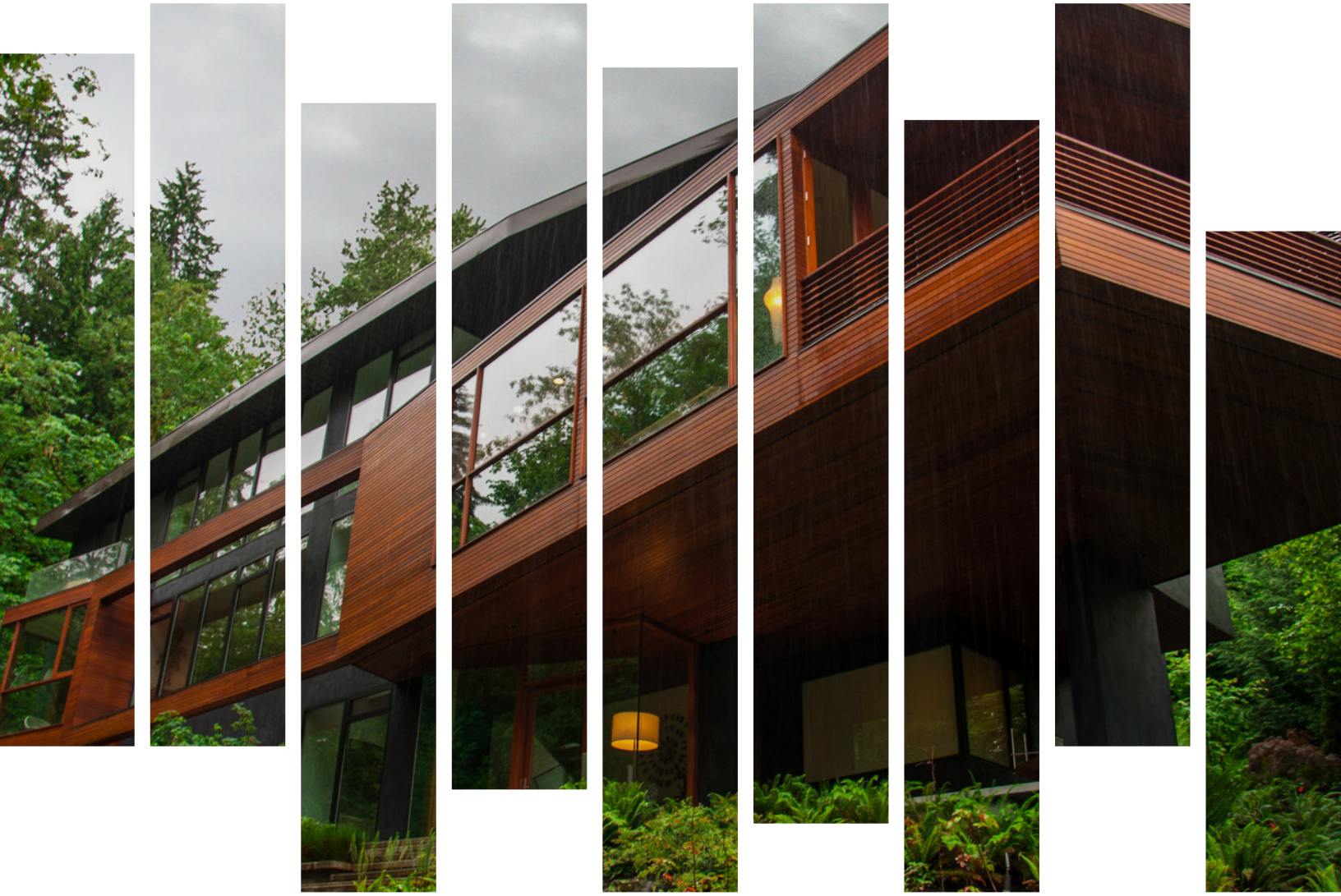
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MARKET ACTION REPORT

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

All Areas October 2026 Reporting Period

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Definitions and Formulas

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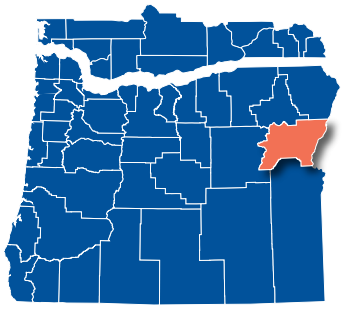
Baker County October 2026 Reporting Period

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Baker County

October 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (9) decreased 69.0% from the 29 listed in October 2025, and decreased 64.0% from the 25 listed in September 2026.

Pending Sales

Pending sales (19) matched the 19 offers accepted in October 2025, and decreased 9.5% from the 21 offers accepted in September 2026.

Closed Sales

Closed sales (20) decreased 9.1% from the 22 closings in October 2025, and decreased 23.1% from the 26 closings in September 2026.

Inventory and Total Market Time

Inventory increased to 4.7 months in October. Total market time decreased to 95 days.

Year-to-Date Summary

Comparing the first ten months of 2026 to the same period in 2025, new listings (290) decreased 4.6%, pending sales (204) increased 2.5%, and closed sales (192) increased 4.9%.

Average and Median Sale Prices

Comparing 2026 to 2025 through October, the average sale price has decreased 6.9% from $338,400 to $315,200. In the same comparison, the median sale price has decreased 3.6% from $285,000 to $274,800.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: -4.4% ($322,300 v. $337,200)
Median Sale Price % Change: -3.2% ($274,800 v. $283,800)

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

Inventory in Months	2024	2025	2026
January	5.3	8.0	8.7
February	6.0	8.5	5.4
March	7.8	9.4	4.2
April	4.9	5.4	7.1
May	3.9	6.2	7.1
June	3.3	5.1	4.8
July	3.4	4.5	6.0
August	5.7	6.1	7.2
September	5.9	5.9	4.4
October	4.6	4.0	4.7
November	5.9	6.0	
December	5.1	3.8	

Residential Trends

October 2026 vs. September 2026

New Listings **-64.0%**

Pending Sales **-9.5%**

Closed Sales **-23.1%**

Average Sale Price **-14.4%**

Median Sale Price **-18.1%**

Inventory **+0.3**

Total Market Time **-33**

October 2026 vs. October 2025

New Listings **-69.0%**

Pending Sales **0.0%**

Closed Sales **-9.1%**

Average Sale Price **-39.9%**

Median Sale Price **+28.4%**

Inventory **+0.7**

Total Market Time **-69**

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Baker County
October 2026 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	2	8.7%	0	0.0%	1	5.0%
100K-200K	3	13.0%	4	15.4%	8	40.0%
200K-300K	11	47.8%	5	19.2%	4	20.0%
300K-400K	3	13.0%	9	34.6%	2	10.0%
400K-500K	2	8.7%	1	3.8%	2	10.0%
500K-600K	0	0.0%	2	7.7%	1	5.0%
600K-700K	2	8.7%	2	7.7%	0	0.0%
700K-800K	0	0.0%	0	0.0%	1	5.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	1	3.8%	1	5.0%
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%	1	3.8%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	1	3.8%	0	0.0%
Total Closed Sales	23		26		20	

90th Percentile 50th Percentile 10th Percentile

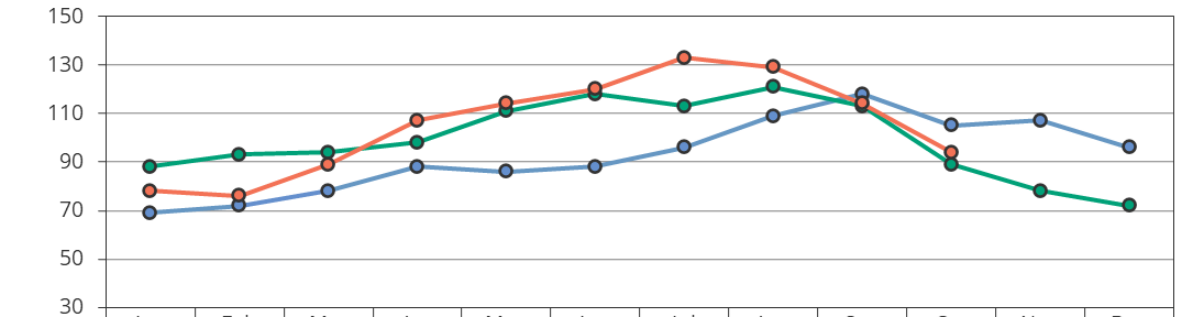
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	9	19	20	301,100	248,800	95
	September	25	21	26	351,700	303,800	128
	Year-To-Date	290	204	192	315,200	274,800	90
2025	October	29	19	22	500,800	347,500	164
	Year-To-Date	304	199	183	338,400	285,000	99
Change	October 2025	-69.0%	0.0%	-9.1%	-39.9%	-28.4%	-42.1%
	Prev Mo 2026	-64.0%	-9.5%	-23.1%	-14.4%	-18.1%	-25.8%
	Year-To-Date	-4.6%	2.5%	4.9%	-6.9%	-3.6%	-9.1%

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Baker County

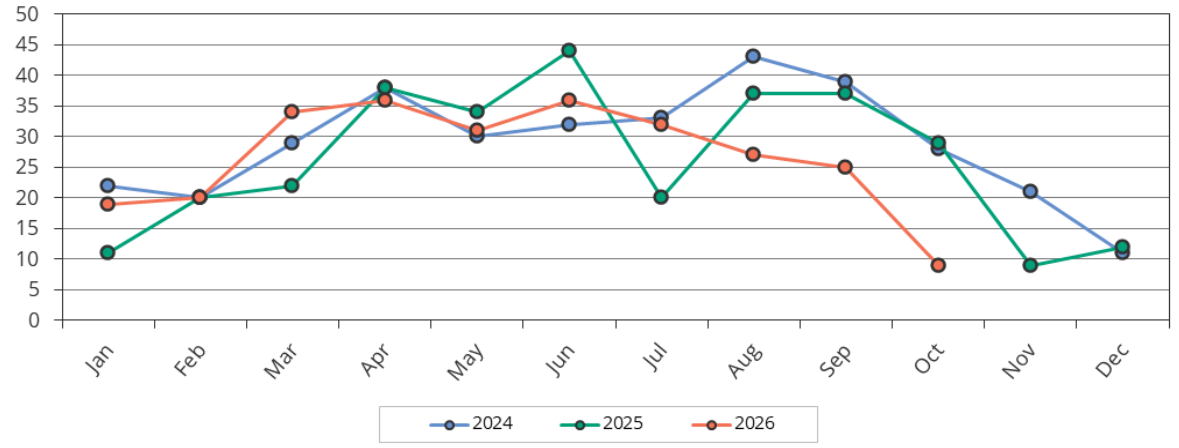
October 2026 Reporting Period

Active Residential Listings

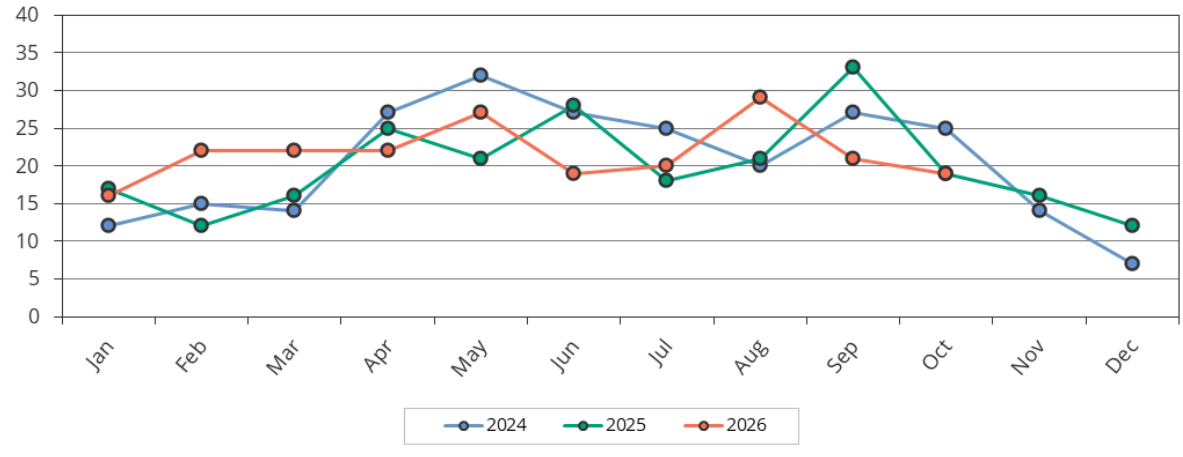


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	69	72	78	88	86	88	96	109	118	105	107	96
2025	88	93	94	98	111	118	113	121	113	89	78	72
2026	78	76	89	107	114	120	133	129	114	94		

New Listings



Pending Sales

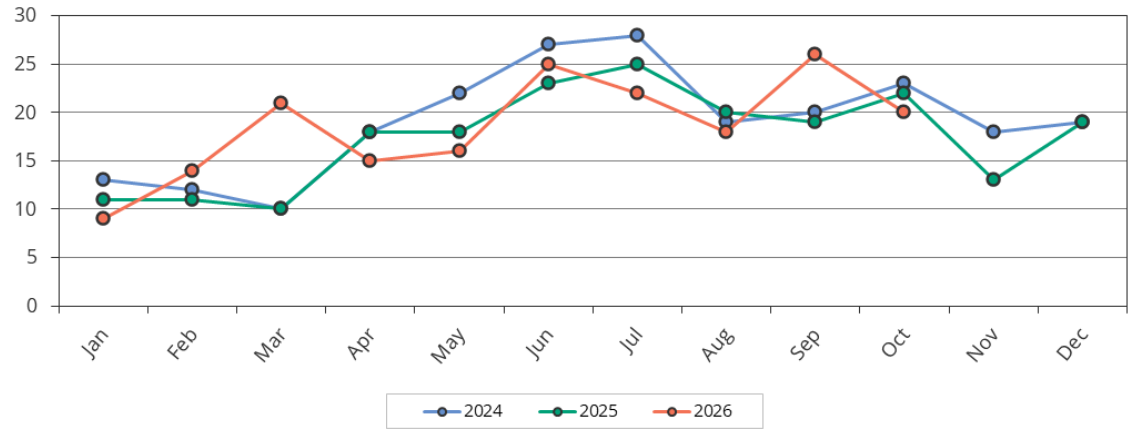


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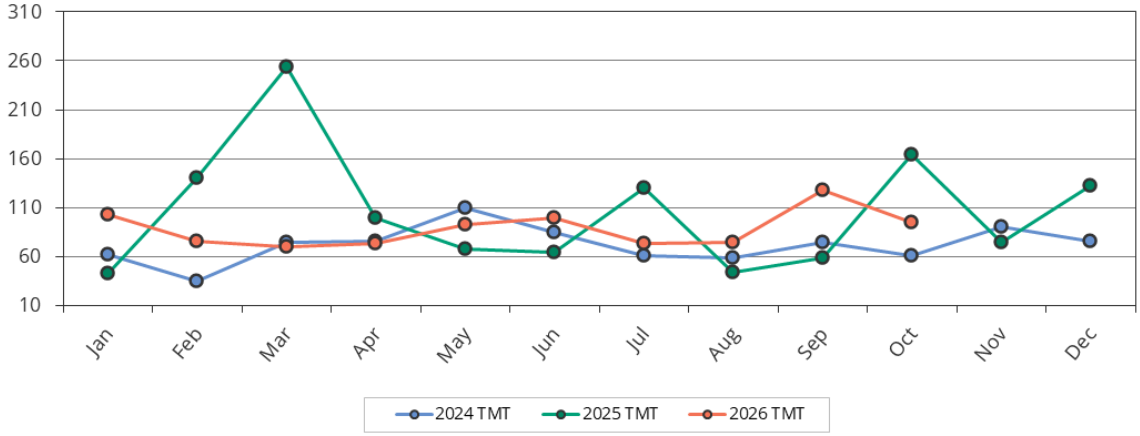
Baker County

October 2026 Reporting Period

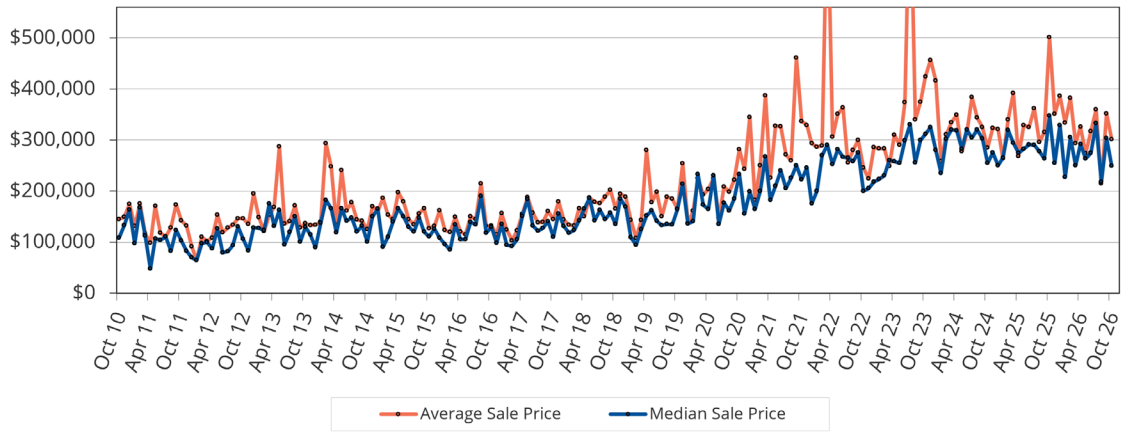
Closed Sales



Average Total Market Time



Average and Median Sale Price

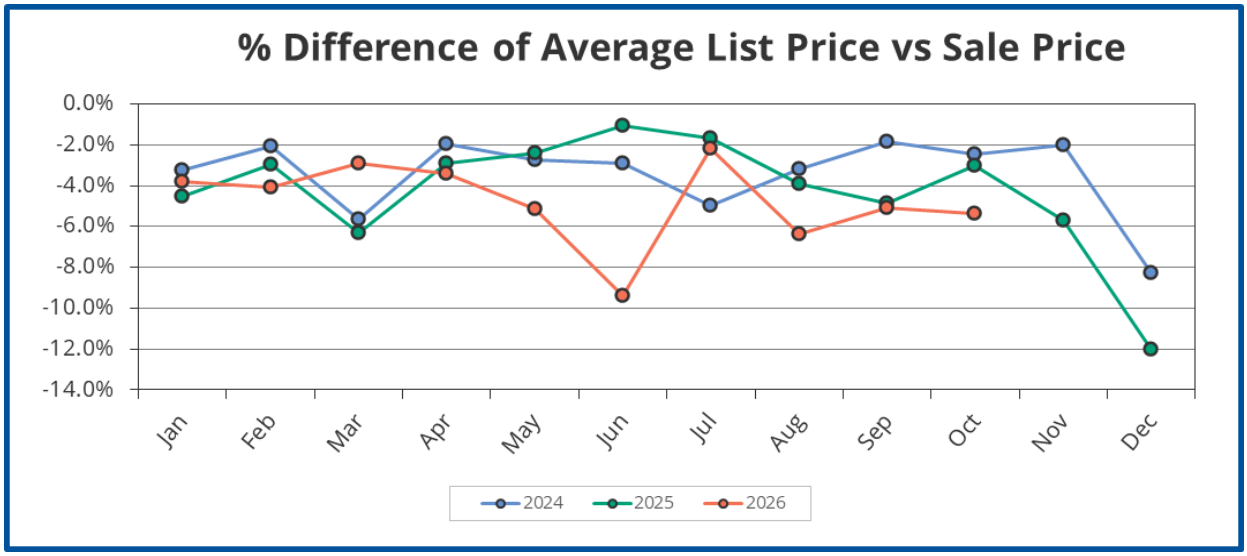


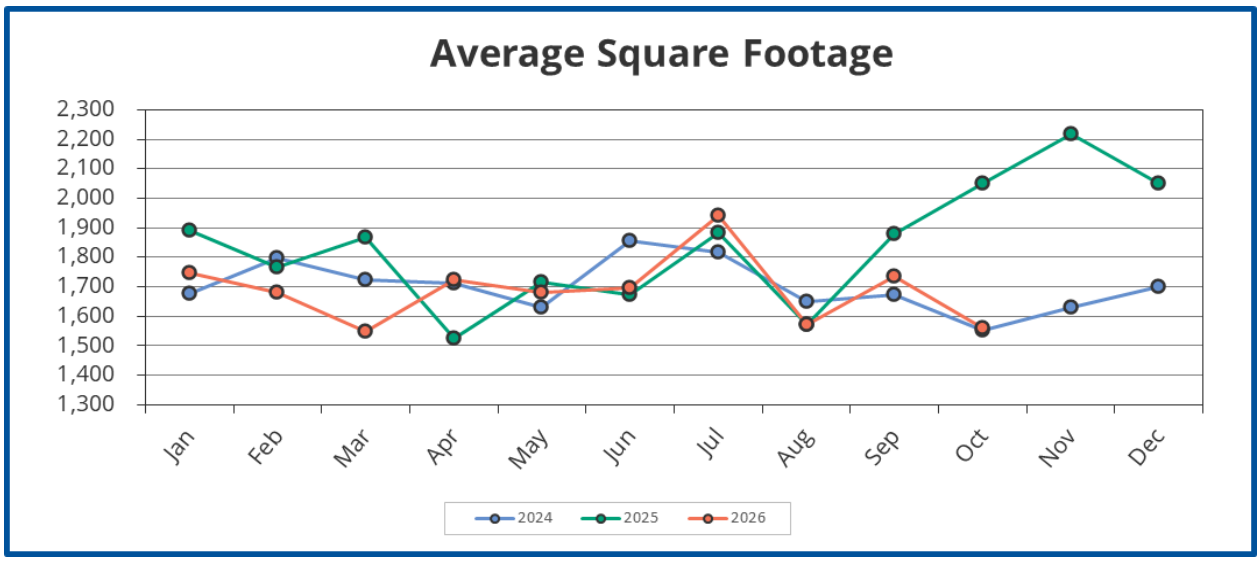
Note: In **April 2022**, the Average Sale Price was **$788,600** for that month. In **July 2023**, the Average Sale Price was **$820,400** for that month. This has caused a spike in the Average Sale Price for those months.

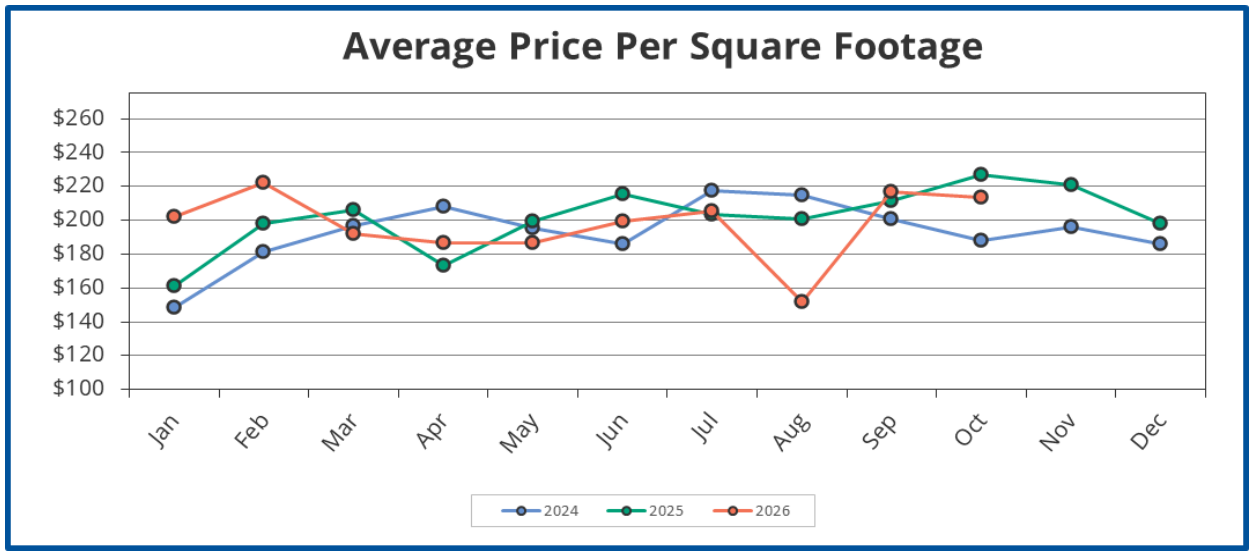
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Baker County

October 2026 Reporting Period







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Baker County
October 2026 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City / Keating	73	8	8	12	-29.4%	16	291,100	76	230	157	-6.5%	156	301,200	269,000	-4.0%	5	507,800	17	149,300	6	375,300
461	Haines / Anthony Lk / Muddy Crk	1	0	1	1	-	2	334,500	40	9	9	50.0%	7	399,800	395,000	-39.9%	1	775,000	1	950,000	-	-
462	Sumpter / McEwen / Bourne / Phillips Lk / Granit	12	-	-	1	-50.0%	0	-	-	23	15	114.3%	14	350,500	339,500	19.9%	-	-	3	83,000	-	-
463	Unity / Hereford	-	0	0	0	-	2	347,500	301	1	2	100.0%	2	347,500	347,500	-38.2%	-	-	3	185,000	-	-
464	Huntington / Lime	-	0	1	0	-	0	-	-	4	3	0.0%	2	150,800	150,800	-45.4%	1	225,000	-	-	1	275,000
465	Durkee / Pleasant Valley	0	0	0	0	-	0	-	-	1	1	-	1	239,000	239,000	-	-	-	-	-	-	-
466	Richland New Bridge	4	1	2	0	-	0	-	-	12	5	66.7%	5	411,000	395,000	-4.8%	-	-	2	108,000	-	-
467	Halfway / Cornucopia	3	0	0	5	-	-	-	-	9	12	9.1%	5	508,000	565,000	29.8%	-	-	1	120,000	-	-
468	Oxbow	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
	Baker County	94	9	12	19	0.0%	20	301,100	95	290	204	2.5%	192	315,200	274,800	-	7	505,600	27	171,400	7	361,000

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

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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.

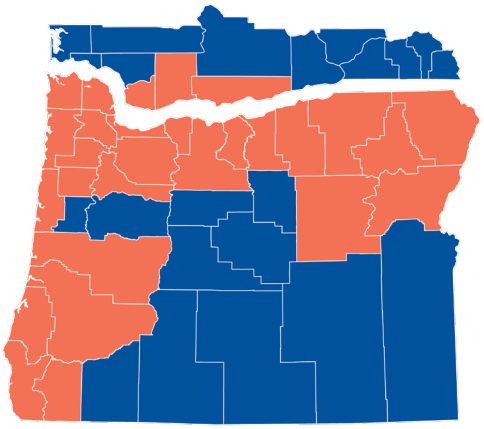
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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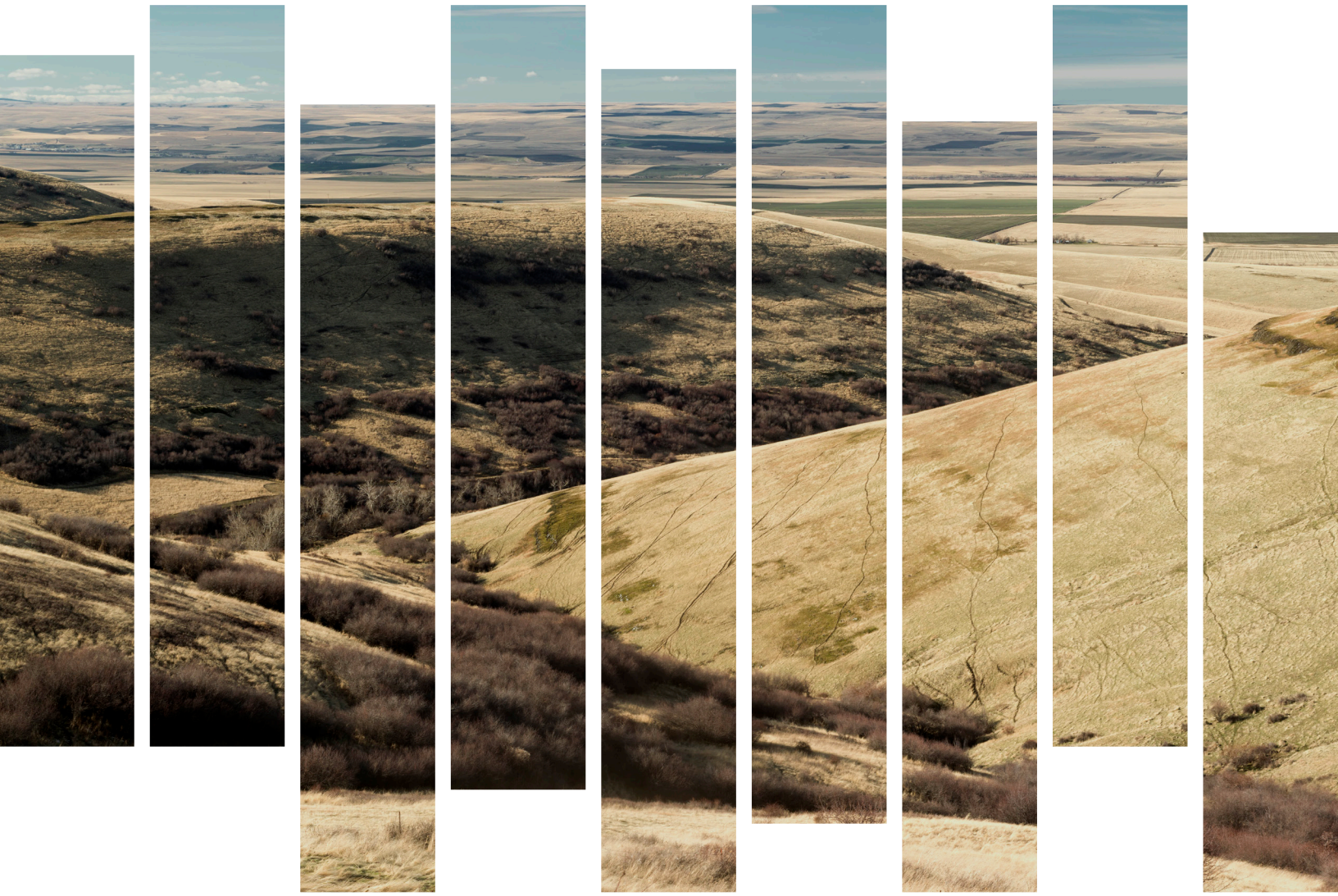
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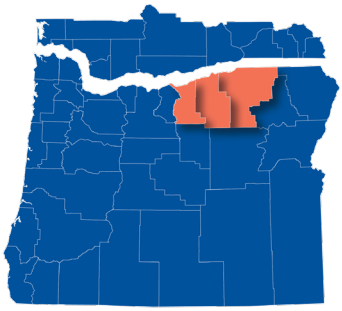
Columbia Basin October 2026 Reporting Period

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Columbia Basin

October 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (100) increased 17.6% from the 85 listed in October 2025, and increased 5.3% from the 95 listed in September 2026.

Pending Sales

Pending sales (70) decreased 13.6% from the 81 offers accepted in October 2025, and decreased 27.8% from the 97 offers accepted in September 2026.

Closed Sales

Closed sales (83) increased 3.8% from the 80 closings in October 2025, and decreased 9.8% from the 92 closings in September 2026.

Inventory and Total Market Time

Inventory increased to 4.3 months in October. Total market time increased to 99 days.

Year-to-Date Summary

Comparing the first ten months of 2026 to the same period in 2025, new listings (1,114) increased 10.4%, pending sales (824) increased 6.2%, and closed sales (785) increased 7.1%.

