

# MARKET ACTION REPORT

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

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**All Areas** May 2025 Reporting Period



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# MARKET ACTION REPORT

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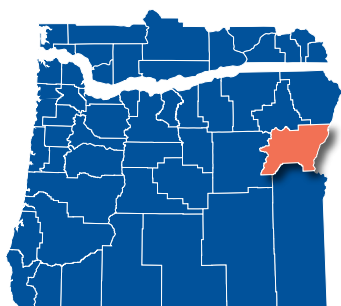
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**Baker County** May 2025 Reporting Period

# Baker County

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (34) increased 13.3% from the 30 listed in May 2024, and decreased 10.5% from the 38 listed in April 2025.

### Pending Sales

Pending sales (21) decreased 34.4% from the 32 offers accepted in May 2024, and decreased 16.0% from the 25 offers accepted in April 2025.

### Closed Sales

Closed sales (18) decreased 18.2% from the 22 closings in May 2024, and matched the 18 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 6.2 months in May. Total market time decreased to 67 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (129) decreased 12.8%, pending sales (87) decreased 10.3%, and closed sales (68) decreased 11.7%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has decreased 1.7% from \$318,800 to \$313,300. In the same comparison, the median sale price has decreased 5.1% from \$295,000 to \$280,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -17.3% (\$324,700 v. \$392,800)

Median Sale Price % Change: -3.4% (\$285,000 v. \$295,000)

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	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	
July	4.5	3.4	
August	2.8	5.7	
September	3.9	5.9	
October	4.2	4.6	
November	4.6	5.9	
December	3.6	5.1	

### Residential Trends

#### May 2025 vs. April 2025

New Listings **-10.5%** ↓

Pending Sales **-16.0%** ↓

Closed Sales **0.0%** —

Average Sale Price **+22.5%** ↑

Median Sale Price **+2.9%** ↑

Inventory **+0.8** ↑

Total Market Time **-32** ↓

#### May 2025 vs. May 2024

New Listings **+13.3%** ↑

Pending Sales **-34.4%** ↓

Closed Sales **-18.2%** ↓

Average Sale Price **+18.4%** ↑

Median Sale Price **+0.2%** ↑

Inventory **+2.3** ↑

Total Market Time **-42** ↓

# Baker County

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	1	3.7%	1	4.2%	0	0.0%
100K-200K	6	22.2%	5	20.8%	3	16.7%
200K-300K	11	40.7%	6	25.0%	8	44.4%
300K-400K	3	11.1%	7	29.2%	3	16.7%
400K-500K	4	14.8%	4	16.7%	1	5.6%
500K-600K	1	3.7%	1	4.2%	1	5.6%
600K-700K	1	3.7%	0	0.0%	1	5.6%
700K-800K	0	0.0%	0	0.0%	1	5.6%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	27		24		18	

90th Percentile
  50th Percentile
  10th Percentile

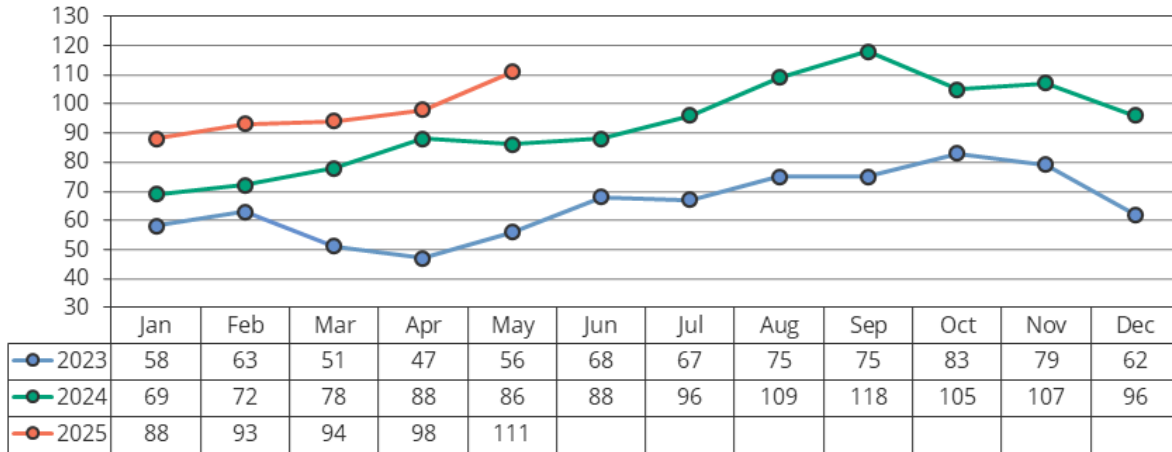
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	34	21	18	328,800	282,500	67
	April	38	25	18	268,400	274,500	99
	Year-To-Date	129	87	68	313,300	280,000	111
2024	May	30	32	22	277,800	282,000	109
	Year-To-Date	148	97	77	318,800	295,000	77
Change	May 2024	13.3%	-34.4%	-18.2%	18.4%	0.2%	-38.6%
	Prev Mo 2025	-10.5%	-16.0%	0.0%	22.5%	2.9%	-32.2%
	Year-To-Date	-12.8%	-10.3%	-11.7%	-1.7%	-5.1%	44.7%



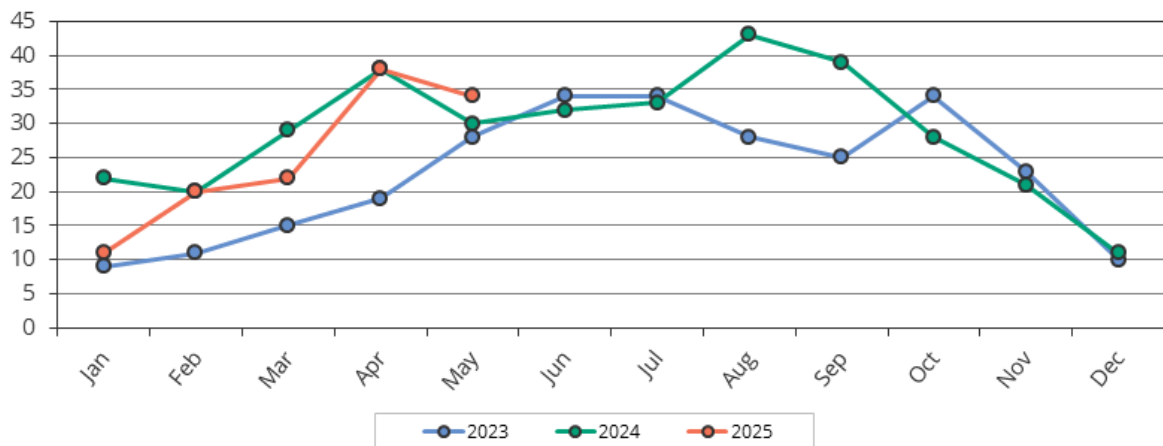
# Baker County

## May 2025 Reporting Period

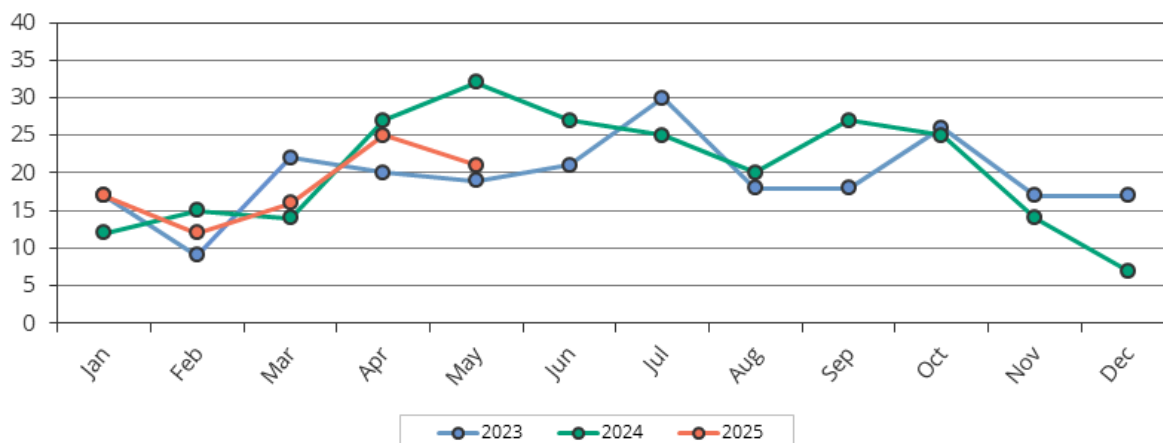
### Active Residential Listings



### New Listings

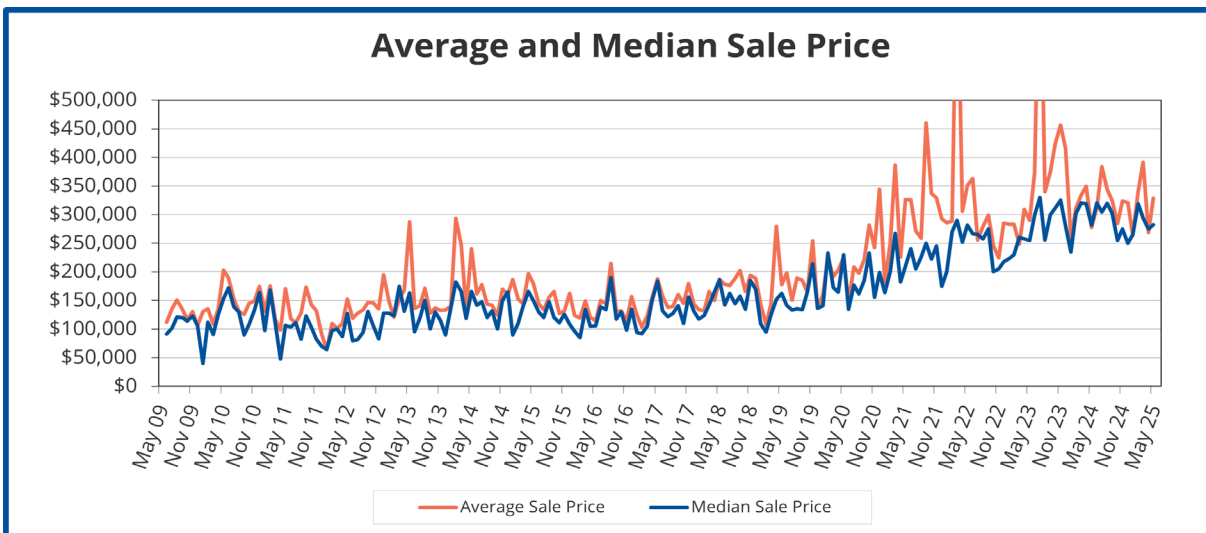
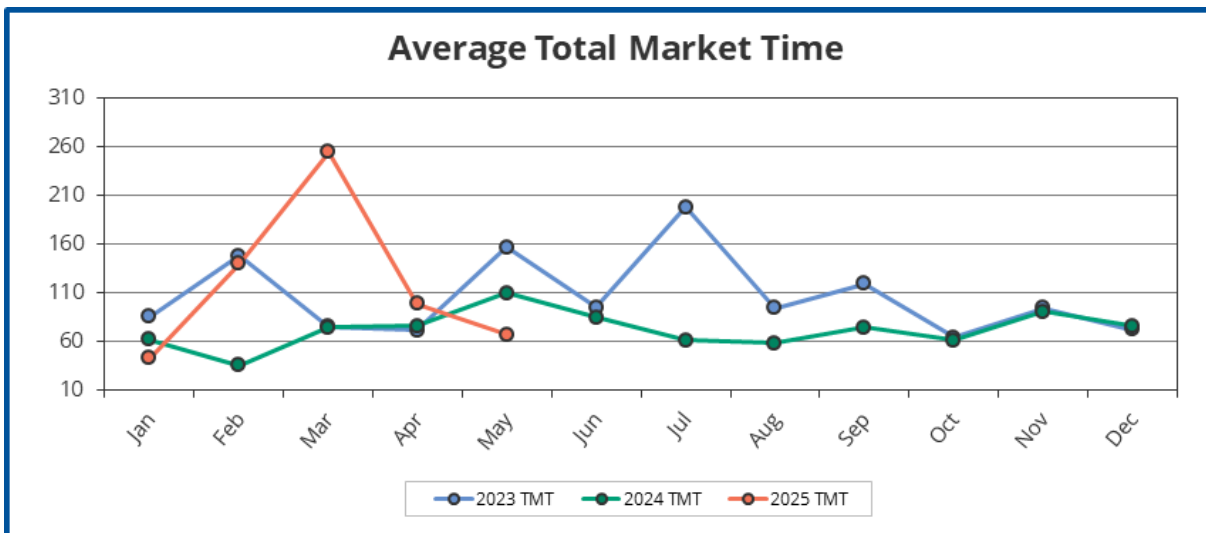
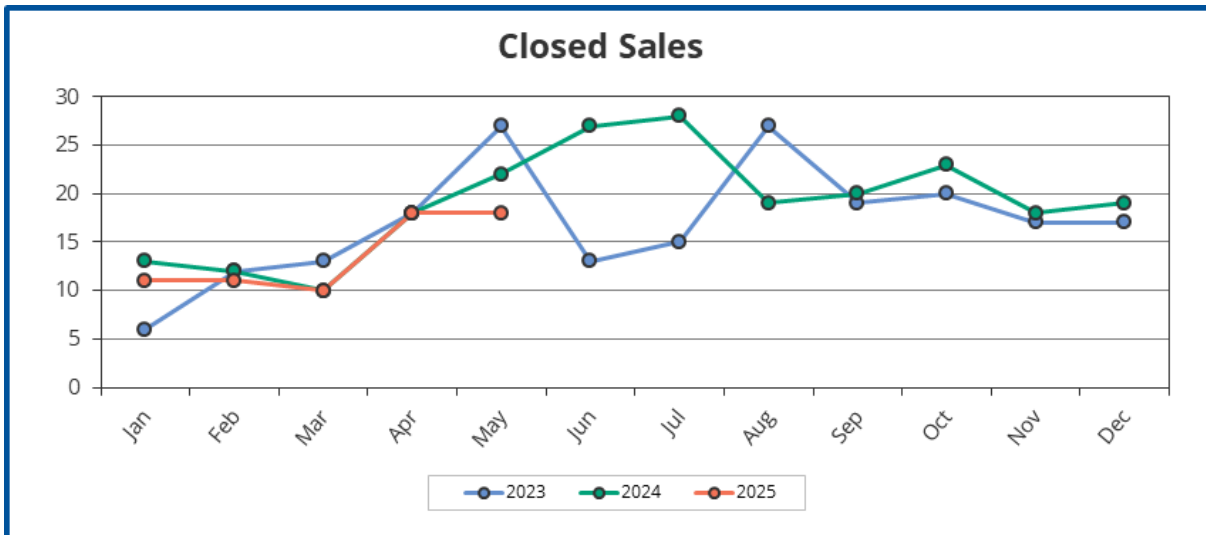


### Pending Sales



# Baker County

## May 2025 Reporting Period

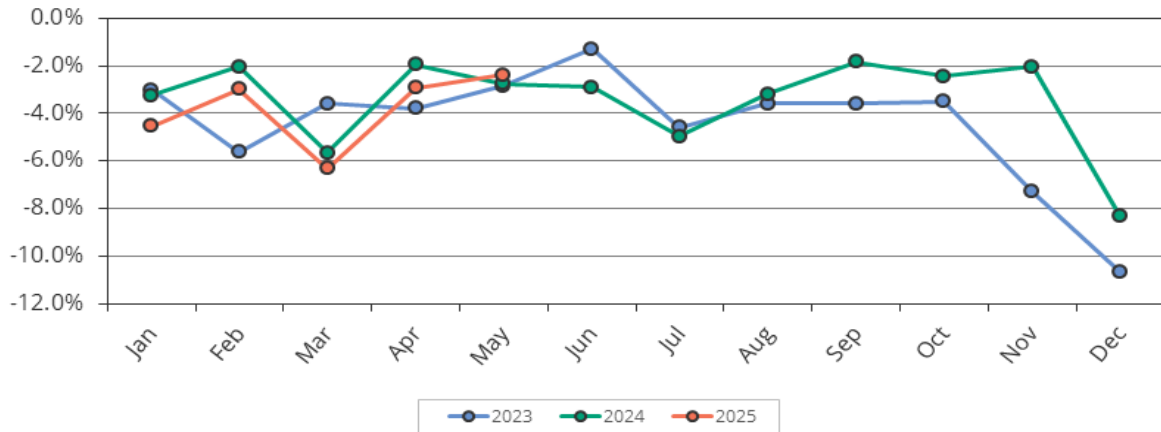


Note: In **April 2022**, the Average Sale Price was **\$788,600** for that month. In **July 2023**, the Average Sale Price was **\$820,400** for that month. This has caused a spike in the Average Sale Price for those months.

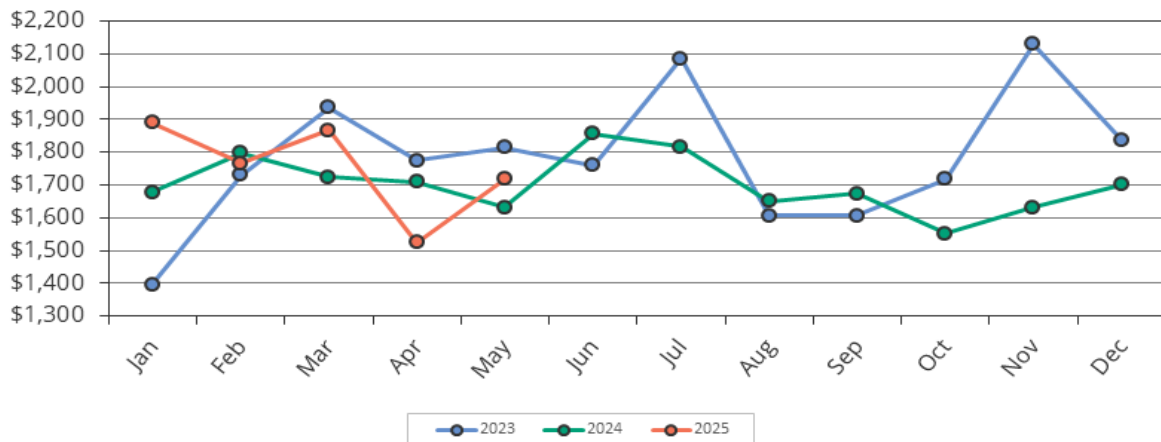
# Baker County

## May 2025 Reporting Period

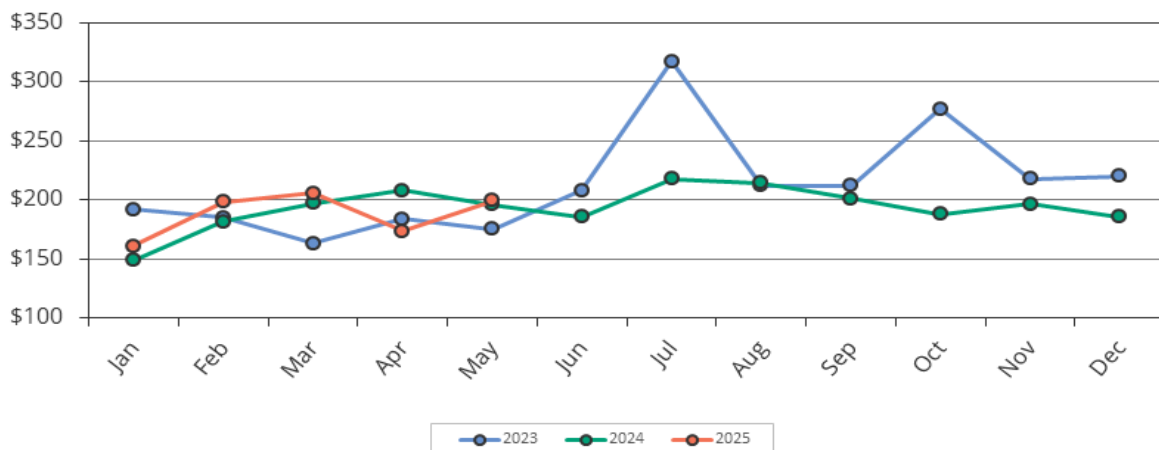
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Footage





# Baker County

## May 2025 Reporting Period

### Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City / Keating	59	20	3	17	-26.1%	16	312,800	68	90	77	2.7%	62	310,200	280,000	-11.9%	1	150,000	9	119,800	-	-
461	Haines / Anthony Lk / Muddy Crk	7	1	0	0	-100.0%	1	527,900	94	4	1	-66.7%	1	527,900	527,900	55.7%	-	-	1	65,000	-	-
462	Sumpter / McEwen / Bourne / Phillips Lk / Granit	11	3	0	2	100.0%	0	-	-	7	2	-66.7%	1	175,000	175,000	-11.1%	-	-	2	77,500	-	-
463	Unity / Hereford	2	1	0	1	0.0%	0	-	-	2	1	-50.0%	-	-	-	-87.3%	-	-	1	125,000	-	-
464	Huntington / Lime	1	0	0	-	-	0	-	-	1	3	200.0%	3	328,300	220,000	56.5%	-	-	-	-	-	-
465	Durkee / Pleasant Valley	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
466	Richland New Bridge	11	3	1	1	-50.0%	0	-	-	9	1	-66.7%	0	-	-	14.4%	0	-	0	-	0	-
467	Halfway / Cornucopia	18	6	0	-	-100.0%	1	385,000	29	16	2	-71.4%	1	385,000	385,000	-25.9%	1	32,500	3	296,700	-	-
468	Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Baker County	111	34	4	21	-34.4%	18	328,800	67	129	87	-10.3%	68	313,300	280,000	-	2	91,300	16	144,600	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

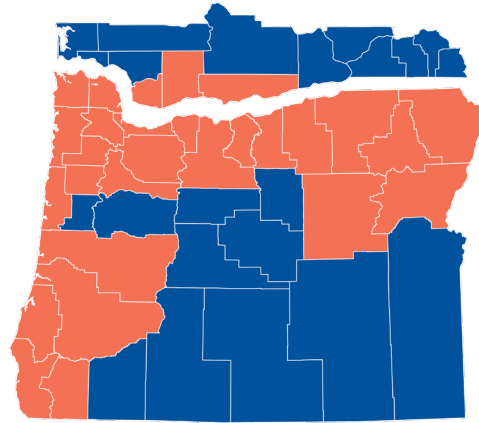
### Additional Resources for RMLS Subscribers:

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

# Market Action Report

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

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



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**Grant Lowery**, Communications Manager

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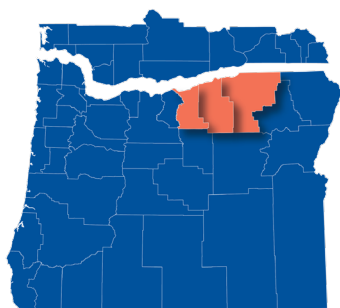
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**Columbia Basin** May 2025 Reporting Period

# Columbia Basin

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (103) decreased 14.9% from the 121 listed in May 2024, and increased 1.0% from the 102 listed in April 2025.

### Pending Sales

Pending sales (79) decreased 17.7% from the 96 offers accepted in May 2024, and decreased 16.8% from the 95 offers accepted in April 2025.

### Closed Sales

Closed sales (83) increased 15.3% from the 72 closings in May 2024, and increased 5.1% from the 79 closings in April 2025.

### Inventory and Time on Market

Inventory decreased to 3.0 months in May. Total market time decreased to 78 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (469) increased 2.4%, pending sales (382) increased 3.5%, and closed sales (340) increased 9.7%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has decreased 1.6% from \$321,400 to \$316,100. In the same comparison, the median sale price has decreased 1.6% from \$310,000 to \$305,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.6% (\$320,800 v. \$312,700)

Median Sale Price % Change: +3.3% (\$310,000 v. \$300,000)

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	4.4	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	
July	3.6	3.5	
August	3.3	3.1	
September	3.5	4.1	
October	4.0	3.1	
November	4.4	3.8	
December	5.4	3.6	

## Residential Trends

### May 2025 vs. April 2025

New Listings **+1.0%** ↑

Pending Sales **-16.8%** ↓

Closed Sales **+5.1%** ↑

Average Sale Price **+1.5%** ↑

Median Sale Price **+3.7%** ↑

Inventory **-0.1** ↓

Total Market Time **-27** ↓

### May 2025 vs. May 2024

New Listings **-14.9%** ↓

Pending Sales **-17.7%** ↓

Closed Sales **+15.3%** ↑

Average Sale Price **+3.0%** ↑

Median Sale Price **-0.8%** ↓

Inventory **-0.5** ↓

Total Market Time **-5** ↓

# Columbia Basin

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	3	4.3%	2	2.5%	3	3.6%
100K-200K	6	8.6%	6	7.5%	4	4.8%
200K-300K	30	42.9%	29	36.3%	31	37.3%
300K-400K	22	31.4%	32	40.0%	31	37.3%
400K-500K	5	7.1%	7	8.8%	8	9.6%
500K-600K	2	2.9%	3	3.8%	4	4.8%
600K-700K	1	1.4%	0	0.0%	1	1.2%
700K-800K	0	0.0%	0	0.0%	0	0.0%
800K-900K	1	1.4%	1	1.3%	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%	1	1.2%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>70</b>		<b>80</b>		<b>83</b>	

90th Percentile
  50th Percentile
  10th Percentile

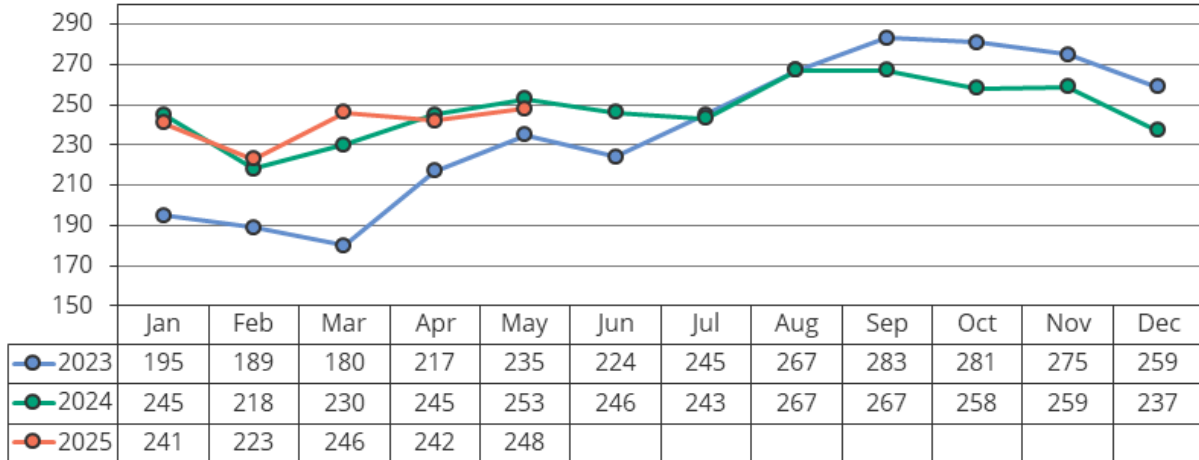
Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	103	79	83	326,700	310,000	78
	April	102	95	79	321,900	299,000	105
	Year-To-Date	469	382	340	316,100	305,000	90
2024	May	121	96	72	317,200	312,400	83
	Year-To-Date	458	369	310	321,400	310,000	88
Change	May 2024	-14.9%	-17.7%	15.3%	3.0%	-0.8%	-5.6%
	Prev Mo 2025	1.0%	-16.8%	5.1%	1.5%	3.7%	-25.4%
	Year-To-Date	2.4%	3.5%	9.7%	-1.6%	-1.6%	2.5%



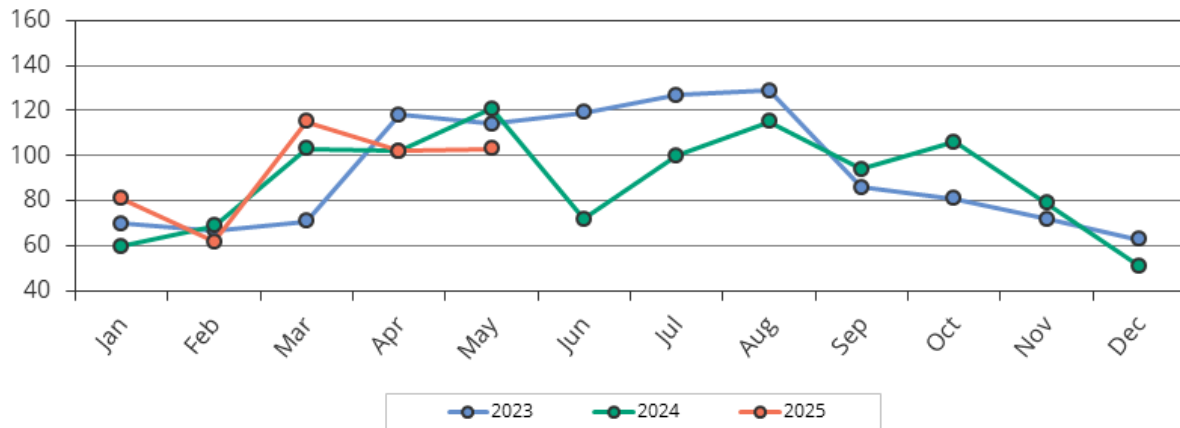
# Columbia Basin

May 2025 Reporting Period

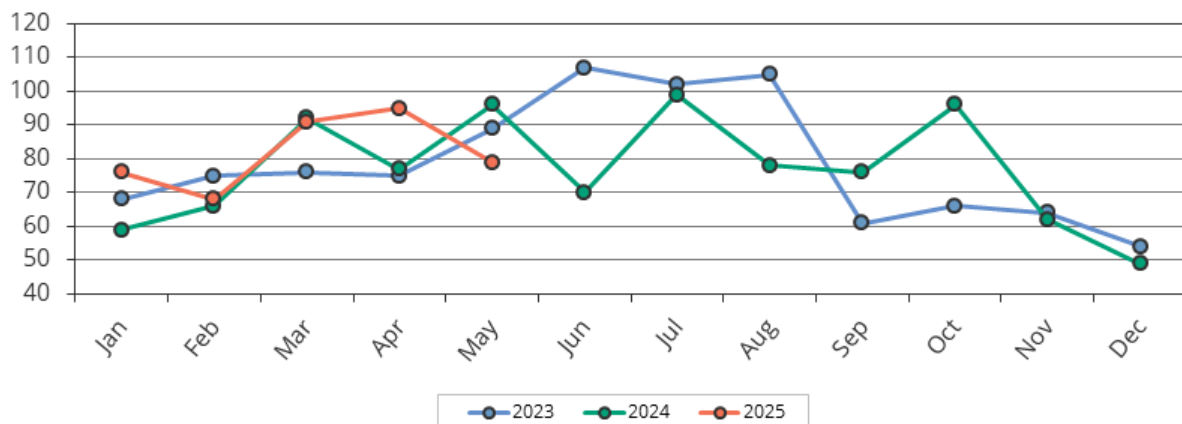
## Active Residential Listings



## New Listings



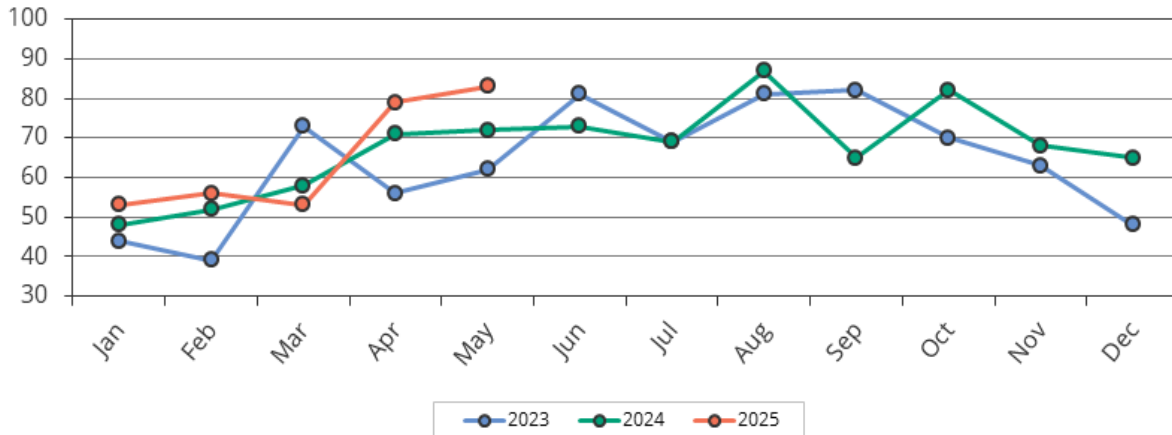
## Pending Sales



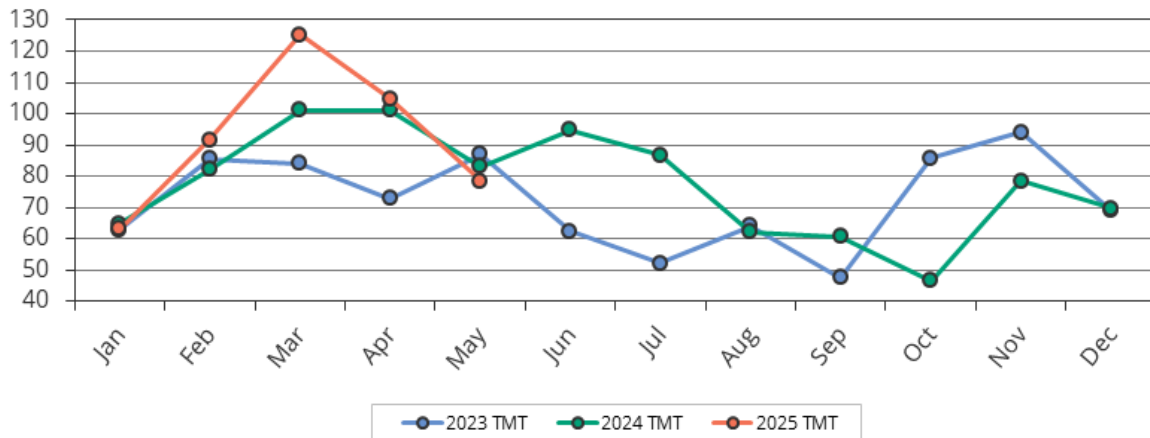
# Columbia Basin

## May 2025 Reporting Period

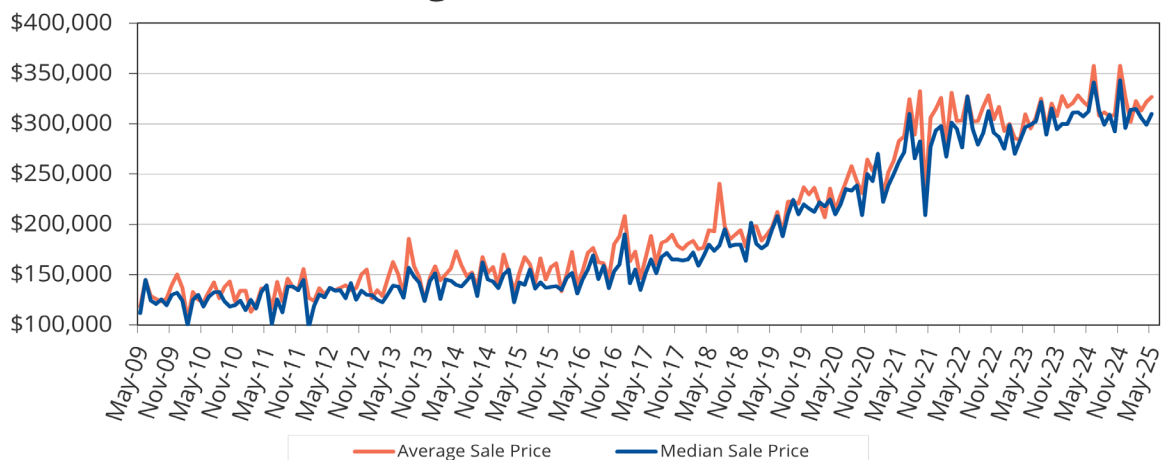
### Closed Sales



### Average Total Market Time



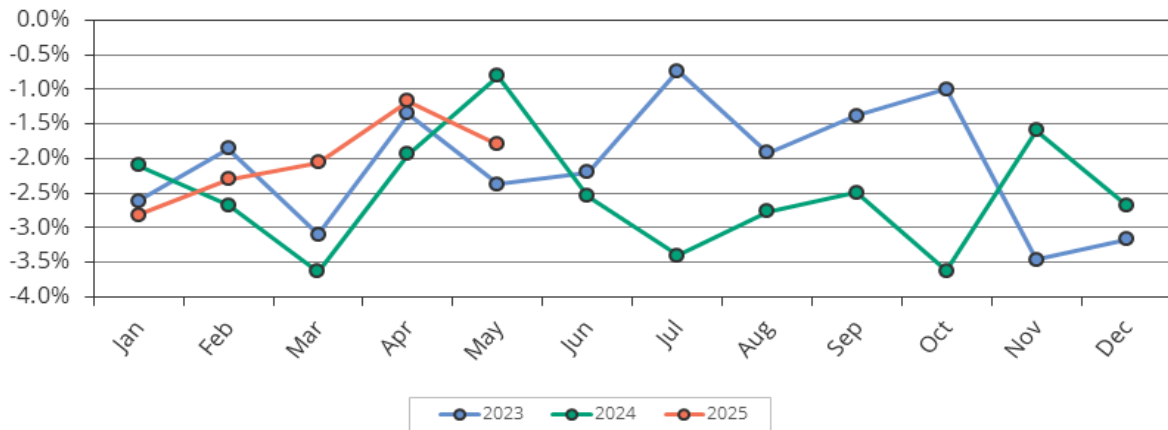
### Average and Median Sale Price



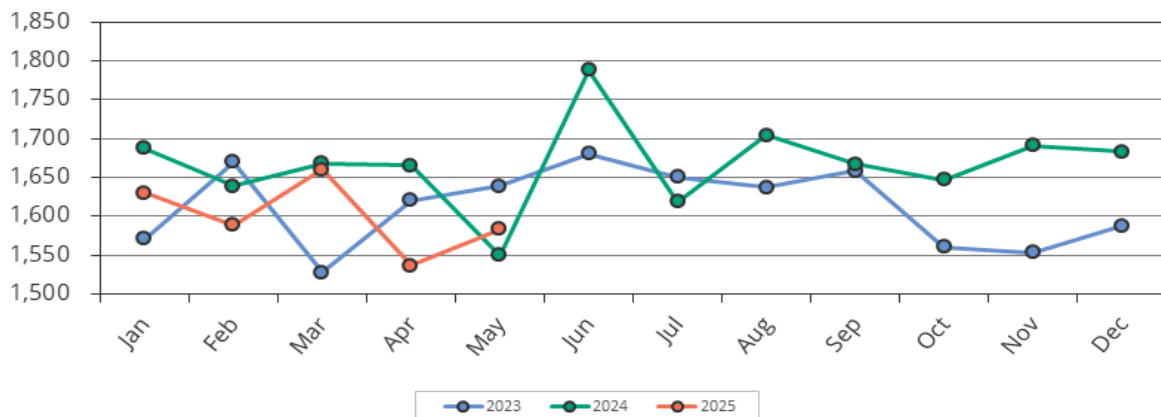
# Columbia Basin

## May 2025 Reporting Period

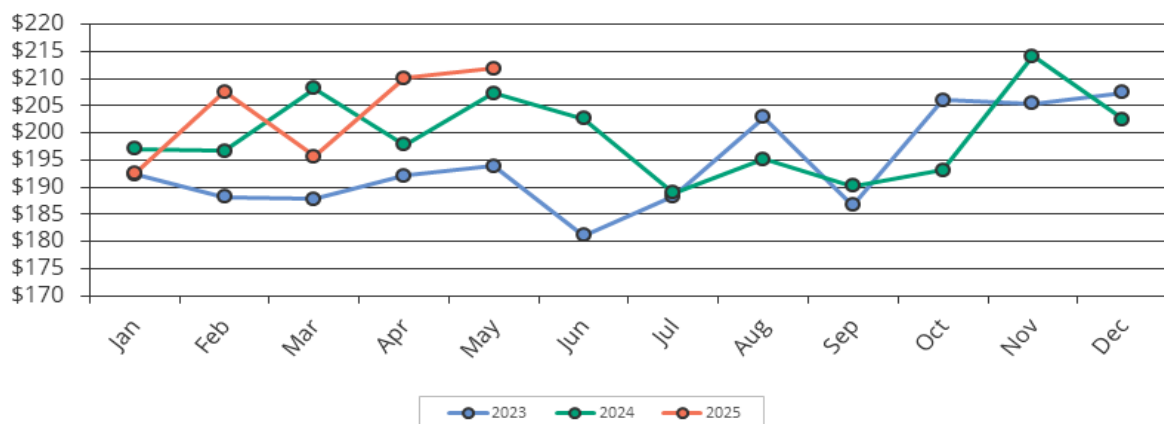
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Footage



# Columbia Basin

## May 2025 Reporting Period

### Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington / N	5	2	0	2	-	1	350,000	58	6	3	200.0%	2	450,000	450,000	-9.6%	-	-	2	451,700	-	-
381	Condon / S	3	0	0	1	-	2	331,000	24	4	5	400.0%	5	274,800	284,000	7.4%	-	-	1	325,000	-	-
	Gilliam Co. Total	8	2	-	3	-	3	337,300	35	10	8	300.0%	7	324,900	322,000	-1.0%	-	-	3	409,500	-	-
420	Boardman / NW	18	5	-	3	-40.0%	1	242,300	20	22	13	-35.0%	10	300,600	325,000	-8.5%	1	130,000	-	-	-	-
421	Irrigon	16	6	3	3	-25.0%	3	275,000	33	30	19	90.0%	14	324,800	305,000	12.4%	-	-	1	50,000	-	-
422	Ione	3	1	0	0	-	0	-	-	4	3	200.0%	3	101,700	70,000	-64.3%	-	-	-	-	-	-
423	Lexington	0	0	0	0	-	0	-	-	0	1	-	1	214,500	214,500	-	-	-	-	-	-	
424	Heppner / S	11	10	0	2	-	3	209,300	150	17	12	200.0%	10	236,900	167,500	23.8%	1	1,550,000	1	128,000	-	-
	Morrow Co. Total	48	22	3	8	-11.1%	7	242,200	81	73	48	37.1%	38	274,800	290,000	-	2	840,000	2	89,000	-	-
430	Umatilla	18	7	1	13	0.0%	9	317,000	54	65	69	7.8%	66	307,100	298,600	1.6%	-	-	3	125,000	-	-
431	Hermiston	74	36	2	22	-31.3%	28	400,600	102	141	111	6.7%	103	352,100	350,000	4.5%	2	1,212,500	4	141,300	-	-
432	Stanfield	7	3	2	4	33.3%	6	329,400	60	19	16	-5.9%	16	292,300	278,100	-1.8%	1	225,000	1	125,000	-	-
433	Echo	1	0	0	-	-100.0%	1	335,000	10	2	2	-50.0%	2	347,000	347,000	30.3%	-	-	1	1,575,000	-	-
435	Pendleton City Limits	40	18	3	18	-18.2%	17	288,500	91	81	79	-1.3%	69	316,400	289,000	4.0%	3	1,703,000	4	84,700	2	862,500
436	E-Meacham, Cayuse	-	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-84.1%	0	-	0	-	0	-
437	NE-Athens / Helix / Adams / Weston	21	3	4	5	0.0%	4	312,000	15	24	13	-23.5%	10	257,900	289,500	10.9%	-	-	3	515,000	-	-
438	S-Pilot Rock, Ukiah	4	3	2	2	-33.3%	0	-	-	11	9	-18.2%	7	216,400	209,900	-8.9%	-	-	1	22,500	-	-
439	Milton-Freewater	27	9	3	4	-42.9%	8	234,400	64	43	27	-18.2%	22	314,100	300,000	-0.3%	-	-	3	129,300	-	-
	Umatilla Co. Total	192	79	17	68	-21.8%	73	334,400	80	386	326	-1.8%	295	321,200	305,900	3.5%	6	1,293,200	20	246,700	2	862,500

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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



# Definitions and Formulas

## Additional Resources

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### 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).

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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.

### 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.

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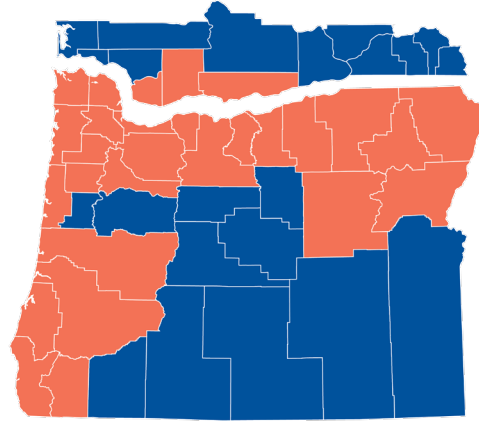
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|---|--|
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| ▶ <a href="#">Regional Infographics</a>       | ▶ <a href="#">Market Trends</a>              |
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| ▶ <a href="#">Video Highlights</a>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



# Market Action Report

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- Coos County
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- Grant County
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- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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# MARKET ACTION REPORT

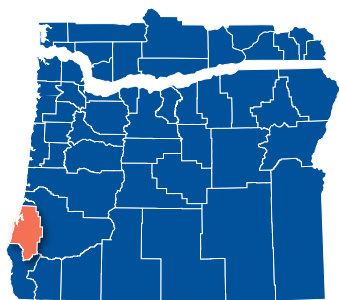
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**Coos County** May 2025 Reporting Period

# Coos County

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (148) increased 2.1% from the 145 listed in May 2024, and increased 15.6% from the 128 listed in April 2025.

### Pending Sales

Pending sales (88) decreased 8.3% from the 96 offers accepted in May 2024, and increased 6.0% from the 83 offers accepted in April 2025.

