

MARKET ACTION REPORT

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

All Areas December 2025 Reporting Period



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MARKET ACTION REPORT

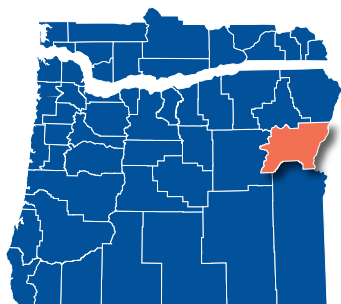
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Baker County December 2025 Reporting Period

Baker County

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (12) increased 9.1% from the 11 listed in December 2024, and increased 33.3% from the 9 listed in November 2025.

Pending Sales

Pending sales (12) increased 71.4% from the 7 offers accepted in December 2024, and decreased 25.0% from the 16 offers accepted in November 2025.

Closed Sales

Closed sales (19) matched the 19 closings in December 2024, and increased 46.2% from the 13 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 3.8 months in December. Total market time increased to 132 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (327) decreased 10.4%, pending sales (226) decreased 2.2%, and closed sales (221) decreased 5.6%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 5.2% from \$326,500 to \$343,600. In the same comparison, the median sale price has decreased 3.6% from \$295,500 to \$285,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.2% (\$343,600 v. \$326,500)

Median Sale Price % Change: -3.6% (\$285,000 v. \$295,500)

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

Inventory in Months

	2023	2024	2025
January	9.7	5.3	8.0
February	5.3	6.0	8.5
March	3.9	7.8	9.4
April	2.6	4.9	5.4
May	2.1	3.9	6.2
June	5.2	3.3	5.1
July	4.5	3.4	4.5
August	2.8	5.7	6.1
September	3.9	5.9	5.9
October	4.2	4.6	4.0
November	4.6	5.9	6.0
December	3.6	5.1	3.8

Residential Trends

December 2025 vs. November 2025

New Listings **+33.3%** ↑

Pending Sales **-25.0%** ↓

Closed Sales **+46.2%** ↑

Average Sale Price **+10.1%** ↑

Median Sale Price **+29.0%** ↑

Inventory **-2.2** ↓

Total Market Time **+57** ↑

December 2025 vs. December 2024

New Listings **+9.1%** ↑

Pending Sales **+71.4%** ↑

Closed Sales **0.0%** —

Average Sale Price **+20.3%** ↑

Median Sale Price **+31.6%** ↑

Inventory **-1.3** ↓

Total Market Time **+56** ↑

Baker County

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	1	5.9%	2	10.5%	0	0.0%
100K-200K	4	23.5%	1	5.3%	3	15.8%
200K-300K	5	29.4%	8	42.1%	5	26.3%
300K-400K	4	23.5%	3	15.8%	5	26.3%
400K-500K	2	11.8%	2	10.5%	2	10.5%
500K-600K	0	0.0%	2	10.5%	1	5.3%
600K-700K	0	0.0%	0	0.0%	1	5.3%
700K-800K	0	0.0%	0	0.0%	1	5.3%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	1	5.3%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	1	5.3%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	1	5.9%	0	0.0%	0	0.0%
Total Closed Sales	17		19		19	

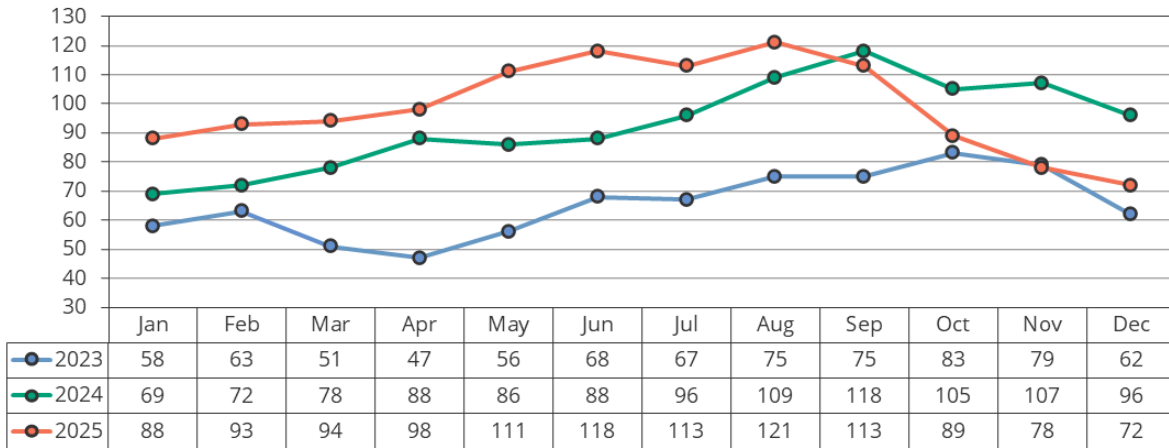
90th Percentile
 50th Percentile
 10th Percentile

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	12	12	19	385,800	329,000	132
	November	9	16	13	350,500	255,000	75
	Year-To-Date	327	226	221	343,600	285,000	101
2024	December	11	7	19	320,800	250,000	76
	Year-To-Date	365	231	234	326,500	295,500	73
Change	December 2024	9.1%	71.4%	0.0%	20.3%	31.6%	73.6%
	Prev Mo 2025	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Year-To-Date	-10.4%	-2.2%	-5.6%	5.2%	-3.6%	37.4%

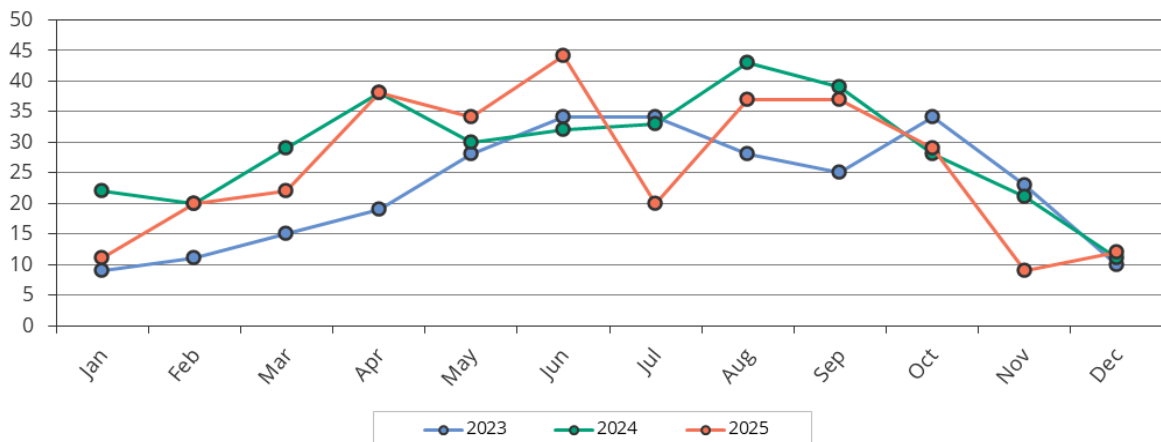
Baker County

December 2025 Reporting Period

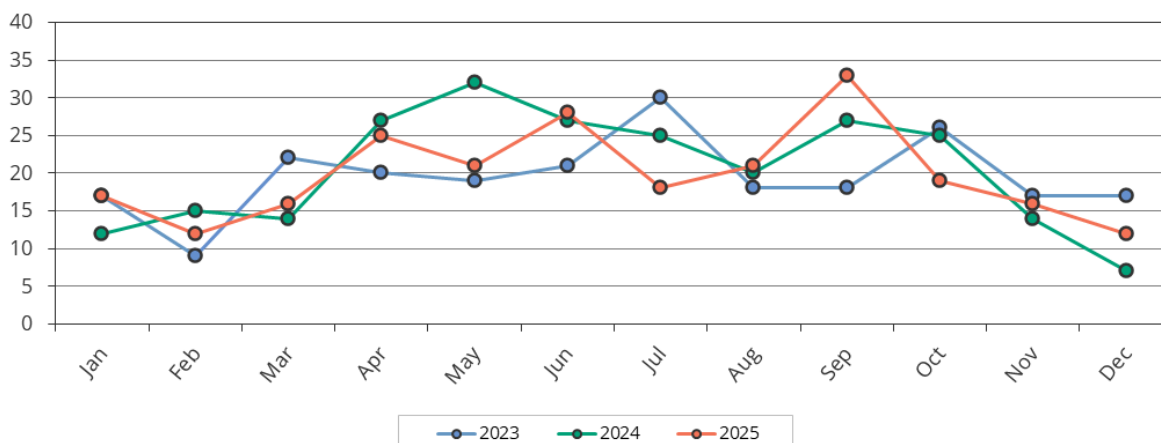
Active Residential Listings



New Listings

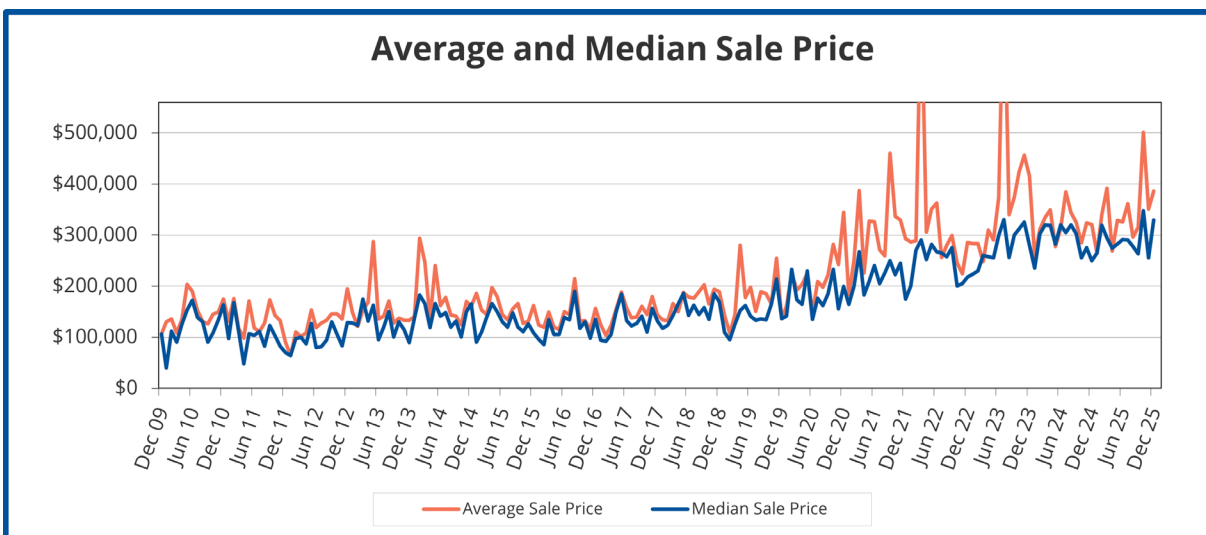
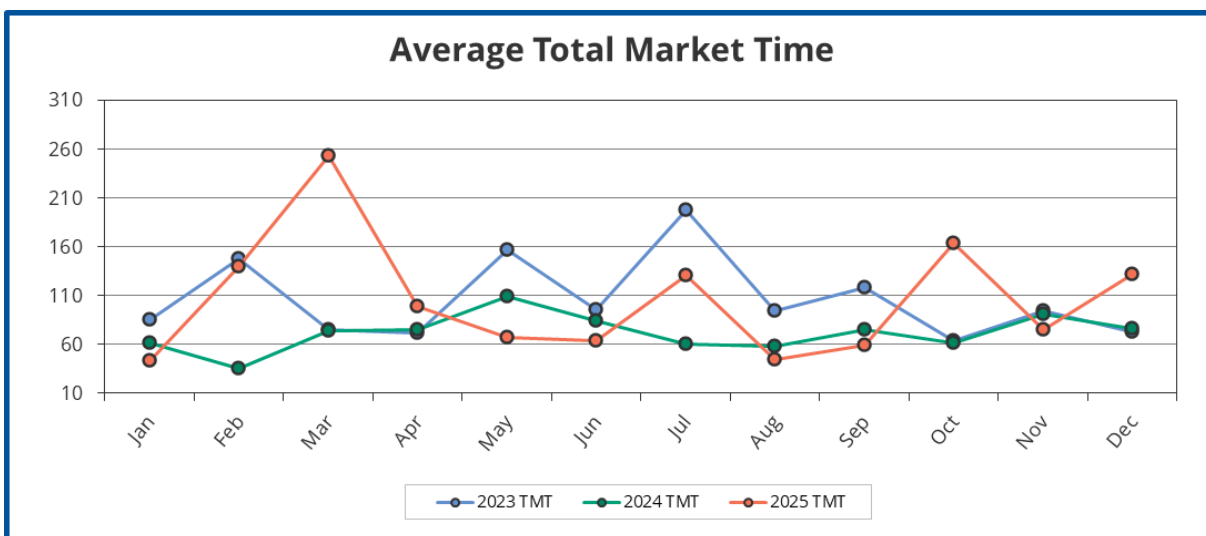
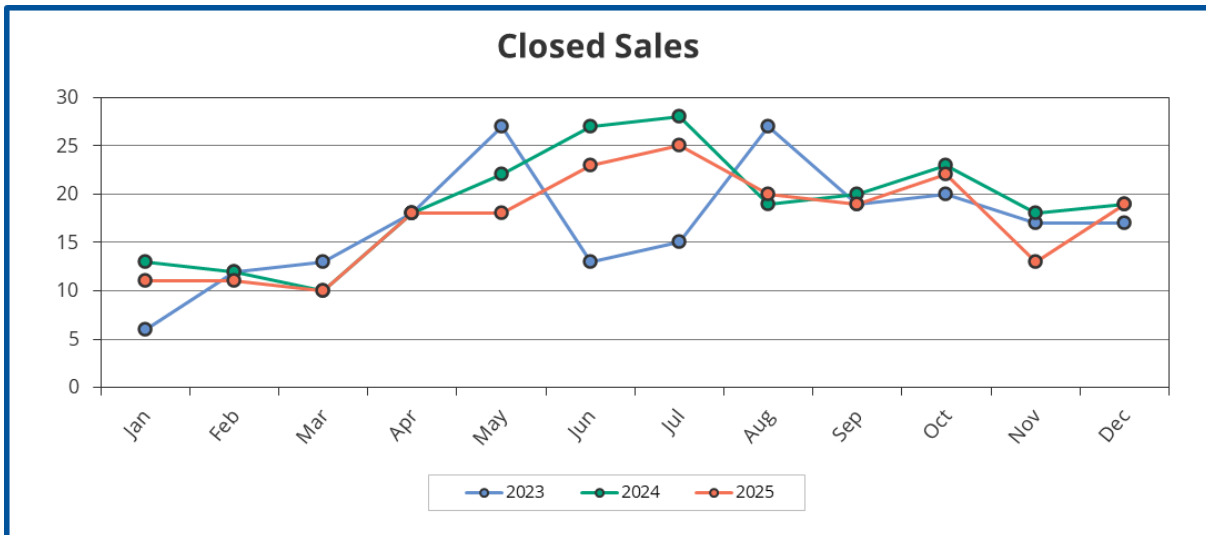


Pending Sales



Baker County

December 2025 Reporting Period

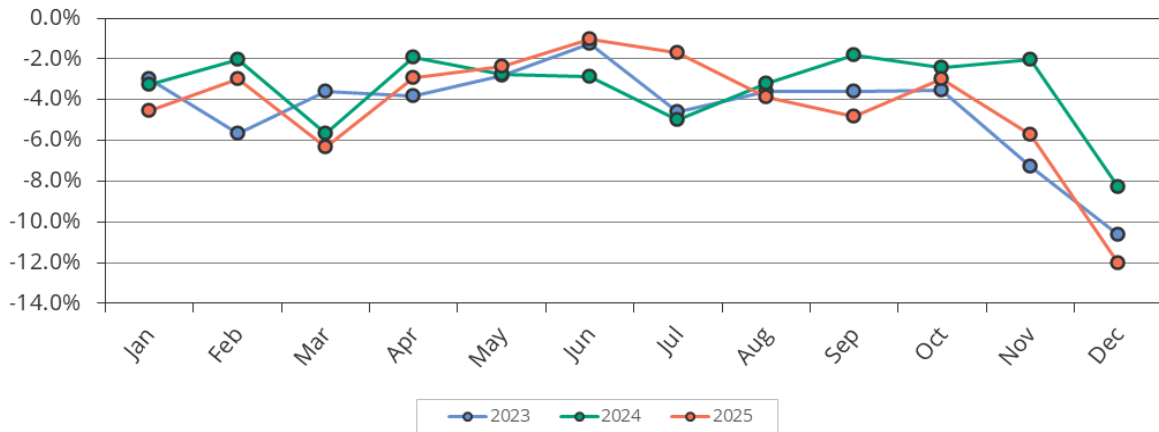


Note: In **April 2022**, the Average Sale Price was **\$788,600** for that month. In **July 2023**, the Average Sale Price was **\$820,400** for that month. This has caused a spike in the Average Sale Price for those months.

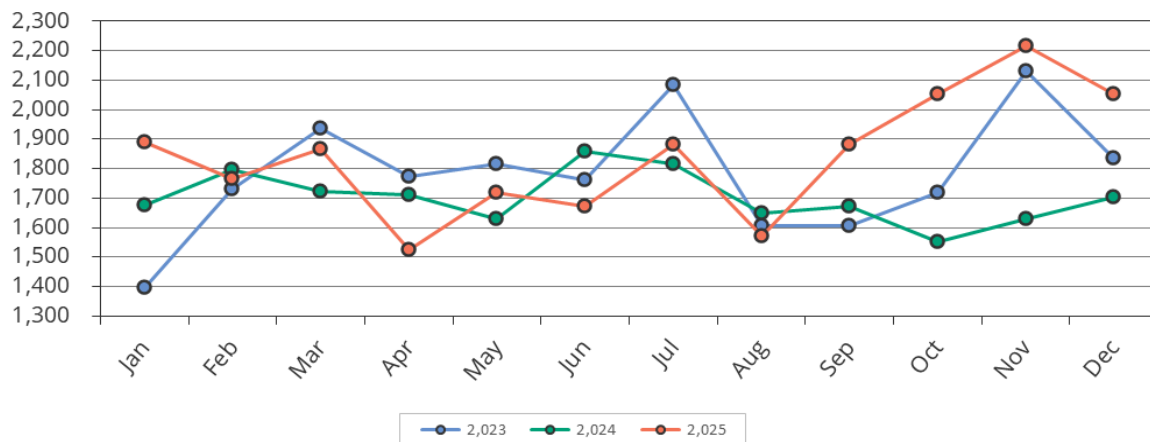
Baker County

December 2025 Reporting Period

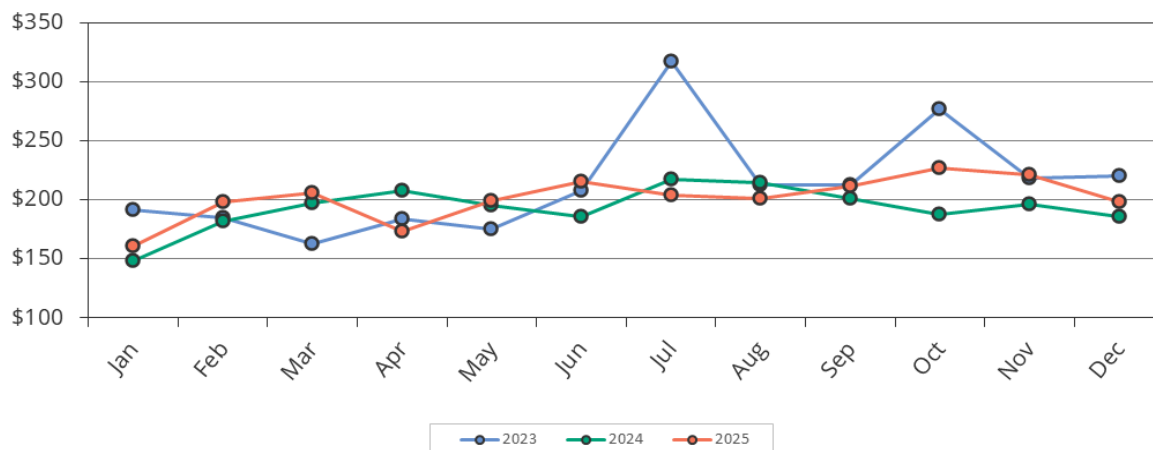
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Baker County

December 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
		Current Month							Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price			Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
460	Baker City / Keating	44	11	9	10	42.9%	18	365,600	135	246	193	3.2%	189	326,500	282,500	4.0%	7	323,600	29	112,600	1	375,000	
461	Haines / Anthony Lk / Muddy Crk	3	0	0	0	-	0	-	-	11	6	-25.0%	7	669,300	410,000	33.9%	-	-	1	65,000	-	-	
462	Sumpter / McEwen / Bourne / Phillips Lk / Granit	11	1	0	1	-	-	-	-	21	7	-36.4%	7	276,900	175,000	3.6%	1	720,000	9	82,900	-	-	
463	Unity / Hereford	1	0	0	0	-	0	-	-	3	1	-50.0%	1	562,500	562,500	-42.6%	-	-	2	77,500	-	-	
464	Huntington / Lime	1	0	-	0	-	0	-	-	2	3	-25.0%	3	328,300	220,000	77.5%	-	-	1	91,000	-	-	
465	Durkee / Pleasant Valley	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
466	Richland New Bridge	2	0	2	1	-	0	-	-	16	4	-42.9%	3	645,000	734,900	77.9%	-	-	1	110,000	-	-	
467	Halfway / Cornucopia	10	0	1	0	-	1	750,000	78	28	12	0.0%	11	373,900	370,000	2.2%	1	32,500	5	300,000	-	-	
468	Oxbow	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	72	12	12	12	71.4%	19	385,800	132	327	226	-2.2%	221	343,600	285,000	-	9	335,300	48	123,600	1	375,000	

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

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

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



Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

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

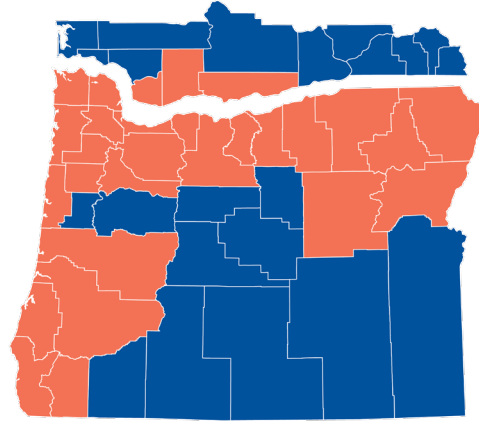
Additional Resources for RMLS Subscribers:

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

Market Action Report

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

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



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MARKET ACTION REPORT

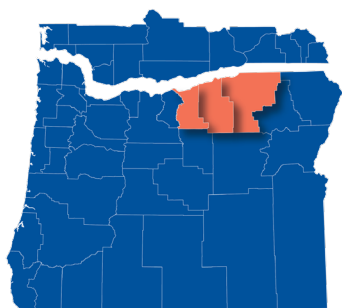
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Columbia Basin December 2025 Reporting Period

Columbia Basin

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (60) increased 17.6% from the 51 listed in December 2024, and decreased 40.6% from the 101 listed in November 2025.

Pending Sales

Pending sales (56) increased 14.3% from the 49 offers accepted in December 2024, and decreased 13.8% from the 65 offers accepted in November 2025.

Closed Sales

Closed sales (64) decreased 1.5% from the 65 closings in December 2024, and increased 3.2% from the 62 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 4.5 months in December. Total market time decreased to 93 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (1,175) increased 7.3%, pending sales (883) increased 3.5%, and closed sales (864) increased 1.8%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 1.1% from \$322,300 to \$325,800. In the same comparison, the median sale price has decreased 1.1% from \$311,000 to \$307,600.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.0% (\$325,800 v. \$322,500)

Median Sale Price % Change: -1.4% (\$307,600 v. \$312,000)

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	3.8
July	3.6	3.5	4.1
August	3.3	3.1	3.9
September	3.5	4.1	4.1
October	4.0	3.1	3.6
November	4.4	3.8	4.9
December	5.4	3.6	4.5

Residential Trends

December 2025 vs. November 2025

New Listings **-40.6%** ↓

Pending Sales **-13.8%** ↓

Closed Sales **+3.2%** ↑

Average Sale Price **-3.8%** ↓

Median Sale Price **+5.1%** ↑

Inventory **-0.4** ↓

Total Market Time **-4** ↓

December 2025 vs. December 2024

New Listings **+17.6%** ↑

Pending Sales **+14.3%** ↑

Closed Sales **-1.5%** ↓

Average Sale Price **+2.2%** ↑

Median Sale Price **+11.1%** ↑

Inventory **+0.9** ↑

Total Market Time **+23** ↑

Columbia Basin

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	0	0.0%	1	1.5%	5	7.8%
100K-200K	3	5.9%	7	10.8%	2	3.1%
200K-300K	23	45.1%	27	41.5%	20	31.3%
300K-400K	19	37.3%	15	23.1%	23	35.9%
400K-500K	4	7.8%	7	10.8%	7	10.9%
500K-600K	1	2.0%	3	4.6%	6	9.4%
600K-700K	0	0.0%	5	7.7%	0	0.0%
700K-800K	0	0.0%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	1	1.6%
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	1	2.0%	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	51		65		64	

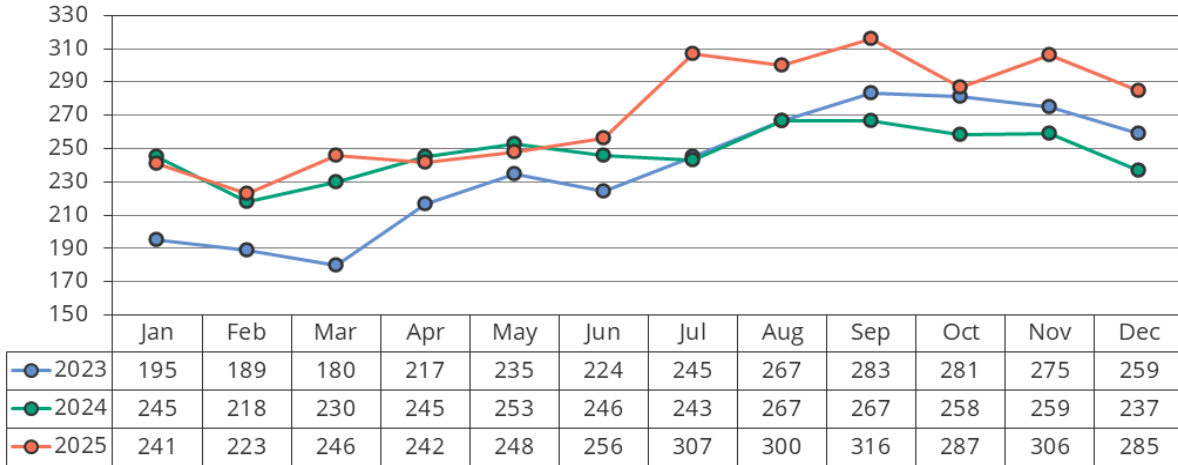
90th Percentile
 50th Percentile
 10th Percentile

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	60	56	64	333,600	328,500	93
	November	101	65	62	346,800	312,500	97
	Year-To-Date	1,175	883	864	325,800	307,600	80
2024	December	51	49	65	326,300	295,600	70
	Year-To-Date	1,095	853	849	322,300	311,000	78
Change	December 2024	17.6%	14.3%	-1.5%	2.2%	11.1%	33.7%
	Prev Mo 2025	-40.6%	-13.8%	3.2%	-3.8%	5.1%	-4.1%
	Year-To-Date	7.3%	3.5%	1.8%	1.1%	-1.1%	3.0%

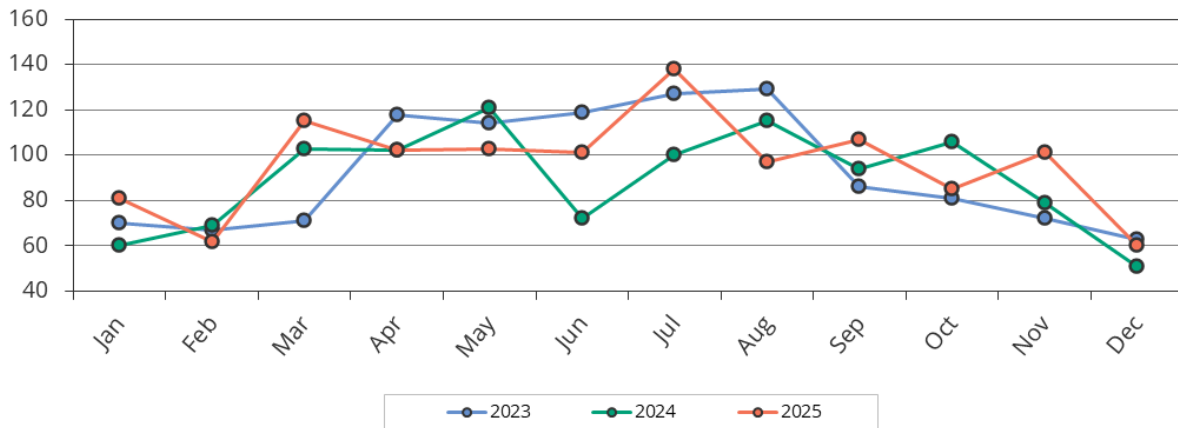
Columbia Basin

December 2025 Reporting Period

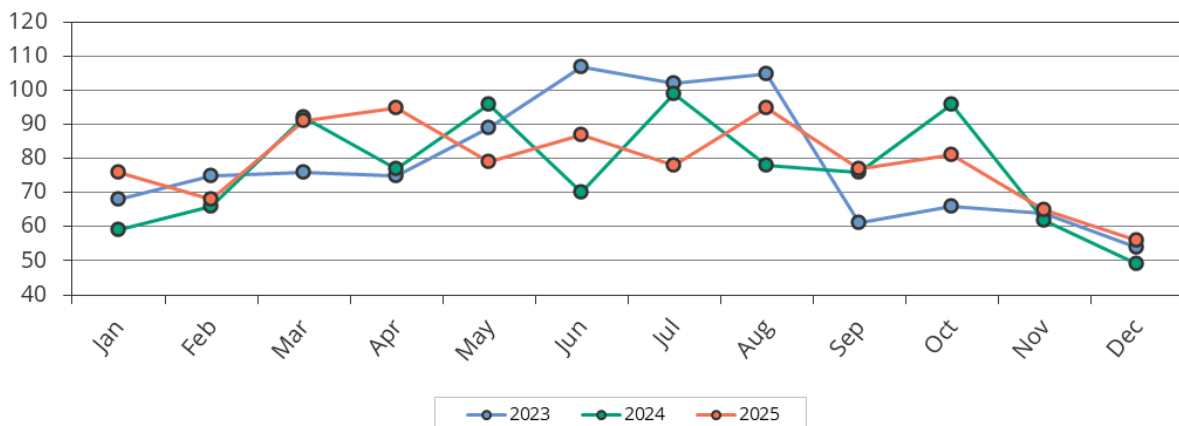
Active Residential Listings



New Listings



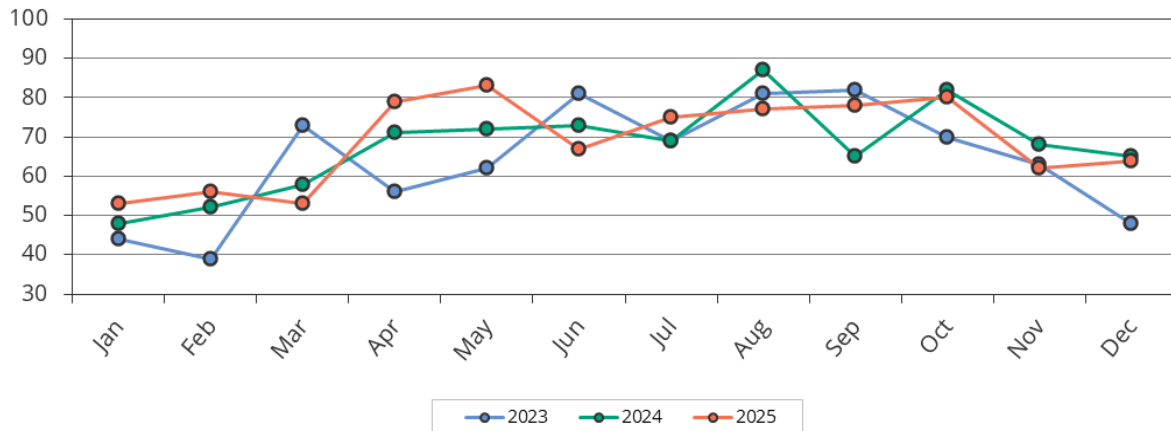
Pending Sales



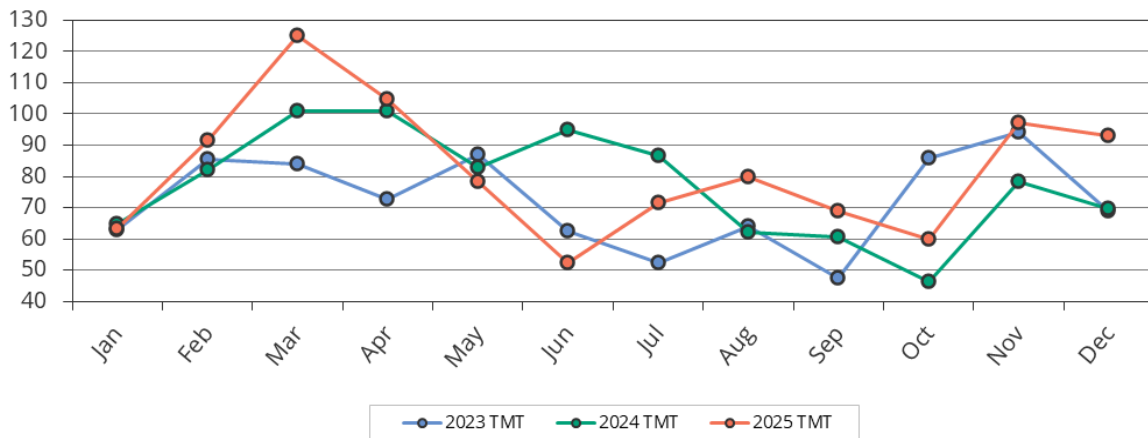
Columbia Basin

December 2025 Reporting Period

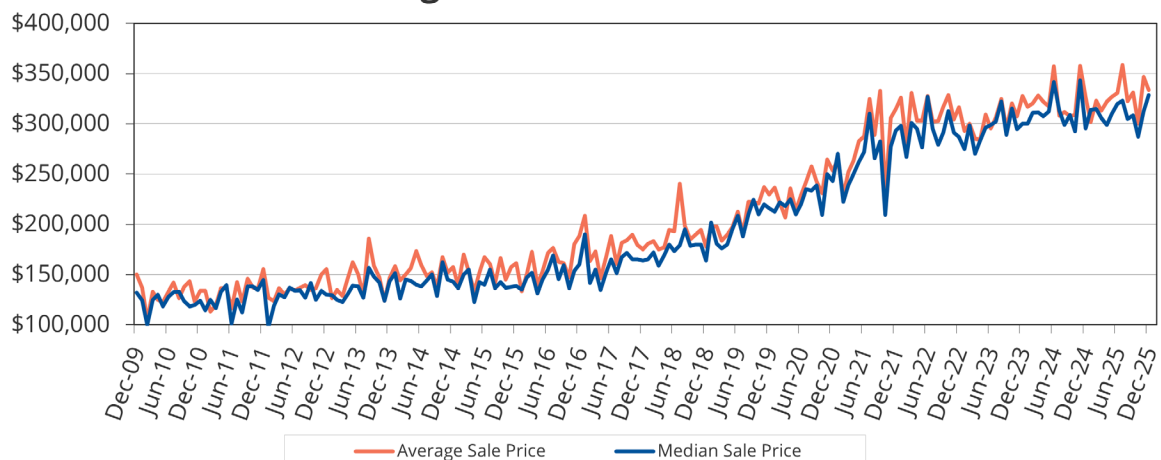
Closed Sales



Average Total Market Time



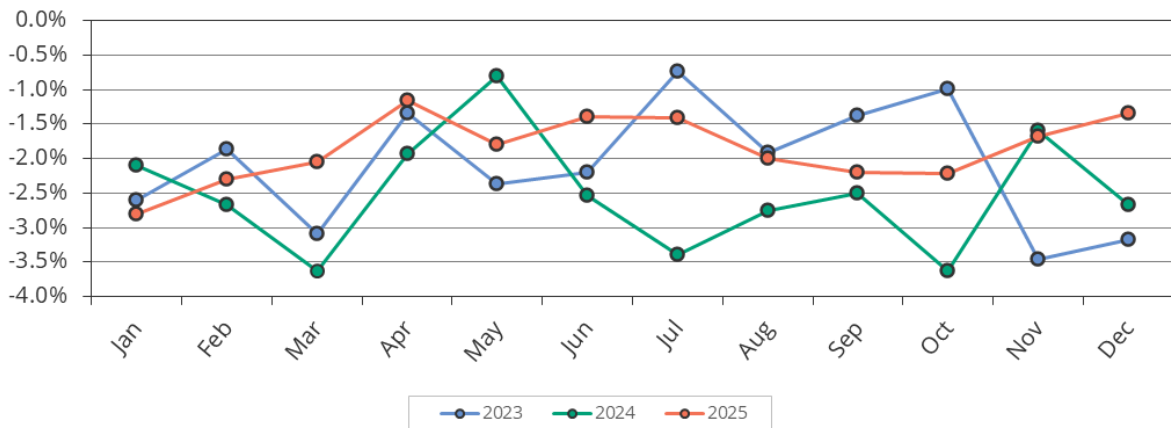
Average and Median Sale Price



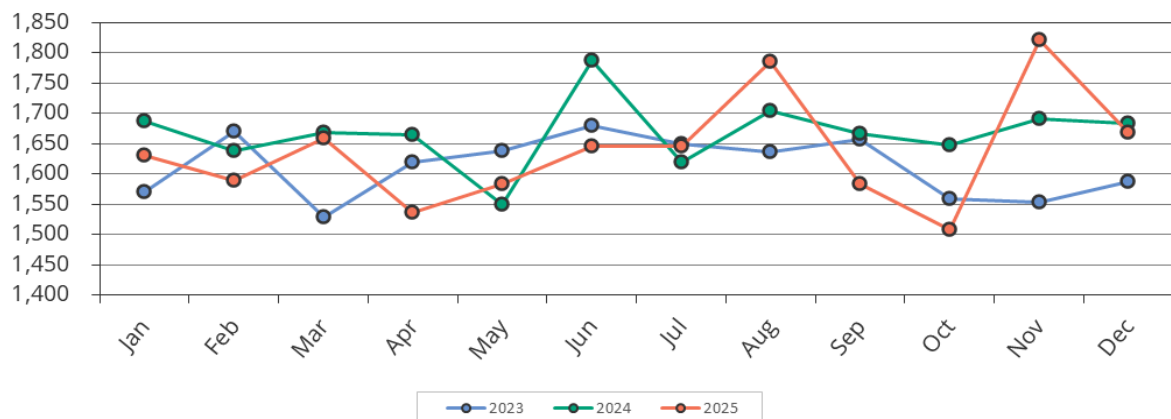
Columbia Basin

December 2025 Reporting Period

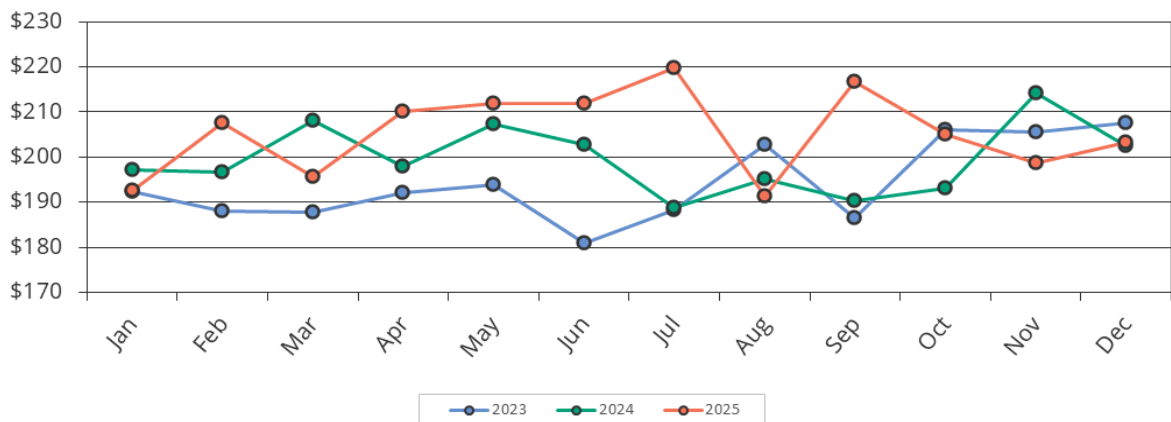
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Columbia Basin

December 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington / N	6	0	1	1	0.0%	2	292,500	212	14	8	-11.1%	8	286,900	275,000	-1.8%	1	250,000	3	323,100	-	-
381	Condon / S	2	1	-	0	-	1	205,000	72	10	10	42.9%	11	230,700	208,000	20.2%	-	-	2	177,500	-	-
Gilliam Co. Total		8	1	1	1	0.0%	3	263,300	165	24	18	12.5%	19	254,400	220,000	3.7%	1	250,000	5	264,900	-	-
420	Boardman / NW	21	5	4	3	-	2	374,500	134	61	37	-11.9%	34	333,300	332,500	-7.3%	2	215,000	2	132,500	1	350,000
421	Irrigon	8	1	2	3	0.0%	4	205,300	35	58	49	58.1%	47	286,300	270,300	-2.7%	1	135,000	1	50,000	-	-
422	Ione	3	0	0	0	-	0	-	-	6	4	300.0%	4	230,900	122,500	36.0%	-	-	-	-	-	-
423	Lexington	1	0	0	0	-	0	-	-	1	1	-	1	214,500	214,500	-	-	-	-	-	-	-
424	Heppner / S	14	0	1	0	-100.0%	1	270,000	63	39	24	41.2%	26	238,500	237,200	-2.5%	1	1,550,000	1	128,000	-	-
Morrow Co. Total		47	6	7	6	20.0%	7	262,900	67	165	115	26.4%	112	286,900	287,700	-	4	528,800	4	110,800	1	350,000
430	Umatilla	21	8	6	10	-33.3%	15	354,600	70	151	143	-2.1%	150	320,100	304,100	1.0%	-	-	5	118,200	1	239,900
431	Hermiston	90	18	12	18	28.6%	23	367,200	86	358	260	2.4%	245	355,800	350,000	3.0%	7	933,300	24	141,600	1	2,520,000
432	Stanfield	12	1	2	4	300.0%	3	208,300	29	56	41	41.4%	39	273,600	274,800	-6.9%	1	225,000	1	125,000	-	-
433	Echo	4	1	0	1	-	1	536,000	28	8	5	-16.7%	3	410,000	359,000	-4.0%	-	-	1	1,575,000	-	-
435	Pendleton City Limits	44	11	9	9	-10.0%	5	379,300	53	226	186	2.8%	184	337,100	300,300	3.2%	3	1,703,000	13	432,800	7	443,900
436	E-Meacham, Cayuse	-	0	0	0	-	0	-	-	2	1	-66.7%	1	650,000	650,000	393.7%	-	-	-	-	-	-
437	NE-Athens / Helix / Adams / Weston	21	6	5	1	-50.0%	3	164,700	319	51	28	-26.3%	29	299,400	299,000	-0.8%	1	175,000	8	269,400	-	-
438	S-Pilot Rock, Ukiah	9	3	1	1	-	1	228,000	38	23	15	-40.0%	15	235,000	225,000	18.2%	-	-	2	848,800	1	210,000
439	Milton-Freewater	29	5	3	5	400.0%	3	392,300	203	111	71	10.9%	67	336,300	310,000	2.6%	2	275,000	3	129,300	-	-
Umatilla Co. Total		230	53	38	49	14.0%	54	346,700	93	986	750	0.5%	733	333,600	315,000	2.8%	14	899,400	57	272,900	10	607,700

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

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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:

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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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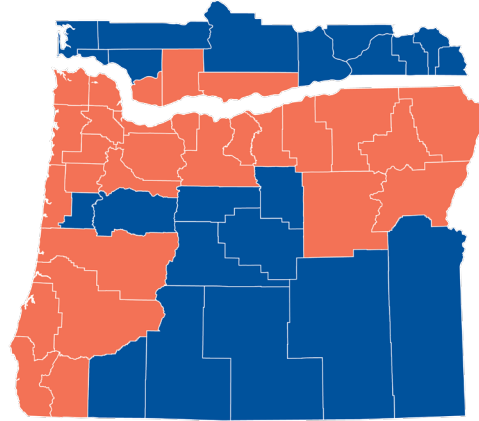
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| ▶ Video Highlights | ▶ Statistical Summaries |

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- Wallowa County



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MARKET ACTION REPORT

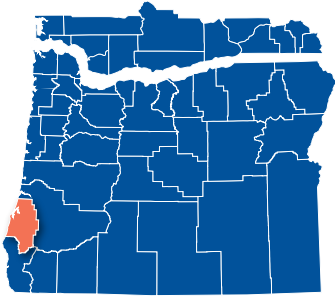
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Coos County December 2025 Reporting Period

Coos County

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (60) decreased 10.4% from the 67 listed in December 2024, and decreased 6.3% from the 64 listed in November 2025.

Pending Sales

Pending sales (61) increased 24.5% from the 49 offers accepted in December 2024, and decreased 23.8% from the 80 offers accepted in November 2025.

