MARKET ACTION REPORT

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

Polk and Marion Counties August 2026 Reporting Period

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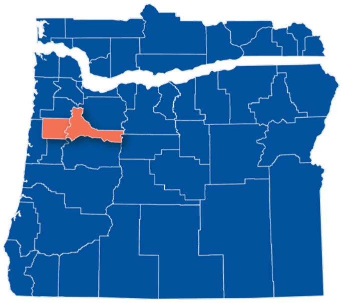
Note: RMLS is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings

New listings (301) increased 13.6% from the 265 listed in August 2025, and decreased 17.1% from the 363 listed in July 2026.

Pending Sales

Pending sales (209) decreased 12.9% from the 240 offers accepted in August 2025, and decreased 3.2% from the 216 offers accepted in July 2026.

Closed Sales

Closed sales (192) increased 3.2% from the 186 closings in August 2025, and increased 2.7% from the 187 closings in July 2026.

Inventory and Time on Market

Inventory held steady at 4.8 months in August. Total market time decreased to 62 days.

Year-to-Date Summary

Comparing the first eight months of 2026 to the same period in 2025, new listings (2,488) increased 6.8%, pending sales (1,659) decreased 1.4%, and closed sales (1,525) decreased 0.9%.

Average and Median Sale Prices

Comparing 2026 to 2025 through August, the average sale price has increased 2.0% from $474,600 to $484,100. In the same comparison, the median sale price has increased 0.5% from $447,900 to $450,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +2.6% ($483,600 v. $471,300)
Median Sale Price % Change: +1.6% ($450,000 v. $442,700)

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	4.8
September	3.3	3.9	
October	3.2	3.1	
November	2.7	4.1	
December	2.4	3.7	

Residential Trends

August 2026 vs. July 2026

New Listings **-17.1%**

Pending Sales **-3.2%**

Closed Sales **+2.7%**

Average Sale Price **+4.7%**

Median Sale Price **+1.3%**

Inventory **0.0**

Total Market Time **-1**

August 2026 vs. August 2025

New Listings **+13.6%**

Pending Sales **-12.9%**

Closed Sales **+3.2%**

Average Sale Price **+9.7%**

Median Sale Price **+3.8%**

Inventory **+0.9**

Total Market Time **+2**

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Residential Sales by Price Range

Price Range	Aug 2024		Aug 2025		Aug 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	14	4.1%	6	1.9%	7	2.4%
200K-300K	7	2.0%	13	4.0%	2	0.7%
300K-400K	21	6.1%	14	4.3%	15	5.1%
400K-500K	96	28.0%	79	24.4%	62	21.2%
500K-600K	116	33.8%	104	32.1%	86	29.5%
600K-700K	42	12.2%	53	16.4%	50	17.1%
700K-800K	27	7.9%	24	7.4%	30	10.3%
800K-900K	7	2.0%	9	2.8%	19	6.5%
900K-1M	3	0.9%	9	2.8%	9	3.1%
1MM-1.1MM	1	0.3%	0	0.0%	5	1.7%
1.1MM-1.2MM	5	1.5%	3	0.9%	0	0.0%
1.2MM-1. 3MM	3	0.9%	3	0.9%	3	1.0%
1.3MM-1.4MM	0	0.0%	5	1.5%	3	1.0%
1.4MM-1.5MM	0	0.0%	1	0.3%	0	0.0%
1.5MM-1.6MM	0	0.0%	1	0.3%	1	0.3%
1.6MM-1.7MM	1	0.3%	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	343		324		292	

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	August	301	209	192	507,000	465,800	62
	July	363	216	187	484,300	460,000	63
	Year-To-Date	2,488	1,659	1,525	484,100	450,000	75
2025	August	265	240	186	462,200	448,700	60
	Year-To-Date	2,329	1,683	1,539	474,600	447,900	59
Change	August 2025	13.6%	-12.9%	3.2%	9.7%	3.8%	3.3%
	Prev Mo 2026	-17.1%	-3.2%	2.7%	4.7%	1.3%	-1.6%
	Year-To-Date	6.8%	-1.4%	-0.9%	2.0%	0.5%	27.1%