### Closed Sales

Closed sales (66) decreased 19.5% from the 82 closings in May 2024, and decreased 14.3% from the 77 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 5.5 months in May. Total market time decreased to 76 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (590) increased 7.1%, pending sales (385) increased 1.3%, and closed sales (328) decreased 1.5%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 1.4% from \$362,400 to \$367,300. In the same comparison, the median sale price has decreased 2.2% from \$339,000 to \$331,500.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +4.9% (\$373,600 v. \$356,300)

Median Sale Price % Change: +1.5% (\$335,000 v. \$330,000)

*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	4.4	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	
July	4.2	4.4	
August	2.6	3.8	
September	3.8	3.5	
October	3.8	4.1	
November	4.8	3.4	
December	4.0	4.9	

### Residential Trends

#### May 2025 vs. April 2025

New Listings **+15.6%** ↑

Pending Sales **+6.0%** ↑

Closed Sales **-14.3%** ↓

Average Sale Price **+24.7%** ↑

Median Sale Price **+14.8%** ↑

Inventory **+1.7** ↑

Total Market Time **-20** ↓

#### May 2025 vs. May 2024

New Listings **+2.1%** ↑

Pending Sales **-8.3%** ↓

Closed Sales **-19.5%** ↓

Average Sale Price **+9.6%** ↑

Median Sale Price **+2.9%** ↑

Inventory **+1.9** ↑

Total Market Time **+22** ↑

# Coos County

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	4	5.2%	3	3.5%	2	3.0%
100K-200K	10	13.0%	7	8.2%	4	6.1%
200K-300K	17	22.1%	20	23.5%	14	21.2%
300K-400K	19	24.7%	27	31.8%	21	31.8%
400K-500K	10	13.0%	11	12.9%	11	16.7%
500K-600K	9	11.7%	8	9.4%	6	9.1%
600K-700K	4	5.2%	5	5.9%	1	1.5%
700K-800K	1	1.3%	2	2.4%	3	4.5%
800K-900K	3	3.9%	1	1.2%	1	1.5%
900K-1M	0	0.0%	0	0.0%	1	1.5%
1MM-1.1MM	0	0.0%	0	0.0%	1	1.5%
1.1MM-1.2MM	0	0.0%	1	1.2%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	1	1.5%
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	77		85		66	



90th Percentile



50th Percentile



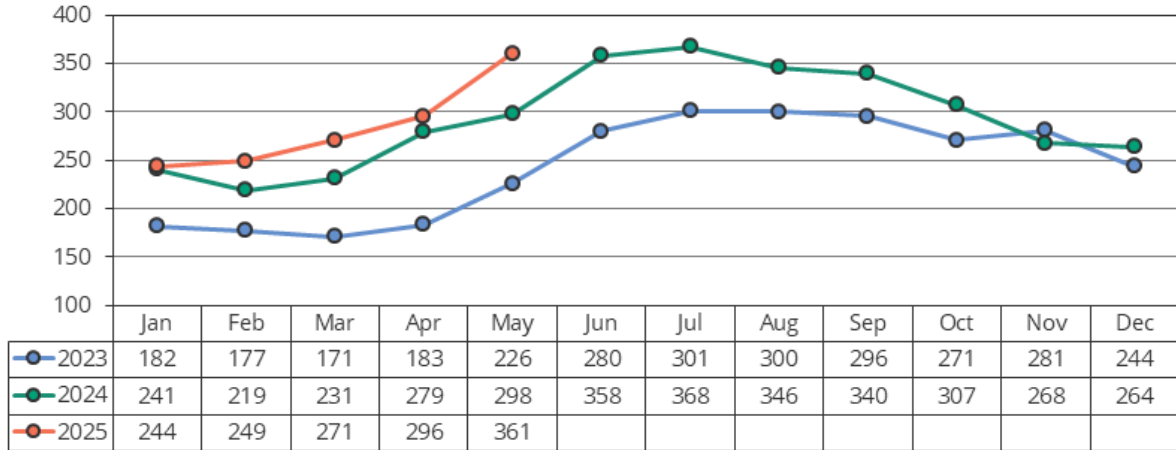
10th Percentile

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	148	88	66	401,700	350,000	76
	April	128	83	77	322,200	305,000	96
	Year-To-Date	590	385	328	367,300	331,500	90
2024	May	145	96	82	366,600	340,000	54
	Year-To-Date	551	380	333	362,400	339,000	72
Change	May 2024	2.1%	-8.3%	-19.5%	9.6%	2.9%	41.5%
	Prev Mo 2025	15.6%	6.0%	-14.3%	24.7%	14.8%	-20.9%
	Year-To-Date	7.1%	1.3%	-1.5%	1.4%	-2.2%	25.6%

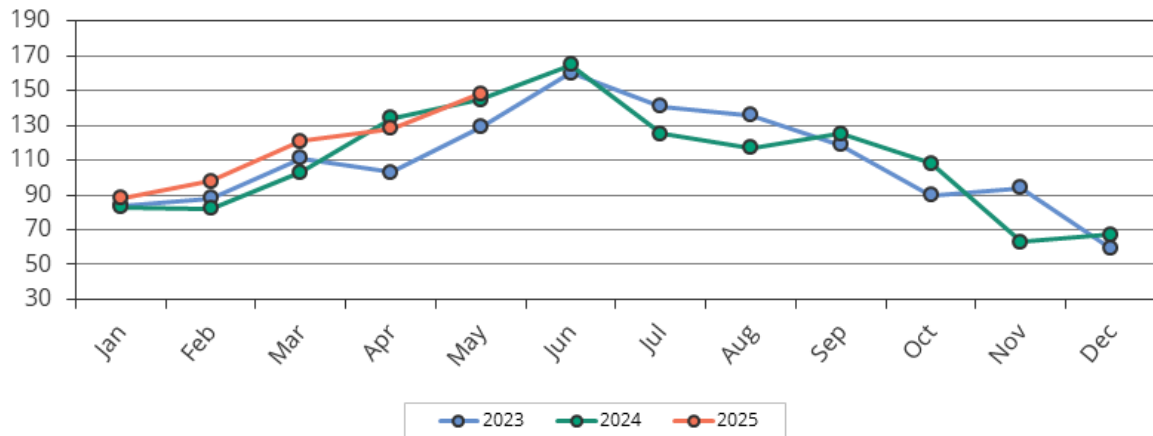
# Coos County

## May 2025 Reporting Period

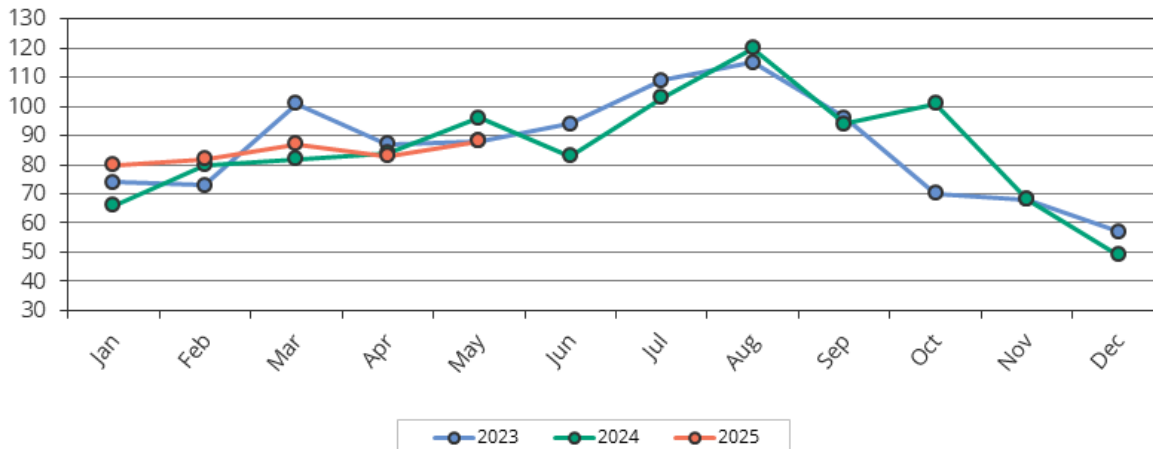
### Active Residential Listings



### New Listings



### Pending Sales

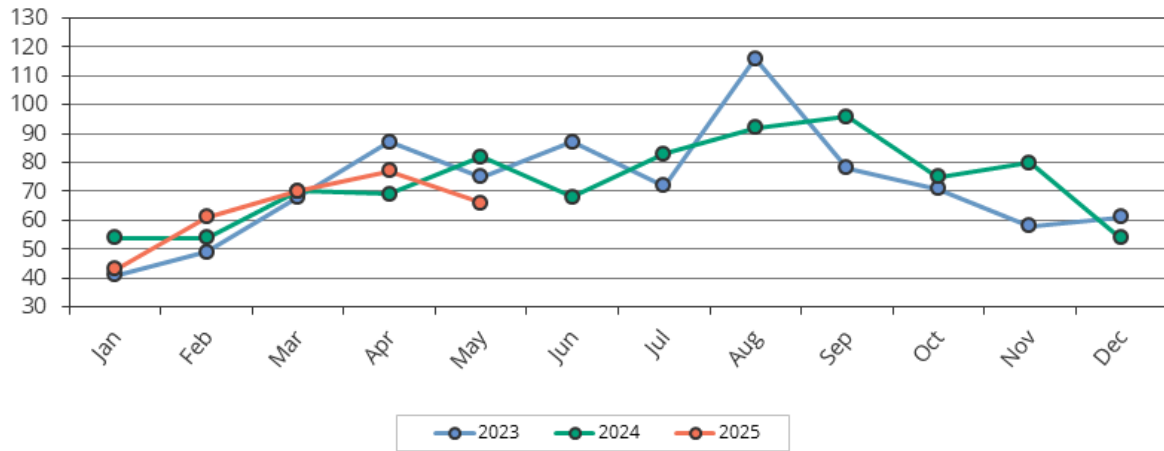




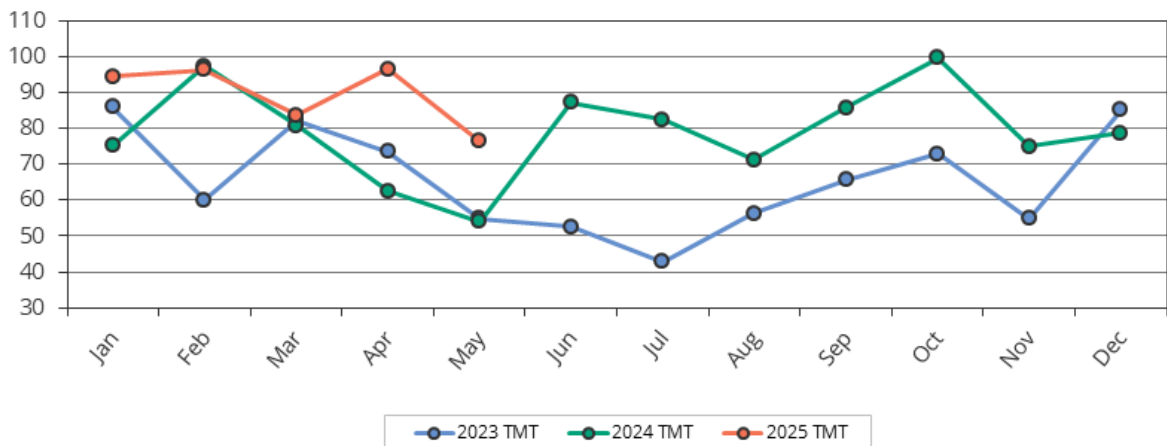
# Coos County

## May 2025 Reporting Period

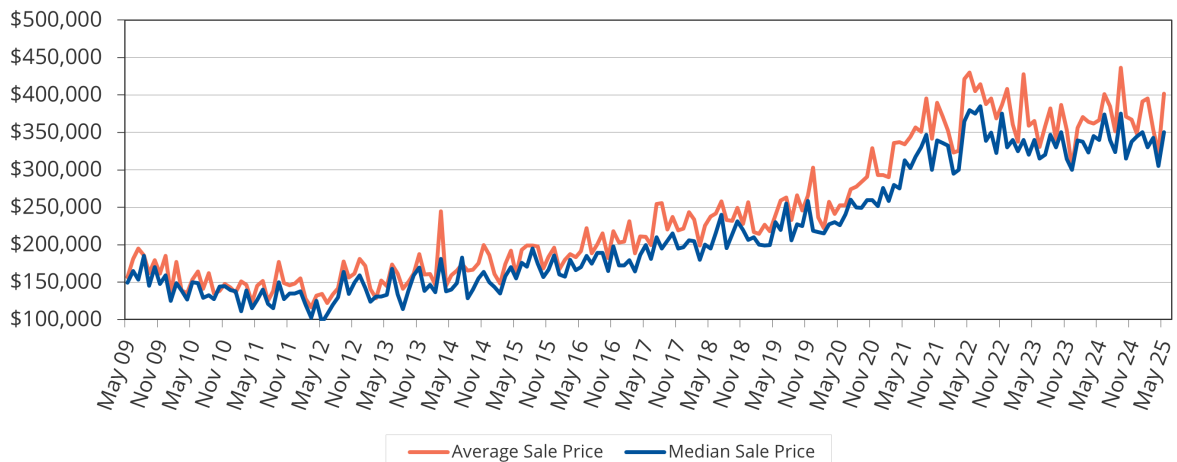
### Closed Sales



### Average Total Market Time



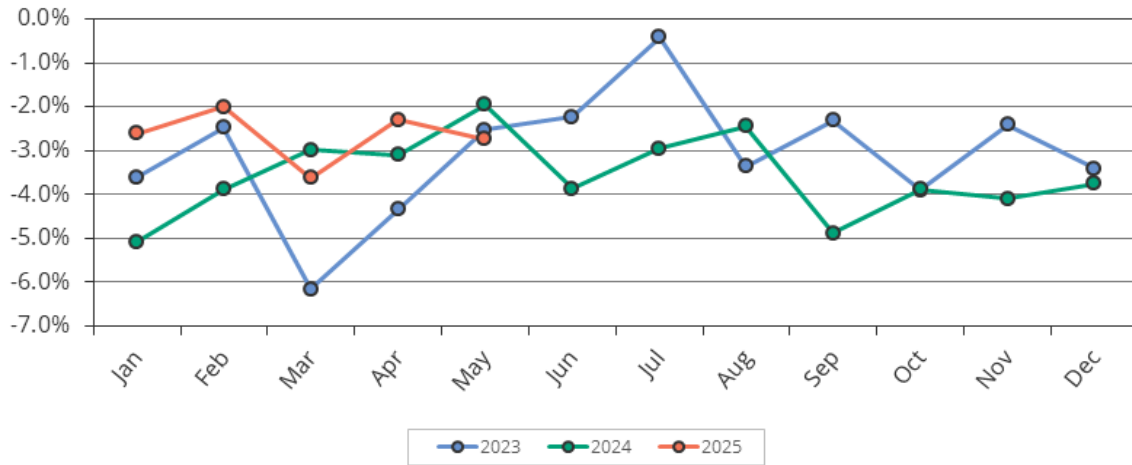
### Average and Median Sale Price



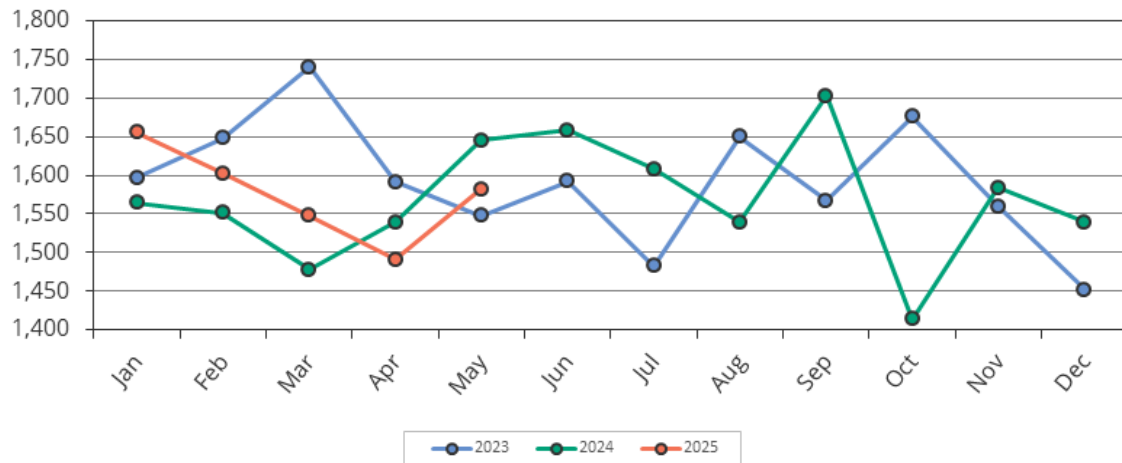
# Coos County

## May 2024 Reporting Period

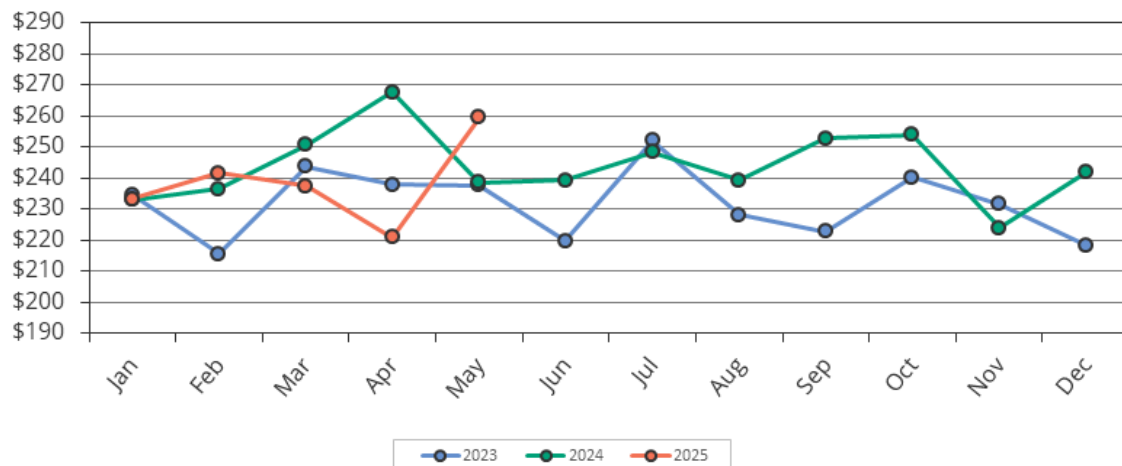
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Foot



# Coos County

## May 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	82	21	2	15	87.5%	9	592,900	98	93	51	-12.1%	42	576,500	510,600	11.9%	3	315,800	11	157,400	-	-
97414	Broadbent	2	2	1	0	-	0	-	-	3	1	-	1	227,900	227,900	-	-	-	-	-	-	
97420	Coos Bay	102	56	7	32	-23.8%	30	413,200	85	222	162	5.2%	139	328,800	309,000	1.2%	5	1,800,400	14	140,600	5	451,100
97423	Coquille	41	17	1	9	-10.0%	7	292,300	48	63	42	23.5%	37	323,800	299,000	5.4%	1	215,000	5	166,400	-	-
97449	Lakeside	29	10	0	7	-22.2%	3	256,700	118	36	22	-21.4%	19	346,000	290,000	13.9%	1	290,000	1	67,500	-	-
97458	Myrtle Point	26	6	1	5	-37.5%	1	224,000	17	32	25	-7.4%	21	348,900	303,000	8.5%	2	350,000	-	-	-	-
97459	North Bend	71	35	6	20	11.1%	16	358,800	56	135	81	12.5%	68	355,800	344,000	0.0%	-	-	7	98,900	1	492,000
97466	Powers	8	1	-	0	-100.0%	0	-	-	6	1	-85.7%	1	259,000	259,000	10.6%	-	-	-	-	-	-
	Coos County	361	148	18	88	-8.3%	66	401,700	76	590	385	1.3%	328	367,300	331,500	4.9%	12	929,500	38	139,300	6	457,900

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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# 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).

### 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.

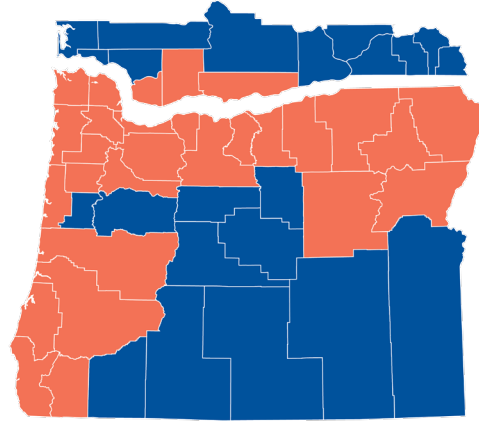
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| ▶ <a href="#">Video Highlights</a>            |  |

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# MARKET ACTION REPORT

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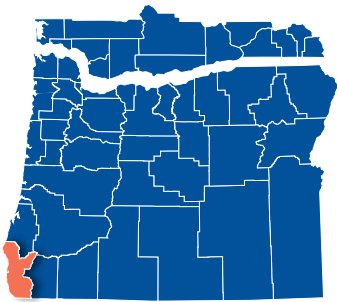
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**Curry County** May 2025 Reporting Period

# Curry County

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (83) increased 22.1% from the 68 listed in May 2024, and decreased 11.7% from the 94 listed in April 2025.

### Pending Sales

Pending sales (51) increased 34.2% from the 38 offers accepted in May 2024, and increased 75.9% from the 29 offers accepted in April 2025.

### Closed Sales

Closed sales (30) increased 3.4% from the 29 closings in May 2024, and increased 50.0% from the 20 closings in April 2025.

### Inventory and Time on Market

Inventory decreased to 10.0 months in May. Total market time increased to 118 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (342) increased 14.8%, pending sales (166) increased 7.8%, and closed sales (127) decreased 4.5%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 3.2% from \$472,200 to \$487,500. In the same comparison, the median sale price has decreased 10.5% from \$430,000 to \$385,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.1% (\$476,700 v. \$462,200)

Median Sale Price % Change: +2.5% (\$415,000 v. \$405,000)

*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	
July	5.5	6.5	
August	4.4	7.3	
September	5.5	6.6	
October	6.3	4.4	
November	9.8	5.3	
December	5.8	7.0	

## Residential Trends

### May 2025 vs. April 2025

New Listings **-11.7%** ↓

Pending Sales **+75.9%** ↑

Closed Sales **+50.0%** ↑

Average Sale Price **-25.5%** ↓

Median Sale Price **-6.6%** ↓

Inventory **-3.8** ↓

Total Market Time **+56** ↑

### May 2025 vs. May 2024

New Listings **+22.1%** ↑

Pending Sales **+34.2%** ↑

Closed Sales **+3.4%** ↑

Average Sale Price **-14.2%** ↓

Median Sale Price **-14.0%** ↓

Inventory **+1.6** ↑

Total Market Time **+37** ↑

# Curry County

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	1	3.7%	0	0.0%	0	0.0%
100K-200K	3	11.1%	2	6.9%	4	14.3%
200K-300K	2	7.4%	5	17.2%	4	14.3%
300K-400K	8	29.6%	6	20.7%	6	21.4%
400K-500K	7	25.9%	7	24.1%	5	17.9%
500K-600K	2	7.4%	4	13.8%	4	14.3%
600K-700K	2	7.4%	1	3.4%	2	7.1%
700K-800K	0	0.0%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	1	3.6%
900K-1M	0	0.0%	1	3.4%	0	0.0%
1MM-1.1MM	1	3.7%	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%	2	6.9%	0	0.0%
1.3MM-1.4MM	0	0.0%	1	3.4%	1	3.6%
1.4MM-1.5MM	0	0.0%	0	0.0%	1	3.6%
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	3.7%	0	0.0%	0	0.0%
Total Closed Sales	27		29		28	



90th Percentile



50th Percentile



10th Percentile

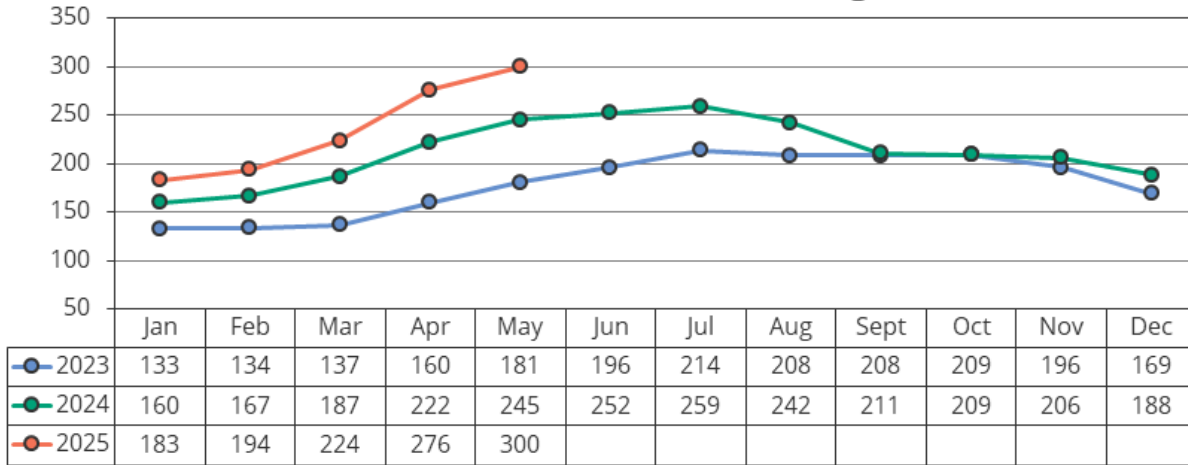
Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	83	51	30	427,800	352,500	118
	April	94	29	20	574,100	377,400	62
	Year-To-Date	342	166	127	487,500	385,000	119
2024	May	68	38	29	498,800	410,000	80
	Year-To-Date	298	154	133	472,200	430,000	105
Change	May 2024	22.1%	34.2%	3.4%	-14.2%	-14.0%	46.5%
	Prev Mo 2025	-11.7%	75.9%	50.0%	-25.5%	-6.6%	90.0%
	Year-To-Date	14.8%	7.8%	-4.5%	3.2%	-10.5%	13.2%



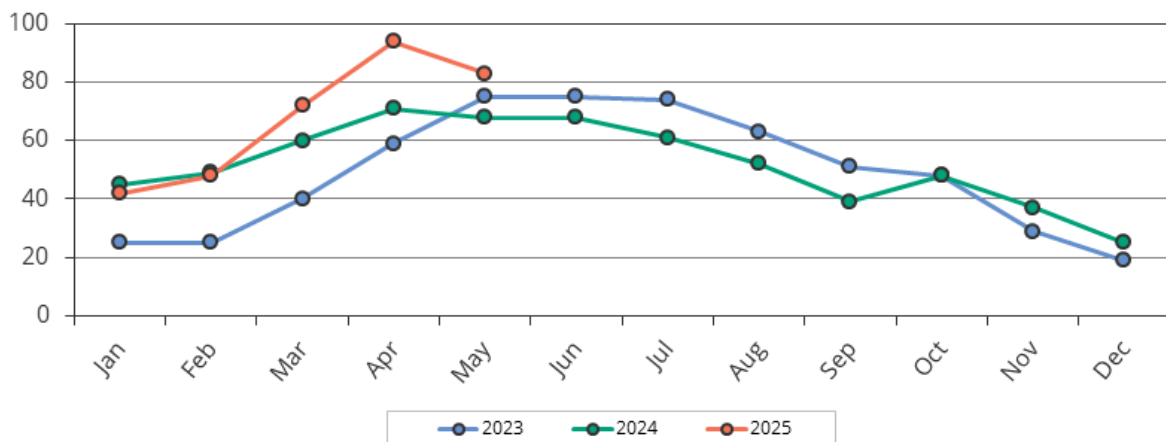
# Curry County

## May 2025 Reporting Period

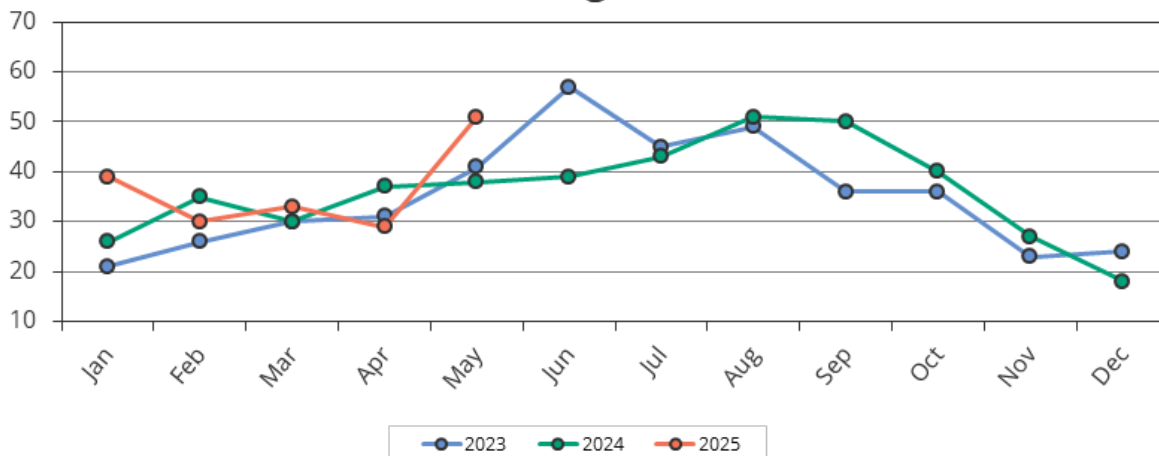
### Active Residential Listings



### New Listings



### Pending Sales

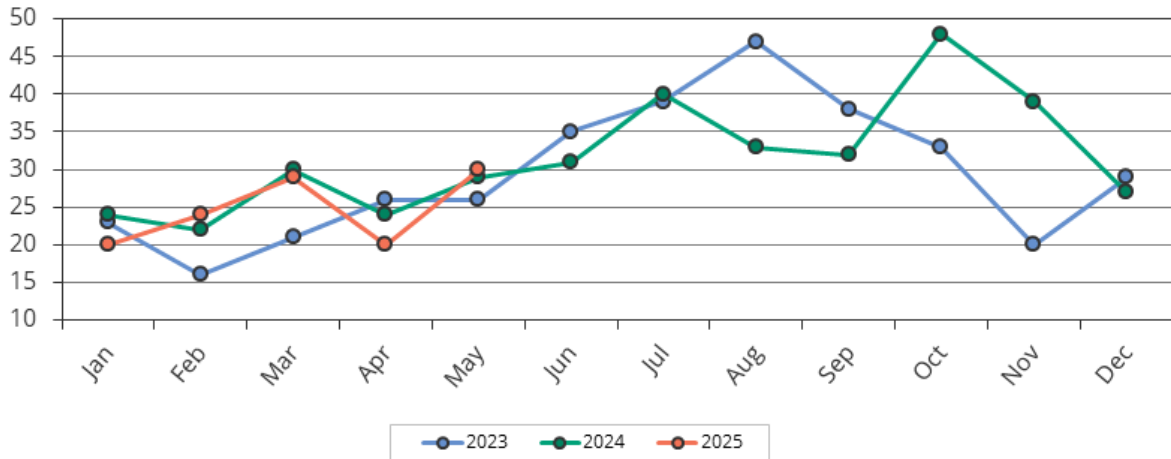




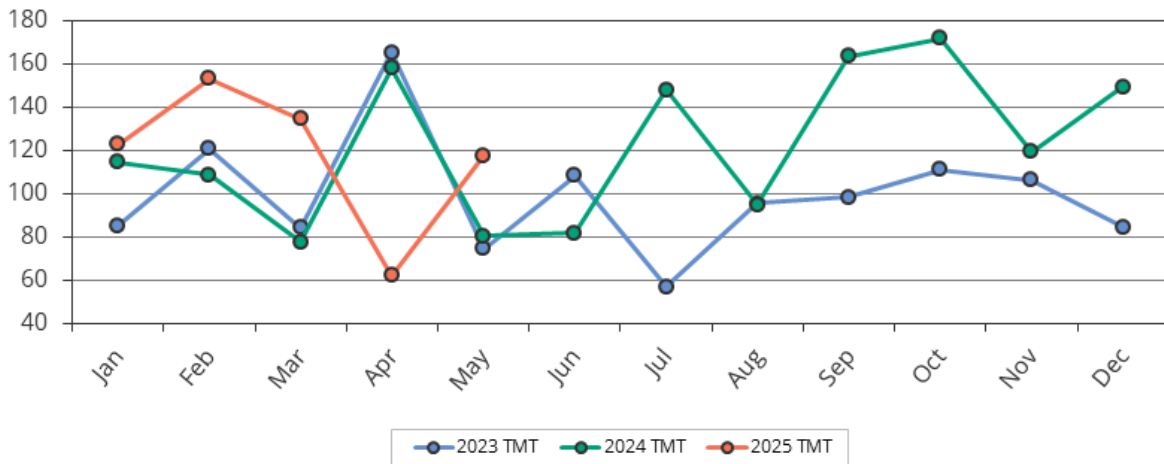
# Curry County

## May 2025 Reporting Period

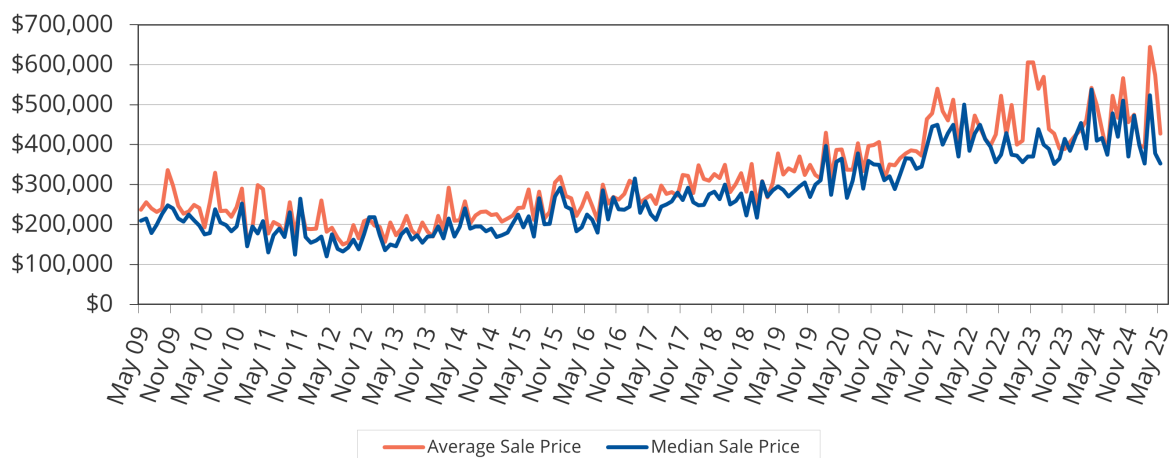
### Closed Sales



### Average Total Market Time



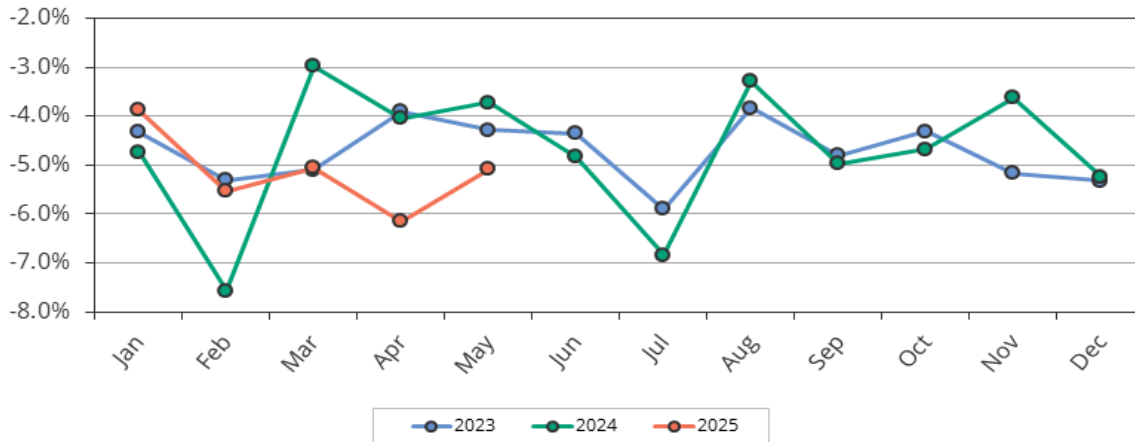
### Average and Median Sale Price



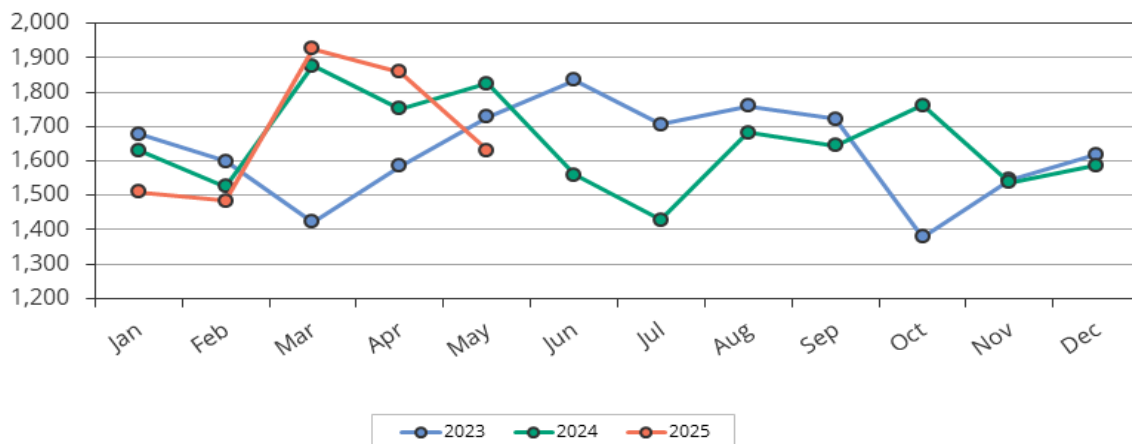
# Curry County

## May 2025 Reporting Period

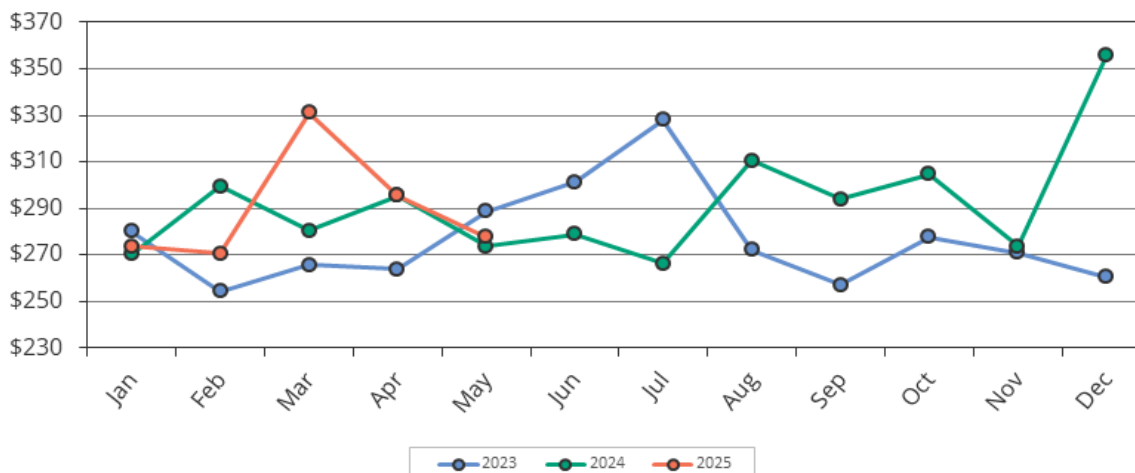
### Average Sold Price Change



### Average Square Foot



### Average Price Per Square Foot



# Curry County

## May 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City / Airport / Marina Hts. / NB Chetco	73	24	3	15	7.1%	7	595,400	45	87	45	-18.2%	33	633,800	530,000	11.4%	1	2,045,000	8	138,600	2	468,800	
271	Harbor / Winchuck / SB Chetco	65	22	2	17	142.9%	10	415,500	122	88	46	84.0%	36	520,700	414,000	5.2%	2	1,200,000	2	190,500	-	-	
272	Carpenterville / Cape Ferrello / Whaleshead	29	9	0	3	50.0%	1	490,000	282	27	15	114.3%	14	366,600	235,000	6.7%	-	-	1	650,000	1	925,000	
273	Gold Beach	90	18	4	13	8.3%	11	344,000	148	98	44	-17.0%	34	376,700	347,300	0.5%	4	1,292,500	13	276,500	-	-	
274	Port Orford	43	10	2	3	0.0%	1	237,000	86	42	16	14.3%	10	431,400	356,500	-6.9%	1	359,000	7	260,100	-	-	
	Curry County	300	83	11	51	34.2%	30	427,800	118	342	166	7.8%	127	487,500	385,000	3.1%	8	1,246,800	31	243,700	3	620,900	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

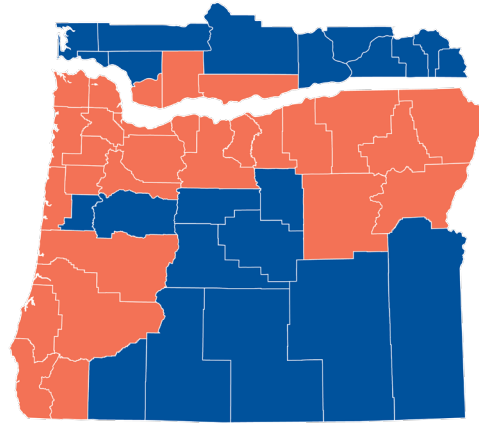
### Additional Resources for RMLS Subscribers:

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

# Market Action Report

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

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



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

**Contact RMLS at:**  
[communications@rmls.com](mailto:communications@rmls.com)



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503.236.7657





# MARKET ACTION REPORT

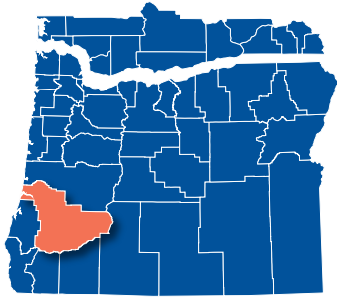
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

**Douglas County** May 2025 Reporting Period

# Douglas County

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (217) increased 4.8% from the 207 listed in May 2024, and increased 8.0% from the 201 listed in April 2025.

### Pending Sales

Pending sales (131) decreased 14.4% from the 153 offers accepted in May 2024, and matched the 131 offers accepted in April 2025.

### Closed Sales

Closed sales (107) decreased 14.4% from the 125 closings in May 2024, and decreased 10.8% from the 120 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 5.1 months in May. Total market time increased to 85 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (854) increased 3.9%, pending sales (579) decreased 4.8%, and closed sales (502) decreased 3.5%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 1.7% from \$339,300 to \$344,900. In the same comparison, the median sale price has increased 3.2% from \$315,000 to \$325,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.7% (\$357,000 v. \$344,100)

Median Sale Price % Change: +2.6% (\$325,000 v. \$316,800)

*Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).*

### Inventory in Months

	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	
July	2.9	3.9	
August	3.1	3.5	
September	3.9	3.7	
October	4.2	3.8	
November	4.2	4.1	
December	4.6	4.2	

## Residential Trends

### May 2025 vs. April 2025

New Listings **+8.0%** ↑

Pending Sales **0.0%** →

Closed Sales **-10.8%** ↓

Average Sale Price **+9.7%** ↑

Median Sale Price **+2.9%** ↑

Inventory **+1.1** ↑

Total Market Time **+10** ↑

### May 2025 vs. May 2024

New Listings **+4.8%** ↑

Pending Sales **-14.4%** ↓

Closed Sales **-14.4%** ↓

Average Sale Price **+9.1%** ↑

Median Sale Price **+5.3%** ↑

Inventory **+1.9** ↑

Total Market Time **+21** ↑

# Douglas County

## May 2025 Reporting Period

### Residential Sales by Price Range

Price Range	May 2023		May 2024		May 2025	
0K-100K	9	6.9%	12	9.4%	8	7.5%
100K-200K	14	10.8%	13	10.2%	10	9.3%
200K-300K	29	22.3%	26	20.3%	23	21.5%
300K-400K	32	24.6%	37	28.9%	31	29.0%
400K-500K	21	16.2%	21	16.4%	17	15.9%
500K-600K	10	7.7%	9	7.0%	2	1.9%
600K-700K	4	3.1%	3	2.3%	8	7.5%
700K-800K	2	1.5%	1	0.8%	4	3.7%
800K-900K	4	3.1%	4	3.1%	1	0.9%
900K-1M	1	0.8%	2	1.6%	1	0.9%
1MM-1.1MM	0	0.0%	0	0.0%	1	0.9%
1.1MM-1.2MM	1	0.8%	0	0.0%	0	0.0%
1.2MM-1.3MM	2	1.5%	0	0.0%	1	0.9%
1.3MM-1.4MM	1	0.8%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>130</b>		<b>128</b>		<b>107</b>	

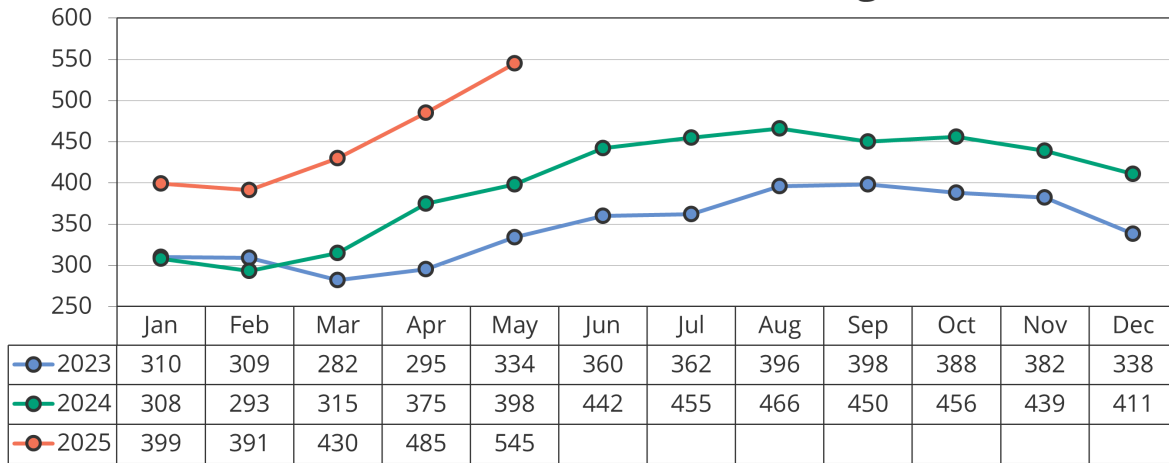
90th Percentile
  50th Percentile
  10th Percentile

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	217	131	107	372,000	337,000	85
	April	201	131	120	339,100	327,500	75
	Year-To-Date	854	579	502	344,900	325,000	90
2024	May	207	153	125	340,900	320,000	64
	Year-To-Date	822	608	520	339,300	315,000	75
Change	May 2024	4.8%	-14.4%	-14.4%	9.1%	5.3%	32.1%
	Prev Mo 2025	8.0%	0.0%	-10.8%	9.7%	2.9%	12.9%
	Year-To-Date	3.9%	-4.8%	-3.5%	1.7%	3.2%	19.7%

