



MARKET ACTION REPORT

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

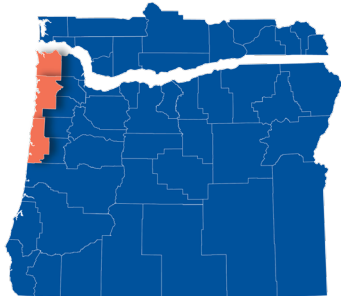
North Coastal Counties July 2026 Reporting Period

North Coastal Counties

July 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 (275) increased 3.8% from the 265 listed in July 2025, and increased 13.2% from the 243 listed in June 2026.

Pending Sales

Pending sales (174) decreased 8.4% from the 190 offers accepted in July 2025, and increased 2.4% from the 170 offers accepted in June 2026.

Closed Sales

Closed sales (172) increased 32.3% from the 130 closings in July 2025, and increased 21.1% from the 142 closings in June 2026.

Inventory and Time on Market

Inventory decreased to 5.9 months in July. Total market time increased to 92 days.

Year-to-Date Summary

Comparing the first seven months of 2026 to the same period in 2025, new listings (1,687) decreased 0.2%, pending sales (932) decreased 1.4%, and closed sales (847) increased 4.4%.

Average and Median Sale Prices

Comparing 2026 to 2025 through July, the average sale price has decreased 0.0% from \$567,700 to \$567,600. In the same comparison, the median sale price has held steady at \$500,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.7% (\$579,100 v. \$589,400)

Median Sale Price % Change: -0.4% (\$501,000 v. \$503,000)

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	5.9
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

July 2026 vs. June 2026

New Listings **+13.2%** ↑

Pending Sales **+2.4%** ↑

Closed Sales **+21.1%** ↑

Average Sale Price **+16.1%** ↑

Median Sale Price **+8.5%** ↑

Inventory **-0.8** ↓

Total Market Time **+12** ↑

July 2026 vs. July 2025

New Listings **+3.8%** ↑

Pending Sales **-8.4%** ↓

Closed Sales **+32.3%** ↑

Average Sale Price **+10.3%** ↑

Median Sale Price **+7.0%** ↑

Inventory **-1.5** ↓

Total Market Time **-9** ↓

North Coastal Counties

July 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Jul 2024		Jul 2025		Jul 2026	
0K-100K	5	3.3%	3	2.2%	1	0.6%
100K-200K	6	3.9%	4	3.0%	7	4.1%
200K-300K	15	9.9%	10	7.5%	17	9.9%
300K-400K	17	11.2%	17	12.7%	29	16.9%
400K-500K	26	17.1%	33	24.6%	27	15.7%
500K-600K	25	16.4%	30	22.4%	28	16.3%
600K-700K	19	12.5%	7	5.2%	17	9.9%
700K-800K	10	6.6%	10	7.5%	12	7.0%
800K-900K	9	5.9%	7	5.2%	8	4.7%
900K-1M	6	3.9%	4	3.0%	4	2.3%
1MM-1.1MM	3	2.0%	2	1.5%	5	2.9%
1.1MM-1.2MM	3	2.0%	3	2.2%	5	2.9%
1.2MM-1.3MM	2	1.3%	1	0.7%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	2	1.2%
1.4MM-1.5MM	1	0.7%	0	0.0%	0	0.0%
1.5MM-1.6MM	1	0.7%	1	0.7%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	2	1.2%
1.7MM-1.8MM	0	0.0%	0	0.0%	1	0.6%
1.8MM-1.9MM	1	0.7%	0	0.0%	1	0.6%
1.9MM-2MM	0	0.0%	1	0.7%	2	1.2%
2MM+	3	2.0%	1	0.7%	4	2.3%
Total Closed Sales	152		134		172	

