



MARKET ACTION REPORT

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

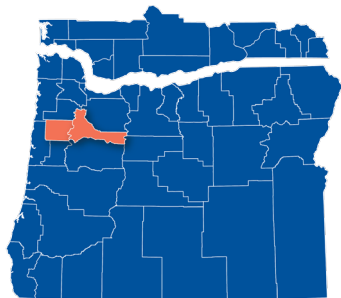
Polk and Marion Counties July 2026 Reporting Period

Polk and Marion Counties

July 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 (363) increased 8.7% from the 334 listed in July 2025, and increased 9.3% from the 332 listed in June 2026.

Pending Sales

Pending sales (216) decreased 8.5% from the 236 offers accepted in July 2025, and decreased 3.1% from the 223 offers accepted in June 2026.

Closed Sales

Closed sales (187) decreased 6.0% from the 199 closings in July 2025, and decreased 11.0% from the 210 closings in June 2026.

Inventory and Time on Market

Inventory increased to 4.8 months in July. Total market time decreased to 63 days.

Year-to-Date Summary

Comparing the first seven months of 2026 to the same period in 2025, new listings (2,172) increased 5.6%, pending sales (1,465) decreased 0.7%, and closed sales (1,322) decreased 0.2%.

Average and Median Sale Prices

Comparing 2026 to 2025 through July, the average sale price has increased 1.0% from \$476,100 to \$480,800. In the same comparison, the median sale price has decreased 0.5% from \$447,200 to \$444,900.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.4% (\$480,200 v. \$469,000)

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	3.5	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	4.8
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

July 2026 vs. June 2026

New Listings **+9.3%** ↑

Pending Sales **-3.1%** ↓

Closed Sales **-11.0%** ↓

Average Sale Price **-0.5%** ↓

Median Sale Price **+3.6%** ↑

Inventory **+0.9** ↑

Total Market Time **-7** ↓

July 2026 vs. July 2025

New Listings **+8.7%** ↑

Pending Sales **-8.5%** ↓

Closed Sales **-6.0%** ↓

Average Sale Price **+4.5%** ↑

Median Sale Price **+3.4%** ↑

Inventory **+1.0** ↑

Total Market Time **+5** ↑

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Residential Sales by Price Range						
Price Range	Jul 2024		Jul 2025		Jul 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	6	1.8%	7	2.3%	11	3.7%
200K-300K	21	6.5%	10	3.3%	12	4.0%
300K-400K	22	6.8%	15	5.0%	15	5.0%
400K-500K	83	25.5%	65	21.5%	72	24.1%
500K-600K	97	29.8%	97	32.0%	70	23.4%
600K-700K	43	13.2%	59	19.5%	59	19.7%
700K-800K	24	7.4%	21	6.9%	27	9.0%
800K-900K	12	3.7%	14	4.6%	14	4.7%
900K-1M	5	1.5%	8	2.6%	9	3.0%
1MM-1.1MM	3	0.9%	1	0.3%	5	1.7%
1.1MM-1.2MM	0	0.0%	1	0.3%	2	0.7%
1.2MM-1.3MM	5	1.5%	0	0.0%	1	0.3%
1.3MM-1.4MM	1	0.3%	0	0.0%	0	0.0%
1.4MM-1.5MM	2	0.6%	2	0.7%	1	0.3%
1.5MM-1.6MM	1	0.3%	1	0.3%	0	0.0%
1.6MM-1.7MM	0	0.0%	1	0.3%	1	0.3%
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	0.3%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	325		303		299	

