

MARKET ACTION REPORT

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

All Areas November 2025 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

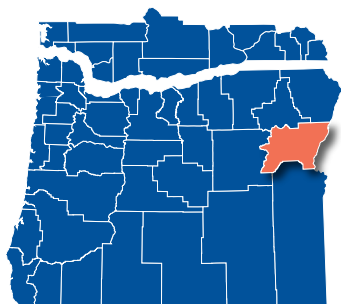
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Baker County November 2025 Reporting Period

Baker County

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (9) decreased 57.1% from the 21 listed in November 2024, and decreased 69.0% from the 29 listed in October 2025.

Pending Sales

Pending sales (16) increased 14.3% from the 14 offers accepted in November 2024, and decreased 15.8% from the 19 offers accepted in October 2025.

Closed Sales

Closed sales (13) decreased 27.8% from the 18 closings in November 2024, and decreased 40.9% from the 22 closings in October 2025.

Inventory and Time on Market

Inventory increased to 6.0 months in November. Total market time decreased to 75 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (314) decreased 11.0%, pending sales (215) decreased 4.0%, and closed sales (200) decreased 7.0%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 4.3% from \$327,000 to \$340,900. In the same comparison, the median sale price has decreased 5.0% from \$300,000 to \$285,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.7% (\$339,100 v. \$333,500)

Median Sale Price % Change: -3.2% (\$285,000 v. \$294,500)

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

	2023	2024	2025
January	9.7	5.3	8.0
February	5.3	6.0	8.5
March	3.9	7.8	9.4
April	2.6	4.9	5.4
May	2.1	3.9	6.2
June	5.2	3.3	5.1
July	4.5	3.4	4.5
August	2.8	5.7	6.1
September	3.9	5.9	5.9
October	4.2	4.6	4.0
November	4.6	5.9	6.0
December	3.6	5.1	

Residential Trends

November 2025 vs. October 2025

New Listings **-69.0%** ↓

Pending Sales **-15.8%** ↓

Closed Sales **-40.9%** ↓

Average Sale Price **-30.0%** ↓

Median Sale Price **-26.6%** ↓

Inventory **+2.0** ↑

Total Market Time **-89** ↓

November 2025 vs. November 2024

New Listings **-57.1%** ↓

Pending Sales **+14.3%** ↑

Closed Sales **-27.8%** ↓

Average Sale Price **+8.3%** ↑

Median Sale Price **-7.3%** ↓

Inventory **+0.1** ↑

Total Market Time **-16** ↓

Baker County

November 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	5	27.8%	3	23.1%
200K-300K	8	44.4%	7	38.9%	4	30.8%
300K-400K	5	27.8%	4	22.2%	1	7.7%
400K-500K	2	11.1%	0	0.0%	1	7.7%
500K-600K	1	5.6%	0	0.0%	3	23.1%
600K-700K	1	5.6%	1	5.6%	0	0.0%
700K-800K	0	0.0%	0	0.0%	1	7.7%
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%	1	5.6%	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+	1	5.6%	0	0.0%	0	0.0%
Total Closed Sales	18		18		13	

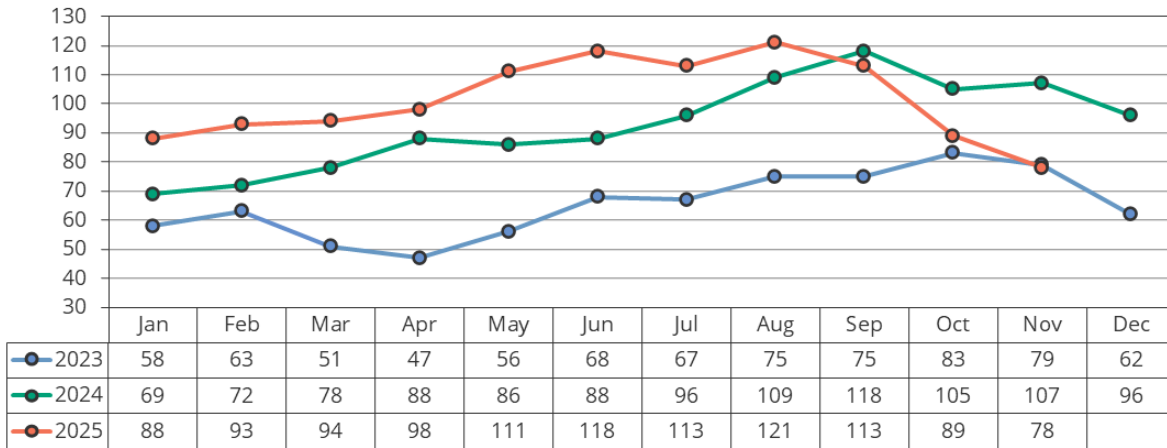
90th Percentile
 50th Percentile
 10th Percentile

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	9	16	13	350,500	255,000	75
	October	29	19	22	500,800	347,500	164
	Year-To-Date	314	215	200	340,900	285,000	97
2024	November	21	14	18	323,500	275,000	91
	Year-To-Date	353	224	215	327,000	300,000	73
Change	November 2024	-57.1%	14.3%	-27.8%	8.3%	-7.3%	-17.6%
	Prev Mo 2025	-69.0%	-15.8%	-40.9%	-30.0%	-26.6%	-54.3%
	Year-To-Date	-11.0%	-4.0%	-7.0%	4.3%	-5.0%	32.9%

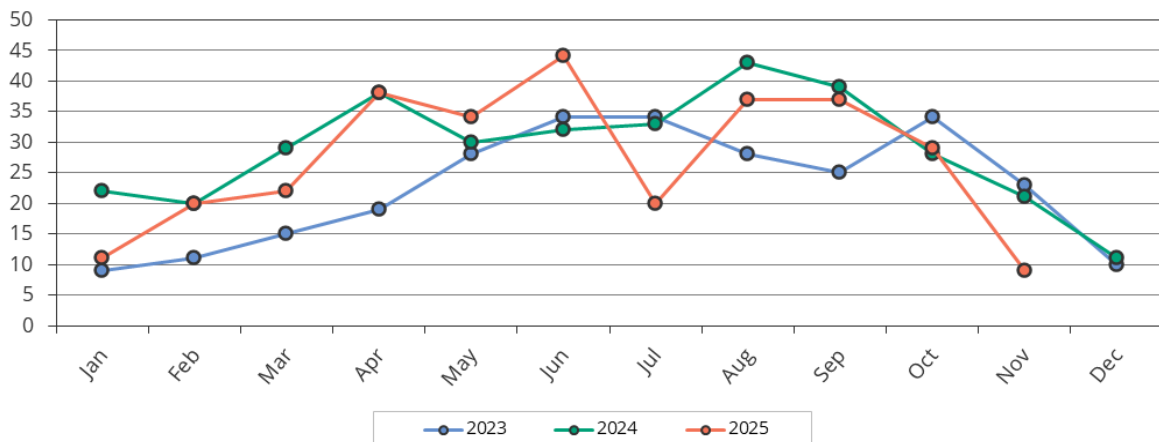
Baker County

November 2025 Reporting Period

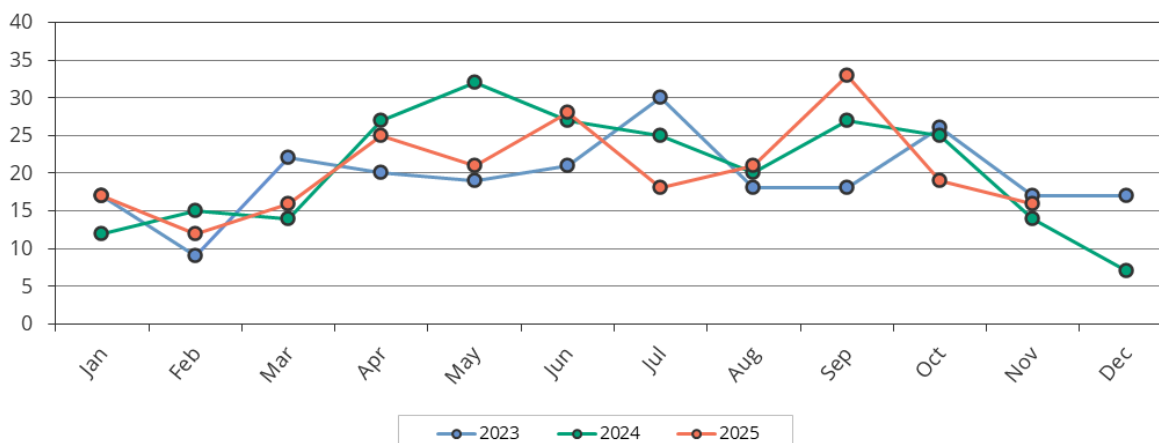
Active Residential Listings



New Listings

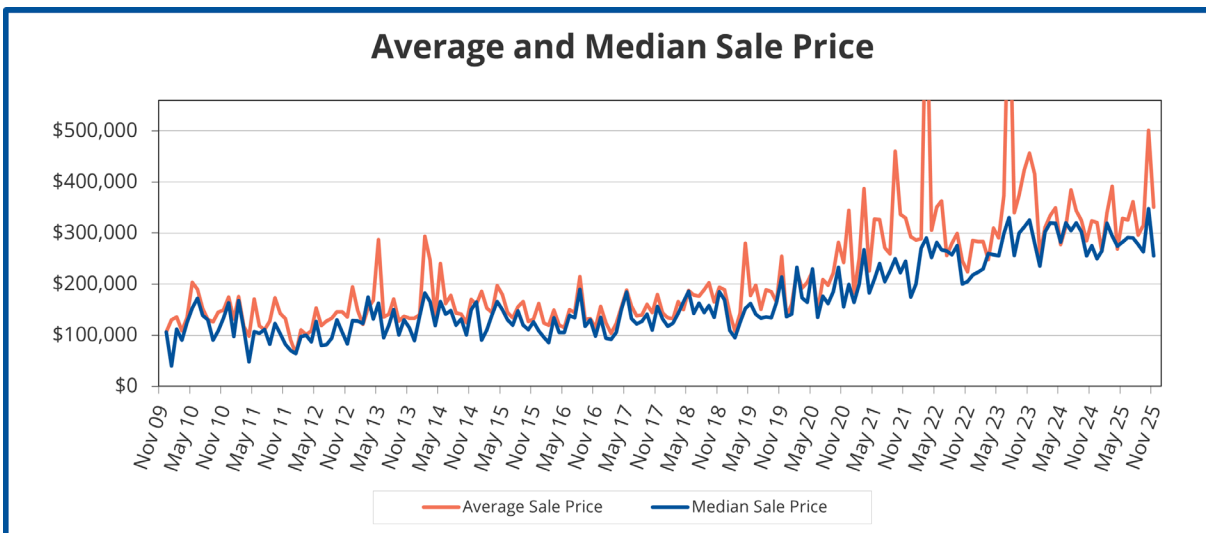
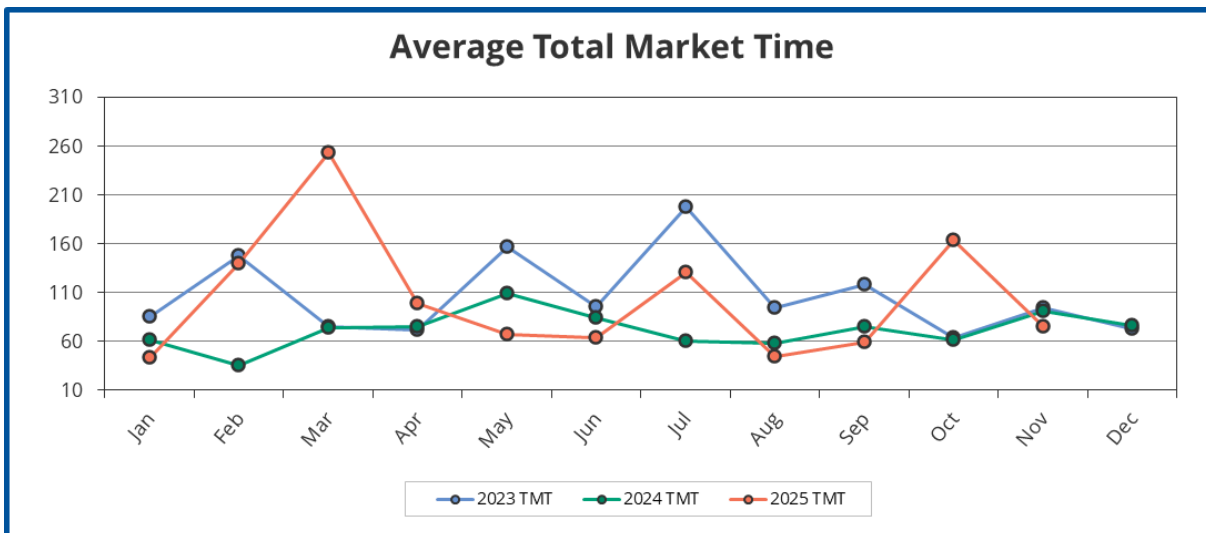


Pending Sales



Baker County

November 2025 Reporting Period

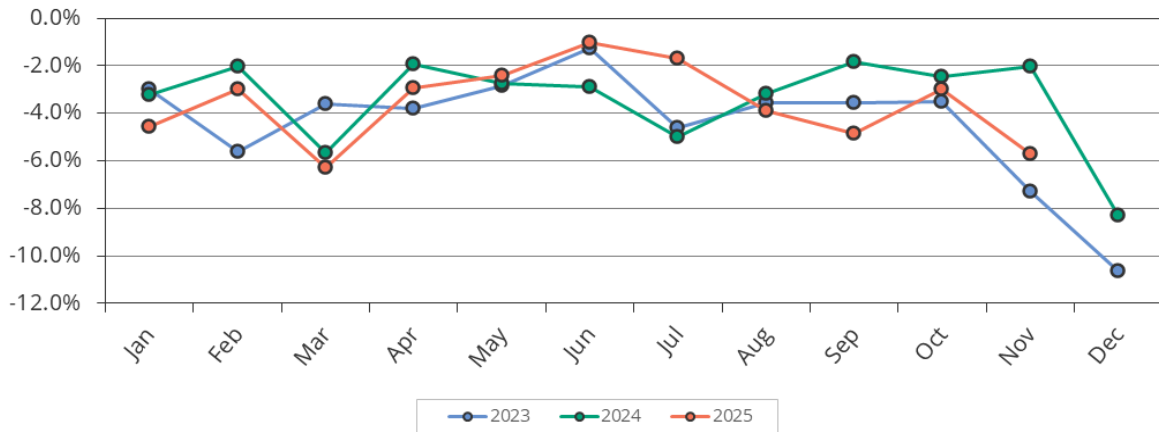


Note: In **April 2022**, the Average Sale Price was **\$788,600** for that month. In **July 2023**, the Average Sale Price was **\$820,400** for that month. This has caused a spike in the Average Sale Price for those months.

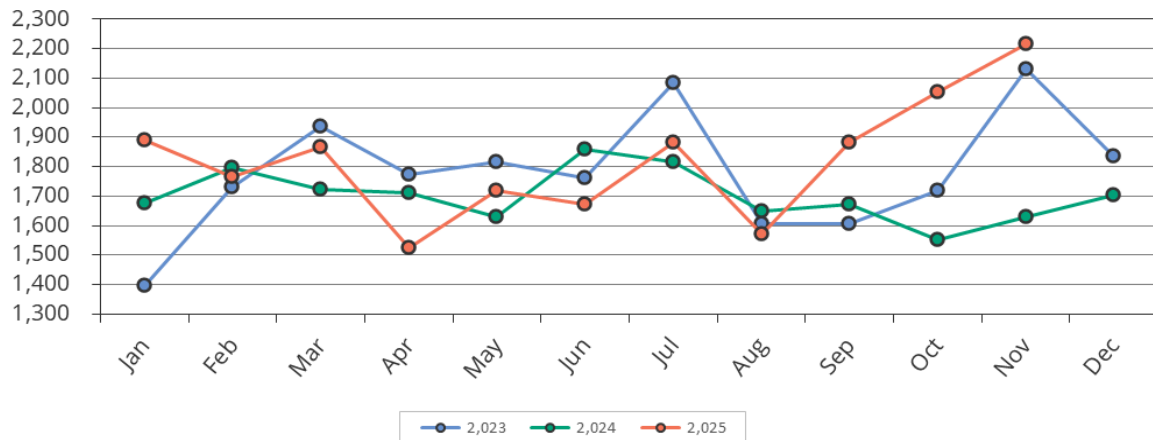
Baker County

November 2025 Reporting Period

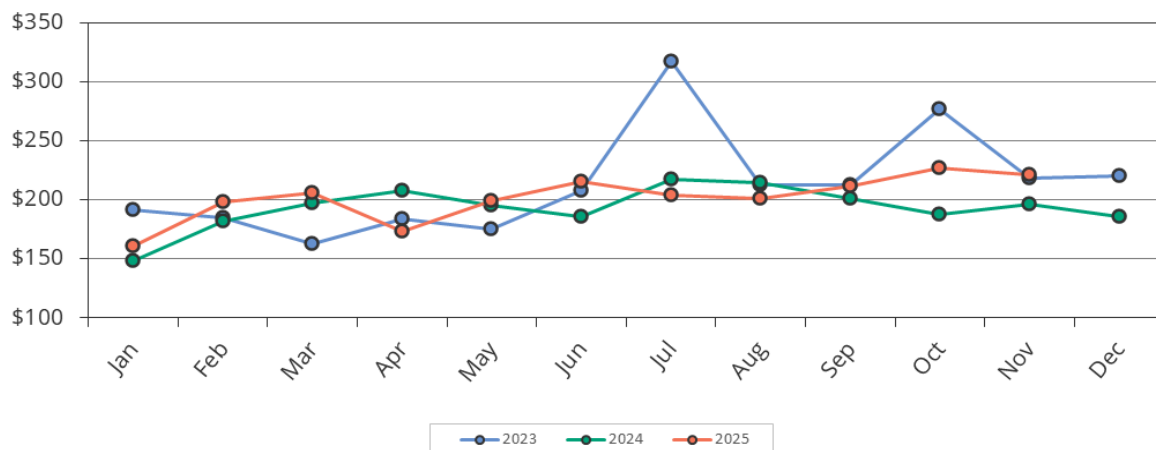
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Baker County

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 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
460	Baker City / Keating	45	8	4	15	25.0%	9	324,800	45	235	184	2.2%	169	323,700	282,500	-0.2%	7	323,600	26	109,300	1	375,000		
461	Haines / Anthony Lk / Muddy Crk	3	0	-	0	-	1	530,000	1	11	6	-25.0%	7	669,300	410,000	33.9%	-	-	1	65,000	-	-		
462	Sumpter / McEwen / Bourne / Phillips Lk / Granit	11	0	1	0	-100.0%	1	200,000	11	20	6	-45.5%	7	276,900	175,000	3.6%	1	720,000	8	74,500	-	-		
463	Unity / Hereford	-	0	1	0	-	0	-	-	2	1	-50.0%	1	562,500	562,500	-42.6%	-	-	2	77,500	-	-		
464	Huntington / Lime	1	0	0	0	-	0	-	-	2	3	-25.0%	3	328,300	220,000	77.5%	-	-	1	91,000	-	-		
465	Durkee / Pleasant Valley	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-		
466	Richland New Bridge	7	0	0	0	-	1	734,900	401	16	3	-57.1%	3	645,000	734,900	63.5%	-	-	1	110,000	-	-		
467	Halfway / Cornucopia	11	1	1	1	0.0%	1	168,000	155	28	12	0.0%	10	336,300	345,000	-15.0%	1	32,500	5	300,000	-	-		
468	Oxbow	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-		
	Baker County	78	9	7	16	14.3%	13	350,500	75	314	215	-4.0%	200	340,900	285,000	-	9	335,300	44	121,800	1	375,000		

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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: 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.

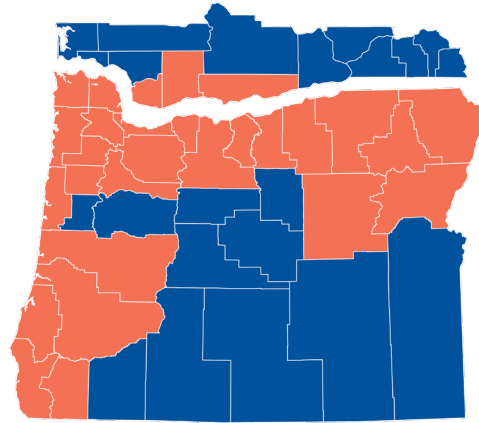
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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MARKET ACTION REPORT

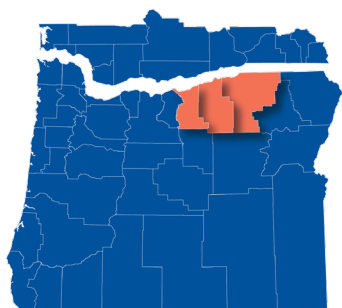
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Columbia Basin November 2025 Reporting Period

Columbia Basin

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (101) increased 27.8% from the 79 listed in November 2024, and increased 18.8% from the 85 listed in October 2025.

Pending Sales

Pending sales (65) increased 4.8% from the 62 offers accepted in November 2024, and decreased 19.8% from the 81 offers accepted in October 2025.

Closed Sales

Closed sales (62) decreased 8.8% from the 68 closings in November 2024, and decreased 22.5% from the 80 closings in October 2025.

Inventory and Time on Market

Inventory increased to 4.9 months in November. Total market time increased to 97 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (1,112) increased 6.7%, pending sales (833) increased 3.3%, and closed sales (797) increased 2.3%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 0.7% from \$322,300 to \$324,500. In the same comparison, the median sale price has decreased 2.6% from \$313,200 to \$305,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.6% (\$324,600 v. \$322,700)

Median Sale Price % Change: -2.5% (\$305,000 v. \$312,700)

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

	2023	2024	2025
January	4.4	5.1	4.5
February	4.8	4.2	4.0
March	2.5	4.0	4.6
April	3.9	3.5	3.1
May	3.8	3.5	3.0
June	2.8	3.4	3.8
July	3.6	3.5	4.1
August	3.3	3.1	3.9
September	3.5	4.1	4.1
October	4.0	3.1	3.6
November	4.4	3.8	4.9
December	5.4	3.6	

Residential Trends

November 2025 vs. October 2025

New Listings **+18.8%** ↑

Pending Sales **-19.8%** ↓

Closed Sales **-22.5%** ↓

Average Sale Price **+15.6%** ↑

Median Sale Price **+8.8%** ↑

Inventory **+1.3** ↑

Total Market Time **+37** ↑

November 2025 vs. November 2024

New Listings **+27.8%** ↑

Pending Sales **+4.8%** ↑

Closed Sales **-8.8%** ↓

Average Sale Price **-3.0%** ↓

Median Sale Price **-8.9%** ↓

Inventory **+1.1** ↑

Total Market Time **+19** ↑

Columbia Basin

November 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	3	4.5%	3	4.2%	5	8.1%
100K-200K	8	12.1%	0	0.0%	4	6.5%
200K-300K	23	34.8%	22	30.6%	20	32.3%
300K-400K	20	30.3%	27	37.5%	11	17.7%
400K-500K	9	13.6%	11	15.3%	14	22.6%
500K-600K	0	0.0%	4	5.6%	4	6.5%
600K-700K	3	4.5%	2	2.8%	2	3.2%
700K-800K	0	0.0%	1	1.4%	0	0.0%
800K-900K	0	0.0%	2	2.8%	2	3.2%
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	66		72		62	

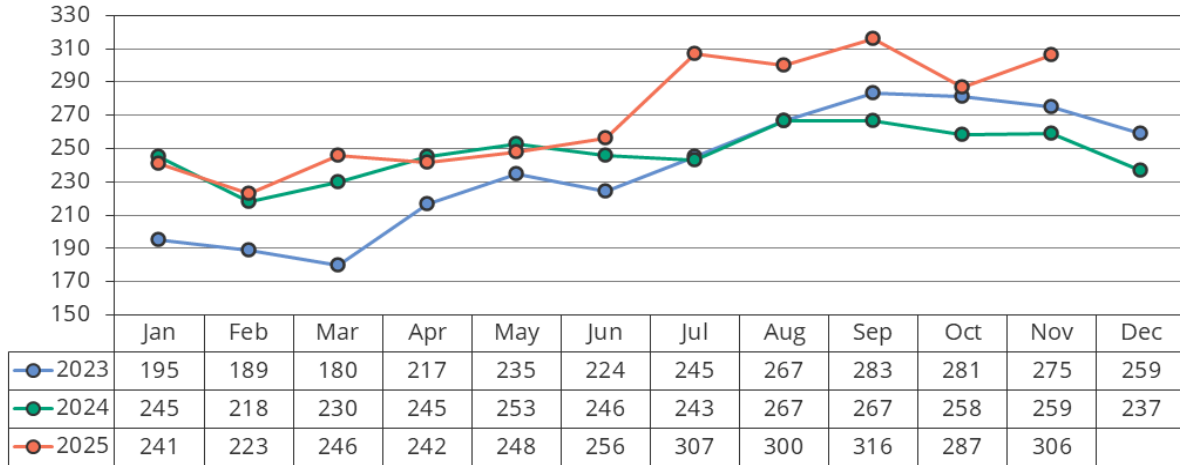
90th Percentile
 50th Percentile
 10th Percentile

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	101	65	62	346,800	312,500	97
	October	85	81	80	300,100	287,200	60
	Year-To-Date	1,112	833	797	324,500	305,000	79
2024	November	79	62	68	357,700	343,100	78
	Year-To-Date	1,042	806	779	322,300	313,200	79
Change	November 2024	27.8%	4.8%	-8.8%	-3.0%	-8.9%	24.4%
	Prev Mo 2025	18.8%	-19.8%	-22.5%	15.6%	8.8%	61.7%
	Year-To-Date	6.7%	3.3%	2.3%	0.7%	-2.6%	0.0%

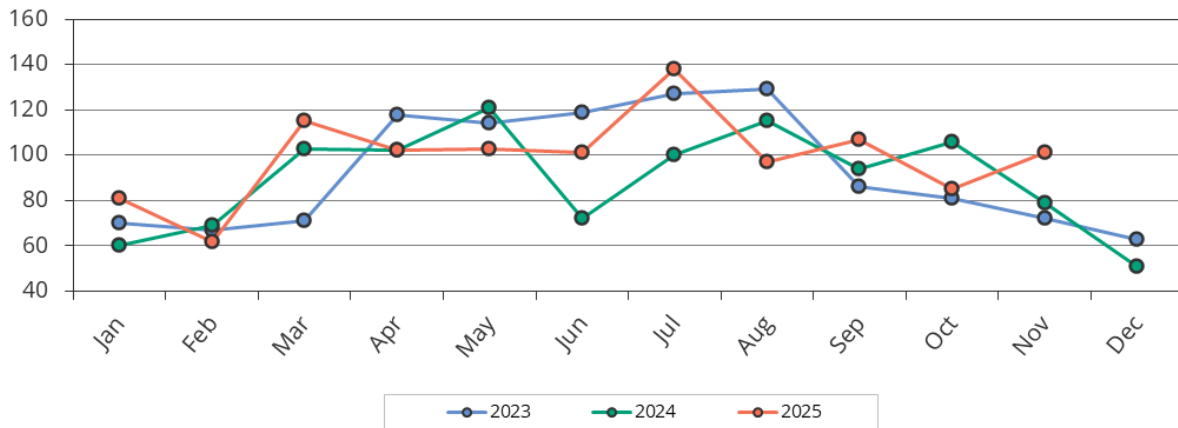
Columbia Basin

November 2025 Reporting Period

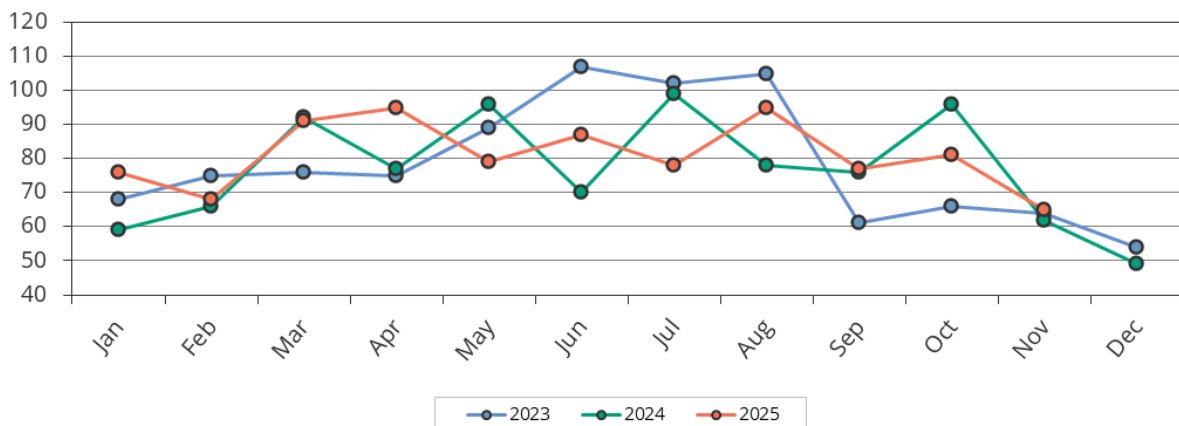
Active Residential Listings



New Listings



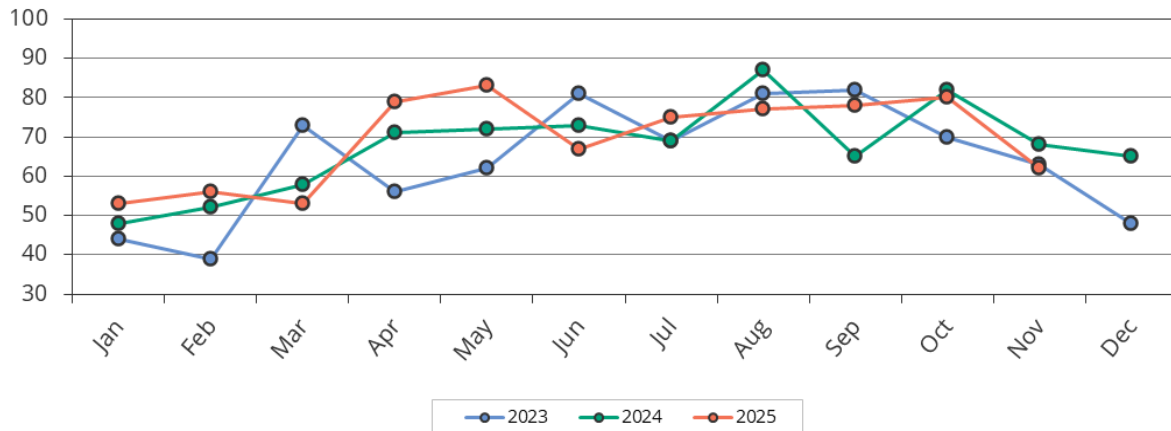
Pending Sales



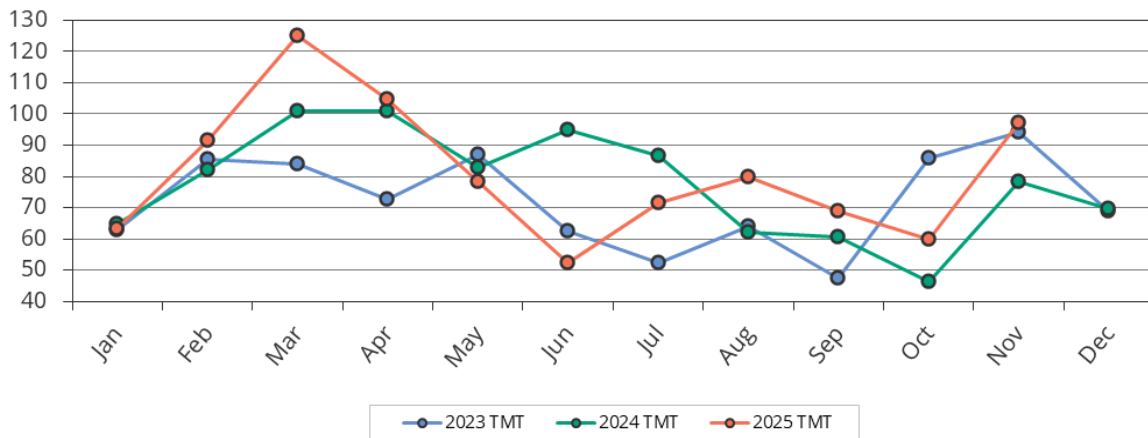
Columbia Basin

November 2025 Reporting Period

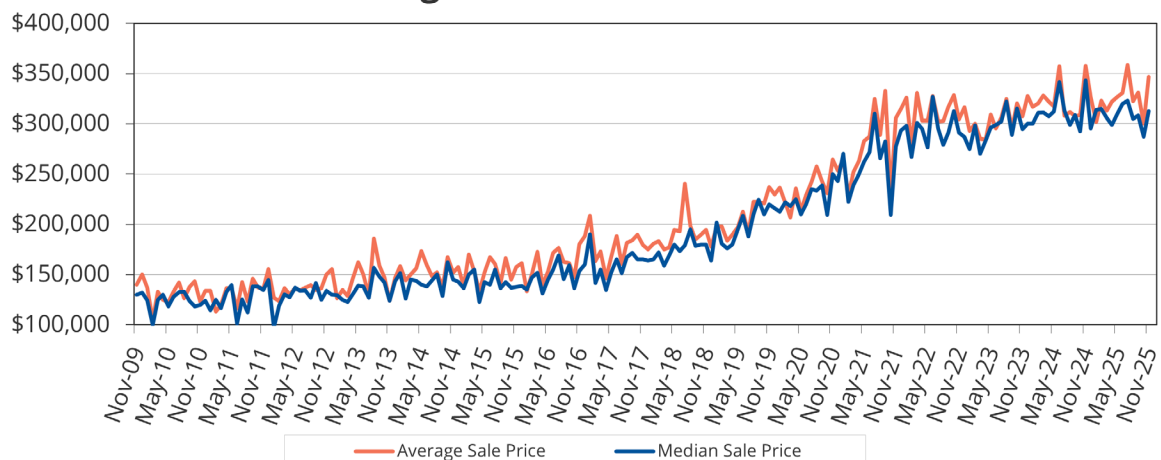
Closed Sales



Average Total Market Time



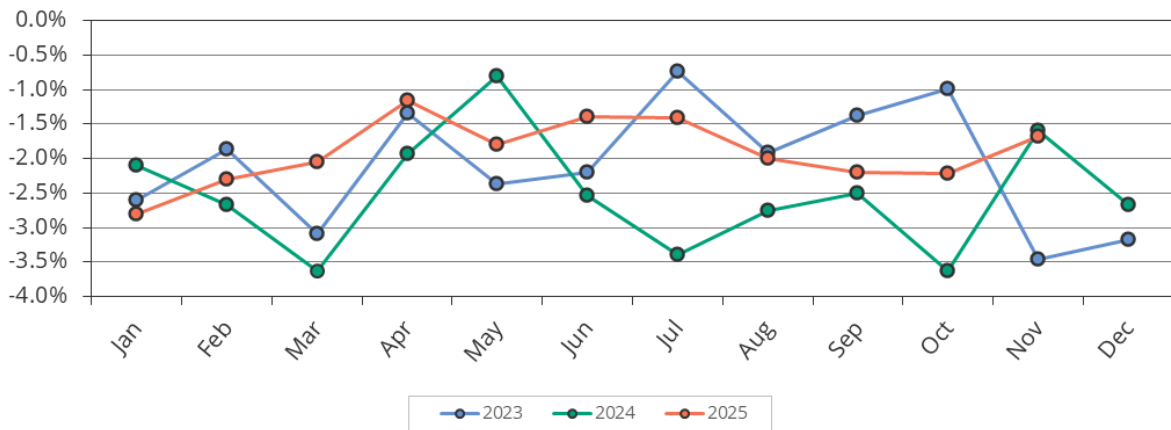
Average and Median Sale Price



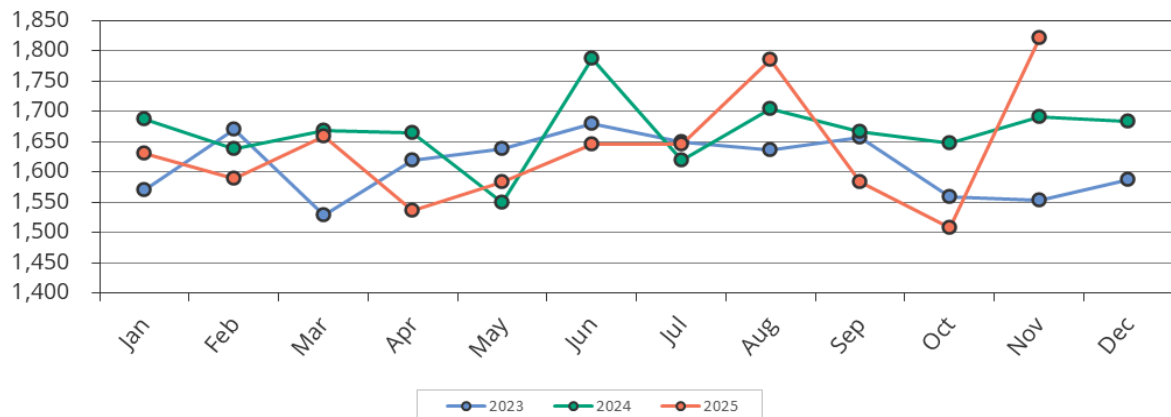
Columbia Basin

November 2025 Reporting Period

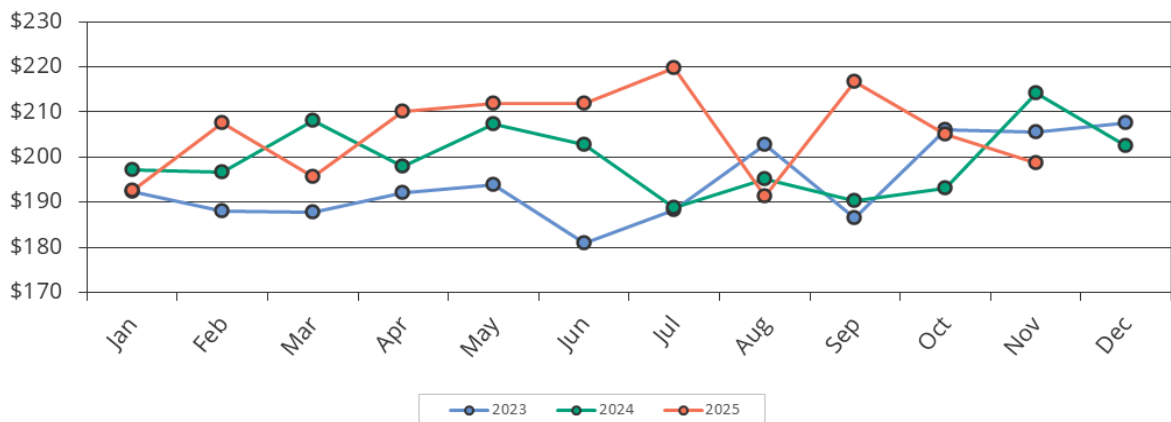
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Columbia Basin

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	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	8	2	0	2	-	1	90,000	273	14	7	-12.5%	6	285,000	275,000	-20.8%	1	250,000	3	323,100	-	-
381	Condon / S	1	1	0	1	-50.0%	1	158,500	112	9	10	42.9%	10	233,200	214,000	32.0%	-	-	2	177,500	-	-
	Gilliam Co. Total	9	3	-	3	50.0%	2	124,300	193	23	17	13.3%	16	252,600	225,000	-6.4%	1	250,000	5	264,900	-	-
420	Boardman / NW	21	7	1	1	0.0%	2	385,000	79	56	34	-19.0%	32	330,800	330,000	-10.0%	2	215,000	2	132,500	-	-
421	Irrigon	11	4	1	3	50.0%	2	306,700	24	57	46	58.6%	43	293,900	284,000	3.8%	1	135,000	1	50,000	-	-
422	Ione	3	0	0	0	-	0	-	-	6	4	300.0%	4	230,900	122,500	36.0%	-	-	-	-	-	-
423	Lexington	1	0	0	0	-	0	-	-	1	1	-	1	214,500	214,500	-	-	-	-	-	-	
424	Heppner / S	15	1	4	0	-	2	250,000	26	39	24	60.0%	25	237,200	230,000	-1.8%	1	1,550,000	1	128,000	-	-
	Morrow Co. Total	51	12	6	4	33.3%	6	313,900	43	159	109	25.3%	105	288,500	295,000	-	4	528,800	4	110,800	-	-
430	Umatilla	22	14	1	16	0.0%	11	334,300	119	143	135	3.1%	135	316,200	300,100	1.0%	-	-	5	118,200	1	239,900
431	Hermiston	96	31	4	21	16.7%	19	383,100	92	340	244	1.7%	221	354,200	350,000	1.4%	5	771,600	23	139,500	1	2,520,000
432	Stanfield	16	6	1	2	-	2	266,900	89	55	38	35.7%	36	279,000	275,000	-4.4%	1	225,000	1	125,000	-	-
433	Echo	4	2	0	1	-	0	-	-	7	4	-33.3%	2	347,000	347,000	-18.8%	-	-	1	1,575,000	-	-
435	Pendleton City Limits	47	21	8	11	-21.4%	14	343,000	63	213	179	4.7%	178	335,500	300,300	4.6%	3	1,703,000	13	432,800	4	563,200
436	E-Meacham, Cayuse	1	0	1	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
437	NE-Athens / Helix / Adams / Weston	23	4	2	3	50.0%	-	-	-	45	27	-25.0%	26	315,000	299,000	4.8%	1	175,000	6	300,000	-	-
438	S-Pilot Rock, Ukiah	7	2	0	0	-100.0%	1	130,000	518	19	14	-44.0%	14	235,500	221,000	17.5%	-	-	2	848,800	1	210,000
439	Milton-Freewater	30	6	5	4	-33.3%	7	421,400	108	106	66	3.1%	64	333,700	307,500	-3.1%	1	150,000	3	129,300	-	-
	Umatilla Co. Total	246	86	22	58	1.8%	54	358,700	100	930	707	0.4%	676	331,800	310,800	-100.0%	11	865,200	54	278,000	7	746,100

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

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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).

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% 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.

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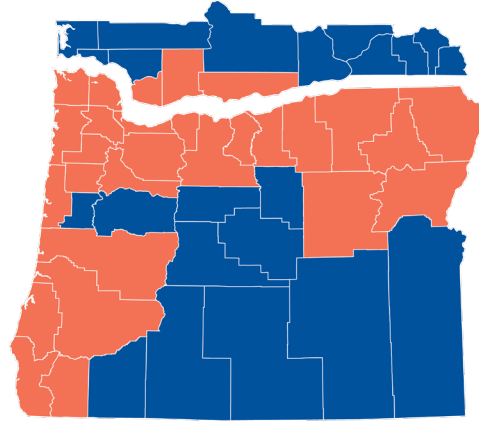
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| ▶ Video Highlights | ▶ Statistical Summaries |

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- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

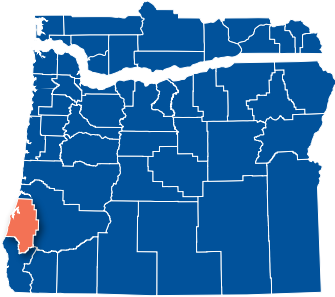
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Coos County November 2025 Reporting Period

Coos County

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (64) increased 1.6% from the 63 listed in November 2024, and decreased 40.7% from the 108 listed in October 2025.

Pending Sales

Pending sales (80) increased 17.6% from the 68 offers accepted in November 2024, and decreased 10.1% from the 89 offers accepted in October 2025.

Closed Sales

Closed sales (63) decreased 21.3% from the 80 closings in November 2024, and decreased 30.0% from the 90 closings in October 2025.