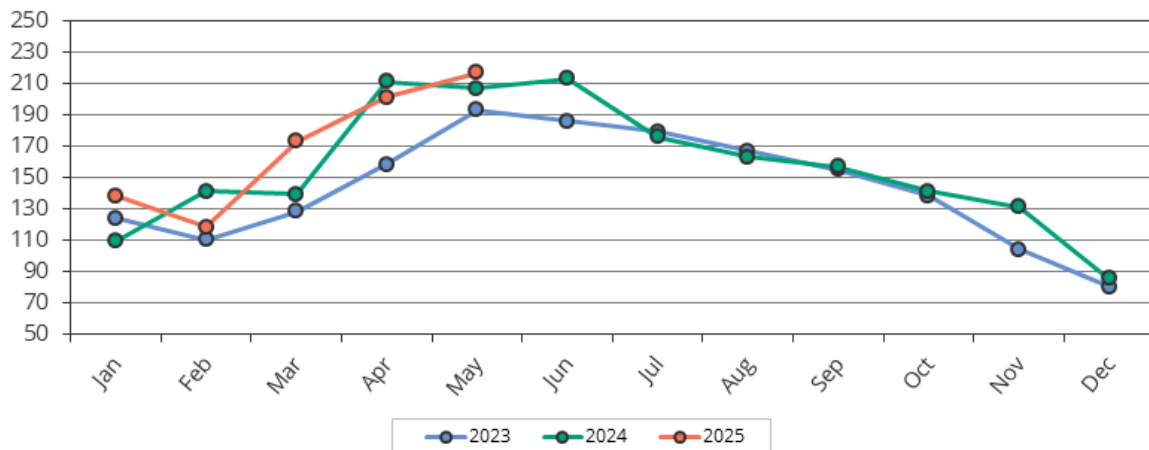
# Douglas County

## May 2025 Reporting Period

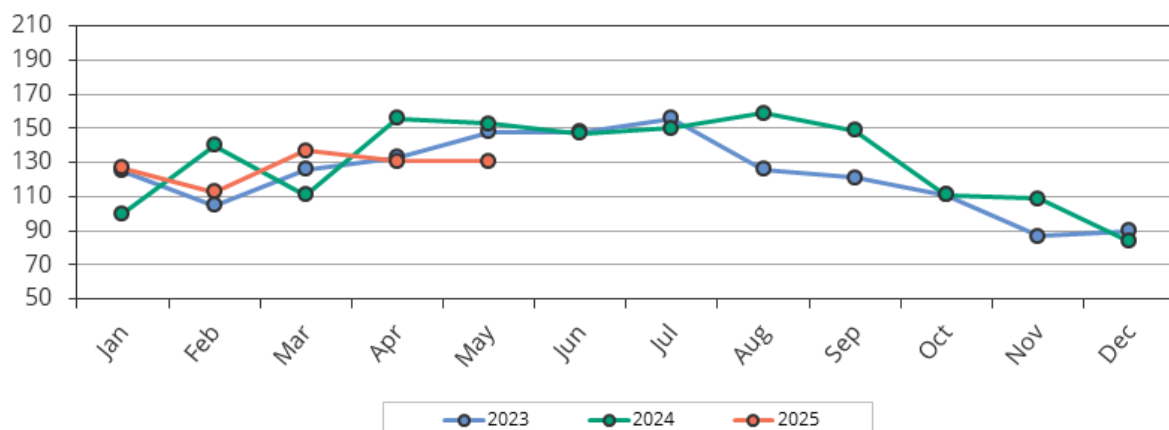
### Active Residential Listings



### New Listings



### Pending Sales

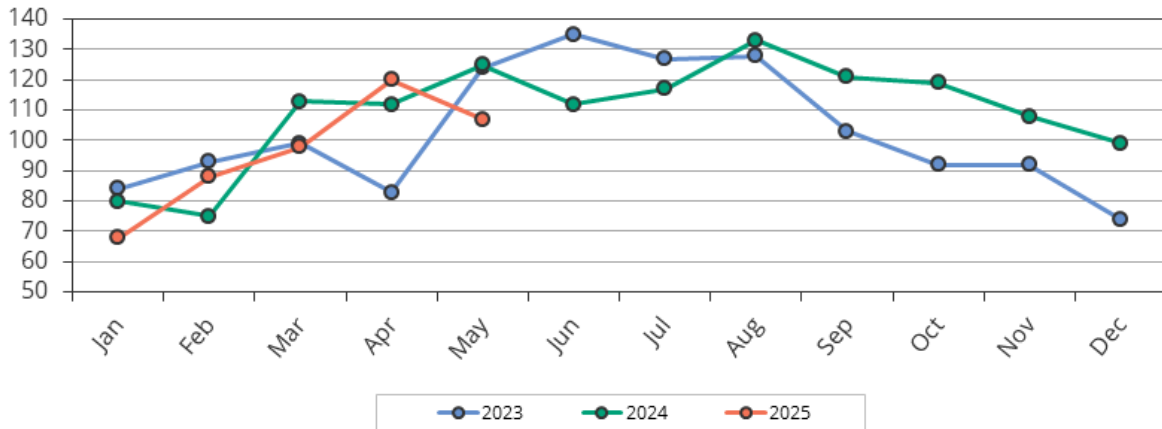




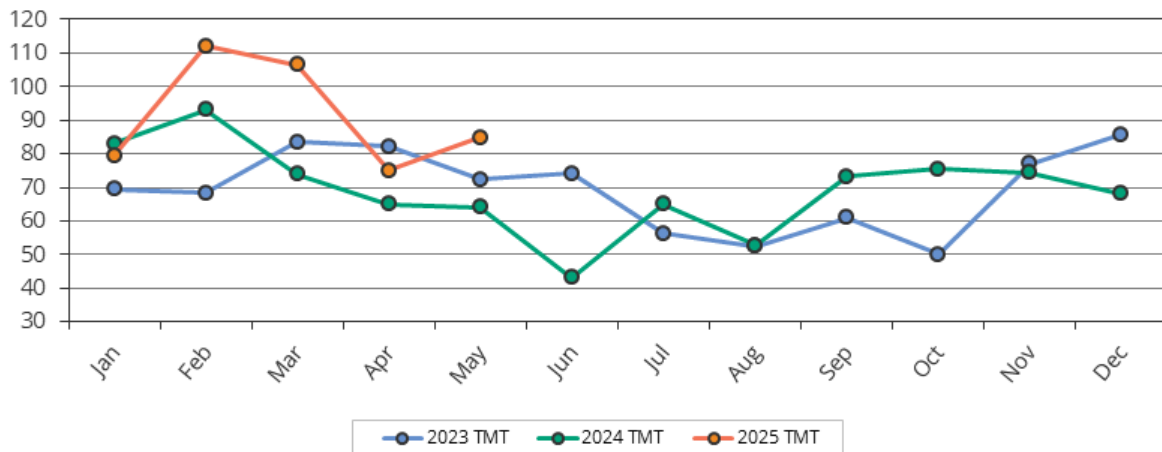
# Douglas County

## May 2025 Reporting Period

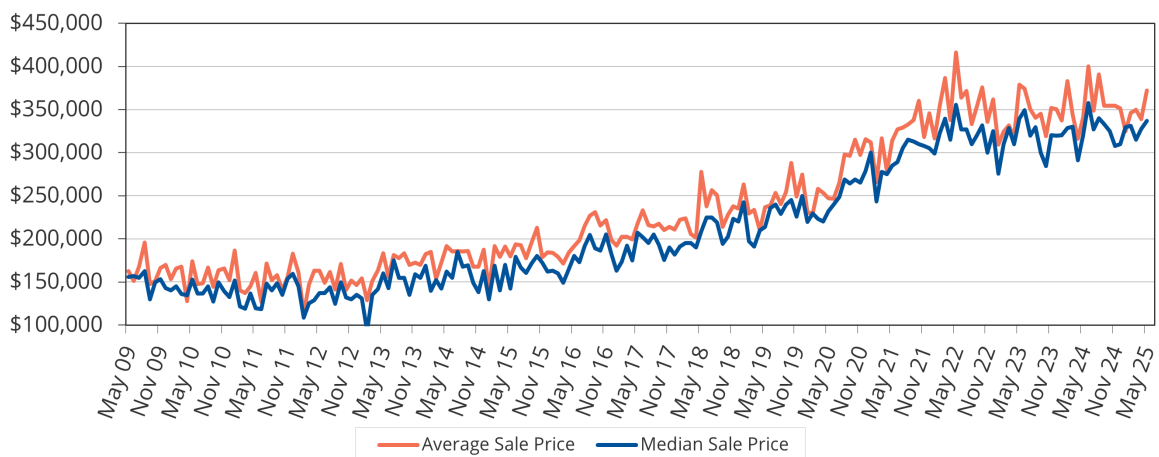
### Closed Sales



### Average Total Market Time



### Average and Median Sale Price

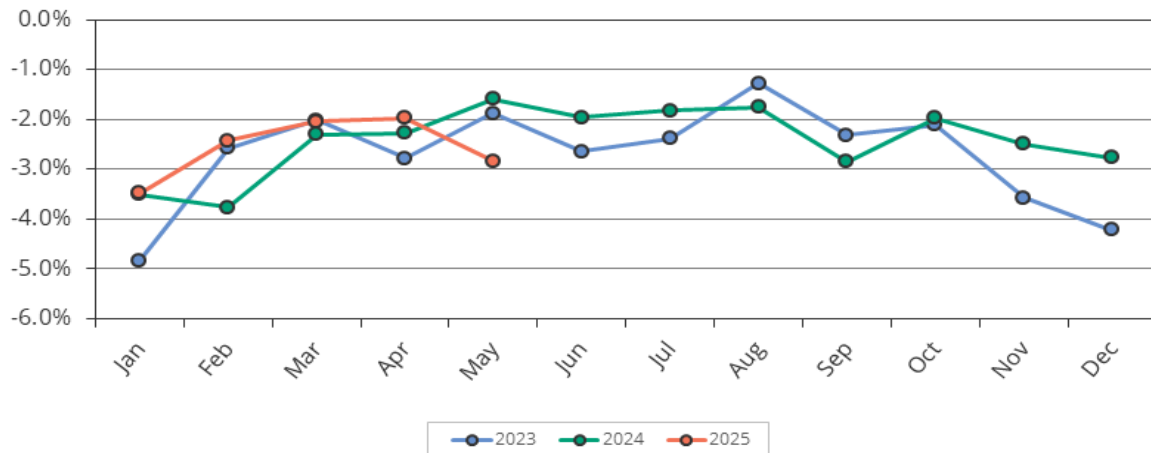




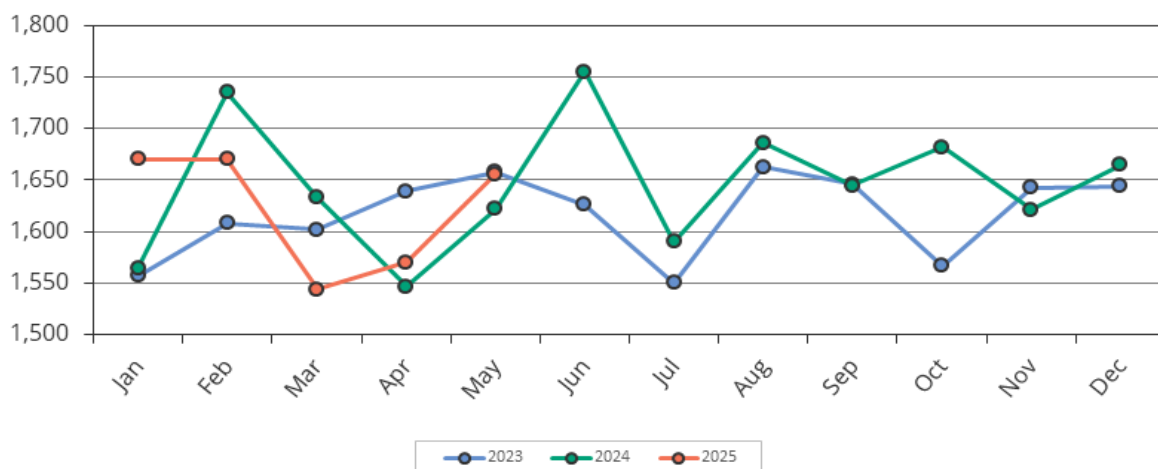
# Douglas County

## May 2025 Reporting Period

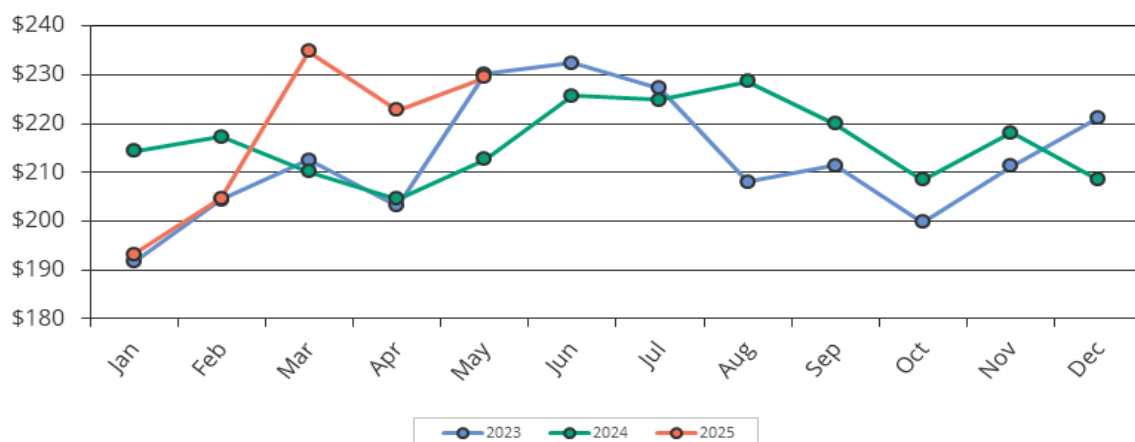
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Footage



# Douglas County

## May 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	56	21	2	13	-13.3%	8	315,500	12	89	67	6.3%	53	269,700	272,000	21.4%	3	355,300	7	96,700	-	-	
252	NW Roseburg	44	26	3	13	-7.1%	13	411,900	84	84	62	6.9%	52	458,300	422,500	-0.4%	2	670,000	-	-	-	-	
253	SE Roseburg	30	12	2	10	-28.6%	9	297,800	74	46	35	-18.6%	30	336,400	307,500	11.3%	4	260,000	1	50,000	2	305,000	
254	SW Roseburg	39	16	4	7	-30.0%	10	462,400	36	63	37	-14.0%	39	423,200	375,000	7.8%	-	-	6	186,700	2	327,500	
255	Glide & E of Roseburg	41	7	2	8	-11.1%	3	658,300	103	45	22	-24.1%	17	514,000	460,000	10.2%	-	-	5	145,000	-	-	
256	Sutherlin / Oakland Area	60	27	3	15	-25.0%	15	398,900	46	106	74	-11.9%	68	356,200	361,300	-2.4%	2	392,500	7	189,100	2	527,500	
257	Winston & SW of Roseburg	49	24	6	16	-20.0%	7	419,900	220	82	52	-21.2%	45	344,600	336,000	11.7%	-	-	2	227,500	3	566,700	
258	Myrtle Creek & S/SE of Roseburg	121	42	8	23	-4.2%	25	336,900	115	173	114	20.0%	100	301,700	272,500	-2.7%	2	160,000	8	66,800	5	332,100	
259	Green District	40	16	4	13	18.2%	6	255,700	43	71	43	-29.5%	37	289,900	305,000	-3.1%	1	650,000	2	74,000	-	-	
265	North Douglas County	65	26	6	13	-18.8%	11	342,200	107	95	73	10.6%	61	312,400	299,500	0.8%	2	225,000	9	296,200	4	531,300	
	Douglas County	545	217	40	131	-14.4%	107	372,000	85	854	579	-4.8%	502	344,900	325,000	3.7%	16	353,200	47	163,800	18	433,700	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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# Definitions and Formulas

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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.

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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:

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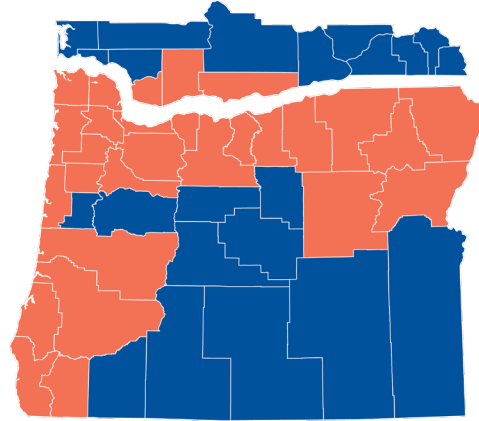
### Additional Resources for RMLS Subscribers:

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

# Market Action Report

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- 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  
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503.236.7657





# MARKET ACTION REPORT

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

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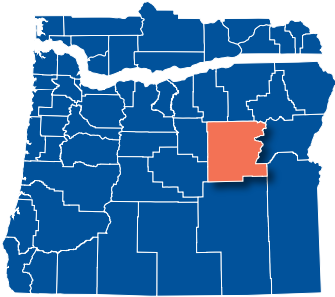
**Grant County** May 2025 Reporting Period



# Grant County

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (14) increased 27.3% from the 11 listed in May 2024, and decreased 17.6% from the 17 listed in April 2025.

### Pending Sales

Pending sales (10) increased 11.1% from the 9 offers accepted in May 2024, and matched the 10 offers accepted in April 2025.

### Closed Sales

Closed sales (6) matched the 6 closings in May 2024, and matched the 6 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 10.3 months in May. Total market time decreased to 59 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (63) increased 50.0%, pending sales (33) held steady, and closed sales (28) increased 12.0%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has decreased 42.3% from \$523,900 to \$302,200. In the same comparison, the median sale price has increased 15.6% from \$225,000 to \$260,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -15.3% (\$307,300 v. \$362,700)

Median Sale Price % Change: +17.6% (\$264,500 v. \$225,000)

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	
July	5.1	9.5	
August	4.8	8.0	
September	5.8	10.0	
October	4.8	18.3	
November	47.0	16.7	
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

#### May 2025 vs. April 2025

New Listings **-17.6%** ↓

Pending Sales **0.0%** —

Closed Sales **0.0%** —

Average Sale Price **-1.7%** ↓

Median Sale Price **+39.6%** ↑

Inventory **+0.6** ↑

Total Market Time **-96.0** ↓

#### May 2025 vs. May 2024

New Listings **+27.3%** ↑

Pending Sales **+11.1%** ↑

Closed Sales **0.0%** —

Average Sale Price **+22.3%** ↑

Median Sale Price **+46.9%** ↑

Inventory **+2.3** ↑

Total Market Time **-64** ↓

# Grant County

May 2025 Reporting Period

## Residential Sales by Price Range

Price Range	May 2023		May 2024		May 2025	
0K-100K	0	0.0%	1	14.3%	2	28.6%
100K-200K	1	14.3%	2	28.6%	0	0.0%
200K-300K	3	42.9%	2	28.6%	2	28.6%
300K-400K	2	28.6%	2	28.6%	3	42.9%
400K-500K	0	0.0%	0	0.0%	0	0.0%
500K-600K	1	14.3%	0	0.0%	0	0.0%
600K-700K	0	0.0%	0	0.0%	0	0.0%
700K-800K	0	0.0%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	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	7		7		7	

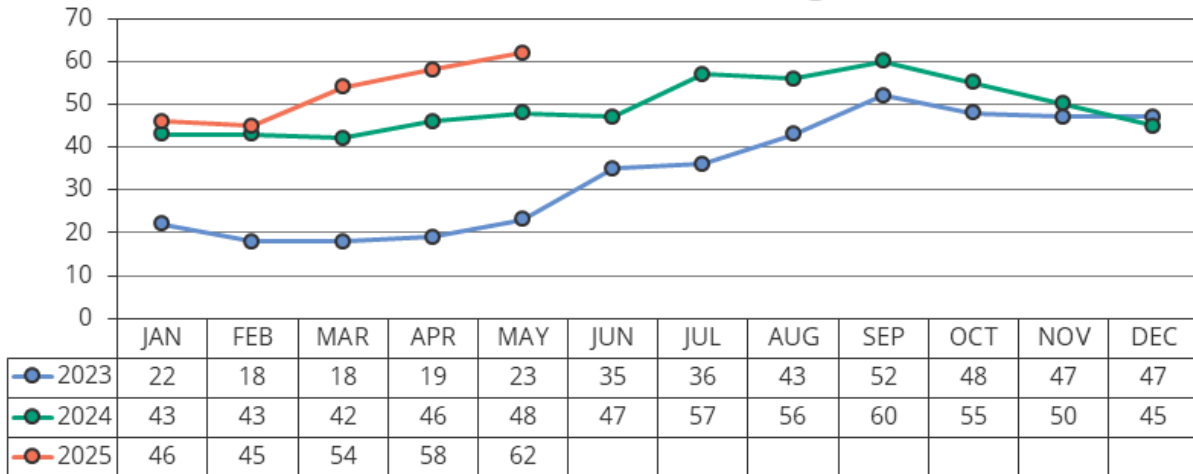
90th Percentile
  50th Percentile
  10th Percentile

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	14	10	6	259,500	314,000	59
	April	17	10	6	263,900	225,000	155
	Year-To-Date	63	33	28	302,200	260,000	136
2024	May	11	9	6	212,100	213,800	123
	Year-To-Date	42	33	25	523,900	225,000	134
Change	May 2024	27.3%	11.1%	0.0%	22.3%	46.9%	-52.2%
	Prev Mo 2025	-17.6%	0.0%	0.0%	-1.7%	39.6%	-62.0%
	Year-To-Date	50.0%	0.0%	12.0%	-42.3%	15.6%	1.9%

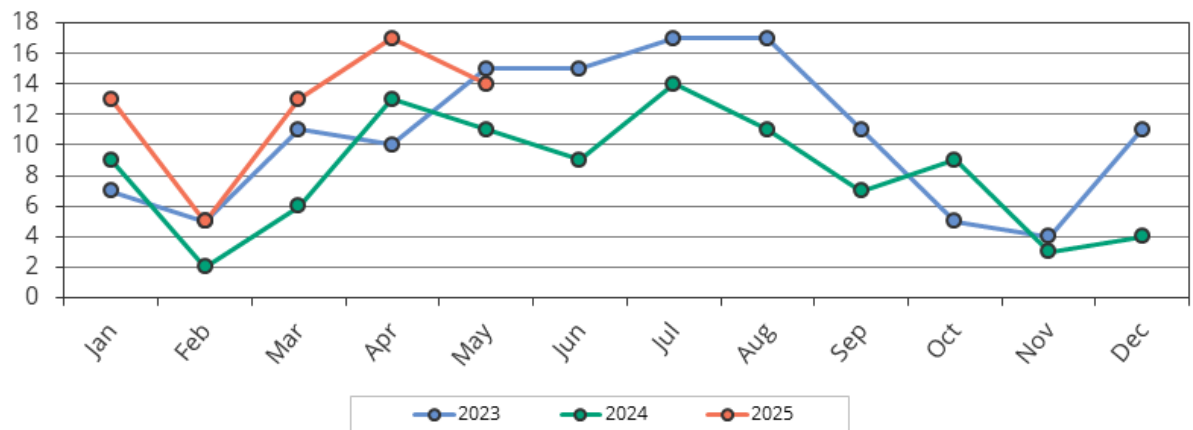
# Grant County

## May 2025 Reporting Period

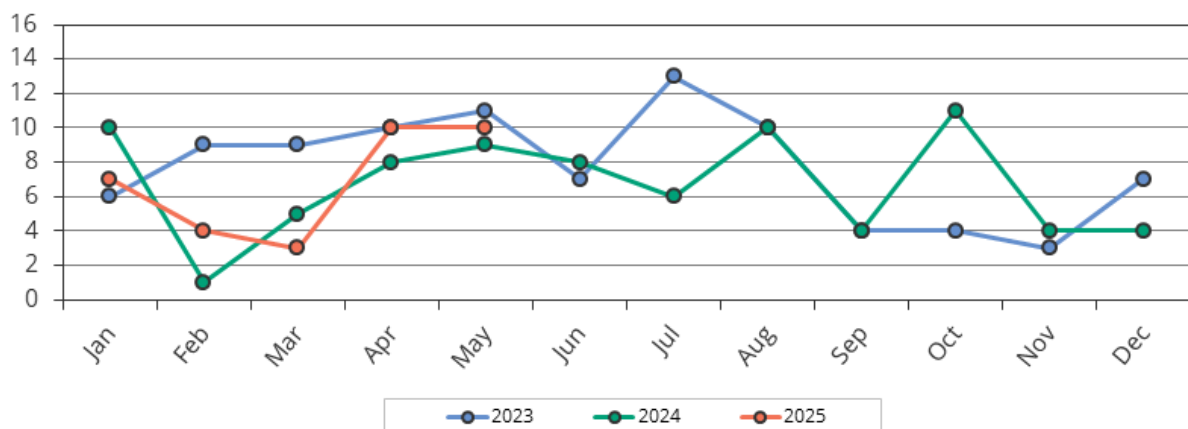
### Active Residential Listings



### New Listings

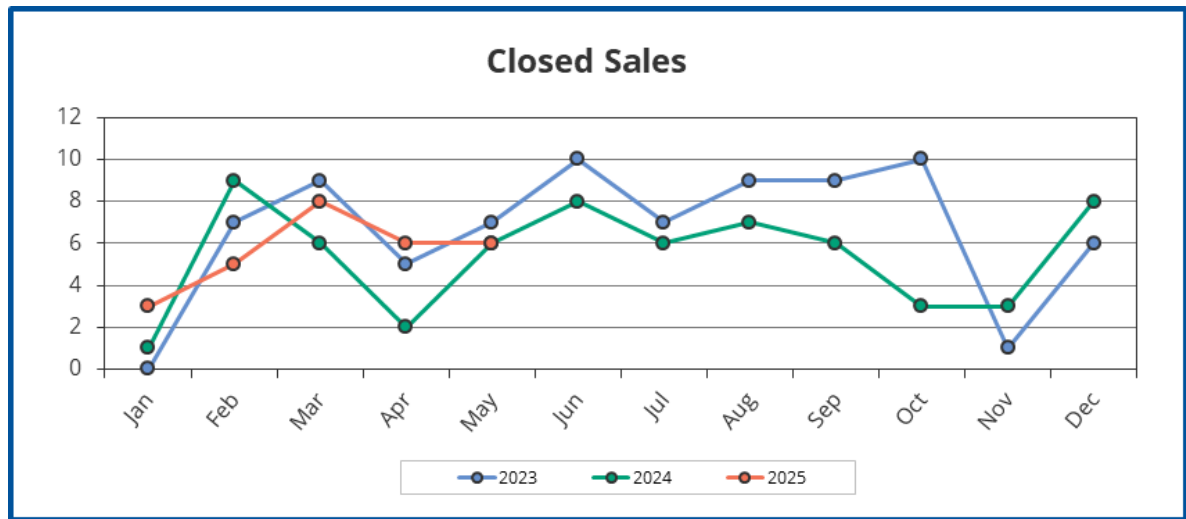


### Pending Sales

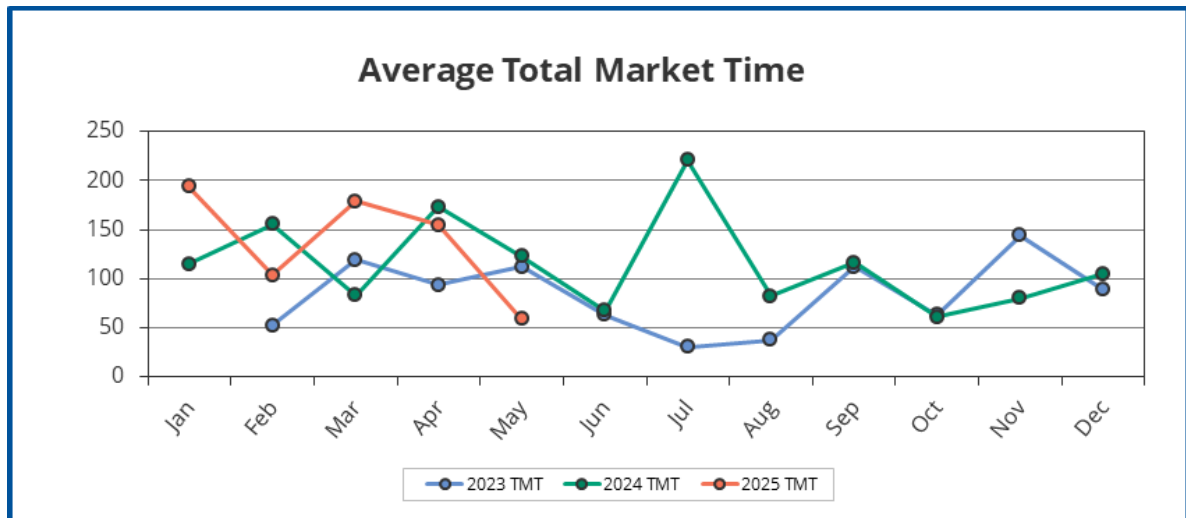


# Grant County

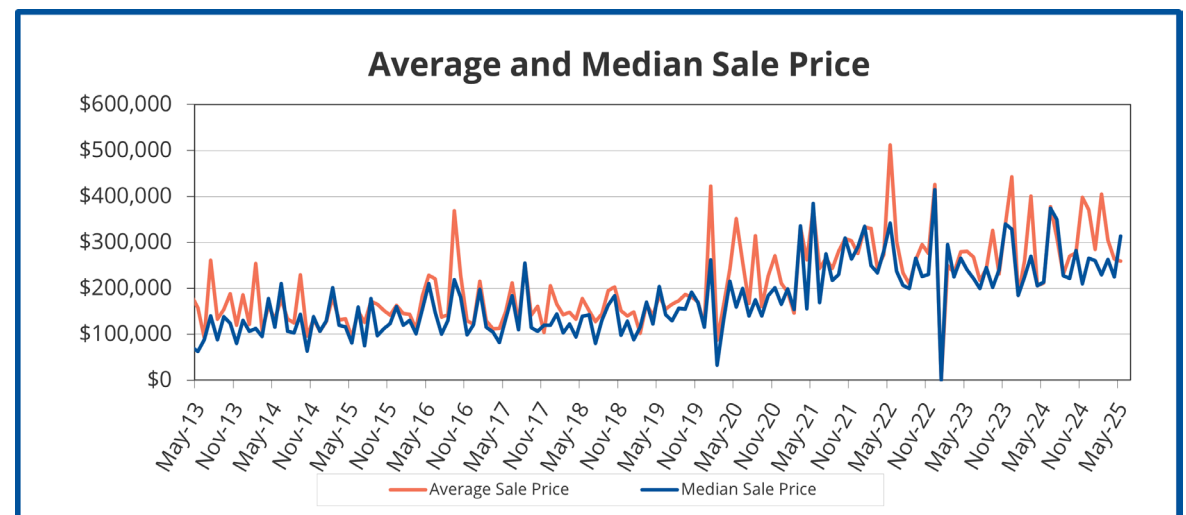
## May 2025 Reporting Period



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.

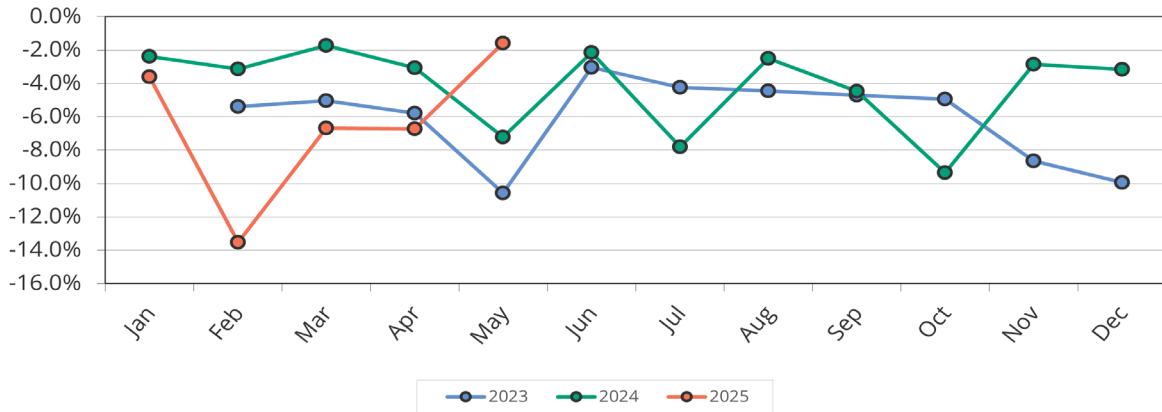


Note: In **July 2022**, the Average Sale Price was **\$511,900**. This has caused a spike in the Average and Median Sale Price chart for that month. Since there were no sales in **January 2023**, we cannot calculate the Average and Median Sale Price for that month.

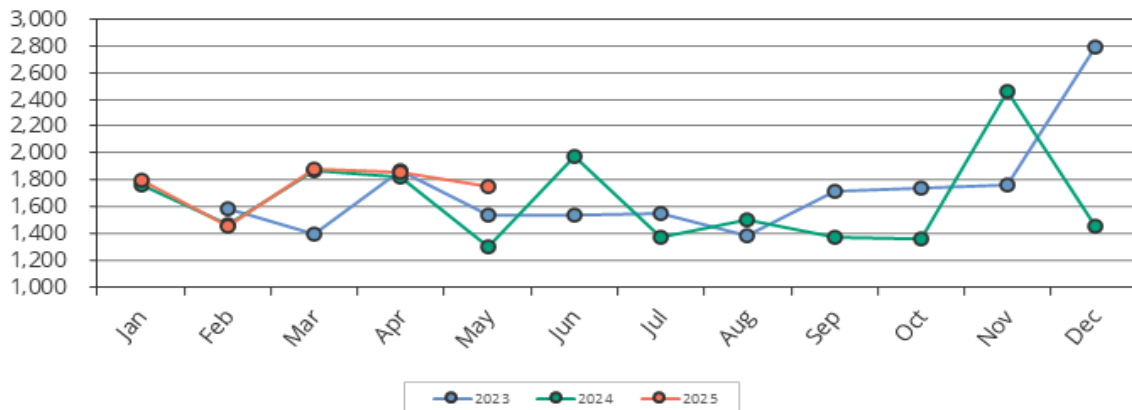
# Grant County

## May 2025 Reporting Period

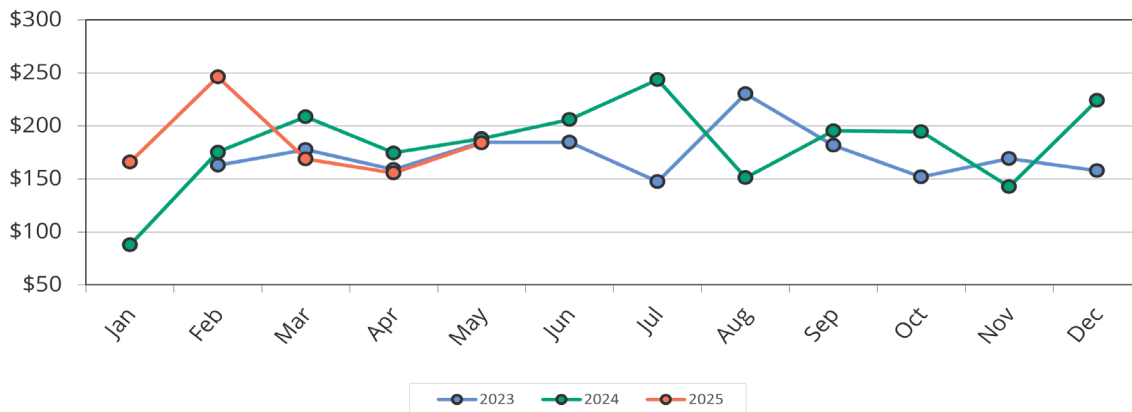
### Average Sold Price Change



### 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

## May 2025 Reporting Period

### Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	0	0	0	0	-	0	-	-	-	-	0	-	-	-	0	-	0	-	0	-	
97820	Canyon City	13	4	2	4	100.0%	2	204,000	37	16	7	-30.0%	7	215,100	225,000	-0.4%	-	-	-	-	-	
97825	Dayville	4	-	0	0	-100.0%	0	-	-	7	1	-50.0%	1	404,000	404,000	35.1%	-	-	1	120,000	-	
97845	John Day	16	6	1	2	-50.0%	1	375,000	82	17	10	0.0%	11	406,400	286,000	6.7%	-	-	-	-	-	
97848	Kimberly	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	-	
97856	Long Creek	3	2	0	0	-100.0%	0	-	-	3	-	-100.0%	-	-	-	118.2%	-	-	1	170,000	-	
97864	Monument	2	0	0	1	-	0	-	-	2	1	0.0%	0	-	-	322.6%	0	-	0	-	-	
97865	Mount Vernon	10	2	0	2	100.0%	3	258,000	66	14	11	175.0%	7	249,400	229,500	-66.9%	-	-	-	-	-	
97869	Prairie City	7	-	1	1	-	0	-	-	4	3	-25.0%	2	168,000	168,000	1.6%	-	-	-	-	-	
97873	Seneca	6	0	0	0	-	0	-	-	0	0	-	0	-	-	-64.9%	0	-	0	-	-	
	Grant County	62	14	4	10	11.1%	6	-	-	63	33	0.0%	28	-	260,000	-15.3%	-	-	2	145,000	-	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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



# Definitions and Formulas

## Additional Resources

---

### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

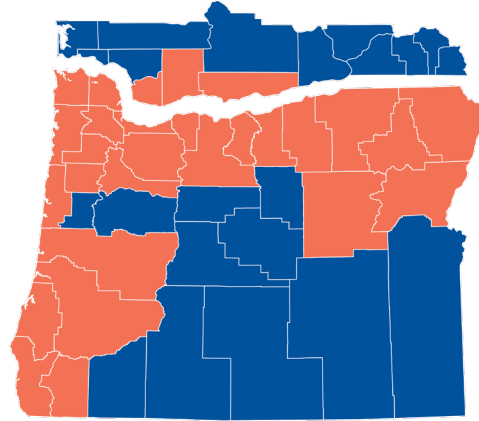
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**Maggie Wu**, Editor  
**Grant Lowery**, Communications Manager

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



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# MARKET ACTION REPORT

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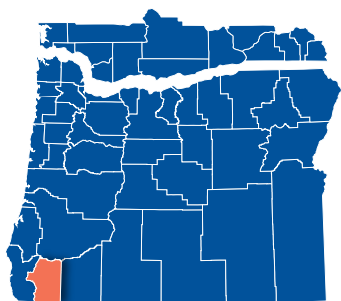
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**Josephine County, OR** May 2025 Reporting Period

# Josephine County, OR

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (15) increased 36.4% from the 11 listed in May 2024, and increased 275.0% from the 4 listed in April 2025.

### Pending Sales

Pending sales (6) increased 50.0% from the 4 offers accepted in May 2024, and increased 200.0% from the 2 offers accepted in April 2025.

### Closed Sales

Closed sales (5) increased 25.0% from the 4 closings in May 2024, and decreased 28.6% from the 7 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 7.6 months in May. Total market time increased to 130 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (49) decreased 2.0%, pending sales (28) increased 12.0%, and closed sales (23) decreased 4.2%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 3.3% from \$401,500 to \$414,800. In the same comparison, the median sale price has decreased 20.3% from \$399,000 to \$318,200.

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

Average Sale Price % Change: +6.2% (\$421,600 v. \$397,100)

Median Sale Price % Change: -3.3% (\$387,000 v. \$400,000)

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	
July	6.5	7.8	
August	6.5	10.8	
September	8.8	4.3	
October	6.5	12.0	
November	12.3	6.8	
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

#### May 2025 vs. April 2025

New Listings **+275.0%** ↑

Pending Sales **+200.0%** ↑

Closed Sales **-28.6%** ↓

Average Sale Price **+71.2%** ↑

Median Sale Price **+74.6%** ↑

Inventory **+2.7** ↑

Total Market Time **+75** ↑

#### May 2025 vs. May 2024

New Listings **+36.4%** ↑

Pending Sales **+50.0%** ↑

Closed Sales **+25.0%** ↑

Average Sale Price **+63.4%** ↑

Median Sale Price **+39.6%** ↑

Inventory **-3.9** ↓

Total Market Time **+59** ↑



# Josephine County, OR

## May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	0	0.0%	0	0.0%
200K-300K	0	0.0%	2	18.2%	0	0.0%
300K-400K	1	11.1%	1	9.1%	3	37.5%
400K-500K	2	22.2%	1	9.1%	1	12.5%
500K-600K	4	44.4%	1	9.1%	2	25.0%
600K-700K	0	0.0%	1	9.1%	0	0.0%
700K-800K	1	11.1%	2	18.2%	1	12.5%
800K-900K	0	0.0%	2	18.2%	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	1	11.1%	1	9.1%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	12.5%
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	9		11		8	

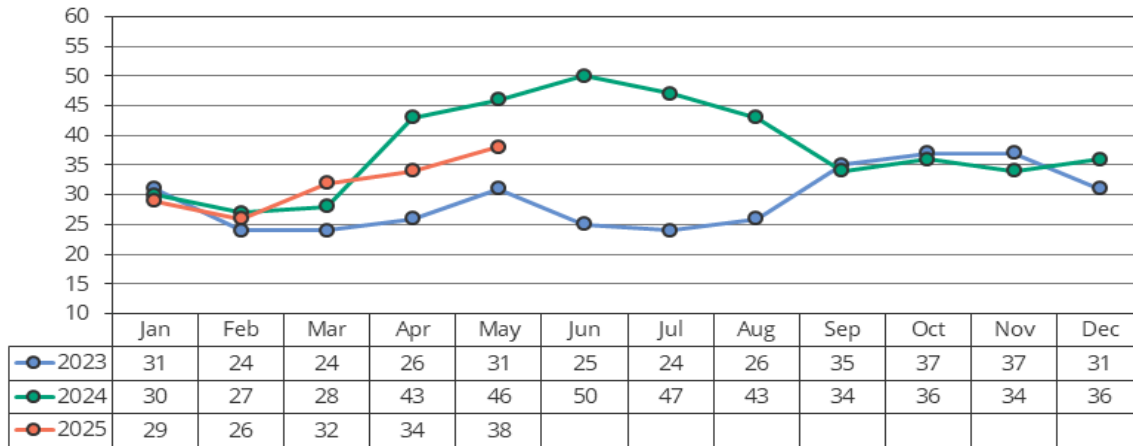
90th Percentile
  50th Percentile
  10th Percentile

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	15	6	5	627,600	485,000	130
	April	4	2	7	366,500	277,800	55
	Year-To-Date	49	28	23	414,800	318,200	121
2024	May	11	4	4	384,000	347,500	71
	Year-To-Date	50	25	24	401,500	399,000	110
Change	May 2024	36.4%	50.0%	25.0%	63.4%	39.6%	82.7%
	Prev Mo 2025	275.0%	200.0%	-28.6%	71.2%	74.6%	134.9%
	Year-To-Date	-2.0%	12.0%	-4.2%	3.3%	-20.3%	10.3%

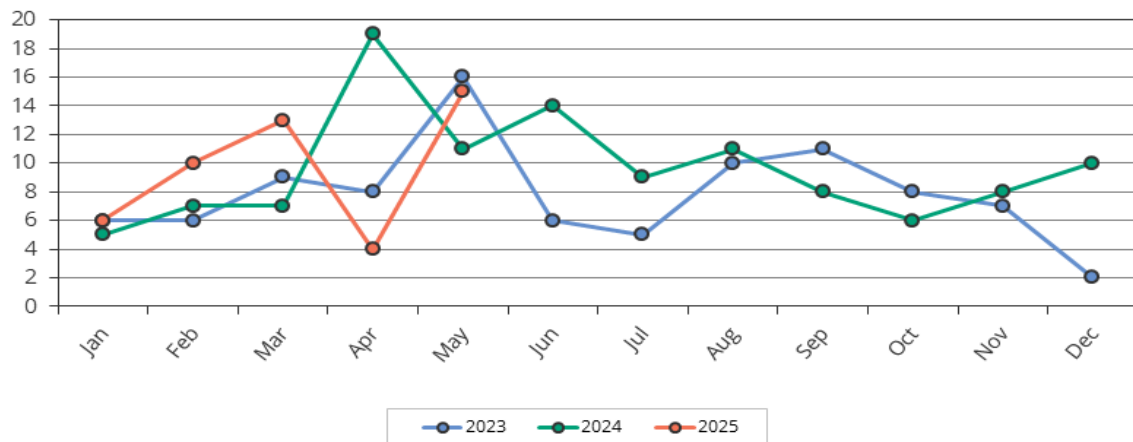
# Josephine County, OR

## May 2025 Reporting Period

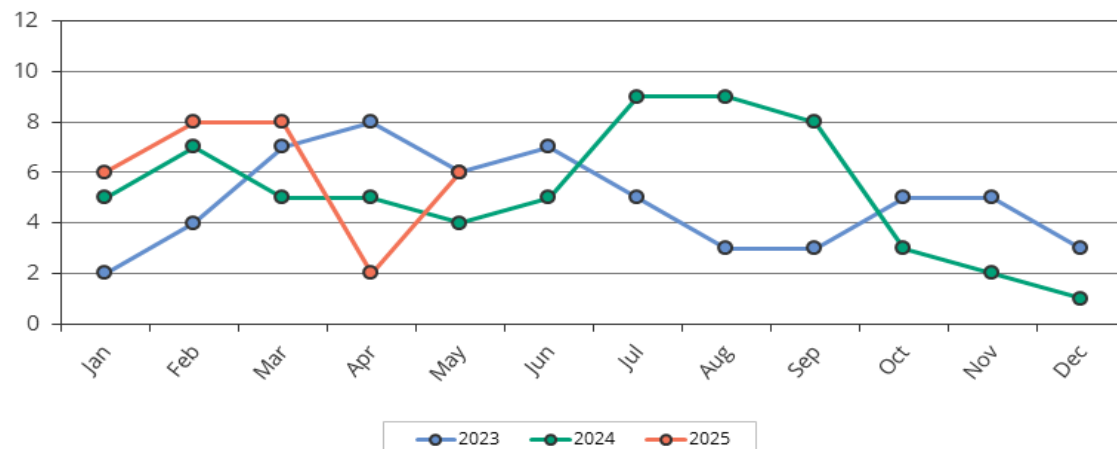
### Active Residential Listings



### New Listings



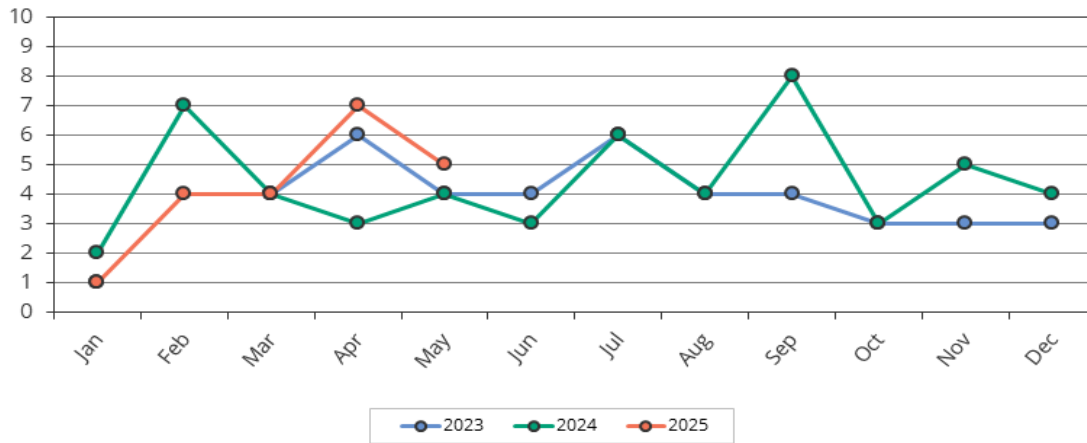
### Pending Sales



# Josephine County, OR

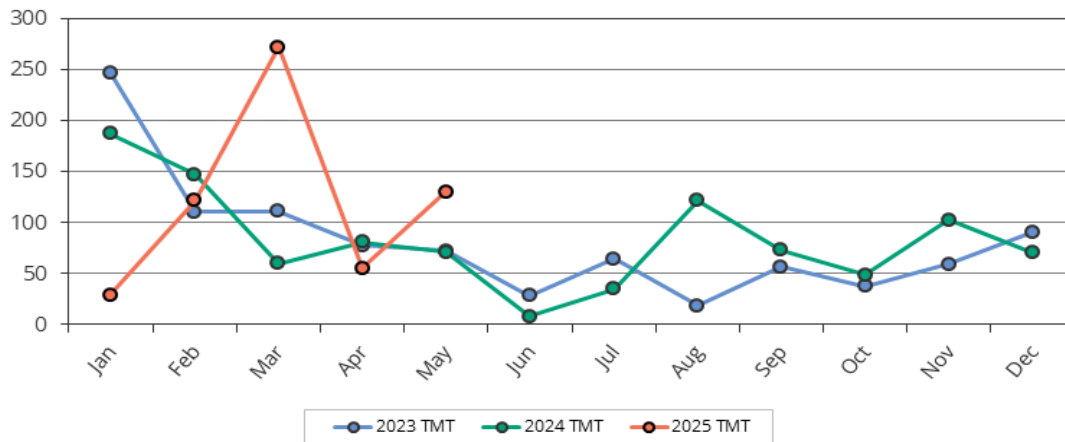
## May 2025 Reporting Period

### Closed Sales



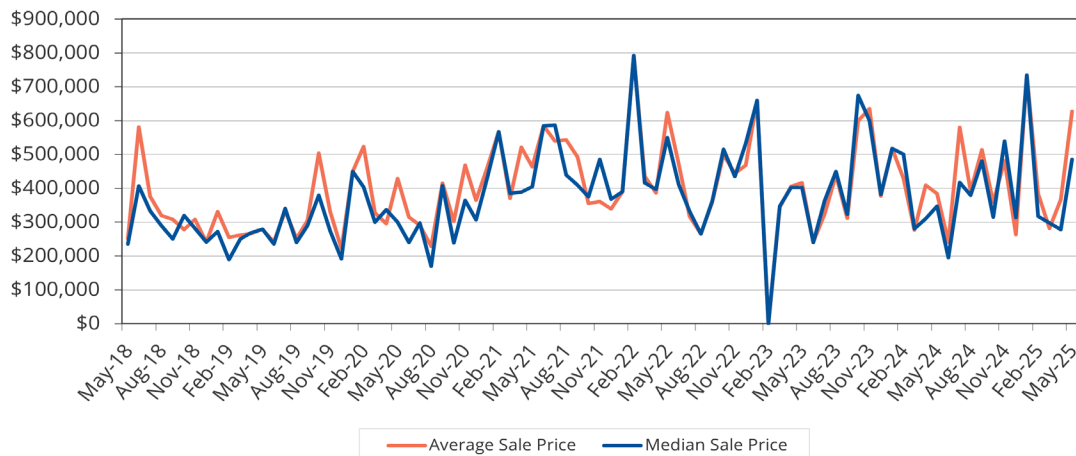
Note: Since there were no sales in [February 2023](#) we cannot offer data for that month.