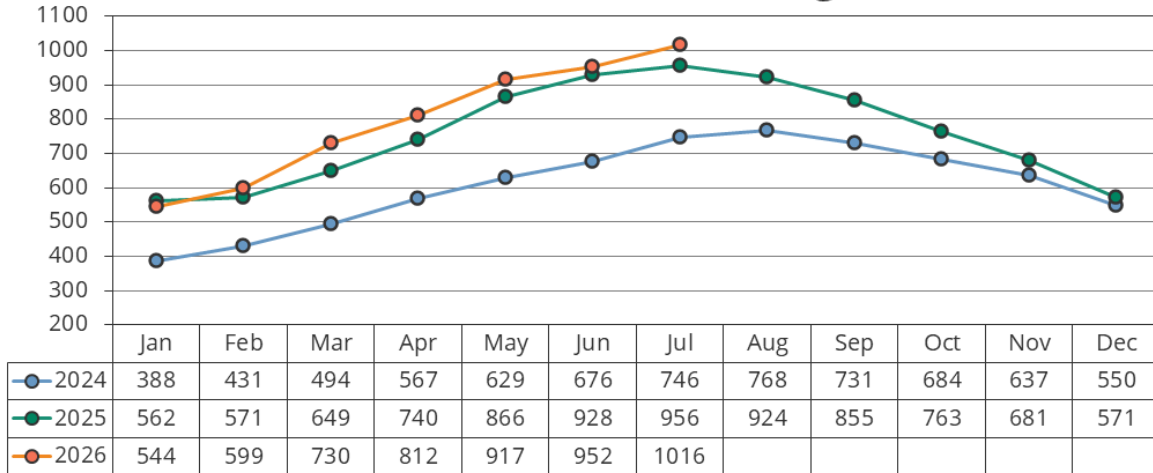
90th Percentile
 50th Percentile
 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	July	275	174	172	619,500	519,000	92
	June	243	170	142	533,800	478,500	80
	Year-To-Date	1,687	932	847	567,600	500,000	95
2025	July	265	190	130	561,600	485,000	101
	Year-To-Date	1,690	945	811	567,700	500,000	91
Change	July 2025	3.8%	-8.4%	32.3%	10.3%	7.0%	-8.9%
	Prev Mo 2026	13.2%	2.4%	21.1%	16.1%	8.5%	15.0%
	Year-To-Date	-0.2%	-1.4%	4.4%	0.0%	0.0%	4.4%