Inventory and Time on Market

Inventory increased to 5.6 months in November. Total market time increased to 111 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (1,319) increased 3.6%, pending sales (890) increased 1.6%, and closed sales (826) decreased 2.1%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 0.9% from \$375,000 to \$378,300. In the same comparison, the median sale price has increased 1.1% from \$335,000 to \$338,600.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.4% (\$375,100 v. \$370,000)

Median Sale Price % Change: +1.4% (\$339,000 v. \$334,400)

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

	2023	2024	2025
January	4.4	4.5	5.7
February	3.6	4.1	4.1
March	2.5	3.3	3.9
April	2.1	4.0	3.8
May	3.0	3.6	5.5
June	3.2	5.3	4.9
July	4.2	4.4	4.9
August	2.6	3.8	4.1
September	3.8	3.5	5.2
October	3.8	4.1	4.5
November	4.8	3.4	5.6
December	4.0	4.9	

Residential Trends

November 2025 vs. October 2025

New Listings **-40.7%** ↓

Pending Sales **-10.1%** ↓

Closed Sales **-30.0%** ↓

Average Sale Price **+9.8%** ↑

Median Sale Price **+11.6%** ↑

Inventory **+1.1** ↑

Total Market Time **+19** ↑

November 2025 vs. November 2024

New Listings **+1.6%** ↑

Pending Sales **+17.6%** ↑

Closed Sales **-21.3%** ↓

Average Sale Price **+3.8%** ↑

Median Sale Price **+8.1%** ↑

Inventory **+2.2** ↑

Total Market Time **+36** ↑

Coos County

November 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	2	3.3%	6	7.4%	2	3.2%
100K-200K	8	13.3%	8	9.9%	6	9.5%
200K-300K	19	31.7%	14	17.3%	12	19.0%
300K-400K	11	18.3%	30	37.0%	16	25.4%
400K-500K	10	16.7%	10	12.3%	15	23.8%
500K-600K	3	5.0%	6	7.4%	5	7.9%
600K-700K	2	3.3%	1	1.2%	4	6.3%
700K-800K	2	3.3%	3	3.7%	2	3.2%
800K-900K	2	3.3%	0	0.0%	0	0.0%
900K-1M	1	1.7%	1	1.2%	1	1.6%
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%	1	1.2%	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%	1	1.2%	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	60		81		63	



90th Percentile



50th Percentile



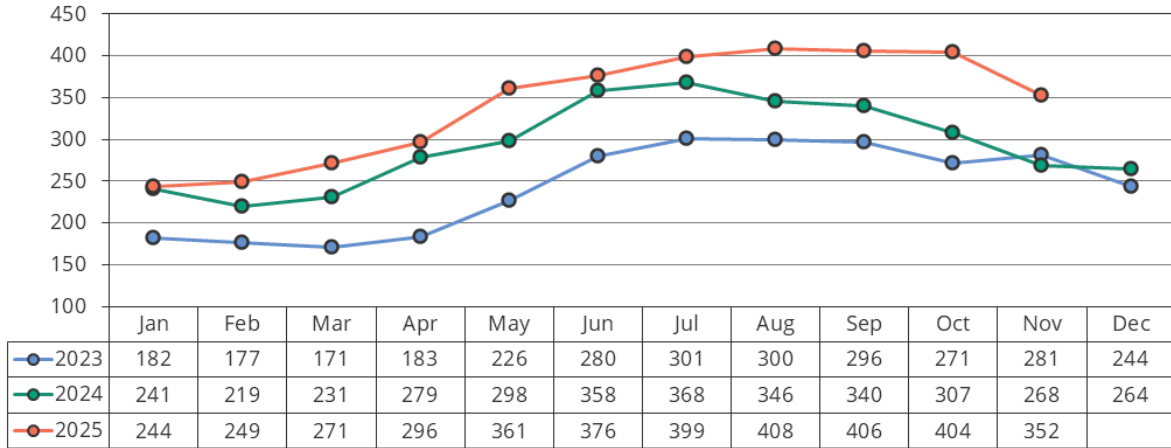
10th Percentile

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	64	80	63	381,200	365,000	111
	October	108	89	90	347,200	327,000	92
	Year-To-Date	1,319	890	826	378,300	338,600	81
2024	November	63	68	80	367,100	337,500	75
	Year-To-Date	1,273	876	844	375,000	335,000	79
Change	November 2024	1.6%	17.6%	-21.3%	3.8%	8.1%	48.0%
	Prev Mo 2025	-40.7%	-10.1%	-30.0%	9.8%	11.6%	20.7%
	Year-To-Date	3.6%	1.6%	-2.1%	0.9%	1.1%	2.5%

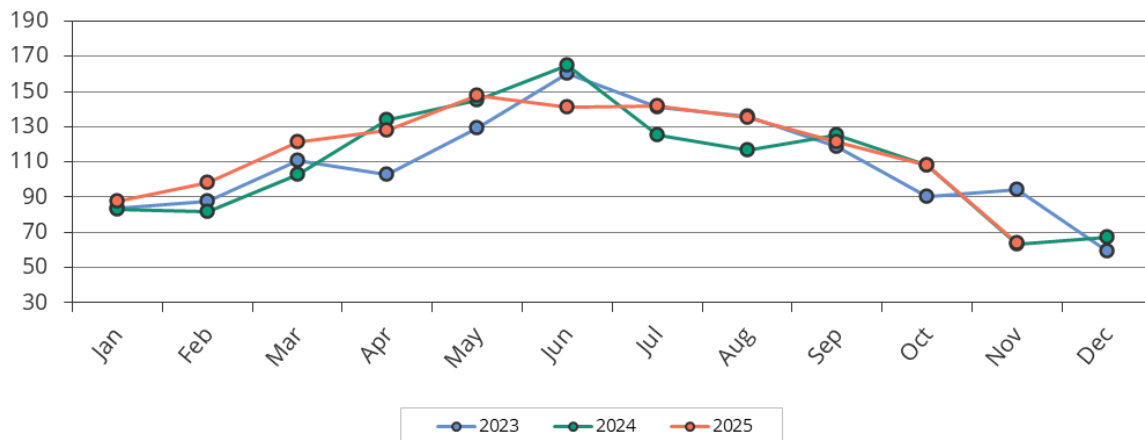
Coos County

November 2025 Reporting Period

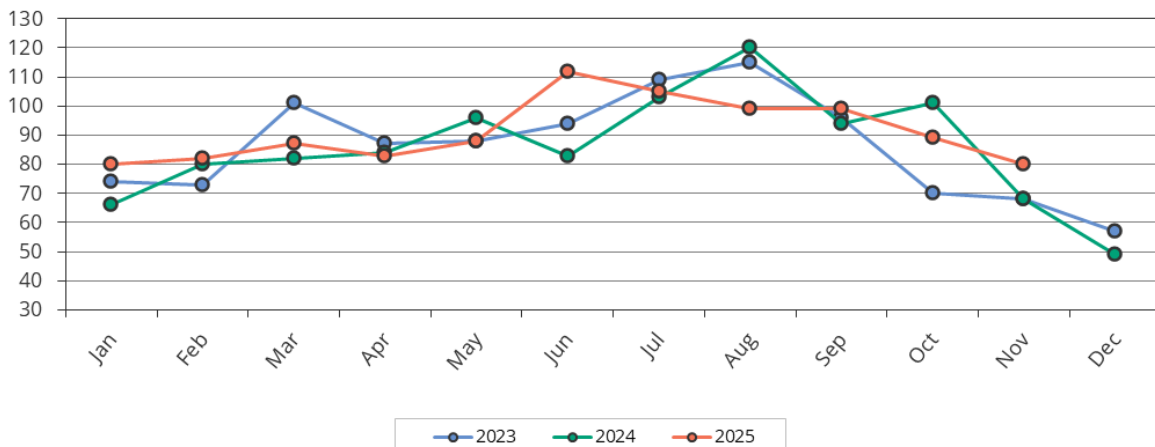
Active Residential Listings



New Listings



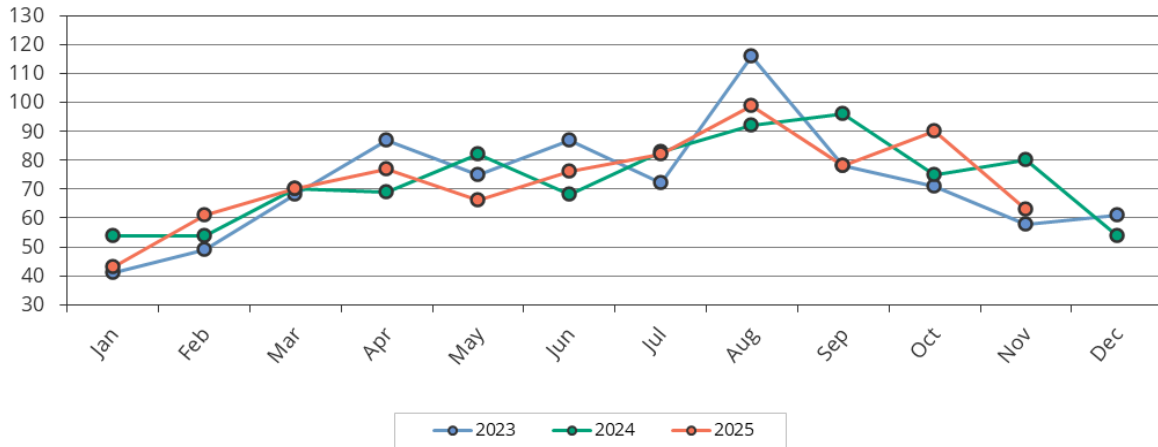
Pending Sales



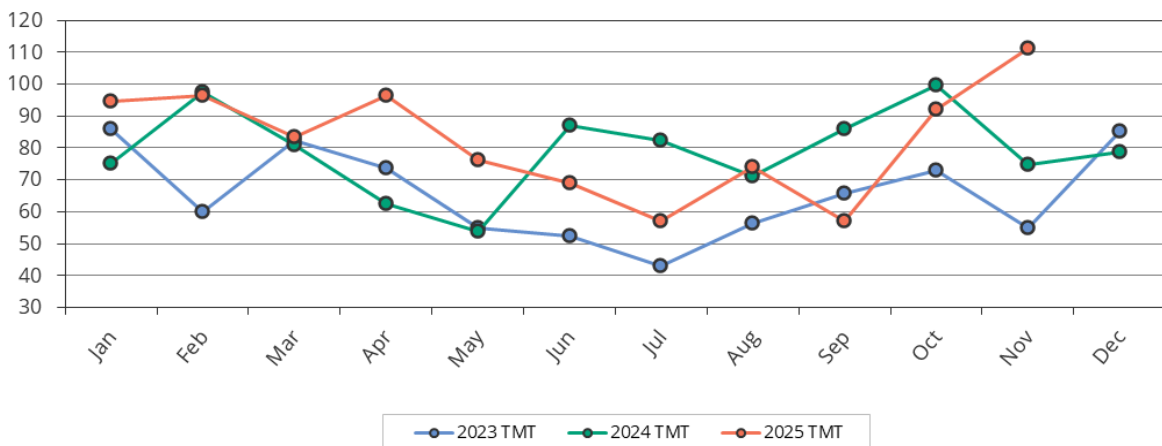
Coos County

November 2025 Reporting Period

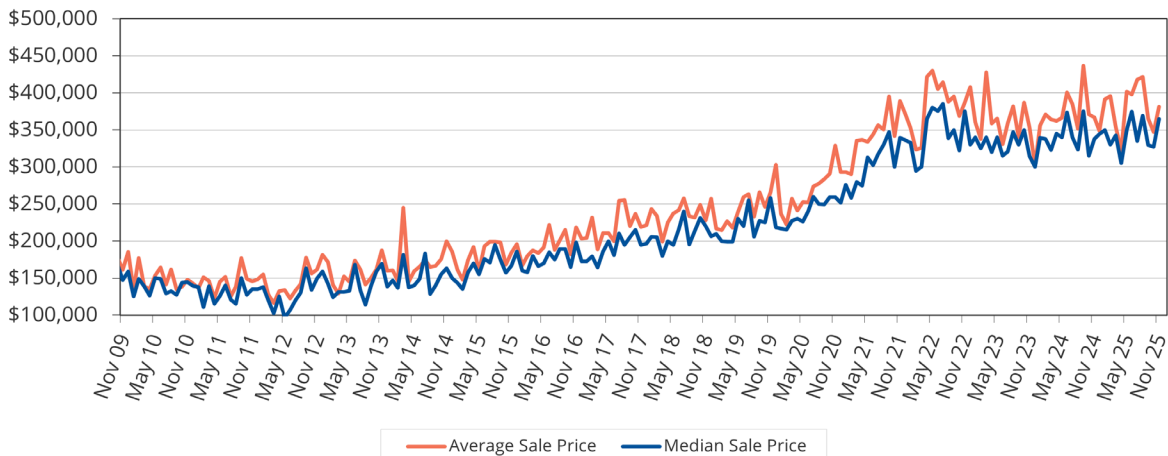
Closed Sales



Average Total Market Time



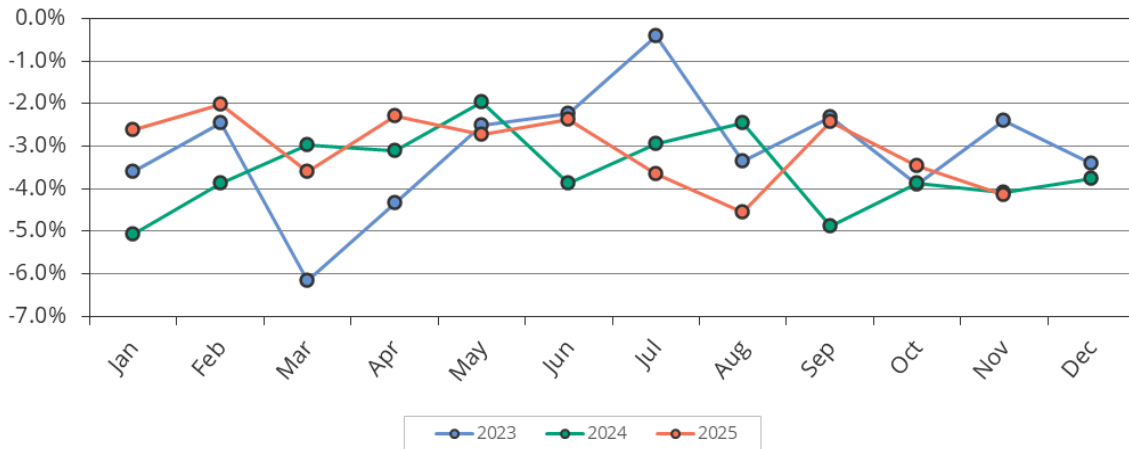
Average and Median Sale Price



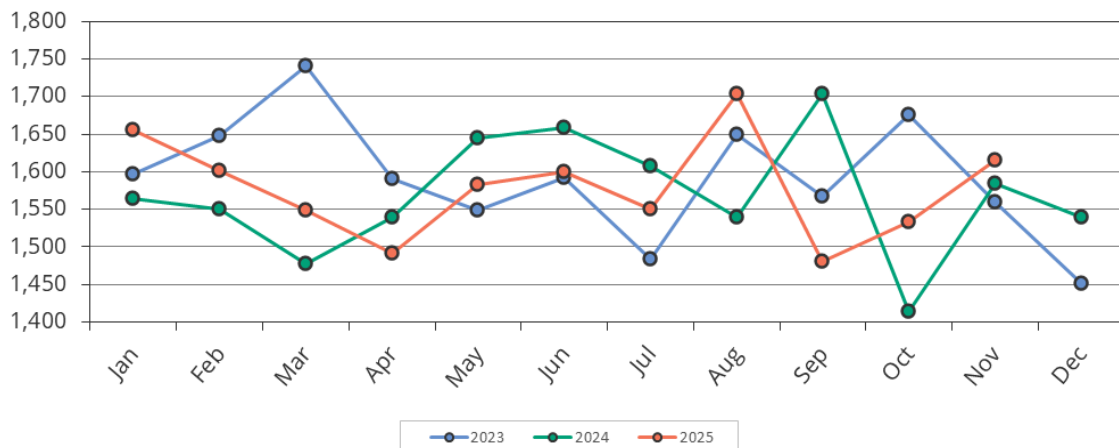
Coos County

November 2025 Reporting Period

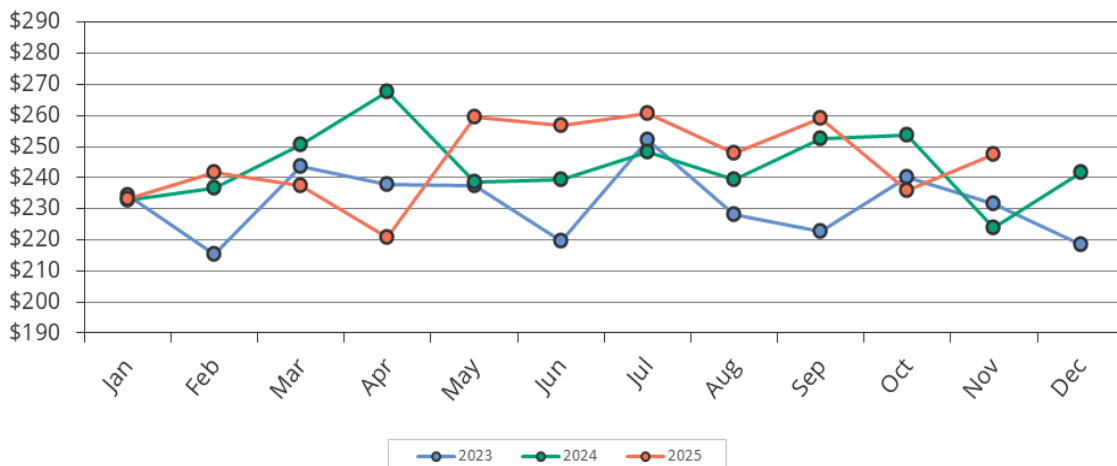
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Coos County

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 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
97407	Allegeny	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	72	13	9	9	-43.8%	10	538,500	217	188	119	-13.8%	115	585,400	539,000	1.2%	5	370,100	26	206,000	4	1,003,500
97414	Broadbent	0	0	0	0	-	0	-	-	4	4	-	4	346,400	303,800	-	-	-	-	-	-	
97420	Coos Bay	115	24	13	35	52.2%	24	316,200	100	517	371	5.7%	342	317,200	305,000	-6.4%	12	1,028,700	27	137,800	10	427,300
97423	Coquille	49	9	6	5	-28.6%	7	372,000	61	157	99	32.0%	96	354,000	340,000	15.2%	1	215,000	7	155,400	1	349,000
97449	Lakeside	23	5	3	5	150.0%	3	356,700	40	86	58	-15.9%	53	349,800	300,000	12.5%	1	290,000	5	44,700	-	-
97458	Myrtle Point	27	4	6	6	0.0%	4	469,300	58	86	54	-10.0%	47	435,300	315,000	27.1%	4	381,300	2	145,000	1	295,000
97459	North Bend	58	9	6	20	42.9%	14	368,100	85	270	182	7.7%	166	370,700	345,000	1.5%	2	475,000	16	100,700	3	306,700
97466	Powers	8	0	2	0	-	1	335,000	413	11	3	-78.6%	3	266,700	259,000	46.1%	-	-	-	-	-	-
	Coos County	352	64	45	80	17.6%	63	381,200	111	1,319	890	1.6%	826	378,300	338,600	1.4%	25	687,000	83	148,100	19	518,500

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

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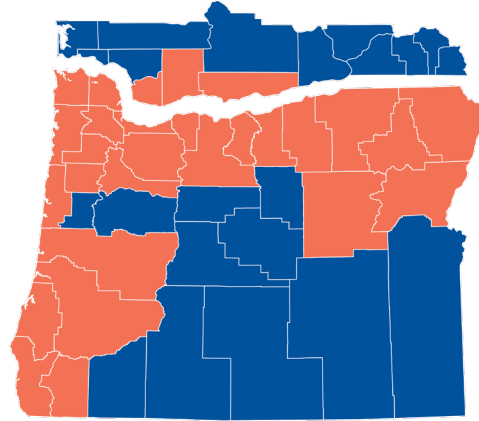
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MARKET ACTION REPORT

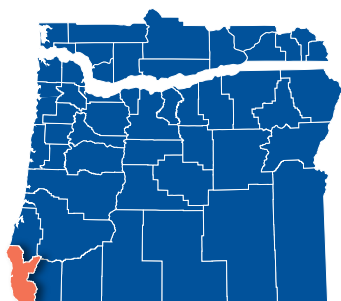
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Curry County November 2025 Reporting Period

Curry County

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (28) decreased 24.3% from the 37 listed in November 2024, and decreased 34.9% from the 43 listed in October 2025.

Pending Sales

Pending sales (22) decreased 18.5% from the 27 offers accepted in November 2024, and decreased 52.2% from the 46 offers accepted in October 2025.

Closed Sales

Closed sales (27) decreased 30.8% from the 39 closings in November 2024, and decreased 22.9% from the 35 closings in October 2025.

Inventory and Time on Market

Inventory increased to 9.5 months in November. Total market time increased to 123 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (651) increased 6.7%, pending sales (376) increased 2.7%, and closed sales (343) decreased 5.2%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has decreased 2.3% from \$471,100 to \$460,100. In the same comparison, the median sale price has decreased 7.7% from \$422,500 to \$390,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.1% (\$461,200 v. \$466,300)

Median Sale Price % Change: -5.7% (\$391,300 v. \$415,000)

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

	2023	2024	2025
January	5.8	6.7	9.2
February	8.4	7.6	8.1
March	6.5	6.2	7.7
April	6.2	9.3	13.8
May	7.0	8.4	10.0
June	5.6	8.1	7.5
July	5.5	6.5	8.5
August	4.4	7.3	7.9
September	5.5	6.6	8.9
October	6.3	4.4	7.7
November	9.8	5.3	9.5
December	5.8	7.0	

Residential Trends

November 2025 vs. October 2025

New Listings **-34.9%** ↓

Pending Sales **-52.2%** ↓

Closed Sales **-22.9%** ↓

Average Sale Price **+5.8%** ↑

Median Sale Price **+11.7%** ↑

Inventory **+1.8** ↑

Total Market Time **+21** ↑

November 2025 vs. November 2024

New Listings **-24.3%** ↓

Pending Sales **-18.5%** ↓

Closed Sales **-30.8%** ↓

Average Sale Price **+8.6%** ↑

Median Sale Price **+16.2%** ↑

Inventory **+4.2** ↑

Total Market Time **+4** ↑

Curry County

November 2025 Reporting Period

Residential Sales by Price Range

Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	3	14.3%	6	15.4%	1	3.7%
100K-200K	2	9.5%	7	17.9%	5	18.5%
200K-300K	0	0.0%	3	7.7%	2	7.4%
300K-400K	5	23.8%	4	10.3%	3	11.1%
400K-500K	6	28.6%	6	15.4%	5	18.5%
500K-600K	2	9.5%	3	7.7%	3	11.1%
600K-700K	1	4.8%	3	7.7%	3	11.1%
700K-800K	0	0.0%	1	2.6%	3	11.1%
800K-900K	0	0.0%	3	7.7%	1	3.7%
900K-1M	1	4.8%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	1	2.6%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	1	4.8%	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%	1	2.6%	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%	1	2.6%	0	0.0%
2MM+	0	0.0%	0	0.0%	1	3.7%
Total Closed Sales	21		39		27	



90th Percentile



50th Percentile



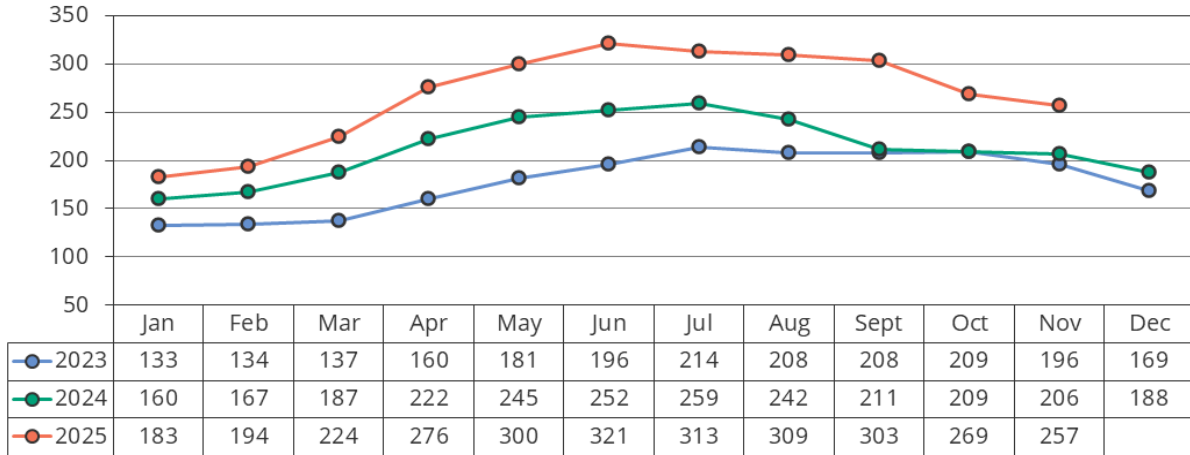
10th Percentile

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	28	22	27	495,000	430,000	123
	October	43	46	35	468,000	385,000	102
	Year-To-Date	651	376	343	460,100	390,000	115
2024	November	37	27	39	455,800	370,000	119
	Year-To-Date	610	366	362	471,100	422,500	122
Change	November 2024	-24.3%	-18.5%	-30.8%	8.6%	16.2%	3.4%
	Prev Mo 2025	-34.9%	-52.2%	-22.9%	5.8%	11.7%	20.6%
	Year-To-Date	6.7%	2.7%	-5.2%	-2.3%	-7.7%	-5.7%

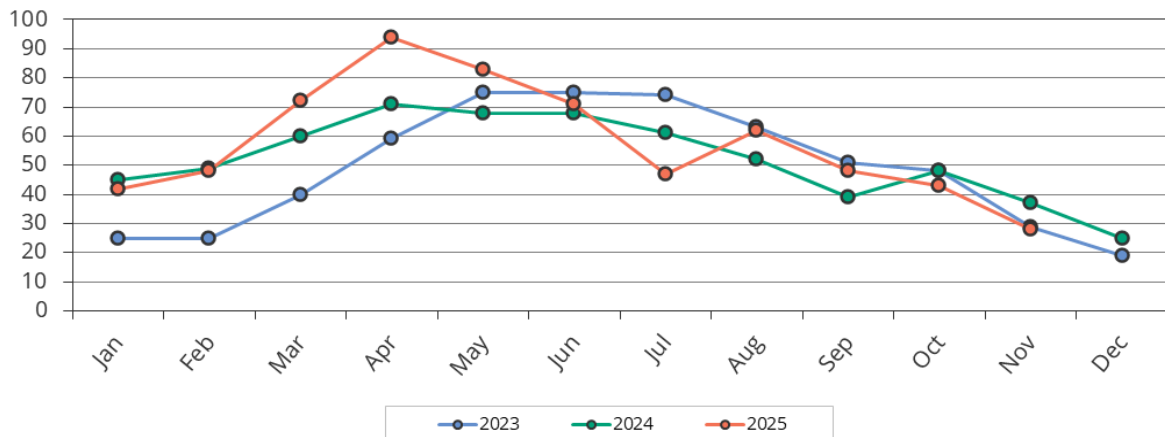
Curry County

November 2025 Reporting Period

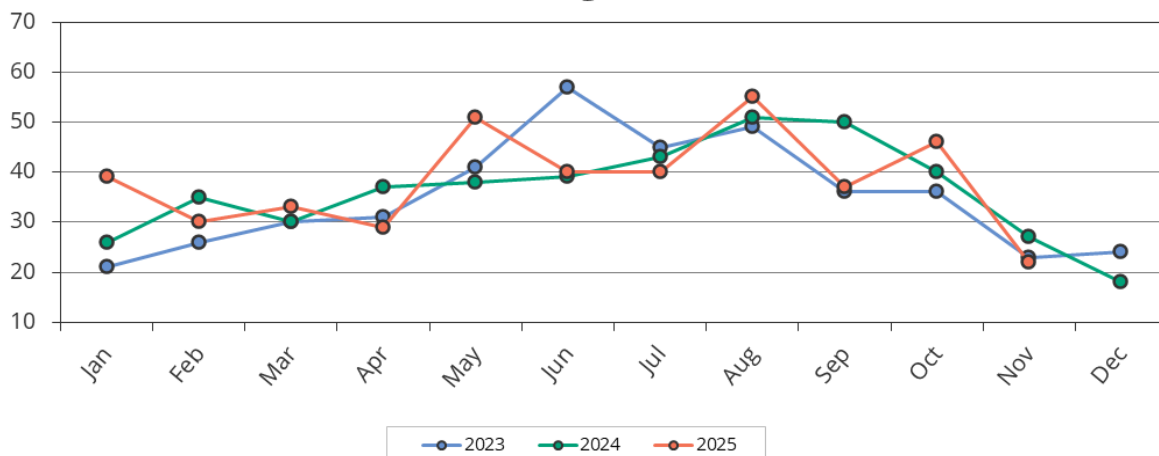
Active Residential Listings



New Listings



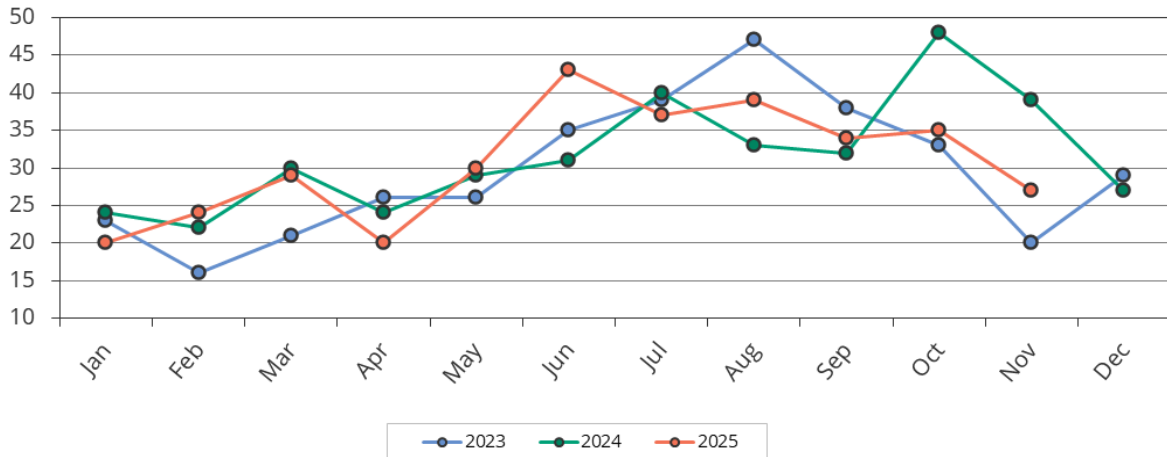
Pending Sales



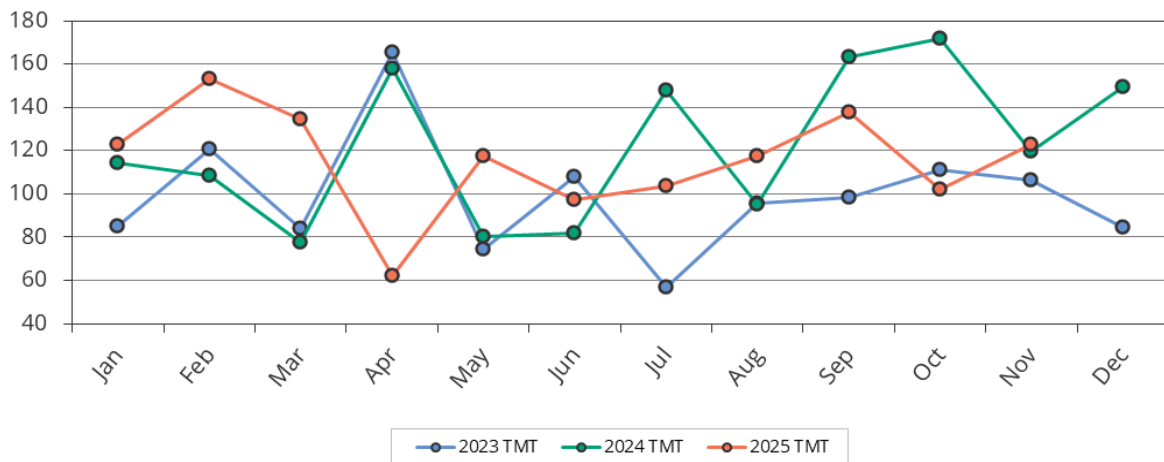
Curry County

November 2025 Reporting Period

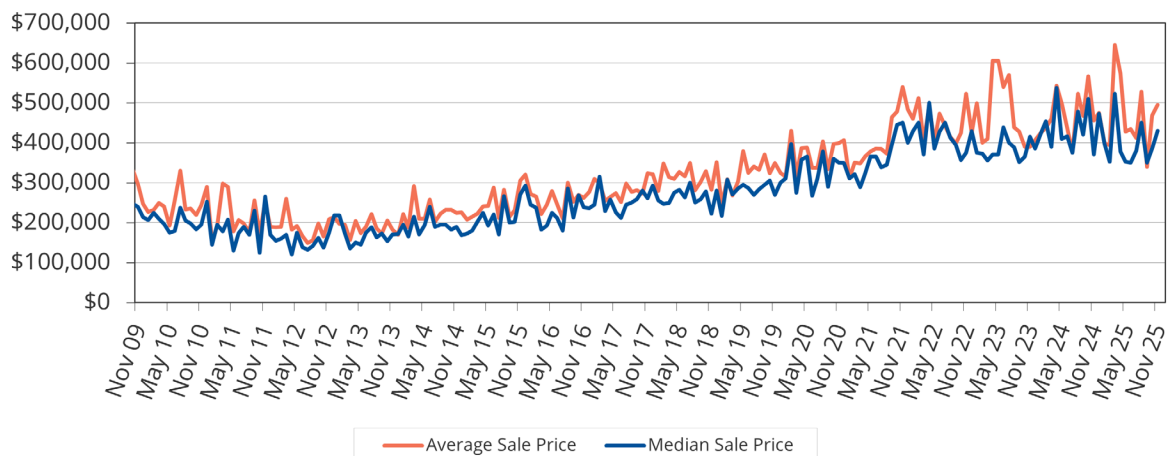
Closed Sales



Average Total Market Time



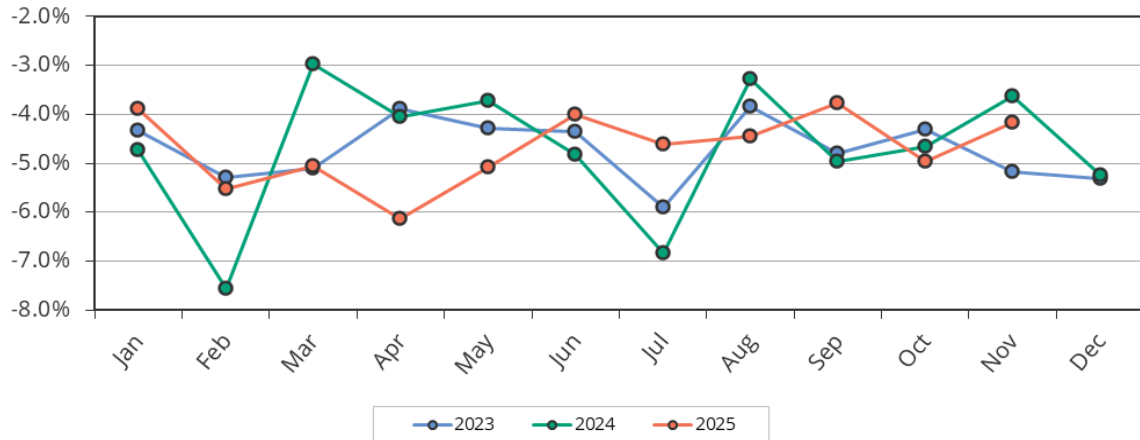
Average and Median Sale Price



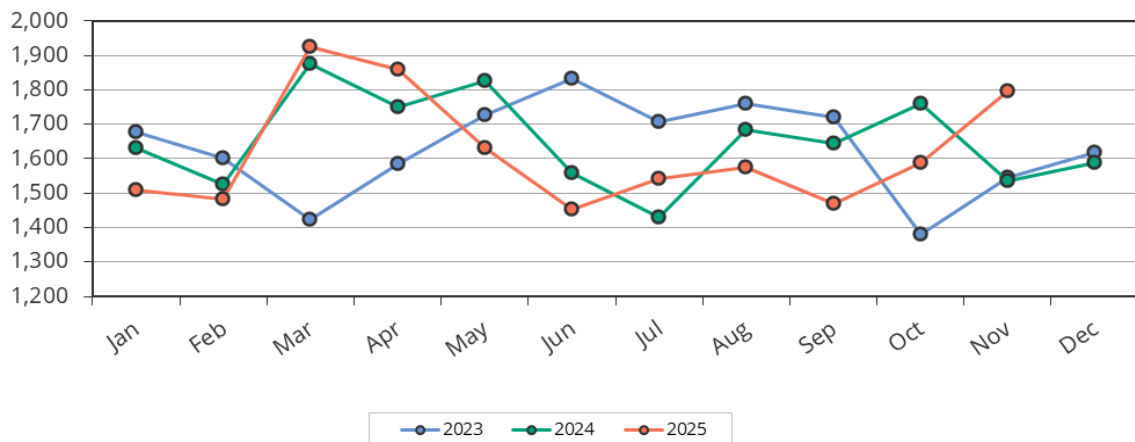
Curry County

November 2025 Reporting Period

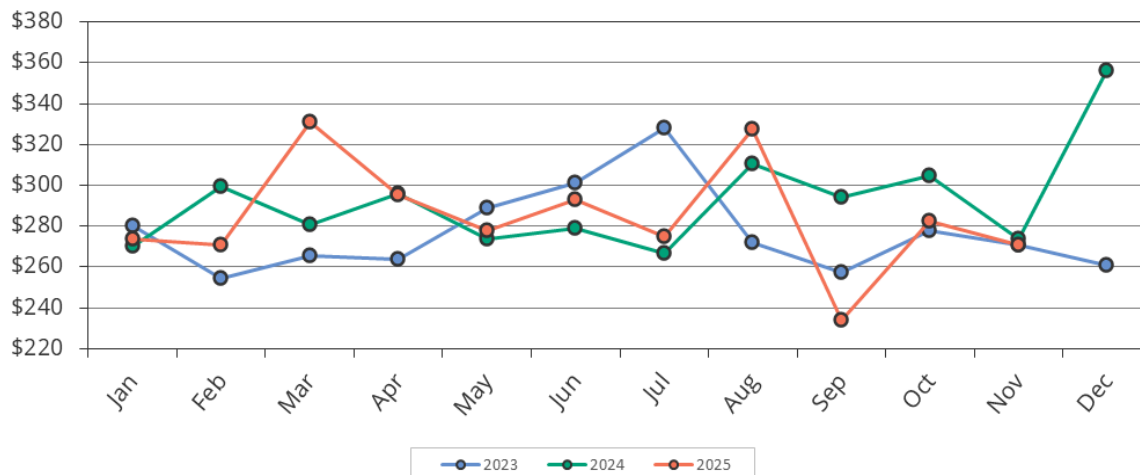
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Curry County

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 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
270	City / Airport / Marina Hts. / NB Chetco	70	12	3	8	-20.0%	8	713,400	89	186	115	2.7%	99	573,100	512,500	8.6%	1	2,045,000	16	138,800	5	453,100	
271	Harbor / Winchuck / SB Chetco	62	8	8	6	20.0%	6	294,300	166	158	93	12.0%	89	393,100	315,000	-0.5%	3	903,300	8	245,100	-	-	
272	Carpenterville / Cape Ferrello / Whaleshead	28	1	5	2	-33.3%	4	520,900	190	58	29	-19.4%	29	405,000	365,000	-16.9%	-	-	2	600,000	1	925,000	
273	Gold Beach	68	3	9	4	-50.0%	5	451,000	108	172	98	-2.0%	92	441,100	380,000	-4.3%	5	1,074,300	19	239,700	-	-	
274	Port Orford	29	4	6	2	100.0%	4	388,600	82	77	41	17.1%	34	404,400	356,500	-5.0%	1	359,000	19	246,200	1	325,000	
	Curry County	257	28	31	22	-18.5%	27	495,000	123	651	376	2.7%	343	460,100	390,000	-1.1%	10	1,048,500	64	228,300	7	502,200	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

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Area Report — Year-To-Date:

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% Change:

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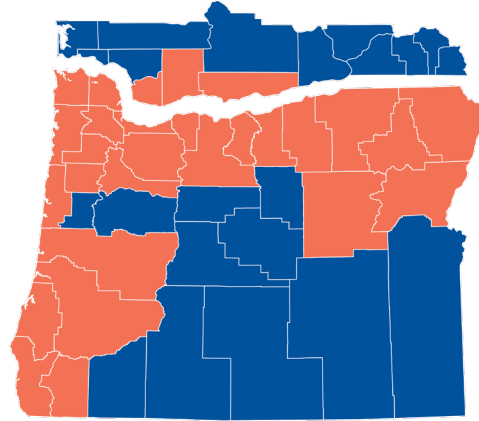
Additional Resources for RMLS Subscribers:

- | | |
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Market Action Report

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- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

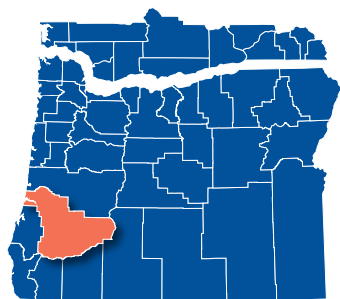
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Douglas County November 2025 Reporting Period

Douglas County

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (117) decreased 10.7% from the 131 listed in November 2024, and decreased 20.4% from the 147 listed in October 2025.

Pending Sales

Pending sales (102) decreased 6.4% from the 109 offers accepted in November 2024, and decreased 22.7% from the 132 offers accepted in October 2025.

Closed Sales

Closed sales (100) decreased 7.4% from the 108 closings in November 2024, and increased 2.0% from the 98 closings in October 2025.

Inventory and Time on Market

Inventory decreased to 5.5 months in November. Total market time decreased to 77 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (1,848) increased 0.7%, pending sales (1,268) decreased 2.4%, and closed sales (1,193) decreased 4.9%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 0.1% from \$354,500 to \$355,000. In the same comparison, the median sale price has increased 0.6% from \$325,000 to \$327,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.1% (\$354,600 v. \$354,100)

Median Sale Price % Change: +0.0% (\$325,000 v. \$324,900)

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

	2023	2024	2025
January	3.7	3.9	5.9
February	3.3	3.9	4.4
March	2.8	2.8	4.4
April	3.6	3.3	4.0
May	2.7	3.2	5.1
June	2.7	3.9	5.7
July	2.9	3.9	4.2
August	3.1	3.5	4.4
September	3.9	3.7	5.5
October	4.2	3.8	5.7
November	4.2	4.1	5.5
December	4.6	4.2	

Residential Trends

November 2025 vs. October 2025

New Listings **-20.4%** ↓

Pending Sales **-22.7%** ↓

Closed Sales **+2.0%** ↑

Average Sale Price **+2.2%** ↑

Median Sale Price **+2.3%** ↑

Inventory **-0.2** ↓

Total Market Time **-31** ↓

November 2025 vs. November 2024

New Listings **-10.7%** ↓

Pending Sales **-6.4%** ↓

Closed Sales **-7.4%** ↓

Average Sale Price **+9.6%** ↑

Median Sale Price **+11.3%** ↑

Inventory **+1.4** ↑

Total Market Time **+3** ↑

Douglas County

November 2025 Reporting Period

Residential Sales by Price Range

Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	8	8.2%	6	5.4%	7	7.0%
100K-200K	10	10.3%	12	10.8%	5	5.0%
200K-300K	26	26.8%	33	29.7%	25	25.0%
300K-400K	27	27.8%	30	27.0%	27	27.0%
400K-500K	15	15.5%	11	9.9%	15	15.0%
500K-600K	6	6.2%	8	7.2%	7	7.0%
600K-700K	0	0.0%	2	1.8%	2	2.0%
700K-800K	2	2.1%	3	2.7%	5	5.0%
800K-900K	1	1.0%	3	2.7%	3	3.0%
900K-1M	0	0.0%	1	0.9%	3	3.0%
1MM-1.1MM	1	1.0%	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%	1	0.9%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	1	1.0%
1.4MM-1.5MM	0	0.0%	1	0.9%	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+	1	1.0%	0	0.0%	0	0.0%
Total Closed Sales	97		111		100	

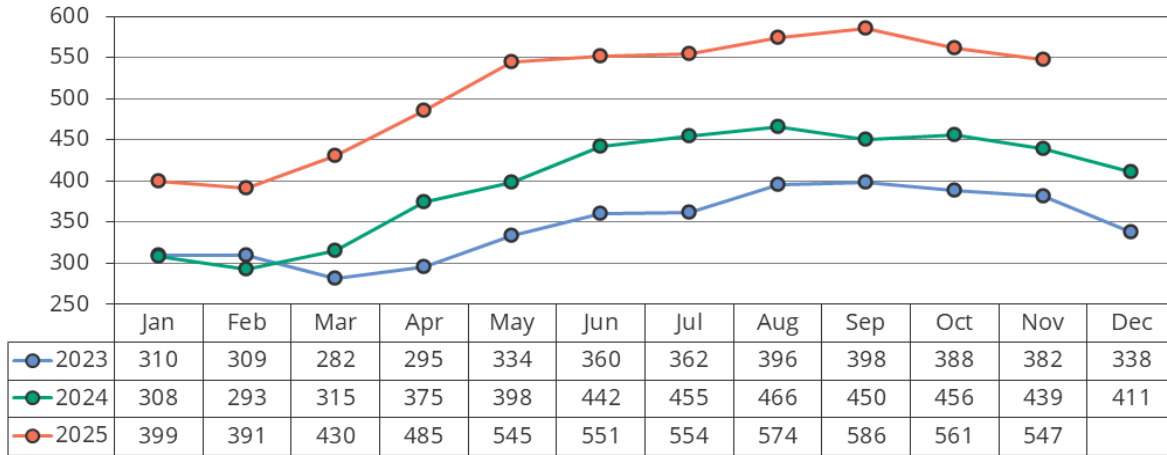
90th Percentile
 50th Percentile
 10th Percentile

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	117	102	100	388,500	342,300	77
	October	147	132	98	380,000	334,500	108
	Year-To-Date	1,848	1,268	1,193	355,000	327,000	84
2024	November	131	109	108	354,500	307,500	74
	Year-To-Date	1,836	1,299	1,254	354,500	325,000	68
Change	November 2024	-10.7%	-6.4%	-7.4%	9.6%	11.3%	4.1%
	Prev Mo 2025	-20.4%	-22.7%	2.0%	2.2%	2.3%	-28.7%
	Year-To-Date	0.7%	-2.4%	-4.9%	0.1%	0.6%	23.5%