### 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

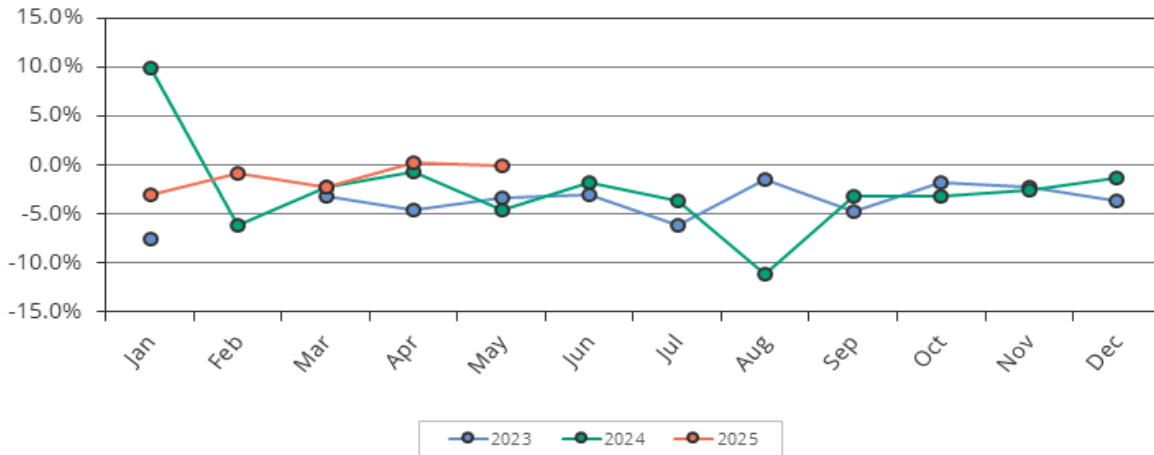


Note: Since there were no sales in [February 2023](#), Average Sale Price and Median Sales Price cannot be calculated. The zero data points only reflect unavailable data.

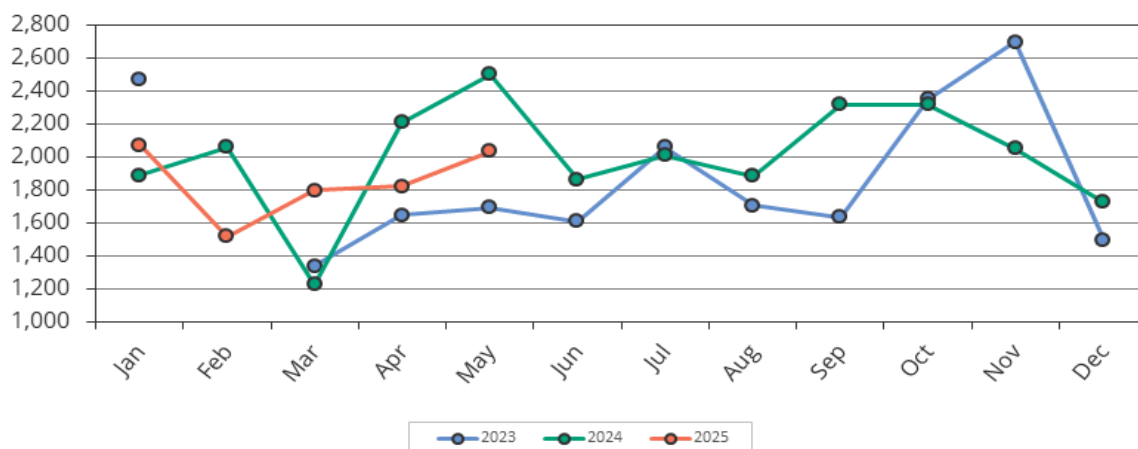
# Josephine County, OR

## May 2025 Reporting Period

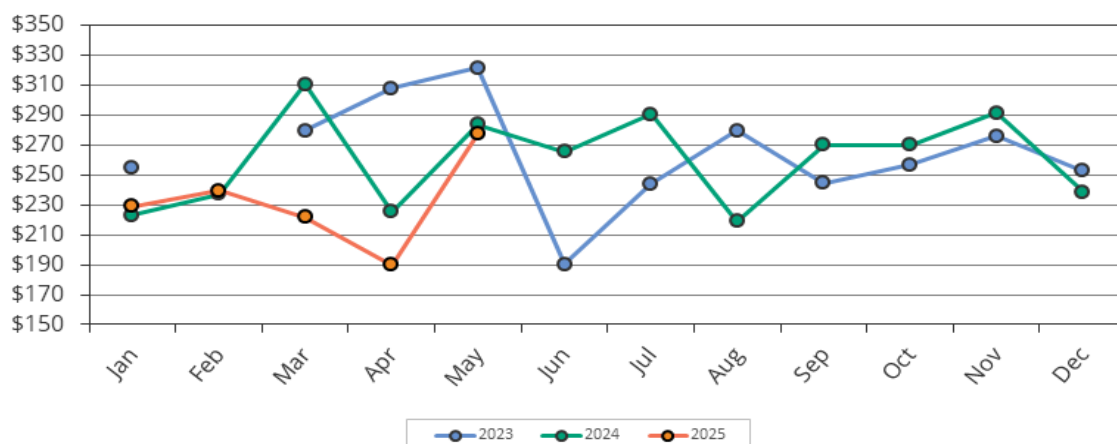
### Average Sold Price Change



### 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

## May 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 <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97497	Wolf Creek	4	0	0	0	-	0	-	-	2	1	-	1	390,000	390,000	-	-	-	-	-	-	-	-
97523	Cave Junction	7	2	2	0	-100.0%	-	-	-	6	2	-33.3%	3	206,700	206,000	32.6%	1	225,000	-	-	-	-	-
97526	Grants Pass	12	8	0	4	100.0%	2	289,100	19	20	14	-6.7%	9	342,700	305,000	-18.2%	-	-	-	-	-	1	425,000
97527	Grants Pass	13	4	1	1	0.0%	2	967,500	202	18	6	0.0%	7	615,000	600,000	37.7%	1	295,000	1	164,000	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97532	Merlin	-	0	-	0	-	0	-	-	0	1	0.0%	1	400,000	400,000	-3.9%	-	-	-	-	-	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97534	O'Brien	-	-	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-	
97538	Selma	1	0	0	0	-	0	-	-	1	1	-	1	117,000	117,000	-43.5%	-	-	-	-	-	-	-
97543	Wilderville	-	-	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-	
97544	Williams	1	1	-	0	-	1	625,000	210	1	2	-	1	625,000	625,000	25.0%	-	-	-	-	-	-	-
	Josephine Co.	38	15	3	6	50.0%	5	627,600	130	49	28	12.0%	23	414,800	318,200	6.2%	2	260,000	1	164,000	1	425,000	

97501	Medford	6	3	1	3	-	1	295,000	74	12	10	233.3%	8	373,400	363,200	14.3%	-	-	-	-	-	-
97502	Central Point	1	2	1	3	200.0%	0	-	-	7	6	500.0%	2	430,000	430,000	8.2%	-	-	-	-	-	-
97503	White City	0	0	2	0	-	0	-	-	3	3	-	2	334,500	334,500	-12.0%	-	-	1	95,000	-	-
97504	Medford	7	1	0	1	-	1	409,000	4	15	7	16.7%	11	465,600	465,000	5.4%	-	-	-	-	-	-
97520	Ashland	8	2	-	0	-100.0%	0	-	-	6	0	-100.0%	-	-	-	-2.7%	-	-	1	108,000	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	4	2	-	3	-	0	-	-	7	4	300.0%	1	440,000	440,000	-7.8%	-	-	-	-	-	-
97525	Gold Hill	2	1	0	0	-100.0%	0	-	-	3	2	0.0%	1	330,000	330,000	-13.3%	-	-	-	-	-	-
97530	Jacksonville	4	3	2	0	-100.0%	0	-	-	4	3	200.0%	4	341,300	315,000	-32.5%	-	-	-	-	-	-
97535	Phoenix	-	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97536	Prospect	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	4	1	0	0	-100.0%	0	-	-	4	1	-75.0%	2	310,000	310,000	-6.6%	-	-	-	-	-	-
97539	Shady Cove	-	0	-	0	-	0	-	-	-	1	-	1	479,000	479,000	-26.3%	-	-	-	-	-	-
97540	Talent	1	0	0	0	-100.0%	0	-	-	0	1	0.0%	0	-	-	42.8%	0	-	0	-	0	-
97541	Talent	1	1	-	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
	Jackson Co.	39	17	6	10	-28.6%	2	352,000	39	64	38	0.0%	32	402,300	394,500	-11.0%	-	0	2	101,500	-	0

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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





# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

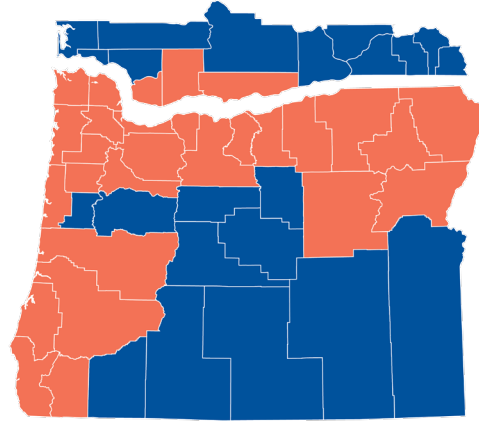
### Additional Resources for RMLS Subscribers:

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

# Market Action Report

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

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



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**RMLS™**



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503.236.7657



# MARKET ACTION REPORT

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

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**Lane County** May 2025 Reporting Period

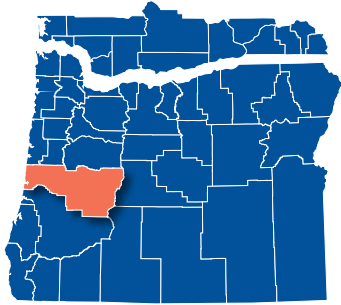


# Lane County

## May 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 (594) increased 11.9% from the 531 listed in May 2024, and increased 6.8% from the 556 listed in April 2025.

### Pending Sales

Pending sales (440) increased 12.8% from the 390 offers accepted in May 2024, and increased 18.3% from the 372 offers accepted in April 2025.

### Closed Sales

Closed sales (346) decreased 4.9% from the 364 closings in May 2024, and increased 17.3% from the 295 closings in April 2025.

### Inventory and Time on Market

Inventory decreased to 2.8 months in May. Total market time decreased to 52 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (2,266) increased 10.1%, pending sales (1,681) increased 2.7%, and closed sales (1,405) increased 0.7%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 0.9% from \$466,900 to \$471,200. In the same comparison, the median sale price has increased 0.6% from \$432,500 to \$435,000.

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

Average Sale Price % Change: +1.2% (\$478,300 v. \$472,700)

Median Sale Price % Change: +1.4% (\$440,000 v. \$434,000)

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	
July	1.9	2.5	
August	2.2	2.5	
September	2.4	3.2	
October	2.5	3.0	
November	2.9	2.9	
December	2.7	2.5	

## Residential Trends

### May 2025 vs. April 2025

New Listings	+6.8%	↑
Pending Sales	+18.3%	↑
Closed Sales	+17.3%	↑
Average Sale Price	+1.6%	↑
Median Sale Price	+2.3%	↑
Inventory	-0.1	↓
Total Market Time	-2	↓

### May 2025 vs. May 2024

New Listings	+11.9%	↑
Pending Sales	+12.8%	↑
Closed Sales	-4.9%	↓
Average Sale Price	+3.1%	↑
Median Sale Price	+3.9%	↑
Inventory	+0.8	↑
Total Market Time	+9	↑

# Lane County

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	14	4.3%	18	4.2%	14	3.7%
100K-200K	16	5.0%	15	3.5%	12	3.1%
200K-300K	76	23.6%	40	9.3%	39	10.2%
300K-400K	96	29.8%	108	25.1%	79	20.7%
400K-500K	48	14.9%	110	25.5%	93	24.3%
500K-600K	22	6.8%	52	12.1%	63	16.5%
600K-700K	13	4.0%	31	7.2%	31	8.1%
700K-800K	9	2.8%	24	5.6%	20	5.2%
800K-900K	11	3.4%	11	2.6%	15	3.9%
900K-1M	7	2.2%	7	1.6%	8	2.1%
1MM-1.1MM	4	1.2%	6	1.4%	2	0.5%
1.1MM-1.2MM	3	0.9%	4	0.9%	0	0.0%
1.2MM-1.3MM	1	0.3%	1	0.2%	1	0.3%
1.3MM-1.4MM	1	0.3%	1	0.2%	3	0.8%
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	1	0.3%	2	0.5%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	1	0.3%
1.8MM-1.9MM	0	0.0%	0	0.0%	1	0.3%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	1	0.2%	0	0.0%
Total Closed Sales	322		431		382	

90th Percentile
  50th Percentile
  10th Percentile

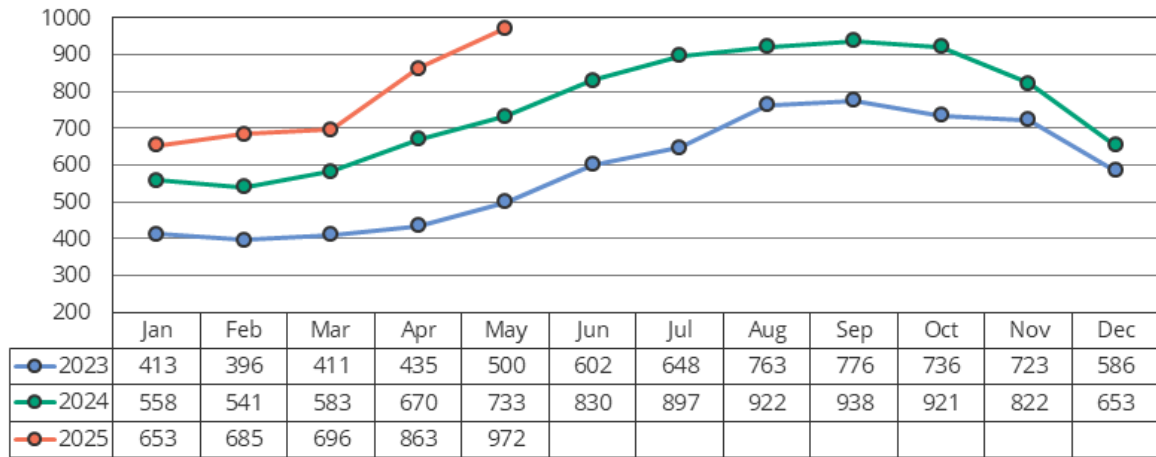
Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	594	440	346	481,900	450,000	52
	April	556	372	295	474,500	440,000	54
	Year-To-Date	2,266	1,681	1,405	471,200	435,000	63
2024	May	531	390	364	467,200	433,300	43
	Year-To-Date	2,059	1,637	1,395	466,900	432,500	58
Change	May 2024	11.9%	12.8%	-4.9%	3.1%	3.9%	21.5%
	Prev Mo 2025	6.8%	18.3%	17.3%	1.6%	2.3%	-4.1%
	Year-To-Date	10.1%	2.7%	0.7%	0.9%	0.6%	8.9%



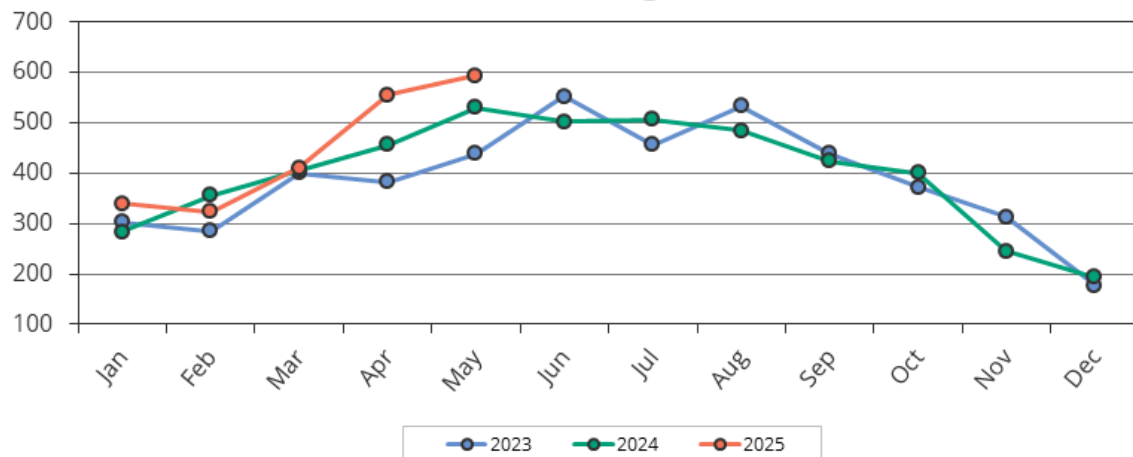
# Lane County

## May 2025 Reporting Period

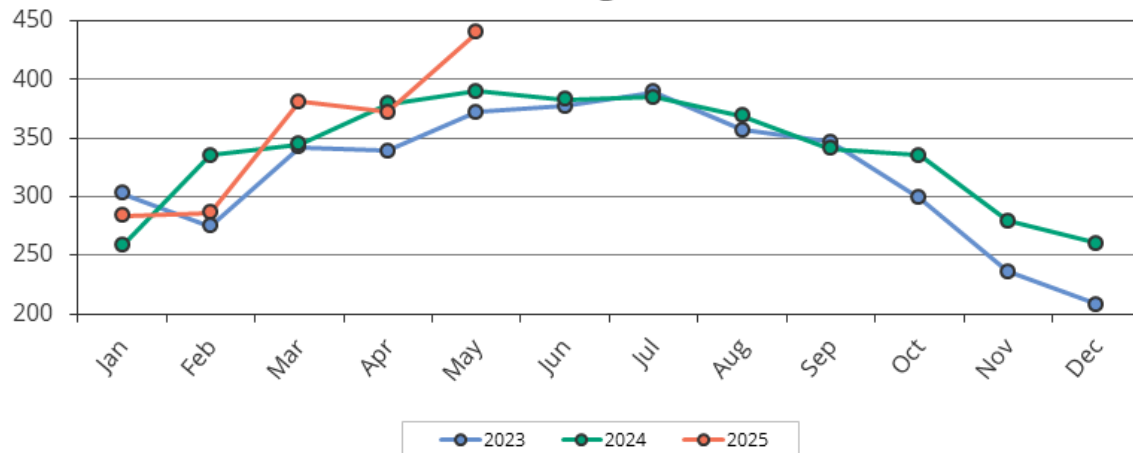
### Active Residential Listings



### New Listings



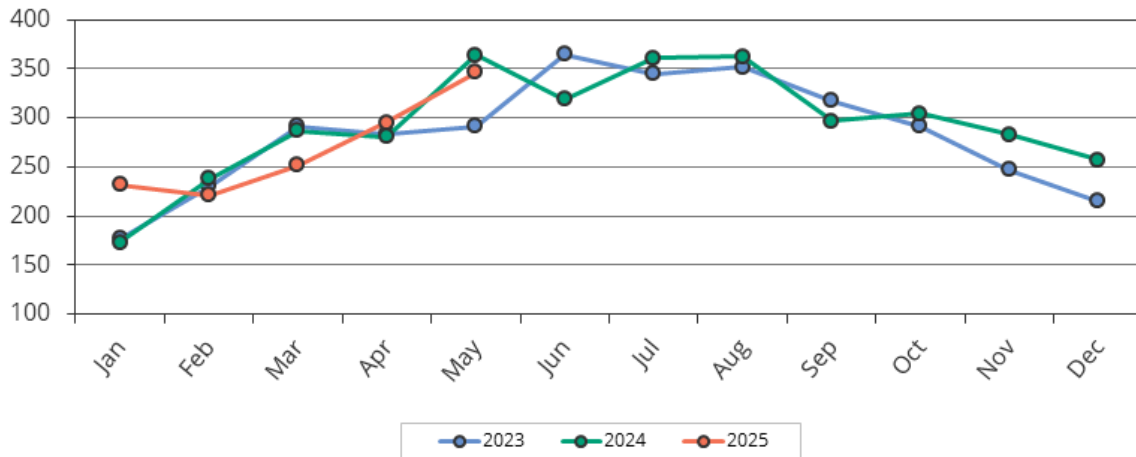
### Pending Sales



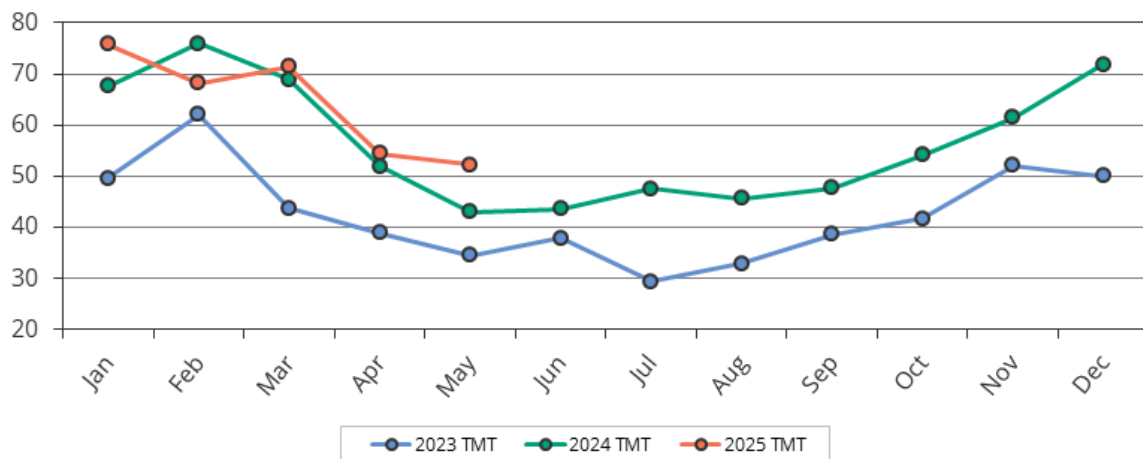
# Lane County

## May 2025 Reporting Period

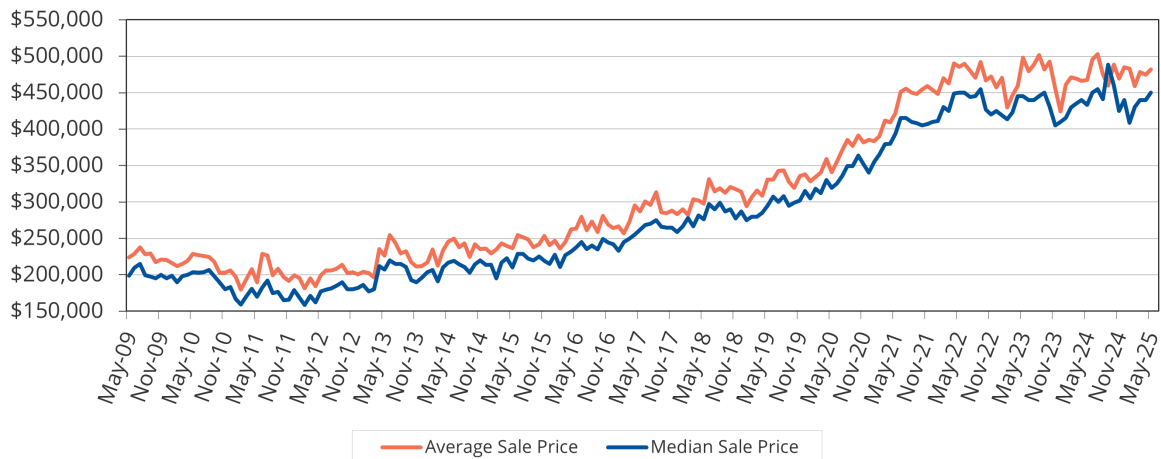
### Closed Sales



### Average Total Market Time



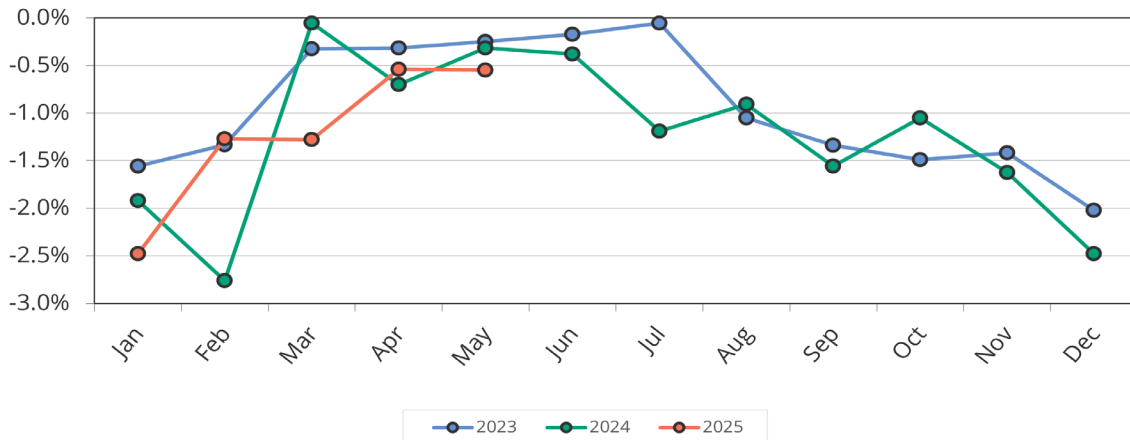
### Average and Median Sale Price



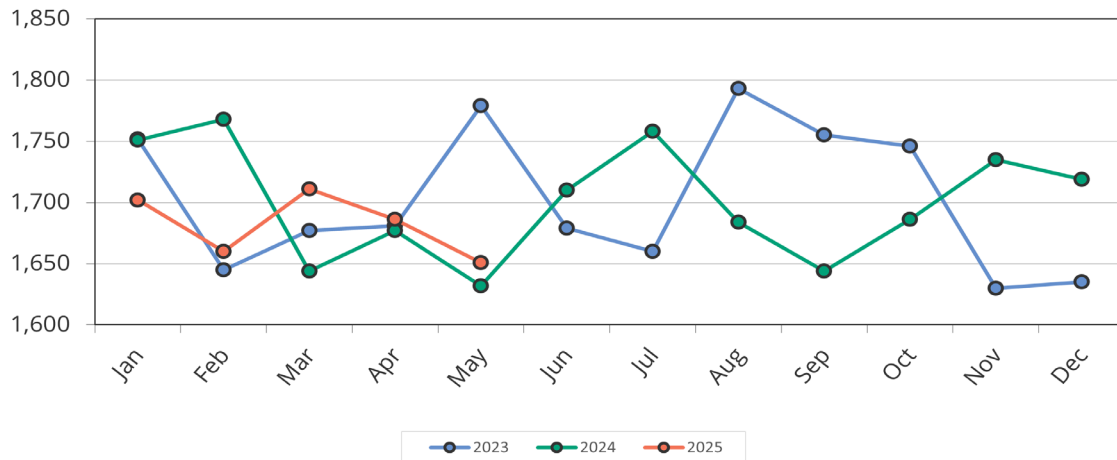
# Lane County

## May 2025 Reporting Period

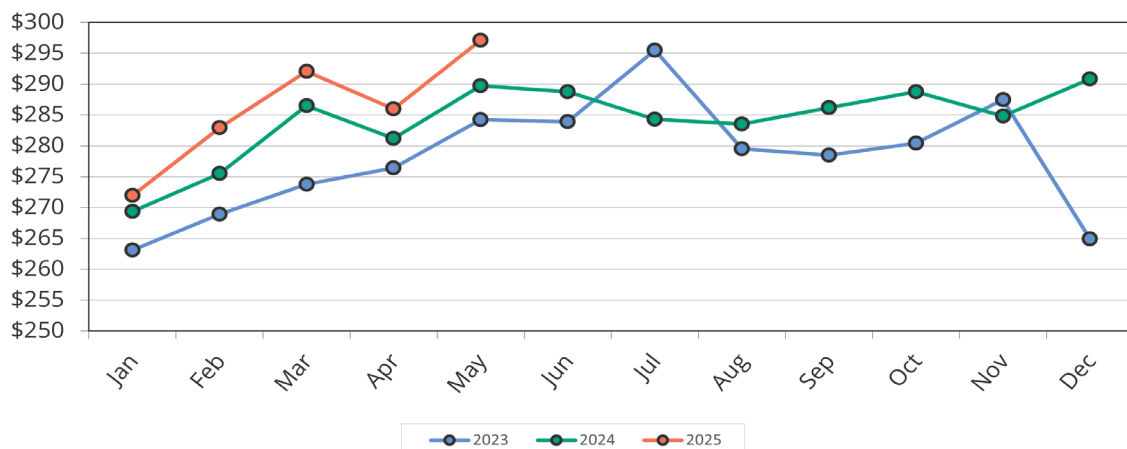
### Average Sold Price Change



### Average Square Footage



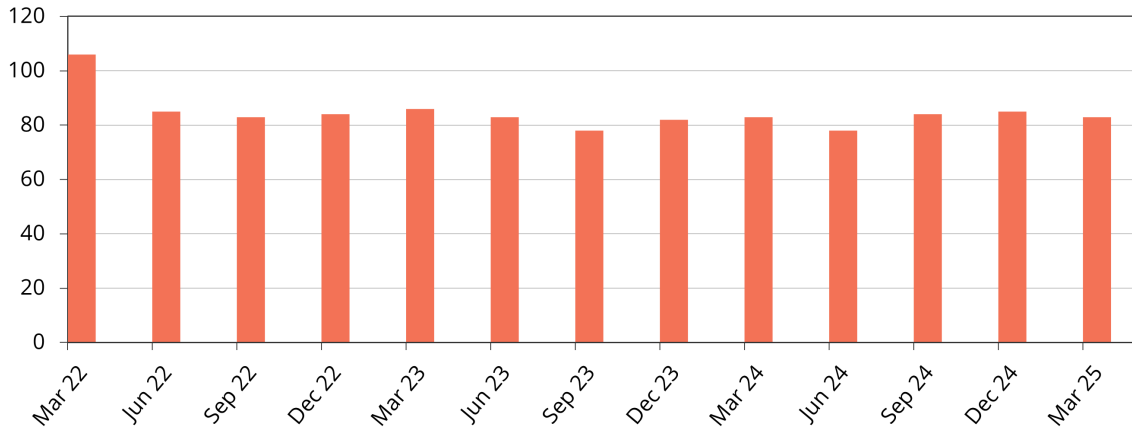
### Average Price Per Square Footage



# Lane County

## May 2025 Reporting Period

### Affordability Index



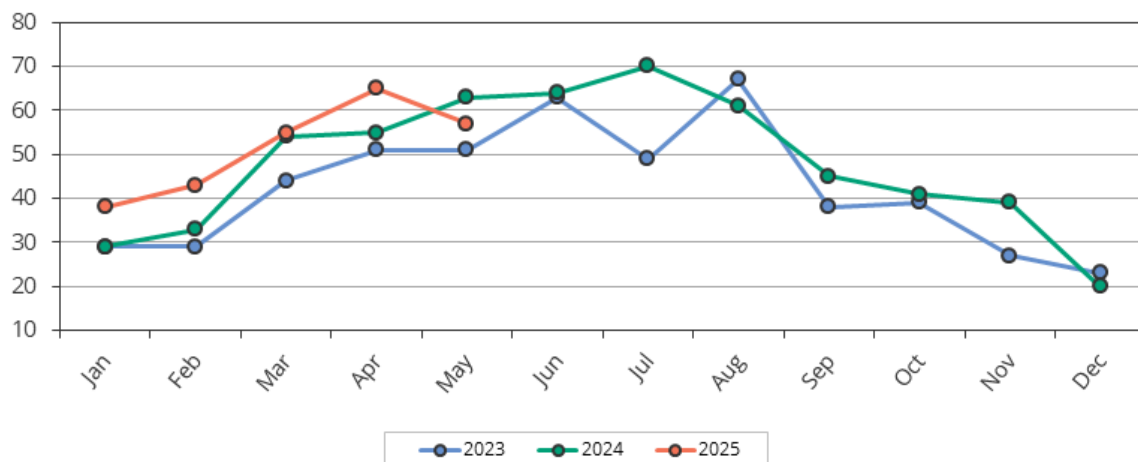
Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$91,700 in 2024, per HUD) can afford 83% of a monthly mortgage payment on a median priced home (\$440,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (per Freddie Mac).



## Florence – Lane County, OR

### May 2025 Reporting Period

### Florence New Listings

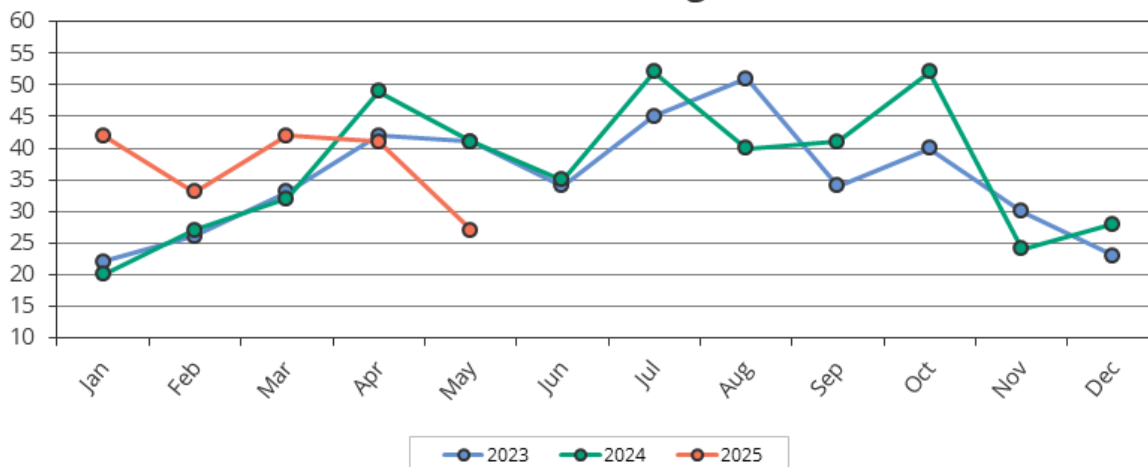




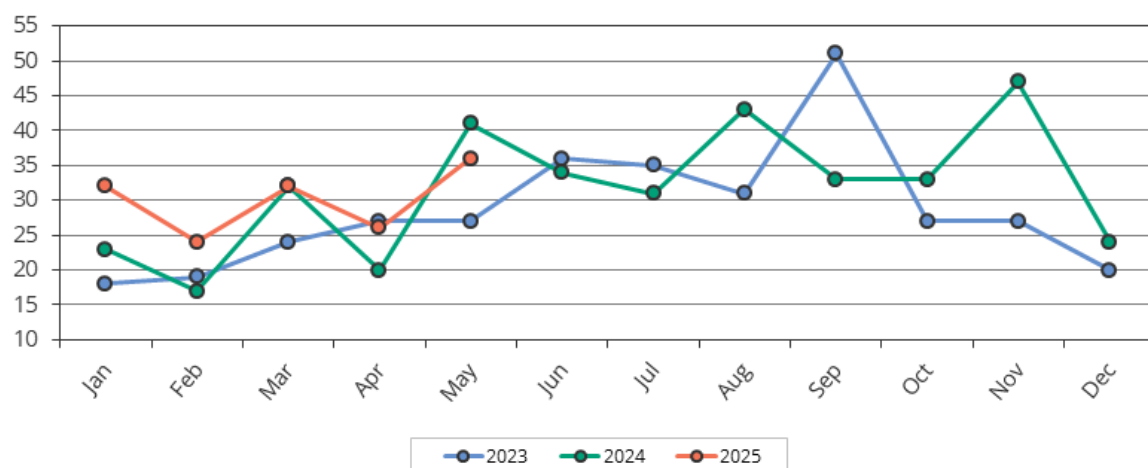
# Florence - Lane County

## May 2025 Reporting Period

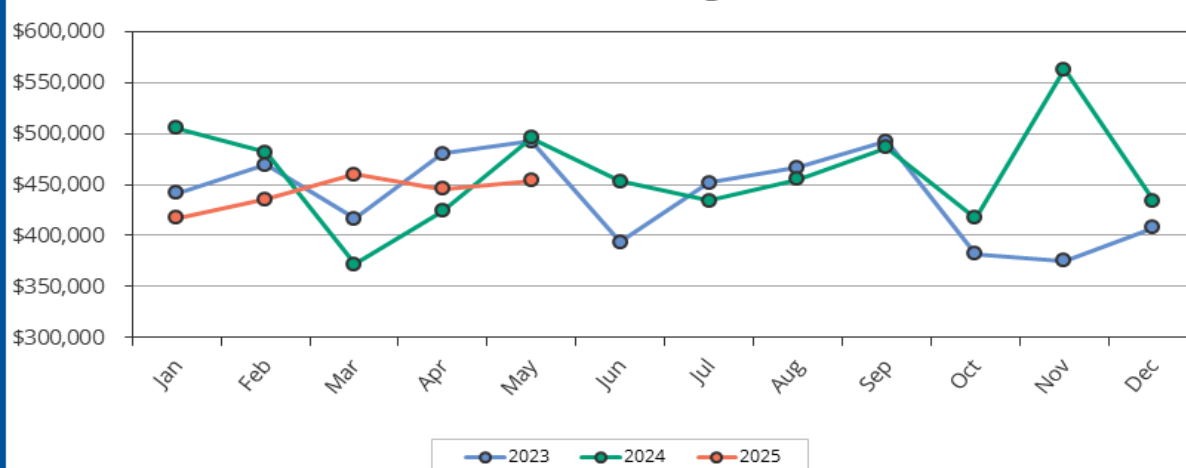
### Florence Pending Sales



### Florence Closed Sales



### Florence Average Sale Price





# Lane County

## May 2025 Reporting Period

### Area Report

This report includes Florence.

		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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	5	-	-	-	-100.0%	2	230,000	43	7	3	0.0%	3	213,300	200,000	45	-0.3%	-	-	5	142,400	-	-
226	Florence Green Trees	12	4	0	2	100.0%	2	273,500	76	16	12	9.1%	13	277,400	254,000	75	10.0%	-	-	-	-	-	-
227	Florence Florentine	8	4	1	3	-50.0%	4	467,300	30	21	14	-26.3%	15	433,100	425,000	82	1.7%	-	-	-	-	-	-
228	Florence Town	71	22	1	7	-36.4%	15	478,900	165	96	69	13.1%	66	419,400	395,000	102	-5.7%	3	474,300	10	135,500	1	455,000
229	Florence Beach	25	9	0	6	0.0%	3	388,300	9	36	22	-4.3%	20	562,000	537,500	44	14.2%	-	-	3	z	-	-
230	Florence North	28	10	-	2	-66.7%	5	485,300	25	35	10	-23.1%	15	448,300	435,000	67	10.6%	-	-	3	215,000	-	-
231	Florence South/ Dunes City	24	7	4	3	-40.0%	3	668,300	196	28	16	6.7%	14	564,300	472,500	108	-2.7%	-	-	7	115,600	-	-
238	Florence East/ Mapleton	19	1	1	4	0.0%	2	337,000	55	21	12	9.1%	7	468,100	379,000	111	50.1%	-	-	2	270,000	-	-
	Grand Total	192	57	7	27	-34.1%	36	453,600	102	260	158	1.3%	153	441,600	414,000	86	3.2%	3	474,300	30	154,000	1	455,000
232	Hayden Bridge	20	19	2	16	-48.4%	16	446,900	35	101	89	-16.8%	77	447,900	439,700	44	-2.1%	-	-	-	-	2	562,500
233	McKenzie Valley	48	20	3	8	0.0%	7	650,400	55	65	28	3.7%	20	528,600	512,500	113	-8.9%	1	216,000	8	169,600	-	-
234	Pleasant Hill/Oak	70	30	2	19	35.7%	13	552,500	91	94	61	-12.9%	55	476,200	380,000	89	8.9%	-	-	2	242,500	1	285,000
235	South Lane Properties	107	44	12	35	2.9%	26	440,900	69	201	139	-4.1%	120	437,500	394,600	63	-1.7%	3	300,000	4	259,800	1	555,000
236	West Lane Properties	65	43	3	24	33.3%	15	490,100	60	112	73	15.9%	59	518,600	465,000	84	-3.5%	-	-	10	294,900	-	-
237	Junction City	59	28	3	20	-13.0%	18	495,600	55	125	87	-15.5%	63	475,600	460,000	70	-2.9%	1	435,000	3	298,300	1	460,000
239	Thurston	64	34	4	26	-10.3%	26	482,600	55	171	134	16.5%	105	422,500	425,000	58	4.1%	1	1,200,000	-	-	8	501,100
240	Coburg I-5	12	4	1	5	66.7%	3	589,700	49	20	14	0.0%	10	1,035,800	759,500	57	14.9%	-	-	-	-	-	-
241	N Gilham	29	22	1	20	33.3%	14	531,300	61	90	79	25.4%	72	574,700	585,000	68	4.5%	-	-	1	69,900	-	-
242	Ferry Street Bridge	59	45	5	30	42.9%	26	522,100	40	157	115	4.5%	99	520,000	495,000	42	-6.2%	-	-	-	-	4	602,300
243	E Eugene	92	50	6	38	-9.5%	33	573,500	53	212	151	-1.3%	131	609,400	566,000	78	7.1%	4	661,300	8	216,100	1	680,000
244	SW Eugene	83	64	6	53	39.5%	39	563,900	56	222	180	7.8%	151	554,300	527,000	62	-0.1%	-	-	3	97,700	3	531,700
245	W Eugene	44	29	5	17	41.7%	11	327,800	53	97	67	11.7%	52	344,300	361,400	72	-1.5%	1	1,000,000	-	-	10	550,600
246	Danebo	79	57	2	43	26.5%	40	368,000	56	216	168	15.1%	146	310,200	356,500	57	-2.5%	-	-	1	70,000	1	464,000
247	River Road	23	17	1	13	44.4%	16	423,300	37	69	49	19.5%	49	407,400	414,000	60	1.8%	-	-	2	89,800	4	568,700
248	Santa Clara	41	40	2	37	68.2%	19	473,900	36	131	102	-3.8%	72	469,000	460,000	57	0.7%	-	-	-	-	-	-
249	Springfield	63	44	3	33	3.1%	23	398,100	33	165	131	0.8%	114	376,000	372,500	48	7.7%	1	520,000	5	106,000	15	622,900
250	Mohawk Valley	14	4	-	3	-40.0%	1	595,000	6	18	14	-17.6%	10	684,200	688,500	120	17.6%	-	-	1	270,000	-	-
	Grand Total	972	594	61	440	12.8%	346	481,900	52	2,266	1,681	2.7%	1,405	471,200	435,000	63	1.2%	12	576,400	48	205,500	51	562,900

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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



# Definitions and Formulas

## Additional Resources

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### 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).

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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.

### Active Listings:

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

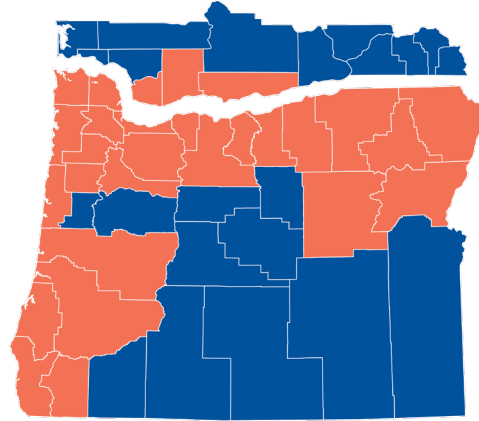
### Additional Resources for RMLS Subscribers:

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

# Market Action Report

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

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



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



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# MARKET ACTION REPORT

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

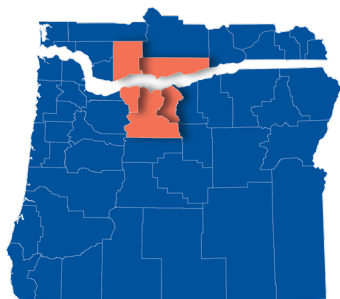
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**Mid-Columbia** May 2025 Reporting Period

# Mid-Columbia

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (170) increased 11.1% from the 153 listed in May 2024, and increased 10.4% from the 154 listed in April 2025.

### Pending Sales

Pending sales (102) increased 12.1% from the 91 offers accepted in May 2024, and increased 12.1% from the 91 offers accepted in April 2025.