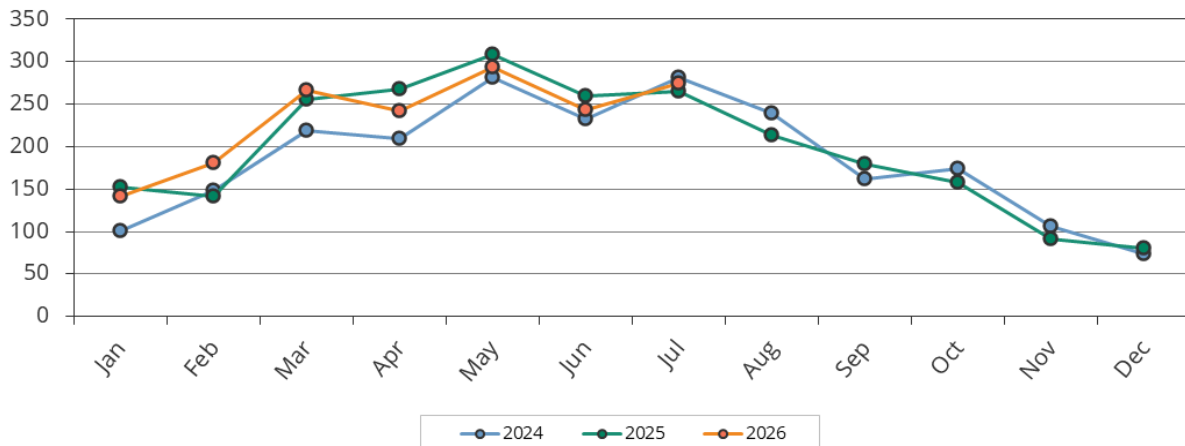
North Coastal Counties

July 2026 Reporting Period

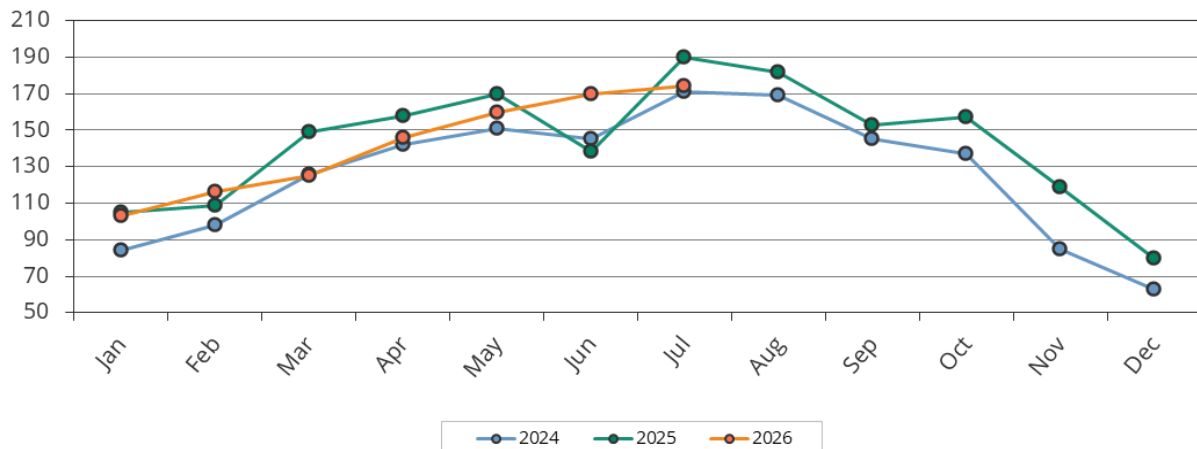
Active Residential Listings



New Listings