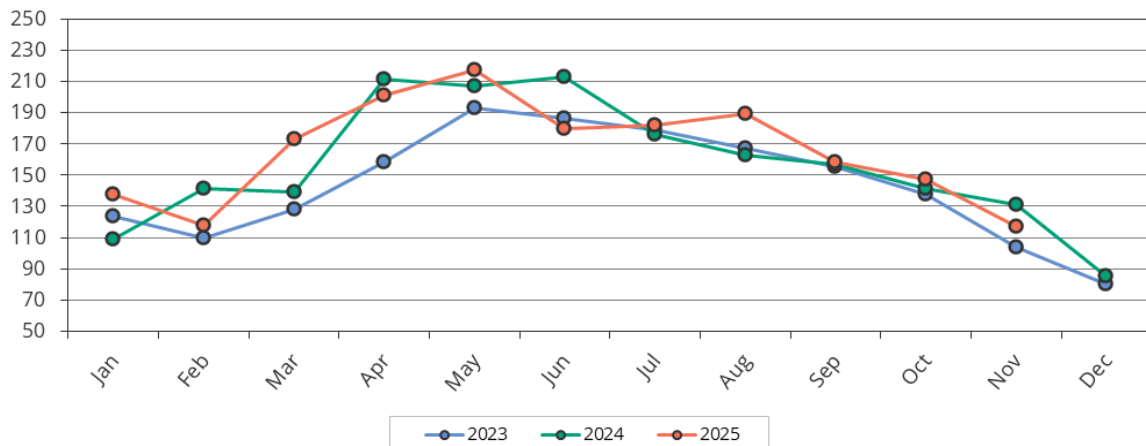
Douglas County

November 2025 Reporting Period

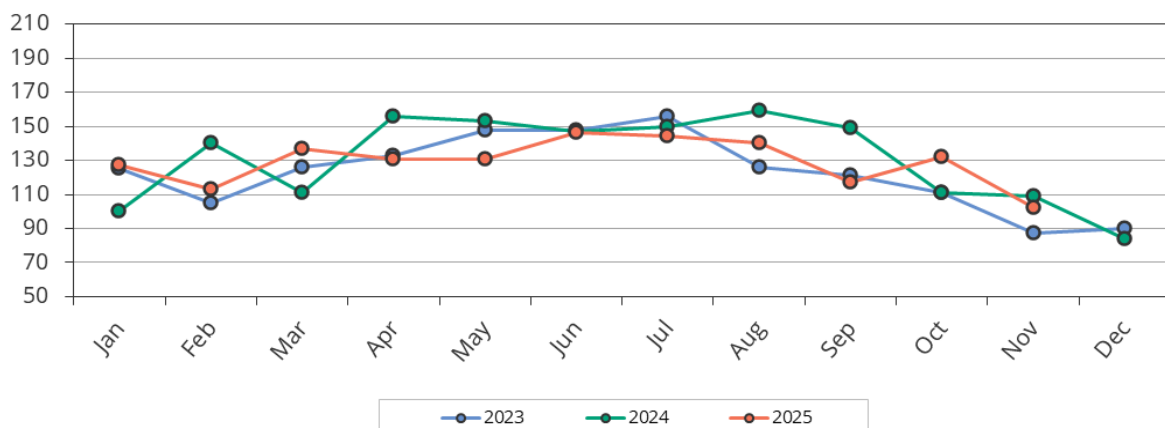
Active Residential Listings



New Listings



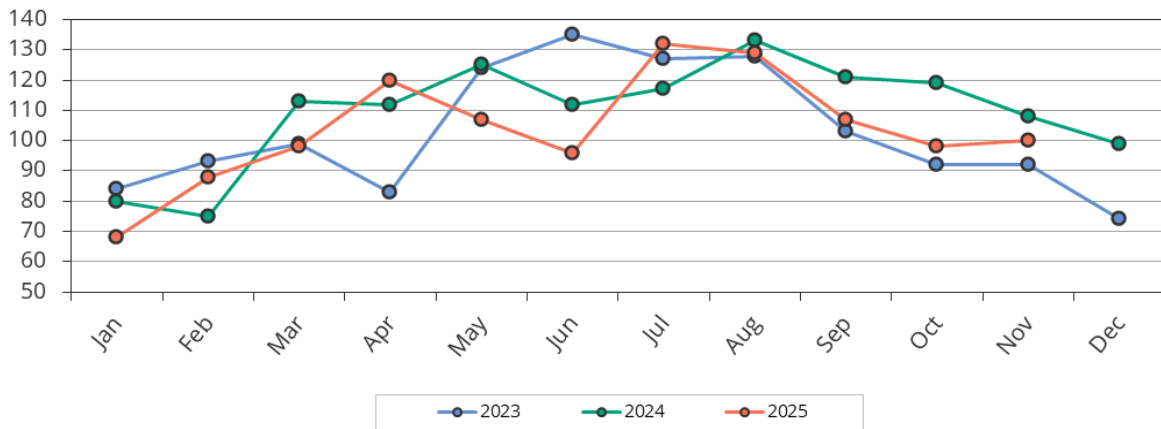
Pending Sales



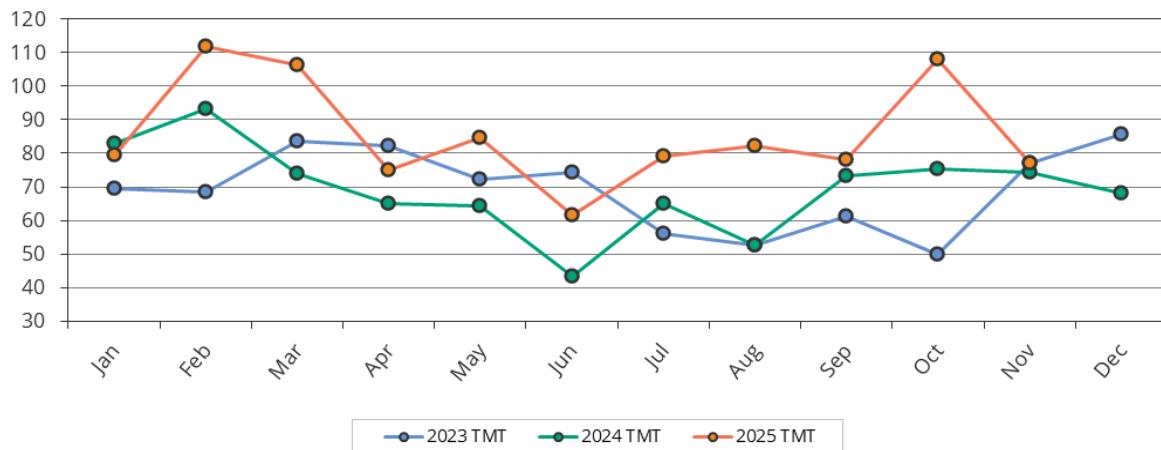
Douglas County

November 2025 Reporting Period

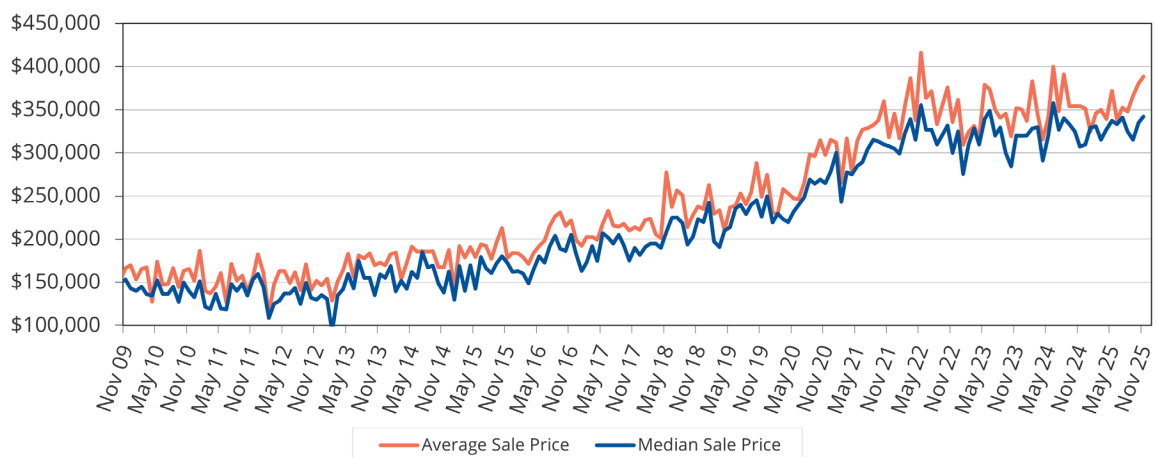
Closed Sales



Average Total Market Time



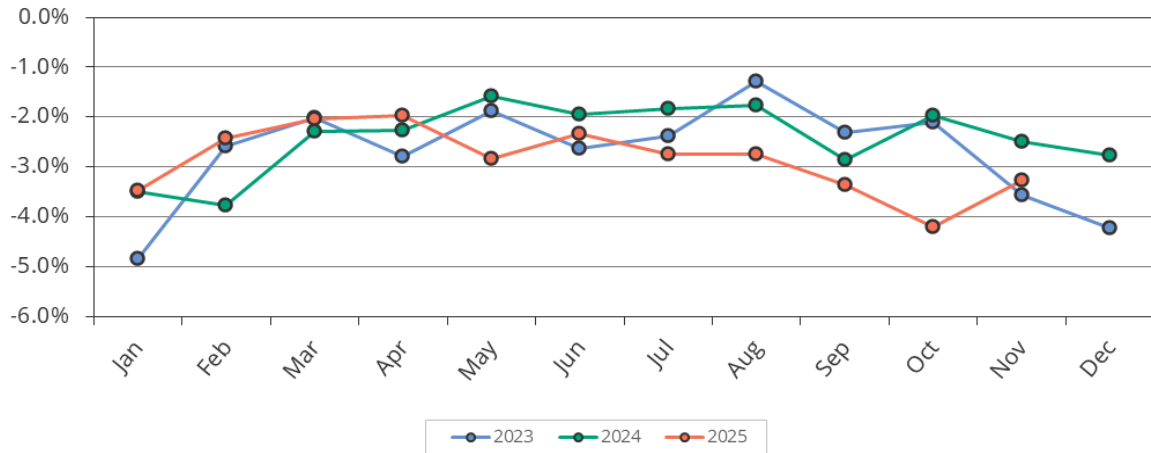
Average and Median Sale Price



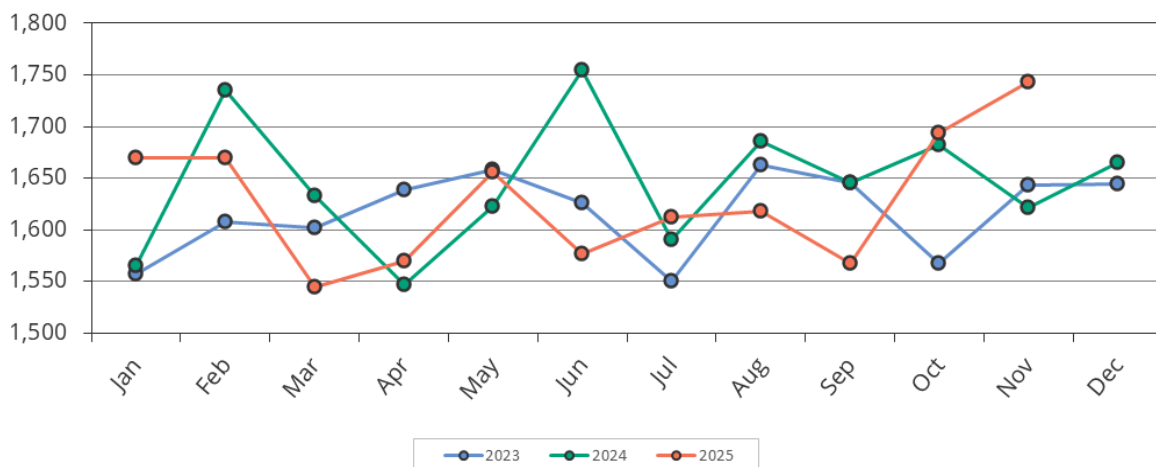
Douglas County

November 2025 Reporting Period

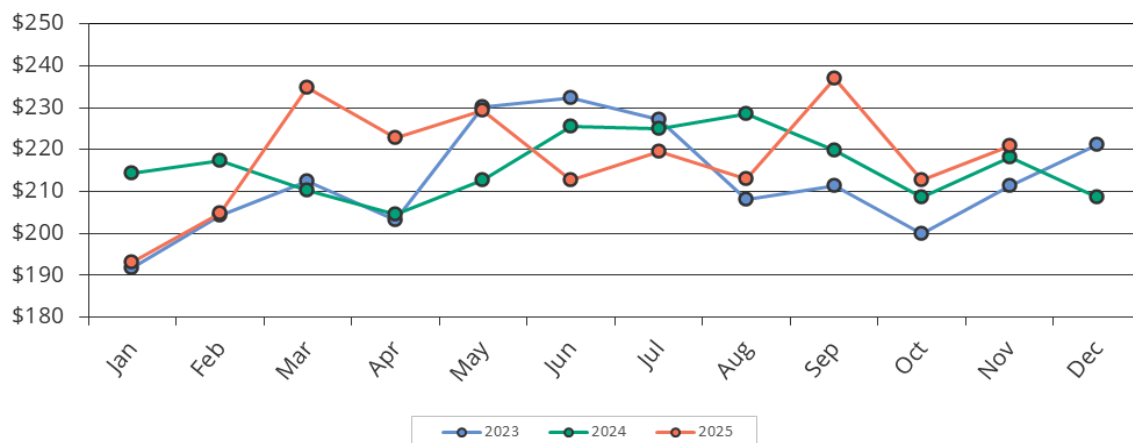
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Douglas County

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 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
251	NE Roseburg	54	17	5	11	-8.3%	11	372,500	58	204	148	-6.9%	131	296,400	283,000	-5.7%	4	363,800	11	131,600	4	400,600
252	NW Roseburg	51	8	6	8	-11.1%	10	676,900	53	186	129	0.0%	118	499,800	437,500	-1.4%	2	670,000	6	284,500	2	413,300
253	SE Roseburg	25	11	3	16	128.6%	6	399,300	106	111	80	-4.8%	70	336,900	315,000	11.8%	4	260,000	4	87,500	4	315,800
254	SW Roseburg	35	5	4	4	-42.9%	11	495,400	112	127	87	4.8%	88	442,400	380,000	0.7%	2	759,500	11	197,600	3	356,700
255	Glide & E of Roseburg	33	1	3	1	-66.7%	2	838,800	106	88	50	0.0%	49	532,400	455,000	-3.9%	1	245,000	11	255,700	2	755,700
256	Sutherlin / Oakland Area	58	16	6	19	5.6%	13	254,000	76	239	175	0.6%	159	347,400	350,000	1.2%	4	1,056,300	20	270,700	4	586,300
257	Winston & SW of Roseburg	52	14	4	7	-53.3%	11	313,500	51	169	115	-19.0%	114	327,900	316,000	-1.1%	-	-	9	285,200	3	566,700
258	Myrtle Creek & S/SE of Roseburg	114	16	10	16	-5.9%	12	363,600	132	325	213	4.4%	208	309,100	277,300	3.7%	10	283,400	20	80,400	6	329,200
259	Green District	48	12	5	5	-16.7%	11	313,300	41	165	102	-11.3%	102	287,400	305,000	-5.3%	2	460,000	4	134,100	7	311,400
265	North Douglas County	77	17	2	15	0.0%	13	300,300	66	234	169	6.3%	154	330,600	320,000	2.9%	8	431,000	16	305,500	8	540,000
	Douglas County	547	117	48	102	-6.4%	100	388,500	77	1,848	1,268	-2.4%	1,193	355,000	327,000	0.1%	37	460,200	112	209,900	43	437,100

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

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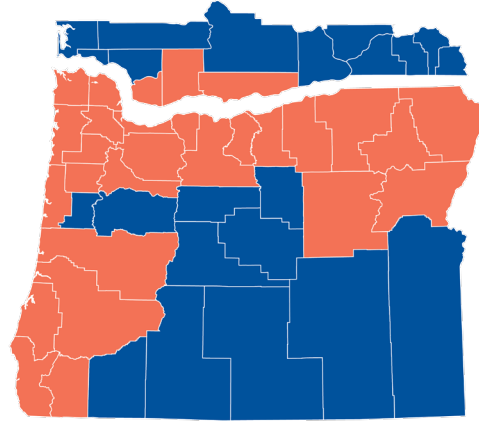
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Maggie Wu, Editor
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MARKET ACTION REPORT

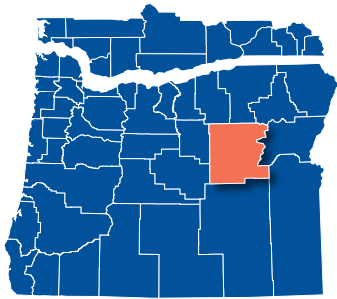
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Grant County November 2025 Reporting Period

Grant County

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (3) matched the 3 listed in November 2024, and decreased 70.0% from the 10 listed in October 2025.

Pending Sales

Pending sales (2) decreased 50.0% from the 4 offers accepted in November 2024, and decreased 85.7% from the 14 offers accepted in October 2025.

Closed Sales

Closed sales (12) increased 300.0% from the 3 closings in November 2024, and decreased 14.3% from the 14 closings in October 2025.

Inventory and Time on Market

Inventory increased to 5.3 months in November. Total market time increased to 163 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (131) increased 37.9%, pending sales (79) increased 16.2%, and closed sales (83) increased 43.1%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has decreased 7.1% from \$400,600 to \$372,100. In the same comparison, the median sale price has increased 22.5% from \$233,500 to \$286,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -7.1% (\$372,100 v. \$400,400)

Median Sale Price % Change: +20.5% (\$285,500 v. \$237,000)

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

	2023	2024	2025
January	*	43.0	15.3
February	2.6	4.8	9.0
March	2.0	7.0	6.8
April	3.8	23.0	9.7
May	3.3	8.0	10.3
June	3.5	5.9	8.1
July	5.1	9.5	14.6
August	4.8	8.0	7.8
September	5.8	10.0	11.5
October	4.8	18.3	4.4
November	47.0	16.7	5.3
December	7.8	5.6	

*Note: Since there were no sales in this region in January 2023, we cannot calculate an Inventory In Months.

Residential Trends

November 2025 vs. October 2025

New Listings **-70.0%** ↓

Pending Sales **-85.7%** ↓

Closed Sales **-14.3%** ↓

Average Sale Price **+43.9%** ↑

Median Sale Price **+1.0%** ↑

Inventory **+0.9** ↑

Total Market Time **+21** ↑

November 2025 vs. November 2024

New Listings **0.0%** —

Pending Sales **-50.0%** ↓

Closed Sales **+300.0%** ↑

Average Sale Price **+50.4%** ↑

Median Sale Price **+63.1%** ↑

Inventory **-11.4** ↓

Total Market Time **+83** ↑

Grant County

November 2025 Reporting Period

Residential Sales by Price Range

Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	1	33.3%	1	8.3%
200K-300K	1	50.0%	1	33.3%	3	25.0%
300K-400K	1	50.0%	0	0.0%	5	41.7%
400K-500K	0	0.0%	0	0.0%	0	0.0%
500K-600K	0	0.0%	0	0.0%	0	0.0%
600K-700K	0	0.0%	0	0.0%	1	8.3%
700K-800K	0	0.0%	0	0.0%	0	0.0%
800K-900K	0	0.0%	1	33.3%	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%	1	8.3%
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%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	1	8.3%
Total Closed Sales	2		3		12	

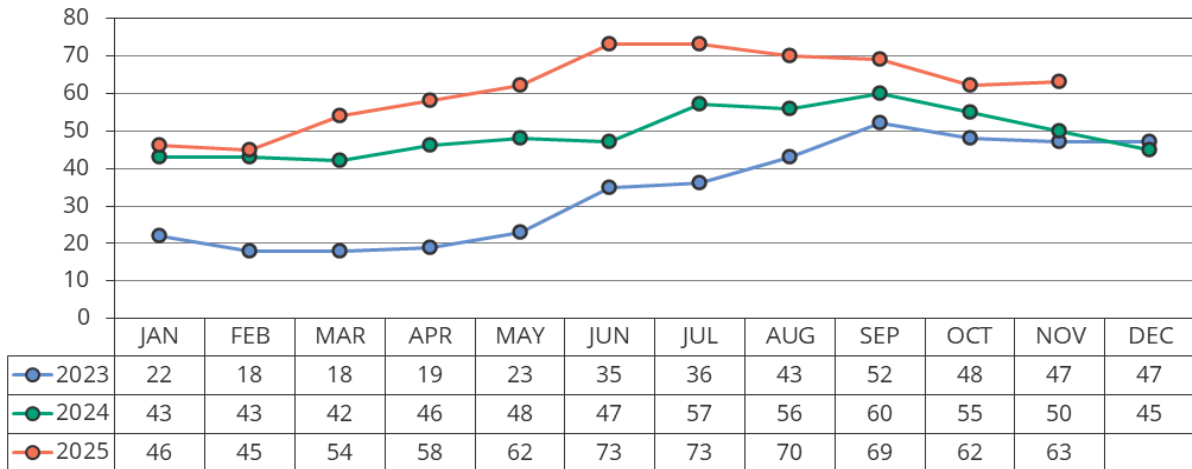
90th Percentile
 50th Percentile
 10th Percentile

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	3	2	12	599,200	342,500	163
	October	10	14	14	416,300	339,000	142
	Year-To-Date	131	79	83	372,100	286,000	132
2024	November	3	4	3	398,300	210,000	80
	Year-To-Date	95	68	58	400,600	233,500	119
Change	November 2024	0.0%	-50.0%	300.0%	50.4%	63.1%	103.8%
	Prev Mo 2025	-70.0%	-85.7%	-14.3%	43.9%	1.0%	14.8%
	Year-To-Date	37.9%	16.2%	43.1%	-7.1%	22.5%	10.9%

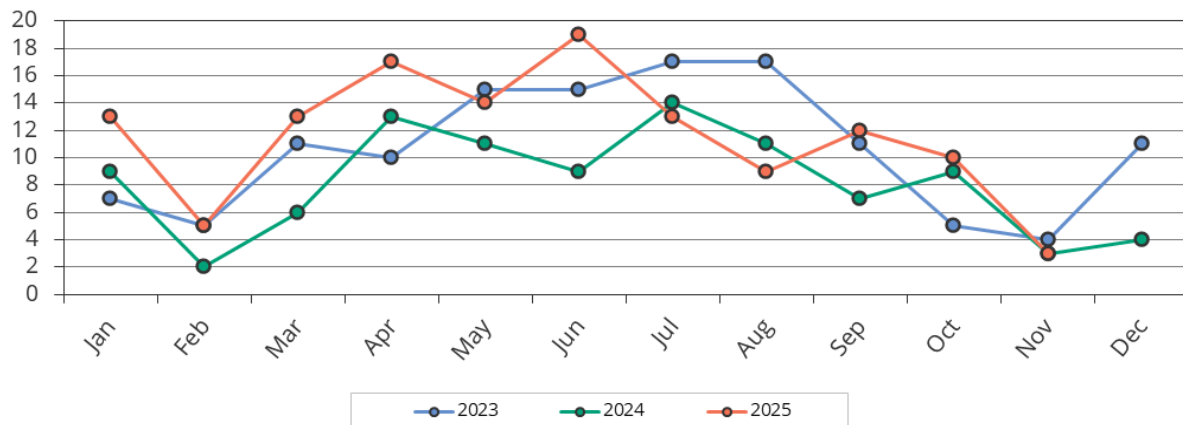
Grant County

November 2025 Reporting Period

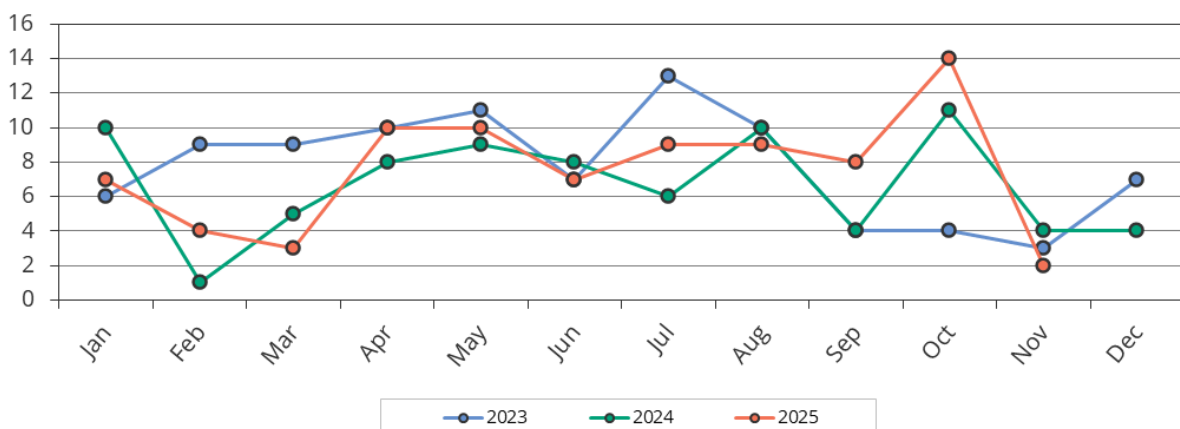
Active Residential Listings



New Listings

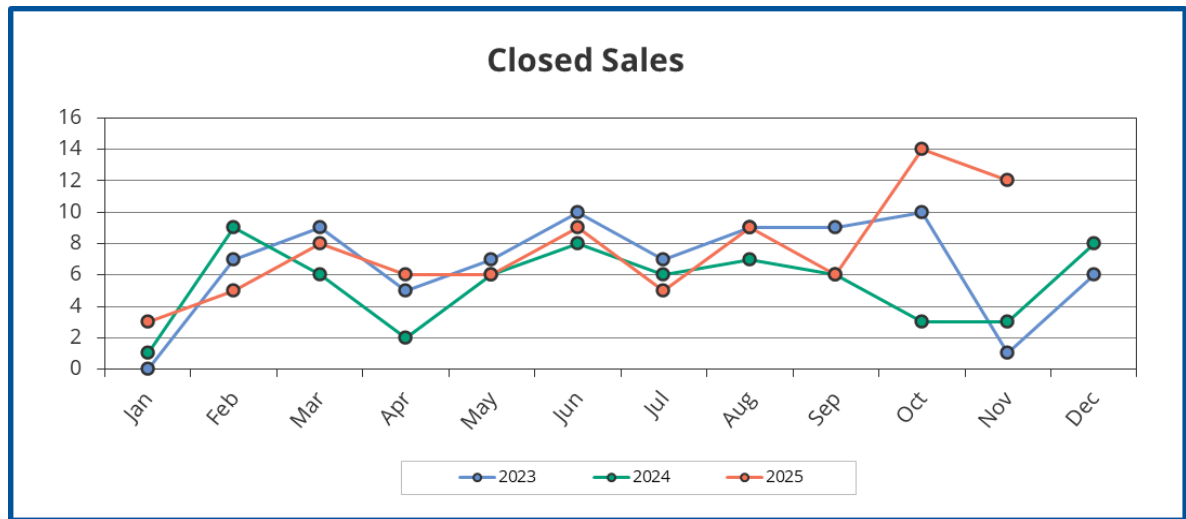


Pending Sales

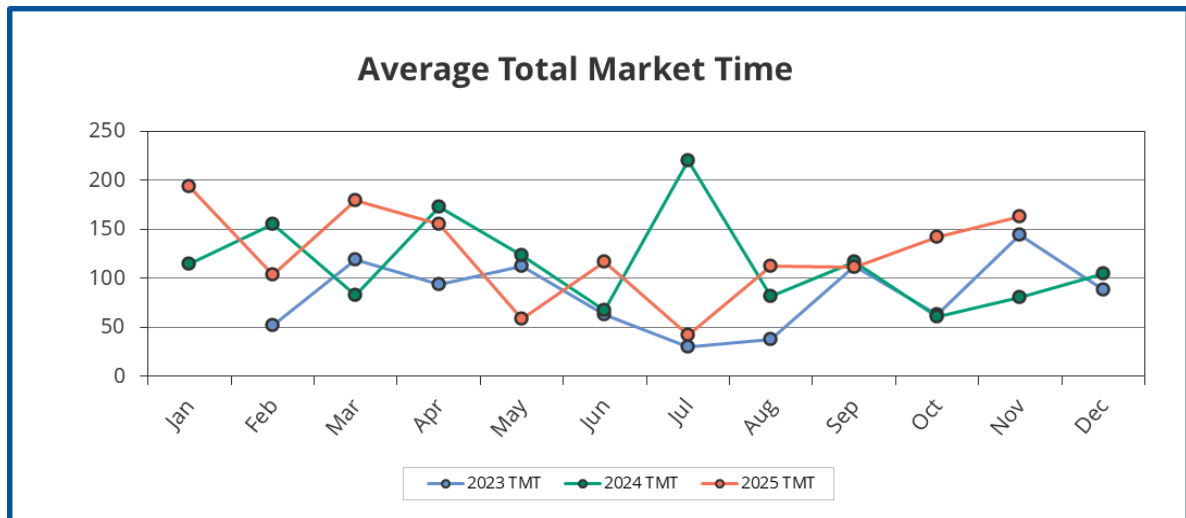


Grant County

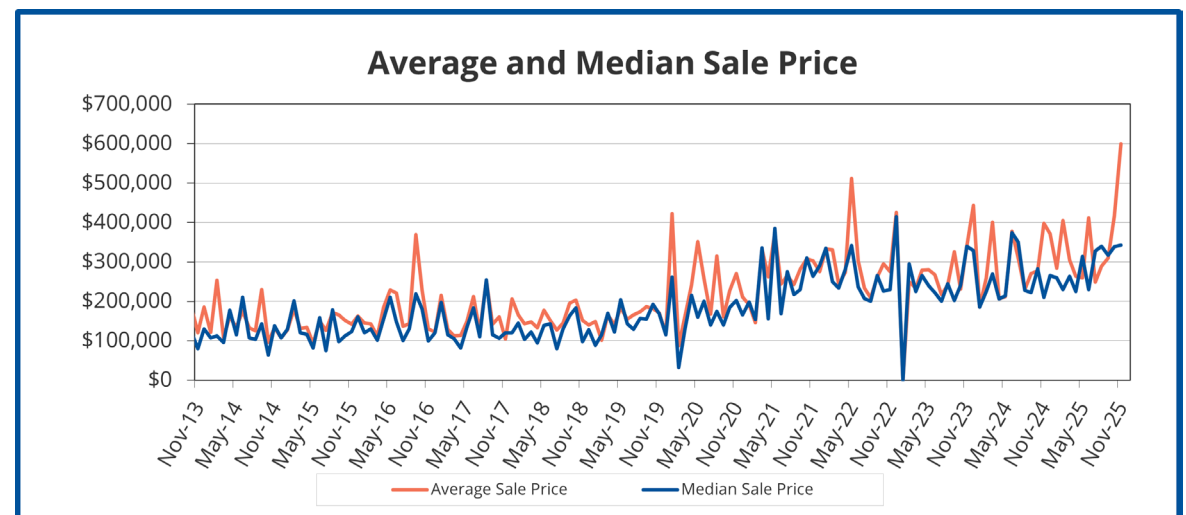
November 2025 Reporting Period



Note: Since there were no sales in this region in **January 2023**, we cannot calculate a data point for that month.



Note: There were no sales in **January 2023**, so an Average Total Market Time is unavailable for that month.

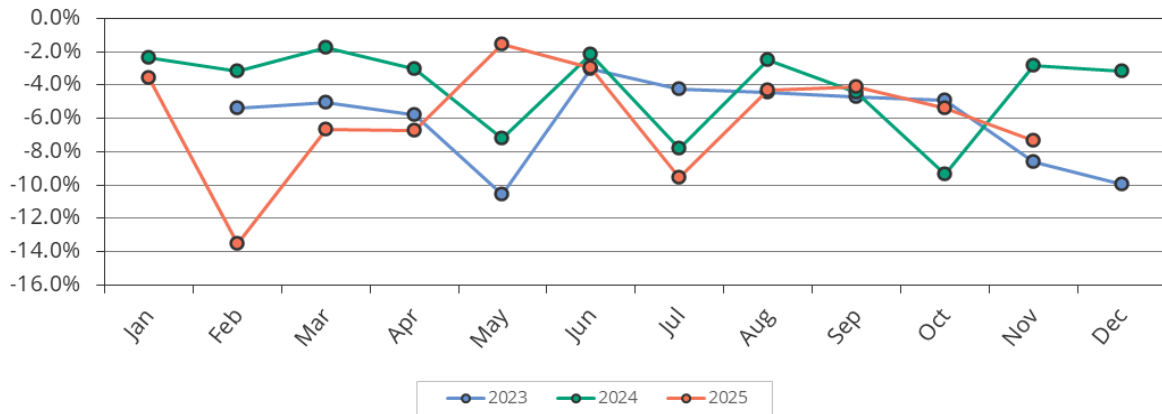


Note: In **July 2022**, the Average Sale Price was **\$511,900**. This has caused a spike in the Average and Median Sale Price chart for that month. Since there were no sales in **January 2023**, we cannot calculate the Average and Median Sale Price for that month.

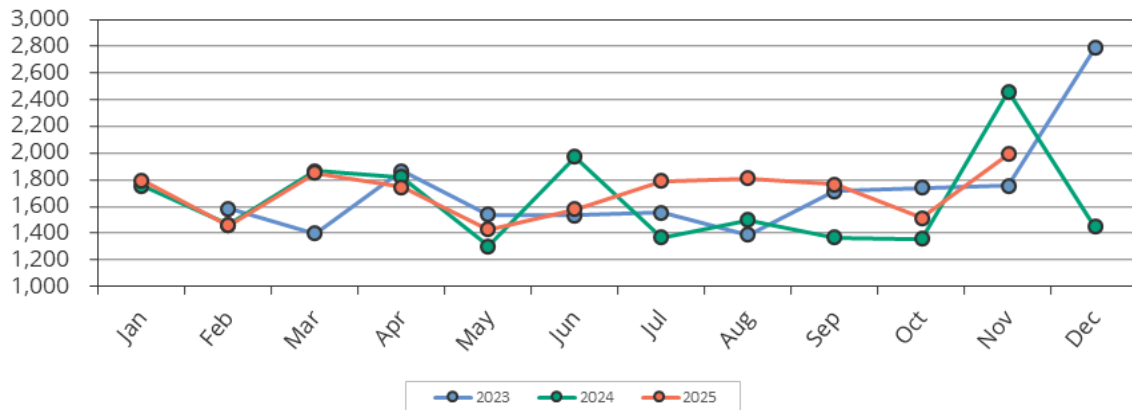
Grant County

November 2025 Reporting Period

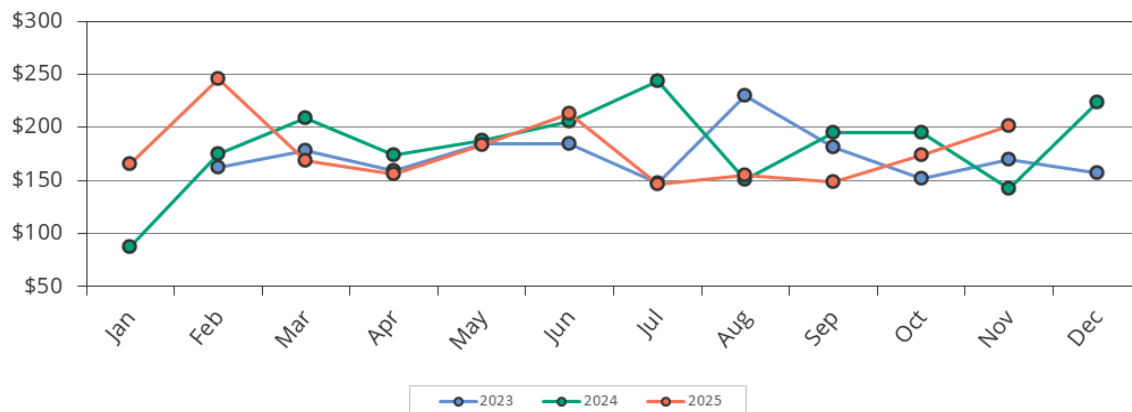
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Note: Since there were no sales in this region in [January 2023](#), we cannot offer data points for these charts.

Grant County

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 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
97817 Bates	0	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	-	1	160,000	-	-
97820 Canyon City	12	1	0	-	-100.0%	5	396,200	148	29	19	5.6%	22	322,400	311,500	21.1%	-	-	1	150,000	-	-
97825 Dayville	4	0	0	0	-	0	-	-	8	1	-75.0%	1	404,000	404,000	-45.7%	-	-	1	120,000	-	-
97845 John Day	24	2	0	2	0.0%	3	252,500	213	49	26	36.8%	27	346,700	286,000	-2.7%	1	155,000	1	300,000	-	-
97848 Kimberly	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97856 Long Creek	4	0	0	0	-	0	-	-	7	3	-25.0%	2	828,800	828,800	582.5%	-	-	1	170,000	-	-
97864 Monument	1	0	0	0	-	0	-	-	4	1	0.0%	1	76,500	76,500	-88.3%	-	-	1	805,000	-	-
97865 Mount Vernon	9	0	0	0	-	0	-	-	19	15	25.0%	15	252,900	215,000	-69.3%	-	-	3	335,000	-	-
97869 Prairie City	2	-	1	0	-	3	717,300	191	11	12	71.4%	12	332,700	201,500	47.6%	1	300,000	-	-	-	-
97873 Seneca	6	0	0	0	-	1	2,300,000	-	3	2	-33.3%	3	1,503,000	1,870,000	-	-	-	1	2,300,000	-	-
Grant County	63	3	1	2	-50.0%	12	599,200	163	131	79	16.2%	83	372,100	286,000	-7.1%	2	227,500	10	501,000	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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: 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.

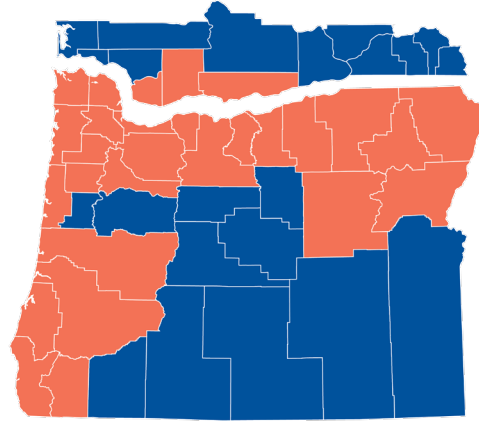
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

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MARKET ACTION REPORT

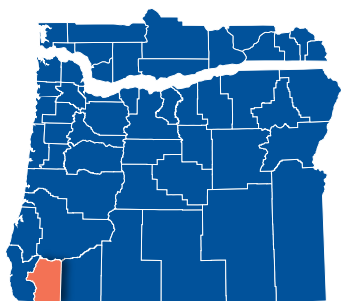
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Josephine County, OR November 2025 Reporting Period

Josephine County, OR

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (4) decreased 50.0% from the 8 listed in November 2024, and decreased 55.6% from the 9 listed in October 2025.

Pending Sales

Pending sales (5) increased 150.0% from the 2 offers accepted in November 2024, and decreased 16.7% from the 6 offers accepted in October 2025.

Closed Sales

Closed sales (5) matched the 5 closings in November 2024, and increased 66.7% from the 3 closings in October 2025.

Inventory and Time on Market

Inventory decreased to 5.0 months in November. Total market time increased to 110 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (92) decreased 16.4%, pending sales (55) decreased 6.8%, and closed sales (51) decreased 15.0%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has decreased 3.4% from \$424,100 to \$409,500. In the same comparison, the median sale price has decreased 4.9% from \$410,000 to \$390,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -5.5% (\$398,900 v. \$422,200)

Median Sale Price % Change: -7.8% (\$378,000 v. \$410,000)

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

	2023	2024	2025
January	31.0	15.0	29.0
February	*	3.9	6.5
March	6.0	7.0	8.0
April	4.3	14.3	4.9
May	7.8	11.5	7.6
June	6.3	16.7	11.3
July	6.5	7.8	8.2
August	6.5	10.8	31.0
September	8.8	4.3	4.7
October	6.5	12.0	10.3
November	12.3	6.8	5.0
December	10.3	9.0	

*Note: Since there were no sales in this region in February 2023 we cannot calculate an Inventory In Months.

Residential Trends

November 2025 vs. October 2025

New Listings **-55.6%** ↓

Pending Sales **-16.7%** ↓

Closed Sales **+66.7%** ↑

Average Sale Price **+14.3%** ↑

Median Sale Price **-7.8%** ↓

Inventory **-5.3** ↓

Total Market Time **+14** ↑

November 2025 vs. November 2024

New Listings **-50.0%** ↓

Pending Sales **+150.0%** ↑

Closed Sales **0.0%** —

Average Sale Price **-13.2%** ↓

Median Sale Price **-23.1%** ↓

Inventory **-1.8** ↓

Total Market Time **+7** ↑

Josephine County, OR

November 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	0	0.0%	1	6.7%
200K-300K	0	0.0%	1	6.7%	0	0.0%
300K-400K	0	0.0%	2	13.3%	3	20.0%
400K-500K	2	16.7%	2	13.3%	2	13.3%
500K-600K	3	25.0%	3	20.0%	4	26.7%
600K-700K	2	16.7%	5	33.3%	2	13.3%
700K-800K	3	25.0%	0	0.0%	3	20.0%
800K-900K	1	8.3%	0	0.0%	0	0.0%
900K-1M	1	8.3%	1	6.7%	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%	1	6.7%	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	12		15		15	

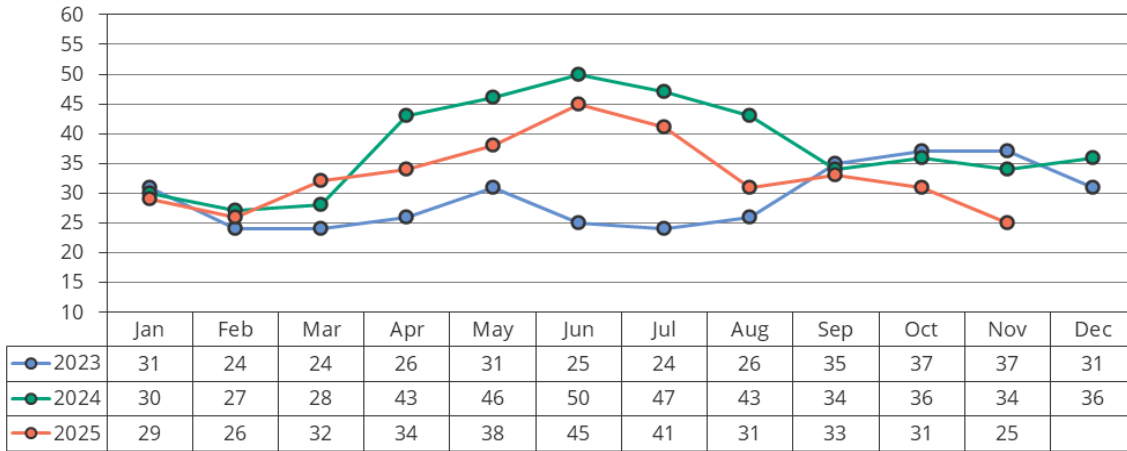
90th Percentile
 50th Percentile
 10th Percentile

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	4	5	5	418,100	415,000	110
	October	9	6	3	365,700	450,000	96
	Year-To-Date	92	55	51	409,500	390,000	99
2024	November	8	2	5	481,800	540,000	103
	Year-To-Date	110	59	60	424,100	410,000	82
Change	November 2024	-50.0%	150.0%	0.0%	-13.2%	-23.1%	6.8%
	Prev Mo 2025	-55.6%	-16.7%	66.7%	14.3%	-7.8%	14.6%
	Year-To-Date	-16.4%	-6.8%	-15.0%	-3.4%	-4.9%	20.7%

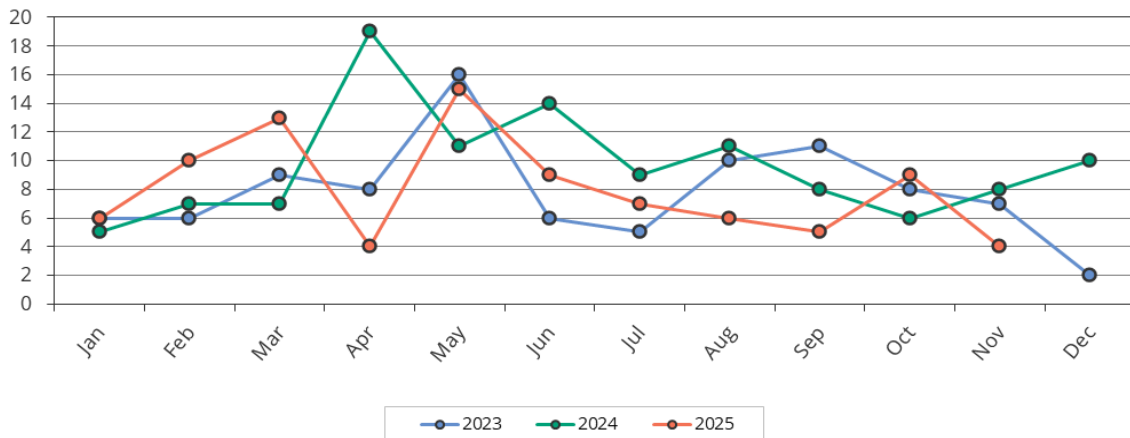
Josephine County, OR

November 2025 Reporting Period

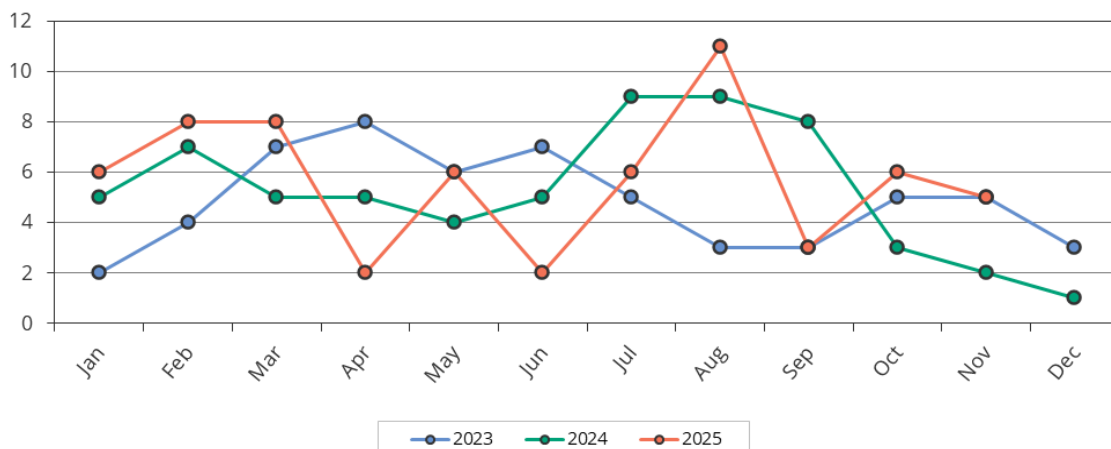
Active Residential Listings



New Listings



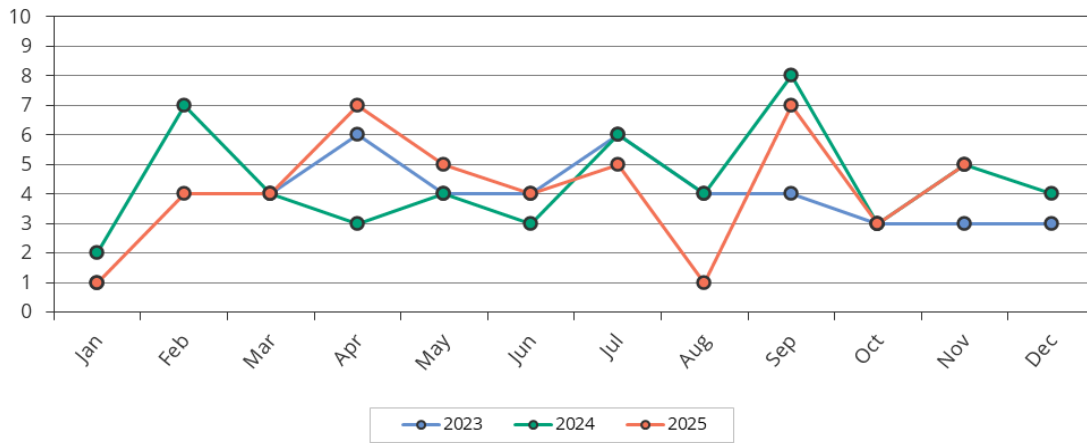
Pending Sales



Josephine County, OR

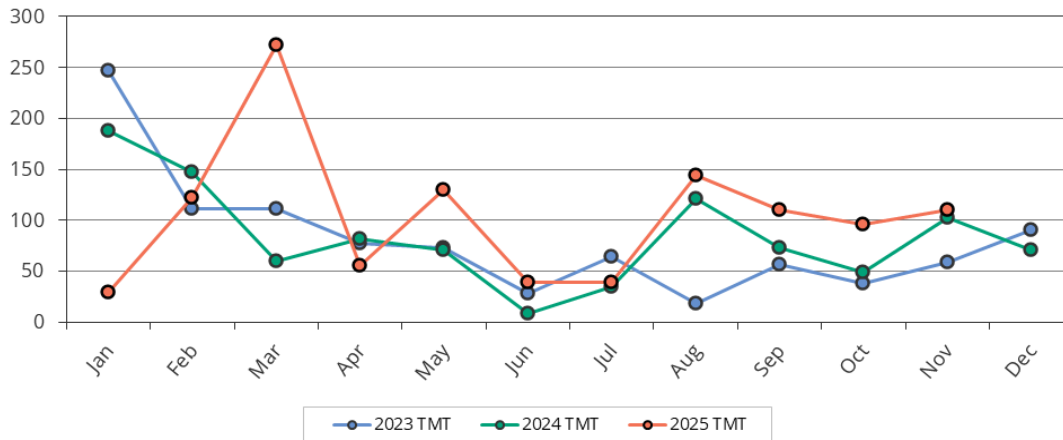
November 2025 Reporting Period

Closed Sales



Note: Since there were no sales in [February 2023](#) we cannot offer data for that month.

Average Total Market Time



Note: In [January 2023](#) the Total Market Time was 247 days. 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

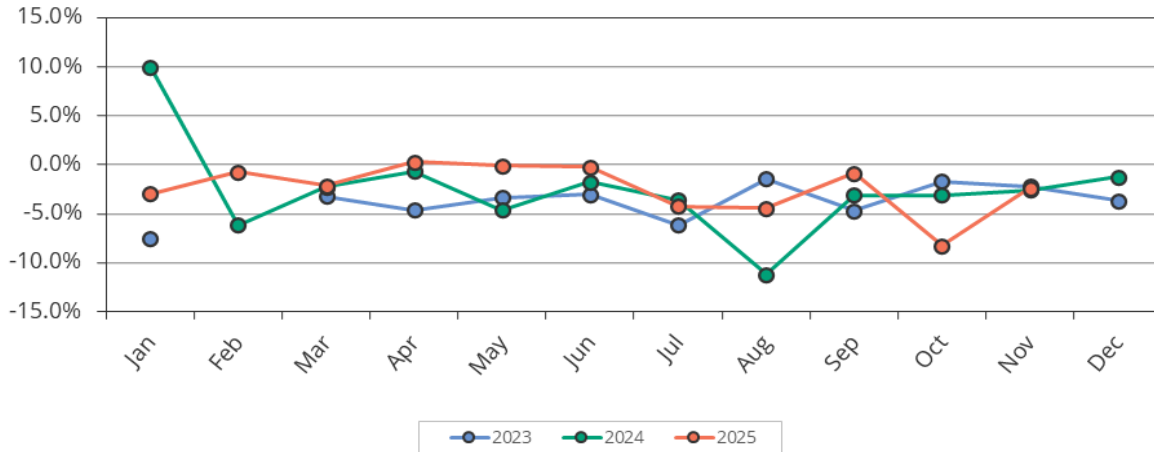


Note: Since there were no sales in [February 2023](#), Average Sale Price and Median Sales Price cannot be calculated. The zero data points only reflect unavailable data.

