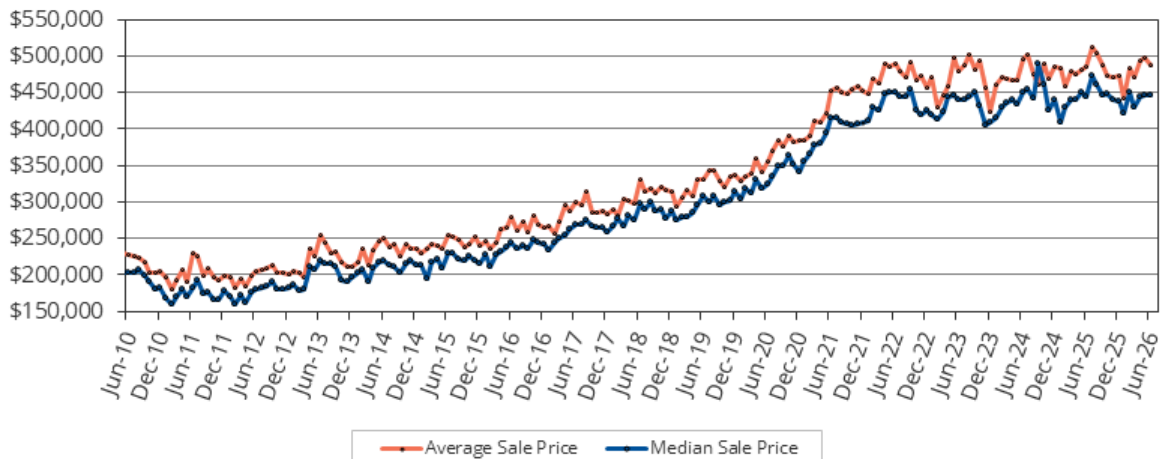
### Closed Sales



### Average Total Market Time



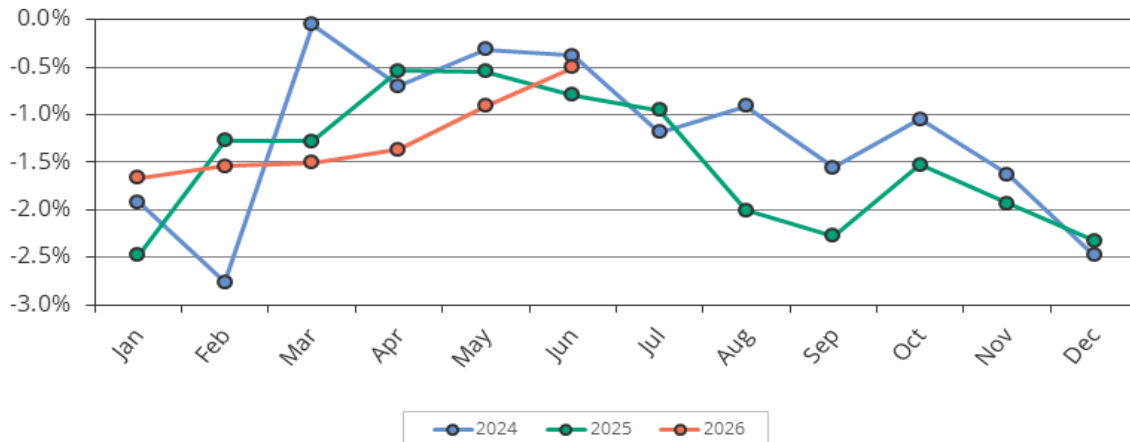
### Average and Median Sale Price



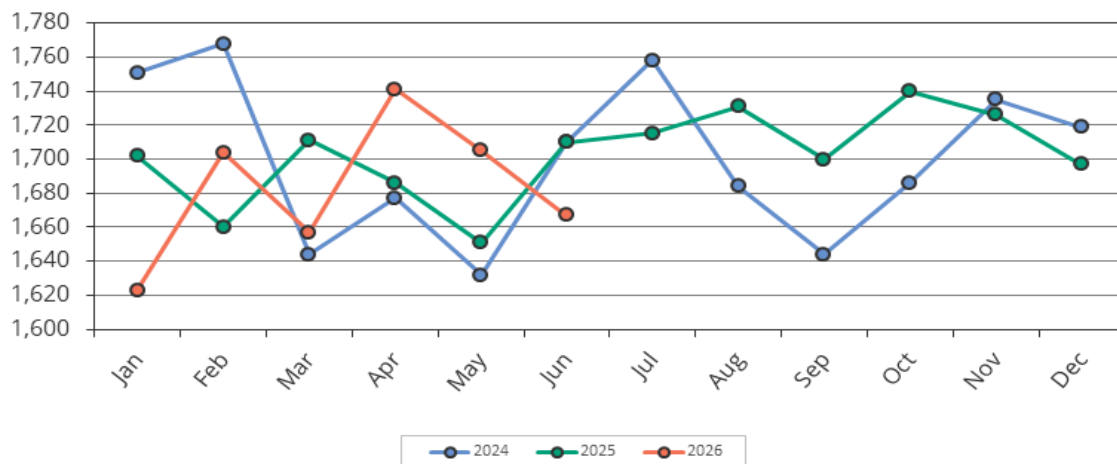
# Lane County

June 2026 Reporting Period

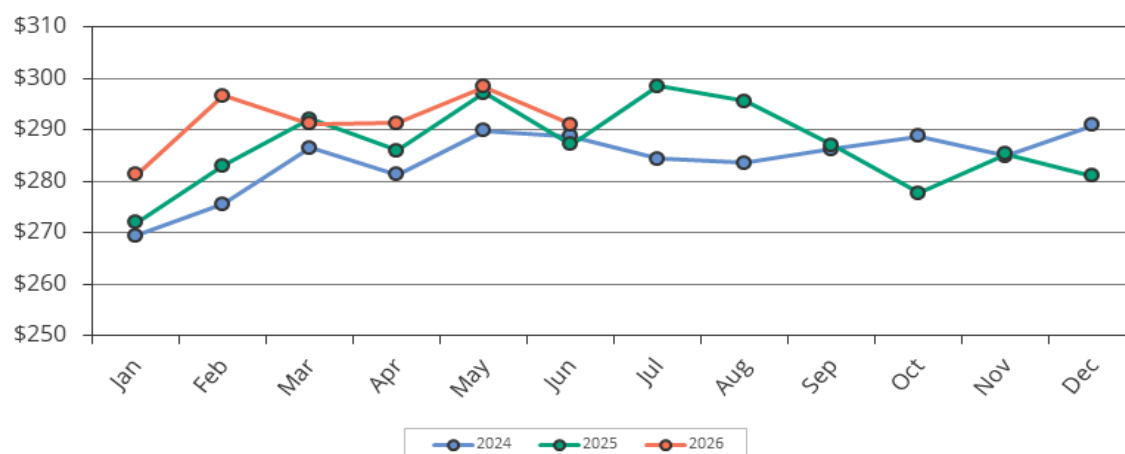
## % Difference of Average List Price vs Sale Price



## Average Square Footage



## Average Price Per Square Footage

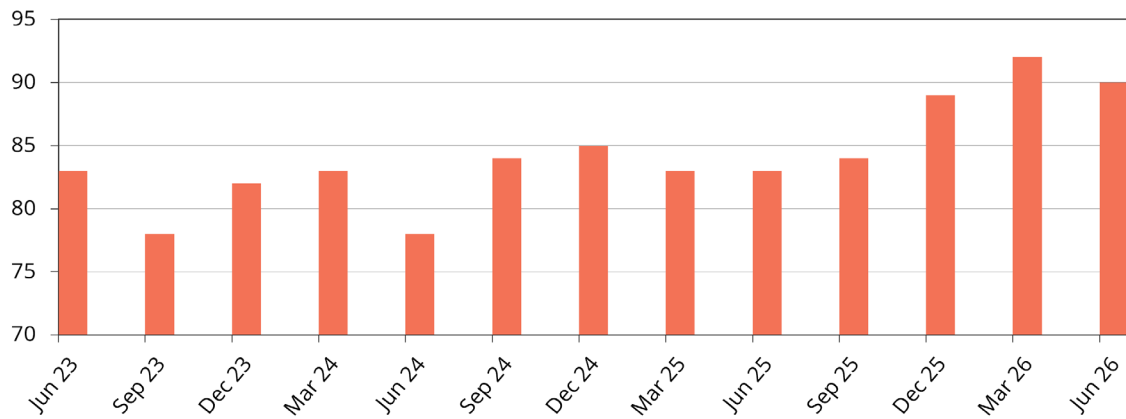




# Lane County

## June 2026 Reporting Period

### Affordability Index



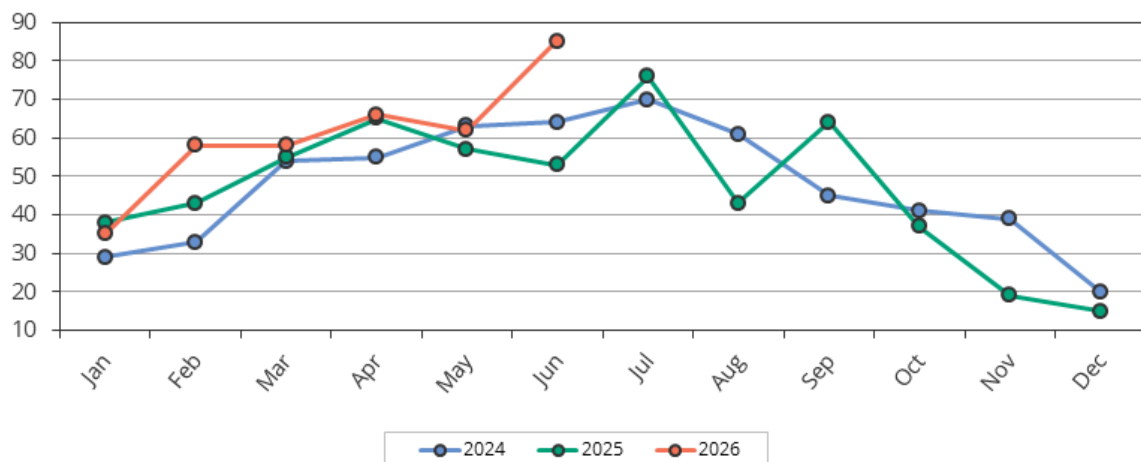
Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$96,900 in 2026, per HUD) can afford 90% of a monthly mortgage payment on a median priced home (\$446,300 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.4% (per Freddie Mac).



## Florence – Lane County, OR

### June 2026 Reporting Period

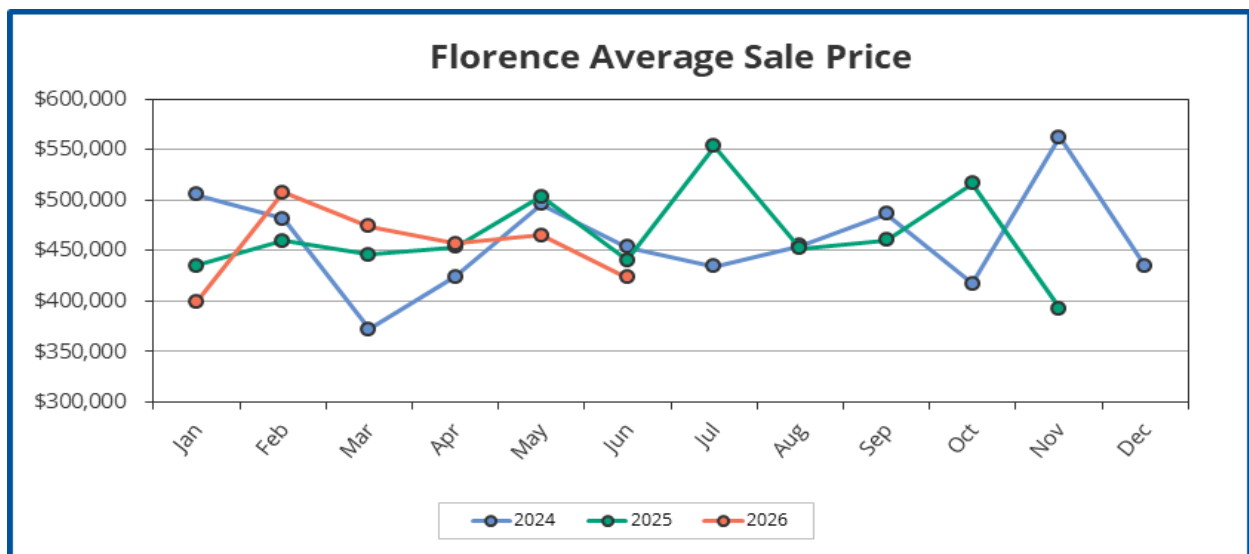
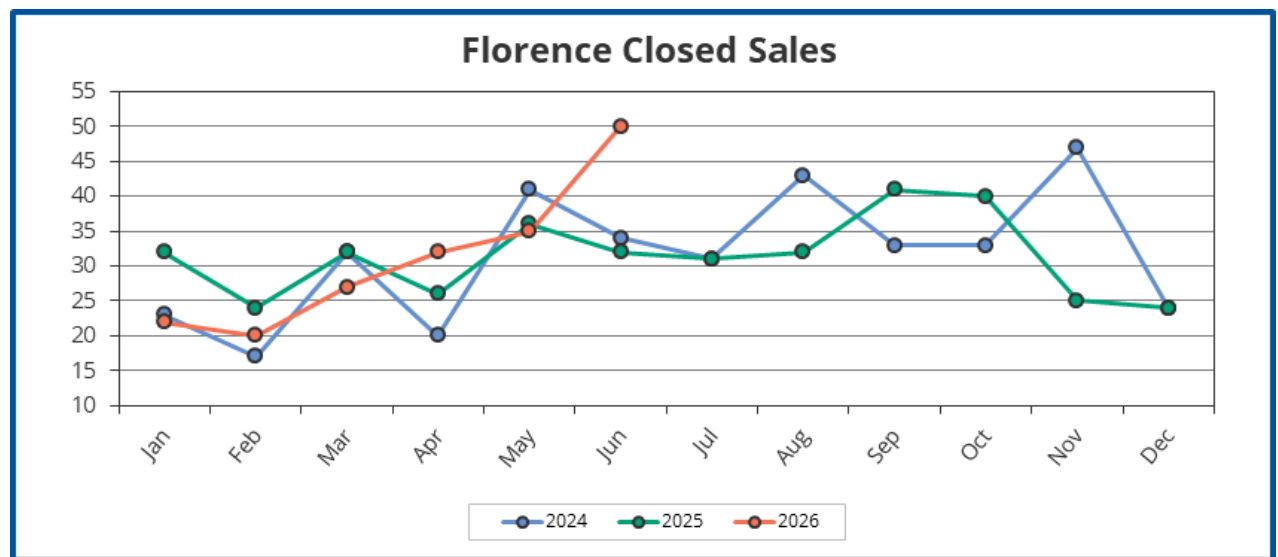
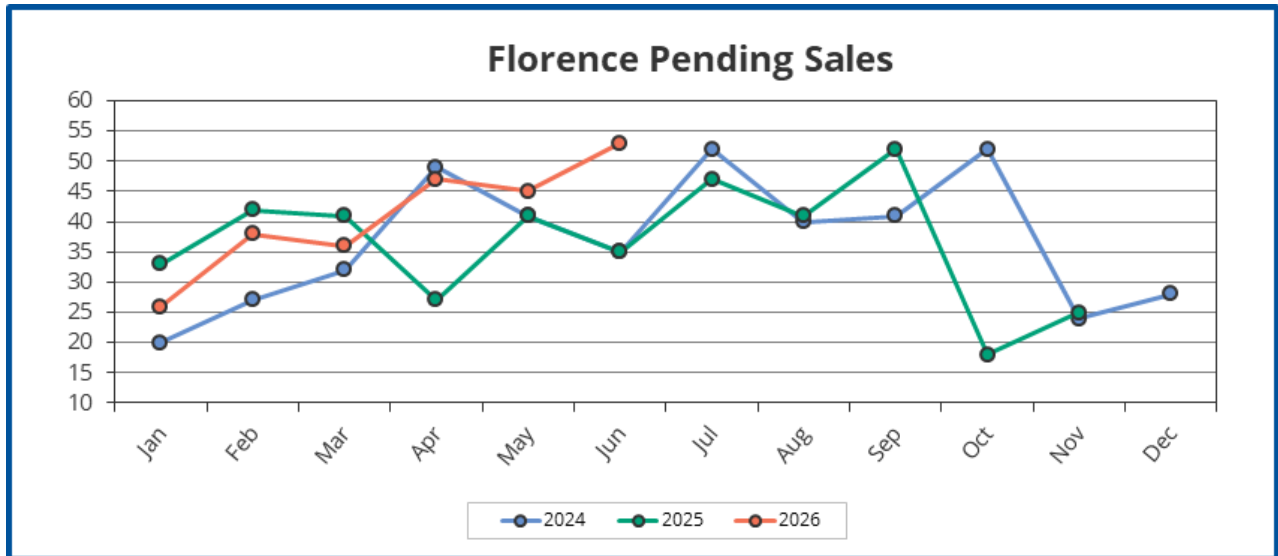
### Florence New Listings





# Florence - Lane County

## June 2026 Reporting Period



# Lane County

## June 2026 Reporting Period

### Area Report

This report includes Florence.

|     |                               | RESIDENTIAL     |              |                            |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                   |              | COMMERCIAL                            |                    | LAND         |                    | MULTIFAMILY  |                    |  |
|-----|-------------------------------|-----------------|--------------|----------------------------|---------------|-------------------------------------|--------------|--------------------|--------------------------------|--------------|---------------|-------------------------------------|--------------|--------------------|-------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
|     |                               | Current Month   |              |                            |               |                                     |              |                    |                                | Year-To-Date |               |                                     |              |                    |                   |                   |              | Avg. Sale Price % Change <sup>2</sup> | Year-To-Date       |              | Year-To-Date       |              | Year-To-Date       |  |
|     |                               | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time | Closed Sales |                                       | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |  |
| 225 | Florence Coast Village        | 9               | 2            | 0                          | 2             | -                                   | 2            | 145,800            | 305                            | 8            | 6             | 100.0%                              | 6            | 219,100            | 237,000           | 226               | 5.1%         | -                                     | -                  | 4            | 122,800            | -            | -                  |  |
| 226 | Florence Green Trees          | 15              | 3            | 0                          | 4             | 33.3%                               | 12           | 242,300            | 173                            | 22           | 16            | 6.7%                                | 17           | 244,500            | 235,000           | 153               | -8.2%        | -                                     | -                  | -            | -                  | -            | -                  |  |
| 227 | Florence Florentine           | 10              | 6            | 1                          | 4             | 0.0%                                | 2            | 547,500            | 34                             | 24           | 13            | -27.8%                              | 11           | 464,500            | 430,000           | 46                | 2.9%         | -                                     | -                  | -            | -                  | -            | -                  |  |
| 228 | Florence Town                 | 79              | 28           | 3                          | 23            | 21.1%                               | 18           | 460,400            | 141                            | 128          | 91            | 3.4%                                | 74           | 434,700            | 394,000           | 105               | 2.2%         | 4                                     | 341,300            | -            | -                  | 3            | 595,000            |  |
| 229 | Florence Beach                | 34              | 12           | 1                          | 10            | 100.0%                              | 5            | 455,800            | 25                             | 59           | 37            | 37.0%                               | 32           | 492,900            | 478,800           | 102               | -16.8%       | -                                     | -                  | 1            | z                  | -            | -                  |  |
| 230 | Florence North                | 32              | 12           | 4                          | 2             | 0.0%                                | 4            | 827,300            | 114                            | 42           | 20            | 66.7%                               | 20           | 491,300            | 394,800           | 130               | -5.2%        | -                                     | -                  | 8            | 192,300            | -            | -                  |  |
| 231 | Florence South/<br>Dunes City | 41              | 16           | 3                          | 6             | 20.0%                               | 4            | 483,800            | 59                             | 61           | 27            | 35.0%                               | 21           | 581,100            | 502,400           | 140               | 1.0%         | -                                     | -                  | 5            | 164,600            | -            | -                  |  |
| 238 | Florence East/<br>Mapleton    | 23              | 6            | 2                          | 2             | -33.3%                              | 3            | 355,000            | 109                            | 25           | 10            | -37.5%                              | 11           | 477,300            | 545,000           | 104               | -10.6%       | -                                     | -                  | 1            | 220,000            | -            | -                  |  |
|     | Grand Total                   | 243             | 85           | 14                         | 53            | 29.3%                               | 50           | 423,400            | 129                            | 369          | 220           | 10.6%                               | 192          | 446,900            | 400,000           | 116               | -0.5%        | 4                                     | 341,300            | 19           | 168,900            | 3            | 595,000            |  |
|     |                               |                 |              |                            |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                   |              |                                       |                    |              |                    |              |                    |  |
| 232 | Hayden Bridge                 | 16              | 13           | 4                          | 17            | 0.0%                                | 13           | 418,800            | 46                             | 88           | 79            | -25.5%                              | 71           | 428,700            | 435,000           | 60                | 5.8%         | -                                     | -                  | -            | -                  | 3            | 495,000            |  |
| 233 | McKenzie Valley               | 56              | 14           | 1                          | 13            | 116.7%                              | 6            | 377,800            | 56                             | 78           | 38            | 15.2%                               | 23           | 597,800            | 530,000           | 97                | 13.7%        | -                                     | -                  | 7            | 97,100             | -            | -                  |  |
| 234 | Pleasant Hill/Oak             | 64              | 26           | 10                         | 17            | -19.0%                              | 17           | 451,200            | 105                            | 118          | 84            | 5.0%                                | 75           | 432,800            | 370,000           | 114               | -6.6%        | 1                                     | 350,000            | 11           | 342,700            | 2            | 482,500            |  |
| 235 | South Lane Properties         | 95              | 44           | 6                          | 44            | 29.4%                               | 34           | 411,300            | 60                             | 240          | 179           | 4.1%                                | 147          | 414,300            | 397,000           | 68                | -2.8%        | 2                                     | 435,000            | 9            | 195,800            | -            | -                  |  |
| 236 | West Lane Properties          | 53              | 19           | 4                          | 17            | -10.5%                              | 18           | 520,300            | 53                             | 120          | 87            | -3.3%                               | 76           | 490,600            | 427,000           | 74                | 2.6%         | -                                     | -                  | 7            | 353,700            | 3            | 692,300            |  |
| 237 | Junction City                 | 42              | 15           | 3                          | 15            | -6.3%                               | 17           | 379,400            | 60                             | 101          | 95            | -5.0%                               | 88           | 409,600            | 397,000           | 81                | 3.3%         | -                                     | -                  | 3            | 284,000            | 4            | 499,300            |  |
| 239 | Thurston                      | 48              | 29           | 3                          | 29            | -23.7%                              | 26           | 520,800            | 73                             | 182          | 154           | -11.0%                              | 127          | 459,700            | 445,100           | 51                | 3.7%         | 1                                     | 1,475,000          | 5            | 190,000            | 4            | 434,000            |  |
| 240 | Coburg I-5                    | 9               | 2            | 0                          | 2             | -33.3%                              | 1            | 725,000            | 79                             | 19           | 13            | -23.5%                              | 11           | 649,600            | 540,000           | 113               | -18.9%       | -                                     | -                  | -            | -                  | -            | -                  |  |
| 241 | N Gilham                      | 47              | 36           | 2                          | 26            | 73.3%                               | 19           | 578,200            | 54                             | 127          | 88            | -5.4%                               | 70           | 629,900            | 592,500           | 47                | -6.2%        | -                                     | -                  | -            | -                  | -            | -                  |  |
| 242 | Ferry Street Bridge           | 68              | 44           | 7                          | 26            | -18.8%                              | 23           | 524,500            | 28                             | 173          | 123           | -15.8%                              | 115          | 599,600            | 525,000           | 73                | 5.1%         | -                                     | -                  | 1            | 310,000            | 2            | 589,000            |  |
| 243 | E Eugene                      | 76              | 45           | 7                          | 38            | -22.4%                              | 39           | 673,500            | 60                             | 227          | 173           | -13.1%                              | 157          | 619,800            | 565,000           | 66                | -0.7%        | 1                                     | 400,000            | 7            | 132,900            | 15           | 616,900            |  |
| 244 | SW Eugene                     | 96              | 57           | 10                         | 46            | 2.2%                                | 37           | 609,300            | 19                             | 278          | 191           | -12.4%                              | 158          | 605,600            | 595,000           | 46                | 1.7%         | -                                     | -                  | 7            | 148,600            | 1            | 480,000            |  |
| 245 | W Eugene                      | 29              | 17           | 3                          | 14            | -30.0%                              | 21           | 391,300            | 54                             | 99           | 89            | 3.5%                                | 78           | 379,000            | 367,500           | 70                | 11.6%        | 1                                     | 350,000            | 1            | 86,000             | 5            | 492,100            |  |
| 246 | Danebo                        | 95              | 51           | 6                          | 32            | 0.0%                                | 37           | 325,300            | 61                             | 254          | 218           | 11.2%                               | 201          | 346,900            | 385,000           | 74                | 3.7%         | -                                     | -                  | 6            | 271,800            | 3            | 534,300            |  |
| 247 | River Road                    | 17              | 10           | 3                          | 13            | -7.1%                               | 14           | 446,200            | 10                             | 80           | 70            | 14.8%                               | 65           | 427,800            | 420,000           | 39                | 0.1%         | -                                     | -                  | 3            | 223,300            | 4            | 512,600            |  |
| 248 | Santa Clara                   | 36              | 37           | 5                          | 39            | 69.6%                               | 28           | 469,600            | 53                             | 178          | 156           | 28.9%                               | 124          | 489,200            | 486,400           | 47                | 2.8%         | -                                     | -                  | -            | -                  | 6            | 531,000            |  |
| 249 | Springfield                   | 69              | 38           | 6                          | 29            | -9.4%                               | 32           | 432,700            | 27                             | 236          | 182           | 13.0%                               | 161          | 401,500            | 395,000           | 44                | 3.4%         | 1                                     | 725,000            | 2            | 74,500             | 9            | 488,400            |  |
| 250 | Mohawk Valley                 | 15              | 11           | 3                          | 5             | 66.7%                               | 4            | 808,500            | 70                             | 23           | 12            | -29.4%                              | 9            | 670,300            | 575,000           | 58                | 2.1%         | -                                     | -                  | 2            | 135,000            | -            | -                  |  |
|     | Grand Total                   | 931             | 508          | 83                         | 422           | 0.7%                                | 386          | 487,100            | 51                             | 2,621        | 2,031         | -1.8%                               | 1,756        | 478,900            | 440,000           | 63                | 1.1%         | 7                                     | 595,700            | 71           | 219,400            | 61           | 538,800            |  |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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: 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.

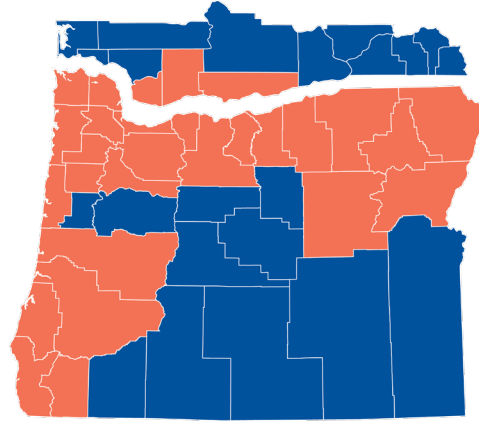
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



**RMLS™**



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657





# MARKET ACTION REPORT

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

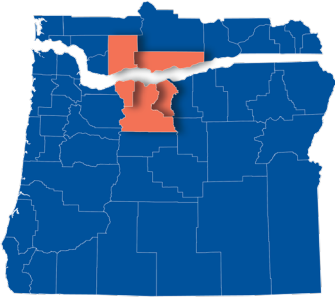
---

**Mid-Columbia** June 2026 Reporting Period

# Mid-Columbia

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (149) increased 28.4% from the 116 listed in June 2025, and increased 5.7% from the 141 listed in May 2026.

### Pending Sales

Pending sales (109) increased 25.3% from the 87 offers accepted in June 2025, and decreased 13.5% from the 126 offers accepted in May 2026.

### Closed Sales

Closed sales (101) increased 12.2% from the 90 closings in June 2025, and increased 27.8% from the 79 closings in May 2026.