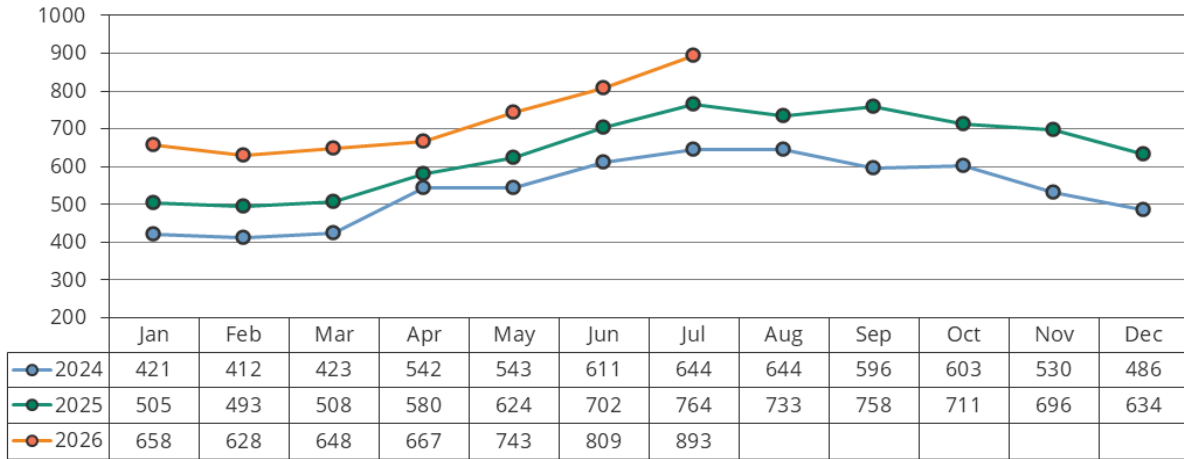
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	July	363	216	187	484,300	460,000	63
	June	332	223	210	486,900	444,000	70
	Year-To-Date	2,172	1,465	1,322	480,800	444,900	77
2025	July	334	236	199	463,400	445,000	58
	Year-To-Date	2,057	1,476	1,324	476,100	447,200	59
Change	July 2025	8.7%	-8.5%	-6.0%	4.5%	3.4%	8.6%
	Prev Mo 2026	9.3%	-3.1%	-11.0%	-0.5%	3.6%	-10.0%
	Year-To-Date	5.6%	-0.7%	-0.2%	1.0%	-0.5%	30.5%