Polk and Marion Counties

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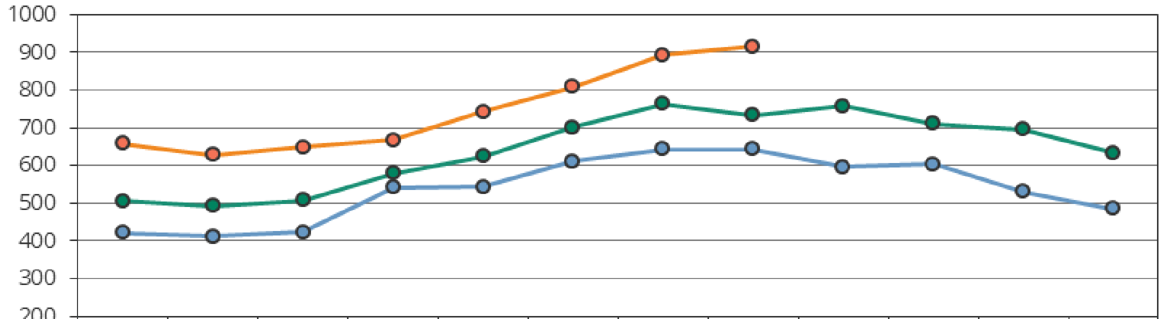
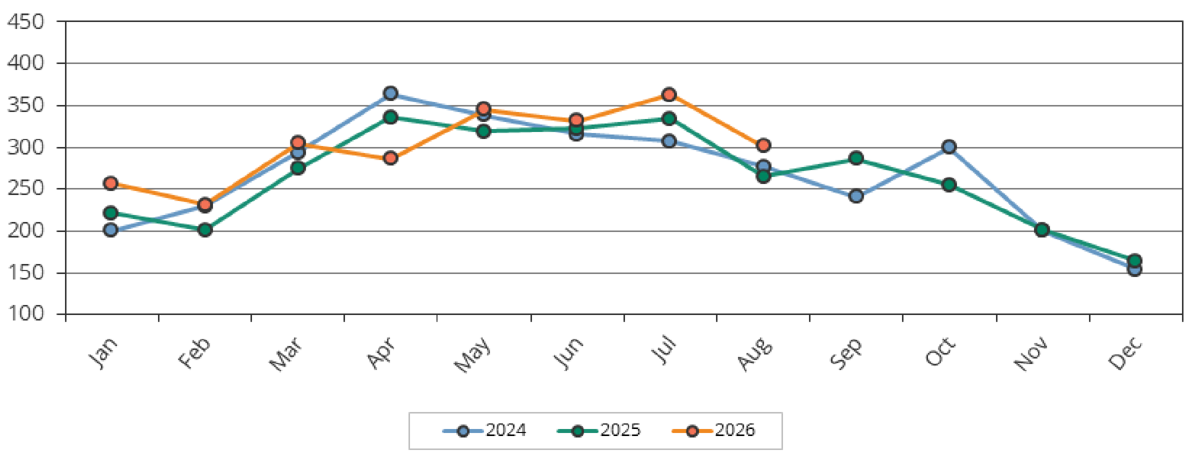
Active Residential Listings