### Inventory and Time on Market

Inventory decreased to 4.0 months in June. Total market time increased to 70 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (714) increased 4.2%, pending sales (471) increased 14.6%, and closed sales (389) increased 12.8%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has decreased 1.2% from \$543,700 to \$537,400. In the same comparison, the median sale price has increased 1.5% from \$458,000 to \$465,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +6.9% (\$551,200 v. \$515,400)

Median Sale Price % Change: +2.7% (\$462,000 v. \$450,000)

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   | 5.5  | 4.9  | 5.1  |
| February  | 4.0  | 5.6  | 9.6  |
| March     | 5.2  | 7.0  | 4.4  |
| April     | 4.9  | 5.1  | 6.3  |
| May       | 4.4  | 5.8  | 4.7  |
| June      | 4.4  | 4.3  | 4.0  |
| July      | 6.0  | 5.4  |      |
| August    | 5.1  | 6.8  |      |
| September | 7.4  | 6.2  |      |
| October   | 3.9  | 4.0  |      |
| November  | 4.3  | 5.0  |      |
| December  | 4.5  | 3.9  |      |

### Residential Trends

#### June 2026 vs. May 2026

|                    |               |   |
|--------------------|---------------|---|
| New Listings       | <b>+5.7%</b>  | ↑ |
| Pending Sales      | <b>-13.5%</b> | ↓ |
| Closed Sales       | <b>+27.8%</b> | ↑ |
| Average Sale Price | <b>+1.6%</b>  | ↑ |
| Median Sale Price  | <b>-2.6%</b>  | ↓ |
| Inventory          | <b>-0.7</b>   | ↓ |
| Total Market Time  | <b>+1</b>     | ↑ |

#### June 2026 vs. June 2025

|                    |               |   |
|--------------------|---------------|---|
| New Listings       | <b>+28.4%</b> | ↑ |
| Pending Sales      | <b>+25.3%</b> | ↑ |
| Closed Sales       | <b>+12.2%</b> | ↑ |
| Average Sale Price | <b>-4.3%</b>  | ↓ |
| Median Sale Price  | <b>+7.4%</b>  | ↑ |
| Inventory          | <b>-0.3</b>   | ↓ |
| Total Market Time  | <b>-8</b>     | ↓ |

# Mid-Columbia

June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 2        | 2.4%  | 2        | 2.2%  | 1        | 1.0%  |
| 100K-200K                        | 5        | 5.9%  | 7        | 7.6%  | 3        | 3.0%  |
| 200K-300K                        | 7        | 8.2%  | 9        | 9.8%  | 10       | 9.9%  |
| 300K-400K                        | 13       | 15.3% | 14       | 15.2% | 18       | 17.8% |
| 400K-500K                        | 6        | 7.1%  | 20       | 21.7% | 14       | 13.9% |
| 500K-600K                        | 16       | 18.8% | 8        | 8.7%  | 18       | 17.8% |
| 600K-700K                        | 7        | 8.2%  | 6        | 6.5%  | 12       | 11.9% |
| 700K-800K                        | 6        | 7.1%  | 9        | 9.8%  | 8        | 7.9%  |
| 800K-900K                        | 5        | 5.9%  | 5        | 5.4%  | 5        | 5.0%  |
| 900K-1M                          | 7        | 8.2%  | 2        | 2.2%  | 2        | 2.0%  |
| 1MM-1.1MM                        | 1        | 1.2%  | 1        | 1.1%  | 1        | 1.0%  |
| 1.1MM-1.2MM                      | 3        | 3.5%  | 1        | 1.1%  | 2        | 2.0%  |
| 1.2MM-1.3MM                      | 1        | 1.2%  | 2        | 2.2%  | 2        | 2.0%  |
| 1.3MM-1.4MM                      | 0        | 0.0%  | 2        | 2.2%  | 2        | 2.0%  |
| 1.4MM-1.5MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.5MM-1.6MM                      | 1        | 1.2%  | 0        | 0.0%  | 2        | 2.0%  |
| 1.6MM-1.7MM                      | 2        | 2.4%  | 1        | 1.1%  | 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%  | 1        | 1.1%  | 0        | 0.0%  |
| 2MM+                             | 3        | 3.5%  | 2        | 2.2%  | 1        | 1.0%  |
| Total Closed Sales               | 85       |       | 92       |       | 101      |       |

90th Percentile
  50th Percentile
  10th Percentile

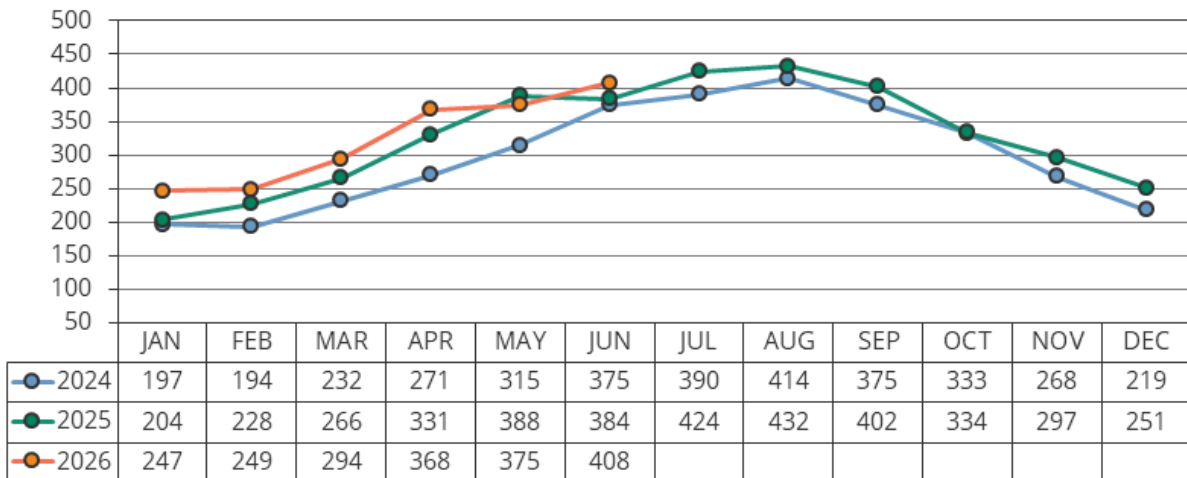
| Mid-Columbia Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                | June         | 149          | 109           | 101          | 588,600            | 515,000           | 70                |
|                                     | May          | 141          | 126           | 79           | 579,600            | 529,000           | 69                |
|                                     | Year-To-Date | 714          | 471           | 389          | 537,400            | 465,000           | 102               |
| 2025                                | June         | 116          | 87            | 90           | 615,000            | 479,500           | 78                |
|                                     | Year-To-Date | 685          | 411           | 345          | 543,700            | 458,000           | 89                |
| Change                              | June 2025    | 28.4%        | 25.3%         | 12.2%        | -4.3%              | 7.4%              | -10.3%            |
|                                     | Prev Mo 2026 | 5.7%         | -13.5%        | 27.8%        | 1.6%               | -2.6%             | 1.4%              |
|                                     | Year-To-Date | 4.2%         | 14.6%         | 12.8%        | -1.2%              | 1.5%              | 14.6%             |



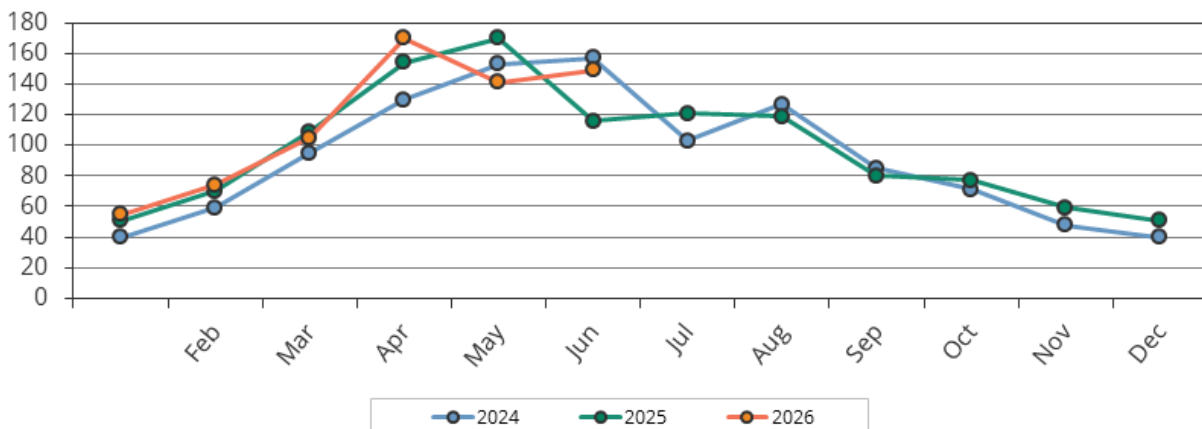
# Mid-Columbia

## June 2026 Reporting Period

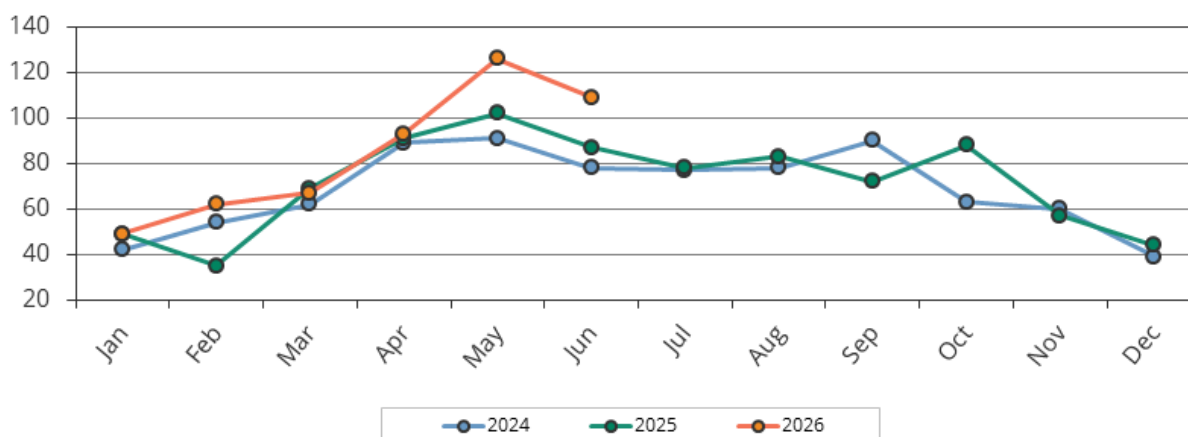
### Active Residential Listings



### New Listings



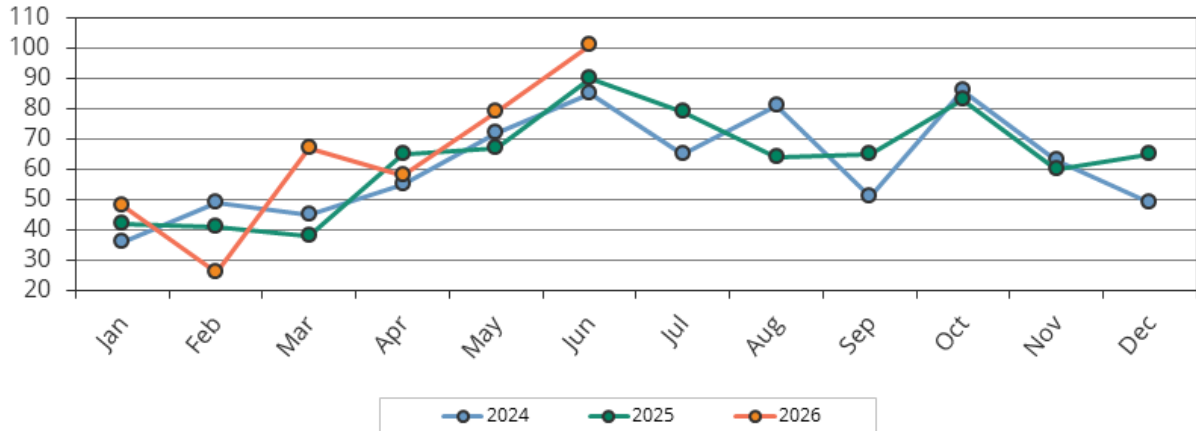
### Pending Sales



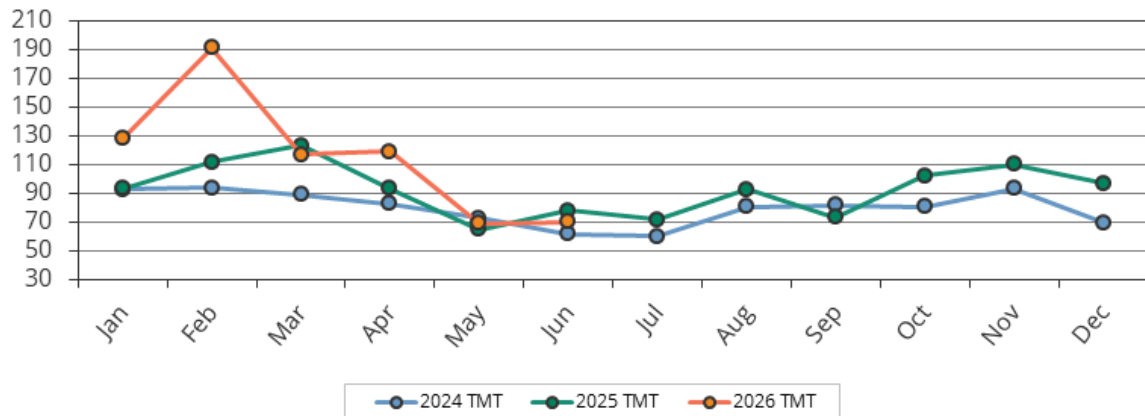
# Mid-Columbia

June 2026 Reporting Period

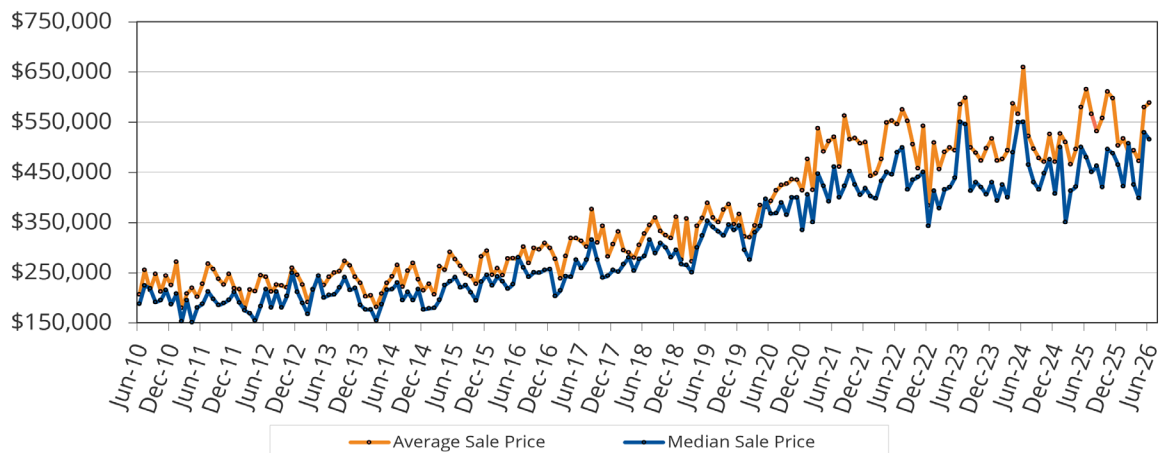
## Closed Sales



## Average Total Market Time



## Average and Median Sale Price

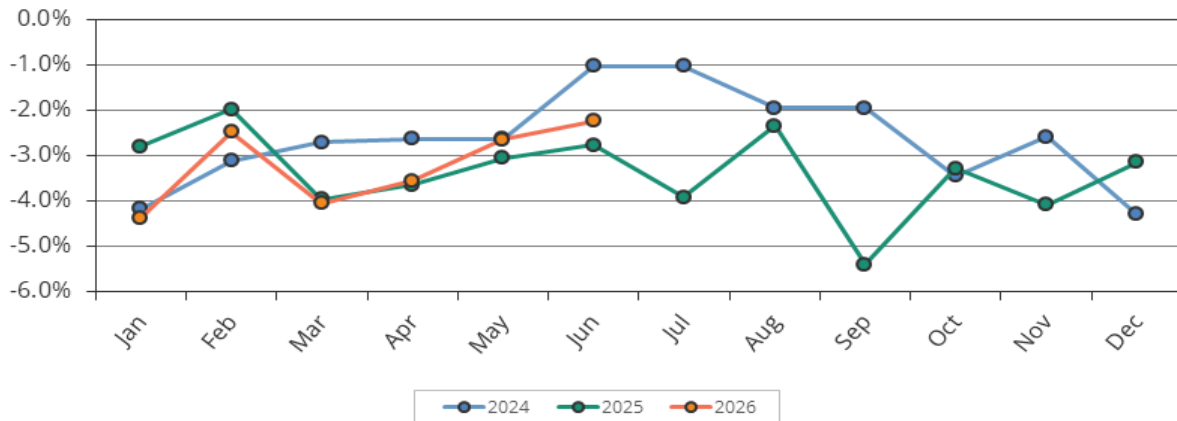




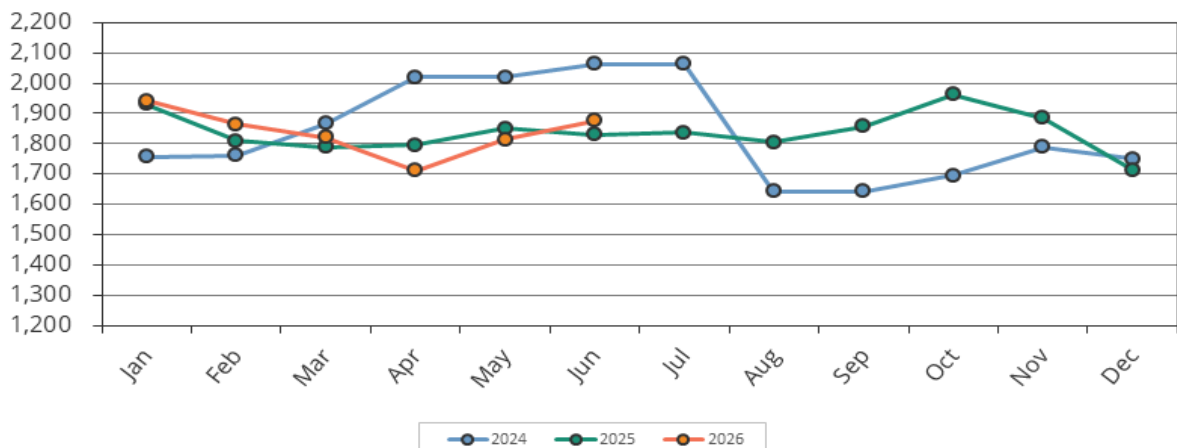
# Mid-Columbia

June 2026 Reporting Period

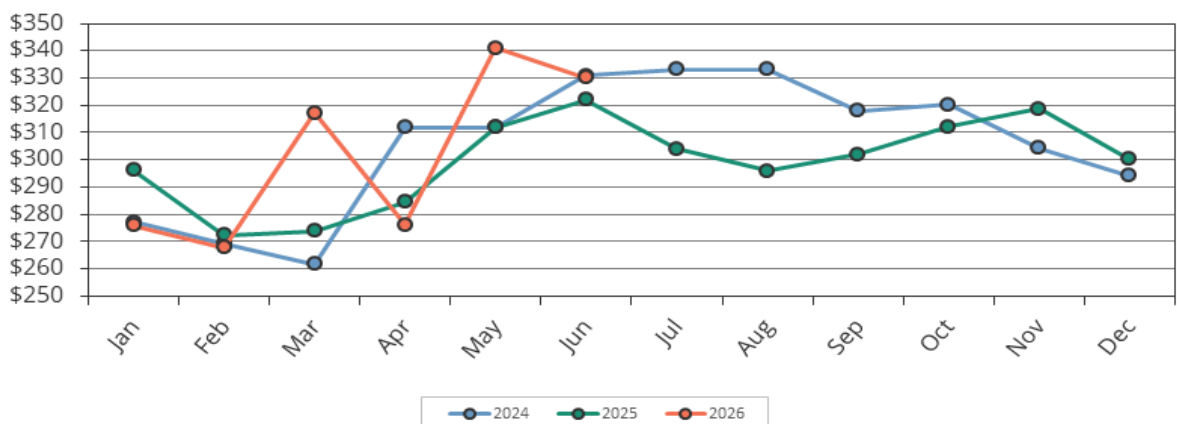
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



# Mid-Columbia

## June 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 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change <sup>2</sup> | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |  |
| 100 | White Salmon / Bingen               | 34              | 15           | 3                         | 9             | 200.0%                              | 9            | 859,500            | 25                             | 61           | 33            | 13.8%                               | 26           | 783,900            | 669,500           | -2.6%                                 | 1            | 477,000            | 13           | 310,600            | -            | -                  |  |
| 101 | Snowden                             | 7               | 1            | 0                         | 1             | -                                   | 1            | 830,000            | 5                              | 6            | 2             | 100.0%                              | 2            | 802,500            | 802,500           | 62.0%                                 | -            | -                  | 1            | 200,000            | -            | -                  |  |
| 102 | Trout Lake / Glenwood               | 12              | 5            | 1                         | 3             | 200.0%                              | 1            | 1,150,000          | -                              | 15           | 11            | 120.0%                              | 9            | 872,900            | 875,000           | 15.4%                                 | -            | -                  | 2            | 307,500            | -            | -                  |  |
| 103 | Husum / BZ Corner                   | 2               | 0            | 1                         | 1             | -50.0%                              | 0            | -                  | -                              | 4            | 2             | -75.0%                              | -            | -                  | -                 | -20.3%                                | -            | -                  | 1            | 381,900            | -            | -                  |  |
| 104 | Lyle / High Prairie                 | 23              | 6            | -                         | 2             | -                                   | 4            | 519,200            | 145                            | 29           | 11            | -8.3%                               | 10           | 506,500            | 507,500           | 10.2%                                 | -            | -                  | 6            | 194,800            | -            | -                  |  |
| 105 | Dallesport / Murdock                | 7               | 3            | 0                         | 2             | -33.3%                              | 1            | 236,000            | 29                             | 16           | 16            | 45.5%                               | 16           | 270,000            | 264,700           | -21.0%                                | -            | -                  | 1            | 275,000            | -            | -                  |  |
| 106 | Appleton/ Timber Valley             | 1               | 0            | 0                         | 0             | -                                   | 1            | 415,200            | 4                              | 1            | 1             | 0.0%                                | 1            | 415,200            | 415,200           | 155.1%                                | -            | -                  | 3            | 141,500            | -            | -                  |  |
| 108 | Goldendale / Centerville            | 46              | 21           | 1                         | 22            | 214.3%                              | 11           | 378,000            | 31                             | 89           | 67            | 36.7%                               | 46           | 387,800            | 355,000           | -4.3%                                 | -            | -                  | 36           | 178,100            | -            | -                  |  |
| 109 | Bickleton/ East County              | 4               | -            | 1                         | 0             | -                                   | 2            | 195,000            | 184                            | 5            | 3             | 0.0%                                | 3            | 390,000            | 250,000           | 92.6%                                 | -            | -                  | 5            | 29,000             | -            | -                  |  |
| 110 | Klickitat                           | 4               | -            | 0                         | 1             | -50.0%                              | 0            | -                  | -                              | 5            | 5             | 66.7%                               | 5            | 208,300            | 174,900           | -19.5%                                | 1            | 510,000            | 3            | 55,800             | -            | -                  |  |
|     | Klickitat Co. Total                 | 140             | 51           | 7                         | 41            | 127.8%                              | 30           | 566,400            | 52                             | 231          | 151           | 23.8%                               | 118          | 505,900            | 418,600           | -19.5%                                | 2            | 493,500            | 71           | 194,700            | -            | -                  |  |
| 111 | Skamania                            | 1               | 2            | -                         | 4             | -                                   | 0            | -                  | -                              | 6            | 5             | 400.0%                              | 1            | 390,000            | 390,000           | -45.9%                                | -            | -                  | 1            | 130,000            | -            | -                  |  |
| 112 | North Bonneville                    | 2               | -            | -                         | -             | -100.0%                             | 2            | 657,000            | 9                              | 5            | 6             | 20.0%                               | 6            | 566,500            | 570,000           | 12.0%                                 | -            | -                  | 3            | 145,700            | -            | -                  |  |
| 113 | Stevenson                           | 21              | 5            | 4                         | 4             | 300.0%                              | 4            | 966,300            | 40                             | 27           | 15            | 200.0%                              | 11           | 752,900            | 562,400           | 19.5%                                 | -            | -                  | 4            | 228,700            | -            | -                  |  |
| 114 | Carson                              | 14              | 5            | 2                         | 3             | -25.0%                              | 1            | 525,000            | 9                              | 26           | 15            | -11.8%                              | 12           | 448,500            | 480,000           | -10.5%                                | -            | -                  | 4            | 366,000            | -            | -                  |  |
| 115 | Home Valley                         | -               | 0            | 0                         | -             | -                                   | 0            | -                  | -                              | -            | -             | -100.0%                             | -            | -                  | -                 | 115.1%                                | -            | -                  | 1            | 184,000            | -            | -                  |  |
| 116 | Cook / Underwood / Mill A / Willard | 9               | 2            | 1                         | 1             | 0.0%                                | 2            | 717,500            | 17                             | 14           | 6             | 0.0%                                | 6            | 782,500            | 717,500           | -28.8%                                | -            | -                  | 2            | 330,000            | -            | -                  |  |
| 117 | Unincorporated North                | 18              | 5            | -                         | 2             | -33.3%                              | 0            | -                  | -                              | 16           | 5             | -50.0%                              | 2            | 250,000            | 250,000           | 6.5%                                  | -            | -                  | 3            | 152,700            | -            | -                  |  |
|     | Skamania Co. Total                  | 65              | 19           | 7                         | 14            | 27.3%                               | 9            | 793,200            | 25                             | 94           | 52            | 15.6%                               | 38           | 596,000            | 532,500           | 1.7%                                  | -            | -                  | 18           | 236,000            | -            | -                  |  |
| 351 | The Dalles                          | 80              | 28           | 4                         | 19            | -17.4%                              | 26           | 426,700            | 46                             | 162          | 124           | 10.7%                               | 113          | 435,200            | 410,000           | 12.5%                                 | 3            | 521,700            | 10           | 192,900            | 3            | 367,700            |  |
| 352 | Dufur                               | 5               | 3            | 0                         | 3             | 50.0%                               | 1            | 449,000            | 28                             | 12           | 8             | 0.0%                                | 6            | 350,200            | 362,500           | 31.7%                                 | 1            | 645,000            | 2            | 86,300             | -            | -                  |  |
| 353 | Tygh Valley                         | 7               | 2            | -                         | 1             | 0.0%                                | 2            | 387,500            | 199                            | 14           | 11            | 1000.0%                             | 10           | 382,200            | 363,000           | -11.9%                                | -            | -                  | 3            | 106,500            | -            | -                  |  |
| 354 | Wamic / Pine Hollow                 | 9               | 3            | 0                         | 2             | -                                   | 1            | 327,000            | 30                             | 15           | 7             | 75.0%                               | 5            | 415,200            | 339,000           | -9.9%                                 | -            | -                  | 1            | 64,000             | -            | -                  |  |
| 355 | Maupin / Pine Grove                 | 17              | 3            | 0                         | 0             | -100.0%                             | 3            | 396,700            | 203                            | 14           | 5             | 0.0%                                | 8            | 413,900            | 419,500           | 16.0%                                 | 1            | 550,000            | 3            | 171,800            | -            | -                  |  |
| 356 | Rowena                              | -               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | -            | 0             | -                                   | 1            | 304,000            | 304,000           | -                                     | -            | -                  | -            | -                  | -            |                    |  |
| 357 | Mosier                              | 16              | 3            | 1                         | 4             | 100.0%                              | 3            | 740,000            | 396                            | 22           | 9             | -10.0%                              | 5            | 732,800            | 745,000           | 26.7%                                 | -            | -                  | 2            | 210,800            | -            | -                  |  |
|     | Wasco Co. Total                     | 134             | 42           | 5                         | 29            | 0.0%                                | 36           | 446,000            | 96                             | 239          | 164           | 17.1%                               | 148          | 435,500            | 401,800           | 11.8%                                 | 5            | 552,000            | 21           | 163,000            | 3            | 367,700            |  |
| 361 | Cascade Locks                       | 4               | 1            | 0                         | 1             | -75.0%                              | 2            | 472,200            | 239                            | 6            | 5             | -58.3%                              | 5            | 444,700            | 444,300           | -3.7%                                 | -            | -                  | 2            | 86,500             | -            | -                  |  |
| 362 | Hood River City                     | 24              | 14           | 0                         | 11            | 10.0%                               | 11           | 887,200            | 43                             | 54           | 40            | -7.0%                               | 31           | 901,500            | 799,000           | 13.5%                                 | 1            | 600,000            | 1            | 700,000            | 3            | 876,700            |  |
| 363 | Hood River-W                        | 9               | 10           | 0                         | 5             | -50.0%                              | 8            | 791,300            | 17                             | 41           | 32            | 28.0%                               | 27           | 833,700            | 740,000           | 23.5%                                 | -            | -                  | 6            | 575,800            | -            | -                  |  |
| 364 | Hood River-E                        | 5               | 2            | 0                         | 1             | -                                   | 1            | 610,000            | 2                              | 7            | 4             | -                                   | 2            | 695,000            | 695,000           | 5.8%                                  | -            | -                  | -            | -                  | -            | -                  |  |
| 366 | Odell                               | 7               | 4            | 0                         | 2             | -                                   | 1            | 577,000            | 49                             | 13           | 6             | 50.0%                               | 3            | 516,300            | 522,000           | -7.5%                                 | -            | -                  | 1            | 190,000            | -            | -                  |  |
| 367 | Parkdale / Mt. Hood                 | 13              | 4            | 0                         | 2             | -33.3%                              | 0            | -                  | -                              | 15           | 6             | -40.0%                              | 5            | 697,600            | 703,000           | -8.4%                                 | -            | -                  | -            | -                  | -            | -                  |  |
|     | Hood River Co. Total                | 62              | 35           | -                         | 22            | -18.5%                              | 23           | 792,200            | 49                             | 136          | 93            | -1.1%                               | 73           | 809,700            | 730,000           | 11.5%                                 | 1            | 600,000            | 10           | 451,800            | 3            | 876,700            |  |
| 370 | Sherman Co.                         | 7               | 2            | 1                         | 3             | 50.0%                               | 3            | 346,100            | 222                            | 14           | 11            | 10.0%                               | 12           | 262,900            | 234,000           | 12.5%                                 | 2            | 259,500            | 2            | 74,500             | -            | -                  |  |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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: 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.

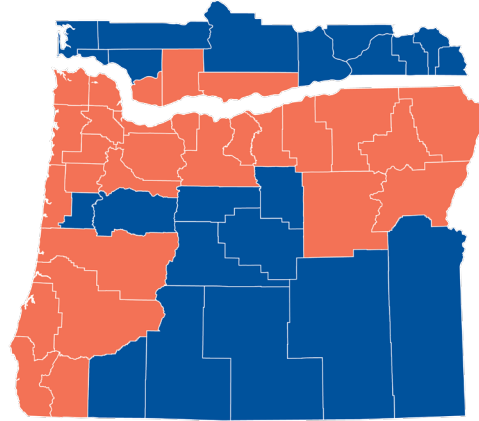
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657



# MARKET ACTION REPORT

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

---

**North Coastal Counties** June 2026 Reporting Period

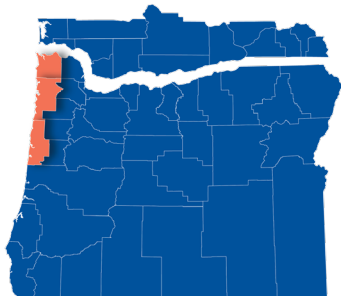


# North Coastal Counties

## June 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 (243) decreased 6.5% from the 260 listed in June 2025, and decreased 17.3% from the 294 listed in May 2026.

### Pending Sales

Pending sales (170) increased 23.2% from the 138 offers accepted in June 2025, and increased 6.3% from the 160 offers accepted in May 2026.

### Closed Sales

Closed sales (142) decreased 14.5% from the 166 closings in June 2025, and increased 3.6% from the 137 closings in May 2026.

### Inventory and Time on Market

Inventory held steady at 6.7 months in June. Total market time increased to 80 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (1,411) decreased 0.1%, pending sales (771) increased 0.5%, and closed sales (669) decreased 1.0%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has decreased 2.8% from \$570,000 to \$554,100. In the same comparison, the median sale price has decreased 0.2% from \$500,000 to \$499,000.

#### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -3.5% (\$572,900 v. \$593,400)

Median Sale Price % Change: -1.0% (\$500,000 v. \$505,000)

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  | 6.7  |
| 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

### June 2026 vs. May 2026

New Listings **-17.3%** ↑

Pending Sales **+6.3%** ↑

Closed Sales **+3.6%** ↑

Average Sale Price **-3.1%** ↓

Median Sale Price **-6.2%** ↓

Inventory **0.0** ↓

Total Market Time **+8** ↓

### June 2026 vs. June 2025

New Listings **-6.5%** ↓

Pending Sales **-23.2%** ↓

Closed Sales **-14.5%** ↑

Average Sale Price **-10.3%** ↓

Median Sale Price **-9.6%** ↑

Inventory **+1.1** ↑

Total Market Time **+10** ↓

# North Coastal Counties

June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 1        | 0.7%  | 7        | 4.1%  | 3        | 2.1%  |
| 100K-200K                        | 2        | 1.5%  | 7        | 4.1%  | 5        | 3.5%  |
| 200K-300K                        | 12       | 8.9%  | 7        | 4.1%  | 13       | 9.1%  |
| 300K-400K                        | 25       | 18.5% | 28       | 16.6% | 24       | 16.8% |
| 400K-500K                        | 30       | 22.2% | 32       | 18.9% | 33       | 23.1% |
| 500K-600K                        | 16       | 11.9% | 27       | 16.0% | 22       | 15.4% |
| 600K-700K                        | 17       | 12.6% | 17       | 10.1% | 18       | 12.6% |
| 700K-800K                        | 9        | 6.7%  | 10       | 5.9%  | 6        | 4.2%  |
| 800K-900K                        | 5        | 3.7%  | 11       | 6.5%  | 6        | 4.2%  |
| 900K-1M                          | 5        | 3.7%  | 5        | 3.0%  | 4        | 2.8%  |
| 1MM-1.1MM                        | 2        | 1.5%  | 6        | 3.6%  | 1        | 0.7%  |
| 1.1MM-1.2MM                      | 1        | 0.7%  | 2        | 1.2%  | 3        | 2.1%  |
| 1.2MM-1.3MM                      | 2        | 1.5%  | 3        | 1.8%  | 2        | 1.4%  |
| 1.3MM-1.4MM                      | 2        | 1.5%  | 3        | 1.8%  | 1        | 0.7%  |
| 1.4MM-1.5MM                      | 1        | 0.7%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.5MM-1.6MM                      | 1        | 0.7%  | 1        | 0.6%  | 0        | 0.0%  |
| 1.6MM-1.7MM                      | 2        | 1.5%  | 0        | 0.0%  | 2        | 1.4%  |
| 1.7MM-1.8MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.8MM-1.9MM                      | 0        | 0.0%  | 1        | 0.6%  | 0        | 0.0%  |
| 1.9MM-2MM                        | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 2MM+                             | 2        | 1.5%  | 2        | 1.2%  | 0        | 0.0%  |
| Total Closed Sales               | 135      |       | 169      |       | 143      |       |

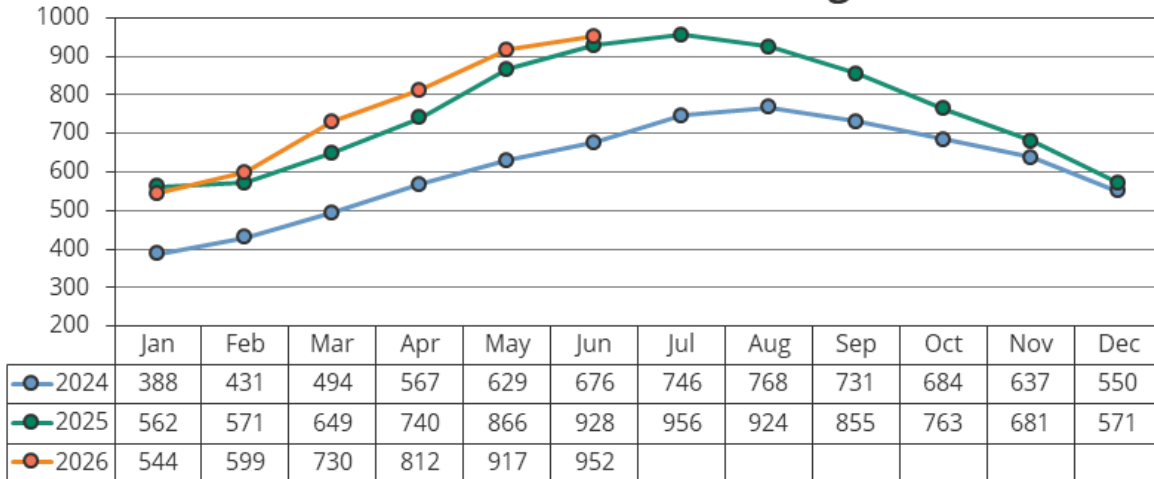
90th Percentile
  50th Percentile
  10th Percentile

| North Coastal Counties Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-----------------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                          | June         | 243          | 170           | 142          | 533,800            | 478,500           | 80                |
|                                               | May          | 294          | 160           | 137          | 550,800            | 510,000           | 72                |
|                                               | Year-To-Date | 1,411        | 771           | 669          | 554,100            | 499,000           | 96                |
| 2025                                          | June         | 260          | 138           | 166          | 595,000            | 529,500           | 70                |
|                                               | Year-To-Date | 1,413        | 767           | 676          | 570,000            | 500,000           | 89                |
| Change                                        | June 2025    | -6.5%        | 23.2%         | -14.5%       | -10.3%             | -9.6%             | 14.3%             |
|                                               | Prev Mo 2026 | -17.3%       | 6.3%          | 3.6%         | -3.1%              | -6.2%             | 11.1%             |
|                                               | Year-To-Date | -0.1%        | 0.5%          | -1.0%        | -2.8%              | -0.2%             | 7.9%              |

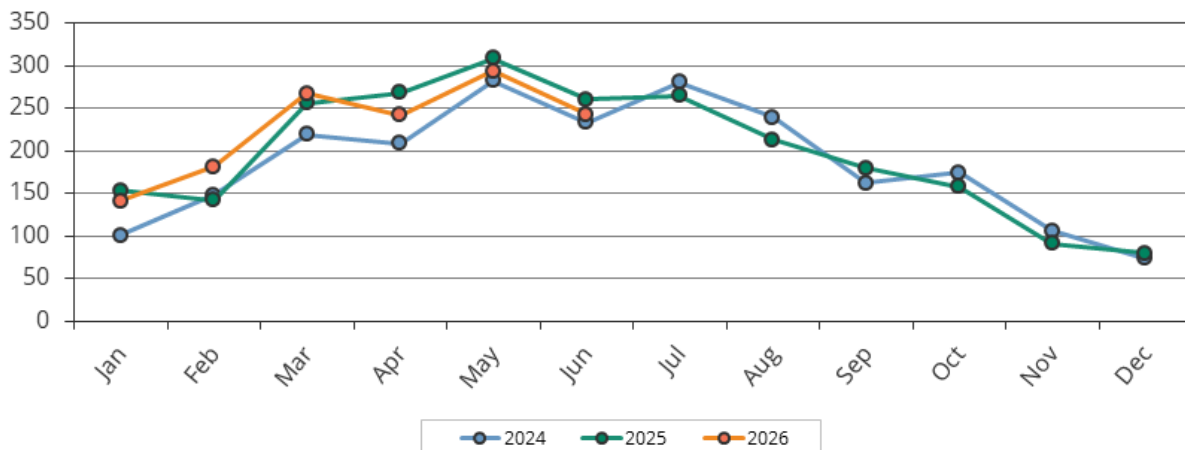
# North Coastal Counties

June 2026 Reporting Period

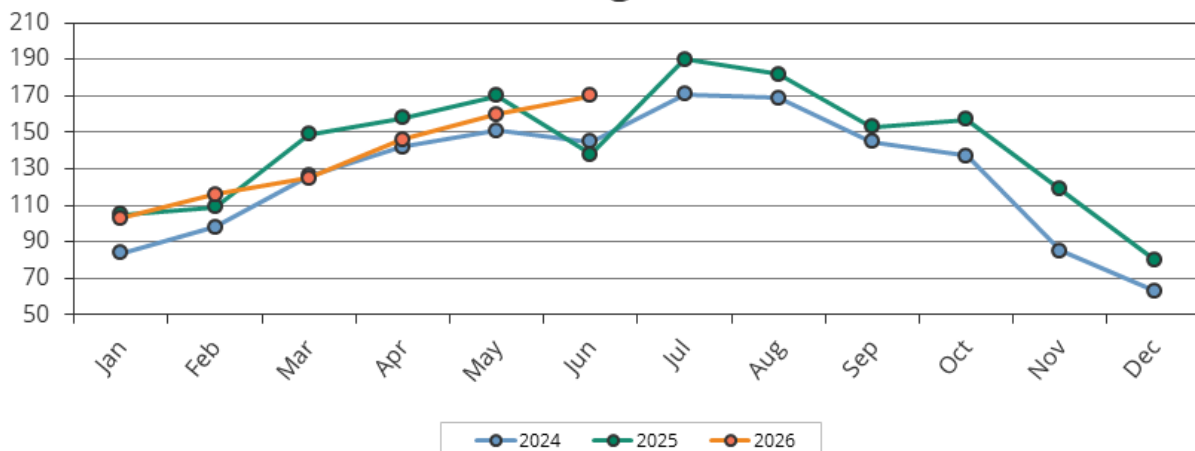
## Active Residential Listings



## New Listings



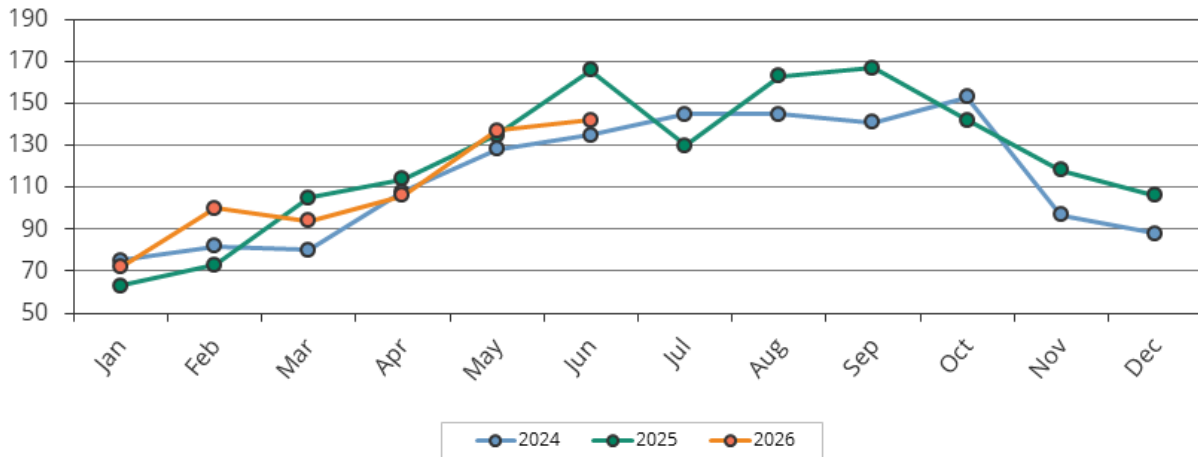
## Pending Sales



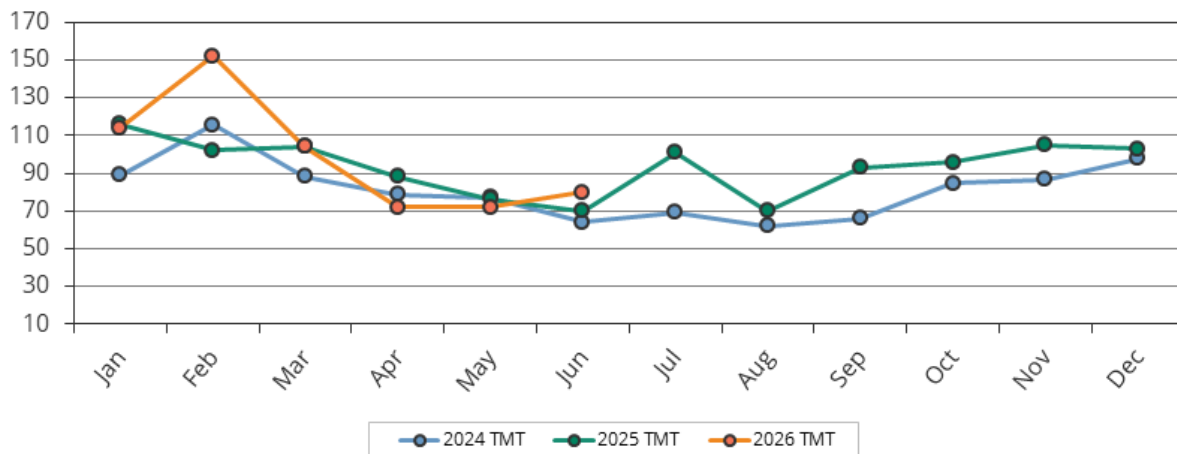
# North Coastal Counties

June 2026 Reporting Period

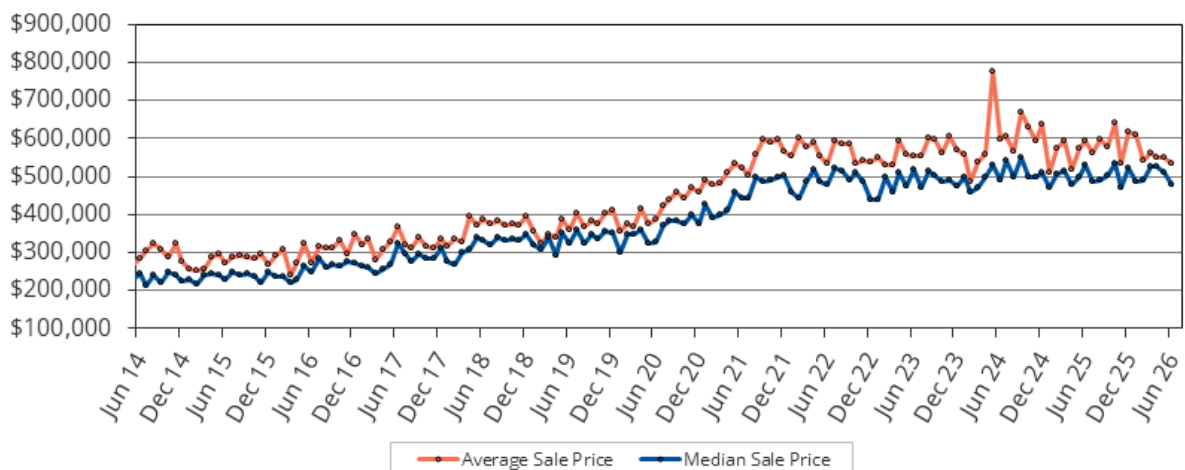
## Closed Sales



## Average Total Market Time



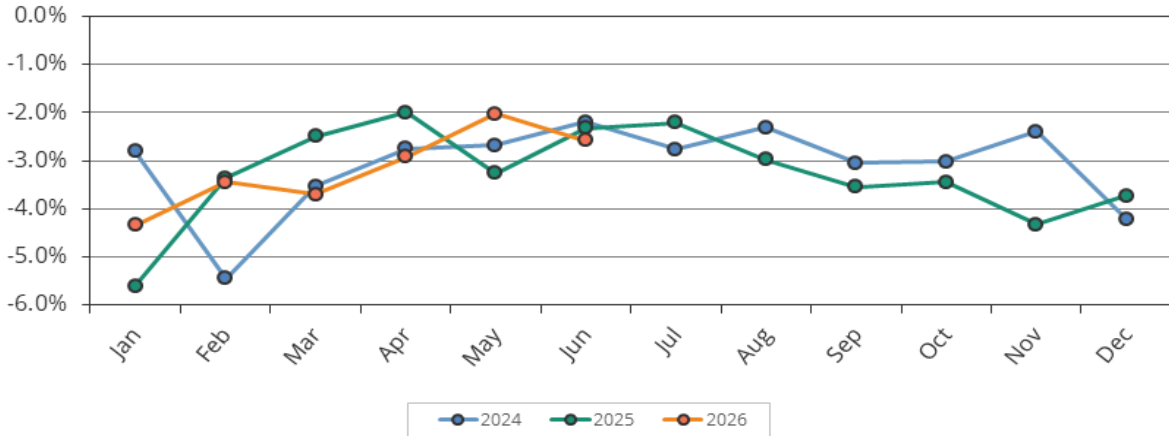
## Average and Median Sale Price



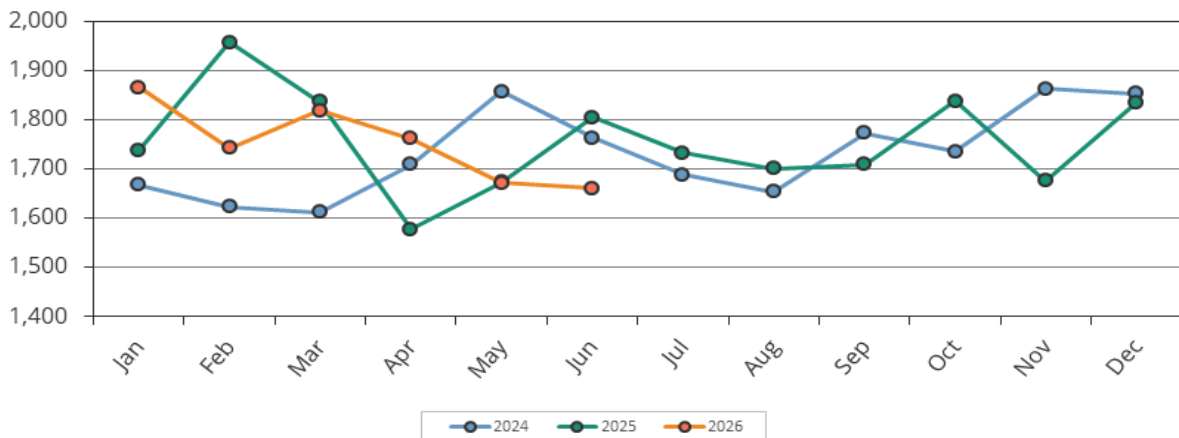
# North Coastal Counties

June 2026 Reporting Period

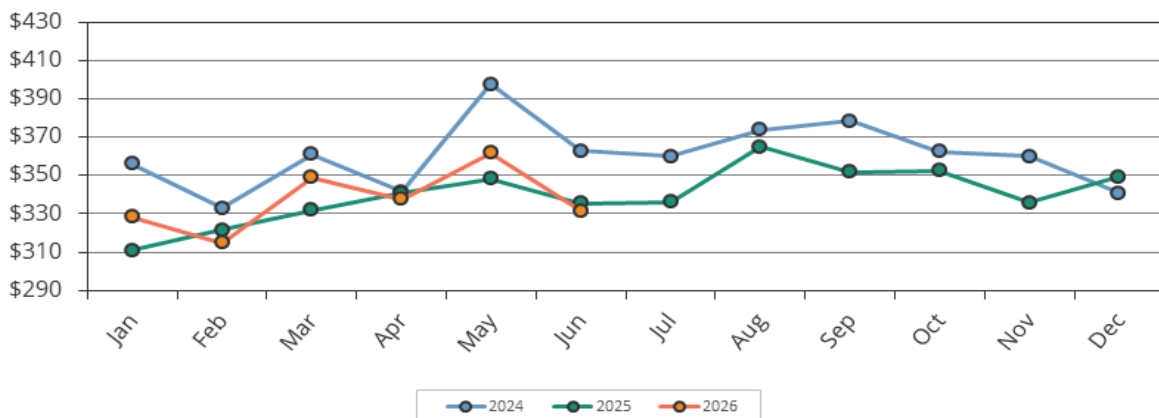
## % Difference of Average List Price vs Sale Price



## Average Square Footage



## Average Price Per Square Footage





# North Coastal Counties

## June 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 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change <sup>2</sup> |              |           |              |         |              |         |
| 180   | Astoria                              | 61              | 26           | 5                         | 21            | 75.0%                               | 20           | 472,700            | 107                            | 140          | 107           | 7.0%                                | 91           | 515,800            | 524,900           | -4.5%                                 | -            | -         | 7            | 167,100 | 3            | 462,700 |
| 181   | Hammond / Warrenton                  | 50              | 15           | 5                         | 15            | 87.5%                               | 8            | 396,000            | 69                             | 100          | 61            | 24.5%                               | 48           | 464,600            | 449,500           | -15.5%                                | 1            | 4,500,000 | 4            | 178,500 | 1            | 750,000 |
| 182   | Gearhart West                        | 32              | 11           | 2                         | 5             | -16.7%                              | 3            | 547,700            | 120                            | 42           | 20            | -20.0%                              | 20           | 935,700            | 775,000           | -2.9%                                 | -            | -         | 1            | 368,500 | -            | -       |
| 183   | Gearhart East                        | 5               | 3            | 0                         | 1             | -                                   | 1            | 650,000            | 274                            | 9            | 6             | 20.0%                               | 6            | 536,600            | 576,200           | 5.3%                                  | 2            | 1,670,000 | 4            | 164,800 | 1            | 640,000 |
| 184   | Seaside Northwest                    | 9               | 5            | 0                         | 1             | -83.3%                              | 3            | 493,000            | 104                            | 12           | 7             | -41.7%                              | 6            | 454,500            | 449,500           | -19.2%                                | -            | -         | -            | -       | 2            | 494,000 |
| 185   | Seaside North Central                | 11              | 5            | 0                         | 2             | -50.0%                              | 4            | 355,000            | 71                             | 21           | 16            | 77.8%                               | 15           | 486,700            | 509,000           | 15.6%                                 | -            | -         | -            | -       | -            | -       |
| 186   | Seaside Southwest                    | 26              | 5            | 0                         | 6             | 0.0%                                | 5            | 658,600            | 49                             | 36           | 22            | 4.8%                                | 14           | 561,500            | 506,500           | 7.0%                                  | -            | -         | -            | -       | 2            | 685,000 |
| 187   | Seaside South Central                | 6               | 1            | -                         | 0             | -100.0%                             | 0            | -                  | -                              | 8            | 2             | 0.0%                                | 1            | 482,000            | 482,000           | 52.2%                                 | -            | -         | -            | -       | -            | -       |
| 188   | Seaside East                         | 14              | 6            | 2                         | 4             | 33.3%                               | 5            | 388,200            | 45                             | 31           | 19            | 18.8%                               | 16           | 478,100            | 507,000           | -7.1%                                 | -            | -         | 1            | 219,500 | 1            | 641,500 |
| 189   | Cannon Beach / Tolovana Park         | 37              | 6            | 0                         | 3             | 50.0%                               | 3            | 1,288,300          | 43                             | 49           | 27            | 58.8%                               | 25           | 916,600            | 769,000           | -8.7%                                 | -            | -         | 3            | 163,200 | -            | -       |
| 190   | Arch Cape / Cove Beach / Falcon Cove | 5               | 2            | 0                         | 2             | -                                   | 1            | 559,000            | 10                             | 7            | 5             | 66.7%                               | 3            | 726,300            | 559,000           | -59.9%                                | -            | -         | -            | -       | -            | -       |
| 191   | Rural Clatsop County                 | 20              | 6            | -                         | 1             | -66.7%                              | 3            | 438,300            | 218                            | 24           | 11            | -38.9%                              | 11           | 381,700            | 355,000           | 14.4%                                 | -            | -         | 5            | 142,600 | -            | -       |
|       | Clatsop County                       | 276             | 91           | 14                        | 61            | 19.6%                               | 56           | 514,100            | 92                             | 479          | 303           | 9.4%                                | 256          | 572,200            | 519,000           | -8.5%                                 | 3            | 2,613,300 | 25           | 173,300 | 10           | 577,800 |
|       |                                      |                 |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                                       |              |           |              |         |              |         |
| 97102 | Arch Cape                            | 1               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 2            | 2             | -                                   | 2            | 624,500            | 624,500           | -                                     | -            | -         | -            | -       | -            |         |
| 97130 | Manzanita                            | 28              | 12           | 1                         | 8             | 60.0%                               | 5            | 1,043,600          | 38                             | 49           | 28            | 16.7%                               | 19           | 912,700            | 857,000           | -15.2%                                | -            | -         | 9            | 251,700 | -            | -       |
| 97131 | Nehalem                              | 20              | 5            | 3                         | 4             | 33.3%                               | 4            | 463,400            | 76                             | 34           | 19            | -17.4%                              | 19           | 479,600            | 510,000           | 7.3%                                  | -            | -         | 2            | 550,000 | -            | -       |
| 97147 | Wheeler                              | 1               | -            | 0                         | 0             | -                                   | 3            | 490,900            | 85                             | 6            | 6             | -25.0%                              | 6            | 413,800            | 365,000           | -14.1%                                | -            | -         | 3            | 36,300  | -            | -       |
| 97136 | Rockaway Beach                       | 60              | 6            | 5                         | 6             | 100.0%                              | 7            | 469,700            | 55                             | 93           | 44            | 37.5%                               | 42           | 481,200            | 467,500           | 1.6%                                  | 2            | 432,500   | 5            | 99,000  | -            | -       |
| 97107 | Bay City                             | 14              | 6            | 1                         | 6             | 50.0%                               | 2            | 467,500            | 27                             | 26           | 18            | 0.0%                                | 12           | 497,900            | 456,300           | 18.4%                                 | -            | -         | 1            | 150,000 | -            | -       |
| 97118 | Garibaldi                            | 12              | 3            | 1                         | 3             | 200.0%                              | 0            | -                  | -                              | 18           | 8             | -20.0%                              | 6            | 350,200            | 350,000           | 28.1%                                 | -            | -         | -            | -       | -            | -       |
| 97143 | Netarts                              | 14              | 4            | 1                         | 4             | 100.0%                              | 3            | 416,700            | 98                             | 20           | 8             | -27.3%                              | 7            | 568,700            | 455,000           | 2.1%                                  | -            | -         | 2            | 82,000  | -            | -       |
| 97141 | Tillamook                            | 59              | 15           | 5                         | 15            | 7.1%                                | 9            | 472,300            | 67                             | 90           | 51            | -20.3%                              | 43           | 462,200            | 390,000           | 3.9%                                  | 1            | 165,000   | 2            | 101,700 | 3            | 536,200 |
| 97134 | Oceanside                            | 14              | 2            | -                         | 3             | -                                   | 2            | 607,500            | 77                             | 23           | 12            | 0.0%                                | 11           | 636,400            | 635,000           | -21.0%                                | -            | -         | 4            | 131,300 | -            | -       |
| 97108 | Beaver                               | 4               | -            | 0                         | 0             | -                                   | 1            | 448,000            | 6                              | 6            | 2             | -60.0%                              | 2            | 461,500            | 461,500           | -1.3%                                 | -            | -         | -            | -       | -            | -       |
| 97122 | Hebo                                 | 3               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 2            | 1             | -50.0%                              | 1            | 410,000            | 410,000           | -11.5%                                | -            | -         | 1            | 75,000  | -            | -       |
| 97112 | Cloverdale                           | 9               | -            | 1                         | 3             | 0.0%                                | 3            | 438,700            | 107                            | 12           | 9             | -50.0%                              | 10           | 498,900            | 420,000           | -11.0%                                | -            | -         | 2            | 90,000  | -            | -       |
| 97135 | Pacific City                         | 21              | 7            | 2                         | 4             | 300.0%                              | 4            | 980,800            | 25                             | 33           | 18            | 50.0%                               | 17           | 808,500            | 795,000           | 14.0%                                 | -            | -         | 1            | 142,500 | -            | -       |
| 97149 | Neskowin                             | 23              | 5            | 2                         | 2             | 100.0%                              | 1            | 179,000            | 56                             | 25           | 6             | -60.0%                              | 4            | 329,500            | 239,000           | -9.2%                                 | -            | -         | 4            | 163,800 | -            | -       |
|       | Tillamook County                     | 283             | 65           | 22                        | 58            | 56.8%                               | 44           | 576,100            | 62                             | 439          | 232           | -8.7%                               | 201          | 550,800            | 499,000           | -1.2%                                 | 3            | 343,300   | 36           | 168,500 | 3            | 536,200 |

# North Coastal Counties

## June 2026 Reporting Period

### Area Report

*continued*

|       |                              | RESIDENTIAL     |              |                            |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |              | COMMERCIAL                            |                    | LAND         |                    | MULTIFAMILY  |                    |  |
|-------|------------------------------|-----------------|--------------|----------------------------|---------------|-------------------------------------|--------------|--------------------|--------------------------------|--------------|---------------|-------------------------------------|--------------|--------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
|       |                              | Current Month   |              |                            |               |                                     |              |                    |                                | Year-To-Date |               |                                     |              |                    |                   |              | Avg. Sale Price % Change <sup>2</sup> | Year-To-Date       |              | Year-To-Date       |              | Year-To-Date       |  |
|       |                              | Active Listings | New Listings | Expired, Canceled Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Closed Sales |                                       | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |  |
| 97367 | Lincoln City                 | 159             | 33           | 14                         | 17            | -22.7%                              | 9            | 484,300            | 120                            | 180          | 81            | -15.6%                              | 70           | 484,700            | 441,000           | -8.3%        | 1                                     | 1,500,000          | 6            | 398,000            | 2            | 832,500            |  |
| 97364 | Neotsu                       | 9               | 2            | 1                          | 1             | 0.0%                                | 1            | 337,000            | 49                             | 9            | 2             | 100.0%                              | 1            | 337,000            | 337,000           | -15.6%       | -                                     | -                  | -            | -                  | -            | -                  |  |
| 97368 | Otis                         | 19              | 4            | 2                          | 4             | 0.0%                                | 4            | 475,500            | 122                            | 32           | 20            | 42.9%                               | 19           | 569,300            | 480,000           | 33.6%        | -                                     | -                  | 2            | 60,000             | -            | -                  |  |
| 97341 | Depoe Bay                    | 48              | 11           | 3                          | 8             | 100.0%                              | 9            | 448,300            | 32                             | 55           | 28            | -17.6%                              | 24           | 478,500            | 508,600           | 4.7%         | 1                                     | 600,000            | 2            | 168,500            | -            | -                  |  |
| 97388 | Gleneden Beach               | 20              | 3            | 0                          | 3             | 200.0%                              | 2            | 1,006,400          | 97                             | 32           | 16            | 33.3%                               | 15           | 855,000            | 680,000           | 4.4%         | -                                     | -                  | 1            | 90,000             | -            | -                  |  |
| 97369 | Otter Rock                   | 7               | 1            | 1                          | 0             | -100.0%                             | 0            | -                  | -                              | 8            | 1             | 0.0%                                | 1            | 15,000             | 15,000            | 4.7%         | -                                     | -                  | -            | -                  | -            | -                  |  |
| 97365 | Newport                      | 38              | 7            | 8                          | 3             | -62.5%                              | 5            | 447,200            | 44                             | 48           | 26            | -3.7%                               | 27           | 515,200            | 485,000           | 1.8%         | 1                                     | 1,100,000          | -            | -                  | 2            | 838,200            |  |
| 97366 | South Beach                  | 19              | 4            | 1                          | 1             | -50.0%                              | 1            | 850,000            | 84                             | 23           | 6             | -14.3%                              | 6            | 565,800            | 530,000           | -35.2%       | -                                     | -                  | -            | -                  | -            | -                  |  |
| 97343 | Eddyville                    | 1               | 0            | 0                          | 0             | -                                   | 0            | -                  | -                              | 2            | 2             | -                                   | 1            | 759,600            | 759,600           | 42.0%        | -                                     | -                  | -            | -                  | -            | -                  |  |
| 97357 | Logsdan                      | 1               | 0            | 0                          | 0             | -                                   | 0            | -                  | -                              | 1            | 0             | -                                   | 0            | -                  | -                 | -            | 0                                     | -                  | 0            | -                  | 0            | -                  |  |
| 97391 | Toledo                       | 9               | 4            | 0                          | 3             | 50.0%                               | 4            | 457,500            | 134                            | 14           | 9             | -25.0%                              | 8            | 461,400            | 332,500           | 27.7%        | -                                     | -                  | 2            | 65,100             | -            | -                  |  |
| 97380 | Siletz                       | 2               | -            | 0                          | 3             | -                                   | 0            | -                  | -                              | 7            | 5             | 66.7%                               | 3            | 311,700            | 310,000           | -21.4%       | -                                     | -                  | -            | -                  | -            | -                  |  |
| 97390 | Tidewater                    | 2               | 0            | 0                          | 0             | -                                   | 0            | -                  | -                              | 2            | 0             | -100.0%                             | 0            | -                  | -                 | 22.5%        | 0                                     | -                  | 0            | -                  | 0            | -                  |  |
| 97408 | Yachats                      | 18              | 5            | 3                          | 3             | -                                   | 3            | 843,000            | 86                             | 22           | 9             | 125.0%                              | 10           | 833,200            | 827,500           | 4.1%         | -                                     | -                  | 4            | 45,500             | -            | -                  |  |
| 97394 | Waldport                     | 37              | 13           | 3                          | 5             | 0.0%                                | 4            | 394,500            | 61                             | 53           | 27            | 42.1%                               | 23           | 436,400            | 397,000           | 11.0%        | -                                     | -                  | 4            | 100,400            | -            | -                  |  |
| 97376 | Seal Rock                    | 4               | 0            | 1                          | -             | -                                   | 0            | -                  | -                              | 5            | 4             | -20.0%                              | 4            | 750,900            | 666,800           | 5.3%         | -                                     | -                  | 1            | 82,000             | -            | -                  |  |
|       | Lincoln County               | 393             | 87           | 37                         | 51            | 2.0%                                | 42           | 515,900            | 82                             | 493          | 236           | 0.0%                                | 212          | 535,200            | 480,000           | 0.4%         | 3                                     | 1,066,700          | 22           | 169,600            | 4            | 835,400            |  |
|       | North Coastal Counties Total | 952             | 243          | 73                         | 170           | 23.2%                               | 142          | 533,800            | 80                             | 1,411        | 771           | 0.5%                                | 669          | 554,100            | 499,000           | -3.5%        | 9                                     | 1,341,100          | 83           | 170,200            | 17           | 631,000            |  |

- <sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.
- <sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).
- <sup>3</sup> 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.

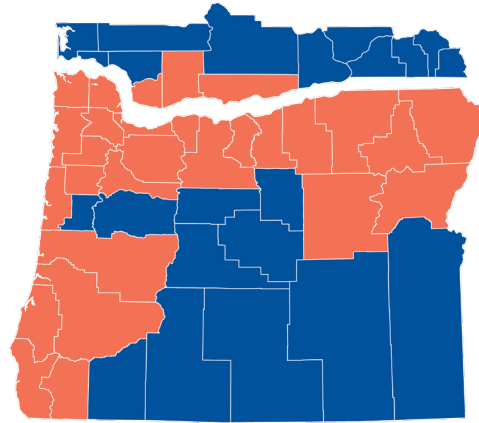
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657



# MARKET ACTION REPORT

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

---

**Polk and Marion Counties** June 2026 Reporting Period

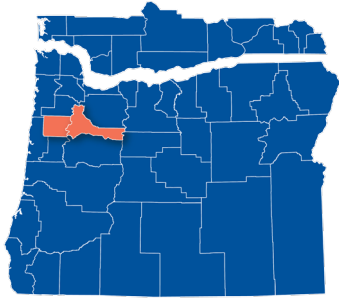


# Polk and Marion Counties

## June 2026 Reporting Period

### MARKET ACTION REPORT

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 (332) increased 3.1% from the 322 listed in June 2025, and decreased 3.8% from the 345 listed in May 2026.