### Closed Sales

Closed sales (67) decreased 6.9% from the 72 closings in May 2024, and increased 3.1% from the 65 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 5.8 months in May. Total market time decreased to 65 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (564) increased 15.1%, pending sales (327) increased 2.5%, and closed sales (253) decreased 2.3%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has decreased 1.0% from \$525,500 to \$520,500. In the same comparison, the median sale price has increased 3.1% from \$435,000 to \$448,500.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.8% (\$520,600 v. \$524,600)

Median Sale Price % Change: +1.6% (\$451,700 v. \$444,800)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

### Inventory in Months

	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	
July	3.3	6.0	
August	3.7	5.1	
September	4.6	7.4	
October	4.1	3.9	
November	4.8	4.3	
December	4.5	4.5	

### Residential Trends

#### May 2025 vs. April 2025

New Listings **+10.4%** ↑

Pending Sales **+12.1%** ↑

Closed Sales **+3.1%** ↑

Average Sale Price **+16.9%** ↑

Median Sale Price **+18.8%** ↑

Inventory **+0.7** ↑

Total Market Time **-28** ↓

#### May 2025 vs. May 2024

New Listings **+11.1%** ↑

Pending Sales **+12.1%** ↑

Closed Sales **-6.9%** ↓

Average Sale Price **+2.4%** ↑

Median Sale Price **-9.0%** ↓

Inventory **+1.4** ↑

Total Market Time **-8** ↓



# Mid-Columbia

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	2	2.4%	4	5.2%	0	0.0%
100K-200K	7	8.3%	6	7.8%	3	4.5%
200K-300K	13	15.5%	6	7.8%	3	4.5%
300K-400K	10	11.9%	12	15.6%	16	23.9%
400K-500K	19	22.6%	8	10.4%	10	14.9%
500K-600K	8	9.5%	9	11.7%	12	17.9%
600K-700K	11	13.1%	7	9.1%	3	4.5%
700K-800K	3	3.6%	11	14.3%	6	9.0%
800K-900K	1	1.2%	6	7.8%	5	7.5%
900K-1M	9	10.7%	2	2.6%	3	4.5%
1MM-1.1MM	0	0.0%	0	0.0%	1	1.5%
1.1MM-1.2MM	0	0.0%	4	5.2%	2	3.0%
1.2MM-1.3MM	0	0.0%	1	1.3%	1	1.5%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	1	1.2%	0	0.0%	1	1.5%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	1	1.5%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	1	1.3%	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	84		77		67	

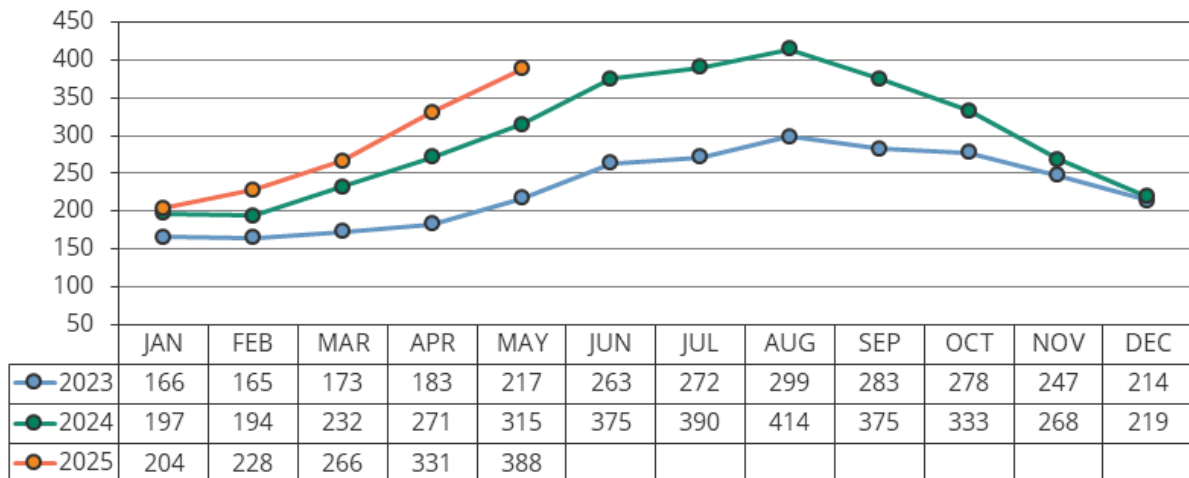
90th Percentile
  50th Percentile
  10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	170	102	67	579,100	500,000	65
	April	154	91	65	495,400	421,000	93
	Year-To-Date	564	327	253	520,500	448,500	93
2024	May	153	91	72	565,500	549,500	72
	Year-To-Date	490	319	259	525,500	435,000	84
Change	May 2024	11.1%	12.1%	-6.9%	2.4%	-9.0%	-10.4%
	Prev Mo 2025	10.4%	12.1%	3.1%	16.9%	18.8%	-30.3%
	Year-To-Date	15.1%	2.5%	-2.3%	-1.0%	3.1%	10.4%

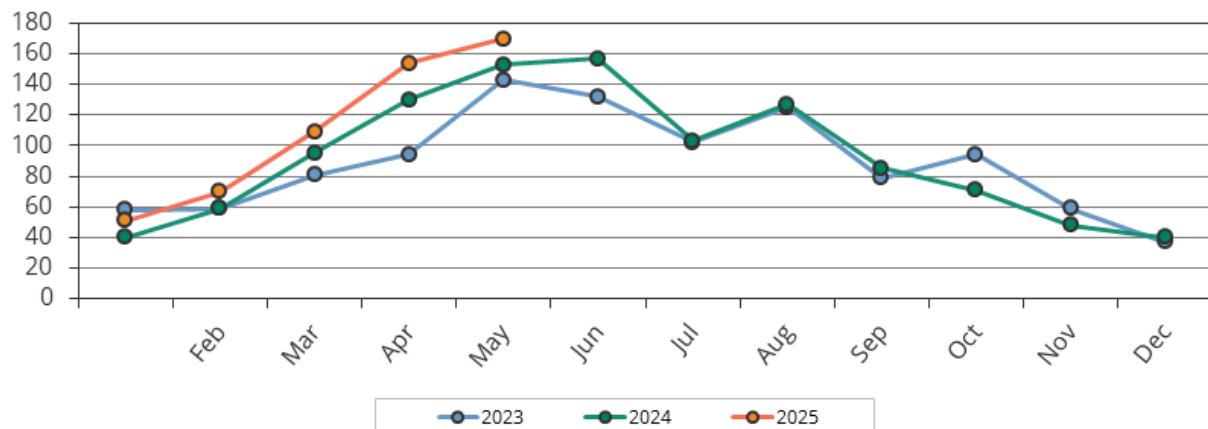
# Mid-Columbia

## May 2025 Reporting Period

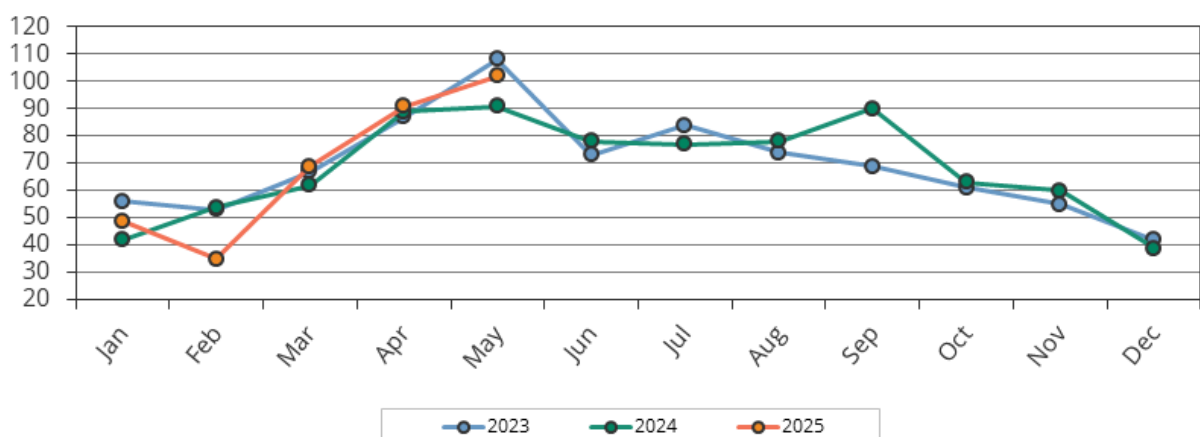
### Active Residential Listings



### New Listings



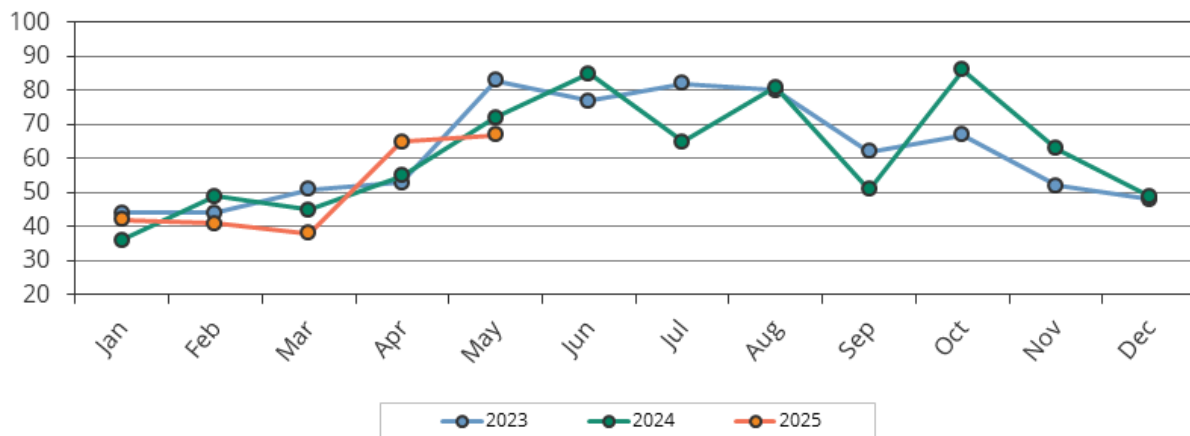
### Pending Sales



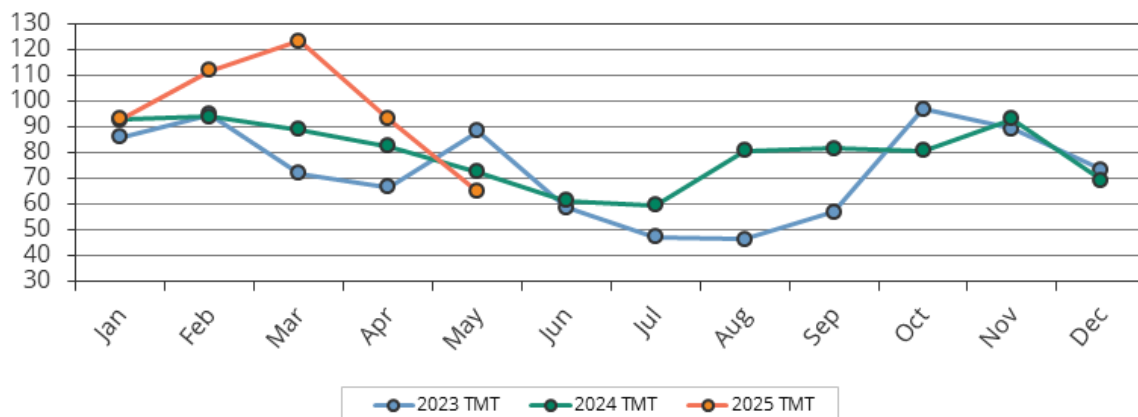
# Mid-Columbia

## May 2025 Reporting Period

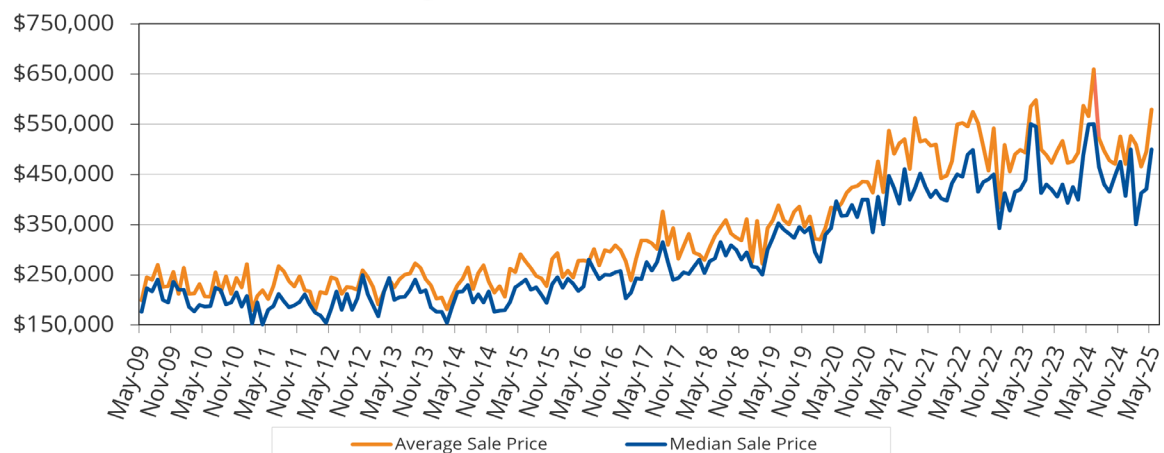
### Closed Sales



### Average Total Market Time



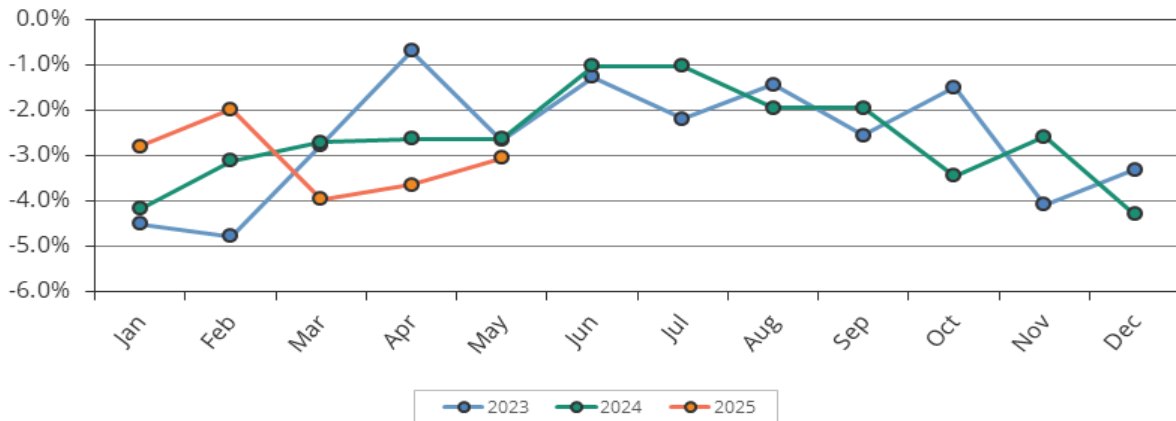
### Average and Median Sale Price



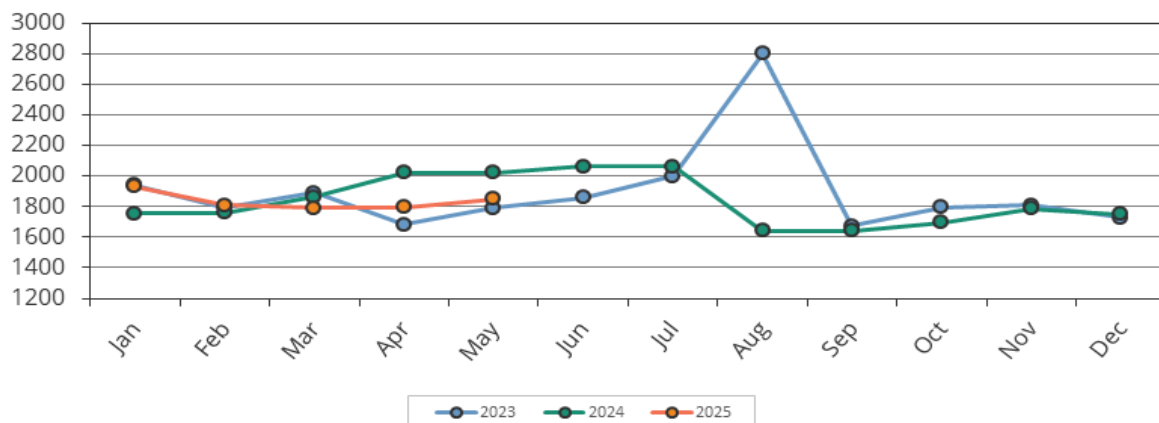
# Mid-Columbia

## May 2025 Reporting Period

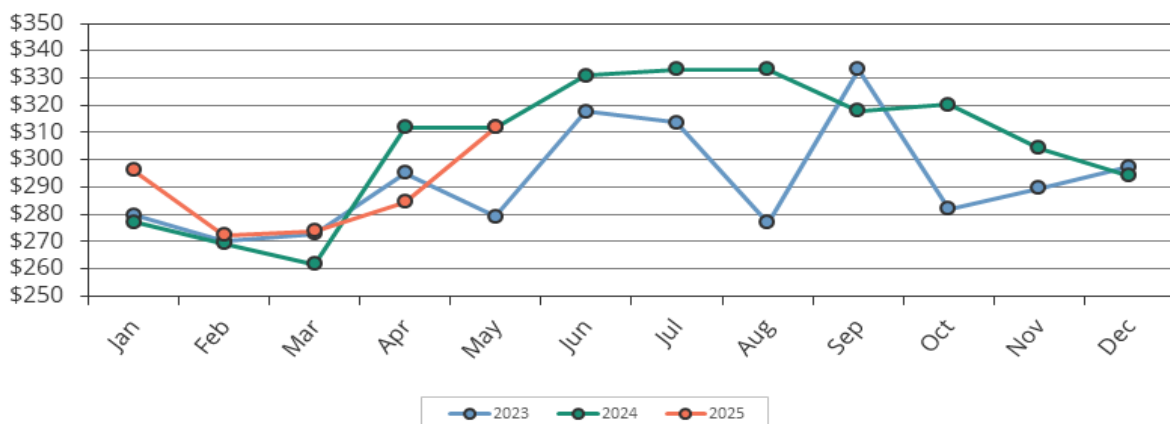
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Footage



# Mid-Columbia

## May 2025 Reporting Period

### Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon / Bingen	21	8	-	8	0.0%	3	680,100	12	40	26	18.2%	18	805,100	727,500	0.1%	-	-	9	326,600	-	-
101	Snowden	9	4	0	2	-33.3%	0	-	-	8	2	-60.0%	-	-	-	-8.8%	-	-	4	286,900	-	-
102	Trout Lake / Glenwood	15	6	0	2	100.0%	1	378,500	308	13	4	0.0%	4	534,600	551,800	-18.7%	-	-	2	383,500	-	-
103	Husum / BZ Corner	4	1	0	2	0.0%	0	-	-	6	6	20.0%	4	527,700	519,900	-58.1%	-	-	1	240,000	-	-
104	Lyle / High Prairie	13	7	-	6	100.0%	4	712,600	115	25	12	100.0%	8	558,000	522,500	-14.2%	-	-	6	113,700	-	-
105	Dallesport / Murdock	9	5	4	3	0.0%	2	575,000	121	14	8	0.0%	5	422,000	440,000	-15.6%	1	542,000	1	150,000	-	-
106	Appleton/ Timber Valley	1	0	0	0	-	0	-	-	1	1	0.0%	1	150,000	150,000	-59.9%	-	-	-	-	-	-
108	Goldendale / Centerville	52	24	5	17	21.4%	4	485,400	201	72	43	7.5%	29	385,500	347,000	14.6%	1	125,000	34	134,800	1	270,000
109	Bickleton/ East County	3	1	1	1	-	0	-	-	5	3	-	1	45,000	45,000	-	-	-	4	44,000	-	-
110	Klickitat	4	0	0	0	-	0	-	-	2	1	-	1	185,000	185,000	116.7%	-	-	2	127,500	-	-
	Klickitat Co. Total	131	56	10	41	20.6%	14	597,200	132	186	106	16.5%	71	519,400	465,000	-30.8%	2	333,500	63	173,600	1	270,000
111	Skamania	2	-	0	0	-	0	-	-	2	1	-75.0%	1	565,000	565,000	17.9%	-	-	-	-	-	-
112	North Bonneville	5	3	-	0	-	2	420,500	108	6	3	0.0%	2	420,500	420,500	0.1%	-	-	3	161,700	-	-
113	Stevenson	18	5	1	1	-66.7%	1	475,000	14	17	4	-60.0%	5	550,300	499,000	0.8%	-	-	-	-	-	-
114	Carson	13	5	-	2	-66.7%	4	395,300	13	24	13	18.2%	9	452,300	385,000	4.1%	-	-	4	208,500	-	-
115	Home Valley	2	3	0	1	-	0	-	-	3	1	0.0%	0	-	-	-31.5%	0	-	0	-	0	-
116	Cook / Underwood / Mill A / Willard	8	5	0	2	-33.3%	2	1,187,500	5	11	4	-42.9%	3	1,143,300	1,055,000	22.9%	-	-	-	-	-	-
117	Unincorporated North	11	7	0	4	300.0%	0	-	-	13	7	40.0%	3	242,300	282,500	29.2%	-	-	2	145,000	-	-
	Skamania Co. Total	59	28	1	10	-23.1%	9	585,800	32	76	33	-19.5%	23	538,500	470,000	7.8%	-	-	9	178,800	-	-
351	The Dalles	71	31	2	20	-13.0%	20	458,600	30	123	90	-3.2%	80	406,500	350,000	3.1%	-	-	7	426,100	1	365,000
352	Dufur	7	3	-	1	0.0%	3	396,300	128	11	6	50.0%	6	337,100	355,000	-22.2%	-	-	2	103,000	-	-
353	Tygh Valley	7	3	1	-	-100.0%	-	-	-	8	-	-100.0%	-	-	-	9.3%	-	-	1	240,000	-	-
354	Wamic / Pine Hollow	14	5	1	2	-	0	-	-	13	4	300.0%	2	377,000	377,000	57.0%	-	-	-	-	-	-
355	Maupin / Pine Grove	17	4	2	1	0.0%	0	-	-	16	4	-20.0%	4	304,400	244,500	-25.4%	-	-	3	50,000	1	150,000
356	Rowena	1	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
357	Mosier	13	5	-	3	200.0%	2	734,300	5	15	8	60.0%	6	705,700	750,000	-17.1%	-	-	2	255,000	-	-
	Wasco Co. Total	130	51	6	27	0.0%	25	473,200	40	186	112	-1.8%	98	415,800	350,000	-100.0%	-	-	15	272,600	2	257,500
361	Cascade Locks	6	4	1	3	50.0%	1	399,500	7	11	8	60.0%	5	390,700	399,500	17.6%	-	-	2	80,000	-	-
362	Hood River City	21	16	3	12	140.0%	10	816,400	21	47	33	17.9%	27	766,100	700,000	1.3%	1	1,050,000	3	930,000	4	1,046,500
363	Hood River-W	17	3	-	4	-33.3%	3	632,300	175	23	16	-15.8%	13	748,100	640,000	2.4%	1	862,500	2	352,500	-	-
364	Hood River-E	4	2	0	0	-100.0%	0	-	-	2	0	-100.0%	1	660,000	660,000	-1.1%	-	-	-	-	-	-
366	Odell	5	2	0	1	-	1	1,145,000	9	6	4	-20.0%	2	837,500	837,500	-15.0%	1	625,000	-	-	-	-
367	Parkdale / Mt. Hood	10	5	0	2	0.0%	2	612,500	60	15	7	40.0%	6	908,900	801,000	-21.9%	-	-	-	-	-	-
	Hood River Co. Total	63	32	4	22	37.5%	17	754,700	51	104	68	3.0%	54	743,600	662,500	-1.6%	3	845,800	7	522,100	4	1,046,500
370	Sherman Co.	5	3	1	2	100.0%	2	255,000	173	12	8	14.3%	700.0%	217,900	210,000	4.7%	-	-	-	-	-	-

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

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### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

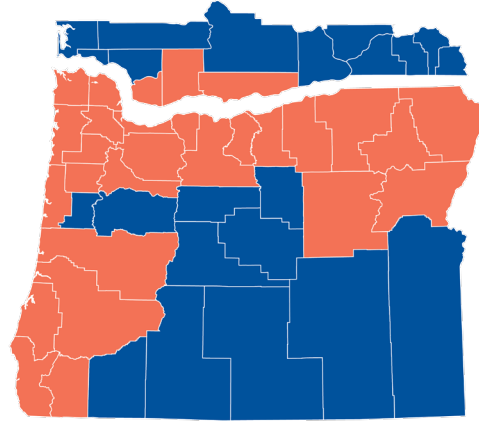
### Additional Resources for RMLS Subscribers:

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

# Market Action Report

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

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



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**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

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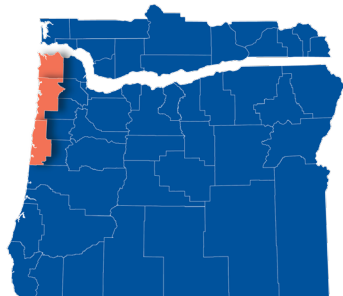
**North Coastal Counties** May 2025 Reporting Period

# North Coastal Counties

## May 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 (309) increased 9.6% from the 282 listed in May 2024, and increased 15.3% from the 268 listed in April 2025.

### Pending Sales

Pending sales (170) increased 12.6% from the 151 offers accepted in May 2024, and increased 7.6% from the 158 offers accepted in April 2025.

### Closed Sales

Closed sales (135) increased 5.5% from the 128 closings in May 2024, and increased 18.4% from the 114 closings in April 2025.

### Inventory and Time on Market

Inventory decreased to 6.4 months in May. Total market time decreased to 77 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (1,147) increased 18.5%, pending sales (642) increased 12.0%, and closed sales (508) increased 3.5%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has decreased 5.9% from \$597,500 to \$562,100. In the same comparison, the median sale price has increased 1.8% from \$490,600 to \$499,500.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.9% (\$594,700 v. \$583,500)

Median Sale Price % Change: +1.6% (\$503,000 v. \$495,000)

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	
July	5.2	5.1	
August	3.6	5.3	
September	4.1	5.2	
October	4.7	4.5	
November	4.3	6.6	
December	4.1	6.3	

## Residential Trends

### May 2025 vs. April 2025

New Listings **+15.3%** ↑

Pending Sales **+7.6%** ↑

Closed Sales **+18.4%** ↑

Average Sale Price **+10.7%** ↑

Median Sale Price **+4.2%** ↑

Inventory **-0.1** ↓

Total Market Time **-12** ↓

### May 2025 vs. May 2024

New Listings **+9.6%** ↑

Pending Sales **+12.6%** ↑

Closed Sales **+5.5%** ↑

Average Sale Price **-25.8%** ↓

Median Sale Price **-5.7%** ↓

Inventory **+1.5** ↑

Total Market Time **-1** ↓

# North Coastal Counties

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	3	2.3%	1	0.8%	3	2.2%
100K-200K	8	6.3%	6	4.6%	9	6.7%
200K-300K	11	8.6%	8	6.1%	9	6.7%
300K-400K	20	15.6%	13	9.9%	29	21.5%
400K-500K	25	19.5%	29	22.1%	17	12.6%
500K-600K	18	14.1%	23	17.6%	24	17.8%
600K-700K	19	14.8%	14	10.7%	10	7.4%
700K-800K	10	7.8%	7	5.3%	9	6.7%
800K-900K	5	3.9%	6	4.6%	9	6.7%
900K-1M	1	0.8%	3	2.3%	3	2.2%
1MM-1.1MM	2	1.6%	2	1.5%	5	3.7%
1.1MM-1.2MM	1	0.8%	1	0.8%	3	2.2%
1.2MM-1.3MM	0	0.0%	2	1.5%	0	0.0%
1.3MM-1.4MM	0	0.0%	2	1.5%	0	0.0%
1.4MM-1.5MM	1	0.8%	2	1.5%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	1	0.8%	0	0.0%	1	0.7%
1.7MM-1.8MM	1	0.8%	1	0.8%	1	0.7%
1.8MM-1.9MM	0	0.0%	0	0.0%	1	0.7%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	2	1.6%	11	8.4%	2	1.5%
Total Closed Sales	128		131		135	



90th Percentile



50th Percentile



10th Percentile

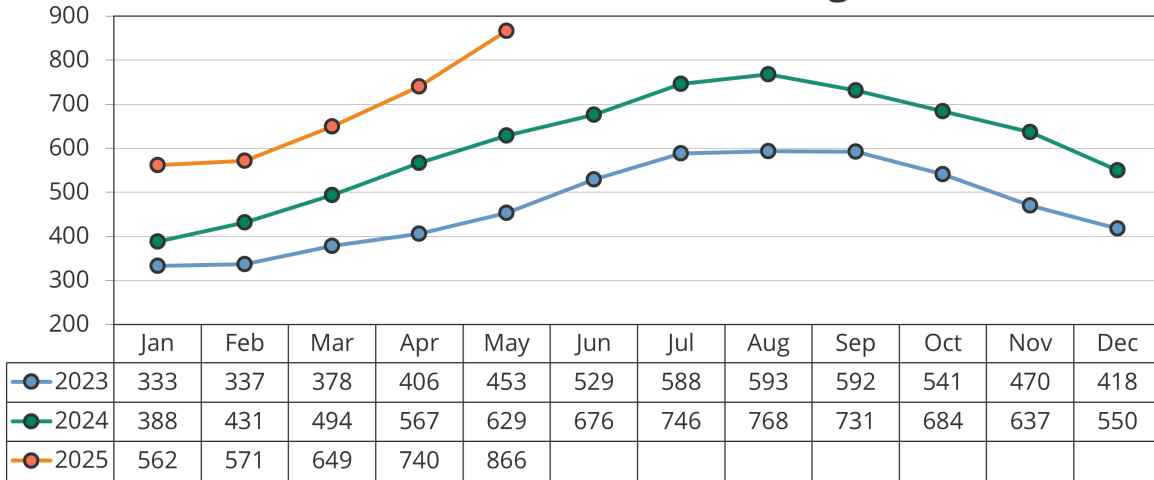
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	309	170	135	574,300	500,000	77
	April	268	158	114	518,600	480,000	88
	Year-To-Date	1,147	642	508	562,100	499,500	95
2024	May	282	151	128	774,200	530,000	77
	Year-To-Date	968	573	491	597,500	490,600	89
Change	May 2024	9.6%	12.6%	5.5%	-25.8%	-5.7%	-1.0%
	Prev Mo 2025	15.3%	7.6%	18.4%	10.7%	4.2%	-13.4%
	Year-To-Date	18.5%	12.0%	3.5%	-5.9%	1.8%	6.2%



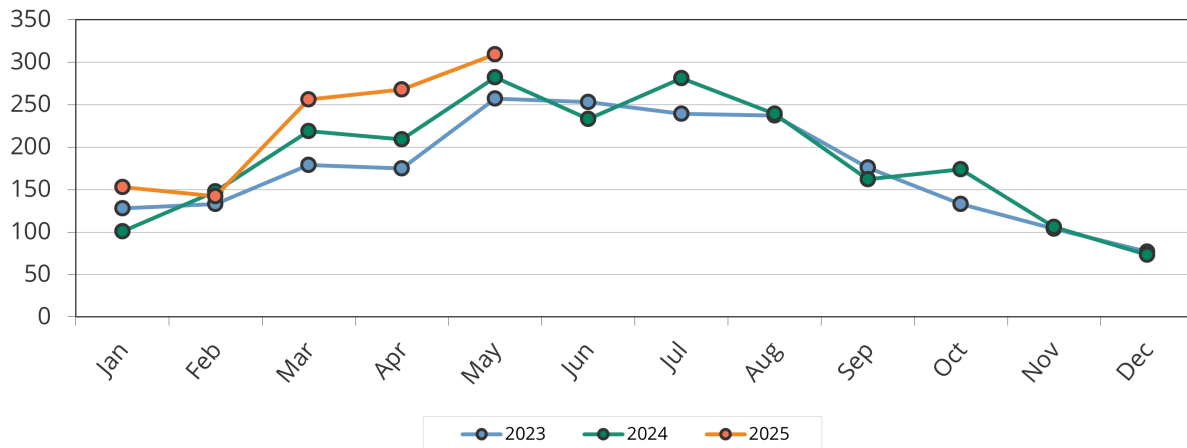
# North Coastal Counties

## May 2025 Reporting Period

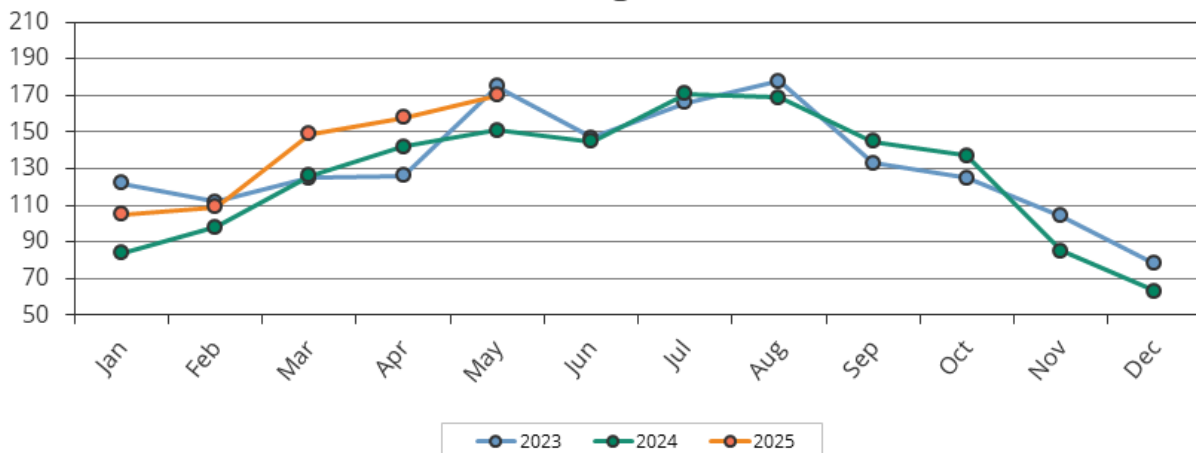
### Active Residential Listings



### New Listings

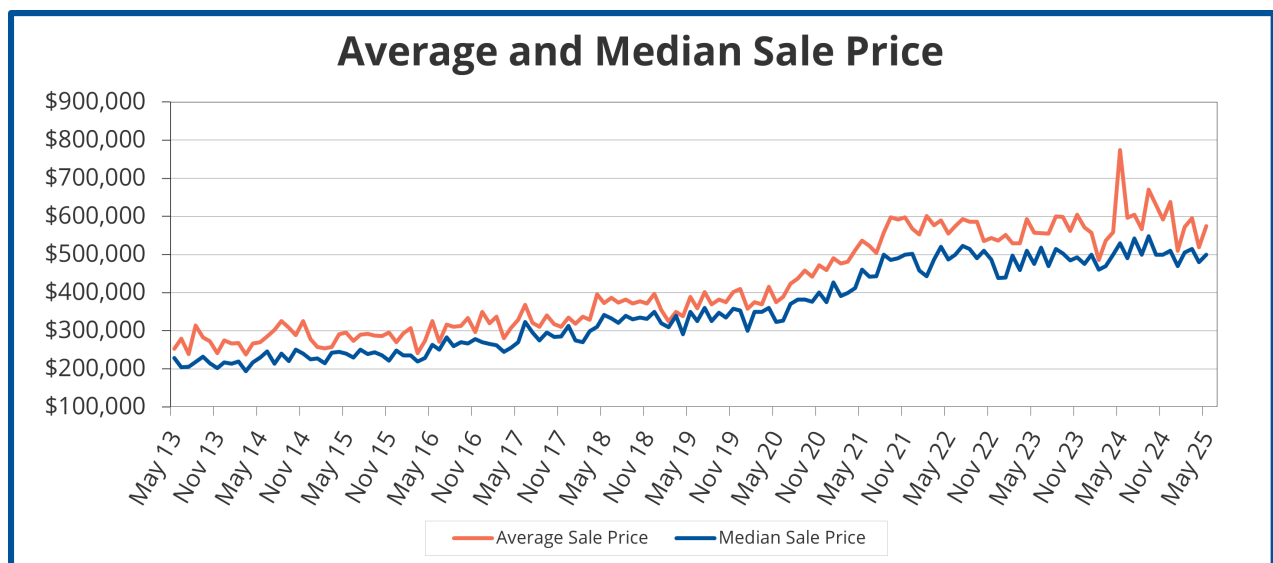
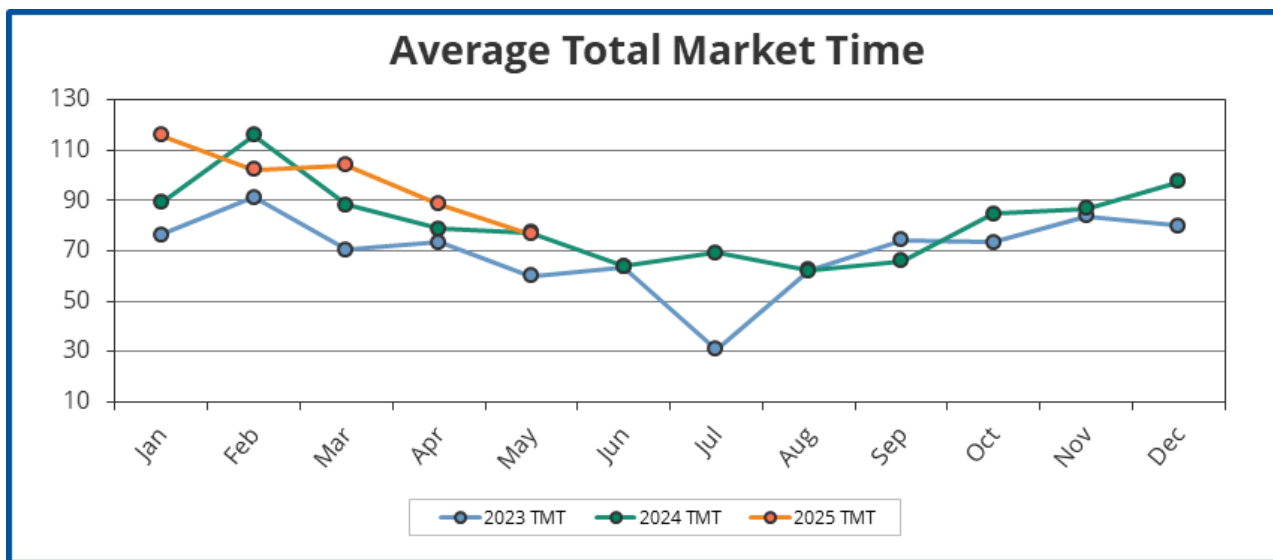
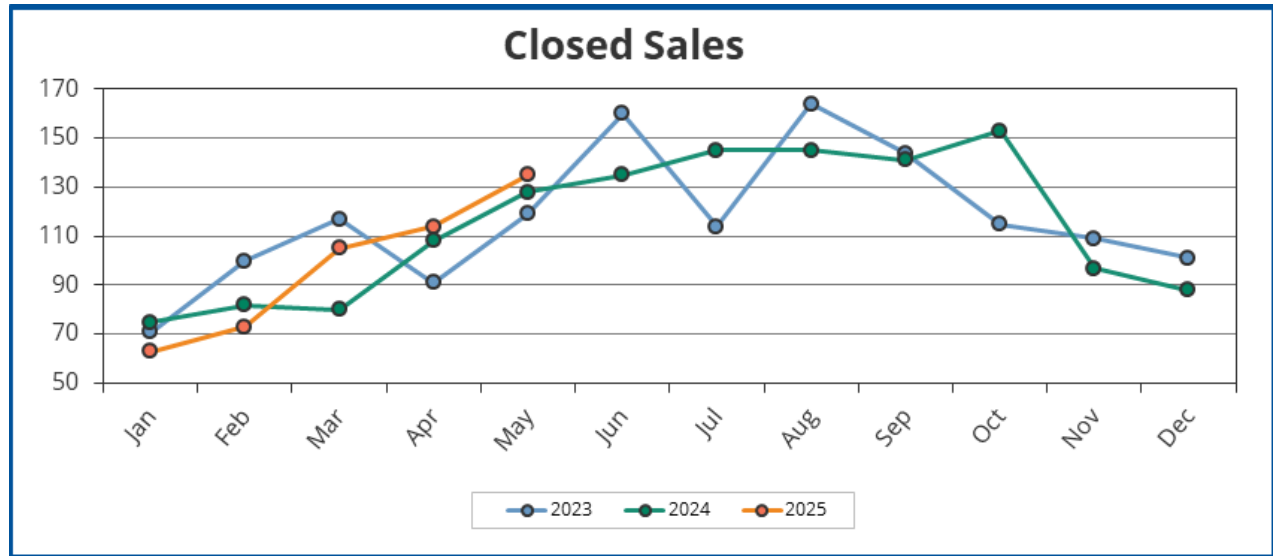


### Pending Sales



# North Coastal Counties

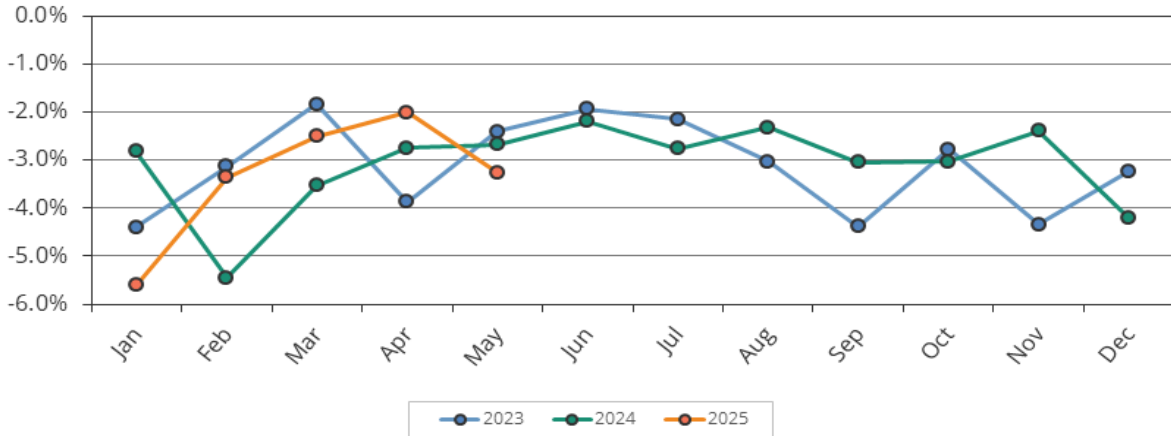
## May 2025 Reporting Period



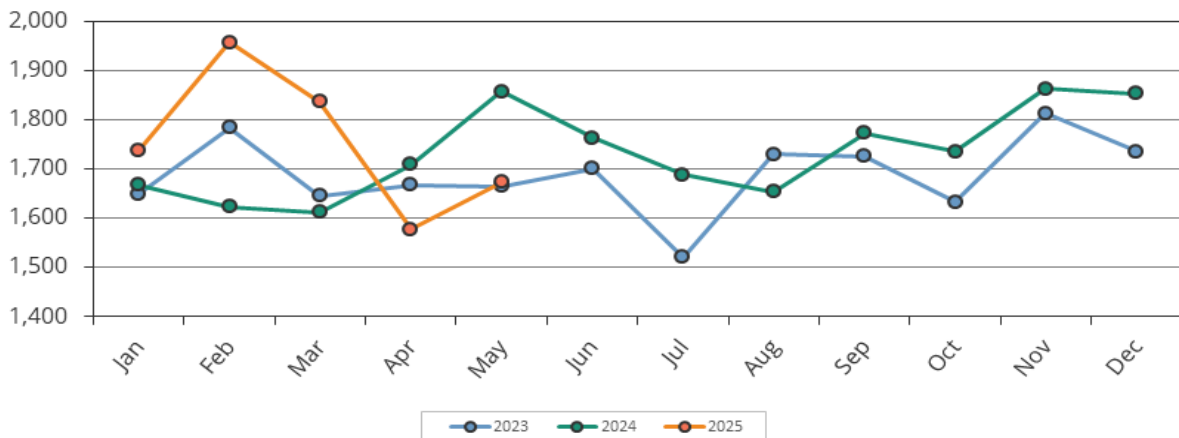
# North Coastal Counties

## May 2025 Reporting Period

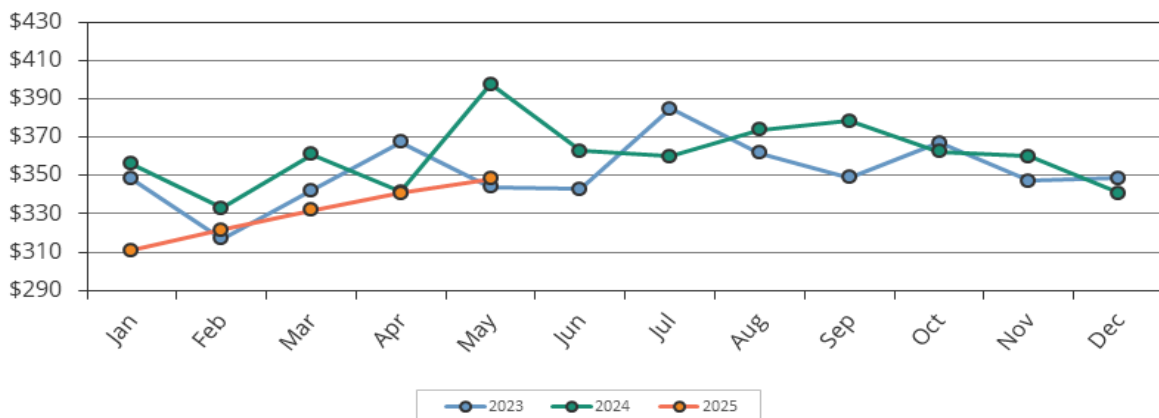
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Footage



# North Coastal Counties

## May 2025 Reporting Period

### Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	63	31	8	21	16.7%	13	548,100	60	114	88	35.4%	64	515,200	525,000	13.3%	1	450,000	5	1,316,000	1	465,000	
181	Hammond / Warrenton	54	24	2	12	140.0%	14	557,900	41	91	42	23.5%	33	603,500	515,000	12.3%	-	-	6	144,700	1	301,600	
182	Gearhart West	25	15	1	4	300.0%	7	607,400	54	38	19	-13.6%	16	774,900	674,500	1.0%	-	-	2	425,800	-	-	
183	Gearhart East	2	1	0	4	300.0%	1	499,000	217	4	5	66.7%	2	479,000	479,000	-18.5%	1	850,000	2	137,500	-	-	
184	Seaside Northwest	15	5	1	0	-100.0%	3	619,300	90	15	6	-50.0%	7	566,700	530,300	9.3%	-	-	-	-	1	868,000	
185	Seaside North Central	11	3	0	1	-50.0%	2	337,000	17	11	6	-57.1%	6	426,500	454,500	-7.6%	-	-	-	-	1	655,000	
186	Seaside Southwest	23	12	0	5	-16.7%	0	-	-	34	15	0.0%	10	547,400	516,000	-3.3%	-	-	-	-	-	-	
187	Seaside South Central	4	1	1	1	-50.0%	0	-	-	3	1	-83.3%	1	225,500	225,500	-26.0%	-	-	-	-	1	450,000	
188	Seaside East	23	7	1	3	-25.0%	2	301,000	3	26	13	-23.5%	10	607,700	547,500	14.2%	-	-	3	110,000	-	-	
189	Cannon Beach / Tolovana Park	31	12	1	8	33.3%	5	1,244,000	308	33	15	-40.0%	12	1,129,100	1,435,000	12.8%	-	-	1	80,000	-	-	
190	Arch Cape / Cove Beach / Falcon Cove	3	0	1	0	-100.0%	0	-	-	4	3	0.0%	3	1,814,300	1,175,000	36.3%	-	-	2	205,000	-	-	
191	Rural Clatsop County	16	10	0	7	600.0%	2	326,300	133	26	17	21.4%	9	431,400	345,000	-18.6%	-	-	7	140,700	-	-	
	Clatsop County	270	121	16	66	37.5%	49	606,000	83	399	230	0.0%	173	620,900	525,000	7.7%	2	650,000	28	370,700	5	547,900	

97102	Arch Cape	-	0	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	23	12	1	5	-28.6%	4	1,146,200	26	40	19	-17.4%	16	1,048,000	929,000	2.5%	-	-	7	439,400	-	-
97131	Nehalem	18	6	4	5	150.0%	3	350,000	18	25	19	171.4%	14	456,000	420,000	6.2%	1	1,600,000	4	131,100	2	444,500
97147	Wheeler	1	1	0	1	-	3	444,700	28	7	7	-	6	482,500	509,500	34.6%	-	-	1	7,000	-	-
97136	Rockaway Beach	55	14	-	6	-40.0%	6	700,500	78	72	29	-3.3%	27	524,600	490,000	-12.6%	-	-	3	105,000	-	-
97107	Bay City	14	5	0	5	-28.6%	6	376,200	68	23	15	-16.7%	13	349,600	345,000	-3.4%	-	-	4	46,000	-	-
97118	Garibaldi	12	3	0	0	-100.0%	0	-	-	13	9	12.5%	9	349,800	352,000	-2.1%	-	-	2	137,500	-	-
97143	Netarts	8	3	-	2	-33.3%	1	570,000	125	12	9	-18.2%	9	478,400	549,000	-2.2%	-	-	4	84,000	-	-
97141	Tillamook	59	25	1	8	-27.3%	12	466,600	77	82	52	4.0%	48	438,000	405,000	1.3%	2	1,175,000	3	186,400	1	480,000
97134	Oceanside	18	6	0	3	-	2	792,500	103	20	12	140.0%	7	854,100	850,000	1.6%	-	-	1	50,000	-	-
97108	Beaver	-	0	0	0	-	1	430,000	3	5	5	-	5	540,000	430,000	12.1%	-	-	-	-	-	-
97122	Hebo	1	1	1	1	0.0%	1	399,000	116	3	2	100.0%	1	399,000	399,000	94.0%	1	600,000	-	-	-	-
97112	Cloverdale	21	4	-	6	100.0%	2	307,300	190	17	16	300.0%	12	518,500	419,800	-17.2%	-	-	4	200,100	-	-
97135	Pacific City	29	10	2	2	0.0%	3	994,500	22	37	11	-15.4%	10	677,800	609,300	-10.3%	-	-	1	335,000	-	-
97149	Neskowin	18	4	0	5	150.0%	1	590,000	31	21	14	180.0%	9	714,300	715,000	16.0%	-	-	4	463,600	-	-
	Tillamook County	277	94	9	49	-5.8%	45	582,200	66	377	219	24.4%	186	547,000	490,000	-100.0%	4	1,137,500	38	218,800	3	456,300

# North Coastal Counties

## April 2025 Reporting Period

### Area Report

*continued*

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	141	43	4	23	-20.7%	15	586,200	82	159	76	-5.0%	59	553,800	520,000	-3.1%	-	-	5	265,000	2	367,500	
97364	Neotsu	9	1	0	0	-	0	-	-	6	0	-100.0%	0	-	-	56.4%	0	-	0	-	0	-	
97368	Otis	18	4	1	2	-33.3%	2	393,800	59	21	10	25.0%	9	367,600	388,500	-15.7%	-	-	1	72,000	-	-	
97341	Depoe Bay	44	12	0	8	300.0%	5	634,000	24	49	30	87.5%	20	482,800	482,000	-6.0%	1	650,000	4	130,300	-	-	
97388	Gleneden Beach	16	7	-	2	-33.3%	3	745,000	22	20	11	22.2%	9	629,600	605,000	19.1%	-	-	-	-	-	-	
97369	Otter Rock	9	2	0	0	-100.0%	0	-	-	8	0	-100.0%	0	-	-	108.9%	0	-	0	-	0	-	
97365	Newport	38	10	5	5	-16.7%	5	374,000	108	38	20	33.3%	18	430,400	447,500	-1.4%	1	1,100,000	2	109,500	1	1,193,500	
97366	South Beach	12	4	0	3	-	1	715,000	215	18	6	50.0%	1	715,000	715,000	76.9%	-	-	1	173,500	-	-	
97343	Eddyville	1	1	0	0	-	0	-	-	1	0	-	0	-	-	14.4%	0	-	0	-	0	-	
97357	Logsdan	2	1	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	3	1	0	4	300.0%	4	286,000	82	11	11	10.0%	7	345,100	394,900	-13.5%	-	-	1	340,000	-	-	
97380	Siletz	1	1	0	1	0.0%	2	377,000	26	3	3	50.0%	3	368,400	351,100	-71.3%	-	-	1	260,000	-	-	
97390	Tidewater	2	1	0	0	-100.0%	0	-	-	2	1	0.0%	1	499,000	499,000	67.5%	-	-	-	-	-	-	
97398	Yachats	9	1	2	2	0.0%	2	710,000	88	8	5	-16.7%	4	546,500	418,000	17.9%	1	879,000	3	133,300	-	-	
97394	Waldport	11	4	1	3	50.0%	2	372,000	222	20	15	50.0%	15	475,300	485,000	0.7%	-	-	5	176,100	-	-	
97376	Seal Rock	3	1	0	2	-	0	-	-	5	5	66.7%	3	1,091,000	725,000	65.6%	1	749,000	1	56,000	-	-	
	Lincoln County	319	94	13	55	7.8%	41	527,600	80	371	193	15.6%	149	512,600	475,000	0.3%	4	844,500	24	177,000	3	642,800	
North Coastal Counties Total		866	309	38	170	12.6%	135	574,300	77	1,147	642	12.0%	508	562,100	499,500	1.9%	10	922,800	90	254,900	11	548,800	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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





# Definitions and Formulas

## Additional Resources

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### 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:

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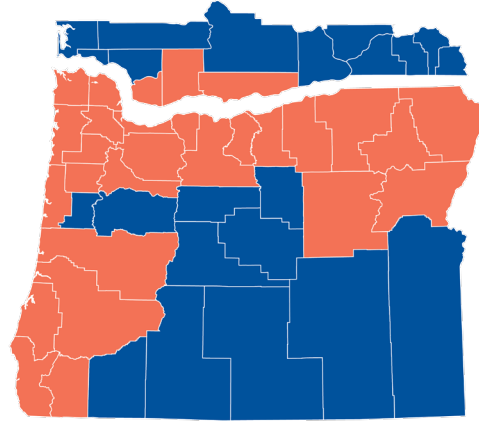
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| ▶ <a href="#">State Infographics</a>          | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a>       | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Real Talk with RMLS Podcast</a> | ▶ <a href="#">Statistical Summaries</a>      |
| ▶ <a href="#">Video Highlights</a>            |  |

# Market Action Report

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

- Baker County
- Columbia Basin
- Coos County
- Curry County
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- 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

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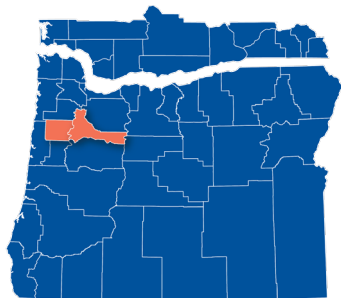
**Polk and Marion Counties** May 2025 Reporting Period

# Polk and Marion Counties

## May 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 (319) decreased 5.6% from the 338 listed in May 2024, and decreased 5.1% from the 336 listed in April 2025.