Average and Median Sale Prices

Comparing 2026 to 2025 through October, the average sale price has increased 5.8% from $322,100 to $340,700. In the same comparison, the median sale price has increased 6.6% from $305,000 to $325,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +4.7% ($340,900 v. $325,600)
Median Sale Price % Change: +5.9% ($325,000 v. $307,000)

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

Inventory in Months	2024	2025	2026
January	5.1	4.5	4.6
February	4.2	4.0	5.2
March	4.0	4.6	4.2
April	3.5	3.1	3.7
May	3.5	3.0	4.0
June	3.4	3.8	3.8
July	3.5	4.1	3.7
August	3.1	3.9	5.6
September	4.1	4.1	3.7
October	3.1	3.6	4.3
November	3.8	4.9	
December	3.6	4.5	

Residential Trends

October 2026 vs. September 2026

New Listings **+5.3%** ↑

Pending Sales **-27.8%** ↓

Closed Sales **-9.8%** ↓

Average Sale Price **+15.6%** ↑

Median Sale Price **+7.7%** ↑

Inventory **+0.6** ↑

Total Market Time **+35** ↑

October 2026 vs. October 2025

New Listings **+17.6%** ↑

Pending Sales **-13.6%** ↓

Closed Sales **+3.8%** ↑

Average Sale Price **+22.9%** ↑

Median Sale Price **+21.8%** ↑

Inventory **+0.7** ↑

Total Market Time **+39** ↑

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Columbia Basin
October 2026 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	3	3.4%	3	3.7%	3	3.6%
100K-200K	9	10.3%	12	14.6%	3	3.6%
200K-300K	36	41.4%	28	34.1%	21	25.3%
300K-400K	29	33.3%	26	31.7%	32	38.6%
400K-500K	5	5.7%	6	7.3%	13	15.7%
500K-600K	3	3.4%	6	7.3%	3	3.6%
600K-700K	0	0.0%	1	1.2%	5	6.0%
700K-800K	1	1.1%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	1	1.2%
900K-1M	0	0.0%	0	0.0%	1	1.2%
1MM-1.1MM	1	1.1%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	1	1.2%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	**87**		**82**		**83**	

90th Percentile 50th Percentile 10th Percentile

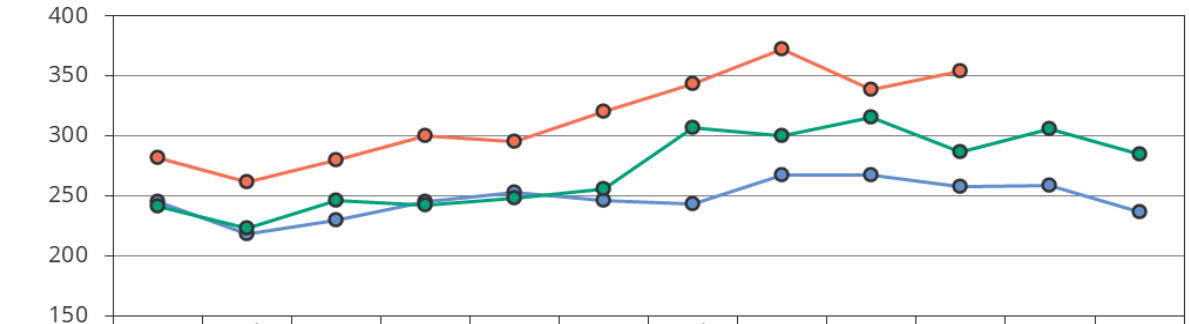
Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**October**	100	70	83	368,900	349,900	99
	September	95	97	92	319,000	325,000	64
	Year-To-Date	1,114	824	785	340,700	325,000	78
2025	**October**	85	81	80	300,100	287,200	60
	Year-To-Date	1,009	776	733	322,100	305,000	77
Change	**October 2025**	17.6%	-13.6%	3.8%	22.9%	21.8%	65.0%
	Prev Mo 2026	5.3%	-27.8%	-9.8%	15.6%	7.7%	54.7%
	Year-To-Date	10.4%	6.2%	7.1%	5.8%	6.6%	1.3%

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Columbia Basin

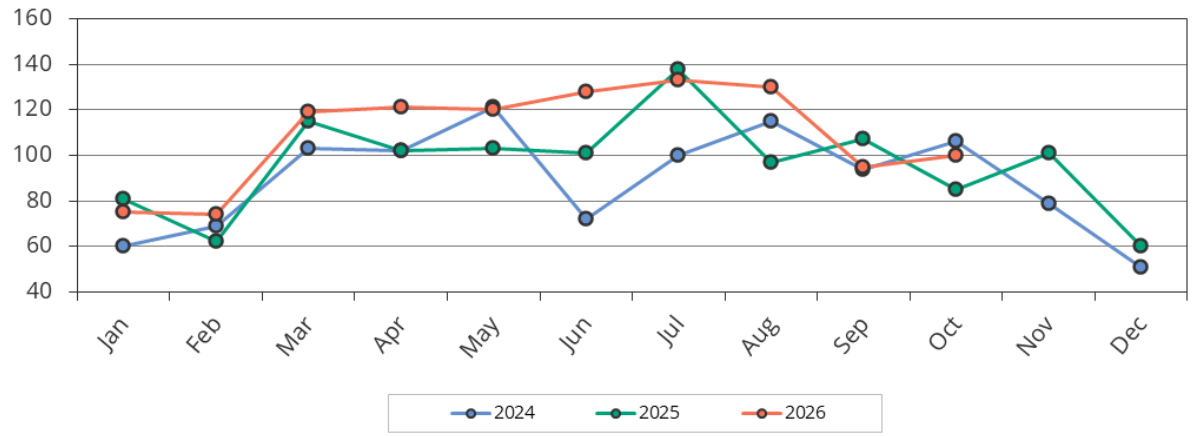
October 2026 Reporting Period

Active Residential Listings

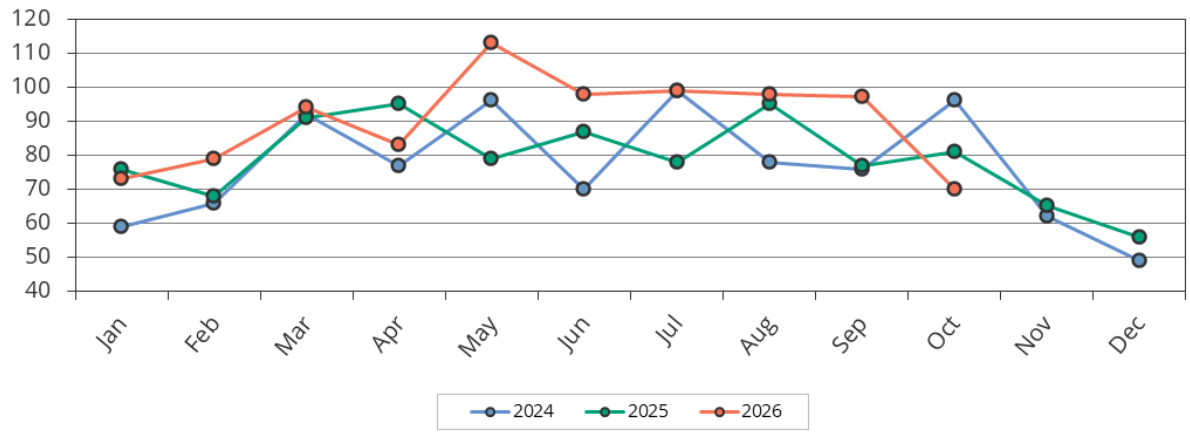


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	245	218	230	245	253	246	243	267	267	258	259	237
2025	241	223	246	242	248	256	307	300	316	287	306	285
2026	282	262	280	300	295	320	344	372	339	354		

New Listings



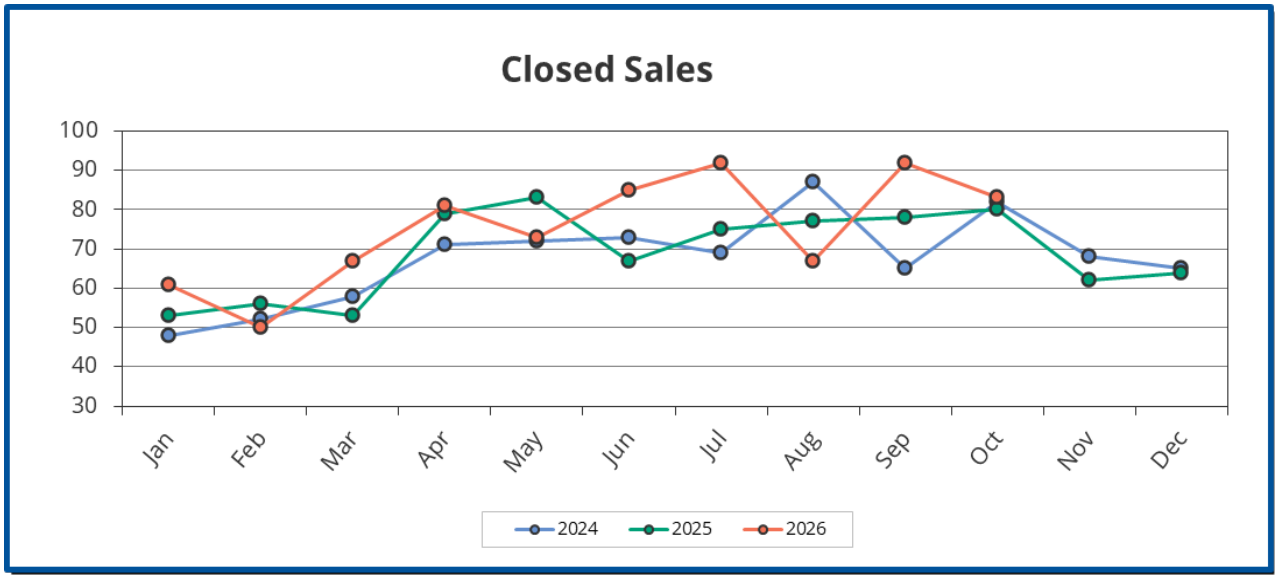
Pending Sales

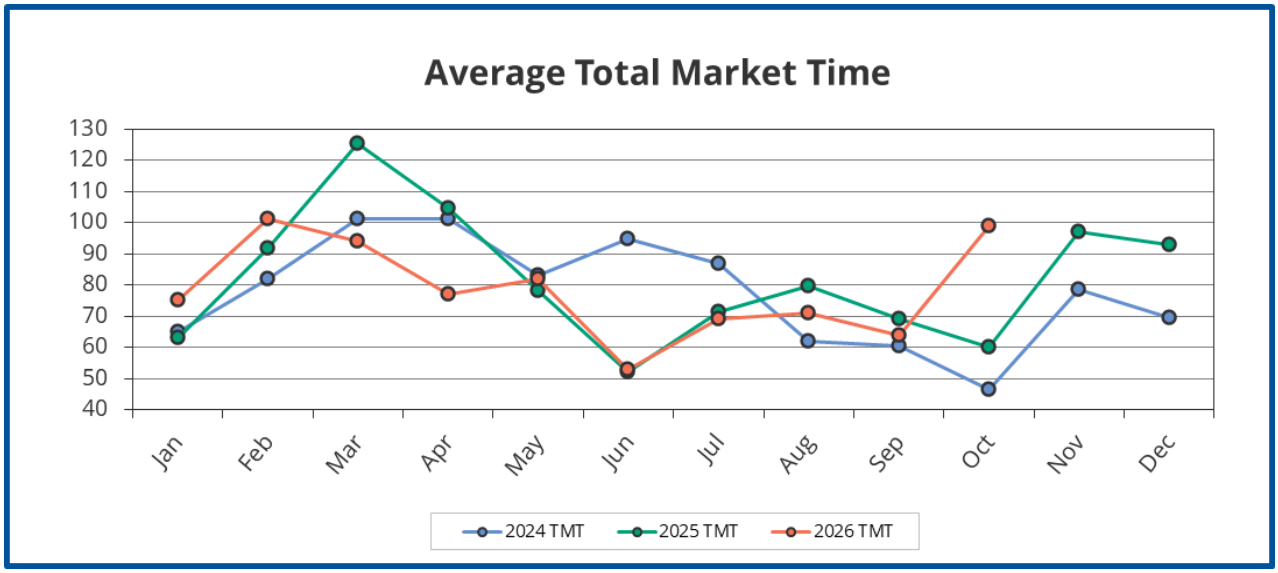


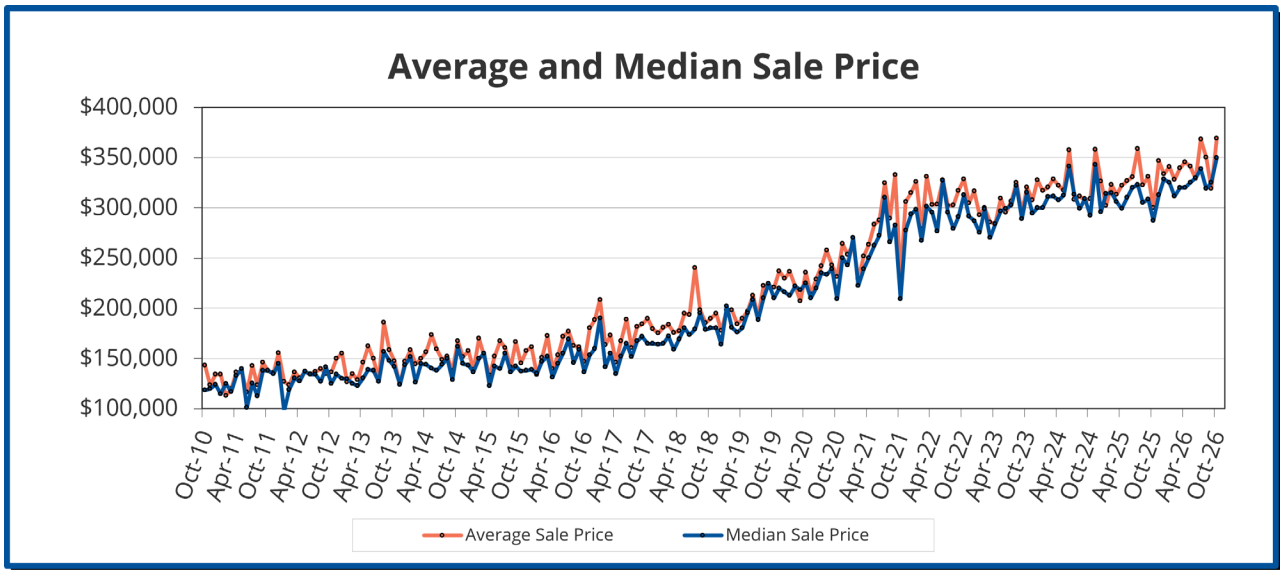
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Columbia Basin

October 2026 Reporting Period



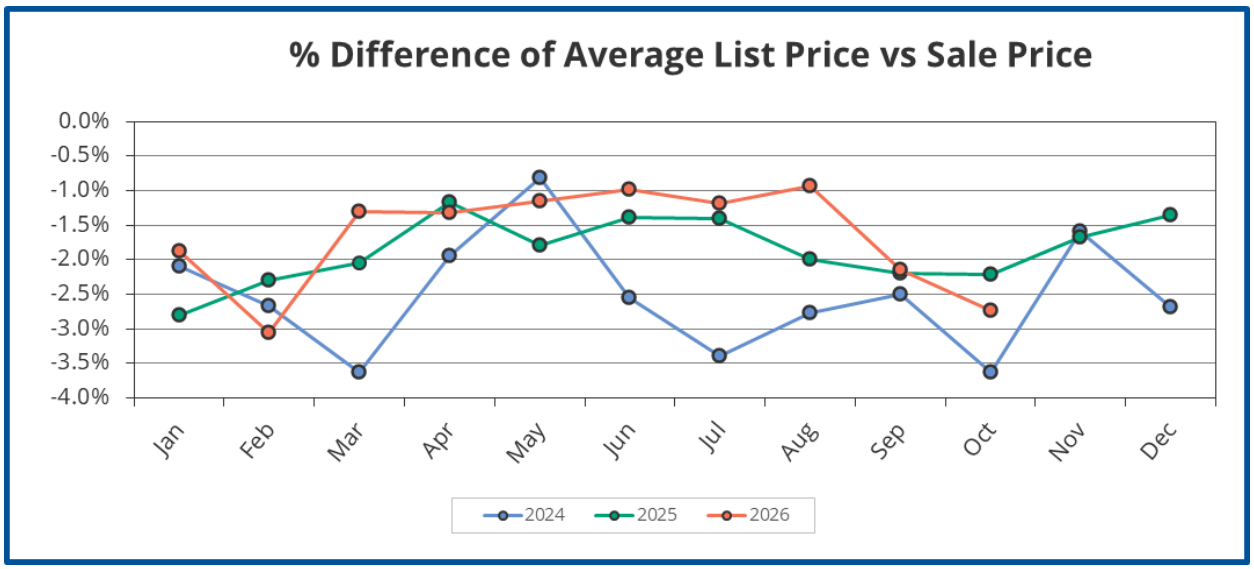


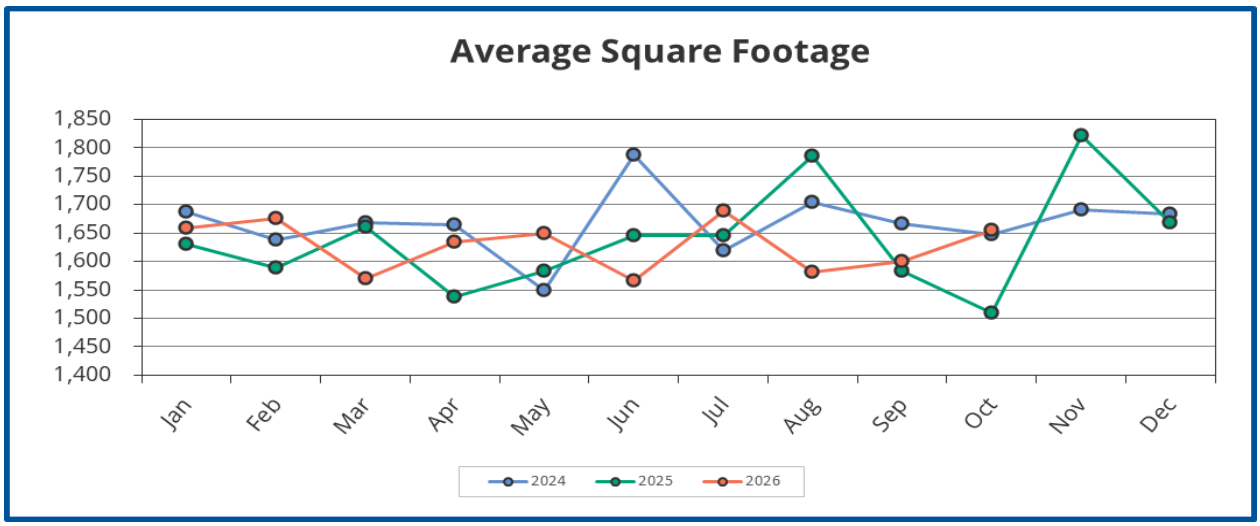


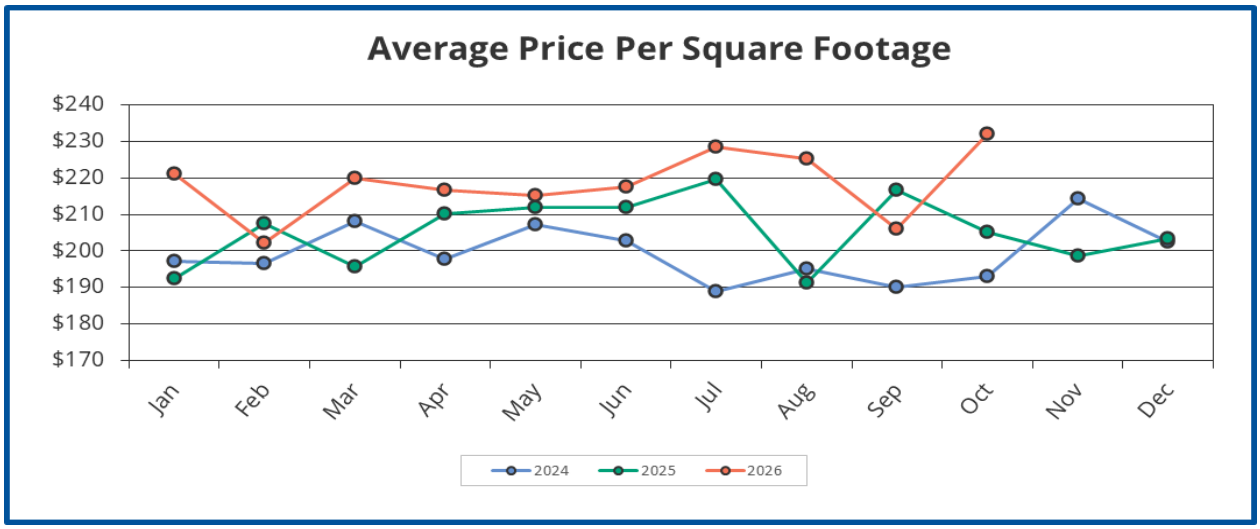
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Columbia Basin

October 2026 Reporting Period







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Columbia Basin
October 2026 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington / N	8	-	2	1	-	-	-	-	13	7	40.0%	6	358,300	306,300	12.4%	1	251,000	6	74,700	-	-
381	Condon / S	10	6	0	1	0.0%	0	-	-	18	7	-22.2%	6	145,800	145,000	-36.6%	-	-	-	-	-	-
	Gilliam Co. Total	18	6	2	2	100.0%	-	-	-	31	14	0.0%	12	252,100	258,800	-7.6%	1	251,000	6	74,700	-	-
420	Boardman / NW	8	1	0	4	100.0%	7	352,700	188	46	53	60.6%	47	367,300	354,400	13.9%	-	-	3	236,700	-	-
421	Irrigon	8	4	1	3	-40.0%	2	360,000	18	42	36	-18.2%	31	315,700	300,000	0.6%	1	125,000	4	84,100	-	-
422	Ione	2	0	0	0	-	0	-	-	1	1	-75.0%	1	740,000	740,000	220.5%	-	-	1	23,000	-	-
423	Lexington	-	0	0	0	-	1	875,000	412	1	1	0.0%	1	875,000	875,000	307.9%	-	-	-	-	-	-
424	Heppner / S	18	4	1	2	-33.3%	3	193,000	168	32	22	-12.0%	18	240,600	222,000	2.9%	1	143,800	3	58,300	-	-
	Morrow Co. Total	36	9	2	9	-10.0%	13	357,100	174	122	113	5.6%	98	336,700	323,900	13.6%	2	134,400	11	113,100	-	-
430	Umatilla	24	5	3	2	-87.5%	6	420,300	75	113	95	-20.8%	95	327,600	289,000	4.8%	1	665,000	11	263,200	-	-
431	Hermiston	102	27	8	28	0.0%	28	371,800	61	354	277	23.7%	265	366,200	365,000	4.4%	4	1,176,300	21	184,400	3	974,300
432	Stanfield	20	8	0	2	-33.3%	4	324,400	79	46	33	-8.3%	33	322,200	299,800	9.1%	-	-	1	78,500	-	-
433	Echo	1	0	0	0	-100.0%	0	-	-	9	6	100.0%	8	436,600	445,000	29.0%	-	-	2	122,200	-	-
435	Pendleton City Limits	69	22	7	17	54.5%	15	479,100	129	225	159	-5.4%	151	330,100	306,000	-2.2%	5	335,500	7	55,400	5	283,800
436	E-Meacham, Cayuse	-	0	-	-	-	-	-	-	2	2	-	2	395,000	395,000	585.7%	-	-	2	117,500	-	-
437	NE-Athena / Helix / Adams / Weston	19	5	-	3	50.0%	6	297,100	79	59	48	92.0%	45	319,600	295,900	-2.8%	2	207,000	5	68,200	-	-
438	S-Pilot Rock, Ukiah	8	1	1	1	-50.0%	2	264,500	53	27	16	14.3%	14	249,800	251,000	-0.2%	-	-	2	102,300	-	-
439	Milton-Freewater	57	17	2	6	-14.3%	9	250,100	105	126	61	-6.2%	62	332,100	325,000	5.5%	1	250,000	3	188,300	1	467,500
	Umatilla Co. Total	300	85	21	59	-15.7%	70	371,100	85	961	697	6.4%	675	342,800	325,000	3.7%	13	593,200	54	163,400	9	534,400

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 month (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

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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.

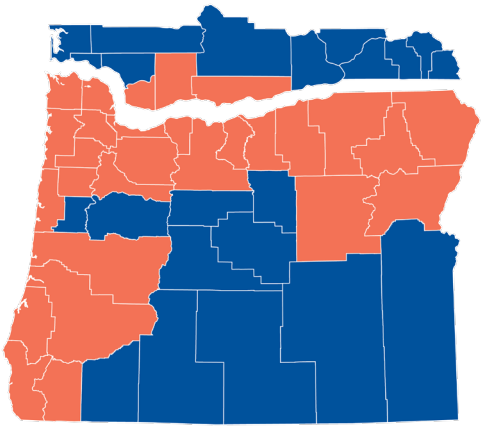
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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Market Action Report

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

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



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Maggie Wu, Editor
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MARKET ACTION REPORT

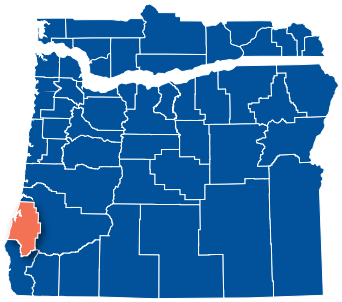
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Coos County October 2026 Reporting Period

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MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (92) decreased 14.8% from the 108 listed in October 2025, and decreased 12.4% from the 105 listed in September 2026.

Pending Sales
Pending sales (97) increased 9.0% from the 89 offers accepted in October 2025, and increased 16.9% from the 83 offers accepted in September 2026.

Closed Sales
Closed sales (78) decreased 13.3% from the 90 closings in October 2025, and decreased 4.9% from the 82 closings in September 2026.

Inventory and Total Market Time
Inventory held steady at 5.2 months in October. Total market time decreased to 86 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (1,269) increased 1.3%, pending sales (816) decreased 0.2%, and closed sales (764) increased 0.7%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has increased 1.4% from $378,500 to $383,700. In the same comparison, the median sale price has increased 1.5% from $335,000 to $340,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +2.8% ($383,900 v. $373,500)
Median Sale Price % Change: +1.5% ($340,000 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	2024	2025	2026
January	4.5	5.7	4.6
February	4.1	4.1	6.5
March	3.3	3.9	4.9
April	4.0	3.8	6.0
May	3.6	5.5	5.5
June	5.3	4.9	4.8
July	4.4	4.9	4.8
August	3.8	4.1	5.9
September	3.5	5.2	5.2
October	4.1	4.5	5.2
November	3.4	5.6	
December	4.9	3.6	

Residential Trends

October 2026 vs. September 2026

- New Listings **-12.4%**
- Pending Sales **+16.9%**
- Closed Sales **-4.9%**
- Average Sale Price **-11.6%**
- Median Sale Price **-9.4%**
- Inventory **0.0**
- Total Market Time **-9**

October 2026 vs. October 2025

- New Listings **-14.8%**
- Pending Sales **+9.0%**
- Closed Sales **-13.3%**
- Average Sale Price **+13.6%**
- Median Sale Price **+2.1%**
- Inventory **+0.7**
- Total Market Time **-6**

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Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	4	5.1%	4	4.3%	2	2.6%
100K-200K	11	14.1%	12	12.9%	11	14.1%
200K-300K	21	26.9%	20	21.5%	18	23.1%
300K-400K	19	24.4%	25	26.9%	21	26.9%
400K-500K	6	7.7%	17	18.3%	7	9.0%
500K-600K	7	9.0%	9	9.7%	6	7.7%
600K-700K	3	3.8%	3	3.2%	6	7.7%
700K-800K	4	5.1%	2	2.2%	2	2.6%
800K-900K	0	0.0%	0	0.0%	3	3.8%
900K-1M	1	1.3%	1	1.1%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	1	1.3%	0	0.0%	0	0.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	1	1.3%
1.3MM-1.4MM	0	0.0%	0	0.0%	1	1.3%
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	1	1.3%	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	**78**		**93**		**78**	

90th Percentile 50th Percentile 10th Percentile

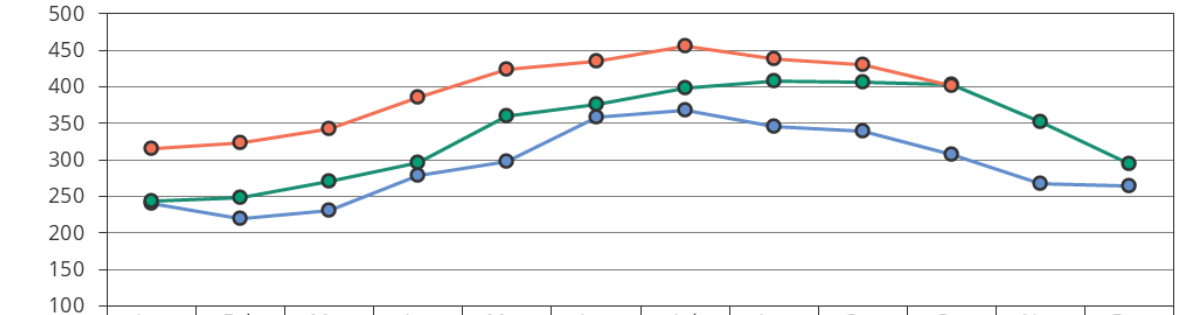
Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**October**	92	97	78	394,500	334,000	86
	September	105	83	82	446,100	368,800	95
	Year-To-Date	1,269	816	764	383,700	340,000	85
2025	**October**	108	89	90	347,200	327,000	92
	Year-To-Date	1,253	818	759	378,500	335,000	79
Change	**October 2025**	-14.8%	9.0%	-13.3%	13.6%	2.1%	-6.5%
	Prev Mo 2026	-12.4%	16.9%	-4.9%	-11.6%	-9.4%	-9.5%
	Year-To-Date	1.3%	-0.2%	0.7%	1.4%	1.5%	7.6%

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Coos County

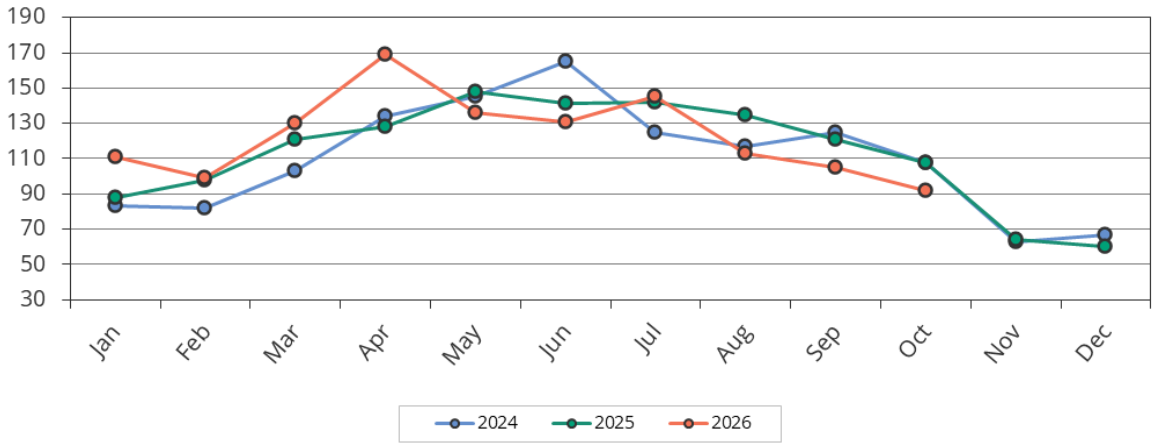
October 2026 Reporting Period

Active Residential Listings

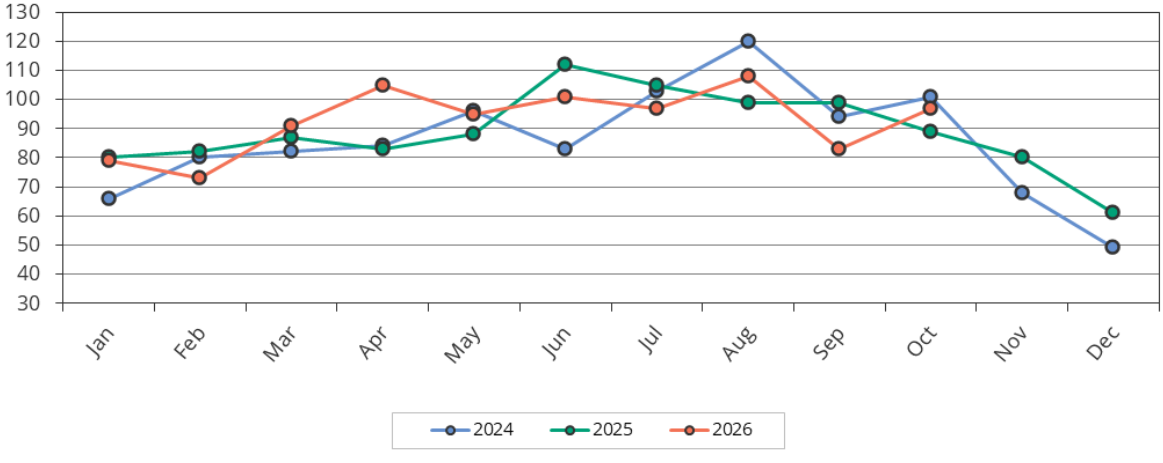


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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2025	244	249	271	296	361	376	399	408	406	404	352	294
2026	316	324	342	386	424	435	456	439	430	402		

New Listings



Pending Sales

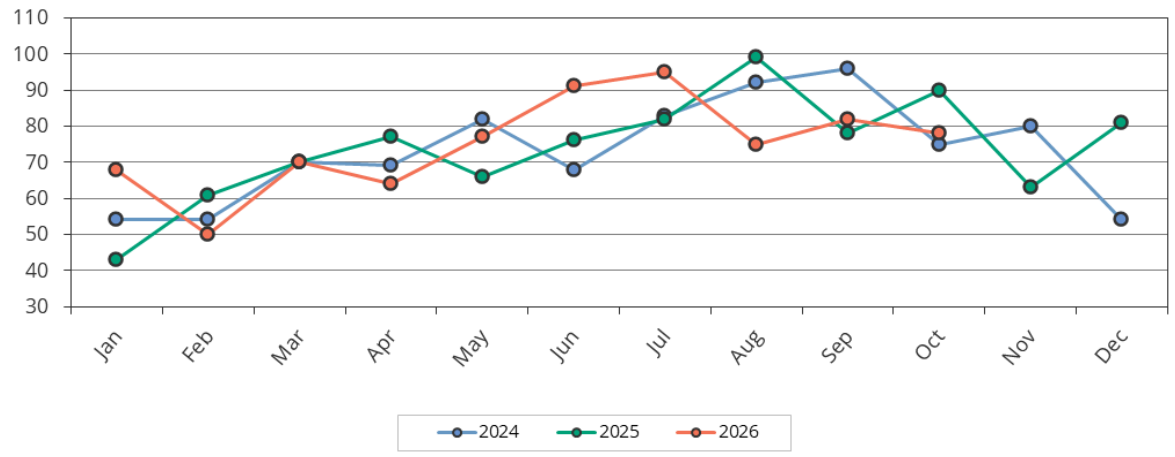


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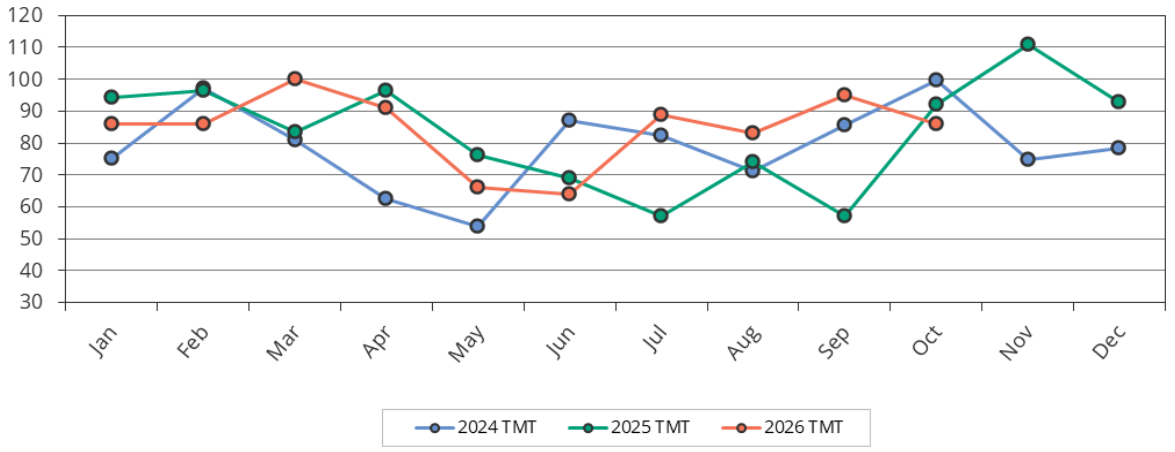
Coos County