### Pending Sales

Pending sales (223) increased 1.8% from the 219 offers accepted in June 2025, and decreased 5.1% from the 235 offers accepted in May 2026.

### Closed Sales

Closed sales (210) increased 9.4% from the 192 closings in June 2025, and increased 7.7% from the 195 closings in May 2026.

### Inventory and Time on Market

Inventory increased to 3.9 months in June. Total market time decreased to 70 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (1,801) increased 5.1%, pending sales (1,265) increased 1.0%, and closed sales (1,115) increased 0.2%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 0.2% from \$478,700 to \$479,700. In the same comparison, the median sale price has decreased 1.3% from \$447,900 to \$442,000.

#### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.0% (\$478,500 v. \$469,200)

Median Sale Price % Change: +1.1% (\$444,900 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  | 3.9  |
| 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

### June 2026 vs. May 2026

New Listings **-3.8%** ↓

Pending Sales **-5.1%** ↓

Closed Sales **+7.7%** ↑

Average Sale Price **-5.7%** ↓

Median Sale Price **-1.3%** ↓

Inventory **+0.1** ↑

Total Market Time **-23** ↓

### June 2026 vs. June 2025

New Listings **+3.1%** ↑

Pending Sales **+1.8%** ↑

Closed Sales **+9.4%** ↑

Average Sale Price **+5.2%** ↑

Median Sale Price **+4.1%** ↑

Inventory **+0.2** ↑

Total Market Time **+20** ↑

# Polk and Marion Counties

June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 100K-200K                        | 8        | 2.6%  | 9        | 3.0%  | 8        | 2.7%  |
| 200K-300K                        | 5        | 1.7%  | 16       | 5.3%  | 8        | 2.7%  |
| 300K-400K                        | 19       | 6.3%  | 20       | 6.6%  | 26       | 8.8%  |
| 400K-500K                        | 62       | 20.5% | 70       | 23.3% | 71       | 24.1% |
| 500K-600K                        | 109      | 36.1% | 80       | 26.6% | 83       | 28.2% |
| 600K-700K                        | 38       | 12.6% | 47       | 15.6% | 52       | 17.7% |
| 700K-800K                        | 37       | 12.3% | 24       | 8.0%  | 19       | 6.5%  |
| 800K-900K                        | 11       | 3.6%  | 17       | 5.6%  | 9        | 3.1%  |
| 900K-1M                          | 4        | 1.3%  | 7        | 2.3%  | 7        | 2.4%  |
| 1MM-1.1MM                        | 3        | 1.0%  | 5        | 1.7%  | 3        | 1.0%  |
| 1.1MM-1.2MM                      | 1        | 0.3%  | 1        | 0.3%  | 1        | 0.3%  |
| 1.2MM-1.3MM                      | 0        | 0.0%  | 2        | 0.7%  | 1        | 0.3%  |
| 1.3MM-1.4MM                      | 3        | 1.0%  | 2        | 0.7%  | 3        | 1.0%  |
| 1.4MM-1.5MM                      | 0        | 0.0%  | 0        | 0.0%  | 2        | 0.7%  |
| 1.5MM-1.6MM                      | 1        | 0.3%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.6MM-1.7MM                      | 0        | 0.0%  | 0        | 0.0%  | 0        | 0.0%  |
| 1.7MM-1.8MM                      | 1        | 0.3%  | 1        | 0.3%  | 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               | 302      |       | 301      |       | 294      |       |

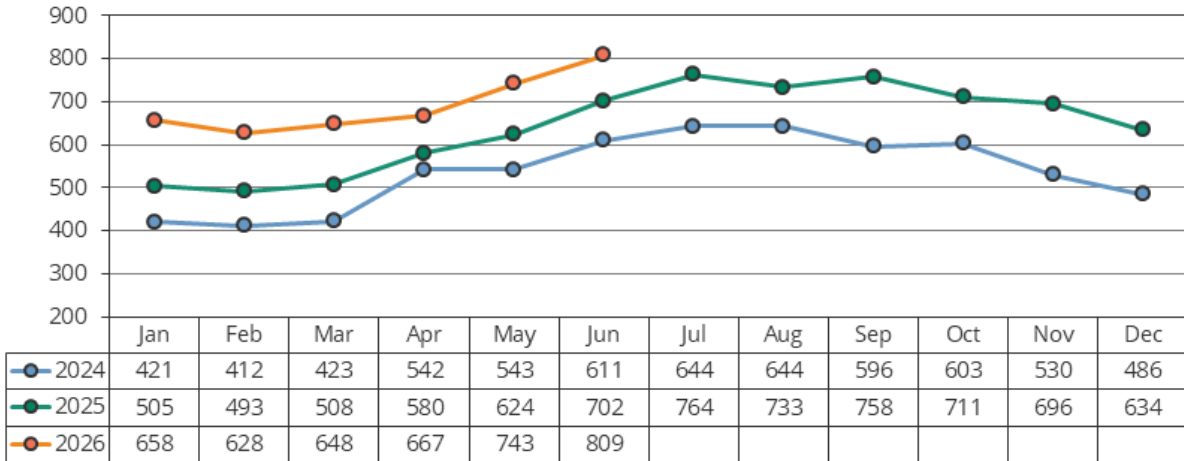
90th Percentile
  50th Percentile
  10th Percentile

| Polk & Marion Co. Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|------------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                     | June         | 332          | 223           | 210          | 486,900            | 444,000           | 70                |
|                                          | May          | 345          | 235           | 195          | 516,500            | 450,000           | 93                |
|                                          | Year-To-Date | 1,801        | 1,265         | 1,115        | 479,700            | 442,000           | 79                |
| 2025                                     | June         | 322          | 219           | 192          | 462,900            | 426,400           | 50                |
|                                          | Year-To-Date | 1,714        | 1,253         | 1,113        | 478,700            | 447,900           | 60                |
| Change                                   | June 2025    | 3.1%         | 1.8%          | 9.4%         | 5.2%               | 4.1%              | 40.0%             |
|                                          | Prev Mo 2026 | -3.8%        | -5.1%         | 7.7%         | -5.7%              | -1.3%             | -24.7%            |
|                                          | Year-To-Date | 5.1%         | 1.0%          | 0.2%         | 0.2%               | -1.3%             | 31.7%             |

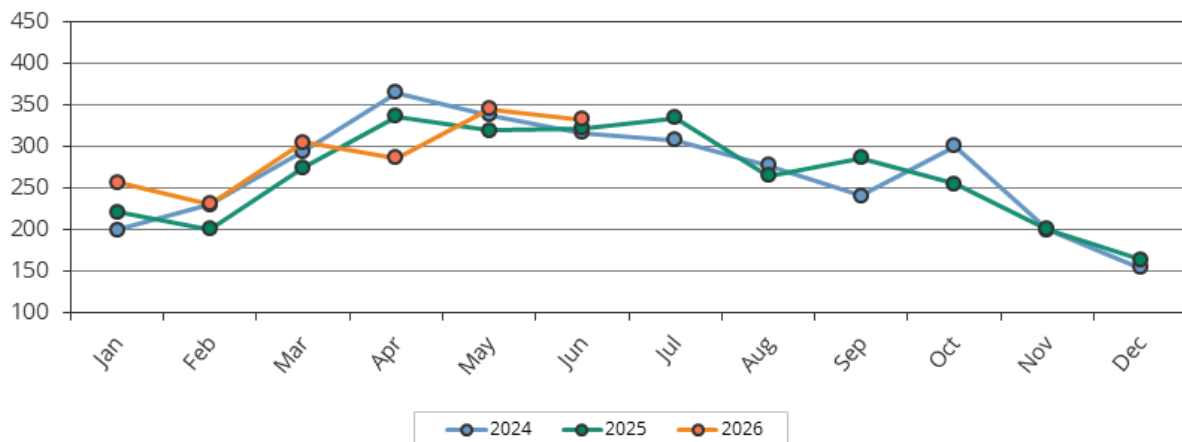
# Polk and Marion Counties

June 2026 Reporting Period

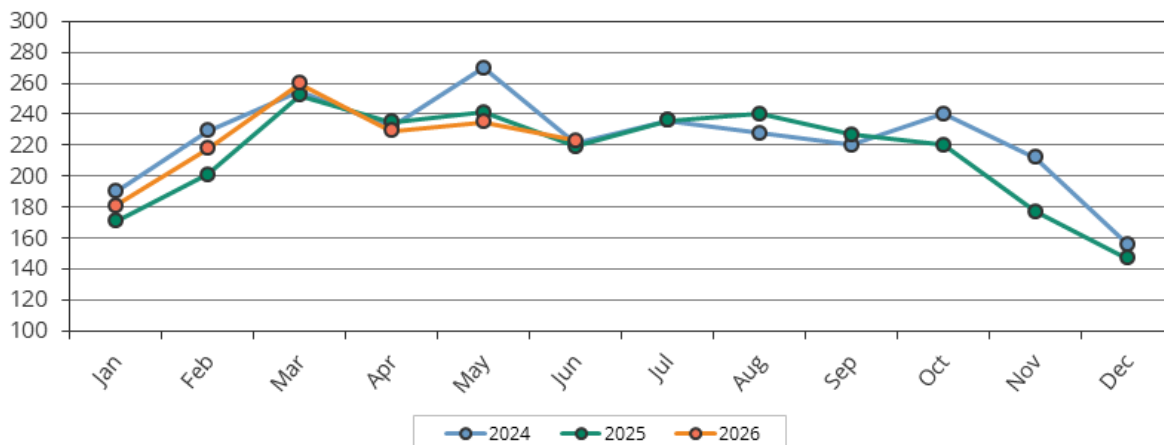
## Active Residential Listings



## New Listings



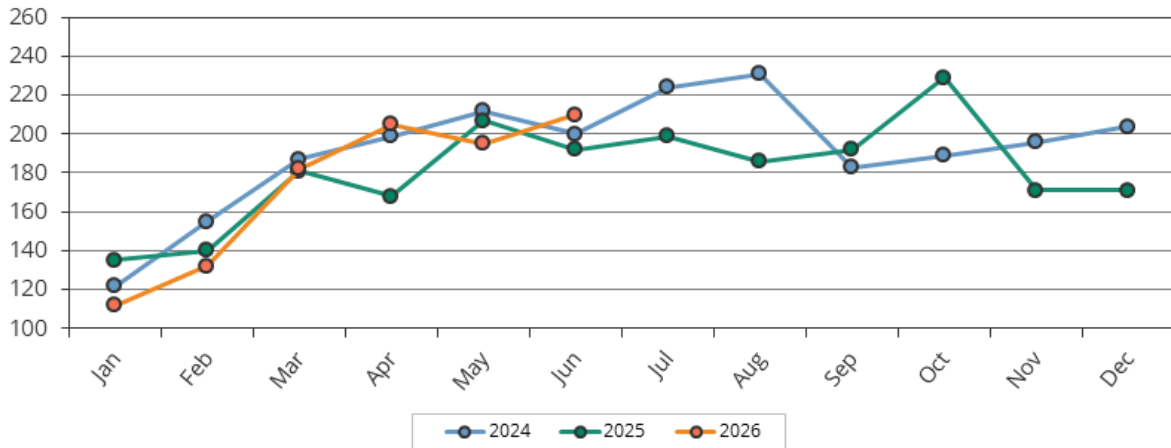
## Pending Sales



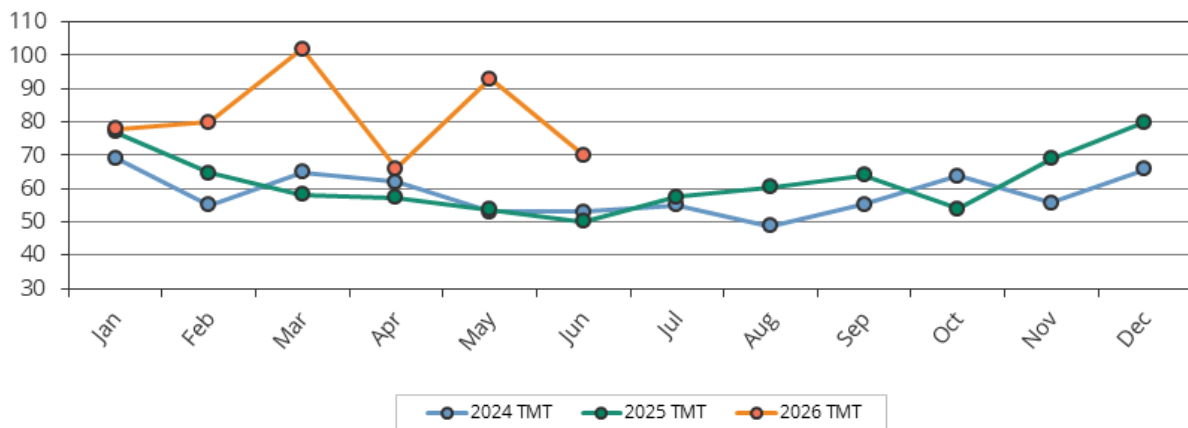
# Polk and Marion Counties

June 2026 Reporting Period

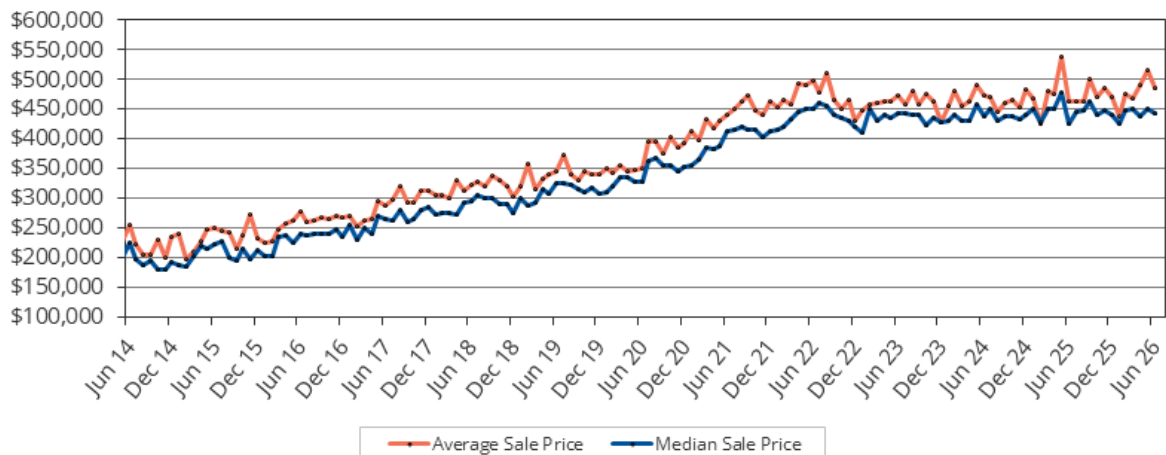
## Closed Sales



## Average Total Market Time



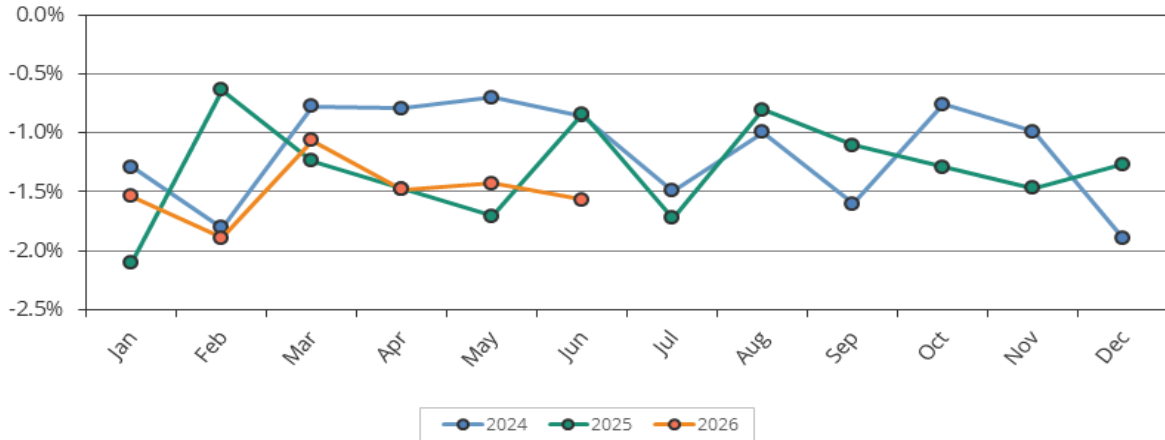
## Average and Median Sale Price



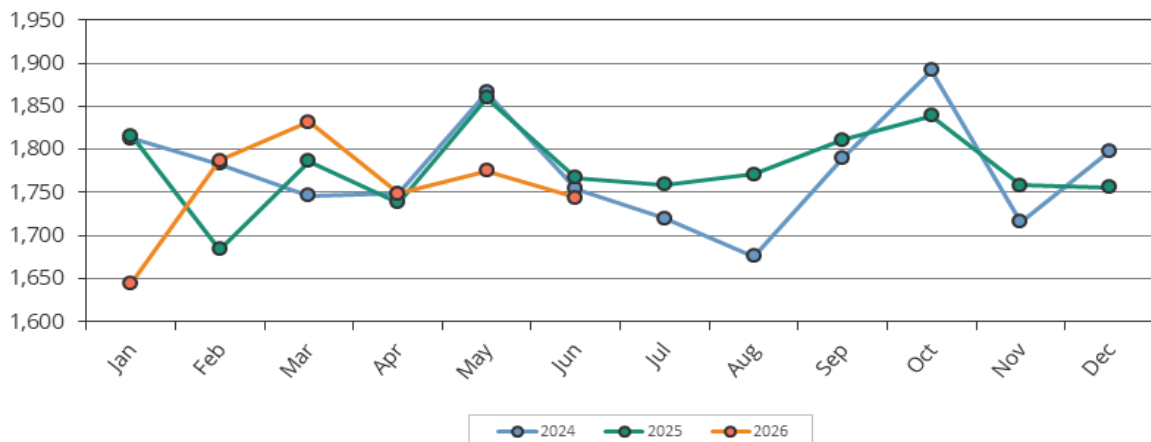
# Polk and Marion Counties

June 2026 Reporting Period

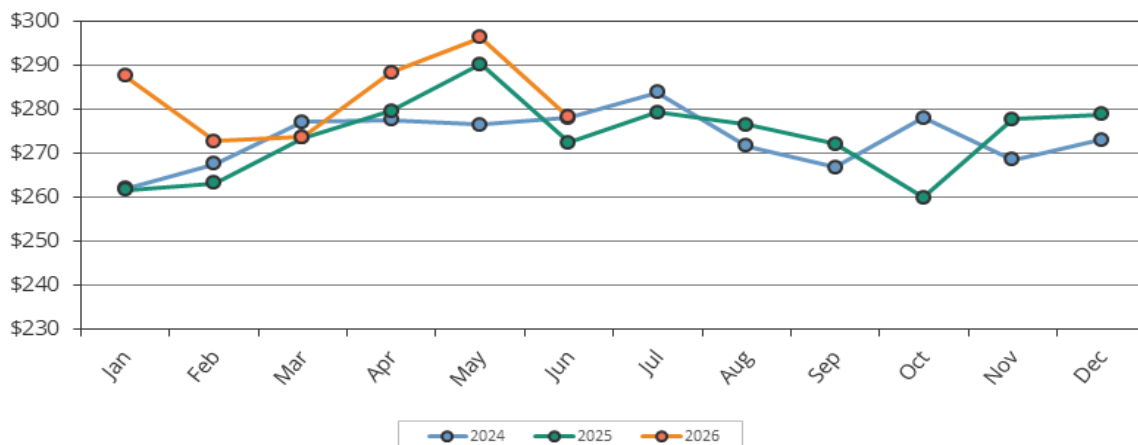
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage





# Polk and Marion Counties

## June 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 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change <sup>2</sup> |              |           |              |         |              |         |
| 167     | Polk County Except Salem   | 102             | 35           | 13                        | 24            | 14.3%                               | 28           | 564,500            | 121                            | 179          | 125           | -2.3%                               | 113          | 506,000            | 430,000           | 4.6%                                  | 3            | 225,200   | 10           | 338,300 | 2            | 895,000 |
| 168     | West Salem N               | 56              | 20           | 8                         | 12            | -14.3%                              | 10           | 661,900            | 57                             | 118          | 75            | -12.8%                              | 63           | 679,900            | 505,000           | 12.5%                                 | -            | -         | -            | -       | -            | -       |
| 169     | West Salem S               | 5               | 1            | 1                         | 0             | -100.0%                             | 3            | 502,000            | 28                             | 13           | 8             | -46.7%                              | 7            | 497,600            | 480,000           | 8.1%                                  | -            | -         | 1            | 150,000 | 1            | 560,000 |
|         |                            |                 |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                                       |              |           |              |         |              |         |
| 170     | Woodburn                   | 118             | 48           | 5                         | 40            | -9.1%                               | 31           | 400,600            | 89                             | 300          | 216           | -7.7%                               | 179          | 421,800            | 415,000           | 5.1%                                  | 1            | 2,400,000 | 2            | 207,500 | 2            | 977,500 |
|         | Except Woodburn            | 189             | 70           | 16                        | 52            | 2.0%                                | 47           | 523,100            | 55                             | 382          | 262           | 9.6%                                | 226          | 553,000            | 504,000           | -2.1%                                 | 2            | 606,300   | 18           | 476,100 | 3            | 428,000 |
|         |                            |                 |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                                       |              |           |              |         |              |         |
| 170     | Marion Except Salem/Keizer | 307             | 118          | 21                        | 92            | -3.2%                               | 78           | 474,400            | 69                             | 682          | 478           | 1.1%                                | 405          | 495,000            | 456,000           | 1.3%                                  | 3            | 1,204,200 | 20           | 449,200 | 5            | 647,800 |
| 171     | Southwest Salem            | 8               | 4            | 1                         | 0             | -100.0%                             | 2            | 695,500            | 55                             | 12           | 8             | -20.0%                              | 9            | 576,800            | 535,000           | -4.2%                                 | -            | -         | -            | -       | -            |         |
| 172     | South Salem                | 63              | 33           | 5                         | 20            | 53.8%                               | 20           | 478,600            | 58                             | 147          | 108           | -1.8%                               | 99           | 485,000            | 459,900           | -2.7%                                 | -            | -         | -            | -       | 1            | 499,000 |
| 173     | Southeast Salem            | 78              | 27           | 6                         | 8             | -63.6%                              | 20           | 581,600            | 91                             | 165          | 113           | 18.9%                               | 120          | 504,000            | 475,000           | 8.4%                                  | 2            | 842,500   | -            | -       | 3            | 979,000 |
| 174     | Central Salem              | 22              | 7            | 5                         | 12            | 33.3%                               | 11           | 323,000            | 63                             | 69           | 43            | -12.2%                              | 42           | 347,000            | 349,900           | 4.1%                                  | -            | -         | -            | -       | 5            | 685,000 |
| 175     | East Salem S               | 33              | 25           | 3                         | 16            | 23.1%                               | 16           | 365,600            | 36                             | 132          | 113           | 4.6%                                | 88           | 429,600            | 437,700           | -1.5%                                 | -            | -         | 2            | 298,500 | 1            | 485,000 |
| 176     | East Salem N               | 79              | 37           | 5                         | 17            | 21.4%                               | 15           | 375,500            | 47                             | 157          | 105           | 12.9%                               | 100          | 336,000            | 383,400           | -10.7%                                | -            | -         | 3            | 666,700 | 2            | 520,000 |
| 177     | South Keizer               | 9               | 3            | 0                         | 4             | 33.3%                               | 2            | 502,500            | 8                              | 20           | 14            | 16.7%                               | 9            | 388,700            | 428,000           | 19.3%                                 | -            | -         | 1            | 60,000  | -            | -       |
| 178     | North Keizer               | 47              | 22           | 3                         | 18            | 100.0%                              | 5            | 536,200            | 27                             | 107          | 75            | 1.4%                                | 60           | 461,800            | 465,000           | 3.3%                                  | -            | -         | -            | -       | 3            | 752,000 |
|         |                            |                 |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                                       |              |           |              |         |              |         |
|         | Polk Co. Grand Total       | 163             | 56           | 22                        | 36            | -5.3%                               | 41           | 583,700            | 99                             | 310          | 208           | -9.2%                               | 183          | 565,500            | 449,500           | 7.8%                                  | 3            | 225,200   | 11           | 321,100 | 3            | 783,300 |
| 170-178 | Marion Co. Grand Total     | 646             | 276          | 49                        | 187           | 3.3%                                | 169          | 463,400            | 63                             | 1,491        | 1,057         | 3.2%                                | 932          | 462,800            | 440,000           | 0.7%                                  | 5            | 1,059,500 | 26           | 447,700 | 20           | 694,100 |
|         | Polk & Marion Grand Total  | 809             | 332          | 71                        | 223           | 1.8%                                | 210          | 486,900            | 70                             | 1,801        | 1,265         | 1.0%                                | 1,115        | 479,700            | 442,000           | 2.0%                                  | 8            | 746,600   | 37           | 410,100 | 23           | 705,700 |
|         |                            |                 |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                                       |              |           |              |         |              |         |
| 220     | Benton County              | 100             | 48           | 7                         | 39            | 21.9%                               | 26           | 579,900            | 50                             | 222          | 169           | 28.0%                               | 135          | 611,500            | 568,000           | 3.0%                                  | -            | -         | 8            | 194,600 | 5            | 833,500 |
|         |                            |                 |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                                       |              |           |              |         |              |         |
| 221     | Linn County                | 261             | 120          | 25                        | 76            | 11.8%                               | 59           | 395,100            | 62                             | 591          | 425           | -5.8%                               | 361          | 440,200            | 400,000           | 4.2%                                  | 6            | 576,800   | 15           | 187,300 | 6            | 566,100 |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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.

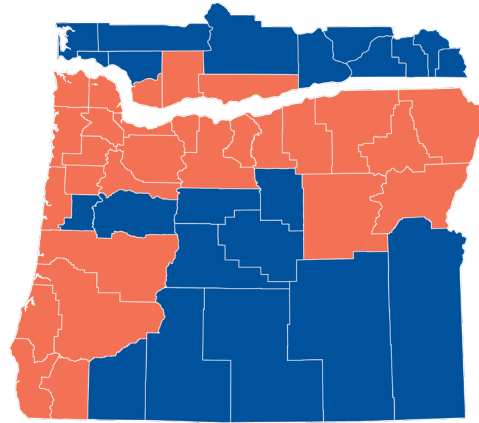
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657



# MARKET ACTION REPORT

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

---

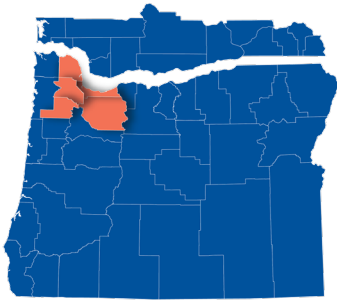
**Portland Metro** June 2026 Reporting Period



# Portland Metro

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (3,164) increased 2.2% from the 3,096 listed in June 2025, and decreased 2.5% from the 3,246 listed in May 2026.

### Pending Sales

Pending sales (2,437) increased 7.5% from the 2,267 offers accepted in June 2025, and decreased 0.1% from the 2,439 offers accepted in May 2026.

### Closed Sales

Closed sales (2,263) increased 13.8% from the 1,988 closings in June 2025, and increased 10.2% from the 2,053 closings in May 2026.