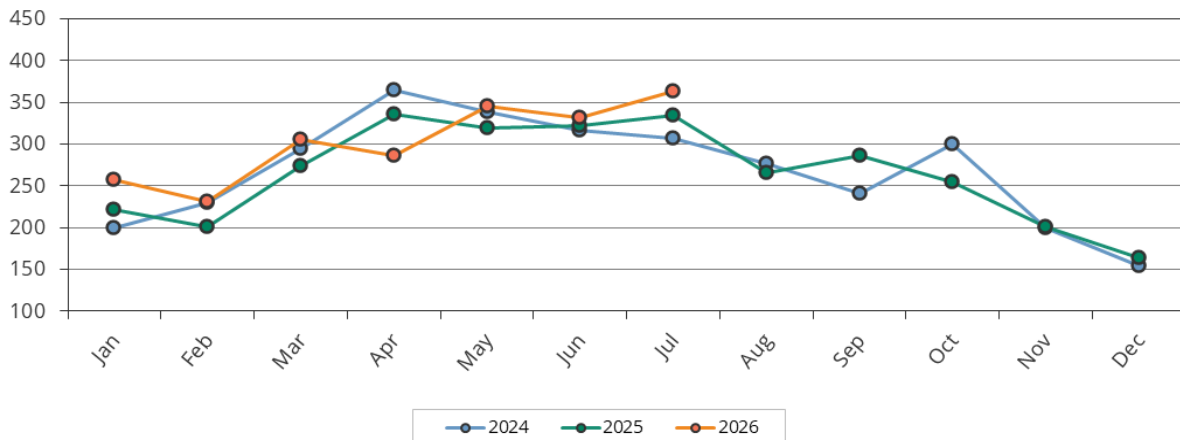
Polk and Marion Counties

July 2026 Reporting Period

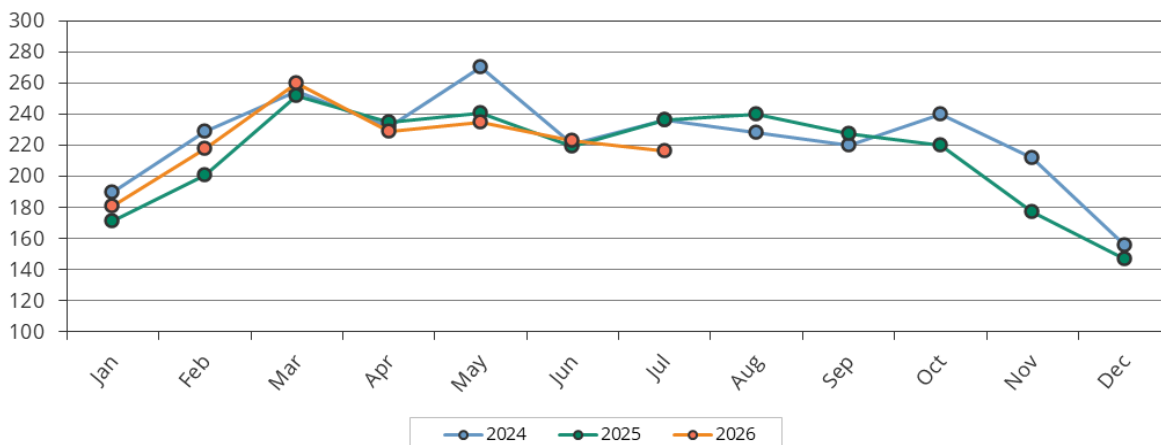
Active Residential Listings



New Listings