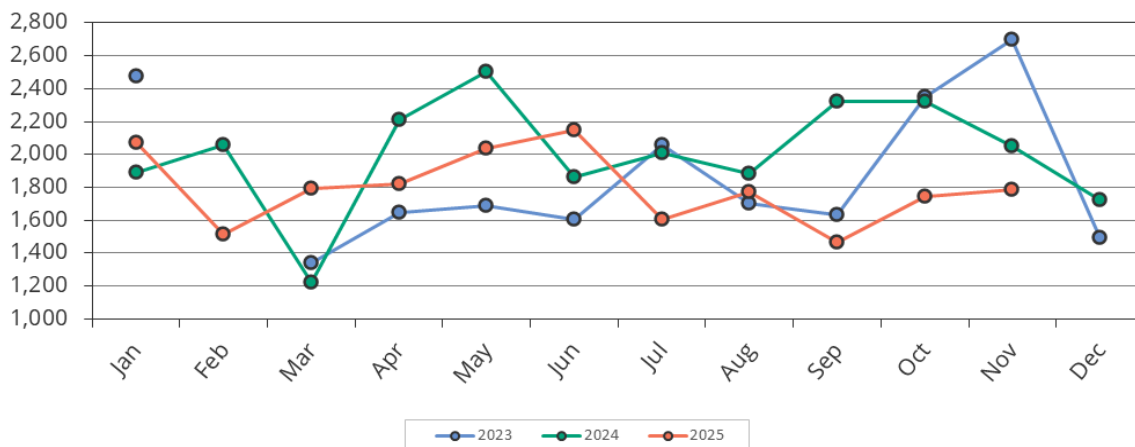
Josephine County, OR

November 2025 Reporting Period

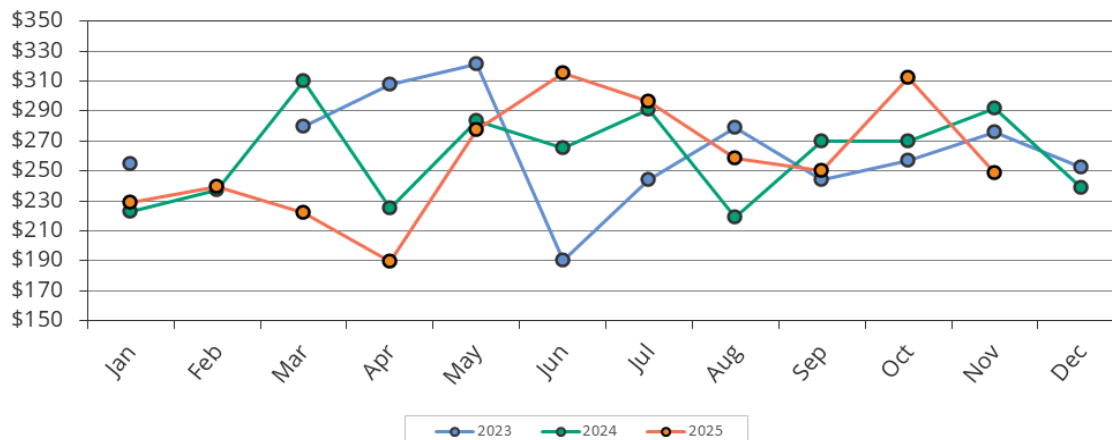
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Note: Since there were no sales in [February 2023](#), we cannot offer [February 2023](#) data points for these charts.

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

Josephine County, OR

November 2025 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 ²	Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97497	Wolf Creek	4	-	0	0	-	0	-	-	3	1	0.0%	1	390,000	390,000	14.5%	-	-	1	265,000	-	-
97523	Cave Junction	2	0	3	0	-	0	-	-	9	4	0.0%	5	260,000	244,000	-16.8%	1	225,000	-	-	-	-
97526	Grants Pass	9	1	-	3	200.0%	1	330,000	13	37	22	-24.1%	18	374,600	383,800	-6.0%	-	-	-	-	1	425,000
97527	Grants Pass	5	0	2	2	100.0%	3	433,500	140	31	19	-9.5%	18	525,200	492,500	6.5%	2	322,500	2	182,000	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	-	0	0	0	-	0	-	-	2	2	-	2	161,800	161,800	-	-	-	-	-	-	-
97532	Merlin	-	0	0	0	-	0	-	-	1	-50.0%	1	400,000	400,000	-20.6%	-	-	1	185,000	-	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	-	-	0	0	-	0	-	-	2	2	-	2	274,500	274,500	-	-	-	1	85,000	-	-
97538	Selma	4	2	0	0	-	0	-	-	6	2	0.0%	2	321,000	321,000	-21.7%	-	-	1	49,900	-	-
97543	Wilderville	0	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97544	Williams	1	1	1	0	-	1	460,000	115	2	2	-	2	542,500	542,500	8.5%	-	-	1	200,000	-	-
	Josephine Co.	25	4	6	5	150.0%	5	418,100	110	92	55	-6.8%	51	409,500	390,000	-5.5%	3	290,000	7	164,100	1	425,000

97501	Medford	15	2	0	0	-	0	-	-	36	14	40.0%	14	365,300	343,700	13.4%	-	-	-	-	-	-
97502	Central Point	-	0	-	1	0.0%	0	-	-	13	10	233.3%	8	493,600	430,000	42.6%	-	-	-	-	-	-
97503	White City	3	1	0	1	-	0	-	-	6	3	200.0%	2	334,500	334,500	-	-	-	1	95,000	-	-
97504	Medford	9	3	2	3	50.0%	2	590,800	57	35	19	58.3%	20	463,700	472,500	5.0%	-	-	-	-	-	-
97520	Ashland	11	1	4	2	-33.3%	2	501,800	49	26	8	-69.2%	3	572,900	640,000	-23.0%	-	-	1	108,000	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	2	1	0	1	-	0	-	-	14	9	350.0%	8	540,100	475,000	111.6%	-	-	-	-	-	-
97525	Gold Hill	2	1	0	1	-	1	48,000	119	6	5	150.0%	5	392,000	345,000	5.5%	-	-	-	-	-	-
97530	Jacksonville	5	1	1	2	-	1	412,000	93	12	8	300.0%	7	322,000	282,500	-67.1%	-	-	-	-	-	-
97535	Phoenix	-	0	0	0	-	1	540,000	12	4	2	100.0%	2	308,000	308,000	172.9%	-	-	-	-	-	-
97536	Prospect	1	-	-	1	-	0	-	-	4	2	-	1	252,000	252,000	-	-	-	-	-	-	-
97537	Rogue River	1	0	0	1	0.0%	1	235,000	159	9	6	20.0%	7	342,900	330,000	-21.4%	-	-	-	-	-	-
97539	Shady Cove	0	0	0	0	-	0	-	-	1	1	-	1	479,000	479,000	-26.3%	-	-	-	-	-	-
97540	Talent	1	0	0	0	-100.0%	1	298,400	4	4	4	33.3%	3	571,500	386,000	-21.5%	-	-	-	-	-	-
97541	Trail	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
	Jackson Co.	51	10	7	13	62.5%	9	413,200	66	171	91	35.8%	81	428,700	418,500	-20.2%	-	0	2	101,500	-	0

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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: 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.

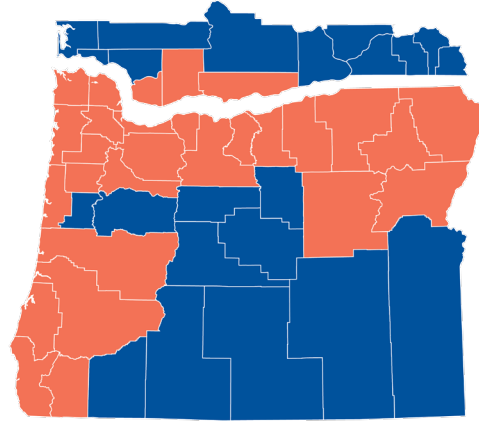
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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Credits:

George Perkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

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503.236.7657



MARKET ACTION REPORT

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

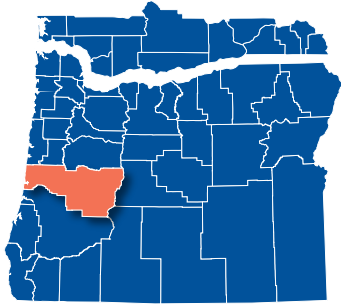
Lane County November 2025 Reporting Period

Lane County

November 2025 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 (251) increased 2.4% from the 245 listed in November 2024, and decreased 23.7% from the 329 listed in October 2025.

Pending Sales

Pending sales (275) decreased 1.4% from the 279 offers accepted in November 2024, and decreased 15.9% from the 327 offers accepted in October 2025.

Closed Sales

Closed sales (259) decreased 8.5% from the 283 closings in November 2024, and decreased 27.0% from the 355 closings in October 2025.

Inventory and Time on Market

Inventory increased to 3.2 months in November. Total market time increased to 66 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (4,784) increased 2.5%, pending sales (3,703) increased 3.6%, and closed sales (3,574) increased 4.5%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 1.3% from \$475,500 to \$481,900. In the same comparison, the median sale price has increased 1.1% from \$440,000 to \$443,600.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.9% (\$481,700 v. \$472,700)

Median Sale Price % Change: +1.3% (\$443,600 v. \$438,000)

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

	2023	2024	2025
January	2.3	3.2	2.8
February	1.7	2.3	3.1
March	1.4	2.0	2.8
April	1.5	2.4	2.9
May	1.7	2.0	2.8
June	1.6	2.6	3.0
July	1.9	2.5	2.8
August	2.2	2.5	2.8
September	2.4	3.2	2.8
October	2.5	3.0	2.5
November	2.9	2.9	3.2
December	2.7	2.5	

Residential Trends

November 2025 vs. October 2025

New Listings **-23.7%** ↓

Pending Sales **-15.9%** ↓

Closed Sales **-27.0%** ↓

Average Sale Price **-0.7%** ↓

Median Sale Price **-1.8%** ↓

Inventory **+0.7** ↑

Total Market Time **+7** ↑

November 2025 vs. November 2024

New Listings **+2.4%** ↑

Pending Sales **-1.4%** ↓

Closed Sales **-8.5%** ↓

Average Sale Price **+0.3%** ↑

Median Sale Price **+3.5%** ↑

Inventory **+0.3** ↑

Total Market Time **+5** ↑

Lane County

November 2025 Reporting Period

Residential Sales by Price Range

Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	17	6.0%	10	2.9%	9	3.2%
100K-200K	27	9.6%	10	2.9%	12	4.2%
200K-300K	79	28.1%	37	10.6%	16	5.6%
300K-400K	76	27.0%	76	21.7%	69	24.3%
400K-500K	30	10.7%	90	25.7%	72	25.4%
500K-600K	23	8.2%	45	12.9%	49	17.3%
600K-700K	12	4.3%	29	8.3%	21	7.4%
700K-800K	6	2.1%	21	6.0%	19	6.7%
800K-900K	1	0.4%	10	2.9%	9	3.2%
900K-1M	2	0.7%	7	2.0%	3	1.1%
1MM-1.1MM	4	1.4%	3	0.9%	1	0.4%
1.1MM-1.2MM	0	0.0%	4	1.1%	3	1.1%
1.2MM-1.3MM	1	0.4%	4	1.1%	0	0.0%
1.3MM-1.4MM	1	0.4%	0	0.0%	1	0.4%
1.4MM-1.5MM	0	0.0%	2	0.6%	0	0.0%
1.5MM-1.6MM	1	0.4%	1	0.3%	0	0.0%
1.6MM-1.7MM	0	0.0%	1	0.3%	0	0.0%
1.7MM-1.8MM	1	0.4%	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	281		350		284	



90th Percentile



50th Percentile



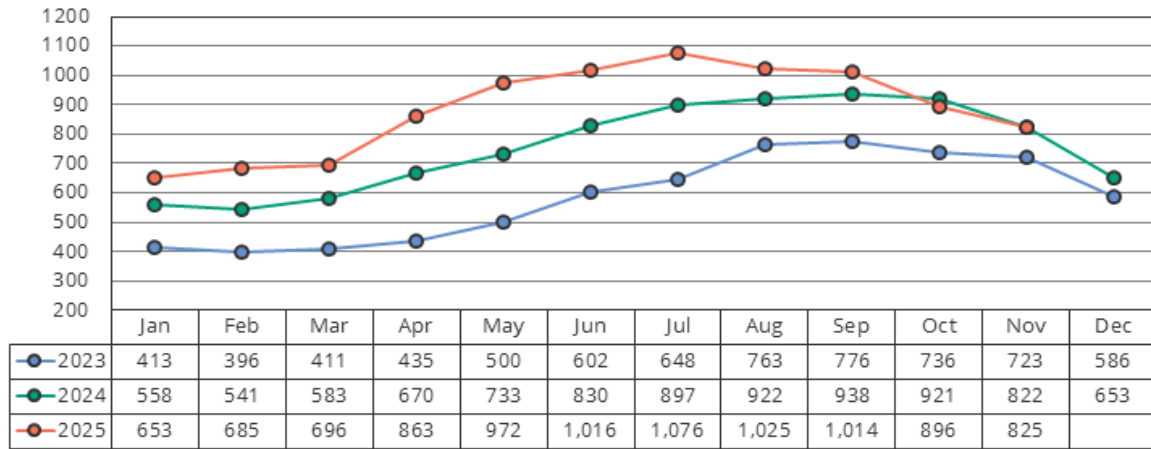
10th Percentile

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	251	275	259	470,500	440,000	66
	October	329	327	355	473,900	448,000	59
	Year-To-Date	4,784	3,703	3,574	481,900	444,900	57
2024	November	245	279	283	469,200	425,000	61
	Year-To-Date	4,669	3,574	3,420	475,500	440,000	53
Change	November 2024	2.4%	-1.4%	-8.5%	0.3%	3.5%	8.2%
	Prev Mo 2025	-23.7%	-15.9%	-27.0%	-0.7%	-1.8%	11.9%
	Year-To-Date	2.5%	3.6%	4.5%	1.3%	1.1%	7.5%

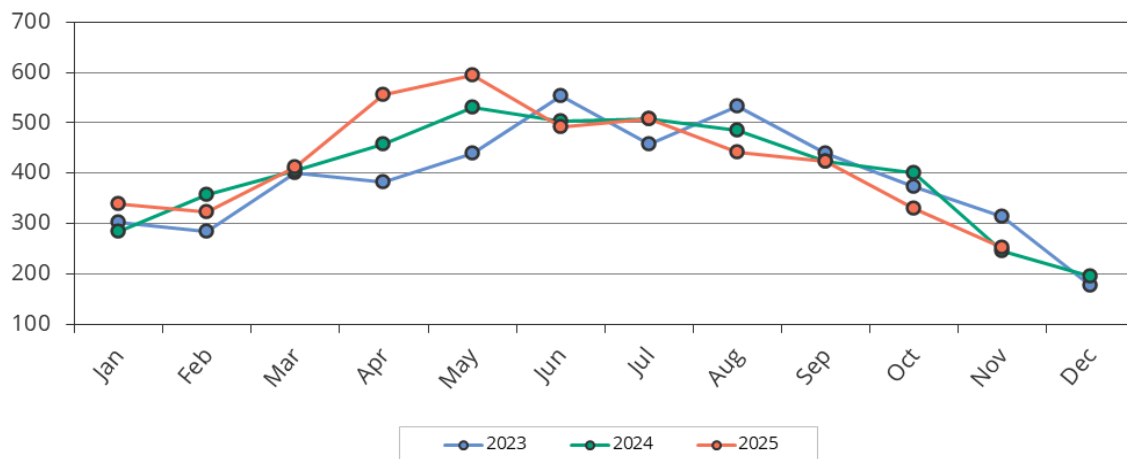
Lane County

November 2025 Reporting Period

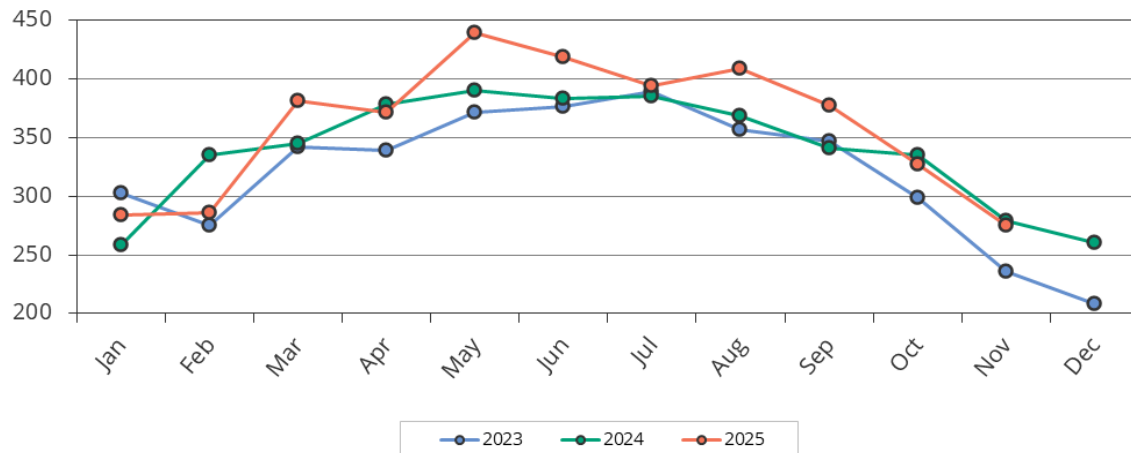
Active Residential Listings



New Listings



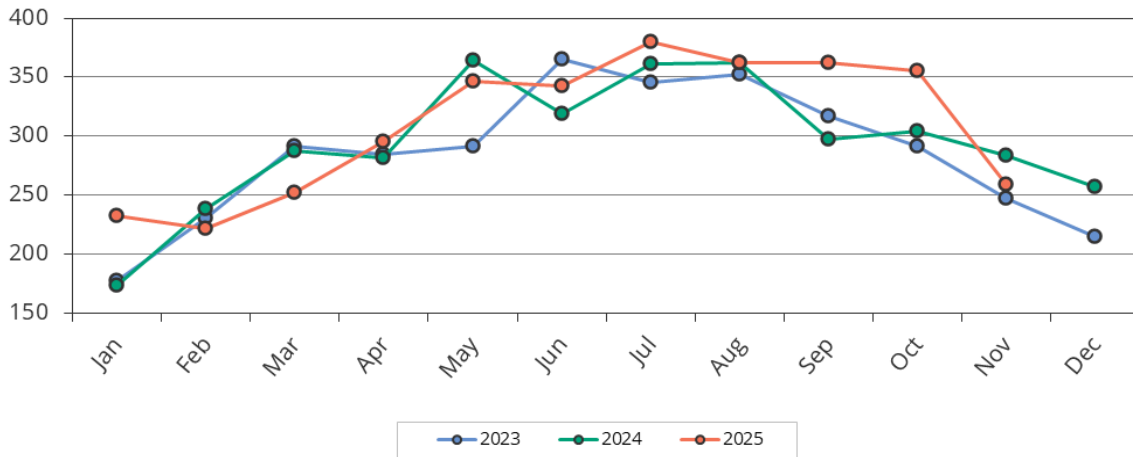
Pending Sales



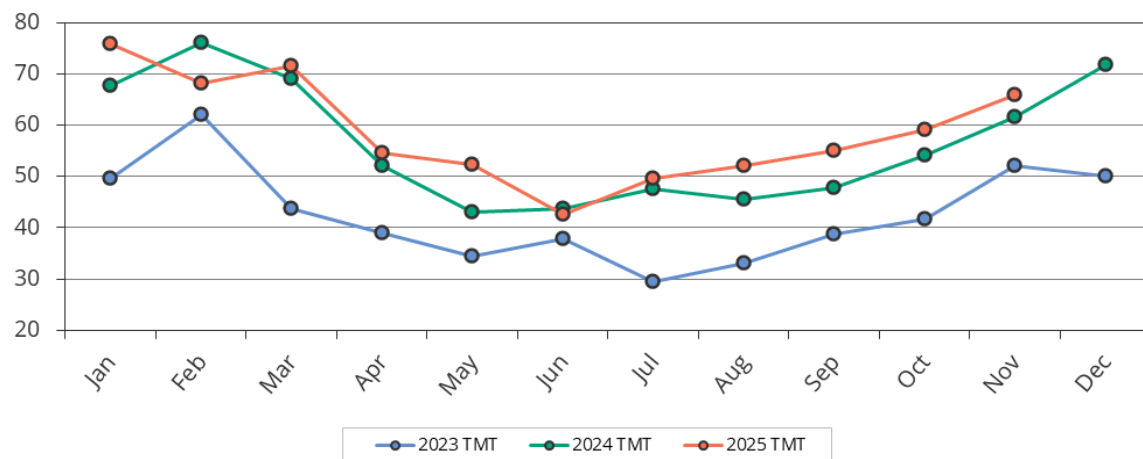
Lane County

November 2025 Reporting Period

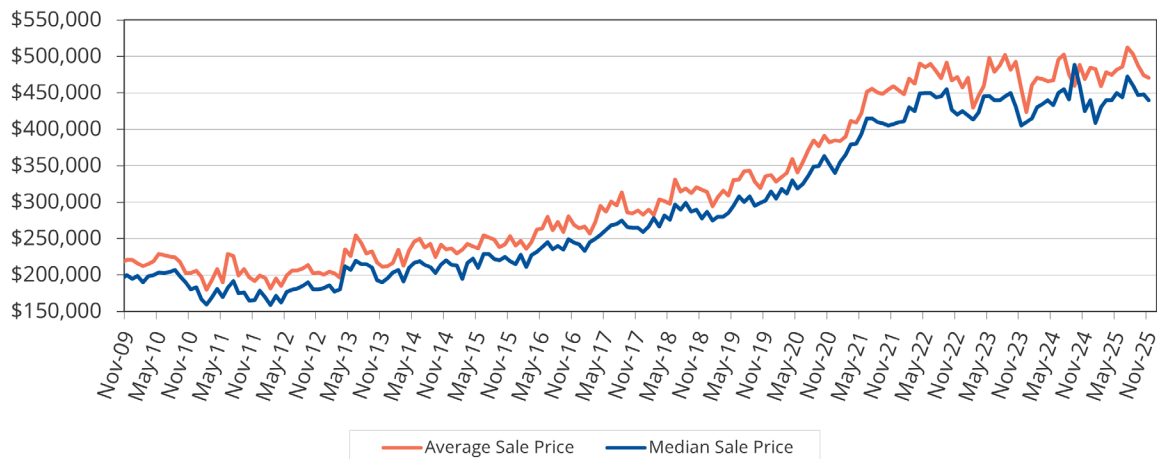
Closed Sales



Average Total Market Time



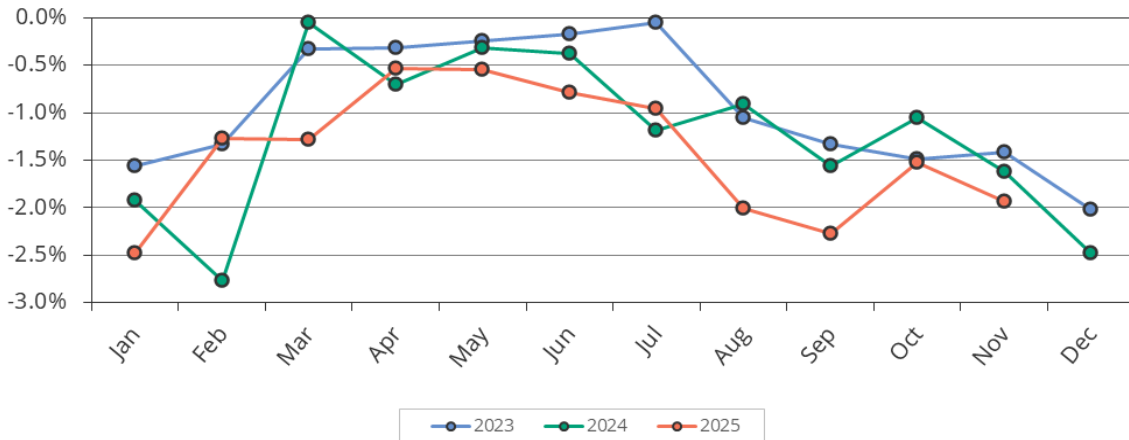
Average and Median Sale Price



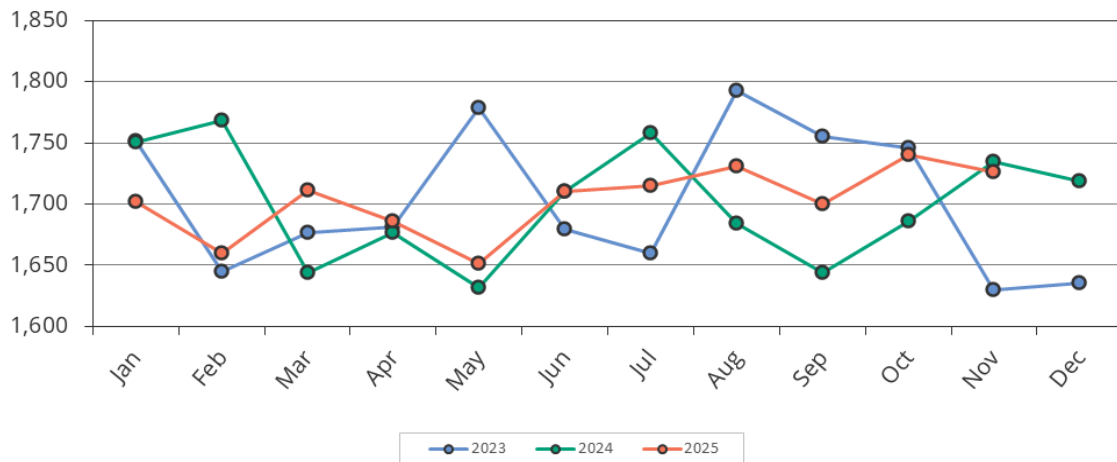
Lane County

November 2025 Reporting Period

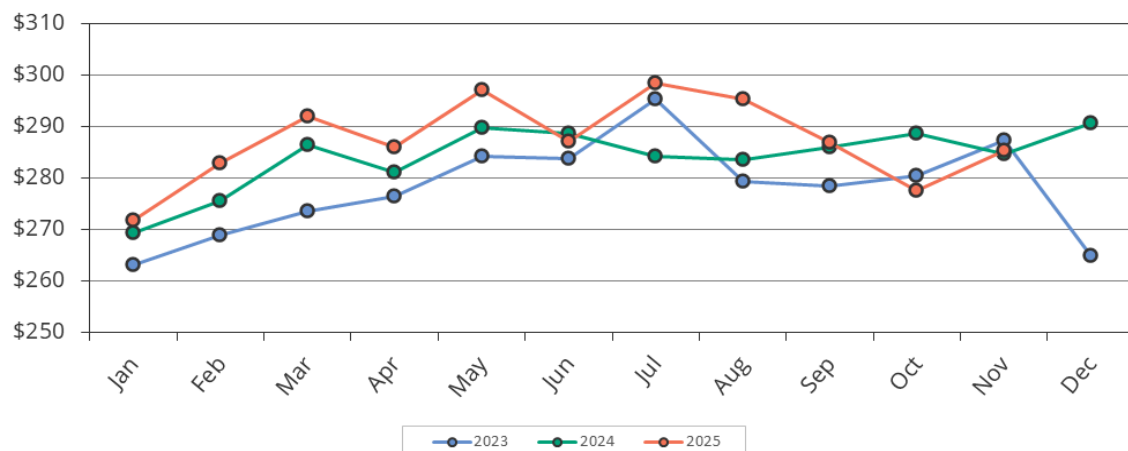
% Difference of Average List Price vs Sale Price



Average Square Footage



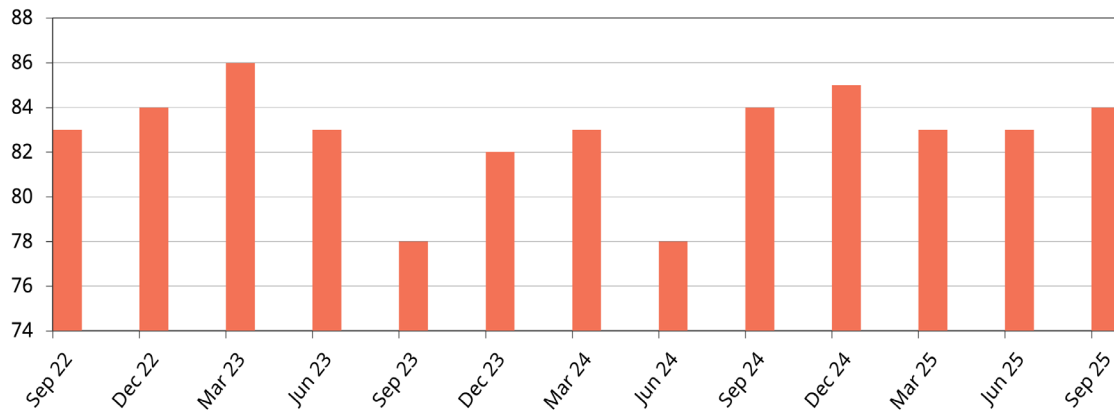
Average Price Per Square Footage



Lane County

November 2025 Reporting Period

Affordability Index



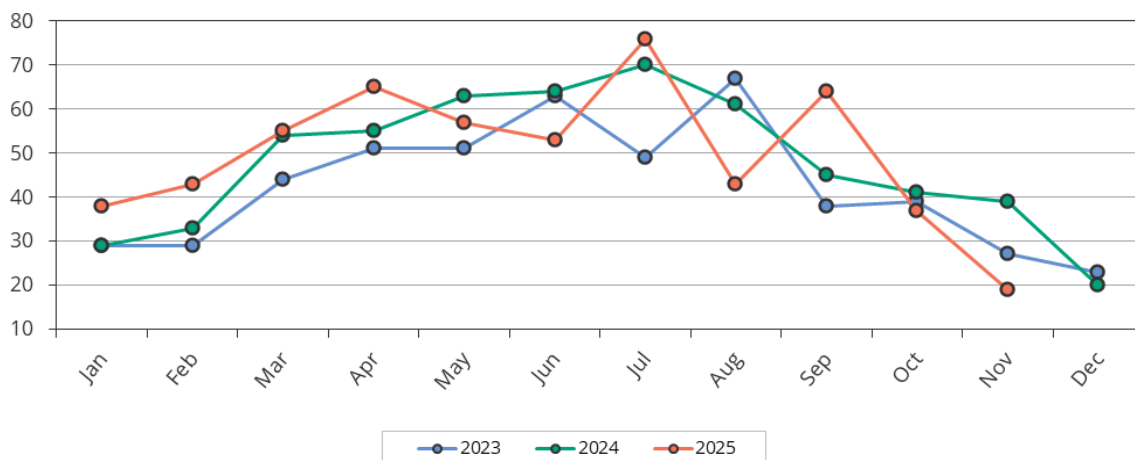
Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$91,700 in 2025, per HUD) can afford 84% of a monthly mortgage payment on a median priced home (\$447,100 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.6% (per Freddie Mac).



Florence – Lane County, OR

November 2025 Reporting Period

Florence New Listings

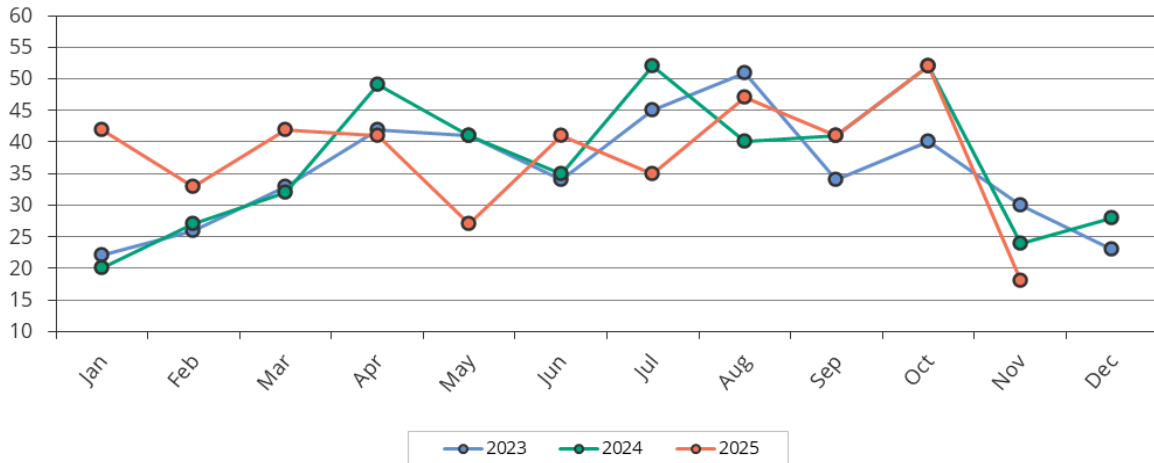




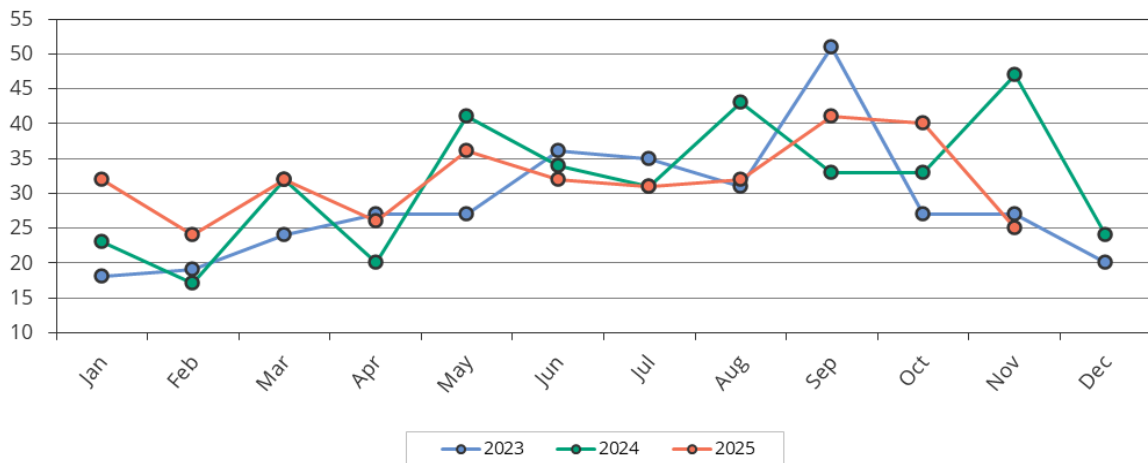
Florence - Lane County

November 2025 Reporting Period

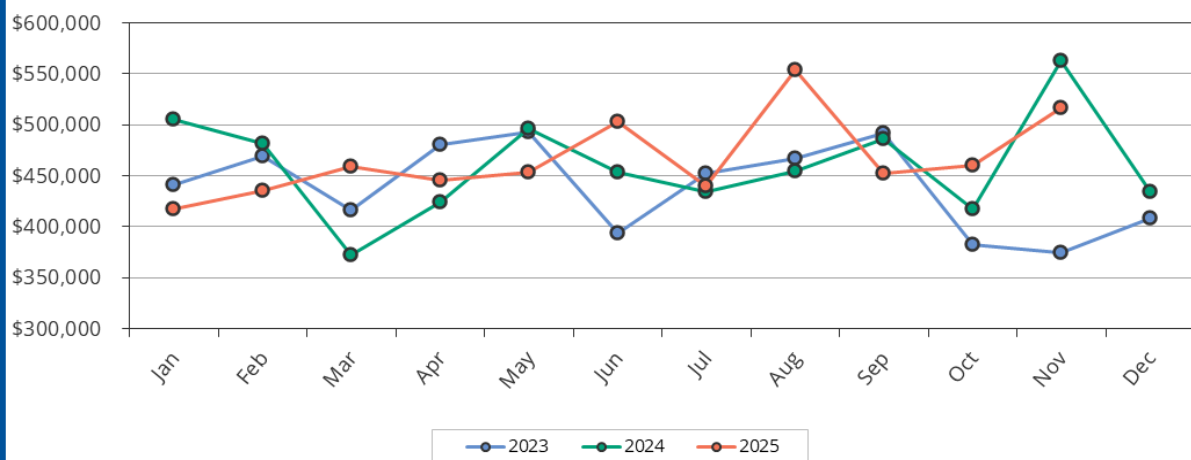
Florence Pending Sales



Florence Closed Sales



Florence Average Sale Price



Lane County

November 2025 Reporting Period

Area Report

This report includes Florence.

		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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	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	10	1	0	1	0.0%	1	212,000	37	17	4	-71.4%	4	213,000	206,000	43	5.7%	-	-	8	137,100	-	-	
226	Florence Green Trees	18	1	2	1	-75.0%	1	325,000	83	44	24	-17.2%	25	273,000	269,900	103	-0.6%	-	-	2	179,500	-	-	
227	Florence Florentine	3	2	0	4	300.0%	2	427,000	208	36	31	14.8%	34	424,600	425,000	80	-0.1%	-	-	1	160,000	-	-	
228	Florence Town	71	10	6	7	16.7%	12	521,300	140	217	159	6.0%	153	444,800	425,000	98	0.1%	6	488,800	10	135,500	3	523,300	
229	Florence Beach	19	1	2	3	-25.0%	3	683,000	217	70	46	-16.4%	44	524,200	537,500	59	-5.3%	-	-	10	z	-	-	
230	Florence North	15	2	-	1	-66.7%	2	329,500	233	64	33	-15.4%	36	446,500	385,000	88	-7.5%	-	-	7	166,900	-	-	
231	Florence South/ Dunes City	16	1	4	0	-100.0%	2	539,500	87	64	39	11.4%	42	600,400	532,500	96	-1.4%	3	443,700	13	147,800	-	-	
238	Florence East/ Mapleton	18	1	-	1	-50.0%	2	735,400	121	44	24	14.3%	23	606,900	544,400	156	27.7%	-	-	5	251,500	-	-	
	Grand Total	170	19	14	18	-25.0%	25	516,200	150	556	360	-2.7%	361	466,700	429,000	94	0.3%	9	473,800	56	155,400	3	523,300	
232	Hayden Bridge	28	13	2	16	23.1%	12	454,600	59	211	174	-16.3%	166	465,600	441,900	41	6.0%	-	-	-	-	2	562,500	
233	McKenzie Valley	24	3	5	3	-25.0%	3	464,300	79	106	66	1.5%	62	602,100	552,500	87	6.7%	1	216,000	20	169,400	1	950,000	
234	Pleasant Hill/Oak	69	18	9	8	0.0%	12	487,900	43	232	153	4.1%	152	475,600	414,600	82	2.4%	-	-	8	181,700	5	362,400	
235	South Lane Properties	87	18	10	28	12.0%	23	443,400	75	420	318	-3.0%	308	437,800	407,500	67	-4.6%	4	355,000	12	253,100	2	431,000	
236	West Lane Properties	45	11	10	10	-16.7%	14	518,700	140	231	164	12.3%	160	536,500	477,500	78	2.4%	-	-	15	328,400	2	489,500	
237	Junction City	48	11	6	14	-17.6%	9	439,300	108	237	182	-15.7%	172	510,200	487,800	70	11.2%	3	385,000	7	277,500	3	461,700	
239	Thurston	43	17	6	16	-27.3%	19	484,000	51	338	278	15.8%	270	442,500	430,000	51	2.5%	2	860,100	1	92,000	14	496,300	
240	Coburg I-5	6	0	0	1	-50.0%	0	-	-	38	29	-12.1%	27	898,800	749,000	44	4.6%	-	-	1	90,000	-	-	
241	N Gilham	30	8	5	7	-56.3%	10	463,800	84	197	159	7.4%	160	534,400	515,000	65	-6.8%	-	-	1	69,900	3	574,000	
242	Ferry Street Bridge	51	13	7	18	-25.0%	19	617,800	84	351	279	12.5%	268	544,100	515,000	44	-1.8%	-	-	3	133,300	6	650,700	
243	E Eugene	72	24	9	21	0.0%	17	532,300	45	433	341	11.8%	339	605,000	566,000	61	0.5%	7	975,000	14	233,400	9	906,600	
244	SW Eugene	60	15	7	34	36.0%	33	556,600	30	458	385	10.3%	375	567,200	534,500	50	0.5%	-	-	14	162,400	6	615,000	
245	W Eugene	39	11	5	13	8.3%	12	454,600	73	197	141	11.0%	128	383,200	375,000	60	3.3%	3	1,308,300	1	120,000	22	492,800	
246	Danebo	100	41	7	33	50.0%	28	341,600	63	483	359	9.8%	335	322,400	364,200	53	-3.4%	-	-	1	70,000	3	493,300	
247	River Road	16	9	1	8	33.3%	4	449,200	69	152	122	10.9%	120	417,400	415,000	48	4.7%	-	-	2	89,800	5	505,000	
248	Santa Clara	40	20	7	18	-25.0%	12	487,000	31	281	220	-5.2%	206	470,600	467,500	47	3.9%	-	-	1	310,000	11	475,700	
249	Springfield	54	18	8	27	17.4%	26	321,600	62	376	298	-3.2%	291	367,100	365,000	45	2.4%	2	559,500	8	170,200	31	598,700	
250	Mohawk Valley	13	1	2	0	-100.0%	6	620,700	143	43	35	-5.4%	35	667,500	675,000	106	14.2%	-	-	4	360,000	-	-	
	Grand Total	825	251	106	275	-1.4%	259	470,500	66	4,784	3,703	3.6%	3,574	481,900	444,900	57	1.9%	22	744,600	113	216,100	125	561,400	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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: 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.

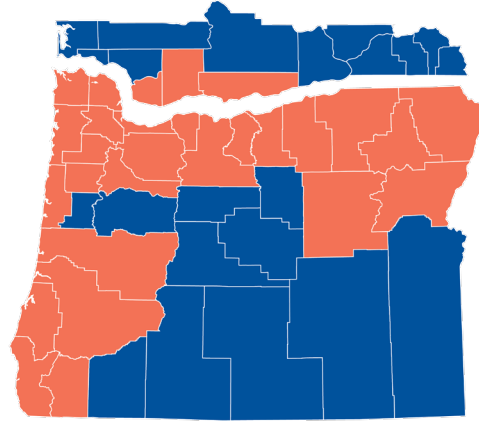
Additional Resources for RMLS Subscribers:

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

Market Action Report

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Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

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MARKET ACTION REPORT

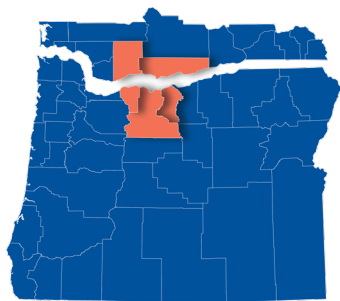
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Mid-Columbia November 2025 Reporting Period

Mid-Columbia

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (59) increased 22.9% from the 48 listed in November 2024, and decreased 23.4% from the 77 listed in October 2025.

Pending Sales

Pending sales (57) decreased 5.0% from the 60 offers accepted in November 2024, and decreased 35.2% from the 88 offers accepted in October 2025.

Closed Sales

Closed sales (60) decreased 4.8% from the 63 closings in November 2024, and decreased 27.7% from the 83 closings in October 2025.