Closed Sales

Closed sales (81) increased 50.0% from the 54 closings in December 2024, and increased 28.6% from the 63 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 3.6 months in December. Total market time decreased to 93 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (1,381) increased 2.7%, pending sales (945) increased 3.8%, and closed sales (908) increased 0.9%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 1.7% from \$373,200 to \$379,600. In the same comparison, the median sale price has increased 0.2% from \$336,000 to \$336,600.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.1% (\$379,600 v. \$371,900)

Median Sale Price % Change: +0.5% (\$336,600 v. \$335,000)

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	4.9
July	4.2	4.4	4.9
August	2.6	3.8	4.1
September	3.8	3.5	5.2
October	3.8	4.1	4.5
November	4.8	3.4	5.6
December	4.0	4.9	3.6

Residential Trends

December 2025 vs. November 2025

New Listings	-6.3%	↓
Pending Sales	-23.8%	↓
Closed Sales	+28.6%	↑
Average Sale Price	+3.0%	↑
Median Sale Price	-8.2%	↓
Inventory	-2.0	↓
Total Market Time	-18	↓

December 2025 vs. December 2024

New Listings	-10.4%	↓
Pending Sales	+24.5%	↑
Closed Sales	+50.0%	↑
Average Sale Price	+12.7%	↑
Median Sale Price	-2.8%	↓
Inventory	-1.3	↓
Total Market Time	+14	↑

Coos County

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	6	9.8%	5	8.2%	2	2.5%
100K-200K	8	13.1%	7	11.5%	14	17.3%
200K-300K	16	26.2%	11	18.0%	16	19.8%
300K-400K	18	29.5%	19	31.1%	24	29.6%
400K-500K	10	16.4%	13	21.3%	7	8.6%
500K-600K	0	0.0%	3	4.9%	5	6.2%
600K-700K	2	3.3%	3	4.9%	4	4.9%
700K-800K	1	1.6%	0	0.0%	1	1.2%
800K-900K	0	0.0%	0	0.0%	4	4.9%
900K-1M	0	0.0%	0	0.0%	2	2.5%
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%	1	1.2%
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	61		61		81	



90th Percentile



50th Percentile



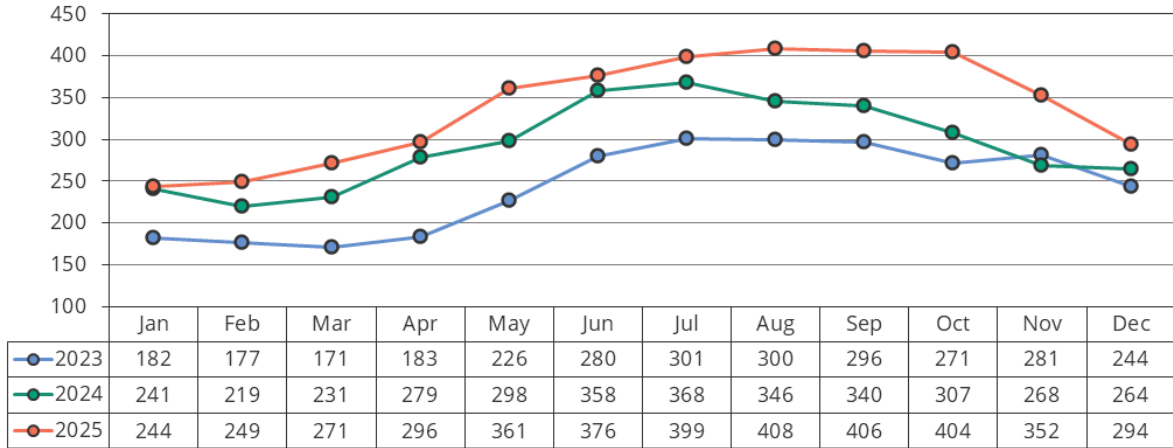
10th Percentile

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	60	61	81	392,800	335,000	93
	November	64	80	63	381,200	365,000	111
	Year-To-Date	1,381	945	908	379,600	336,600	82
2024	December	67	49	54	348,600	344,500	79
	Year-To-Date	1,345	910	900	373,200	336,000	79
Change	December 2024	-10.4%	24.5%	50.0%	12.7%	-2.8%	18.4%
	Prev Mo 2025	-6.3%	-23.8%	28.6%	3.0%	-8.2%	-16.2%
	Year-To-Date	2.7%	3.8%	0.9%	1.7%	0.2%	4.2%

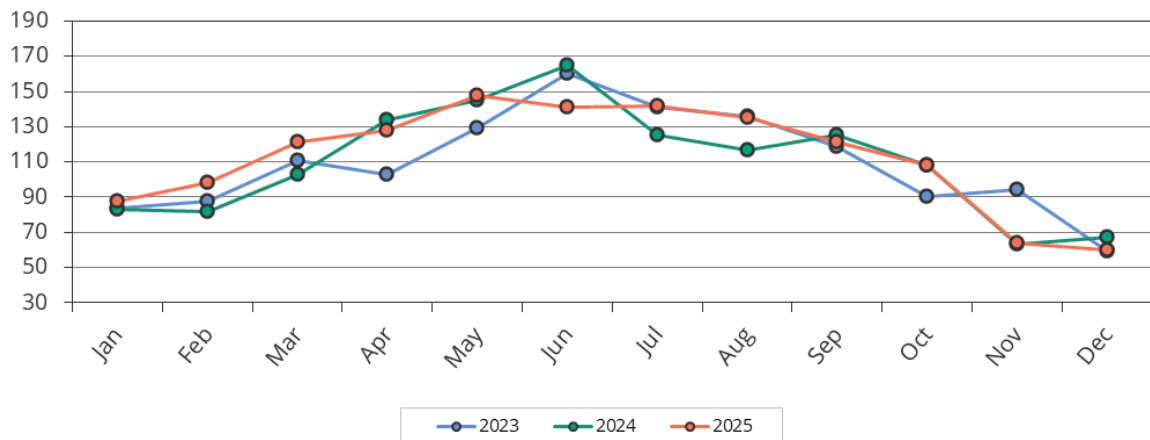
Coos County

December 2025 Reporting Period

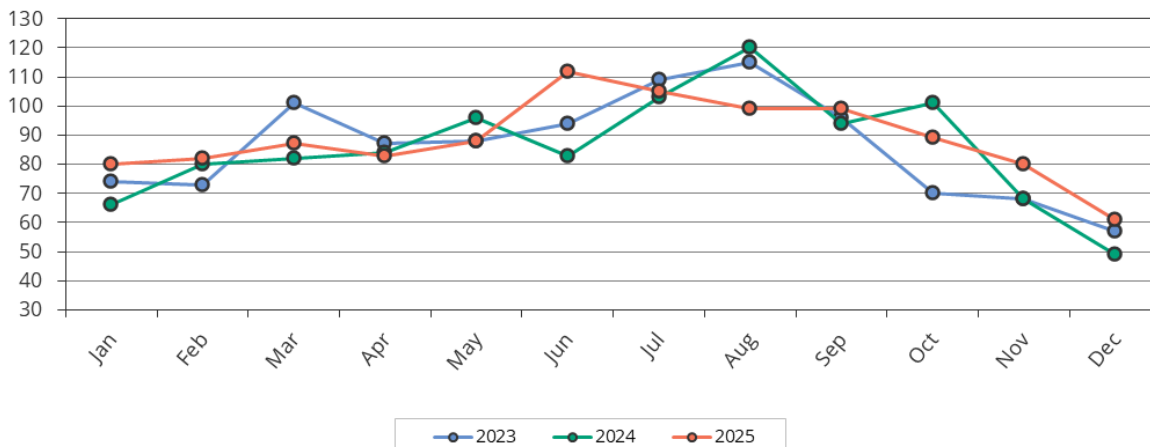
Active Residential Listings



New Listings



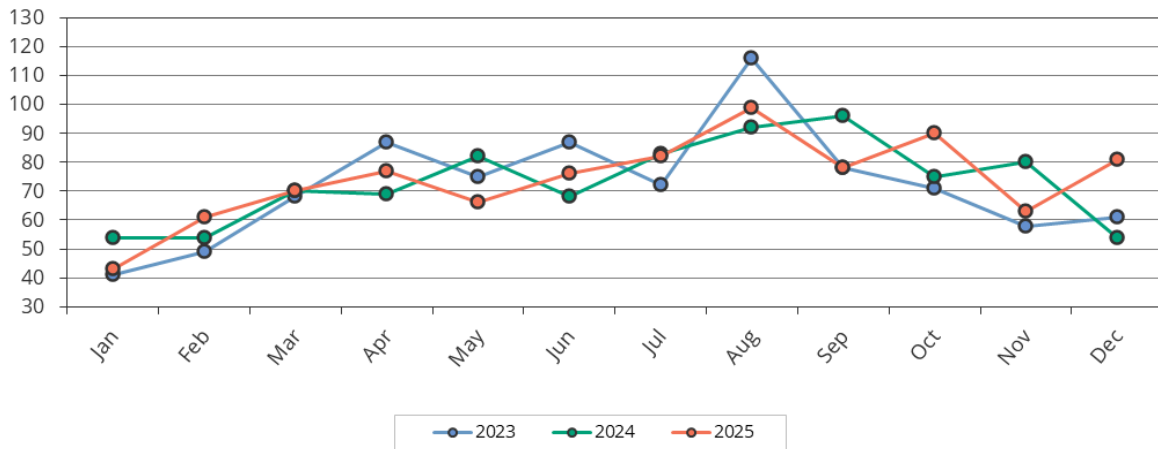
Pending Sales



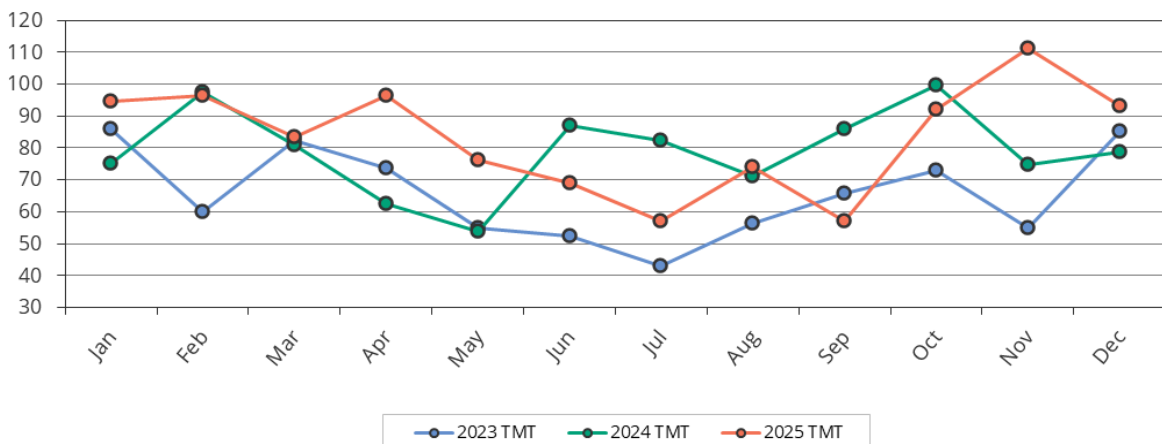
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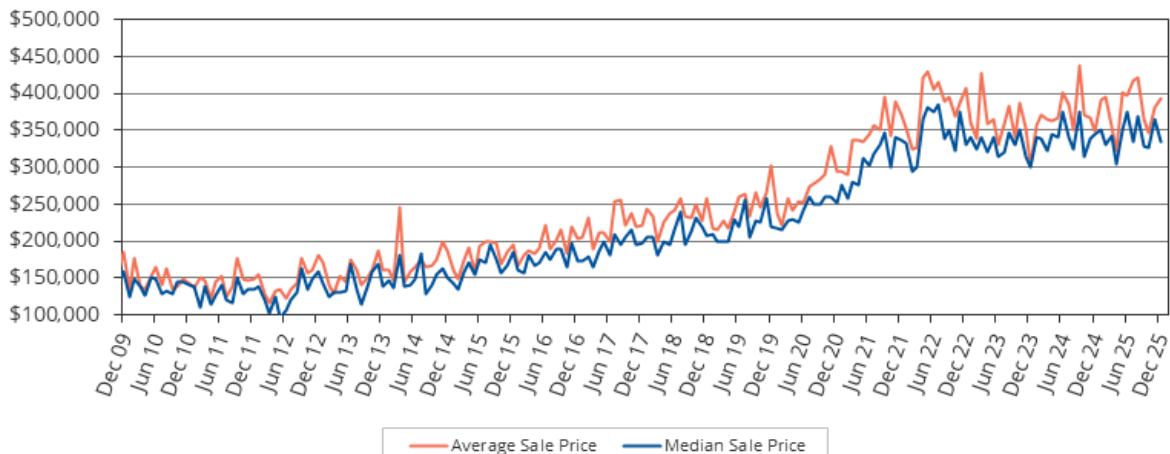
Closed Sales



Average Total Market Time



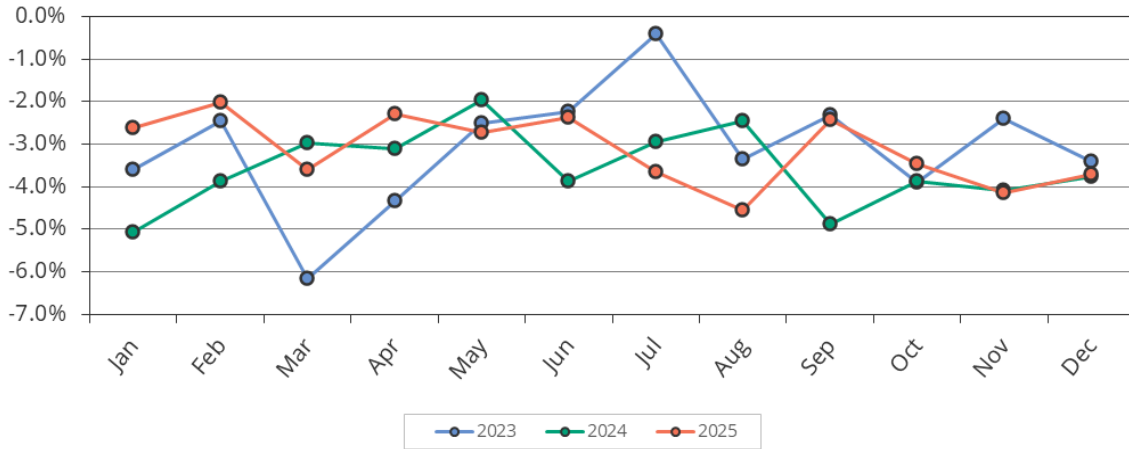
Average and Median Sale Price



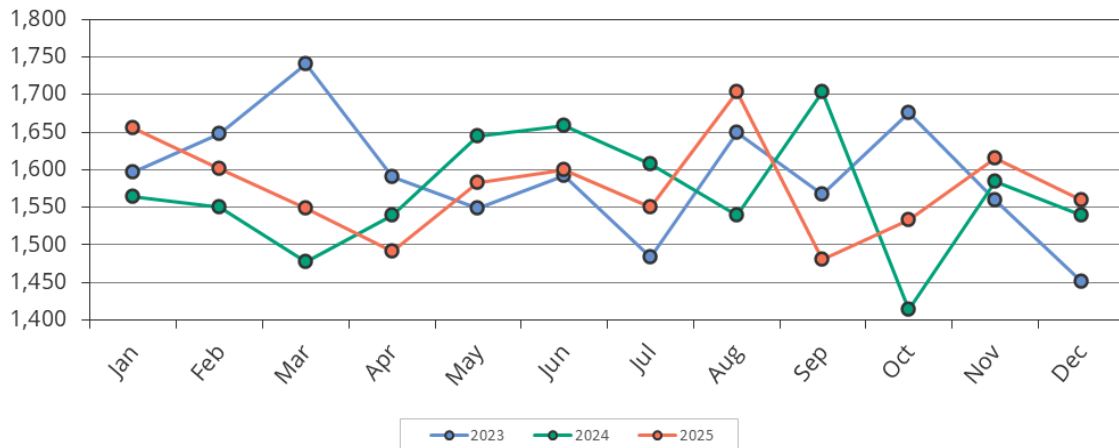
Coos County

December 2025 Reporting Period

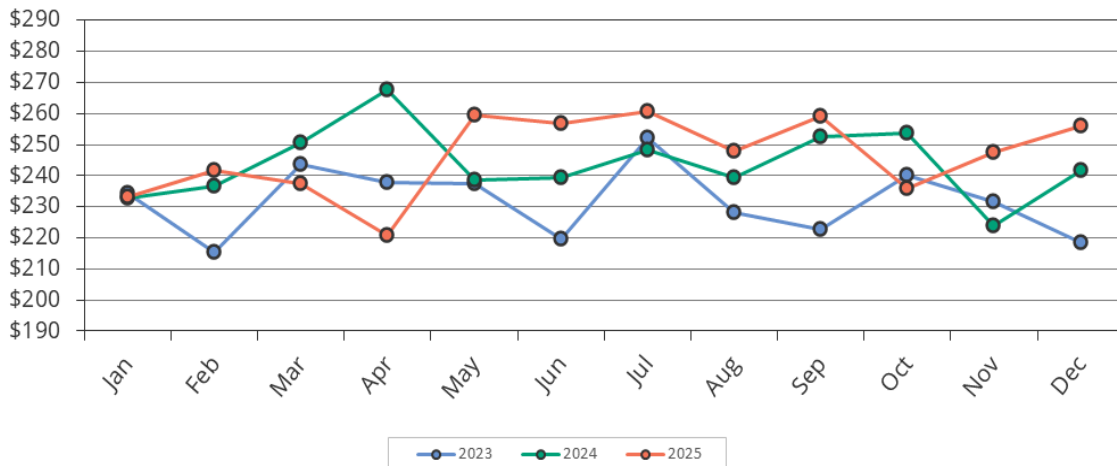
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Coos County

December 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date	Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired. Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	62	9	7	11	22.2%	9	693,600	148	198	129	-10.4%	124	593,300	539,500	6.9%	5	370,100	28	254,000	4	1,003,500
97414	Broadbent	0	0	0	0	-	0	-	-	4	4	-	4	346,400	303,800	-	-	-	-	-	-	
97420	Coos Bay	94	24	23	19	18.8%	30	298,100	46	542	387	6.9%	372	315,700	305,000	-7.2%	14	960,700	30	134,100	12	390,700
97423	Coquille	41	10	6	8	33.3%	5	383,000	84	167	107	32.1%	102	355,200	335,000	18.2%	1	215,000	10	294,300	2	440,800
97449	Lakeside	21	4	3	6	20.0%	10	440,600	159	90	63	-14.9%	63	364,200	306,500	15.2%	1	290,000	6	91,400	-	-
97458	Myrtle Point	18	1	6	7	40.0%	9	355,600	191	87	61	-3.2%	56	422,500	310,000	33.0%	5	377,000	2	145,000	1	295,000
97459	North Bend	52	12	10	10	25.0%	18	395,200	63	282	191	10.4%	184	373,100	345,000	-0.2%	2	475,000	16	100,700	4	321,300
97466	Powers	6	0	2	0	-	0	-	-	11	3	-76.9%	3	266,700	259,000	46.1%	-	-	-	-	-	-
	Coos County	294	60	57	61	24.5%	81	392,800	93	1,381	945	3.8%	908	379,600	336,600	2.1%	28	665,700	92	179,600	23	485,400

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

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

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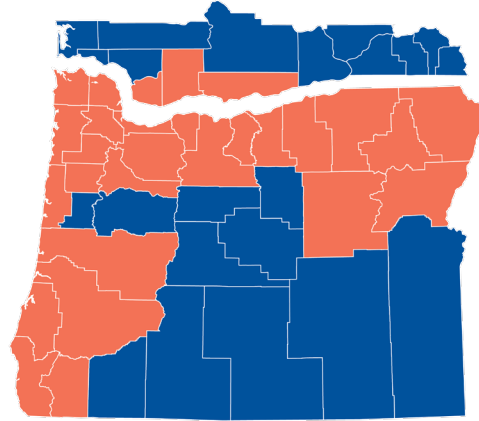
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MARKET ACTION REPORT

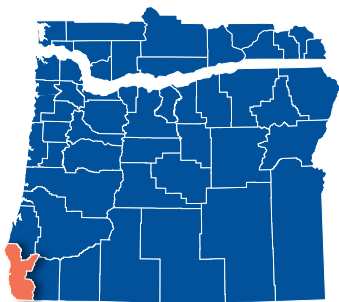
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Curry County December 2025 Reporting Period

Curry County

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (27) increased 8.0% from the 25 listed in December 2024, and decreased 3.6% from the 28 listed in November 2025.

Pending Sales

Pending sales (18) matched the 18 offers accepted in December 2024, and decreased 18.2% from the 22 offers accepted in November 2025.

Closed Sales

Closed sales (31) increased 14.8% from the 27 closings in December 2024, and increased 14.8% from the 27 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 7.4 months in December. Total market time increased to 135 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (678) increased 6.8%, pending sales (389) increased 1.6%, and closed sales (374) decreased 3.9%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has decreased 1.3% from \$471,400 to \$465,300. In the same comparison, the median sale price has decreased 5.9% from \$425,000 to \$400,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.3% (\$465,300 v. \$471,400)

Median Sale Price % Change: -5.9% (\$400,000 v. \$425,000)

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

Inventory in Months

	2023	2024	2025
January	5.8	6.7	9.2
February	8.4	7.6	8.1
March	6.5	6.2	7.7
April	6.2	9.3	13.8
May	7.0	8.4	10.0
June	5.6	8.1	7.5
July	5.5	6.5	8.5
August	4.4	7.3	7.9
September	5.5	6.6	8.9
October	6.3	4.4	7.7
November	9.8	5.3	9.5
December	5.8	7.0	7.4

Residential Trends

December 2025 vs. November 2025

New Listings **-3.6%** ↓

Pending Sales **-18.2%** ↓

Closed Sales **+14.8%** ↑

Average Sale Price **+5.8%** ↑

Median Sale Price **+12.6%** ↑

Inventory **-2.1** ↓

Total Market Time **+12** ↑

December 2025 vs. December 2024

New Listings **+8.0%** ↑

Pending Sales **0.0%** —

Closed Sales **+14.8%** ↑

Average Sale Price **+10.2%** ↑

Median Sale Price **+2.3%** ↑

Inventory **+0.4** ↑

Total Market Time **-14** ↓

Curry County

December 2025 Reporting Period

Residential Sales by Price Range

Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	2	6.9%	2	7.4%	0	0.0%
100K-200K	4	13.8%	1	3.7%	2	6.5%
200K-300K	1	3.4%	4	14.8%	2	6.5%
300K-400K	8	27.6%	5	18.5%	5	16.1%
400K-500K	6	20.7%	6	22.2%	8	25.8%
500K-600K	1	3.4%	2	7.4%	5	16.1%
600K-700K	4	13.8%	2	7.4%	6	19.4%
700K-800K	1	3.4%	3	11.1%	0	0.0%
800K-900K	2	6.9%	1	3.7%	0	0.0%
900K-1M	0	0.0%	0	0.0%	1	3.2%
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%	1	3.2%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	1	3.2%
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%	1	3.7%	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	29		27		31	



90th Percentile



50th Percentile



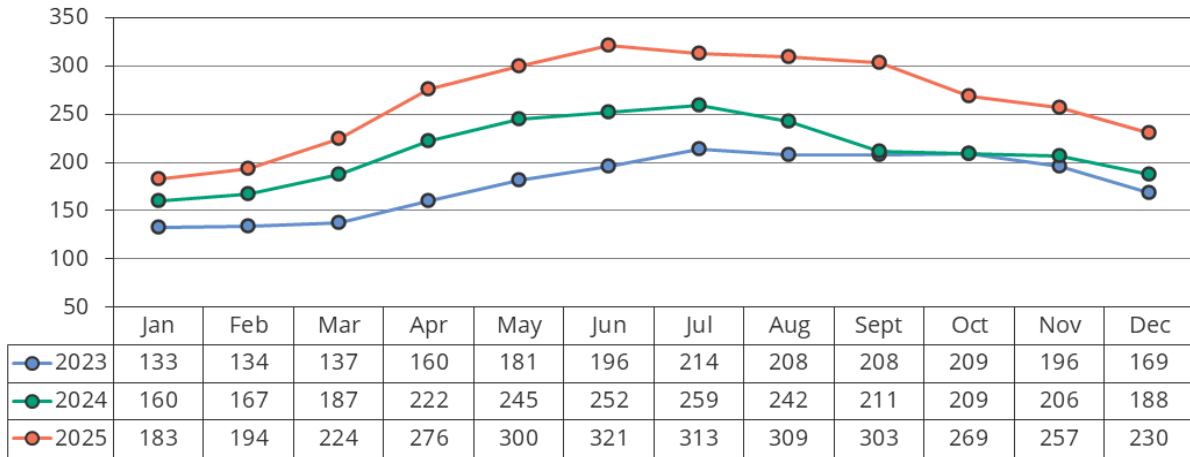
10th Percentile

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	27	18	31	523,700	484,000	135
	November	28	22	27	495,000	430,000	123
	Year-To-Date	678	389	374	465,300	400,000	116
2024	December	25	18	27	475,100	473,000	149
	Year-To-Date	635	383	389	471,400	425,000	124
Change	December 2024	8.0%	0.0%	14.8%	10.2%	2.3%	-9.7%
	Prev Mo 2025	-3.6%	-18.2%	14.8%	5.8%	12.6%	9.8%
	Year-To-Date	6.8%	1.6%	-3.9%	-1.3%	-5.9%	-6.1%

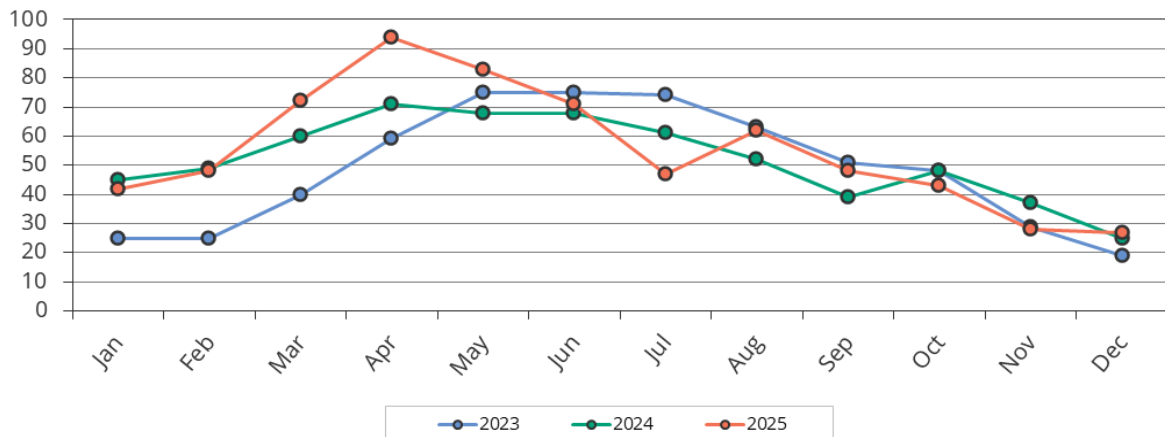
Curry County

December 2025 Reporting Period

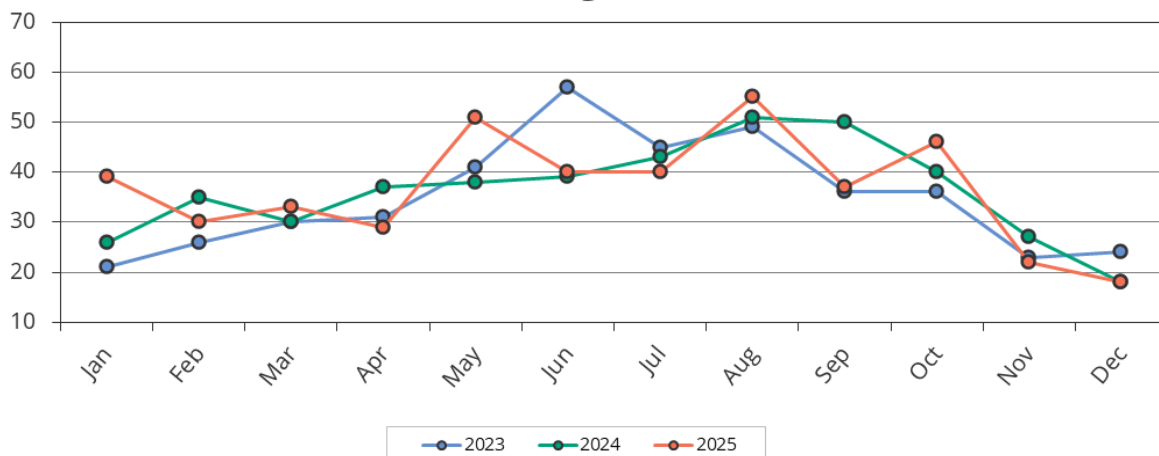
Active Residential Listings



New Listings



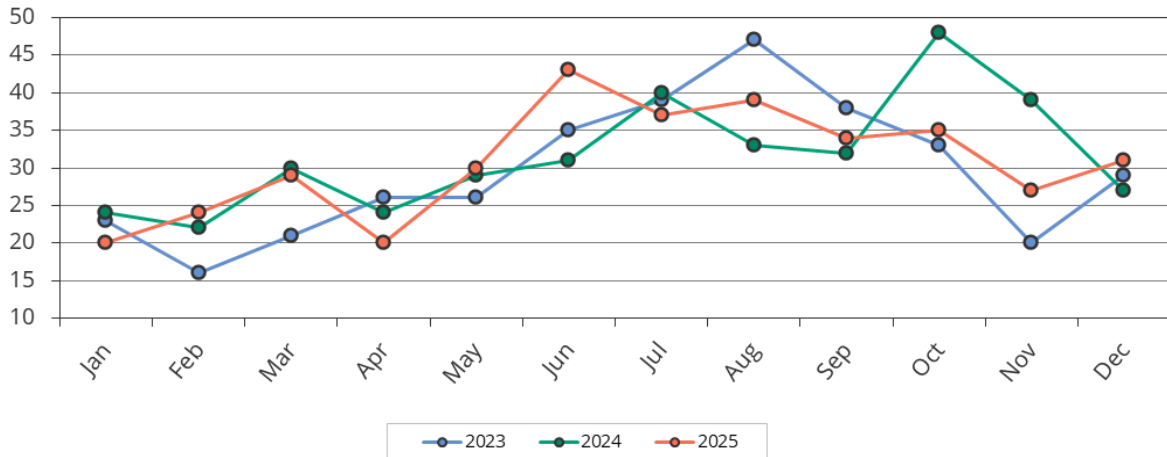
Pending Sales



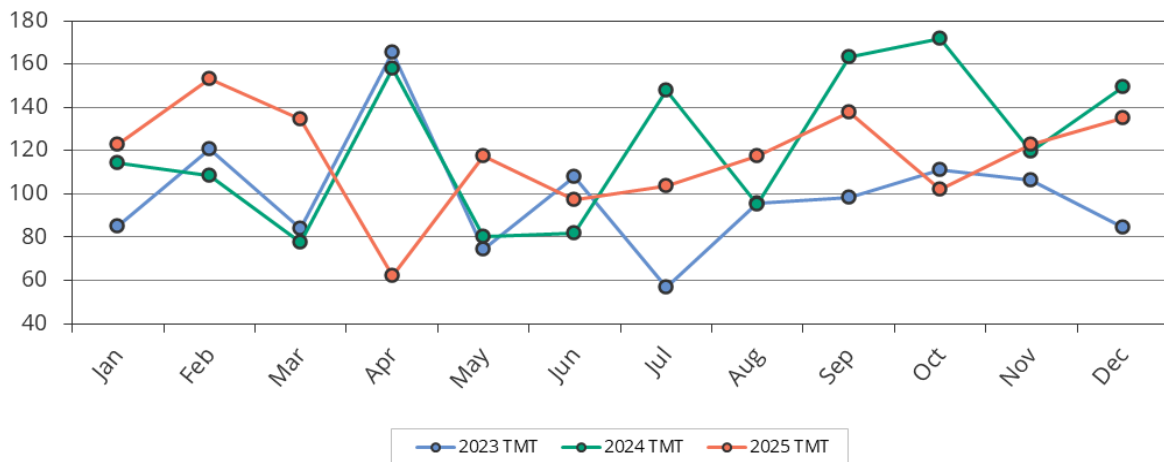
Curry County

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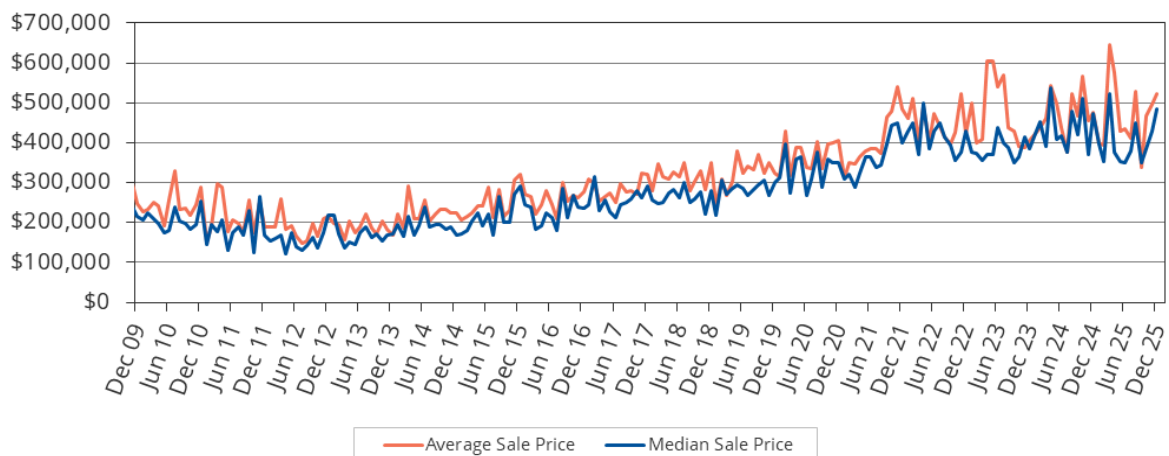
Closed Sales



Average Total Market Time



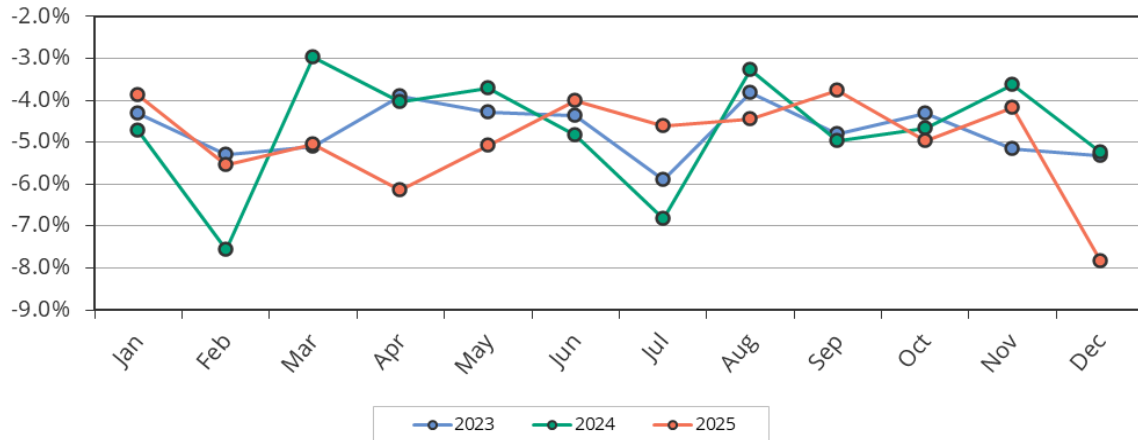
Average and Median Sale Price



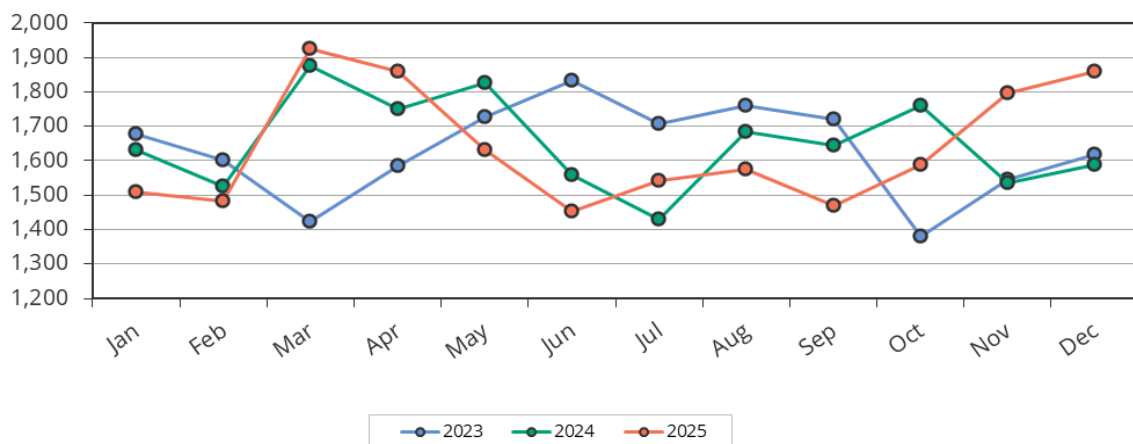
Curry County

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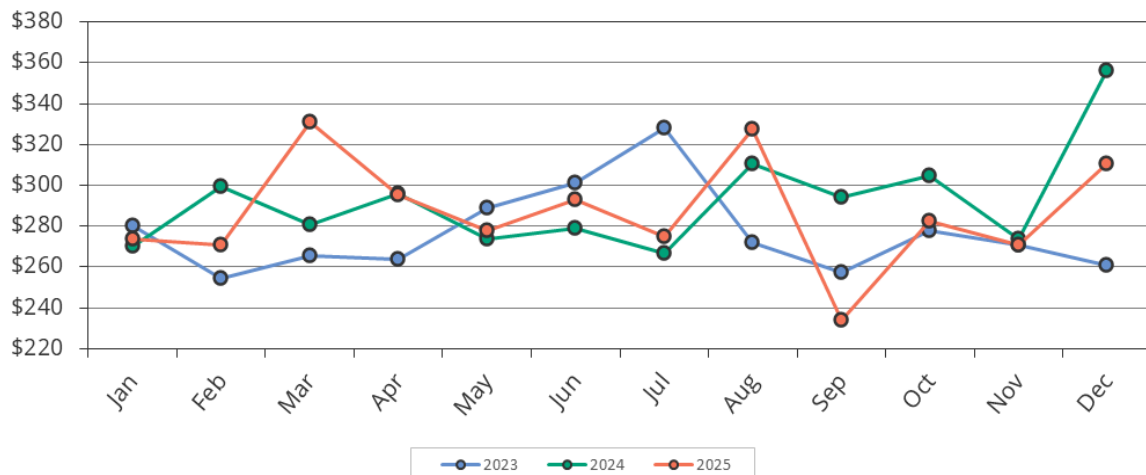
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Curry County

December 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
270	City / Airport / Marina Hts. / NB Chetco	59	9	12	8	300.0%	9	498,900	102	195	121	6.1%	108	566,900	512,500	5.4%	1	2,045,000	17	134,000	6	516,800
271	Harbor / Winchuck / SB Chetco	61	6	7	1	-87.5%	7	423,000	172	164	93	2.2%	96	395,300	323,800	5.0%	3	903,300	8	245,100	-	-
272	Carpenterville / Cape Ferrello / Whaleshead	26	2	6	0	-100.0%	1	645,000	96	60	28	-26.3%	30	413,000	370,000	-19.9%	-	-	3	483,300	1	925,000
273	Gold Beach	60	8	13	5	0.0%	9	582,100	160	180	102	-1.9%	101	453,700	380,000	-1.1%	6	1,028,600	20	247,700	-	-
274	Port Orford	24	2	2	4	300.0%	5	579,700	105	79	45	25.0%	39	426,900	385,000	-12.3%	1	359,000	20	256,400	1	325,000
	Curry County	230	27	40	18	0.0%	31	523,700	135	678	389	1.6%	374	465,300	400,000	-1.3%	11	1,026,000	68	231,900	8	543,900

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

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% Change:

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

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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.

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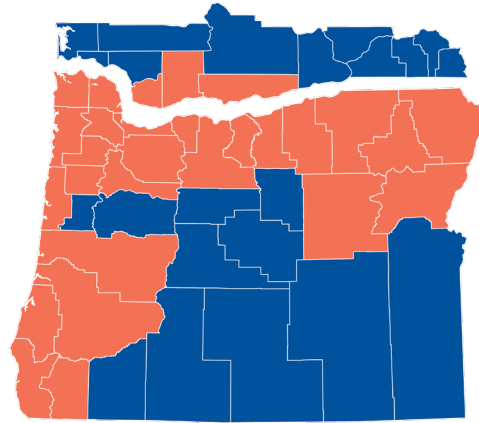
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|---|--|
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| ▶ Video Highlights | ▶ Statistical Summaries |

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- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

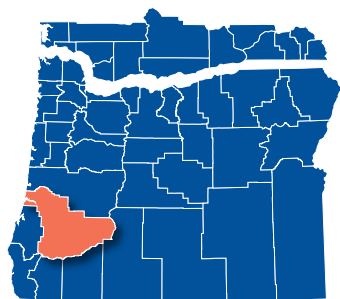
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Douglas County December 2025 Reporting Period

Douglas County

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (82) decreased 3.5% from the 85 listed in December 2024, and decreased 29.9% from the 117 listed in November 2025.

Pending Sales

Pending sales (82) decreased 2.4% from the 84 offers accepted in December 2024, and decreased 19.6% from the 102 offers accepted in November 2025.

Closed Sales

Closed sales (100) increased 1.0% from the 99 closings in December 2024, and matched the 100 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 4.9 months in December. Total market time increased to 99 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (1,932) increased 0.5%, pending sales (1,331) decreased 2.3%, and closed sales (1,295) decreased 4.5%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 0.1% from \$354,400 to \$354,700. In the same comparison, the median sale price has increased 1.3% from \$324,900 to \$329,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.1% (\$354,700 v. \$354,300)

Median Sale Price % Change: +1.3% (\$329,000 v. \$324,900)

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

Inventory in Months

	2023	2024	2025
January	3.7	3.9	5.9
February	3.3	3.9	4.4
March	2.8	2.8	4.4
April	3.6	3.3	4.0
May	2.7	3.2	5.1
June	2.7	3.9	5.7
July	2.9	3.9	4.2
August	3.1	3.5	4.4
September	3.9	3.7	5.5
October	4.2	3.8	5.7
November	4.2	4.1	5.5
December	4.6	4.2	4.9

Residential Trends

December 2025 vs. November 2025

New Listings **-29.9%** ↓

Pending Sales **-19.6%** ↓

Closed Sales **0.0%** —

Average Sale Price **-10.7%** ↓

Median Sale Price **-1.6%** ↓

Inventory **-0.6** ↓

Total Market Time **+22** ↑

December 2025 vs. December 2024

New Listings **-3.5%** ↓

Pending Sales **-2.4%** ↓

Closed Sales **+1.0%** ↑

Average Sale Price **-1.2%** ↓

Median Sale Price **+8.6%** ↑

Inventory **+0.7** ↑

Total Market Time **+31** ↑

Douglas County

December 2025 Reporting Period

Residential Sales by Price Range

Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	5	6.3%	9	8.8%	9	9.0%
100K-200K	8	10.1%	16	15.7%	10	10.0%
200K-300K	20	25.3%	25	24.5%	24	24.0%
300K-400K	21	26.6%	22	21.6%	23	23.0%
400K-500K	14	17.7%	8	7.8%	19	19.0%
500K-600K	5	6.3%	8	7.8%	6	6.0%
600K-700K	2	2.5%	6	5.9%	3	3.0%
700K-800K	2	2.5%	3	2.9%	3	3.0%
800K-900K	1	1.3%	2	2.0%	2	2.0%
900K-1M	1	1.3%	2	2.0%	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	1.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	1	1.0%
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	79		102		100	

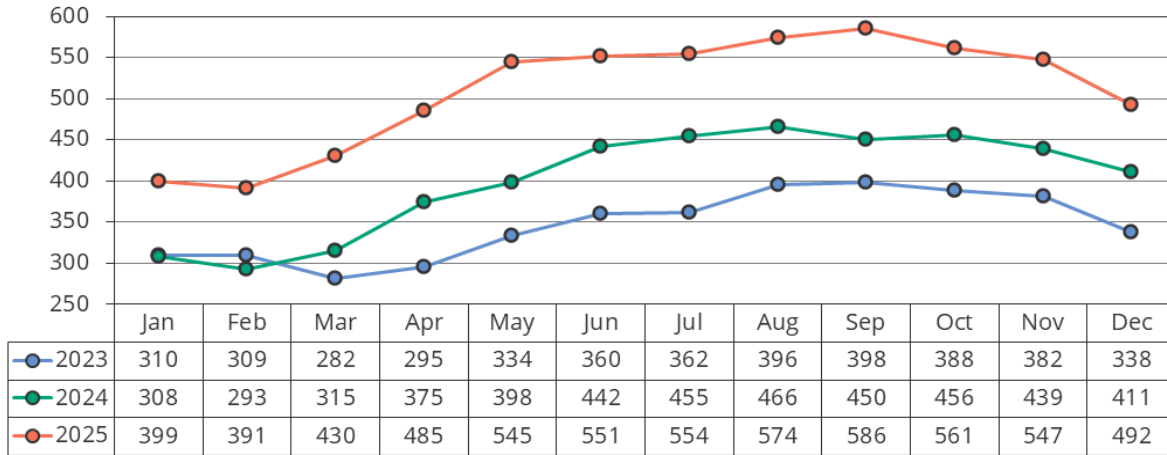
90th Percentile
 50th Percentile
 10th Percentile

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	82	82	100	346,900	336,800	99
	November	117	102	100	388,500	342,300	77
	Year-To-Date	1,932	1,331	1,295	354,700	329,000	85
2024	December	85	84	99	351,200	310,000	68
	Year-To-Date	1,923	1,362	1,356	354,400	324,900	68
Change	December 2024	-3.5%	-2.4%	1.0%	-1.2%	8.6%	45.1%
	Prev Mo 2025	-29.9%	-19.6%	0.0%	-10.7%	-1.6%	28.6%
	Year-To-Date	0.5%	-2.3%	-4.5%	0.1%	1.3%	24.3%