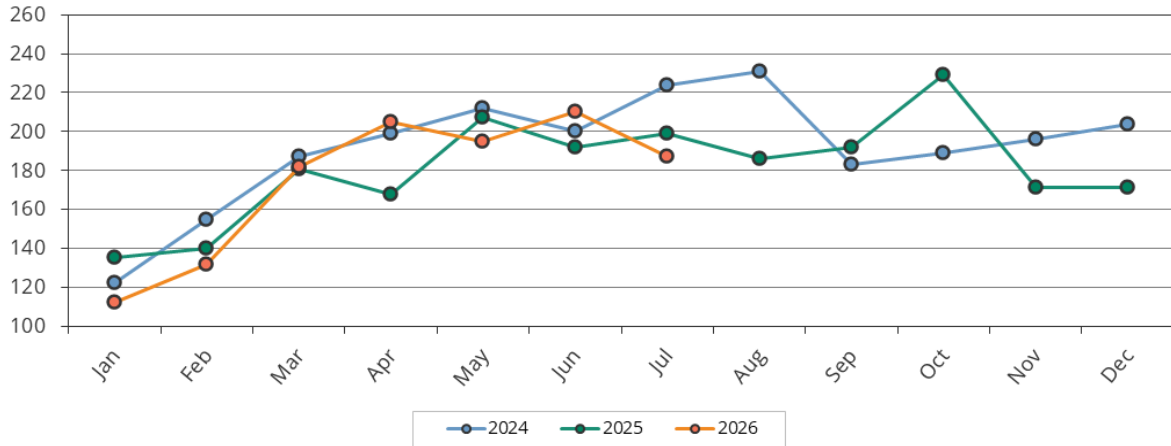
Pending Sales



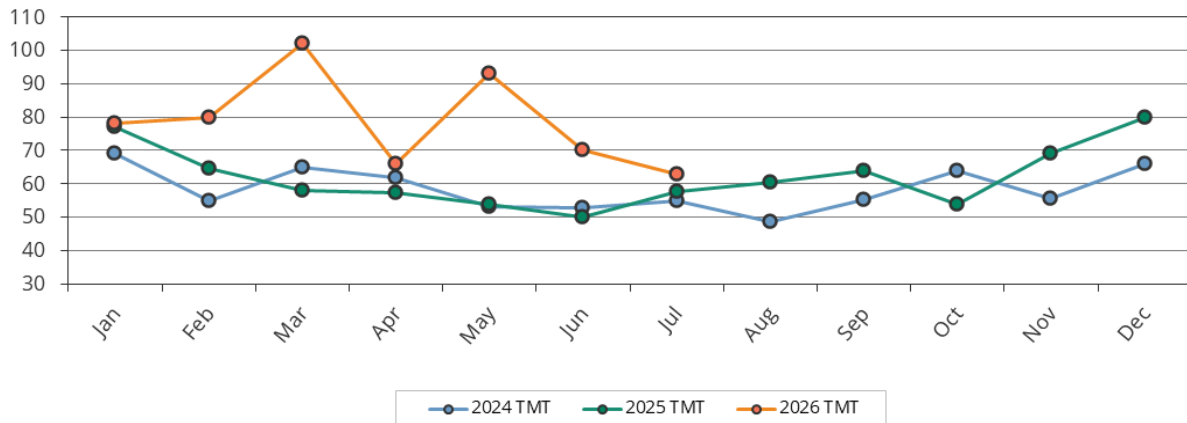
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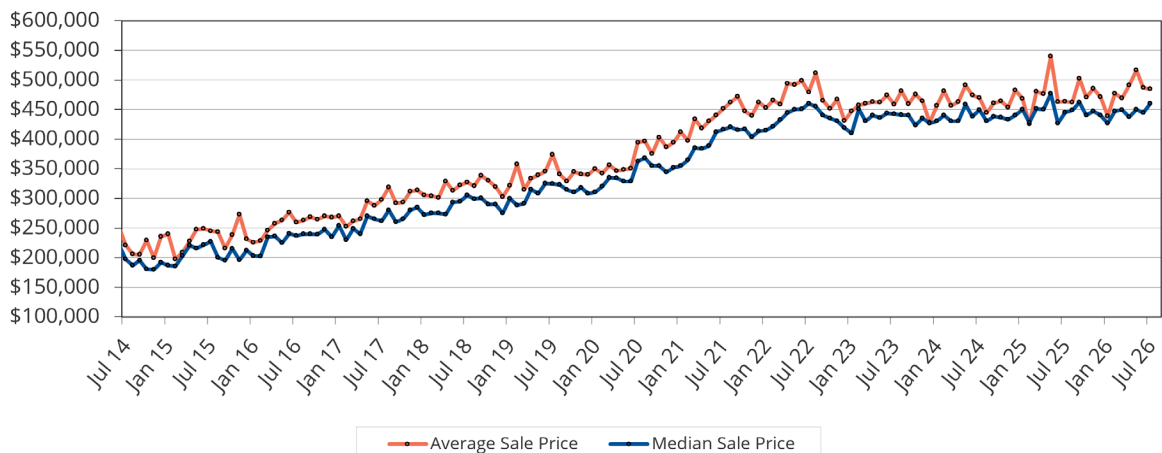
Closed Sales