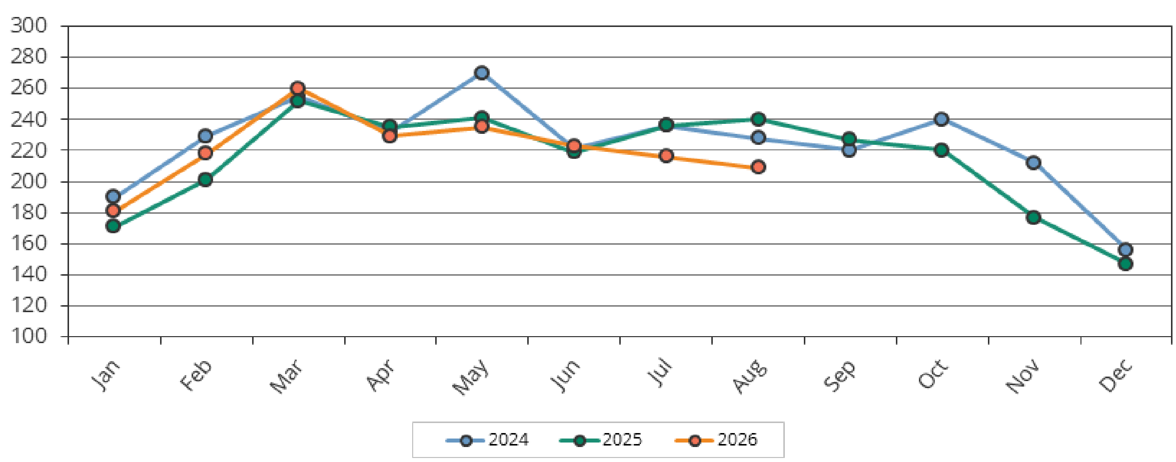


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580	624	702	764	733	758	711	696	634
2026	658	628	648	667	743	809	893	916				

New Listings



Pending Sales



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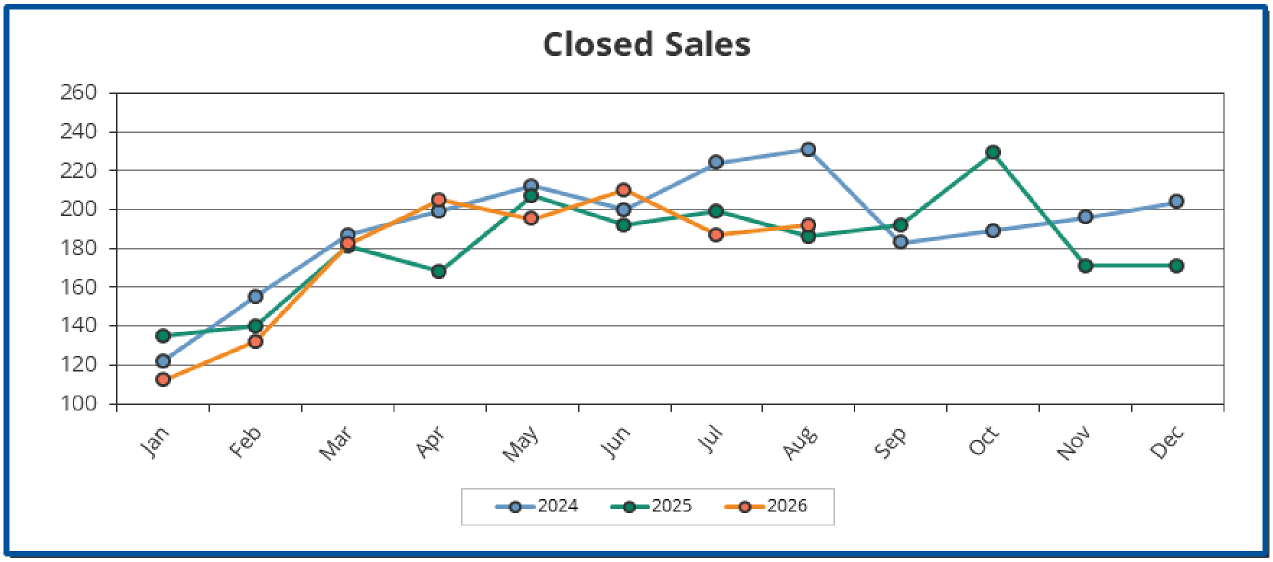