### Inventory and Time on Market

Inventory decreased to 3.1 months in June. Total market time decreased to 55 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (17,227) increased 0.2%, pending sales (12,323) increased 5.7%, and closed sales (10,920) increased 4.3%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 0.1% from \$614,800 to \$615,700. In the same comparison, the median sale price has decreased 0.2% from \$550,000 to \$549,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.2% (\$612,700 v. \$611,600)

Median Sale Price % Change: -0.5% (\$545,000 v. \$548,000)

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  | 3.2  |
| June      | 2.6  | 3.6  | 3.1  |
| 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

### June 2026 vs. May 2026

|                    |        |   |
|--------------------|--------|---|
| New Listings       | -2.5%  | ↓ |
| Pending Sales      | -0.1%  | ↓ |
| Closed Sales       | +10.2% | ↑ |
| Average Sale Price | +1.1%  | ↑ |
| Median Sale Price  | +0.9%  | ↑ |
| Inventory          | -0.1   | ↓ |
| Total Market Time  | -2     | ↓ |

### June 2026 vs. June 2025

|                    |        |   |
|--------------------|--------|---|
| New Listings       | +2.2%  | ↑ |
| Pending Sales      | +7.5%  | ↑ |
| Closed Sales       | +13.8% | ↑ |
| Average Sale Price | +1.6%  | ↑ |
| Median Sale Price  | -0.9%  | ↓ |
| Inventory          | -0.5   | ↓ |
| Total Market Time  | +4     | ↑ |



# Portland Metro

June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 14       | 0.7%  | 19       | 0.9%  | 25       | 1.1%  |
| 100K-200K                        | 56       | 2.6%  | 48       | 2.3%  | 51       | 2.3%  |
| 200K-300K                        | 83       | 3.9%  | 81       | 3.9%  | 94       | 4.2%  |
| 300K-400K                        | 218      | 10.2% | 220      | 10.6% | 201      | 8.9%  |
| 400K-500K                        | 403      | 18.8% | 393      | 18.9% | 442      | 19.5% |
| 500K-600K                        | 423      | 19.8% | 408      | 19.6% | 459      | 20.3% |
| 600K-700K                        | 320      | 15.0% | 313      | 15.1% | 336      | 14.8% |
| 700K-800K                        | 214      | 10.0% | 188      | 9.0%  | 211      | 9.3%  |
| 800K-900K                        | 126      | 5.9%  | 129      | 6.2%  | 137      | 6.1%  |
| 900K-1M                          | 73       | 3.4%  | 80       | 3.8%  | 85       | 3.8%  |
| 1MM-1.1MM                        | 55       | 2.6%  | 45       | 2.2%  | 39       | 1.7%  |
| 1.1MM-1.2MM                      | 31       | 1.4%  | 33       | 1.6%  | 45       | 2.0%  |
| 1.2MM-1.3MM                      | 31       | 1.4%  | 38       | 1.8%  | 31       | 1.4%  |
| 1.3MM-1.4MM                      | 16       | 0.7%  | 13       | 0.6%  | 18       | 0.8%  |
| 1.4MM-1.5MM                      | 19       | 0.9%  | 16       | 0.8%  | 22       | 1.0%  |
| 1.5MM-1.6MM                      | 8        | 0.4%  | 11       | 0.5%  | 9        | 0.4%  |
| 1.6MM-1.7MM                      | 9        | 0.4%  | 8        | 0.4%  | 14       | 0.6%  |
| 1.7MM-1.8MM                      | 8        | 0.4%  | 8        | 0.4%  | 3        | 0.1%  |
| 1.8MM-1.9MM                      | 5        | 0.2%  | 12       | 0.6%  | 3        | 0.1%  |
| 1.9MM-2MM                        | 5        | 0.2%  | 2        | 0.1%  | 7        | 0.3%  |
| 2MM+                             | 23       | 1.1%  | 14       | 0.7%  | 31       | 1.4%  |
| Total Closed Sales               | 2,140    |       | 2,079    |       | 2,263    |       |

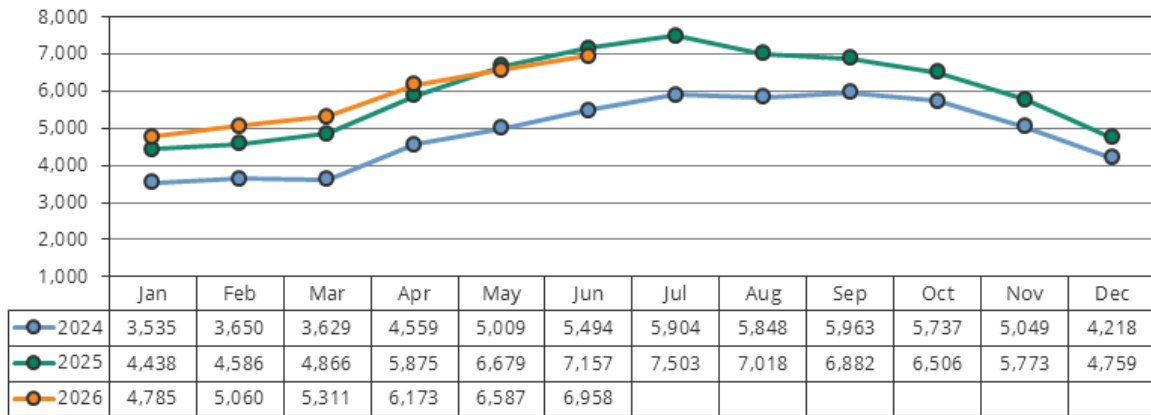
90th Percentile
  50th Percentile
  10th Percentile

| Portland Metro Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                  | June         | 3,164        | 2,437         | 2,263        | 644,300            | 564,900           | 55                |
|                                       | May          | 3,246        | 2,439         | 2,053        | 637,300            | 560,000           | 57                |
|                                       | Year-To-Date | 17,227       | 12,323        | 10,920       | 615,700            | 549,000           | 70                |
| 2025                                  | June         | 3,096        | 2,267         | 1,988        | 634,400            | 570,000           | 51                |
|                                       | Year-To-Date | 17,194       | 11,660        | 10,468       | 614,800            | 550,000           | 65                |
| Change                                | June 2025    | 2.2%         | 7.5%          | 13.8%        | 1.6%               | -0.9%             | 7.8%              |
|                                       | Prev Mo 2026 | -2.5%        | -0.1%         | 10.2%        | 1.1%               | 0.9%              | -3.5%             |
|                                       | Year-To-Date | 0.2%         | 5.7%          | 4.3%         | 0.1%               | -0.2%             | 7.7%              |

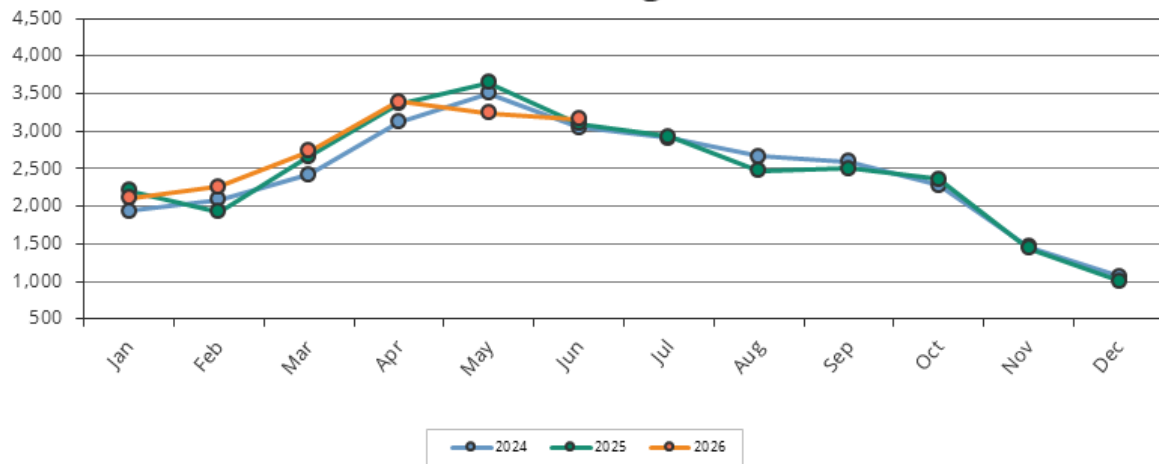
# Portland Metro

June 2026 Reporting Period

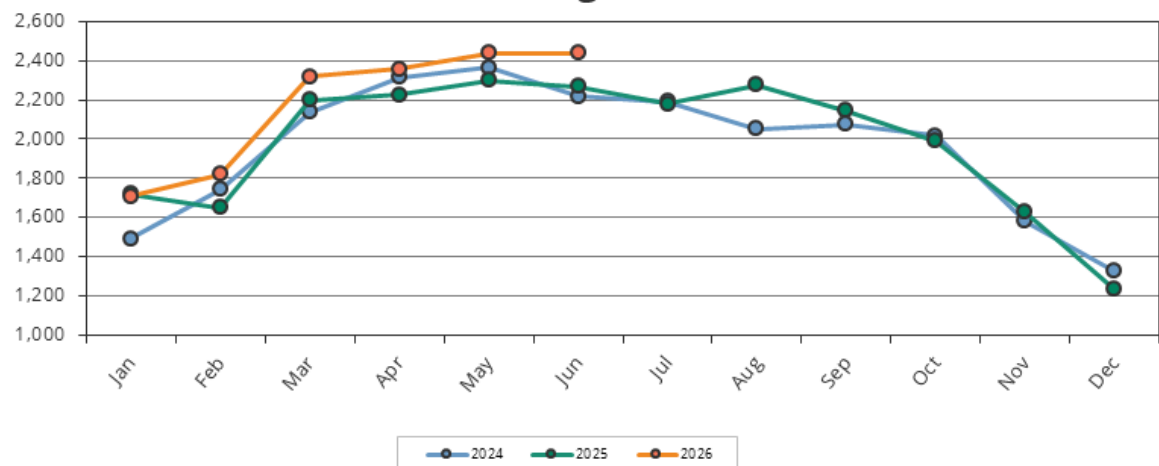
## Active Residential Listings



## New Listings



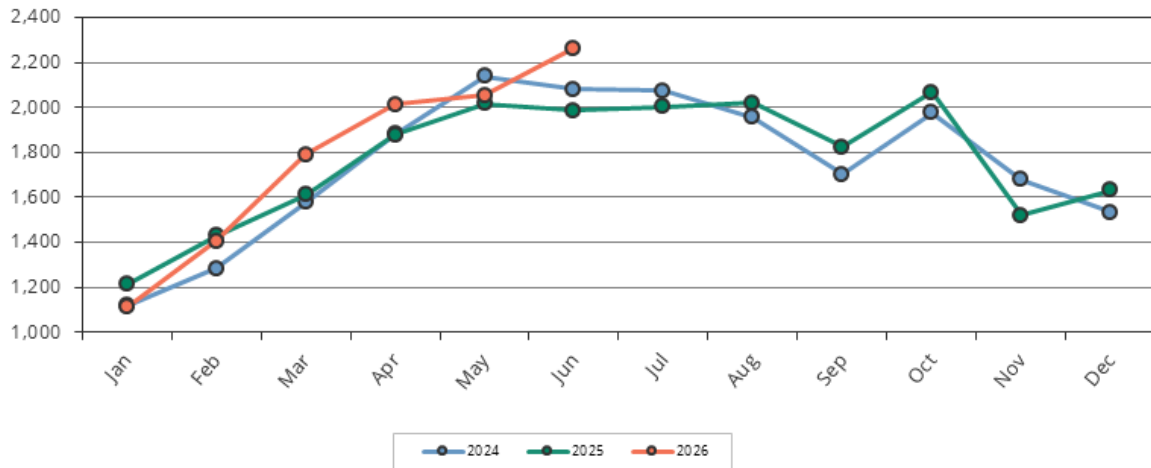
## Pending Sales



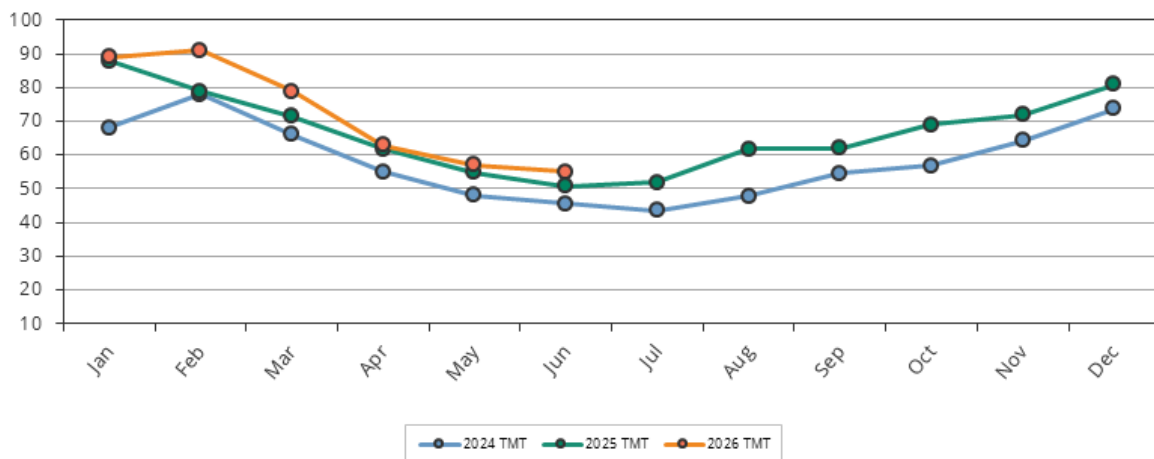
# Portland Metro

## June 2026 Reporting Period

### Closed Sales



### Average Total Market Time



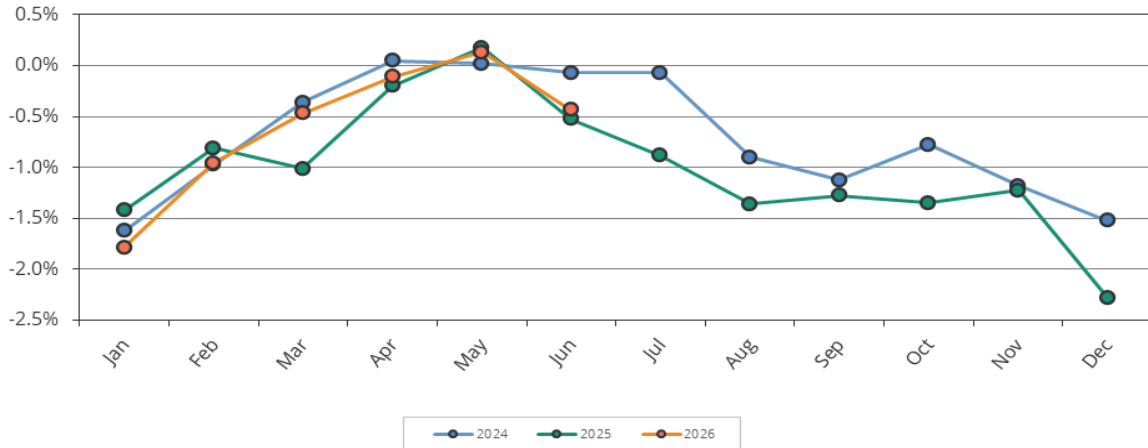
### Average and Median Sale Price



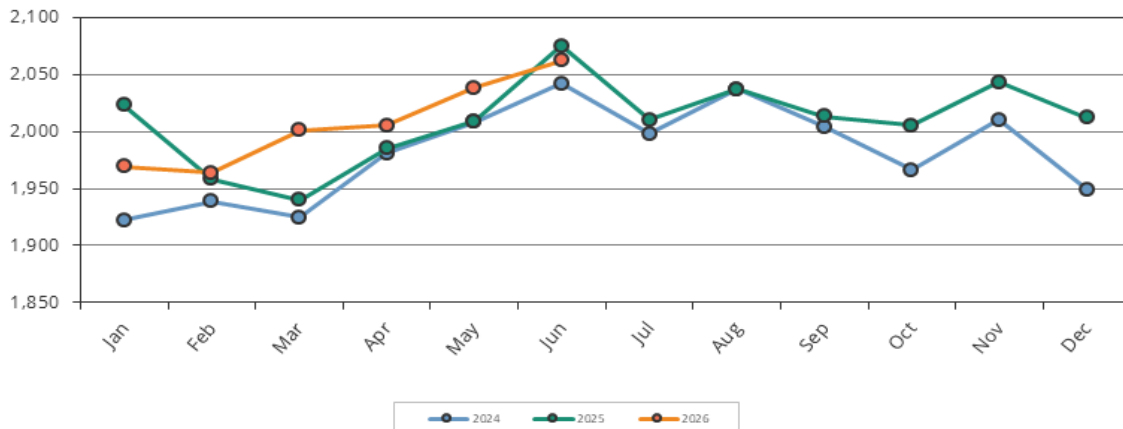
# Portland Metro

June 2026 Reporting Period

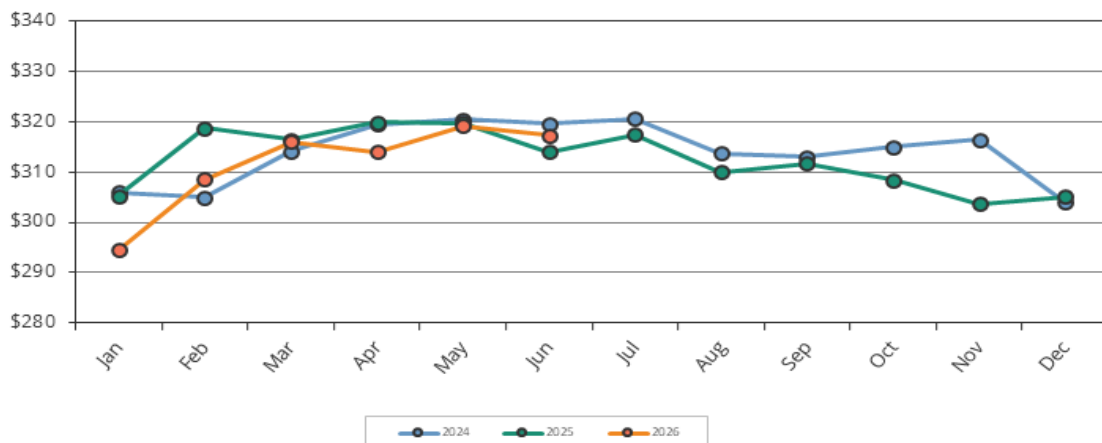
### % Difference of Average List Price vs Sale Price



### Average Square Footage



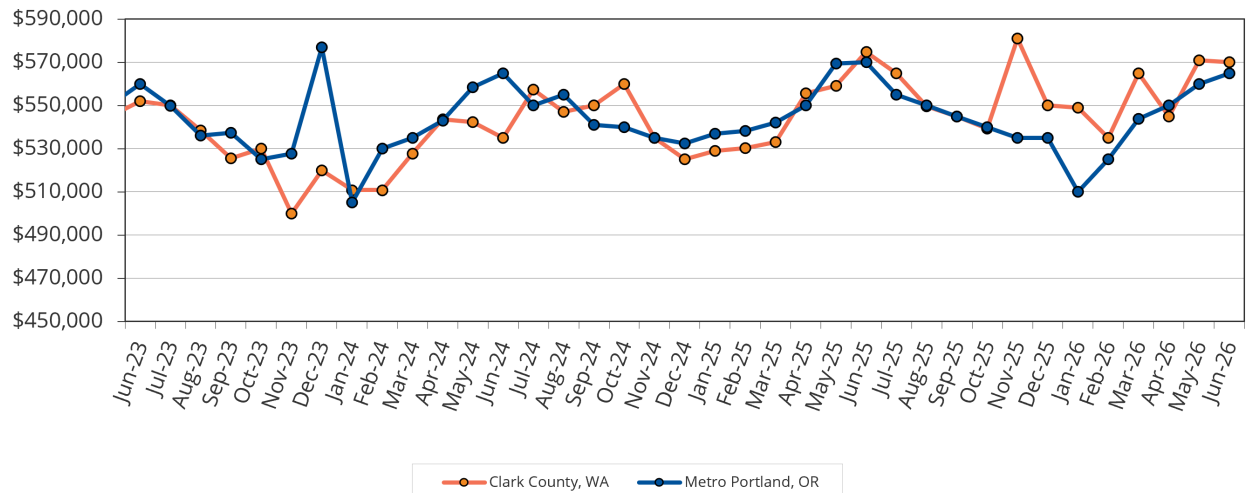
### Average Price Per Square Footage



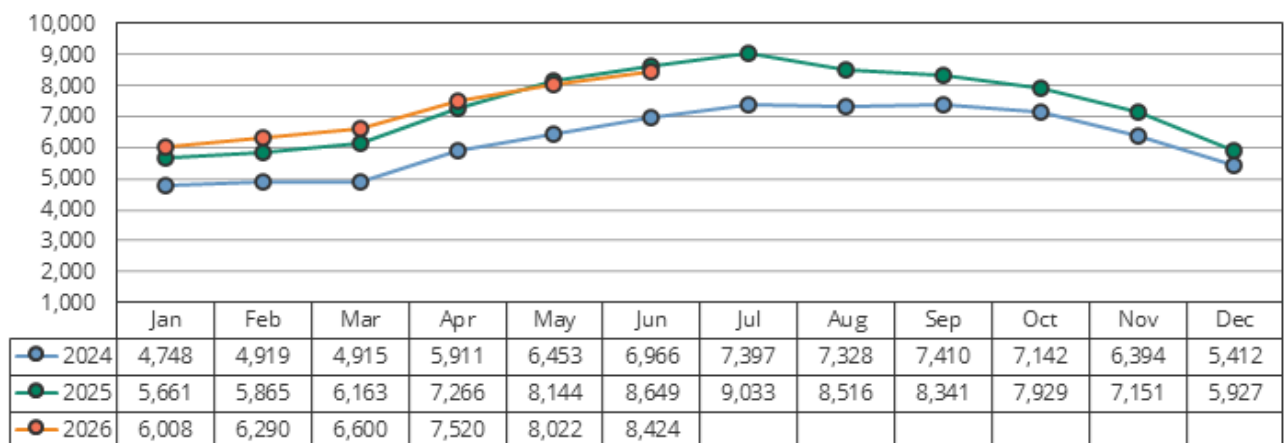
# Portland Metro

June 2026 Reporting Period

## Median Sale Price: Portland, OR & Clark Co., WA



## Total Active Listings

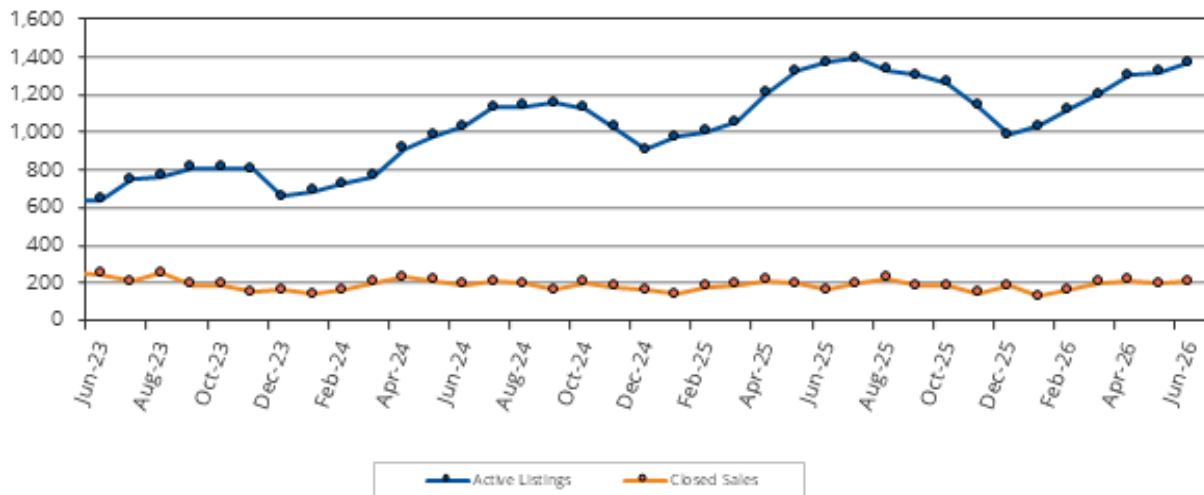




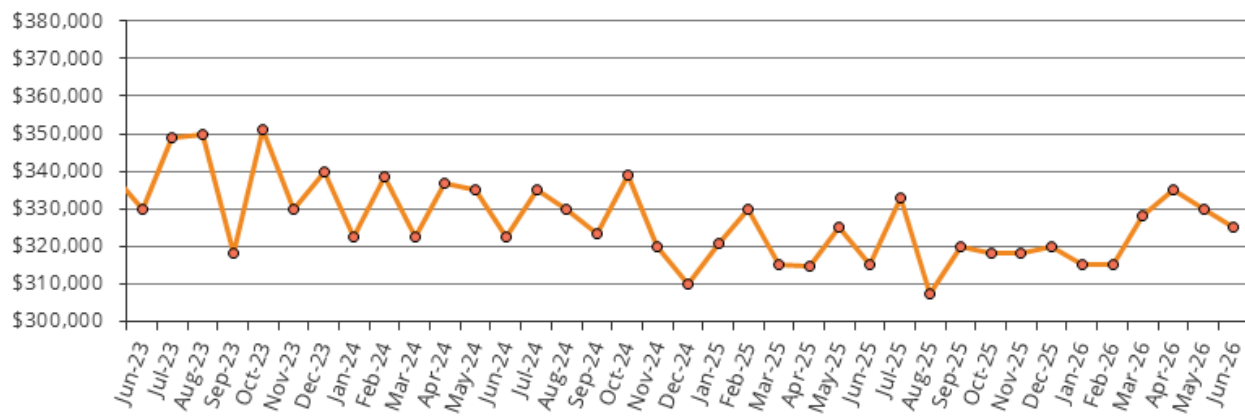
# Portland Metro

## June 2026 Reporting Period

### Active & Closed Condos



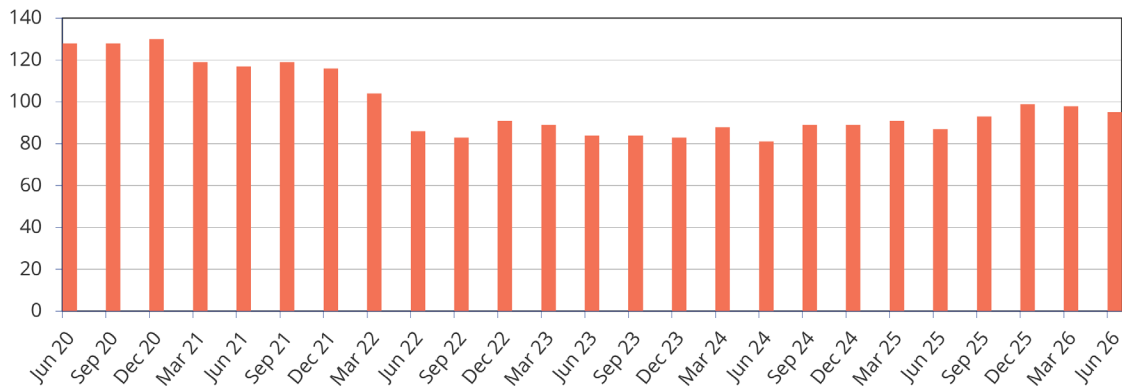
### Condo Median Sale Price



# Portland Metro

## June 2026 Reporting Period

### Affordability Index



**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 (\$128,300 in 2026, per HUD) can afford 95% of a monthly mortgage payment on a median priced home (\$564,900 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.4% (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

**6,506**

Percent of Total  
Active Listings

**93.5%**

Purchase- and  
Occupancy-Ready  
Inventory in Months

**2.9**

# Portland Metro

## June 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/Not Canceled Listings | Pending Sales | Pending Sales 26 vs 25 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 vs 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change <sup>2</sup> |            | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 141 | N Portland               | 285             | 130          | 23                            | 104           | -1.0%                               | 111          | 515,100            | 39                             | 747          | 520           | -1.5%                               | 472          | 502,400            | 479,300           | 2.5%                                  | 7          | 781,300      | 5                  | 455,500      | 13                 | 843,800      |                    |
| 142 | NE Portland              | 408             | 260          | 28                            | 245           | 15.6%                               | 215          | 640,000            | 41                             | 1,425        | 1,164         | 14.3%                               | 1,031        | 604,200            | 528,500           | 3.3%                                  | 11         | 907,700      | 6                  | 250,200      | 29                 | 873,400      |                    |
| 143 | SE Portland              | 583             | 335          | 60                            | 288           | 4.0%                                | 243          | 542,600            | 36                             | 1,895        | 1,425         | 0.7%                                | 1,248        | 528,200            | 470,000           | 0.1%                                  | 8          | 1,403,200    | 21                 | 328,200      | 50                 | 772,400      |                    |
| 144 | Gresham / Troutdale      | 445             | 205          | 28                            | 154           | 6.2%                                | 133          | 534,900            | 58                             | 1,083        | 795           | 4.5%                                | 736          | 502,200            | 489,900           | -1.2%                                 | 5          | 1,052,800    | 15                 | 327,300      | 16                 | 573,900      |                    |
| 145 | Milwaukie / Clackamas    | 540             | 252          | 57                            | 214           | 16.3%                               | 194          | 616,100            | 66                             | 1,527        | 1,135         | 14.3%                               | 990          | 584,400            | 556,700           | 0.2%                                  | 6          | 1,088,200    | 11                 | 666,000      | 7                  | 832,400      |                    |
| 146 | Oregon City / Canby      | 357             | 162          | 31                            | 146           | 31.5%                               | 126          | 632,400            | 47                             | 919          | 657           | 12.5%                               | 554          | 629,100            | 590,000           | 2.7%                                  | 2          | 1,915,000    | 20                 | 384,700      | 6                  | 976,600      |                    |
| 147 | Lake Oswego / West Linn  | 492             | 205          | 55                            | 136           | 5.4%                                | 109          | 1,151,500          | 53                             | 1,089        | 660           | 17.2%                               | 569          | 1,077,300          | 875,000           | 1.8%                                  | -          | -            | 11                 | 708,600      | 1                  | 1,100,000    |                    |
| 148 | W Portland               | 1,036           | 356          | 85                            | 280           | 17.6%                               | 237          | 778,600            | 61                             | 2,016        | 1,261         | 9.6%                                | 1,087        | 758,700            | 672,000           | 0.3%                                  | 3          | 796,700      | 13                 | 334,100      | 11                 | 1,056,400    |                    |
| 149 | NW Wash Co.              | 371             | 172          | 37                            | 98            | 28.9%                               | 103          | 790,000            | 41                             | 868          | 590           | 12.0%                               | 510          | 729,100            | 700,000           | -6.1%                                 | -          | -            | 12                 | 443,100      | 2                  | 802,800      |                    |
| 150 | Beaverton/ Aloha         | 544             | 278          | 69                            | 203           | 1.0%                                | 179          | 553,800            | 53                             | 1,414        | 1,011         | 8.5%                                | 878          | 544,500            | 541,000           | -2.0%                                 | 2          | 1,002,000    | 2                  | 590,000      | 7                  | 767,300      |                    |
| 151 | Tigard / Wilsonville     | 555             | 290          | 45                            | 216           | -11.1%                              | 231          | 660,900            | 60                             | 1,510        | 1,172         | -4.8%                               | 1,049        | 629,800            | 611,000           | -2.3%                                 | 3          | 740,700      | 14                 | 457,600      | 3                  | 752,000      |                    |
| 152 | Hillsboro / Forest Grove | 492             | 218          | 41                            | 165           | 3.1%                                | 180          | 592,600            | 65                             | 1,243        | 951           | 1.6%                                | 904          | 546,900            | 509,900           | -2.4%                                 | 6          | 775,400      | 17                 | 623,500      | 16                 | 634,900      |                    |
| 153 | Mt. Hood                 | 93              | 28           | 4                             | 11            | -21.4%                              | 13           | 551,900            | 162                            | 132          | 69            | -10.4%                              | 63           | 520,300            | 530,000           | -5.4%                                 | -          | -            | 7                  | 134,700      | 1                  | 200,000      |                    |
| 155 | Columbia Co.             | 271             | 86           | 21                            | 59            | -11.9%                              | 52           | 491,100            | 80                             | 475          | 296           | -10.0%                              | 261          | 473,700            | 465,000           | 0.1%                                  | 6          | 1,332,000    | 22                 | 174,100      | -                  | -            |                    |
| 156 | Yamhill Co.              | 486             | 187          | 31                            | 118           | 12.4%                               | 137          | 573,200            | 85                             | 884          | 617           | 0.3%                                | 568          | 542,100            | 480,000           | 1.3%                                  | 8          | 796,000      | 26                 | 674,800      | 12                 | 698,800      |                    |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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.

# Portland Metro

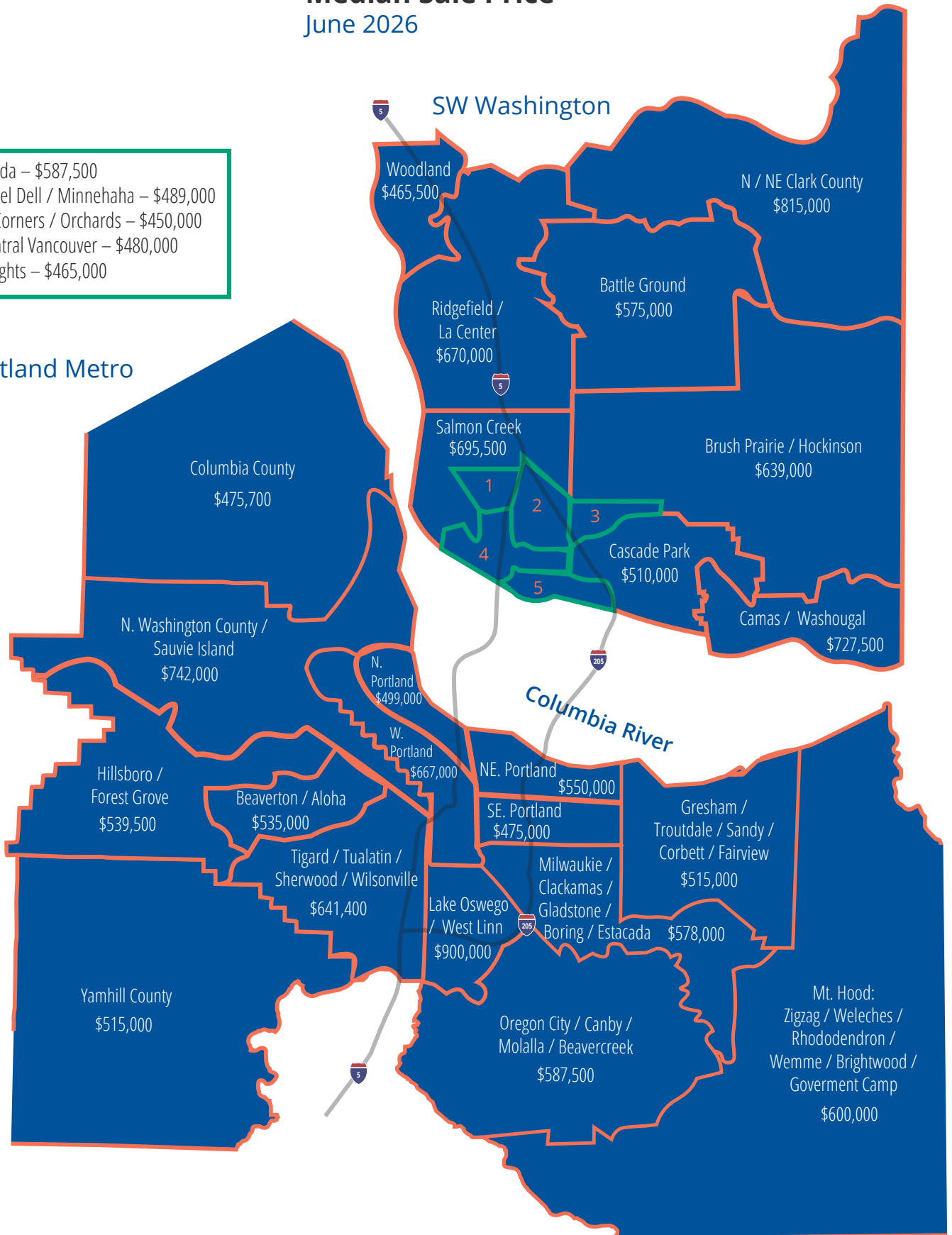
June 2026 Reporting Period

## Median Sale Price

June 2026

1. Felida – \$587,500
2. Hazel Dell / Minnehaha – \$489,000
3. 5. Corners / Orchards – \$450,000
4. Central Vancouver – \$480,000
5. Heights – \$465,000

### Portland Metro





# 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:

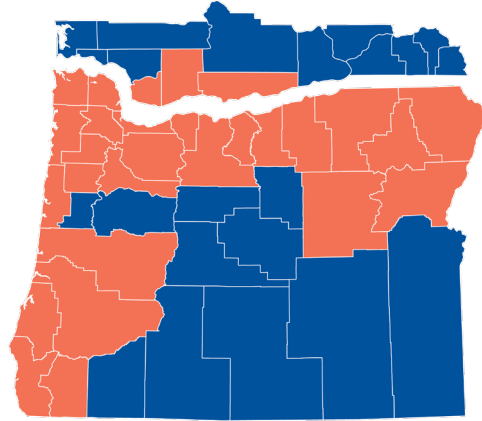
- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |



# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



**RMLS™**



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657



# MARKET ACTION REPORT

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

---

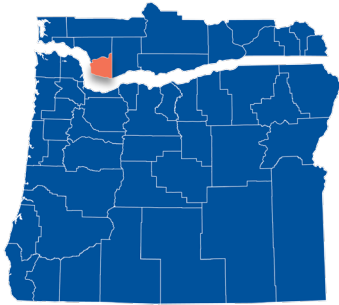
**SW Washington** June 2026 Reporting Period

# SW Washington

## June 2026 Reporting Period

### MARKET ACTION REPORT

Note: Due to significant differences between the counties in Southwest Washington, the charts have been separated into Clark and Cowlitz Co. The charts that include Cowlitz County data can be found on pages 8-9.