Inventory and Time on Market

Inventory increased to 5.0 months in November. Total market time increased to 110 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (1,159) increased 4.9%, pending sales (754) increased 2.3%, and closed sales (707) decreased 0.3%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 6.2% from \$526,500 to \$559,100. In the same comparison, the median sale price has increased 1.1% from \$450,000 to \$455,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.3% (\$553,200 v. \$525,500)

Median Sale Price % Change: +1.0% (\$454,500 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

	2023	2024	2025
January	3.9	5.5	4.9
February	3.8	4.0	5.6
March	3.4	5.2	7.0
April	3.5	4.9	5.1
May	2.6	4.4	5.8
June	3.4	4.4	4.3
July	3.3	6.0	5.4
August	3.7	5.1	6.8
September	4.6	7.4	6.2
October	4.1	3.9	4.0
November	4.8	4.3	5.0
December	4.5	4.5	

Residential Trends

November 2025 vs. October 2025

New Listings **-23.4%** ↓

Pending Sales **-35.2%** ↓

Closed Sales **-27.7%** ↓

Average Sale Price **-2.1%** ↓

Median Sale Price **-1.7%** ↓

Inventory **+1.0** ↑

Total Market Time **+8** ↑

November 2025 vs. November 2024

New Listings **+22.9%** ↑

Pending Sales **-5.0%** ↓

Closed Sales **-4.8%** ↓

Average Sale Price **+13.6%** ↑

Median Sale Price **+2.6%** ↑

Inventory **+0.7** ↑

Total Market Time **+17** ↑

Mid-Columbia

November 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	0	0.0%	0	0.0%	1	1.7%
100K-200K	5	9.3%	3	4.7%	2	3.3%
200K-300K	8	14.8%	13	20.3%	5	8.3%
300K-400K	13	24.1%	9	14.1%	14	23.3%
400K-500K	8	14.8%	10	15.6%	8	13.3%
500K-600K	5	9.3%	10	15.6%	9	15.0%
600K-700K	2	3.7%	8	12.5%	2	3.3%
700K-800K	3	5.6%	4	6.3%	5	8.3%
800K-900K	4	7.4%	0	0.0%	3	5.0%
900K-1M	3	5.6%	1	1.6%	5	8.3%
1MM-1.1MM	2	3.7%	1	1.6%	1	1.7%
1.1MM-1.2MM	0	0.0%	1	1.6%	2	3.3%
1.2MM-1.3MM	1	1.9%	0	0.0%	1	1.7%
1.3MM-1.4MM	0	0.0%	3	4.7%	0	0.0%
1.4MM-1.5MM	0	0.0%	1	1.6%	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	1.7%
2MM+	0	0.0%	0	0.0%	1	1.7%
Total Closed Sales	54		64		60	

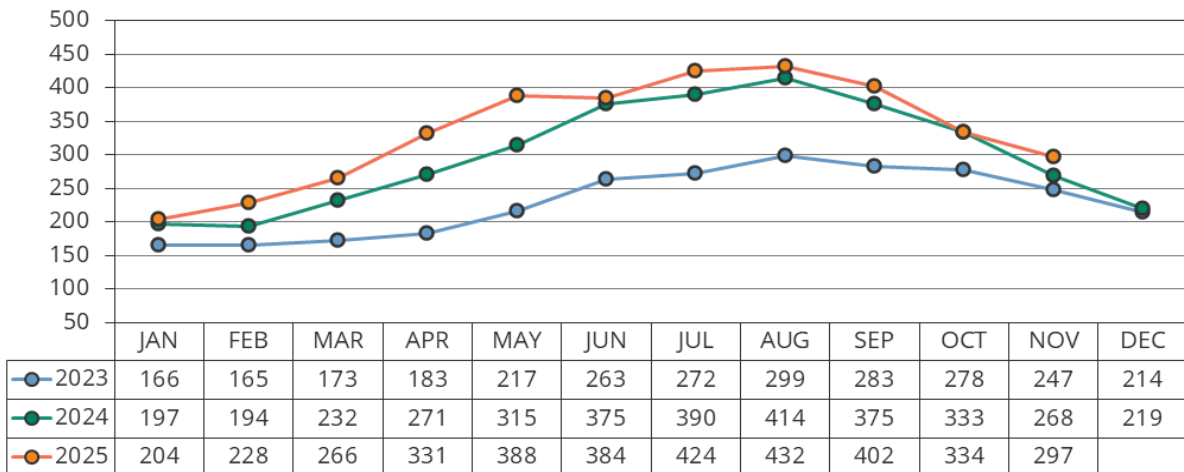
90th Percentile
 50th Percentile
 10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	59	57	60	597,400	487,500	110
	October	77	88	83	610,500	495,700	102
	Year-To-Date	1,159	754	707	559,100	455,000	88
2024	November	48	60	63	526,000	475,000	93
	Year-To-Date	1,105	737	709	526,500	450,000	80
Change	November 2024	22.9%	-5.0%	-4.8%	13.6%	2.6%	18.3%
	Prev Mo 2025	-23.4%	-35.2%	-27.7%	-2.1%	-1.7%	7.8%
	Year-To-Date	4.9%	2.3%	-0.3%	6.2%	1.1%	10.0%

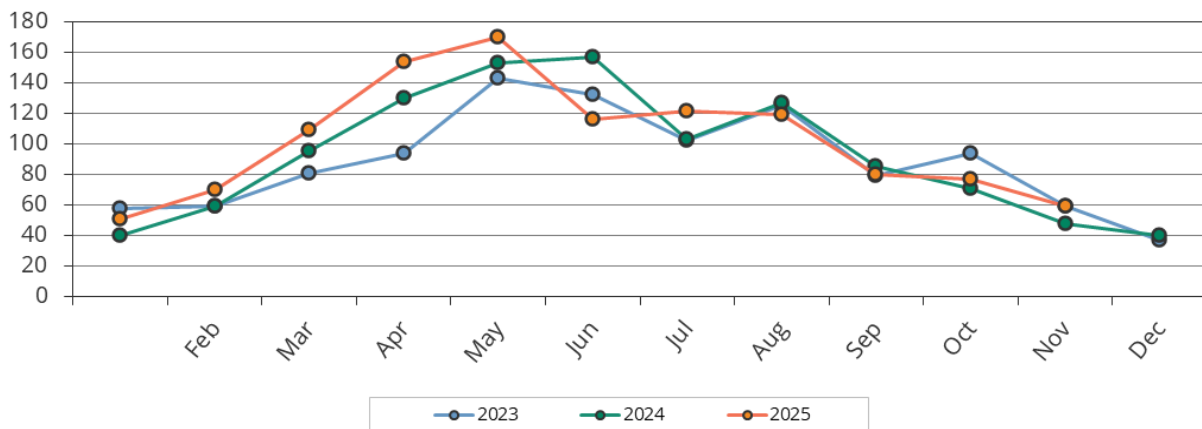
Mid-Columbia

November 2025 Reporting Period

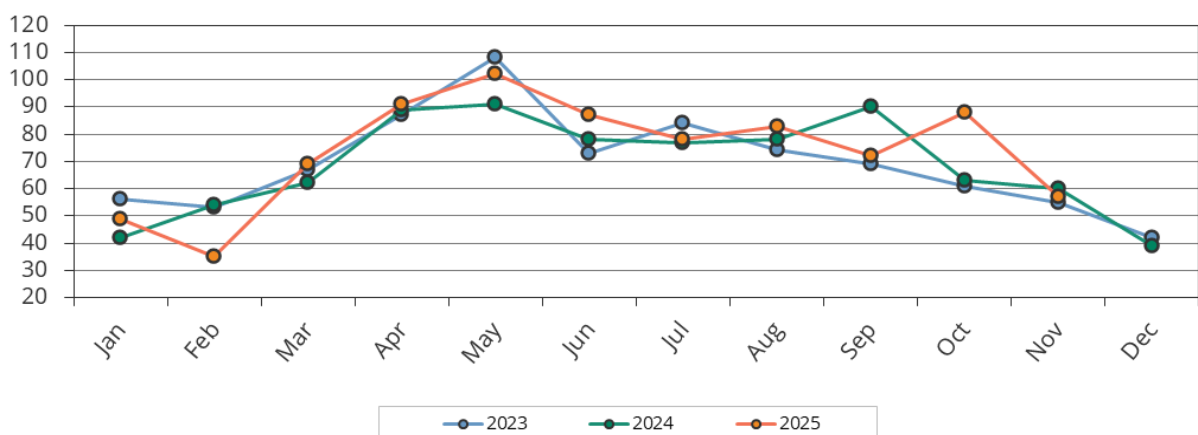
Active Residential Listings



New Listings



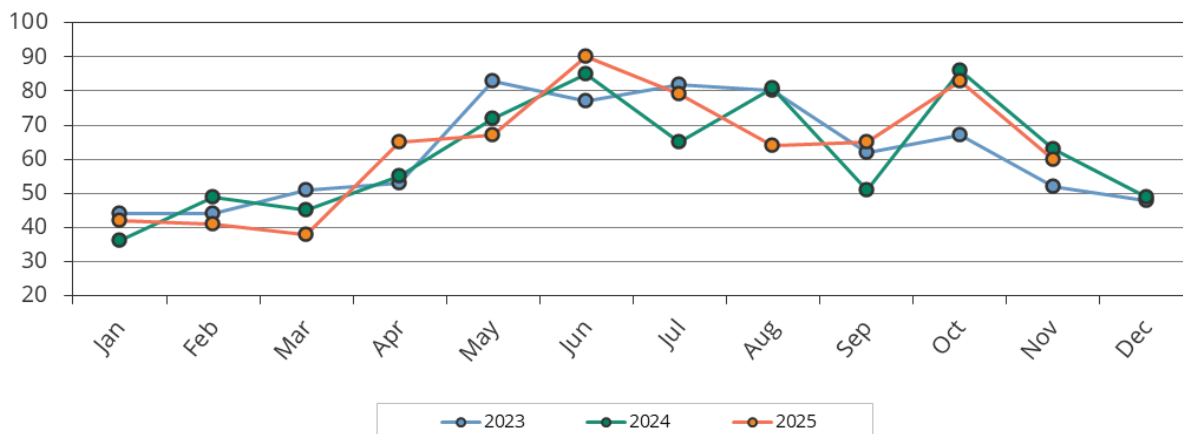
Pending Sales



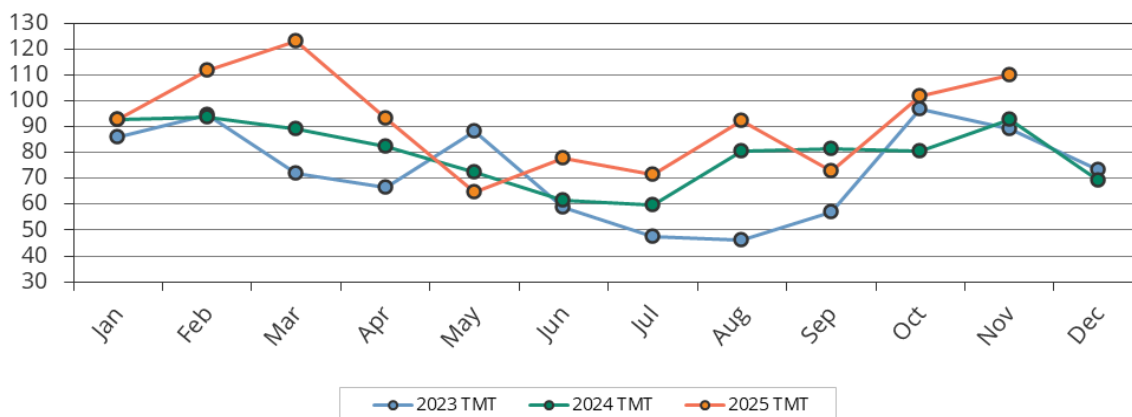
Mid-Columbia

November 2025 Reporting Period

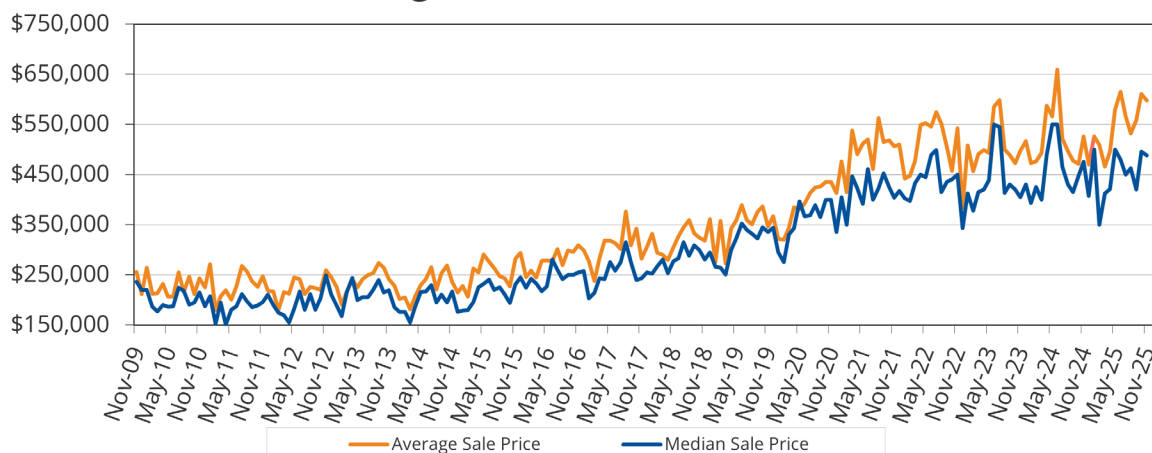
Closed Sales



Average Total Market Time



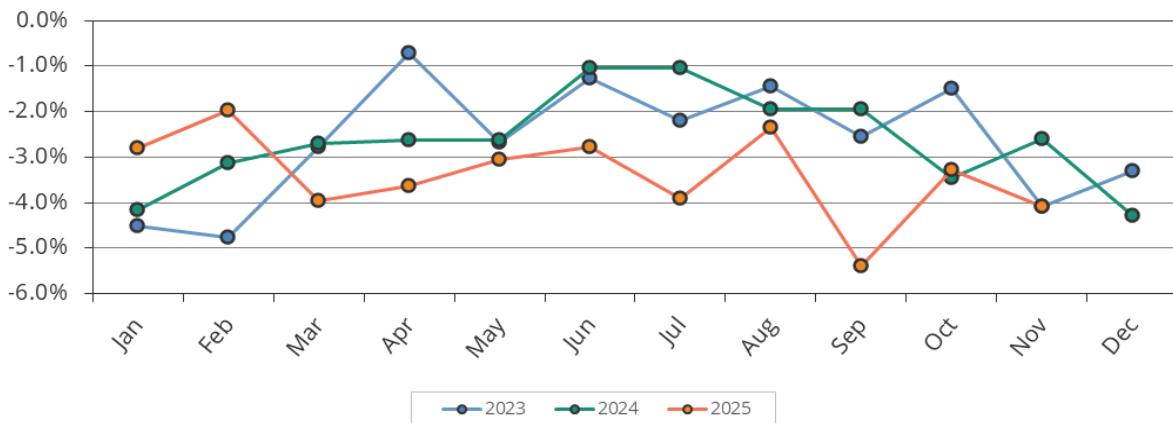
Average and Median Sale Price



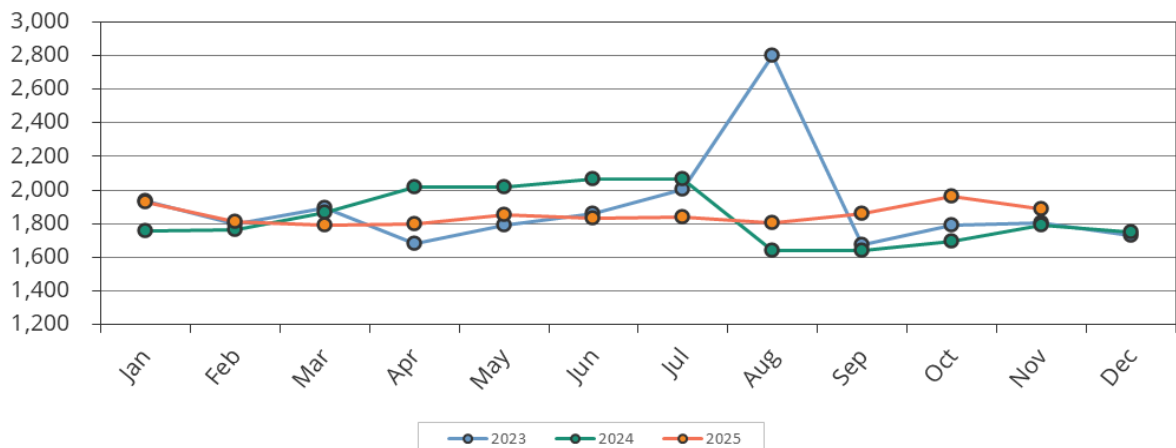
Mid-Columbia

November 2025 Reporting Period

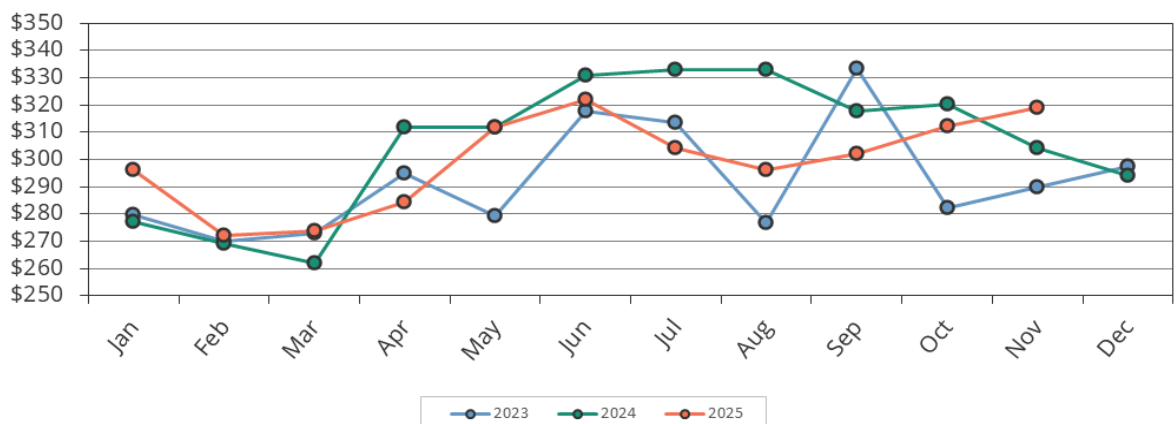
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Mid-Columbia

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25v. 24 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
100	White Salmon / Bingen	19	4	1	4	33.3%	1	730,000	41	78	51	2.0%	48	780,200	732,500	-10.4%	1	600,000	21	306,800	-	-
101	Snowden	7	0	1	0	-	0	-	-	17	6	20.0%	5	777,600	880,000	39.9%	-	-	5	324,900	-	-
102	Trout Lake / Glenwood	9	2	1	2	-	1	860,000	384	28	20	185.7%	18	791,600	750,000	34.0%	-	-	9	351,100	-	-
103	Husum / BZ Corner	1	0	0	-	-100.0%	-	-	-	7	9	0.0%	8	566,200	519,800	7.9%	-	-	3	248,300	-	-
104	Lyle / High Prairie	13	3	5	0	-100.0%	1	1,950,000	4	42	21	16.7%	21	566,600	460,000	-28.3%	-	-	11	110,400	-	-
105	Dallesport / Murdock	12	0	1	2	100.0%	1	500,000	23	37	17	0.0%	17	351,700	405,000	-15.1%	3	307,200	2	183,000	1	395,000
106	Appleton/ Timber Valley	1	0	0	1	-	0	-	-	4	3	200.0%	2	250,000	250,000	-21.1%	-	-	-	-	-	-
108	Goldendale / Centerville	40	9	9	9	12.5%	7	390,800	47	158	91	-2.2%	83	353,900	340,000	-2.0%	4	213,100	68	119,500	1	270,000
109	Bickleton/ East County	4	1	-	3	-	0	-	-	12	7	600.0%	4	170,400	127,500	-41.8%	-	-	10	70,600	-	-
110	Klickitat	3	0	0	0	-	-	-	-	9	6	500.0%	5	382,600	215,000	-33.5%	-	-	4	144,800	-	-
	Klickitat Co. Total	109	19	18	21	23.5%	11	616,000	71	392	231	14.4%	211	523,500	433,200	-33.5%	8	296,800	133	172,700	2	332,500
111	Skamania	1	0	-	0	-	0	-	-	2	2	-80.0%	2	498,500	498,500	-31.3%	-	-	1	50,000	-	-
112	North Bonneville	5	2	1	1	-	2	657,500	80	18	12	50.0%	11	503,500	467,000	-6.2%	-	-	3	161,700	-	-
113	Stevenson	20	0	3	0	-100.0%	2	857,500	163	37	13	-55.2%	13	613,700	520,000	10.2%	1	275,000	3	140,800	-	-
114	Carson	12	5	3	1	-50.0%	4	337,100	87	51	31	6.9%	27	427,200	389,000	-10.0%	-	-	10	151,800	-	-
115	Home Valley	-	-	0	0	-	-	-	-	3	3	50.0%	2	1,107,500	1,107,500	154.6%	-	-	1	550,000	-	-
116	Cook / Underwood / Mill A / Willard	3	0	-	1	-	1	670,000	157	16	11	0.0%	10	1,504,700	1,077,500	79.7%	-	-	1	375,000	-	-
117	Unincorporated North	10	0	2	0	-100.0%	0	-	-	25	15	0.0%	14	260,900	244,000	-13.3%	-	-	2	145,000	-	-
	Skamania Co. Total	51	7	9	3	-40.0%	9	560,900	110	152	87	-16.3%	79	594,500	450,000	11.3%	1	275,000	21	175,700	-	-
351	The Dalles	57	16	7	14	-26.3%	14	430,300	86	253	189	-6.4%	179	412,300	379,500	14.6%	2	473,900	17	253,200	5	421,200
352	Dufur	3	0	0	0	-	2	525,000	39	23	16	166.7%	17	409,000	375,000	9.3%	1	280,000	3	88,700	-	-
353	Tygh Valley	6	2	1	0	-	1	419,000	32	18	6	-40.0%	5	291,300	317,700	-21.8%	-	-	1	240,000	-	-
354	Wamic / Pine Hollow	4	0	2	0	-	1	219,500	807	18	9	80.0%	9	350,400	315,000	-7.4%	-	-	1	80,800	-	-
355	Maupin / Pine Grove	11	1	1	1	0.0%	4	302,600	300	27	14	-17.6%	13	327,800	325,000	18.7%	-	-	6	80,000	1	150,000
356	Rowena	1	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
357	Mosier	7	2	1	1	-	0	-	-	21	15	25.0%	14	683,600	707,500	10.8%	-	-	6	280,500	-	-
	Wasco Co. Total	89	21	12	16	-20.0%	22	405,600	151	360	249	-1.6%	237	418,600	379,500	-100.0%	3	409,200	34	207,500	6	376,000
361	Cascade Locks	5	2	0	1	-50.0%	3	364,700	21	24	19	35.7%	19	429,100	420,000	-0.8%	1	500,000	3	83,300	-	-
362	Hood River City	18	6	4	8	0.0%	7	974,300	20	109	83	13.7%	79	842,300	725,000	7.5%	2	975,000	5	763,000	6	1,122,500
363	Hood River-W	8	1	3	3	-25.0%	4	995,600	191	45	38	-13.6%	38	973,800	815,000	1.9%	1	862,500	8	434,900	-	-
364	Hood River-E	2	1	1	0	-	0	-	-	6	4	-42.9%	4	826,800	798,500	-3.5%	-	-	1	400,000	-	-
	Odell	2	-	1	2	-	2	727,500	141	17	14	27.3%	11	615,500	547,000	-7.2%	1	625,000	-	-	-	-
367	Parkdale / Mt. Hood	6	1	4	0	-100.0%	2	872,500	128	26	15	15.4%	16	877,000	773,000	19.1%	-	-	1	789,000	-	-
	Hood River Co. Total	41	11	13	14	-6.7%	18	838,700	84	227	173	6.8%	167	813,200	700,000	3.6%	5	787,500	18	485,200	6	1,122,500
370	Sherman Co.	7	1	1	3	0.0%	0	-	-	28	14	-12.5%	13	221,900	210,000	-12.8%	-	-	3	593,700	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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

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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).

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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.

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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.

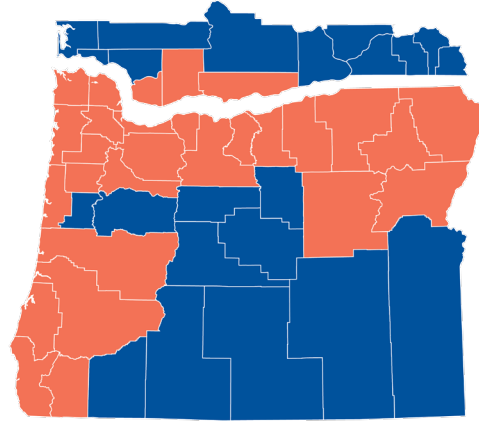
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- Wallowa County



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MARKET ACTION REPORT

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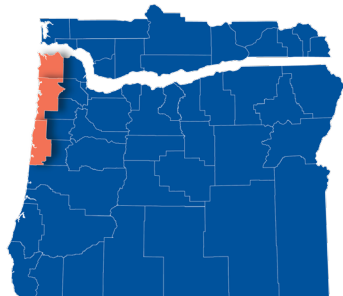
North Coastal Counties November 2025 Reporting Period

North Coastal Counties

November 2025 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 (91) decreased 14.2% from the 106 listed in November 2024, and decreased 42.4% from the 158 listed in October 2025.

Pending Sales

Pending sales (119) increased 40.0% from the 85 offers accepted in November 2024, and decreased 24.2% from the 157 offers accepted in October 2025.

Closed Sales

Closed sales (118) increased 21.6% from the 97 closings in November 2024, and decreased 16.9% from the 142 closings in October 2025.

Inventory and Time on Market

Inventory increased to 5.8 months in November. Total market time increased to 105 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (2,362) increased 7.9%, pending sales (1,505) increased 11.2%, and closed sales (1,420) increased 6.9%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has decreased 4.6% from \$605,100 to \$577,100. 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: -3.7% (\$579,800 v. \$602,200)

Median Sale Price % Change: +0.3% (\$501,500 v. \$500,000)

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

	2023	2024	2025
January	4.7	5.2	8.9
February	3.4	5.3	7.8
March	3.2	6.2	6.2
April	4.5	5.3	6.5
May	3.8	4.9	6.4
June	3.3	5.0	5.6
July	5.2	5.1	7.4
August	3.6	5.3	5.7
September	4.1	5.2	5.1
October	4.7	4.5	5.4
November	4.3	6.6	5.8
December	4.1	6.3	

Residential Trends

November 2025 vs. October 2025

New Listings **-42.4%** ↓

Pending Sales **-24.2%** ↓

Closed Sales **-16.9%** ↓

Average Sale Price **-16.7%** ↓

Median Sale Price **-12.2%** ↓

Inventory **+0.4** ↑

Total Market Time **+9** ↑

November 2025 vs. November 2024

New Listings **-14.2%** ↓

Pending Sales **+40.0%** ↑

Closed Sales **+21.6%** ↑

Average Sale Price **-9.9%** ↓

Median Sale Price **-5.9%** ↓

Inventory **-0.8** ↓

Total Market Time **+18** ↑

North Coastal Counties

November 2025 Reporting Period

Residential Sales by Price Range

Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	3	2.5%	3	2.9%	3	2.5%
100K-200K	2	1.7%	6	5.8%	7	5.9%
200K-300K	8	6.7%	6	5.8%	13	11.0%
300K-400K	21	17.5%	14	13.5%	19	16.1%
400K-500K	28	23.3%	22	21.2%	22	18.6%
500K-600K	21	17.5%	15	14.4%	17	14.4%
600K-700K	7	5.8%	11	10.6%	13	11.0%
700K-800K	6	5.0%	8	7.7%	12	10.2%
800K-900K	8	6.7%	3	2.9%	4	3.4%
900K-1M	3	2.5%	2	1.9%	3	2.5%
1MM-1.1MM	2	1.7%	2	1.9%	1	0.8%
1.1MM-1.2MM	3	2.5%	4	3.8%	0	0.0%
1.2MM-1.3MM	3	2.5%	2	1.9%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	1	0.8%	1	1.0%	0	0.0%
1.5MM-1.6MM	1	0.8%	0	0.0%	0	0.0%
1.6MM-1.7MM	1	0.8%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	1	1.0%	1	0.8%
1.8MM-1.9MM	1	0.8%	2	1.9%	1	0.8%
1.9MM-2MM	0	0.0%	1	1.0%	0	0.0%
2MM+	1	0.8%	1	1.0%	2	1.7%
Total Closed Sales	120		104		118	



90th Percentile



50th Percentile



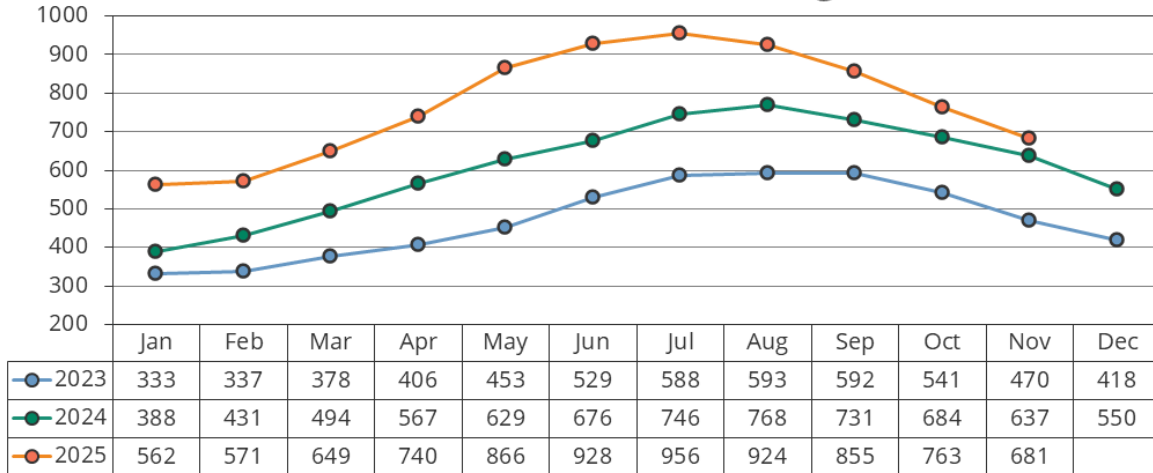
10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	91	119	118	533,400	469,700	105
	October	158	157	142	640,500	535,000	96
	Year-To-Date	2,362	1,505	1,420	577,100	500,000	91
2024	November	106	85	97	592,200	499,000	87
	Year-To-Date	2,189	1,354	1,328	605,100	500,000	78
Change	November 2024	-14.2%	40.0%	21.6%	-9.9%	-5.9%	20.7%
	Prev Mo 2025	-42.4%	-24.2%	-16.9%	-16.7%	-12.2%	9.4%
	Year-To-Date	7.9%	11.2%	6.9%	-4.6%	0.0%	16.7%

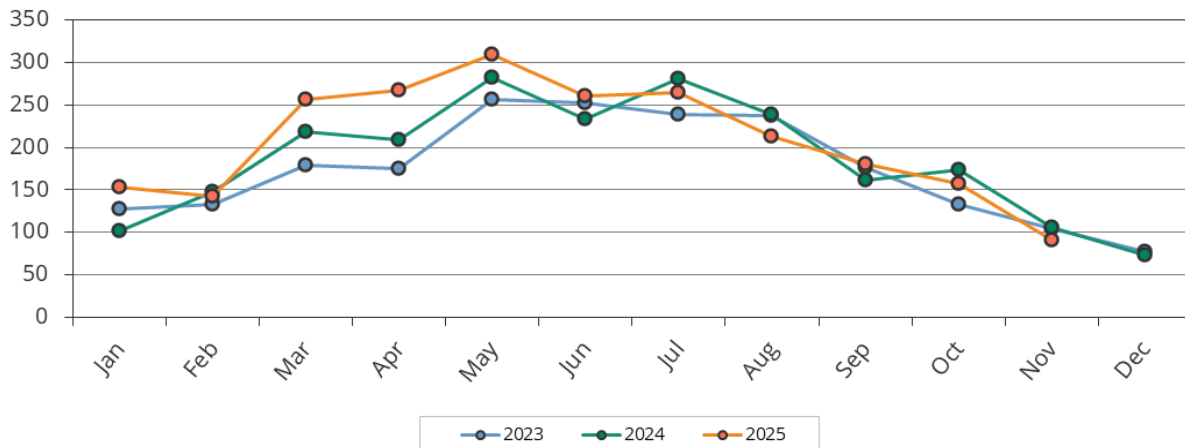
North Coastal Counties

November 2025 Reporting Period

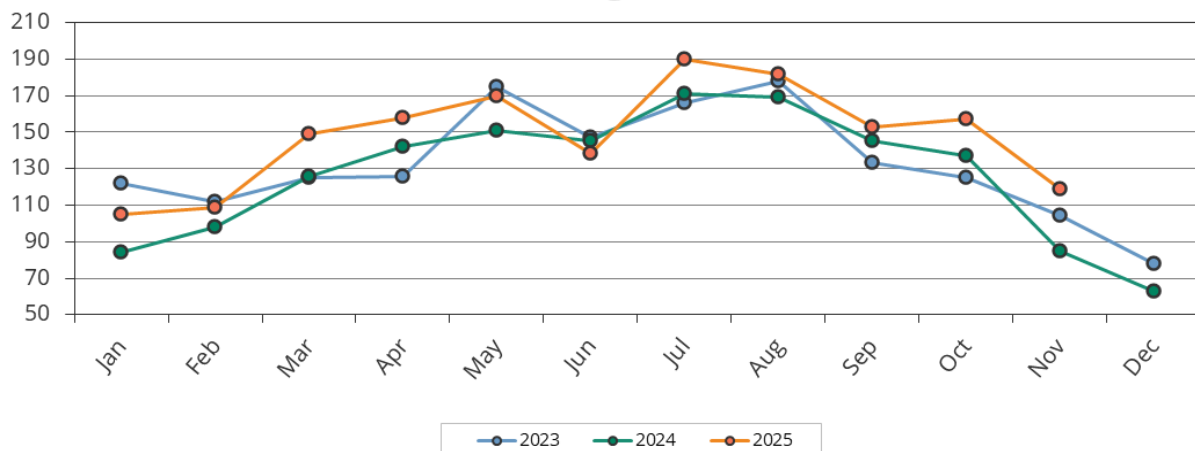
Active Residential Listings



New Listings



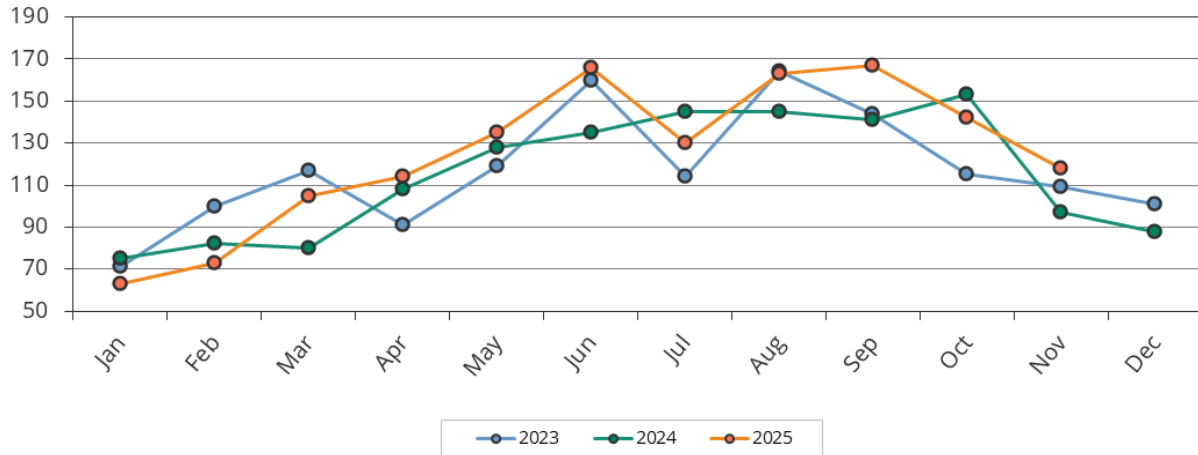
Pending Sales



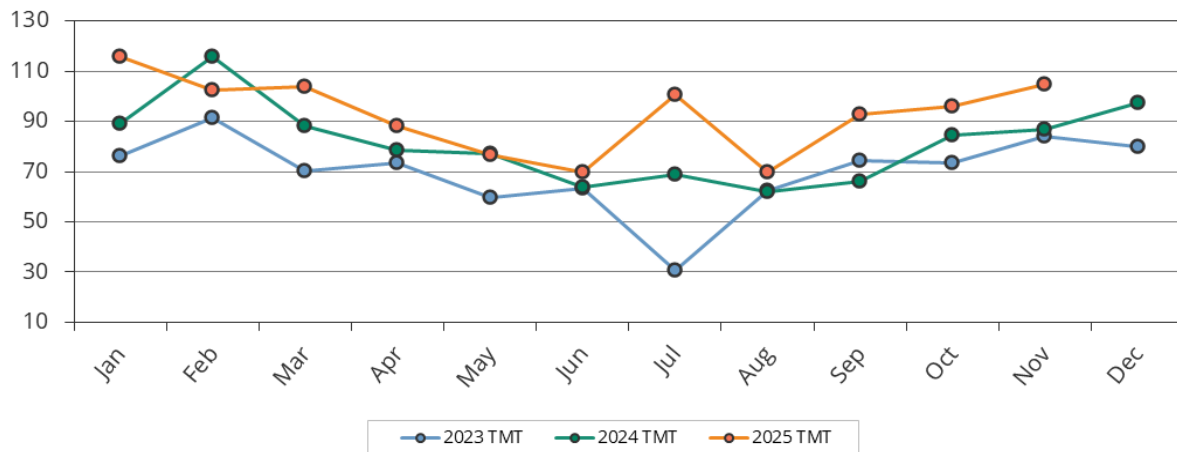
North Coastal Counties

November 2025 Reporting Period

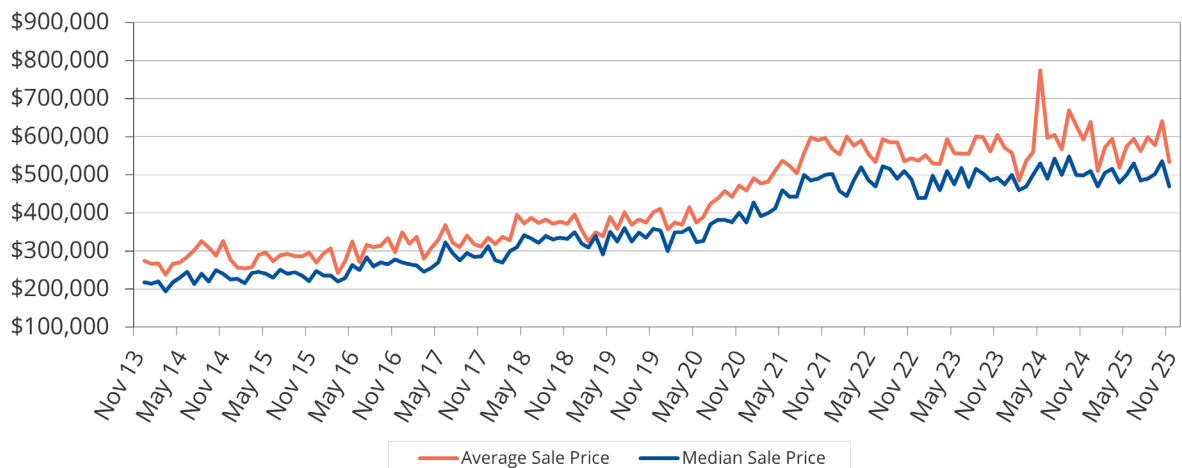
Closed Sales



Average Total Market Time



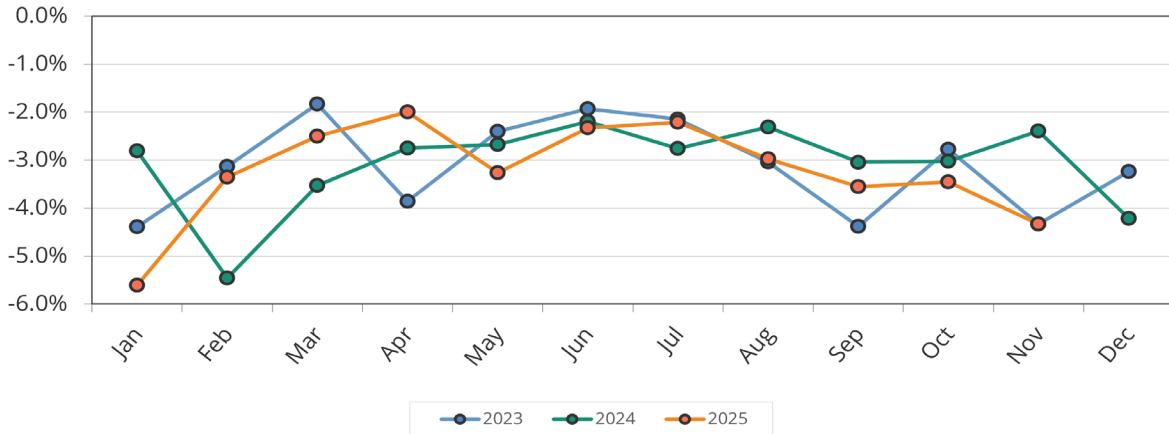
Average and Median Sale Price



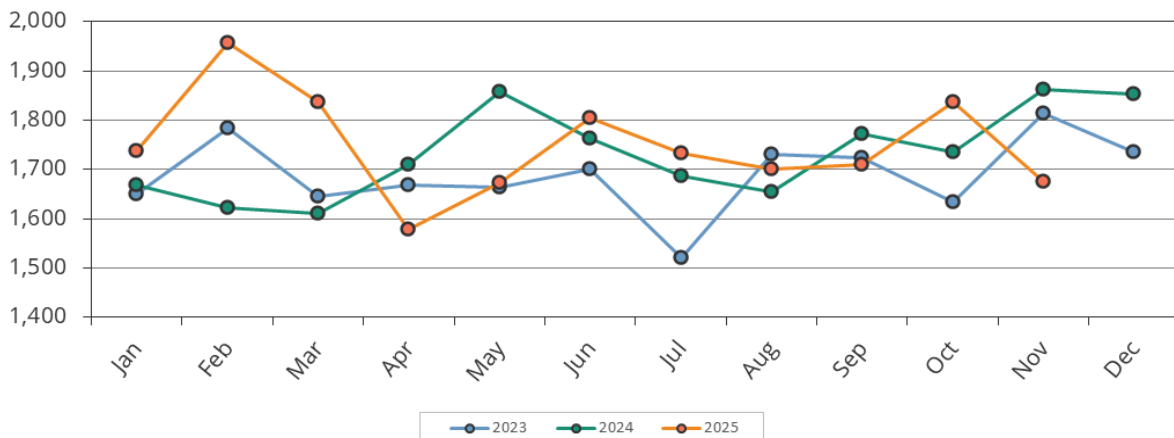
North Coastal Counties

November 2025 Reporting Period

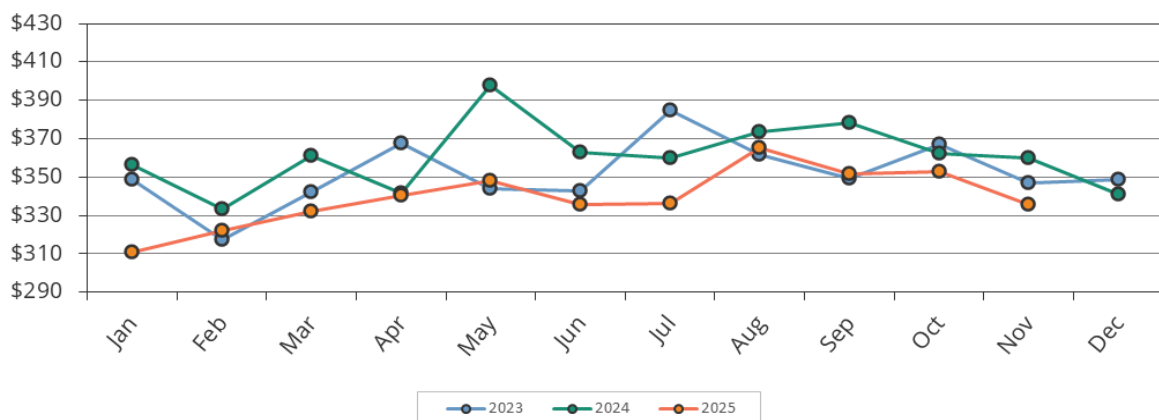
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 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	58	8	10	15	25.0%	10	496,500	63	248	174	13.7%	162	519,800	506,000	-3.4%	4	1,061,300	19	521,400	7	562,900	
181	Hammond / Warrenton	36	5	5	10	25.0%	18	440,100	139	176	114	31.0%	106	524,000	493,700	-1.4%	-	-	12	140,200	4	468,400	
182	Gearhart West	18	3	3	6	200.0%	3	463,300	105	75	53	20.5%	46	980,900	687,500	-7.5%	-	-	2	425,800	-	-	
183	Gearhart East	4	0	-	1	-	1	550,000	4	16	12	33.3%	11	468,600	475,400	-11.5%	1	850,000	2	137,500	-	-	
184	Seaside Northwest	9	1	1	0	-100.0%	3	405,200	48	37	24	-7.7%	25	495,900	485,000	-21.6%	-	-	2	101,800	2	723,500	
185	Seaside North Central	8	3	1	6	200.0%	1	525,000	291	29	23	21.1%	19	450,200	455,000	4.7%	-	-	-	-	1	655,000	
186	Seaside Southwest	19	3	5	2	100.0%	5	572,300	23	68	36	-16.3%	33	566,100	545,000	-1.4%	-	-	-	-	2	552,500	
187	Seaside South Central	-	0	0	0	-	0	-	-	3	3	-70.0%	4	308,600	312,300	-22.2%	-	-	-	-	1	450,000	
188	Seaside East	14	2	-	0	-100.0%	2	503,000	55	51	29	-29.3%	31	550,300	513,000	8.7%	-	-	3	110,000	-	-	
189	Cannon Beach / Tolovana Park	22	2	5	3	50.0%	4	1,184,400	68	79	42	-20.8%	41	1,148,200	980,000	-10.2%	1	775,000	5	236,000	-	-	
190	Arch Cape / Cove Beach / Falcon Cove	5	0	-	0	-	0	-	-	10	6	-40.0%	6	1,271,800	876,000	70.5%	-	-	6	180,400	-	-	
191	Rural Clatsop County	12	2	2	0	-100.0%	0	-	-	39	27	35.0%	27	429,400	375,000	6.0%	-	-	15	142,600	-	-	
	Clatsop County	205	29	32	43	19.4%	47	535,600	93	831	543	5.4%	511	615,000	519,000	-6.5%	6	978,400	66	267,400	17	557,100	

97102	Arch Cape	0	1	0	1	-	0	-	-	2	2	100.0%	1	690,000	690,000	-77.0%	-	-	-	-	-	-
97130	Manzanita	20	2	3	4	-33.3%	6	695,200	119	91	59	-3.3%	56	972,800	854,000	-8.3%	1	740,000	14	379,600	-	-
97131	Nehalem	17	-	-	3	50.0%	2	591,200	62	62	43	59.3%	38	514,900	475,000	3.3%	1	1,600,000	10	172,800	2	444,500
97147	Wheeler	1	-	-	0	-	0	-	-	11	10	150.0%	10	484,200	504,500	-5.6%	-	-	2	63,500	-	-
97136	Rockaway Beach	39	8	6	7	600.0%	2	690,000	184	128	69	0.0%	63	523,600	490,000	16.3%	1	330,000	16	93,300	-	-
97107	Bay City	7	1	-	2	-	3	400,000	197	39	29	0.0%	29	418,500	385,000	6.5%	-	-	13	49,200	-	-
97118	Garibaldi	7	0	2	-	-100.0%	1	415,000	376	24	18	20.0%	19	436,600	384,000	3.1%	-	-	5	119,400	-	-
97143	Netarts	8	0	0	3	0.0%	1	539,000	43	25	19	-36.7%	17	454,600	509,000	-24.2%	-	-	8	161,400	-	-
97141	Tillamook	50	3	6	8	33.3%	9	450,200	91	164	114	15.2%	111	447,300	400,000	1.8%	3	845,000	8	145,800	2	527,500
97134	Oceanside	9	0	2	1	-	2	674,500	319	27	20	33.3%	19	799,100	805,000	-7.9%	-	-	10	132,200	-	-
97108	Beaver	3	0	0	0	-100.0%	1	700,000	96	12	8	166.7%	10	521,600	461,300	2.2%	-	-	-	-	-	-
97122	Hebo	2	1	0	0	-	0	-	-	5	2	0.0%	2	369,500	369,500	-33.7%	1	600,000	-	-	-	-
97112	Cloverdale	12	1	3	2	0.0%	-	-	-	37	29	141.7%	32	519,600	450,000	-48.9%	1	300,000	9	170,200	-	-
97135	Pacific City	17	-	2	4	100.0%	4	1,448,800	106	63	34	13.3%	32	793,600	648,500	21.4%	-	-	7	249,400	-	-
97149	Neskowin	11	0	1	-	-100.0%	3	393,700	179	40	30	87.5%	29	807,100	765,000	4.1%	-	-	11	420,100	-	-
	Tillamook County	203	17	25	35	34.6%	34	646,000	139	730	486	17.7%	468	591,700	520,300	-100.0%	8	763,100	113	190,900	4	486,000

North Coastal Counties

October 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 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	102	15	9	19	171.4%	15	398,000	61	319	186	6.9%	170	513,000	489,500	-5.8%	3	419,800	20	279,800	6	568,800	
97364	Neotsu	7	1	0	1	-	0	-	-	14	5	25.0%	4	610,000	665,000	10.4%	-	-	-	-	-	-	
97368	Otis	19	2	5	3	-	1	130,000	30	52	28	-9.7%	24	432,700	370,000	-9.5%	-	-	8	101,400	-	-	
97341	Depoe Bay	41	7	2	2	0.0%	6	677,600	129	106	71	65.1%	67	517,900	448,000	-5.1%	2	625,000	8	151,000	-	-	
97388	Gleneden Beach	9	3	1	2	0.0%	2	552,000	352	35	26	23.8%	25	628,400	555,000	10.5%	-	-	3	93,300	-	-	
97369	Otter Rock	5	1	-	-	-	1	200,000	468	11	4	-33.3%	4	566,500	483,000	55.5%	-	-	-	-	-	-	
97365	Newport	31	4	3	6	50.0%	2	359,500	67	79	53	32.5%	49	495,100	450,000	-3.3%	1	1,100,000	3	156,300	2	1,016,300	
97366	South Beach	8	1	5	1	0.0%	4	392,600	17	35	17	88.9%	16	536,800	562,000	-4.9%	1	230,000	1	173,500	-	-	
97343	Eddyville	2	0	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
97357	Logsdan	1	1	1	0	-	0	-	-	3	-	-100.0%	-	-	-	-	-	1	1,000,000	-	-		
97391	Toledo	9	0	3	3	200.0%	2	312,500	35	30	19	-5.0%	18	366,200	399,500	-1.7%	-	-	3	156,700	-	-	
97380	Siletz	3	-	0	0	-	0	-	-	6	3	50.0%	3	368,400	351,100	-16.7%	-	-	1	260,000	-	-	
97390	Tidewater	-	0	0	0	-	0	-	-	3	3	-40.0%	3	540,300	535,000	20.1%	-	-	-	-	-	-	
97498	Yachats	12	3	1	1	-66.7%	-	-	-	25	11	-50.0%	11	541,900	522,000	-25.6%	1	879,000	8	125,500	-	-	
97394	Waldport	18	6	4	2	-33.3%	4	355,800	33	67	41	7.9%	40	518,300	486,000	-0.6%	-	-	9	202,300	-	-	
97376	Seal Rock	6	1	-	1	-	0	-	-	14	9	0.0%	7	951,000	725,000	25.5%	1	749,000	2	335,700	-	-	
	Lincoln County	273	45	34	41	78.3%	37	427,200	89	801	476	11.7%	441	517,500	475,000	-3.3%	9	607,500	67	205,400	8	680,700	
	North Coastal Counties Total	681	91	91	119	40.0%	118	533,400	105	2,362	1,505	11.2%	1,420	577,100	500,000	-3.7%	23	758,400	246	215,400	29	581,400	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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.