October 2026 Reporting Period

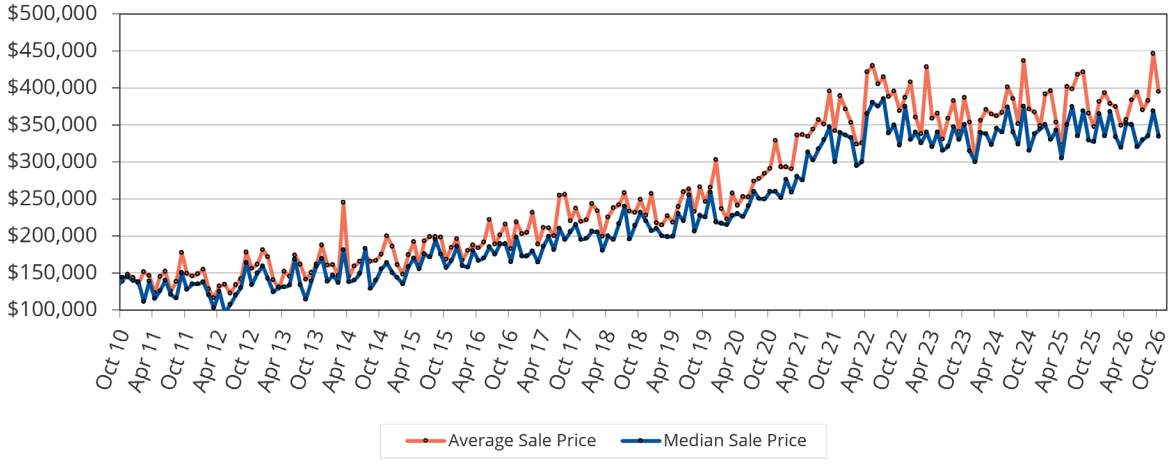
Closed Sales



Average Total Market Time



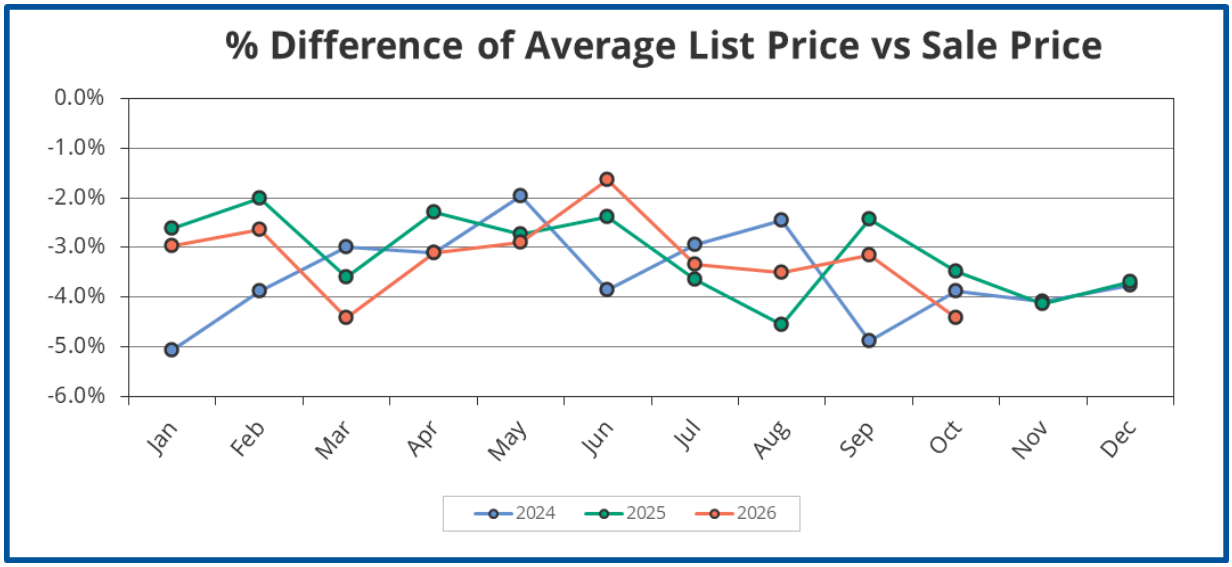
Average and Median Sale Price

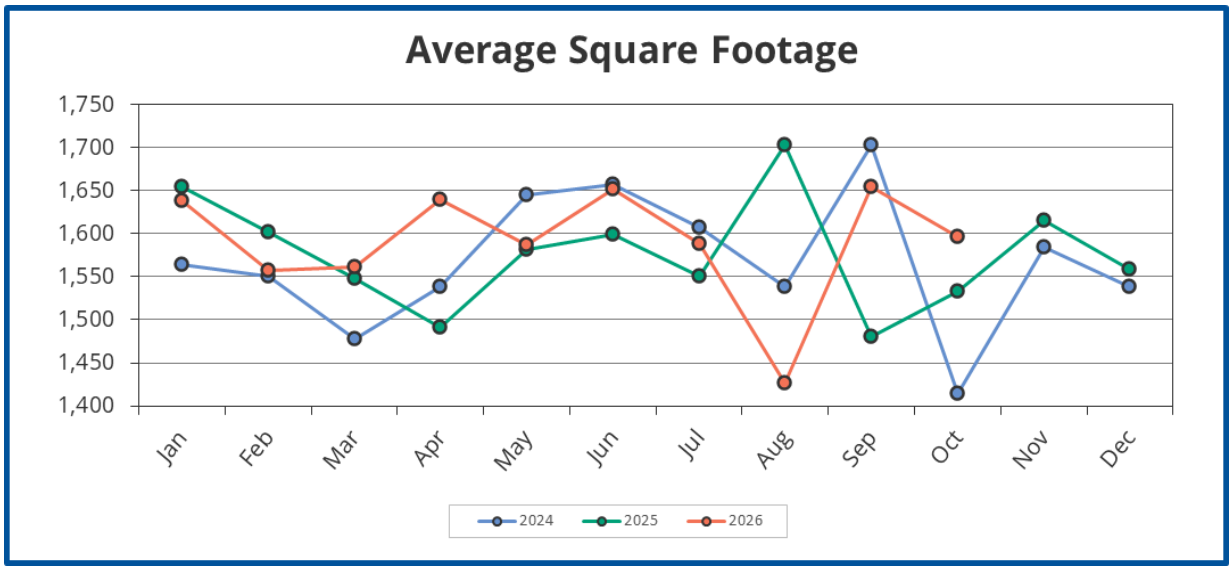


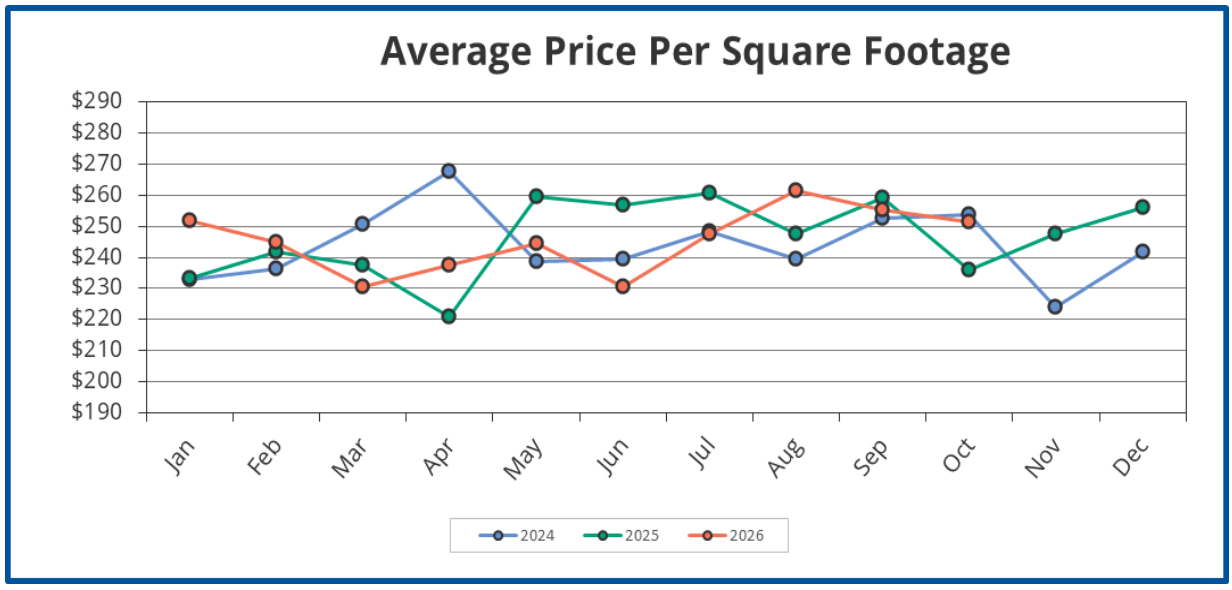
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Coos County

October 2026 Reporting Period







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Coos County
October 2026 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
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97407	Allegeny	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	69	12	7	10	-23.1%	8	804,700	158	175	101	-9.0%	106	644,500	549,300	11.5%	7	524,300	19	231,400	1	589,000
97414	Broadbent	3	0	0	0	-	0	-	-	3	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	138	40	11	38	35.7%	32	313,700	53	487	334	-2.1%	301	327,400	315,000	2.1%	12	721,200	29	190,500	12	376,000
97423	Coquille	50	9	2	14	7.7%	4	353,500	151	133	96	1.1%	89	331,800	304,500	-2.2%	-	-	10	187,700	-	-
97449	Lakeside	36	7	8	8	0.0%	9	431,500	57	106	63	18.9%	58	321,800	294,300	-0.6%	1	2,050,000	5	150,200	-	-
97458	Myrtle Point	34	9	4	4	-20.0%	6	335,800	113	89	53	10.4%	51	313,200	289,000	-14.8%	1	75,000	3	275,700	2	345,000
97459	North Bend	59	15	9	23	4.5%	19	367,400	103	255	161	-1.2%	152	399,200	351,500	4.9%	2	387,500	9	102,100	6	504,200
97466	Powers	13	0	-	-	-	-	-	-	21	8	166.7%	7	206,100	185,000	-12.3%	-	-	1	45,000	-	-
	Coos County	402	92	41	97	9.0%	78	394,500	86	1,269	816	-0.2%	764	383,700	340,000	2.8%	23	661,900	76	188,700	21	419,800

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

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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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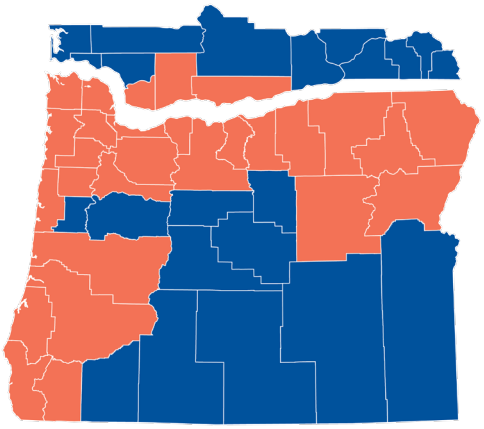
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Market Action Report

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



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MARKET ACTION REPORT

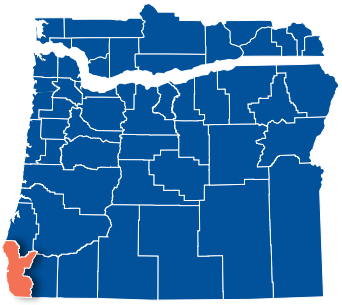
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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (38) decreased 11.6% from the 43 listed in October 2025, and decreased 13.6% from the 44 listed in September 2026.

Pending Sales

Pending sales (33) decreased 28.3% from the 46 offers accepted in October 2025, and decreased 19.5% from the 41 offers accepted in September 2026.

Closed Sales

Closed sales (36) increased 2.9% from the 35 closings in October 2025, and decreased 2.7% from the 37 closings in September 2026.

Inventory and Total Market Time

Inventory decreased to 8.5 months in October. Total market time decreased to 149 days.

Year-to-Date Summary

Comparing the first ten months of 2026 to the same period in 2025, new listings (599) decreased 3.7%, pending sales (338) decreased 5.3%, and closed sales (316) held steady.

Average and Median Sale Prices

Comparing 2026 to 2025 through October, the average sale price has increased 6.9% from $457,100 to $488,600. In the same comparison, the median sale price has increased 3.9% from $380,000 to $395,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +7.4% ($492,000 v. $458,200)
Median Sale Price % Change: +5.1% ($404,500 v. $385,000)

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

Inventory in Months	2024	2025	2026
January	6.7	9.2	12.7
February	7.6	8.1	9.7
March	6.2	7.7	11.7
April	9.3	13.8	10.6
May	8.4	10.0	13.8
June	8.1	7.5	9.0
July	6.5	8.5	10.3
August	7.3	7.9	9.8
September	6.6	8.9	8.9
October	4.4	7.7	8.5
November	5.3	9.5	
December	7.0	7.4	

Residential Trends

October 2026 vs. September 2026

New Listings	**-13.6%** ↓
Pending Sales	**-19.5%** ↓
Closed Sales	**-2.7%** ↓
Average Sale Price	**-17.1%** ↓
Median Sale Price	**-7.7%** ↓
Inventory	**-0.4** ↓
Total Market Time	**-5** ↓

October 2026 vs. October 2025

New Listings	**-11.6%** ↓
Pending Sales	**-28.3%** ↓
Closed Sales	**+2.9%** ↑
Average Sale Price	**-15.9%** ↓
Median Sale Price	**-1.9%** ↓
Inventory	**+0.8** ↑
Total Market Time	**+47** ↑

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Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	3	6.3%	3	8.6%	4	11.1%
100K-200K	3	6.3%	5	14.3%	4	11.1%
200K-300K	10	20.8%	3	8.6%	3	8.3%
300K-400K	4	8.3%	7	20.0%	9	25.0%
400K-500K	3	6.3%	2	5.7%	6	16.7%
500K-600K	8	16.7%	5	14.3%	7	19.4%
600K-700K	3	6.3%	0	0.0%	0	0.0%
700K-800K	3	6.3%	5	14.3%	0	0.0%
800K-900K	4	8.3%	2	5.7%	0	0.0%
900K-1M	4	8.3%	1	2.9%	2	5.6%
1MM-1.1MM	0	0.0%	1	2.9%	1	2.8%
1.1MM-1.2MM	1	2.1%	1	2.9%	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	1	2.1%	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	2.1%	0	0.0%	0	0.0%
Total Closed Sales	**48**		**35**		**36**	

90th Percentile 50th Percentile 10th Percentile

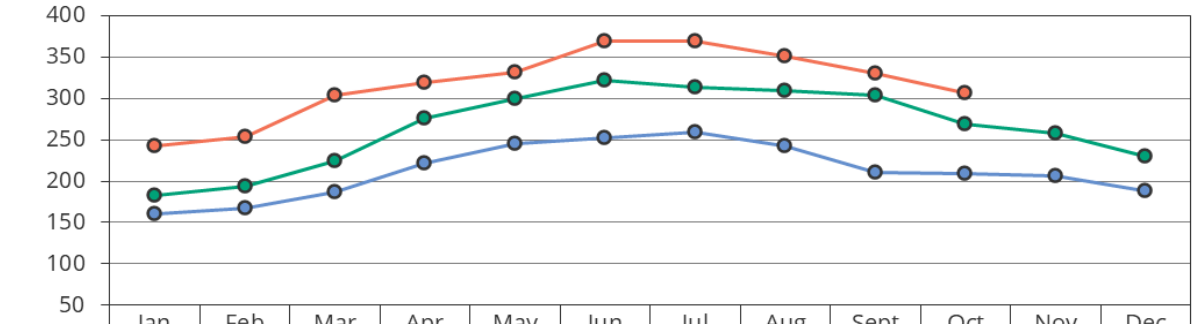
Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**October**	38	33	36	393,600	377,500	149
	September	44	41	37	475,000	409,000	154
	Year-To-Date	599	338	316	488,600	395,000	162
2025	**October**	43	46	35	468,000	385,000	102
	Year-To-Date	622	357	316	457,100	380,000	114
Change	**October 2025**	-11.6%	-28.3%	2.9%	-15.9%	-1.9%	46.1%
	Prev Mo 2026	-13.6%	-19.5%	-2.7%	-17.1%	-7.7%	-3.2%
	Year-To-Date	-3.7%	-5.3%	0.0%	6.9%	3.9%	42.1%

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Curry County

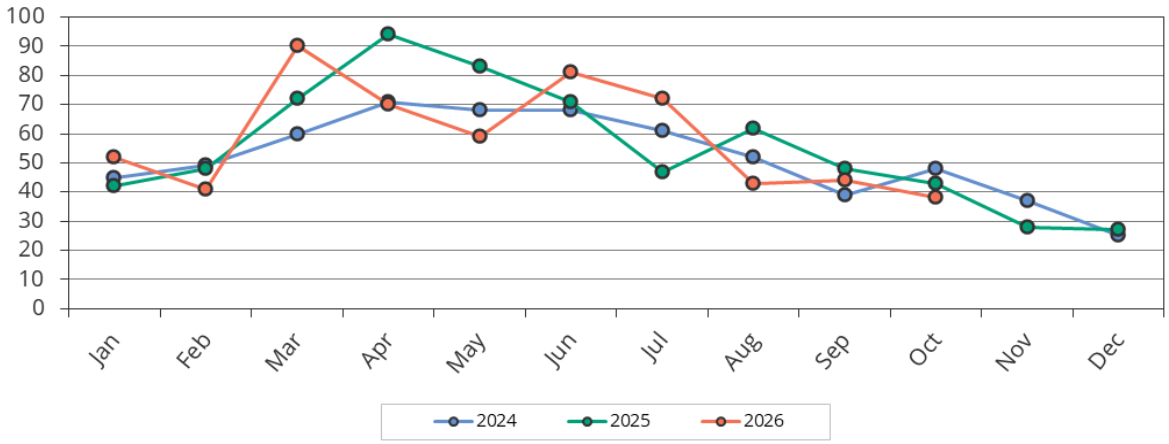
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Active Residential Listings

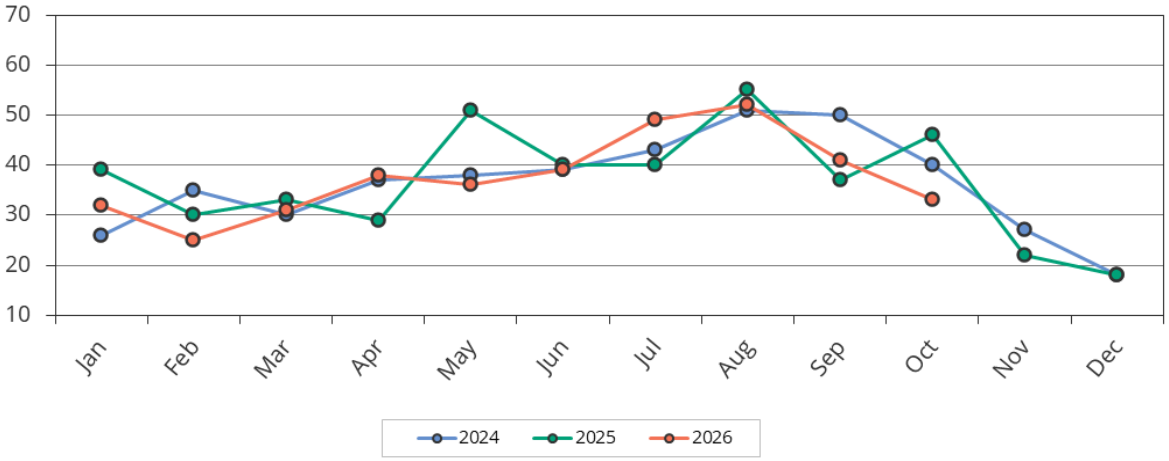


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2024	160	167	187	222	245	252	259	242	211	209	206	188
2025	183	194	224	276	300	321	313	309	303	269	257	230
2026	242	253	303	319	332	369	369	351	330	306		

New Listings



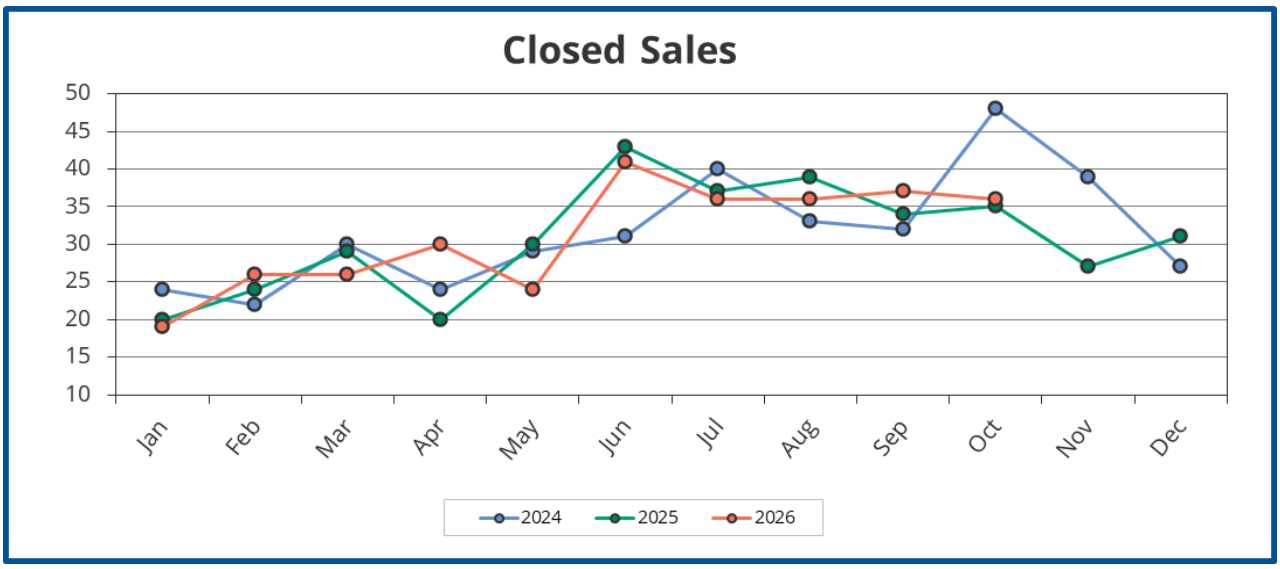
Pending Sales

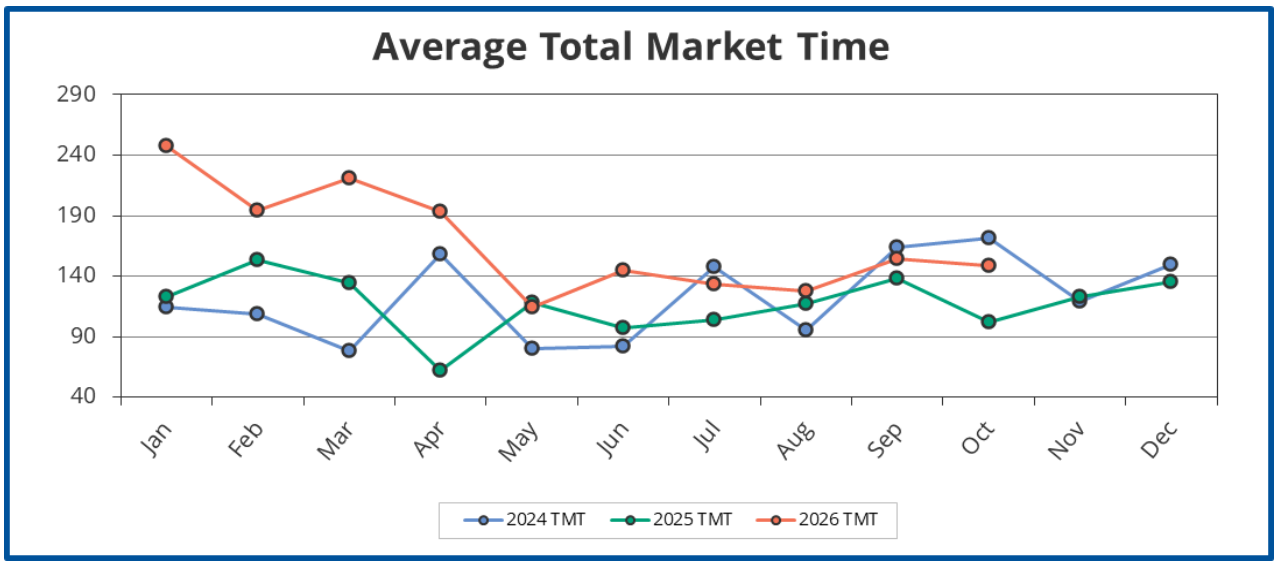


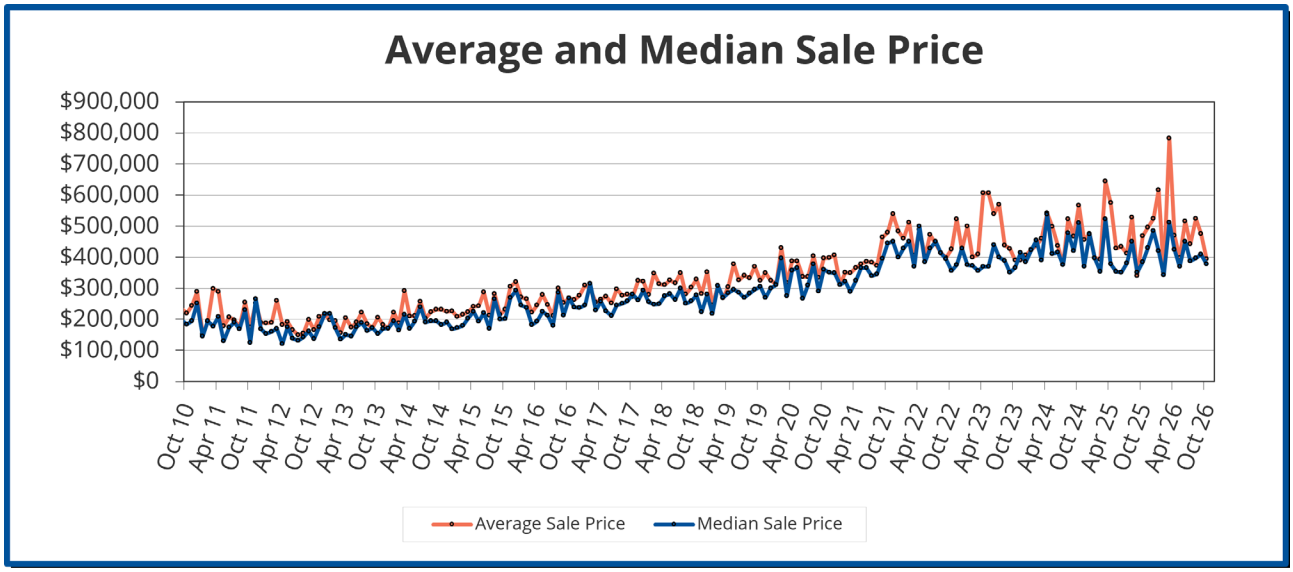
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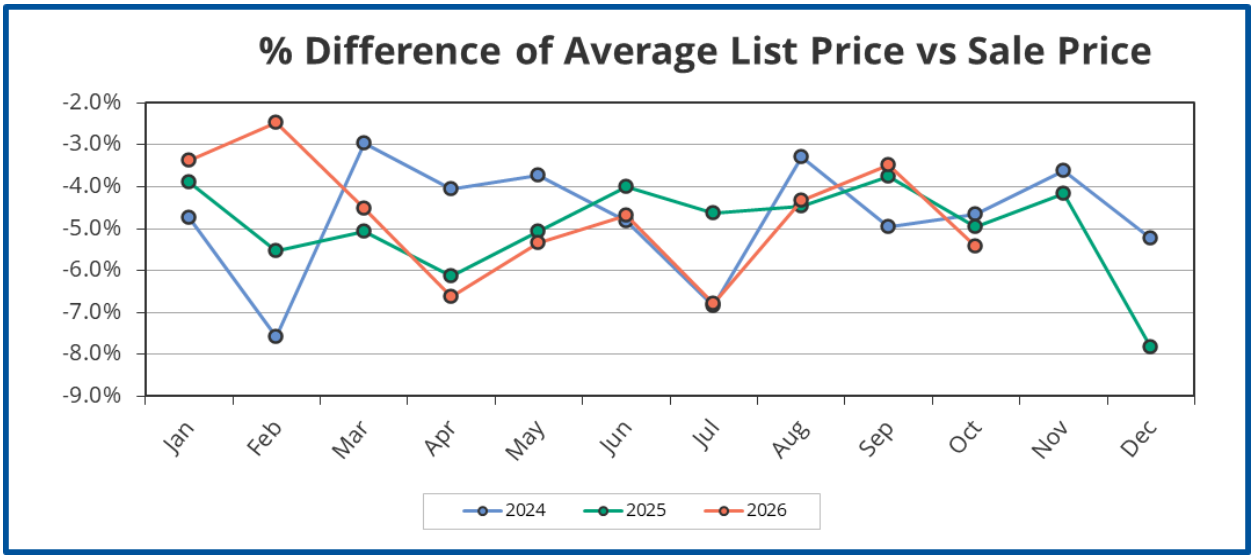


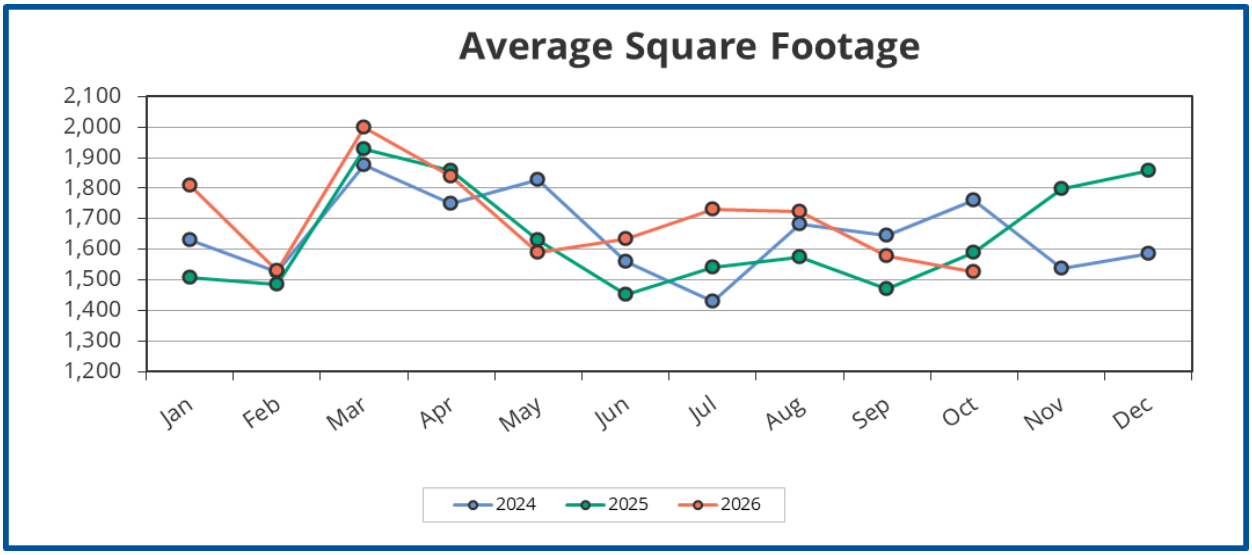


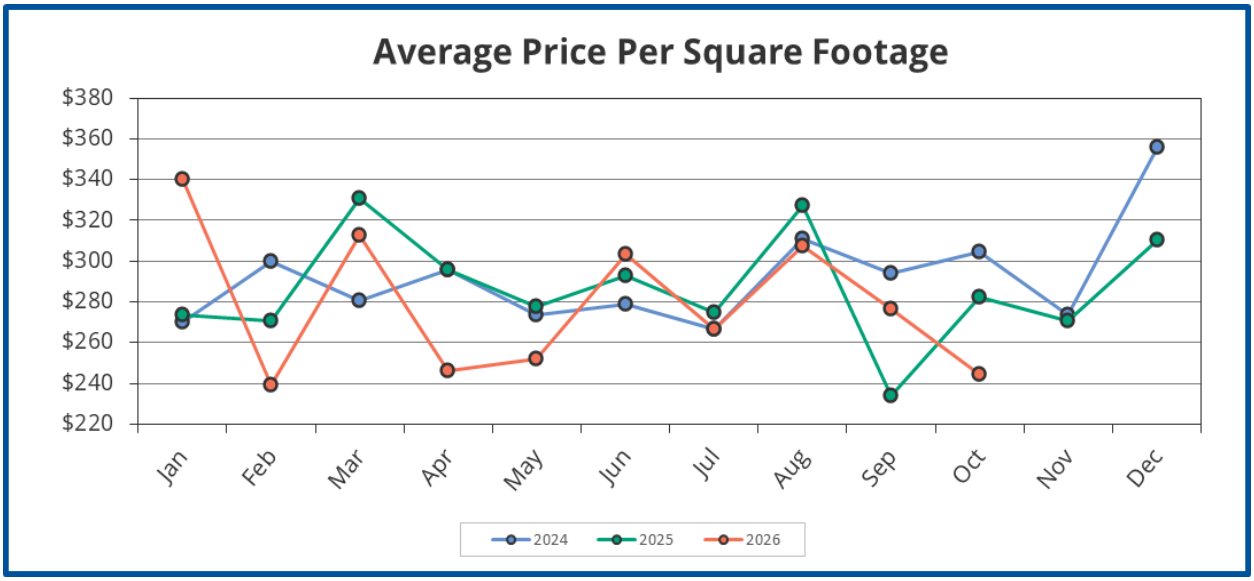
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Curry County
October 2026 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City / Airport / Marina Hts. / NB Chetco	74	7	8	10	-50.0%	8	442,400	132	177	109	0.9%	107	544,100	450,000	-5.1%	1	350,000	14	124,000	3	526,000
271	Harbor / Winchuck / SB Chetco	70	10	7	7	-12.5%	15	362,300	100	127	85	-2.3%	78	418,000	257,000	8.8%	2	1,647,500	2	218,000	1	400,000
272	Carpenterville / Cape Ferrello / Whaleshead	29	4	5	7	75.0%	1	60,000	530	50	30	7.1%	19	426,200	365,000	16.3%	-	-	3	73,200	-	-
273	Gold Beach	94	10	12	4	-42.9%	5	340,400	224	164	76	-19.1%	74	525,000	392,000	20.5%	3	508,300	12	390,600	1	320,000
274	Port Orford	39	7	9	5	-28.6%	7	490,400	168	81	38	-5.0%	38	437,400	407,500	2.3%	4	508,400	15	149,200	-	-
	Curry County	306	38	41	33	-28.3%	36	393,600	149	599	338	-5.3%	316	488,600	395,000	7.4%	10	720,400	46	202,500	5	459,600

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

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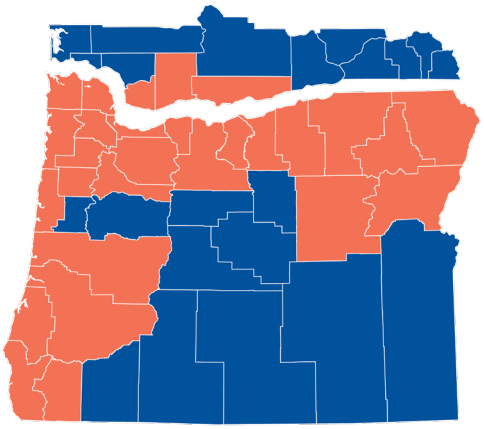
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MARKET ACTION REPORT

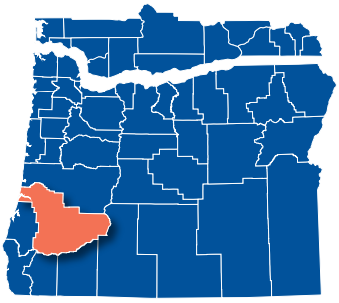
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Douglas County
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MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (113) decreased 23.1% from the 147 listed in October 2025, and decreased 19.9% from the 141 listed in September 2026.

Pending Sales
Pending sales (95) decreased 28.0% from the 132 offers accepted in October 2025, and increased 2.2% from the 93 offers accepted in September 2026.

Closed Sales
Closed sales (82) decreased 16.3% from the 98 closings in October 2025, and decreased 21.2% from the 104 closings in September 2026.