### Pending Sales

Pending sales (241) decreased 10.7% from the 270 offers accepted in May 2024, and increased 2.6% from the 235 offers accepted in April 2025.

### Closed Sales

Closed sales (207) decreased 2.4% from the 212 closings in May 2024, and increased 23.2% from the 168 closings in April 2025.

### Inventory and Time on Market

Inventory decreased to 3.0 months in May. Total market time decreased to 54 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (1,384) decreased 4.2%, pending sales (1,051) decreased 5.3%, and closed sales (899) decreased 2.8%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 2.2% from \$471,200 to \$481,400. In the same comparison, the median sale price has increased 2.2% from \$440,100 to \$450,000.

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

Average Sale Price % Change: +0.8% (\$469,700 v. \$466,100)

Median Sale Price % Change: +0.5% (\$440,000 v. \$437,900)

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	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	
July	2.6	2.9	
August	2.3	2.8	
September	2.7	3.3	
October	3.3	3.2	
November	3.1	2.7	
December	3.5	2.4	

### Residential Trends

#### May 2025 vs. April 2025

New Listings **-5.1%** ↓

Pending Sales **+2.6%** ↑

Closed Sales **+23.2%** ↑

Average Sale Price **+13.4%** ↑

Median Sale Price **+6.0%** ↑

Inventory **-0.5** ↓

Total Market Time **-4** ↓

#### May 2025 vs. May 2024

New Listings **-5.6%** ↓

Pending Sales **-10.7%** ↓

Closed Sales **-2.4%** ↓

Average Sale Price **+9.9%** ↑

Median Sale Price **+4.0%** ↑

Inventory **+0.4** ↑

Total Market Time **+1** ↑



# Polk and Marion Counties

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	3	1.0%	8	2.5%	9	3.0%
200K-300K	6	2.0%	4	1.3%	11	3.6%
300K-400K	18	6.0%	19	6.0%	14	4.6%
400K-500K	99	32.8%	77	24.3%	53	17.5%
500K-600K	87	28.8%	96	30.3%	93	30.7%
600K-700K	39	12.9%	47	14.8%	46	15.2%
700K-800K	24	7.9%	23	7.3%	33	10.9%
800K-900K	12	4.0%	17	5.4%	8	2.6%
900K-1M	7	2.3%	10	3.2%	10	3.3%
1MM-1.1MM	5	1.7%	5	1.6%	8	2.6%
1.1MM-1.2MM	1	0.3%	2	0.6%	2	0.7%
1.2MM-1.3MM	0	0.0%	2	0.6%	6	2.0%
1.3MM-1.4MM	0	0.0%	3	0.9%	5	1.7%
1.4MM-1.5MM	1	0.3%	1	0.3%	3	1.0%
1.5MM-1.6MM	0	0.0%	2	0.6%	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%	1	0.3%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	2	0.7%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	302		317		303	

90th Percentile
  50th Percentile
  10th Percentile

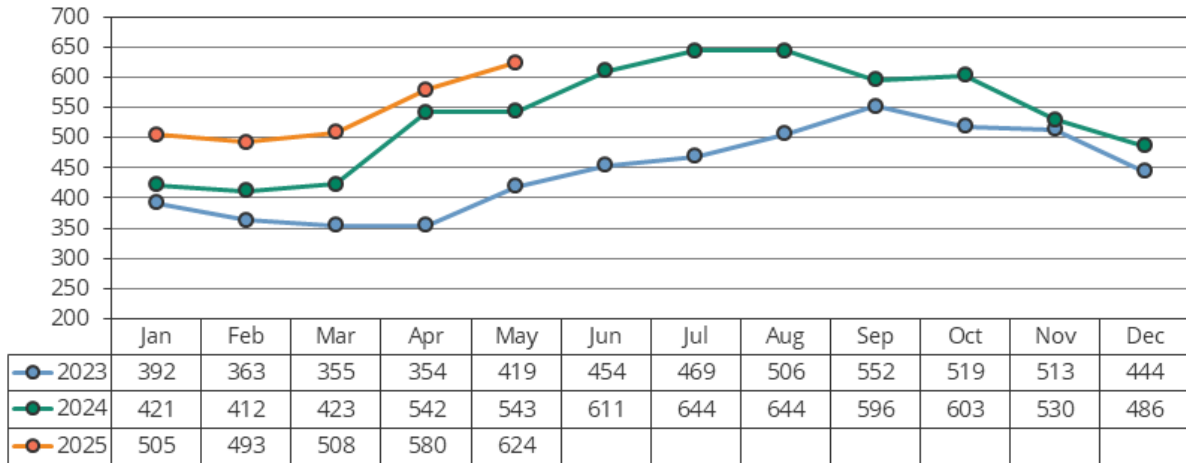
Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	319	241	207	539,500	477,000	54
	April	336	235	168	475,900	450,000	57
	Year-To-Date	1,384	1,051	899	481,400	450,000	61
2024	May	338	270	212	491,000	458,600	53
	Year-To-Date	1,445	1,110	925	471,200	440,100	62
Change	May 2024	-5.6%	-10.7%	-2.4%	9.9%	4.0%	1.3%
	Prev Mo 2025	-5.1%	2.6%	23.2%	13.4%	6.0%	-6.2%
	Year-To-Date	-4.2%	-5.3%	-2.8%	2.2%	2.2%	-1.5%



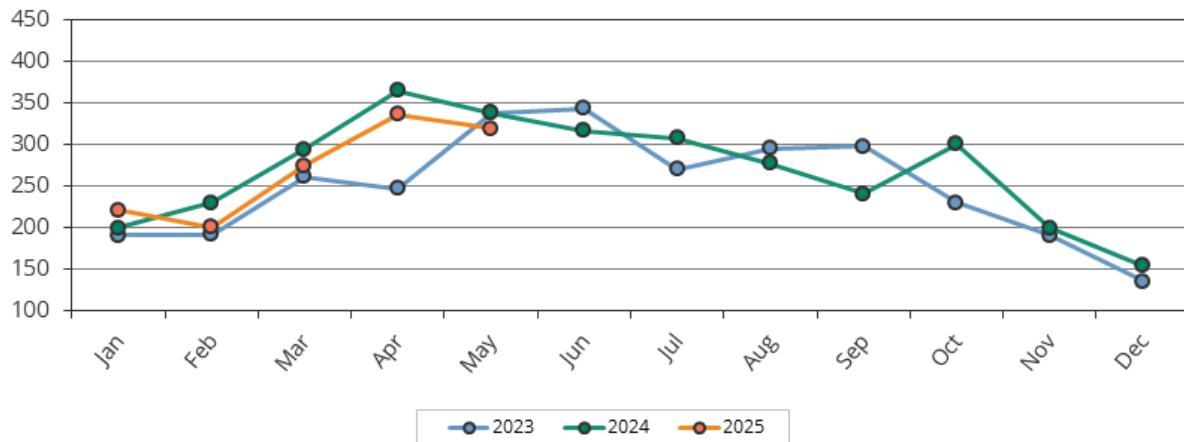
# Polk and Marion Counties

May 2025 Reporting Period

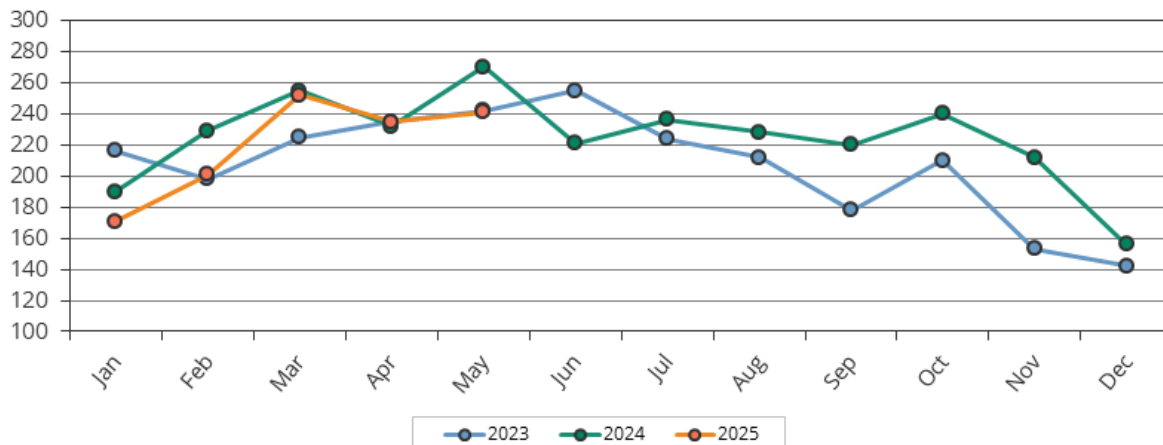
## Active Residential Listings



## New Listings



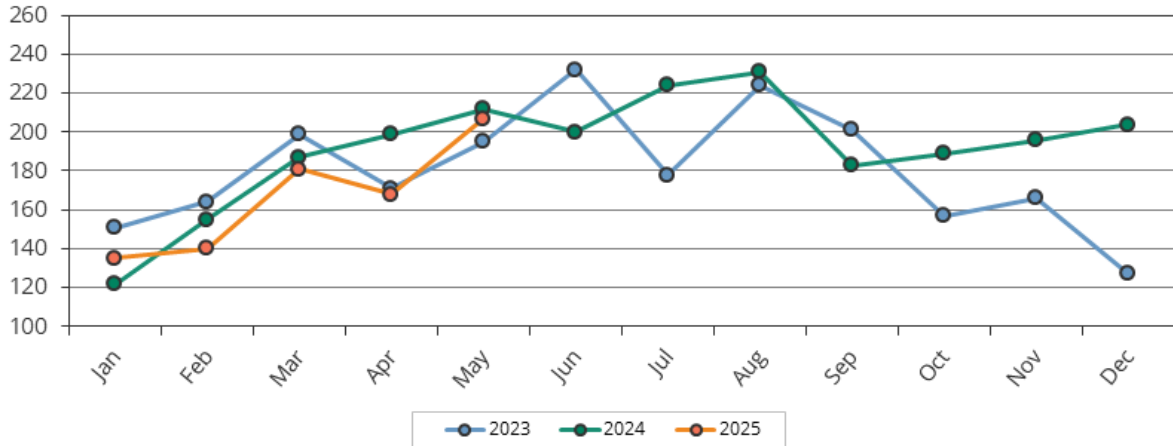
## Pending Sales



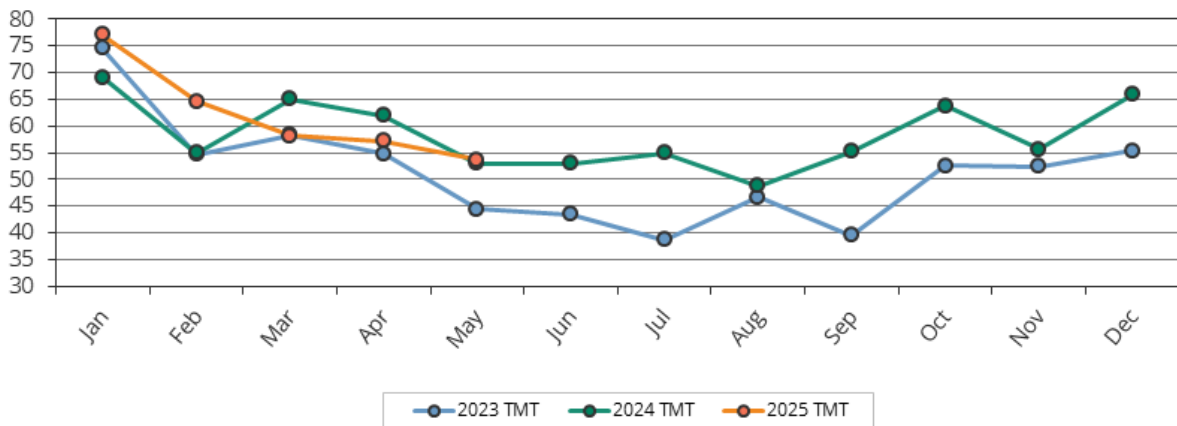
# Polk and Marion Counties

## May 2025 Reporting Period

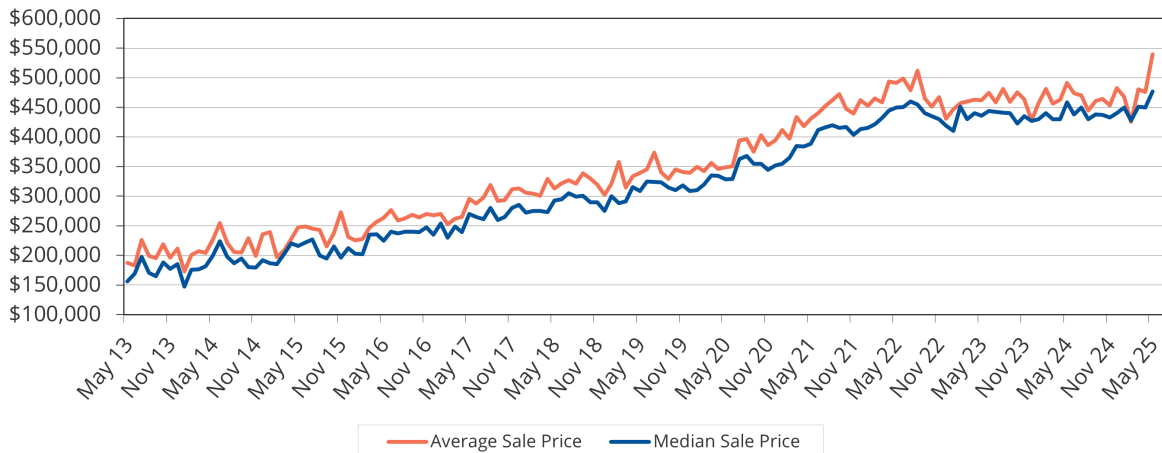
### Closed Sales



### Average Total Market Time



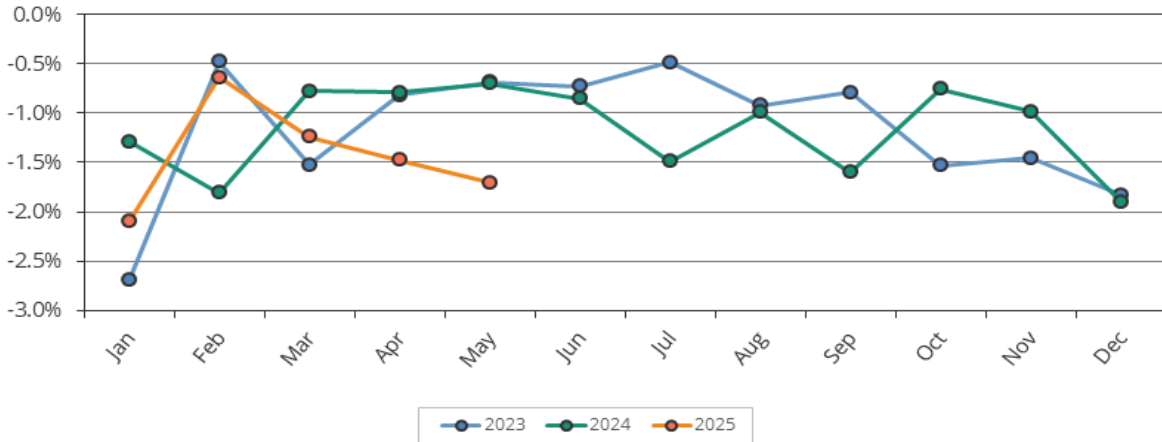
### Average and Median Sale Price



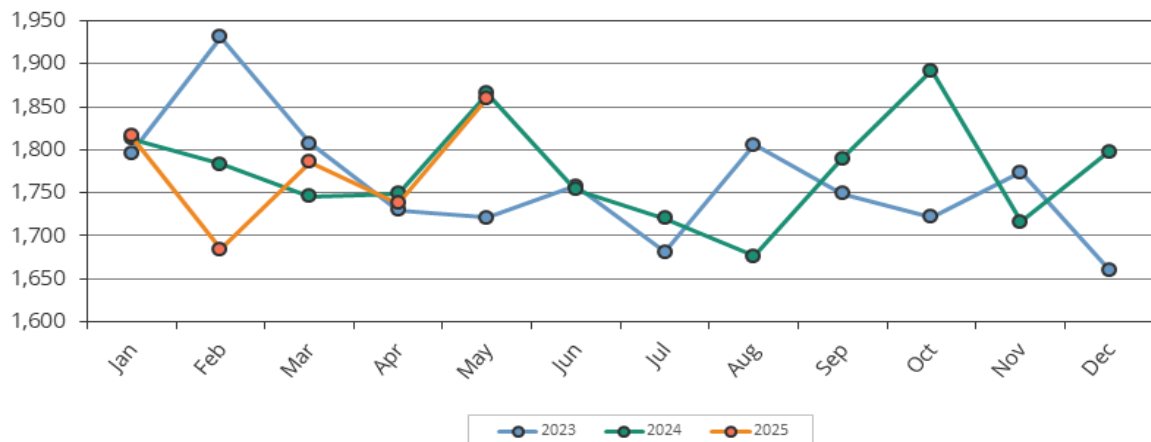
# Polk and Marion Counties

May 2025 Reporting Period

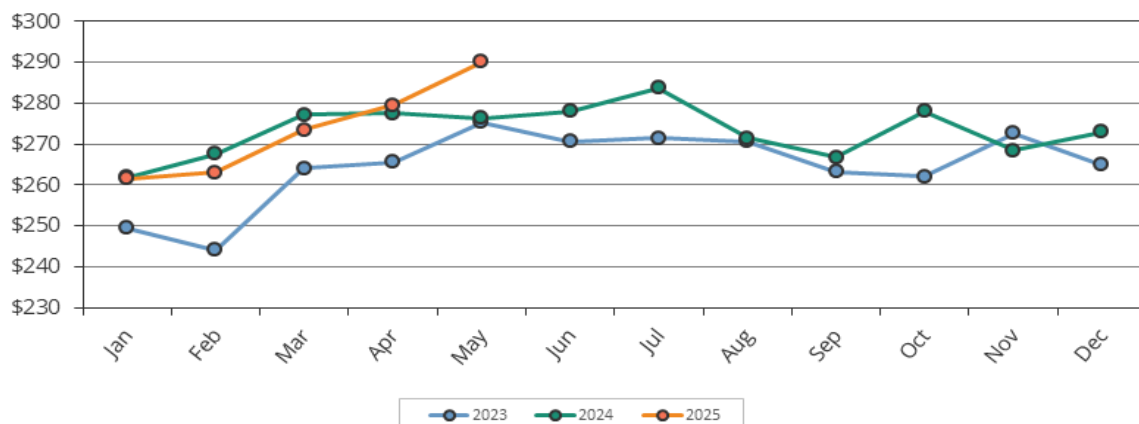
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Footage



# Polk and Marion Counties

## May 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>						
167	Polk County Except Salem	104	32	3	24	-36.8%	21	660,800	129	149	108	-27.0%	85	491,500	454,300	1.4%	1	975,000	5	345,400	4	403,500
168	West Salem N	45	28	4	19	171.4%	14	549,500	27	107	73	52.1%	61	541,700	529,600	0.2%	1	875,000.00	-	-	-	-
169	West Salem S	6	4	0	1	-75.0%	2	452,600	28	15	12	-14.3%	13	520,600	530,000	3.4%	-	-	-	-	-	-
170	Woodburn	85	36	4	38	5.6%	30	421,000	48	233	195	47.7%	155	416,000	439,900	0.8%	-	-	3	300,000	1	650,000
	Except Woodburn	161	79	10	43	-8.5%	46	716,400	71	290	189	-12.5%	166	595,900	548,500	4.6%	3	1,001,100	17	393,600	-	-
170	Marion Except Salem/Keizer	246	115	14	81	-2.4%	76	599,800	62	523	384	10.3%	321	509,000	464,400	0.5%	3	1,001,100	20	379,500	1	650,000
171	Southwest Salem	4	2	0	2	-33.3%	1	508,500	4	10	7	-30.0%	5	466,100	452,000	12.7%	-	-	-	-	-	-
172	South Salem	49	23	3	16	-38.5%	16	631,000	39	108	97	-5.8%	92	560,800	507,500	2.2%	-	-	-	-	3	703,100
173	Southeast Salem	51	31	6	20	11.1%	20	446,600	29	112	78	-10.3%	65	463,000	425,000	1.4%	-	-	-	-	-	-
174	Central Salem	25	13	3	10	-33.3%	8	397,700	31	57	40	-35.5%	40	370,400	386,500	-5.9%	-	-	1	750,000	3	648,700
175	East Salem S	25	32	2	25	19.0%	17	400,400	15	106	97	2.1%	78	443,500	438,400	0.8%	-	-	2	309,000	-	-
176	East Salem N	35	16	3	23	-20.7%	15	454,900	32	103	80	-30.4%	71	376,200	400,000	-0.2%	-	-	1	300,000	1	793,000
177	South Keizer	6	2	1	3	-57.1%	1	290,000	4	11	10	-44.4%	9	394,400	385,000	-5.9%	-	-	-	-	1	395,900
178	North Keizer	28	21	3	17	-10.5%	16	436,200	65	83	65	4.8%	59	409,400	435,000	-2.9%	1	750,000	1	260,000	1	685,000
167-169	Polk Co. Grand Total	155	64	7	44	-10.2%	37	607,400	85	271	193	-8.1%	159	513,100	499,000	1.9%	2	925,000	5	345,400	4	403,500
170-178	Marion Co. Grand Total	469	255	35	197	-10.9%	170	524,700	47	1,113	858	-4.7%	740	474,600	444,500	0.6%	4	938,300	25	380,800	10	657,900
	Polk & Marion Grand Total	624	319	42	241	-10.7%	207	539,500	54	1,384	1,051	-5.3%	899	481,400	450,000	0.8%	6	933,900	30	374,900	14	585,200
220	Benton County	74	37	14	25	66.7%	23	715,300	92	135	104	-1.0%	88	621,800	566,800	13.3%	-	-	8	1,071,100	1	605,000
221	Linn County	196	105	20	85	26.9%	74	428,900	50	477	399	37.6%	342	434,000	405,000	2.0%	9	618,900	18	571,600	6	765,900

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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



# Definitions and Formulas

## Additional Resources

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### 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:

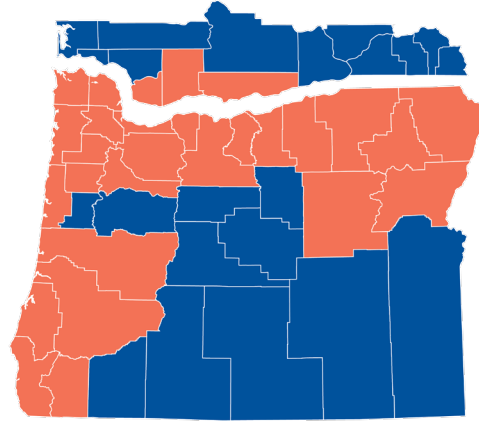
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**Grant Lowery**, Communications Manager

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# MARKET ACTION REPORT

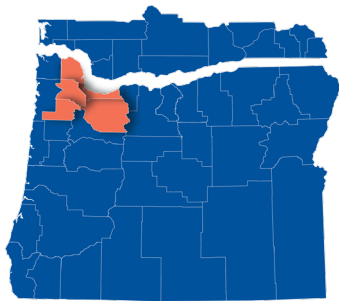
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

**Portland Metro** May 2025 Reporting Period

# Portland Metro

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (3,651) increased 4.1% from the 3,508 listed in May 2024, and increased 8.7% from the 3,358 listed in April 2025.

### Pending Sales

Pending sales (2,299) decreased 2.7% from the 2,363 offers accepted in May 2024, and increased 3.3% from the 2,225 offers accepted in April 2025.

### Closed Sales

Closed sales (2,018) decreased 5.7% from the 2,140 closings in May 2024, and increased 7.3% from the 1,880 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 3.3 months in May. Total market time decreased to 55 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (14,027) increased 6.0%, pending sales (9,566) decreased 0.1%, and closed sales (8,387) increased 2.1%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 1.5% from \$601,200 to \$610,500. In the same comparison, the median sale price has increased 2.6% from \$535,000 to \$549,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.5% (\$612,100 v. \$602,900)

Median Sale Price % Change: +2.0% (\$547,500 v. \$536,900)

*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	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	
July	2.4	2.8	
August	2.2	3.0	
September	2.9	3.5	
October	2.9	2.9	
November	3.5	3.0	
December	2.7	2.7	

## Residential Trends

### May 2025 vs. April 2025

New Listings	+8.7%	↑
Pending Sales	+3.3%	↑
Closed Sales	+7.3%	↑
Average Sale Price	+1.2%	↑
Median Sale Price	+3.5%	↑
Inventory	+0.2	↑
Total Market Time	-7	↓

### May 2025 vs. May 2024

New Listings	+4.1%	↑
Pending Sales	-2.7%	↓
Closed Sales	-5.7%	↓
Average Sale Price	-0.8%	↓
Median Sale Price	+2.0%	↑
Inventory	+1.0	↑
Total Market Time	+7	↑



# Portland Metro

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	13	0.6%	18	0.8%	22	1.1%
100K-200K	60	2.9%	43	1.9%	44	2.2%
200K-300K	94	4.5%	94	4.2%	84	4.2%
300K-400K	239	11.4%	218	9.8%	191	9.5%
400K-500K	432	20.7%	450	20.2%	380	18.8%
500K-600K	389	18.6%	451	20.3%	399	19.8%
600K-700K	295	14.1%	344	15.5%	316	15.7%
700K-800K	191	9.1%	216	9.7%	201	10.0%
800K-900K	117	5.6%	132	5.9%	147	7.3%
900K-1M	78	3.7%	83	3.7%	75	3.7%
1MM-1.1MM	46	2.2%	48	2.2%	35	1.7%
1.1MM-1.2MM	27	1.3%	21	0.9%	23	1.1%
1.2MM-1.3MM	27	1.3%	21	0.9%	29	1.4%
1.3MM-1.4MM	19	0.9%	23	1.0%	15	0.7%
1.4MM-1.5MM	12	0.6%	8	0.4%	11	0.5%
1.5MM-1.6MM	13	0.6%	9	0.4%	9	0.4%
1.6MM-1.7MM	8	0.4%	9	0.4%	5	0.2%
1.7MM-1.8MM	5	0.2%	4	0.2%	5	0.2%
1.8MM-1.9MM	2	0.1%	4	0.2%	4	0.2%
1.9MM-2MM	3	0.1%	1	0.0%	7	0.3%
2MM+	19	0.9%	29	1.3%	16	0.8%
Total Closed Sales	2,089		2,226		2,018	

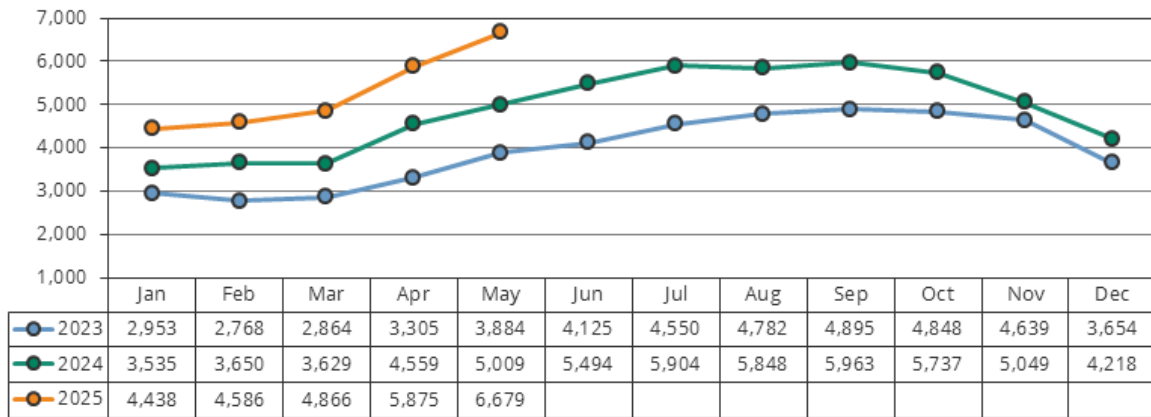
90th Percentile
  50th Percentile
  10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	3,651	2,299	2,018	624,100	569,500	55
	April	3,358	2,225	1,880	616,700	550,000	62
	Year-To-Date	14,027	9,566	8,387	610,500	549,000	69
2024	May	3,508	2,363	2,140	629,000	558,500	48
	Year-To-Date	13,237	9,579	8,211	601,200	535,000	61
Change	May 2024	4.1%	-2.7%	-5.7%	-0.8%	2.0%	14.2%
	Prev Mo 2025	8.7%	3.3%	7.3%	1.2%	3.5%	-11.3%
	Year-To-Date	6.0%	-0.1%	2.1%	1.5%	2.6%	13.1%

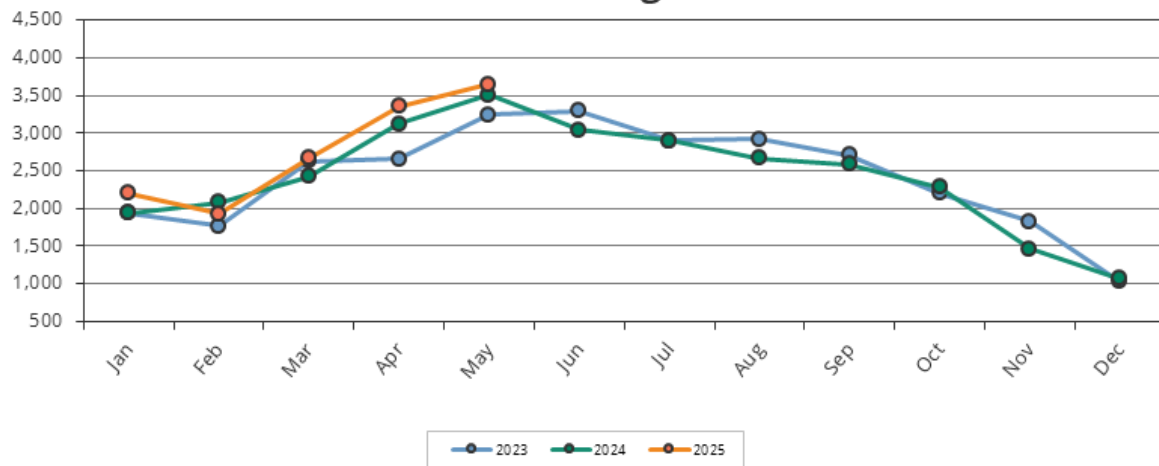
# Portland Metro

## May 2025 Reporting Period

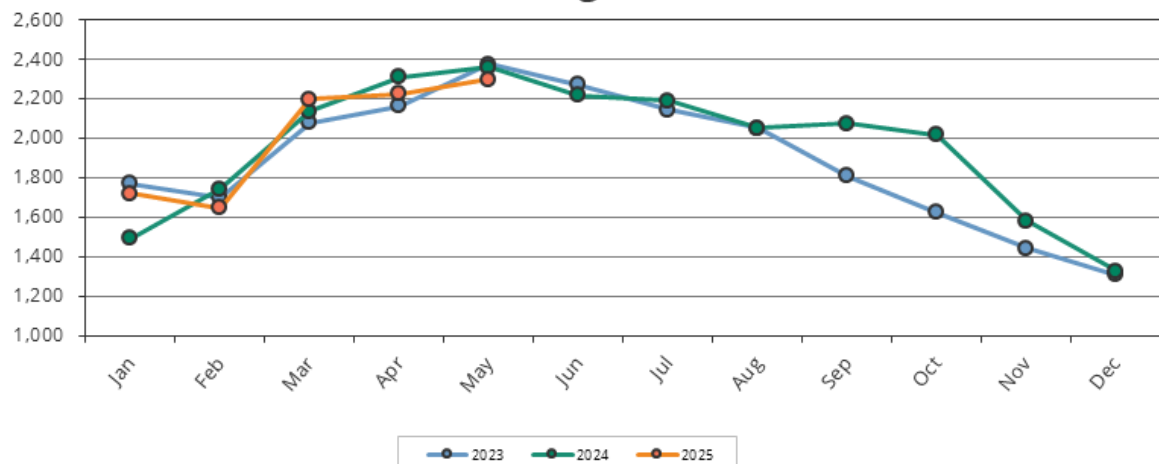
### Active Residential Listings



### New Listings



### Pending Sales

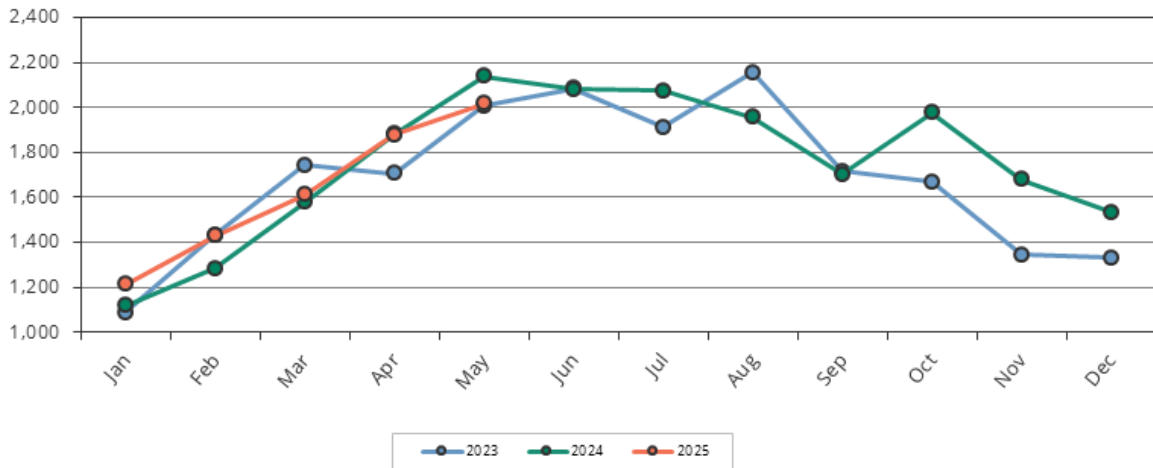




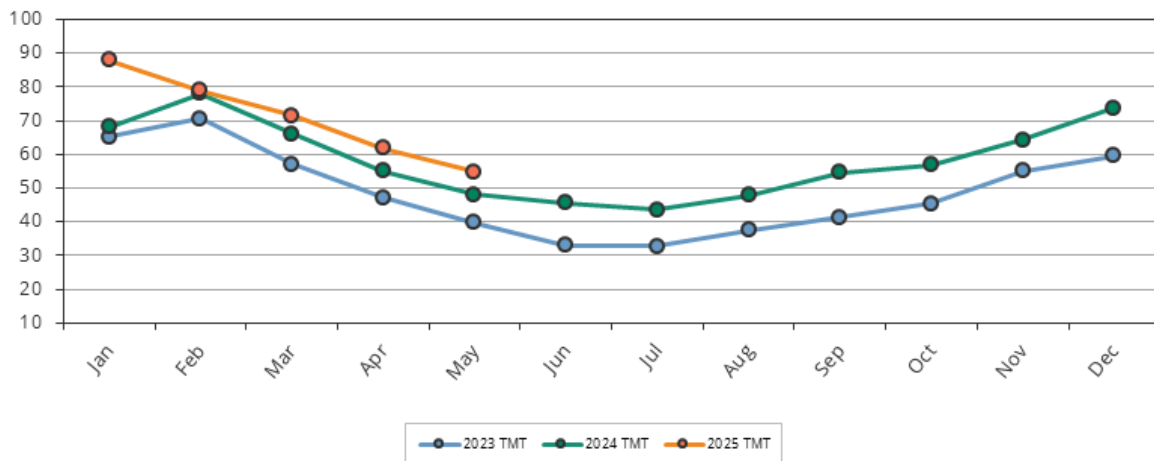
# Portland Metro

May 2025 Reporting Period

## Closed Sales



## Average Total Market Time



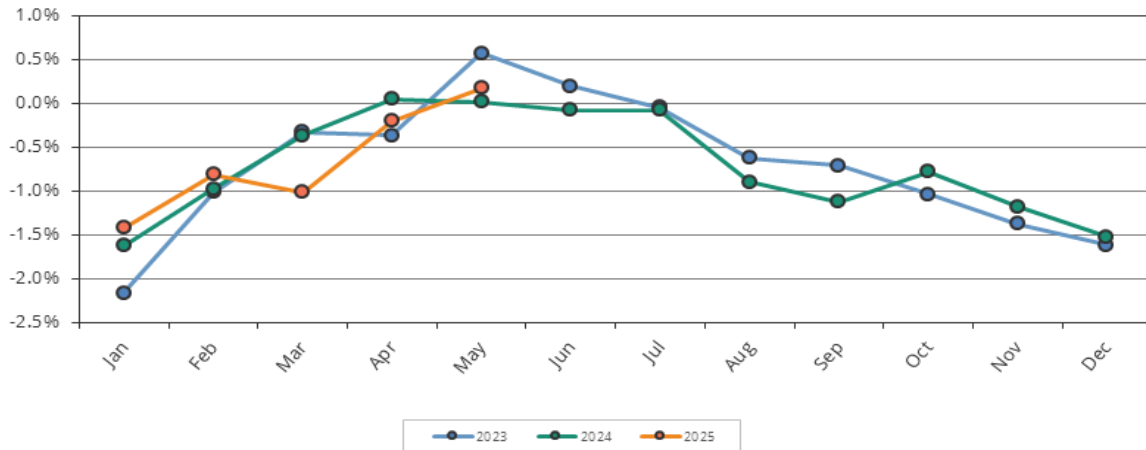
## Average and Median Sale Price



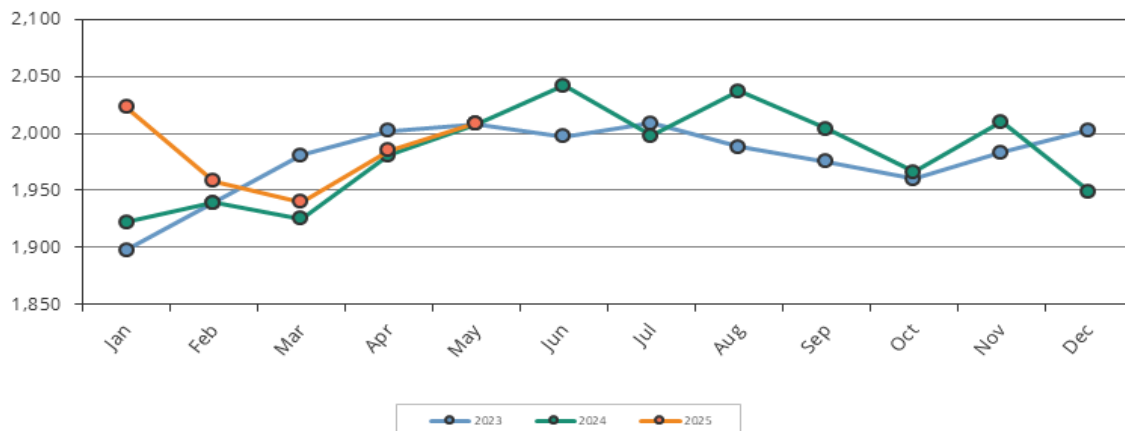
# Portland Metro

May 2025 Reporting Period

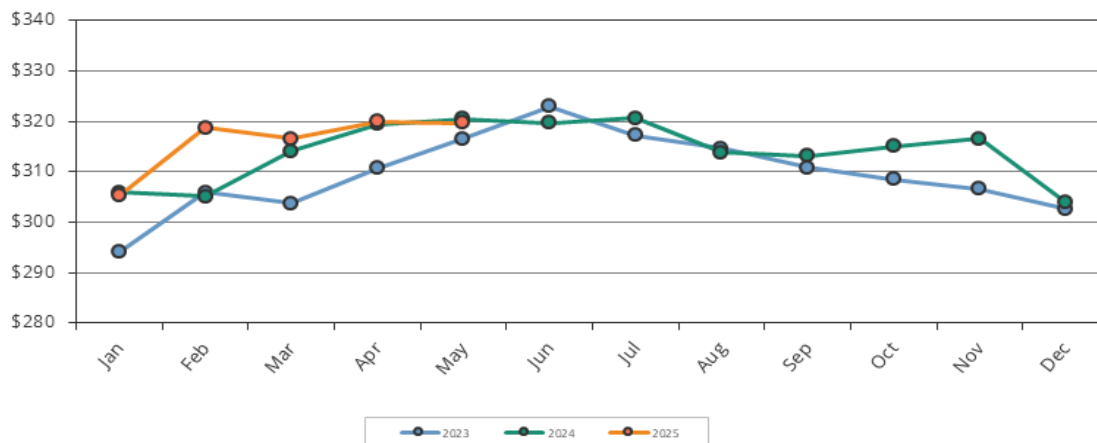
### Average Sold Price Change



### Average Square Footage



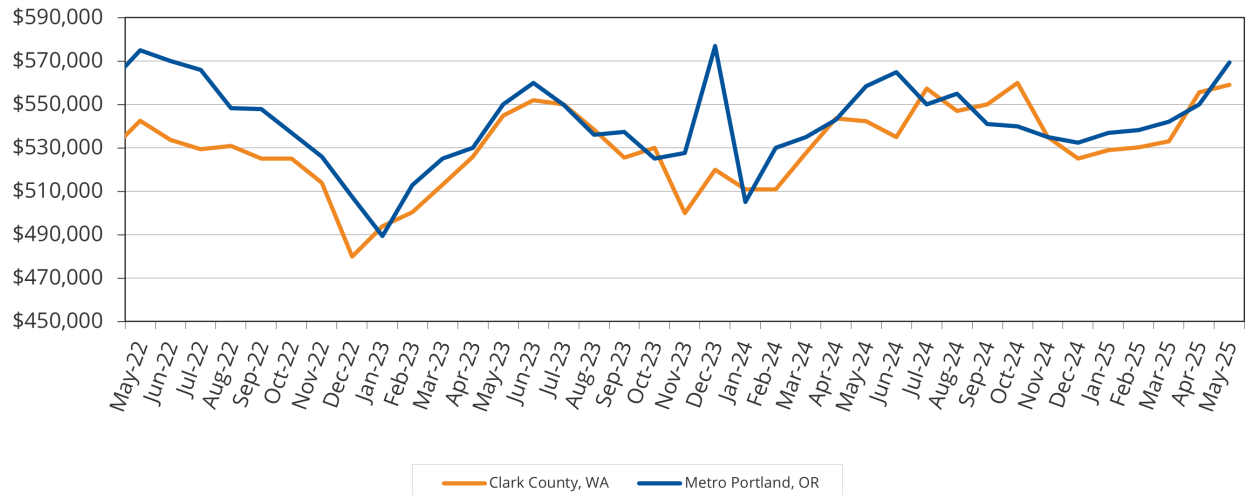
### Average Price Per Square Footage



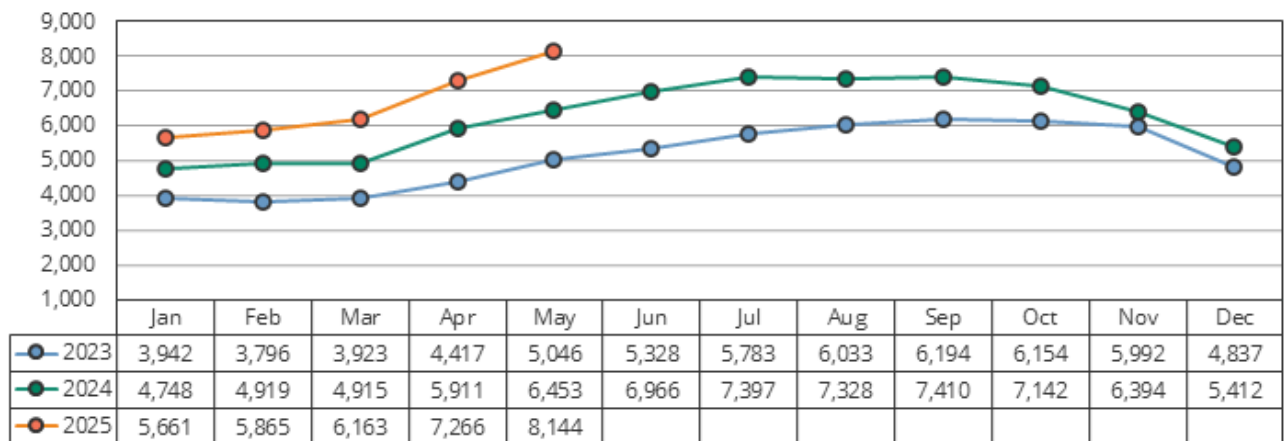
# Portland Metro

May 2025 Reporting Period

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



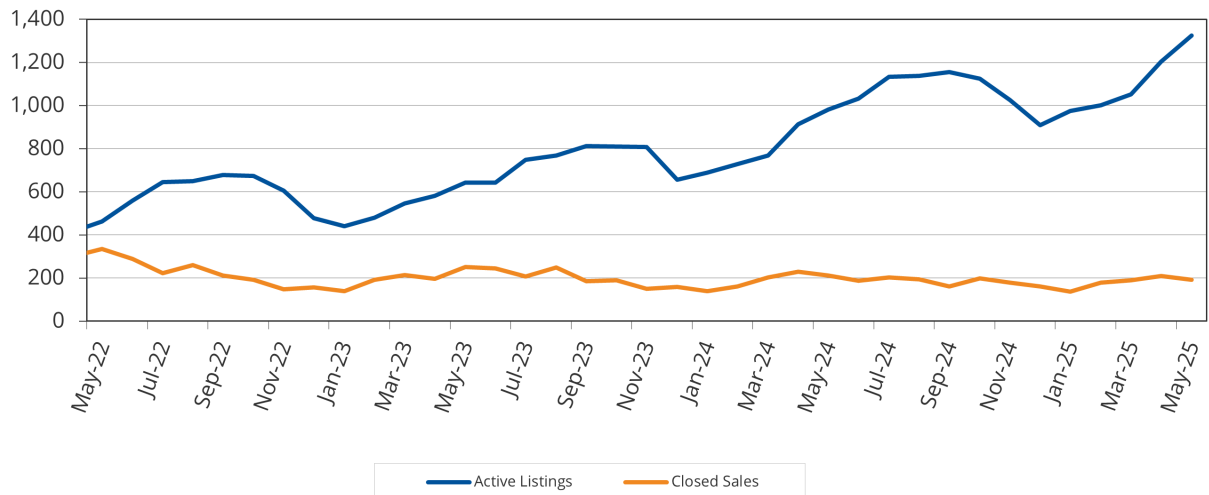
## Total Active Listings



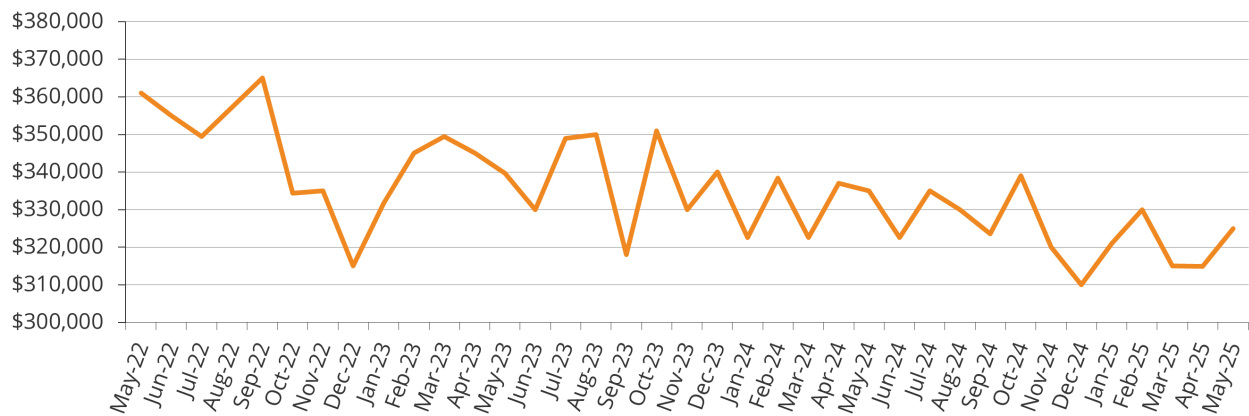
# Portland Metro

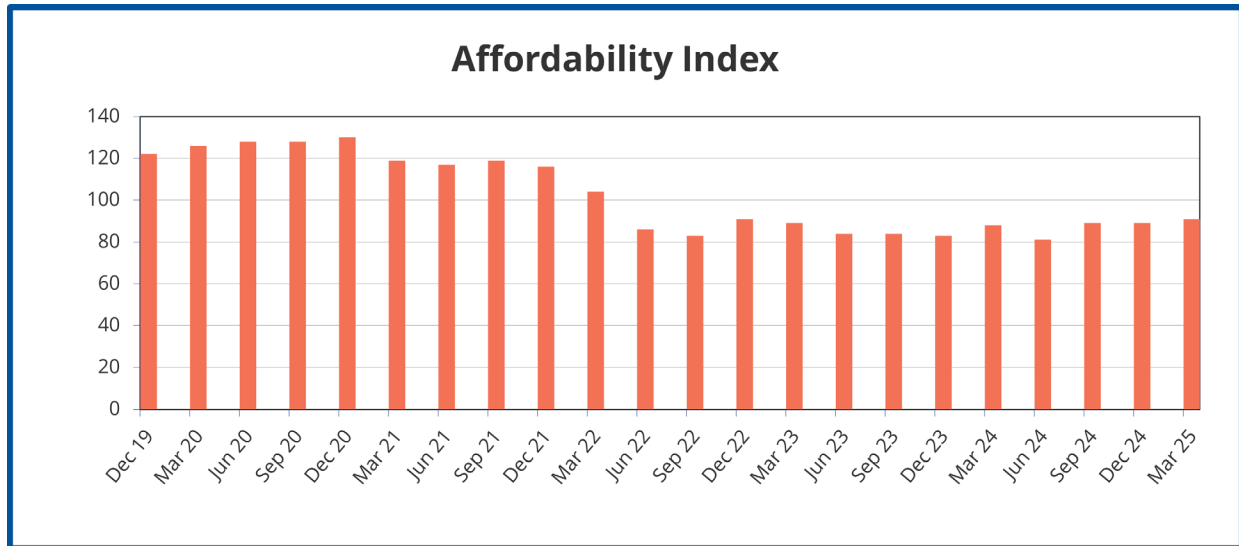
## May 2025 Reporting Period

### Active & Closed Condos



### Condo Median Sale Price





**AFFORDABILITY** - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Portland Metro area is affordable for a family earning the median income. A family earning the median income (\$124,100 in 2024, per HUD) can afford 91% of a monthly mortgage payment on a median priced home (\$542,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (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	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
6,146	92.0%	3.0