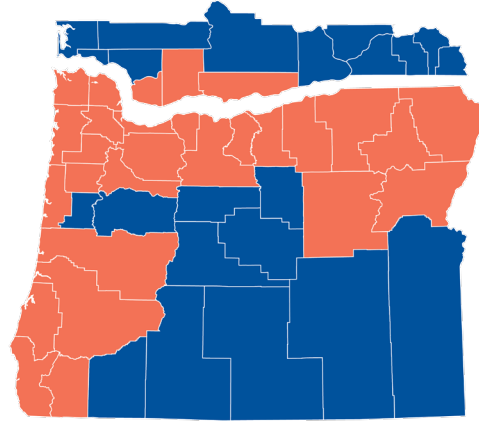
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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MARKET ACTION REPORT

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

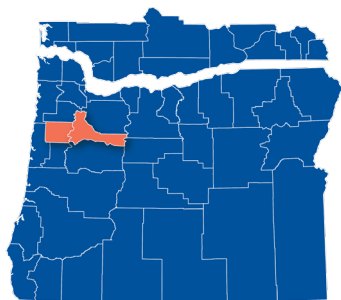
Polk and Marion Counties November 2025 Reporting Period

Polk and Marion Counties

November 2025 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 (201) increased 0.5% from the 200 listed in November 2024, and decreased 21.2% from the 255 listed in October 2025.

Pending Sales

Pending sales (177) decreased 16.5% from the 212 offers accepted in November 2024, and decreased 19.5% from the 220 offers accepted in October 2025.

Closed Sales

Closed sales (171) decreased 12.8% from the 196 closings in November 2024, and decreased 25.3% from the 229 closings in October 2025.

Inventory and Time on Market

Inventory increased to 4.1 months in November. Total market time increased to 69 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (3,097) decreased 1.0%, pending sales (2,257) decreased 4.8%, and closed sales (2,177) decreased 3.3%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 3.1% from \$464,100 to \$478,400. In the same comparison, the median sale price has increased 3.1% from \$436,500 to \$450,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.6% (\$478,300 v. \$461,800)

Median Sale Price % Change: +3.0% (\$448,200 v. \$435,000)

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

	2023	2024	2025
January	2.6	3.5	3.7
February	2.2	2.7	3.5
March	1.8	2.3	2.8
April	2.1	2.7	3.5
May	2.1	2.6	3.0
June	2.0	3.1	3.7
July	2.6	2.9	3.8
August	2.3	2.8	3.9
September	2.7	3.3	3.9
October	3.3	3.2	3.1
November	3.1	2.7	4.1
December	3.5	2.4	

Residential Trends

November 2025 vs. October 2025

New Listings **-21.2%** ↓

Pending Sales **-19.5%** ↓

Closed Sales **-25.3%** ↓

Average Sale Price **+3.1%** ↑

Median Sale Price **+1.6%** ↑

Inventory **+1.0** ↑

Total Market Time **+15** ↑

November 2025 vs. November 2024

New Listings **+0.5%** ↑

Pending Sales **-16.5%** ↓

Closed Sales **-12.8%** ↓

Average Sale Price **+7.1%** ↑

Median Sale Price **+3.2%** ↑

Inventory **+1.4** ↑

Total Market Time **+13** ↑

Polk and Marion Counties

November 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	4	1.7%	3	1.0%	7	3.1%
200K-300K	9	3.8%	10	3.4%	4	1.7%
300K-400K	17	7.1%	27	9.1%	11	4.8%
400K-500K	53	22.3%	73	24.5%	58	25.3%
500K-600K	82	34.5%	112	37.6%	70	30.6%
600K-700K	31	13.0%	31	10.4%	42	18.3%
700K-800K	17	7.1%	17	5.7%	14	6.1%
800K-900K	10	4.2%	12	4.0%	10	4.4%
900K-1M	3	1.3%	8	2.7%	8	3.5%
1MM-1.1MM	3	1.3%	1	0.3%	1	0.4%
1.1MM-1.2MM	2	0.8%	1	0.3%	0	0.0%
1.2MM-1.3MM	5	2.1%	1	0.3%	1	0.4%
1.3MM-1.4MM	1	0.4%	1	0.3%	0	0.0%
1.4MM-1.5MM	1	0.4%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	1	0.3%	1	0.4%
1.6MM-1.7MM	0	0.0%	0	0.0%	2	0.9%
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	238		298		229	

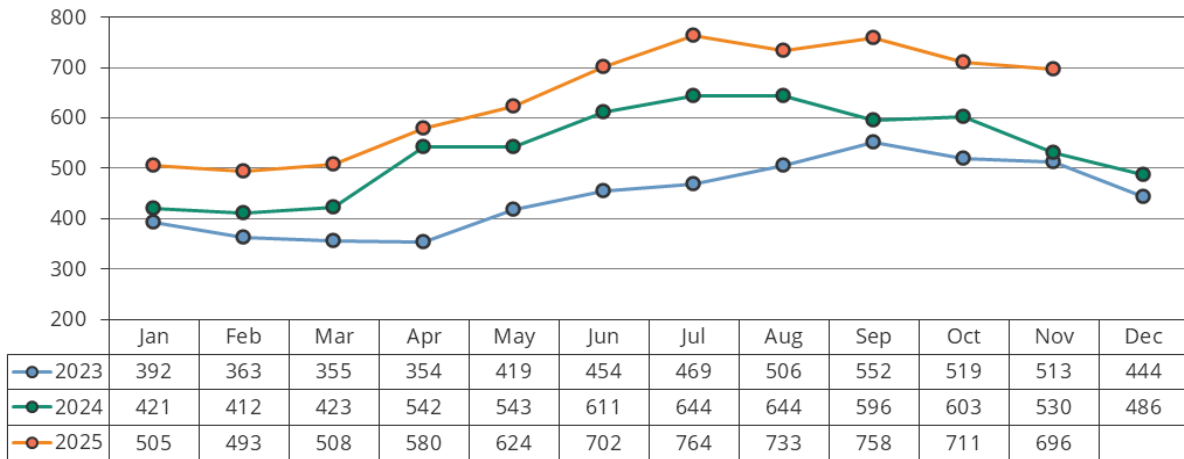
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	201	177	171	485,200	447,000	69
	October	255	220	229	470,400	440,000	54
	Year-To-Date	3,097	2,257	2,177	478,400	450,000	59
2024	November	200	212	196	453,200	433,000	56
	Year-To-Date	3,127	2,372	2,252	464,100	436,500	58
Change	November 2024	0.5%	-16.5%	-12.8%	7.1%	3.2%	24.1%
	Prev Mo 2025	-21.2%	-19.5%	-25.3%	3.1%	1.6%	27.8%
	Year-To-Date	-1.0%	-4.8%	-3.3%	3.1%	3.1%	1.9%

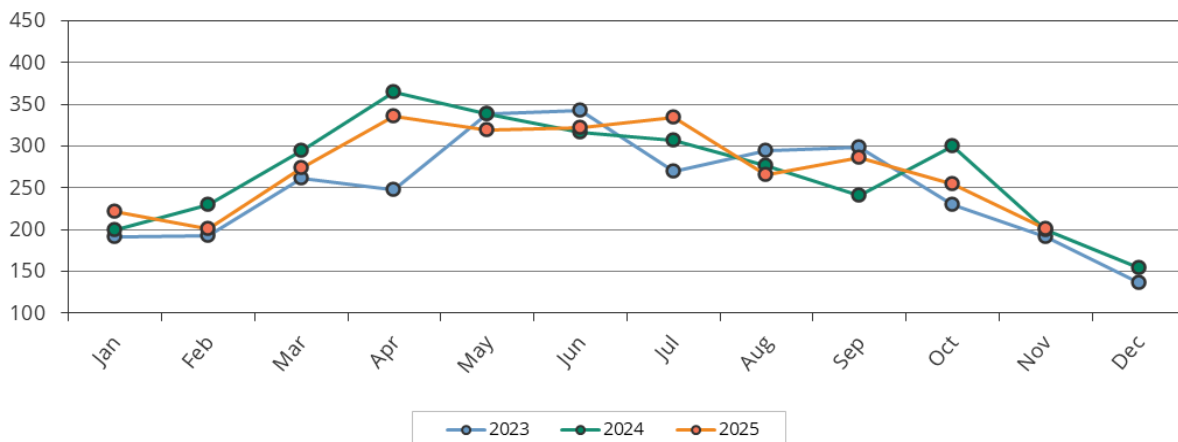
Polk and Marion Counties

November 2025 Reporting Period

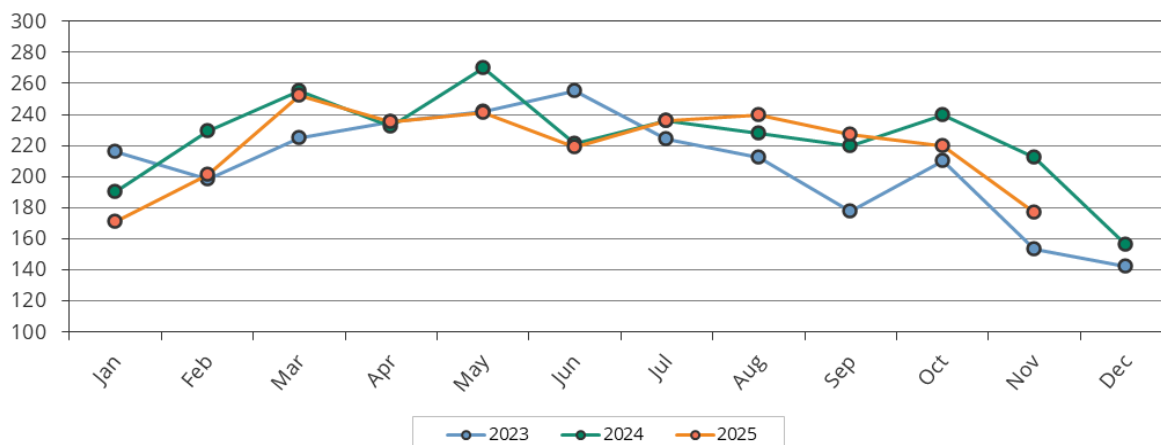
Active Residential Listings



New Listings



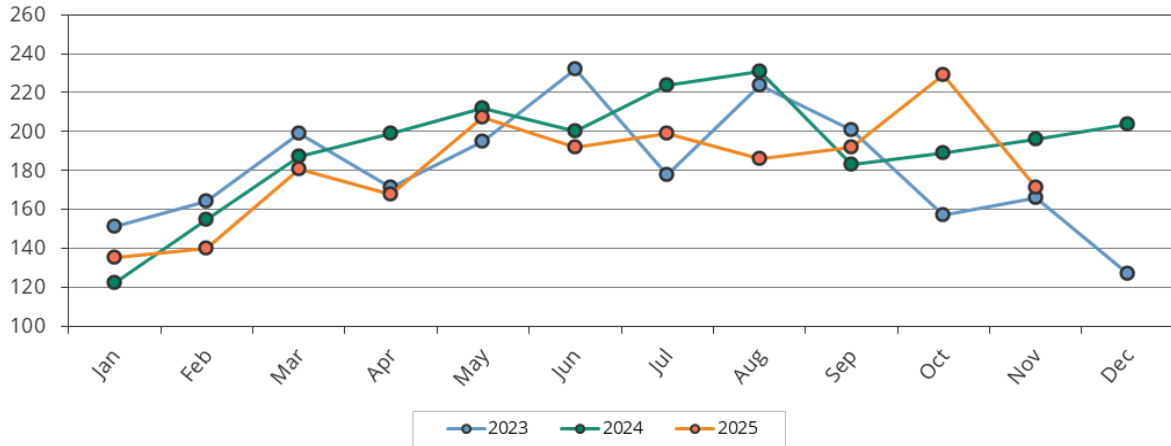
Pending Sales



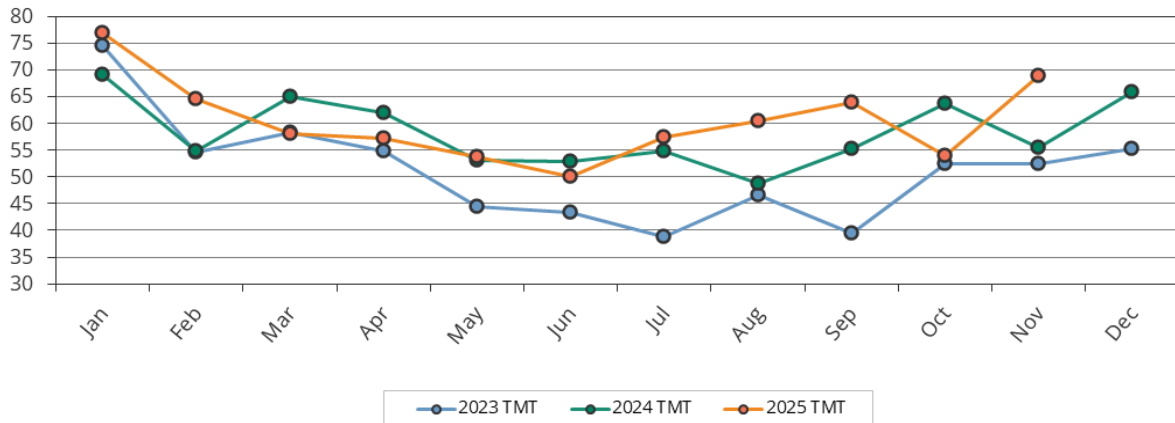
Polk and Marion Counties

November 2025 Reporting Period

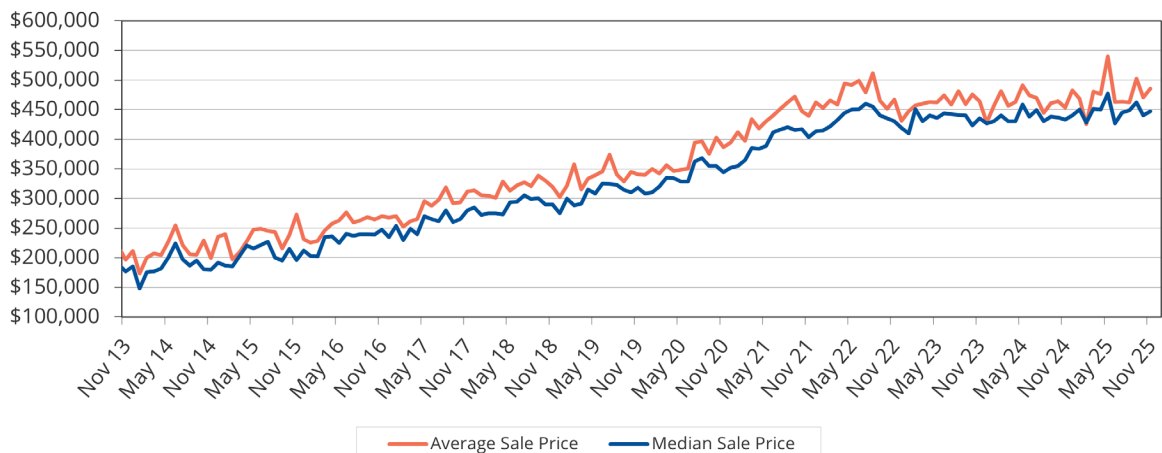
Closed Sales



Average Total Market Time



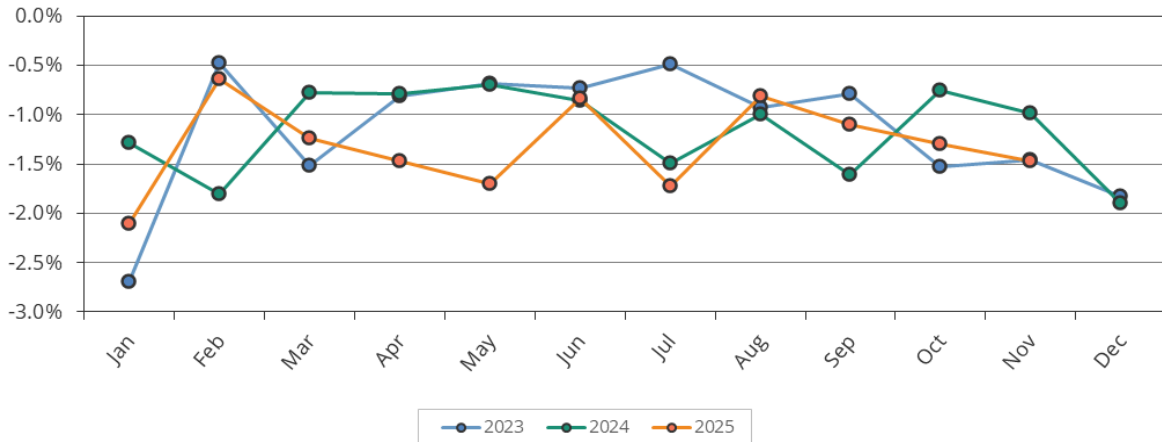
Average and Median Sale Price



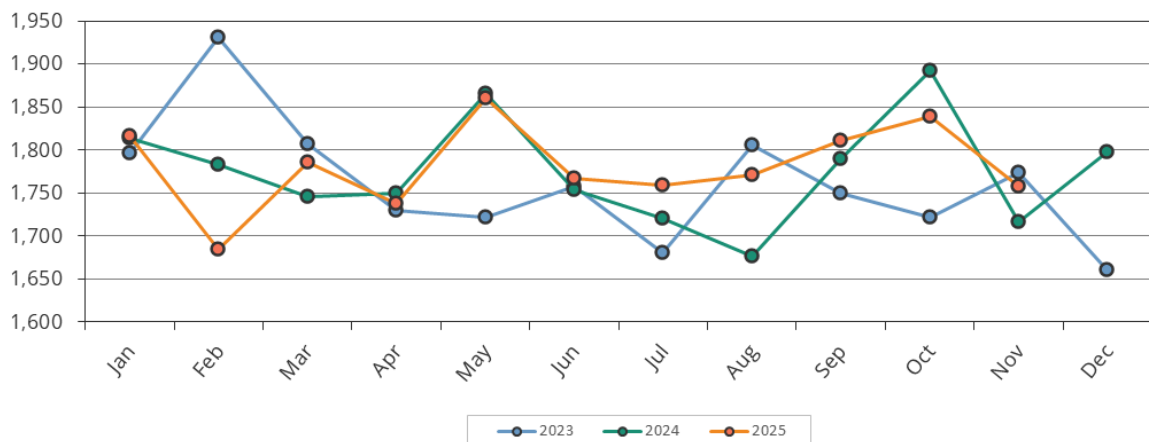
Polk and Marion Counties

November 2025 Reporting Period

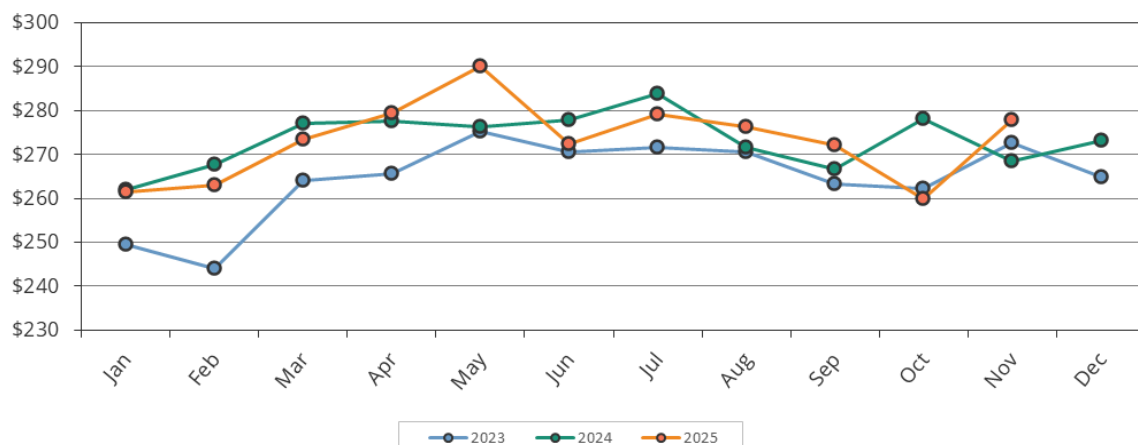
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 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	92	22	9	26	30.0%	23	516,700	109	329	245	-12.5%	213	500,900	470,000	10.2%	1	975,000	10	309,200	5	977,800
168	West Salem N	42	13	6	13	-23.5%	6	543,300	56	217	150	19.0%	146	540,700	529,800	4.5%	1	875,000.00	5	251,200	-	-
169	West Salem S	9	0	0	0	-100.0%	6	472,800	92	43	35	-18.6%	36	511,100	522,500	3.9%	-	-	1	150,000	-	-
170	Woodburn	104	43	19	21	-48.8%	17	454,500	65	500	388	16.2%	397	422,000	430,000	6.4%	-	-	9	232,200	4	635,100
	Except Woodburn	159	40	13	35	-14.6%	34	594,400	79	637	435	-3.1%	414	572,200	520,000	6.5%	9	611,300	38	1,133,300	2	523,000
170	Marion Except Salem/Keizer	263	83	32	56	-31.7%	51	547,800	74	1,137	823	5.1%	811	498,700	463,600	3.6%	9	611,300	47	960,700	6	597,700
171	Southwest Salem	8	1	2	2	0.0%	1	445,000	12	25	15	-31.8%	13	497,800	497,000	-4.4%	-	-	-	-	-	-
172	South Salem	64	17	7	14	27.3%	11	627,500	73	248	180	-13.0%	182	555,600	510,000	6.9%	2	677,600	2	677,500	3	703,100
173	Southeast Salem	64	17	8	23	27.8%	16	485,500	89	270	187	-1.6%	165	483,700	460,000	1.5%	-	-	1	292,000	2	572,000
174	Central Salem	25	5	2	5	0.0%	10	369,400	50	142	97	-21.1%	102	368,800	372,000	1.4%	-	-	1	750,000	7	589,700
175	East Salem S	24	7	3	10	-44.4%	15	431,900	38	212	188	-3.6%	186	427,700	435,000	0.1%	-	-	3	297,700	2	465,000
176	East Salem N	66	22	4	19	-13.6%	16	333,500	39	265	181	-20.6%	169	371,400	390,000	-10.1%	-	-	1	300,000	4	584,500
177	South Keizer	5	4	0	1	0.0%	1	469,000	42	30	23	-32.4%	22	432,300	430,000	26.1%	-	-	-	-	2	387,900
178	North Keizer	34	10	8	8	-33.3%	15	397,200	39	179	133	-5.7%	132	425,500	441,000	-6.9%	1	750,000	1	260,000	2	682,500
167-169	Polk Co. Grand Total	143	35	15	39	-4.9%	35	513,700	97	589	430	-4.2%	395	516,500	493,000	9.0%	2	925,000	16	281,100	5	977,800
170-178	Marion Co. Grand Total	553	166	66	138	-19.3%	136	477,900	61	2,508	1,827	-5.0%	1,782	470,000	441,900	2.3%	12	633,900	56	875,100	28	584,900
	Polk & Marion Grand Total	696	201	81	177	-16.5%	171	485,200	69	3,097	2,257	-4.8%	2,177	478,400	450,000	3.6%	14	675,500	72	743,100	33	644,400
220	Benton County	83	15	10	14	180.0%	14	472,300	112	323	224	-0.9%	218	584,300	539,500	-7.2%	-	-	11	1,209,900	9	688,800
221	Linn County	207	58	26	39	-17.0%	44	425,700	71	976	746	11.2%	724	440,900	406,000	3.1%	13	540,000	40	408,500	14	632,900

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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.

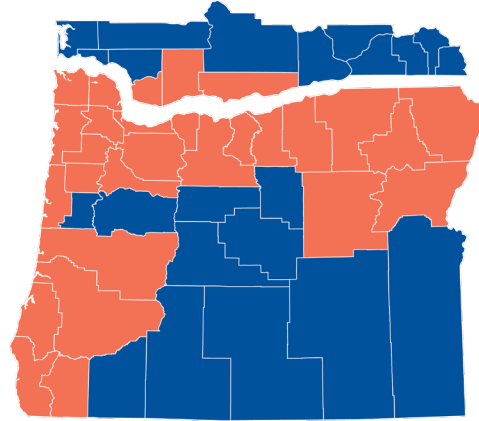
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

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503.236.7657



MARKET ACTION REPORT

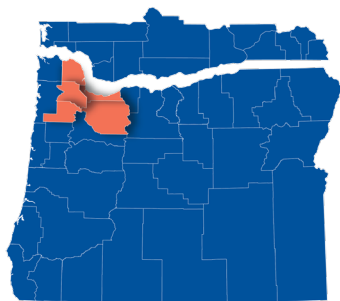
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro November 2025 Reporting Period

Portland Metro

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (1,437) decreased 1.5% from the 1,459 listed in November 2024, and decreased 39.3% from the 2,366 listed in October 2025.

Pending Sales

Pending sales (1,628) increased 2.9% from the 1,582 offers accepted in November 2024, and decreased 18.1% from the 1,988 offers accepted in October 2025.

Closed Sales

Closed sales (1,520) decreased 9.6% from the 1,681 closings in November 2024, and decreased 26.4% from the 2,066 closings in October 2025.

Inventory and Time on Market

Inventory increased to 3.8 months in November. Total market time increased to 72 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (29,237) increased 2.7%, pending sales (21,020) increased 1.3%, and closed sales (20,324) increased 1.1%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 0.3% from \$611,600 to \$613,600. In the same comparison, the median sale price has increased 0.9% from \$545,000 to \$549,900.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.3% (\$611,100 v. \$609,200)

Median Sale Price % Change: +1.2% (\$549,000 v. \$542,400)

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

	2023	2024	2025
January	2.7	3.2	3.7
February	1.9	2.8	3.2
March	1.6	2.3	3.0
April	1.9	2.4	3.1
May	1.9	2.3	3.3
June	2.0	2.6	3.6
July	2.4	2.8	3.7
August	2.2	3.0	3.5
September	2.9	3.5	3.8
October	2.9	2.9	3.1
November	3.5	3.0	3.8
December	2.7	2.7	

Residential Trends

November 2025 vs. October 2025

New Listings **-39.3%** ↓

Pending Sales **-18.1%** ↓

Closed Sales **-26.4%** ↓

Average Sale Price **-1.0%** ↓

Median Sale Price **-0.9%** ↓

Inventory **+0.7** ↑

Total Market Time **+3** ↑

November 2025 vs. November 2024

New Listings **-1.5%** ↓

Pending Sales **+2.9%** ↑

Closed Sales **-9.6%** ↓

Average Sale Price **-2.6%** ↓

Median Sale Price **0.0%** —

Inventory **+0.8** ↑

Total Market Time **+8** ↑

Portland Metro

November 2025 Reporting Period

Residential Sales by Price Range

Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	16	1.1%	12	0.7%	13	0.9%
100K-200K	29	2.0%	44	2.5%	33	2.2%
200K-300K	71	5.0%	91	5.2%	67	4.4%
300K-400K	191	13.5%	172	9.8%	172	11.3%
400K-500K	310	21.9%	412	23.6%	332	21.8%
500K-600K	289	20.4%	347	19.9%	311	20.5%
600K-700K	184	13.0%	227	13.0%	216	14.2%
700K-800K	113	8.0%	147	8.4%	149	9.8%
800K-900K	77	5.4%	108	6.2%	79	5.2%
900K-1M	35	2.5%	58	3.3%	46	3.0%
1MM-1.1MM	21	1.5%	22	1.3%	20	1.3%
1.1MM-1.2MM	16	1.1%	22	1.3%	15	1.0%
1.2MM-1.3MM	12	0.8%	17	1.0%	18	1.2%
1.3MM-1.4MM	10	0.7%	15	0.9%	13	0.9%
1.4MM-1.5MM	10	0.7%	6	0.3%	10	0.7%
1.5MM-1.6MM	4	0.3%	8	0.5%	4	0.3%
1.6MM-1.7MM	6	0.4%	8	0.5%	4	0.3%
1.7MM-1.8MM	4	0.3%	5	0.3%	3	0.2%
1.8MM-1.9MM	4	0.3%	8	0.5%	2	0.1%
1.9MM-2MM	2	0.1%	3	0.2%	1	0.1%
2MM+	13	0.9%	15	0.9%	12	0.8%
Total Closed Sales	1,417		1,747		1,520	

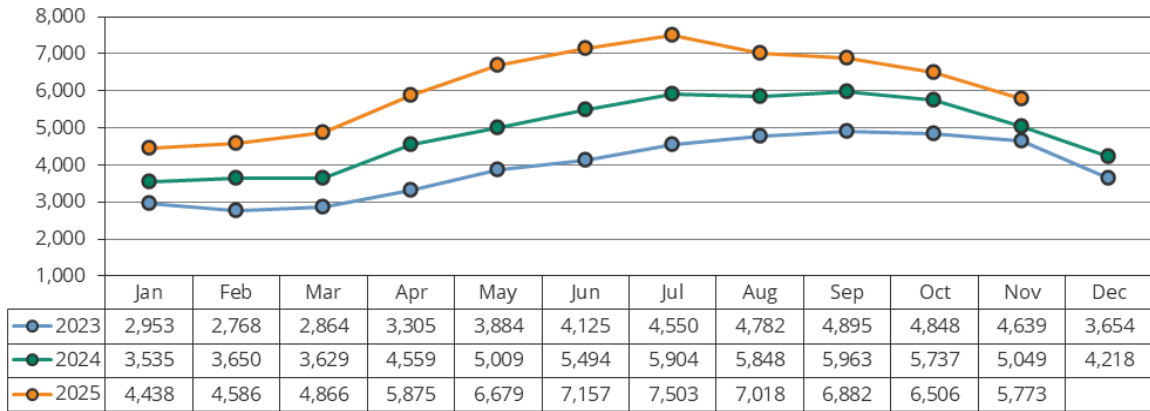
90th Percentile
 50th Percentile
 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	1,437	1,628	1,520	599,700	535,000	72
	October	2,366	1,988	2,066	606,000	540,000	69
	Year-To-Date	29,237	21,020	20,324	613,600	549,900	64
2024	November	1,459	1,582	1,681	615,700	535,000	64
	Year-To-Date	28,477	20,758	20,111	611,600	545,000	56
Change	November 2024	-1.5%	2.9%	-9.6%	-2.6%	0.0%	12.5%
	Prev Mo 2025	-39.3%	-18.1%	-26.4%	-1.0%	-0.9%	4.3%
	Year-To-Date	2.7%	1.3%	1.1%	0.3%	0.9%	14.3%

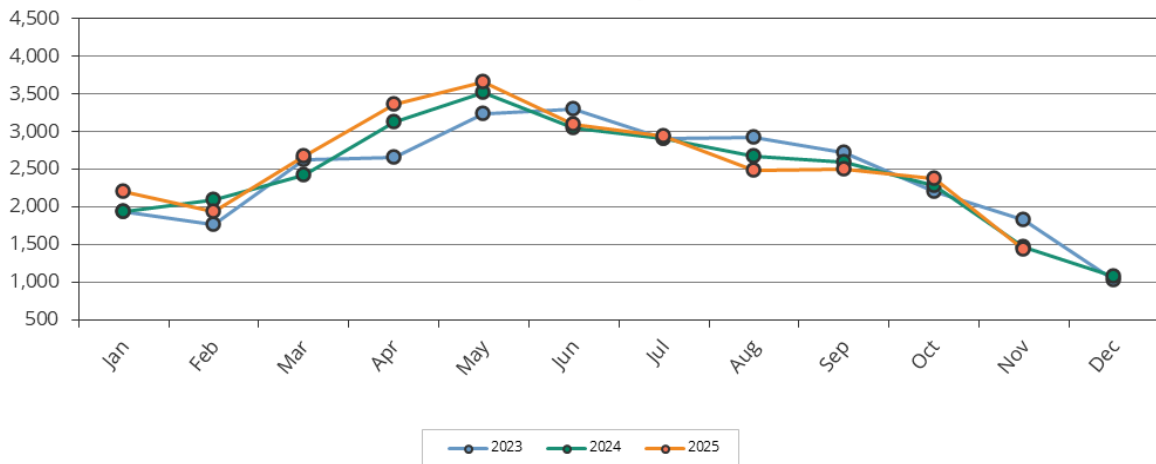
Portland Metro

November 2025 Reporting Period

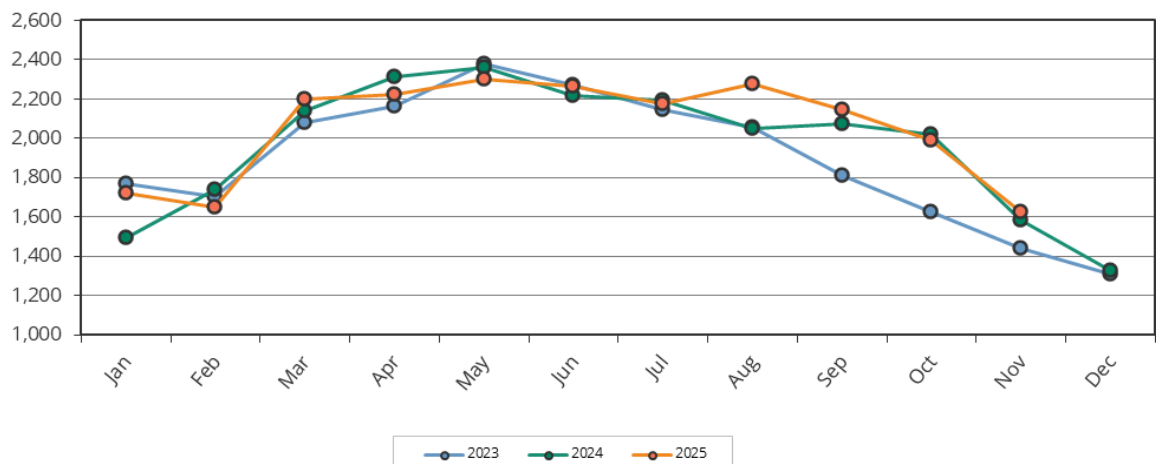
Active Residential Listings



New Listings



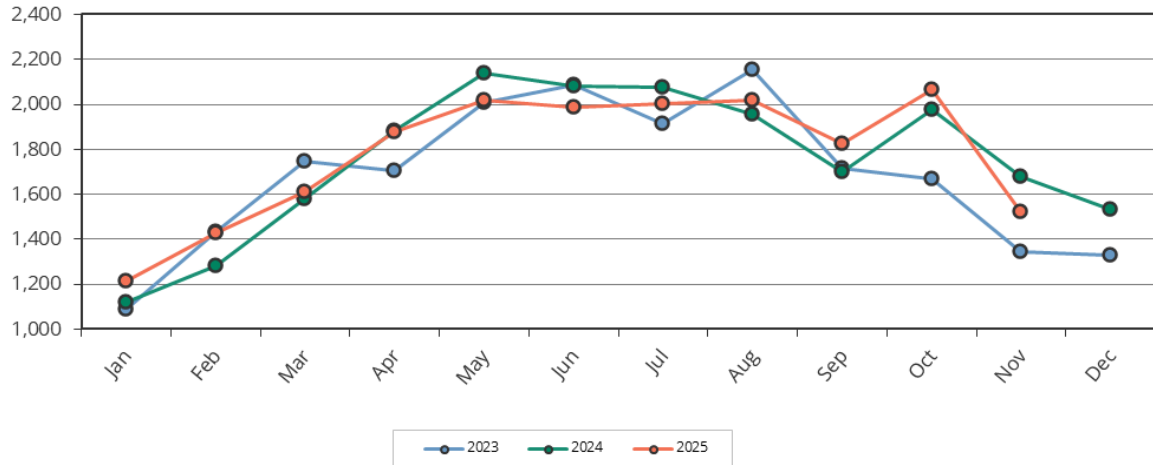
Pending Sales



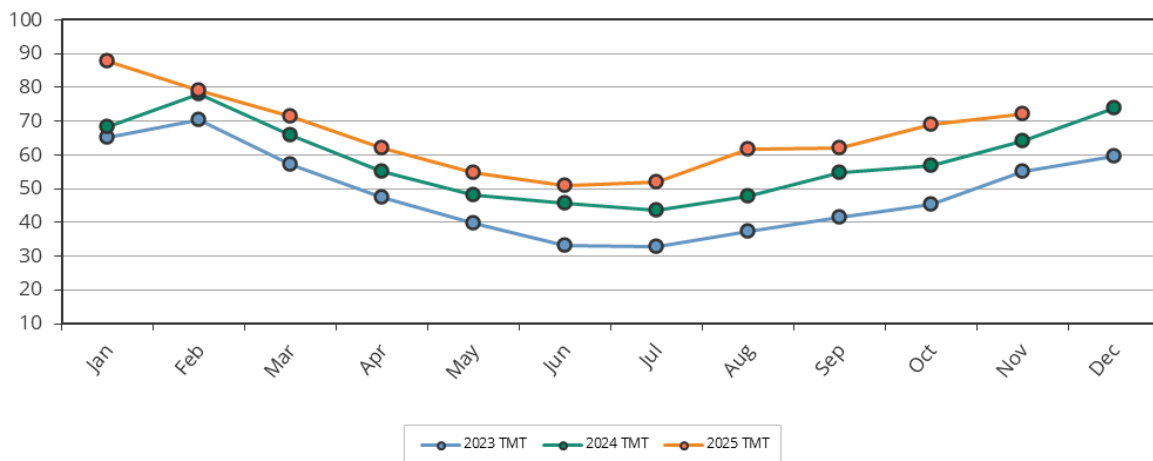
Portland Metro

November 2025 Reporting Period

Closed Sales



Average Total Market Time



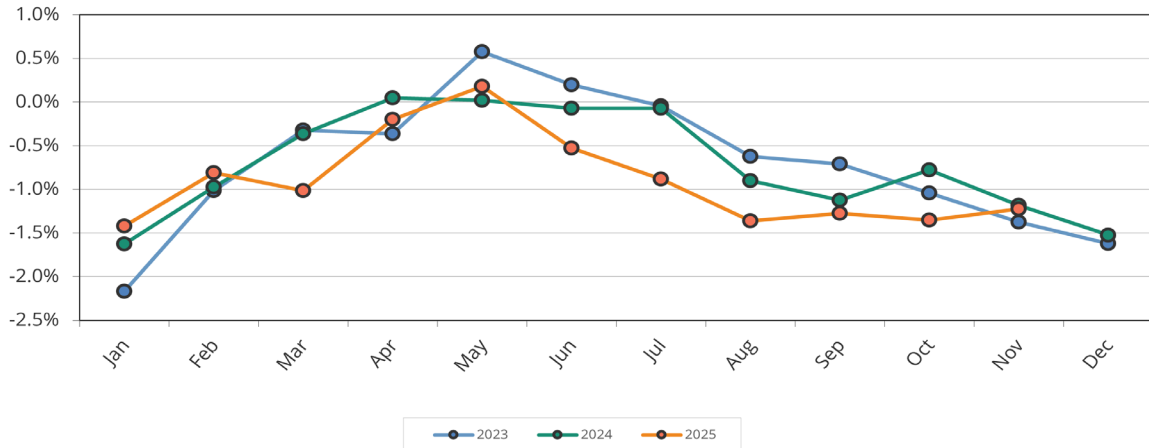
Average and Median Sale Price



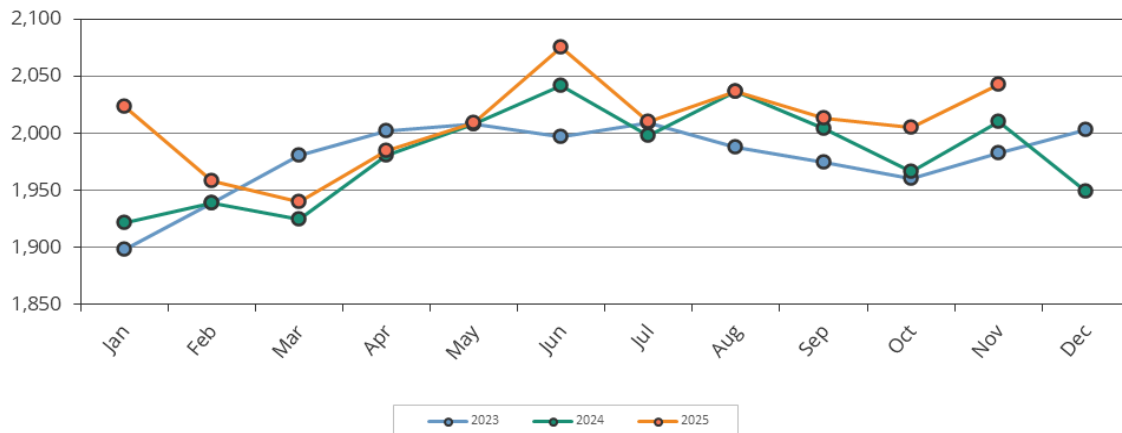
Portland Metro

November 2025 Reporting Period

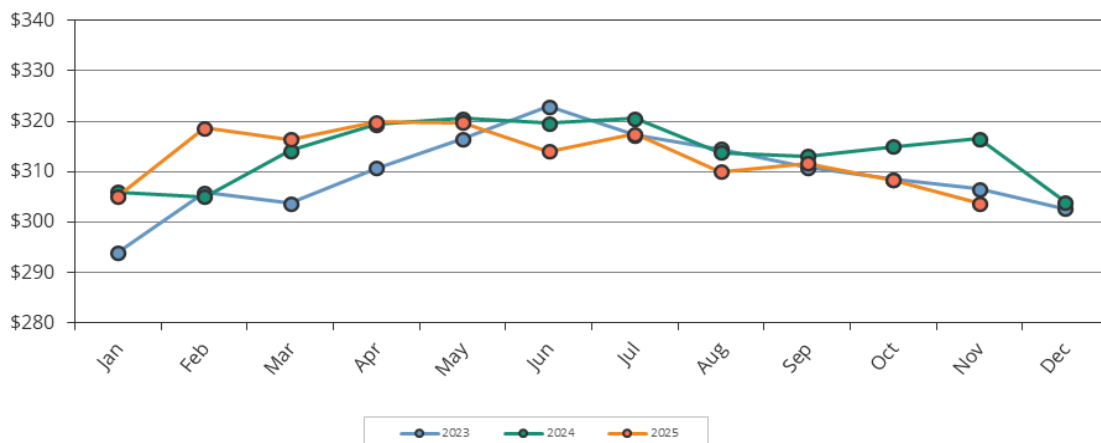
% Difference of Average List Price vs Sale Price



Average Square Footage



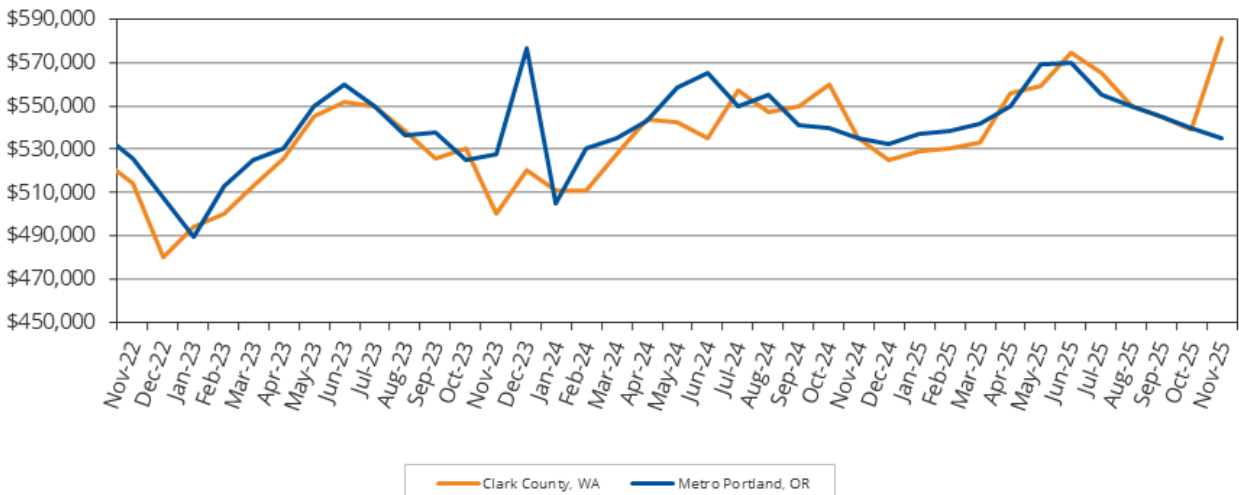
Average Price Per Square Footage



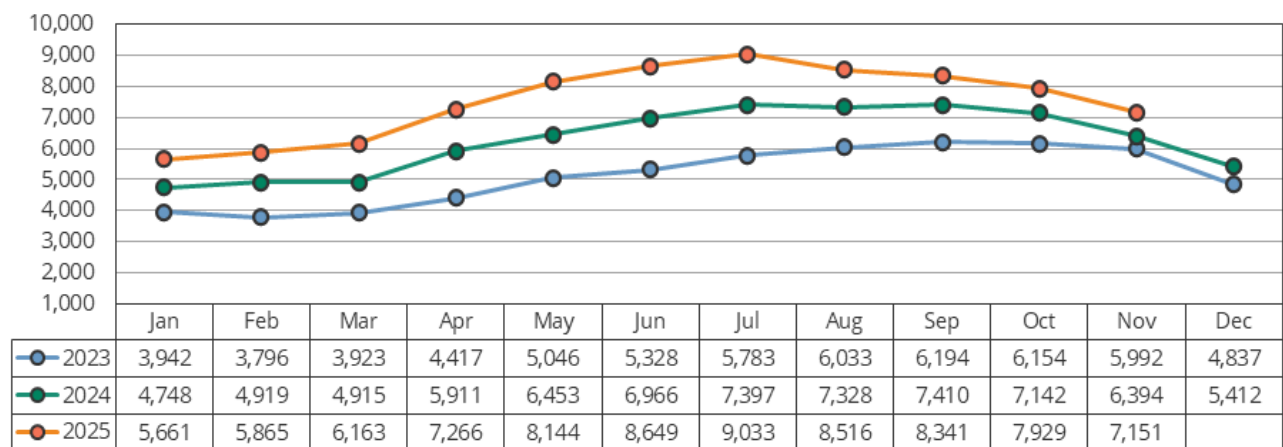
Portland Metro

November 2025 Reporting Period

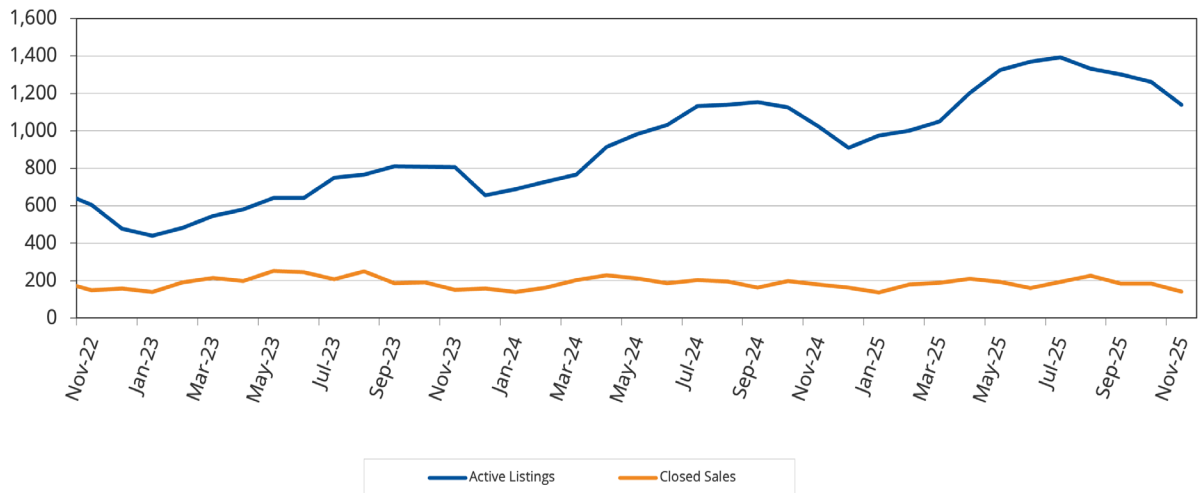
Median Sale Price: Portland, OR & Clark Co., WA



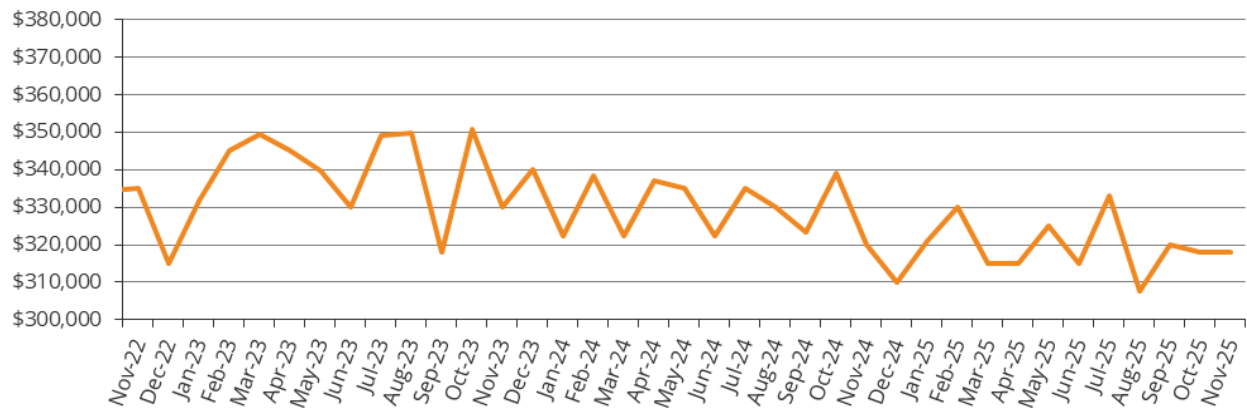
Total Active Listings

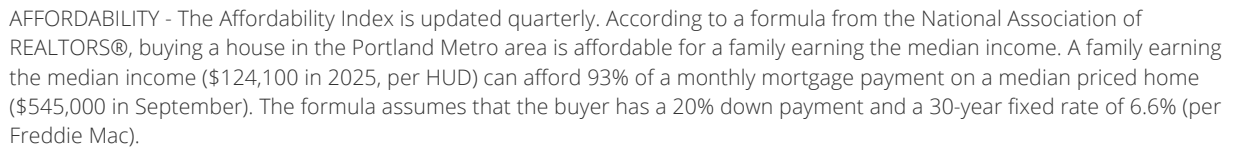


Active & Closed Condos



Condo Median Sale Price





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.