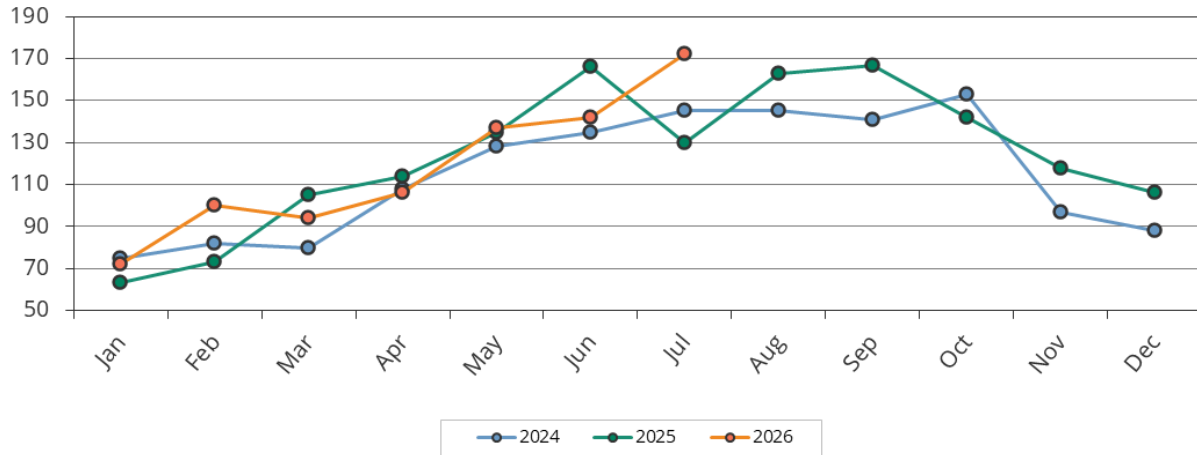
Pending Sales



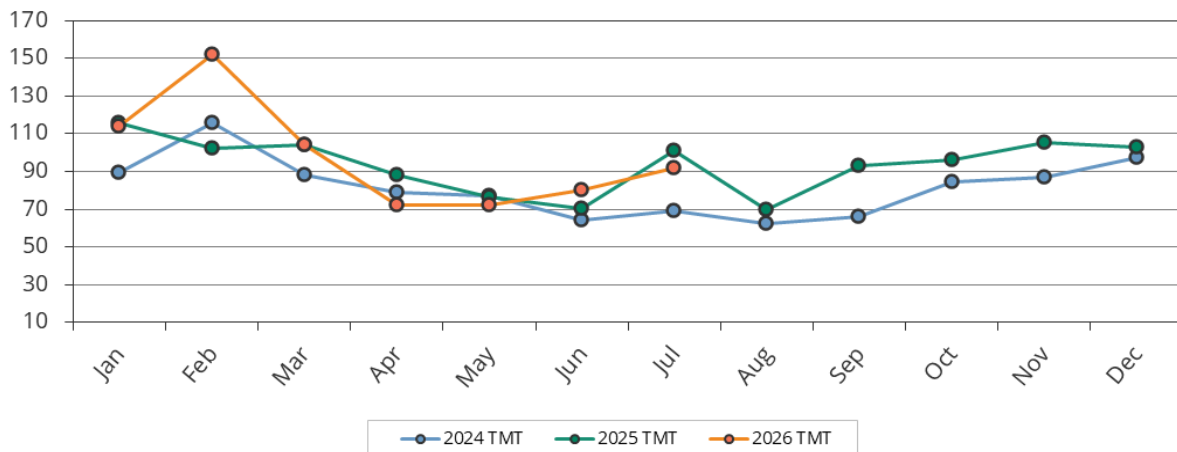
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July 2026 Reporting Period