# Portland Metro

## May 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 vs 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price			Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
141	N Portland	265	133	17	91	-20.2%	85	500,200	57	564	428	8.4%	403	495,300	469,500	1.1%	3	306,700	4	378,900	11	1,289,700	
142	NE Portland	439	314	31	201	-0.5%	201	628,000	42	1,129	824	-2.8%	731	569,400	522,500	-2.8%	4	1,003,800	5	649,400	37	612,400	
143	SE Portland	538	427	50	278	-9.2%	254	553,400	36	1,614	1,174	9.4%	1,024	525,300	465,000	3.4%	8	2,105,600	14	403,800	44	811,000	
144	Gresham / Troutdale	399	246	20	148	-6.3%	129	518,000	76	883	625	-1.4%	526	501,100	489,900	4.0%	8	733,900	17	751,600	13	553,500	
145	Milwaukie / Clackamas	526	262	38	206	5.1%	175	572,400	63	1,126	818	-3.8%	704	581,200	568,000	0.9%	4	548,800	18	371,200	2	667,500	
146	Oregon City / Canby	322	173	22	99	-21.4%	105	617,700	51	628	476	-6.8%	430	606,200	590,000	2.3%	3	571,300	15	525,600	10	679,000	
147	Lake Oswego / West Linn	411	216	35	110	-14.1%	108	941,700	60	737	444	-11.0%	391	1,073,100	857,500	3.4%	-	-	9	998,800	3	1,215,000	
148	W Portland	1,143	449	93	232	2.7%	191	780,500	76	1,770	929	2.3%	809	758,500	665,000	3.6%	3	208,300	24	340,600	10	794,600	
149	NW Wash Co.	341	186	24	110	-7.6%	89	747,200	43	705	458	-4.4%	412	747,200	710,500	1.9%	1	440,000	13	362,300	-	-	
150	Beaverton/ Aloha	511	308	41	172	-12.2%	149	581,300	48	1,117	749	-9.5%	677	557,900	555,000	2.9%	2	365,800	7	457,600	6	885,000	
151	Tigard / Wilsonville	620	335	24	244	4.3%	210	670,700	51	1,395	996	3.4%	841	646,900	620,000	0.5%	3	565,000	15	715,100	7	640,500	
152	Hillsboro / Forest Grove	530	304	52	202	23.9%	155	557,400	49	1,145	788	6.6%	687	559,000	523,400	0.1%	3	658,000	9	397,700	4	519,500	
153	Mt. Hood	66	35	2	25	177.8%	6	440,600	19	115	66	50.0%	49	581,400	475,000	4.4%	-	-	7	186,100	-	-	
155	Columbia Co.	213	96	13	60	7.1%	57	509,000	76	375	267	3.1%	244	476,500	464,000	4.3%	1	412,000	26	191,800	2	440,000	
156	Yamhill Co.	355	167	25	121	-6.9%	104	533,800	71	724	524	-4.6%	459	527,100	475,000	1.0%	10	1,572,800	42	282,300	12	875,200	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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

# Portland Metro

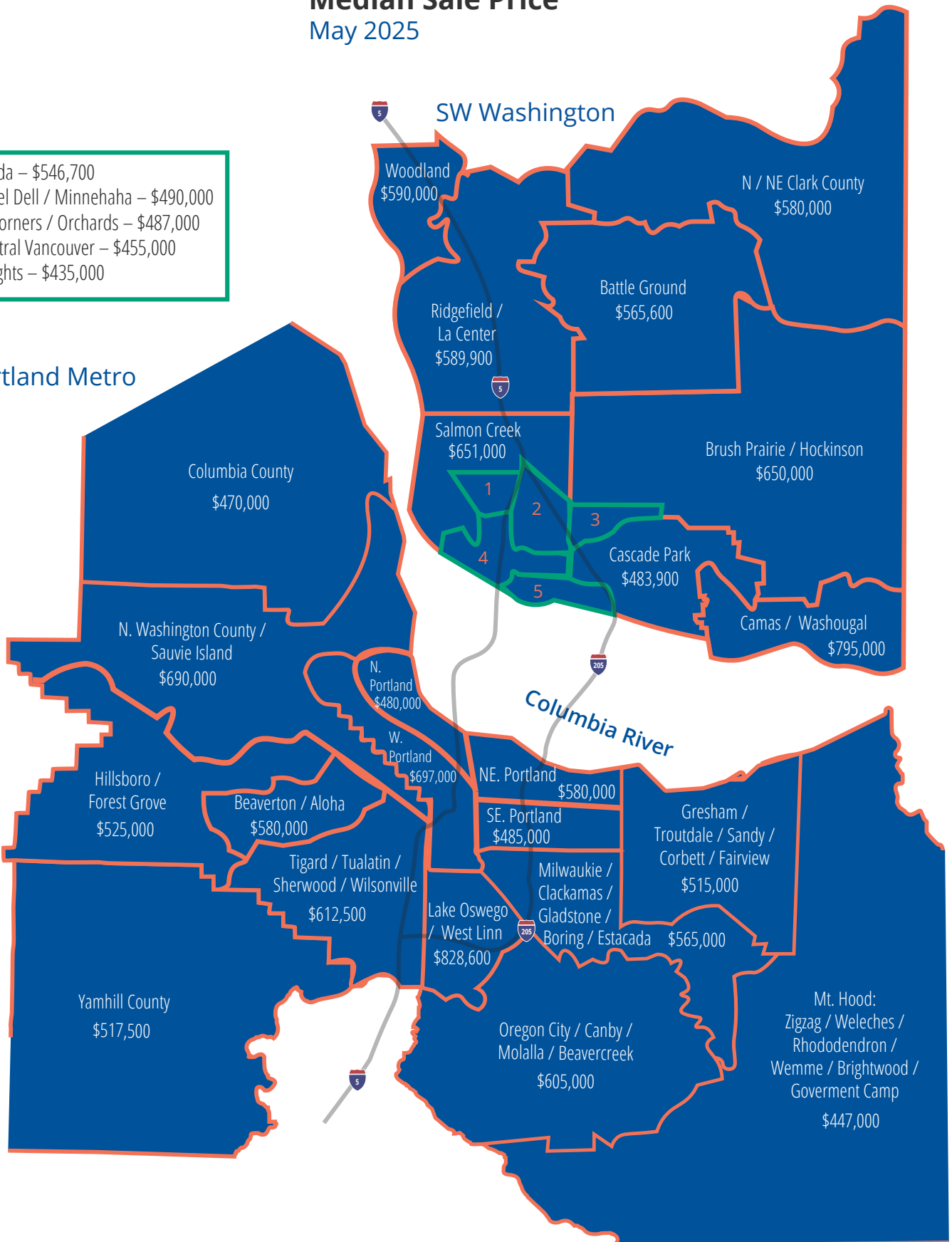
May 2025 Reporting Period

## Median Sale Price

May 2025

1. Felida – \$546,700
2. Hazel Dell / Minnehaha – \$490,000
3. 5. Corners / Orchards – \$487,000
4. Central Vancouver – \$455,000
5. Heights – \$435,000

### Portland Metro





# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

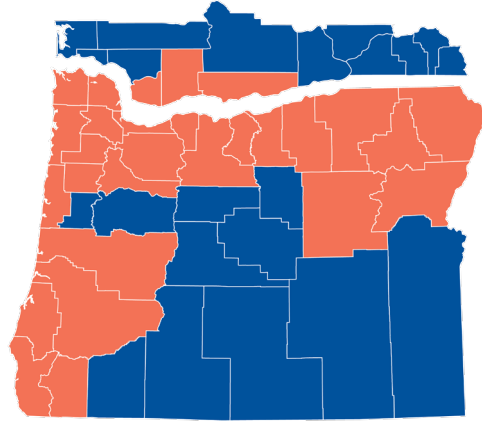
### Active Listings:

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

### Additional Resources for RMLS Subscribers:

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

- 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



## Credits:

**Contact RMLS at:**  
**communications@rmls.com**



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# MARKET ACTION REPORT

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

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**SW Washington** May 2025 Reporting Period

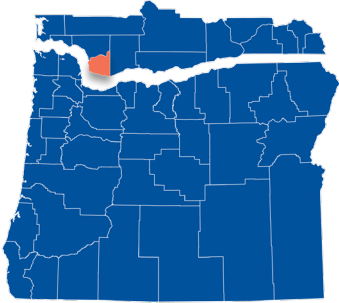


# SW Washington

## May 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 (986) increased 4.6% from the 943 listed in May 2024, and increased 10.9% from the 889 listed in April 2025.

### Pending Sales

Pending sales (616) decreased 6.0% from the 655 offers accepted in May 2024, and increased 3.5% from the 595 offers accepted in April 2025.

### Closed Sales

Closed sales (534) decreased 4.0% from the 556 closings in May 2024, and decreased 0.2% from the 535 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 3.4 months in May. Total market time decreased to 50 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (3,772) increased 1.5%, pending sales (2,689) decreased 3.7%, and closed sales (2,423) increased 2.2%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 4.6% from \$589,700 to \$617,100. In the same comparison, the median sale price has increased 3.2% from \$527,000 to \$544,000.

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

Average Sale Price % Change: +4.7% (\$621,300 v. \$593,300)

Median Sale Price % Change: +3.2% (\$547,000 v. \$529,900)

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	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	
July	1.9	2.6	
August	1.9	3.0	
September	2.5	3.3	
October	2.8	2.9	
November	3.7	3.0	
December	2.7	2.7	

## Residential Trends

### May 2025 vs. April 2025

New Listings **+10.9%** ↑

Pending Sales **+3.5%** ↑

Closed Sales **-0.2%** ↓

Average Sale Price **-1.4%** ↓

Median Sale Price **+0.6%** ↑

Inventory **+0.5** ↑

Total Market Time **-15** ↓

### May 2025 vs. May 2024

New Listings **+4.6%** ↑

Pending Sales **-6.0%** ↓

Closed Sales **-4.0%** ↓

Average Sale Price **+1.0%** ↑

Median Sale Price **+3.1%** ↑

Inventory **+0.8** ↑

Total Market Time **+3** ↑

# SW Washington

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	4	0.7%	2	0.3%	2	0.4%
100K-200K	12	2.1%	12	2.1%	6	1.1%
200K-300K	21	3.7%	10	1.7%	13	2.4%
300K-400K	39	6.9%	39	6.7%	43	8.1%
400K-500K	154	27.3%	161	27.8%	130	24.3%
500K-600K	139	24.6%	119	20.6%	119	22.3%
600K-700K	70	12.4%	85	14.7%	57	10.7%
700K-800K	52	9.2%	50	8.6%	63	11.8%
800K-900K	25	4.4%	31	5.4%	34	6.4%
900K-1M	12	2.1%	16	2.8%	16	3.0%
1MM-1.1MM	6	1.1%	8	1.4%	12	2.2%
1.1MM-1.2MM	14	2.5%	6	1.0%	10	1.9%
1.2MM-1.3MM	5	0.9%	8	1.4%	8	1.5%
1.3MM-1.4MM	3	0.5%	9	1.6%	7	1.3%
1.4MM-1.5MM	2	0.4%	7	1.2%	6	1.1%
1.5MM-1.6MM	2	0.4%	6	1.0%	2	0.4%
1.6MM-1.7MM	2	0.4%	3	0.5%	2	0.4%
1.7MM-1.8MM	0	0.0%	1	0.2%	0	0.0%
1.8MM-1.9MM	0	0.0%	2	0.3%	0	0.0%
1.9MM-2MM	1	0.2%	1	0.2%	0	0.0%
2MM+	1	0.2%	3	0.5%	4	0.7%
Total Closed Sales	564		579		534	

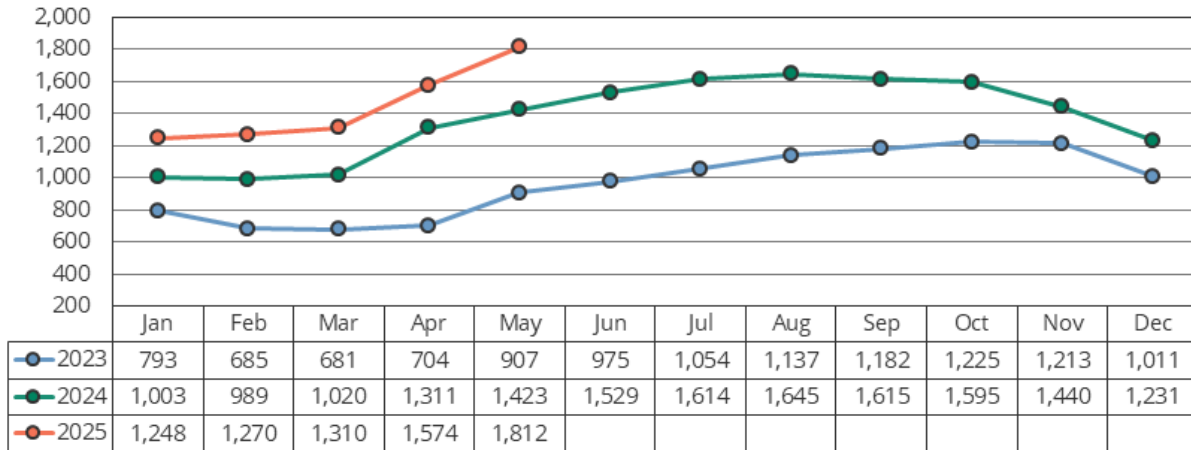
90th Percentile
  50th Percentile
  10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	986	616	534	634,900	559,000	50
	April	889	595	535	644,000	555,700	65
	Year-To-Date	3,772	2,689	2,423	617,100	544,000	66
2024	May	943	655	556	628,500	542,300	47
	Year-To-Date	3,718	2,791	2,372	589,700	527,000	57
Change	May 2024	4.6%	-6.0%	-4.0%	1.0%	3.1%	5.9%
	Prev Mo 2025	10.9%	3.5%	-0.2%	-1.4%	0.6%	-23.2%
	Year-To-Date	1.5%	-3.7%	2.2%	4.6%	3.2%	15.6%

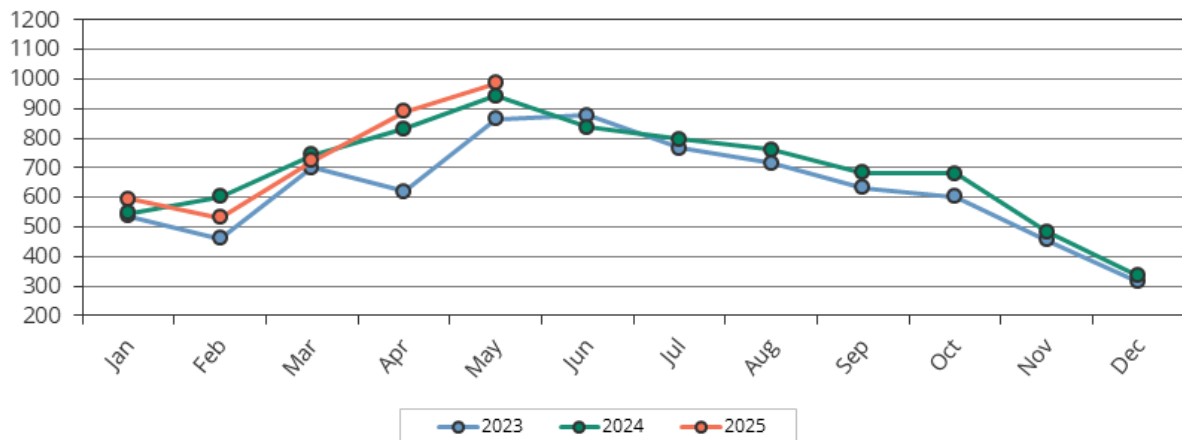
# SW Washington

## May 2025 Reporting Period

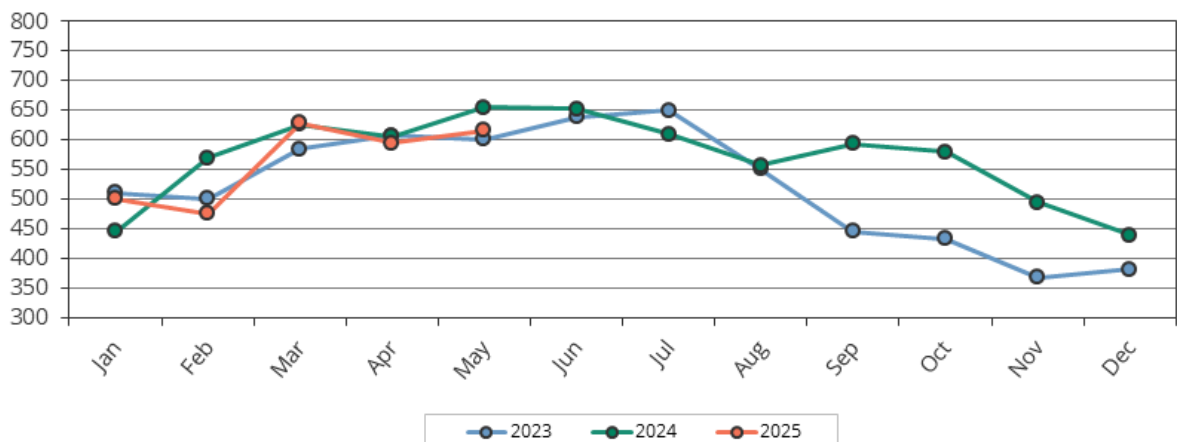
### Active Residential Listings



### New Listings



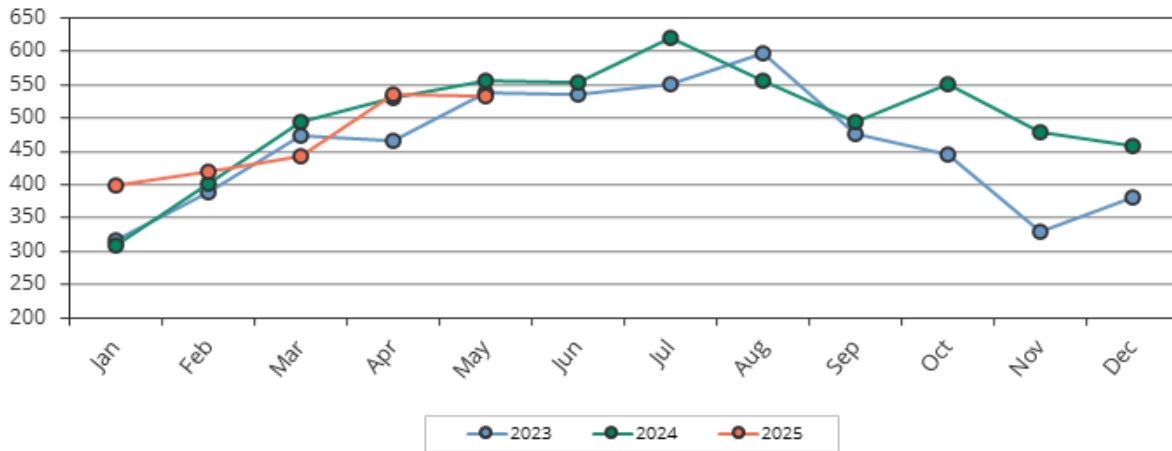
### Pending Sales



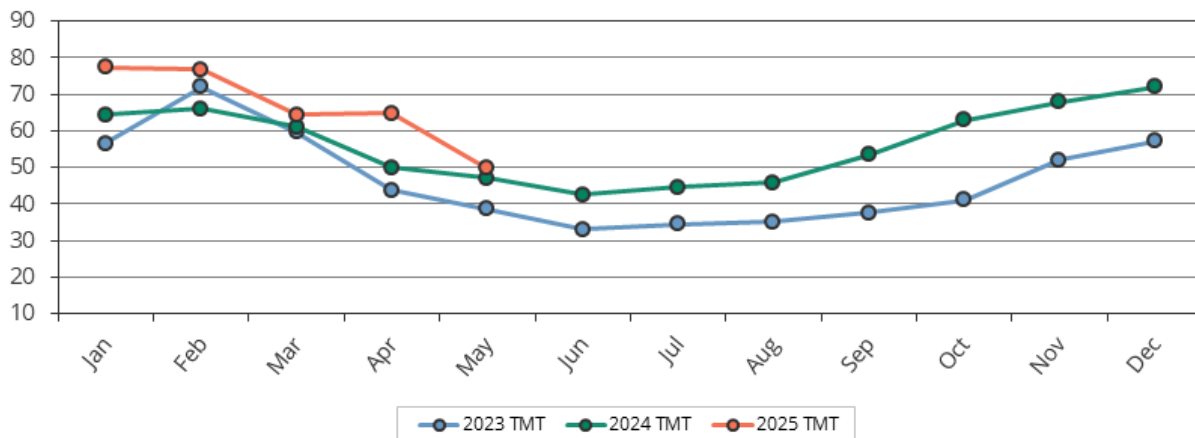
# SW Washington

## May 2025 Reporting Period

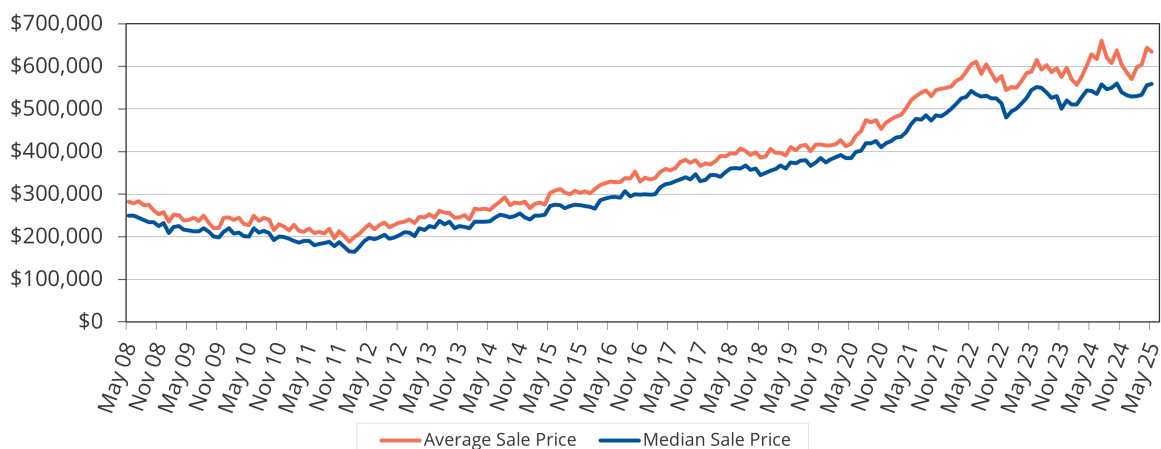
### Closed Sales



### Average Total Market Time



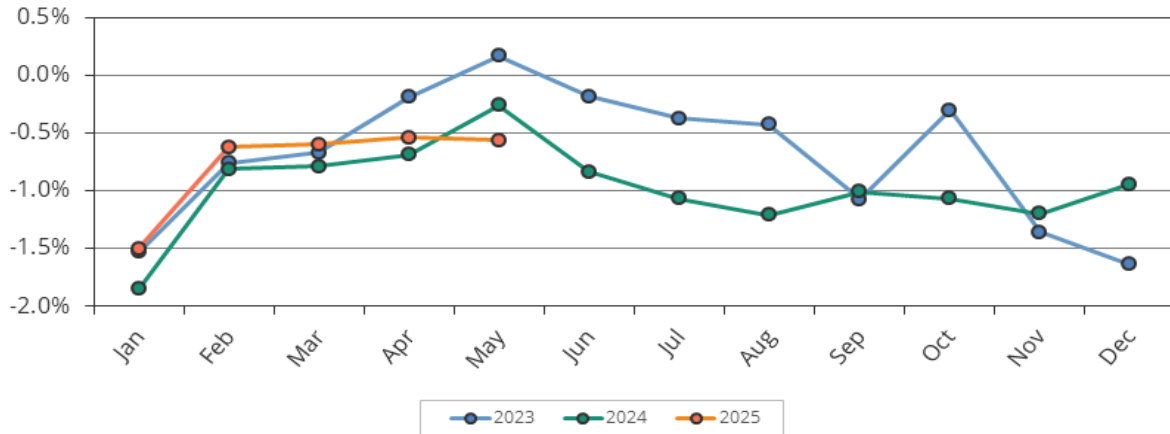
### Average and Median Sale Price



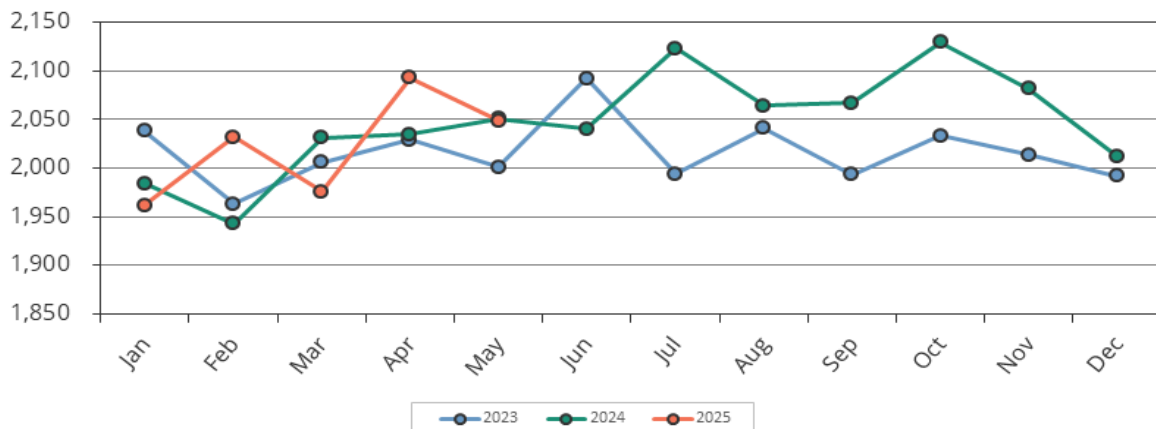
# SW Washington

## May 2025 Reporting Period

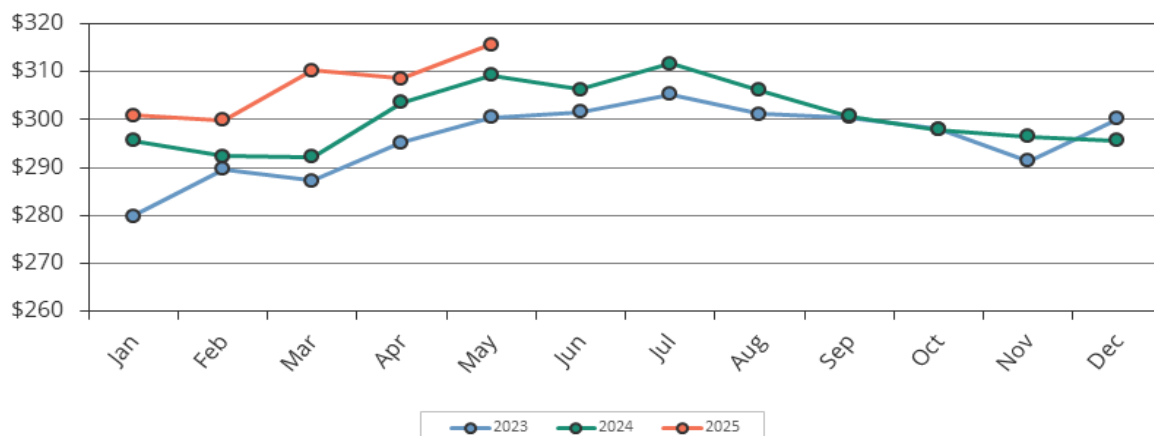
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Foot

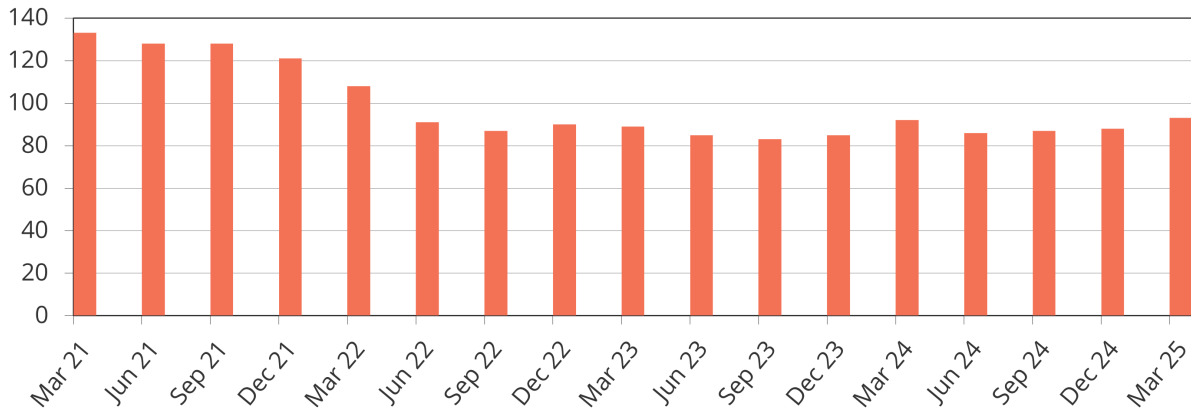




# SW Washington

## May 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 Clark County area is affordable for a family earning the median income. A family earning the median income (\$124,100 in 2024, per HUD) can afford 93% of a monthly mortgage payment on a median priced home (\$533,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (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

**1,360**

Percent of Total  
Active Listings

**75.1%**

Purchase- and  
Occupancy-Ready  
Inventory in Months

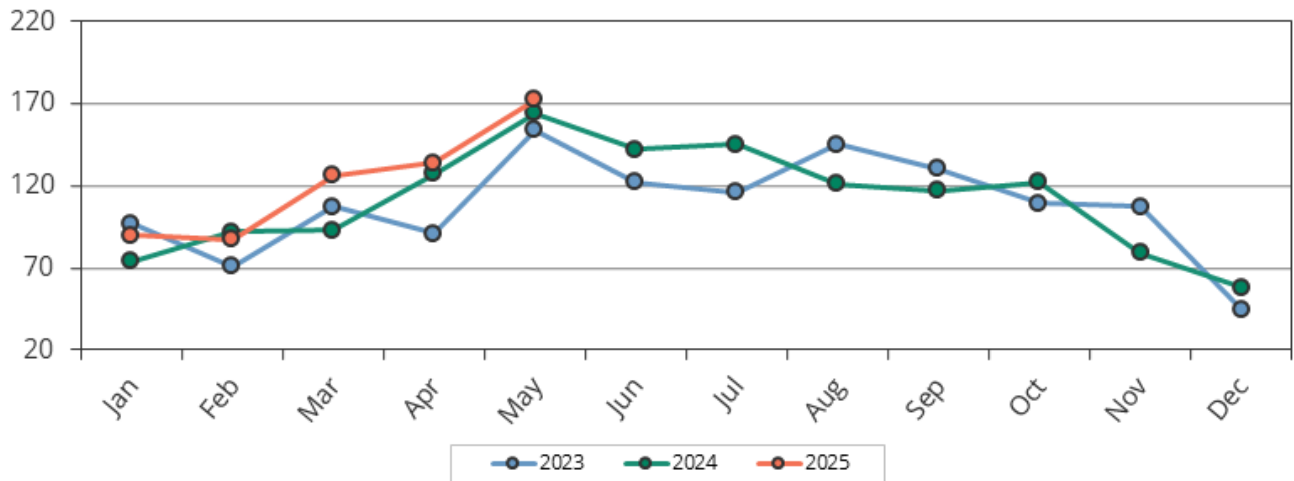
**2.5**



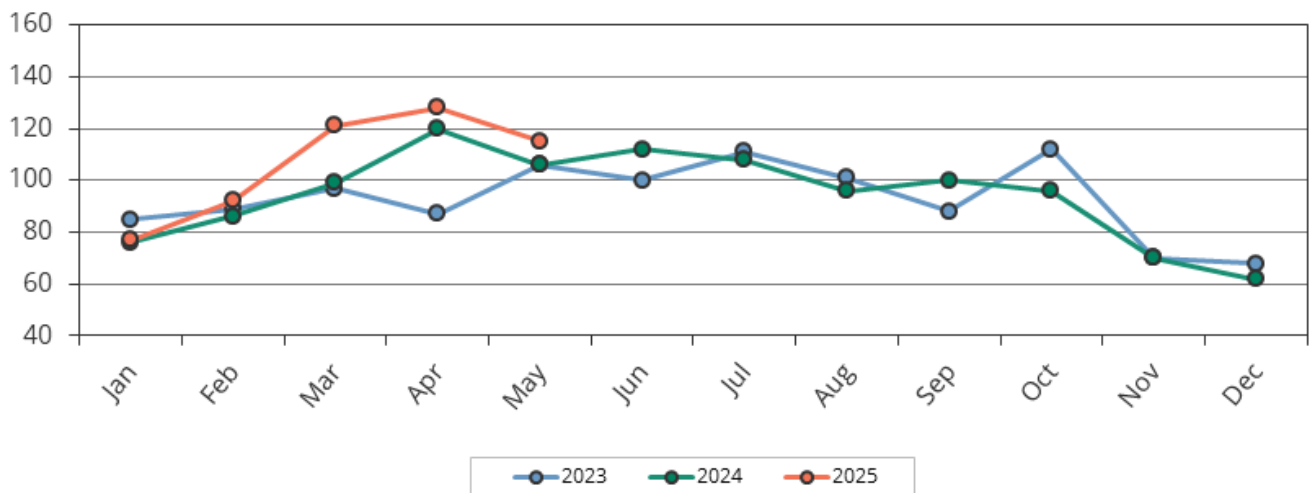
# Cowlitz County – SW Washington

## May 2025 Reporting Period

### Cowlitz County New Listings



### Cowlitz County Pending Sales

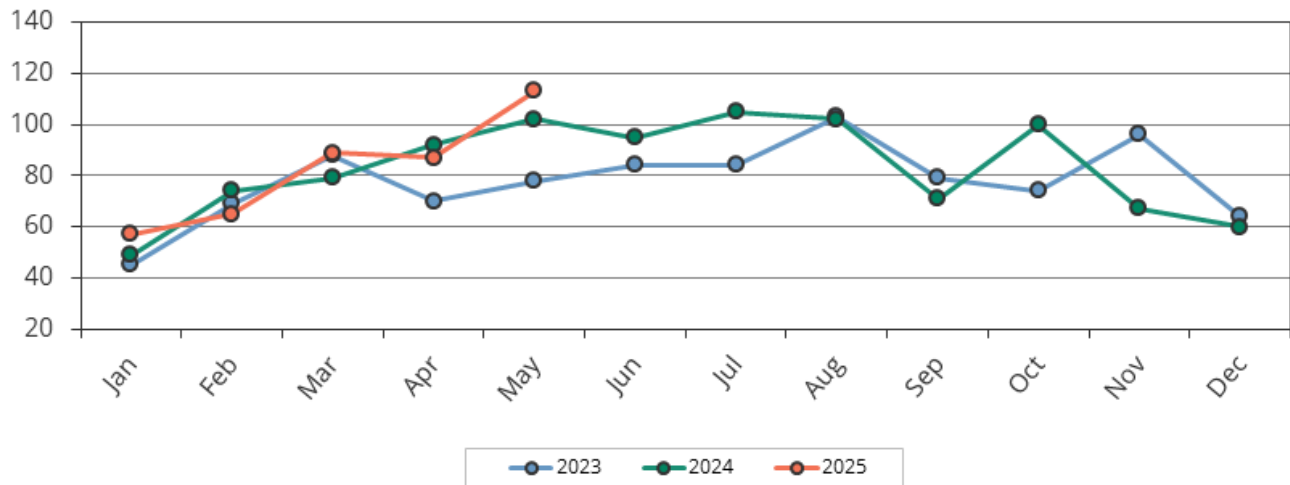




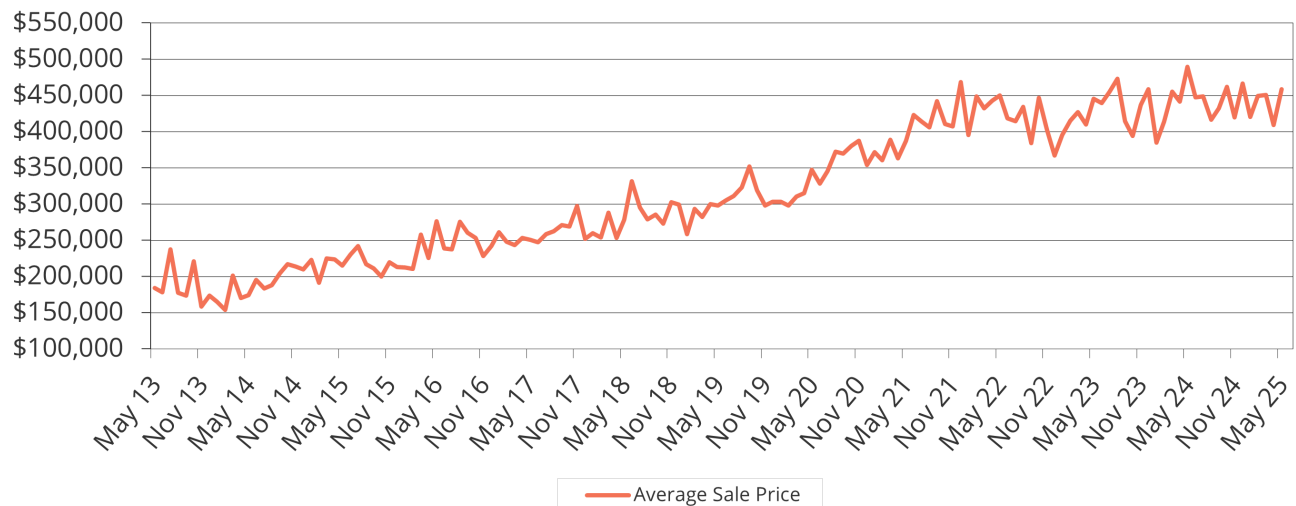
# Cowlitz County – SW Washington

## May 2025 Reporting Period

### Cowlitz County Closed Sales



### Cowlitz County Average Sale Price



# SW Washington

## May 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 <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	38	25	8	16	23.1%	9	514,800	39	84	52	-17.5%	49	524,000	498,500	42	-2.2%	1	1,250,000	1	270,000	6	721,900
12	NW Heights	37	26	3	9	-55.0%	14	360,400	72	99	65	20.4%	66	382,700	378,500	50	0.8%	1	650,000	1	250,000	10	742,800
13	SW Heights	28	8	0	6	-64.7%	3	868,300	146	54	36	-23.4%	31	650,900	500,000	85	3.6%	-	-	-	-	1	384,000
14	Lincoln/Hazel Dell	21	10	1	5	-50.0%	8	684,200	31	50	32	-27.3%	32	551,800	516,300	28	8.3%	-	-	3	263,300	-	-
15	E Hazel Dell	67	40	8	33	-2.9%	23	440,000	28	174	114	-3.4%	91	445,700	460,000	43	2.1%	-	-	1	300,000	1	615,000
20	NE Heights	29	24	2	13	30.0%	9	445,900	11	78	60	-10.4%	56	470,900	450,000	34	0.9%	-	-	-	-	3	761,700
21	Orchards	51	36	5	25	25.0%	15	455,100	41	133	105	7.1%	86	469,600	467,500	56	8.1%	-	-	-	-	-	-
22	Evergreen	84	66	8	40	17.6%	35	442,400	25	250	206	7.3%	186	452,900	455,000	50	-3.9%	-	-	2	215,000	3	684,800
23	E Heights	33	20	1	11	120.0%	8	405,900	50	76	54	3.8%	54	523,000	456,100	52	-10.8%	-	-	-	-	-	-
24	Cascade Park	40	28	0	13	-38.1%	18	594,600	41	95	68	-8.1%	65	601,500	542,500	54	9.7%	-	-	-	-	2	599,000
25	Five Corners	16	20	2	11	-21.4%	11	500,300	12	59	46	-6.1%	45	502,500	472,000	30	5.5%	-	-	-	-	1	819,000
26	E Orchards	52	27	0	18	0.0%	15	544,700	52	102	59	-16.9%	56	562,000	527,000	60	0.0%	-	-	1	350,000	1	597,800
27	Fisher's Landing	48	25	1	16	33.3%	13	571,200	24	112	71	9.2%	62	602,200	559,000	52	3.0%	-	-	1	445,000	-	-
31	SE County	9	7	0	3	200.0%	3	716,600	83	17	13	62.5%	10	941,200	790,000	99	13.2%	-	-	2	467,500	-	-
32	Camas City	212	110	19	63	23.5%	61	842,900	41	387	243	17.4%	182	877,900	844,300	62	8.3%	-	-	6	464,300	1	460,000
33	Washougal	110	63	7	43	13.2%	32	812,300	57	210	147	-3.3%	133	768,800	722,000	92	7.8%	1	470,000	10	334,200	-	-
41	N Hazel Dell	35	32	5	21	-8.7%	18	583,200	35	110	86	-4.4%	77	559,800	542,100	52	0.1%	-	-	2	275,000	-	-
42	S Salmon Creek	57	44	6	24	50.0%	21	577,100	27	141	101	16.1%	89	541,500	528,600	46	6.2%	-	-	-	-	-	-
43	N Felida	82	42	13	37	-17.8%	22	727,600	139	154	137	-22.2%	130	750,400	606,700	112	4.1%	-	-	2	775,000	-	-
44	N Salmon Creek	108	40	7	21	-43.2%	29	712,500	38	197	132	-9.6%	125	634,300	575,000	47	10.8%	-	-	-	-	-	-
50	Ridgefield	159	64	12	46	-8.0%	29	663,000	78	249	177	-29.8%	154	678,200	610,000	76	12.1%	2	962,500	2	387,500	1	510,000
51	W of I-5 County	17	5	0	2	-60.0%	-	-	-	15	10	-47.4%	9	1,346,700	865,000	63	8.1%	-	-	3	691,700	-	-
52	NW E of I-5 County	43	22	3	12	20.0%	20	677,700	55	101	74	34.5%	72	604,200	528,500	58	-6.3%	-	-	-	-	-	-
61	Battleground	171	64	8	52	18.2%	40	635,400	69	279	211	1.0%	188	582,500	534,000	94	1.8%	-	-	10	463,500	2	652,500
62	Brush Prairie	161	91	14	54	-35.7%	54	716,300	59	358	266	-1.8%	258	643,800	575,000	68	-4.2%	-	-	6	651,700	1	775,000
63	East County	2	1	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	2.5%	0	-	0	-	0	-
64	Central County	6	3	-	2	0.0%	3	766,700	28	16	10	42.9%	13	832,200	788,500	107	22.7%	-	-	1	308,000	-	-
65	Mid-Central County	12	4	1	-	-100.0%	0	-	-	17	8	-38.5%	10	754,800	691,500	125	-10.3%	-	-	1	140,000	-	-
66	Yacolt	22	12	4	5	-44.4%	7	503,800	13	40	25	-13.8%	22	717,100	544,000	82	18.2%	-	-	2	887,500	-	-
70	La Center	50	23	5	10	66.7%	10	585,600	47	91	67	6.3%	61	620,800	600,000	100	16.5%	-	-	1	230,000	1	765,000
71	N Central	11	4	1	2	0.0%	3	555,000	24	18	11	22.2%	10	808,600	697,000	89	27.4%	-	-	-	-	-	-
72	NE Corner	1	-	0	3	200.0%	1	694,000	25	4	3	50.0%	1	694,000	694,000	25	14.1%	-	-	-	-	-	-
73	Clark County Total	1,812	986	144	616	-6.0%	534	634,900	50	3,772	2,689	-3.7%	2,423	617,100	544,000	66	4.7%	5	859,000	58	445,600	34	692,000
80	Woodland City	33	22	1	13	8.3%	11	621,900	49	56	45	4.7%	31	504,900	515,000	49	-2.1%	2	445,000	3	155,000	-	-
81	Woodland Area	16	6	1	10	100.0%	14	656,200	46	33	33	-10.8%	27	704,100	670,000	105	-6.0%	-	-	5	414,000	-	-
82	Cowlitz County	253	144	18	92	3.4%	88	406,600	49	526	414	5.3%	370	413,100	395,000	68	1.4%	1	375,000	50	223,400	10	739,100
83	Cowlitz County Total	302	172	20	115	8.5%	113	458,500	49	615	492	6.5%	428	438,100	411,000	69	-0.1%	3	421,700	58	236,300	10	739,100
87	Pacific County Total	34	10	3	7	40.0%	5	440,500	92	41	24	-22.6%	20	433,100	368,000	120	3.3%	-	-	9	87,700	1	225,000

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

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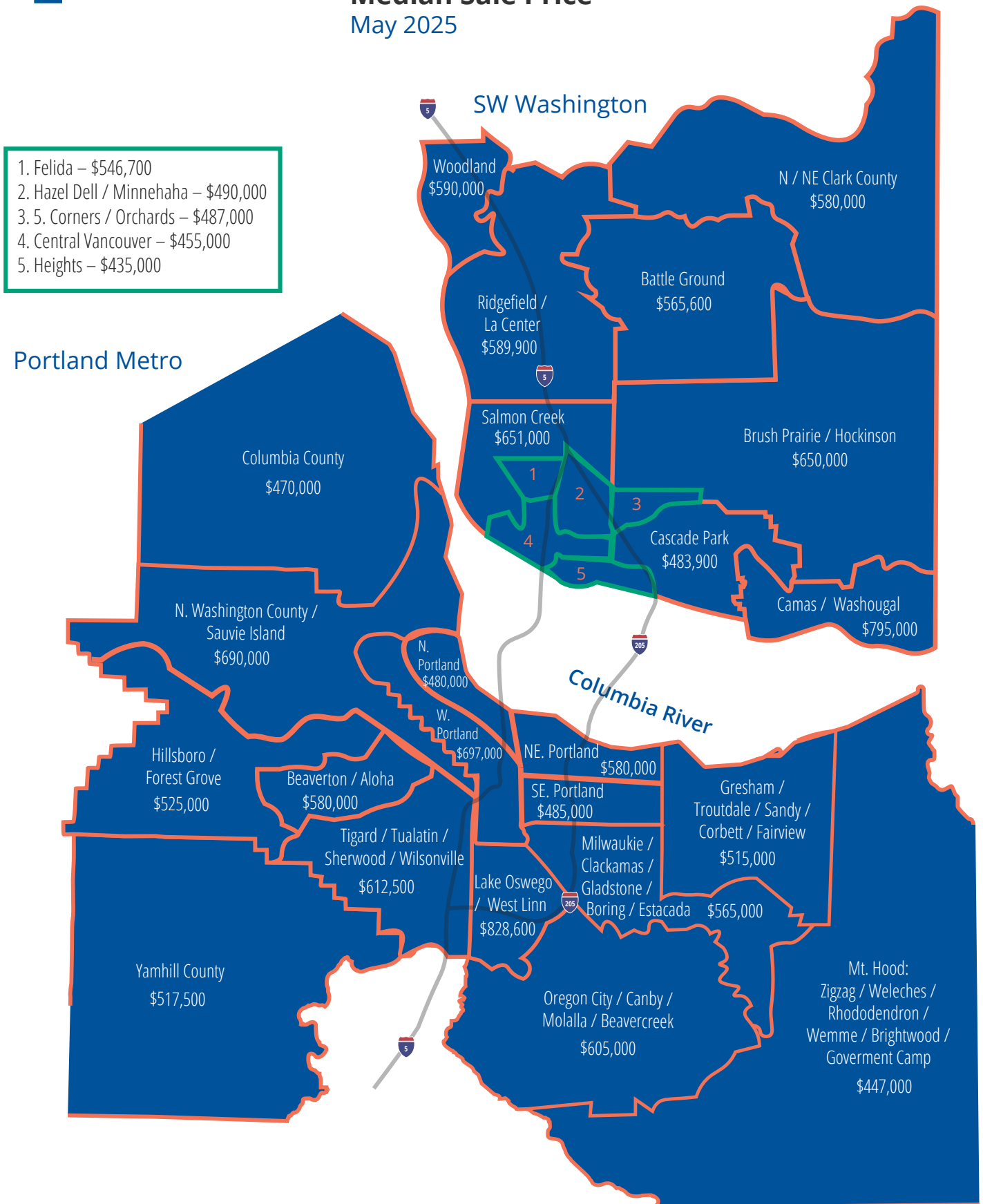
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

# SW Washington

May 2025 Reporting Period

## Median Sale Price

May 2025







# Definitions and Formulas

## Additional Resources

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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.