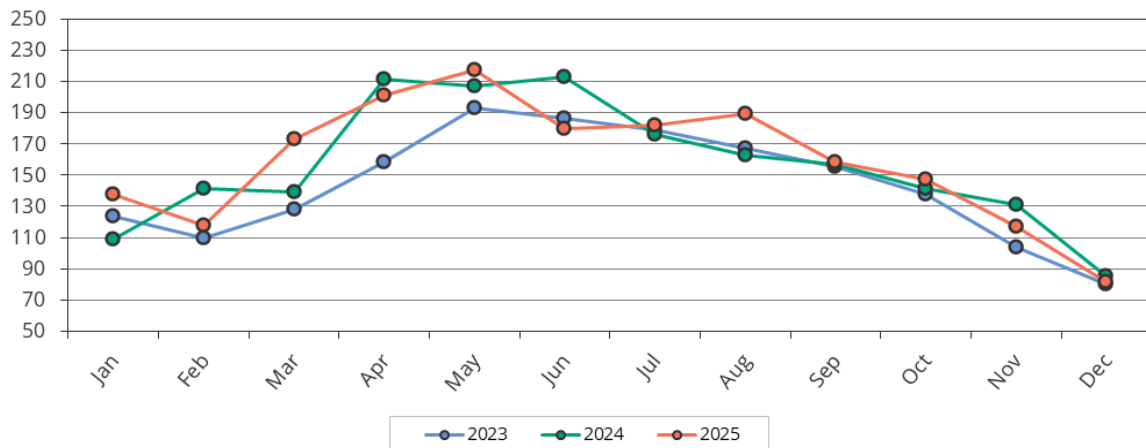
Douglas County

December 2025 Reporting Period

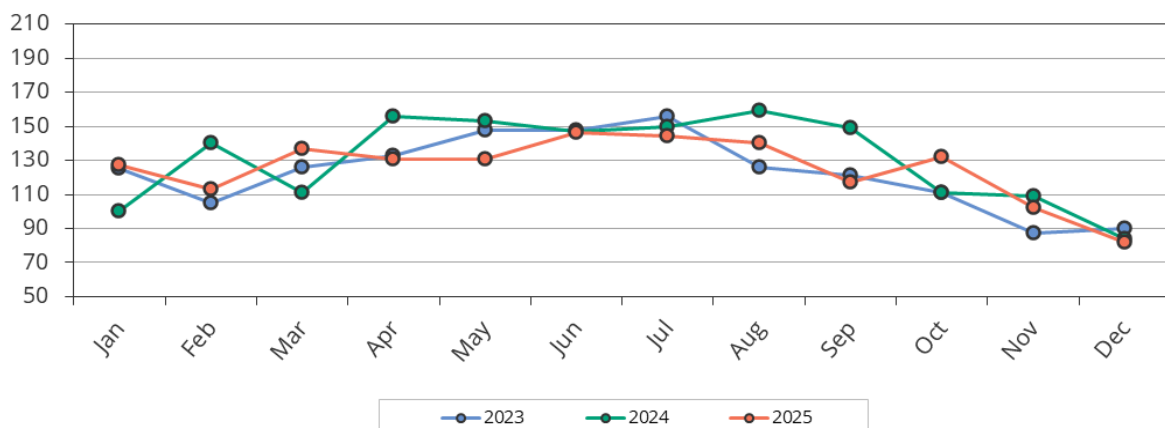
Active Residential Listings



New Listings



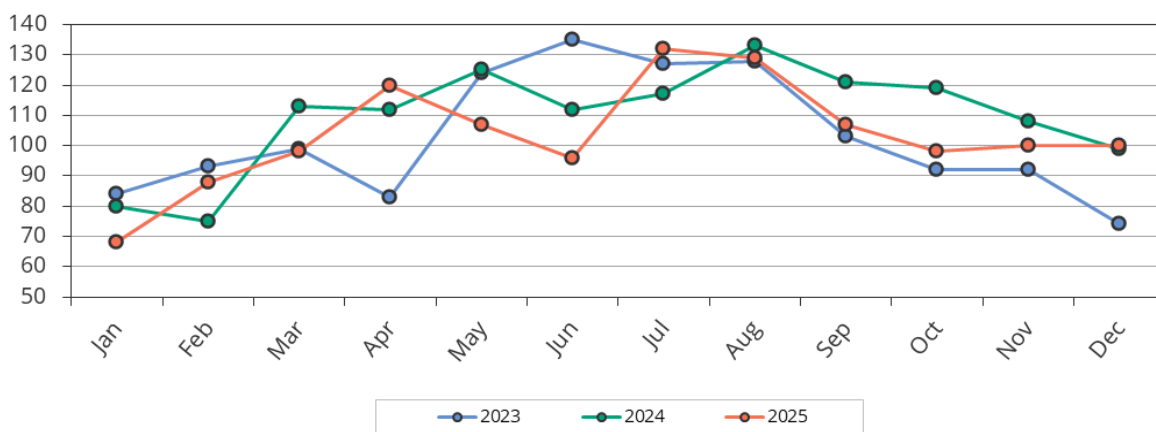
Pending Sales



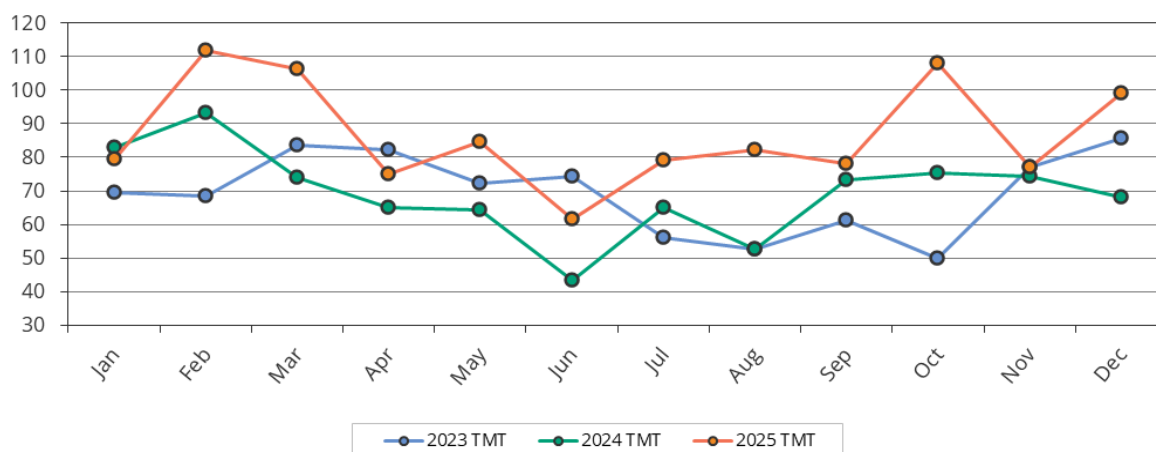
Douglas County

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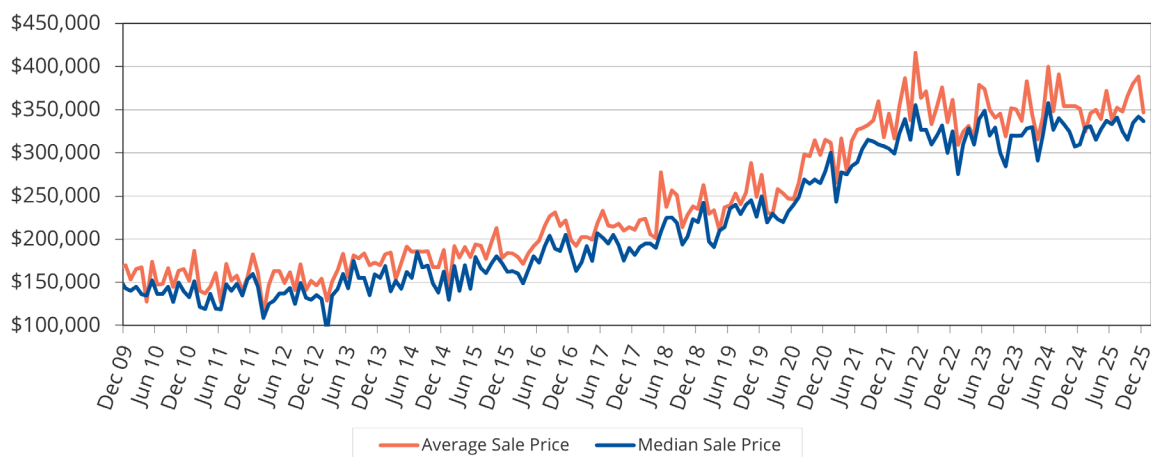
Closed Sales



Average Total Market Time



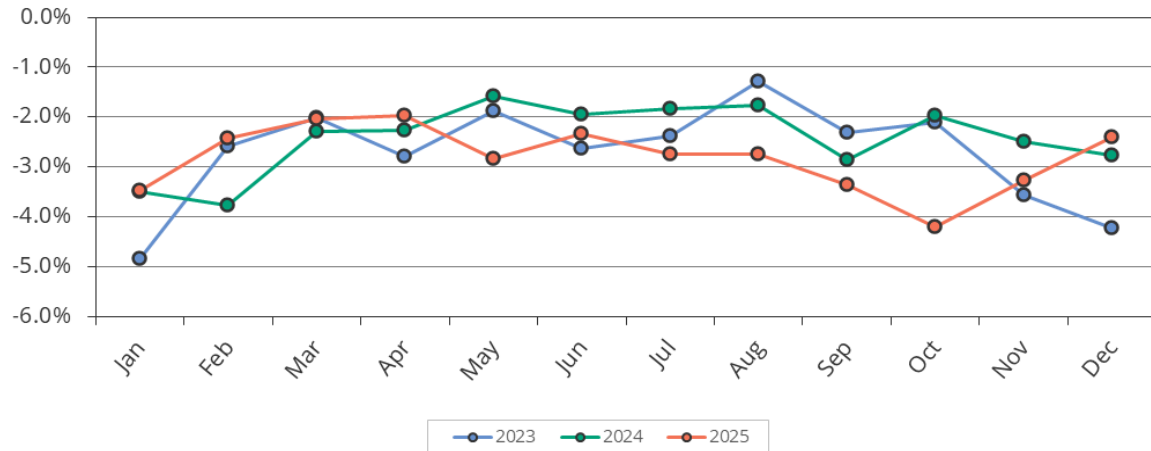
Average and Median Sale Price



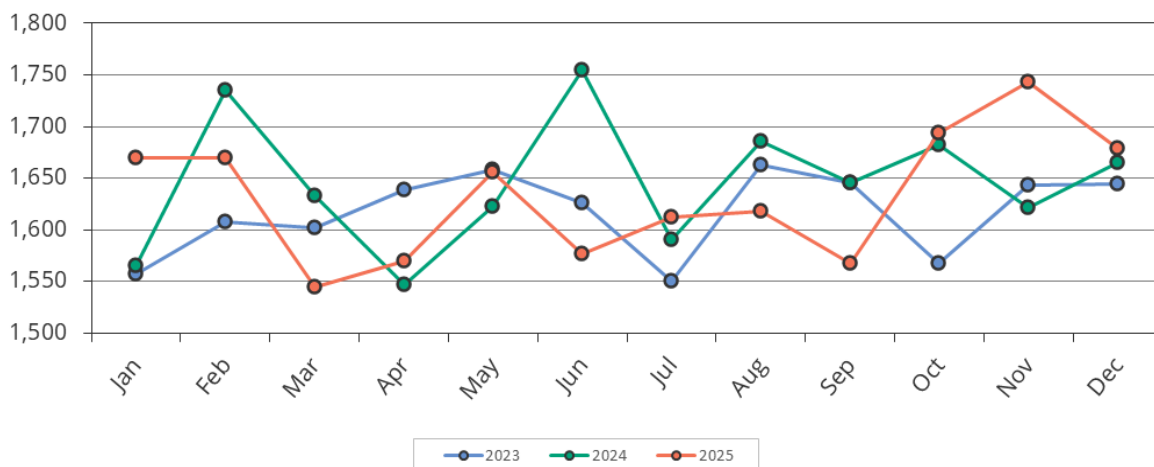
Douglas County

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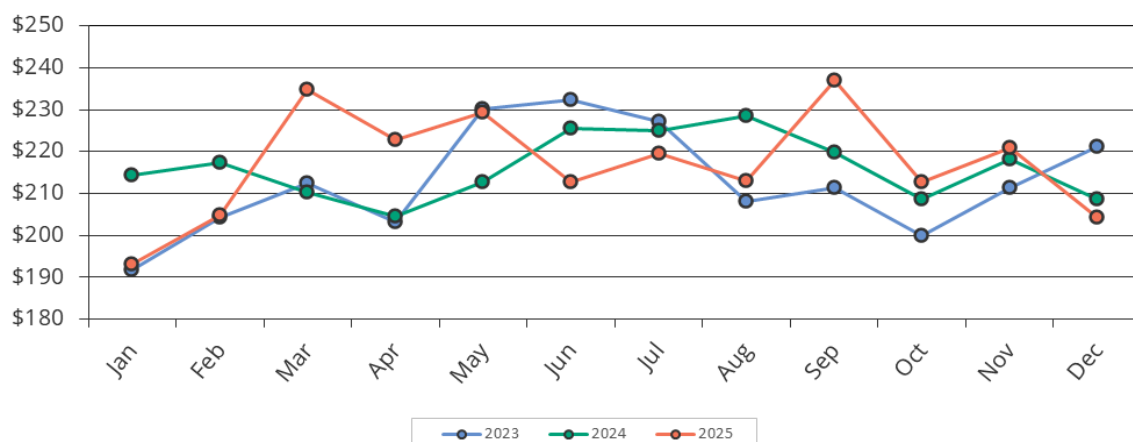
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Douglas County

December 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
251	NE Roseburg	49	13	9	11	120.0%	18	318,900	62	218	157	-3.1%	149	299,100	282,500	-6.3%	4	363,800	12	152,700	5	368,500
252	NW Roseburg	45	8	8	7	16.7%	8	469,800	74	194	135	1.5%	126	497,900	425,800	-5.4%	2	670,000	7	264,300	2	413,300
253	SE Roseburg	25	5	6	3	-62.5%	9	335,700	81	116	81	-10.0%	79	336,800	315,000	8.7%	4	260,000	4	87,500	5	287,600
254	SW Roseburg	38	6	3	4	-33.3%	6	500,200	158	133	90	1.1%	94	446,100	380,000	0.7%	2	759,500	13	193,700	3	356,700
255	Glide & E of Roseburg	25	3	7	2	-33.3%	2	512,500	428	91	52	0.0%	51	531,600	455,000	-3.6%	1	245,000	11	255,700	2	755,700
256	Sutherlin / Oakland Area	52	14	10	10	-23.1%	14	359,700	67	253	181	0.0%	174	350,500	360,000	2.3%	4	1,056,300	20	270,700	4	586,300
257	Winston & SW of Roseburg	48	7	6	10	0.0%	8	330,900	72	176	124	-18.4%	122	328,100	316,000	-6.5%	-	-	11	245,700	3	566,700
258	Myrtle Creek & S/SE of Roseburg	87	11	20	21	5.0%	17	290,200	145	336	232	5.5%	225	307,700	277,000	7.0%	10	283,400	22	77,000	6	329,200
259	Green District	50	5	2	3	-70.0%	4	335,500	48	170	103	-16.9%	107	289,700	309,000	-0.5%	2	460,000	4	134,100	7	311,400
265	North Douglas County	73	10	7	11	266.7%	14	298,900	105	245	176	10.7%	168	328,000	315,500	5.7%	9	419,200	18	275,600	8	540,000
	Douglas County	492	82	78	82	-2.4%	100	346,900	99	1,932	1,331	-2.3%	1,295	354,700	329,000	0.1%	38	456,600	122	202,200	45	426,900

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

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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:

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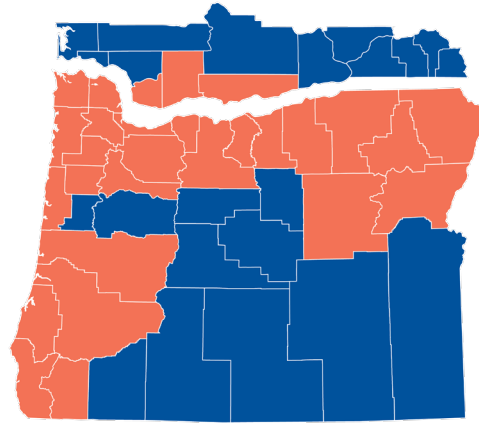
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Maggie Wu, Editor
Grant Lowery, Communications Manager

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MARKET ACTION REPORT

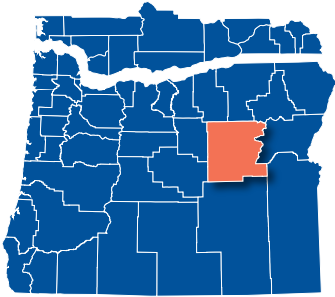
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Grant County December 2025 Reporting Period

Grant County

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (3) decreased 25.0% from the 4 listed in December 2024, and matched the 3 listed in November 2025.

Pending Sales

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

Closed Sales

Closed sales (3) decreased 62.5% from the 8 closings in December 2024, and decreased 75.0% from the 12 closings in November 2025.

Inventory and Time on Market

Inventory increased to 18.3 months in December. Total market time decreased to 62 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (134) increased 32.7%, pending sales (85) increased 21.4%, and closed sales (86) increased 30.3%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has decreased 7.8% from \$397,000 to \$365,900. In the same comparison, the median sale price has increased 22.3% from \$233,500 to \$285,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -4.6% (\$370,000 v. \$387,800)

Median Sale Price % Change: +23.1% (\$285,500 v. \$232,000)

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

Inventory in Months

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

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

Residential Trends

December 2025 vs. November 2025

New Listings	0.0%	—
Pending Sales	+200.0%	↑
Closed Sales	-75.0%	↓
Average Sale Price	-68.0%	↓
Median Sale Price	-41.6%	↓
Inventory	+13.0	↑
Total Market Time	-101	↓

December 2025 vs. December 2024

New Listings	-25.0%	↓
Pending Sales	+50.0%	↑
Closed Sales	-62.5%	↓
Average Sale Price	-48.3%	↓
Median Sale Price	-24.8%	↓
Inventory	+12.7	↑
Total Market Time	-43	↓

Grant County

December 2025 Reporting Period

Residential Sales by Price Range

Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	1	14.3%	1	9.1%	2	33.3%
100K-200K	1	14.3%	4	36.4%	1	16.7%
200K-300K	1	14.3%	2	18.2%	2	33.3%
300K-400K	2	28.6%	1	9.1%	0	0.0%
400K-500K	0	0.0%	1	9.1%	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%	1	9.1%	0	0.0%
800K-900K	0	0.0%	1	9.1%	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	1	14.3%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	1	16.7%
Total Closed Sales	7		11		6	

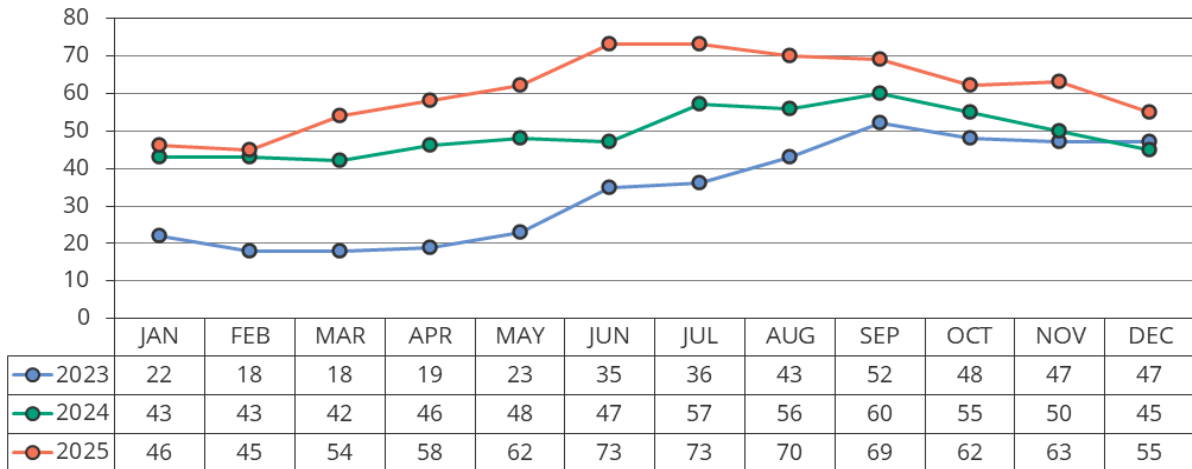
90th Percentile
 50th Percentile
 10th Percentile

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	3	6	3	191,700	200,000	62
	November	3	2	12	599,200	342,500	163
	Year-To-Date	134	85	86	365,900	285,500	129
2024	December	4	4	8	371,100	265,800	105
	Year-To-Date	101	70	66	397,000	233,500	117
Change	December 2024	-25.0%	50.0%	-62.5%	-48.3%	-24.8%	-41.0%
	Prev Mo 2025	0.0%	200.0%	-75.0%	-68.0%	-41.6%	-62.0%
	Year-To-Date	32.7%	21.4%	30.3%	-7.8%	22.3%	9.9%

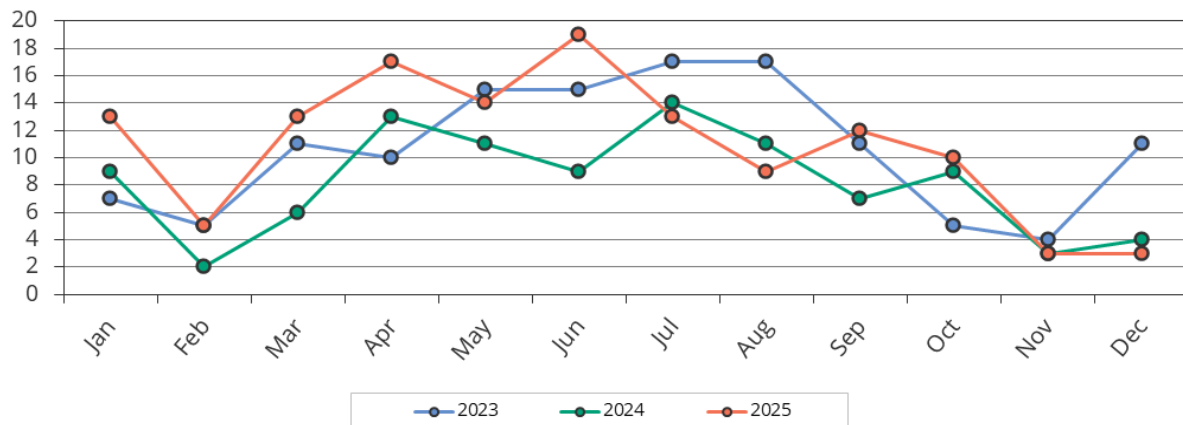
Grant County

December 2025 Reporting Period

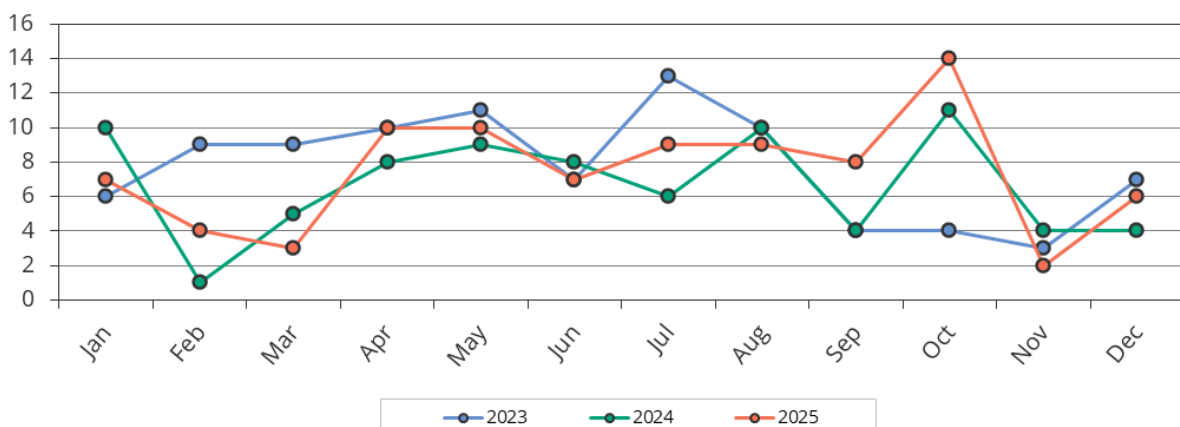
Active Residential Listings



New Listings

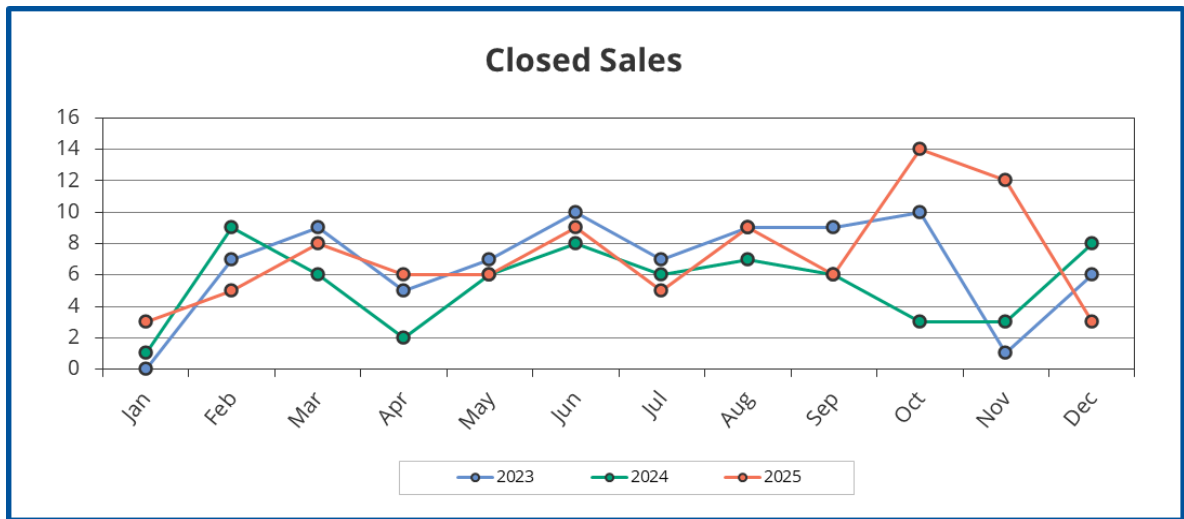


Pending Sales

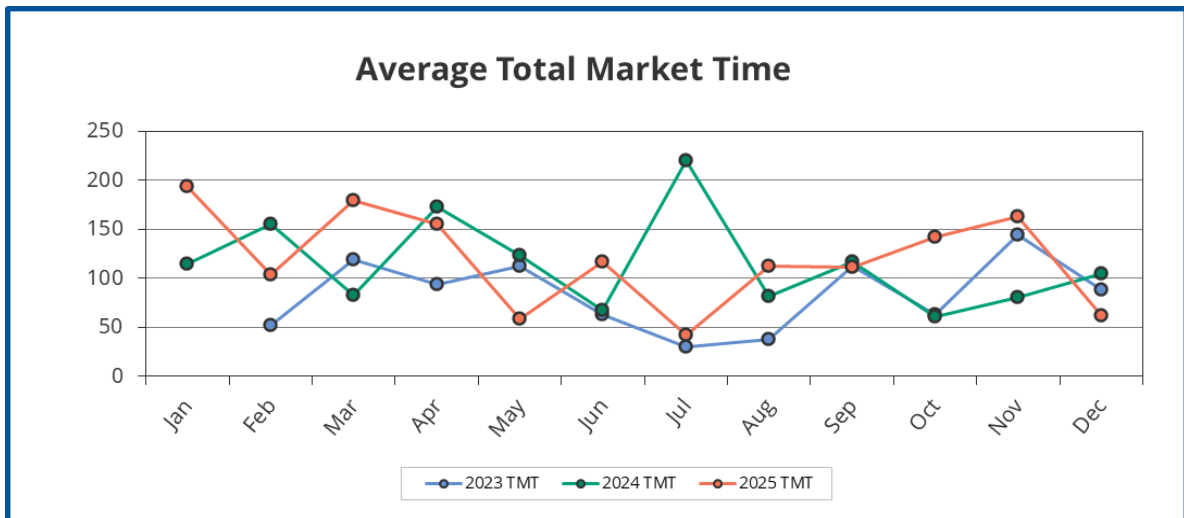


Grant County

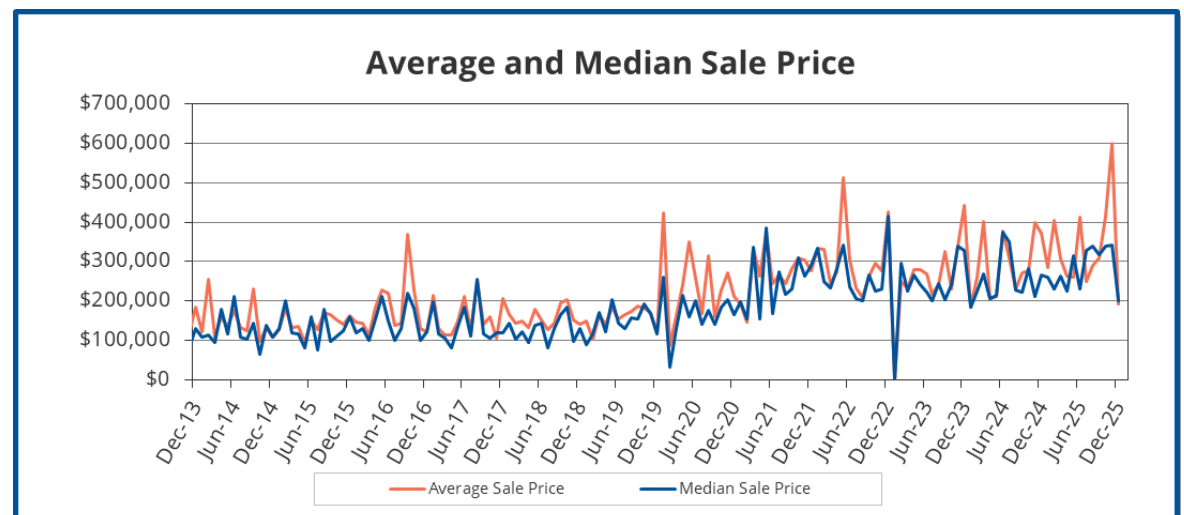
December 2025 Reporting Period



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.

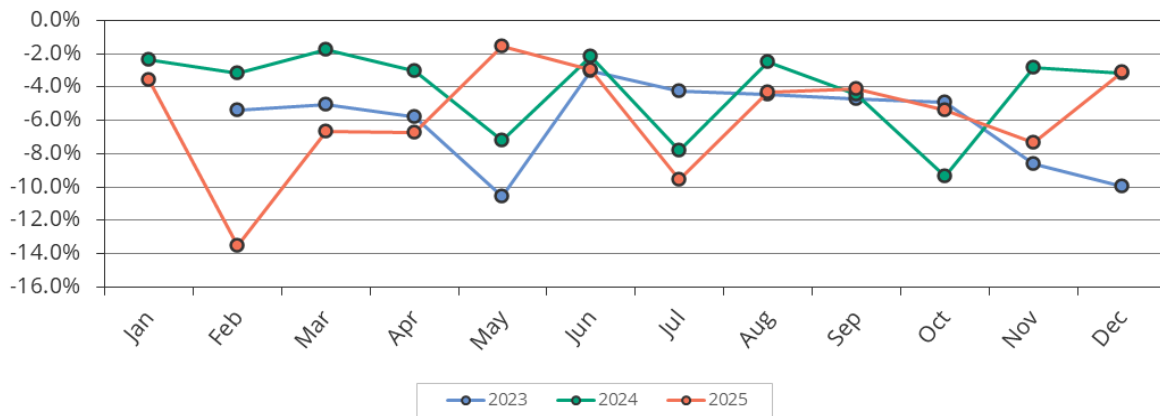


Note: In **July 2022**, the Average Sale Price was **\$511,900**. This has caused a spike in the Average and Median Sale Price chart for that month. Since there were no sales in **January 2023**, we cannot calculate the Average and Median Sale Price for that month.

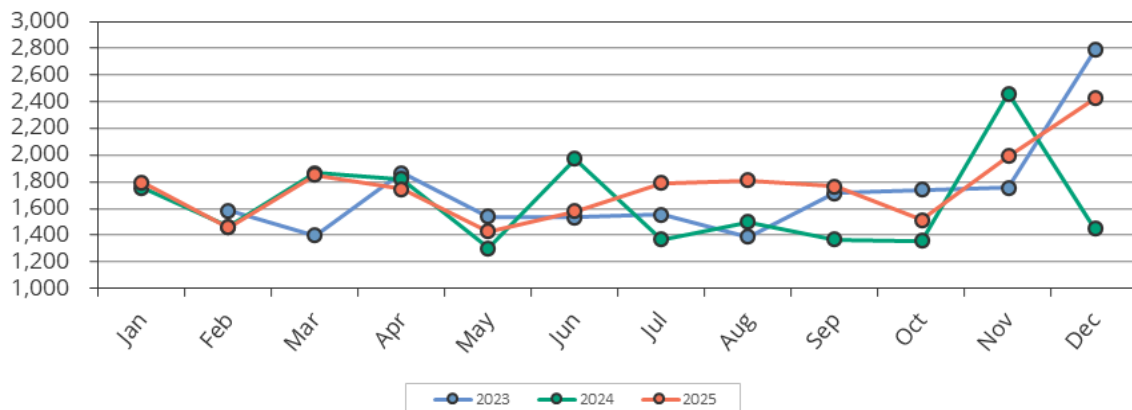
Grant County

December 2025 Reporting Period

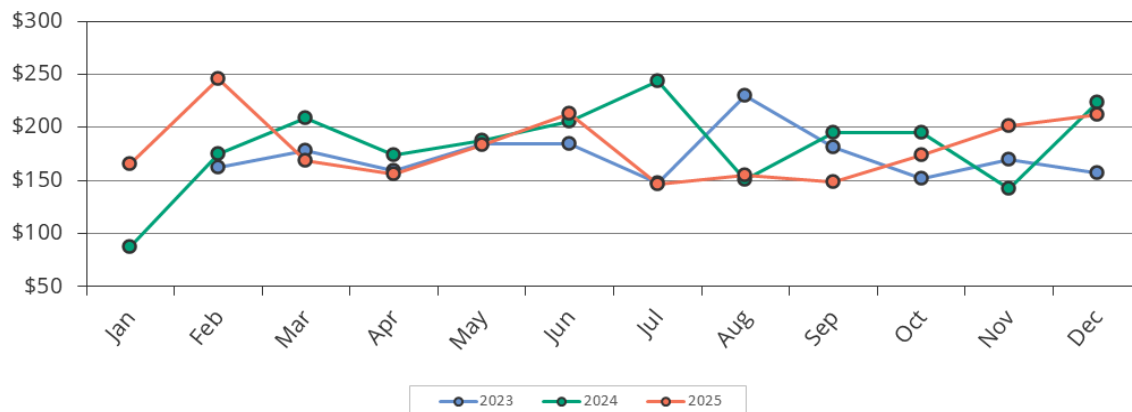
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



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

Grant County

December 2025 Reporting Period

Area Report

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817 Bates	0	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	-	1	160,000	-	-
97820 Canyon City	14	2	0	0	-100.0%	-	-	-	31	19	5.6%	22	322,400	311,500	19.3%	1	195,000	2	97,500	-	-
97825 Dayville	4	0	0	-	-	0	-	-	8	1	-75.0%	1	404,000	404,000	-33.3%	-	-	1	120,000	-	-
97845 John Day	19	1	2	4	33.3%	2	142,500	85	50	30	36.4%	29	332,700	285,000	21.2%	1	155,000	1	300,000	-	-
97848 Kimberly	-	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97856 Long Creek	4	-	-	-	-	1	290,000	16	7	3	-25.0%	3	649,200	290,000	104.6%	-	-	1	170,000	-	-
97864 Monument	1	0	1	0	-	0	-	-	4	1	0.0%	1	76,500	76,500	-88.3%	-	-	1	805,000	-	-
97865 Mount Vernon	6	0	2	2	-	0	-	-	19	17	54.5%	15	252,900	215,000	-71.9%	-	-	3	335,000	-	-
97869 Prairie City	2	0	-	0	-	0	-	-	11	12	71.4%	12	332,700	201,500	47.6%	1	300,000	-	-	-	-
97873 Seneca	5	0	1	0	-	0	-	-	3	2	-33.3%	3	1,503,000	1,870,000	2016.9%	-	-	1	2,300,000	-	-
Grant County	55	3	6	6	50.0%	3	191,700	62	134	85	21.4%	86	365,900	285,500	-4.6%	3	216,700	11	459,500	-	-

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

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

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



Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

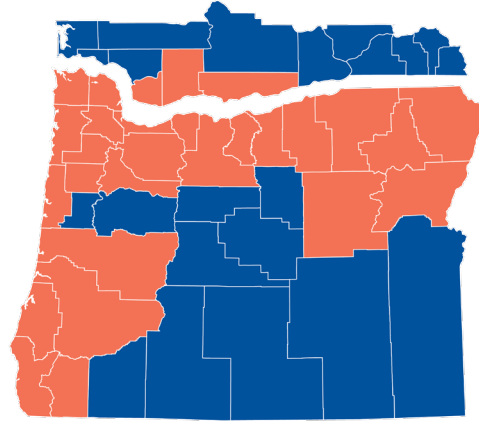
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent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

Additional Resources for RMLS Subscribers:

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

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

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



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

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MARKET ACTION REPORT

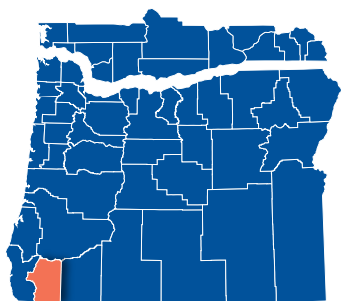
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Josephine County, OR December 2025 Reporting Period

Josephine County, OR

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (5) decreased 50.0% from the 10 listed in December 2024, and increased 25.0% from the 4 listed in November 2025.

Pending Sales

Pending sales (5) increased 400.0% from the 1 offers accepted in December 2024, and matched the 5 offers accepted in November 2025.

Closed Sales

Closed sales (3) decreased 25.0% from the 4 closings in December 2024, and decreased 40.0% from the 5 closings in November 2025.

Inventory and Time on Market

Inventory increased to 7.7 months in December. Total market time increased to 151 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (98) decreased 18.3%, pending sales (60) decreased 3.2%, and closed sales (54) decreased 18.2%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has decreased 2.9% from \$416,600 to \$404,500. In the same comparison, the median sale price has decreased 2.0% from \$391,500 to \$383,800.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -2.9% (\$404,500 v. \$416,600)

Median Sale Price % Change: -2.0% (\$383,800 v. \$391,500)

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	31.0	15.0	29.0
February	*	3.9	6.5
March	6.0	7.0	8.0
April	4.3	14.3	4.9
May	7.8	11.5	7.6
June	6.3	16.7	11.3
July	6.5	7.8	8.2
August	6.5	10.8	31.0
September	8.8	4.3	4.7
October	6.5	12.0	10.3
November	12.3	6.8	5.0
December	10.3	9.0	7.7

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

Residential Trends

December 2025 vs. November 2025

New Listings **+25.0%** ↑

Pending Sales **0.0%** →

Closed Sales **-40.0%** ↓

Average Sale Price **-23.7%** ↓

Median Sale Price **-17.3%** ↓

Inventory **+2.7** ↑

Total Market Time **+41** ↑

December 2025 vs. December 2024

New Listings **-50.0%** ↓

Pending Sales **+400.0%** ↑

Closed Sales **-25.0%** ↓

Average Sale Price **+21.1%** ↑

Median Sale Price **+9.2%** ↑

Inventory **-1.3** ↓

Total Market Time **+80** ↑

Josephine County, OR

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	1	10.0%	0	0.0%
200K-300K	0	0.0%	0	0.0%	1	8.3%
300K-400K	2	20.0%	1	10.0%	3	25.0%
400K-500K	4	40.0%	3	30.0%	3	25.0%
500K-600K	4	40.0%	3	30.0%	2	16.7%
600K-700K	0	0.0%	0	0.0%	3	25.0%
700K-800K	0	0.0%	1	10.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	1	10.0%	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	10		10		12	

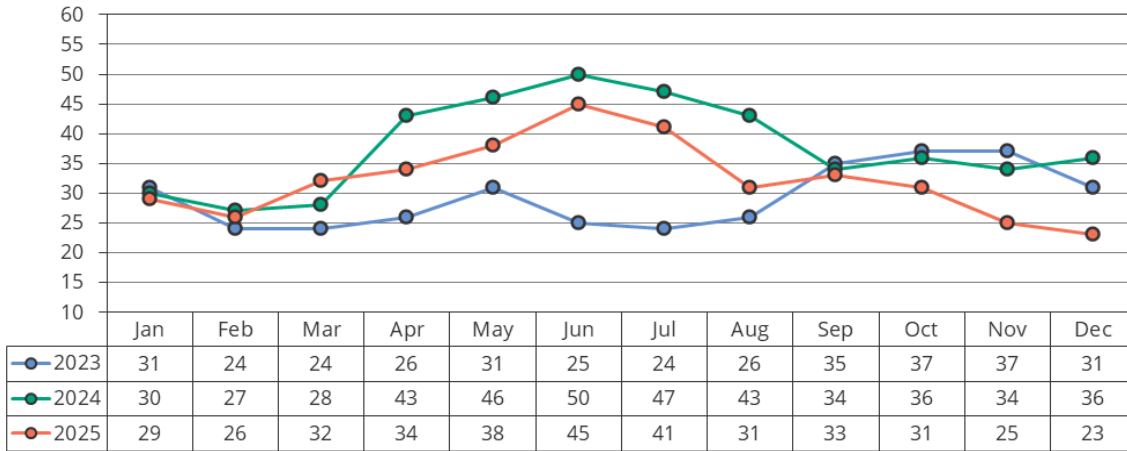
90th Percentile
 50th Percentile
 10th Percentile

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	5	5	3	318,900	343,000	151
	November	4	5	5	418,100	415,000	110
	Year-To-Date	98	60	54	404,500	383,800	102
2024	December	10	1	4	263,300	314,000	71
	Year-To-Date	120	62	66	416,600	391,500	84
Change	December 2024	-50.0%	400.0%	-25.0%	21.1%	9.2%	113.4%
	Prev Mo 2025	25.0%	0.0%	-40.0%	-23.7%	-17.3%	37.3%
	Year-To-Date	-18.3%	-3.2%	-18.2%	-2.9%	-2.0%	21.8%

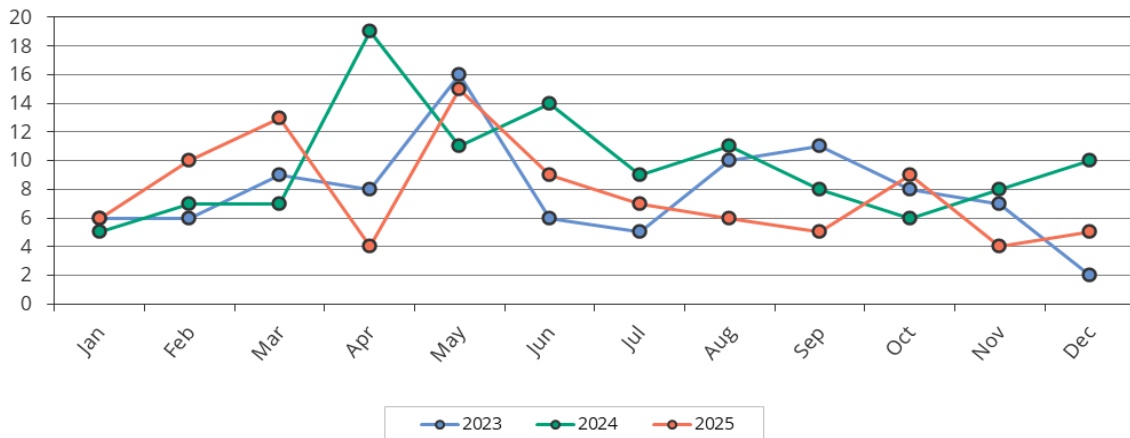
Josephine County, OR

December 2025 Reporting Period

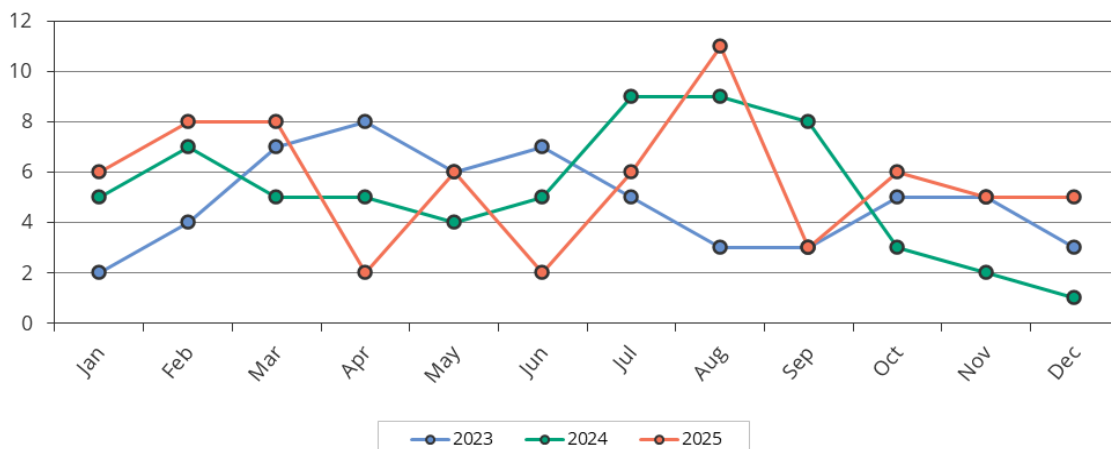
Active Residential Listings



New Listings



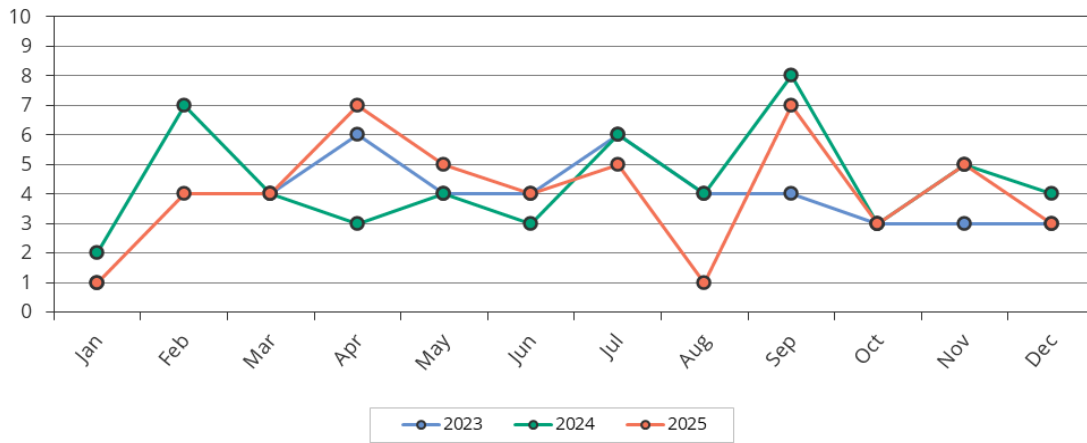
Pending Sales



Josephine County, OR

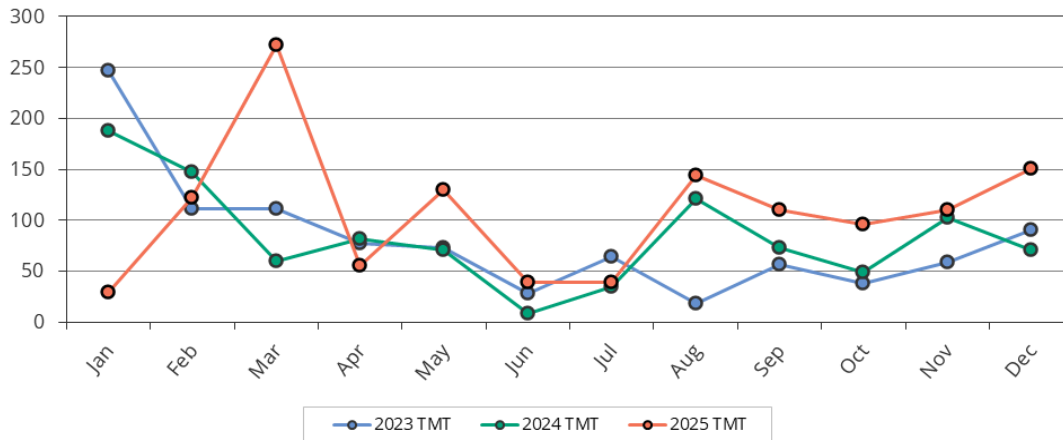
December 2025 Reporting Period

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

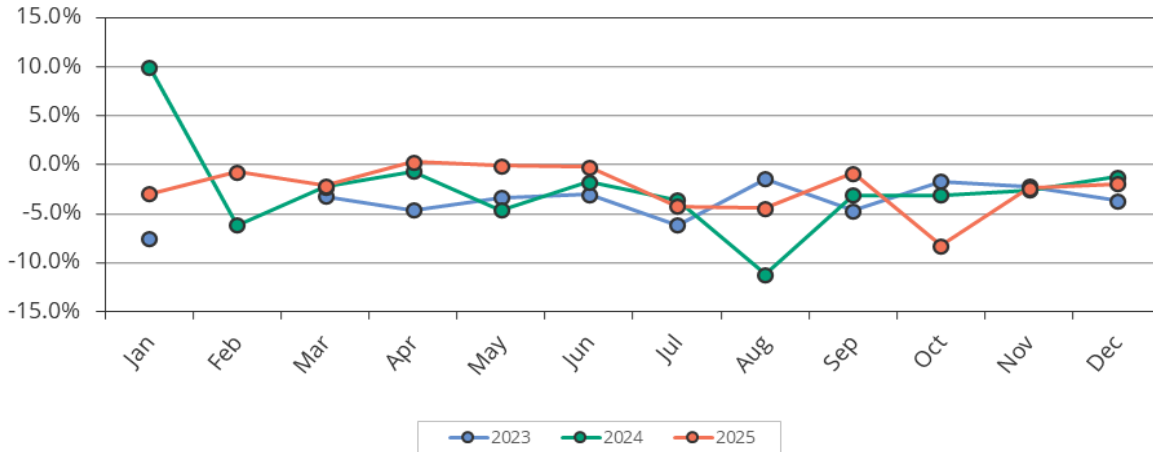


Note: Since there were no sales in [February 2023](#), Average Sale Price and Median Sales Price cannot be calculated. The zero data points only reflect unavailable data.