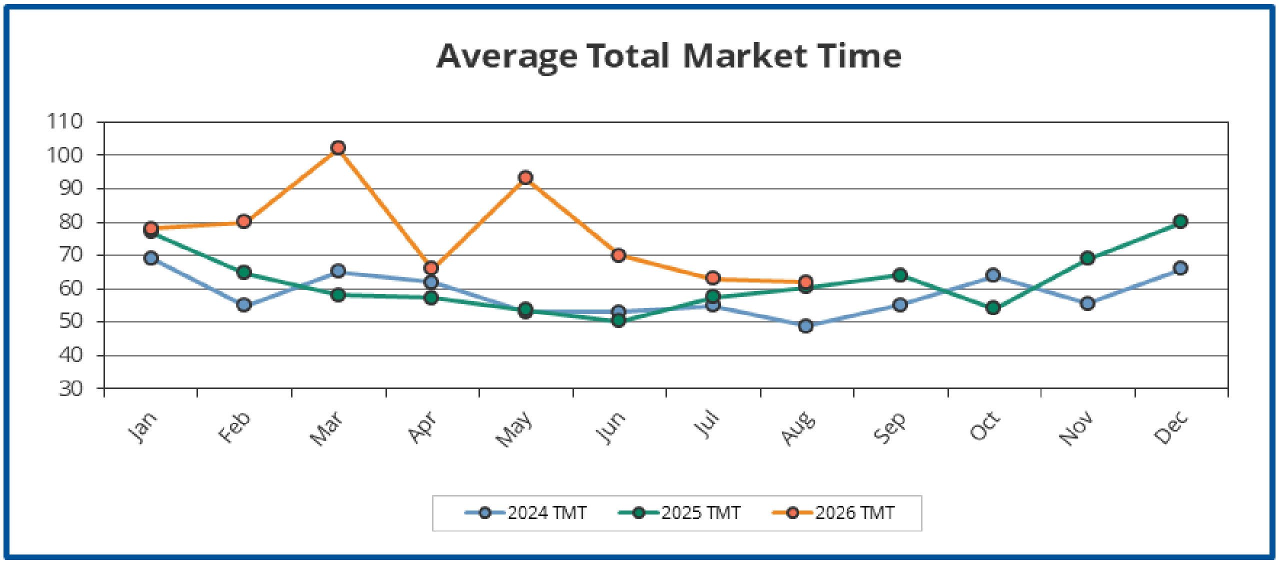

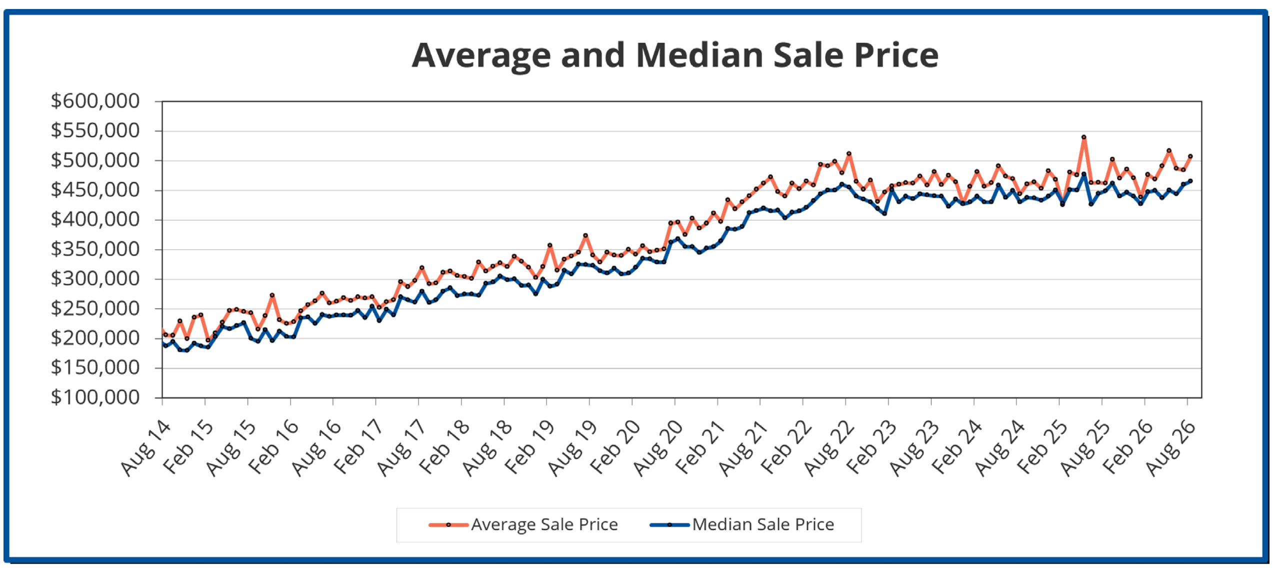