Inventory and Total Market Time
Inventory increased to 7.4 months in October. Total market time decreased to 90 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (1,666) decreased 3.6%, pending sales (1,116) decreased 5.3%, and closed sales (1,081) decreased 0.5%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has increased 2.4% from $351,700 to $360,300. In the same comparison, the median sale price has increased 0.6% from $325,000 to $327,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +2.9% ($362,300 v. $352,200)
Median Sale Price % Change: +1.5% ($330,000 v. $325,000)

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

Inventory in Months

	2024	2025	2026
January	3.9	5.9	7.0
February	3.9	4.4	6.0
March	2.8	4.4	4.5
April	3.3	4.0	4.4
May	3.2	5.1	4.4
June	3.9	5.7	5.0
July	3.9	4.2	4.8
August	3.5	4.4	5.9
September	3.7	5.5	6.1
October	3.8	5.7	7.4
November	4.1	5.5	
December	4.2	4.9	

Residential Trends

October 2026 vs. September 2026

New Listings **-19.9%**

Pending Sales **+2.2%**

Closed Sales **-21.2%**

Average Sale Price **+4.0%**

Median Sale Price **-4.3%**

Inventory **+1.3**

Total Market Time **-18**

October 2026 vs. October 2025

New Listings **-23.1%**

Pending Sales **-28.0%**

Closed Sales **-16.3%**

Average Sale Price **+0.9%**

Median Sale Price **-10.3%**

Inventory **+1.7**

Total Market Time **-18**

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Douglas County
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Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	7	5.6%	6	5.8%	7	8.5%
100K-200K	20	16.1%	17	16.3%	12	14.6%
200K-300K	30	24.2%	15	14.4%	22	26.8%
300K-400K	24	19.4%	30	28.8%	16	19.5%
400K-500K	22	17.7%	11	10.6%	12	14.6%
500K-600K	8	6.5%	13	12.5%	5	6.1%
600K-700K	3	2.4%	3	2.9%	3	3.7%
700K-800K	4	3.2%	3	2.9%	1	1.2%
800K-900K	3	2.4%	3	2.9%	0	0.0%
900K-1M	1	0.8%	1	1.0%	1	1.2%
1MM-1.1MM	0	0.0%	0	0.0%	1	1.2%
1.1MM-1.2MM	2	1.6%	1	1.0%	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%	1	1.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	1	1.2%
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	1.2%
Total Closed Sales	124		104		82	

90th Percentile 50th Percentile 10th Percentile

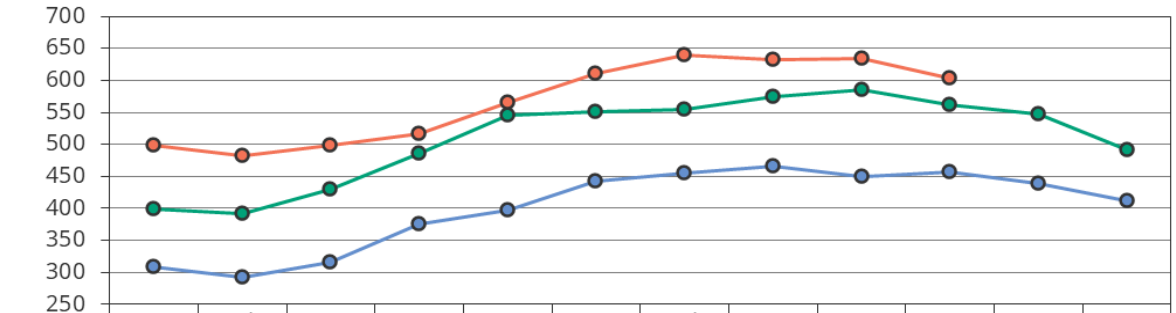
	Douglas County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	113	95	82	383,500	300,000	90
	September	141	93	104	368,600	313,500	108
	Year-To-Date	1,666	1,116	1,081	360,300	327,000	94
2025	October	147	132	98	380,000	334,500	108
	Year-To-Date	1,729	1,179	1,086	351,700	325,000	85
Change	October 2025	-23.1%	-28.0%	-16.3%	0.9%	-10.3%	-16.7%
	Prev Mo 2026	-19.9%	2.2%	-21.2%	4.0%	-4.3%	-16.7%
	Year-To-Date	-3.6%	-5.3%	-0.5%	2.4%	0.6%	10.6%

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Douglas County

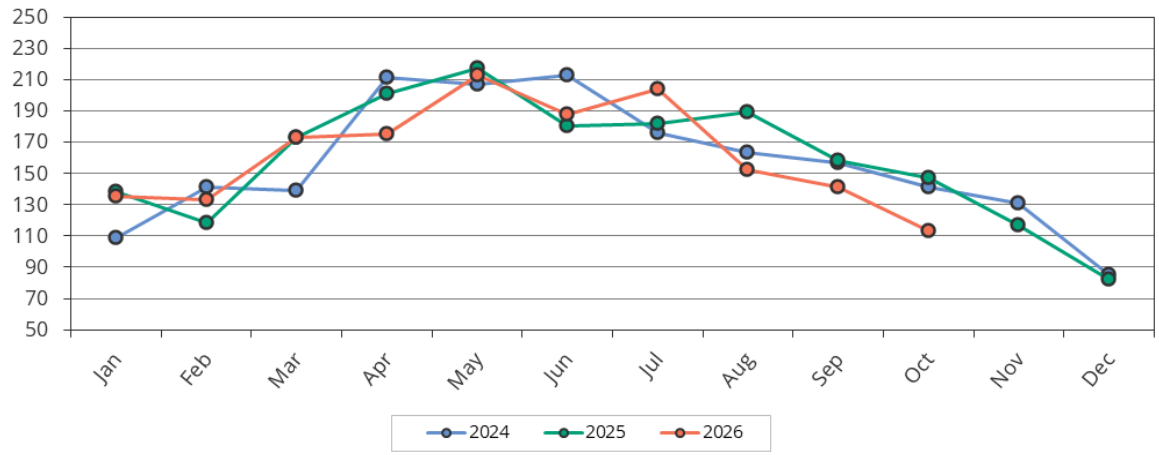
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Active Residential Listings

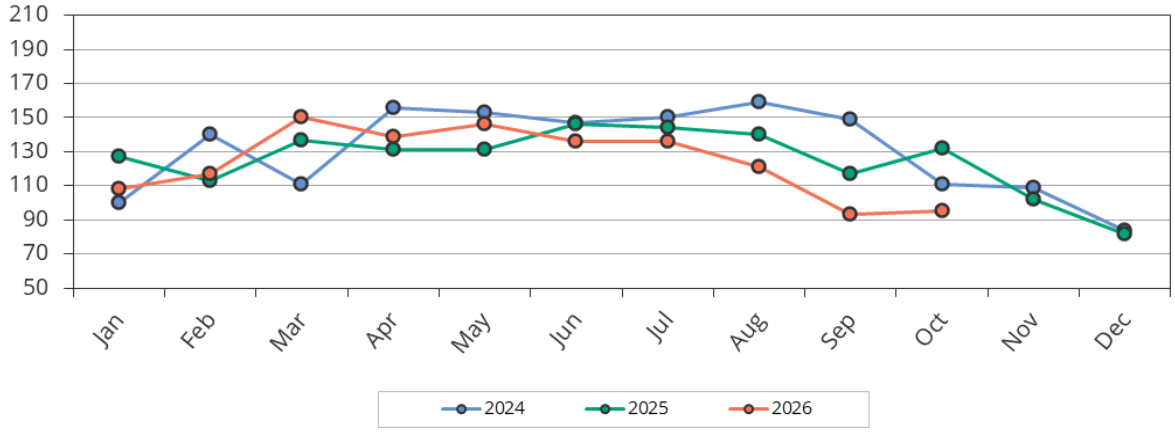


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	308	293	315	375	398	442	455	466	450	456	439	411
2025	399	391	430	485	545	551	554	574	586	561	547	492
2026	499	482	498	516	565	611	639	632	634	603		

New Listings



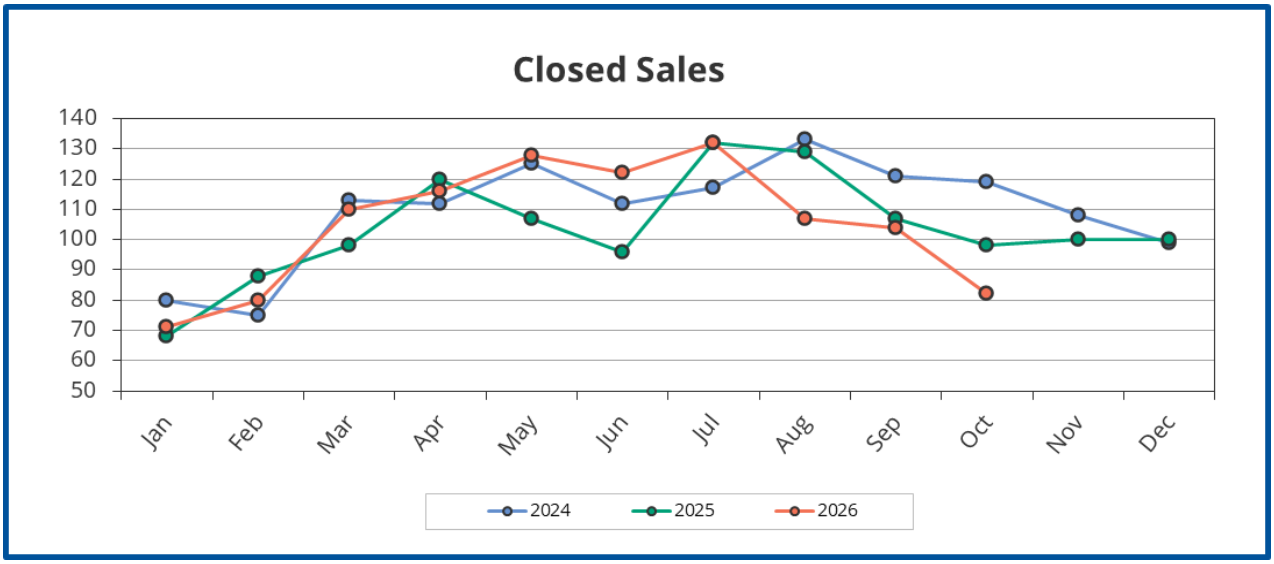
Pending Sales

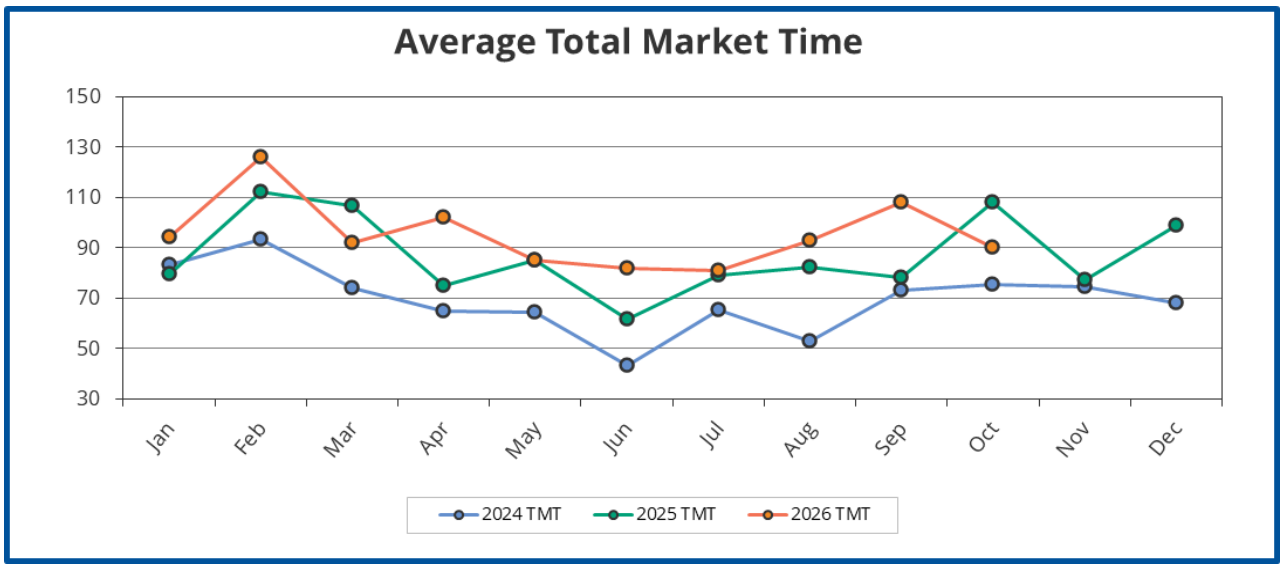


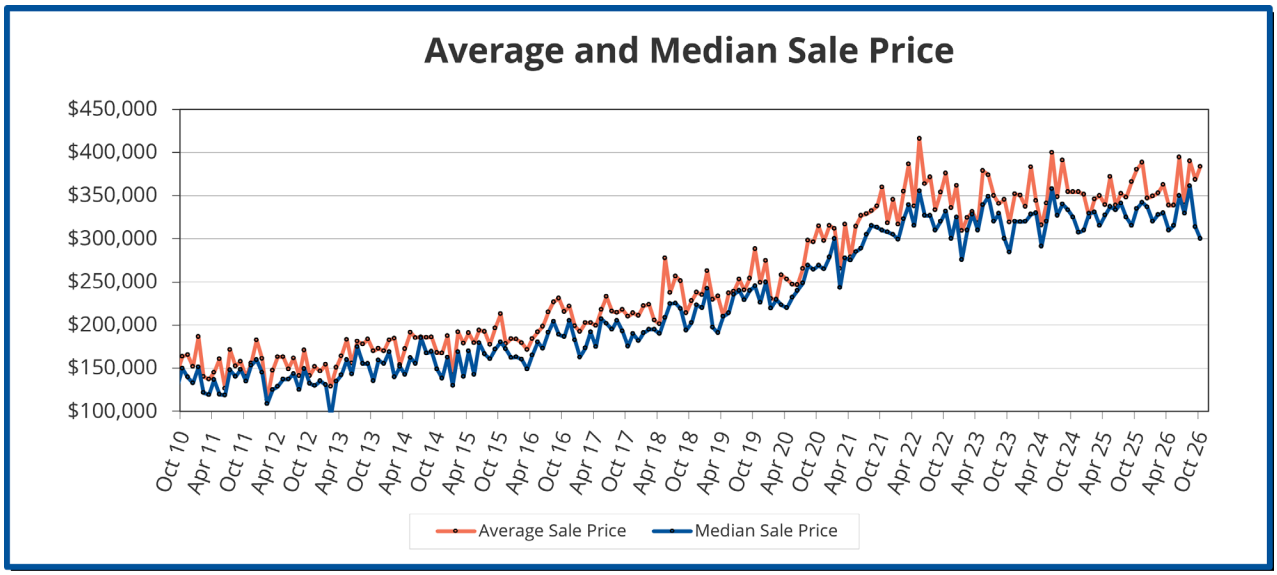
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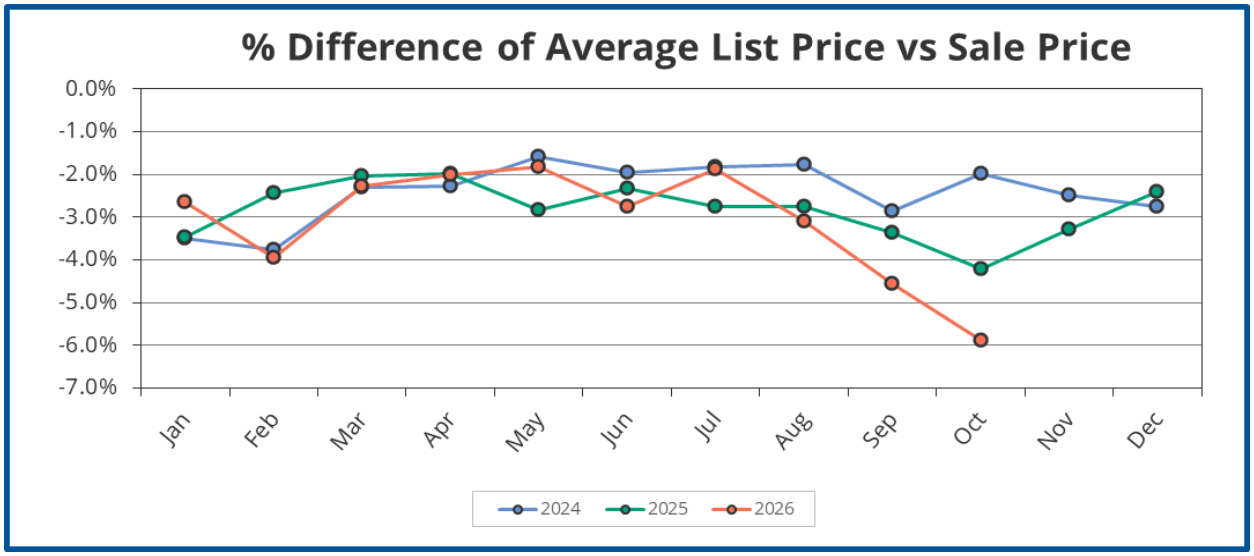


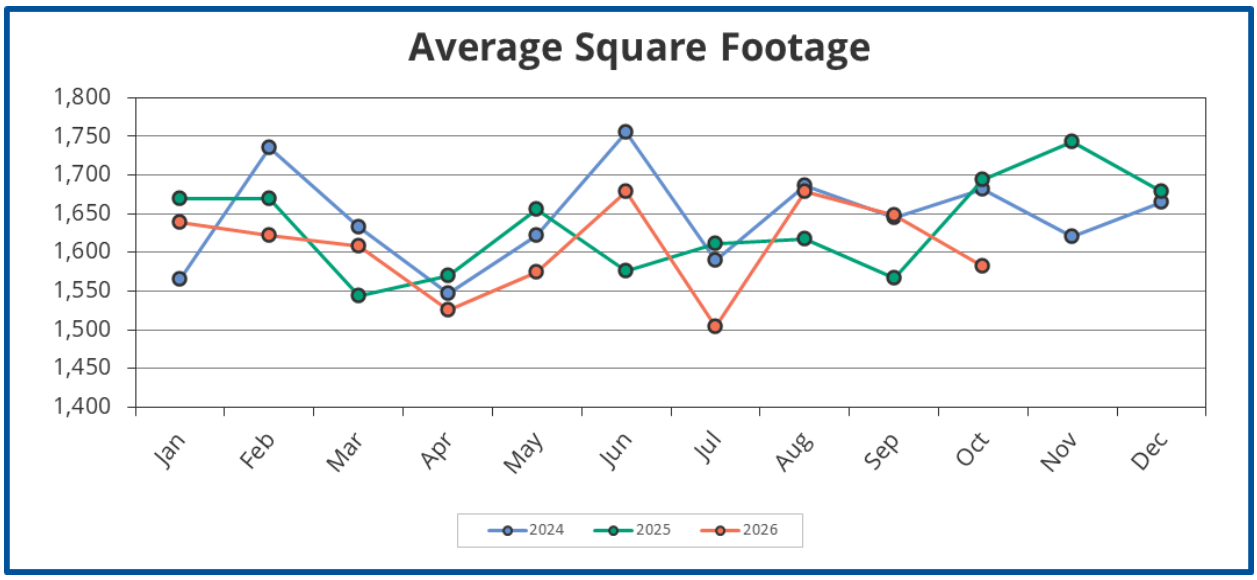


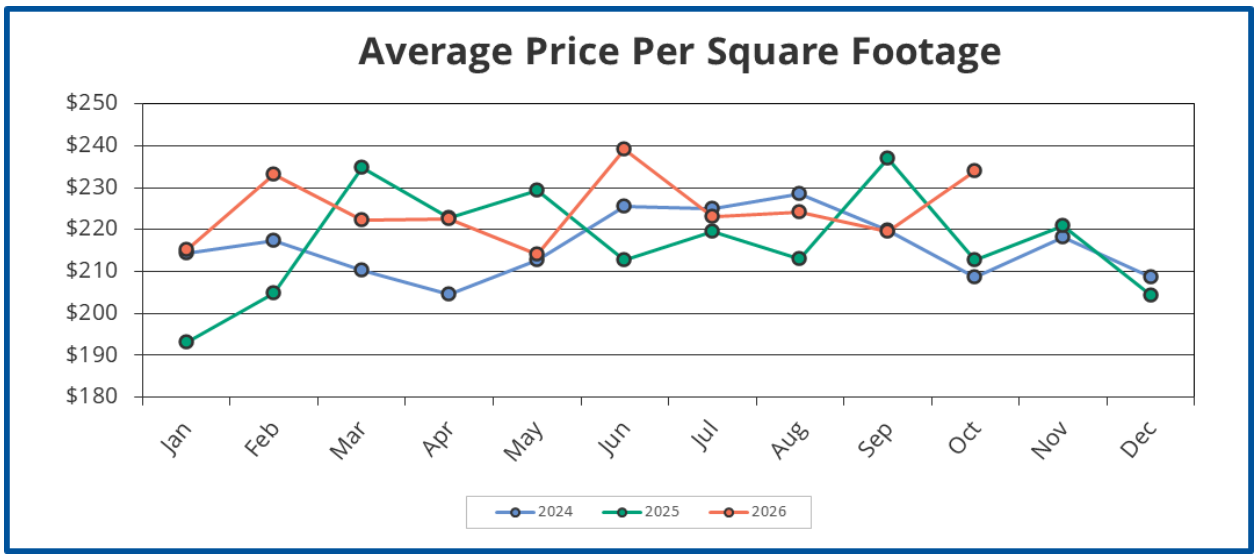
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Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	57	21	5	12	-36.8%	12	552,000	82	207	147	4.3%	144	329,800	281,000	11.8%	4	693,800	11	194,300	5	377,400
252	NW Roseburg	61	6	6	4	-76.5%	7	706,100	117	169	102	-16.4%	105	507,500	430,200	3.9%	-	-	8	350,700	4	561,000
253	SE Roseburg	35	6	1	6	0.0%	8	233,200	69	94	66	3.1%	67	281,200	277,900	-10.5%	2	186,000	2	79,500	3	287,700
254	SW Roseburg	52	14	3	9	-25.0%	6	338,500	120	140	97	15.5%	85	434,600	385,000	1.8%	-	-	7	192,700	1	156,000
255	Glide & E of Roseburg	37	1	3	4	0.0%	1	385,000	181	84	50	0.0%	50	516,200	500,000	3.1%	-	-	8	232,500	-	-
256	Sutherlin / Oakland Area	71	17	9	13	-35.0%	13	413,400	89	238	165	4.4%	166	358,900	350,000	2.4%	5	809,600	10	423,400	2	247,500
257	Winston & SW of Roseburg	50	11	10	7	-36.4%	6	292,500	124	154	113	4.6%	108	332,300	315,000	-4.8%	2	960,000	7	167,400	-	-
258	Myrtle Creek & S/SE of Roseburg	118	25	12	16	23.1%	8	313,300	60	252	143	-27.8%	137	304,900	299,500	1.8%	4	205,500	16	91,000	2	292,000
259	Green District	38	5	4	5	-64.3%	10	253,800	96	125	102	4.1%	100	302,000	312,600	11.1%	1	1,050,000	1	-	1	365,000
265	North Douglas County	84	7	9	19	18.8%	11	311,300	70	203	131	-16.0%	119	333,200	289,000	12.3%	7	338,600	17	120,700	-	-
	Douglas County	603	113	62	95	-28.0%	82	383,500	90	1,666	1,116	-5.3%	1,081	360,300	327,000	2.9%	25	534,300	87	198,000	18	366,300

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

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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.

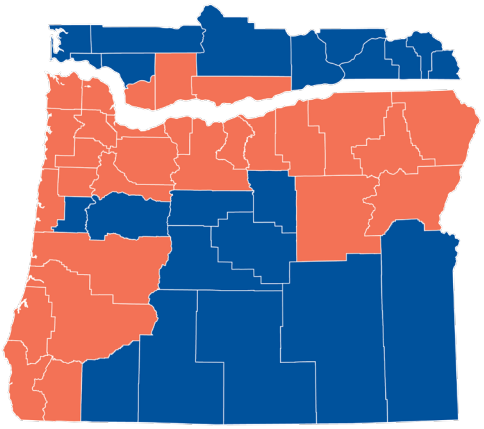
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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

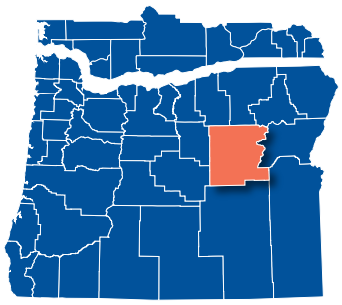
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MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (11) increased 10.0% from the 10 listed in October 2025, and increased 83.3% from the 6 listed in September 2026.

Pending Sales
Pending sales (4) decreased 71.4% from the 14 offers accepted in October 2025, and decreased 55.6% from the 9 offers accepted in September 2026.

Closed Sales
Closed sales (6) decreased 57.1% from the 14 closings in October 2025, and decreased 25.0% from the 8 closings in September 2026.

Inventory and Total Market Time
Inventory increased to 10.2 months in October. Total market time decreased to 108 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (106) decreased 17.2%, pending sales (65) decreased 15.6%, and closed sales (67) decreased 5.6%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has decreased 10.8% from $333,800 to $297,900. In the same comparison, the median sale price has decreased 10.5% from $285,000 to $255,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: -1.7% ($335,100 v. $340,900)
Median Sale Price % Change: -3.2% ($270,000 v. $279,000)

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

Inventory in Months	2024	2025	2026
January	43.0	15.3	8.1
February	4.8	9.0	31.0
March	7.0	6.8	16.3
April	23.0	9.7	11.0
May	8.0	10.3	3.9
June	5.9	8.1	8.9
July	9.5	14.6	10.2
August	8.0	7.8	8.6
September	10.0	11.5	7.0
October	18.3	4.4	10.2
November	16.7	5.3	
December	5.6	18.3	

Residential Trends

October 2026 vs. September 2025

New Listings **+83.3%** ↑
Pending Sales **-55.6%** ↓
Closed Sales **-25.0%** ↓
Average Sale Price **+11.9%** ↑
Median Sale Price **-30.1%** ↓
Inventory **+3.2** ↑
Total Market Time **-133** ↓

October 2026 vs. October 2025

New Listings **+10.0%** ↑
Pending Sales **-71.4%** ↓
Closed Sales **-57.1%** ↓
Average Sale Price **-15.5%** ↓
Median Sale Price **-36.6%** ↓
Inventory **+5.8** ↑
Total Market Time **-34** ↓

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Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	1	16.7%	1	6.7%	1	14.3%
100K-200K	1	16.7%	2	13.3%	1	14.3%
200K-300K	3	50.0%	4	26.7%	3	42.9%
300K-400K	1	16.7%	2	13.3%	0	0.0%
400K-500K	0	0.0%	1	6.7%	0	0.0%
500K-600K	0	0.0%	2	13.3%	0	0.0%
600K-700K	0	0.0%	1	6.7%	2	28.6%
700K-800K	0	0.0%	1	6.7%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	1	6.7%	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	6		15		7	

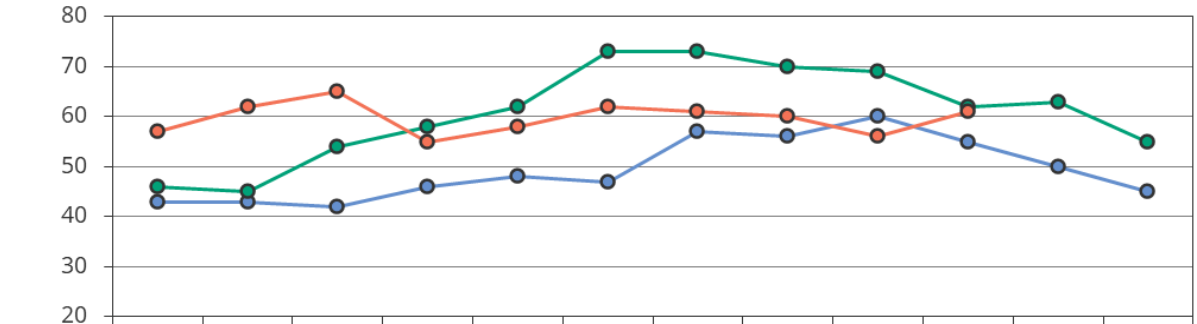
90th Percentile 50th Percentile 10th Percentile

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	11	4	6	351,700	215,000	108
	September	6	9	8	314,300	307,500	241
	Year-To-Date	106	65	67	297,900	255,000	186
2025	October	10	14	14	416,300	339,000	142
	Year-To-Date	128	77	71	333,800	285,000	124
Change	October 2025	10.0%	-71.4%	-57.1%	-15.5%	-36.6%	-23.9%
	Prev Mo 2026	83.3%	-55.6%	-25.0%	11.9%	-30.1%	-55.2%
	Year-To-Date	-17.2%	-15.6%	-5.6%	-10.8%	-10.5%	50.0%

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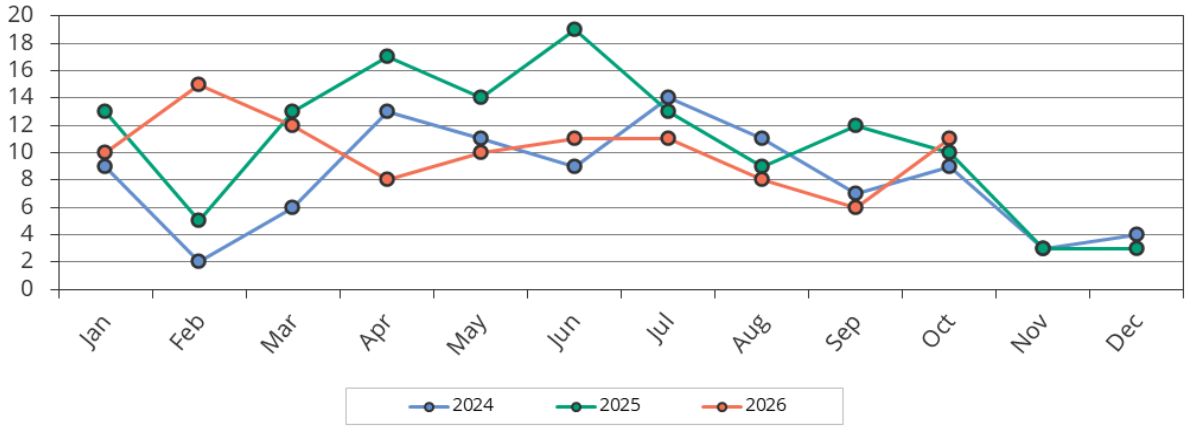
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Active Residential Listings

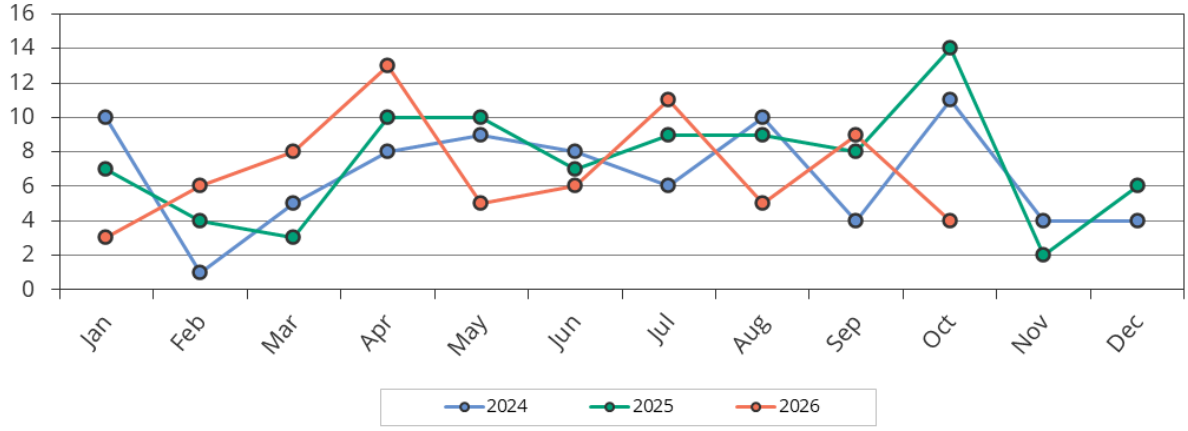


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2024	43	43	42	46	48	47	57	56	60	55	50	45
2025	46	45	54	58	62	73	73	70	69	62	63	55
2026	57	62	65	55	58	62	61	60	56	61		

New Listings

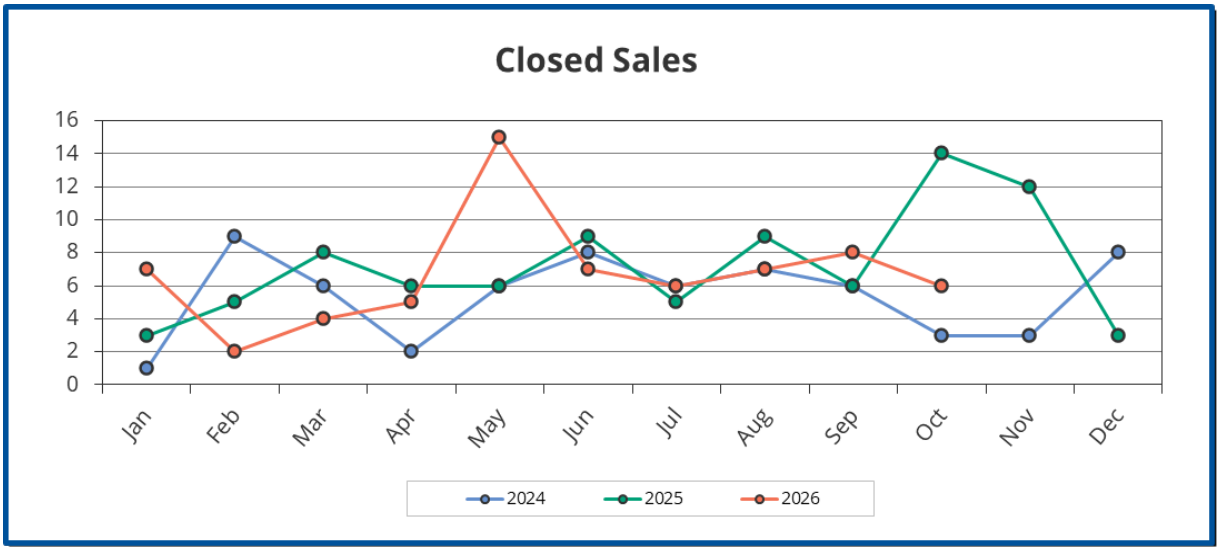


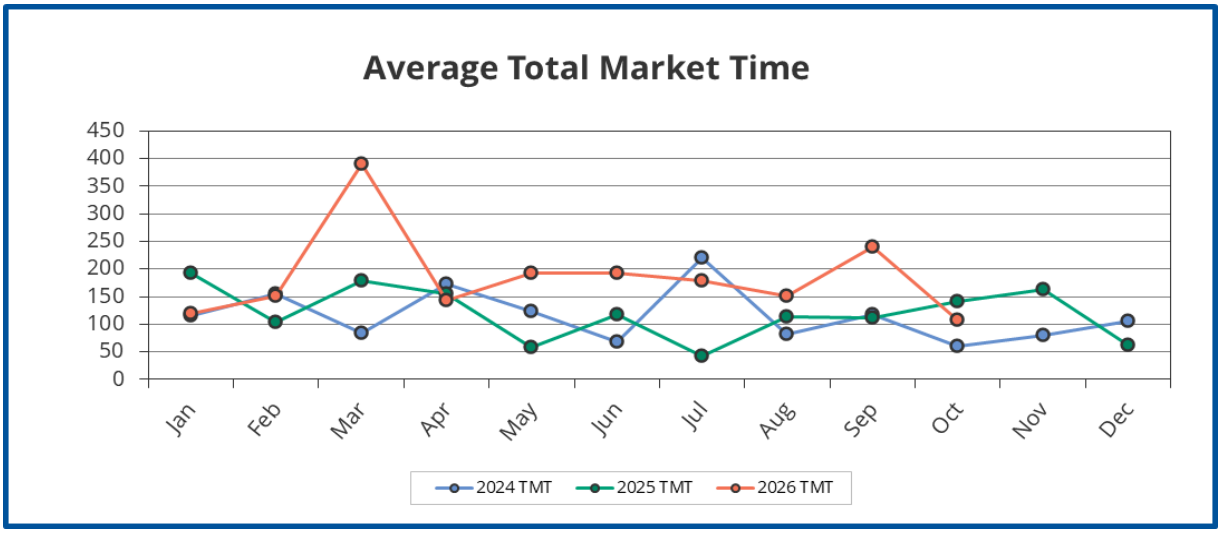
Pending Sales

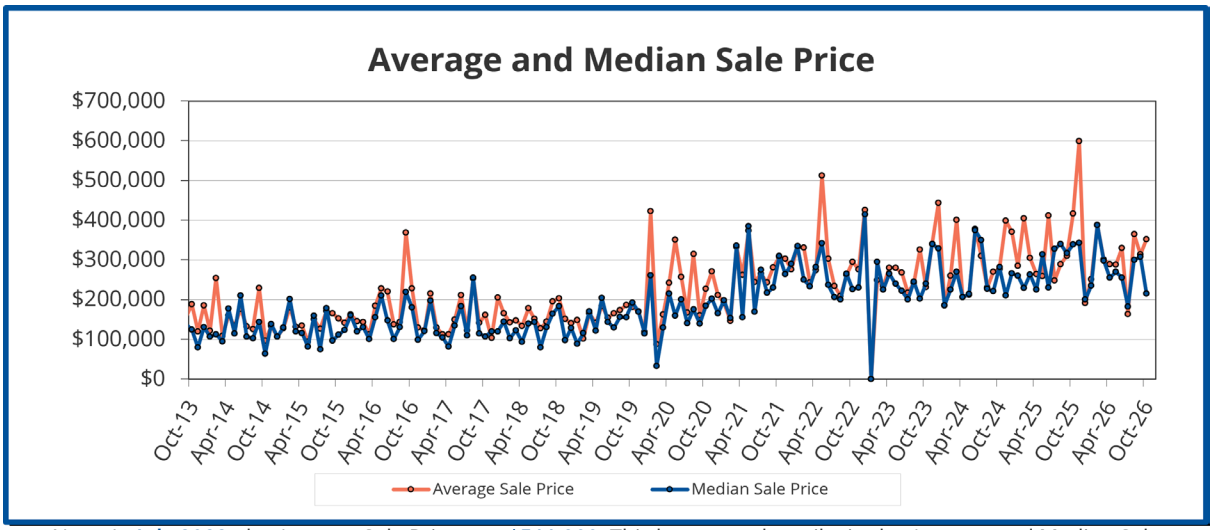


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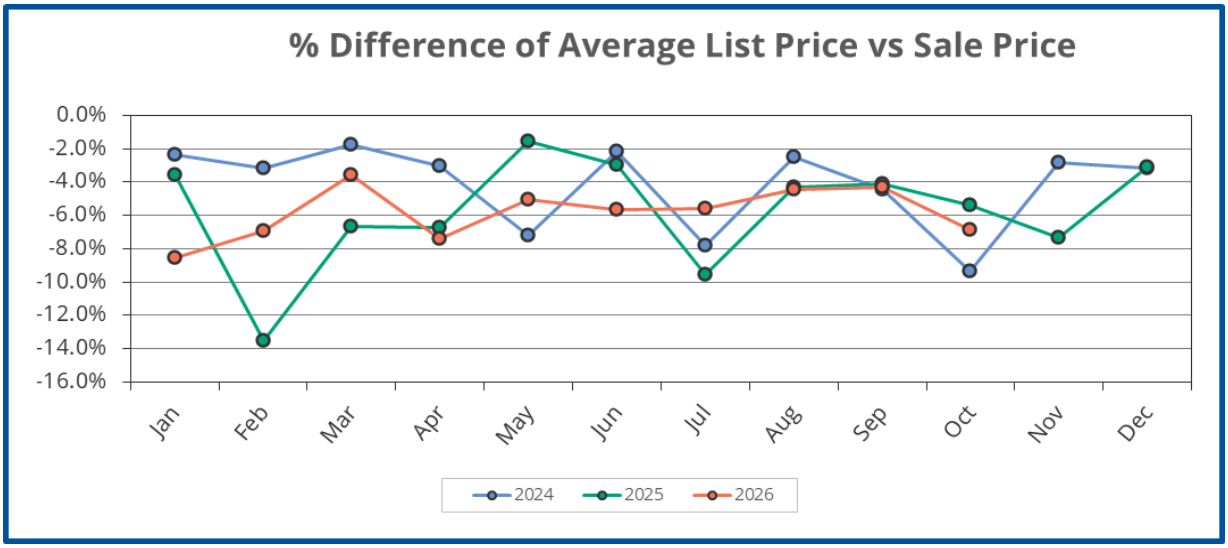


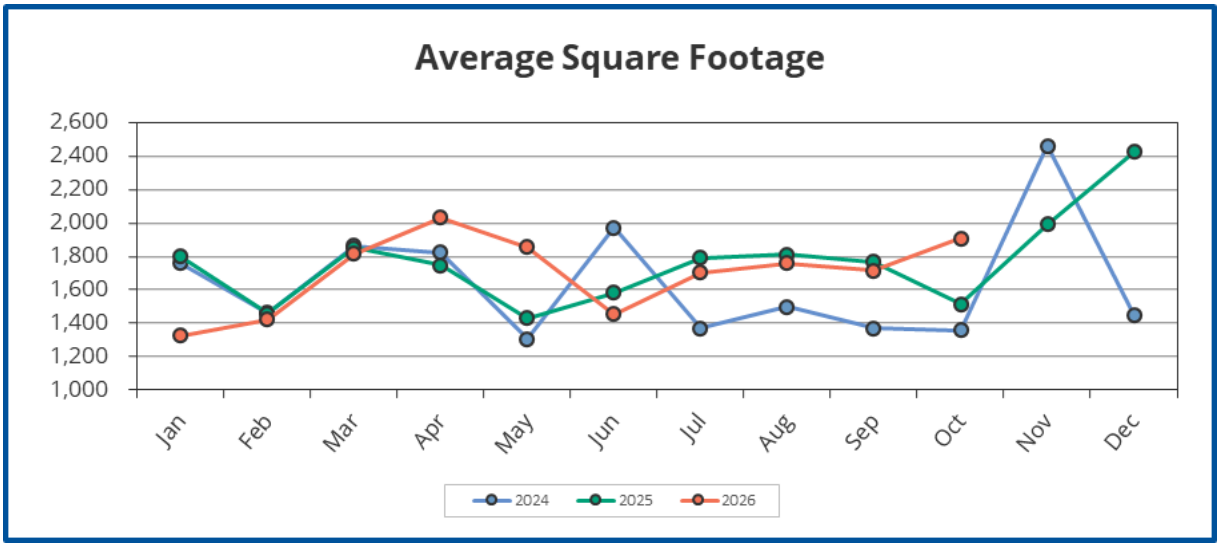
Note: In **July 2022**, the Average Sale Price was **$511,900**. This has caused a spike in the Average and Median Sale Price chart for that month. Since there were no sales in **January 2023**, we cannot calculate the Average and Median Sale Price for that month.