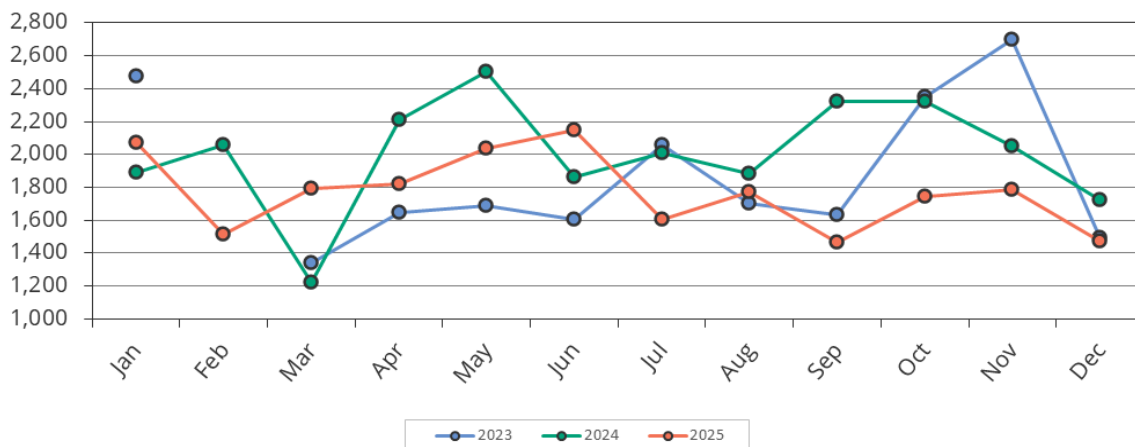
Josephine County, OR

December 2025 Reporting Period

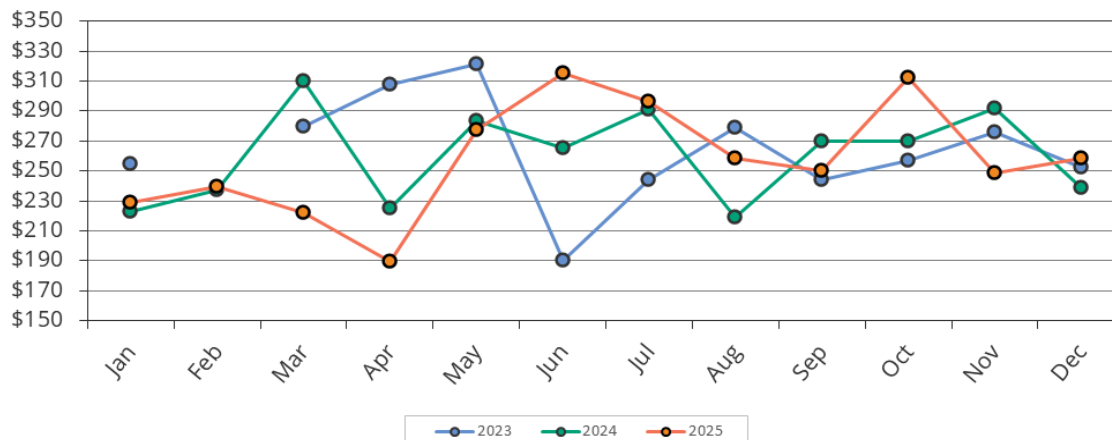
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



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

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

Josephine County, OR

December 2025 Reporting Period

Area Report

Note: RMLS is a supplementary MLS for Jackson County, so data reported in the Area Report will not reflect the entire market.

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97497	Wolf Creek	4	2	0	2	-	0	-	-	5	3	50.0%	1	390,000	390,000	14.5%	-	-	1	265,000	-	-
97523	Cave Junction	3	-	0	-	-	-	-	-	9	4	0.0%	5	260,000	244,000	-16.8%	1	225,000	1	178,000	-	-
97526	Grants Pass	7	2	2	3	200.0%	2	306,800	150	39	25	-19.4%	20	367,800	383,800	1.8%	-	-	-	-	1	425,000
97527	Grants Pass	4	1	1	0	-	1	343,000	153	32	19	-13.6%	19	515,600	485,000	1.9%	2	322,500	2	182,000	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	-	0	0	0	-	0	-	-	2	2	-	2	161,800	161,800	-	-	-	-	-	-	-
97532	Merlin	-	0	0	0	-	0	-	-	1	1	-50.0%	1	400,000	400,000	-20.6%	-	-	1	185,000	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	-	0	0	0	-	0	-	-	2	2	-	2	274,500	274,500	-	-	-	1	85,000	-	-
97538	Selma	4	0	1	0	-	0	-	-	6	2	100.0%	2	321,000	321,000	-21.7%	-	-	1	49,900	-	-
97543	Wilderville	0	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97544	Williams	1	-	0	0	-	0	-	-	2	2	-	2	542,500	542,500	8.5%	-	-	1	200,000	-	-
	Josephine Co.	23	5	4	5	400.0%	3	318,900	151	98	60	-3.2%	54	404,500	383,800	-2.9%	3	290,000	8	165,900	1	425,000
97501	Medford	11	-	3	3	200.0%	0	-	-	36	16	45.5%	14	365,300	343,700	17.8%	-	-	-	-	1	329,000
97502	Central Point	1	1	1	0	-	2	355,000	14	14	10	233.3%	10	465,900	430,000	34.2%	-	-	-	-	-	-
97503	White City	1	0	0	2	100.0%	2	515,000	135	6	5	150.0%	4	424,700	434,500	-	-	-	1	95,000	-	-
97504	Medford	6	2	1	5	25.0%	1	354,000	25	37	21	16.7%	21	458,400	465,000	-8.7%	-	-	-	-	-	-
97520	Ashland	10	1	2	0	-	2	272,900	156	27	8	-70.4%	6	432,400	346,800	-43.2%	-	-	1	108,000	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	2	0	-	1	0.0%	1	406,000	135	14	10	233.3%	10	512,600	444,500	113.2%	-	-	-	-	-	-
97525	Gold Hill	1	-	0	1	0.0%	0	-	-	6	6	100.0%	5	392,000	345,000	5.5%	-	-	-	-	-	-
97530	Jacksonville	7	1	0	0	-	1	265,000	79	13	7	250.0%	8	314,900	273,800	-67.9%	-	-	-	-	-	-
97535	Phoenix	-	0	0	0	-	0	-	-	4	2	100.0%	2	308,000	308,000	172.9%	-	-	-	-	-	-
97536	Prospect	1	-	0	0	-	0	-	-	4	2	-	1	252,000	252,000	-	-	-	-	-	-	-
97537	Rogue River	1	0	-	0	-	0	-	-	9	6	20.0%	7	342,900	330,000	-23.0%	-	-	-	-	-	-
97539	Shady Cove	0	0	0	0	-	0	-	-	1	1	-	1	479,000	479,000	-26.3%	-	-	-	-	-	-
97540	Talent	2	0	-	0	-	0	-	-	4	3	0.0%	3	571,500	386,000	-3.8%	-	-	-	-	-	-
97541	Trail	1	0	-	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
	Jackson Co.	44	5	7	12	50.0%	9	367,900	94	176	97	24.4%	92	421,300	407,500	-24.4%	-	0	2	101,500	1	329,000

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

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

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



Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

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

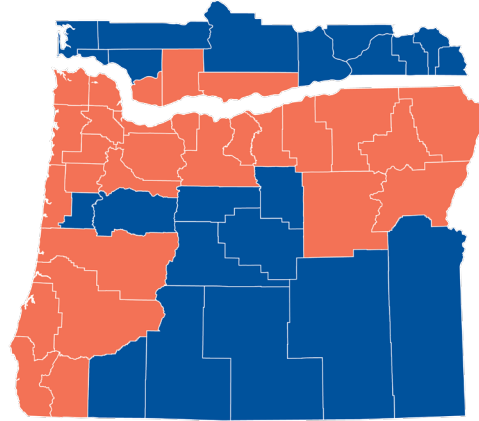
Additional Resources for RMLS Subscribers:

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

Market Action Report

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

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



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Grant Lowery, Communications Manager

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MARKET ACTION REPORT

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

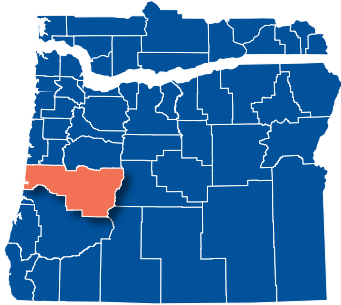
Lane County December 2025 Reporting Period

Lane County

December 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 (192) decreased 1.0% from the 194 listed in December 2024, and decreased 23.5% from the 251 listed in November 2025.

Pending Sales

Pending sales (181) decreased 30.4% from the 260 offers accepted in December 2024, and decreased 34.2% from the 275 offers accepted in November 2025.

Closed Sales

Closed sales (277) increased 7.8% from the 257 closings in December 2024, and increased 6.9% from the 259 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 2.7 months in December. Total market time increased to 68 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (4,986) increased 2.2%, pending sales (3,863) increased 1.4%, and closed sales (3,867) increased 4.5%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 0.9% from \$476,700 to \$481,000. In the same comparison, the median sale price has increased 0.9% from \$440,000 to \$444,100.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.0% (\$481,000 v. \$476,300)

Median Sale Price % Change: +0.9% (\$444,100 v. \$440,000)

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

Inventory in Months

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

Residential Trends

December 2025 vs. November 2025

New Listings **-23.5%** ↓

Pending Sales **-34.2%** ↓

Closed Sales **+6.9%** ↑

Average Sale Price **+0.5%** ↑

Median Sale Price **-0.2%** ↓

Inventory **-0.5** ↓

Total Market Time **+2** ↑

December 2025 vs. December 2024

New Listings **-1.0%** ↓

Pending Sales **-30.4%** ↓

Closed Sales **+7.8%** ↑

Average Sale Price **-2.4%** ↓

Median Sale Price **-0.2%** ↓

Inventory **+0.2** ↑

Total Market Time **-4** ↓

Lane County

December 2025 Reporting Period

Residential Sales by Price Range

Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	12	5.1%	17	5.6%	12	4.0%
100K-200K	23	9.8%	13	4.3%	10	3.3%
200K-300K	71	30.3%	26	8.5%	25	8.3%
300K-400K	59	25.2%	71	23.3%	70	23.3%
400K-500K	38	16.2%	73	23.9%	85	28.2%
500K-600K	13	5.6%	39	12.8%	41	13.6%
600K-700K	8	3.4%	20	6.6%	26	8.6%
700K-800K	4	1.7%	15	4.9%	19	6.3%
800K-900K	2	0.9%	13	4.3%	3	1.0%
900K-1M	2	0.9%	5	1.6%	4	1.3%
1MM-1.1MM	1	0.4%	6	2.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	2	0.7%	2	0.7%
1.2MM-1.3MM	1	0.4%	2	0.7%	2	0.7%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	1	0.3%	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%	1	0.3%
1.8MM-1.9MM	0	0.0%	2	0.7%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	1	0.3%
Total Closed Sales	234		305		301	

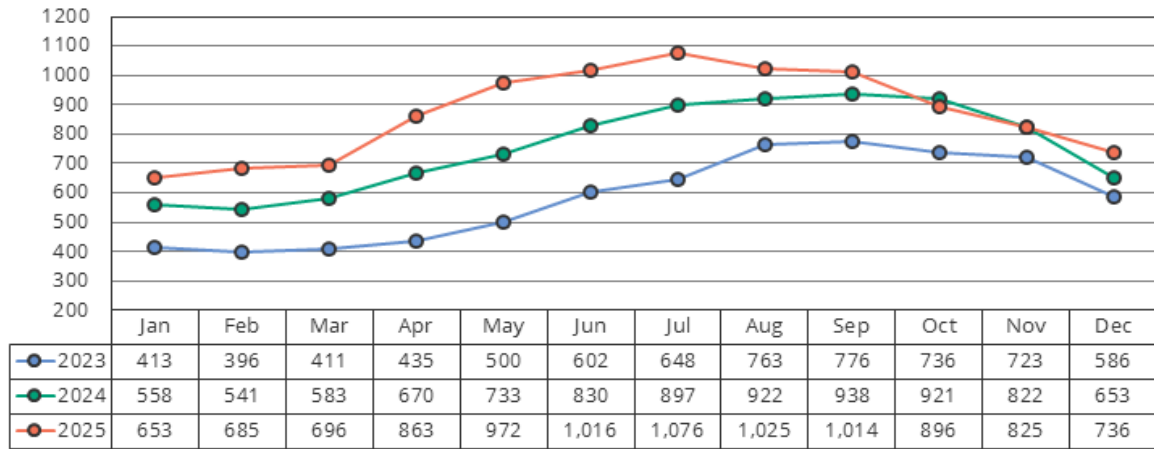
90th Percentile
 50th Percentile
 10th Percentile

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	192	181	277	472,900	439,000	68
	November	251	275	259	470,500	440,000	66
	Year-To-Date	4,986	3,863	3,867	481,000	444,100	58
2024	December	194	260	257	484,600	440,000	72
	Year-To-Date	4,878	3,811	3,699	476,700	440,000	55
Change	December 2024	-1.0%	-30.4%	7.8%	-2.4%	-0.2%	-5.3%
	Prev Mo 2025	-23.5%	-34.2%	6.9%	0.5%	-0.2%	3.0%
	Year-To-Date	2.2%	1.4%	4.5%	0.9%	0.9%	6.2%

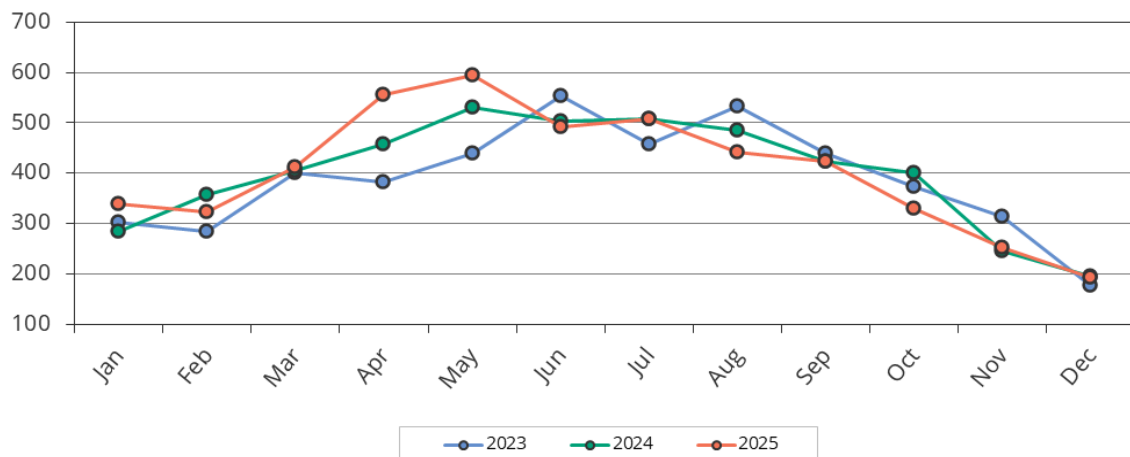
Lane County

December 2025 Reporting Period

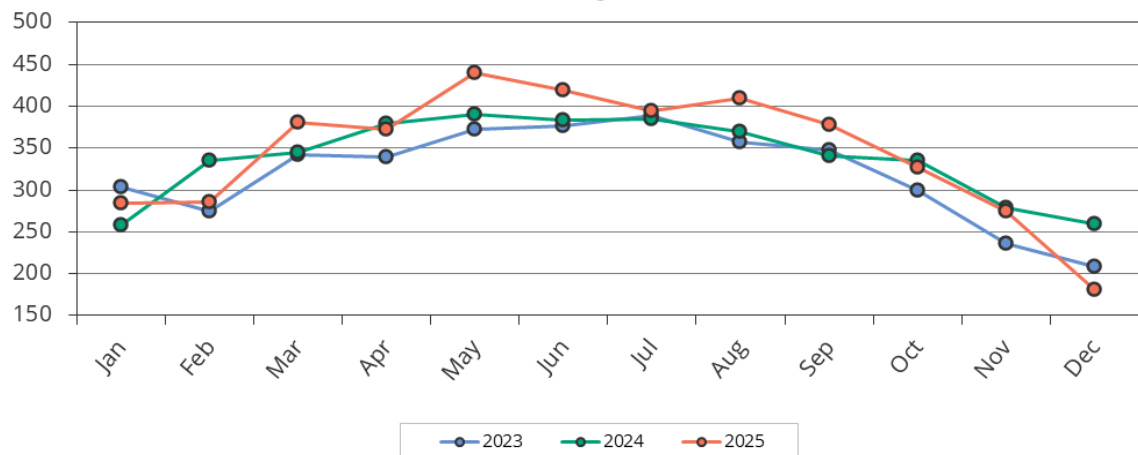
Active Residential Listings



New Listings



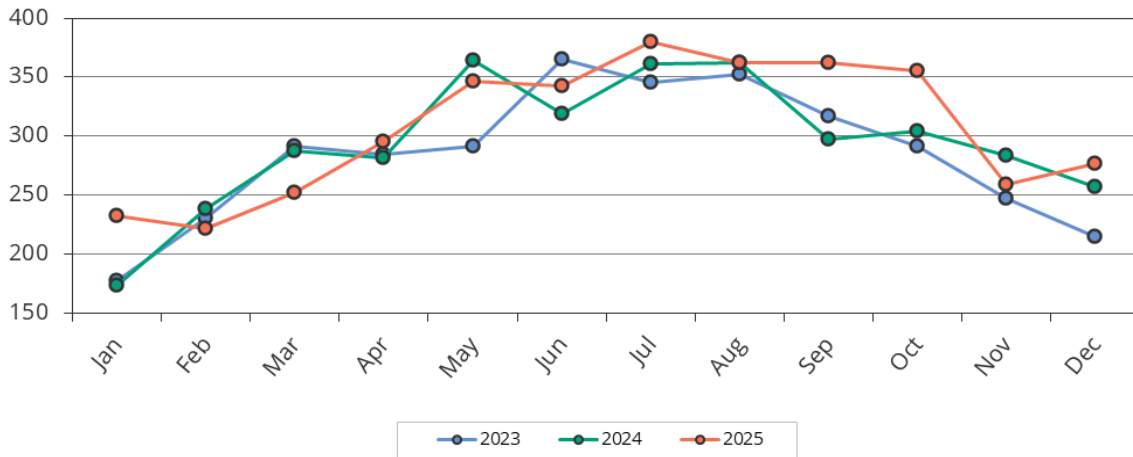
Pending Sales



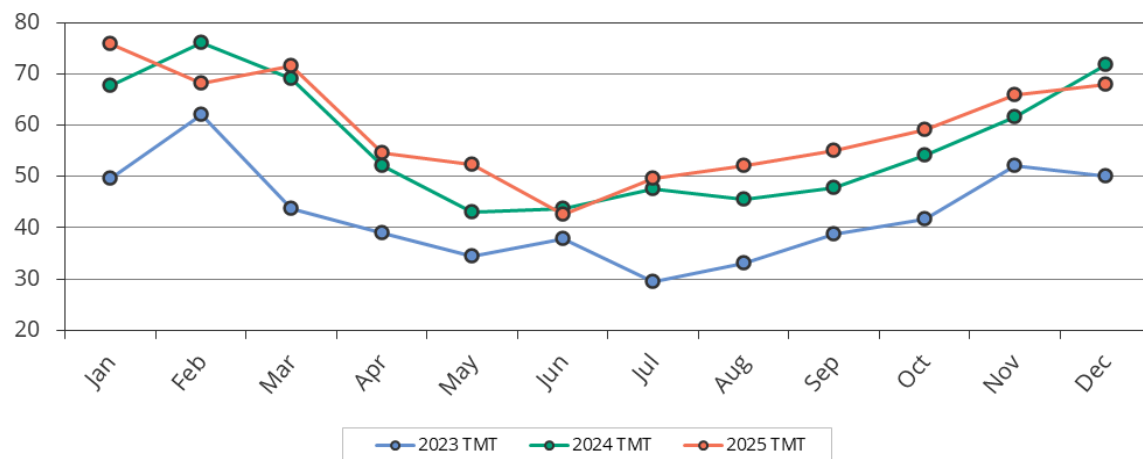
Lane County

December 2025 Reporting Period

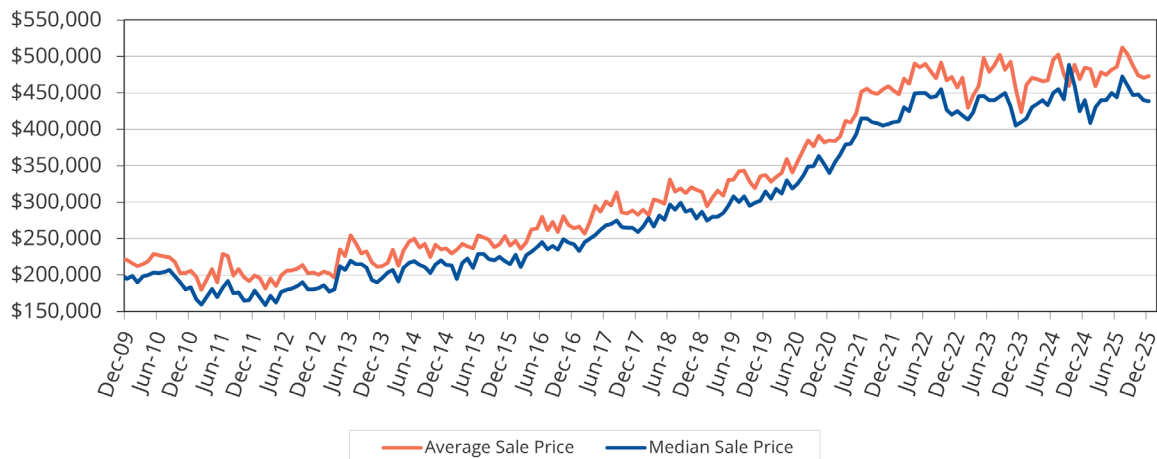
Closed Sales



Average Total Market Time



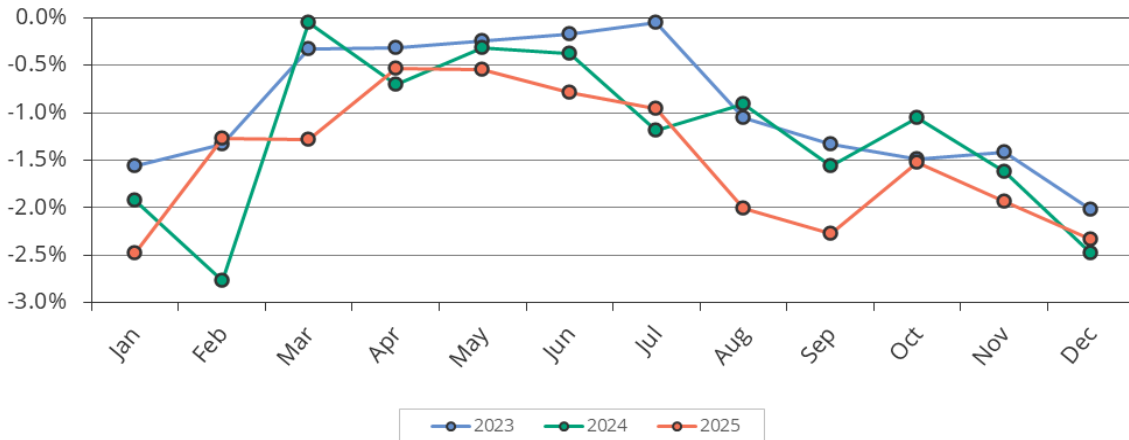
Average and Median Sale Price



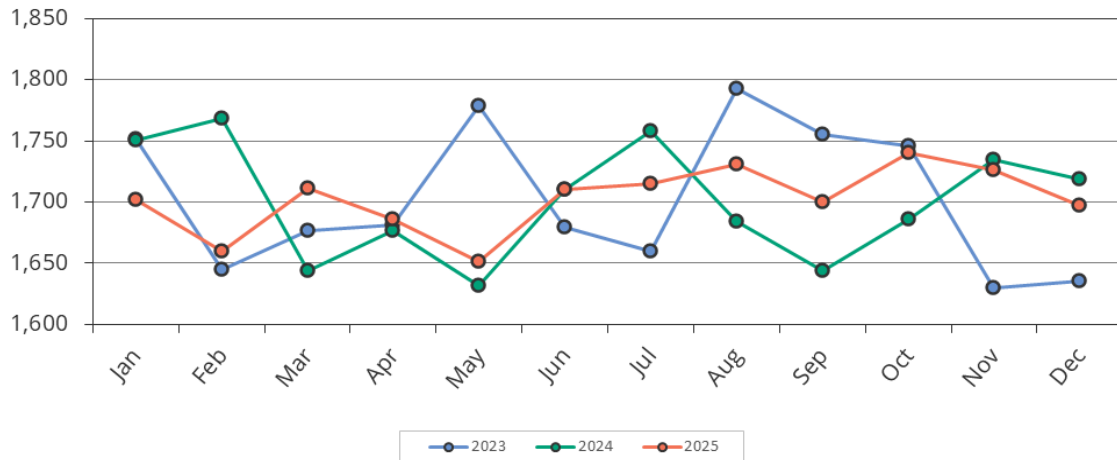
Lane County

December 2025 Reporting Period

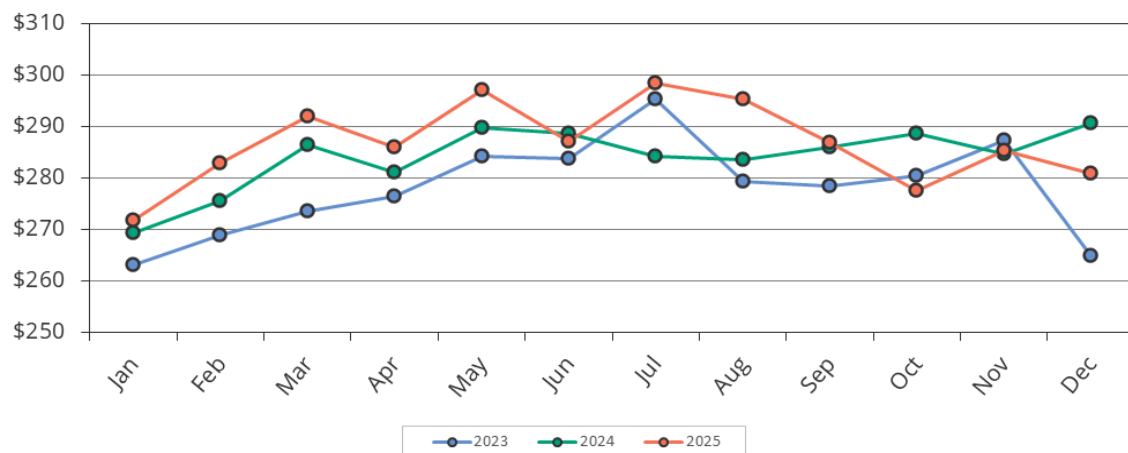
% Difference of Average List Price vs Sale Price



Average Square Footage



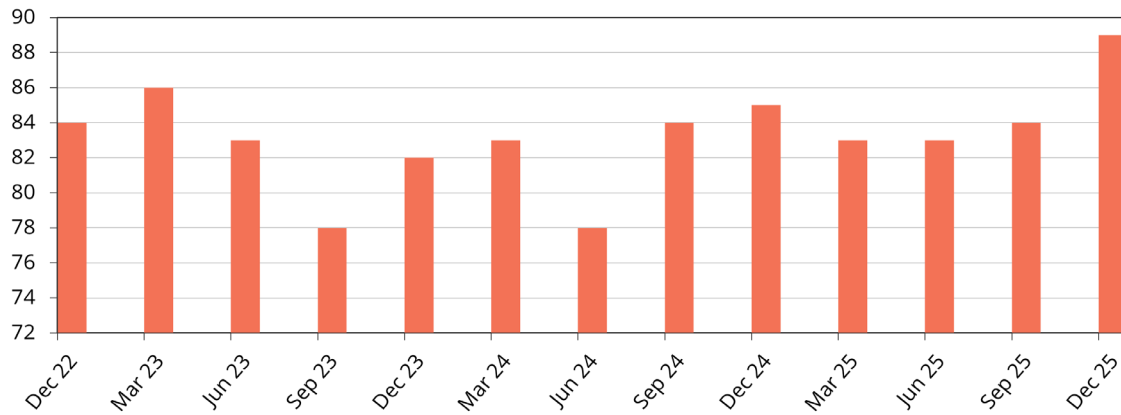
Average Price Per Square Footage



Lane County

December 2025 Reporting Period

Affordability Index



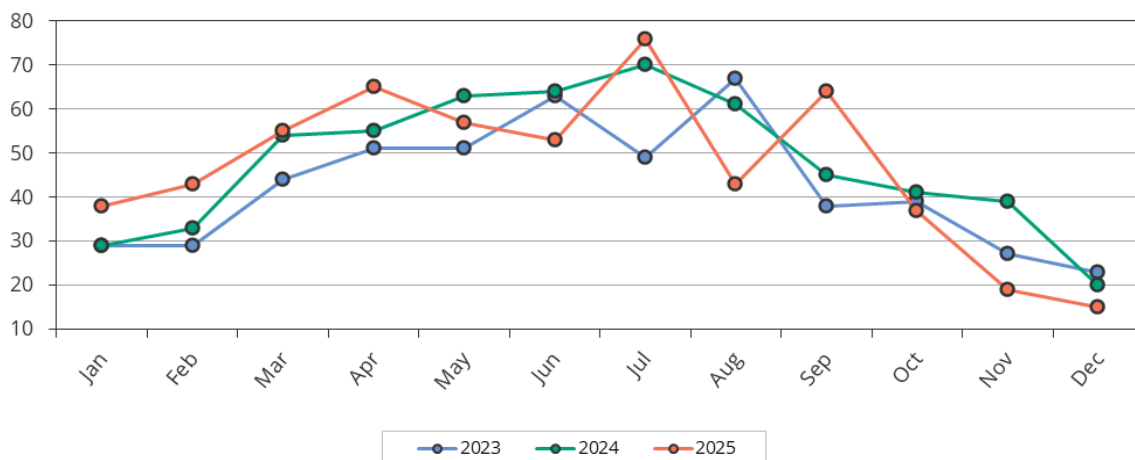
Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$91,700 in 2025, per HUD) can afford 89% of a monthly mortgage payment on a median priced home (\$439,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.2% (per Freddie Mac).



Florence - Lane County, OR

December 2025 Reporting Period

Florence New Listings

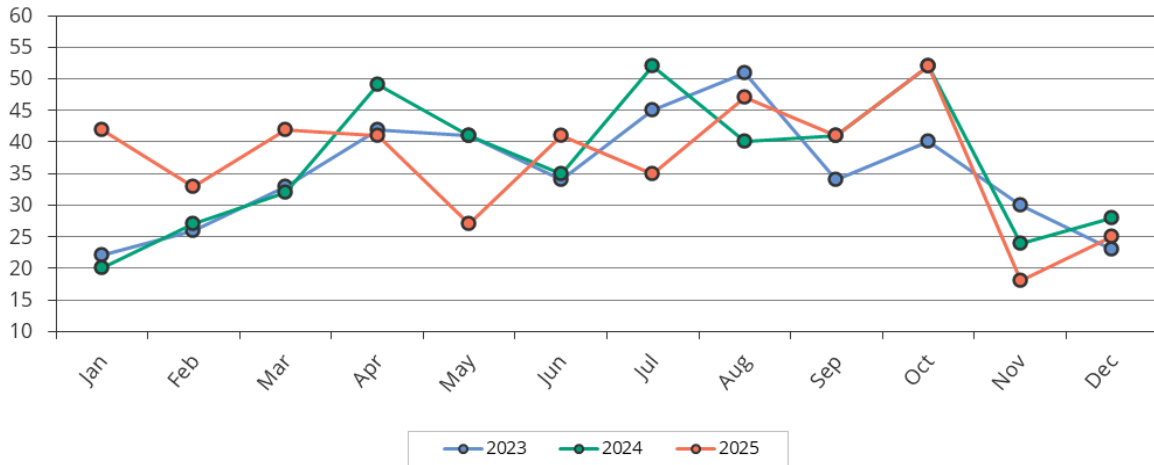




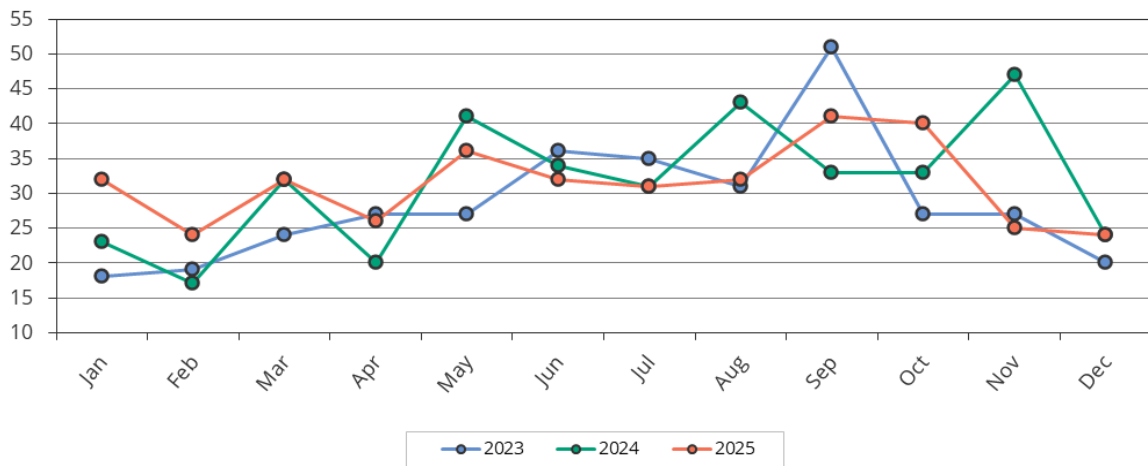
Florence - Lane County

December 2025 Reporting Period

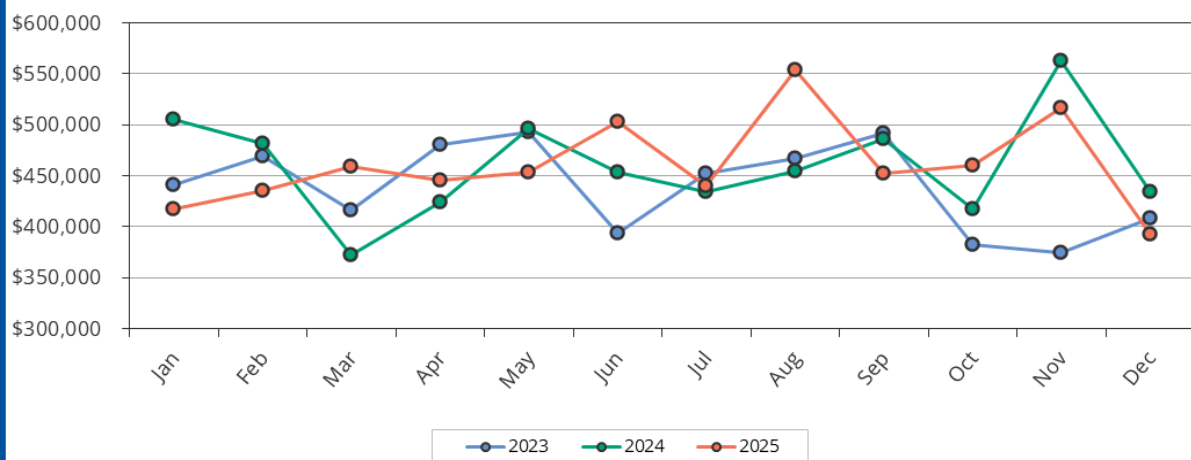
Florence Pending Sales



Florence Closed Sales



Florence Average Sale Price



Lane County

December 2025 Reporting Period

Area Report

This report includes Florence.

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	7	0	-	1	-	0	-	-	17	5	-64.3%	4	213,000	206,000	43	5.7%	-	-	8	137,100	-	-	
226	Florence Green Trees	15	2	5	1	-66.7%	1	273,000	115	46	25	-19.4%	26	273,000	271,500	104	0.0%	-	-	2	179,500	-	-	
227	Florence Florentine	2	1	0	2	-50.0%	2	481,300	95	37	33	6.5%	36	427,700	425,000	81	-0.8%	-	-	1	160,000	-	-	
228	Florence Town	60	6	15	9	-18.2%	12	425,700	130	227	166	3.1%	165	443,400	424,000	101	1.5%	6	488,800	10	135,500	3	523,300	
229	Florence Beach	17	3	6	2	100.0%	2	262,500	88	73	48	-12.7%	46	512,800	514,000	60	-9.3%	-	-	10	z	-	-	
230	Florence North	12	3	3	2	-60.0%	3	180,000	7	67	35	-20.5%	39	426,000	369,000	82	-21.3%	-	-	8	168,500	-	-	
231	Florence South/ Dunes City	12	-	4	4	0.0%	3	491,300	215	65	43	13.2%	45	593,100	540,000	104	1.5%	3	443,700	13	147,800	-	-	
238	Florence East/ Mapleton	12	-	2	4	-	1	530,000	389	44	27	28.6%	24	603,700	537,200	165	21.5%	-	-	5	251,500	-	-	
	Grand Total	137	15	35	25	-10.7%	24	392,200	129	576	382	-3.3%	385	462,100	425,000	96	0.0%	9	473,800	57	155,900	3	523,300	
232	Hayden Bridge	25	4	4	7	-53.3%	19	470,100	50	216	181	-18.1%	185	466,000	444,000	42	5.9%	-	-	-	-	3	538,300	
233	McKenzie Valley	22	2	2	2	100.0%	2	620,200	245	108	68	3.0%	64	602,600	552,500	92	3.5%	1	216,000	21	170,800	1	950,000	
234	Pleasant Hill/Oak	57	11	16	11	-21.4%	10	333,400	56	245	163	2.5%	163	465,700	390,000	81	1.3%	-	-	10	216,400	6	411,300	
235	South Lane Properties	78	14	19	11	-54.2%	22	456,900	71	434	325	-7.1%	331	439,200	405,000	68	-3.3%	4	355,000	13	277,100	2	431,000	
236	West Lane Properties	42	11	7	11	-8.3%	8	647,600	64	243	174	11.5%	171	539,800	475,000	76	8.0%	-	-	16	315,700	2	489,500	
237	Junction City	49	14	4	9	-10.0%	15	471,000	64	251	190	-14.8%	187	507,100	486,800	70	11.0%	4	338,800	8	264,100	3	461,700	
239	Thurston	36	14	8	17	-5.6%	22	442,000	35	352	292	14.1%	292	442,400	430,000	50	1.6%	2	860,100	1	92,000	14	496,300	
240	Coburg I-5	4	1	1	1	-	1	515,000	200	39	30	-9.1%	28	885,100	719,000	50	7.8%	-	-	1	90,000	-	-	
241	N Gilham	26	8	5	8	-33.3%	12	370,500	70	205	168	5.0%	172	523,000	515,000	65	-9.0%	-	-	1	69,900	3	574,000	
242	Ferry Street Bridge	42	12	9	15	-11.8%	15	544,200	48	363	293	11.0%	284	544,400	515,000	44	-5.0%	-	-	3	133,300	9	700,700	
243	E Eugene	64	19	12	12	-63.6%	27	638,500	85	452	352	4.8%	369	607,200	565,000	63	0.3%	7	975,000	15	226,100	12	892,700	
244	SW Eugene	54	15	15	13	-40.9%	29	599,200	80	474	394	6.5%	404	569,500	535,000	52	-1.7%	-	-	16	188,500	6	615,000	
245	W Eugene	33	12	6	7	-12.5%	12	447,000	36	211	147	9.7%	141	388,300	370,500	59	5.6%	4	1,068,800	1	120,000	23	496,100	
246	Danebo	95	26	10	23	-25.8%	31	337,100	80	509	381	6.4%	370	322,800	365,000	55	-3.5%	-	-	1	70,000	3	493,300	
247	River Road	18	10	1	6	-45.5%	10	407,100	52	162	128	5.8%	131	417,200	415,000	50	-4.9%	-	-	4	74,900	7	493,900	
248	Santa Clara	32	6	6	12	33.3%	22	441,700	102	288	232	-2.5%	229	467,300	465,000	52	2.9%	-	-	1	310,000	12	473,600	
249	Springfield	49	12	13	15	-34.8%	20	406,700	52	389	309	-6.1%	311	369,700	365,000	45	3.6%	2	559,500	11	151,500	32	602,200	
250	Mohawk Valley	10	1	4	1	-	0	-	-	45	36	-2.7%	35	667,500	675,000	106	16.4%	-	-	4	360,000	-	-	
	Grand Total	736	192	142	181	-30.4%	277	472,900	68	4,986	3,863	1.4%	3,867	481,000	444,100	58	1.0%	24	705,400	127	216,400	138	572,000	

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

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

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Definitions and Formulas

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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.

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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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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.

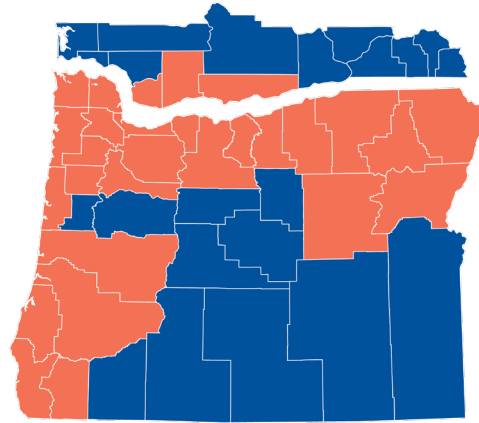
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- | | |
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Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

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communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

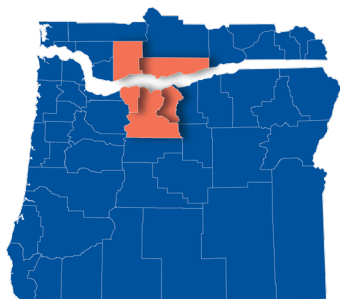
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Mid-Columbia December 2025 Reporting Period

Mid-Columbia

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (51) increased 27.5% from the 40 listed in December 2024, and decreased 13.6% from the 59 listed in November 2025.

Pending Sales

Pending sales (44) increased 12.8% from the 39 offers accepted in December 2024, and decreased 22.8% from the 57 offers accepted in November 2025.