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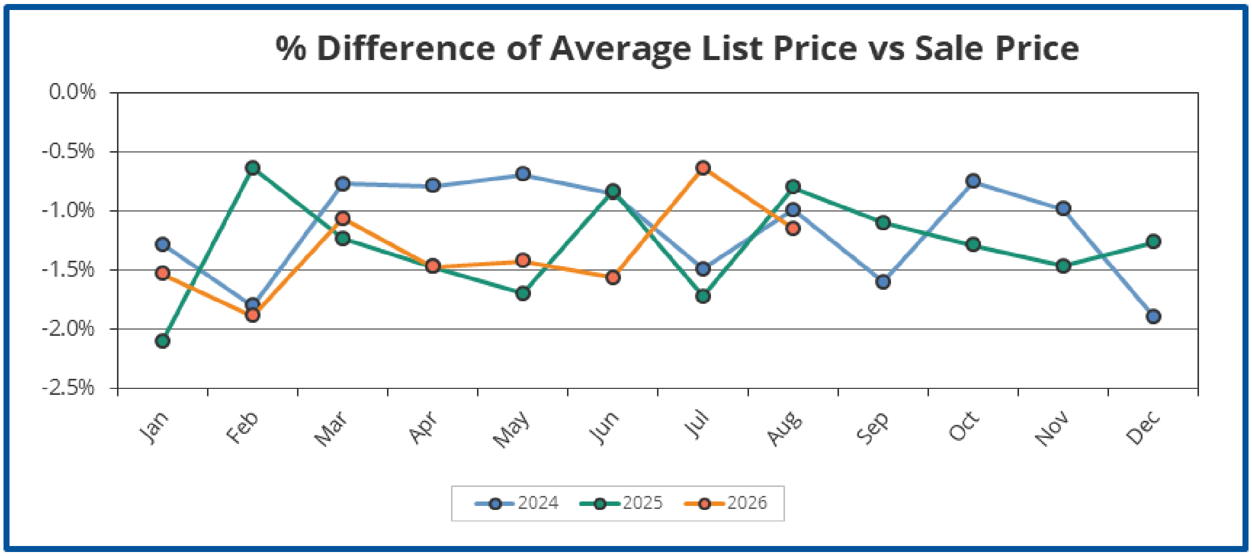