Average Total Market Time



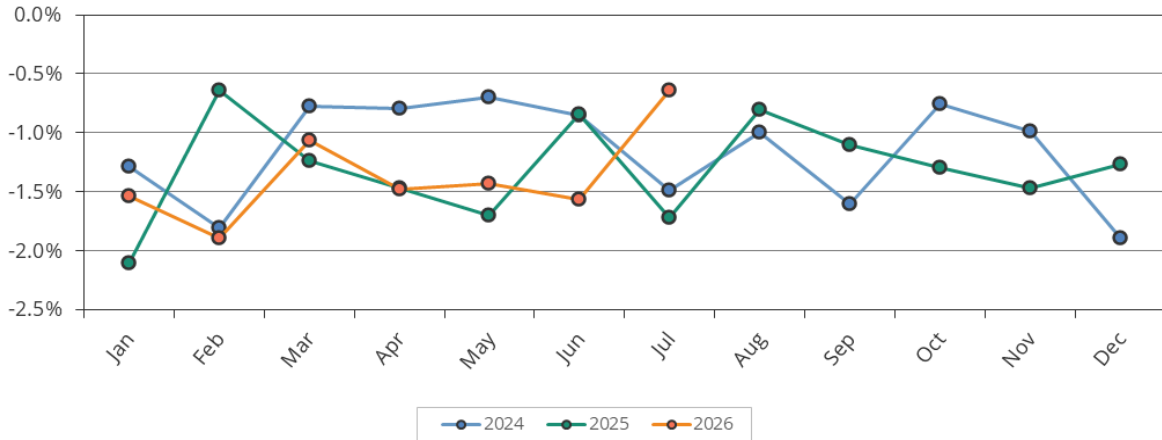
Average and Median Sale Price



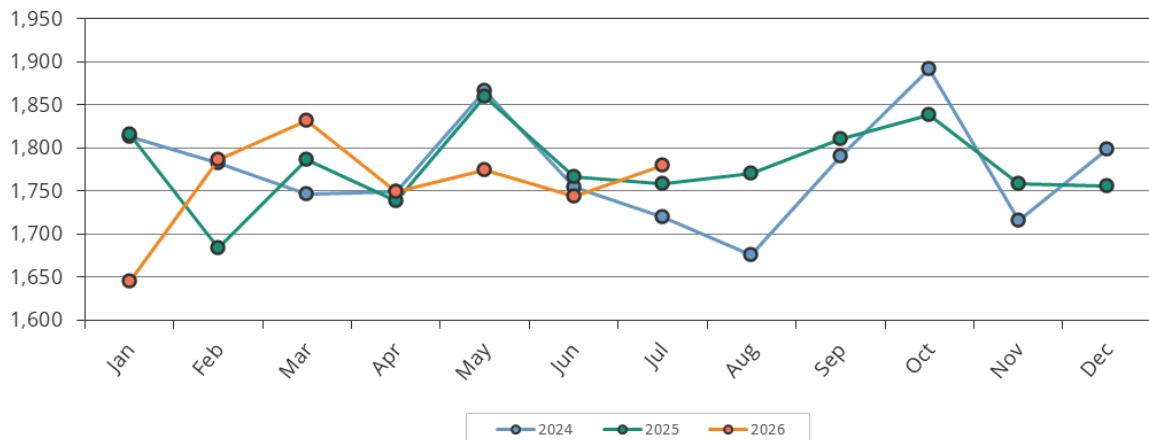
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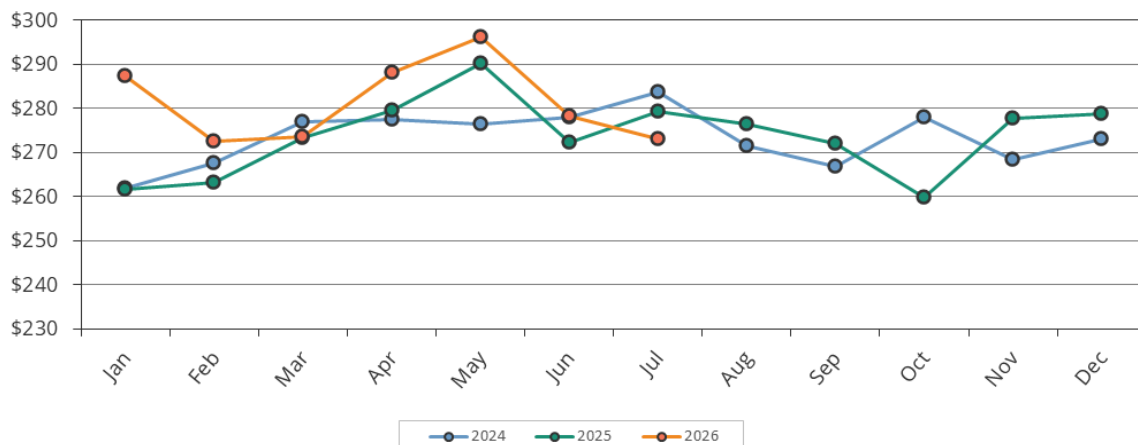
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