Closed Sales

Closed sales (65) increased 32.7% from the 49 closings in December 2024, and increased 8.3% from the 60 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 3.9 months in December. Total market time decreased to 97 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (1,213) increased 5.8%, pending sales (789) increased 2.5%, and closed sales (774) increased 1.7%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 6.2% from \$522,500 to \$555,000. In the same comparison, the median sale price has increased 1.4% from \$450,000 to \$456,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +6.2% (\$555,000 v. \$522,400)

Median Sale Price % Change: +1.4% (\$456,500 v. \$450,000)

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

Inventory in Months

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

Residential Trends

December 2025 vs. November 2025

New Listings	-13.6%	↓
Pending Sales	-22.8%	↓
Closed Sales	+8.3%	↑
Average Sale Price	-15.8%	↓
Median Sale Price	-4.6%	↓
Inventory	-1.1	↓
Total Market Time	-13	↓

December 2025 vs. December 2024

New Listings	+27.5%	↑
Pending Sales	+12.8%	↑
Closed Sales	+32.7%	↑
Average Sale Price	+7.1%	↑
Median Sale Price	+14.3%	↑
Inventory	-0.6	↓
Total Market Time	+28	↑

Mid-Columbia

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	2	4.2%	2	3.9%	0	0.0%
100K-200K	2	4.2%	4	7.8%	2	3.1%
200K-300K	8	16.7%	8	15.7%	8	12.3%
300K-400K	9	18.8%	11	21.6%	15	23.1%
400K-500K	10	20.8%	3	5.9%	15	23.1%
500K-600K	5	10.4%	4	7.8%	9	13.8%
600K-700K	2	4.2%	10	19.6%	4	6.2%
700K-800K	1	2.1%	6	11.8%	7	10.8%
800K-900K	4	8.3%	0	0.0%	2	3.1%
900K-1M	2	4.2%	2	3.9%	2	3.1%
1MM-1.1MM	1	2.1%	1	2.0%	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	1	2.1%	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%	0	0.0%	0	0.0%
1.9MM-2MM	1	2.1%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	48		51		65	

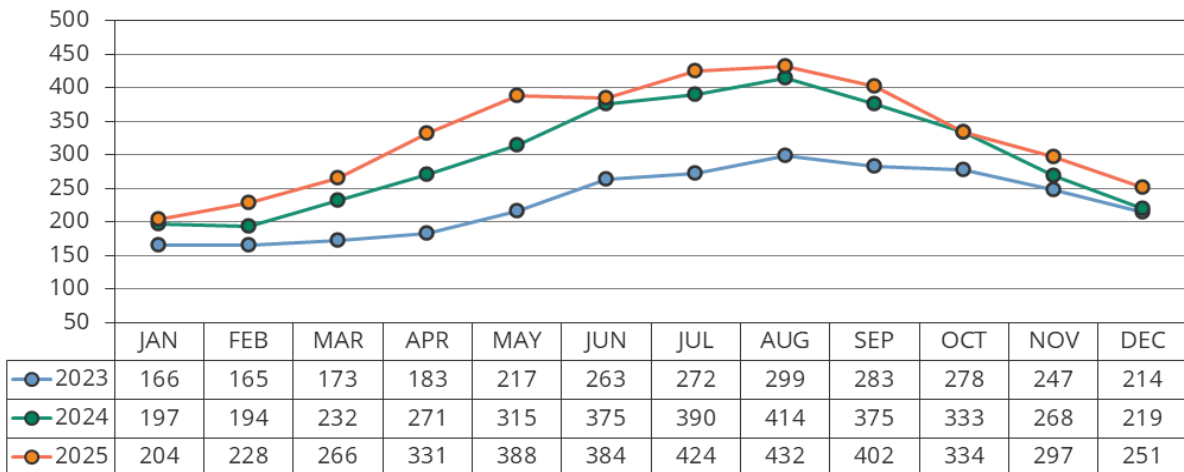
90th Percentile
 50th Percentile
 10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	51	44	65	503,300	465,000	97
	November	59	57	60	597,400	487,500	110
	Year-To-Date	1,213	789	774	555,000	456,500	90
2024	December	40	39	49	470,100	407,000	69
	Year-To-Date	1,146	770	761	522,500	450,000	79
Change	December 2024	27.5%	12.8%	32.7%	7.1%	14.3%	40.1%
	Prev Mo 2025	-13.6%	-22.8%	8.3%	-15.8%	-4.6%	-11.8%
	Year-To-Date	5.8%	2.5%	1.7%	6.2%	1.4%	14.5%

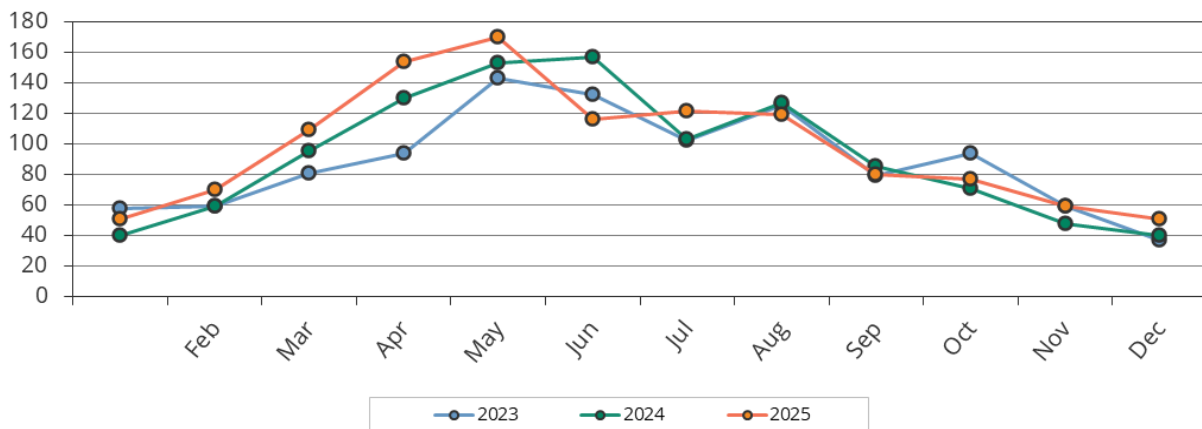
Mid-Columbia

December 2025 Reporting Period

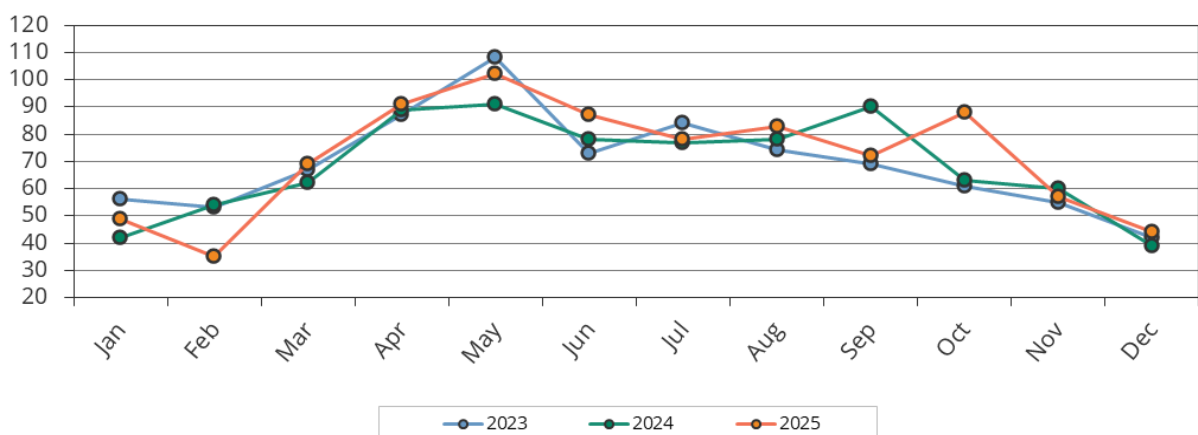
Active Residential Listings



New Listings



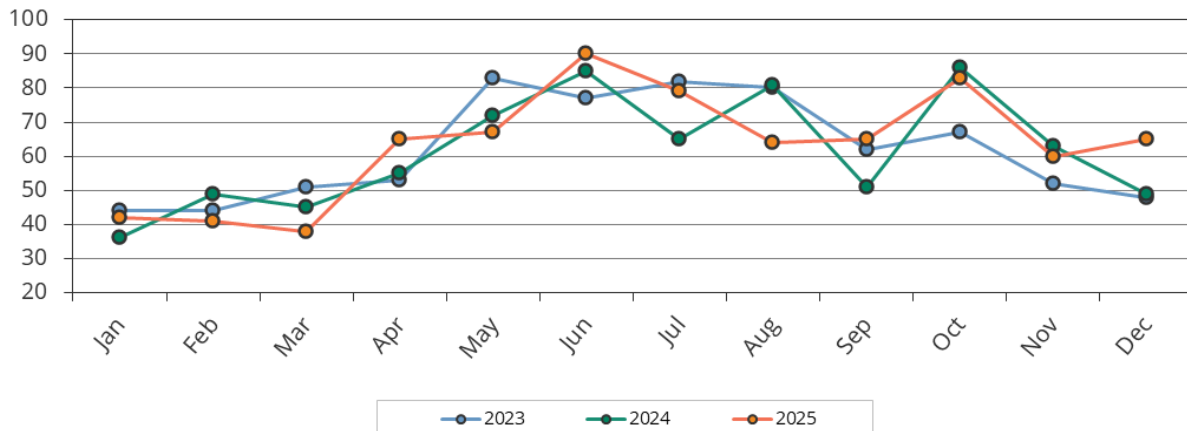
Pending Sales



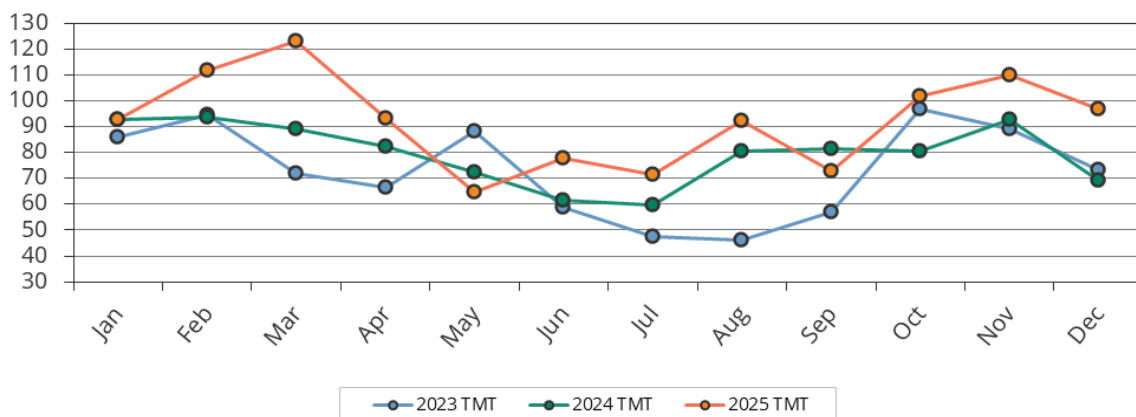
Mid-Columbia

December 2025 Reporting Period

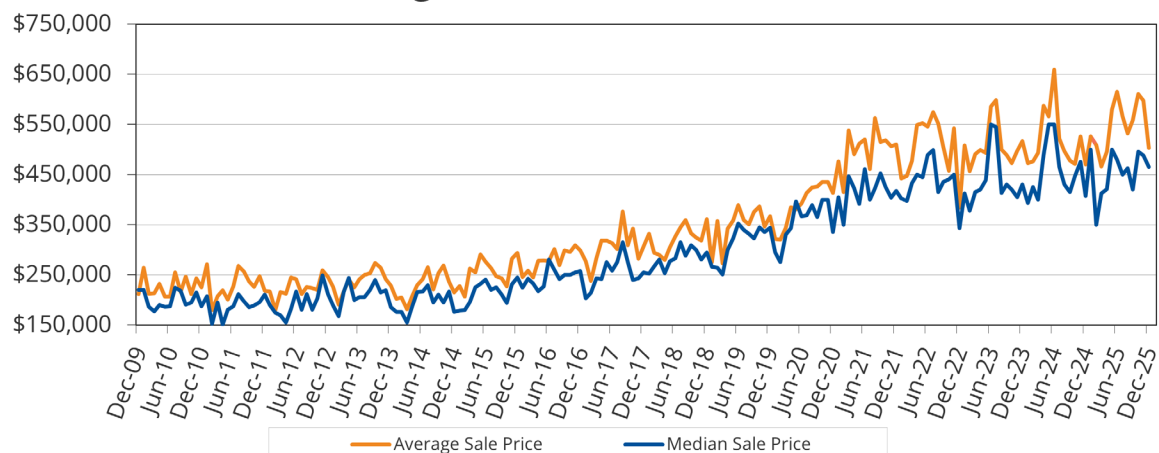
Closed Sales



Average Total Market Time



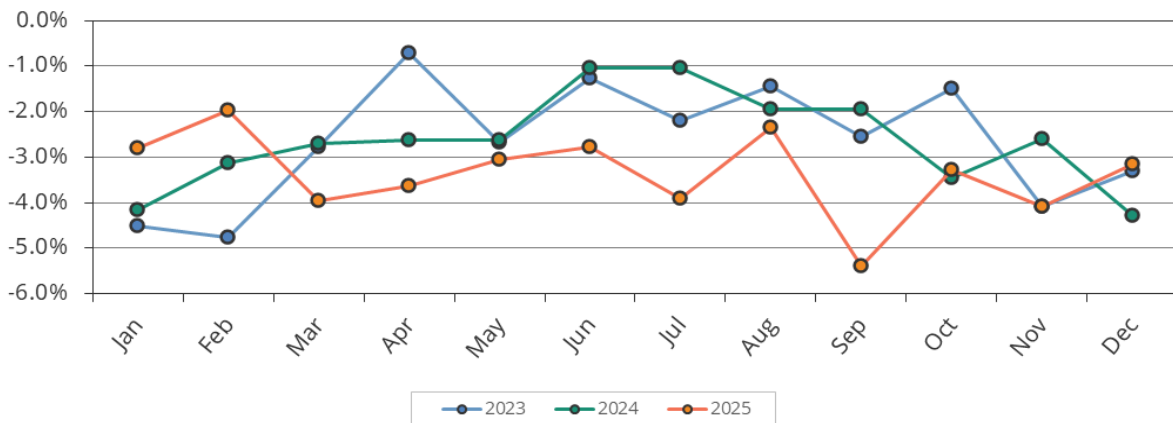
Average and Median Sale Price



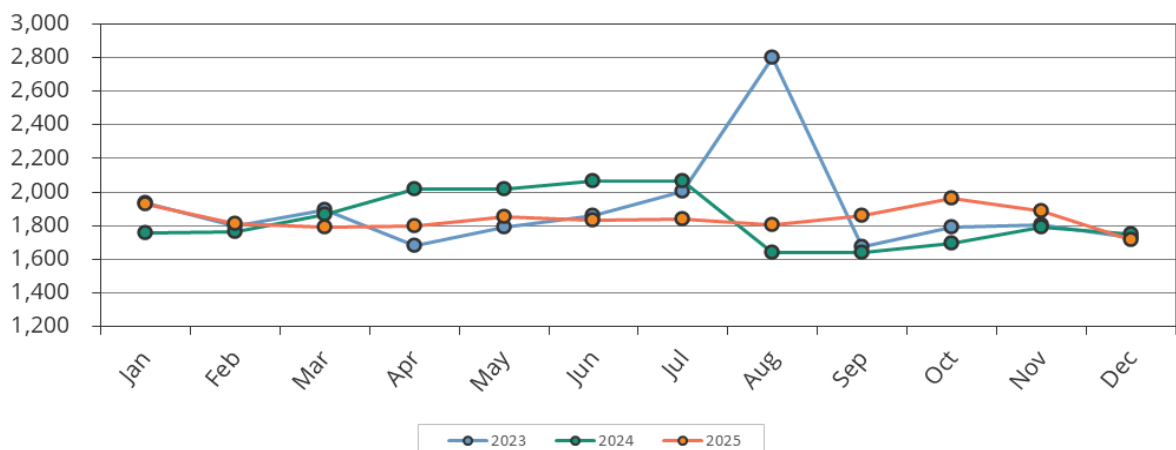
Mid-Columbia

December 2025 Reporting Period

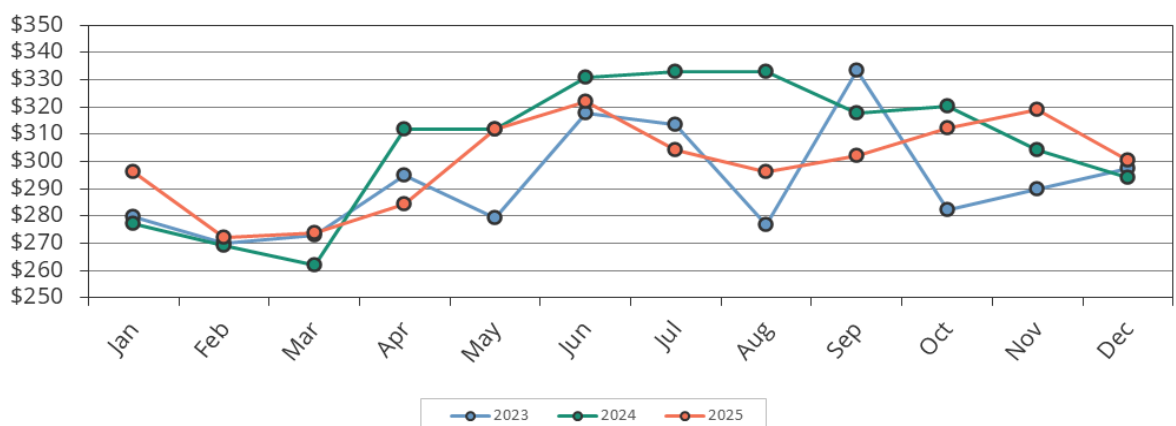
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Mid-Columbia

December 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon / Bingen	13	2	6	3	50.0%	4	773,100	373	81	54	3.8%	52	779,700	740,000	-10.9%	2	912,500	21	306,800	-	-
101	Snowden	5	-	2	1	-	1	745,000	224	17	7	40.0%	6	772,200	820,000	43.3%	-	-	5	324,900	-	-
102	Trout Lake / Glenwood	7	1	-	0	-100.0%	2	492,000	67	29	20	150.0%	20	761,700	737,500	20.6%	-	-	10	342,800	-	-
103	Husum / BZ Corner	1	0	-	0	-	0	-	-	7	9	0.0%	8	566,200	519,800	-9.3%	-	-	3	248,300	-	-
104	Lyle / High Prairie	12	3	5	1	0.0%	2	428,300	56	45	22	22.2%	23	554,600	460,000	-17.1%	-	-	11	110,400	-	-
105	Dallesport / Murdock	11	4	4	1	-50.0%	1	470,000	138	41	18	-5.3%	18	358,300	407,500	-3.8%	3	307,200	3	147,000	1	395,000
106	Appleton/ Timber Valley	2	0	-	0	-	0	-	-	4	2	100.0%	2	250,000	250,000	-21.1%	-	-	-	-	-	-
108	Goldendale / Centerville	33	3	10	5	-16.7%	10	361,000	56	161	95	-3.1%	93	354,600	340,000	-0.7%	4	213,100	72	119,000	1	270,000
109	Bickleton/ East County	2	0	1	0	-	2	292,500	77	12	7	600.0%	6	211,100	168,000	-27.8%	-	-	11	65,500	-	-
110	Klickitat	4	3	0	1	-	1	289,000	37	12	7	600.0%	6	367,000	252,000	-36.2%	-	-	5	141,800	-	-
	Klickitat Co. Total	90	16	28	12	0.0%	23	462,300	124	409	241	13.7%	234	517,500	429,500	-36.2%	9	399,900	141	169,500	2	332,500
111	Skamania	1	-	0	-	-	0	-	-	2	2	-80.0%	2	498,500	498,500	-31.3%	-	-	1	50,000	-	-
112	North Bonneville	6	2	-	0	-	1	480,000	9	20	12	50.0%	12	501,500	473,500	-7.0%	-	-	3	161,700	-	-
113	Stevenson	17	-	4	1	-66.7%	2	622,300	41	37	14	-56.3%	15	614,800	520,000	4.7%	1	275,000	3	140,800	-	-
114	Carson	11	-	1	1	-	2	385,000	22	51	32	10.3%	30	417,500	387,000	-5.7%	-	-	11	149,400	-	-
115	Home Valley	-	0	0	0	-	1	495,000	158	3	3	50.0%	3	903,300	890,000	107.7%	-	-	1	550,000	-	-
116	Cook / Underwood / Mill A / Willard	3	1	0	2	100.0%	2	637,000	69	17	12	0.0%	12	1,360,100	982,500	62.7%	-	-	1	375,000	-	-
117	Unincorporated North	7	0	2	-	-	1	295,000	127	25	15	0.0%	15	263,200	249,000	-13.3%	-	-	2	145,000	-	-
	Skamania Co. Total	45	3	7	4	0.0%	9	506,500	62	155	90	-16.7%	89	581,400	452,500	9.3%	1	275,000	22	173,400	-	-
351	The Dalles	59	18	9	12	50.0%	18	377,700	90	273	198	-4.8%	198	413,600	379,300	13.2%	3	543,400	18	250,300	5	421,200
352	Dufur	3	1	3	1	0.0%	0	-	-	24	17	142.9%	17	409,000	375,000	2.8%	1	280,000	3	88,700	-	-
353	Tygh Valley	5	0	1	1	-	1	515,000	234	18	7	-30.0%	6	328,600	368,400	-11.8%	-	-	1	240,000	-	-
354	Wamic / Pine Hollow	2	1	3	1	-	0	-	-	19	10	100.0%	9	350,400	315,000	-7.4%	-	-	1	80,800	-	-
355	Maupin / Pine Grove	7	2	3	1	0.0%	0	-	-	29	15	-16.7%	13	327,800	325,000	5.8%	-	-	6	80,000	1	150,000
356	Rowena	0	0	0	1	-	0	-	-	0	1	0.0%	0	-	-	-	0	-	0	-	0	-
357	Mosier	4	1	3	0	-100.0%	2	1,167,500	89	22	15	25.0%	16	744,100	712,500	24.8%	-	-	8	290,900	-	-
	Wasco Co. Total	80	23	22	17	54.5%	21	459,500	96	385	263	0.8%	259	425,200	380,000	-100.0%	4	477,600	37	213,500	6	376,000
361	Cascade Locks	5	1	0	1	-50.0%	1	389,000	217	25	20	25.0%	20	427,000	412,500	-1.0%	1	500,000	3	83,300	-	-
362	Hood River City	11	5	7	5	0.0%	7	640,900	53	114	88	12.8%	86	825,900	710,000	10.0%	2	975,000	5	763,000	6	1,122,500
363	Hood River-W	6	1	1	2	-33.3%	2	787,500	67	46	40	-14.9%	40	964,500	815,000	10.2%	1	862,500	8	434,900	-	-
364	Hood River-E	2	0	0	0	-100.0%	1	960,000	143	6	4	-50.0%	5	853,400	925,000	-0.4%	-	-	1	400,000	-	-
366	Odell	3	0	0	0	-	1	465,100	11	17	13	18.2%	12	602,900	538,500	9.6%	1	625,000	1	235,000	-	-
367	Parkdale / Mt. Hood	4	1	1	1	-	0	-	-	27	16	23.1%	16	877,000	773,000	19.3%	-	-	1	789,000	-	-
	Hood River Co. Total	31	8	9	9	-18.2%	12	656,300	73	235	181	4.6%	179	802,700	700,000	7.7%	5	787,500	19	472,000	6	1,122,500
370	Sherman Co.	5	1	4	2	100.0%	-	-	-	29	14	-12.5%	13	221,900	210,000	-12.6%	-	-	4	457,900	-	-

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

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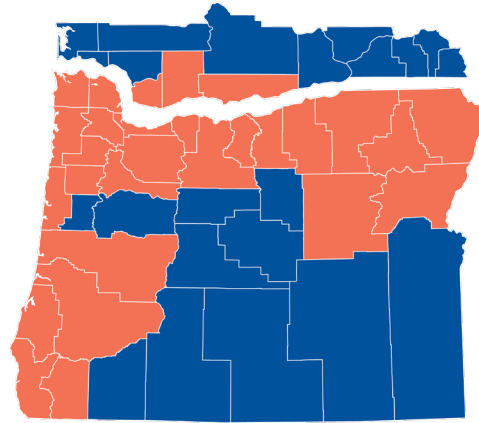
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- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

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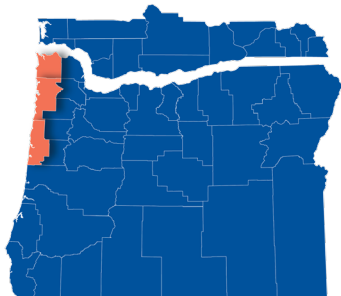
North Coastal Counties December 2025 Reporting Period

North Coastal Counties

December 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 (80) increased 9.6% from the 73 listed in December 2024, and decreased 12.1% from the 91 listed in November 2025.

Pending Sales

Pending sales (80) increased 27.0% from the 63 offers accepted in December 2024, and decreased 32.8% from the 119 offers accepted in November 2025.

Closed Sales

Closed sales (106) increased 20.5% from the 88 closings in December 2024, and decreased 10.2% from the 118 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 5.4 months in December. Total market time decreased to 103 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (2,445) increased 7.8%, pending sales (1,573) increased 11.5%, and closed sales (1,532) increased 7.4%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has decreased 4.6% from \$607,700 to \$579,700. In the same comparison, the median sale price has increased 0.2% from \$500,000 to \$501,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -4.5% (\$579,200 v. \$606,300)

Median Sale Price % Change: +0.2% (\$501,000 v. \$500,000)

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

Inventory in Months

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

Residential Trends

December 2025 vs. November 2025

New Listings **-12.1%** ↓

Pending Sales **-32.8%** ↓

Closed Sales **-10.2%** ↓

Average Sale Price **+16.0%** ↑

Median Sale Price **+11.3%** ↑

Inventory **-0.4** ↓

Total Market Time **-2** ↓

December 2025 vs. December 2024

New Listings **+9.6%** ↑

Pending Sales **+27.0%** ↑

Closed Sales **+20.5%** ↑

Average Sale Price **-3.0%** ↓

Median Sale Price **+2.5%** ↑

Inventory **-0.9** ↓

Total Market Time **+5** ↑

North Coastal Counties

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	0	0.0%	1	1.1%	1	0.9%
100K-200K	4	3.9%	1	1.1%	3	2.8%
200K-300K	13	12.6%	6	6.5%	4	3.8%
300K-400K	14	13.6%	20	21.7%	16	15.1%
400K-500K	26	25.2%	13	14.1%	26	24.5%
500K-600K	13	12.6%	14	15.2%	15	14.2%
600K-700K	8	7.8%	12	13.0%	13	12.3%
700K-800K	6	5.8%	7	7.6%	10	9.4%
800K-900K	6	5.8%	6	6.5%	3	2.8%
900K-1M	3	2.9%	2	2.2%	4	3.8%
1MM-1.1MM	0	0.0%	3	3.3%	2	1.9%
1.1MM-1.2MM	3	2.9%	2	2.2%	2	1.9%
1.2MM-1.3MM	2	1.9%	2	2.2%	1	0.9%
1.3MM-1.4MM	1	1.0%	0	0.0%	1	0.9%
1.4MM-1.5MM	1	1.0%	1	1.1%	1	0.9%
1.5MM-1.6MM	2	1.9%	1	1.1%	2	1.9%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	1	1.0%	1	1.1%	2	1.9%
Total Closed Sales	103		92		106	

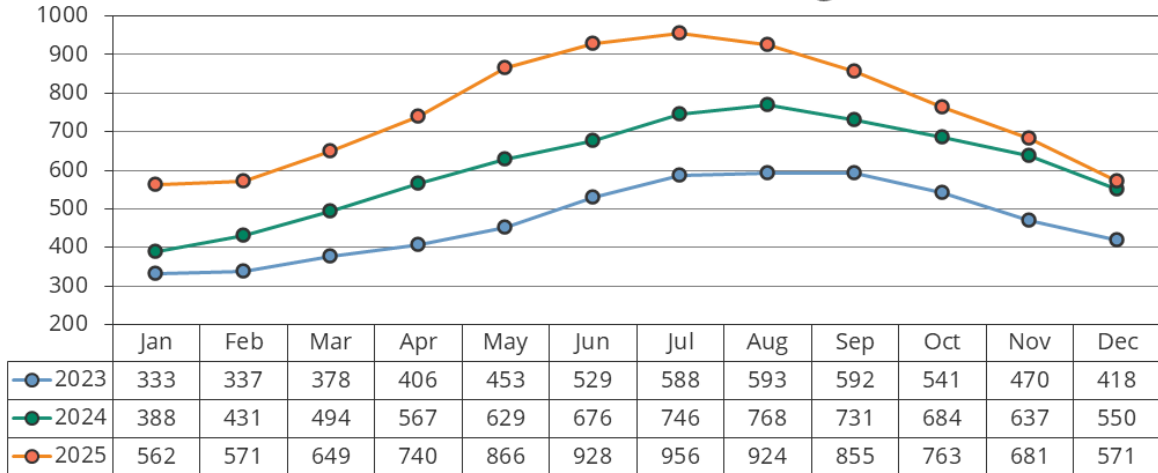
90th Percentile
 50th Percentile
 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	80	80	106	618,800	523,000	103
	November	91	119	118	533,400	469,700	105
	Year-To-Date	2,445	1,573	1,532	579,700	501,000	92
2024	December	73	63	88	637,700	510,000	98
	Year-To-Date	2,268	1,411	1,426	607,700	500,000	79
Change	December 2024	9.6%	27.0%	20.5%	-3.0%	2.5%	5.5%
	Prev Mo 2025	-12.1%	-32.8%	-10.2%	16.0%	11.3%	-1.9%
	Year-To-Date	7.8%	11.5%	7.4%	-4.6%	0.2%	16.6%

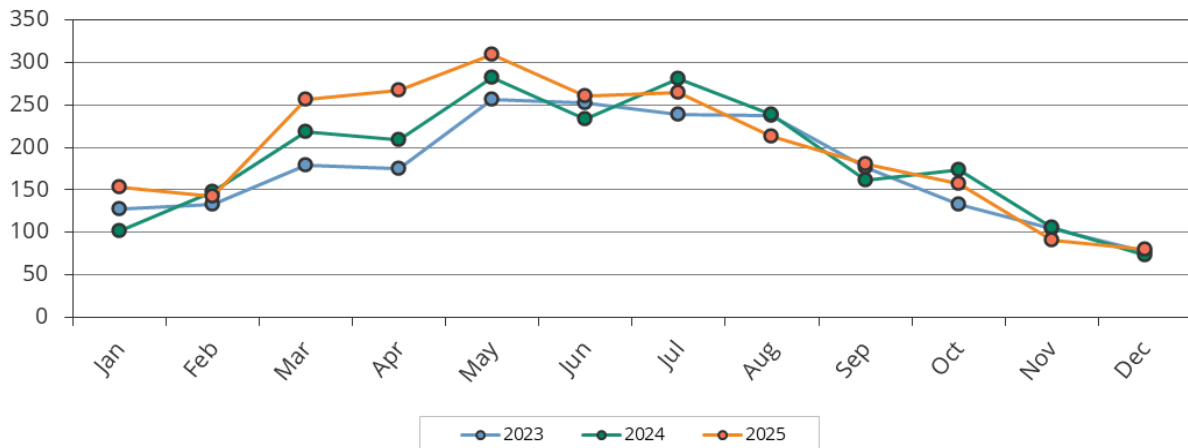
North Coastal Counties

December 2025 Reporting Period

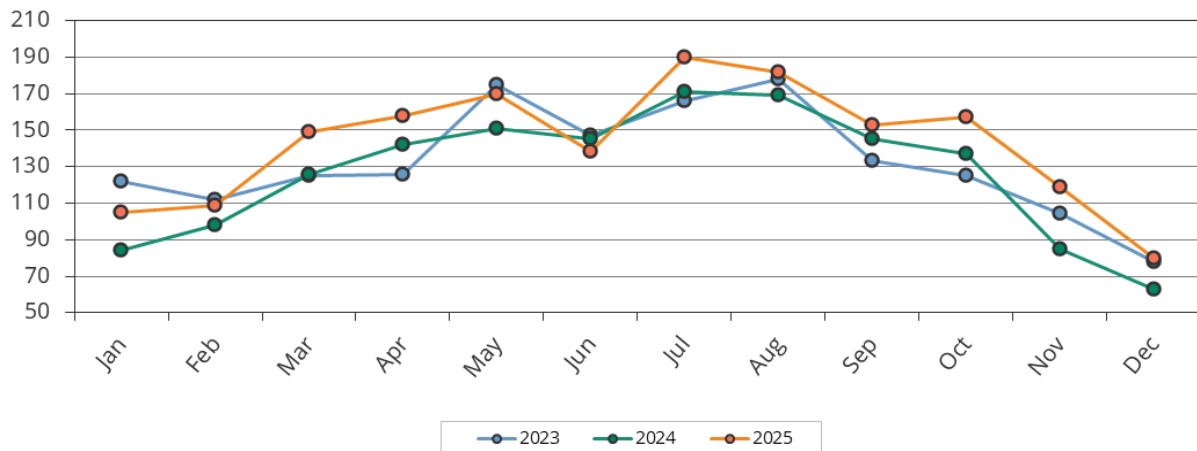
Active Residential Listings



New Listings



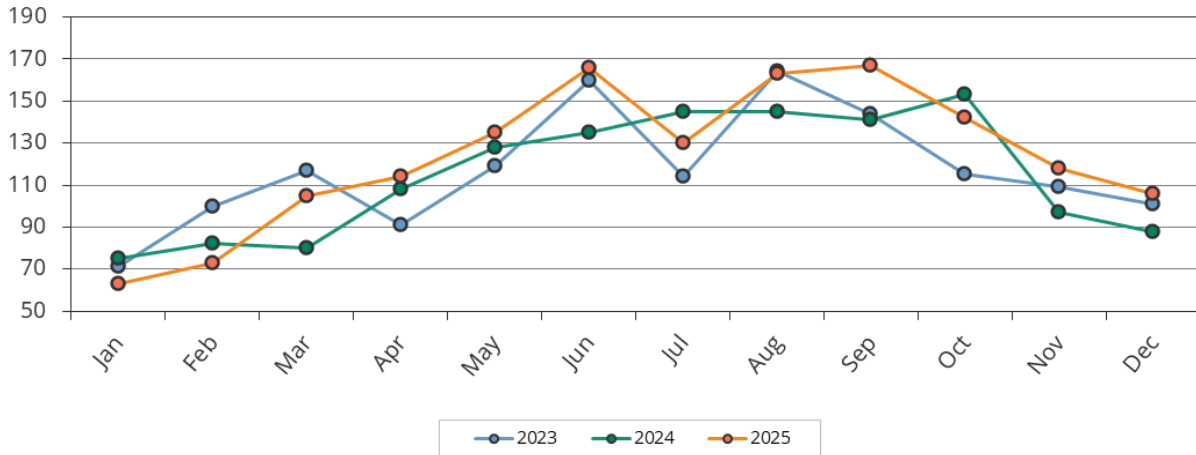
Pending Sales



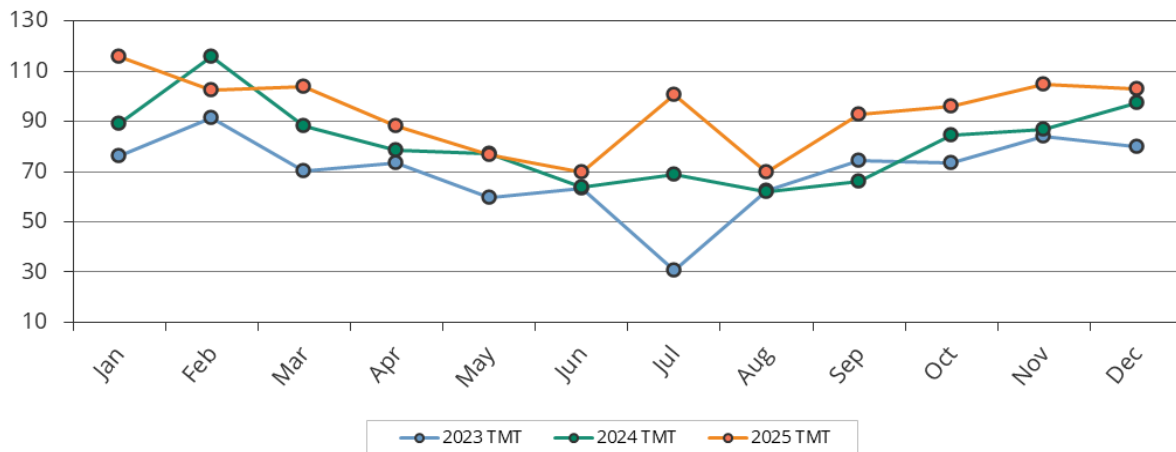
North Coastal Counties

December 2025 Reporting Period

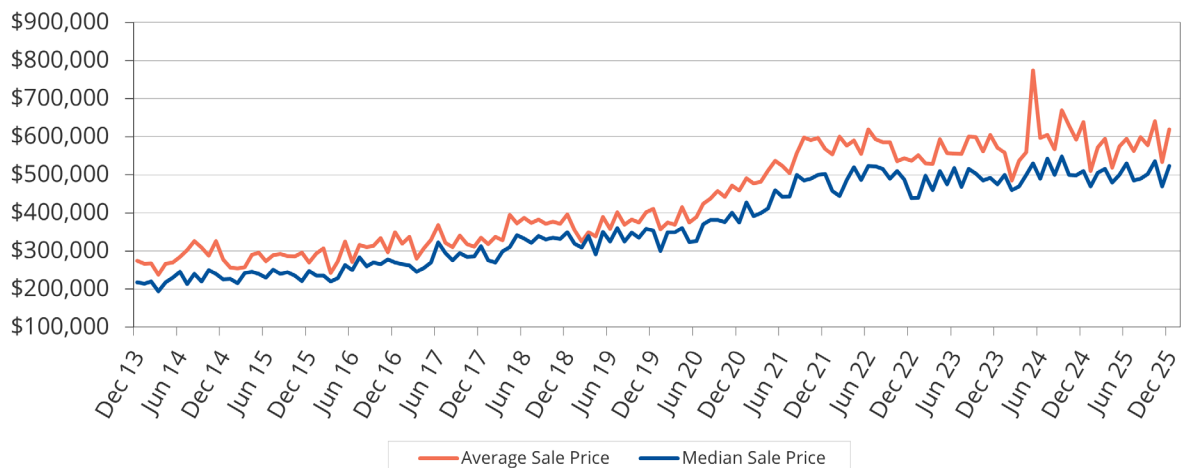
Closed Sales



Average Total Market Time



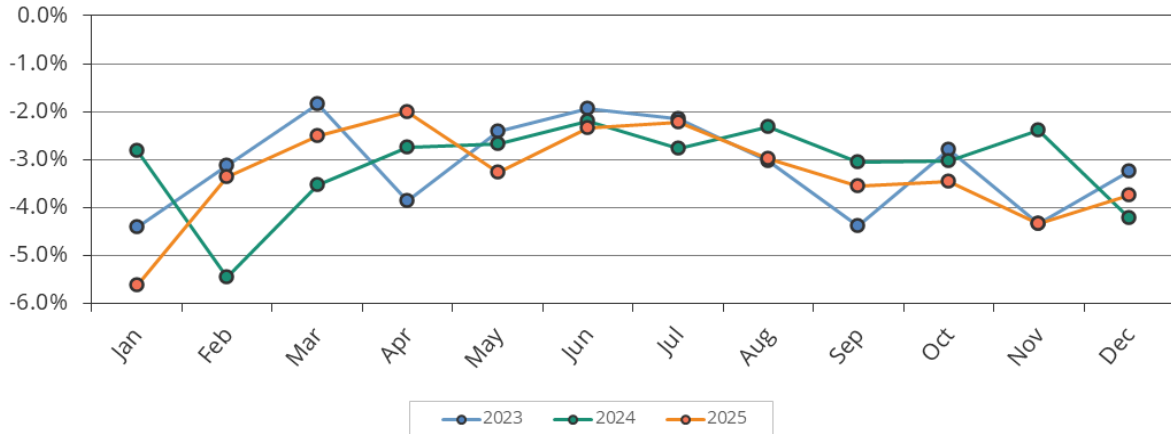
Average and Median Sale Price



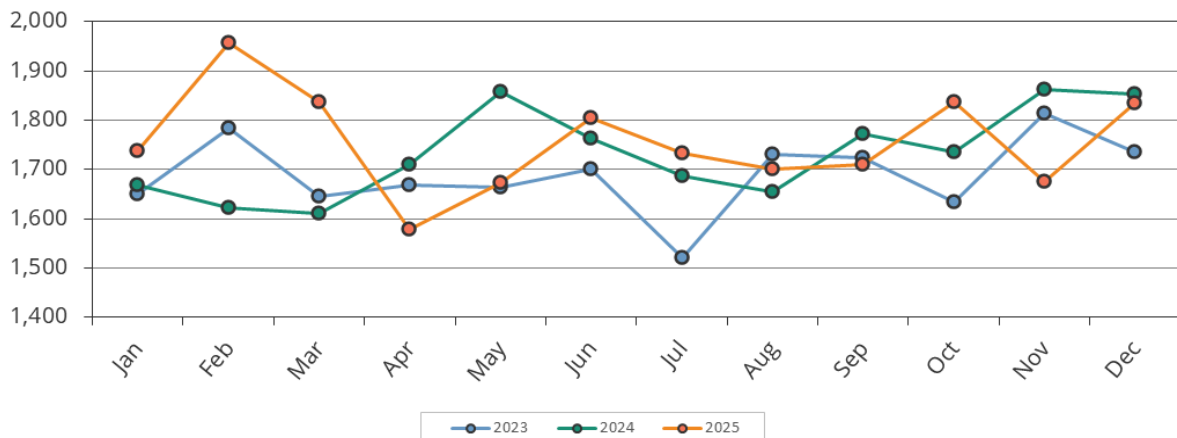
North Coastal Counties

December 2025 Reporting Period

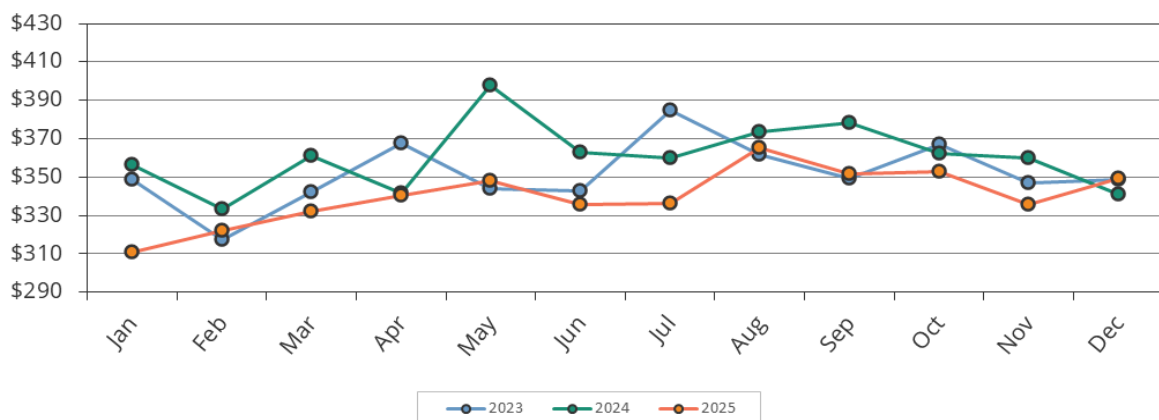
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

December 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	41	5	16	10	42.9%	13	527,800	94	255	184	17.2%	176	521,400	501,400	-2.7%	4	1,061,300	21	481,700	7	562,900	
181	Hammond / Warrenton	30	4	9	2	-33.3%	8	595,800	135	179	115	27.8%	115	526,300	496,000	-3.6%	-	-	12	140,200	4	468,400	
182	Gearhart West	16	2	1	3	200.0%	7	857,400	80	77	56	21.7%	53	964,600	703,500	-7.6%	-	-	2	425,800	-	-	
183	Gearhart East	3	0	1	1	-	1	405,000	39	17	13	44.4%	12	463,300	467,200	-12.5%	1	850,000	2	137,500	-	-	
184	Seaside Northwest	7	0	0	1	-50.0%	2	429,800	167	37	25	-7.4%	27	491,000	469,400	-19.2%	-	-	2	101,800	3	603,300	
185	Seaside North Central	7	3	1	2	0.0%	5	509,700	162	32	25	19.0%	24	462,600	471,500	12.6%	-	-	-	-	1	655,000	
186	Seaside Southwest	19	1	4	0	-100.0%	2	582,000	248	69	36	-16.3%	36	566,500	547,000	-2.0%	-	-	1	166,000	5	681,000	
187	Seaside South Central	1	1	-	0	-100.0%	-	-	-	4	3	-70.0%	4	308,600	312,300	-22.2%	-	-	-	-	2	447,500	
188	Seaside East	9	2	6	3	-	1	650,000	-	53	32	-23.8%	32	553,500	519,000	9.2%	-	-	3	110,000	-	-	
189	Cannon Beach / Tolovana Park	19	2	3	5	400.0%	2	1,600,000	114	82	46	-14.8%	43	1,169,200	1,000,000	-11.1%	1	775,000	5	236,000	-	-	
190	Arch Cape / Cove Beach / Falcon Cove	4	0	-	0	-	0	-	-	10	6	-40.0%	6	1,271,800	876,000	-7.1%	-	-	6	180,400	-	-	
191	Rural Clatsop County	9	0	3	1	-50.0%	1	555,000	171	39	28	33.3%	28	433,900	383,500	7.1%	-	-	15	142,600	-	-	
	Clatsop County	165	20	44	28	40.0%	42	643,100	118	854	569	7.4%	556	616,400	519,000	-7.9%	6	978,400	69	261,200	22	571,800	

97102	Arch Cape	1	0	0	0	-	-	-	-	2	1	0.0%	1	690,000	690,000	-77.0%	-	-	1	402,000	-	-
97130	Manzanita	15	2	7	1	0.0%	4	766,200	96	93	60	-3.2%	60	959,100	849,000	-8.0%	1	740,000	16	365,800	1	733,000
97131	Nehalem	13	4	3	4	300.0%	5	457,300	104	66	47	67.9%	43	508,200	462,500	-1.7%	1	1,600,000	10	172,800	2	444,500
97147	Wheeler	1	0	-	0	-	0	-	-	11	10	150.0%	10	484,200	504,500	-10.8%	-	-	2	63,500	-	-
97136	Rockaway Beach	31	2	8	4	100.0%	7	486,900	137	130	73	2.8%	71	521,300	490,000	20.5%	1	330,000	17	94,000	-	-
97107	Bay City	9	3	1	-	-100.0%	1	180,300	119	42	29	-9.4%	30	410,600	384,500	4.6%	-	-	14	50,500	-	-
97118	Garibaldi	5	3	3	2	-	1	370,000	3	27	20	33.3%	20	433,300	377,000	8.5%	-	-	5	119,400	-	-
97143	Netarts	4	1	2	2	100.0%	3	533,300	60	26	21	-27.6%	20	466,500	492,000	-22.3%	-	-	8	161,400	-	-
97141	Tillamook	44	7	8	7	40.0%	6	380,200	69	171	119	15.5%	117	443,800	400,000	1.1%	4	738,800	8	145,800	2	527,500
97134	Oceanside	10	1	-	0	-	0	-	-	28	20	33.3%	19	799,100	805,000	-11.1%	-	-	10	132,200	-	-
97108	Beaver	3	0	1	0	-100.0%	0	-	-	12	8	60.0%	10	521,600	461,300	5.7%	-	-	-	-	-	-
97122	Hebo	2	0	0	0	-	0	-	-	5	2	0.0%	2	369,500	369,500	-33.7%	1	600,000	-	-	-	-
97112	Cloverdale	7	-	2	4	0.0%	0	-	-	37	32	100.0%	32	519,600	450,000	-46.8%	1	300,000	9	170,200	-	-
97135	Pacific City	13	0	5	0	-100.0%	3	685,800	49	63	35	12.9%	35	784,300	637,000	7.9%	-	-	7	249,400	-	-
97149	Neskowin	8	-	4	1	-	1	1,500,000	208	40	31	82.4%	30	830,200	775,000	9.8%	-	-	12	398,400	-	-
	Tillamook County	166	23	44	25	31.6%	31	540,300	95	753	508	17.9%	500	588,600	516,300	-100.0%	9	725,000	119	192,000	5	535,400

North Coastal Counties

December 2025 Reporting Period

Area Report

continued

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	87	17	30	11	57.1%	17	681,500	143	336	191	4.9%	187	528,400	505,900	-3.5%	3	419,800	20	279,800	6	568,800	
97364	Neotsu	6	0	2	0	-	1	295,000	5	14	5	25.0%	5	547,000	565,000	-1.0%	-	-	-	-	-	-	
97368	Otis	18	1	1	2	100.0%	3	655,000	27	53	30	-6.3%	27	457,400	388,500	0.9%	-	-	8	101,400	-	-	
97341	Depoe Bay	36	3	6	4	100.0%	4	418,900	67	109	74	64.4%	72	510,900	443,000	-2.6%	2	625,000	8	151,000	1	450,000	
97388	Gleneden Beach	7	0	1	1	-50.0%	1	675,000	8	35	27	17.4%	26	630,200	555,000	-0.5%	-	-	3	93,300	-	-	
97369	Otter Rock	3	0	2	0	-	-	-	-	11	4	-33.3%	4	566,500	483,000	55.5%	-	-	1	14,000	-	-	
97365	Newport	32	6	4	2	-60.0%	2	232,500	52	85	55	22.2%	51	484,800	445,000	-5.8%	1	1,100,000	3	156,300	2	1,016,300	
97366	South Beach	7	0	2	0	-	0	-	-	35	17	88.9%	16	536,800	562,000	-14.4%	1	230,000	1	173,500	-	-	
97343	Eddyville	2	1	1	0	-	0	-	-	3	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
97357	Logsdan	0	0	1	0	-	0	-	-	3	-	-100.0%	-	-	-	-	-	1	1,000,000	-	-		
97391	Toledo	7	0	1	1	0.0%	0	-	-	30	20	-4.8%	18	367,600	399,500	2.6%	-	-	3	156,700	-	-	
97380	Siletz	1	0	1	1	0.0%	0	-	-	6	4	33.3%	3	368,400	351,100	-32.0%	-	-	1	260,000	-	-	
97390	Tidewater	-	0	0	0	-	0	-	-	3	3	-40.0%	3	540,300	535,000	20.1%	-	-	-	-	-	-	
97498	Yachats	10	2	1	3	200.0%	1	767,000	9	27	14	-39.1%	12	560,700	544,000	-19.0%	1	879,000	9	112,700	-	-	
97394	Waldport	18	7	6	2	0.0%	3	1,101,400	44	74	43	10.3%	44	559,900	486,000	8.0%	-	-	9	202,300	-	-	
97376	Seal Rock	6	-	0	0	-100.0%	1	1,100,000	8	14	9	-18.2%	8	969,600	725,000	39.4%	1	749,000	2	335,700	-	-	
	Lincoln County	240	37	59	27	12.5%	33	661,600	92	838	496	10.2%	476	527,500	480,000	-1.8%	9	607,500	69	199,800	9	655,000	
	North Coastal Counties Total	571	80	147	80	27.0%	106	618,800	103	2,445	1,573	11.5%	1,532	579,700	501,000	-4.5%	24	744,300	257	212,700	36	587,500	

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

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

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



Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

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

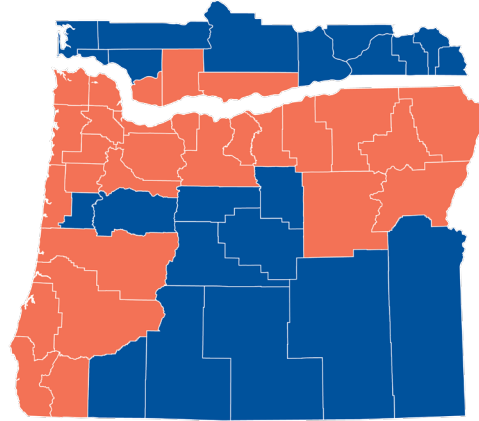
Additional Resources for RMLS Subscribers:

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

Market Action Report

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

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



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MARKET ACTION REPORT

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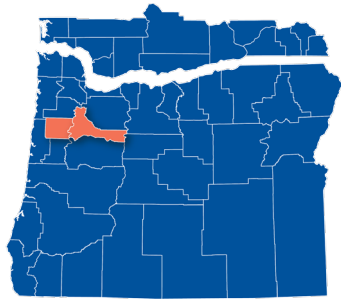
Polk and Marion Counties December 2025 Reporting Period

Polk and Marion Counties

December 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 (164) increased 6.5% from the 154 listed in December 2024, and decreased 18.4% from the 201 listed in November 2025.