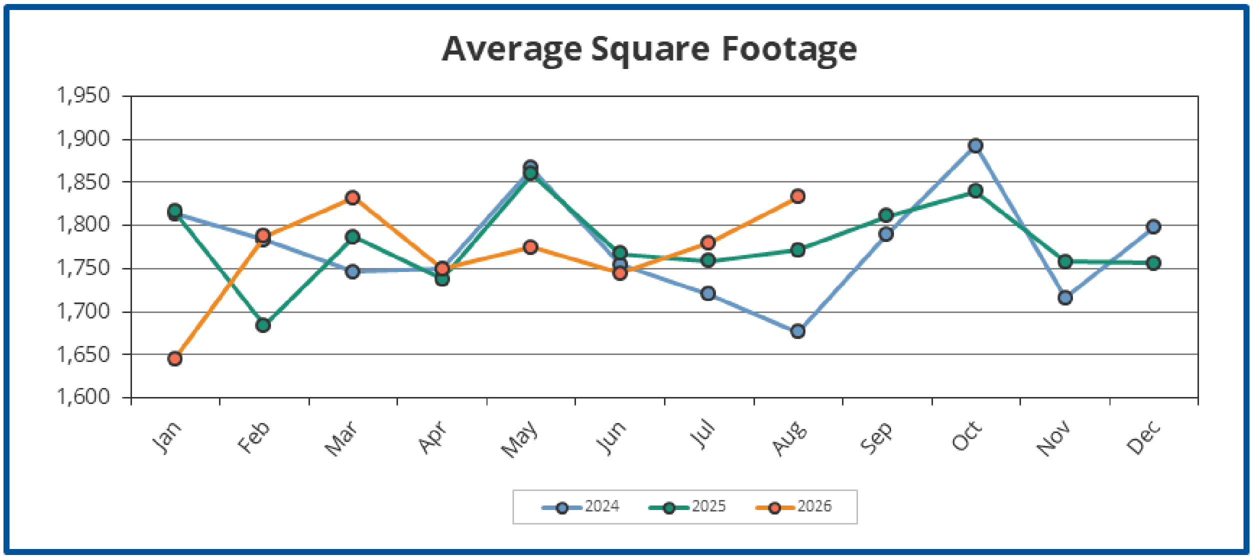

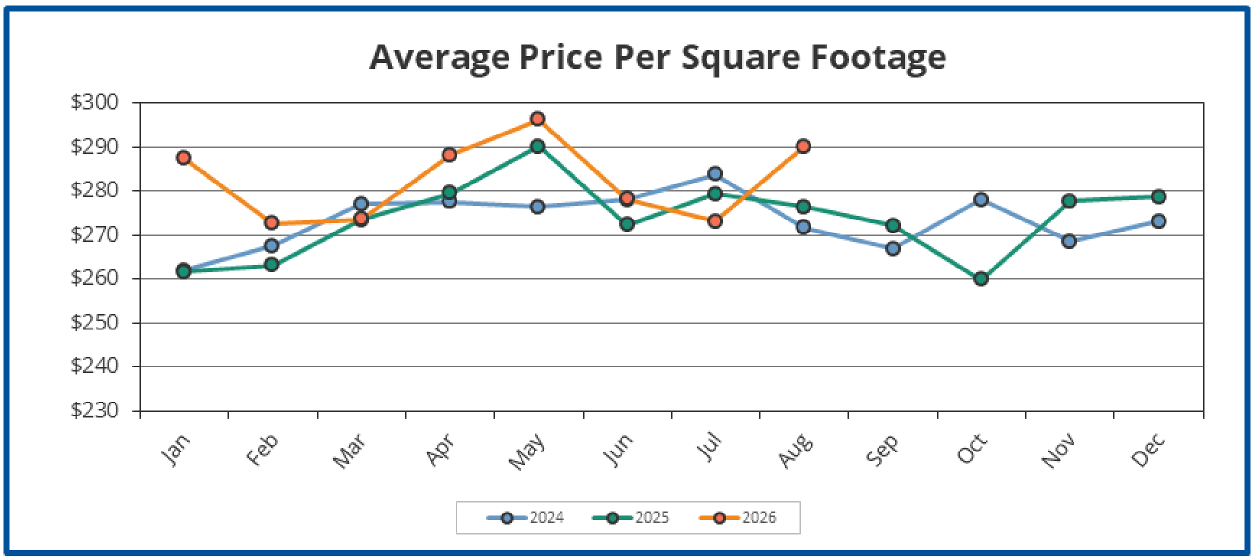

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Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	111	33	11	20	-13.0%	15	532,400	92	252	164	-3.5%	155	511,000	444,000	6.0%	3	225,200	14	372,200	2	895,000
168	West Salem N	66	23	9	13	-31.6%	13	537,200	65	170	96	-17.2%	86	650,800	507,500	8.2%	-	-	-	-	3	728,000
169	West Salem S	9	4	-	1	-83.3%	1	448,000	48	20	11	-56.0%	9	524,000	480,000	12.2%	-	-	1	150,000	1	560,000
170	Woodburn	139	63	16	47	0.0%	31	433,100	92	415	290	-9.1%	244	425,300	415,000	4.2%	1	2,400,000	2	207,500	2	977,500
	Except Woodburn	213	54	17	40	-18.4%	46	606,200	66	525	349	7.4%	325	561,000	522,000	0.2%	2	606,300	22	432,700	7	518,700
170	Marion Except Salem/Keizer	352	117	33	87	-9.4%	77	536,500	77	940	639	-0.8%	569	502,800	466,000	3.3%	3	1,204,200	24	413,900	9	620,700
171	Southwest Salem	7	2	0	0	-	2	627,500	15	15	11	-8.3%	11	586,000	535,000	4.6%	-	-	-	-	-	-
172	South Salem	95	39	4	25	38.9%	17	551,900	52	228	145	4.3%	133	500,500	470,000	-3.6%	-	-	1	295,000	2	493,000
173	Southeast Salem	85	20	15	13	-31.6%	13	480,300	87	214	138	9.5%	144	495,400	469,900	7.3%	2	842,500	-	-	3	979,000
174	Central Salem	30	13	4	6	-45.5%	8	439,300	31	104	57	-20.8%	59	368,700	358,500	1.5%	-	-	-	-	6	634,200
175	East Salem S	37	11	4	13	-13.3%	16	458,400	21	167	137	-2.1%	122	431,100	444,500	-0.6%	-	-	2	298,500	2	3,742,500
176	East Salem N	60	16	11	16	-5.9%	16	404,000	41	197	140	9.4%	138	355,100	390,000	-6.9%	-	-	5	475,000	3	490,000
177	South Keizer	10	4	1	4	-33.3%	2	574,100	25	28	19	-5.0%	14	402,600	416,500	3.4%	-	-	1	60,000	-	-
178	North Keizer	54	19	8	11	10.0%	12	440,100	29	153	102	12.1%	85	458,200	460,000	4.4%	-	-	-	-	3	752,000