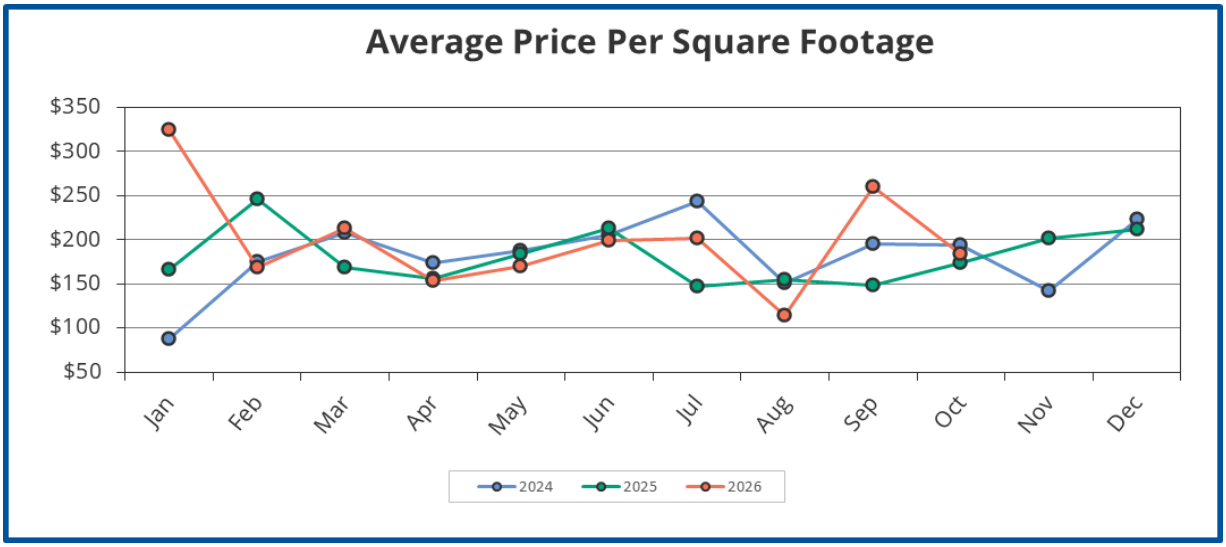
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Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97820	Canyon City	11	2	2	1	-80.0%	1	170,000	12	14	13	-31.6%	12	347,700	367,000	22.3%	-	-	1	94,000	-	-
97825	Dayville	3	1	0	0	-	1	685,000	75	4	3	200.0%	3	386,700	300,000	-22.7%	-	-	1	540,000	-	-
97845	John Day	29	6	1	2	-33.3%	2	227,500	6	49	27	12.5%	31	271,900	240,000	-23.7%	3	369,200	2	166,000	-	-
97848	Kimberly	-	0	-	0	-	0	-	-	2	1	-	1	645,000	645,000	-	1	300,000	-	-	-	-
97856	Long Creek	4	1	0	1	0.0%	0	-	-	5	4	33.3%	3	327,500	95,000	-62.6%	-	-	1	125,000	-	-
97864	Monument	-	-	0	0	-	0	-	-	1	-	-100.0%	-	-	-	-	-	-	2	1,032,500	-	-
97865	Mount Vernon	5	0	1	0	-	2	400,000	275	10	7	-53.3%	8	352,000	263,000	29.1%	-	-	-	-	-	-
97869	Prairie City	6	1	0	0	-100.0%	0	-	-	15	7	-41.7%	6	212,700	231,500	86.3%	2	187,500	1	36,300	-	-
97873	Seneca	3	0	0	0	-100.0%	0	-	-	6	3	50.0%	3	160,000	135,000	18.2%	-	-	-	-	-	-
	Grant County	61	11	4	4	-71.4%	6	351,700	108	106	65	-15.6%	67	297,900	255,000	-1.7%	6	297,100	8	399,000	-	-

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

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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.

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

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

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

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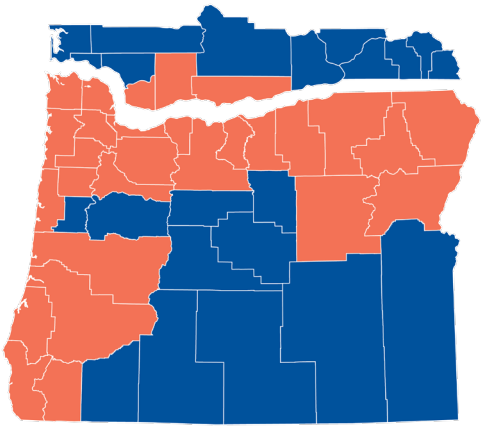
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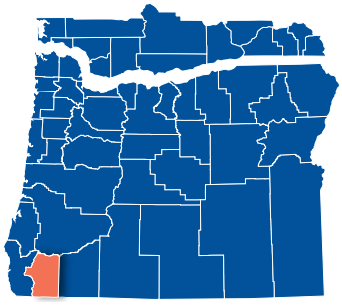
Josephine County, OR October 2026 Reporting Period

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Josephine County, OR

October 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (7) decreased 22.2% from the 9 listed in October 2025, and decreased 22.2% from the 9 listed in September 2026.

Pending Sales

Pending sales (6) matched the 6 offers accepted in October 2025, and increased 200.0% from the 2 offers accepted in September 2026.

Closed Sales

Closed sales (4) increased 33.3% from the 3 closings in October 2025, and decreased 42.9% from the 7 closings in September 2026.

Inventory and Total Market Time

Inventory increased to 9.0 months in October. Total market time decreased to 28 days.

Year-to-Date Summary

Comparing the first ten months of 2026 to the same period in 2025, new listings (84) decreased 4.5%, pending sales (51) held steady, and closed sales (50) increased 8.7%.

Average and Median Sale Prices

Comparing 2026 to 2025 through October, the average sale price has increased 2.4% from $408,600 to $418,400. In the same comparison, the median sale price has increased 0.8% from $383,800 to $387,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: -0.4% ($406,200 v. $408,000)
Median Sale Price % Change: -2.2% ($381,500 v. $390,000)

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

Inventory in Months	2024	2025	2026
January	15.0	29.0	10.7
February	3.9	6.5	6.8
March	7.0	8.0	9.3
April	14.3	4.9	17.5
May	11.5	7.6	9.3
June	16.7	11.3	11.3
July	7.8	8.2	5.8
August	10.8	31.0	4.3
September	4.3	4.7	5.3
October	12.0	10.3	9.0
November	6.8	5.0	
December	9.0	7.7	

Residential Trends

October 2026 vs. September 2026

- New Listings **-22.2%**
- Pending Sales **+200.0%**
- Closed Sales **-42.9%**
- Average Sale Price **+14.1%**
- Median Sale Price **+4.8%**
- Inventory **+3.7**
- Total Market Time **-124**

October 2026 vs. October 2025

- New Listings **-22.2%**
- Pending Sales **0.0%**
- Closed Sales **+33.3%**
- Average Sale Price **+20.4%**
- Median Sale Price **-19.4%**
- Inventory **-1.3**
- Total Market Time **-68**

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Josephine County, OR
October 2026 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	1	8.3%	0	0.0%
200K-300K	0	0.0%	1	8.3%	2	28.6%
300K-400K	3	33.3%	1	8.3%	2	28.6%
400K-500K	2	22.2%	2	16.7%	0	0.0%
500K-600K	2	22.2%	4	33.3%	2	28.6%
600K-700K	1	11.1%	0	0.0%	0	0.0%
700K-800K	1	11.1%	2	16.7%	0	0.0%
800K-900K	0	0.0%	1	8.3%	0	0.0%
900K-1M	0	0.0%	0	0.0%	1	14.3%
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	9		12		7	

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
2026	October	7	6	4	440,300	362,500	28
	September	9	2	7	385,800	346,000	152
	Year-To-Date	84	51	50	418,400	387,000	109
2025	October	9	6	3	365,700	450,000	96
	Year-To-Date	88	51	46	408,600	383,800	98
Change	October 2025	-22.2%	0.0%	33.3%	20.4%	-19.4%	-70.8%
	Prev Mo 2026	-22.2%	200.0%	-42.9%	14.1%	4.8%	-81.6%
	Year-To-Date	-4.5%	0.0%	8.7%	2.4%	0.8%	11.2%

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Josephine County, OR

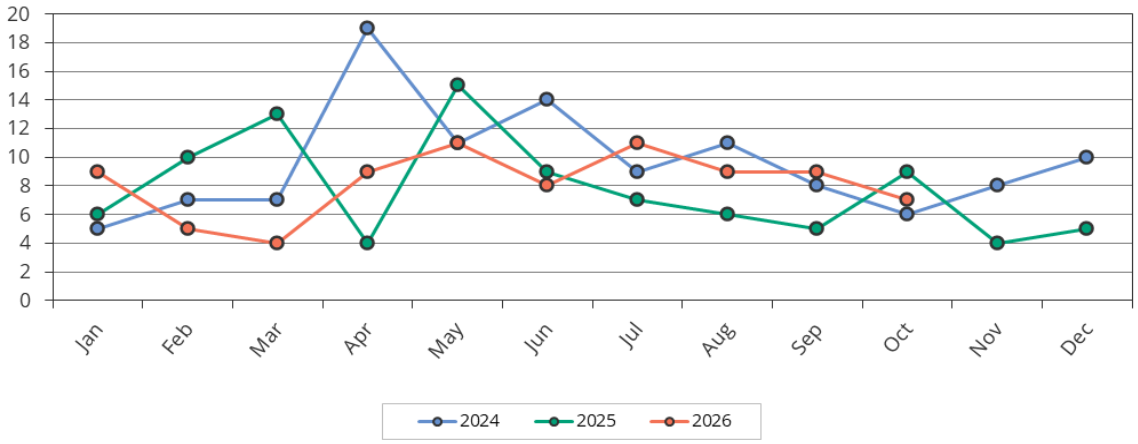
October 2026 Reporting Period

Active Residential Listings

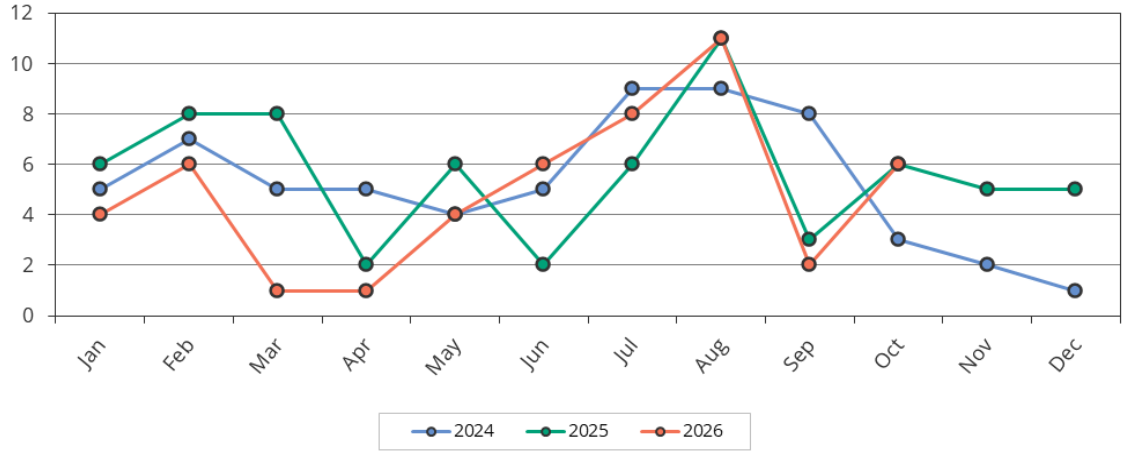


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	30	27	28	43	46	50	47	43	34	36	34	36
2025	29	26	32	34	38	45	41	31	33	31	25	23
2026	32	27	28	35	37	34	35	34	37	36		

New Listings



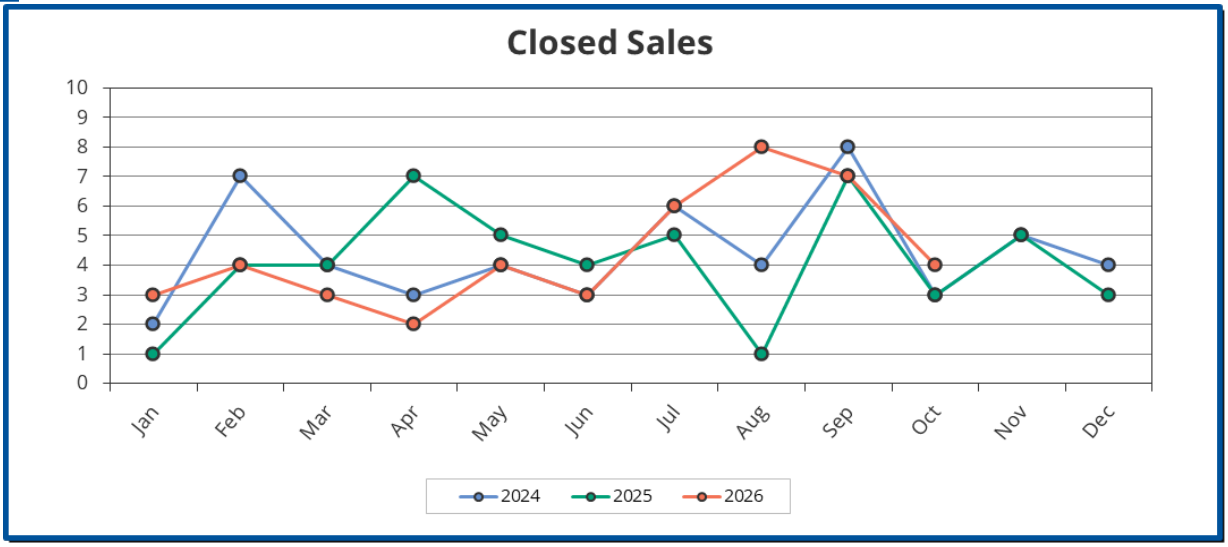
Pending Sales

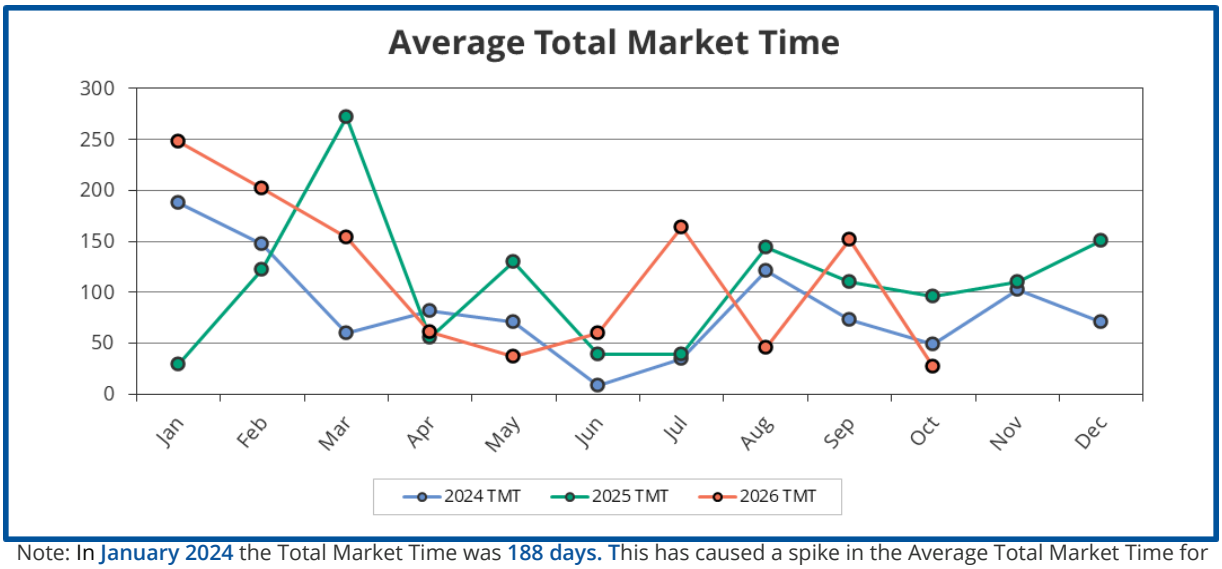


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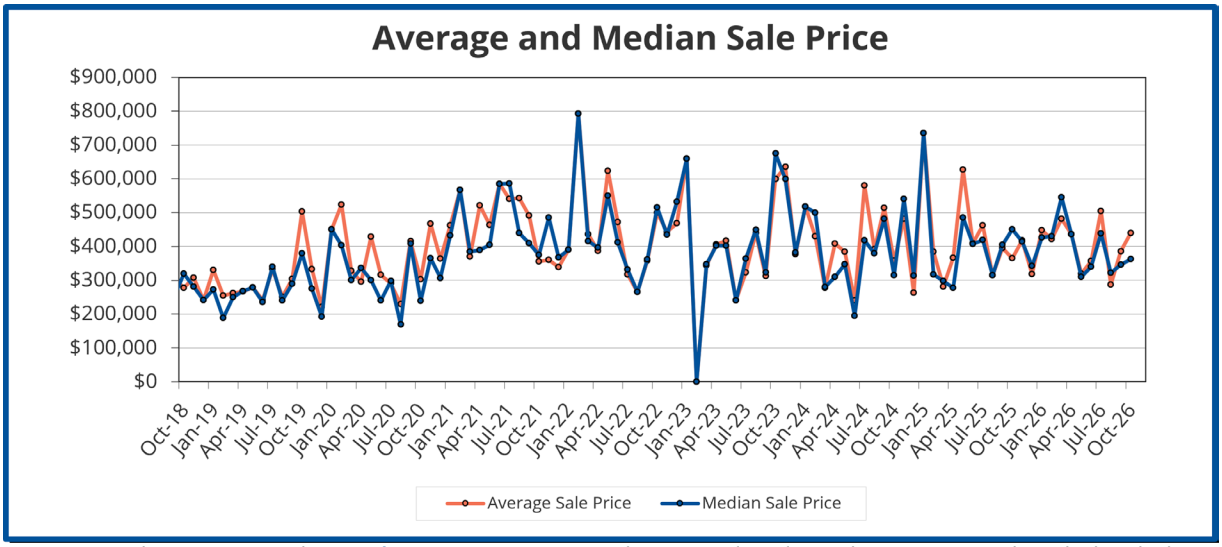
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Note: In **January 2024** the Total Market Time was **188 days.** This has caused a spike in the Average Total Market Time for those months.

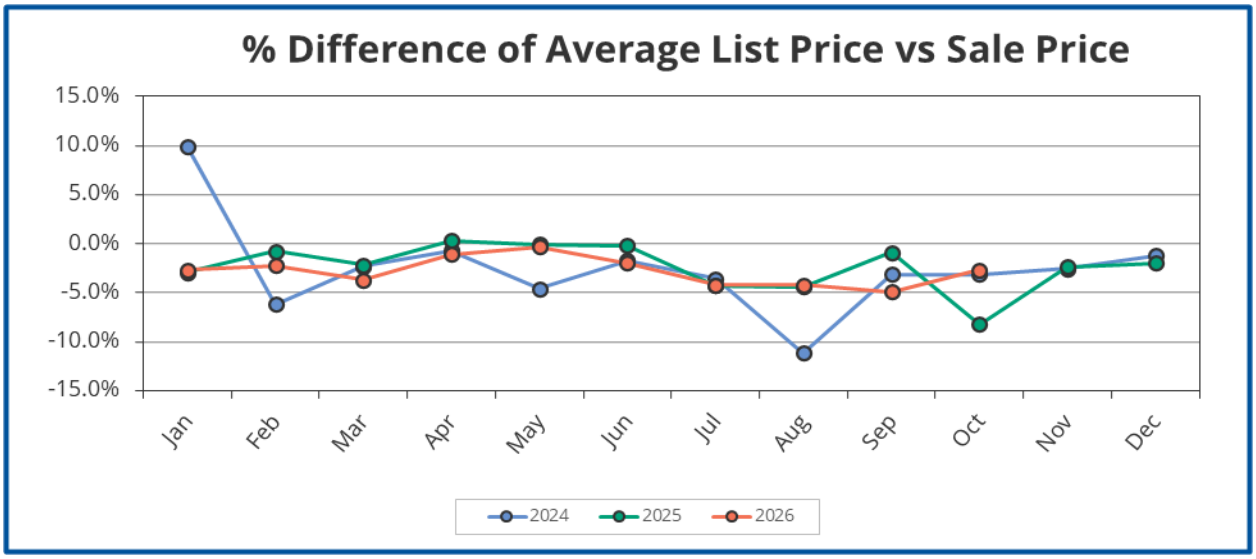


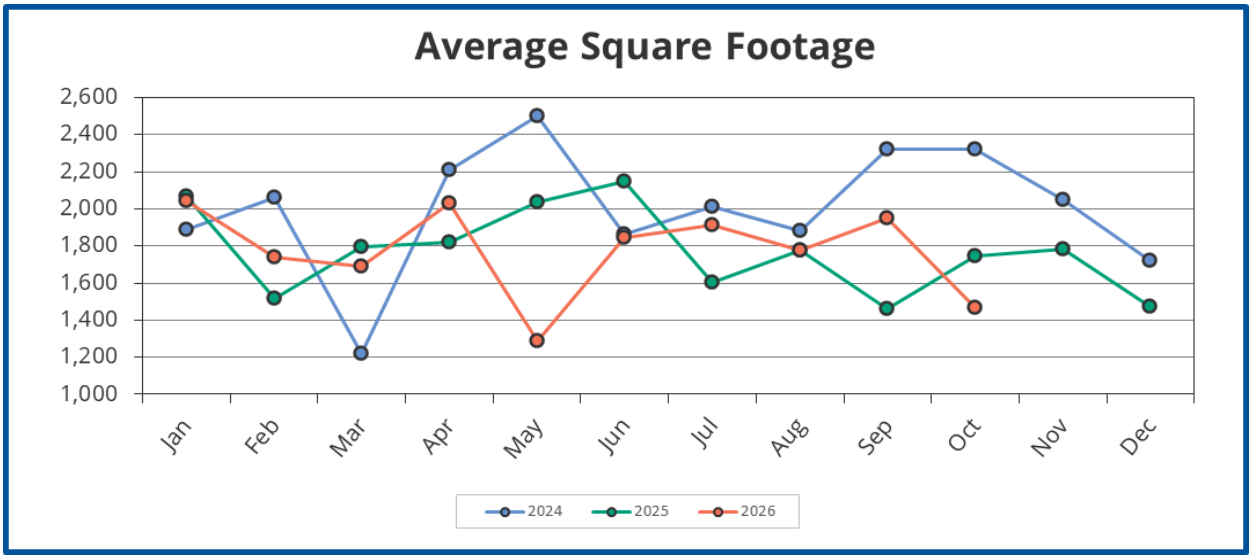
Note: Since there were no sales in **February 2023**, Average Sale Price and Median Sales Price cannot be calculated. The zero data points only reflect unavailable data.

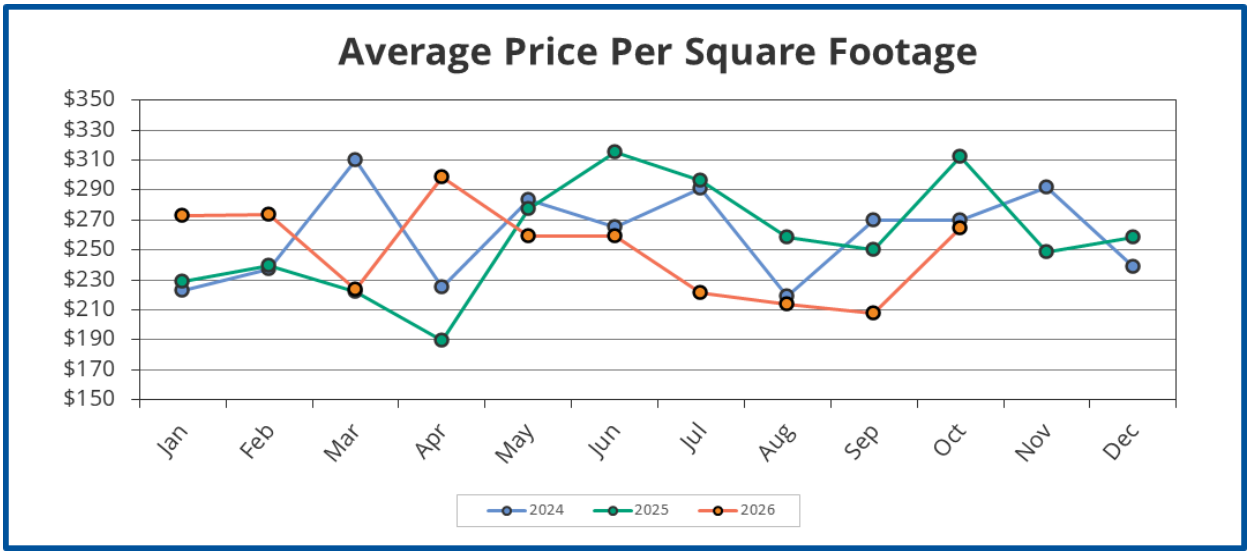
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October 2026 Reporting Period







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

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Josephine County, OR
October 2026 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							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97497	Wolf Creek	8	1	2	1	-	1	800,000	28	9	3	200.0%	3	635,000	738,000	114.9%	-	-	2	120,000	-	-
97523	Cave Junction	3	1	1	-	-100.0%	0	-	-	7	4	-20.0%	4	427,500	400,000	46.3%	-	-	2	110,000	-	-
97526	Grants Pass	10	3	-	3	200.0%	2	242,500	27	27	19	0.0%	19	401,000	390,000	2.6%	-	-	-	-	-	-
97527	Grants Pass	10	2	-	2	-33.3%	0	-	-	29	18	5.9%	17	427,600	398,500	-20.2%	1	184,100	-	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	0	0	0	0	-100.0%	0	-	-	1	1	-50.0%	1	384,000	384,000	137.4%	-	-	1	66,000	-	-
97532	Merlin	-	0	0	0	-	0	-	-	2	1	0.0%	1	620,000	620,000	55.0%	-	-	-	-	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	1	0	-	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	90,000	-	-
97538	Selma	2	0	0	0	-	0	-	-	2	2	0.0%	2	202,500	202,500	-36.9%	-	-	-	-	-	-
97543	Wilderville	1	0	0	0	-	1	476,000	28	3	1	-	1	476,000	476,000	-	-	-	-	-	-	-
97544	Williams	1	0	0	0	-	0	-	-	2	2	0.0%	2	265,000	265,000	-47.2%	-	-	-	-	-	-
	Josephine Co.	36	7	3	6	0.0%	4	440,300	28	84	51	0.0%	50	418,400	387,000	-0.5%	1	184,100	6	102,700	-	-
97501	Medford	2	0	-	3	200.0%	1	101,000	17	20	16	14.3%	14	311,500	283,700	-10.6%	1	515,400	-	-	1	261,800
97502	Central Point	1	0	0	0	-	0	-	-	3	2	-77.8%	2	555,000	555,000	-7.8%	-	-	-	-	-	-
97503	White City	2	0	0	1	-	1	179,000	13	4	2	0.0%	2	359,500	359,500	30.7%	-	-	-	-	-	-
97504	Medford	2	1	3	0	-100.0%	0	-	-	18	12	-25.0%	15	443,400	380,000	-0.7%	-	-	1	315,500	1	470,000
97520	Ashland	4	0	3	2	-33.3%	0	-	-	19	14	133.3%	13	676,400	510,000	-21.5%	-	-	-	-	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	4	2	0	0	-	0	-	-	11	3	-62.5%	4	355,700	390,000	-28.4%	-	-	-	-	-	-
97525	Gold Hill	0	0	0	0	-100.0%	0	-	-	2	3	-40.0%	4	431,300	420,000	0.2%	-	-	-	-	-	-
97530	Jacksonville	2	0	0	1	-50.0%	0	-	-	4	3	-50.0%	3	645,000	660,000	70.1%	-	-	1	122,500	-	-
97535	Phoenix	2	0	0	0	-100.0%	0	-	-	5	1	-50.0%	1	245,000	245,000	416.4%	-	-	-	-	-	-
97536	Prospect	-	-	0	0	-	0	-	-	-	0	-100.0%	1	1,400,000	1,400,000	455.6%	-	-	-	-	-	-
97537	Rogue River	5	1	0	0	-100.0%	0	-	-	11	4	-42.9%	4	438,500	448,000	0.5%	-	-	-	-	-	-
97539	Shady Cove	0	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97540	Talent	0	0	0	0	-	0	-	-	1	2	-50.0%	2	1,075,000	1,075,000	45.2%	-	-	-	-	-	-
97541	Trail	0	0	0	0	-	0	-	-	1	1	-	1	288,800	288,800	-	-	-	2	217,500	-	-
	Jackson Co.	24	4	6	7	-36.4%	2	140,000	15	100	63	-22.2%	66	493,300	396,000	8.9%	1	515,400	4	218,300	2	365,900

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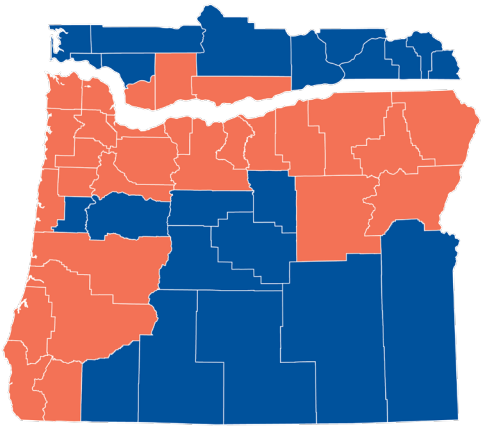
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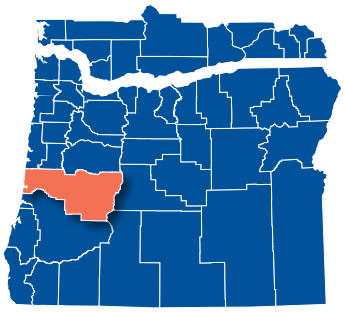
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Lane County October 2026 Reporting Period

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Lane County
October 2026 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 (361) increased 9.7% from the 329 listed in October 2025, and decreased 3.7% from the 375 listed in September 2026.

Pending Sales
Pending sales (255) decreased 22.0% from the 327 offers accepted in October 2025, and decreased 14.4% from the 298 offers accepted in September 2026.

Closed Sales
Closed sales (273) decreased 23.1% from the 355 closings in October 2025, and decreased 16.5% from the 327 closings in September 2026.