Pending Sales

Pending sales (147) decreased 5.8% from the 156 offers accepted in December 2024, and decreased 16.9% from the 177 offers accepted in November 2025.

Closed Sales

Closed sales (171) decreased 16.2% from the 204 closings in December 2024, and matched the 171 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 3.7 months in December. Total market time increased to 80 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (3,268) decreased 0.8%, pending sales (2,383) decreased 5.4%, and closed sales (2,357) decreased 4.4%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 2.7% from \$465,600 to \$478,100. In the same comparison, the median sale price has increased 2.7% from \$437,400 to \$449,300.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.8% (\$478,100 v. \$465,100)

Median Sale Price % Change: +3.1% (\$449,300 v. \$436,000)

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

Inventory in Months

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

Residential Trends

December 2025 vs. November 2025

New Listings **-18.4%** ↓

Pending Sales **-16.9%** ↓

Closed Sales **0.0%** —

Average Sale Price **-2.9%** ↓

Median Sale Price **-1.6%** ↓

Inventory **-0.4** ↓

Total Market Time **+11** ↑

December 2025 vs. December 2024

New Listings **+6.5%** ↑

Pending Sales **-5.8%** ↓

Closed Sales **-16.2%** ↓

Average Sale Price **-2.4%** ↓

Median Sale Price **0.0%** —

Inventory **+1.3** ↑

Total Market Time **+14** ↑

Polk and Marion Counties

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	5	2.6%	5	1.9%	5	2.1%
200K-300K	5	2.6%	8	3.0%	4	1.7%
300K-400K	13	6.6%	14	5.3%	21	8.9%
400K-500K	57	29.1%	60	22.6%	63	26.8%
500K-600K	72	36.7%	103	38.7%	62	26.4%
600K-700K	22	11.2%	31	11.7%	37	15.7%
700K-800K	15	7.7%	21	7.9%	20	8.5%
800K-900K	4	2.0%	7	2.6%	11	4.7%
900K-1M	0	0.0%	7	2.6%	2	0.9%
1MM-1.1MM	2	1.0%	2	0.8%	3	1.3%
1.1MM-1.2MM	0	0.0%	2	0.8%	2	0.9%
1.2MM-1.3MM	0	0.0%	1	0.4%	1	0.4%
1.3MM-1.4MM	0	0.0%	3	1.1%	1	0.4%
1.4MM-1.5MM	1	0.5%	1	0.4%	1	0.4%
1.5MM-1.6MM	0	0.0%	1	0.4%	1	0.4%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	1	0.4%
Total Closed Sales	196		266		235	

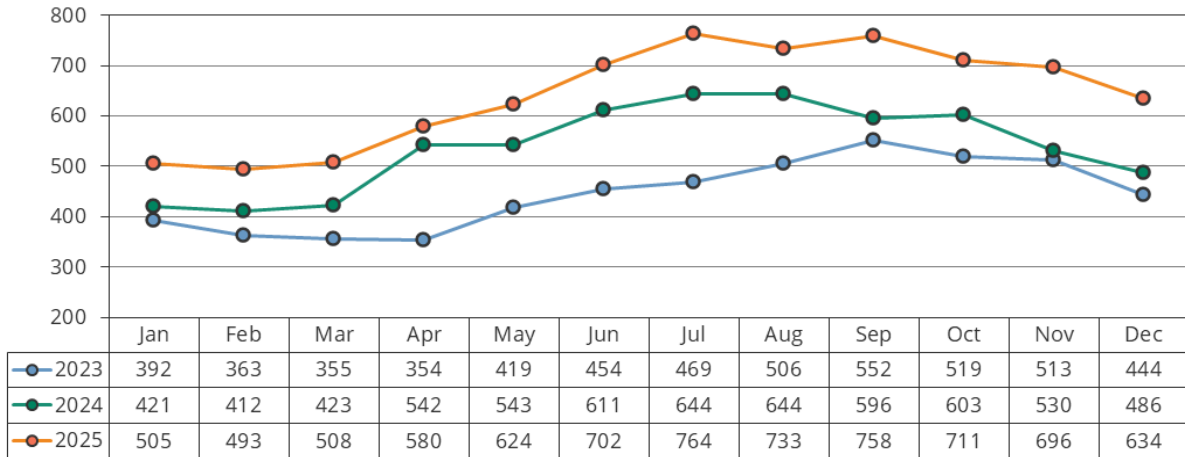
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	164	147	171	471,200	439,900	80
	November	201	177	171	485,200	447,000	69
	Year-To-Date	3,268	2,383	2,357	478,100	449,300	60
2024	December	154	156	204	482,600	440,000	66
	Year-To-Date	3,293	2,520	2,466	465,600	437,400	59
Change	December 2024	6.5%	-5.8%	-16.2%	-2.4%	0.0%	21.5%
	Prev Mo 2025	-18.4%	-16.9%	0.0%	-2.9%	-1.6%	15.9%
	Year-To-Date	-0.8%	-5.4%	-4.4%	2.7%	2.7%	2.4%

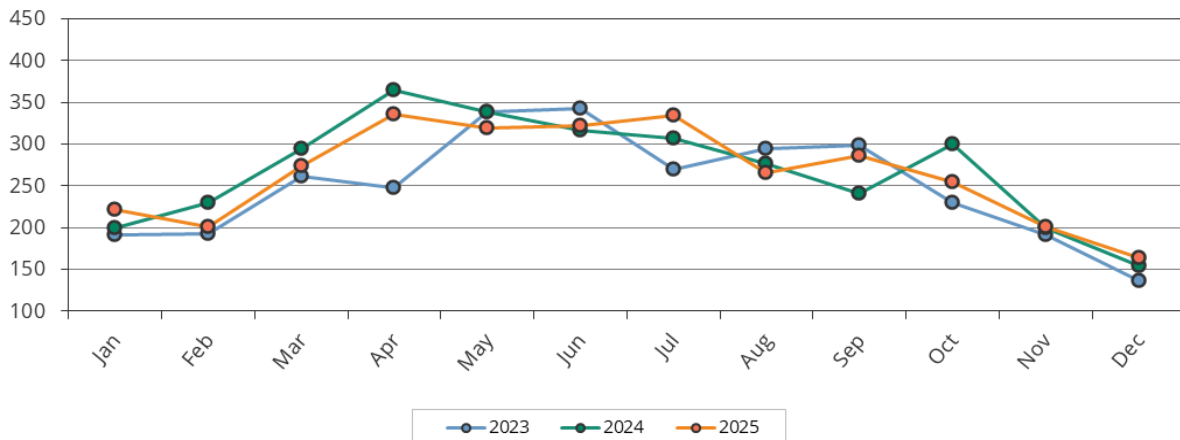
Polk and Marion Counties

December 2025 Reporting Period

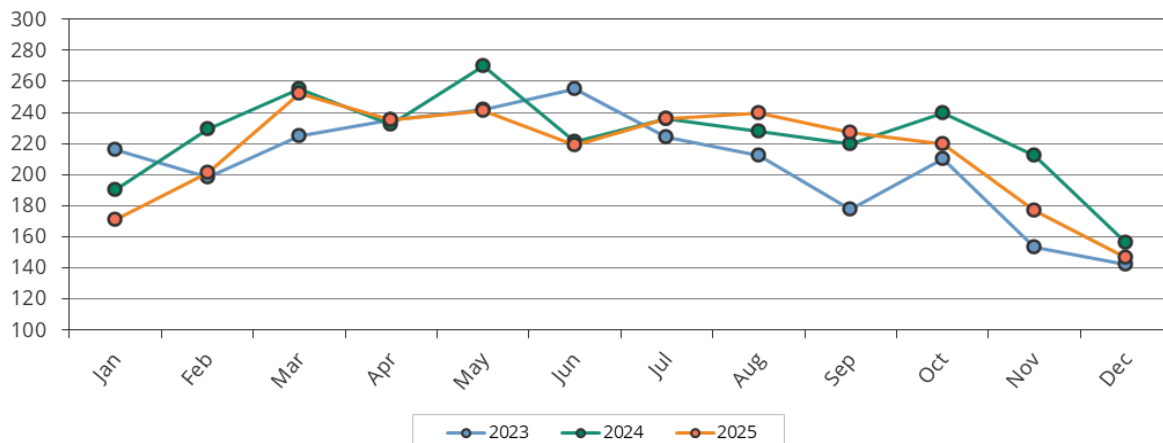
Active Residential Listings



New Listings



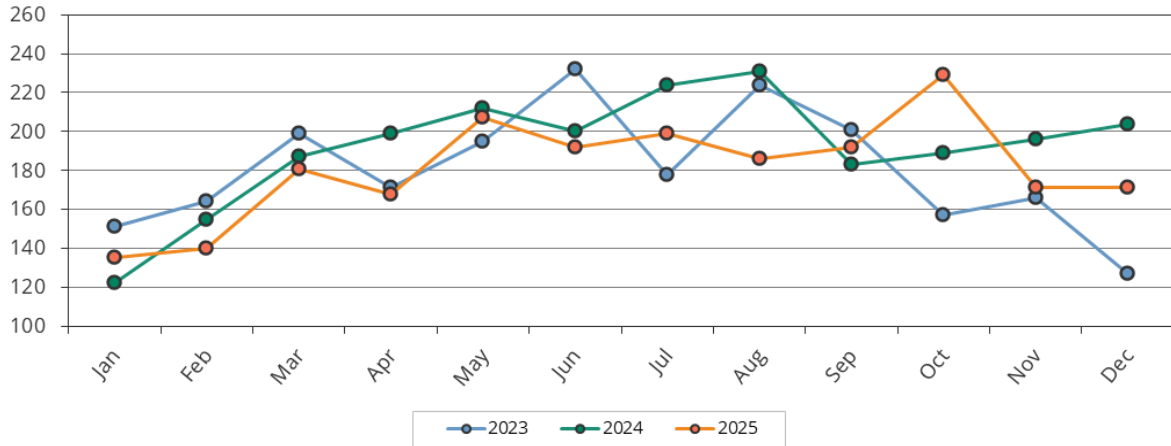
Pending Sales



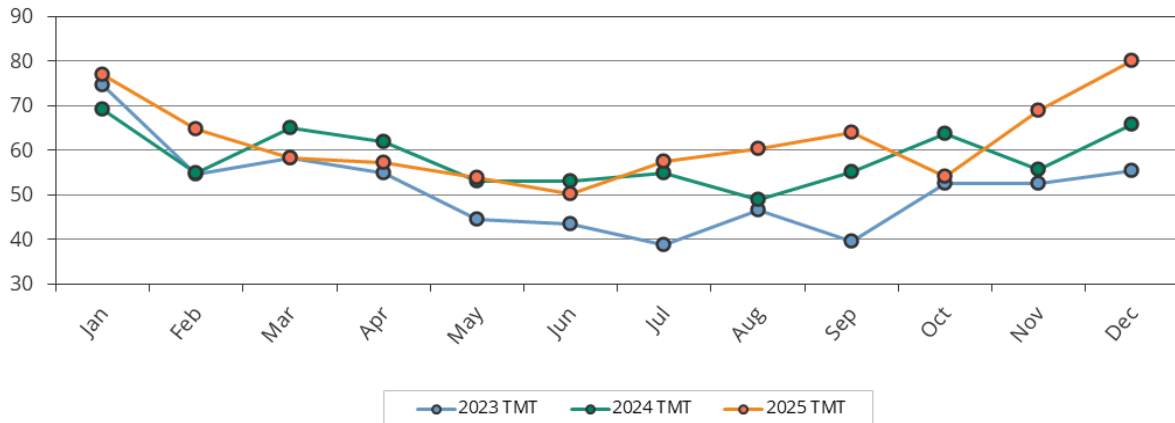
Polk and Marion Counties

December 2025 Reporting Period

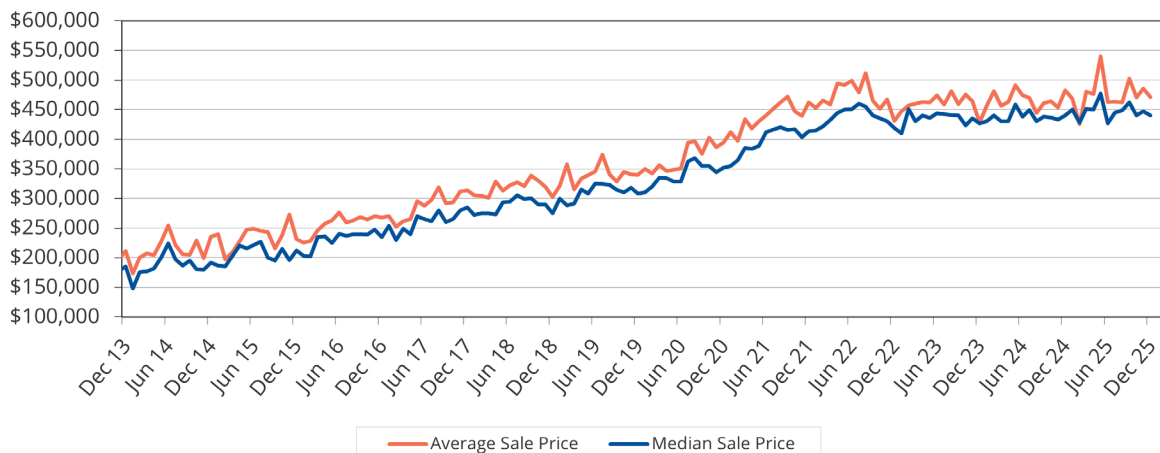
Closed Sales



Average Total Market Time



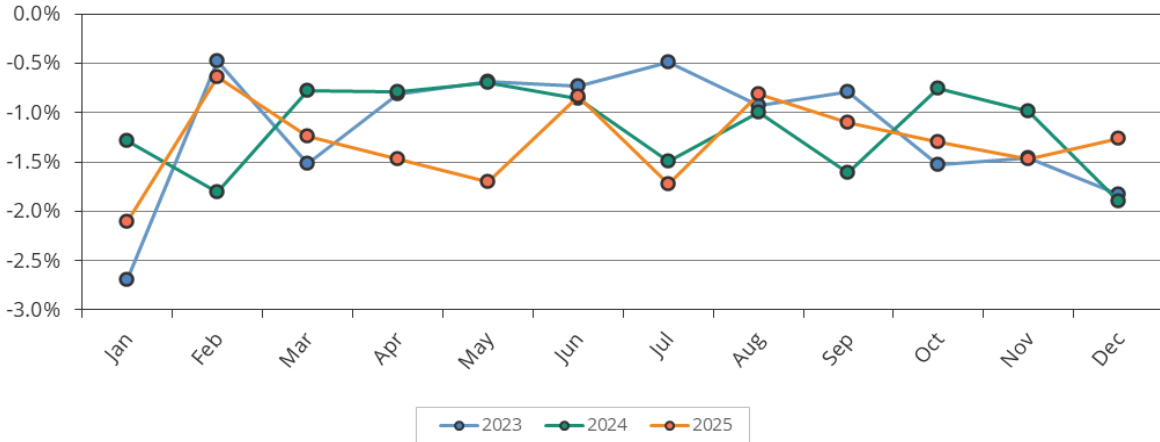
Average and Median Sale Price



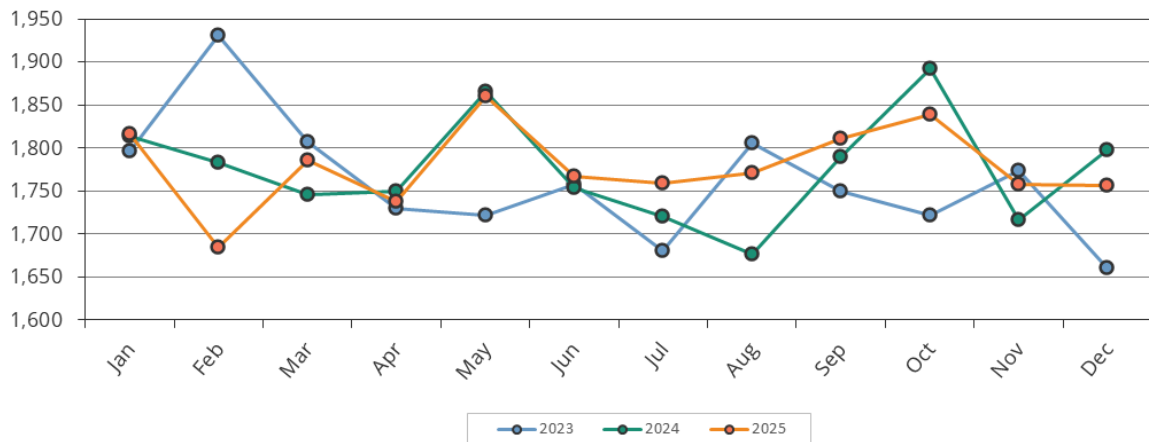
Polk and Marion Counties

December 2025 Reporting Period

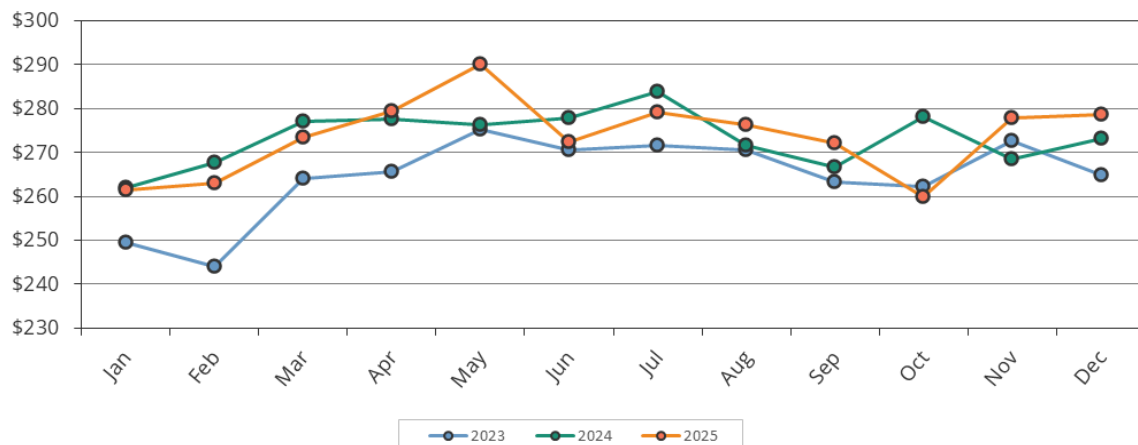
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

December 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
167	Polk County Except Salem	91	21	11	16	33.3%	30	460,800	121	351	256	-12.0%	244	495,600	458,100	8.4%	1	975,000	12	306,000	5	977,800
168	West Salem N	39	6	6	6	-45.5%	13	563,800	58	223	156	16.4%	159	542,600	530,000	5.3%	1	875,000.00	5	251,200	-	-
169	West Salem S	6	0	1	-	-100.0%	1	539,900	118	43	35	-22.2%	37	511,900	530,000	2.9%	-	-	1	150,000	-	-
170	Woodburn	101	33	21	23	-4.2%	17	449,900	51	533	409	15.2%	416	422,500	430,000	6.7%	-	-	9	232,200	4	635,100
	Except Woodburn	138	37	27	32	39.1%	37	539,700	74	675	463	-2.1%	451	569,000	515,000	4.0%	9	611,300	42	1,033,700	3	476,000
170	Marion Except Salem/Keizer	239	70	48	55	17.0%	54	511,400	67	1,208	872	5.3%	867	498,700	463,900	2.7%	9	611,300	51	892,300	7	566,900
171	Southwest Salem	5	0	1	1	-	2	547,500	199	25	16	-27.3%	15	504,400	497,000	-6.1%	-	-	-	-	-	-
172	South Salem	58	13	8	13	-48.0%	12	581,600	76	262	190	-18.5%	194	557,200	511,800	7.1%	2	677,600	3	551,700	3	703,100
173	Southeast Salem	57	10	8	12	20.0%	13	472,400	76	281	196	-2.0%	181	490,800	464,900	1.2%	-	-	1	292,000	3	418,000
174	Central Salem	17	6	7	10	0.0%	7	313,600	137	150	108	-18.8%	109	365,300	369,000	1.5%	-	-	1	750,000	7	589,700
175	East Salem S	29	14	4	8	-50.0%	9	349,300	81	226	195	-6.7%	195	424,100	434,000	0.7%	-	-	3	297,700	3	509,700
176	East Salem N	55	13	13	18	80.0%	17	365,500	60	279	197	-17.2%	188	371,100	392,300	-10.1%	-	-	1	300,000	5	590,000
177	South Keizer	6	1	2	0	-100.0%	1	400,000	91	31	22	-38.9%	24	433,400	430,000	27.0%	-	-	-	-	2	387,900
178	North Keizer	32	10	6	8	-27.3%	12	424,200	39	189	140	-7.3%	144	425,400	440,000	-7.6%	1	750,000	1	260,000	2	682,500
167-169	Polk Co. Grand Total	136	27	18	22	-12.0%	44	493,000	103	617	447	-4.9%	440	514,000	490,000	7.9%	2	925,000	18	282,100	5	977,800
170-178	Marion Co. Grand Total	498	137	97	125	-4.6%	127	463,600	72	2,651	1,936	-5.6%	1,917	469,900	440,000	1.6%	12	633,900	61	814,000	32	565,000
	Polk & Marion Grand Total	634	164	##	147	-5.8%	171	471,200	80	3,268	2,383	-5.4%	2,357	478,100	449,300	2.8%	14	675,500	79	692,800	37	620,800
220	Benton County	68	20	14	15	0.0%	15	580,500	98	346	238	-1.2%	234	583,700	540,500	-8.0%	-	-	11	1,209,900	11	920,400
221	Linn County	182	48	45	47	27.0%	49	446,400	72	1,026	789	12.2%	779	442,000	405,000	3.8%	14	578,900	42	396,700	18	615,800

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

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

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



Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

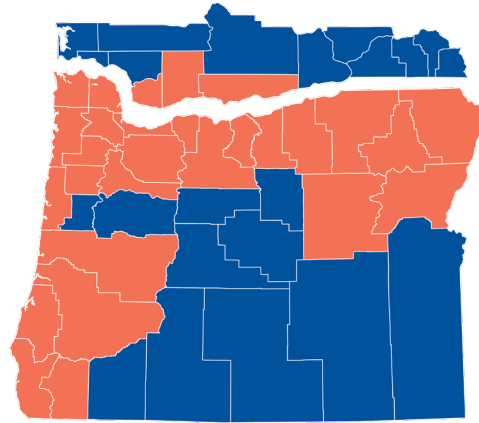
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent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

Additional Resources for RMLS Subscribers:

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

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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503.236.7657



MARKET ACTION REPORT

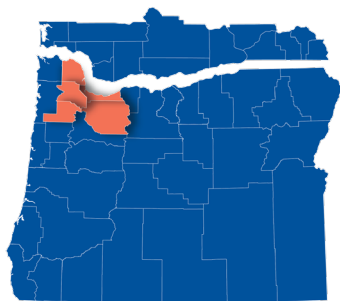
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro December 2025 Reporting Period

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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (1,005) decreased 5.9% from the 1,068 listed in December 2024, and decreased 30.1% from the 1,437 listed in November 2025.

Pending Sales

Pending sales (1,234) decreased 6.9% from the 1,326 offers accepted in December 2024, and decreased 24.2% from the 1,628 offers accepted in November 2025.

Closed Sales

Closed sales (1,633) increased 6.5% from the 1,534 closings in December 2024, and increased 7.4% from the 1,520 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 2.9 months in December. Total market time increased to 81 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (30,316) increased 2.5%, pending sales (22,120) increased 0.7%, and closed sales (22,023) increased 1.4%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 0.6% from \$608,600 to \$612,100. In the same comparison, the median sale price has increased 1.1% from \$543,000 to \$549,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.6% (\$612,100 v. \$608,600)

Median Sale Price % Change: +1.1% (\$549,000 v. \$543,000)

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

Residential Trends

December 2025 vs. November 2025

New Listings	-30.1%	↓
Pending Sales	-24.2%	↓
Closed Sales	+7.4%	↑
Average Sale Price	-0.6%	↓
Median Sale Price	0.0%	—
Inventory	-0.9	↓
Total Market Time	+9	↑

December 2025 vs. December 2024

New Listings	-5.9%	↓
Pending Sales	-6.9%	↓
Closed Sales	+6.5%	↑
Average Sale Price	+3.1%	↑
Median Sale Price	+1.9%	↑
Inventory	+0.2	↑
Total Market Time	+7	↑

Portland Metro

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Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	16	1.1%	25	1.6%	18	1.1%
100K-200K	34	2.4%	52	3.2%	48	2.9%
200K-300K	83	6.0%	93	5.8%	69	4.2%
300K-400K	170	12.2%	201	12.5%	195	11.9%
400K-500K	336	24.1%	341	21.3%	366	22.4%
500K-600K	257	18.4%	318	19.8%	333	20.4%
600K-700K	181	13.0%	239	14.9%	217	13.3%
700K-800K	106	7.6%	114	7.1%	135	8.3%
800K-900K	70	5.0%	72	4.5%	91	5.6%
900K-1M	56	4.0%	49	3.1%	54	3.3%
1MM-1.1MM	18	1.3%	19	1.2%	19	1.2%
1.1MM-1.2MM	18	1.3%	24	1.5%	16	1.0%
1.2MM-1.3MM	15	1.1%	18	1.1%	17	1.0%
1.3MM-1.4MM	7	0.5%	9	0.6%	11	0.7%
1.4MM-1.5MM	5	0.4%	8	0.5%	8	0.5%
1.5MM-1.6MM	3	0.2%	4	0.2%	9	0.6%
1.6MM-1.7MM	3	0.2%	5	0.3%	5	0.3%
1.7MM-1.8MM	4	0.3%	1	0.1%	2	0.1%
1.8MM-1.9MM	1	0.1%	0	0.0%	4	0.2%
1.9MM-2MM	1	0.1%	1	0.1%	2	0.1%
2MM+	10	0.7%	10	0.6%	14	0.9%
Total Closed Sales	1,394		1,603		1,633	

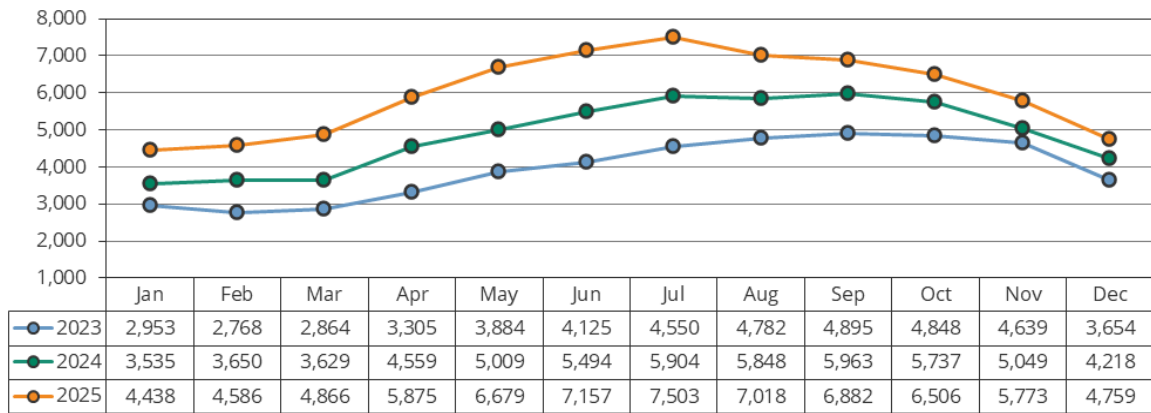
90th Percentile
 50th Percentile
 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	1,005	1,234	1,633	596,400	535,000	81
	November	1,437	1,628	1,520	599,700	535,000	72
	Year-To-Date	30,316	22,120	22,023	612,100	549,000	65
2024	December	1,068	1,326	1,534	578,300	525,000	74
	Year-To-Date	29,586	21,961	21,715	608,600	543,000	57
Change	December 2024	-5.9%	-6.9%	6.5%	3.1%	1.9%	9.8%
	Prev Mo 2025	-30.1%	-24.2%	7.4%	-0.6%	0.0%	12.5%
	Year-To-Date	2.5%	0.7%	1.4%	0.6%	1.1%	14.3%

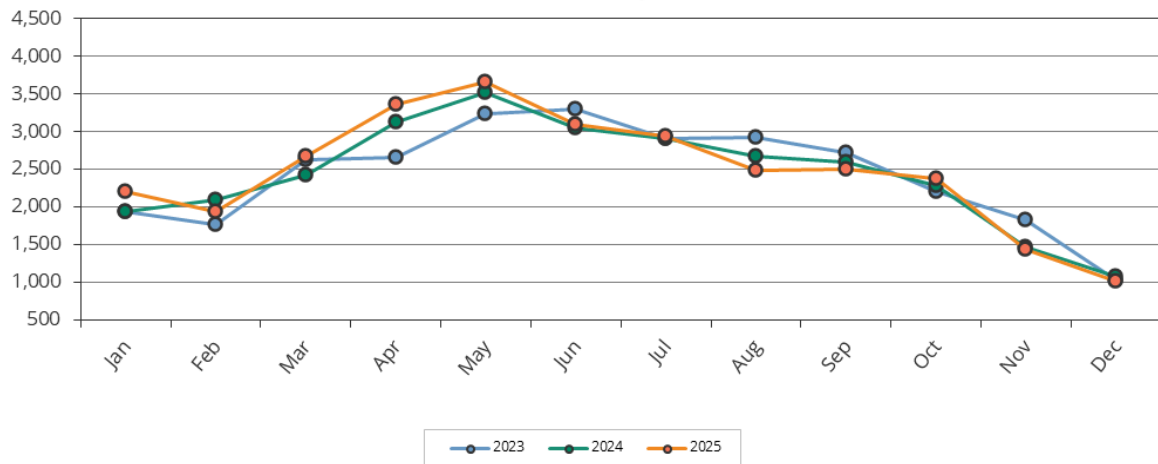
Portland Metro

December 2025 Reporting Period

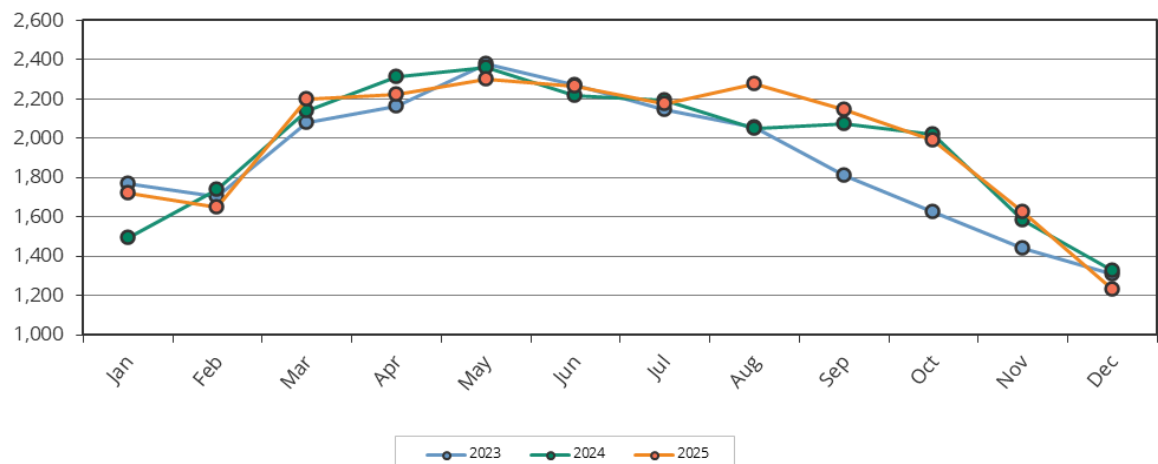
Active Residential Listings



New Listings



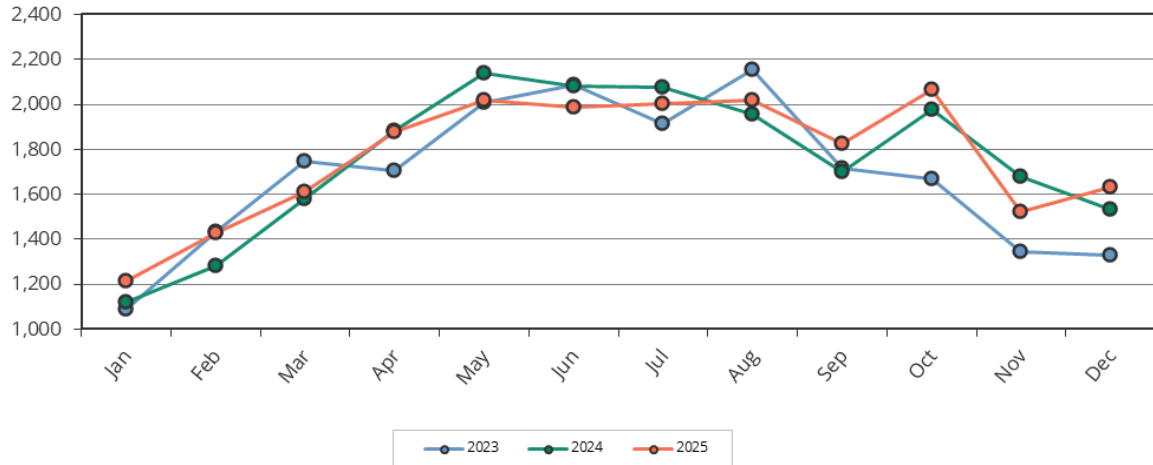
Pending Sales



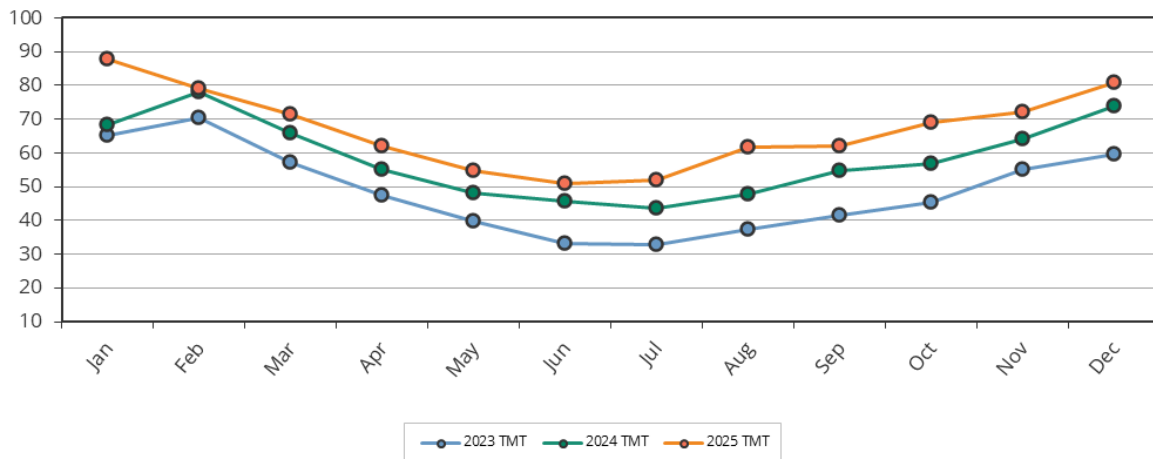
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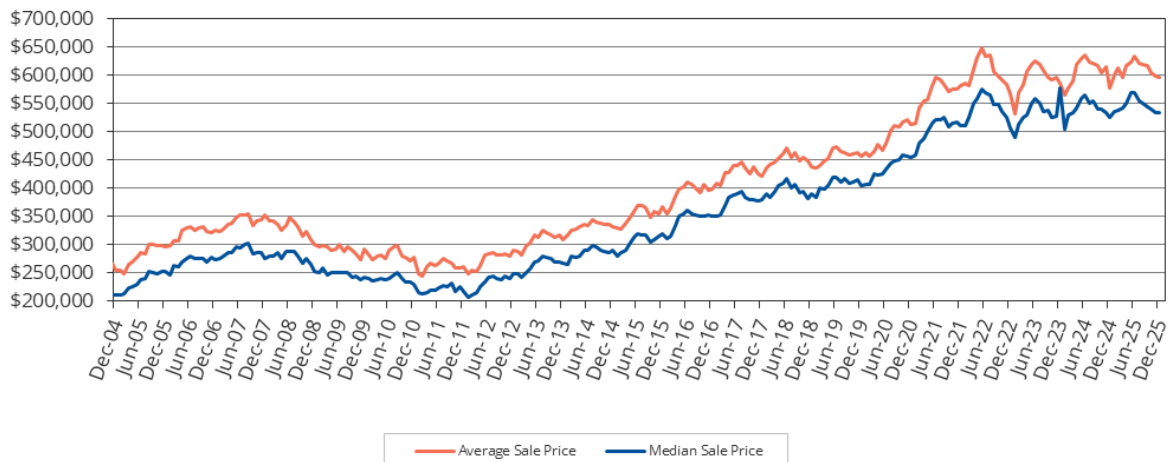
Closed Sales



Average Total Market Time



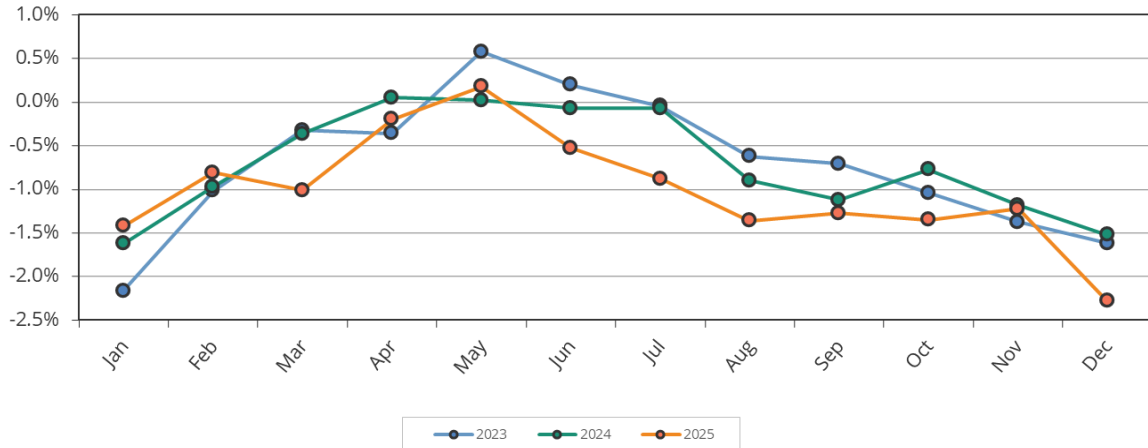
Average and Median Sale Price



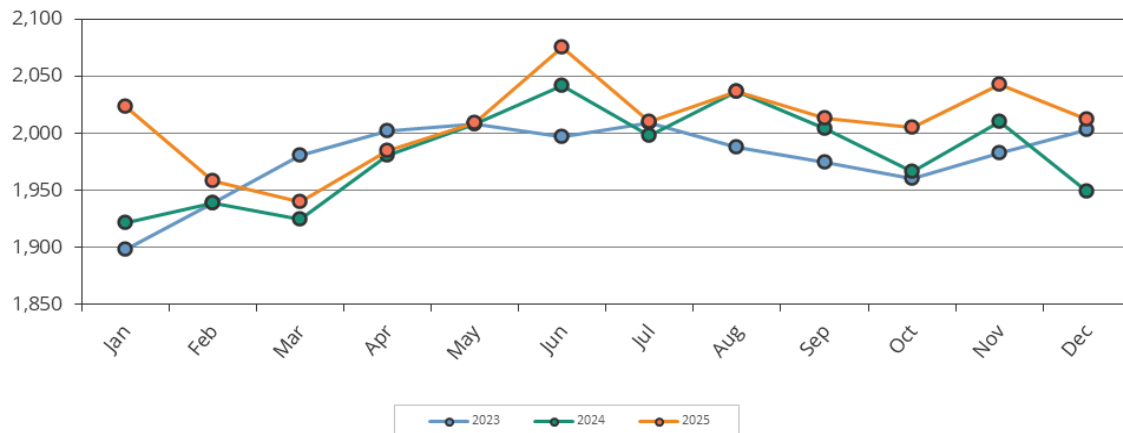
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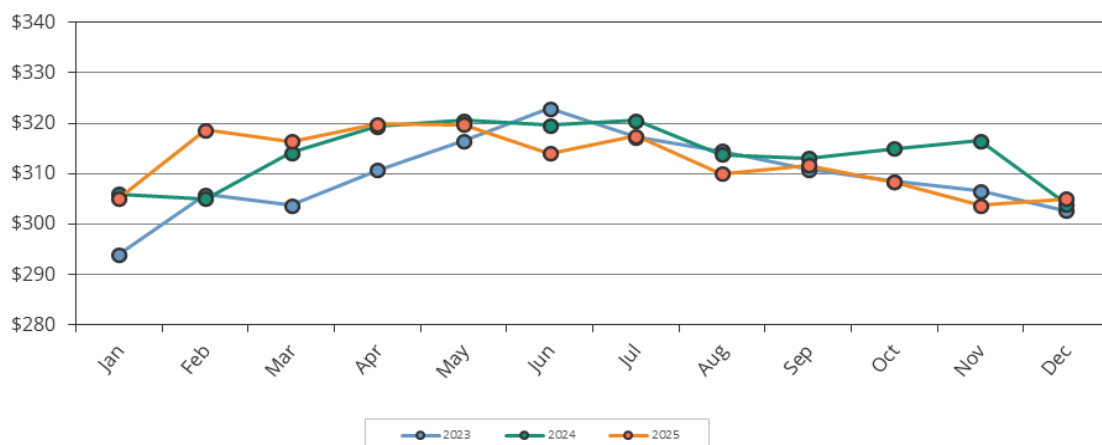
% Difference of Average List Price vs Sale Price



Average Square Footage



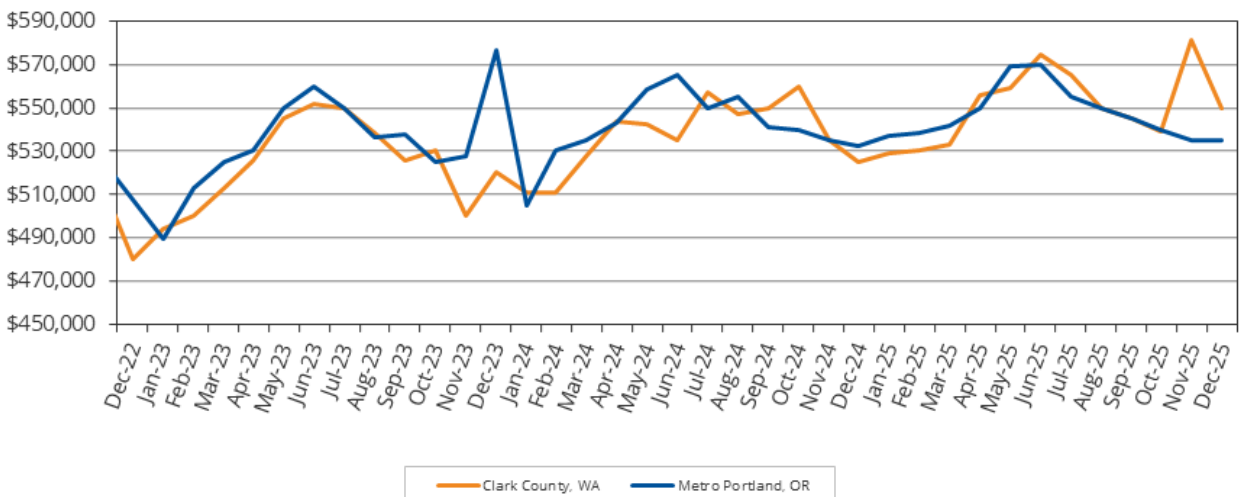
Average Price Per Square Footage



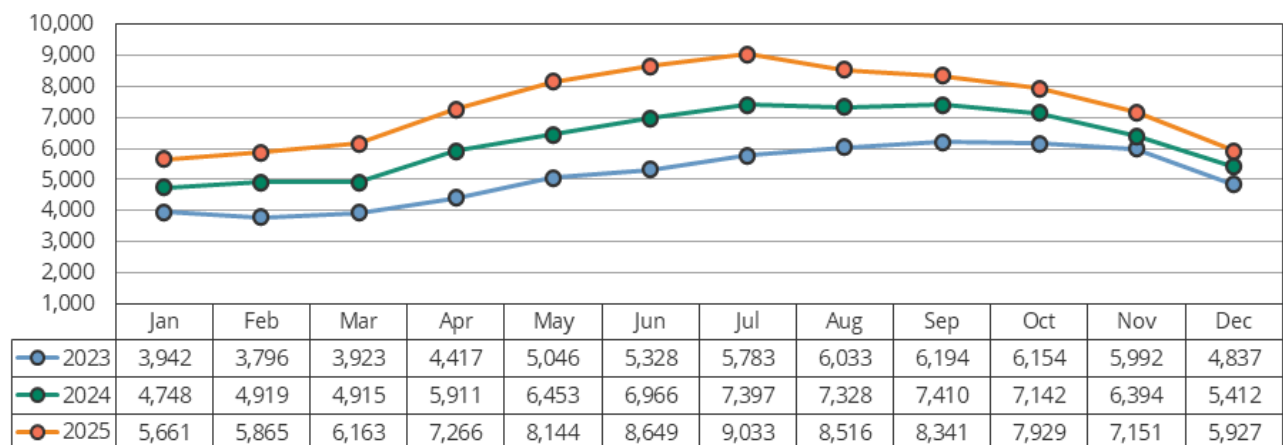
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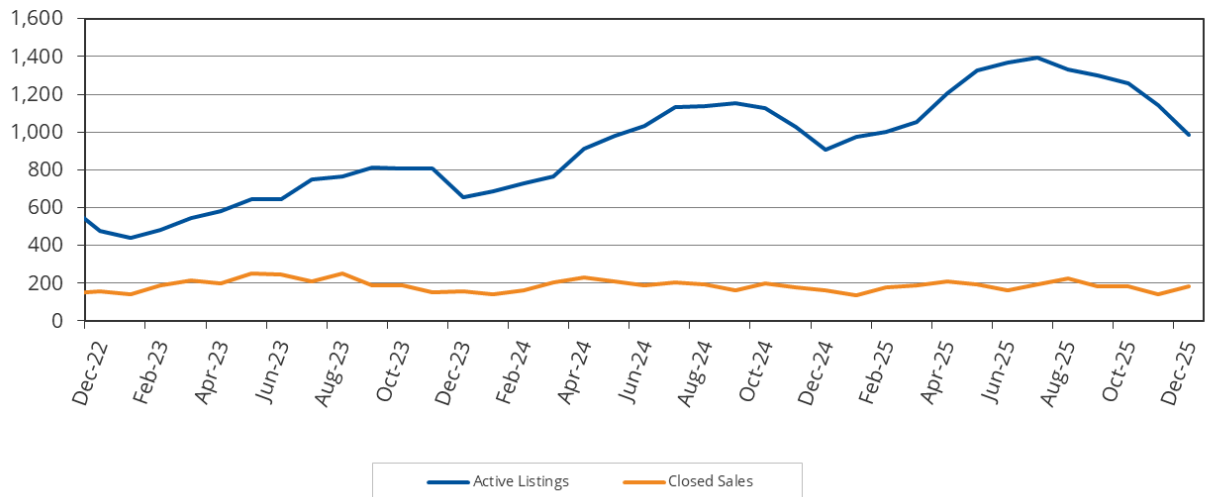
Median Sale Price: Portland, OR & Clark Co., WA