167-169	Polk Co. Grand Total	186	60	20	34	-29.2%	29	531,600	78	442	271	-12.9%	250	559,600	460,000	7.0%	3	225,200	15	357,400	6	755,700
170-178	Marion Co. Grand Total	730	241	80	175	-8.9%	163	502,700	59	2,046	1,388	1.2%	1,275	469,300	449,900	1.7%	5	1,059,500	33	401,900	28	875,900
	Polk & Marion Grand Total	916	301	##	209	-12.9%	192	507,000	62	2,488	1,659	-1.4%	1,525	484,100	450,000	2.6%	8	746,600	48	388,000	34	854,700
220	Benton County	108	41	10	26	36.8%	35	674,900	76	318	231	31.3%	209	613,200	560,000	1.1%	-	-	14	297,600	5	833,500
221	Linn County	315	106	17	81	15.7%	68	510,100	91	831	569	-4.4%	524	442,700	400,000	1.4%	7	544,400	18	223,300	10	523,000

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/25-8/31/26) with 12 months before (9/1/24-8/31/25).

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

Definitions and Formulas
Additional Resources

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

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

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

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

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

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

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

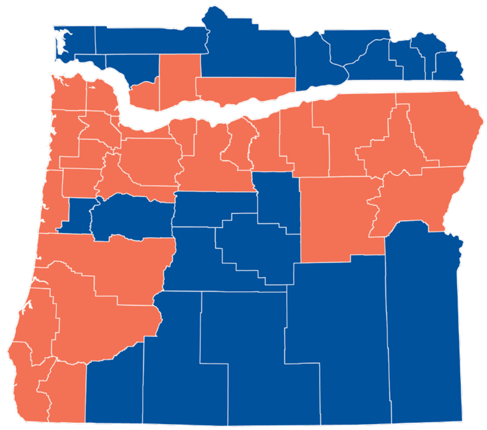
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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

Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

Market Action
Report

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

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



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