5,316

92.1%

3.5

Portland Metro

November 2025 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 25 vs 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 vs 24 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
141	N Portland	224	50	32	59	-26.3%	62	480,200	55	1,189	894	-2.6%	882	498,700	482,500	5.8%	7	413,600	10	303,600	22	1,095,300	
142	NE Portland	378	123	41	134	-0.7%	133	589,000	52	2,464	1,894	0.3%	1,818	574,800	522,500	-0.9%	12	746,600	12	471,800	69	665,200	
143	SE Portland	488	152	73	185	-3.1%	173	520,700	52	3,332	2,491	5.0%	2,408	531,900	470,000	2.5%	16	1,307,200	31	429,800	106	823,900	
144	Gresham / Troutdale	393	140	61	131	18.0%	111	525,900	69	2,015	1,463	6.3%	1,398	502,900	480,000	-0.3%	15	775,900	28	589,700	25	622,900	
145	Milwaukie / Clackamas	510	141	52	122	-19.2%	117	584,000	71	2,424	1,768	-3.9%	1,715	581,000	570,000	-0.4%	8	1,171,500	48	433,300	20	715,400	
146	Oregon City / Canby	281	56	31	94	30.6%	78	596,400	69	1,418	1,098	3.4%	1,058	616,800	590,000	-0.7%	9	945,700	33	432,900	20	719,100	
147	Lake Oswego / West Linn	338	71	53	85	18.1%	65	1,032,700	81	1,531	1,028	-0.3%	985	1,079,600	850,000	1.5%	-	-	28	959,700	5	1,081,500	
148	W Portland	826	131	124	179	29.7%	159	695,800	97	3,457	2,117	7.8%	2,039	750,200	660,000	1.3%	9	583,500	44	358,300	37	1,040,600	
149	NW Wash Co.	284	58	41	54	-10.0%	66	683,100	80	1,383	919	-8.6%	936	734,500	705,000	-3.4%	2	685,000	20	359,500	5	777,700	
150	Beaverton/ Aloha	419	124	58	145	6.6%	134	542,600	77	2,348	1,681	-4.2%	1,616	564,500	550,000	0.9%	6	589,400	8	430,300	14	820,400	
151	Tigard / Wilsonville	476	122	57	171	11.0%	184	630,500	74	2,777	2,136	3.0%	2,063	649,300	619,900	-0.5%	5	564,000	24	867,500	18	746,600	
152	Hillsboro / Forest Grove	490	115	51	132	0.8%	128	543,300	72	2,348	1,717	7.2%	1,661	553,100	520,000	0.4%	7	585,600	27	471,900	15	561,400	
153	Mt. Hood	63	9	8	16	23.1%	11	679,700	166	226	148	16.5%	136	553,700	493,700	0.2%	-	-	19	160,800	-	-	
155	Columbia Co.	185	39	23	39	-11.4%	33	498,100	108	767	563	-0.4%	548	469,100	459,000	2.3%	3	554,000	51	189,800	6	469,800	
156	Yamhill Co.	418	106	25	82	-12.8%	66	532,900	61	1,558	1,103	-6.5%	1,061	537,900	480,000	-0.6%	17	1,330,700	66	344,100	26	706,500	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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.

Portland Metro

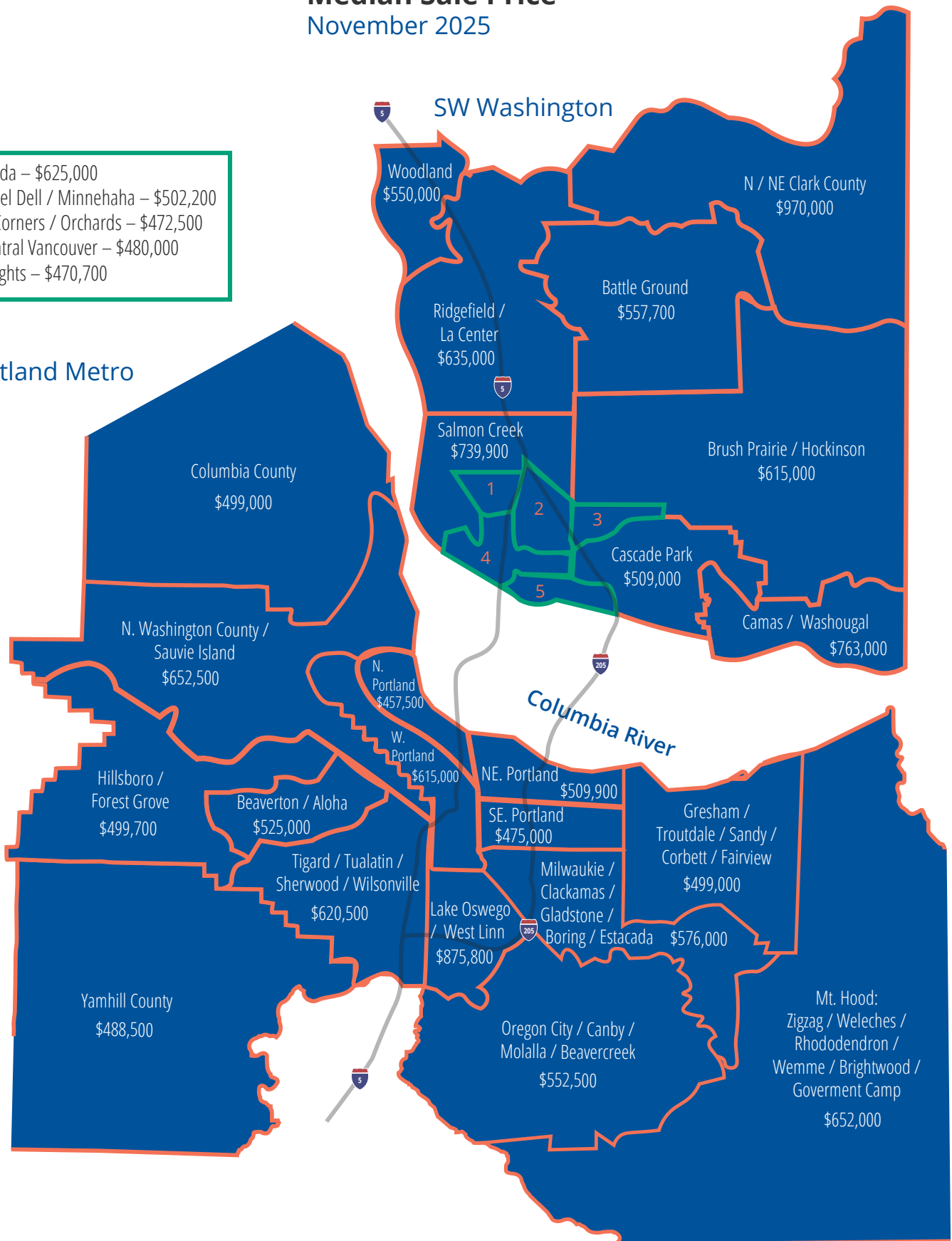
November 2025 Reporting Period

Median Sale Price

November 2025

1. Felida – \$625,000
2. Hazel Dell / Minnehaha – \$502,200
3. 5. Corners / Orchards – \$472,500
4. Central Vancouver – \$480,000
5. Heights – \$470,700

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.

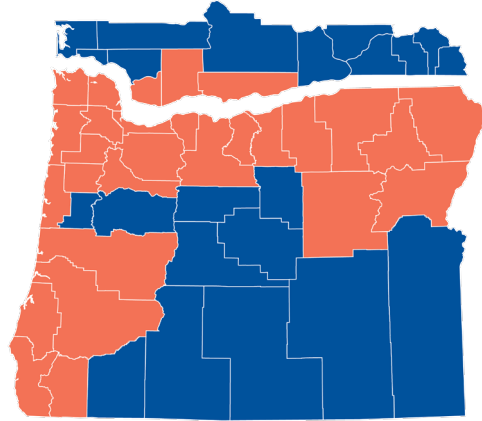
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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Maggie Wu, Editor
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MARKET ACTION REPORT

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

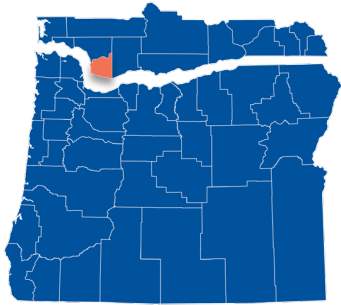
SW Washington November 2025 Reporting Period

SW Washington

November 2025 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 (437) decreased 9.5% from the 483 listed in November 2024, and decreased 33.3% from the 655 listed in October 2025.

Pending Sales

Pending sales (498) increased 0.8% from the 494 offers accepted in November 2024, and decreased 5.5% from the 527 offers accepted in October 2025.

Closed Sales

Closed sales (406) decreased 15.1% from the 478 closings in November 2024, and decreased 23.4% from the 530 closings in October 2025.

Inventory and Time on Market

Inventory increased to 4.1 months in November. Total market time increased to 71 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (8,119) increased 1.2%, pending sales (5,958) decreased 1.5%, and closed sales (5,792) decreased 0.0%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 1.8% from \$613,600 to \$624,500. In the same comparison, the median sale price has increased 1.9% from \$540,000 to \$550,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.6% (\$622,000 v. \$612,100)

Median Sale Price % Change: +1.9% (\$550,000 v. \$540,000)

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

	2023	2024	2025
January	2.5	3.2	3.1
February	1.8	2.5	3.0
March	1.4	2.1	3.0
April	1.5	2.5	2.9
May	1.7	2.6	3.4
June	1.8	2.8	3.3
July	1.9	2.6	3.5
August	1.9	3.0	3.6
September	2.5	3.3	3.6
October	2.8	2.9	3.6
November	3.7	3.0	4.1
December	2.7	2.7	

Residential Trends

November 2025 vs. October 2025

New Listings **-33.3%** ↓

Pending Sales **-5.5%** ↓

Closed Sales **-23.4%** ↓

Average Sale Price **+1.1%** ↑

Median Sale Price **+7.7%** ↑

Inventory **+0.5** ↑

Total Market Time **+3** ↑

November 2025 vs. November 2024

New Listings **-9.5%** ↓

Pending Sales **+0.8%** ↑

Closed Sales **-15.1%** ↓

Average Sale Price **+4.4%** ↑

Median Sale Price **+7.8%** ↑

Inventory **+1.1** ↑

Total Market Time **+3** ↑

SW Washington

November 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	5	1.4%	4	0.8%	1	0.2%
100K-200K	9	2.6%	10	2.0%	3	0.7%
200K-300K	11	3.1%	20	4.0%	11	2.7%
300K-400K	36	10.3%	43	8.6%	23	5.7%
400K-500K	113	32.2%	120	24.0%	94	23.2%
500K-600K	65	18.5%	127	25.3%	86	21.2%
600K-700K	32	9.1%	67	13.4%	73	18.0%
700K-800K	26	7.4%	36	7.2%	45	11.1%
800K-900K	17	4.8%	24	4.8%	26	6.4%
900K-1M	16	4.6%	13	2.6%	14	3.4%
1MM-1.1MM	10	2.8%	8	1.6%	8	2.0%
1.1MM-1.2MM	2	0.6%	5	1.0%	7	1.7%
1.2MM-1.3MM	3	0.9%	8	1.6%	5	1.2%
1.3MM-1.4MM	0	0.0%	5	1.0%	2	0.5%
1.4MM-1.5MM	1	0.3%	5	1.0%	2	0.5%
1.5MM-1.6MM	1	0.3%	1	0.2%	2	0.5%
1.6MM-1.7MM	0	0.0%	1	0.2%	1	0.2%
1.7MM-1.8MM	0	0.0%	1	0.2%	0	0.0%
1.8MM-1.9MM	1	0.3%	0	0.0%	1	0.2%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	3	0.9%	3	0.6%	2	0.5%
Total Closed Sales	351		501		406	

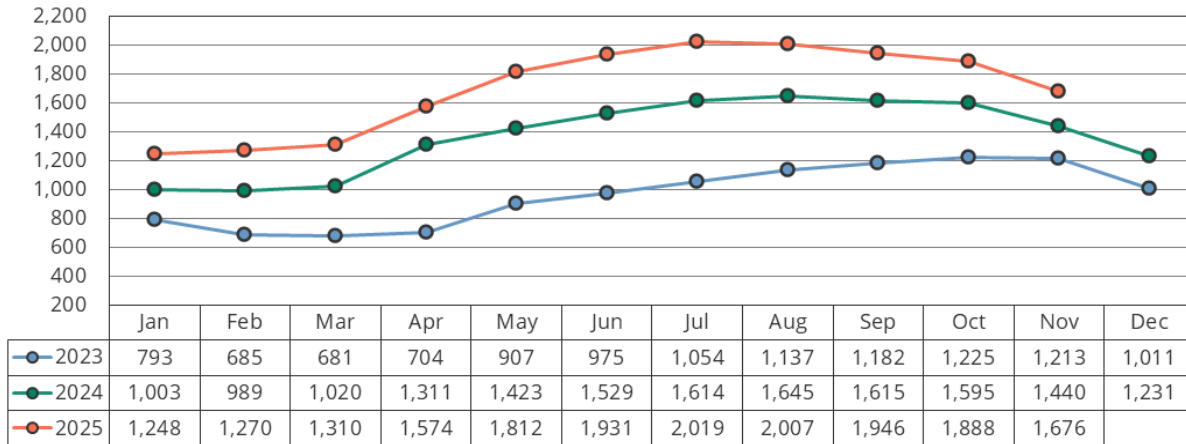
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	437	498	406	630,000	581,000	71
	October	655	527	530	622,900	539,300	68
	Year-To-Date	8,119	5,958	5,792	624,500	550,000	63
2024	November	483	494	478	603,600	539,200	68
	Year-To-Date	8,025	6,049	5,793	613,600	540,000	54
Change	November 2024	-9.5%	0.8%	-15.1%	4.4%	7.8%	4.4%
	Prev Mo 2025	-33.3%	-5.5%	-23.4%	1.1%	7.7%	4.4%
	Year-To-Date	1.2%	-1.5%	0.0%	1.8%	1.9%	16.7%

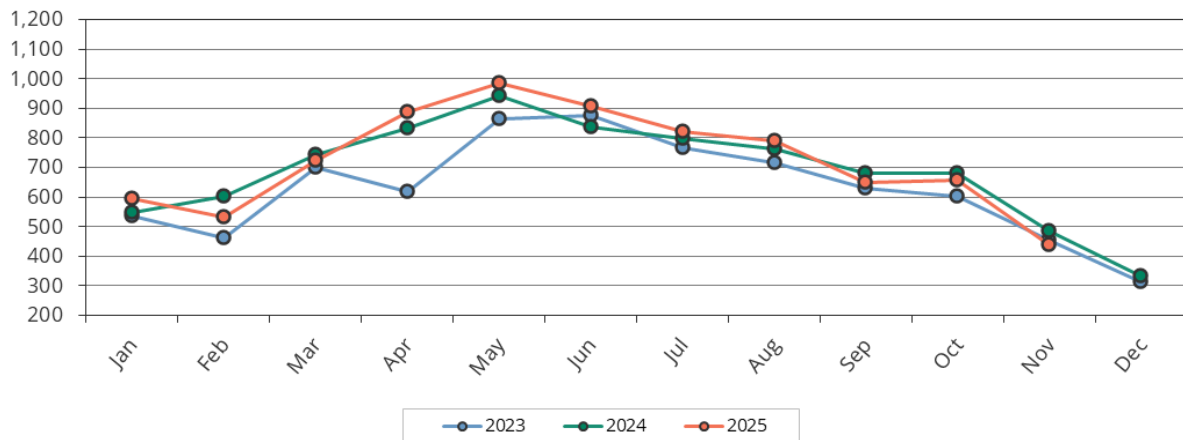
SW Washington

November 2025 Reporting Period

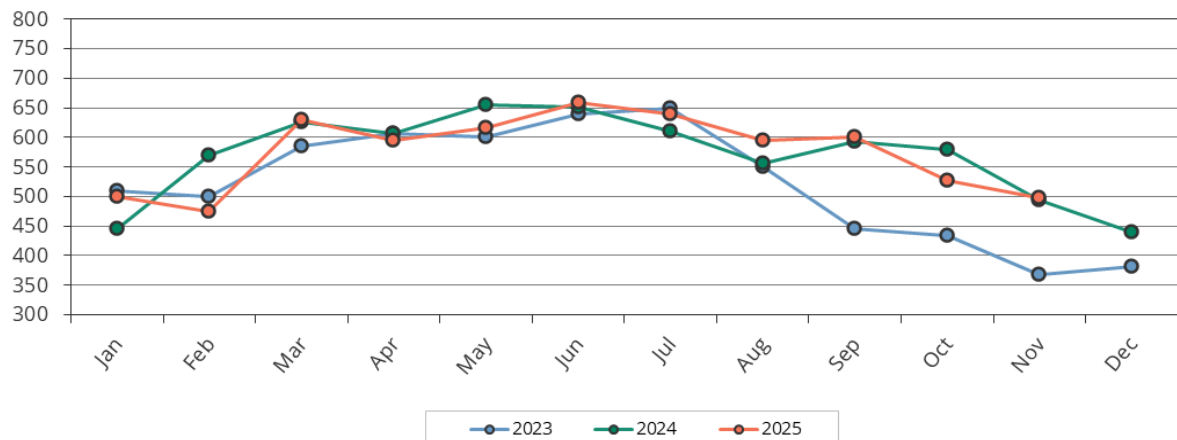
Active Residential Listings



New Listings



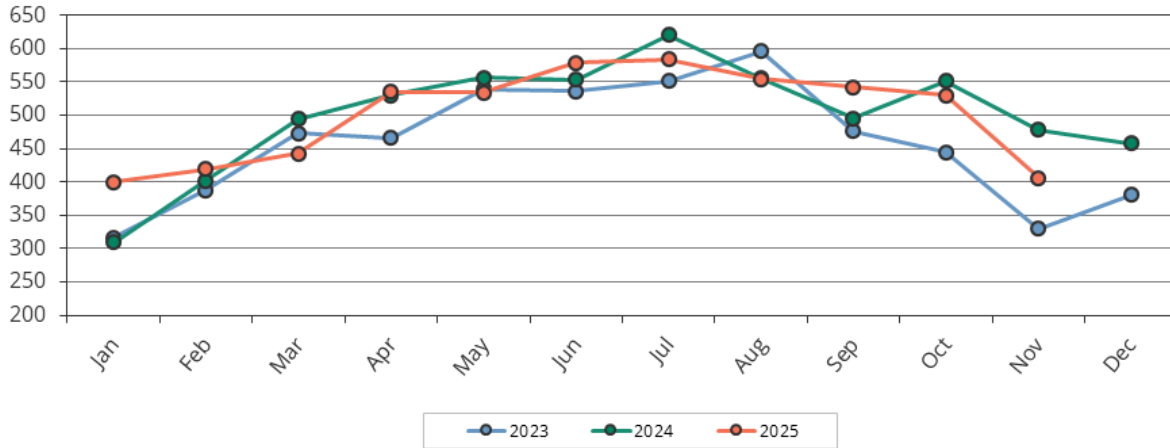
Pending Sales



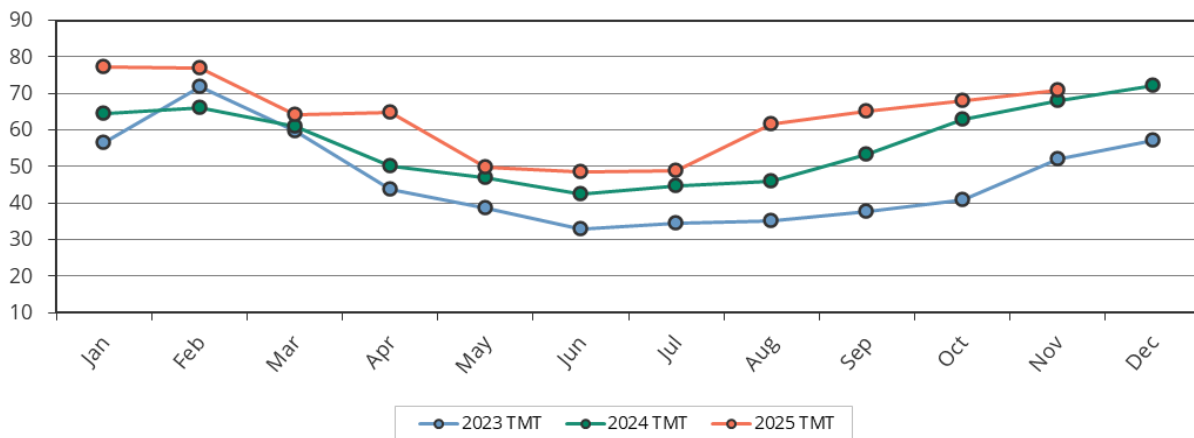
SW Washington

November 2025 Reporting Period

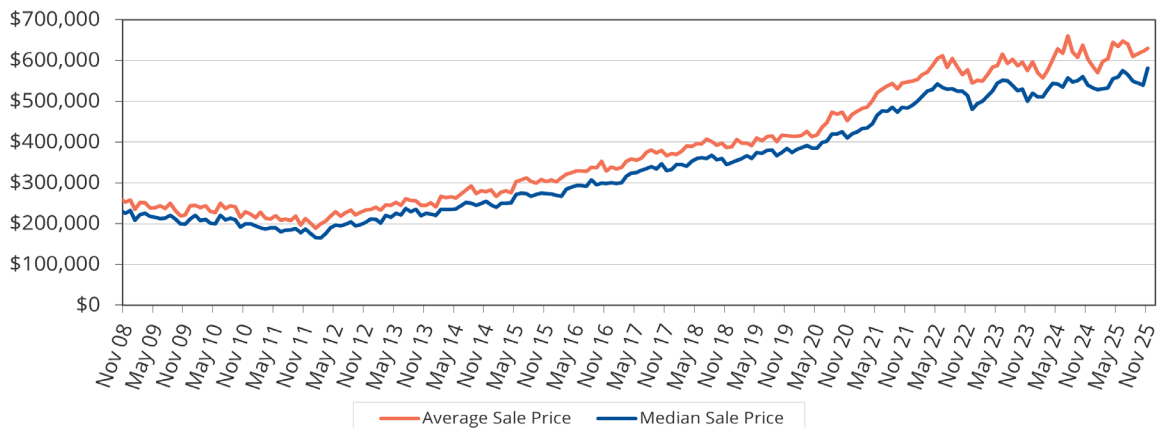
Closed Sales



Average Total Market Time



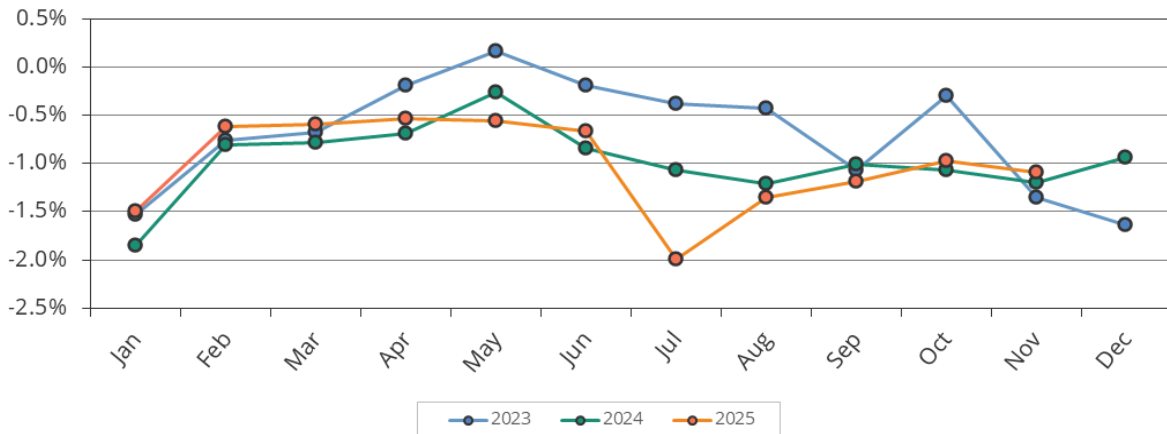
Average and Median Sale Price



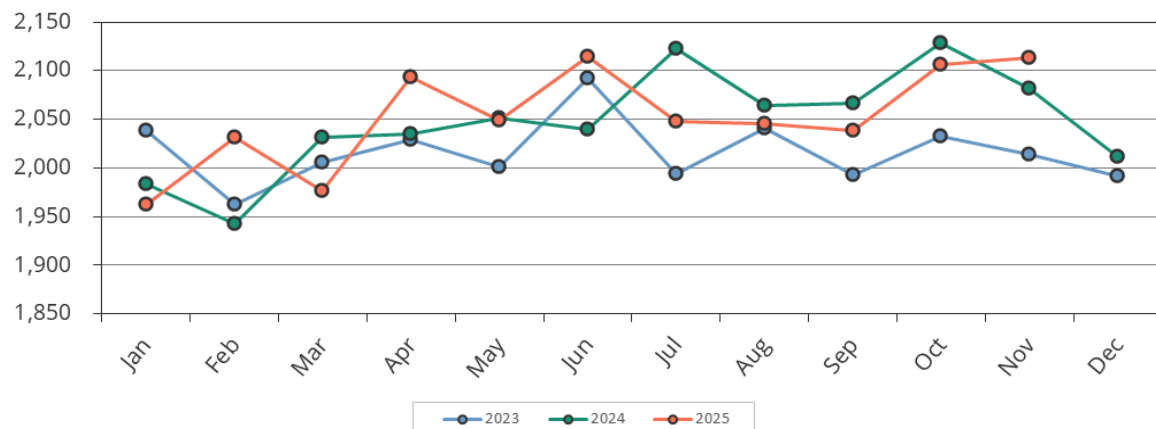
SW Washington

November 2025 Reporting Period

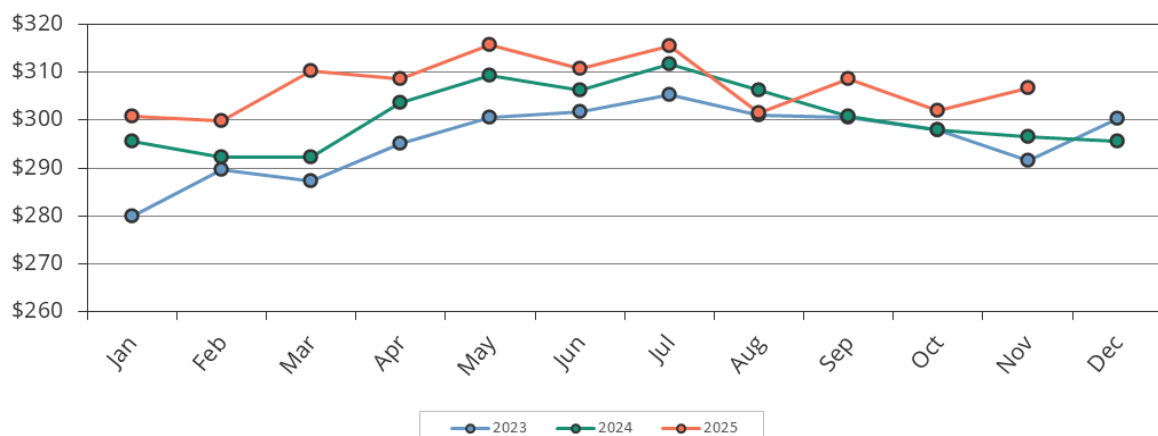
% Difference of Average List Price vs Sale Price



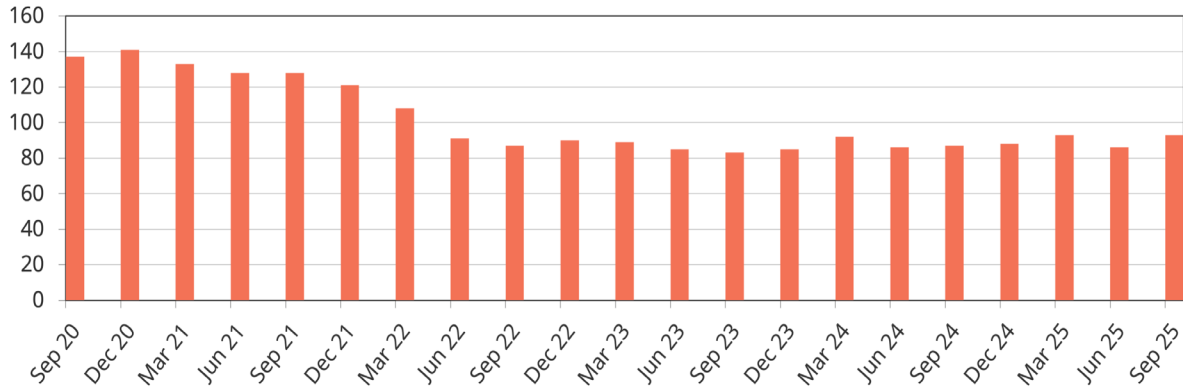
Average Square Footage



Average Price Per Square Footage



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 (\$124,100 in 2025, per HUD) can afford 93% of a monthly mortgage payment on a median priced home (\$545,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.6% (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

1,358

Percent of Total
Active Listings

81.0%

Purchase- and
Occupancy-Ready
Inventory in Months

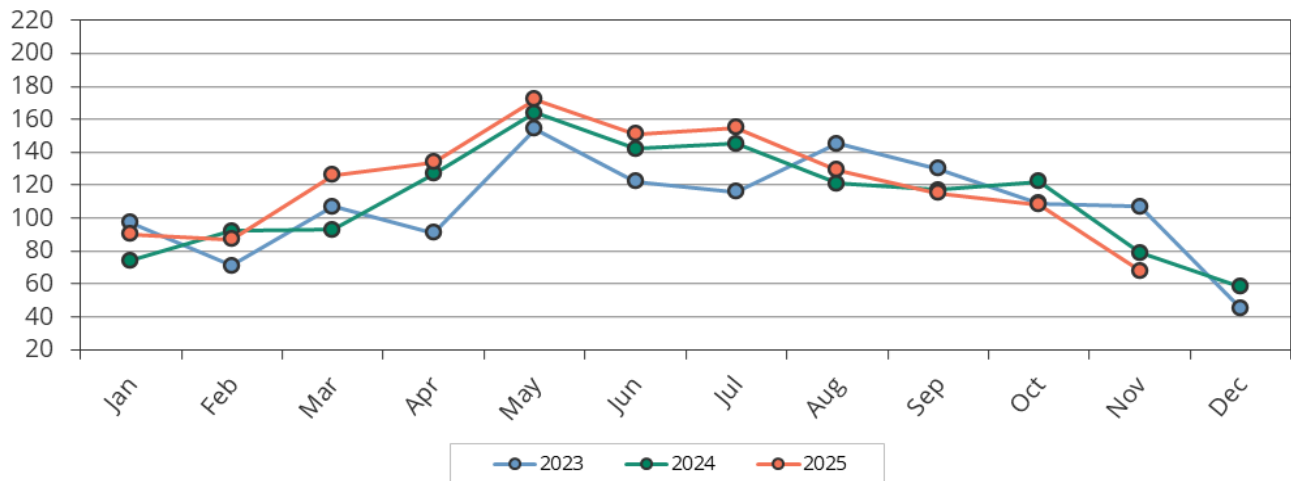
3.3



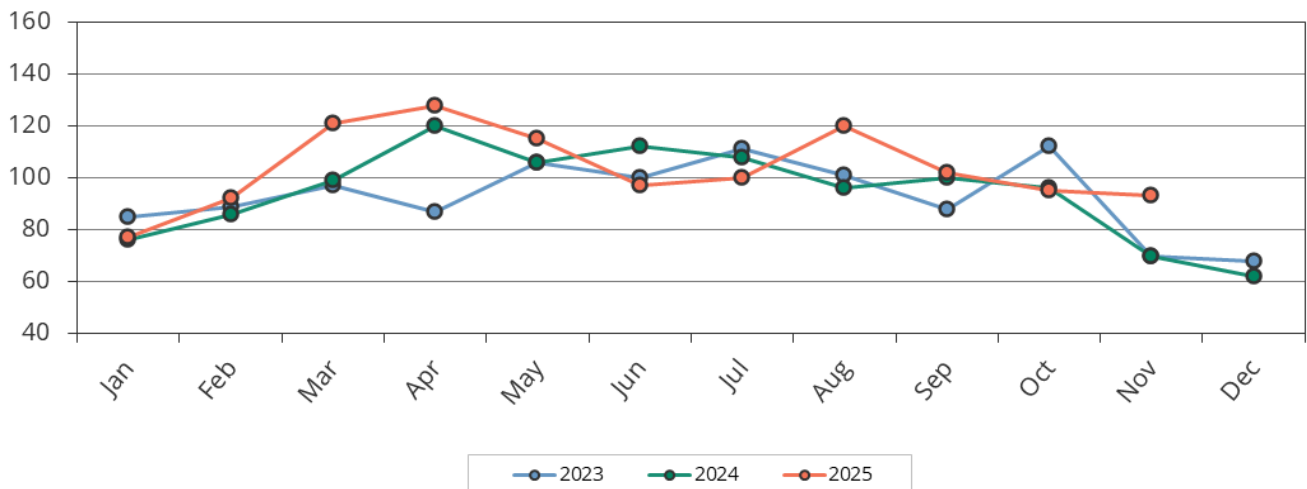
Cowlitz County – SW Washington

November 2025 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

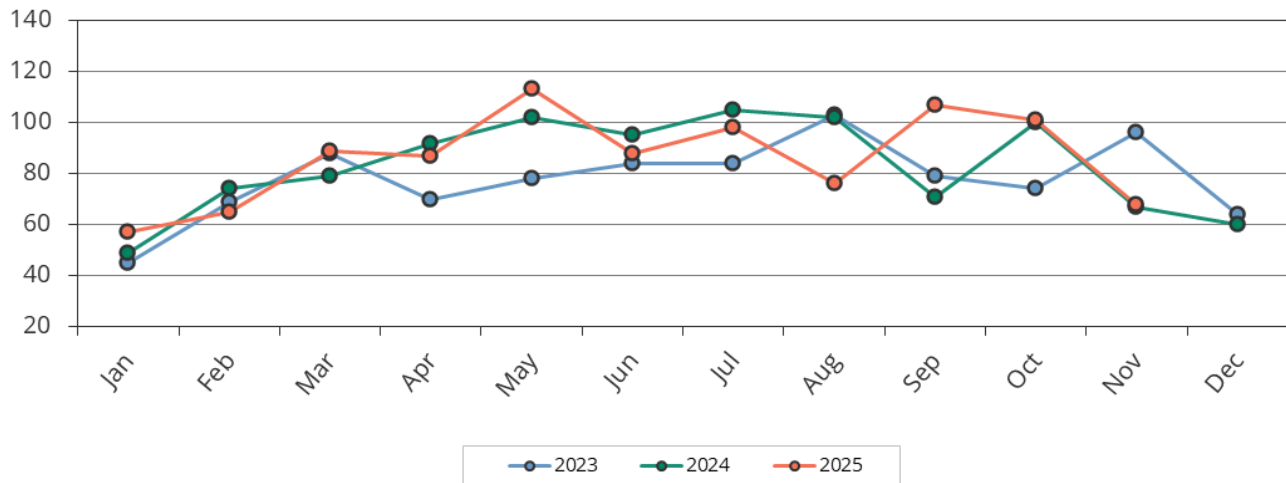




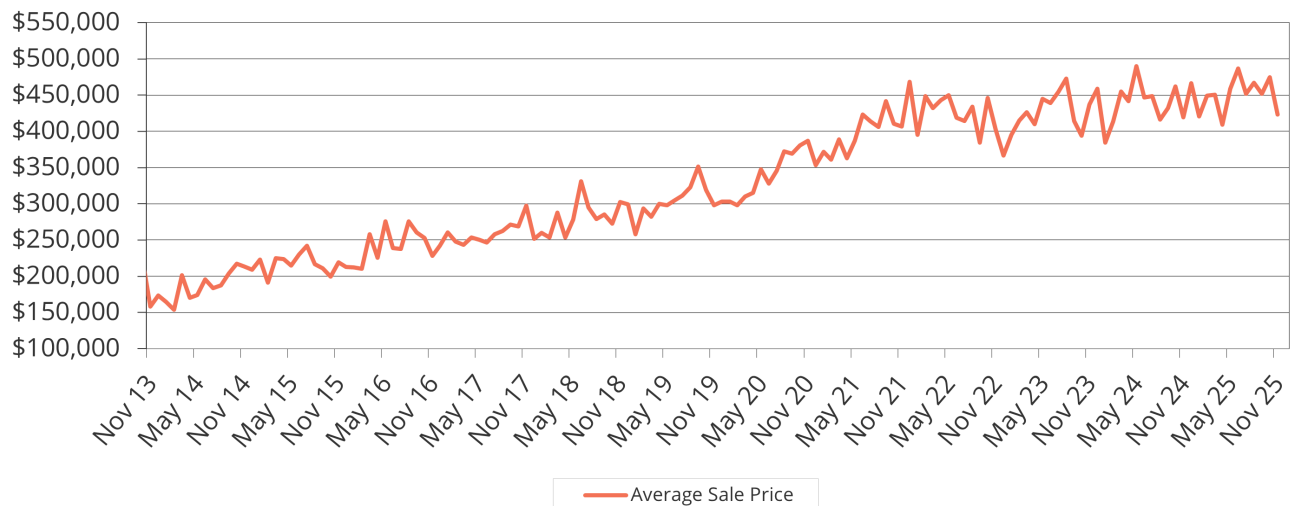
Cowlitz County – SW Washington

November 2025 Reporting Period

Cowlitz County Closed Sales



Cowlitz County Average Sale Price



SW Washington

November 2025 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 ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	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	28	7	6	14	16.7%	12	731,900	78	180	131	-5.8%	129	552,400	514,000	57	-4.7%	2	972,500	2	297,500	7	699,500	
12	NW Heights	33	10	3	13	85.7%	10	353,900	41	197	140	9.4%	136	387,200	385,000	44	1.0%	3	1,310,000	1	250,000	21	689,500	
13	SW Heights	37	9	1	6	20.0%	4	619,600	136	111	70	-16.7%	65	713,400	550,000	82	-4.0%	-	-	1	410,000	1	384,000	
14	Lincoln/Hazel Dell	19	4	2	11	0.0%	8	514,100	33	115	88	1.1%	81	555,000	520,000	39	8.6%	-	-	5	274,600	-	-	
15	E Hazel Dell	80	36	8	38	22.6%	10	440,100	41	385	262	-0.8%	239	459,700	469,900	43	0.5%	-	-	4	358,800	5	875,700	
20	NE Heights	25	4	-	3	-85.0%	6	458,800	52	157	126	-19.2%	133	472,100	450,000	50	-0.7%	-	-	-	-	4	700,000	
21	Orchards	53	18	8	15	15.4%	8	525,500	38	276	213	0.5%	204	452,200	450,000	53	3.0%	-	-	1	375,000	-	-	
22	Evergreen	91	24	10	39	0.0%	31	472,000	56	559	444	0.0%	424	462,200	455,500	45	2.6%	-	-	2	215,000	3	684,800	
23	E Heights	31	13	2	11	0.0%	10	540,200	41	171	123	-3.9%	119	579,100	485,000	46	-14.8%	-	-	-	-	1	470,000	
24	Cascade Park	34	15	4	16	-15.8%	8	830,600	30	220	168	-18.0%	159	604,800	560,000	44	-0.4%	-	-	-	-	5	579,400	
25	Five Corners	11	6	1	5	-54.5%	10	468,200	50	129	108	-3.6%	115	482,900	468,100	32	2.9%	-	-	-	-	2	697,000	
26	E Orchards	62	21	4	20	53.8%	16	617,500	40	276	184	9.5%	169	581,200	550,000	51	-2.0%	-	-	1	350,000	1	597,800	
27	Fisher's Landing	48	6	5	8	-27.3%	12	573,000	37	235	164	8.6%	161	567,100	549,900	49	3.8%	-	-	2	445,000	-	-	
31	SE County	10	2	1	0	-	0	-	-	36	26	85.7%	24	1,087,000	867,000	78	46.6%	-	-	6	418,300	-	-	
32	Camas City	190	39	17	39	-13.3%	34	732,400	73	766	515	3.4%	506	874,600	815,300	59	-2.7%	2	161,500	10	522,000	3	896,500	
33	Washougal	100	27	15	23	-25.8%	25	789,300	100	452	305	-3.8%	312	754,700	686,600	82	-2.0%	2	690,000	22	341,500	6	541,700	
41	N Hazel Dell	52	17	5	20	66.7%	9	573,600	50	268	191	0.5%	181	573,100	557,000	47	1.0%	-	-	3	315,300	-	-	
42	S Salmon Creek	45	13	8	17	-5.6%	10	547,300	90	293	204	6.3%	190	534,400	529,300	46	0.5%	-	-	-	-	-	-	
43	N Felida	62	11	6	20	-4.8%	18	760,600	67	319	274	-18.5%	284	763,300	634,500	98	8.8%	-	-	5	956,000	-	-	
44	N Salmon Creek	85	31	14	30	57.9%	23	725,600	107	398	294	3.2%	279	643,900	580,000	58	5.5%	-	-	2	395,000	-	-	
50	Ridgefield	151	24	9	32	18.5%	24	663,600	113	512	378	-11.9%	354	685,100	630,000	87	7.6%	2	962,500	4	326,900	3	605,800	
51	W of I-5 County	9	2	1	6	500.0%	2	1,359,000	96	35	31	24.0%	21	1,289,000	1,000,000	76	18.0%	-	-	3	691,700	-	-	
52	NW E of I-5 County	39	16	2	17	41.7%	9	570,800	54	205	163	41.7%	162	678,400	557,000	55	2.5%	-	-	1	2,250,000	-	-	
61	Battleground	146	23	17	38	18.8%	47	592,000	82	654	504	12.8%	486	607,400	545,000	91	-2.4%	-	-	16	684,900	3	696,700	
62	Brush Prairie	154	33	16	41	-14.6%	34	654,100	84	766	579	-11.6%	582	632,900	577,800	63	1.4%	-	-	10	709,700	2	1,278,000	
63	East County	3	3	0	0	-100.0%	1	495,000	224	7	3	-50.0%	3	608,300	580,000	111	-16.0%	-	-	-	-	-	-	
64	Central County	6	1	3	0	-100.0%	3	718,300	14	30	15	-21.1%	19	848,600	760,000	81	9.7%	-	-	2	326,500	-	-	
65	Mid-Central County	9	3	0	4	-	2	1,140,000	91	42	24	-7.7%	24	771,400	712,500	106	-3.9%	-	-	5	322,600	-	-	
66	Yacolt	17	2	2	3	-66.7%	4	490,500	47	84	65	0.0%	64	640,300	522,500	60	9.4%	-	-	6	461,400	-	-	
70	La Center	30	12	10	8	-27.3%	14	646,200	51	187	137	7.9%	139	607,400	600,000	81	1.9%	-	-	1	230,000	1	765,000	
71	N Central	14	4	6	1	-50.0%	2	970,000	91	44	23	15.0%	22	759,000	717,500	58	25.3%	-	-	1	385,000	-	-	
72	NE Corner	2	1	0	-	-	-	-	-	10	6	20.0%	6	621,100	672,000	41	-14.7%	-	-	3	156,700	-	-	
72	Clark County Total	1,676	437	186	498	0.8%	406	630,000	71	8,119	5,958	-1.5%	5,792	624,500	550,000	63	1.6%	11	863,900	119	484,700	68	698,800	
80	Woodland City	33	10	2	10	66.7%	5	532,000	74	121	97	15.5%	85	486,900	475,100	57	3.5%	2	445,000	5	236,000	1	720,400	
81	Woodland Area	23	7	5	3	0.0%	2	595,000	85	84	62	-14.8%	61	747,400	620,000	87	-0.3%	1	4,300,000	9	307,500	-	-	
82	Cowlitz County	223	51	35	80	31.1%	61	408,500	72	1,148	890	2.8%	851	429,300	403,400	66	2.4%	2	367,500	107	204,000	17	573,200	
82	Cowlitz County Total	279	68	42	93	32.9%	68	423,100	73	1,353	1,049	5.2%	997	453,700	420,000	66	2.6%	5	1,185,000	121	213,000	18	581,400	
87	Pacific County Total	43	5	9	3	-57.1%	4	535,400	87	115	63	-12.5%	62	433,400	368,000	88	7.8%	1	635,000	16	125,300	1	225,000	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

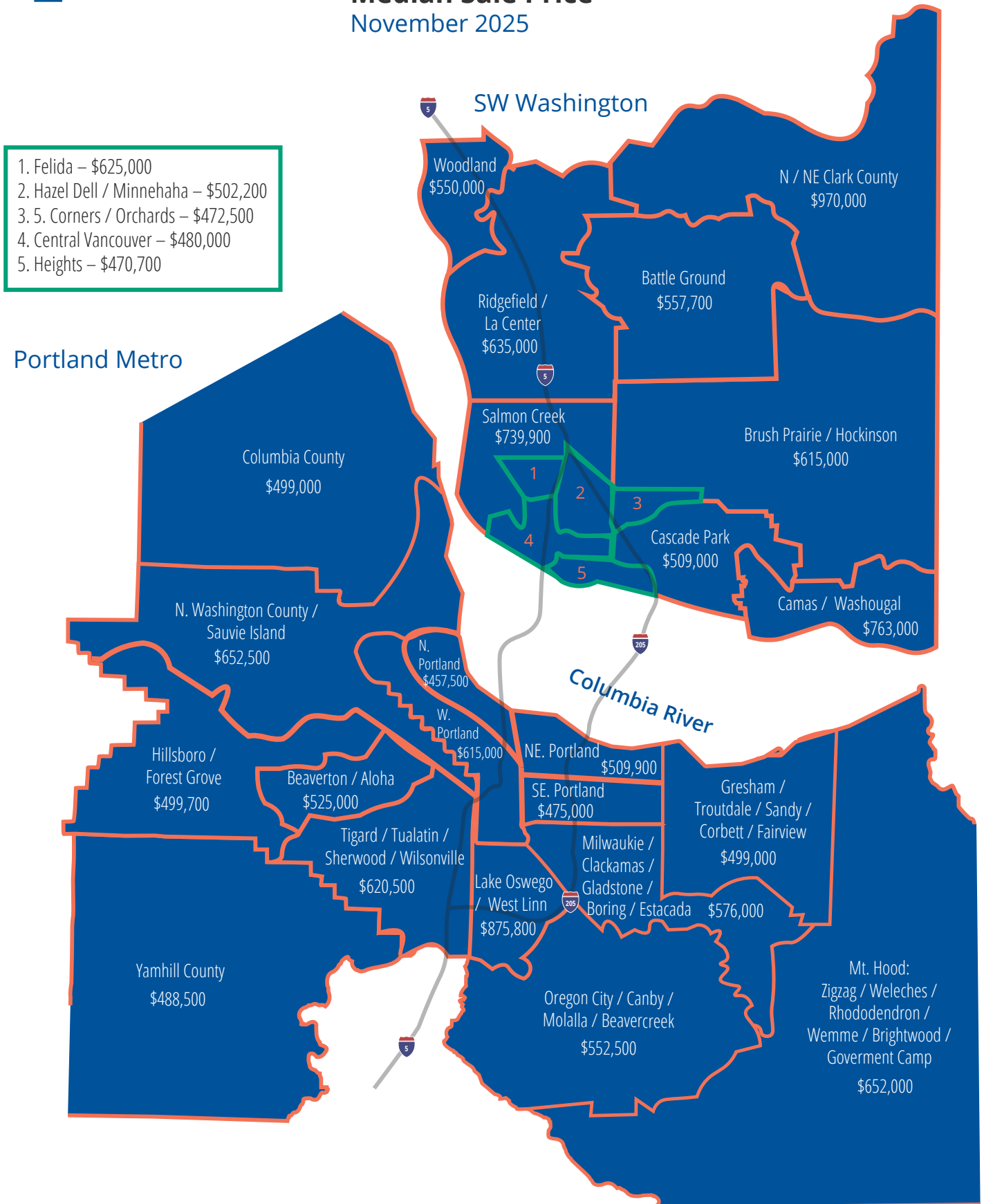
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

SW Washington

November 2025 Reporting Period

Median Sale Price

November 2025





Definitions and Formulas

Additional Resources

Inventory in Months:

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Area Report — Pending Sales % Change:

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Area Report — Year-To-Date:

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% 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.