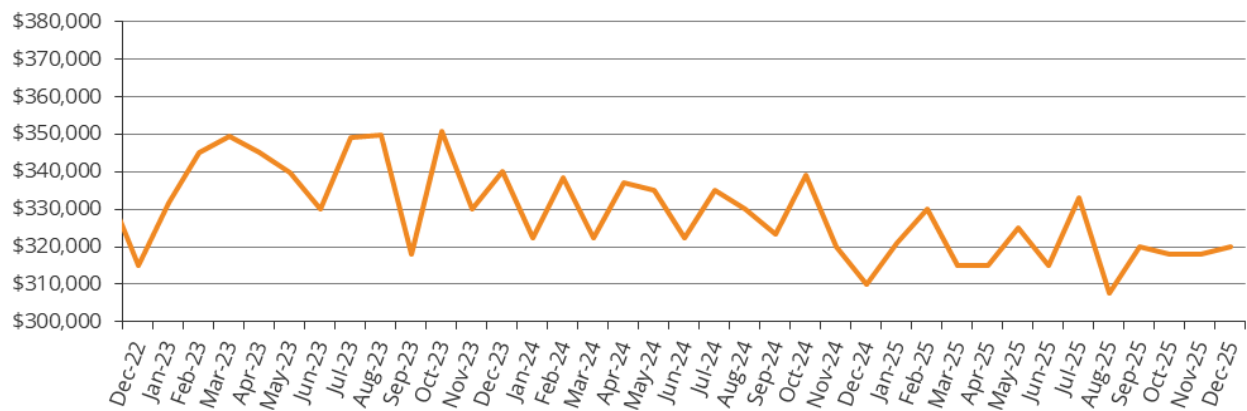
Total Active Listings

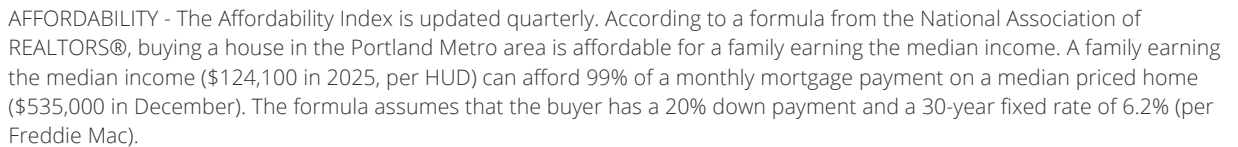


Active & Closed Condos



Condo Median Sale Price





Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

4,322

90.8%

2.6

Portland Metro

December 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Not Canceled Listings	Pending Sales	Pending Sales 25 vs 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 vs 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	177	30	46	56	-23.3%	55	449,800	57	1,224	945	-4.3%	941	495,600	480,000	5.0%	8	403,500	13	290,400	25	1,076,500	
142	NE Portland	313	87	55	106	-8.6%	142	531,700	62	2,554	1,987	-0.5%	1,968	571,500	519,500	0.6%	13	743,000	14	489,400	73	668,800	
143	SE Portland	411	112	90	145	-4.6%	192	498,400	62	3,451	2,611	4.3%	2,607	529,600	469,000	2.6%	19	1,205,200	39	397,500	119	805,500	
144	Gresham / Troutdale	314	100	90	107	24.4%	121	498,500	69	2,117	1,562	7.1%	1,525	502,400	480,000	-0.2%	16	752,400	30	562,500	26	618,200	
145	Milwaukie / Clackamas	444	96	95	99	1.0%	133	589,600	78	2,533	1,858	-3.3%	1,856	581,600	570,000	-0.5%	8	1,171,500	51	457,700	21	712,200	
146	Oregon City / Canby	248	56	47	49	-31.9%	92	599,800	80	1,477	1,141	1.5%	1,152	615,200	588,500	-0.6%	13	872,200	36	449,700	23	715,500	
147	Lake Oswego / West Linn	259	42	73	53	-3.6%	81	1,110,300	102	1,576	1,077	-0.5%	1,067	1,081,600	850,000	3.9%	-	-	28	959,700	5	1,081,500	
148	W Portland	656	85	169	113	-9.6%	172	734,200	104	3,548	2,219	6.7%	2,215	748,500	660,000	2.2%	9	583,500	46	347,500	43	1,034,500	
149	NW Wash Co.	239	44	50	50	-28.6%	61	675,100	107	1,432	964	-10.1%	1,000	731,800	700,000	-5.3%	3	483,300	23	345,400	7	710,400	
150	Beaverton/ Aloha	349	86	94	99	-5.7%	138	539,300	74	2,438	1,767	-4.5%	1,756	562,600	549,900	1.1%	6	589,400	8	430,300	17	843,000	
151	Tigard / Wilsonville	395	89	90	104	-26.2%	155	631,800	82	2,872	2,227	1.2%	2,221	647,900	617,000	-1.0%	5	564,000	24	867,500	18	746,600	
152	Hillsboro / Forest Grove	383	83	89	135	29.8%	135	525,900	85	2,434	1,845	8.7%	1,808	550,500	518,000	-0.4%	8	545,200	29	488,400	19	582,900	
153	Mt. Hood	56	8	14	9	-18.2%	18	546,600	107	234	156	14.7%	154	552,800	486,300	-0.8%	1	265,000	20	157,000	-	-	
155	Columbia Co.	172	34	35	24	-45.5%	42	471,300	105	806	583	-3.2%	590	469,200	459,000	4.0%	3	554,000	58	247,000	7	492,000	
156	Yamhill Co.	343	53	62	85	14.9%	96	559,000	95	1,620	1,178	-5.8%	1,163	538,700	484,800	-0.2%	19	1,369,600	68	342,900	27	688,700	

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

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

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

Portland Metro

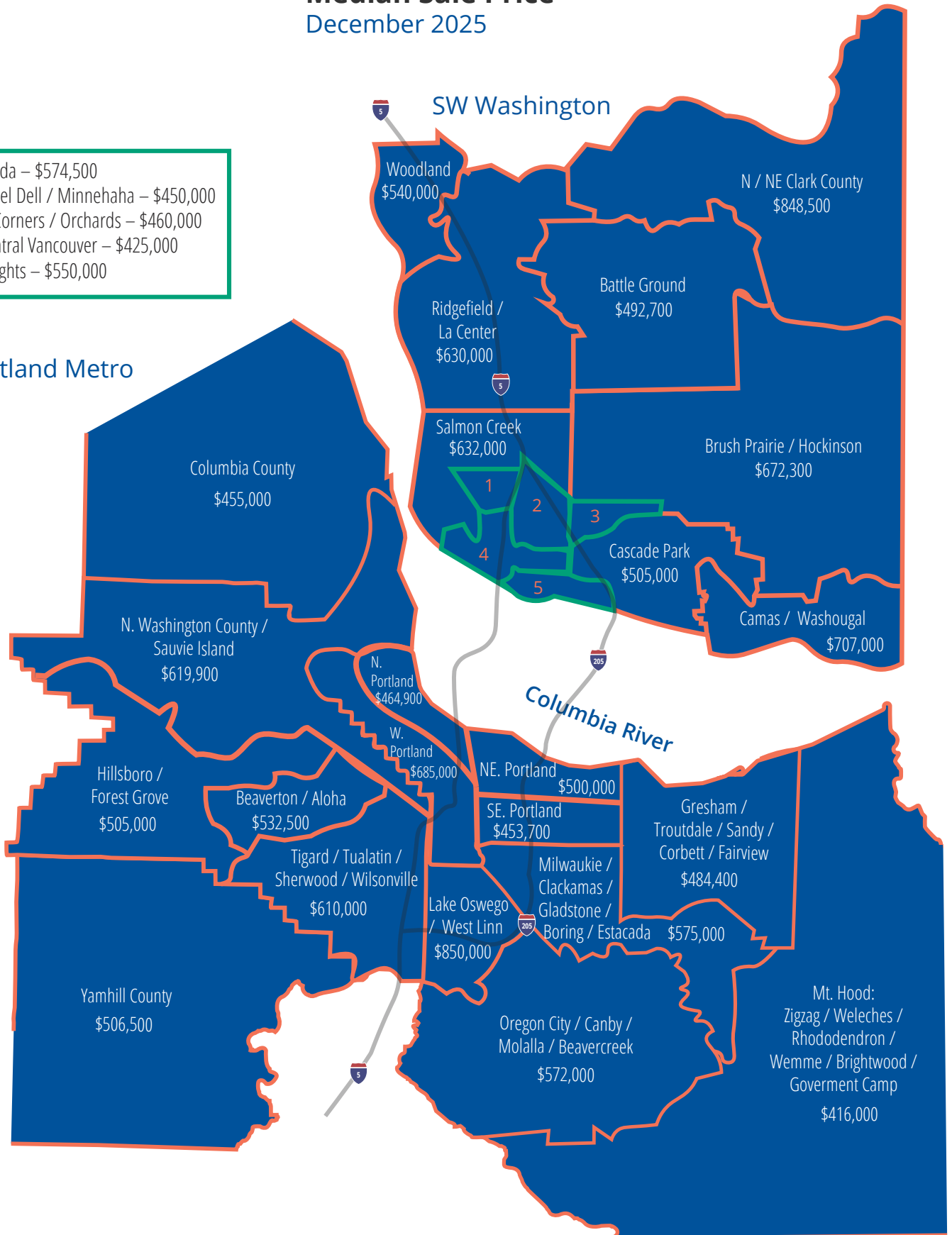
December 2025 Reporting Period

Median Sale Price

December 2025

1. Felida – \$574,500
2. Hazel Dell / Minnehaha – \$450,000
3. 5. Corners / Orchards – \$460,000
4. Central Vancouver – \$425,000
5. Heights – \$550,000

Portland Metro





Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

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

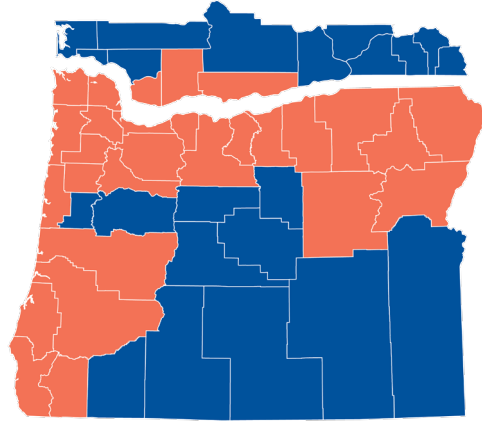
Additional Resources for RMLS Subscribers:

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

Market Action Report

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

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



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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

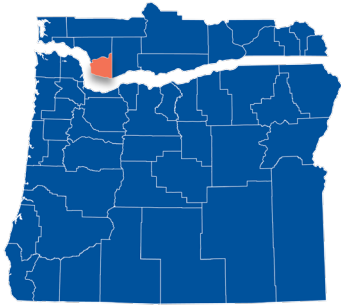
SW Washington December 2025 Reporting Period

SW Washington

December 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 (353) increased 5.7% from the 334 listed in December 2024, and decreased 19.2% from the 437 listed in November 2025.

Pending Sales

Pending sales (382) decreased 13.0% from the 439 offers accepted in December 2024, and decreased 23.3% from the 498 offers accepted in November 2025.

Closed Sales

Closed sales (518) increased 13.1% from the 458 closings in December 2024, and increased 27.6% from the 406 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 2.8 months in December. Total market time increased to 83 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (8,486) increased 1.3%, pending sales (6,305) decreased 2.5%, and closed sales (6,338) increased 1.0%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 2.0% from \$611,400 to \$623,900. In the same comparison, the median sale price has increased 1.9% from \$540,000 to \$550,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.0% (\$623,900 v. \$611,800)

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

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

Inventory in Months

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

Residential Trends

December 2025 vs. November 2025

New Listings **-19.2%** ↓

Pending Sales **-23.3%** ↓

Closed Sales **+27.6%** ↑

Average Sale Price **-3.1%** ↓

Median Sale Price **-5.3%** ↓

Inventory **-1.3** ↓

Total Market Time **+12** ↑

December 2025 vs. December 2024

New Listings **+5.7%** ↑

Pending Sales **-13.0%** ↓

Closed Sales **+13.1%** ↑

Average Sale Price **+4.3%** ↑

Median Sale Price **+3.3%** ↑

Inventory **+0.1** ↑

Total Market Time **+11** ↑

SW Washington

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	4	1.0%	4	0.8%	5	1.0%
100K-200K	8	2.0%	7	1.4%	11	2.1%
200K-300K	9	2.2%	12	2.4%	12	2.3%
300K-400K	58	14.3%	49	9.8%	35	6.8%
400K-500K	108	26.5%	138	27.5%	135	26.1%
500K-600K	94	23.1%	112	22.4%	120	23.2%
600K-700K	44	10.8%	70	14.0%	65	12.5%
700K-800K	38	9.3%	39	7.8%	42	8.1%
800K-900K	12	2.9%	19	3.8%	38	7.3%
900K-1M	7	1.7%	16	3.2%	16	3.1%
1MM-1.1MM	9	2.2%	12	2.4%	8	1.5%
1.1MM-1.2MM	5	1.2%	8	1.6%	8	1.5%
1.2MM-1.3MM	2	0.5%	5	1.0%	6	1.2%
1.3MM-1.4MM	5	1.2%	2	0.4%	5	1.0%
1.4MM-1.5MM	1	0.2%	1	0.2%	5	1.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	0.2%
1.6MM-1.7MM	0	0.0%	0	0.0%	3	0.6%
1.7MM-1.8MM	1	0.2%	1	0.2%	2	0.4%
1.8MM-1.9MM	0	0.0%	3	0.6%	0	0.0%
1.9MM-2MM	0	0.0%	3	0.6%	0	0.0%
2MM+	2	0.5%	0	0.0%	1	0.2%
Total Closed Sales	407		501		518	

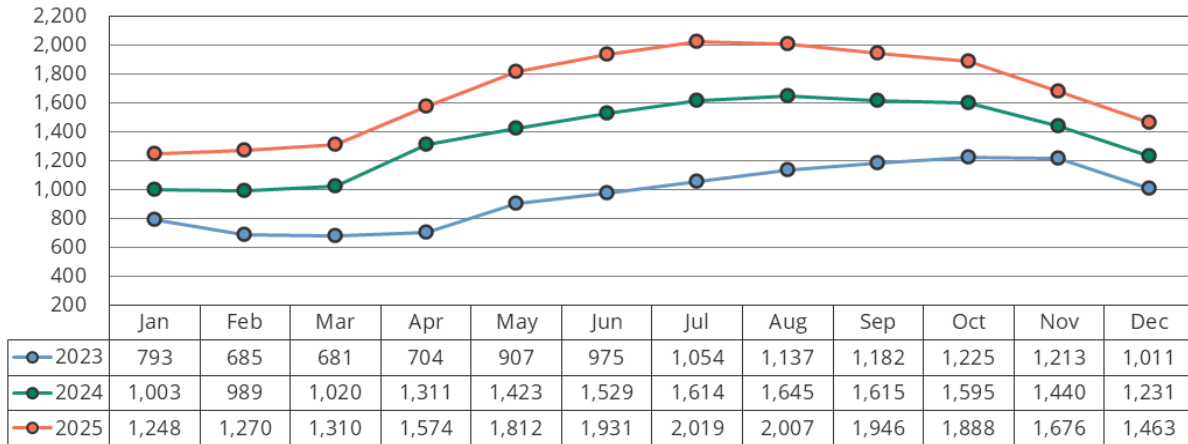
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	353	382	518	610,600	550,000	83
	November	437	498	406	630,000	581,000	71
	Year-To-Date	8,486	6,305	6,338	623,900	550,000	65
2024	December	334	439	458	585,500	532,500	72
	Year-To-Date	8,381	6,465	6,273	611,400	540,000	55
Change	December 2024	5.7%	-13.0%	13.1%	4.3%	3.3%	15.1%
	Prev Mo 2025	-19.2%	-23.3%	27.6%	-3.1%	-5.3%	16.9%
	Year-To-Date	1.3%	-2.5%	1.0%	2.0%	1.9%	17.6%

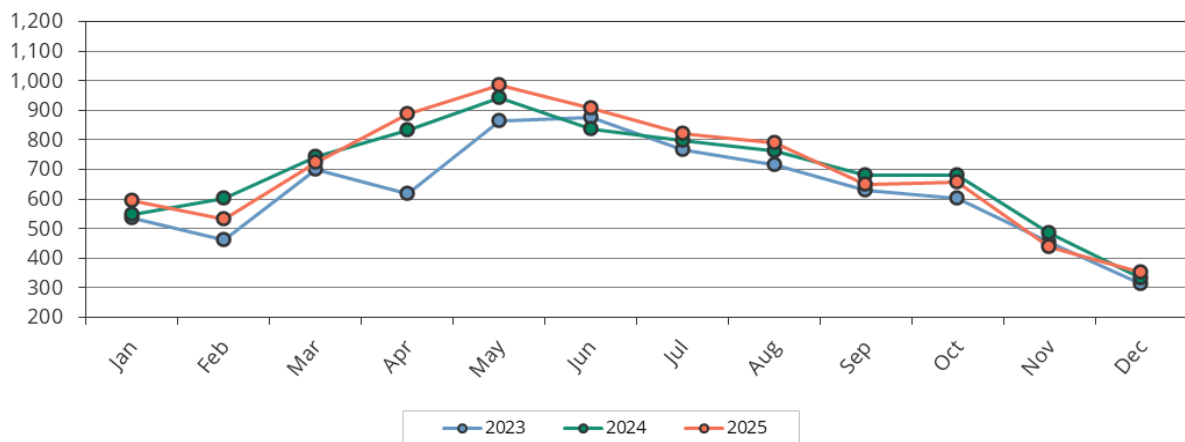
SW Washington

December 2025 Reporting Period

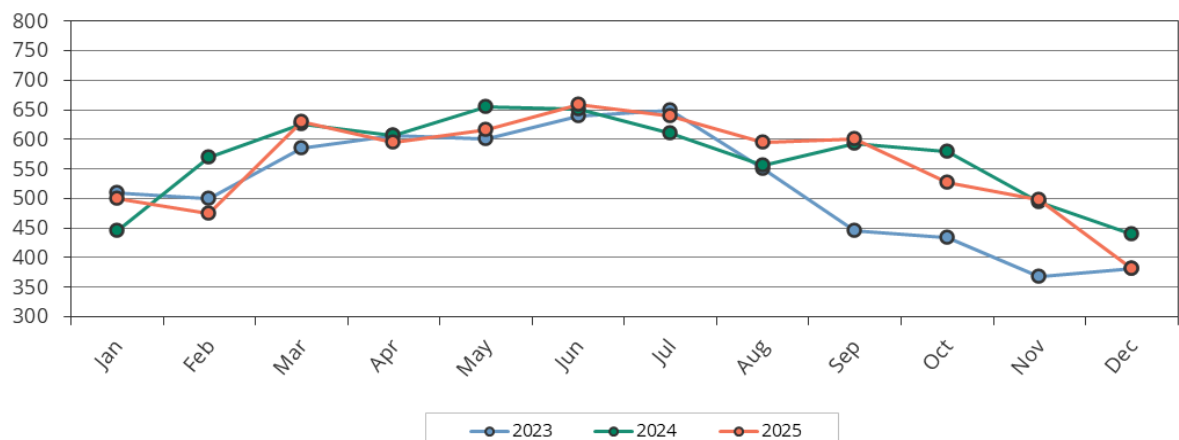
Active Residential Listings



New Listings



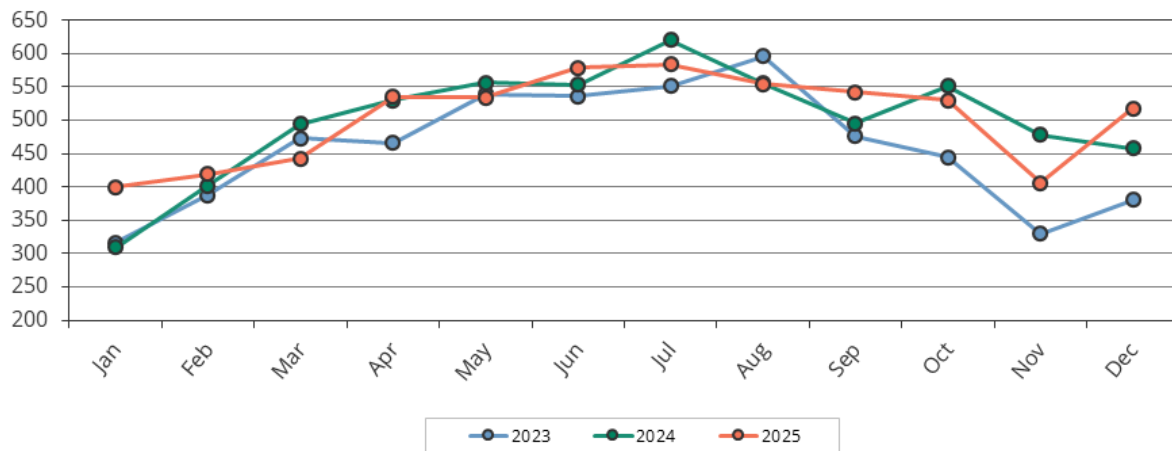
Pending Sales



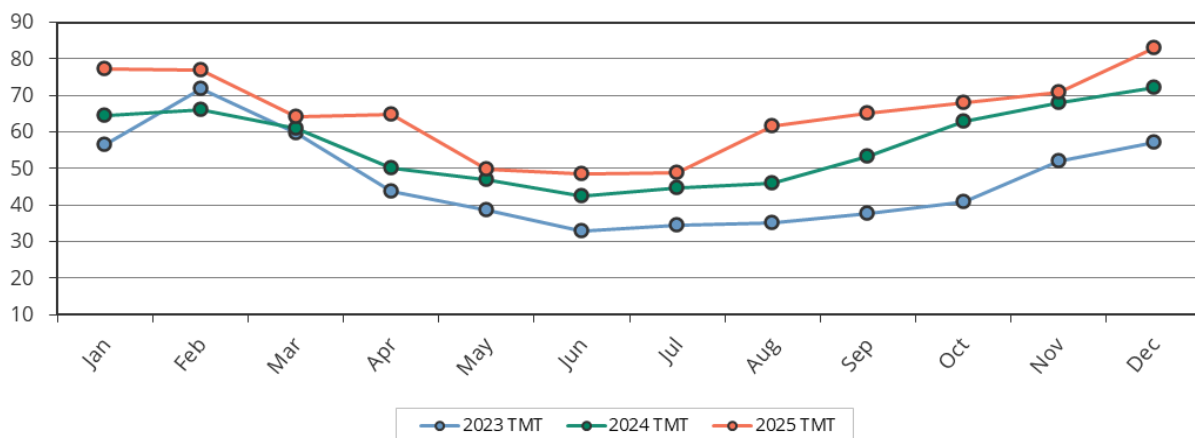
SW Washington

December 2025 Reporting Period

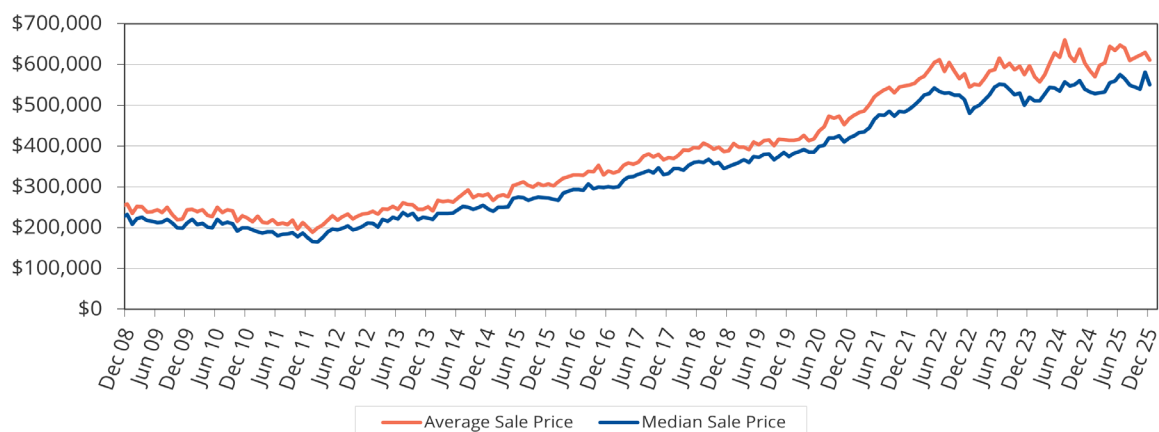
Closed Sales



Average Total Market Time



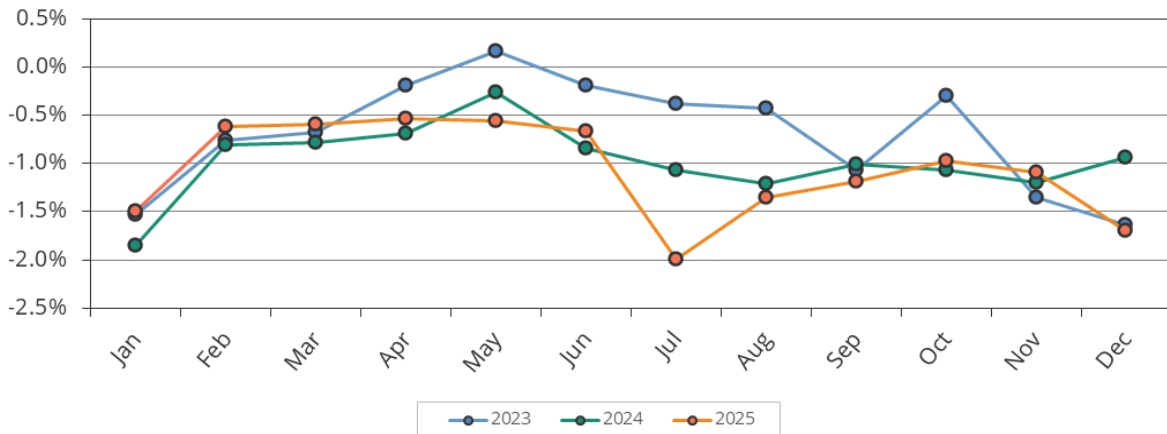
Average and Median Sale Price



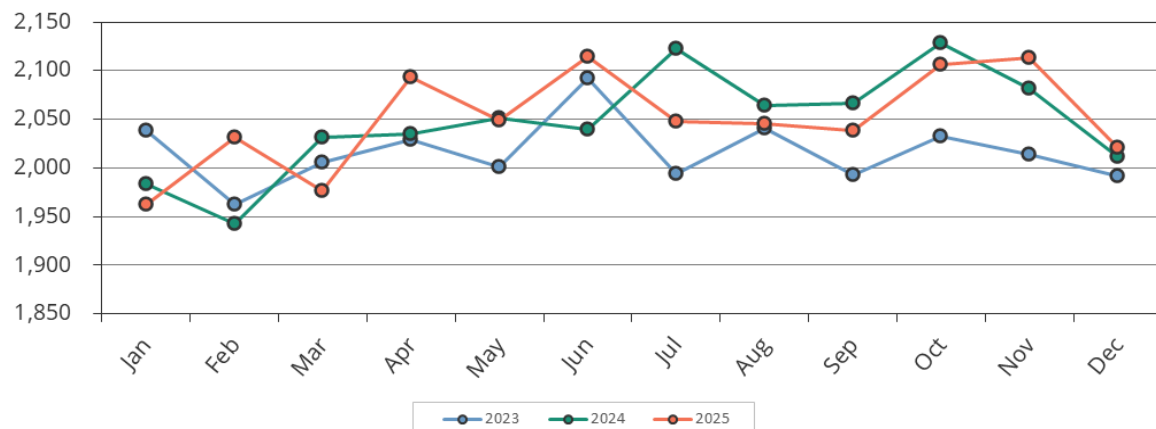
SW Washington

December 2025 Reporting Period

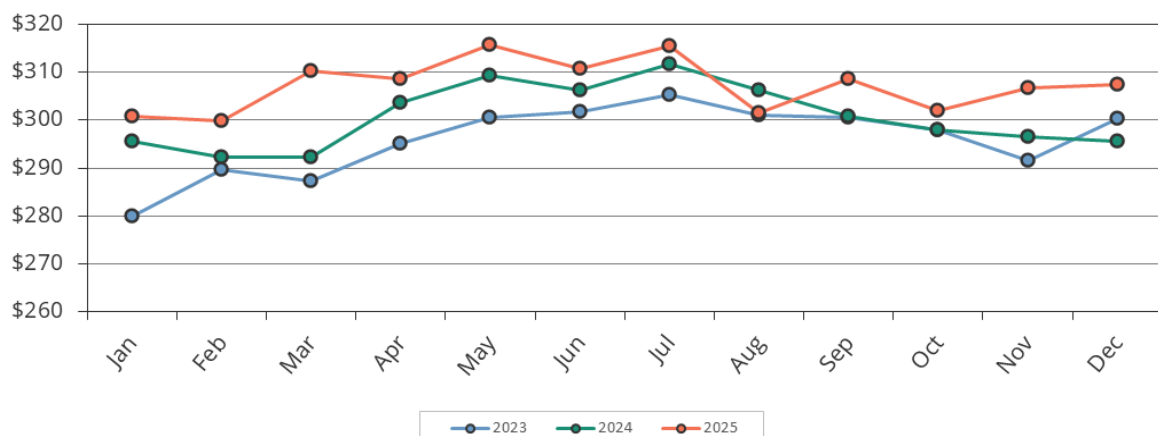
% Difference of Average List Price vs Sale Price



Average Square Footage



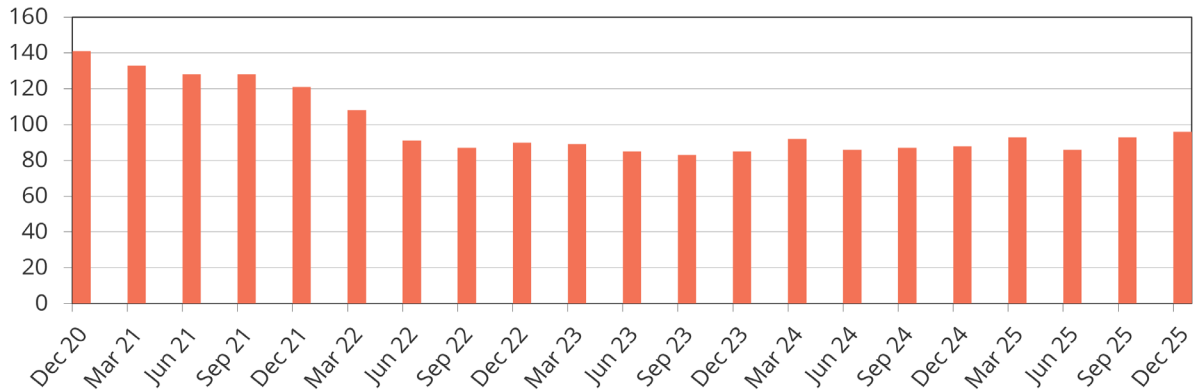
Average Price Per Square Footage



SW Washington

December 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 2025, per HUD) can afford 96% of a monthly mortgage payment on a median priced home (\$555,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.2% (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

1,134

Percent of Total
Active Listings

77.5%

Purchase- and
Occupancy-Ready
Inventory in Months

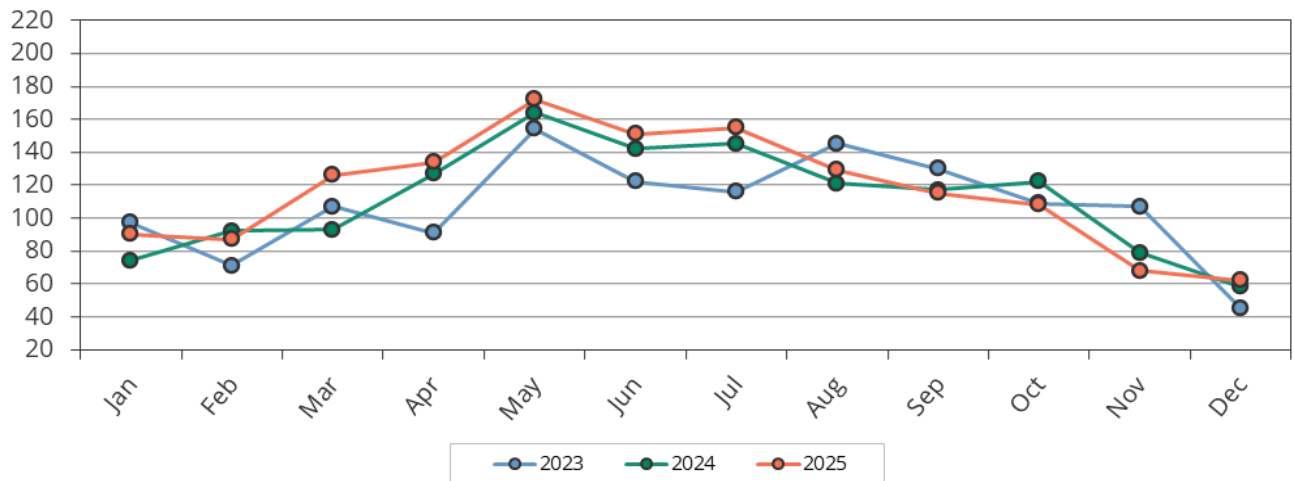
2.2



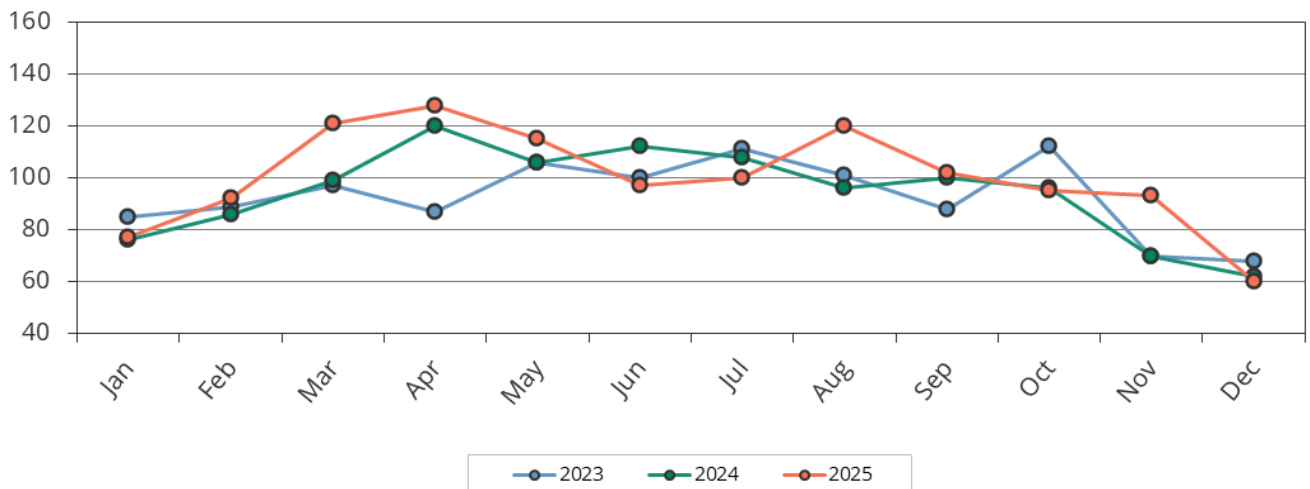
Cowlitz County – SW Washington

December 2025 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

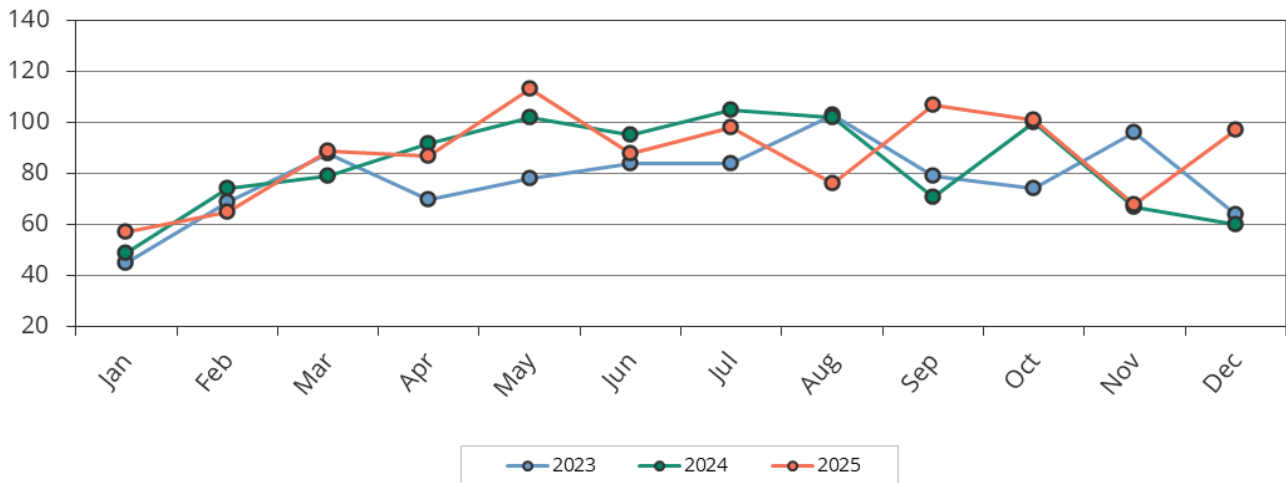




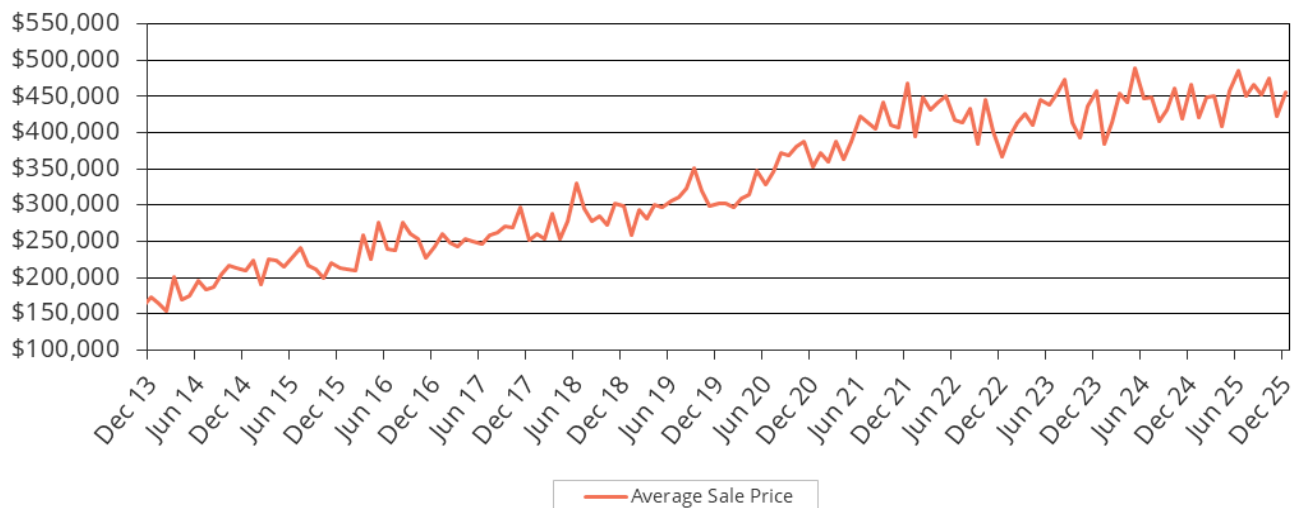
Cowlitz County – SW Washington

December 2025 Reporting Period

Cowlitz County Closed Sales



Cowlitz County Average Sale Price



SW Washington

December 2025 Reporting Period

Area Report

This report includes both Clark and Cowlitz County.