## Residential Highlights

### New Listings

New listings (946) increased 4.3% from the 907 listed in June 2025, and increased 0.5% from the 941 listed in May 2026.

### Pending Sales

Pending sales (640) decreased 2.7% from the 658 offers accepted in June 2025, and decreased 8.4% from the 699 offers accepted in May 2026.

### Closed Sales

Closed sales (670) increased 15.7% from the 579 closings in June 2025, and increased 16.1% from the 577 closings in May 2026.

### Inventory and Time on Market

Inventory decreased to 3.2 months in June. Total market time decreased to 61 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (5,075) increased 8.0%, pending sales (3,588) increased 8.2%, and closed sales (3,216) increased 6.3%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 2.0% from \$622,200 to \$634,500. In the same comparison, the median sale price has increased 0.9% from \$549,900 to \$554,700.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.9% (\$629,400 v. \$623,800)

Median Sale Price % Change: +0.5% (\$553,000 v. \$550,000)

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  | 3.1  | 4.1  |
| February  | 2.5  | 3.0  | 3.2  |
| March     | 2.1  | 3.0  | 3.0  |
| April     | 2.5  | 2.9  | 3.3  |
| May       | 2.6  | 3.4  | 3.3  |
| June      | 2.8  | 3.3  | 3.2  |
| July      | 2.6  | 3.5  |      |
| August    | 3.0  | 3.6  |      |
| September | 3.3  | 3.6  |      |
| October   | 2.9  | 3.6  |      |
| November  | 3.0  | 4.1  |      |
| December  | 2.7  | 2.8  |      |

## Residential Trends

### June 2026 vs. May 2026

New Listings **+0.5%** ↑

Pending Sales **-8.4%** ↓

Closed Sales **+16.1%** ↑

Average Sale Price **-1.2%** ↓

Median Sale Price **-0.2%** ↓

Inventory **-0.1** ↓

Total Market Time **-2** ↓

### June 2026 vs. June 2025

New Listings **+4.3%** ↑

Pending Sales **-2.7%** ↓

Closed Sales **+15.7%** ↑

Average Sale Price **+0.3%** ↑

Median Sale Price **-0.9%** ↓

Inventory **-0.1** ↓

Total Market Time **+12** ↑

# SW Washington

June 2026 Reporting Period

| Residential Sales by Price Range |          |       |          |       |          |       |
|----------------------------------|----------|-------|----------|-------|----------|-------|
| Price Range                      | Jun 2024 |       | Jun 2025 |       | Jun 2026 |       |
| 0K-100K                          | 1        | 0.2%  | 3        | 0.5%  | 8        | 1.2%  |
| 100K-200K                        | 8        | 1.4%  | 8        | 1.3%  | 2        | 0.3%  |
| 200K-300K                        | 19       | 3.3%  | 21       | 3.5%  | 12       | 1.8%  |
| 300K-400K                        | 68       | 11.7% | 37       | 6.1%  | 43       | 6.4%  |
| 400K-500K                        | 148      | 25.4% | 139      | 22.9% | 165      | 24.6% |
| 500K-600K                        | 127      | 21.8% | 129      | 21.2% | 148      | 22.1% |
| 600K-700K                        | 64       | 11.0% | 76       | 12.5% | 94       | 14.0% |
| 700K-800K                        | 50       | 8.6%  | 61       | 10.0% | 62       | 9.3%  |
| 800K-900K                        | 22       | 3.8%  | 48       | 7.9%  | 44       | 6.6%  |
| 900K-1M                          | 20       | 3.4%  | 29       | 4.8%  | 28       | 4.2%  |
| 1MM-1.1MM                        | 4        | 0.7%  | 12       | 2.0%  | 13       | 1.9%  |
| 1.1MM-1.2MM                      | 10       | 1.7%  | 10       | 1.6%  | 8        | 1.2%  |
| 1.2MM-1.3MM                      | 10       | 1.7%  | 9        | 1.5%  | 20       | 3.0%  |
| 1.3MM-1.4MM                      | 4        | 0.7%  | 5        | 0.8%  | 6        | 0.9%  |
| 1.4MM-1.5MM                      | 11       | 1.9%  | 7        | 1.2%  | 4        | 0.6%  |
| 1.5MM-1.6MM                      | 6        | 1.0%  | 3        | 0.5%  | 2        | 0.3%  |
| 1.6MM-1.7MM                      | 0        | 0.0%  | 2        | 0.3%  | 2        | 0.3%  |
| 1.7MM-1.8MM                      | 4        | 0.7%  | 2        | 0.3%  | 5        | 0.7%  |
| 1.8MM-1.9MM                      | 1        | 0.2%  | 2        | 0.3%  | 0        | 0.0%  |
| 1.9MM-2MM                        | 1        | 0.2%  | 0        | 0.0%  | 1        | 0.1%  |
| 2MM+                             | 4        | 0.7%  | 5        | 0.8%  | 3        | 0.4%  |
| Total Closed Sales               | 582      |       | 608      |       | 670      |       |

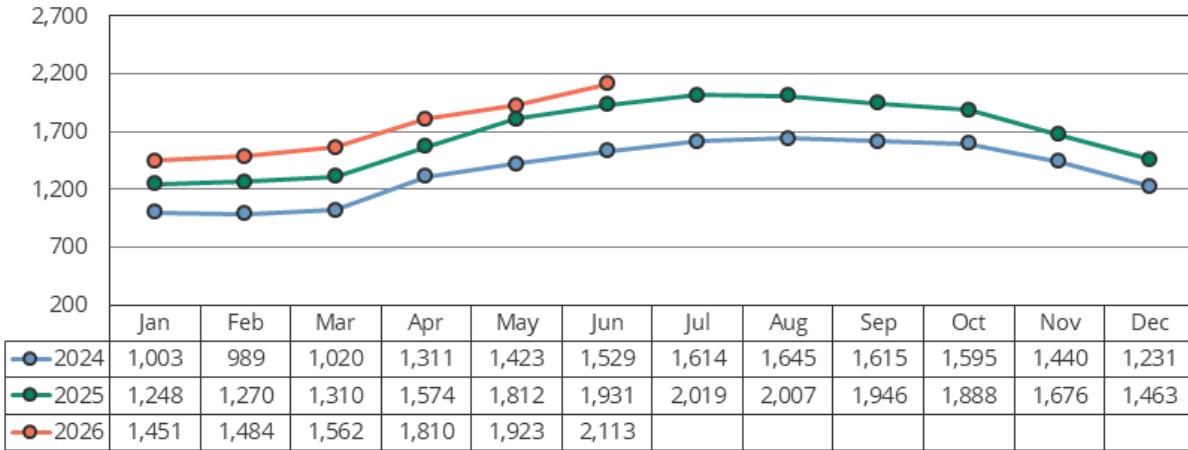
90th Percentile 50th Percentile 10th Percentile

| Clark County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                | June         | 946          | 640           | 670          | 649,400            | 570,000           | 61                |
|                                     | May          | 941          | 699           | 577          | 657,400            | 571,000           | 63                |
|                                     | Year-To-Date | 5,075        | 3,588         | 3,216        | 634,500            | 554,700           | 75                |
| 2025                                | June         | 907          | 658           | 579          | 647,300            | 574,900           | 49                |
|                                     | Year-To-Date | 4,698        | 3,317         | 3,025        | 622,200            | 549,900           | 62                |
| Change                              | June 2025    | 4.3%         | -2.7%         | 15.7%        | 0.3%               | -0.9%             | 24.5%             |
|                                     | Prev Mo 2026 | 0.5%         | -8.4%         | 16.1%        | -1.2%              | -0.2%             | -3.2%             |
|                                     | Year-To-Date | 8.0%         | 8.2%          | 6.3%         | 2.0%               | 0.9%              | 21.0%             |

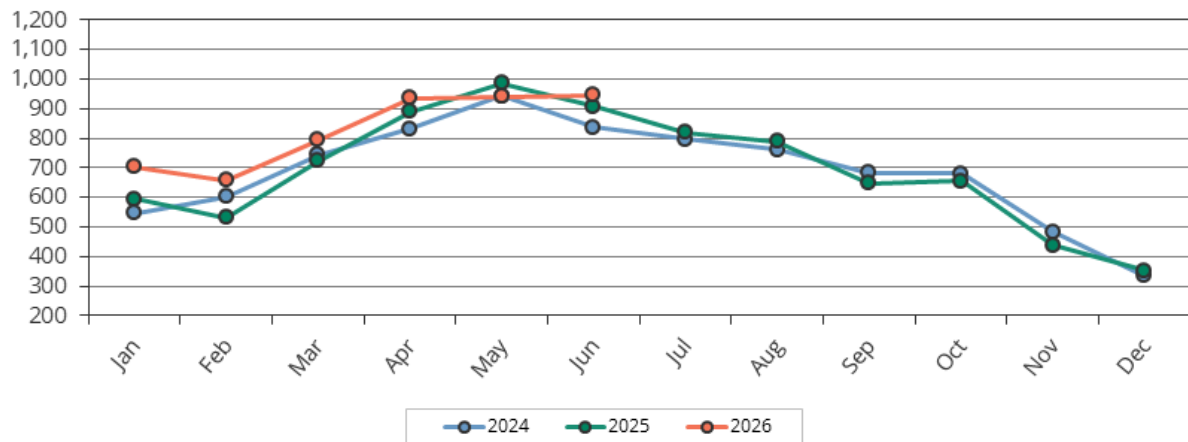
# SW Washington

June 2026 Reporting Period

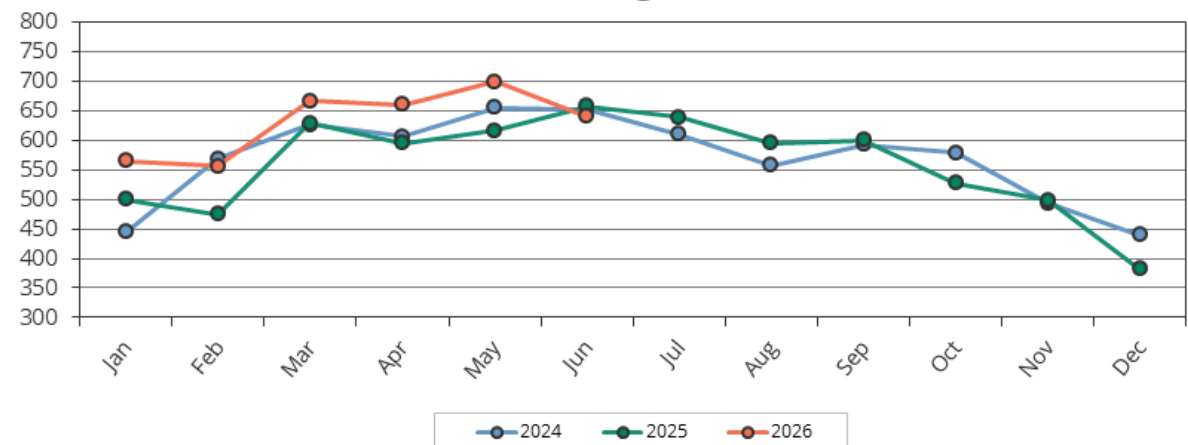
## Active Residential Listings



## New Listings



## Pending Sales

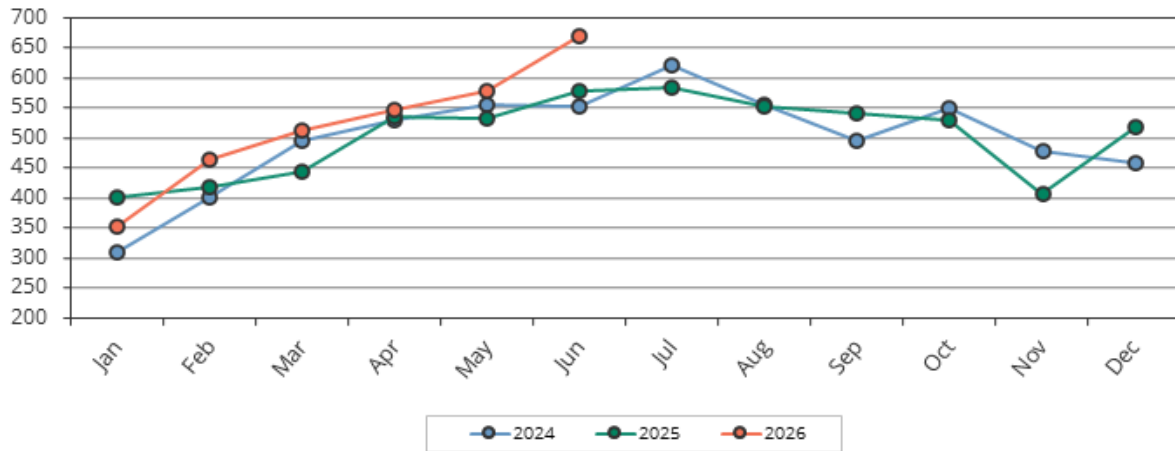




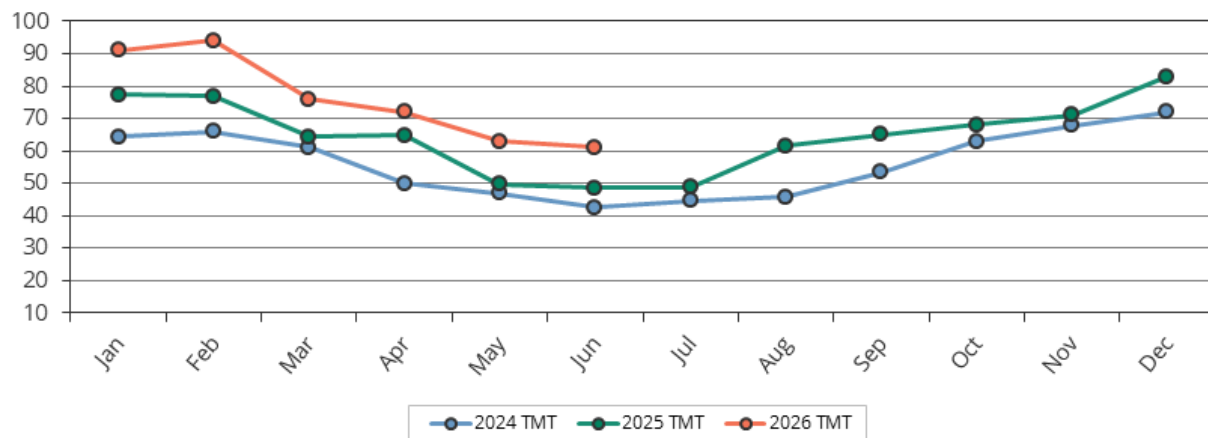
# SW Washington

June 2026 Reporting Period

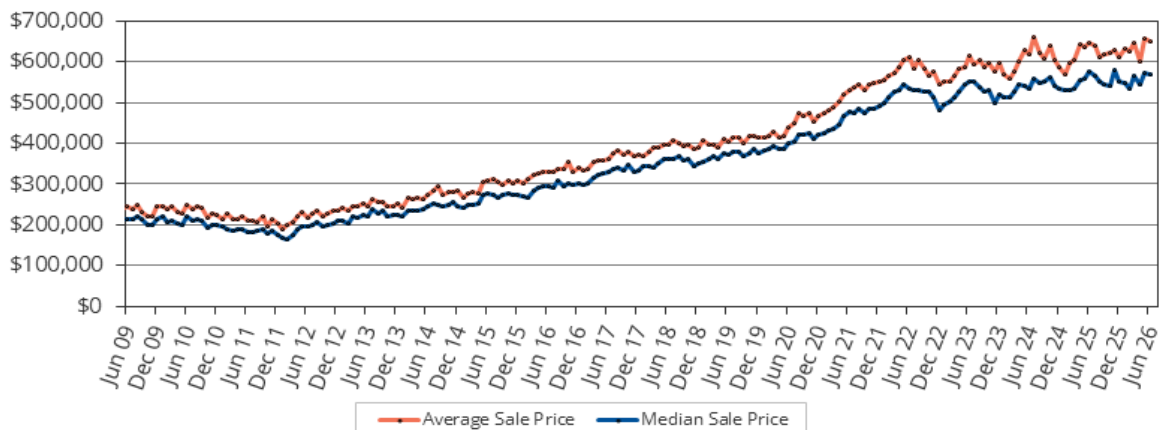
## Closed Sales



## Average Total Market Time



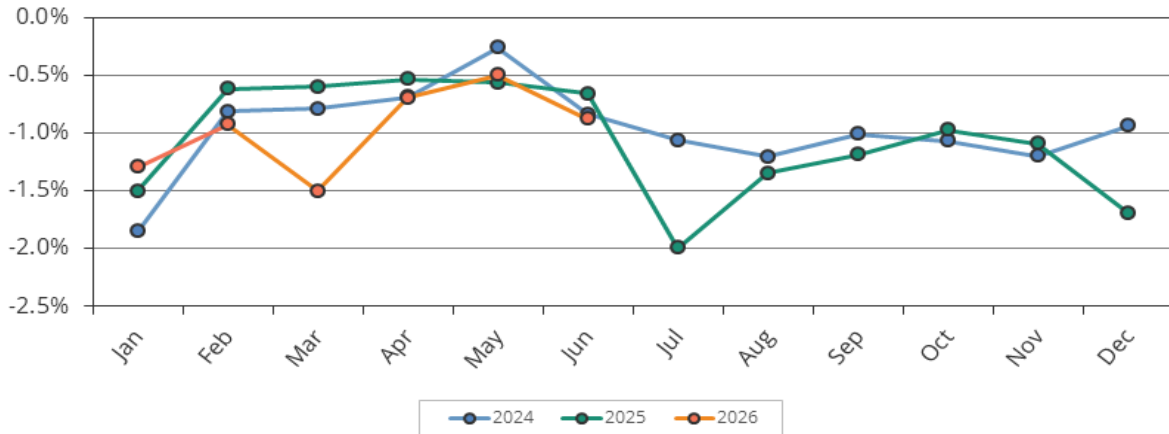
## Average and Median Sale Price



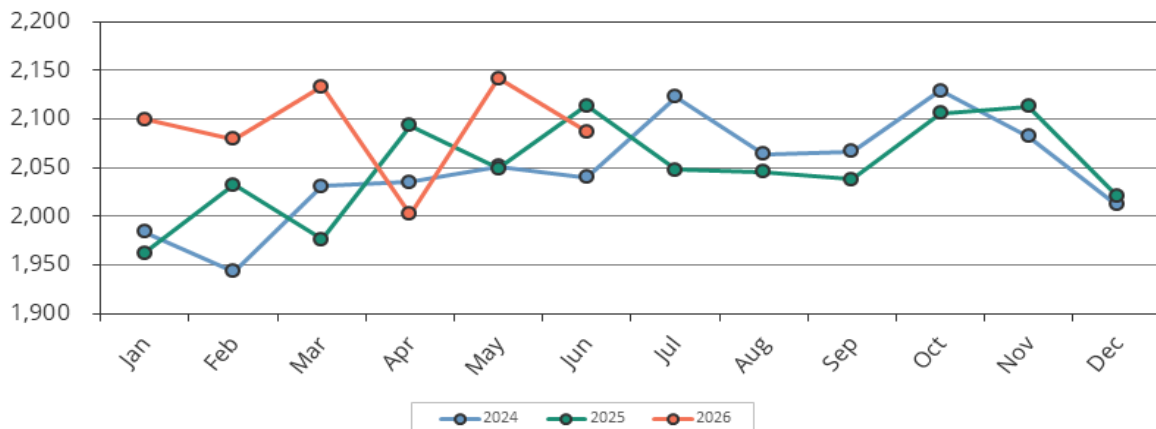
# SW Washington

June 2026 Reporting Period

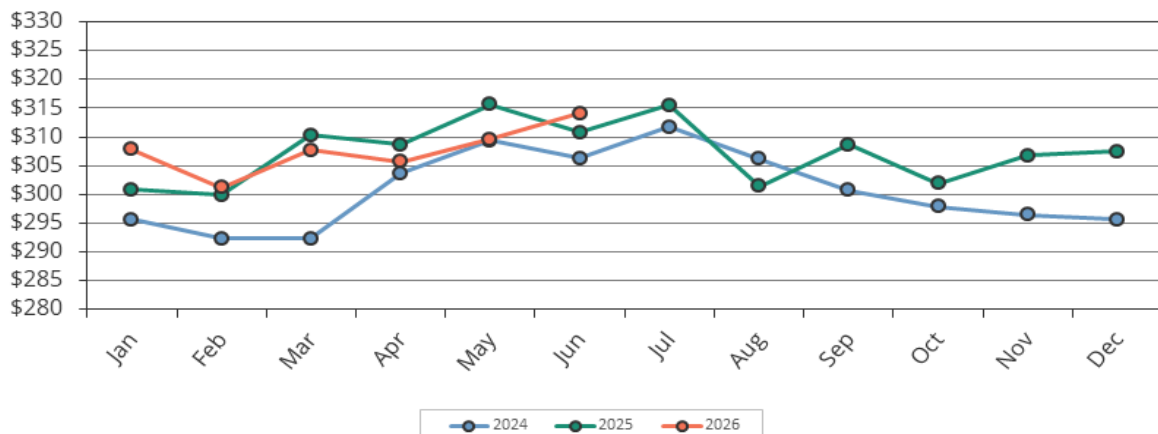
### % Difference of Average List Price vs Sale Price



### Average Square Footage



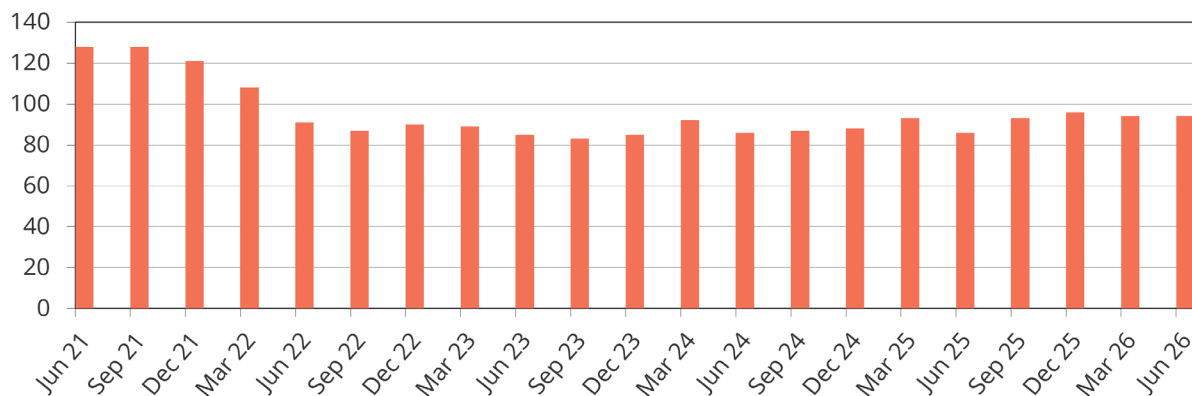
### Average Price Per Square Footage



# SW Washington

## June 2026 Reporting Period

### Affordability Index



**AFFORDABILITY** - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$128,300 in 2026, per HUD) can afford 94% of a monthly mortgage payment on a median priced home (\$570,000 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.4% (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

**1,707**

Percent of Total  
Active Listings

**80.8%**

Purchase- and  
Occupancy-Ready  
Inventory in Months

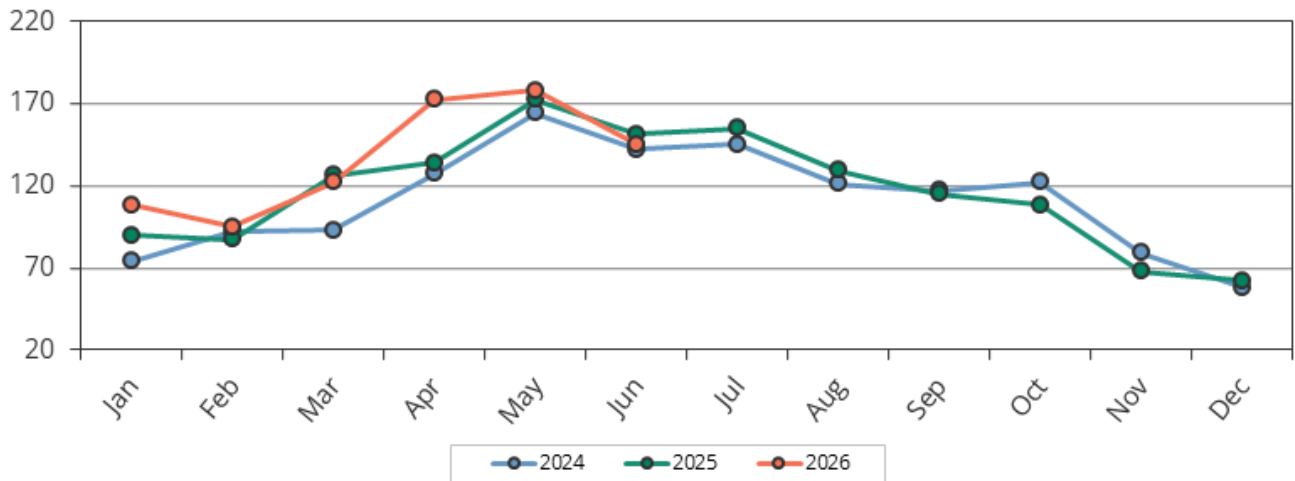
**2.5**



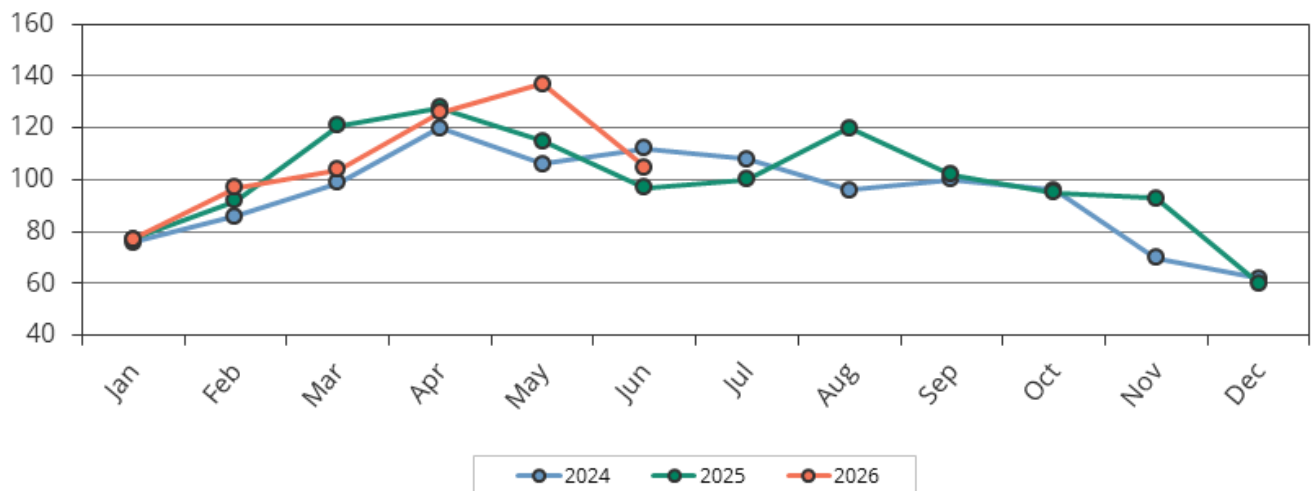
# Cowlitz County – SW Washington

## June 2026 Reporting Period

### Cowlitz County New Listings



### Cowlitz County Pending Sales

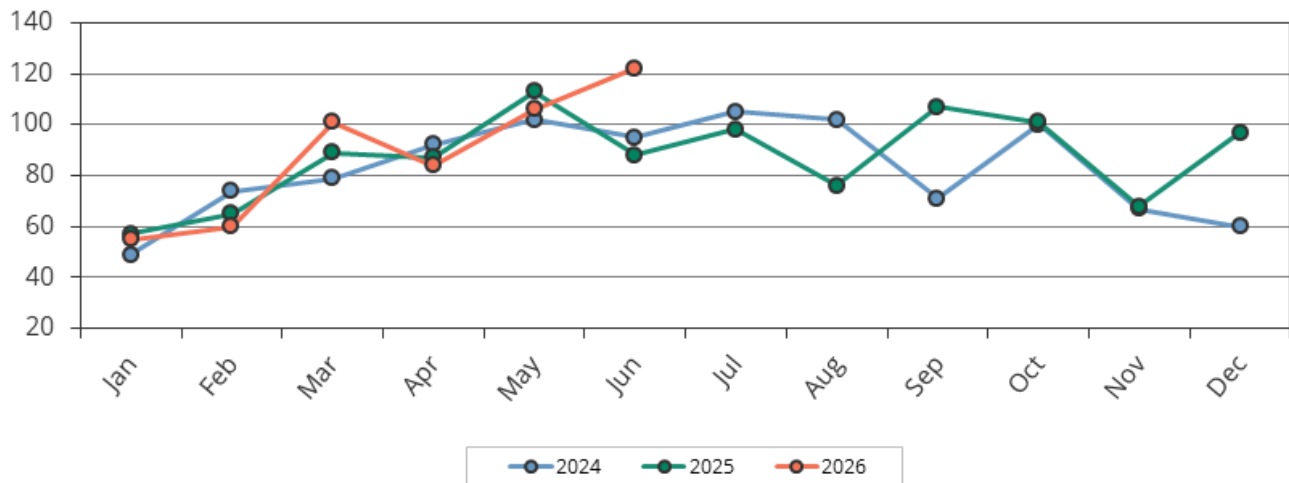




# Cowlitz County – SW Washington

June 2026 Reporting Period

## Cowlitz County Closed Sales



## Cowlitz County Average Sale Price





# SW Washington

## June 2026 Reporting Period

### Area Report

This report includes both Clark and Cowlitz County.