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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: September 2022 vs September 2021).

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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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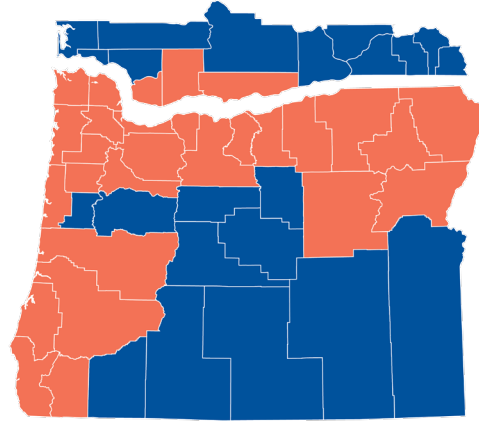
### Additional Resources for RMLS Subscribers:

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

# Market Action Report

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

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



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**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

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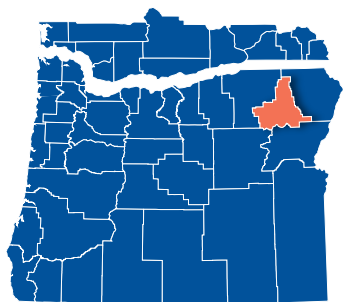
**Union County** May 2025 Reporting Period



# Union County

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (41) increased 13.9% from the 36 listed in May 2024, and increased 13.9% from the 36 listed in April 2025.

### Pending Sales

Pending sales (36) increased 2.9% from the 35 offers accepted in May 2024, and increased 33.3% from the 27 offers accepted in April 2025.

### Closed Sales

Closed sales (20) matched the 20 closings in May 2024, and decreased 16.7% from the 24 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 3.7 months in May. Total market time increased to 74 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (141) decreased 9.6%, pending sales (112) decreased 8.9%, and closed sales (80) decreased 12.1%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has decreased 15.6% from \$359,200 to \$303,000. In the same comparison, the median sale price has increased 5.6% from \$272,000 to \$287,200.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.4% (\$337,500 v. \$332,700)

Median Sale Price % Change: +3.6% (\$300,000 v. \$289,500)

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	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	
July	2.4	2.1	
August	2.5	3.2	
September	2.7	3.2	
October	3.0	2.7	
November	3.7	4.5	
December	3.8	3.4	

## Residential Trends

### May 2025 vs. April 2025

New Listings **+13.9%** ↑

Pending Sales **+33.3%** ↑

Closed Sales **-16.7%** ↓

Average Sale Price **-6.3%** ↓

Median Sale Price **-0.7%** ↓

Inventory **+0.9** ↑

Total Market Time **+1** ↑

### May 2025 vs. May 2024

New Listings **+13.9%** ↑

Pending Sales **+2.9%** ↑

Closed Sales **0.0%** —

Average Sale Price **-29.3%** ↓

Median Sale Price **-3.7%** ↓

Inventory **+0.2** ↑

Total Market Time **+11** ↑

# Union County

May 2025 Reporting Period

## Residential Sales by Price Range

Price Range	May 2023		May 2024		May 2025	
0K-100K	0	0.0%	1	5.0%	1	5.0%
100K-200K	3	13.6%	2	10.0%	1	5.0%
200K-300K	6	27.3%	7	35.0%	10	50.0%
300K-400K	6	27.3%	4	20.0%	6	30.0%
400K-500K	4	18.2%	1	5.0%	1	5.0%
500K-600K	1	4.5%	2	10.0%	0	0.0%
600K-700K	1	4.5%	0	0.0%	0	0.0%
700K-800K	0	0.0%	1	5.0%	1	5.0%
800K-900K	1	4.5%	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%	1	5.0%	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	5.0%	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	22		20		20	



90th Percentile



50th Percentile



10th Percentile

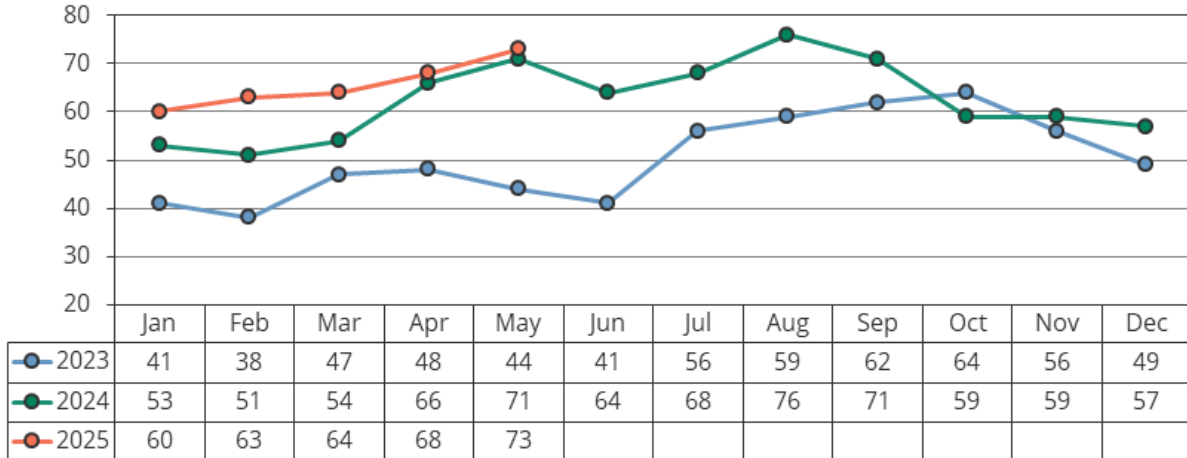
Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	41	36	20	302,000	290,000	74
	April	36	27	24	322,200	292,000	73
	Year-To-Date	141	112	80	303,000	287,200	72
2024	May	36	35	20	427,100	301,100	64
	Year-To-Date	156	123	91	359,200	272,000	75
Change	May 2024	13.9%	2.9%	0.0%	-29.3%	-3.7%	16.4%
	Prev Mo 2025	13.9%	33.3%	-16.7%	-6.3%	-0.7%	1.6%
	Year-To-Date	-9.6%	-8.9%	-12.1%	-15.6%	5.6%	-3.4%



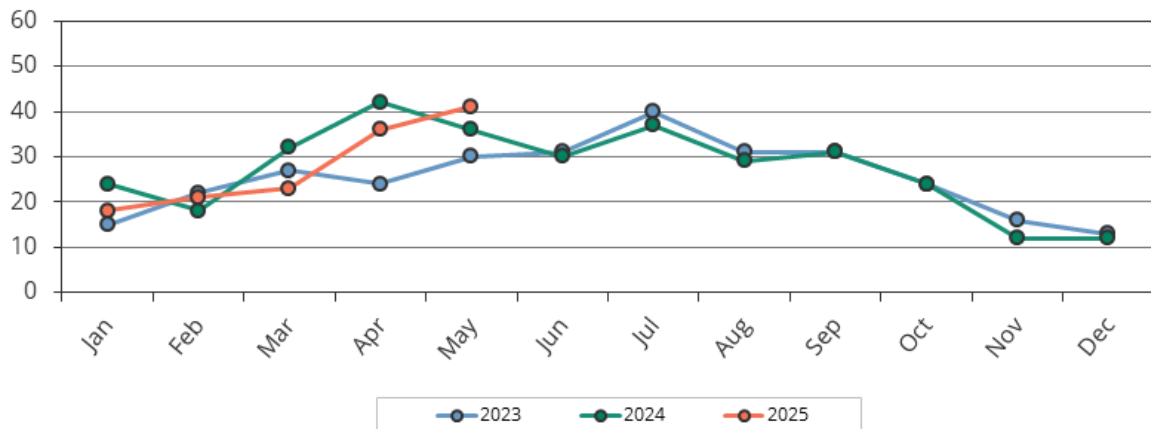
# Union County

May 2025 Reporting Period

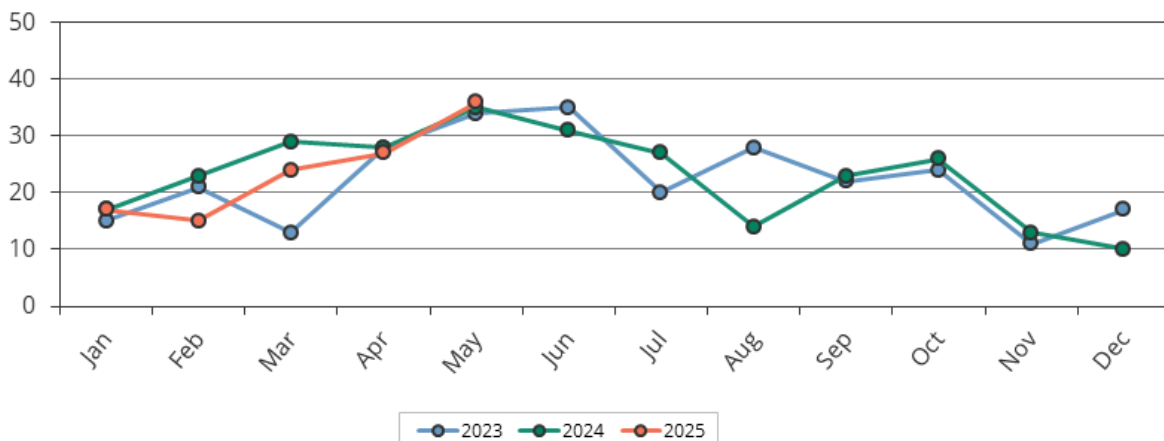
## Active Residential Listings



## New Listings



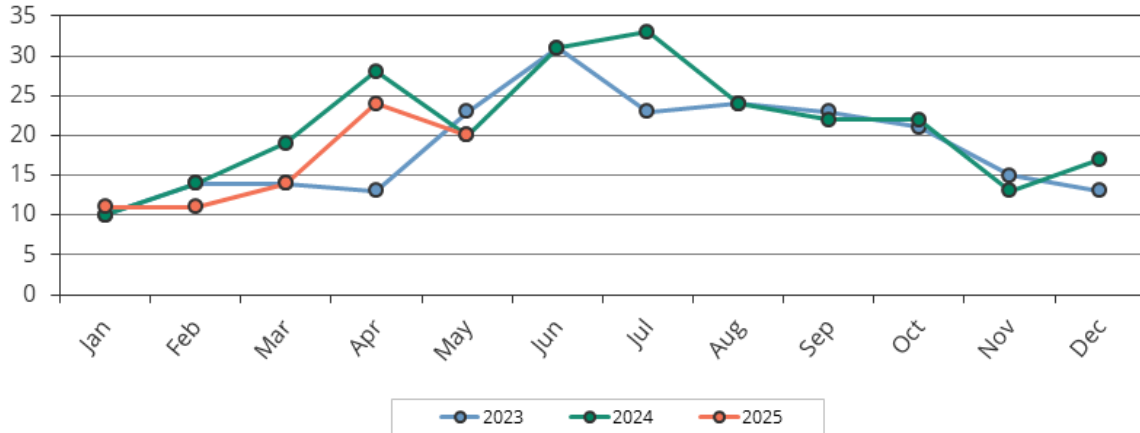
## Pending Sales



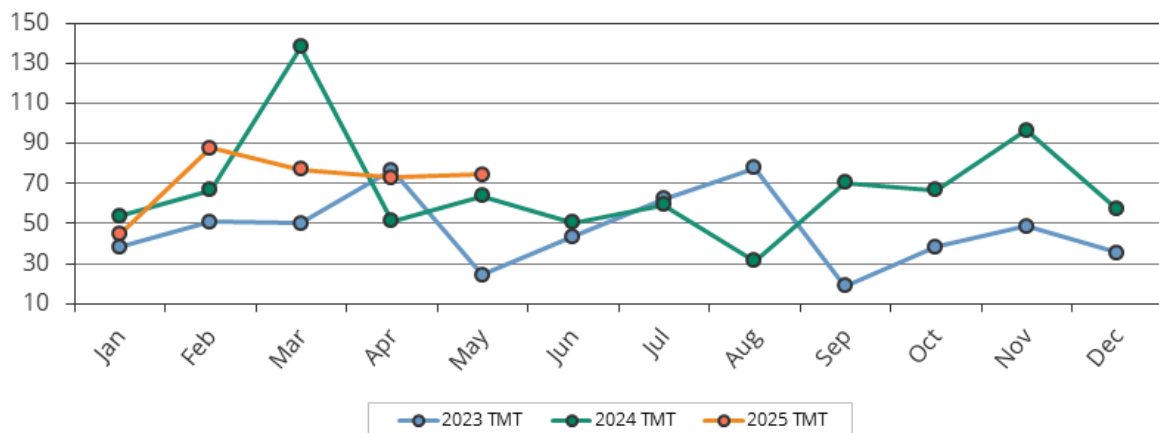
# Union County

## May 2025 Reporting Period

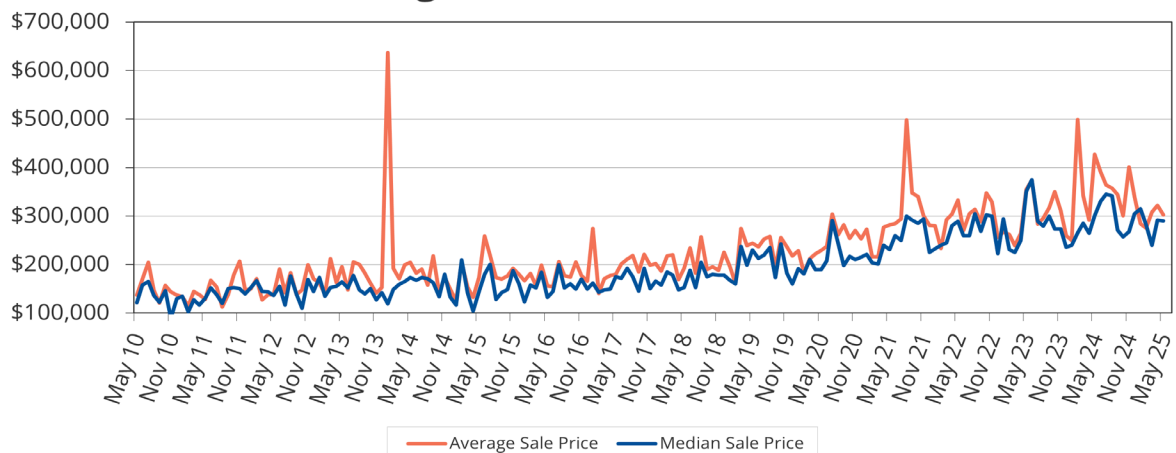
### Closed Sales



### Average Total Market Time



### Average and Median Sale Price

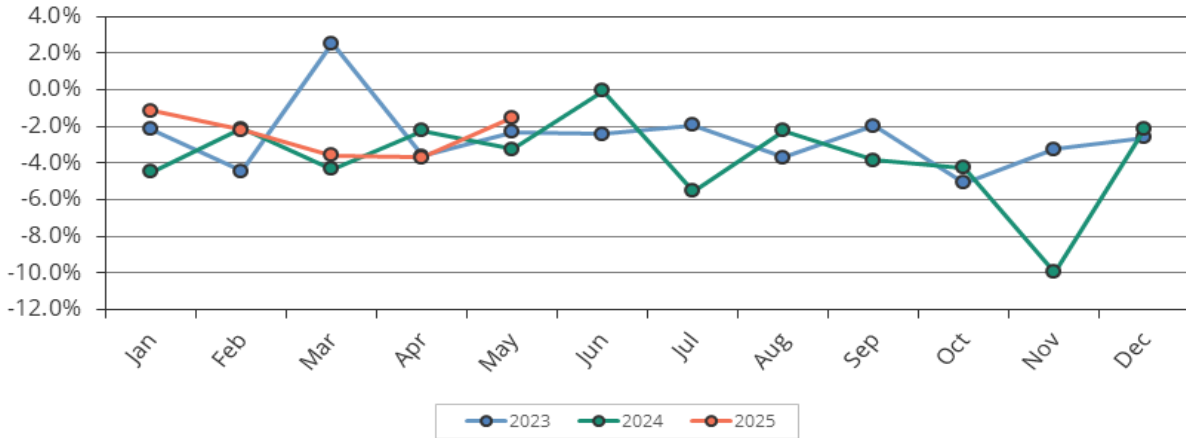


Note: In **September 2021**, the Average Sale Price was **\$481,100** in Union County. In **January 2014**, the Average Sale Price was **\$637,000** in Union County. In **February 2024**, the Average Sale Price was **\$499,200** in Union County. This has caused a spike in the Average and Median Sale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

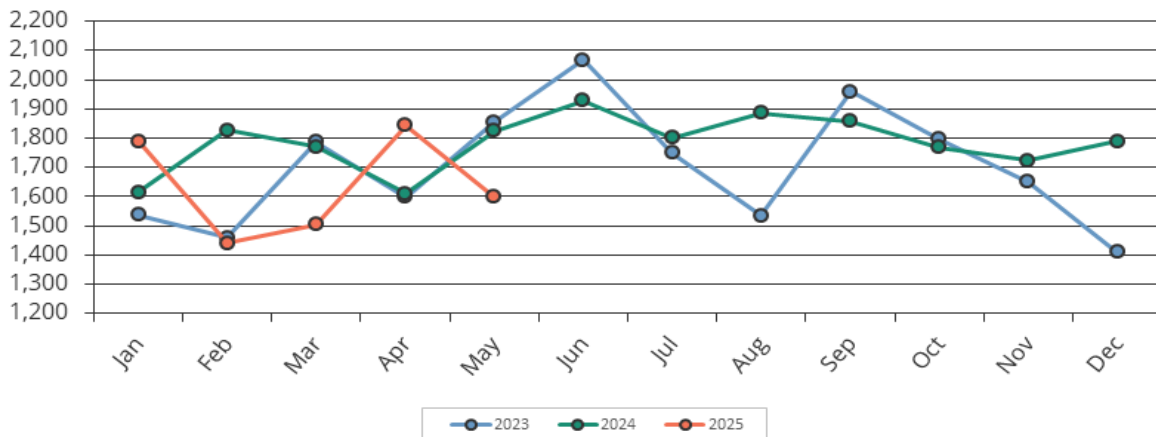
# Union County

## May 2025 Reporting Period

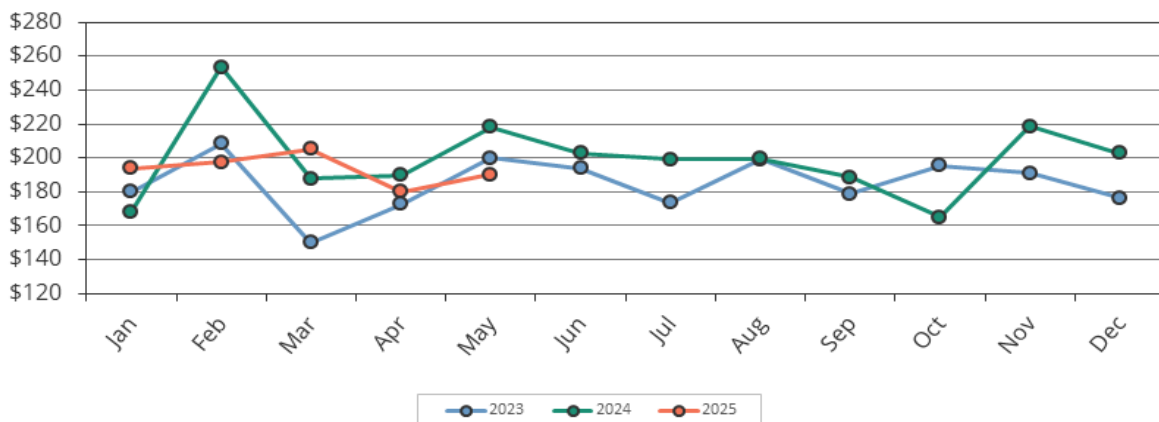
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Footage



# Union County

## May 2025 Reporting Period

### Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97814	Medical Springs	0	0	0	0	-	0	-	0	0	-	0	-	-	-	0	-	0	-	0	-		
97824	Cove	5	2	-	1	-	1	780,000	1	9	6	20.0%	5	539,800	525,000	-11.7%	-	-	1	135,000	-	-	
97827	Elgin	15	2	1	2	-60.0%	2	232,300	161	14	9	-40.0%	6	320,600	267,000	-5.4%	2	157,500	4	118,500	-	-	
97841	Imbler	-	1	0	1	-	1	253,500	-	2	1	-50.0%	1	253,500	253,500	-43.6%	-	-	-	-	-	-	
97850	La Grande / Island City	37	28	5	26	13.0%	13	295,700	71	91	77	-4.9%	54	297,600	296,000	5.2%	3	213,300	10	2,391,000	1	265,000	
97867	North Powder	4	-	0	0	-100.0%	0	-	-	1	1	-75.0%	1	50,500	50,500	6.0%	-	-	-	-	-	-	
97876	Summerville	5	2	0	1	-	0	-	-	4	2	100.0%	0	-	-	14.7%	0	-	0	-	0	-	
97883	Union	7	6	0	5	-16.7%	3	232,900	79	20	16	6.7%	13	249,600	240,000	12.9%	-	-	3	56,300	-	-	
	Union Co. Total	73	41	6	36	2.9%	20	302,000	74	141	112	-8.9%	80	303,000	287,200	1.5%	5	191,000	18	1,371,600	1	265,000	

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

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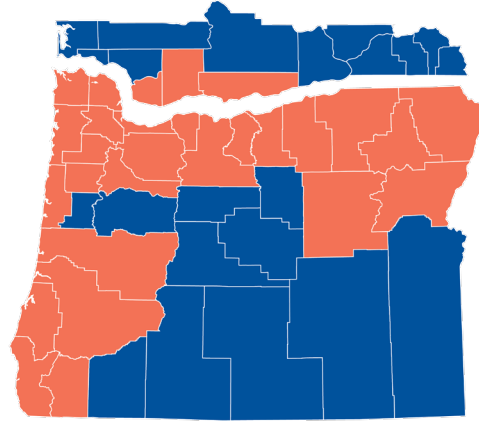
- |   |  |
|---|--|
| ▶ <a href="#">State Infographics</a>          | ▶ <a href="#">Market Statistical Reports</a> |
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| ▶ <a href="#">Video Highlights</a>            |  |



# Market Action Report

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



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## Credits:

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**RMLS™**



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# MARKET ACTION REPORT

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

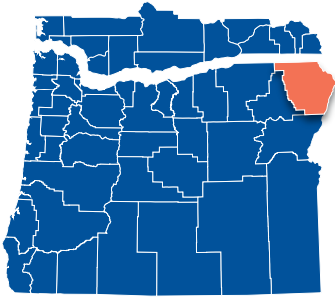
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**Wallowa County** May 2025 Reporting Period

# Wallowa County

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (24) increased 33.3% from the 18 listed in May 2024, and matched the 24 listed in April 2025.

### Pending Sales

Pending sales (13) increased 30.0% from the 10 offers accepted in May 2024, and increased 18.2% from the 11 offers accepted in April 2025.

### Closed Sales

Closed sales (5) decreased 37.5% from the 8 closings in May 2024, and decreased 28.6% from the 7 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 15.0 months in May. Total market time decreased to 69 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (71) increased 12.7%, pending sales (37) increased 5.7%, and closed sales (26) increased 8.3%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 44.9% from \$400,100 to \$579,600. In the same comparison, the median sale price has increased 41.9% from \$378,700 to \$537,500.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +16.3% (\$521,400 v. \$448,400)

Median Sale Price % Change: +20.2% (\$480,000 v. \$399,500)

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	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	
July	6.9	8.5	
August	6.2	7.8	
September	3.9	7.9	
October	5.2	5.1	
November	10.2	6.5	
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

#### May 2025 vs. April 2025

New Listings	0.0%	—
Pending Sales	+18.2%	↑
Closed Sales	-28.6%	↓
Average Sale Price	+25.0%	↑
Median Sale Price	+10.5%	↑
Inventory	+4.6	↑
Total Market Time	-95	↓

#### May 2025 vs. May 2024

New Listings	+33.3%	↑
Pending Sales	+30.0%	↑
Closed Sales	-37.5%	↓
Average Sale Price	+40.7%	↑
Median Sale Price	+37.4%	↑
Inventory	+6.6	↑
Total Market Time	-1	↓

# Wallowa County

## May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	1	20.0%	2	25.0%	0	0.0%
200K-300K	1	20.0%	2	25.0%	2	40.0%
300K-400K	1	20.0%	0	0.0%	0	0.0%
400K-500K	1	20.0%	2	25.0%	0	0.0%
500K-600K	0	0.0%	1	12.5%	1	20.0%
600K-700K	0	0.0%	1	12.5%	0	0.0%
700K-800K	0	0.0%	0	0.0%	2	40.0%
800K-900K	1	20.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>5</b>		<b>8</b>		<b>5</b>	

90th Percentile
  50th Percentile
  10th Percentile

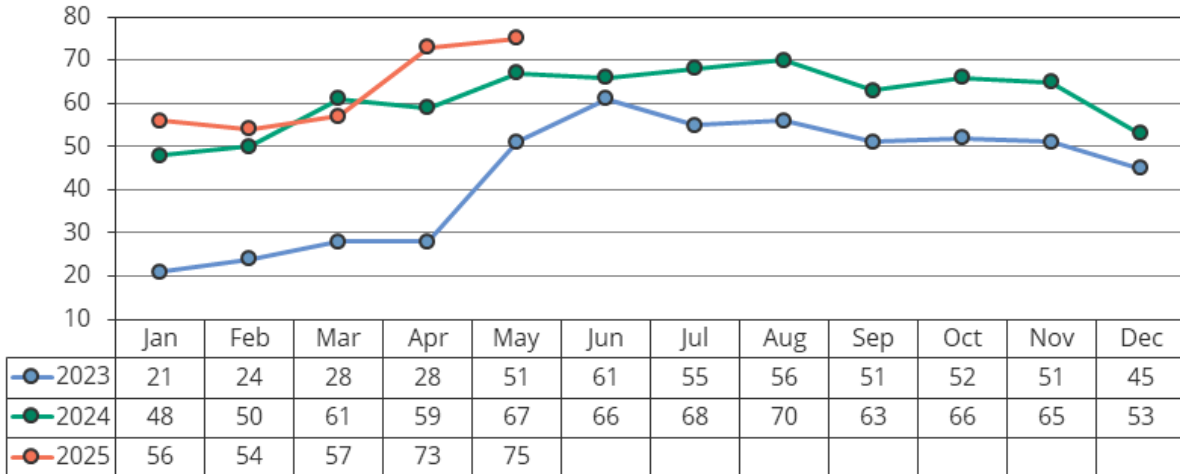
Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	24	13	5	515,500	525,000	69
	April	24	11	7	412,300	475,000	164
	Year-To-Date	71	37	26	579,600	537,500	164
2024	May	18	10	8	366,300	382,000	71
	Year-To-Date	63	35	24	400,100	378,700	123
Change	May 2024	33.3%	30.0%	-37.5%	40.7%	37.4%	-1.9%
	Prev Mo 2025	0.0%	18.2%	-28.6%	25.0%	10.5%	-57.7%
	Year-To-Date	12.7%	5.7%	8.3%	44.9%	41.9%	33.2%



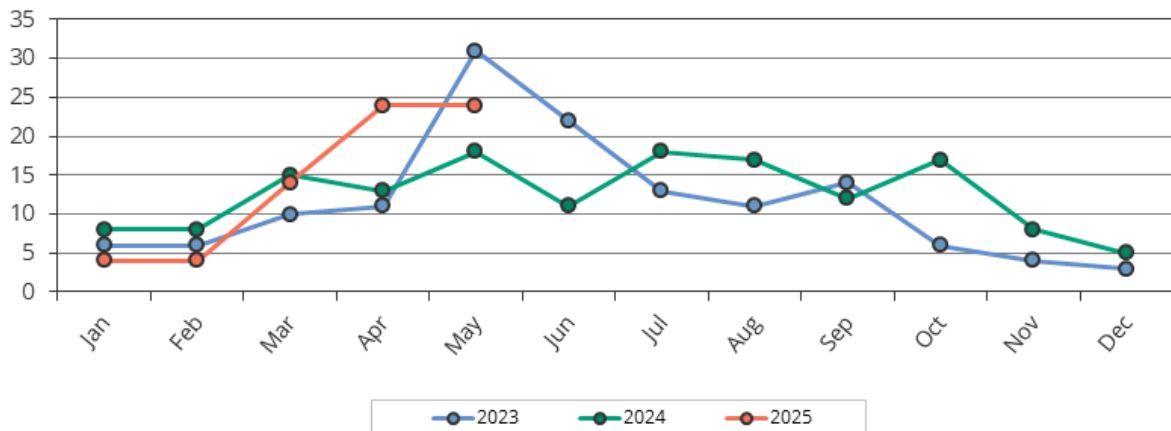
# Wallaqua County

## May 2025 Reporting Period

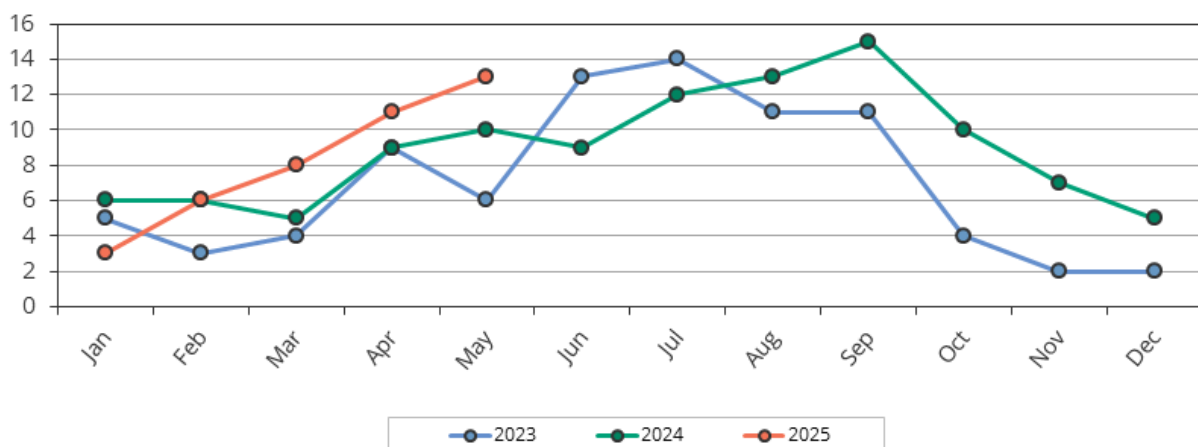
### Active Residential Listings



### New Listings



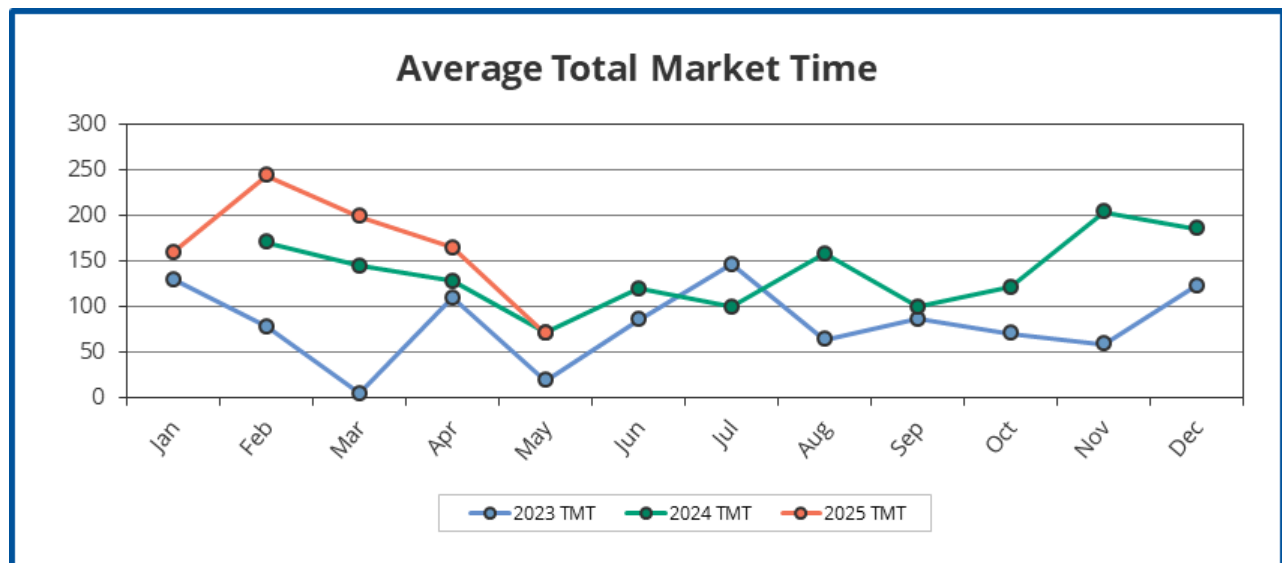
### Pending Sales



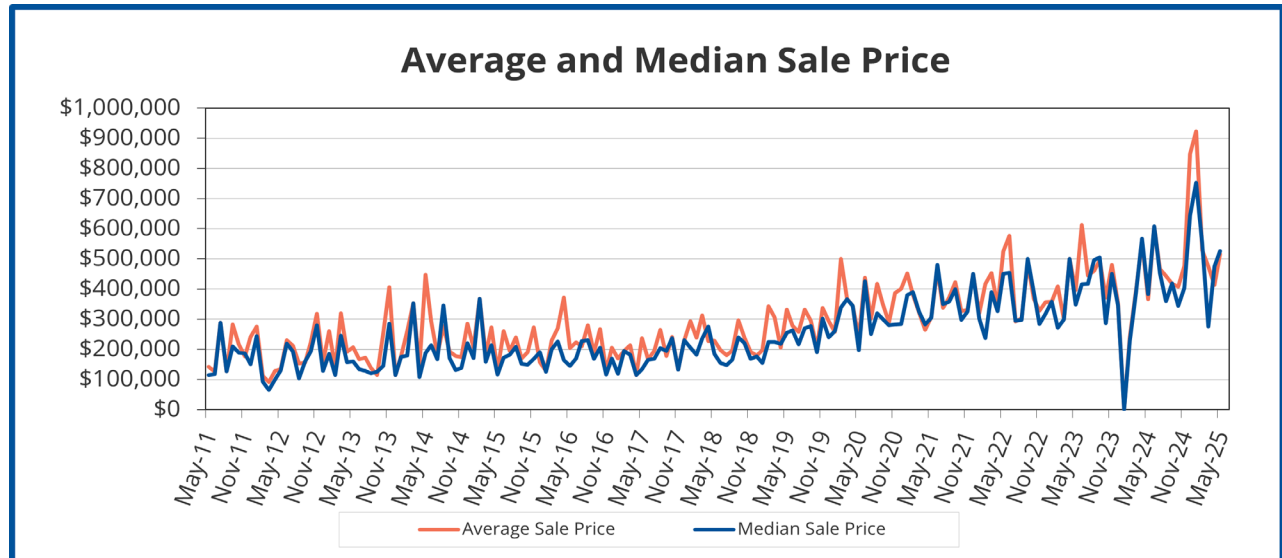


# Wallowa County

## May 2025 Reporting Period



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

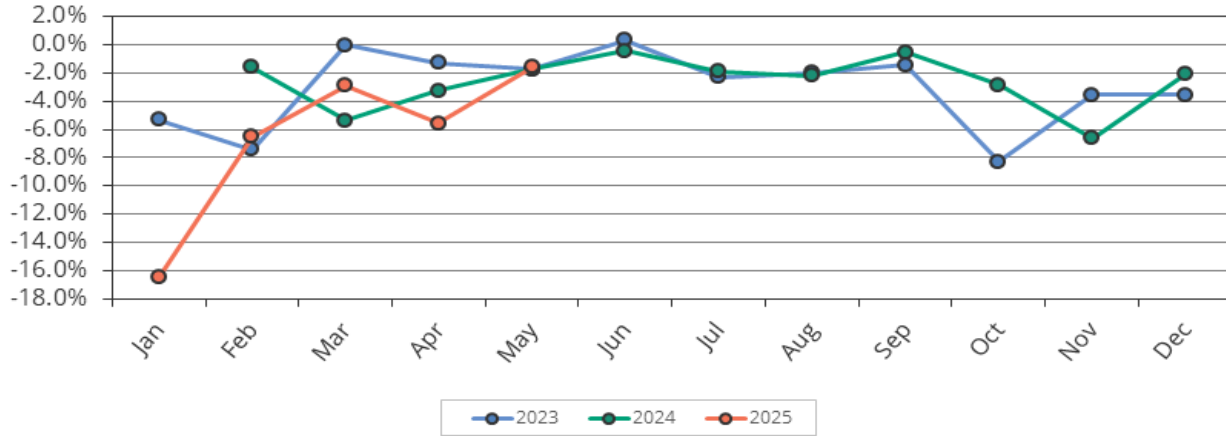


Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average or Median Sale Price for that month.

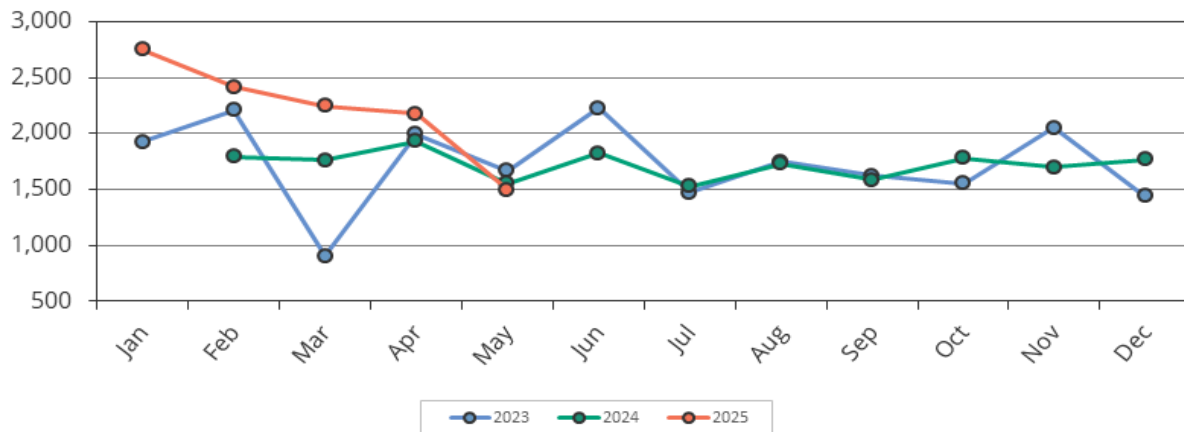
# Wallaqua County

## May 2025 Reporting Period

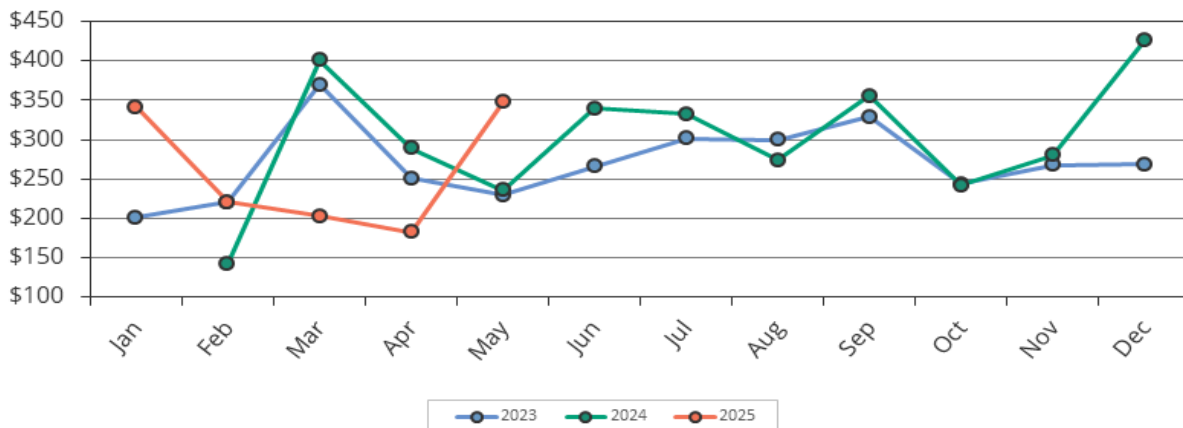
### Average Sold Price Change



### 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

## May 2025 Reporting Period

### Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	17	4	0	1	-50.0%	0	-	-	9	5	-58.3%	3	417,000	475,000	29.4%	1	150,000	1	259,000	-	-
97857	Lostine	2	2	1	3	200.0%	0	-	-	4	3	50.0%	1	575,000	575,000	-11.3%	-	-	-	-	-	-
97842	Imnaha	5	-	-	0	-	0	-	-	3	1	-	0	-	-	-21.6%	0	-	0	-	0	-
97846	Joseph	23	8	5	4	-20.0%	3	514,200	110	27	14	16.7%	12	654,000	613,000	-1.1%	-	-	2	106,500	-	-
97828	Enterprise	28	10	2	5	150.0%	2	517,500	8	28	14	55.6%	10	539,500	335,000	37.7%	2	232,300	-	-	1	495,000
	Wallowa Co. Total	75	24	8	13	30.0%	5	-	-	71	37	5.7%	26	-	537,500	16.3%	3	204,900	3	157,300	1	495,000

- <sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2025 with May 2024. The year-to-date section compares 2025 year-to-date statistics through May with 2024 year-to-date statistics through May.
- <sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).
- <sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

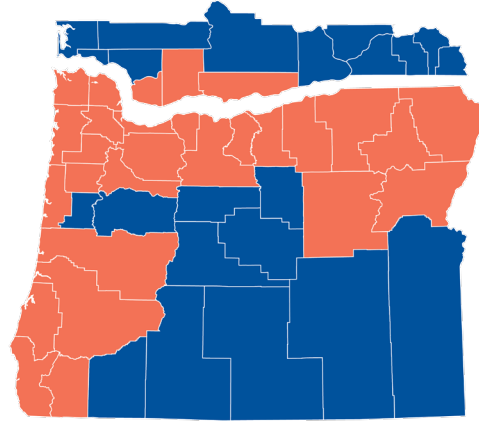
### Additional Resources for RMLS Subscribers:

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

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