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Total Market Time	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	28	8	4	6	-60.0%	11	597,800	88	188	135	-11.8%	140	556,000	512,000	60	-0.4%	2	972,500	3	301,300	7	699,500
12	NW Heights	31	9	6	8	-27.3%	12	361,500	84	207	147	6.5%	148	385,100	385,000	47	-1.6%	3	1,310,000	1	250,000	22	686,800
13	SW Heights	29	3	7	3	-40.0%	6	857,000	161	114	73	-18.0%	71	725,600	550,000	89	0.7%	-	-	1	410,000	1	384,000
14	Lincoln/Hazel Dell	19	6	4	2	-60.0%	8	534,000	46	121	90	-2.2%	89	553,100	525,000	39	6.2%	-	-	5	274,600	-	-
15	E Hazel Dell	60	14	13	24	14.3%	34	445,100	79	399	283	-0.4%	274	458,000	463,800	48	-0.3%	-	-	5	334,000	6	854,800
20	NE Heights	22	6	3	7	-36.4%	6	491,700	44	163	133	-19.4%	139	473,000	450,000	49	0.5%	-	-	-	-	5	669,000
21	Orchards	39	18	18	17	21.4%	15	433,200	95	294	228	1.8%	221	451,400	450,000	57	-1.2%	-	-	1	375,000	-	-
22	Evergreen	86	29	18	27	-25.0%	35	480,900	54	589	468	-1.9%	461	463,400	456,000	46	1.3%	-	-	3	568,300	5	620,900
23	E Heights	36	13	9	6	-33.3%	9	639,300	57	184	127	-5.9%	128	581,800	484,300	47	-8.8%	-	-	-	-	2	499,800
24	Cascade Park	25	5	7	11	-15.4%	20	477,400	75	225	178	-18.0%	179	590,500	550,000	47	-1.6%	-	-	-	-	5	579,400
25	Five Corners	13	9	3	6	-40.0%	2	462,500	7	138	113	-7.4%	117	482,500	465,000	31	1.7%	-	-	-	-	2	697,000
26	E Orchards	46	16	16	25	78.6%	18	525,700	54	293	210	15.4%	189	575,400	550,000	51	-0.4%	-	-	1	350,000	1	597,800
27	Fisher's Landing	45	17	7	15	25.0%	10	589,600	70	253	178	9.2%	171	568,400	549,900	50	4.7%	-	-	2	445,000	-	-
31	SE County	12	3	2	1	-	2	737,500	383	39	27	92.9%	27	1,064,400	884,000	106	43.5%	-	-	6	418,300	-	-
32	Camas City	171	28	25	25	-13.8%	42	808,600	81	797	537	2.5%	550	871,700	815,100	61	-2.5%	2	161,500	12	529,000	4	847,100
41	Washougal	74	16	22	25	-7.4%	25	602,700	74	468	328	-4.7%	342	744,700	675,000	82	-3.6%	2	690,000	22	341,500	6	541,700
42	N Hazel Dell	40	12	9	17	70.0%	18	612,500	64	281	206	3.0%	201	575,300	557,800	48	2.0%	-	-	3	315,300	-	-
43	S Salmon Creek	36	11	9	13	44.4%	24	480,600	67	304	216	8.5%	215	527,800	526,900	49	0.1%	-	-	-	-	-	-
44	N Felida	56	12	10	10	-63.0%	21	877,100	108	337	282	-22.3%	307	769,700	634,000	99	10.8%	-	-	6	919,200	-	-
50	N Salmon Creek	72	12	11	21	-19.2%	26	674,700	64	410	313	1.3%	309	649,000	585,000	59	7.3%	-	-	3	780,000	-	-
51	Ridgefield	138	30	18	33	26.9%	44	674,400	97	538	410	-9.7%	398	684,000	631,200	88	6.8%	2	962,500	4	326,900	3	605,800
52	W of I-5 County	9	1	1	0	-	7	990,800	289	36	31	24.0%	29	1,223,400	1,000,000	138	10.0%	-	-	3	691,700	-	-
53	NW E of I-5 County	39	7	2	4	-75.0%	16	667,400	57	212	167	28.5%	178	677,400	557,000	55	-2.4%	-	-	2	1,162,500	-	-
61	Battleground	133	34	22	37	8.8%	44	524,200	118	689	537	12.1%	530	600,500	541,500	93	-1.2%	-	-	17	660,800	3	696,700
62	Brush Prairie	130	17	21	25	-35.9%	46	713,700	67	784	602	-12.9%	630	638,600	579,500	64	2.7%	-	-	12	651,600	2	1,278,000
63	East County	3	0	0	0	-	0	-	-	7	3	-50.0%	3	608,300	580,000	111	-9.8%	-	-	-	-	-	-
64	Central County	4	0	0	2	100.0%	0	-	-	30	17	-19.0%	19	848,600	760,000	81	11.0%	-	-	2	326,500	-	-
65	Mid-Central County	7	0	4	1	-66.7%	1	1,265,000	89	42	24	-17.2%	25	791,100	749,900	106	1.5%	-	-	5	322,600	-	-
66	Yacolt	15	3	3	2	0.0%	5	491,800	57	87	67	0.0%	70	628,000	505,000	61	9.3%	-	-	6	461,400	-	-
70	La Center	35	12	5	7	-50.0%	9	593,000	110	200	144	0.0%	148	606,600	600,000	83	0.8%	-	-	1	230,000	1	765,000
71	N Central	8	2	4	2	-	2	848,500	104	47	25	25.0%	24	766,400	717,500	62	22.3%	-	-	1	385,000	-	-
72	NE Corner	2	0	0	-	-	0	-	-	10	6	20.0%	6	621,100	672,000	41	-14.7%	-	-	3	156,700	-	-
72	Clark County Total	1,463	353	283	382	-13.0%	518	610,600	83	8,486	6,305	-2.5%	6,338	623,900	550,000	65	2.0%	11	863,900	130	492,100	75	689,700
80	Woodland City	29	7	0	10	150.0%	15	494,100	81	128	108	22.7%	101	491,300	492,500	61	6.7%	2	445,000	5	236,000	1	720,400
81	Woodland Area	19	2	3	4	0.0%	4	835,000	78	86	66	-8.8%	65	752,800	620,000	86	0.4%	1	4,300,000	9	307,500	-	-
82	Cowlitz County	205	53	36	46	-14.8%	78	429,200	84	1,202	931	2.0%	933	428,900	403,400	68	1.5%	3	505,000	116	200,700	18	561,100
87	Cowlitz County Total	253	62	39	60	-3.2%	97	456,000	83	1,416	1,105	5.0%	1,099	453,800	420,000	68	2.6%	6	1,117,500	130	209,500	19	569,500
87	Pacific County Total	32	2	7	6	100.0%	5	263,500	117	117	69	-8.0%	67	420,700	364,000	91	11.2%	1	635,000	17	120,300	1	225,000

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

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

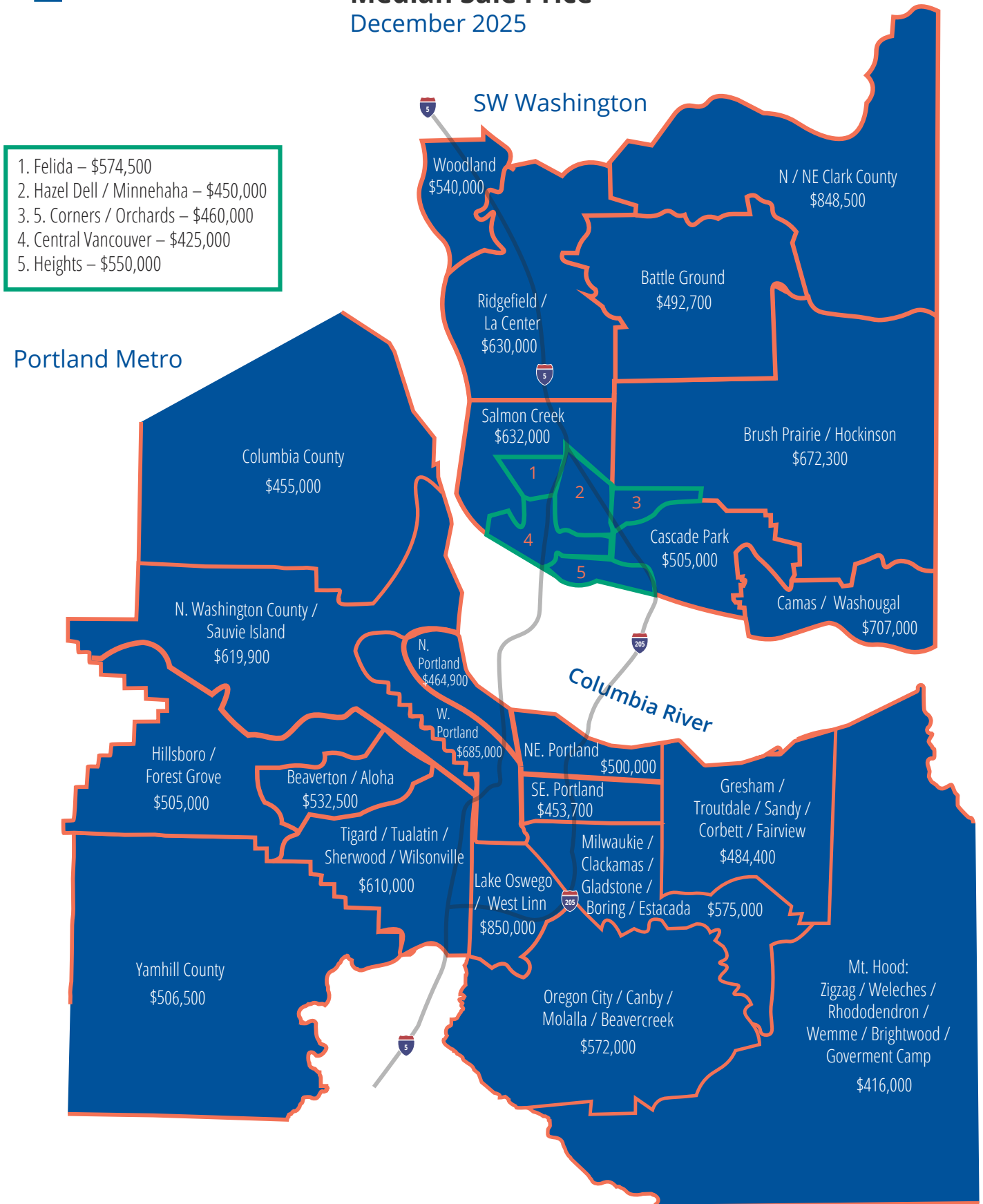
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

SW Washington

December 2025 Reporting Period

Median Sale Price

December 2025





Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

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

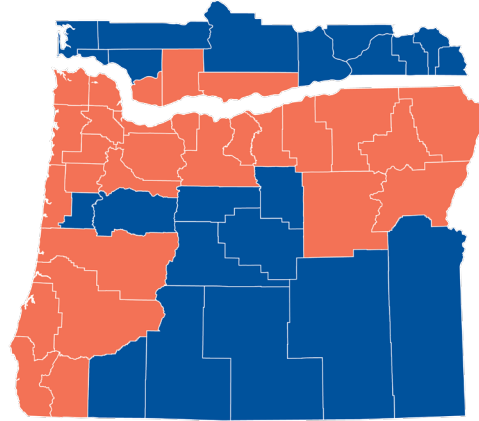
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| ▶ Video Highlights | ▶ Statistical Summaries |

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



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MARKET ACTION REPORT

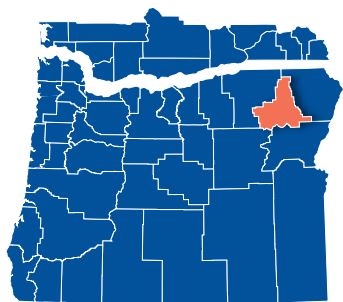
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Union County December 2025 Reporting Period

Union County

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (11) decreased 8.3% from the 12 listed in December 2024, and decreased 54.2% from the 24 listed in November 2025.

Pending Sales

Pending sales (24) increased 140.0% from the 10 offers accepted in December 2024, and increased 9.1% from the 22 offers accepted in November 2025.

Closed Sales

Closed sales (31) increased 82.4% from the 17 closings in December 2024, and increased 47.6% from the 21 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 1.8 months in December. Total market time increased to 47 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (348) increased 3.0%, pending sales (276) increased 9.1%, and closed sales (256) decreased 0.8%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has decreased 6.3% from \$358,400 to \$336,000. In the same comparison, the median sale price has decreased 1.6% from \$305,000 to \$300,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -6.0% (\$336,000 v. \$357,500)

Median Sale Price % Change: -1.6% (\$300,000 v. \$305,000)

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

Inventory in Months

	2023	2024	2025
January	4.1	5.3	5.5
February	2.7	3.6	5.7
March	3.4	2.8	4.6
April	3.7	2.4	2.8
May	1.9	3.6	3.7
June	1.3	2.1	2.8
July	2.4	2.1	3.1
August	2.5	3.2	4.5
September	2.7	3.2	4.9
October	3.0	2.7	4.0
November	3.7	4.5	3.8
December	3.8	3.4	1.8

Residential Trends

December 2025 vs. November 2025

New Listings **-54.2%** ↓

Pending Sales **+9.1%** ↑

Closed Sales **+47.6%** ↑

Average Sale Price **-8.7%** ↓

Median Sale Price **-18.4%** ↓

Inventory **-2.0** ↓

Total Market Time **+1** ↑

December 2025 vs. December 2024

New Listings **-8.3%** ↓

Pending Sales **+140.0%** ↑

Closed Sales **+82.4%** ↑

Average Sale Price **-2.7%** ↓

Median Sale Price **-8.5%** ↓

Inventory **-1.6** ↓

Total Market Time **-10** ↓

Union County

December 2025 Reporting Period

Residential Sales by Price Range

Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	3	21.4%	3	16.7%	2	6.5%
200K-300K	4	28.6%	5	27.8%	14	45.2%
300K-400K	6	42.9%	6	33.3%	7	22.6%
400K-500K	1	7.1%	1	5.6%	5	16.1%
500K-600K	0	0.0%	3	16.7%	1	3.2%
600K-700K	0	0.0%	0	0.0%	1	3.2%
700K-800K	0	0.0%	0	0.0%	1	3.2%
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	14		18		31	

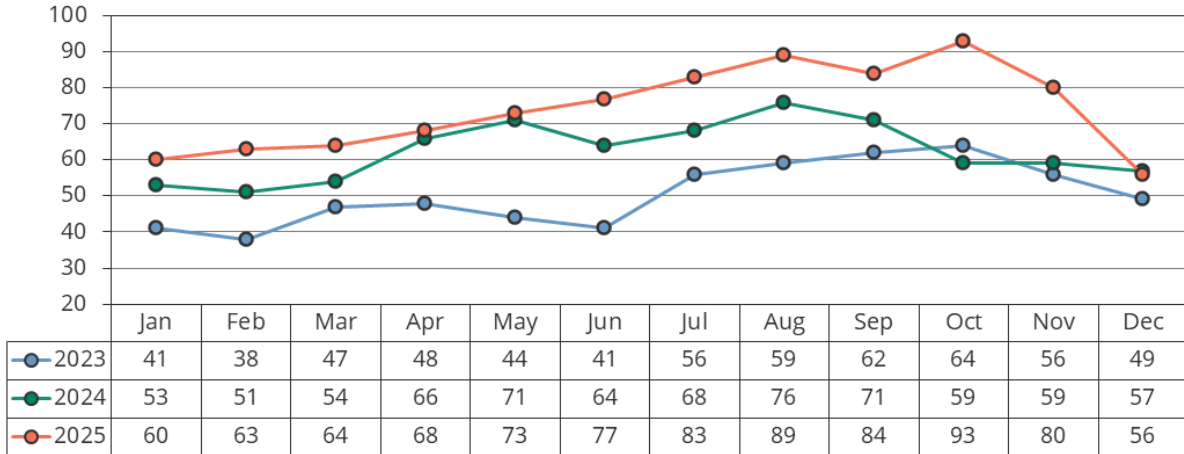
90th Percentile
 50th Percentile
 10th Percentile

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	11	24	31	329,900	279,000	47
	November	24	22	21	361,300	342,000	46
	Year-To-Date	348	276	256	336,000	300,000	62
2024	December	12	10	17	339,200	305,000	57
	Year-To-Date	338	253	258	358,400	305,000	65
Change	December 2024	-8.3%	140.0%	82.4%	-2.7%	-8.5%	-18.1%
	Prev Mo 2025	-54.2%	9.1%	47.6%	-8.7%	-18.4%	2.2%
	Year-To-Date	3.0%	9.1%	-0.8%	-6.3%	-1.6%	-4.7%

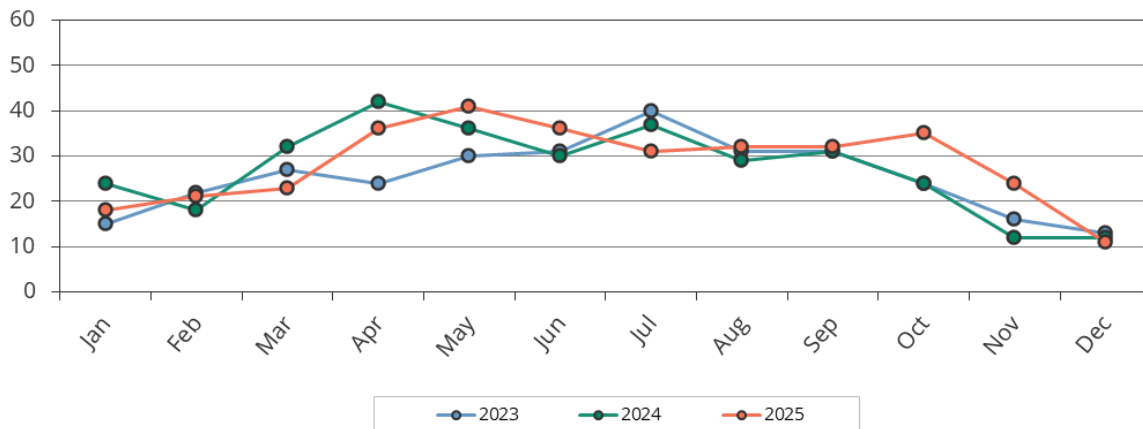
Union County

December 2025 Reporting Period

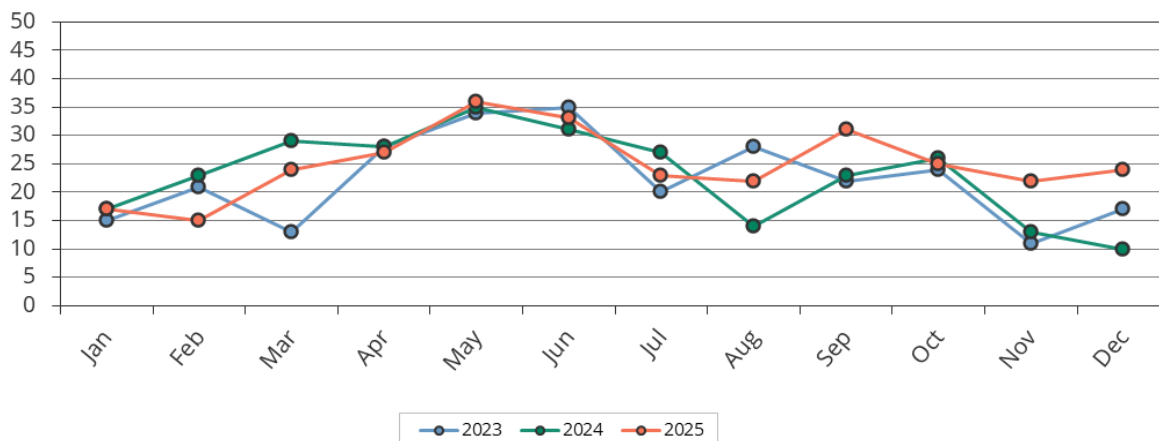
Active Residential Listings



New Listings



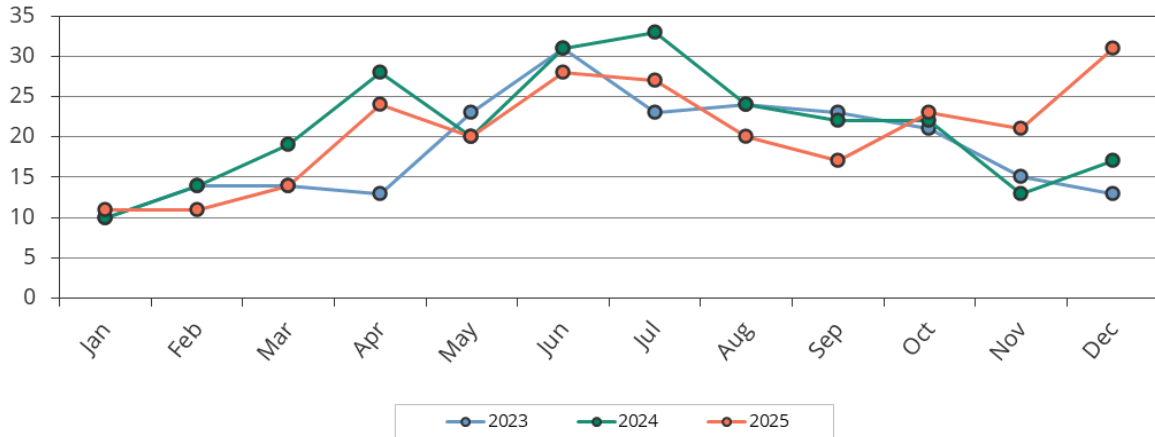
Pending Sales



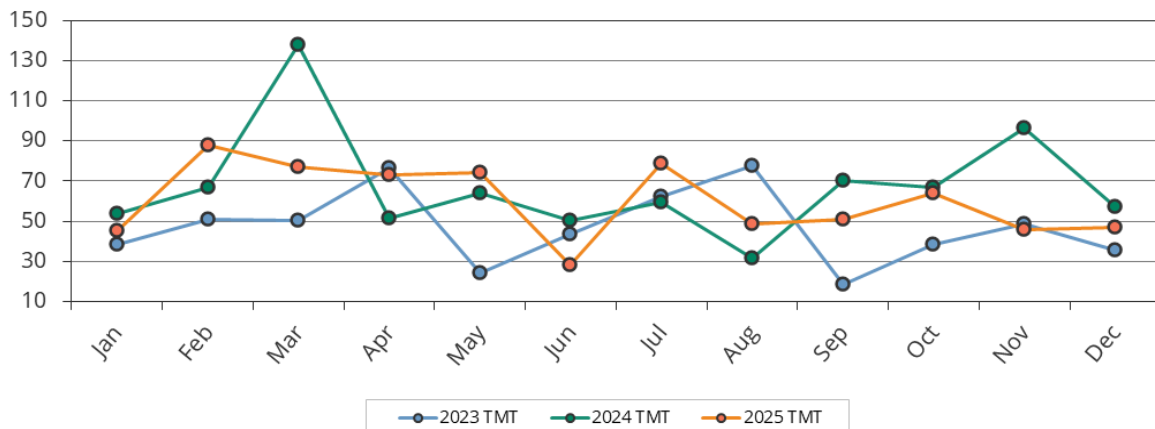
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December 2025 Reporting Period

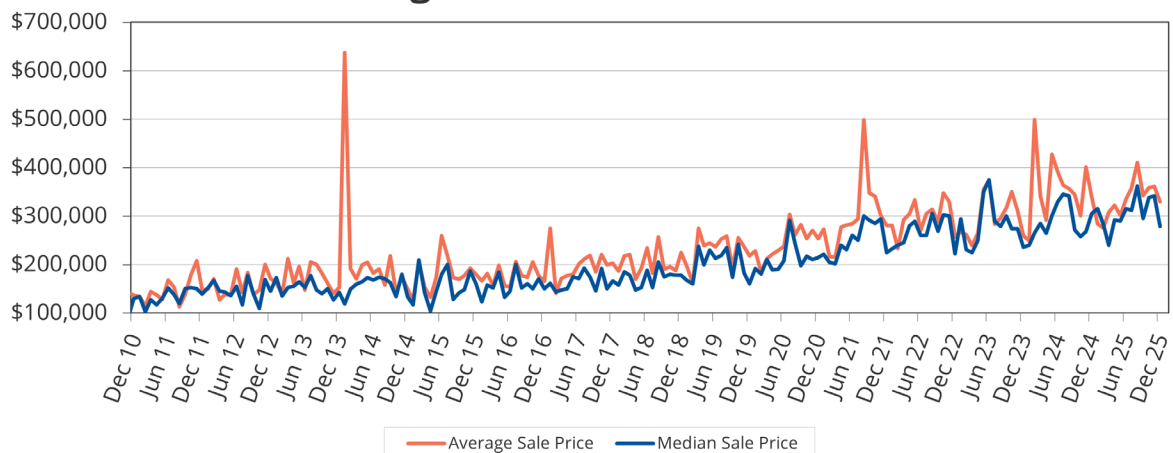
Closed Sales



Average Total Market Time



Average and Median Sale Price

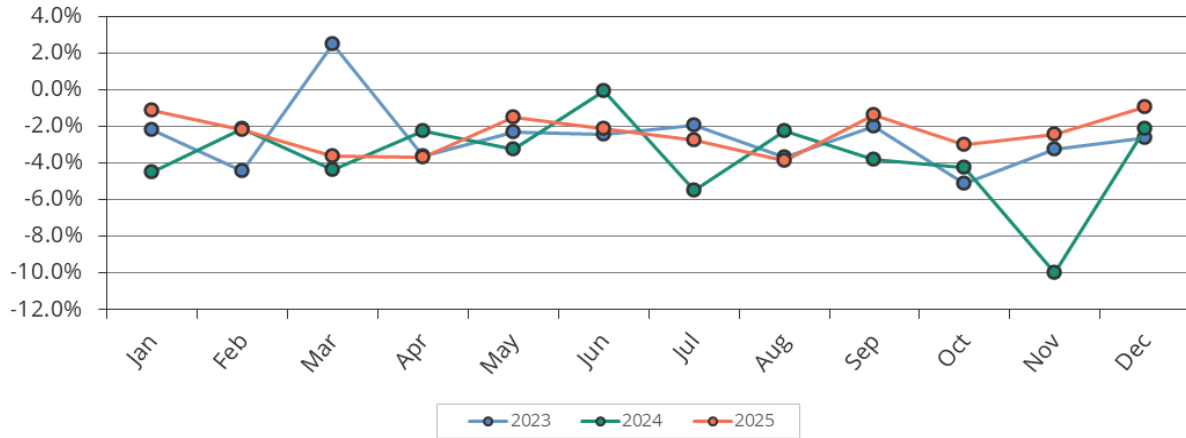


Note: In **January 2014**, the Average Sale Price was **\$637,000** in Union County. In **September 2021**, the Average Sale Price was **\$481,100** in Union County. In **February 2024**, the Average Sale Price was **\$499,200** in Union County. This has caused a spike in the Average and Median Sale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

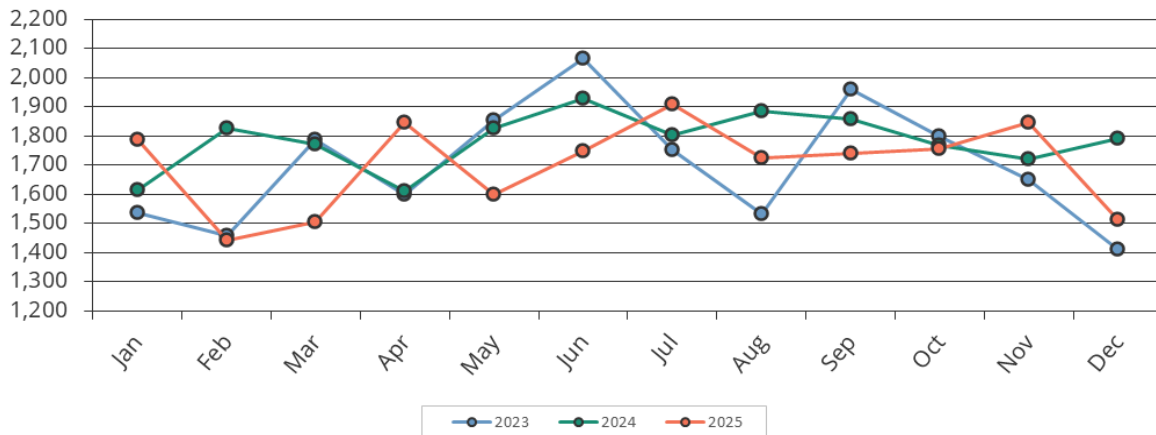
Union County

December 2025 Reporting Period

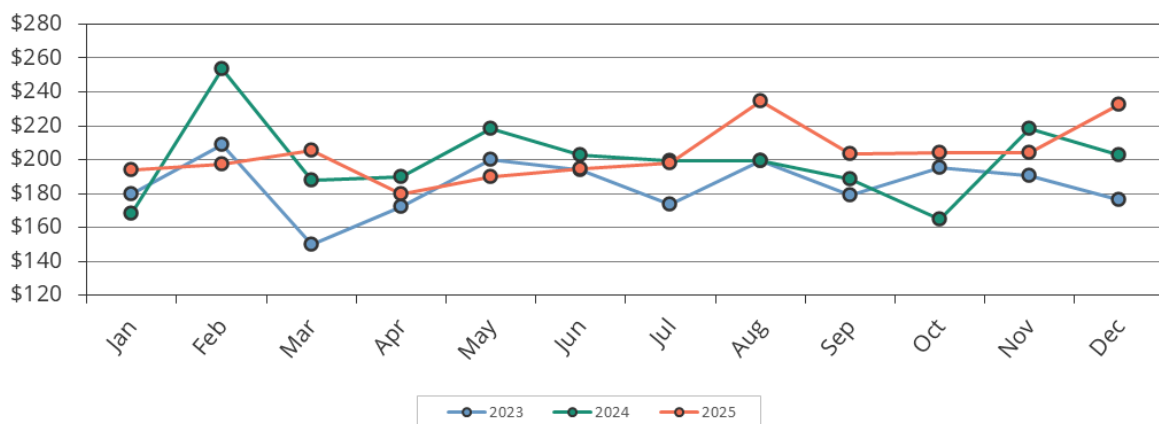
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Union County

December 2025 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97814	Medical Springs	0	0	0	0	-	0	-	-	2	-	-	-	-	-	-	-	-	-	1	109,000	-	-
97824	Cove	2	0	-	0	-	2	432,300	27	22	17	30.8%	17	548,600	501,500	17.2%	-	-	1	135,000	-	-	
97827	Elgin	12	-	2	4	-	3	397,500	59	48	34	30.8%	28	315,600	277,500	-20.8%	3	246,700	5	136,800	-	-	
97841	Imbler	0	0	-	0	-	0	-	-	4	4	100.0%	2	361,300	361,300	-24.8%	-	-	-	-	-	-	
97850	La Grande / Island City	29	8	8	17	112.5%	21	334,600	45	215	184	7.0%	171	330,700	305,000	1.8%	8	257,400	24	1,266,100	3	268,300	
97867	North Powder	5	0	0	0	-	0	-	-	4	2	-75.0%	2	206,800	206,800	-0.5%	-	-	1	28,000	-	-	
97876	Summerville	1	0	1	1	-	0	-	-	9	6	0.0%	5	484,100	465,000	-59.0%	-	-	1	290,000	-	-	
97883	Union	7	3	4	2	0.0%	5	228,800	55	44	29	11.5%	31	249,600	240,000	-14.4%	2	105,000	7	59,800	-	-	
	Union Co. Total	56	11	15	24	140.0%	31	329,900	47	348	276	9.1%	256	336,000	300,000	-6.0%	13	231,500	40	801,300	3	268,300	

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

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

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



Definitions and Formulas

Additional Resources

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% Change:

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

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:

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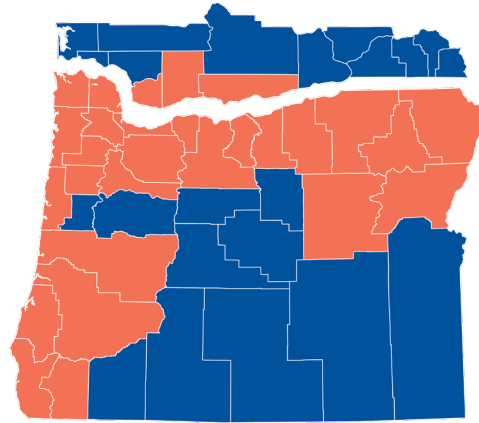
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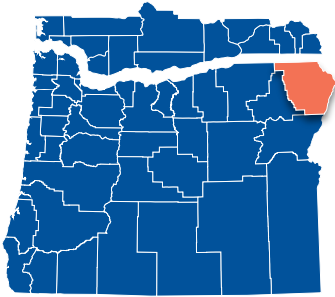
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Wallowa County December 2025 Reporting Period

Wallowa County

December 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (4) decreased 20.0% from the 5 listed in December 2024, and increased 33.3% from the 3 listed in November 2025.

Pending Sales

Pending sales (6) increased 20.0% from the 5 offers accepted in December 2024, and increased 200.0% from the 2 offers accepted in November 2025.

Closed Sales

Closed sales (4) decreased 20.0% from the 5 closings in December 2024, and decreased 20.0% from the 5 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 10.3 months in December. Total market time increased to 212 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (149) decreased 5.7%, pending sales (81) decreased 19.8%, and closed sales (83) decreased 7.8%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 21.3% from \$472,300 to \$573,100. In the same comparison, the median sale price has increased 9.2% from \$411,300 to \$449,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +21.3% (\$573,100 v. \$472,300)

Median Sale Price % Change: +9.2% (\$449,000 v. \$411,300)

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

Inventory in Months

	2023	2024	2025
January	10.5	N/A*	9.3
February	6.0	12.5	10.8
March	28.0	10.2	19.0
April	14.0	9.8	10.4
May	10.2	8.4	15.0
June	6.1	6.6	7.7
July	6.9	8.5	6.2
August	6.2	7.8	6.3
September	3.9	7.9	15.2
October	5.2	5.1	16.3
November	10.2	6.5	12.2
December	11.3	10.6	10.3

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

Residential Trends

December 2025 vs. November 2025

New Listings	+33.3%	↑
Pending Sales	+200.0%	↑
Closed Sales	-20.0%	↓
Average Sale Price	-45.7%	↓
Median Sale Price	-10.0%	↓
Inventory	-1.9	↓
Total Market Time	+162	↑

December 2025 vs. December 2024

New Listings	-20.0%	↓
Pending Sales	+20.0%	↑
Closed Sales	-20.0%	↓
Average Sale Price	-10.8%	↓
Median Sale Price	-54.5%	↓
Inventory	-0.3	↓
Total Market Time	+27	↑

Wallowa County

December 2025 Reporting Period

Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	0	0.0%	1	25.0%
200K-300K	0	0.0%	1	20.0%	1	25.0%
300K-400K	4	100.0%	0	0.0%	1	25.0%
400K-500K	0	0.0%	1	20.0%	0	0.0%
500K-600K	0	0.0%	0	0.0%	0	0.0%
600K-700K	0	0.0%	1	20.0%	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%	1	20.0%	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%	1	20.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	1	25.0%
Total Closed Sales	4		5		4	

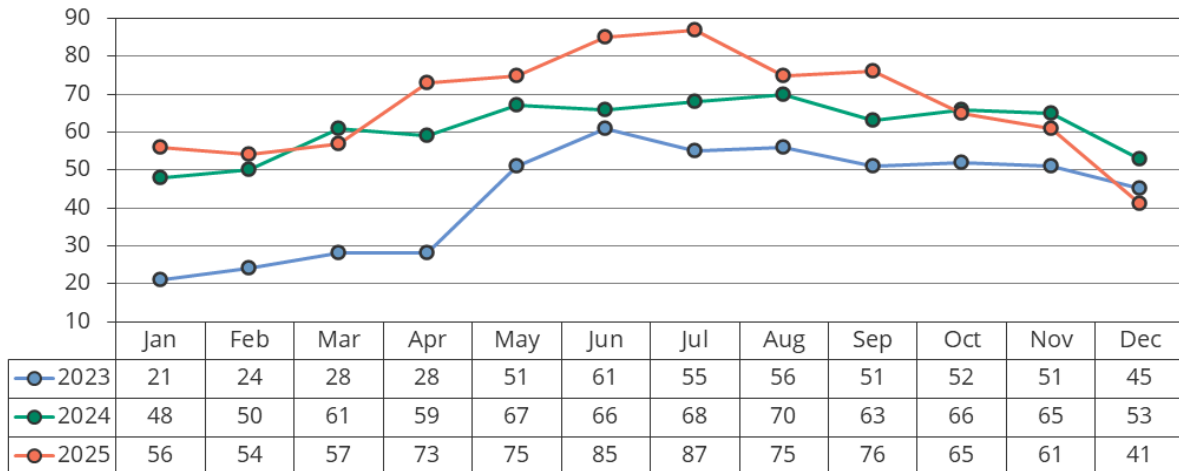
90th Percentile
 50th Percentile
 10th Percentile

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	4	6	4	755,000	292,500	212
	November	3	2	5	1,390,600	325,000	50
	Year-To-Date	149	81	83	573,100	449,000	164
2024	December	5	5	5	846,600	643,000	185
	Year-To-Date	158	101	90	472,300	411,300	138
Change	December 2024	-20.0%	20.0%	-20.0%	-10.8%	-54.5%	14.5%
	Prev Mo 2025	33.3%	200.0%	-20.0%	-45.7%	-10.0%	324.0%
	Year-To-Date	-5.7%	-19.8%	-7.8%	21.3%	9.2%	19.0%

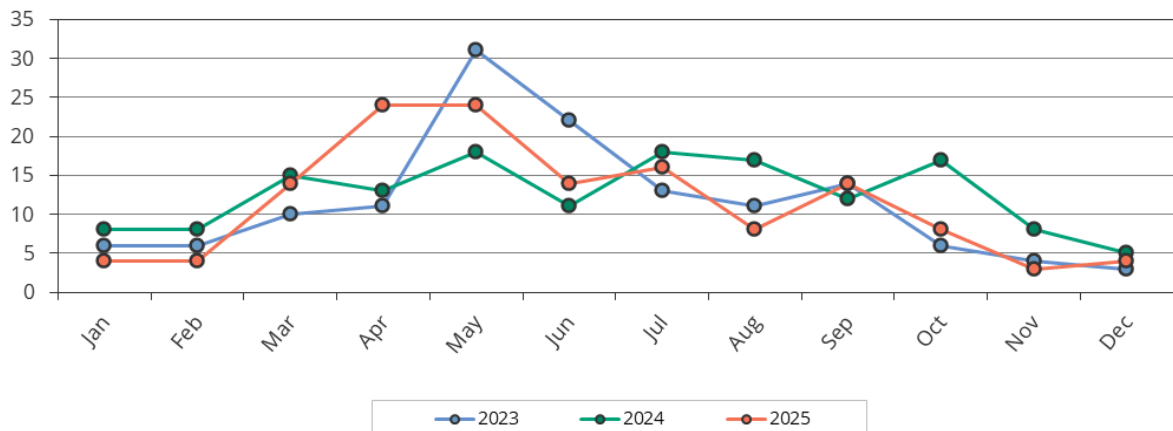
Wallowa County

December 2025 Reporting Period

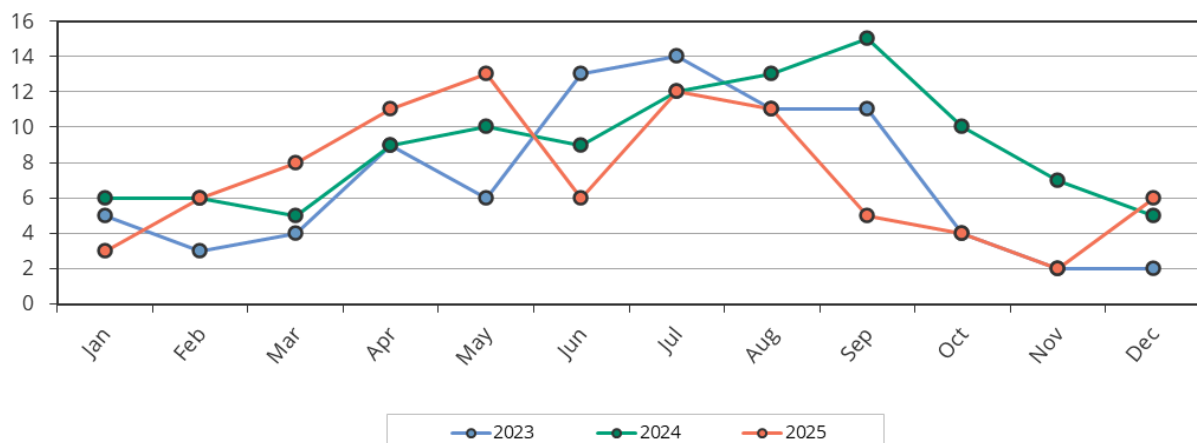
Active Residential Listings



New Listings



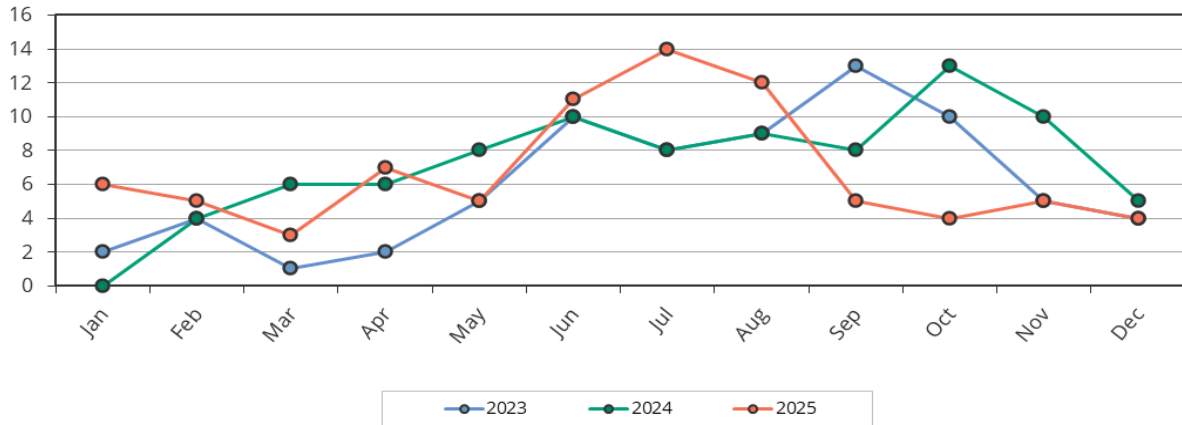
Pending Sales



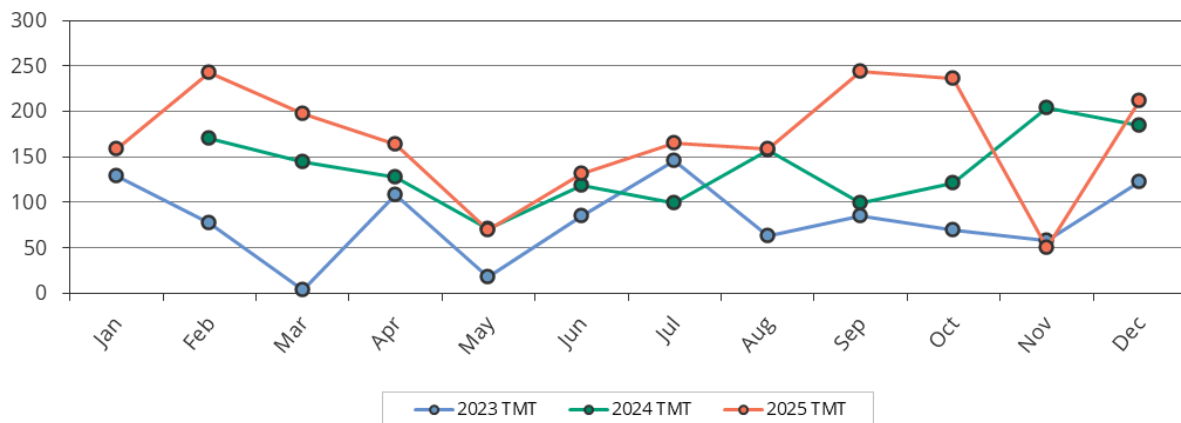
Wallowa County

December 2025 Reporting Period

Closed Sales

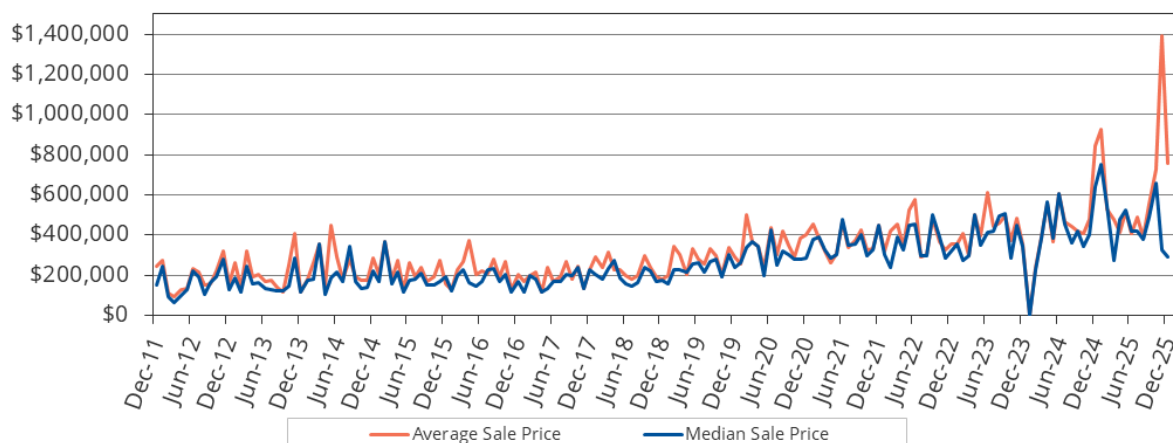


Average Total Market Time



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

Average and Median Sale Price

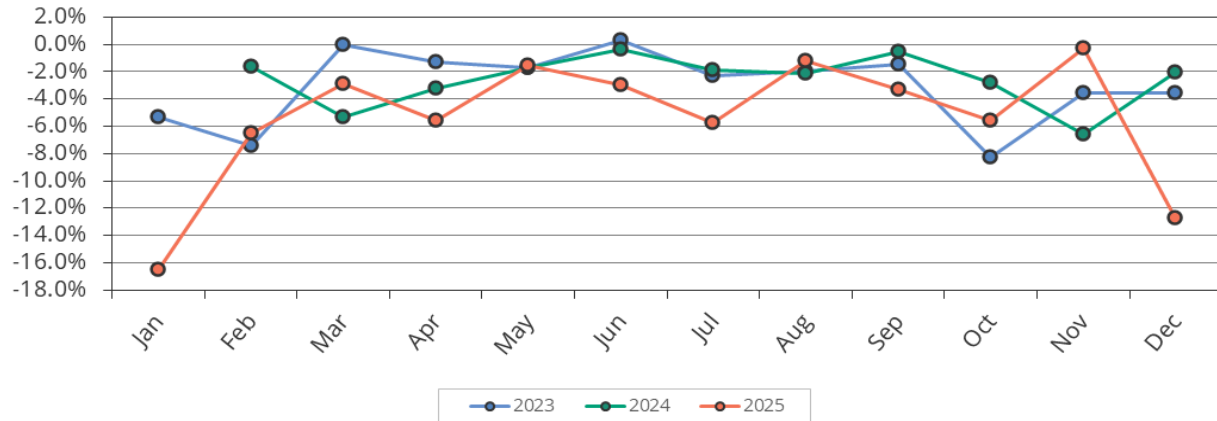


Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average or Median Sale Price for that month.

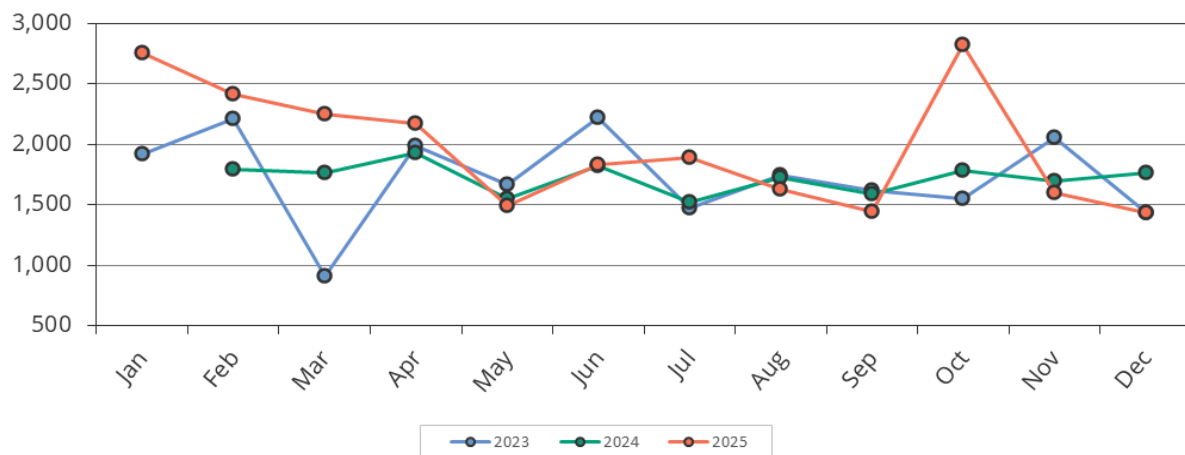
Wallowa County

December 2025 Reporting Period

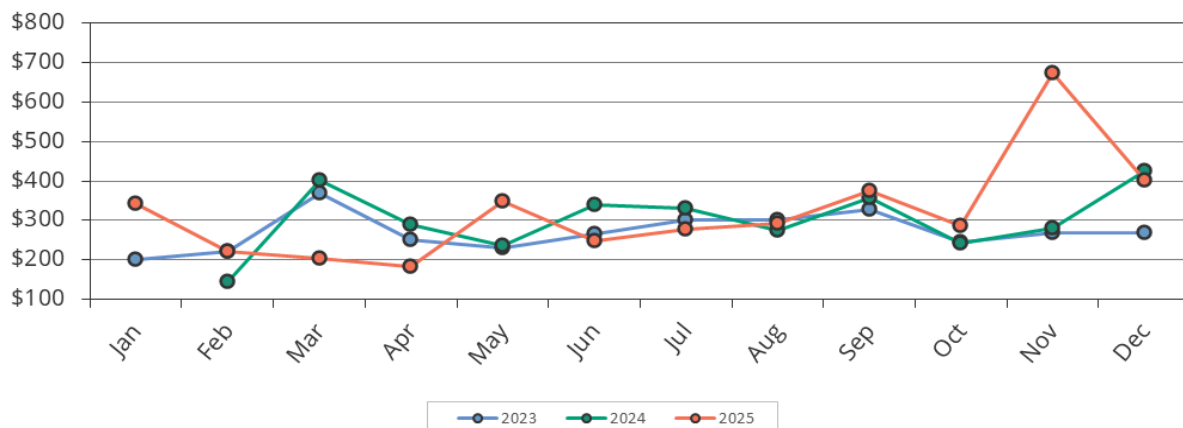
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



Note: Since there were no sales in this region in [January 2024](#), we cannot calculate a data point for these charts.

Wallowa County

December 2025 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 v. 24 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	9	-	2	1	-	2	192,500	169	21	15	-28.6%	14	379,700	387,000	4.2%	1	150,000	2	174,500	-	-
97857	Lostine	1	0	1	0	-100.0%	0	-	-	7	5	-16.7%	6	701,800	562,000	100.8%	-	-	1	140,000	-	-
97842	Imnaha	4	-	3	0	-	1	385,000	48	8	3	200.0%	3	394,700	385,000	17.8%	-	-	2	18,000	-	-
97846	Joseph	10	1	8	2	-33.3%	0	-	-	52	27	-25.0%	28	569,700	542,500	7.0%	-	-	4	114,500	-	-
97828	Enterprise	17	3	9	3	200.0%	1	2,250,000	462	61	31	-16.2%	32	653,400	395,000	28.3%	2	232,300	8	2,422,800	1	495,000
	Wallowa Co. Total	41	4	23	6	20.0%	4	755,000	212	149	81	-19.8%	83	573,100	449,000	21.4%	3	204,900	17	1,198,000	1	495,000

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



Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

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

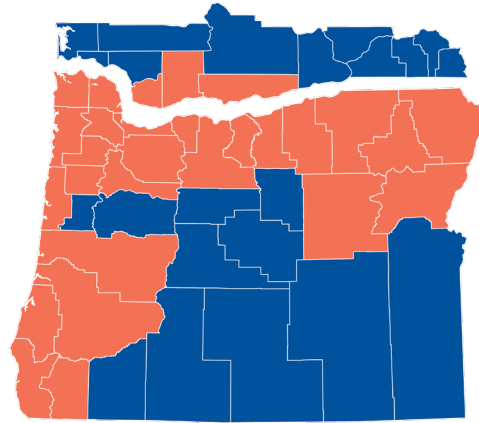
Additional Resources for RMLS Subscribers:

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

Market Action Report

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

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



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