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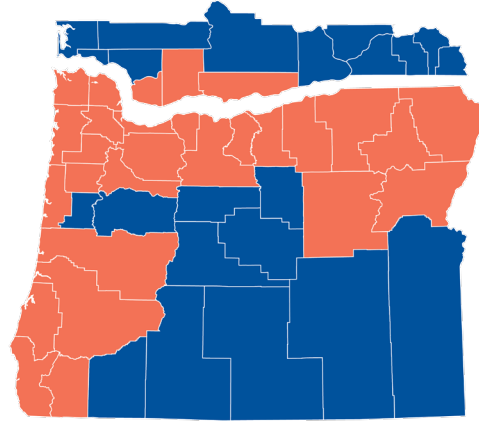
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| ▶ Video Highlights | ▶ Statistical Summaries |

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- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

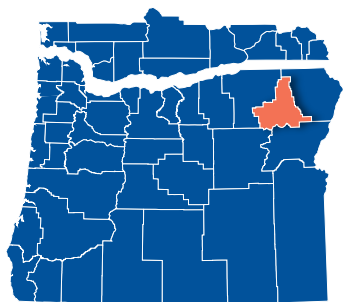
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Union County November 2025 Reporting Period

Union County

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (24) increased 100.0% from the 12 listed in November 2024, and decreased 31.4% from the 35 listed in October 2025.

Pending Sales

Pending sales (22) increased 69.2% from the 13 offers accepted in November 2024, and decreased 12.0% from the 25 offers accepted in October 2025.

Closed Sales

Closed sales (21) increased 61.5% from the 13 closings in November 2024, and decreased 8.7% from the 23 closings in October 2025.

Inventory and Time on Market

Inventory decreased to 3.8 months in November. Total market time decreased to 46 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (337) increased 4.0%, pending sales (251) increased 1.6%, and closed sales (225) decreased 5.9%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has decreased 6.6% from \$360,500 to \$336,800. In the same comparison, the median sale price has decreased 1.6% from \$305,000 to \$300,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -5.2% (\$336,100 v. \$354,500)

Median Sale Price % Change: -1.6% (\$300,000 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

	2023	2024	2025
January	4.1	5.3	5.5
February	2.7	3.6	5.7
March	3.4	2.8	4.6
April	3.7	2.4	2.8
May	1.9	3.6	3.7
June	1.3	2.1	2.8
July	2.4	2.1	3.1
August	2.5	3.2	4.5
September	2.7	3.2	4.9
October	3.0	2.7	4.0
November	3.7	4.5	3.8
December	3.8	3.4	

Residential Trends

November 2025 vs. October 2025

New Listings **-31.4%** ↓

Pending Sales **-12.0%** ↓

Closed Sales **-8.7%** ↓

Average Sale Price **+0.7%** ↑

Median Sale Price **+1.2%** ↑

Inventory **-0.2** ↓

Total Market Time **-18** ↓

November 2025 vs. November 2024

New Listings **+100.0%** ↑

Pending Sales **+69.2%** ↑

Closed Sales **+61.5%** ↑

Average Sale Price **-9.9%** ↓

Median Sale Price **+27.6%** ↑

Inventory **-0.7** ↓

Total Market Time **-51** ↓

Union County

November 2025 Reporting Period

Residential Sales by Price Range

Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	2	12.5%	3	20.0%	0	0.0%
100K-200K	2	12.5%	0	0.0%	1	4.8%
200K-300K	6	37.5%	5	33.3%	4	19.0%
300K-400K	3	18.8%	5	33.3%	10	47.6%
400K-500K	1	6.3%	1	6.7%	5	23.8%
500K-600K	1	6.3%	0	0.0%	0	0.0%
600K-700K	0	0.0%	0	0.0%	0	0.0%
700K-800K	1	6.3%	0	0.0%	1	4.8%
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%	1	6.7%	0	0.0%
Total Closed Sales	16		15		21	

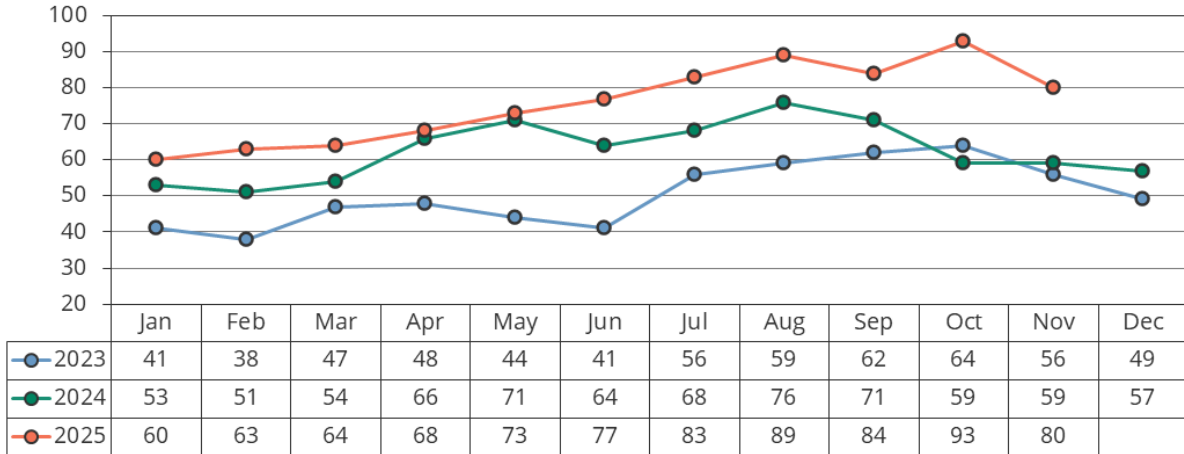
90th Percentile
 50th Percentile
 10th Percentile

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	24	22	21	361,300	342,000	46
	October	35	25	23	358,800	338,000	64
	Year-To-Date	337	251	225	336,800	300,000	64
2024	November	12	13	13	401,000	268,000	97
	Year-To-Date	324	247	239	360,500	305,000	64
Change	November 2024	100.0%	69.2%	61.5%	-9.9%	27.6%	-52.6%
	Prev Mo 2025	-31.4%	-12.0%	-8.7%	0.7%	1.2%	-28.1%
	Year-To-Date	4.0%	1.6%	-5.9%	-6.6%	-1.6%	0.0%

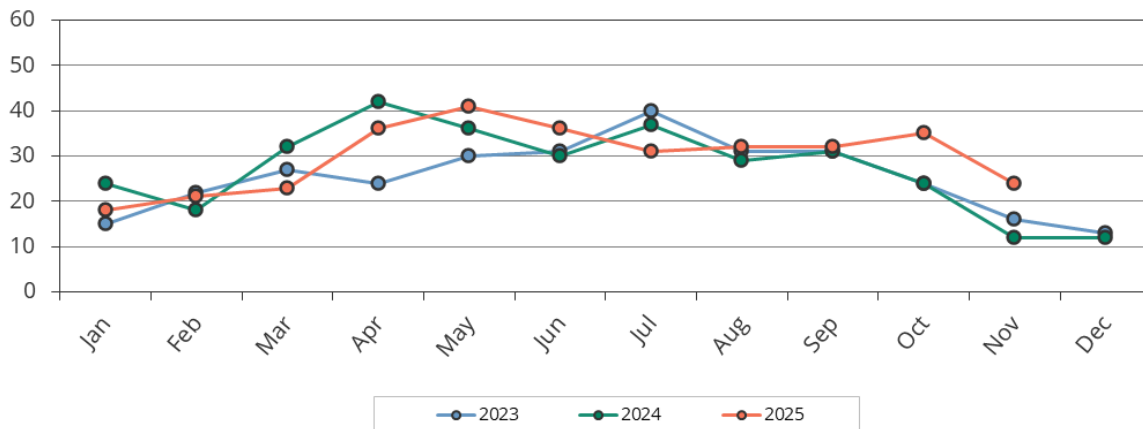
Union County

November 2025 Reporting Period

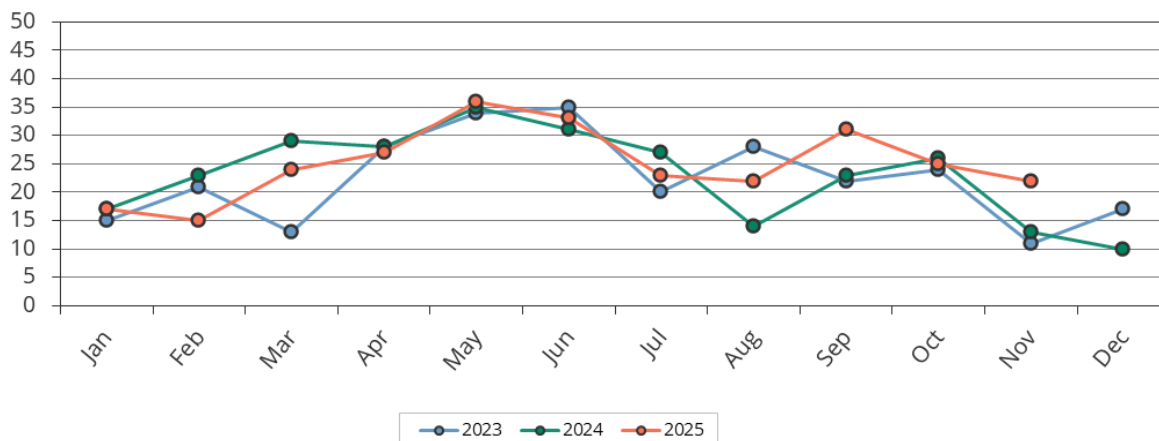
Active Residential Listings



New Listings



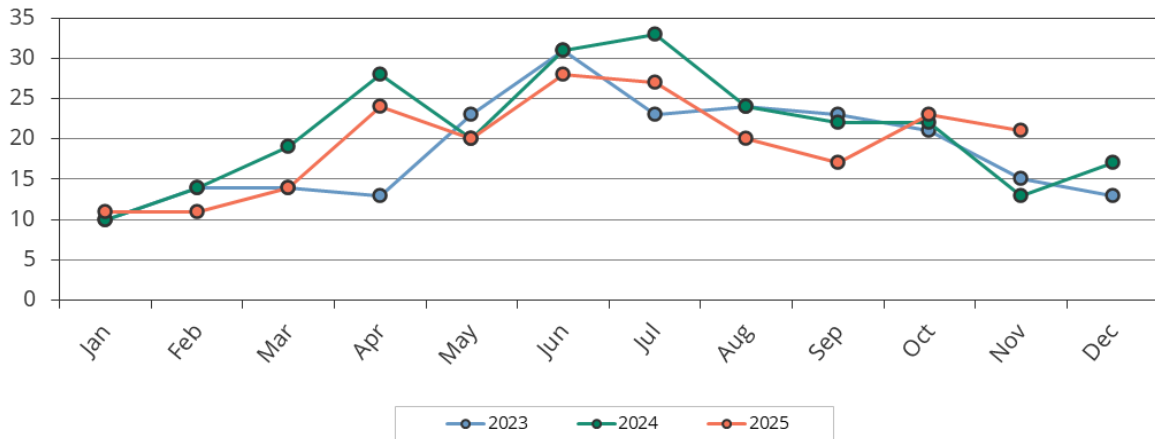
Pending Sales



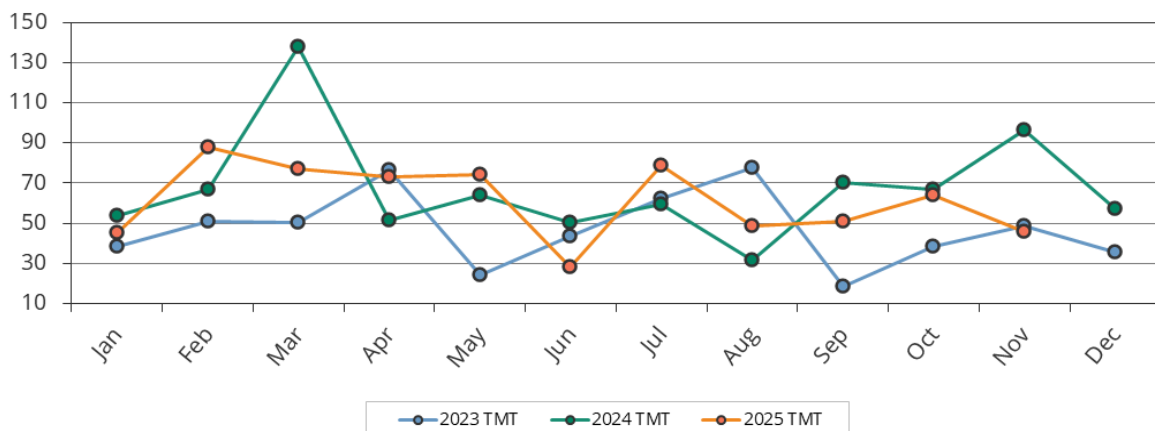
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November 2025 Reporting Period

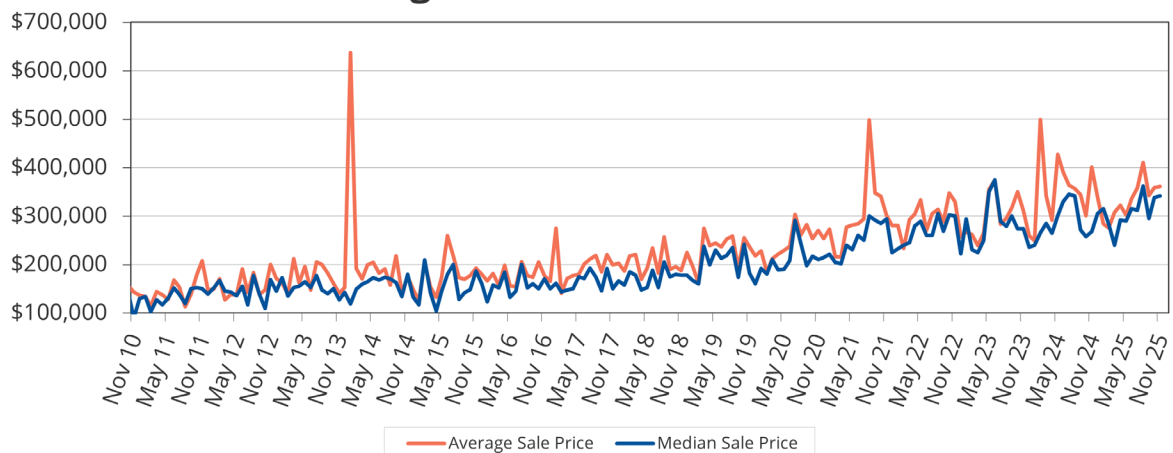
Closed Sales



Average Total Market Time



Average and Median Sale Price

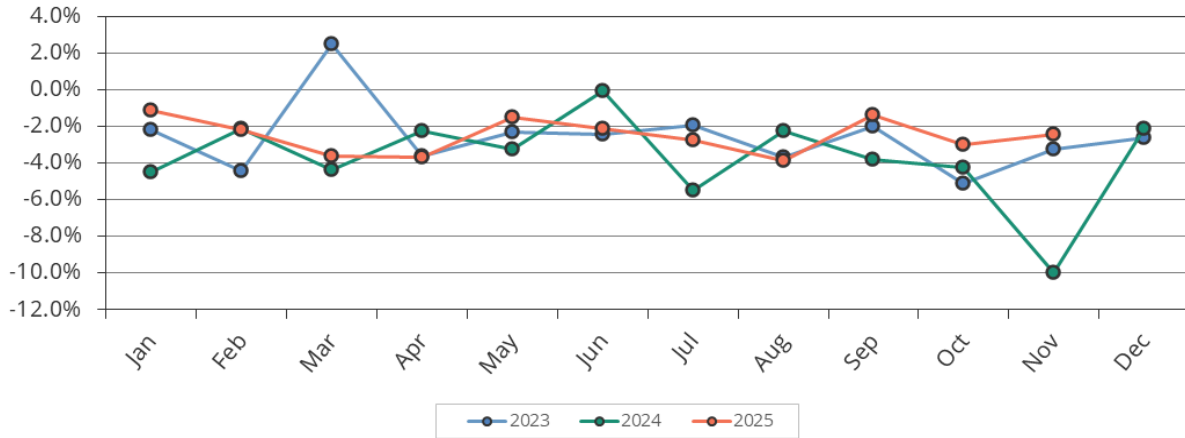


Note: In **January 2014**, the Average Sale Price was **\$637,000** in Union County. In **September 2021**, the Average Sale Price was **\$481,100** in Union County. In **February 2024**, the Average Sale Price was **\$499,200** in Union County. This has caused a spike in the Average and Median Sale Price chart for those months.

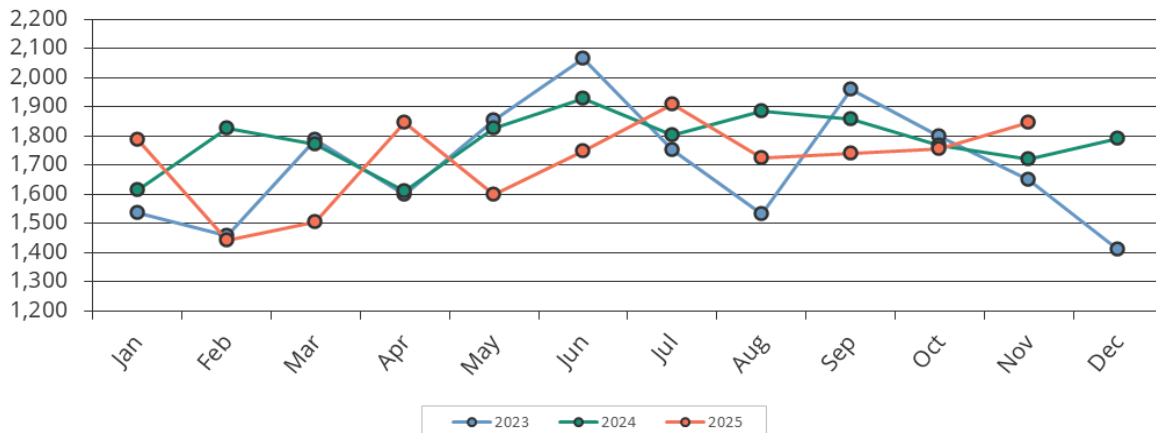
Union County

November 2025 Reporting Period

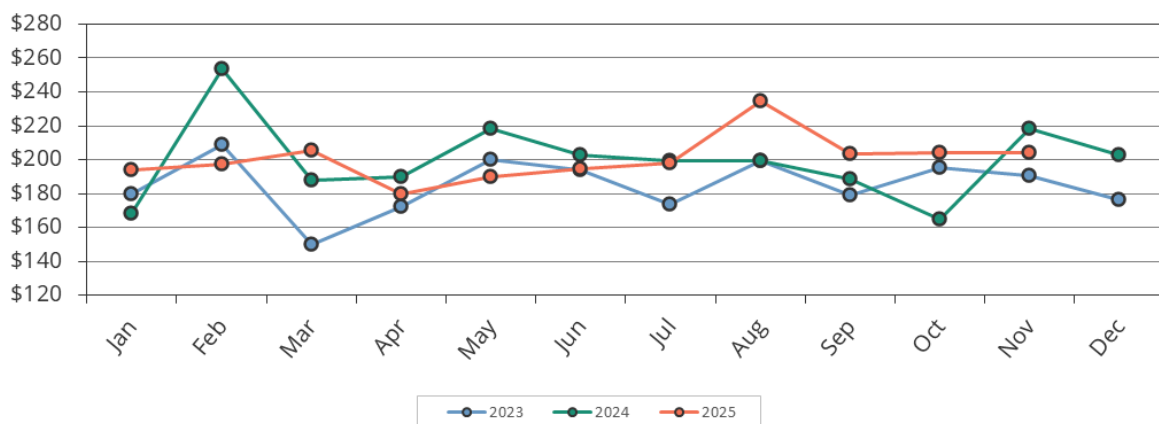
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Union County

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	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	1	0	0	0	-	0	-	-	2	-	-	-	-	-	-	-	-	1	109,000	-	-	
97824	Cove	2	2	2	1	-	1	378,000	22	22	17	30.8%	15	564,100	525,000	24.4%	-	-	1	135,000	-	-	
97827	Elgin	18	4	1	4	-	1	240,000	28	48	30	15.4%	25	305,800	279,900	-26.2%	2	157,500	5	136,800	-	-	
97841	Imbler	0	0	0	1	-	0	-	-	4	4	100.0%	2	361,300	361,300	-24.8%	-	-	-	-	-	-	
97850	La Grande / Island City	44	17	7	13	0.0%	16	352,200	47	207	165	-1.8%	150	330,200	304,500	3.5%	8	257,400	21	1,319,600	2	327,500	
97867	North Powder	5	1	0	0	-	-	-	-	4	2	-75.0%	2	206,800	206,800	-0.5%	-	-	1	28,000	-	-	
97876	Summerville	2	0	2	0	-	2	517,500	35	9	5	-16.7%	5	484,100	465,000	-59.0%	-	-	1	290,000	-	-	
97883	Union	8	-	1	3	-	1	300,000	98	41	28	16.7%	26	253,600	247,500	-8.5%	2	105,000	7	59,800	-	-	
	Union Co. Total	80	24	13	22	69.2%	21	361,300	46	337	251	1.6%	225	336,800	300,000	-5.2%	12	215,400	37	794,000	2	327,500	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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

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% 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).

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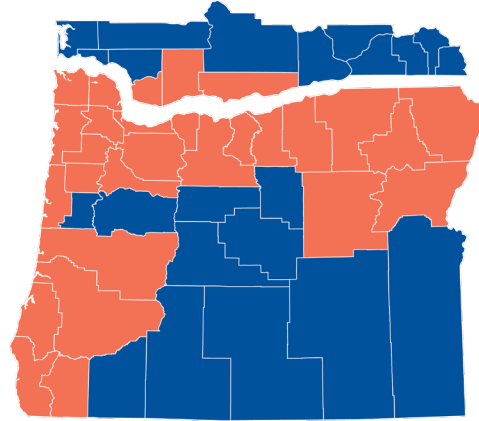
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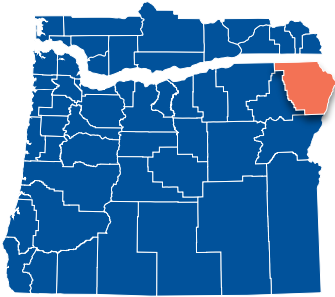
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Wallowa County November 2025 Reporting Period

Wallowa County

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (3) decreased 62.5% from the 8 listed in November 2024, and decreased 62.5% from the 8 listed in October 2025.

Pending Sales

Pending sales (2) decreased 71.4% from the 7 offers accepted in November 2024, and decreased 50.0% from the 4 offers accepted in October 2025.

Closed Sales

Closed sales (5) decreased 50.0% from the 10 closings in November 2024, and increased 25.0% from the 4 closings in October 2025.

Inventory and Time on Market

Inventory decreased to 12.2 months in November. Total market time decreased to 50 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (145) decreased 5.2%, pending sales (75) decreased 21.9%, and closed sales (79) decreased 7.1%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 25.3% from \$450,200 to \$563,900. In the same comparison, the median sale price has increased 15.0% from \$400,000 to \$460,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +30.3% (\$580,800 v. \$445,900)

Median Sale Price % Change: +15.3% (\$460,000 v. \$399,000)

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

	2023	2024	2025
January	10.5	N/A*	9.3
February	6.0	12.5	10.8
March	28.0	10.2	19.0
April	14.0	9.8	10.4
May	10.2	8.4	15.0
June	6.1	6.6	7.7
July	6.9	8.5	6.2
August	6.2	7.8	6.3
September	3.9	7.9	15.2
October	5.2	5.1	16.3
November	10.2	6.5	12.2
December	11.3	10.6	

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

Residential Trends

November 2025 vs. October 2025

New Listings **-62.5%** ↓

Pending Sales **-50.0%** ↓

Closed Sales **+25.0%** ↑

Average Sale Price **+91.1%** ↑

Median Sale Price **-50.6%** ↓

Inventory **-4.1** ↓

Total Market Time **-186** ↓

November 2025 vs. November 2024

New Listings **-62.5%** ↓

Pending Sales **-71.4%** ↓

Closed Sales **-50.0%** ↓

Average Sale Price **+191.7%** ↑

Median Sale Price **-19.4%** ↓

Inventory **+5.7** ↑

Total Market Time **-154** ↓

Wallowa County

November 2025 Reporting Period

Residential Sales by Price Range

Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	1	10.0%	0	0.0%
200K-300K	1	20.0%	1	10.0%	1	20.0%
300K-400K	0	0.0%	3	30.0%	3	60.0%
400K-500K	2	40.0%	1	10.0%	0	0.0%
500K-600K	1	20.0%	0	0.0%	0	0.0%
600K-700K	0	0.0%	2	20.0%	0	0.0%
700K-800K	1	20.0%	2	20.0%	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%	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	20.0%
Total Closed Sales	5		10		5	

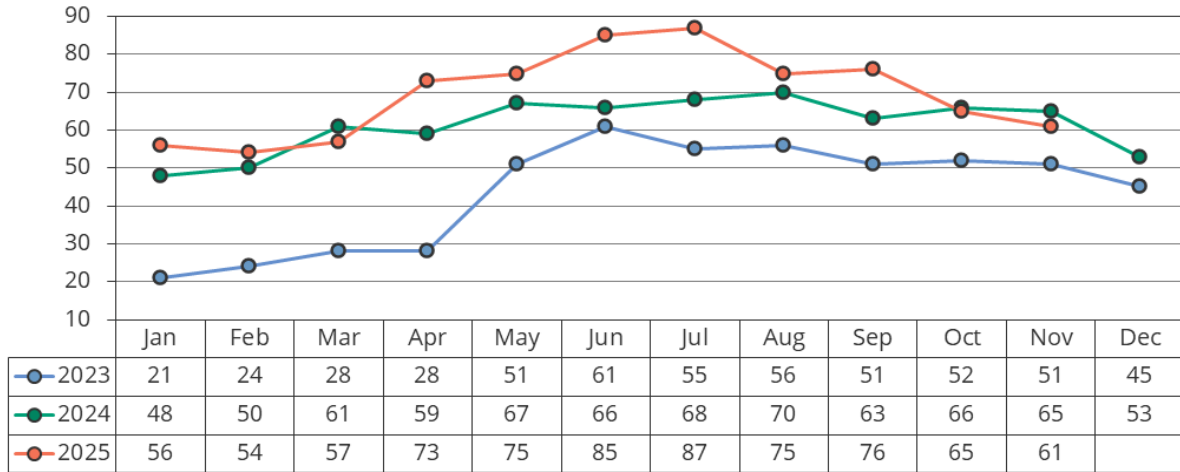
90th Percentile
 50th Percentile
 10th Percentile

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	3	2	5	1,390,600	325,000	50
	October	8	4	4	727,800	658,000	236
	Year-To-Date	145	75	79	563,900	460,000	162
2024	November	8	7	10	476,800	403,300	204
	Year-To-Date	153	96	85	450,200	400,000	135
Change	November 2024	-62.5%	-71.4%	-50.0%	191.7%	-19.4%	-75.5%
	Prev Mo 2025	-62.5%	-50.0%	25.0%	91.1%	-50.6%	-78.8%
	Year-To-Date	-5.2%	-21.9%	-7.1%	25.3%	15.0%	20.0%

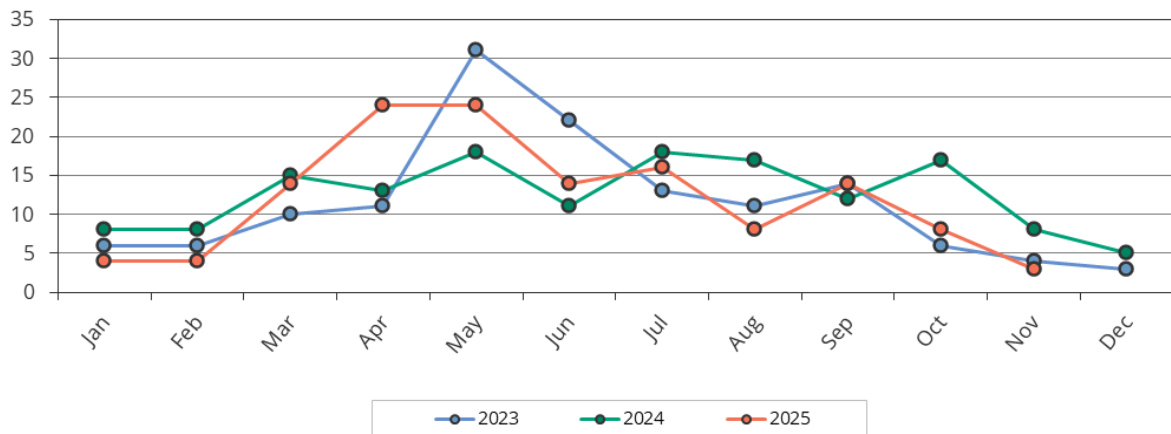
Wallowa County

November 2025 Reporting Period

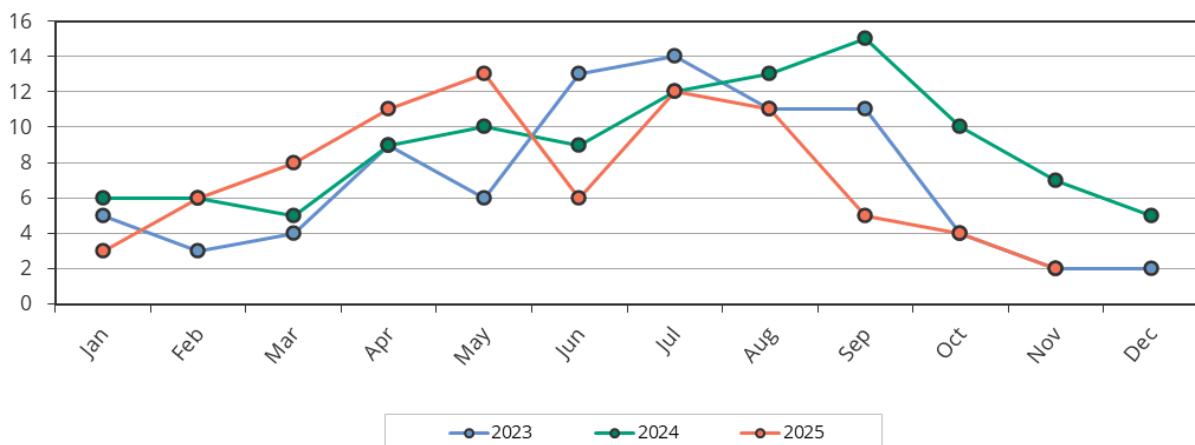
Active Residential Listings



New Listings



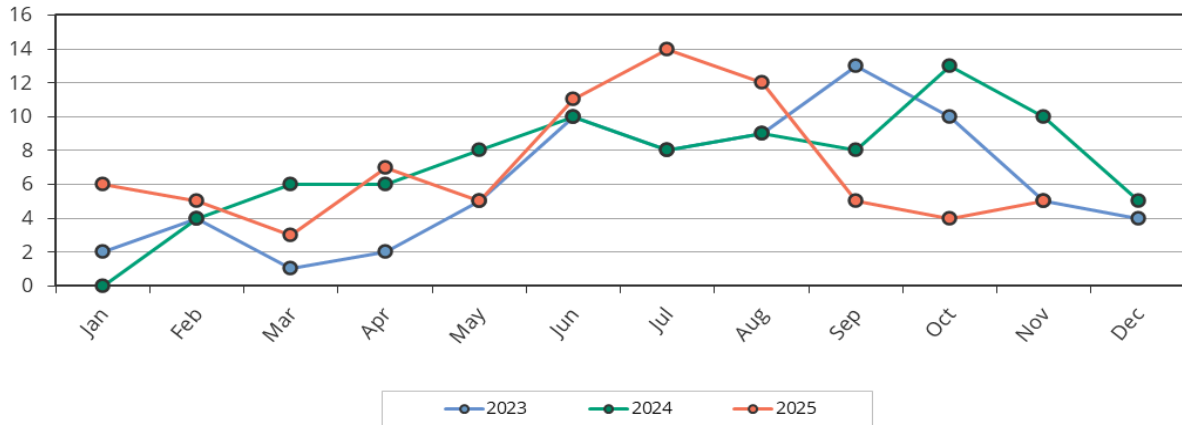
Pending Sales



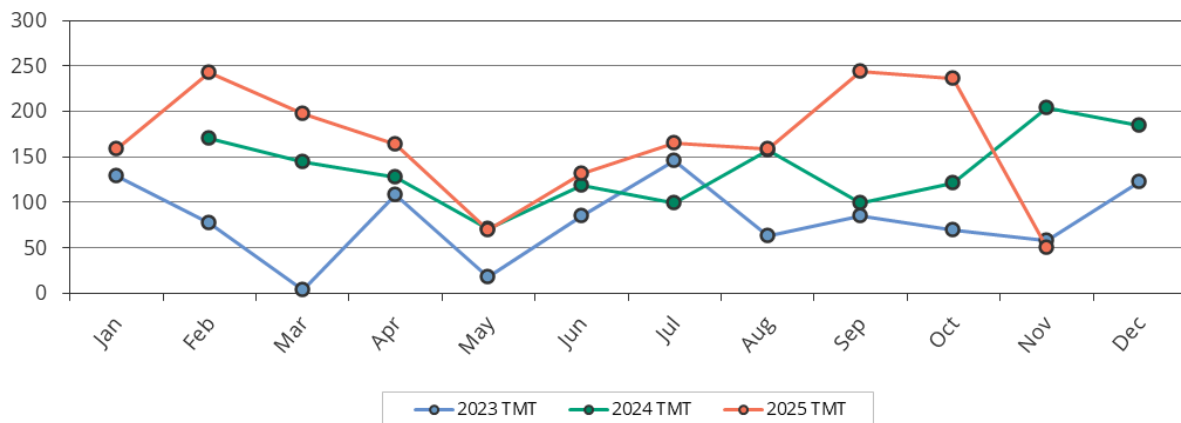
Wallowa County

November 2025 Reporting Period

Closed Sales

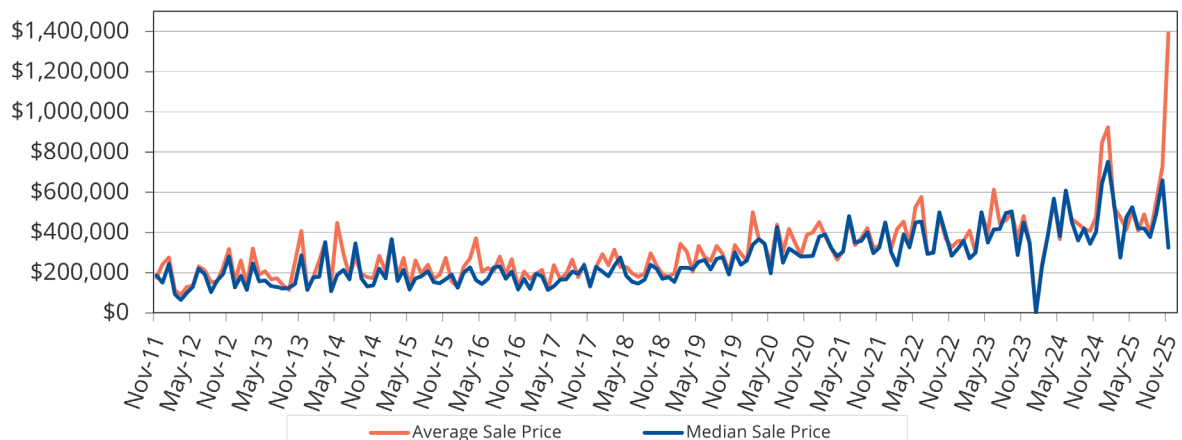


Average Total Market Time



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

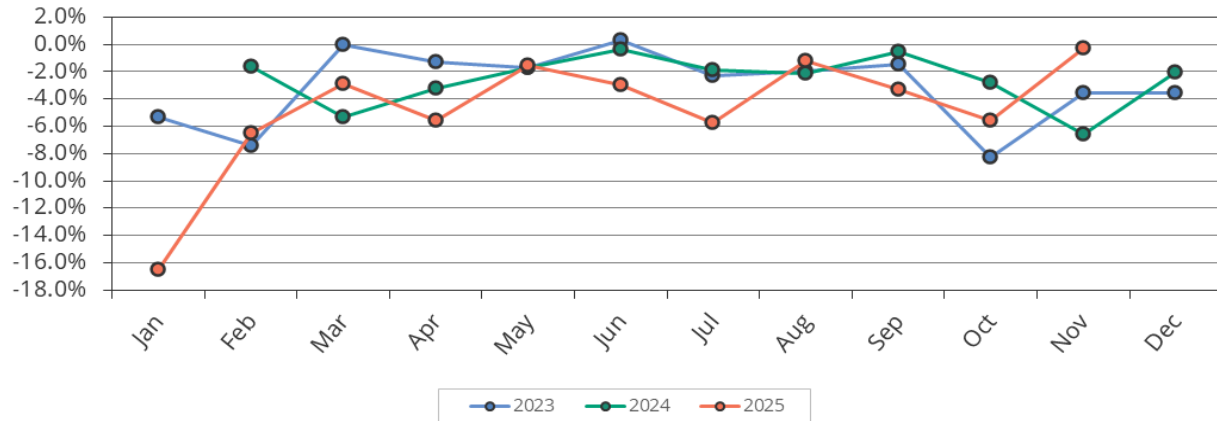


Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average or Median Sale Price for that month.

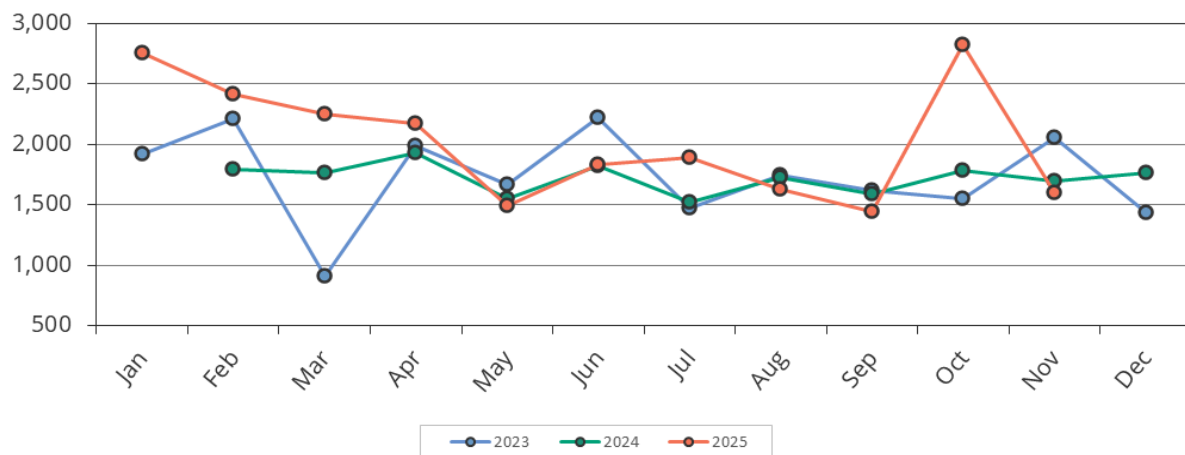
Wallowa County

November 2025 Reporting Period

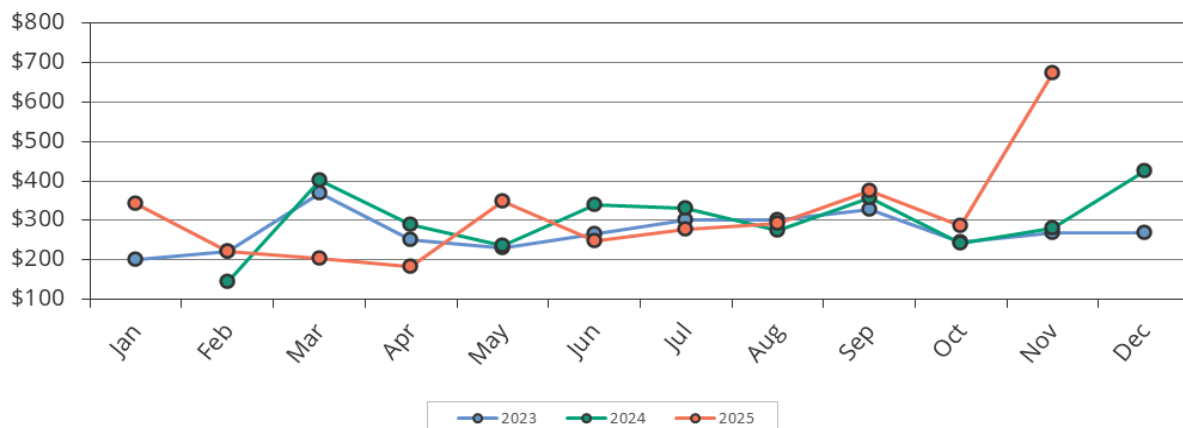
% Difference of Average List Price vs Sale Price



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

November 2025 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 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	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	10	1	4	2	100.0%	0	-	-	21	14	-33.3%	12	410,900	462,000	38.9%	1	150,000	2	174,500	-	-	
97857	Lostine	1	0	0	-	-	-	-	-	7	5	0.0%	6	701,800	562,000	100.8%	-	-	1	140,000	-	-	
97842	Imnaha	7	0	0	0	-	-	-	-	8	3	200.0%	2	399,500	399,500	19.3%	-	-	2	18,000	-	-	
97846	Joseph	16	0	4	0	-100.0%	2	304,000	31	51	25	-24.2%	28	569,700	542,500	8.3%	-	-	4	114,500	-	-	
97828	Enterprise	27	2	6	-	-100.0%	3	2,115,000	64	58	28	-22.2%	31	601,900	395,000	38.6%	2	232,300	7	2,711,700	1	495,000	
	Wallowa Co. Total	61	3	14	2	-71.4%	5	1,390,600	50	145	75	-21.9%	79	563,900	460,000	30.3%	3	204,900	16	1,247,800	1	495,000	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2025 with November 2024. The year-to-date section compares 2025 year-to-date statistics through November with 2024 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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.

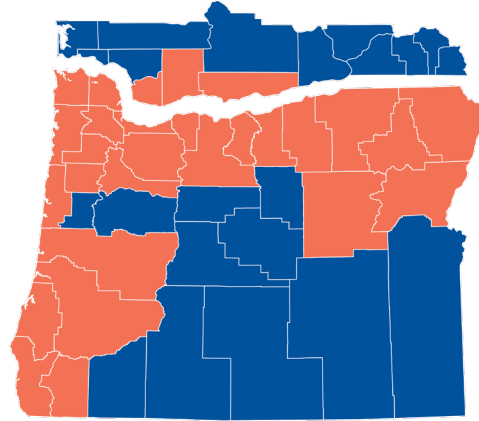
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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