|    |                      | RESIDENTIAL     |              |                            |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |                   | COMMERCIAL                            |              | LAND               |              | MULTIFAMILY        |              |                    |
|----|----------------------|-----------------|--------------|----------------------------|---------------|-------------------------------------|--------------|--------------------|--------------------------------|--------------|---------------|-------------------------------------|--------------|--------------------|-------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|    |                      | Current Month   |              |                            |               |                                     |              |                    |                                | Year-To-Date |               |                                     |              |                    |                   |                   | Avg. Sale Price % Change <sup>2</sup> | Year-To-Date |                    | Year-To-Date |                    | Year-To-Date |                    |
|    |                      | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |                                       | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 11 | Downtown Vancouver   | 45              | 19           | 5                          | 13            | -13.3%                              | 11           | 575,600            | 65                             | 116          | 66            | 0.0%                                | 61           | 579,700            | 505,000           | 38                | 5.8%                                  | -            | -                  | -            | -                  | 4            | 499,100            |
| 12 | NW Heights           | 38              | 23           | -                          | 20            | 25.0%                               | 16           | 412,900            | 41                             | 114          | 96            | 21.5%                               | 88           | 412,500            | 385,000           | 58                | 3.3%                                  | 1            | 650,000            | 2            | 225,000            | 8            | 692,900            |
| 13 | SW Heights           | 45              | 9            | 4                          | 5             | 0.0%                                | 10           | 1,235,500          | 36                             | 81           | 50            | 22.0%                               | 48           | 852,000            | 525,000           | 80                | 28.1%                                 | 2            | 635,000            | -            | -                  | 1            | 510,000            |
| 14 | Lincoln/Hazel Dell   | 24              | 11           | 7                          | 9             | -25.0%                              | 14           | 534,500            | 34                             | 72           | 51            | 15.9%                               | 47           | 519,200            | 490,000           | 60                | -4.0%                                 | -            | -                  | 2            | 340,000            | 3            | 430,000            |
| 15 | E Hazel Dell         | 104             | 47           | 10                         | 26            | -3.7%                               | 23           | 504,700            | 35                             | 244          | 154           | 12.4%                               | 145          | 459,500            | 475,000           | 57                | -1.1%                                 | 2            | 286,800            | -            | -                  | 1            | 715,000            |
| 20 | NE Heights           | 26              | 20           | 1                          | 18            | 0.0%                                | 9            | 438,600            | 18                             | 92           | 77            | -1.3%                               | 67           | 451,600            | 469,500           | 49                | -5.7%                                 | -            | -                  | -            | -                  | -            | -                  |
| 21 | Orchards             | 72              | 43           | 11                         | 21            | -16.0%                              | 21           | 456,700            | 19                             | 204          | 142           | 10.1%                               | 128          | 465,900            | 459,200           | 76                | -4.7%                                 | -            | -                  | -            | -                  | 2            | 782,500            |
| 22 | Evergreen            | 137             | 73           | 7                          | 60            | 39.5%                               | 46           | 452,700            | 36                             | 428          | 324           | 31.2%                               | 248          | 444,400            | 456,500           | 60                | 1.0%                                  | -            | -                  | -            | -                  | 7            | 581,800            |
| 23 | E Heights            | 66              | 19           | 4                          | 15            | -16.7%                              | 19           | 584,600            | 63                             | 135          | 79            | 11.3%                               | 71           | 599,300            | 460,000           | 57                | -1.8%                                 | -            | -                  | -            | -                  | 3            | 625,100            |
| 24 | Cascade Park         | 45              | 25           | 5                          | 20            | -4.8%                               | 18           | 584,400            | 73                             | 123          | 89            | 1.1%                                | 80           | 561,200            | 532,000           | 59                | -8.5%                                 | -            | -                  | -            | -                  | 5            | 578,300            |
| 25 | Five Corners         | 27              | 14           | 2                          | 7             | -56.3%                              | 15           | 504,600            | 12                             | 86           | 65            | 6.6%                                | 64           | 506,600            | 477,500           | 28                | -0.7%                                 | -            | -                  | 1            | 55,000             | -            | -                  |
| 26 | E Orchards           | 66              | 32           | 4                          | 24            | 0.0%                                | 22           | 636,900            | 66                             | 162          | 115           | 38.6%                               | 110          | 664,000            | 595,400           | 58                | 7.6%                                  | -            | -                  | 3            | 263,300            | 3            | 1,018,000          |
| 27 | Fisher's Landing     | 49              | 32           | 6                          | 21            | 0.0%                                | 26           | 564,500            | 57                             | 149          | 117           | 27.2%                               | 111          | 577,300            | 540,000           | 56                | -1.7%                                 | -            | -                  | 1            | 485,000            | 1            | 600,000            |
| 31 | SE County            | 13              | 5            | -                          | 4             | -20.0%                              | 3            | 1,205,200          | 95                             | 20           | 16            | -5.9%                               | 12           | 1,032,000          | 1,065,800         | 90                | 8.8%                                  | -            | -                  | 3            | 391,300            | -            | -                  |
| 32 | Camas City           | 216             | 76           | 12                         | 69            | 7.8%                                | 68           | 798,300            | 85                             | 459          | 344           | 14.7%                               | 306          | 861,500            | 790,400           | 91                | -3.7%                                 | 1            | 79,000             | 8            | 551,900            | 2            | 784,500            |
| 33 | Washougal            | 126             | 53           | 11                         | 29            | -21.6%                              | 32           | 759,900            | 110                            | 272          | 164           | -8.9%                               | 151          | 736,000            | 650,000           | 91                | -6.8%                                 | -            | -                  | 11           | 323,600            | 1            | 814,900            |
| 41 | N Hazel Dell         | 60              | 24           | 5                          | 21            | 23.5%                               | 28           | 593,100            | 41                             | 156          | 115           | 11.7%                               | 108          | 567,200            | 549,000           | 57                | 1.1%                                  | -            | -                  | 4            | 617,500            | -            | -                  |
| 42 | S Salmon Creek       | 72              | 34           | 5                          | 21            | 23.5%                               | 16           | 514,100            | 28                             | 173          | 118           | -0.8%                               | 100          | 531,600            | 520,700           | 59                | -1.3%                                 | 1            | 535,000            | -            | -                  | -            | -                  |
| 43 | N Felida             | 91              | 48           | 5                          | 26            | -13.3%                              | 34           | 676,000            | 73                             | 208          | 140           | -14.6%                              | 118          | 727,600            | 595,000           | 77                | 1.1%                                  | -            | -                  | 2            | 1,032,500          | -            | -                  |
| 44 | N Salmon Creek       | 115             | 46           | 8                          | 24            | -20.0%                              | 28           | 758,800            | 49                             | 264          | 160           | 0.0%                                | 157          | 680,000            | 644,000           | 76                | 8.1%                                  | 1            | 320,000            | 2            | 241,000            | -            | -                  |
| 50 | Ridgefield           | 153             | 67           | 12                         | 44            | 29.4%                               | 40           | 735,300            | 80                             | 317          | 251           | 19.5%                               | 232          | 714,100            | 659,400           | 106               | 2.3%                                  | -            | -                  | 4            | 173,800            | -            | -                  |
| 51 | W of I-5 County      | 11              | 8            | 1                          | 5             | 66.7%                               | 4            | 1,631,200          | 12                             | 24           | 17            | 6.3%                                | 14           | 1,431,300          | 1,270,500         | 42                | 13.5%                                 | -            | -                  | 3            | 688,300            | -            | -                  |
| 52 | NW E of I-5 County   | 55              | 30           | 2                          | 15            | -11.8%                              | 26           | 693,700            | 57                             | 137          | 106           | 16.5%                               | 89           | 702,400            | 610,000           | 74                | 10.2%                                 | -            | -                  | 2            | 258,000            | -            | -                  |
| 61 | Battleground         | 184             | 84           | 13                         | 58            | 13.7%                               | 58           | 599,000            | 77                             | 408          | 297           | 12.9%                               | 262          | 610,900            | 554,000           | 87                | 0.6%                                  | -            | -                  | 6            | 587,500            | 2            | 767,500            |
| 62 | Brush Prairie        | 169             | 65           | 10                         | 39            | -31.6%                              | 51           | 700,500            | 77                             | 379          | 278           | -13.1%                              | 259          | 690,900            | 595,000           | 94                | 3.8%                                  | 1            | 1,500,000          | 6            | 558,800            | -            | -                  |
| 63 | East County          | 8               | 3            | 0                          | 1             | -                                   | 0            | -                  | -                              | 9            | 4             | -                                   | 3            | 716,600            | 675,000           | 20                | 5.3%                                  | -            | -                  | -            | -                  | -            | -                  |
| 64 | Central County       | 7               | 6            | 1                          | 3             | 50.0%                               | 2            | 1,072,000          | 181                            | 18           | 11            | -8.3%                               | 10           | 1,045,300          | 1,024,500         | 85                | 14.2%                                 | -            | -                  | 1            | 229,000            | -            | -                  |
| 65 | Mid-Central County   | 12              | 3            | 0                          | 3             | 200.0%                              | 1            | 700,000            | 98                             | 23           | 13            | 44.4%                               | 12           | 885,100            | 817,000           | 78                | 9.5%                                  | -            | -                  | 1            | 300,000            | -            | -                  |
| 66 | Yacolt               | 14              | 7            | 4                          | 5             | -50.0%                              | 12           | 618,500            | 48                             | 44           | 37            | 5.7%                                | 32           | 630,100            | 578,500           | 69                | -7.7%                                 | -            | -                  | 3            | 295,500            | -            | -                  |
| 70 | La Center            | 51              | 18           | 22                         | 11            | -35.3%                              | 12           | 733,300            | 86                             | 129          | 72            | -13.3%                              | 64           | 659,800            | 623,800           | 99                | 1.0%                                  | -            | -                  | -            | -                  | -            | -                  |
| 71 | N Central            | 10              | 2            | 2                          | 3             | -25.0%                              | 5            | 741,000            | 30                             | 26           | 18            | 20.0%                               | 17           | 691,400            | 750,000           | 70                | -4.0%                                 | -            | -                  | 1            | 150,000            | -            | -                  |
| 72 | NE Corner            | 2               | 0            | 0                          | 0             | -100.0%                             | 0            | -                  | -                              | 3            | 2             | -50.0%                              | 2            | 549,500            | 549,500           | 51                | -12.9%                                | -            | -                  | 2            | 150,000            | -            | -                  |
| 73 | Clark County Total   | 2,113           | 946          | 179                        | 640           | -2.7%                               | 670          | 649,400            | 61                             | 5,075        | 3,588         | 8.2%                                | 3,216        | 634,500            | 554,700           | 75                | 0.9%                                  | 9            | 547,500            | 68           | 421,300            | 43           | 651,900            |
| 80 | Woodland City        | 62              | 15           | 1                          | 10            | -23.1%                              | 16           | 433,800            | 58                             | 111          | 68            | 21.4%                               | 67           | 471,700            | 475,000           | 81                | 0.6%                                  | -            | -                  | 1            | 194,300            | 1            | 401,500            |
| 81 | Woodland Area        | 30              | 7            | 2                          | 3             | -25.0%                              | 3            | 853,000            | 70                             | 35           | 18            | -1.8%                               | 19           | 778,300            | 671,000           | 95                | 6.6%                                  | -            | -                  | 13           | 192,100            | 2            | 747,500            |
| 82 | Cowlitz County       | 286             | 123          | 21                         | 92            | 15.0%                               | 103          | 464,000            | 64                             | 691          | 509           | 4.3%                                | 456          | 448,500            | 415,000           | 71                | 4.9%                                  | 1            | 600,000            | 65           | 158,800            | 8            | 542,600            |
| 83 | Cowlitz County Total | 378             | 145          | 24                         | 105           | 8.2%                                | 122          | 469,600            | 64                             | 837          | 595           | 2.6%                                | 542          | 462,900            | 421,100           | 73                | 4.6%                                  | 1            | 600,000            | 79           | 164,700            | 11           | 567,000            |
| 87 | Pacific County Total | 61              | 11           | 2                          | 6             | -50.0%                              | 5            | 323,700            | 38                             | 72           | 29            | -17.1%                              | 28           | 361,200            | 400,000           | 80                | -5.6%                                 | -            | -                  | 5            | 141,500            | -            | -                  |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

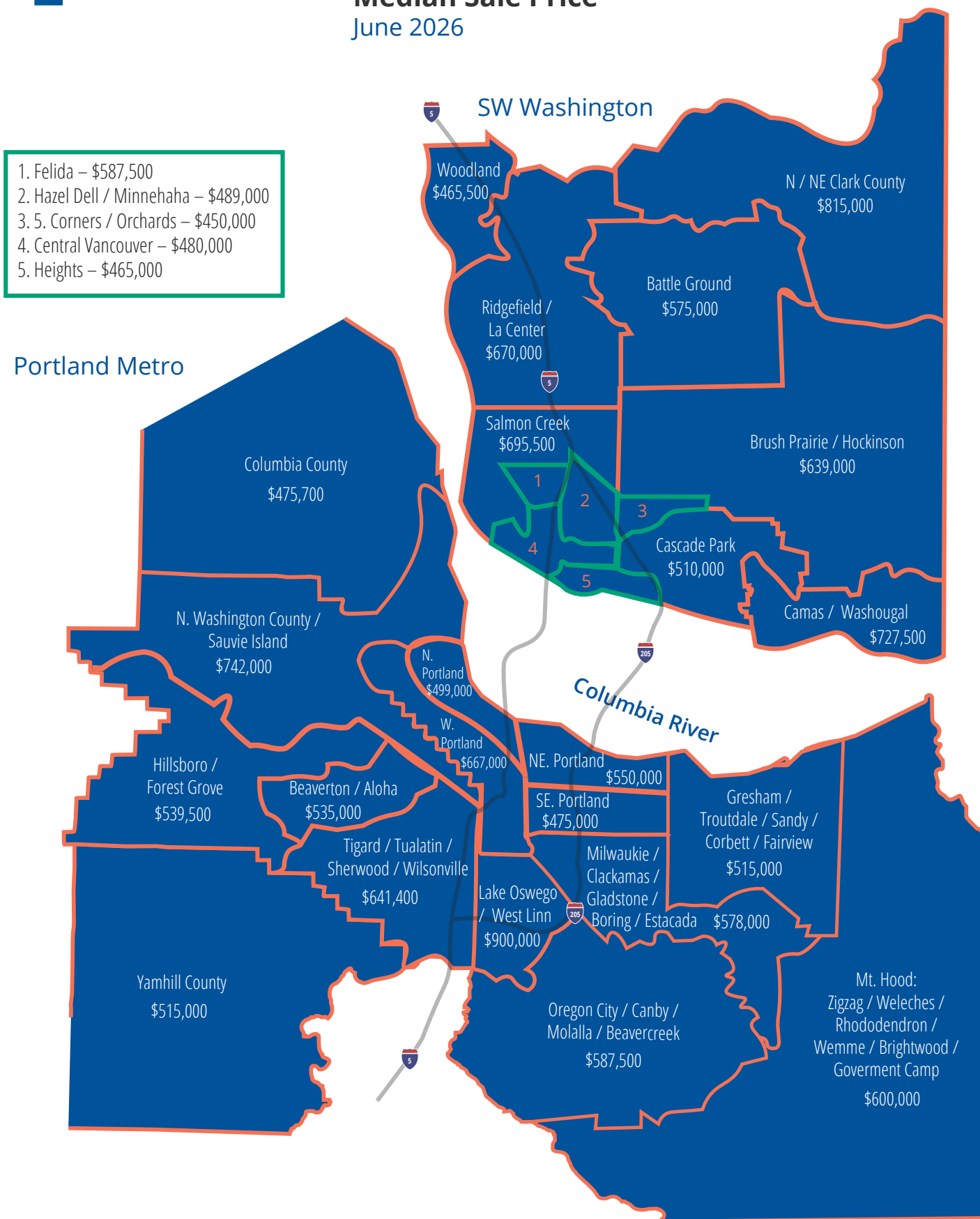
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

# SW Washington

June 2026 Reporting Period

## Median Sale Price

June 2026





# 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.

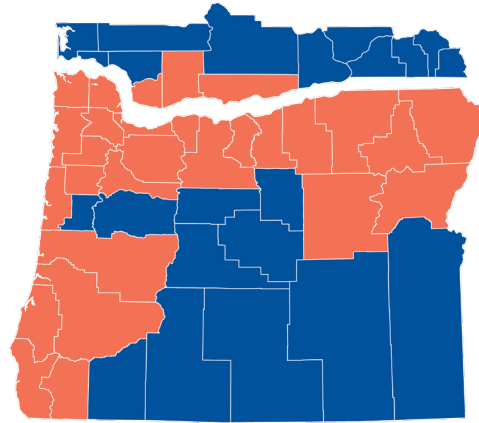
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



**RMLS™**



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657





# MARKET ACTION REPORT

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

---

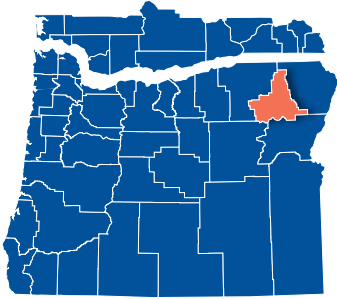
**Union County** June 2026 Reporting Period



# Union County

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (40) increased 11.1% from the 36 listed in June 2025, and increased 11.1% from the 36 listed in May 2026.

### Pending Sales

Pending sales (33) matched the 33 offers accepted in June 2025, and increased 43.5% from the 23 offers accepted in May 2026.

### Closed Sales

Closed sales (20) decreased 28.6% from the 28 closings in June 2025, and increased 11.1% from the 18 closings in May 2026.

### Inventory and Time on Market

Inventory decreased to 4.9 months in June. Total market time decreased to 50 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (197) increased 11.3%, pending sales (124) decreased 12.1%, and closed sales (112) increased 2.8%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 8.6% from \$311,200 to \$338,100. In the same comparison, the median sale price has increased 4.7% from \$295,000 to \$309,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.7% (\$348,700 v. \$329,900)

Median Sale Price % Change: +4.6% (\$313,200 v. \$299,500)

*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   | 5.3  | 5.5  | 2.8  |
| February  | 3.6  | 5.7  | 5.5  |
| March     | 2.8  | 4.6  | 4.2  |
| April     | 2.4  | 2.8  | 4.0  |
| May       | 3.6  | 3.7  | 5.1  |
| June      | 2.1  | 2.8  | 4.9  |
| July      | 2.1  | 3.1  |      |
| August    | 3.2  | 4.5  |      |
| September | 3.2  | 4.9  |      |
| October   | 2.7  | 4.0  |      |
| November  | 4.5  | 3.8  |      |
| December  | 3.4  | 1.8  |      |

## Residential Trends

### June 2026 vs. May 2026

New Listings **+11.1%** ↑

Pending Sales **+43.5%** ↑

Closed Sales **+11.1%** ↑

Average Sale Price **-29.4%** ↓

Median Sale Price **-25.4%** ↓

Inventory **-0.2** ↓

Total Market Time **-32** ↓

### June 2026 vs. June 2025

New Listings **+11.1%** ↑

Pending Sales **0.0%** —

Closed Sales **-28.6%** ↓

Average Sale Price **-2.8%** ↓

Median Sale Price **-1.0%** ↓

Inventory **+2.1** ↑

Total Market Time **+22** ↑

# Union County

June 2026 Reporting Period

## Residential Sales by Price Range

| Price Range               | Jun 2024  |       | Jun 2025  |       | Jun 2026  |       |
|---------------------------|-----------|-------|-----------|-------|-----------|-------|
| 0K-100K                   | 0         | 0.0%  | 3         | 10.3% | 1         | 5.0%  |
| 100K-200K                 | 5         | 15.2% | 3         | 10.3% | 2         | 10.0% |
| 200K-300K                 | 7         | 21.2% | 6         | 20.7% | 7         | 35.0% |
| 300K-400K                 | 11        | 33.3% | 11        | 37.9% | 5         | 25.0% |
| 400K-500K                 | 4         | 12.1% | 1         | 3.4%  | 2         | 10.0% |
| 500K-600K                 | 2         | 6.1%  | 2         | 6.9%  | 2         | 10.0% |
| 600K-700K                 | 1         | 3.0%  | 1         | 3.4%  | 1         | 5.0%  |
| 700K-800K                 | 1         | 3.0%  | 2         | 6.9%  | 0         | 0.0%  |
| 800K-900K                 | 1         | 3.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 900K-1M                   | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1MM-1.1MM                 | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.1MM-1.2MM               | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.2MM-1.3MM               | 1         | 3.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.3MM-1.4MM               | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.4MM-1.5MM               | 0         | 0.0%  | 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%  | 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%  | 0         | 0.0%  |
| <b>Total Closed Sales</b> | <b>33</b> |       | <b>29</b> |       | <b>20</b> |       |

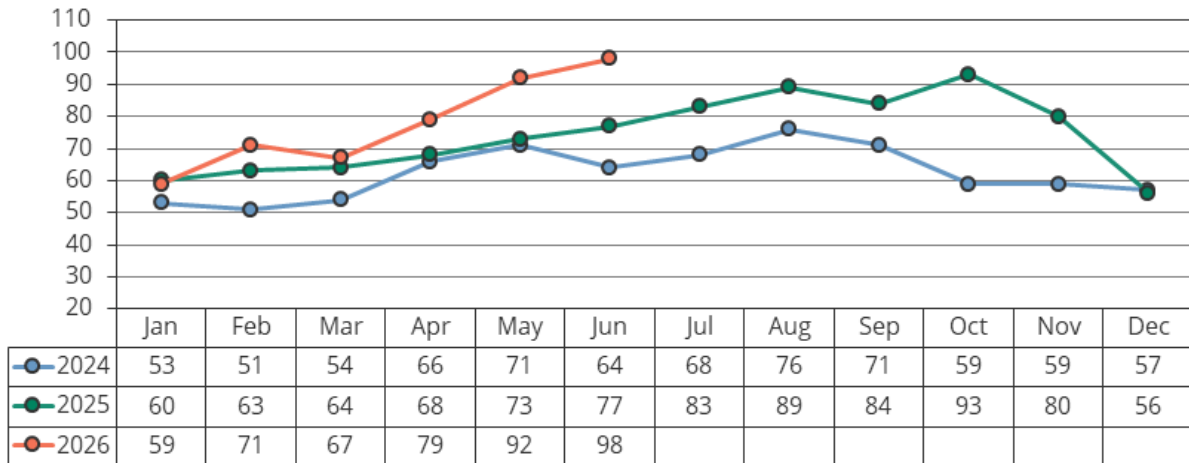
90th Percentile
  50th Percentile
  10th Percentile

| Union County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                | June         | 40           | 33            | 20           | 326,200            | 312,000           | 50                |
|                                     | May          | 36           | 23            | 18           | 461,900            | 418,500           | 82                |
|                                     | Year-To-Date | 197          | 124           | 112          | 338,100            | 309,000           | 63                |
| 2025                                | June         | 36           | 33            | 28           | 335,500            | 315,300           | 28                |
|                                     | Year-To-Date | 177          | 141           | 109          | 311,200            | 295,000           | 60                |
| Change                              | June 2025    | 11.1%        | 0.0%          | -28.6%       | -2.8%              | -1.0%             | 78.6%             |
|                                     | Prev Mo 2026 | 11.1%        | 43.5%         | 11.1%        | -29.4%             | -25.4%            | -39.0%            |
|                                     | Year-To-Date | 11.3%        | -12.1%        | 2.8%         | 8.6%               | 4.7%              | 5.0%              |

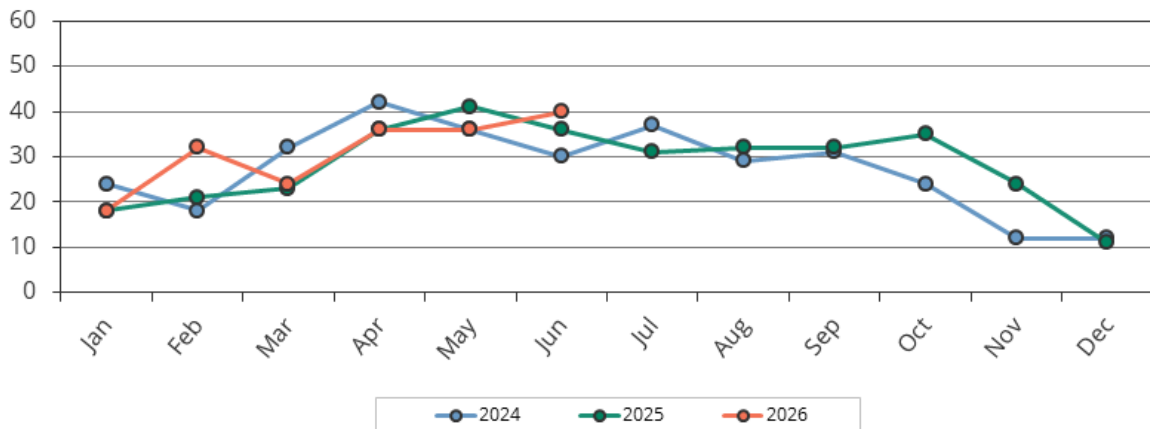
# Union County

June 2026 Reporting Period

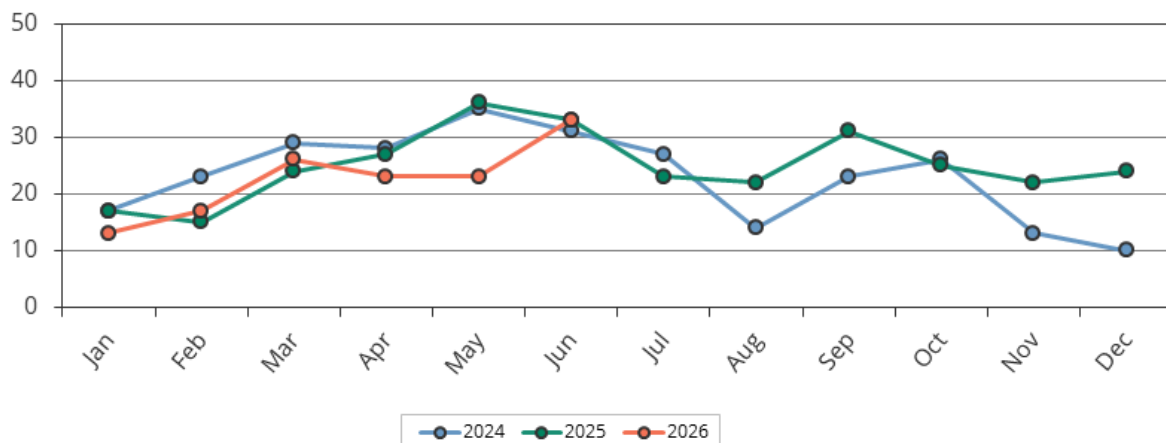
## Active Residential Listings



## New Listings



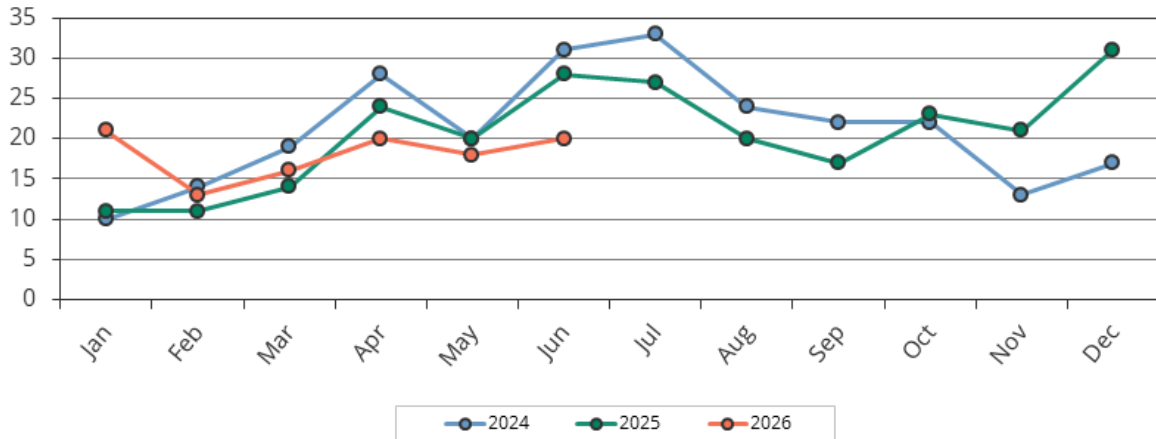
## Pending Sales



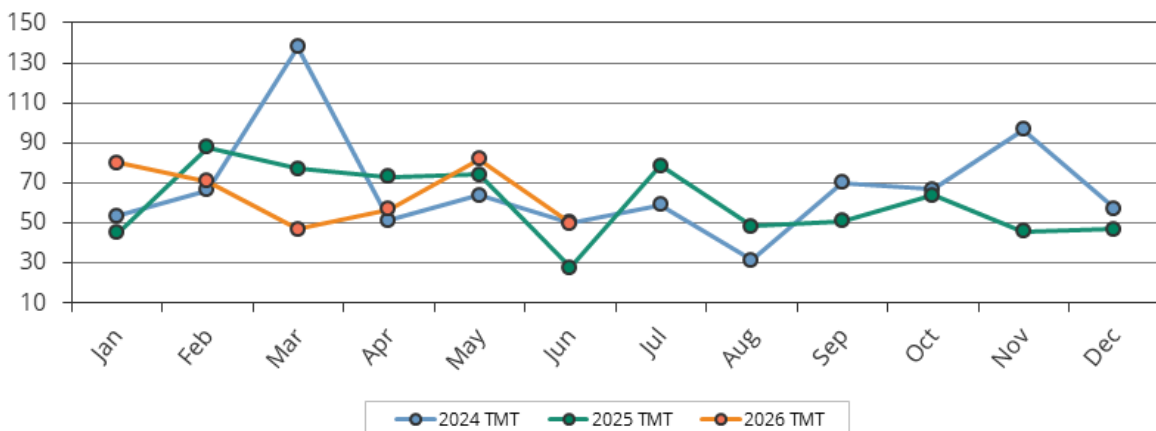
# Union County

June 2026 Reporting Period

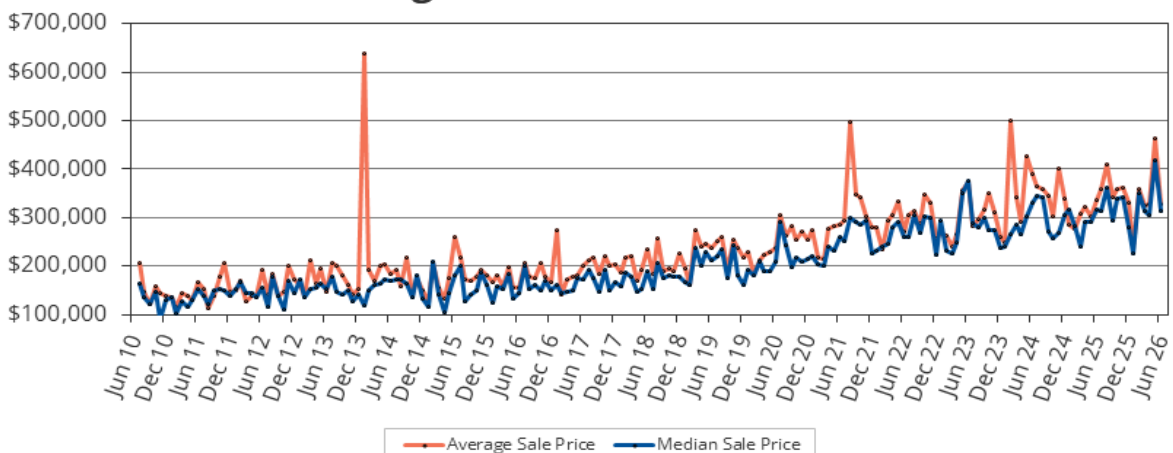
## Closed Sales



## Average Total Market Time



## Average and Median Sale Price

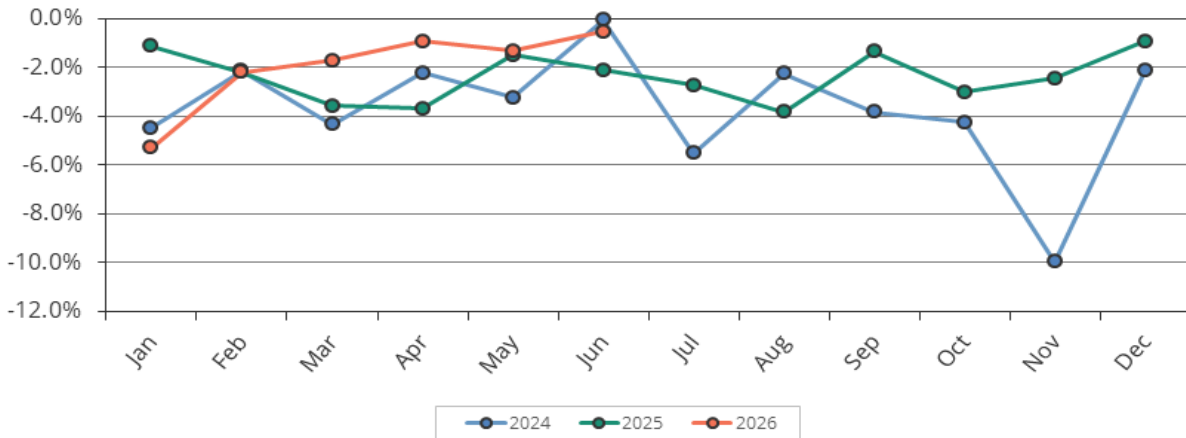


Note: In **September 2021**, the Average Sale Price was **\$481,100** in Union County. In **February 2024**, the Average Sale Price was **\$499,200** in Union County. This has caused a spike in the Average and Median Sale Price chart for those months.