Inventory and Total Market Time
Inventory increased to 3.8 months in October. Total market time decreased to 64 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (4,351) decreased 3.9%, pending sales (3,222) decreased 6.6%, and closed sales (3,153) decreased 4.6%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has decreased 0.1% from $482,900 to $482,300. In the same comparison, the median sale price has held steady at $445,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: -0.3% ($480,600 v. $481,900)
Median Sale Price % Change: +0.7% ($445,000 v. $441,900)

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	2024	2025	2026
January	3.2	2.8	4.0
February	2.3	3.1	3.4
March	2.0	2.8	2.6
April	2.4	2.9	2.3
May	2.0	2.8	3.1
June	2.6	3.0	2.4
July	2.5	2.8	2.6
August	2.5	2.8	3.1
September	3.2	2.8	3.1
October	3.0	2.5	3.8
November	2.9	3.2	
December	2.5	2.7	

Residential Trends

October 2026 vs. September 2026

- New Listings **-3.7%** ↓
- Pending Sales **-14.4%** ↓
- Closed Sales **-16.5%** ↓
- Average Sale Price **-3.8%** ↓
- Median Sale Price **-2.4%** ↓
- Inventory **+0.7** ↑
- Total Market Time **-2** ↓

October 2026 vs. October 2025

- New Listings **+9.7%** ↑
- Pending Sales **-22.0%** ↓
- Closed Sales **-23.1%** ↓
- Average Sale Price **-1.7%** ↓
- Median Sale Price **-2.0%** ↓
- Inventory **+1.3** ↑
- Total Market Time **+5** ↑

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Lane County
October 2026 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	11	3.2%	20	4.8%	13	4.2%
100K-200K	26	7.6%	15	3.6%	14	4.5%
200K-300K	68	20.0%	39	9.4%	27	8.7%
300K-400K	97	28.5%	84	20.2%	64	20.7%
400K-500K	69	20.3%	103	24.8%	84	27.2%
500K-600K	24	7.1%	66	15.9%	47	15.2%
600K-700K	24	7.1%	37	8.9%	27	8.7%
700K-800K	7	2.1%	22	5.3%	14	4.5%
800K-900K	7	2.1%	12	2.9%	5	1.6%
900K-1M	1	0.3%	6	1.4%	5	1.6%
1MM-1.1MM	1	0.3%	3	0.7%	2	0.6%
1.1MM-1.2MM	2	0.6%	2	0.5%	4	1.3%
1.2MM-1. 3MM	2	0.6%	3	0.7%	1	0.3%
1.3MM-1.4MM	0	0.0%	1	0.2%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	1	0.3%
1.7MM-1.8MM	0	0.0%	1	0.2%	0	0.0%
1.8MM-1.9MM	0	0.0%	1	0.2%	0	0.0%
1.9MM-2MM	1	0.3%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	1	0.3%
Total Closed Sales	**340**		**415**		**309**	

90th Percentile 50th Percentile 10th Percentile

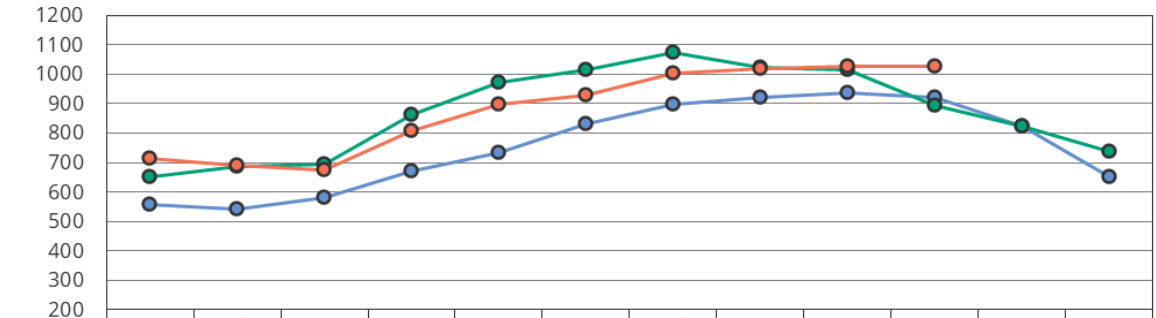
Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	361	255	273	466,000	439,000	64
	September	375	298	327	484,500	450,000	66
	Year-To-Date	4,351	3,222	3,153	482,300	445,000	60
2025	October	329	327	355	473,900	448,000	59
	Year-To-Date	4,526	3,450	3,304	482,900	445,000	56
Change	October 2025	9.7%	-22.0%	-23.1%	-1.7%	-2.0%	8.5%
	Prev Mo 2026	-3.7%	-14.4%	-16.5%	-3.8%	-2.4%	-3.0%
	Year-To-Date	-3.9%	-6.6%	-4.6%	-0.1%	0.0%	7.1%

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Lane County

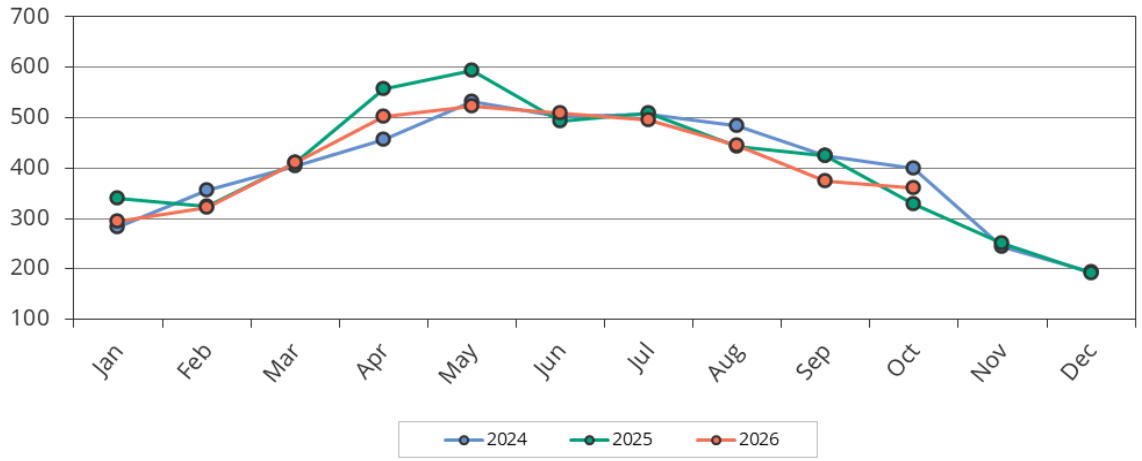
October 2026 Reporting Period

Active Residential Listings

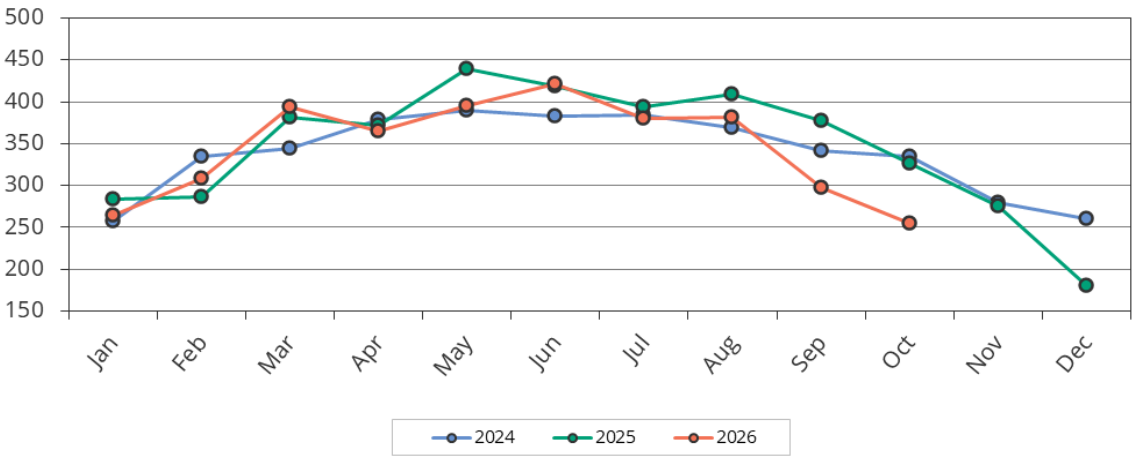


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	558	541	583	670	733	830	897	922	938	921	822	653
2025	653	685	696	863	972	1,016	1,076	1,025	1,014	896	825	736
2026	714	692	675	807	898	931	1,004	1,019	1,028	1,029		

New Listings



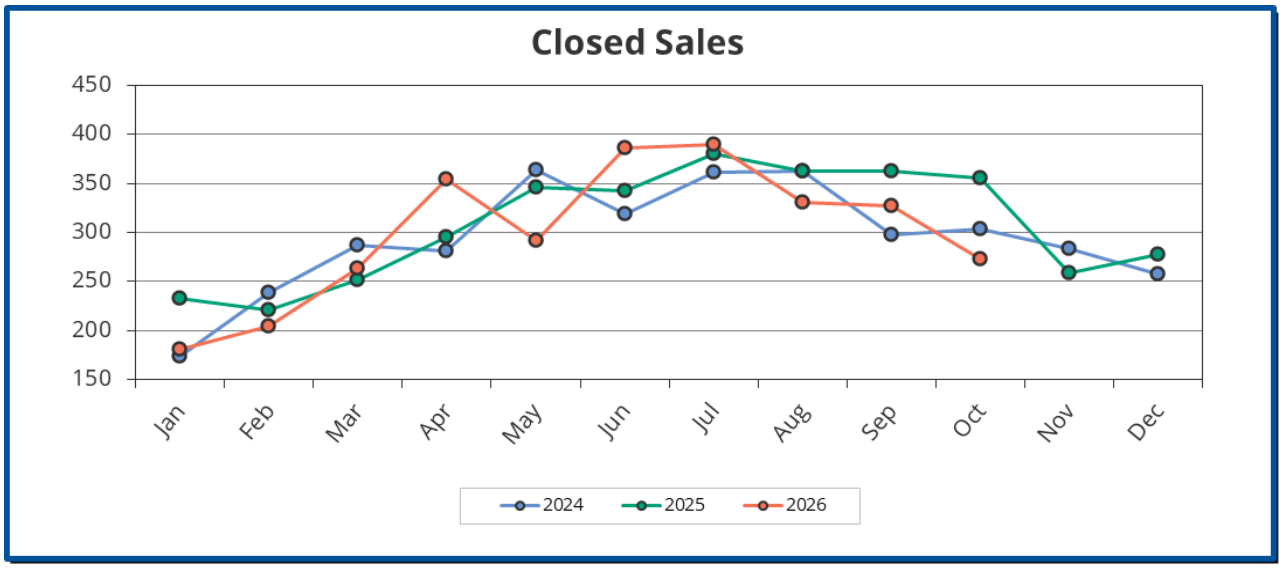
Pending Sales

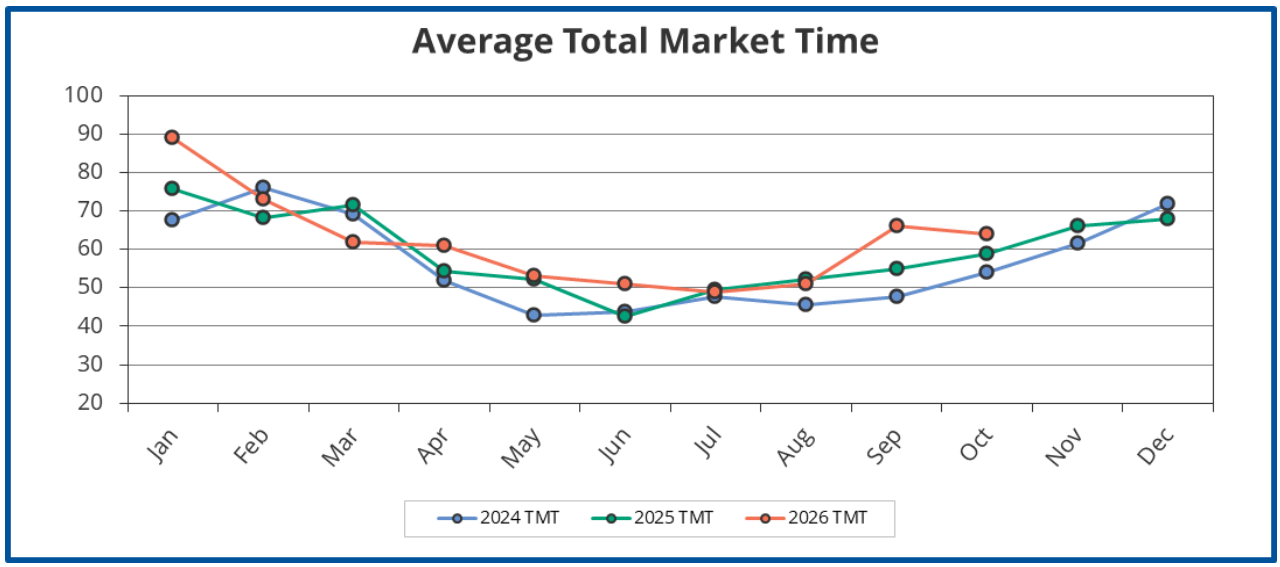


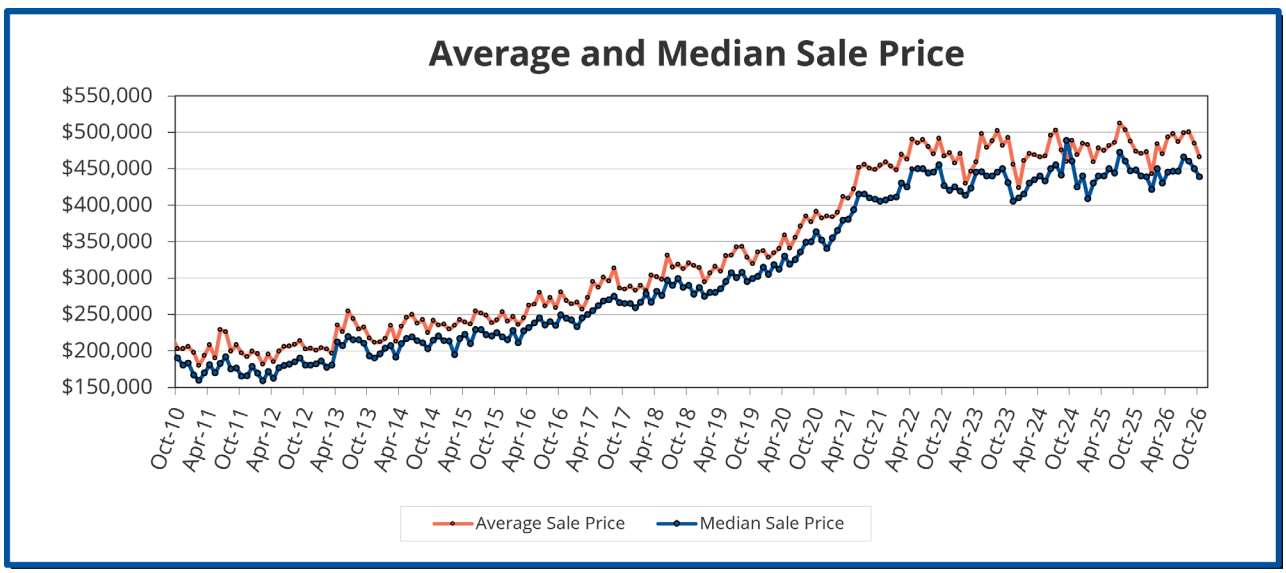
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Lane County

October 2026 Reporting Period

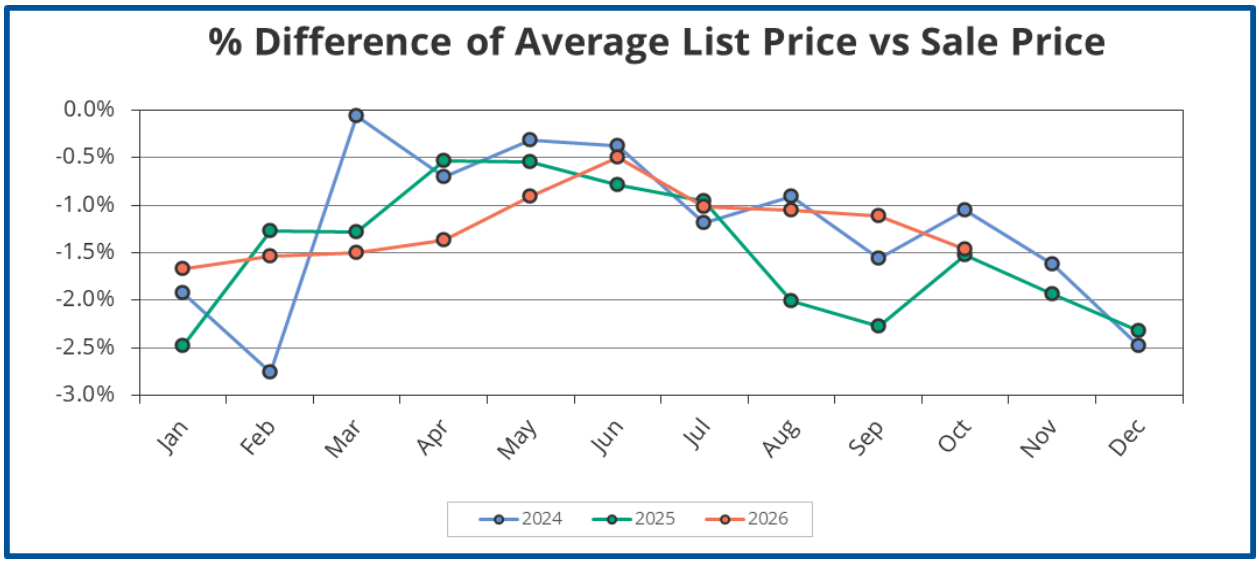


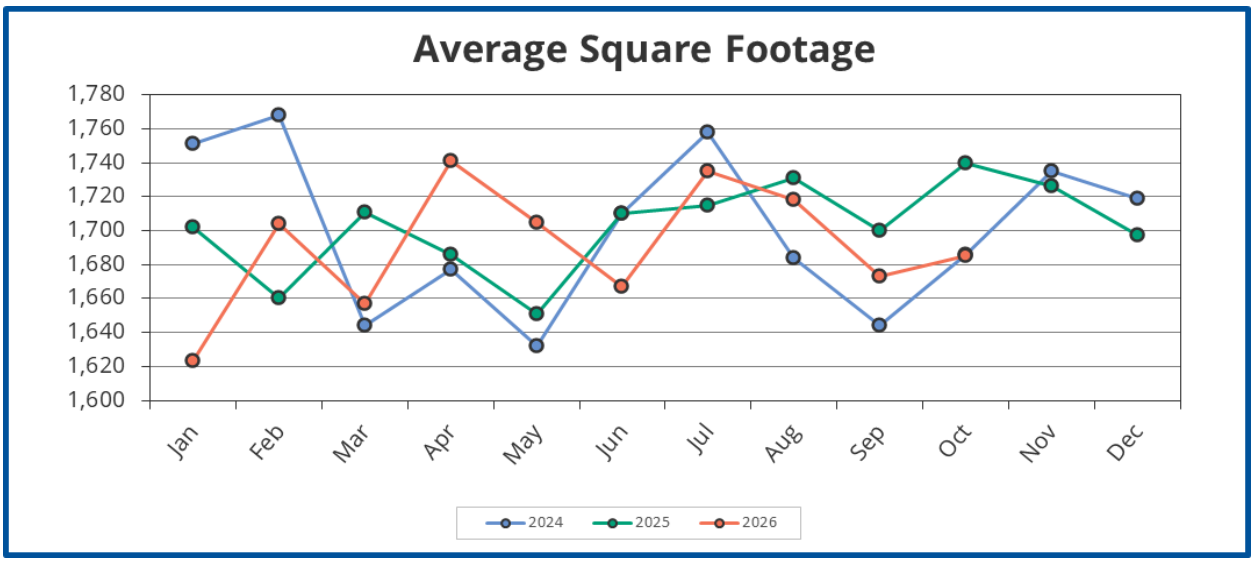


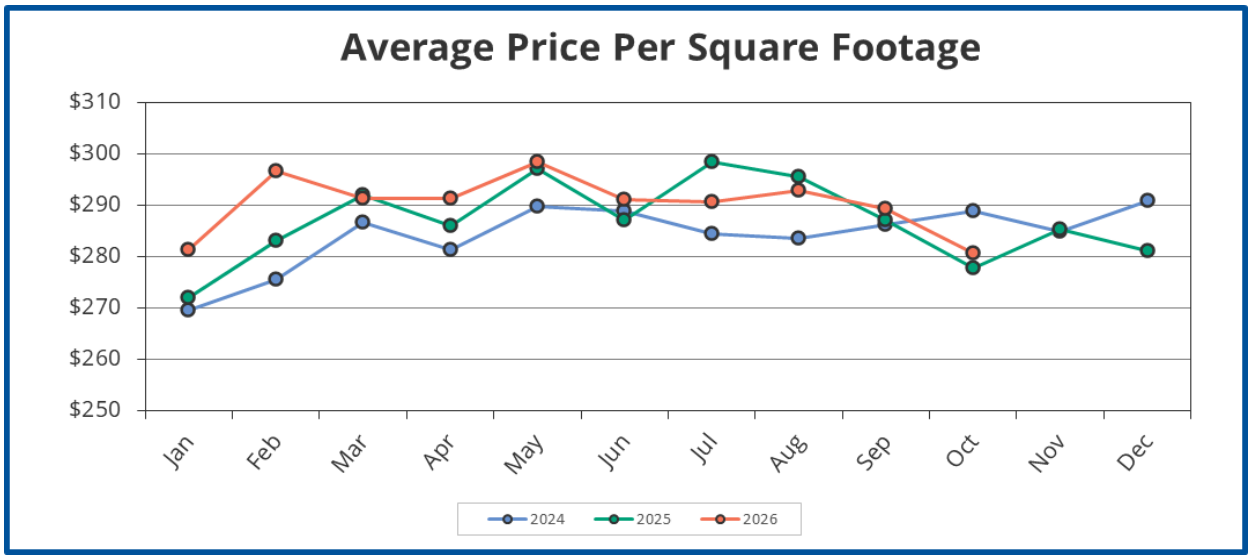


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Lane County
October 2026 Reporting Period

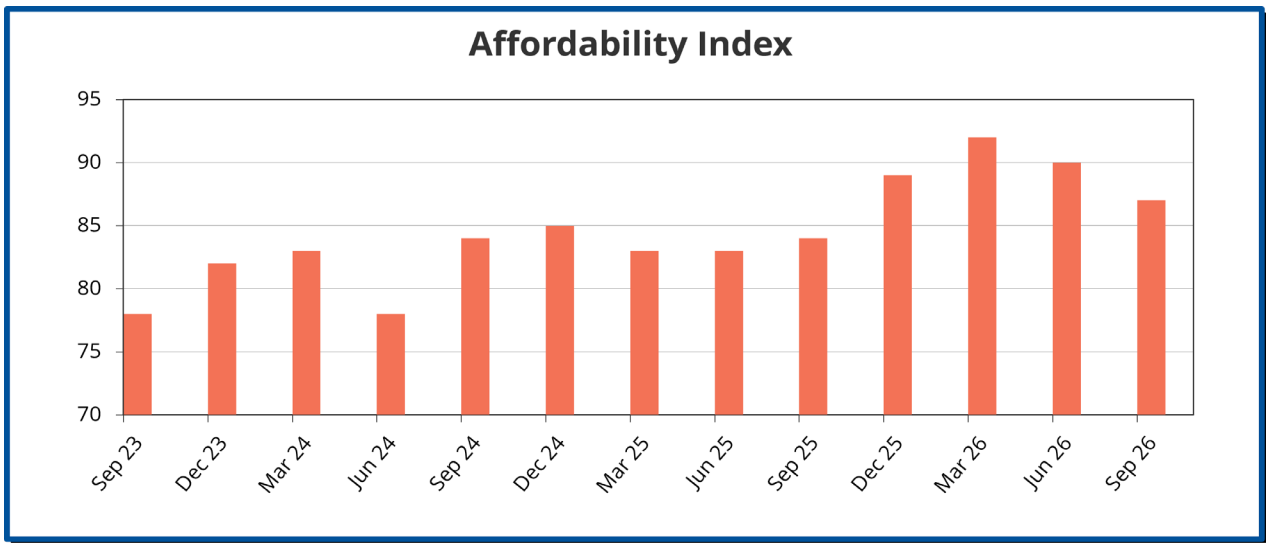






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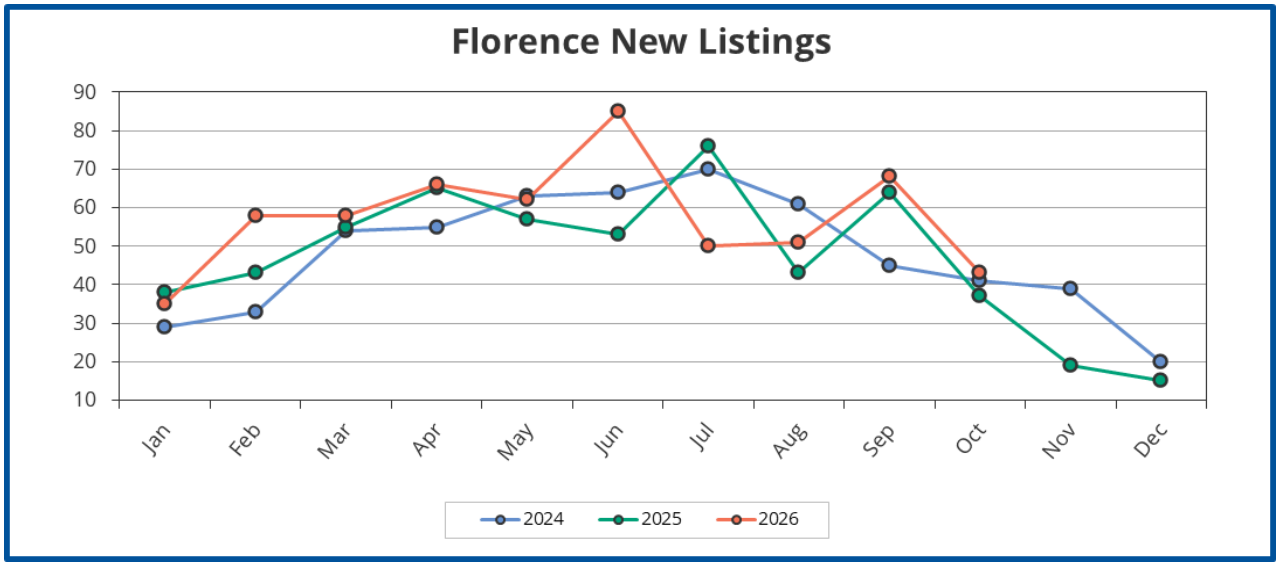
Lane County
October 2026 Reporting Period



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 ($96,900 in 2026, per HUD) can afford 87% of a monthly mortgage payment on a median priced home ($450,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.7% (per Freddie Mac).



Florence – Lane County, OR
October 2026 Reporting Period

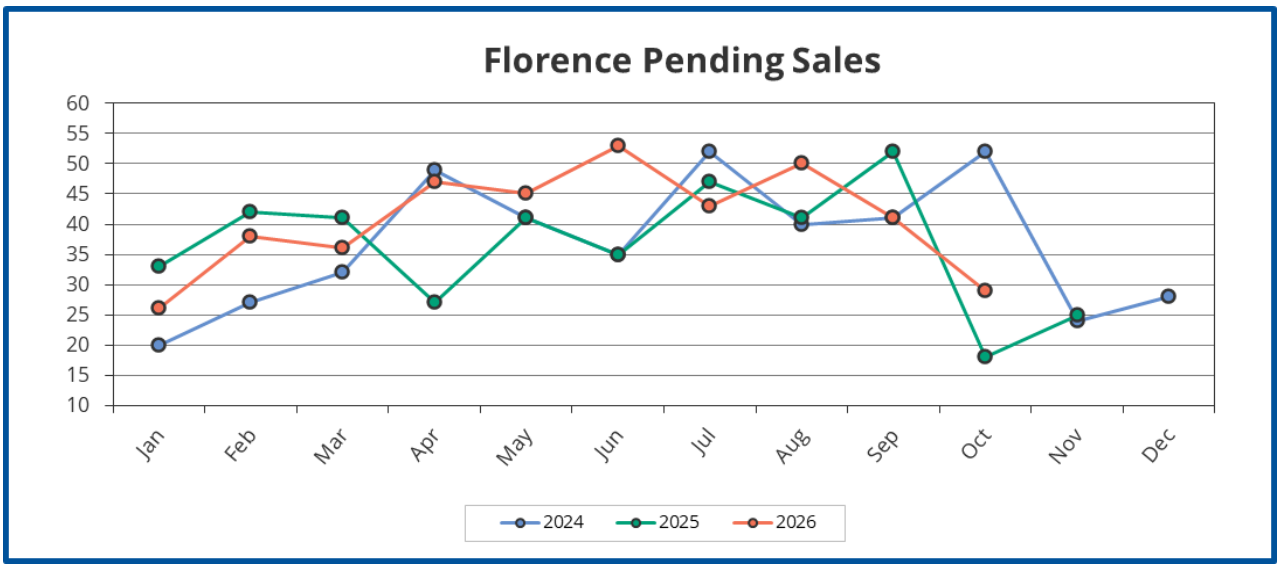


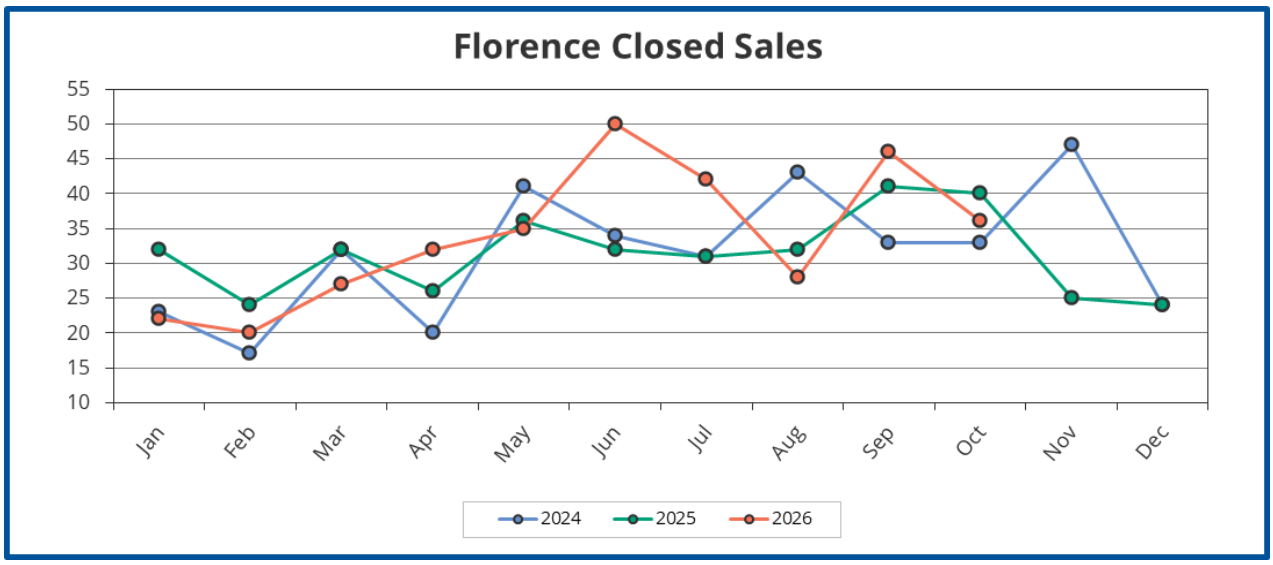
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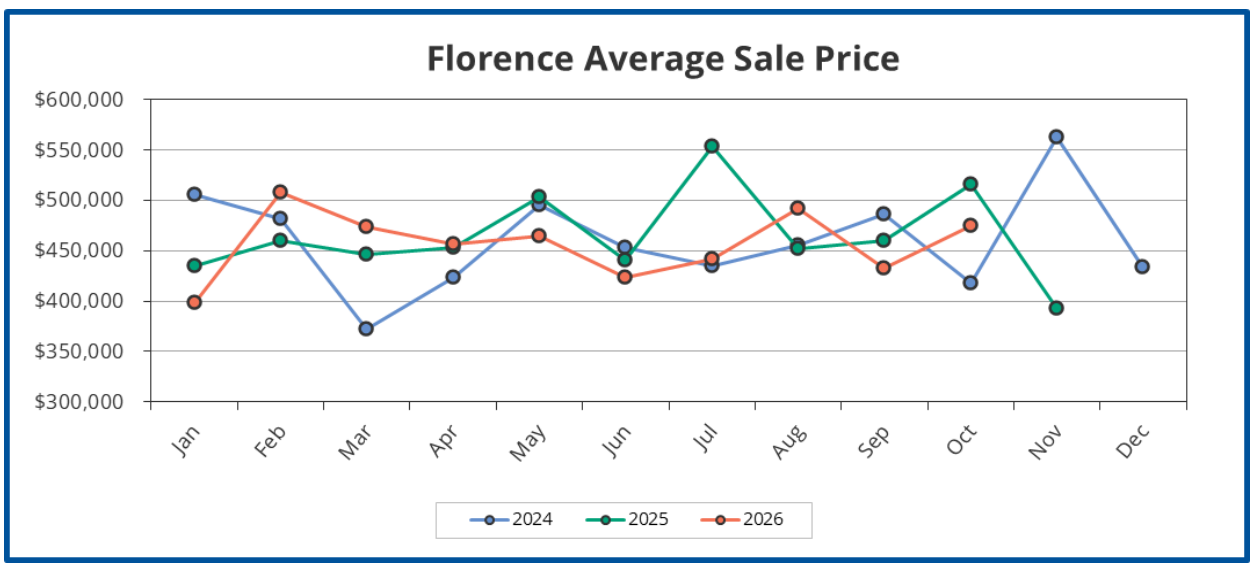


Florence – Lane County

October 2026 Reporting Period







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Lane County
October 2026 Reporting Period

Area Report

This report includes Florence.

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	5	1	2	2	-	0	-	-	13	11	266.7%	10	218,500	237,000	220	2.8%	-	-	5	133,200	-	-
226	Florence Green Trees	12	4	1	3	0.0%	1	275,000	88	37	31	29.2%	27	261,400	272,000	185	-0.9%	-	-	-	-	-	-
227	Florence Florentine	13	4	1	3	-	4	481,200	91	41	24	-14.3%	23	450,600	436,000	55	5.5%	-	-	-	-	-	-
228	Florence Town	88	17	7	11	-60.7%	10	417,600	147	208	137	-12.2%	130	428,000	395,300	105	-0.7%	6	245,000	7	172,000	8	1,016,800
229	Florence Beach	31	4	4	3	-40.0%	7	879,500	72	87	58	34.9%	60	529,700	487,300	106	-1.3%	1	1,100,000	2	z	-	-
230	Florence North	25	1	4	2	-77.8%	3	370,000	39	63	33	-5.7%	32	435,400	344,800	106	-18.4%	-	-	12	198,500	-	-
231	Florence South/ Dunes City	41	9	5	5	-16.7%	8	334,800	71	100	52	33.3%	49	576,000	480,000	112	-9.2%	-	-	8	136,300	-	-
238	Florence East/ Mapleton	15	3	1	0	-100.0%	3	251,000	113	36	17	-26.1%	20	409,700	380,800	108	-27.6%	-	-	4	95,500	-	-
	Grand Total	230	43	25	29	-44.2%	36	474,300	96	585	363	3.4%	351	448,400	410,000	112	-5.2%	7	367,100	38	158,900	8	1,016,800
232	Hayden Bridge	31	14	1	5	-72.2%	8	357,300	74	144	116	-27.5%	119	432,500	448,000	57	-3.9%	-	-	1	45,000	6	550,100
233	McKenzie Valley	48	4	7	5	-16.7%	6	616,700	130	118	65	0.0%	63	618,300	510,000	94	-0.2%	2	270,000	12	170,600	-	-
234	Pleasant Hill/Oak	60	18	7	8	-38.5%	8	307,000	86	188	133	-9.5%	134	443,200	365,000	115	-3.6%	3	203,000	14	308,900	4	1,497,800
235	South Lane Properties	92	31	16	25	-10.7%	29	434,500	91	395	280	-4.1%	269	434,100	412,000	73	-0.7%	4	331,300	16	148,500	6	769,800
236	West Lane Properties	46	9	3	12	-25.0%	11	466,800	44	190	140	-10.3%	134	473,900	432,000	76	-7.4%	-	-	10	334,600	4	681,800
237	Junction City	44	12	4	10	-16.7%	5	555,900	55	167	137	-18.0%	136	423,900	412,200	75	-16.1%	2	720,000	9	310,100	6	529,200
239	Thurston	79	31	8	31	106.7%	19	450,800	27	328	243	-7.6%	226	448,900	445,000	46	2.9%	1	1,475,000	6	166,700	7	494,600
240	Coburg I-5	13	3	-	0	-	1	575,000	178	31	18	-35.7%	18	574,300	527,500	96	-32.4%	-	-	1	675,000	-	-
241	N Gilham	48	23	8	22	46.7%	16	407,400	90	210	153	-0.6%	141	606,300	575,000	52	6.1%	-	-	-	-	3	746,700
242	Ferry Street Bridge	55	25	8	18	-18.2%	25	667,900	76	301	230	-12.9%	233	615,200	537,500	58	11.0%	1	660,000	7	206,100	8	544,600
243	E Eugene	69	30	5	16	-44.8%	25	532,300	41	371	279	-13.1%	280	596,800	550,000	58	-2.9%	2	453,500	11	215,500	16	601,700
244	SW Eugene	119	38	16	28	-24.3%	31	513,200	60	458	297	-15.9%	288	593,400	554,000	45	3.5%	-	-	13	212,700	2	452,500
245	W Eugene	36	12	2	3	-76.9%	11	372,200	71	155	121	-5.5%	124	385,800	362,500	63	5.3%	2	364,900	2	193,000	14	584,100
246	Danebo	105	35	10	19	-57.8%	27	367,200	49	429	349	6.1%	354	344,300	385,000	68	6.8%	-	-	6	271,800	3	534,300
247	River Road	32	10	4	5	-50.0%	11	404,800	73	149	115	0.0%	117	435,400	422,500	43	-0.3%	1	265,000	3	223,300	5	521,600
248	Santa Clara	50	24	4	14	-17.6%	11	504,000	48	271	224	11.4%	217	496,200	490,000	45	5.4%	-	-	4	301,500	7	594,400
249	Springfield	84	32	11	28	12.0%	24	400,400	41	399	293	7.7%	274	401,800	390,000	41	6.8%	2	575,000	2	74,500	17	510,900
250	Mohawk Valley	18	10	1	6	0.0%	5	500,900	157	47	29	-17.1%	26	614,700	572,000	79	-3.6%	-	-	2	135,000	-	-
	Grand Total	1,029	361	115	255	-22.0%	273	466,000	64	4,351	3,222	-6.6%	3,153	482,300	445,000	60	-0.3%	20	455,100	119	231,000	108	607,800

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

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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.