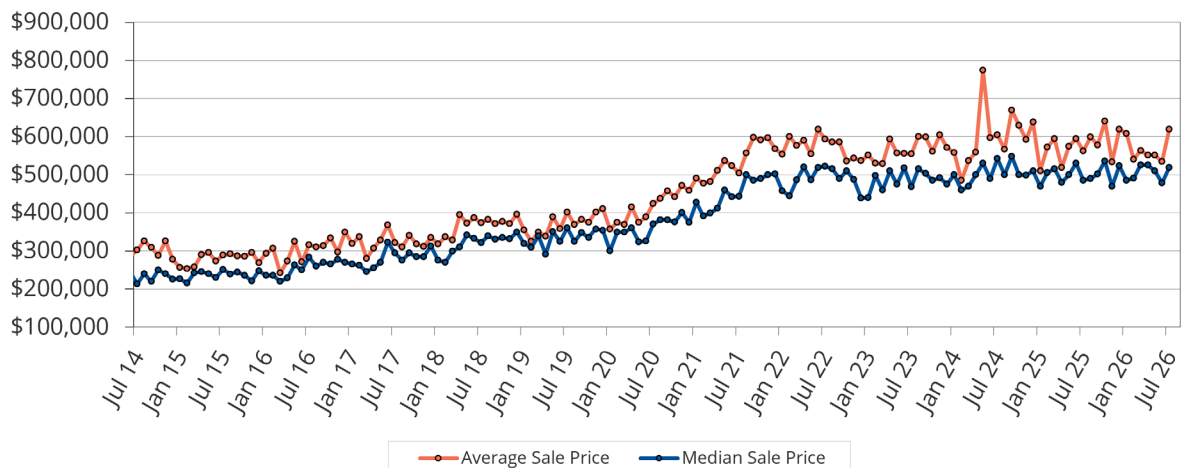
Closed Sales



Average Total Market Time



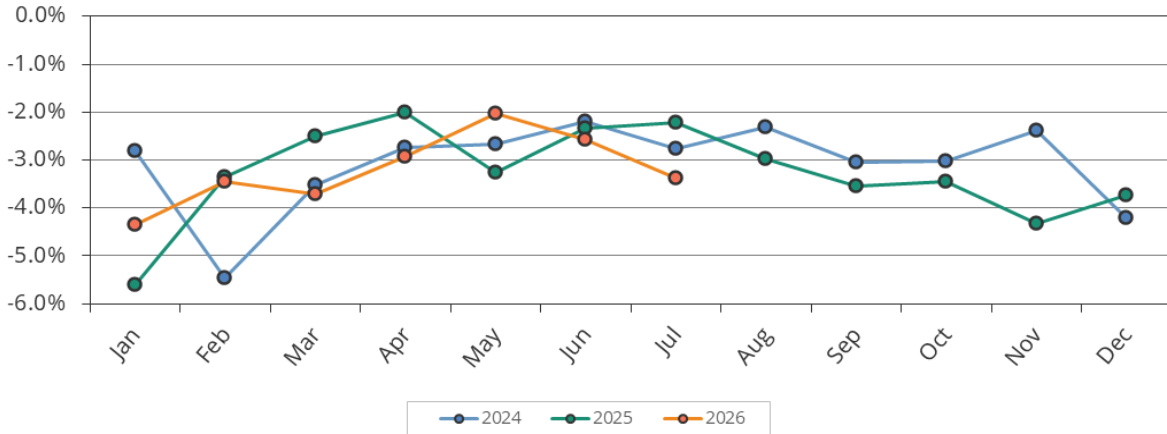
Average and Median Sale Price



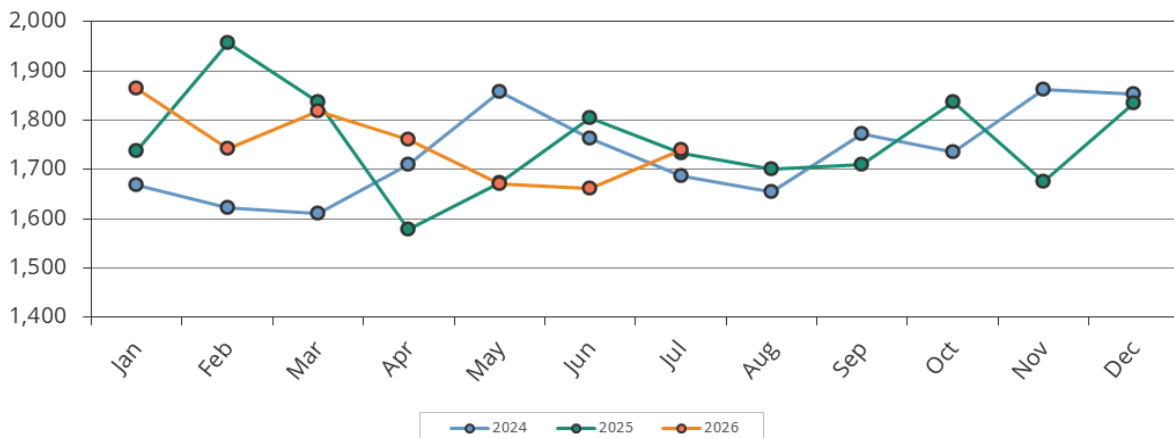
North Coastal Counties

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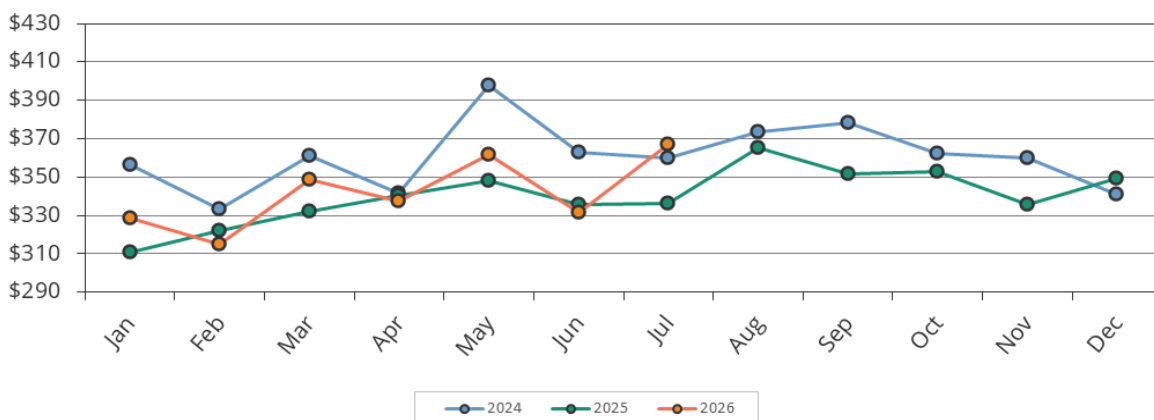
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