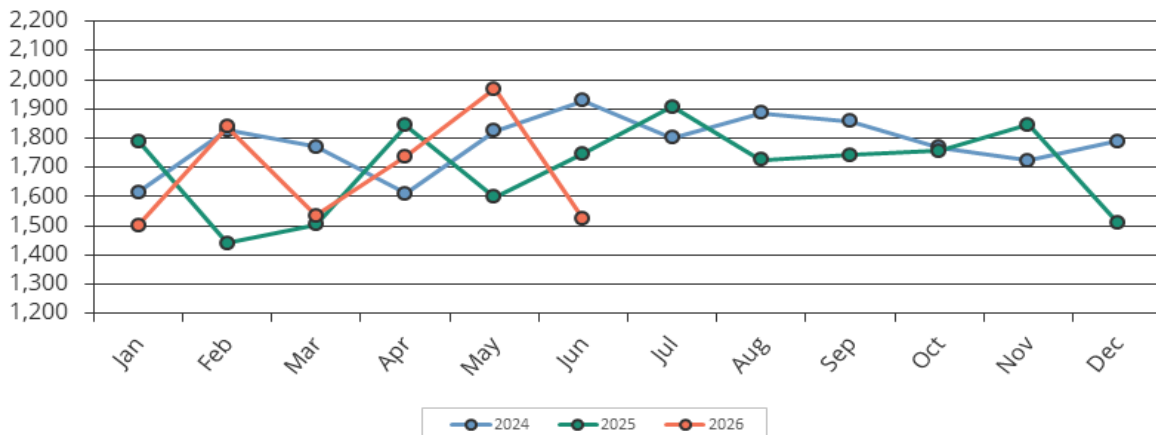
# Union County

June 2026 Reporting Period

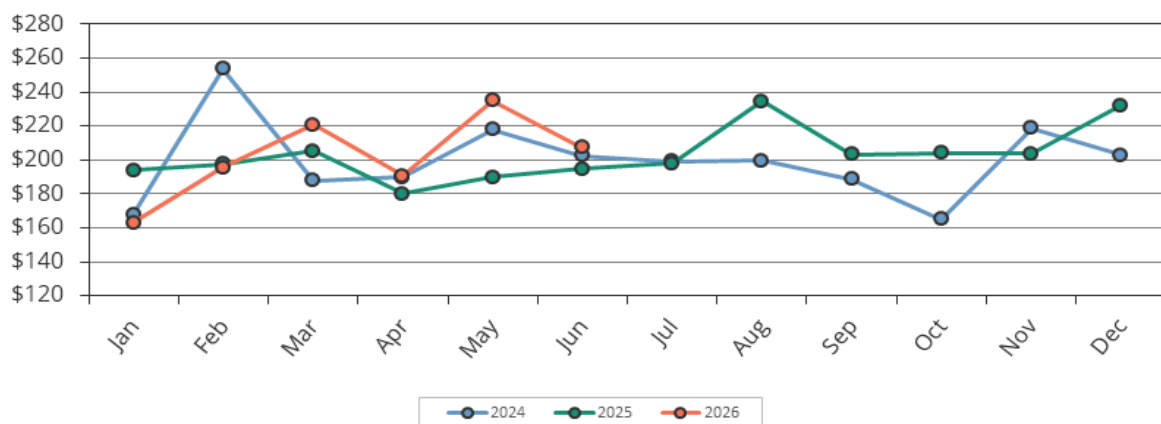
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage





# Union County

## June 2026 Reporting Period

### Area Report

|       |                         | RESIDENTIAL     |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   | COMMERCIAL                            |              | LAND               |              | MULTIFAMILY        |              |                    |
|-------|-------------------------|-----------------|--------------|---------------------------|---------------|-------------------------------------|--------------|--------------------|--------------------------------|--------------|---------------|-------------------------------------|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|       |                         | Current Month   |              |                           |               |                                     |              |                    | Year-To-Date                   |              |               |                                     |              |                    |                   | Avg. Sale Price % Change <sup>2</sup> | Year-To-Date |                    | Year-To-Date |                    | Year-To-Date |                    |
|       |                         | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price |                                       | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 97814 | Medical Springs         | 0               | 0            | 0                         | 0             | -                                   | 0            | -                  | -                              | 0            | 0             | -                                   | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 97824 | Cove                    | 3               | 3            | 0                         | 2             | -33.3%                              | 1            | 425,000            | 2                              | 11           | 8             | -11.1%                              | 6            | 481,400            | 482,500           | 17.2%                                 | -            | -                  | 1            | 249,000            | -            | -                  |
| 97827 | Elgin                   | 18              | 6            | -                         | 1             | -75.0%                              | 2            | 200,000            | 126                            | 27           | 16            | 23.1%                               | 18           | 269,200            | 180,600           | -10.3%                                | -            | -                  | 4            | 324,300            | -            | -                  |
| 97841 | Imbler                  | 2               | 0            | 0                         | 0             | -100.0%                             | 0            | -                  | -                              | 3            | 1             | -50.0%                              | 3            | 370,300            | 380,000           | 55.8%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97850 | La Grande / Island City | 50              | 25           | 5                         | 24            | 14.3%                               | 13           | 295,400            | 43                             | 117          | 79            | -16.8%                              | 73           | 332,600            | 305,000           | 8.7%                                  | 3            | 533,300            | 6            | 152,500            | 1            | 392,500            |
| 97867 | North Powder            | 7               | 1            | 1                         | 0             | -                                   | 0            | -                  | -                              | 5            | 1             | 0.0%                                | 1            | 155,000            | 155,000           | 33.0%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97876 | Summerville             | 3               | 0            | -                         | 0             | -                                   | 0            | -                  | -                              | 5            | 2             | 0.0%                                | 2            | 560,000            | 560,000           | -42.7%                                | -            | -                  | -            | -                  | -            | -                  |
| 97883 | Union                   | 15              | 5            | -                         | 6             | 50.0%                               | 4            | 464,800            | 45                             | 29           | 17            | -10.5%                              | 9            | 385,600            | 369,000           | 23.7%                                 | -            | -                  | 2            | 123,500            | -            | -                  |
|       | Union Co. Total         | 98              | 40           | 6                         | 33            | 0.0%                                | 20           | 326,200            | 50                             | 197          | 124           | -12.1%                              | 112          | 338,100            | 309,000           | 5.7%                                  | 3            | 533,300            | 13           | 208,300            | 1            | 392,500            |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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.

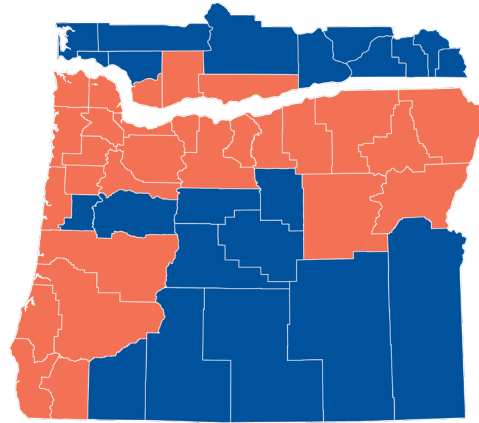
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657



# MARKET ACTION REPORT

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

---

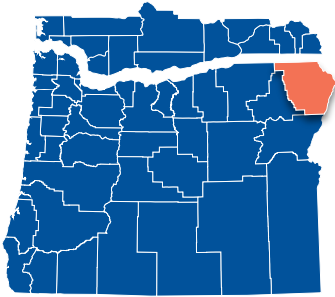
**Wallowa County** June 2026 Reporting Period



# Wallowa County

## June 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (29) increased 107.1% from the 14 listed in June 2025, and increased 70.6% from the 17 listed in May 2026.

### Pending Sales

Pending sales (14) increased 133.3% from the 6 offers accepted in June 2025, and increased 16.7% from the 12 offers accepted in May 2026.

### Closed Sales

Closed sales (11) matched the 11 closings in June 2025, and decreased 31.3% from the 16 closings in May 2026.

### Inventory and Time on Market

Inventory increased to 7.1 months in June. Total market time increased to 164 days.

### Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (107) increased 24.4%, pending sales (66) increased 61.0%, and closed sales (50) increased 35.1%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has decreased 11.4% from \$528,900 to \$468,600. In the same comparison, the median sale price has decreased 24.2% from \$485,000 to \$367,500.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +7.0% (\$535,700 v. \$500,700)

Median Sale Price % Change: -14.1% (\$395,000 v. \$460,000)

*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   | N/A* | 9.3  | 11.0 |
| February  | 12.5 | 10.8 | 4.1  |
| March     | 10.2 | 19.0 | 12.5 |
| April     | 9.8  | 10.4 | 15.8 |
| May       | 8.4  | 15.0 | 4.1  |
| June      | 6.6  | 7.7  | 7.1  |
| July      | 8.5  | 6.2  |      |
| August    | 7.8  | 6.3  |      |
| September | 7.9  | 15.2 |      |
| October   | 5.1  | 16.3 |      |
| November  | 6.5  | 12.2 |      |
| December  | 10.6 | 10.3 |      |

*\*Note: Since there were no sales in this region in January 2024, we cannot calculate an Inventory In Months.*

### Residential Trends

#### June 2026 vs. May 2026

New Listings **+70.6%** ↑

Pending Sales **+16.7%** ↑

Closed Sales **-31.3%** ↓

Average Sale Price **-24.8%** ↓

Median Sale Price **-32.1%** ↓

Inventory **+3.0** ↑

Total Market Time **+5** ↑

#### June 2026 vs. June 2025

New Listings **+107.1%** ↑

Pending Sales **+133.3%** ↑

Closed Sales **0.0%** —

Average Sale Price **+6.9%** ↑

Median Sale Price **-14.6%** ↓

Inventory **-0.6** ↓

Total Market Time **+33** ↑



# Wallowa County

## June 2026 Reporting Period

| Residential Sales by Price Range |           |       |           |       |           |       |
|----------------------------------|-----------|-------|-----------|-------|-----------|-------|
| Price Range                      | Jun 2024  |       | Jun 2025  |       | Jun 2026  |       |
| 0K-100K                          | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 100K-200K                        | 0         | 0.0%  | 1         | 9.1%  | 2         | 18.2% |
| 200K-300K                        | 1         | 9.1%  | 1         | 9.1%  | 1         | 9.1%  |
| 300K-400K                        | 2         | 18.2% | 3         | 27.3% | 4         | 36.4% |
| 400K-500K                        | 1         | 9.1%  | 3         | 27.3% | 2         | 18.2% |
| 500K-600K                        | 2         | 18.2% | 2         | 18.2% | 0         | 0.0%  |
| 600K-700K                        | 2         | 18.2% | 1         | 9.1%  | 0         | 0.0%  |
| 700K-800K                        | 1         | 9.1%  | 0         | 0.0%  | 1         | 9.1%  |
| 800K-900K                        | 1         | 9.1%  | 0         | 0.0%  | 0         | 0.0%  |
| 900K-1M                          | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1MM-1.1MM                        | 1         | 9.1%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.1MM-1.2MM                      | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.2MM-1.3MM                      | 0         | 0.0%  | 0         | 0.0%  | 1         | 9.1%  |
| 1.3MM-1.4MM                      | 0         | 0.0%  | 0         | 0.0%  | 0         | 0.0%  |
| 1.4MM-1.5MM                      | 0         | 0.0%  | 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%  | 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%  | 0         | 0.0%  |
| <b>Total Closed Sales</b>        | <b>11</b> |       | <b>11</b> |       | <b>11</b> |       |

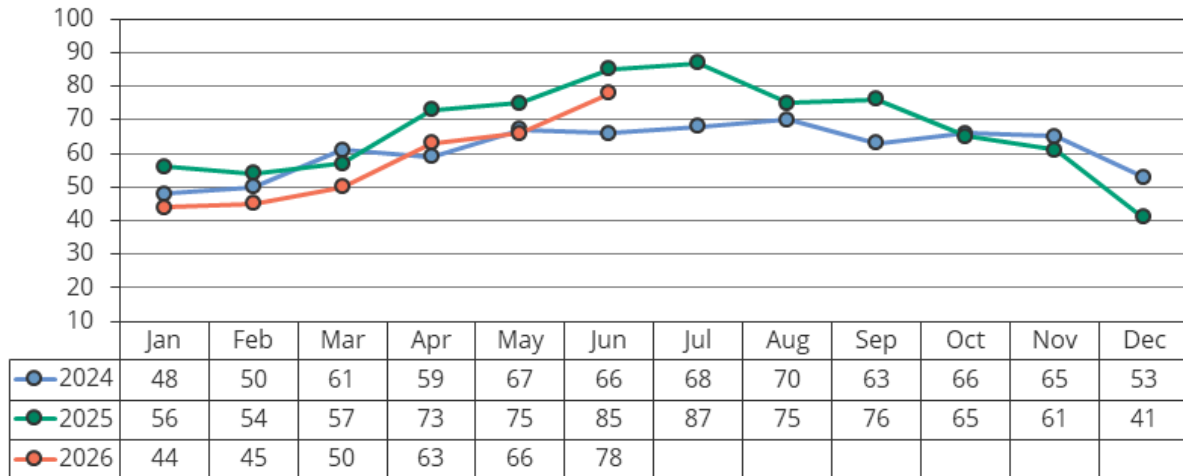
90th Percentile
  50th Percentile
  10th Percentile

| Wallowa County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026                                  | June         | 29           | 14            | 11           | 437,700            | 358,000           | 164               |
|                                       | May          | 17           | 12            | 16           | 582,000            | 527,500           | 159               |
|                                       | Year-To-Date | 107          | 66            | 50           | 468,600            | 367,500           | 184               |
| 2025                                  | June         | 14           | 6             | 11           | 409,300            | 419,000           | 131               |
|                                       | Year-To-Date | 86           | 41            | 37           | 528,900            | 485,000           | 154               |
| Change                                | June 2025    | 107.1%       | 133.3%        | 0.0%         | 6.9%               | -14.6%            | 25.2%             |
|                                       | Prev Mo 2026 | 70.6%        | 16.7%         | -31.3%       | -24.8%             | -32.1%            | 3.1%              |
|                                       | Year-To-Date | 24.4%        | 61.0%         | 35.1%        | -11.4%             | -24.2%            | 19.5%             |

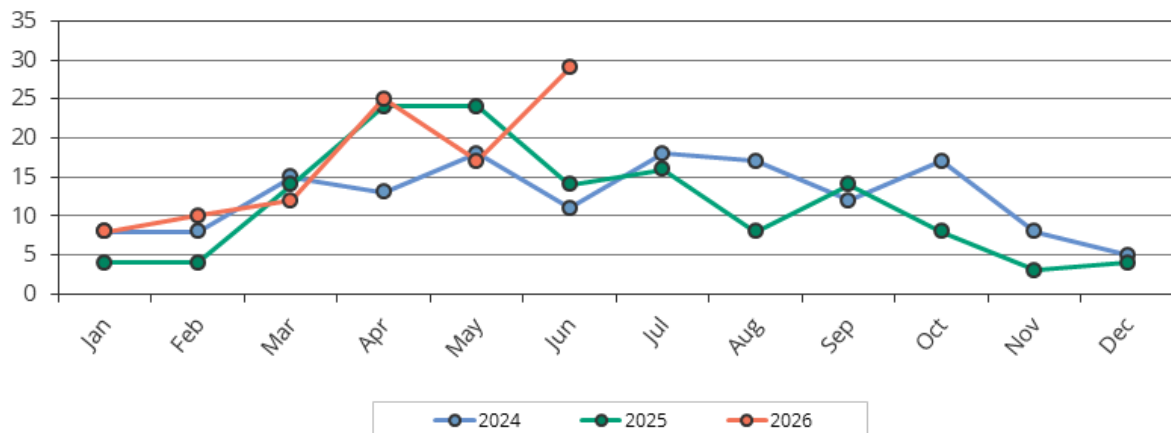
# Wallowa County

## June 2026 Reporting Period

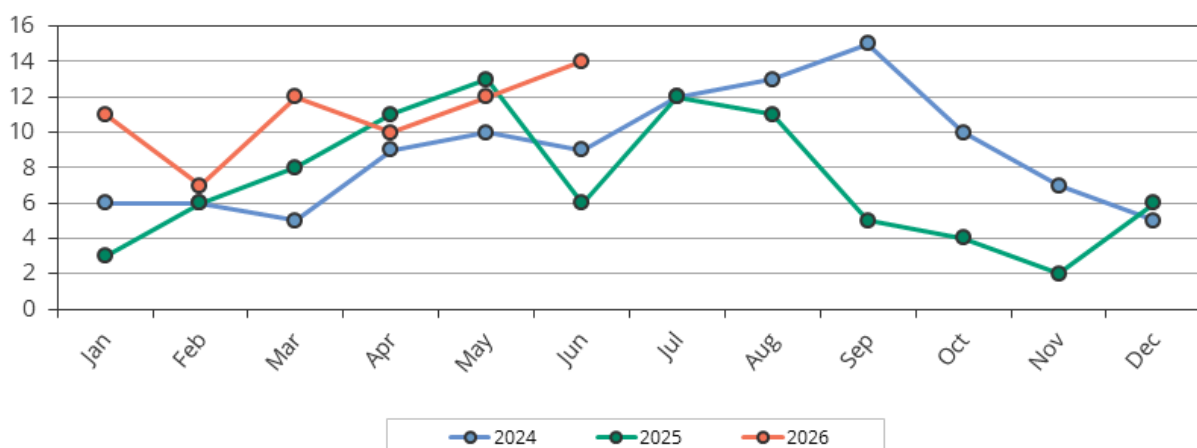
### Active Residential Listings



### New Listings



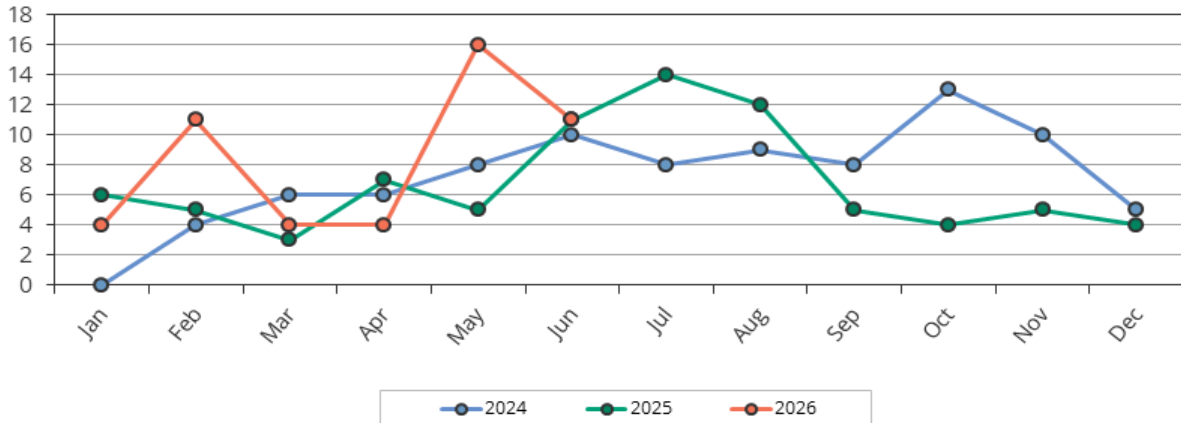
### Pending Sales



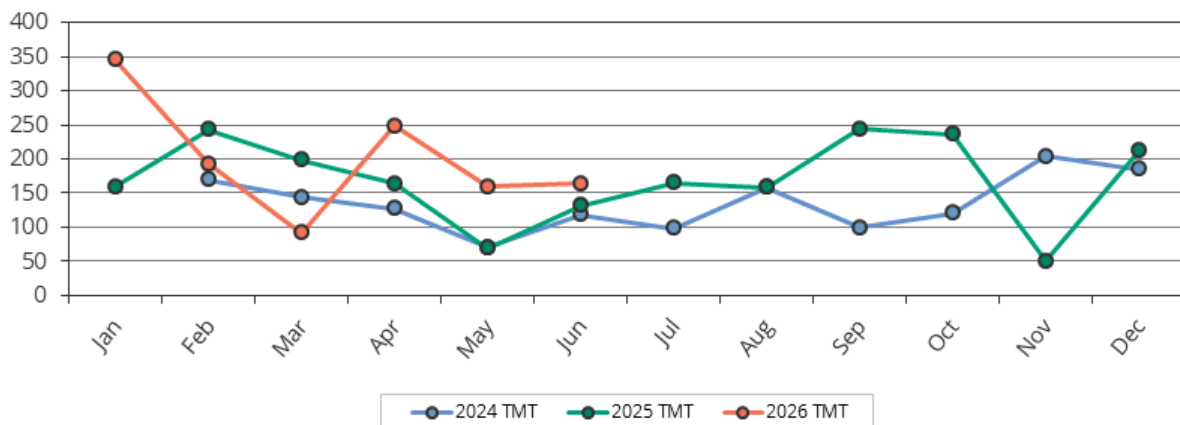
# Wallowa County

## June 2026 Reporting Period

### Closed Sales

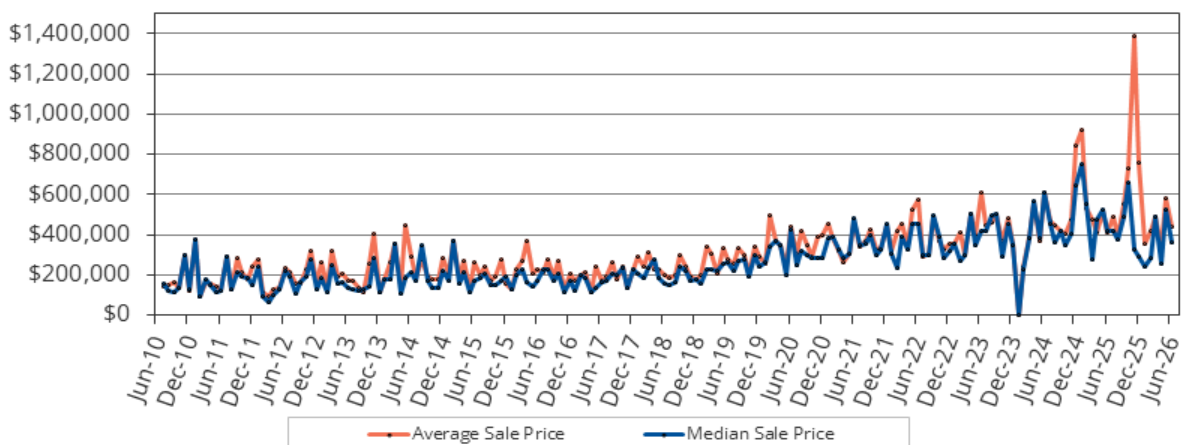


### Average Total Market Time



Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average Total Market Time for that month.

### Average and Median Sale Price



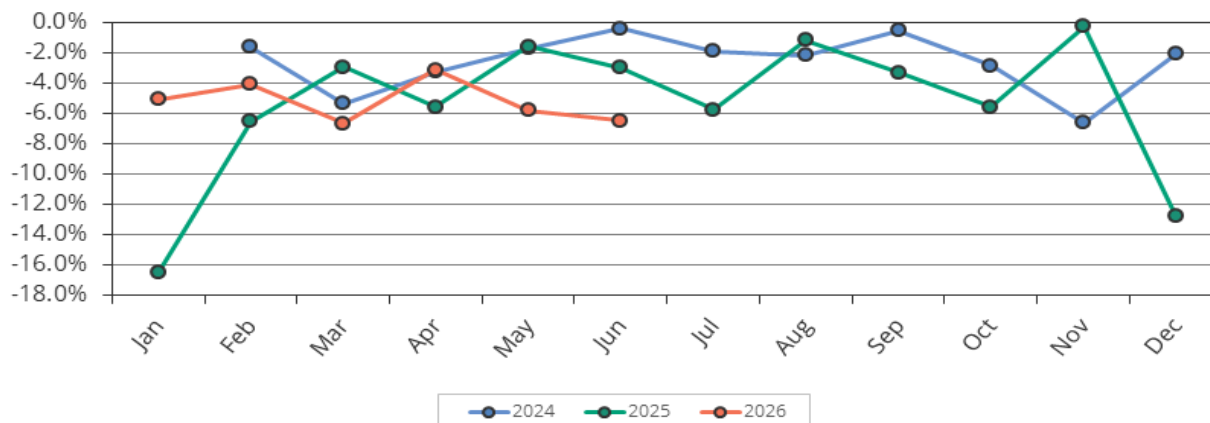
Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average or Median Sale Price for that month.

© RMLS 2026. All Rights Reserved.

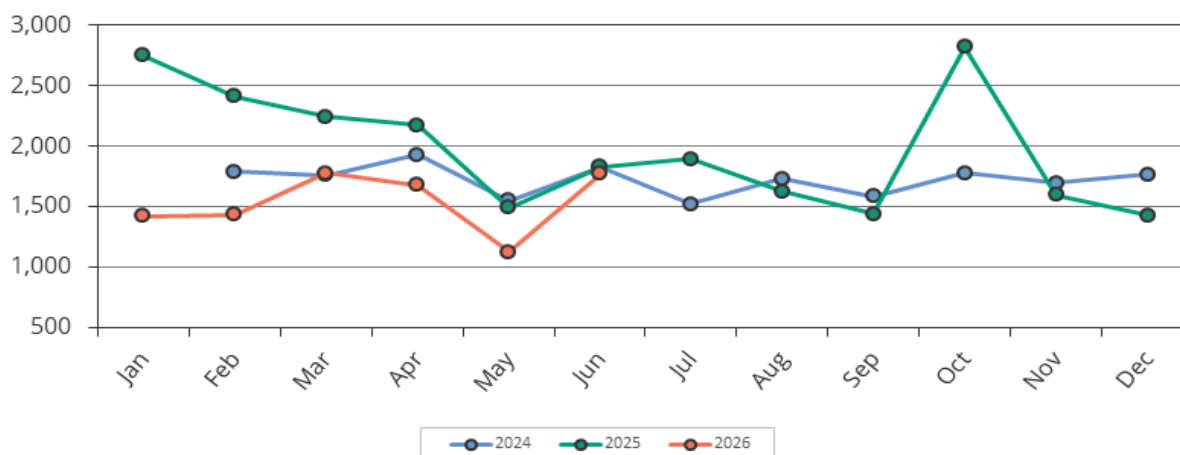
# Wallowa County

## June 2026 Reporting Period

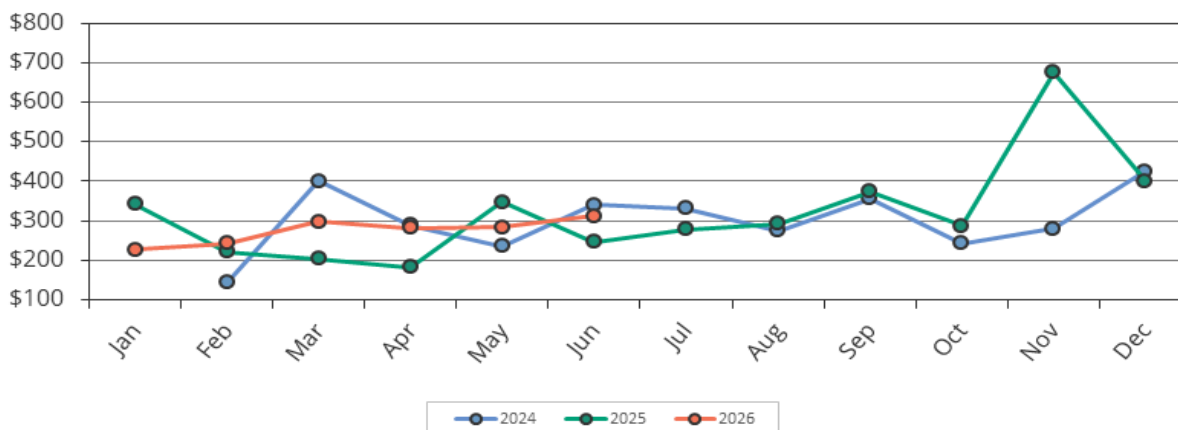
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



Note: Since there were no sales in this region in **January 2024**, we cannot calculate a data point for these charts.

# Wallowa County

## June 2026 Reporting Period

### Area Report

|       |                   | RESIDENTIAL     |              |                           |               |                                     |              |                    |                                |              |               |                                     |              |                    |                   |              | COMMERCIAL                            |                    | LAND         |                    | MULTIFAMILY  |                    |  |
|-------|-------------------|-----------------|--------------|---------------------------|---------------|-------------------------------------|--------------|--------------------|--------------------------------|--------------|---------------|-------------------------------------|--------------|--------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
|       |                   | Current Month   |              |                           |               |                                     |              |                    |                                | Year-To-Date |               |                                     |              |                    |                   |              | Avg. Sale Price % Change <sup>2</sup> | Year-To-Date       |              | Year-To-Date       |              | Year-To-Date       |  |
|       |                   | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 26 v. 25 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Closed Sales |                                       | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |  |
| 97885 | Wallowa           | 13              | 1            | 0                         | 2             | 100.0%                              | 4            | 271,300            | 204                            | 18           | 11            | 83.3%                               | 9            | 216,700            | 165,000           | -29.6%       | -                                     | -                  | 3            | 197,500            | -            | -                  |  |
| 97857 | Lostine           | 4               | 1            | 0                         | 0             | -                                   | 0            | -                  | -                              | 5            | 2             | -33.3%                              | 1            | 589,000            | 589,000           | 74.9%        | -                                     | -                  | 2            | 254,000            | -            | -                  |  |
| 97842 | Imnaha            | 6               | 2            | 0                         | 1             | 0.0%                                | 0            | -                  | -                              | 6            | 3             | 50.0%                               | 2            | 520,000            | 520,000           | 48.7%        | -                                     | -                  | 1            | 70,000             | -            | -                  |  |
| 97846 | Joseph            | 30              | 15           | 0                         | 6             | 500.0%                              | 4            | 678,000            | 15                             | 47           | 27            | 80.0%                               | 19           | 615,300            | 540,000           | 5.5%         | 1                                     | 300,000            | 6            | 140,800            | -            | -                  |  |
| 97828 | Enterprise        | 25              | 10           | 2                         | 5             | 66.7%                               | 3            | 339,300            | 310                            | 31           | 23            | 53.3%                               | 19           | 429,400            | 330,000           | 19.4%        | -                                     | -                  | 8            | 246,700            | -            | -                  |  |
|       | Wallowa Co. Total | 78              | 29           | 2                         | 14            | 133.3%                              | 11           | 437,700            | 164                            | 107          | 66            | 61.0%                               | 50           | 468,600            | 367,500           | 7.0%         | 1                                     | 300,000            | 20           | 199,400            | -            | -                  |  |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

<sup>3</sup> 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.

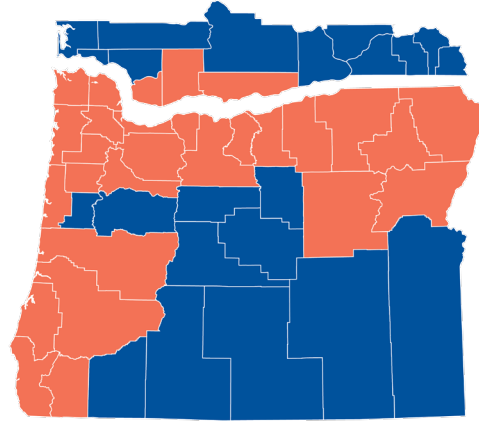
### Additional Resources for RMLS Subscribers:

- |                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## 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](mailto:communications@rmls.com)



16101 SW 72nd Ave., Suite 200, Portland, OR 97224  
503.236.7657