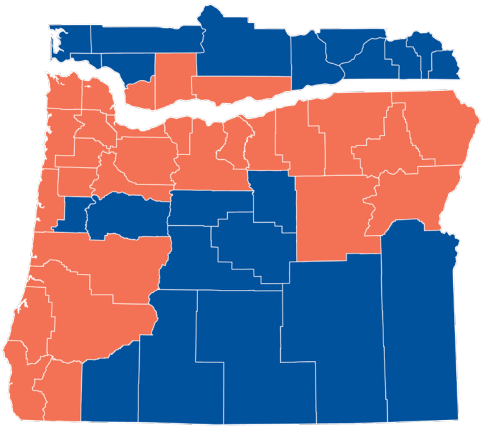
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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Market Action Report

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

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



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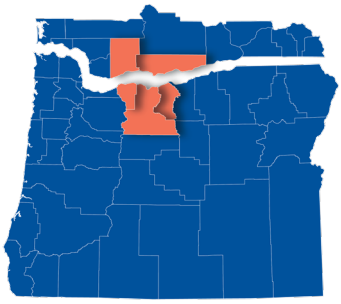
MARKET ACTION REPORT

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

Mid-Columbia October 2026 Reporting Period

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Mid-Columbia
October 2026 Reporting Period
MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (84) increased 9.1% from the 77 listed in October 2025, and decreased 27.0% from the 115 listed in September 2026.

Pending Sales
Pending sales (63) decreased 28.4% from the 88 offers accepted in October 2025, and decreased 6.0% from the 67 offers accepted in September 2026.

Closed Sales
Closed sales (69) decreased 16.9% from the 83 closings in October 2025, and decreased 2.8% from the 71 closings in September 2026.

Inventory and Total Market Time
Inventory decreased to 5.6 months in October. Total market time increased to 104 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (1,136) increased 3.9%, pending sales (737) increased 4.7%, and closed sales (721) increased 11.6%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has increased 2.6% from $556,100 to $570,500. In the same comparison, the median sale price has increased 6.6% from $455,000 to $485,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +3.8% ($567,600 v. $546,900)
Median Sale Price % Change: +5.5% ($480,000 v. $455,000)

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

Inventory in Months	2024	2025	2026
January	5.5	4.9	5.1
February	4.0	5.6	9.6
March	5.2	7.0	4.4
April	4.9	5.1	6.3
May	4.4	5.8	4.7
June	4.4	4.3	4.0
July	6.0	5.4	3.9
August	5.1	6.8	5.4
September	7.4	6.2	6.0
October	3.9	4.0	5.6
November	4.3	5.0	
December	4.5	3.9	

Residential Trends

October 2026 vs. September 2026

- New Listings **-27.0%**
- Pending Sales **-6.0%**
- Closed Sales **-2.8%**
- Average Sale Price **-19.2%**
- Median Sale Price **-7.4%**
- Inventory **-0.4**
- Total Market Time **+19**

October 2026 vs. October 2025

- New Listings **+9.1%**
- Pending Sales **-28.4%**
- Closed Sales **-16.9%**
- Average Sale Price **-9.2%**
- Median Sale Price **+0.9%**
- Inventory **+1.6**
- Total Market Time **+2**

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Mid-Columbia

October 2026 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	2	2.2%	1	1.2%	1	1.4%
100K-200K	6	6.7%	3	3.5%	5	7.2%
200K-300K	17	18.9%	13	15.3%	8	11.6%
300K-400K	16	17.8%	10	11.8%	9	13.0%
400K-500K	12	13.3%	19	22.4%	11	15.9%
500K-600K	13	14.4%	8	9.4%	12	17.4%
600K-700K	11	12.2%	12	14.1%	5	7.2%
700K-800K	5	5.6%	5	5.9%	5	7.2%
800K-900K	6	6.7%	6	7.1%	5	7.2%
900K-1M	1	1.1%	2	2.4%	2	2.9%
1MM-1.1MM	0	0.0%	1	1.2%	2	2.9%
1.1MM-1.2MM	1	1.1%	0	0.0%	0	0.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	2	2.9%
1.3MM-1.4MM	0	0.0%	1	1.2%	0	0.0%
1.4MM-1.5MM	0	0.0%	1	1.2%	0	0.0%
1.5MM-1.6MM	0	0.0%	1	1.2%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	1	1.4%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	1	1.4%
2MM+	0	0.0%	2	2.4%	0	0.0%
Total Closed Sales	**90**		**85**		**69**	

90th Percentile 50th Percentile 10th Percentile

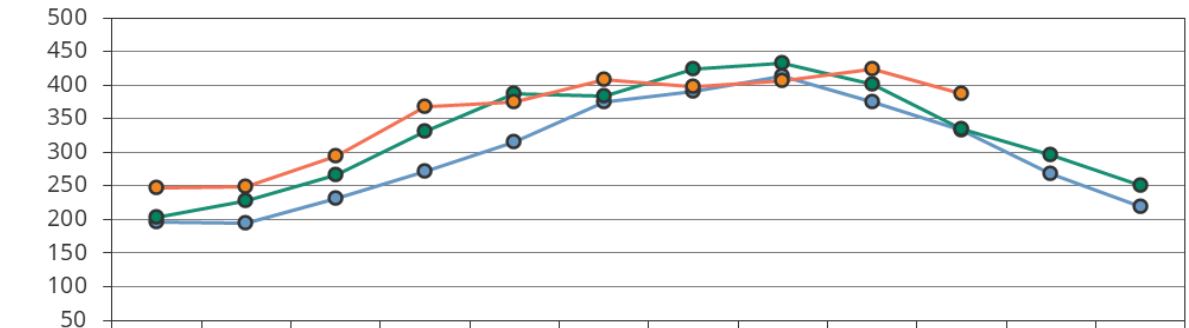
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**October**	84	63	69	554,100	500,000	104
	September	115	67	71	685,500	540,000	85
	Year-To-Date	1,136	737	721	570,500	485,000	96
2025	**October**	77	88	83	610,500	495,700	102
	Year-To-Date	1,093	704	646	556,100	455,000	86
Change	**October 2025**	9.1%	-28.4%	-16.9%	-9.2%	0.9%	2.0%
	Prev Mo 2026	-27.0%	-6.0%	-2.8%	-19.2%	-7.4%	22.4%
	Year-To-Date	3.9%	4.7%	11.6%	2.6%	6.6%	11.6%

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Mid-Columbia

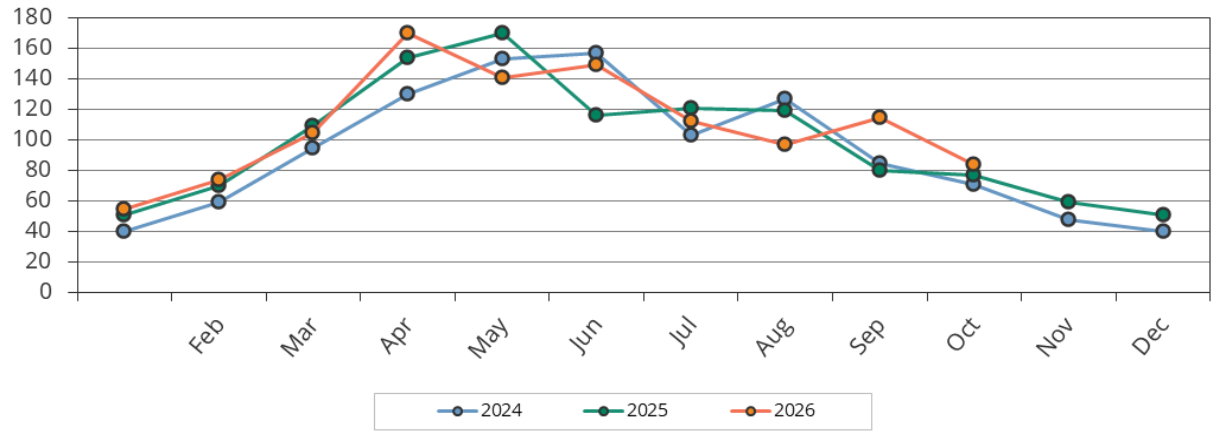
October 2026 Reporting Period

Active Residential Listings

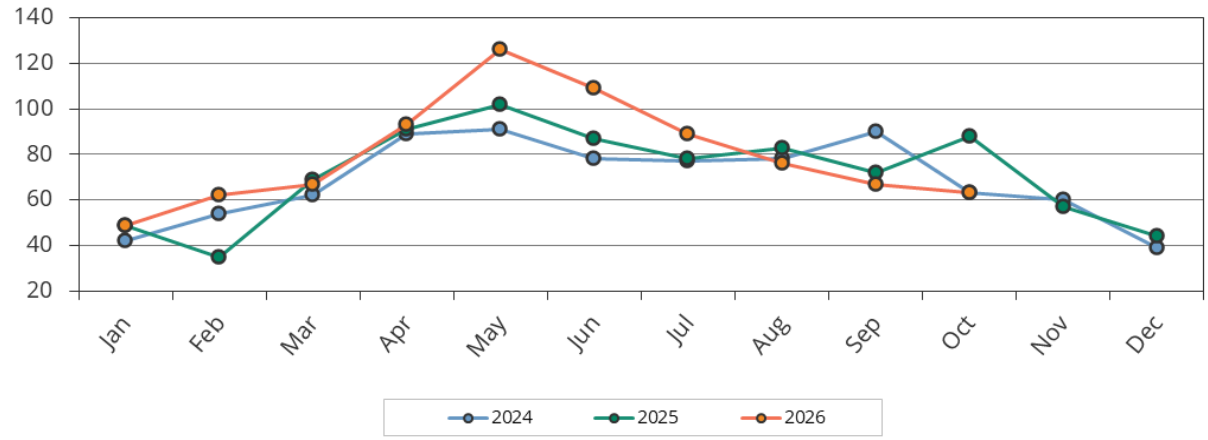


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2024	197	194	232	271	315	375	390	414	375	333	268	219
2025	204	228	266	331	388	384	424	432	402	334	297	251
2026	247	249	294	368	375	408	398	407	424	388		

New Listings



Pending Sales

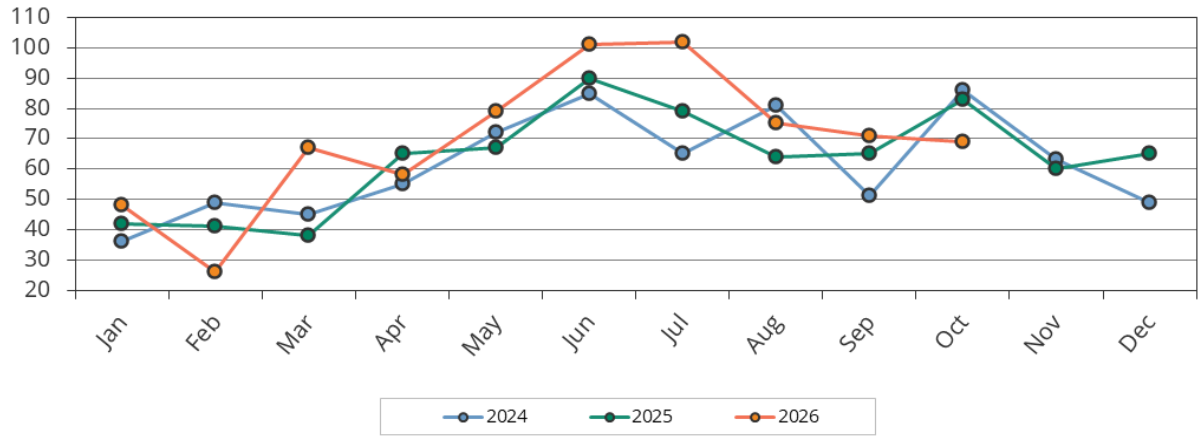


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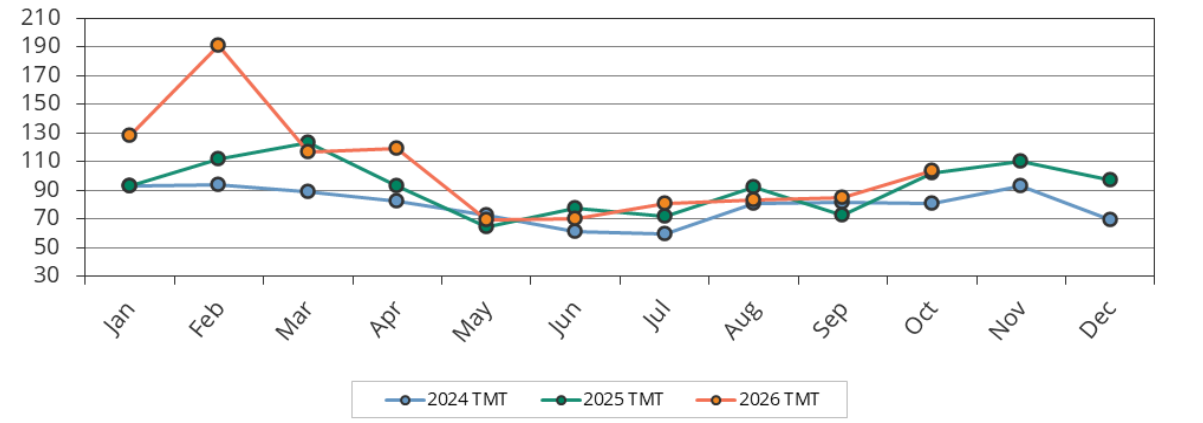
Mid-Columbia

October 2026 Reporting Period

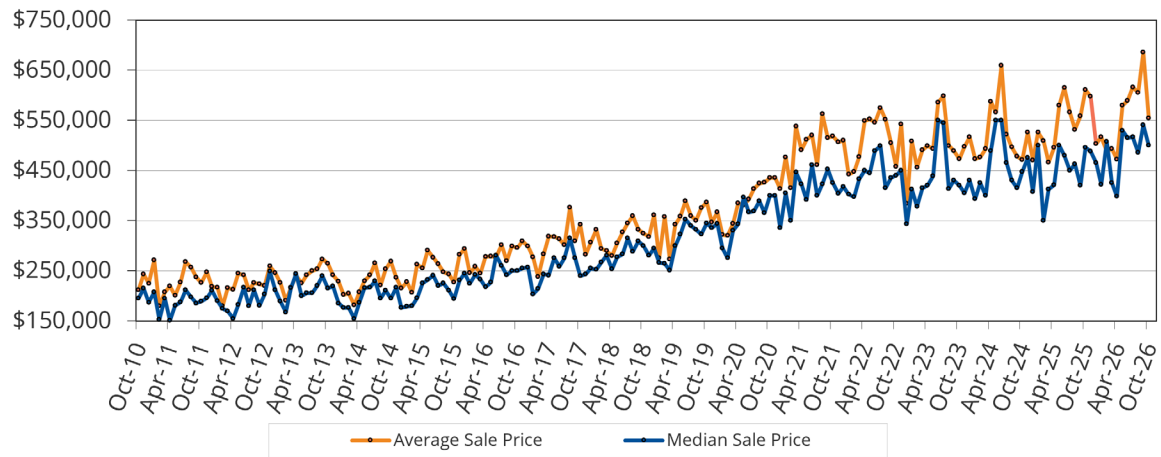
Closed Sales



Average Total Market Time



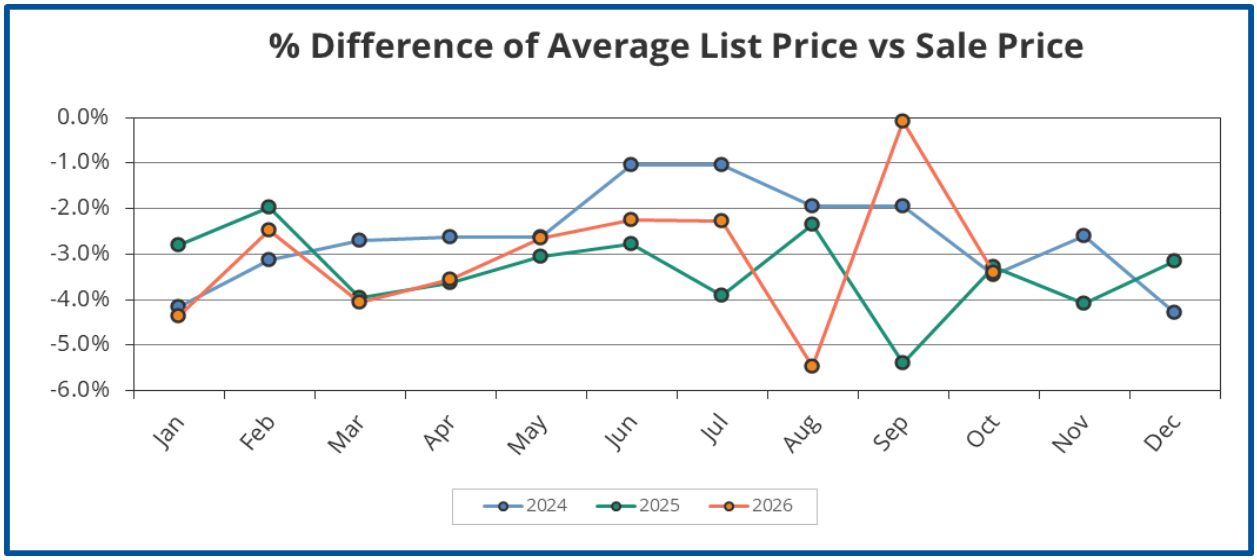
Average and Median Sale Price

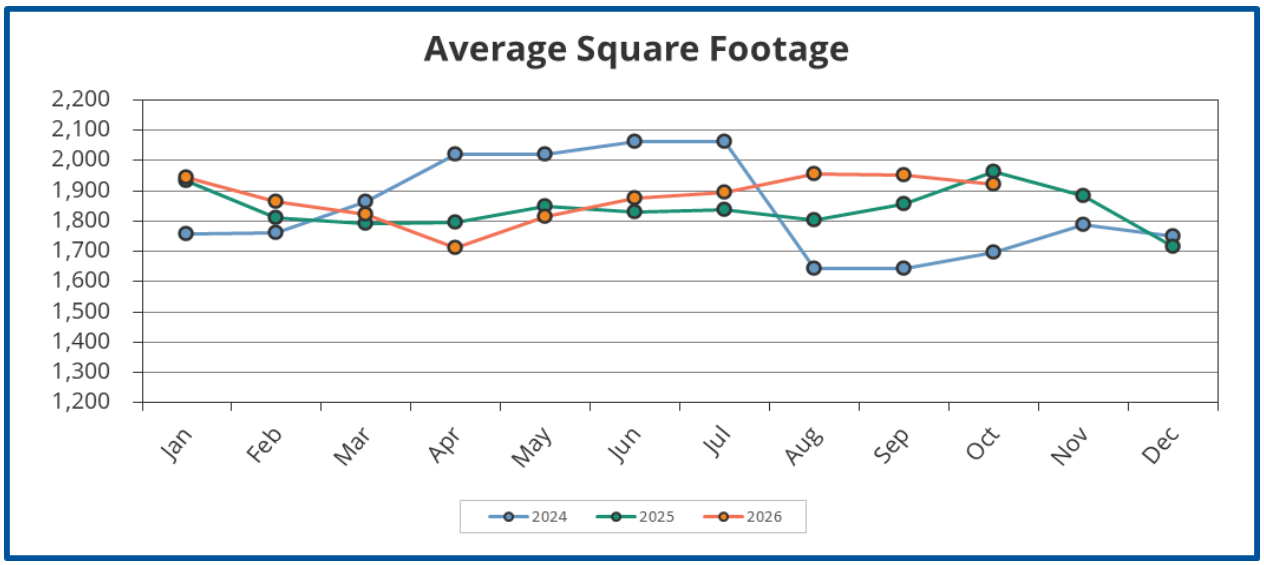


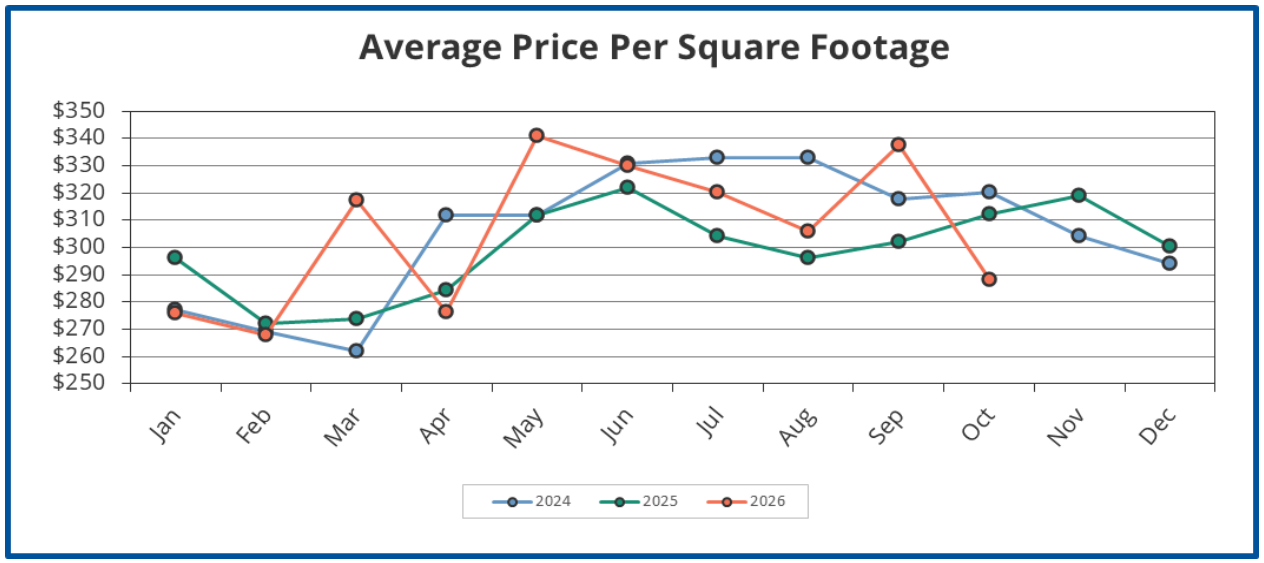
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Mid-Columbia

October 2026 Reporting Period







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Mid-Columbia
October 2026 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon / Bingen	28	8	3	4	33.3%	5	681,900	129	90	56	19.1%	55	798,300	660,000	2.3%	1	477,000	25	300,900	1	675,000
101	Snowden	5	2	-	2	100.0%	-	-	-	9	6	0.0%	5	614,800	555,000	-13.9%	-	-	4	181,300	-	-
102	Trout Lake / Glenwood	11	4	1	1	-50.0%	0	-	-	26	17	-5.6%	16	852,000	857,500	7.4%	-	-	4	206,400	-	-
103	Husum / BZ Corner	3	0	1	0	-	0	-	-	8	2	-77.8%	1	800,000	800,000	28.3%	1	300,000	2	441,000	-	-
104	Lyle / High Prairie	16	4	2	1	-66.7%	4	336,300	176	40	21	0.0%	21	458,300	480,000	9.5%	-	-	8	221,100	-	-
105	Dallesport / Murdock	5	1	-	-	-100.0%	4	276,000	35	27	24	50.0%	26	361,800	321,100	10.2%	-	-	2	267,500	-	-
106	Appleton/ Timber Valley	1	0	0	0	-	2	302,500	204	3	3	50.0%	3	340,100	415,000	36.0%	-	-	5	136,900	-	-
108	Goldendale / Centerville	54	7	9	7	-41.7%	7	478,700	98	144	92	10.8%	89	472,300	344,000	28.3%	2	226,000	64	160,100	-	-
109	Bickleton/ East County	3	0	1	0	-	0	-	-	6	3	-25.0%	3	390,000	250,000	76.4%	-	-	5	29,000	-	-
110	Klickitat	2	-	1	1	0.0%	2	228,500	72	8	7	16.7%	8	219,800	228,500	-40.5%	1	510,000	4	59,400	-	-
	Klickitat Co. Total	128	26	18	16	-33.3%	24	428,000	114	361	231	9.0%	227	556,900	425,000	-40.5%	5	347,800	123	191,600	1	675,000
111	Skamania	1	1	1	-	-	0	-	-	9	7	250.0%	6	558,300	493,000	12.0%	-	-	1	130,000	-	-
112	North Bonnevile	1	0	-	0	-100.0%	1	505,000	180	6	7	-36.4%	7	557,700	515,000	22.5%	-	-	3	145,700	-	-
113	Stevenson	16	5	4	1	-50.0%	4	624,500	196	45	24	71.4%	23	685,400	570,000	17.4%	-	-	5	238,000	-	-
114	Carson	10	2	1	2	-33.3%	1	840,000	164	40	25	-16.7%	25	465,000	485,000	3.4%	-	-	6	304,000	-	-
115	Home Valley	0	0	0	-	-100.0%	-	-	-	2	2	-33.3%	1	695,000	695,000	-46.3%	-	-	3	268,000	-	-
116	Cook / Underwood / Mill A / Willard	8	-	2	-	-100.0%	0	-	-	20	9	-10.0%	10	785,500	707,500	-52.8%	-	-	3	336,700	-	-
117	Unincorporated North	13	-	0	0	-100.0%	4	214,300	194	21	12	-20.0%	11	209,100	165,000	-18.4%	-	-	4	126,400	-	-
	Skamania Co. Total	49	8	8	3	-75.0%	10	470,000	191	143	86	1.2%	83	548,100	540,000	-5.8%	-	-	25	236,000	-	-
351	The Dalles	88	19	8	16	-30.4%	12	386,000	39	260	183	4.6%	179	425,000	395,000	4.3%	8	517,300	15	217,000	4	391,300
352	Dufur	5	1	1	1	-	1	665,000	169	18	12	-25.0%	12	397,200	377,500	5.6%	1	645,000	4	755,600	-	-
353	Tygh Valley	9	2	1	0	-100.0%	-	-	-	20	12	100.0%	13	410,800	350,000	39.8%	-	-	4	85,600	-	-
354	Wamic / Pine Hollow	4	0	1	1	-	0	-	-	17	9	0.0%	8	394,400	333,000	2.2%	-	-	1	64,000	-	-
355	Maupin / Pine Grove	13	1	1	1	-75.0%	1	335,000	138	17	9	-30.8%	11	391,000	365,000	6.5%	1	550,000	5	113,900	-	-
356	Rowena	0	0	-	0	-100.0%	0	-	-	-	0	-100.0%	1	304,000	304,000	-	-	-	-	-	-	-
357	Mosier	13	4	3	3	200.0%	2	982,500	147	32	14	0.0%	12	705,900	747,500	18.2%	-	-	2	210,800	-	-
	Wasco Co. Total	132	27	15	22	-26.7%	16	474,800	67	364	239	2.1%	236	434,000	395,000	5.0%	10	533,300	31	247,600	4	391,300
361	Cascade Locks	5	-	2	1	-50.0%	1	508,800	76	18	12	-33.3%	11	454,600	444,300	0.4%	-	-	3	86,300	-	-
362	Hood River City	31	11	5	11	10.0%	9	672,500	131	110	74	-2.6%	71	831,500	760,000	1.2%	2	625,000	4	488,800	4	852,500
363	Hood River-W	12	5	3	4	-20.0%	4	1,144,900	10	60	46	24.3%	46	978,000	813,600	7.2%	-	-	8	581,900	-	-
364	Hood River-E	2	1	0	2	100.0%	1	1,985,500	1	9	9	125.0%	7	897,200	735,000	9.5%	-	-	-	-	-	-
366	Odell	8	1	2	-	-100.0%	1	557,800	34	19	10	-9.1%	10	617,100	553,900	6.8%	-	-	2	227,500	-	-
367	Parkdale / Mt. Hood	16	3	1	1	-50.0%	2	809,000	4	30	13	-13.3%	13	829,900	725,000	-6.6%	-	-	4	323,000	-	-
	Hood River Co. Total	74	21	13	19	-9.5%	18	850,100	75	246	164	1.9%	158	837,100	733,800	4.1%	2	625,000	21	410,300	4	852,500
370	Sherman Co.	5	2	2	3	200.0%	1	359,000	154	22	17	41.7%	17	278,600	302,500	26.2%	2	259,500	2	74,500	-	-

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

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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.

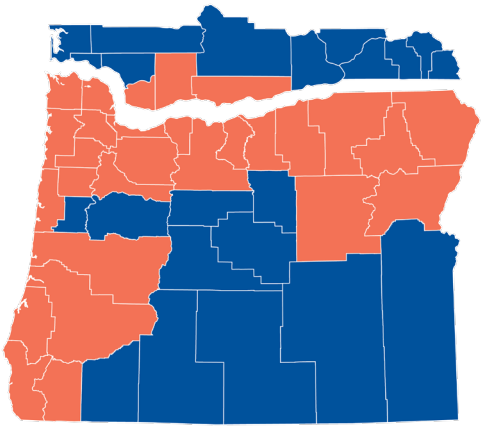
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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

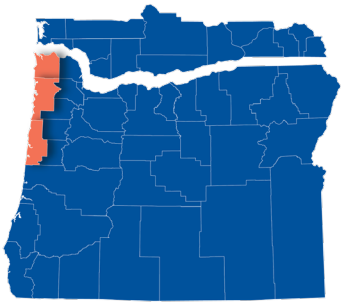
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North Coastal Counties October 2026 Reporting Period

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North Coastal Counties
October 2026 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 (148) decreased 6.3% from the 158 listed in October 2025, and decreased 20.0% from the 185 listed in September 2026.

Pending Sales
Pending sales (127) decreased 19.1% from the 157 offers accepted in October 2025, and decreased 22.1% from the 163 offers accepted in September 2026.

Closed Sales
Closed sales (141) decreased 0.7% from the 142 closings in October 2025, and decreased 5.4% from the 149 closings in September 2026.