July 2026 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	69	28	2	18	-14.3%	19	503,900	83	168	120	0.0%	111	515,600	519,000	-3.1%	1	525,000	8	155,600	4	461,800	
181	Hammond / Warrenton	53	12	2	10	-50.0%	15	478,300	88	112	70	1.4%	63	467,900	449,900	-15.4%	1	4,500,000	4	178,500	3	753,800	
182	Gearhart West	35	10	2	6	20.0%	3	1,631,700	268	52	25	-16.7%	23	1,026,400	800,000	-0.9%	-	-	1	368,500	-	-	
183	Gearhart East	5	-	0	0	-100.0%	1	435,000	-	9	6	-25.0%	7	522,100	526,000	2.1%	2	1,670,000	4	164,800	1	640,000	
184	Seaside Northwest	12	7	1	2	-50.0%	1	321,500	42	19	9	-40.0%	7	435,500	410,000	-11.4%	-	-	-	-	2	494,000	
185	Seaside North Central	11	4	-	3	0.0%	4	442,600	35	25	19	72.7%	19	477,400	509,000	15.6%	-	-	-	-	1	629,700	
186	Seaside Southwest	29	7	1	4	33.3%	6	613,000	77	43	25	4.2%	20	577,000	542,500	8.6%	-	-	-	-	2	685,000	
187	Seaside South Central	5	0	0	1	-	1	400,000	25	8	3	50.0%	2	441,000	441,000	45.7%	-	-	-	-	-	-	
188	Seaside East	18	6	0	2	-50.0%	3	740,700	20	37	21	0.0%	19	519,500	499,000	-2.6%	-	-	1	219,500	1	641,500	
189	Cannon Beach / Tolovana Park	35	10	2	9	0.0%	4	1,126,000	15	59	36	38.5%	29	945,500	769,000	-5.3%	1	5,255,000	3	163,200	-	-	
190	Arch Cape / Cove Beach / Falcon Cove	3	1	0	3	200.0%	2	1,542,000	126	8	8	100.0%	5	1,052,600	1,185,000	-51.9%	-	-	-	-	-	-	
191	Rural Clatsop County	24	6	-	3	0.0%	1	252,000	83	30	14	-30.0%	12	370,900	325,000	3.6%	-	-	5	142,600	-	-	
	Clatsop County	299	91	10	61	-19.7%	60	638,500	80	570	356	1.7%	317	585,200	519,000	-5.8%	5	2,724,000	26	169,600	14	598,400	

97102	Arch Cape	1	0	0	0	-	0	-	-	2	2	-	2	624,500	624,500	-	-	-	-	-	-	-
97130	Manzanita	30	13	2	8	-20.0%	13	1,196,000	79	62	36	5.9%	32	1,027,800	900,000	-8.5%	-	-	11	269,600	-	-
97131	Nehalem	21	6	0	5	25.0%	1	359,000	62	40	24	-11.1%	20	473,600	489,700	13.4%	-	-	2	550,000	-	-
97147	Wheeler	1	0	0	0	-	0	-	-	6	6	-25.0%	6	413,800	365,000	-15.1%	-	-	3	36,300	-	-
97136	Rockaway Beach	55	9	10	9	28.6%	5	427,600	100	103	53	35.9%	47	475,500	460,000	-1.1%	2	432,500	6	92,000	-	-
97107	Bay City	12	1	-	3	-25.0%	7	477,600	183	27	21	-4.5%	19	490,500	433,100	19.1%	-	-	1	150,000	-	-
97118	Garibaldi	15	4	1	2	-50.0%	3	254,700	50	22	9	-35.7%	9	318,300	349,000	-9.7%	-	-	-	-	-	-
97143	Netarts	14	2	0	3	50.0%	1	520,000	260	22	11	-15.4%	8	562,600	487,500	0.5%	-	-	2	82,000	-	-
97141	Tillamook	60	17	5	14	-6.7%	14	430,300	65	107	63	-17.1%	58	453,400	390,000	4.4%	1	165,000	3	149,800	3	536,200
97134	Oceanside	20	6	0	1	-66.7%	2	910,000	201	29	13	-13.3%	13	678,500	640,000	-15.5%	-	-	4	131,300	-	-
97108	Beaver	6	5	1	1	-	0	-	-	11	3	-40.0%	2	461,500	461,500	-1.3%	-	-	-	-	-	-
97122	Hebo	3	1	1	0	-	0	-	-	3	1	-50.0%	1	410,000	410,000	-11.5%	-	-	1	75,000	-	-
97112	Cloverdale	13	5	0	1	-66.7%	3	457,200	116	17	10	-54.5%	14	521,800	426,300	-17.7%	-	-	2	90,000	-	-
97135	Pacific City	21	4	2	2	-66.7%	3	923,300	59	37	20	11.1%	20	825,700	785,000	16.3%	-	-	2	128,800	-	-
97149	Neskowin	18	2	-	6	50.0%	5	752,000	21	27	12	-36.8%	9	564,200	595,000	-9.6%	-	-	5	144,000	-	-
	Tillamook County	290	75	22	55	-11.3%	57	674,000	91	515	284	-9.6%	260	578,700	499,000	0.7%	3	343,300	42	172,600	3	536,200