July 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/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
167	Polk County Except Salem	110	37	8	20	-13.0%	23	520,500	61	217	146	-2.0%	138	509,700	438,200	7.1%	3	225,200	13	382,300	2	895,000
168	West Salem N	65	27	11	11	-15.4%	8	591,000	44	145	83	-16.2%	72	667,500	502,500	11.9%	-	-	-	-	3	728,000
169	West Salem S	5	3	0	2	-50.0%	0	-	-	16	10	-47.4%	8	533,500	515,000	14.5%	-	-	1	150,000	1	560,000
170	Woodburn	125	51	8	35	-27.1%	29	425,600	65	351	247	-12.1%	213	424,100	414,900	5.1%	1	2,400,000	2	207,500	2	977,500
	Except Woodburn	214	85	12	51	2.0%	47	567,600	66	468	311	8.7%	275	554,500	505,000	-0.5%	2	606,300	22	432,700	5	478,200
170	Marion Except Salem/Keizer	339	136	20	86	-12.2%	76	513,400	65	819	558	-1.6%	488	497,600	460,600	2.6%	3	1,204,200	24	413,900	7	620,900
171	Southwest Salem	6	1	0	3	-	0	-	-	13	11	0.0%	9	576,800	535,000	-1.7%	-	-	-	-	-	-
172	South Salem	87	38	8	11	-15.4%	16	532,700	87	189	120	-2.4%	115	491,600	465,000	-4.1%	-	-	-	-	2	493,000
173	Southeast Salem	84	28	6	15	-6.3%	8	381,800	96	193	126	17.8%	131	496,900	475,000	8.2%	2	842,500	-	-	3	979,000
174	Central Salem	29	19	7	8	-46.7%	9	407,300	57	90	51	-17.7%	51	357,700	355,000	0.4%	-	-	-	-	5	685,000
175	East Salem S	41	22	6	15	-21.1%	13	389,900	43	156	127	0.0%	106	427,000	441,000	0.1%	-	-	2	298,500	2	3,742,500
176	East Salem N	68	24	9	21	-4.5%	19	410,000	69	180	125	10.6%	120	348,500	387,400	-8.5%	-	-	4	547,500	3	490,000
177	South Keizer	9	3	1	3	50.0%	2	397,500	18	23	16	14.3%	11	390,300	405,000	10.1%	-	-	1	60,000	-	-
178	North Keizer	50	25	3	21	90.9%	13	457,900	34	131	92	8.2%	73	461,100	460,000	1.5%	-	-	-	-	3	752,000
167-169	Polk Co. Grand Total	180	67	19	33	-17.5%	31	538,700	57	378	239	-10.5%	218	562,700	455,800	8.8%	3	225,200	14	365,800	6	755,700
170-178	Marion Co. Grand Total	713	296	60	183	-6.6%	156	473,500	64	1,794	1,226	1.4%	1,104	464,600	444,000	0.9%	5	1,059,500	31	412,300	25	916,200
	Polk & Marion Grand Total	893	363	79	216	-8.5%	187	484,300	63	2,172	1,465	-0.7%	1,322	480,800	444,900	2.4%	8	746,600	45	397,800	31	885,100
220	Benton County	98	50	9	40	53.8%	29	594,300	41	273	203	29.3%	166	609,600	565,500	0.5%	-	-	11	208,500	5	833,500
221	Linn County	291	127	20	76	-17.4%	83	401,000	39	723	496	-7.3%	454	432,300	399,000	1.6%	7	544,400	17	210,500	7	555,100

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.



Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

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

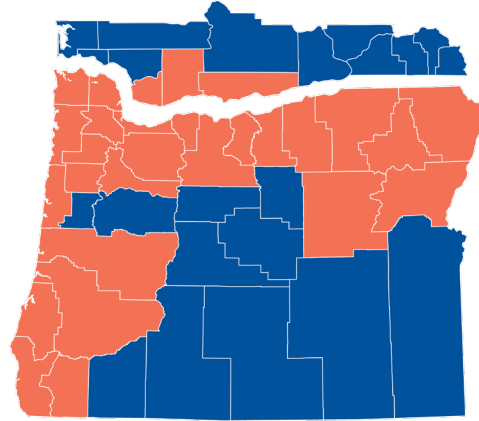
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ 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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