North Coastal Counties

July 2026 Reporting Period

Area Report

continued

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	165	40	11	24	84.6%	20	590,400	120	220	104	-1.9%	90	508,200	452,500	-7.1%	2	1,555,000	7	358,300	2	832,500	
97364	Neotsu	11	2	0	0	-100.0%	1	367,500	12	11	2	-33.3%	2	352,300	352,300	-31.0%	-	-	-	-	-	-	
97368	Otis	20	4	-	3	-25.0%	5	434,200	86	36	23	27.8%	24	541,100	468,500	44.4%	-	-	2	60,000	-	-	
97341	Depoe Bay	49	16	3	13	-7.1%	8	700,700	208	71	40	-16.7%	32	534,000	528,600	-0.7%	1	600,000	4	184,600	-	-	
97388	Gleneden Beach	18	2	1	1	-66.7%	1	450,000	17	34	17	13.3%	17	806,200	599,000	11.1%	-	-	1	90,000	-	-	
97369	Otter Rock	9	1	0	0	-100.0%	0	-	-	9	1	-50.0%	1	15,000	15,000	0.0%	-	-	-	-	-	-	
97365	Newport	47	17	5	3	-40.0%	4	507,500	39	65	30	3.4%	33	515,100	490,200	6.8%	1	1,100,000	-	-	2	838,200	
97366	South Beach	20	4	1	2	0.0%	1	150,000	76	27	8	0.0%	7	506,400	460,000	-41.7%	-	-	-	-	-	-	
97343	Eddyville	1	0	0	-	-	0	-	-	2	2	-	1	759,600	759,600	42.0%	-	-	-	-	-	-	
97357	Logsdan	-	-	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	7	2	1	3	50.0%	5	417,200	24	16	13	0.0%	13	444,400	355,000	19.2%	-	-	2	65,100	-	-	
97380	Siletz	4	2	0	1	-	4	517,000	41	9	6	100.0%	7	429,000	360,000	8.3%	-	-	1	172,500	-	-	
97390	Tidewater	2	-	0	0	-	0	-	-	2	0	-100.0%	0	-	-	22.5%	0	-	0	-	0	-	
97498	Yachats	20	3	1	3	200.0%	1	835,000	157	25	11	83.3%	11	833,400	830,000	11.7%	-	-	5	62,800	-	-	
97394	Waldport	46	12	2	4	0.0%	5	451,900	123	65	30	30.4%	28	439,200	408,000	9.2%	-	-	5	139,300	-	-	
97376	Seal Rock	8	4	1	0	-100.0%	-	-	-	9	4	-33.3%	4	750,900	666,800	5.3%	-	-	2	116,000	-	-	
	Lincoln County	427	109	26	58	11.5%	55	542,400	106	602	292	3.9%	270	536,300	480,000	0.4%	4	1,202,500	29	172,500	4	835,400	
	North Coastal Counties Total	1,016	275	58	174	-8.4%	172	619,500	92	1,687	932	-1.4%	847	567,600	500,000	-1.7%	12	1,621,700	97	171,700	21	634,700	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/25-7/31/26) with 12 months before (8/1/24-7/31/25).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

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

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

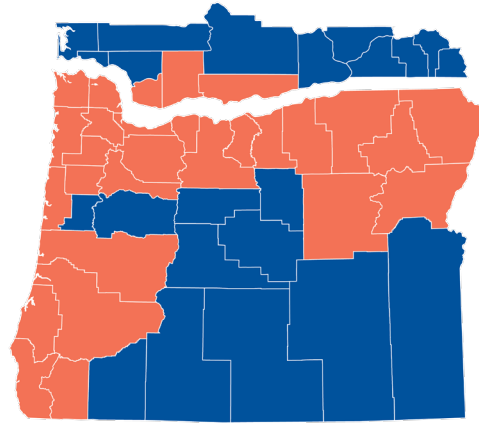
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Video Highlights | ▶ Statistical Summaries |

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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