Inventory and Total Market Time
Inventory decreased to 5.8 months in October. Total market time increased to 113 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (2,244) decreased 0.9%, pending sales (1,362) decreased 2.9%, and closed sales (1,307) increased 0.8%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has increased 0.2% from $581,300 to $582,500. In the same comparison, the median sale price has increased 1.0% from $505,000 to $510,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: -0.8% ($580,700 v. $585,100)
Median Sale Price % Change: +0.5% ($505,000 v. $502,500)

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	2024	2025	2026
January	5.2	8.9	7.6
February	5.3	7.8	6.0
March	6.2	6.2	7.8
April	5.3	6.5	7.7
May	4.9	6.4	6.7
June	5.0	5.6	6.7
July	5.1	7.4	5.9
August	5.3	5.7	6.1
September	5.2	5.1	6.1
October	4.5	5.4	5.8
November	6.6	5.8	
December	6.3	5.4	

Residential Trends

October 2026 vs. September 2026

- New Listings **-20.0%**
- Pending Sales **-22.1%**
- Closed Sales **-5.4%**
- Average Sale Price **+11.2%**
- Median Sale Price **+2.9%**
- Inventory **-0.3**
- Total Market Time **+5**

October 2026 vs. October 2025

- New Listings **-6.3%**
- Pending Sales **-19.1%**
- Closed Sales **-0.7%**
- Average Sale Price **+1.8%**
- Median Sale Price **+0.9%**
- Inventory **+0.4**
- Total Market Time **+17**

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North Coastal Counties
October 2026 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	2	1.3%	1	0.7%	0	0.0%
100K-200K	3	1.9%	4	2.7%	10	7.1%
200K-300K	12	7.5%	12	8.2%	5	3.5%
300K-400K	25	15.6%	21	14.3%	29	20.6%
400K-500K	37	23.1%	24	16.3%	22	15.6%
500K-600K	24	15.0%	31	21.1%	22	15.6%
600K-700K	15	9.4%	15	10.2%	13	9.2%
700K-800K	14	8.8%	12	8.2%	9	6.4%
800K-900K	6	3.8%	9	6.1%	8	5.7%
900K-1M	5	3.1%	3	2.0%	3	2.1%
1MM-1.1MM	0	0.0%	1	0.7%	2	1.4%
1.1MM-1.2MM	3	1.9%	1	0.7%	4	2.8%
1.2MM-1. 3MM	3	1.9%	0	0.0%	1	0.7%
1.3MM-1.4MM	2	1.3%	2	1.4%	0	0.0%
1.4MM-1.5MM	0	0.0%	2	1.4%	3	2.1%
1.5MM-1.6MM	0	0.0%	3	2.0%	1	0.7%
1.6MM-1.7MM	2	1.3%	2	1.4%	3	2.1%
1.7MM-1.8MM	3	1.9%	1	0.7%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	1	0.7%
1.9MM-2MM	0	0.0%	1	0.7%	0	0.0%
2MM+	4	2.5%	2	1.4%	5	3.5%
Total Closed Sales	160		147		141	

90th Percentile 50th Percentile 10th Percentile

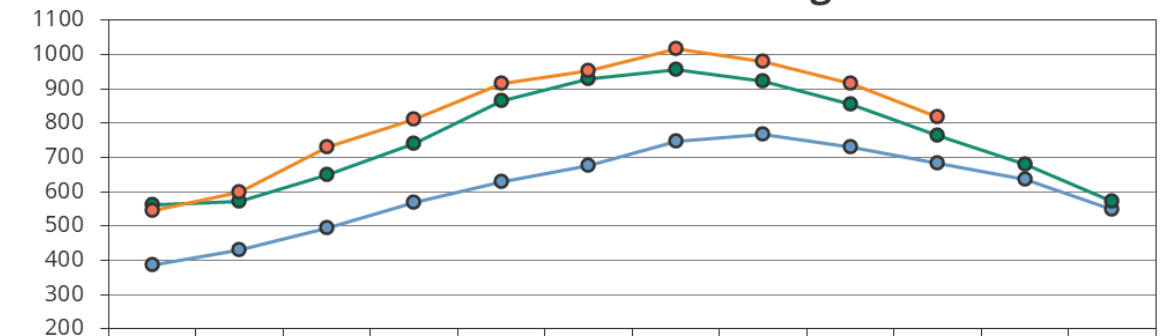
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	148	127	141	651,800	540,000	113
	September	185	163	149	586,300	525,000	108
	Year-To-Date	2,244	1,362	1,307	582,500	510,000	98
2025	October	158	157	142	640,500	535,000	96
	Year-To-Date	2,264	1,402	1,296	581,300	505,000	89
Change	October 2025	-6.3%	-19.1%	-0.7%	1.8%	0.9%	17.7%
	Prev Mo 2026	-20.0%	-22.1%	-5.4%	11.2%	2.9%	4.6%
	Year-To-Date	-0.9%	-2.9%	0.8%	0.2%	1.0%	10.1%

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North Coastal Counties

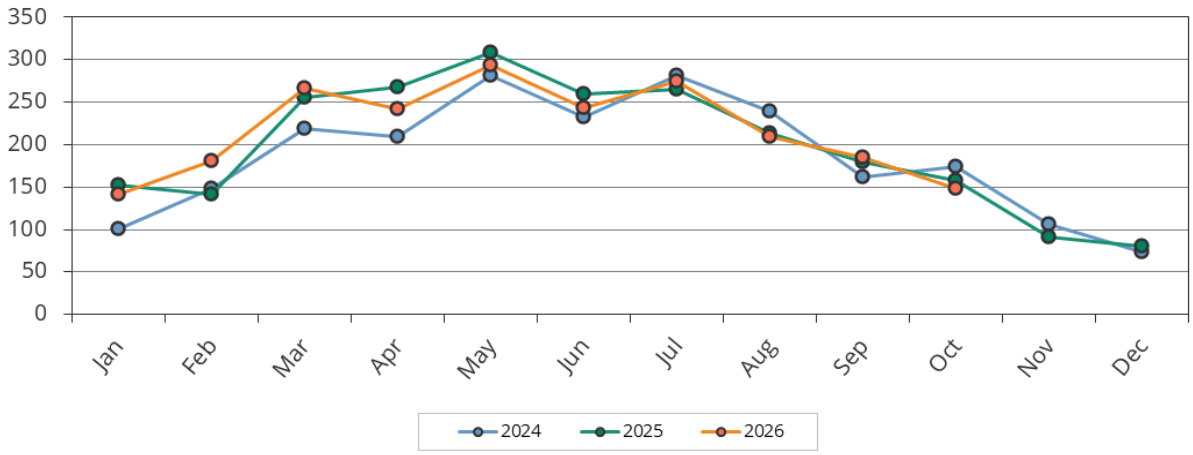
October 2026 Reporting Period

Active Residential Listings

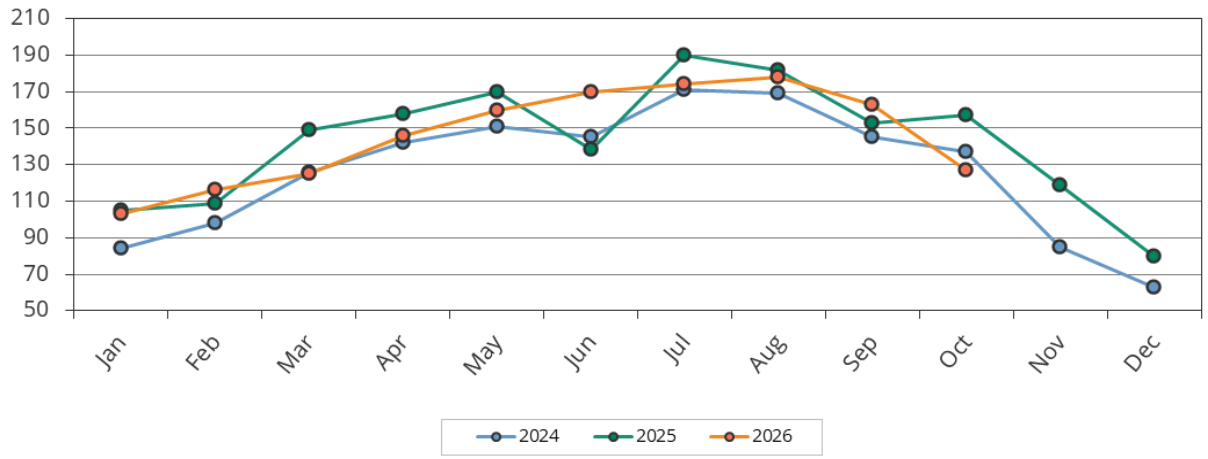


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	388	431	494	567	629	676	746	768	731	684	637	550
2025	562	571	649	740	866	928	956	924	855	763	681	571
2026	544	599	730	812	917	952	1016	979	916	819		

New Listings



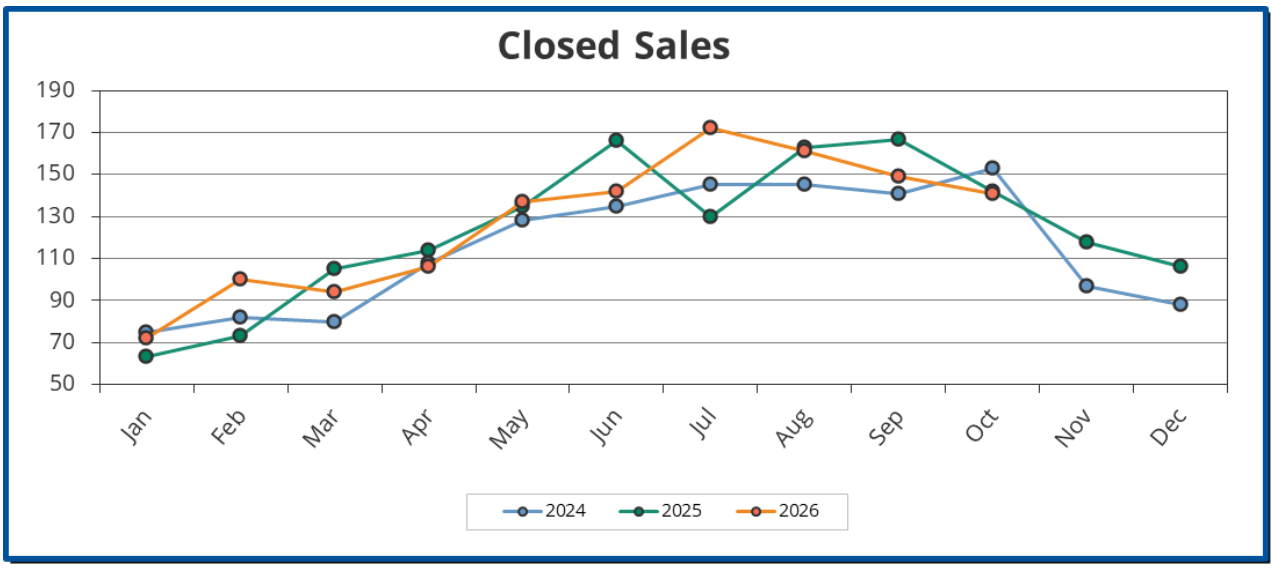
Pending Sales

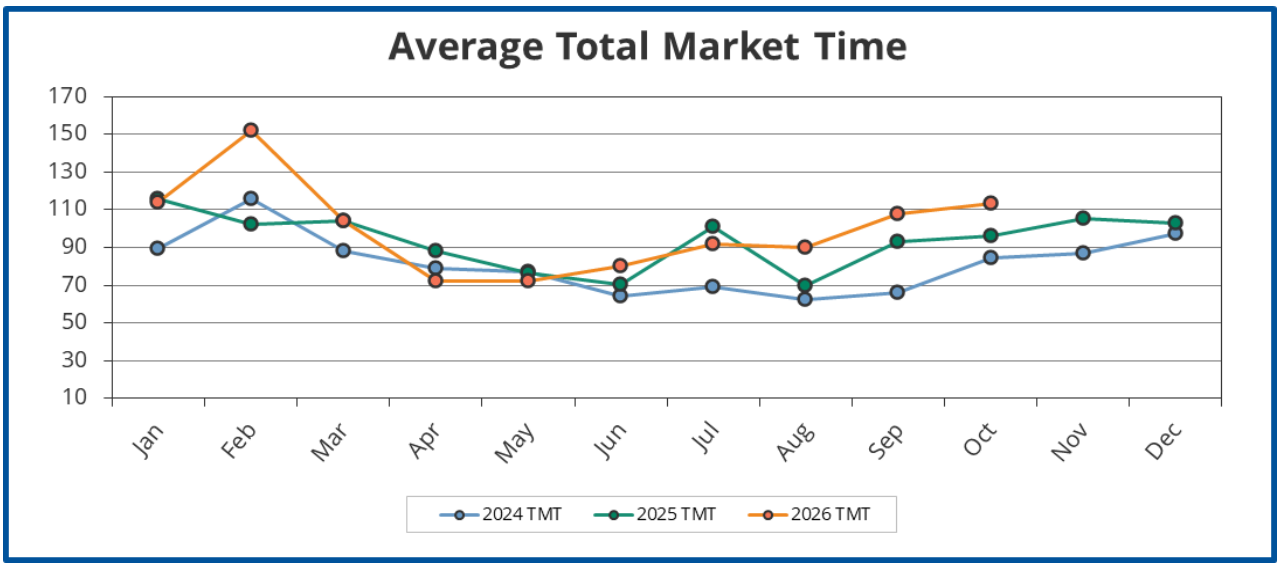


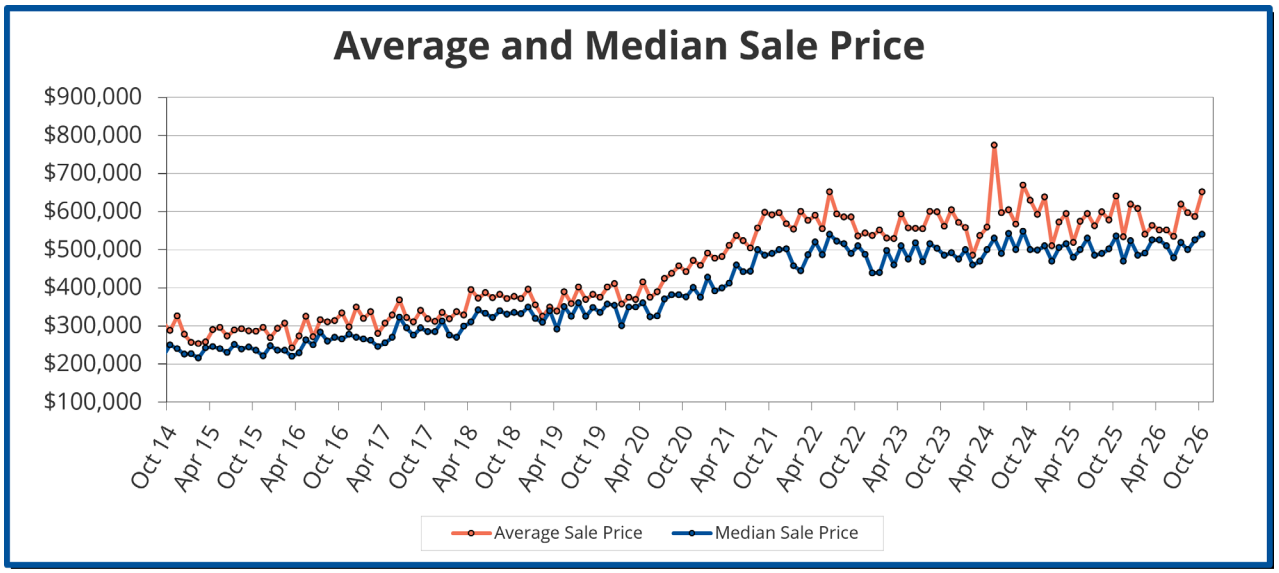
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North Coastal Counties

October 2026 Reporting Period



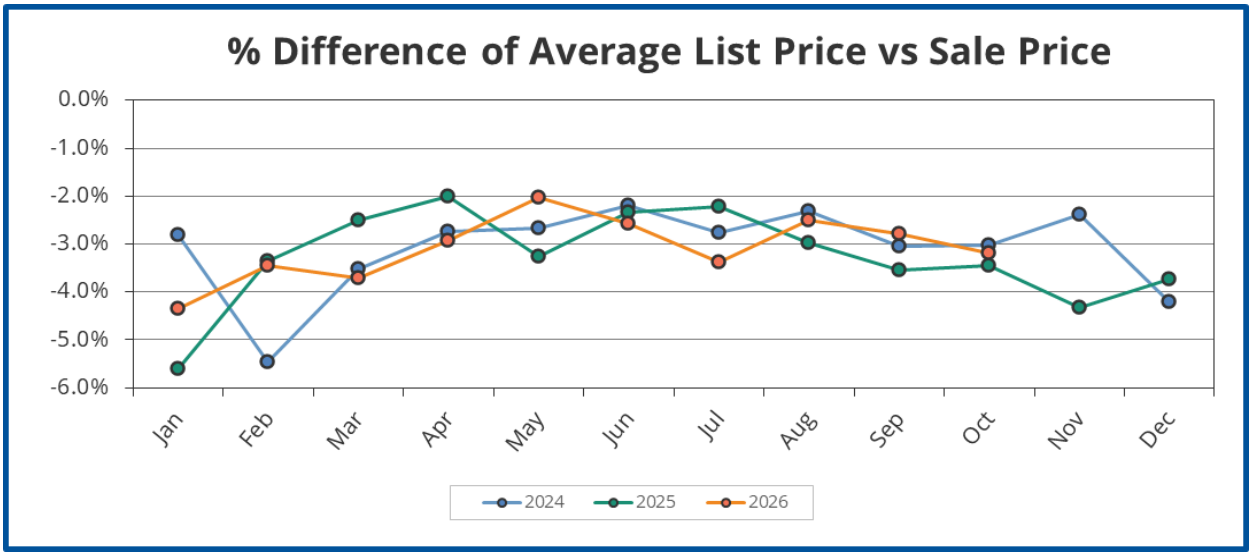


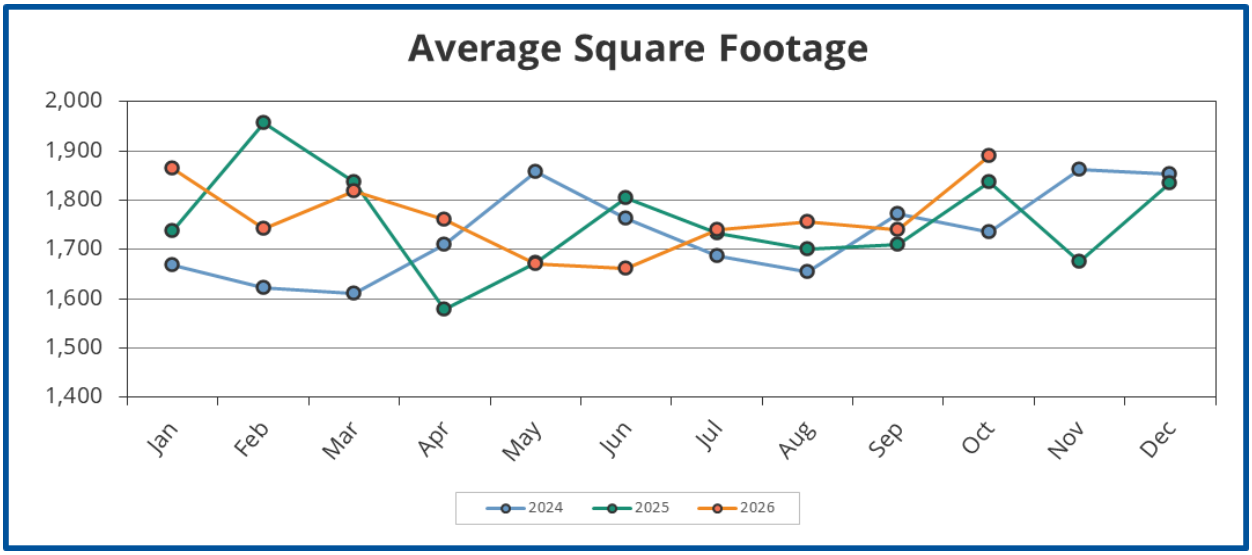


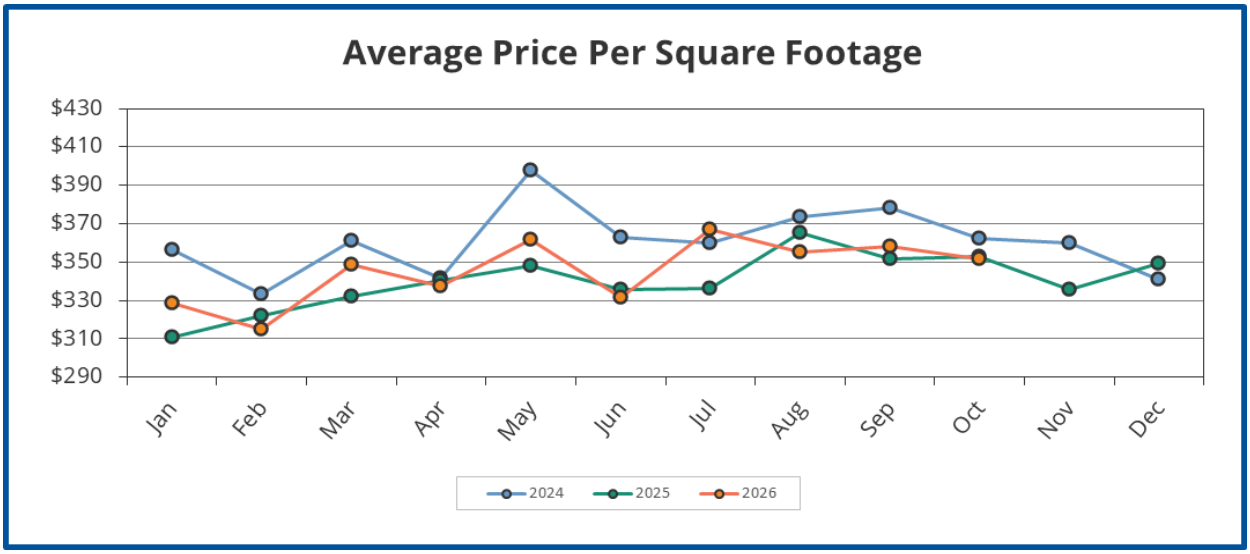
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North Coastal Counties

October 2026 Reporting Period







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North Coastal Counties
October 2026 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	68	16	14	13	-7.1%	9	625,500	96	229	155	-4.3%	151	525,000	519,000	-0.2%	2	382,500	10	139,700	5	476,400
181	Hammond / Warrenton	47	12	7	8	-57.9%	11	759,900	135	152	100	-4.8%	92	553,900	489,000	-2.7%	1	4,500,000	7	291,900	3	753,800
182	Gearhart West	24	2	5	3	-40.0%	7	923,000	34	70	44	-6.4%	45	950,500	800,000	-9.3%	-	-	3	294,500	-	-
183	Gearhart East	4	0	1	1	0.0%	0	-	-	11	8	-27.3%	8	510,600	480,500	9.6%	2	1,670,000	4	164,800	1	640,000
184	Seaside Northwest	9	3	2	2	-60.0%	1	483,700	42	26	14	-41.7%	12	454,100	478,300	-12.5%	-	-	-	-	2	494,000
185	Seaside North Central	8	1	2	2	100.0%	3	505,700	147	32	27	58.8%	28	446,200	451,100	5.5%	-	-	-	-	1	629,700
186	Seaside Southwest	22	2	2	1	-87.5%	3	1,008,000	108	54	34	-5.6%	32	590,600	517,500	2.3%	-	-	-	-	3	606,300
187	Seaside South Central	5	1	1	1	-	-	-	-	13	5	66.7%	3	570,700	482,000	84.9%	-	-	-	-	1	800,000
188	Seaside East	14	3	2	3	50.0%	5	543,900	30	51	32	10.3%	29	535,200	519,000	-1.6%	-	-	1	219,500	1	641,500
189	Cannon Beach / Tolovana Park	33	4	1	6	50.0%	4	863,000	47	78	52	33.3%	50	925,900	815,000	-15.9%	1	5,255,000	3	163,200	-	-
190	Arch Cape / Cove Beach / Falcon Cove	2	0	0	0	-	2	1,110,000	42	11	10	66.7%	10	1,129,300	1,242,500	-35.2%	-	-	2	122,500	-	-
191	Rural Clatsop County	19	5	5	3	50.0%	1	187,000	214	44	21	-22.2%	17	364,100	355,000	-10.5%	-	-	7	156,100	-	-
	Clatsop County	255	49	42	43	-29.5%	46	740,300	87	771	502	-0.8%	477	618,300	530,000	-3.6%	6	2,310,000	37	190,000	17	597,700
97102	Arch Cape	0	0	0	0	-	1	2,095,000	120	2	3	200.0%	3	1,114,700	849,000	61.5%	-	-	-	-	-	-
97130	Manzanita	22	8	4	7	-12.5%	6	728,400	82	84	59	7.3%	53	972,400	875,000	-7.8%	-	-	18	268,100	-	-
97131	Nehalem	19	5	3	5	66.7%	2	474,800	239	55	33	-17.5%	31	415,400	448,000	-16.5%	-	-	2	550,000	-	-
97147	Wheeler	-	0	1	0	-100.0%	0	-	-	6	6	-40.0%	6	413,800	365,000	-14.5%	-	-	3	36,300	-	-
97136	Rockaway Beach	38	11	9	5	25.0%	11	628,400	85	135	82	32.3%	77	500,500	460,000	-2.0%	2	432,500	8	87,100	-	-
97107	Bay City	10	2	2	-	-100.0%	1	234,000	15	34	23	-14.8%	24	483,700	428,000	11.1%	-	-	4	49,800	-	-
97118	Garibaldi	11	1	2	3	200.0%	1	138,000	165	28	17	-5.6%	14	285,100	285,000	-28.5%	-	-	-	-	-	-
97143	Netarts	18	4	-	1	0.0%	1	530,000	12	32	16	-5.9%	17	556,400	520,000	26.3%	-	-	3	83,700	-	-
97141	Tillamook	42	9	10	7	-36.4%	14	439,000	110	146	102	-6.4%	98	467,400	392,000	2.8%	2	321,500	7	146,100	3	536,200
97134	Oceanside	16	1	3	1	-66.7%	3	570,000	41	35	19	0.0%	19	692,600	640,000	-11.9%	-	-	6	116,800	-	-
97108	Beaver	2	0	1	2	-33.3%	2	540,000	234	13	8	-11.1%	7	556,900	555,000	15.1%	-	-	1	965,000	-	-
97122	Hebo	3	1	0	0	-	2	360,000	271	5	3	50.0%	3	376,700	400,000	-7.6%	-	-	1	75,000	-	-
97112	Cloverdale	13	3	2	1	-	3	439,700	57	27	17	-37.0%	19	503,700	425,000	-6.5%	-	-	2	90,000	-	-
97135	Pacific City	16	2	2	2	-60.0%	5	745,400	93	48	32	3.2%	30	844,800	765,000	26.2%	-	-	3	95,800	1	629,300
97149	Neskowin	8	1	1	1	-75.0%	2	1,030,500	81	32	16	-46.7%	16	636,800	630,000	-22.1%	-	-	5	144,000	-	-
	Tillamook County	218	48	40	35	-25.5%	54	592,500	105	682	436	-4.6%	417	582,600	502,500	-41.9%	4	377,000	63	176,700	4	559,500

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North Coastal Counties
October 2026 Reporting Period

Area Report
continued

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367	Lincoln City	134	19	13	19	0.0%	17	392,000	140	291	161	-5.3%	150	494,700	450,000	-5.4%	2	1,555,000	10	274,800	3	848,000
97364	Neotsu	11	2	0	1	-	1	340,000	510	16	3	-25.0%	3	348,200	340,000	-45.1%	-	-	-	-	-	-
97368	Otis	20	2	4	1	-66.7%	2	527,500	86	50	28	7.7%	32	524,000	443,500	20.0%	-	-	3	58,000	-	-
97341	Depoe Bay	40	9	4	9	50.0%	8	993,500	117	101	60	-13.0%	55	587,900	500,000	17.6%	1	600,000	5	213,500	-	-
97388	Gleneden Beach	14	2	2	3	0.0%	1	584,000	50	41	22	-8.3%	22	794,500	591,500	17.6%	-	-	2	144,500	-	-
97369	Otter Rock	6	0	1	1	0.0%	0	-	-	11	4	0.0%	3	306,300	15,000	-50.2%	-	-	1	33,000	-	-
97365	Newport	35	5	4	7	250.0%	2	707,500	105	85	48	2.1%	47	557,500	512,000	8.1%	1	1,100,000	1	250,000	2	838,200
97366	South Beach	15	2	2	1	-66.7%	3	1,160,000	60	33	12	-20.0%	12	650,000	454,900	-4.4%	-	-	2	136,000	-	-
97343	Eddyville	1	0	0	0	-	0	-	-	2	2	-	2	629,800	629,800	-	-	-	1	396,200	-	-
97357	Logsden	0	0	0	0	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
97391	Toledo	3	1	1	1	-	1	369,000	154	18	15	-6.3%	18	433,800	360,000	16.3%	-	-	3	151,700	-	-
97380	Siletz	5	2	2	0	-	0	-	-	13	6	100.0%	8	418,400	352,300	5.6%	-	-	1	172,500	-	-
97390	Tidewater	3	1	0	-	-	0	-	-	3	-	-100.0%	0	-	-	-	0	-	0	-	0	-
97498	Yachats	10	2	2	1	-66.7%	3	909,300	402	29	16	45.5%	19	772,000	742,000	44.2%	-	-	7	69,900	-	-
97394	Waldport	41	3	8	4	-42.9%	2	261,500	219	80	37	-5.1%	36	433,500	394,800	-7.8%	-	-	7	128,800	-	-
97376	Seal Rock	8	1	-	1	-50.0%	1	747,000	8	17	9	12.5%	6	667,300	666,800	-18.9%	-	-	2	116,000	-	-
	Lincoln County	346	51	43	49	0.0%	41	630,600	152	791	424	-3.4%	413	541,000	474,000	2.8%	4	1,202,500	45	166,200	5	844,100
	North Coastal Counties Total	819	148	125	127	-19.1%	141	651,800	113	2,244	1,362	-2.9%	1,307	582,500	510,000	-0.8%	14	1,441,300	145	176,800	26	639,200

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

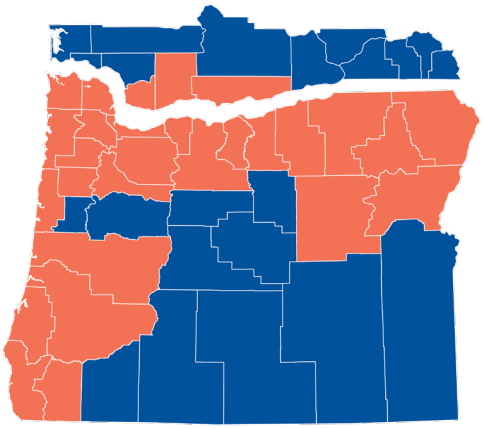
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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

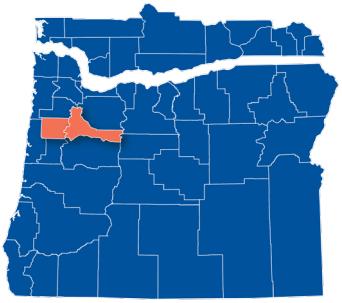
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Polk and Marion Counties October 2026 Reporting Period

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Polk and Marion Counties
October 2026 Reporting Period
MARKET ACTION REPORT

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



Residential Highlights

New Listings
New listings (247) decreased 3.1% from the 255 listed in October 2025, and increased 1.2% from the 244 listed in September 2026.

Pending Sales
Pending sales (183) decreased 16.8% from the 220 offers accepted in October 2025, and decreased 7.1% from the 197 offers accepted in September 2026.

Closed Sales
Closed sales (174) decreased 24.0% from the 229 closings in October 2025, and decreased 11.2% from the 196 closings in September 2026.

Inventory and Total Market Time
Inventory increased to 5.1 months in October. Total market time held steady at 71 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (2,997) increased 3.8%, pending sales (2,008) decreased 3.9%, and closed sales (1,925) decreased 3.3%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has increased 0.6% from $476,900 to $479,600. In the same comparison, the median sale price has decreased 0.4% from $449,900 to $448,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.9% ($479,600 v. $475,500)
Median Sale Price % Change: -0.1% ($445,000 v. $445,600)

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

Inventory in Months	2024	2025	2026
January	3.5	3.7	5.9
February	2.7	3.5	4.8
March	2.3	2.8	3.6
April	2.7	3.5	3.3
May	2.6	3.0	3.8
June	3.1	3.7	3.9
July	2.9	3.8	4.8
August	2.8	3.9	4.8
September	3.3	3.9	4.6
October	3.2	3.1	5.1
November	2.7	4.1	
December	2.4	3.7	

Residential Trends

October 2026 vs. September 2026

- New Listings **+1.2%**
- Pending Sales **-7.1%**
- Closed Sales **-11.2%**
- Average Sale Price **+1.3%**
- Median Sale Price **-7.5%**
- Inventory **+0.5**
- Total Market Time **0**

October 2026 vs. October 2025

- New Listings **-3.1%**
- Pending Sales **-16.8%**
- Closed Sales **-24.0%**
- Average Sale Price **-1.6%**
- Median Sale Price **-5.1%**
- Inventory **+2.0**
- Total Market Time **+17**

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Polk and Marion Counties
October 2026 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	3	1.0%	12	3.8%	8	3.2%
200K-300K	7	2.3%	10	3.2%	4	1.6%
300K-400K	24	7.8%	15	4.7%	13	5.2%
400K-500K	71	23.1%	75	23.7%	75	30.0%
500K-600K	121	39.4%	99	31.3%	77	30.8%
600K-700K	35	11.4%	46	14.6%	37	14.8%
700K-800K	21	6.8%	32	10.1%	15	6.0%
800K-900K	14	4.6%	10	3.2%	5	2.0%
900K-1M	5	1.6%	9	2.8%	5	2.0%
1MM-1.1MM	3	1.0%	1	0.3%	1	0.4%
1.1MM-1.2MM	0	0.0%	1	0.3%	3	1.2%
1.2MM-1. 3MM	1	0.3%	2	0.6%	2	0.8%
1.3MM-1.4MM	1	0.3%	2	0.6%	1	0.4%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	2	0.6%	2	0.8%
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	1	0.3%	0	0.0%	1	0.4%
1.9MM-2MM	0	0.0%	0	0.0%	1	0.4%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	307		316		250	

90th Percentile 50th Percentile 10th Percentile

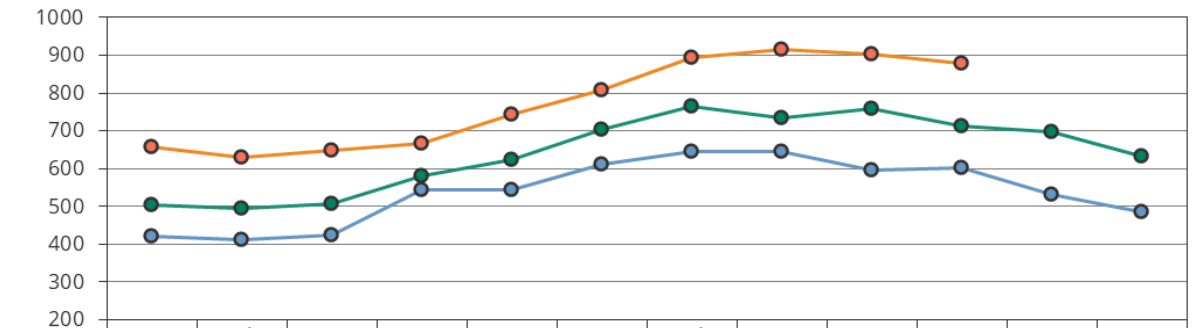
Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	247	183	174	463,000	417,500	71
	September	244	197	196	457,200	451,500	71
	Year-To-Date	2,997	2,008	1,925	479,600	448,000	74
2025	October	255	220	229	470,400	440,000	54
	Year-To-Date	2,887	2,090	1,991	476,900	449,900	58
Change	October 2025	-3.1%	-16.8%	-24.0%	-1.6%	-5.1%	31.5%
	Prev Mo 2026	1.2%	-7.1%	-11.2%	1.3%	-7.5%	0.0%
	Year-To-Date	3.8%	-3.9%	-3.3%	0.6%	-0.4%	27.6%

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Polk and Marion Counties

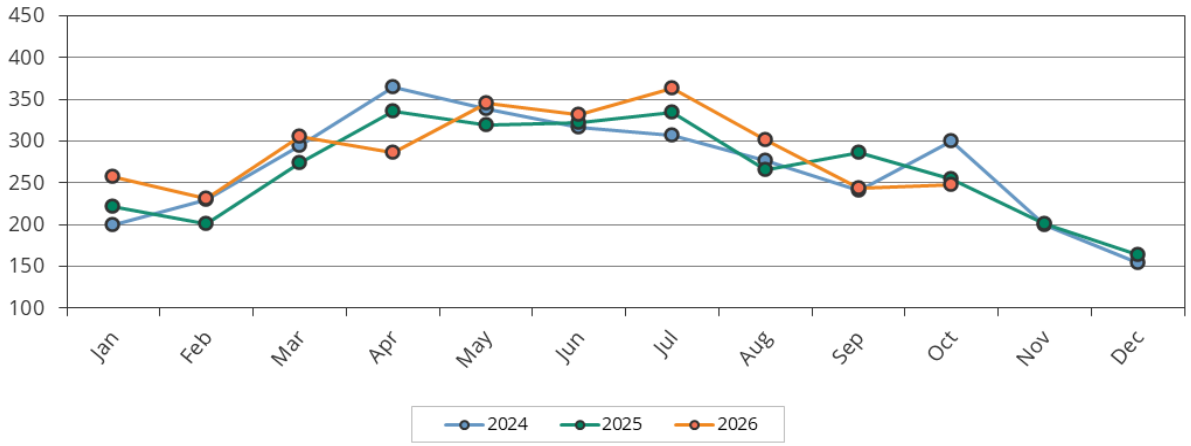
October 2026 Reporting Period

Active Residential Listings

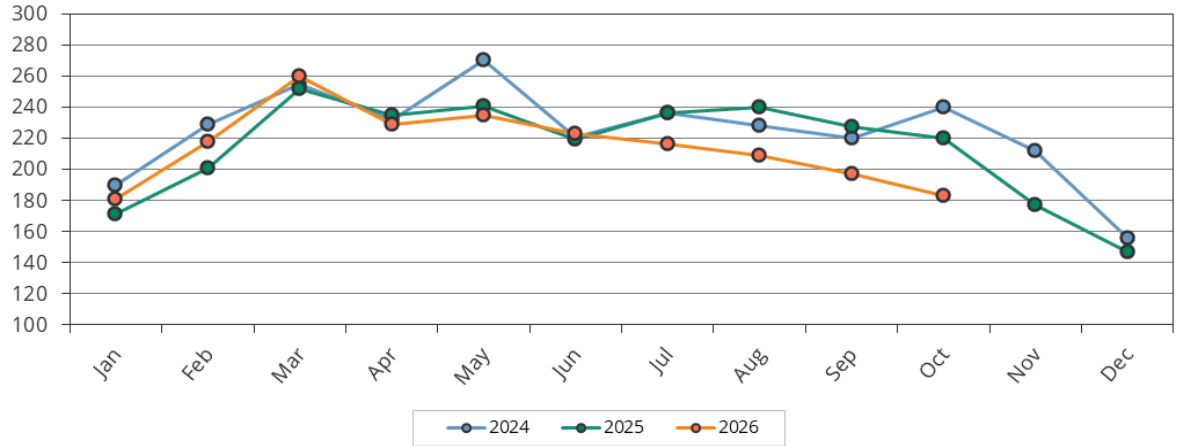


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580	624	702	764	733	758	711	696	634
2026	658	628	648	667	743	809	893	916	904	879		

New Listings



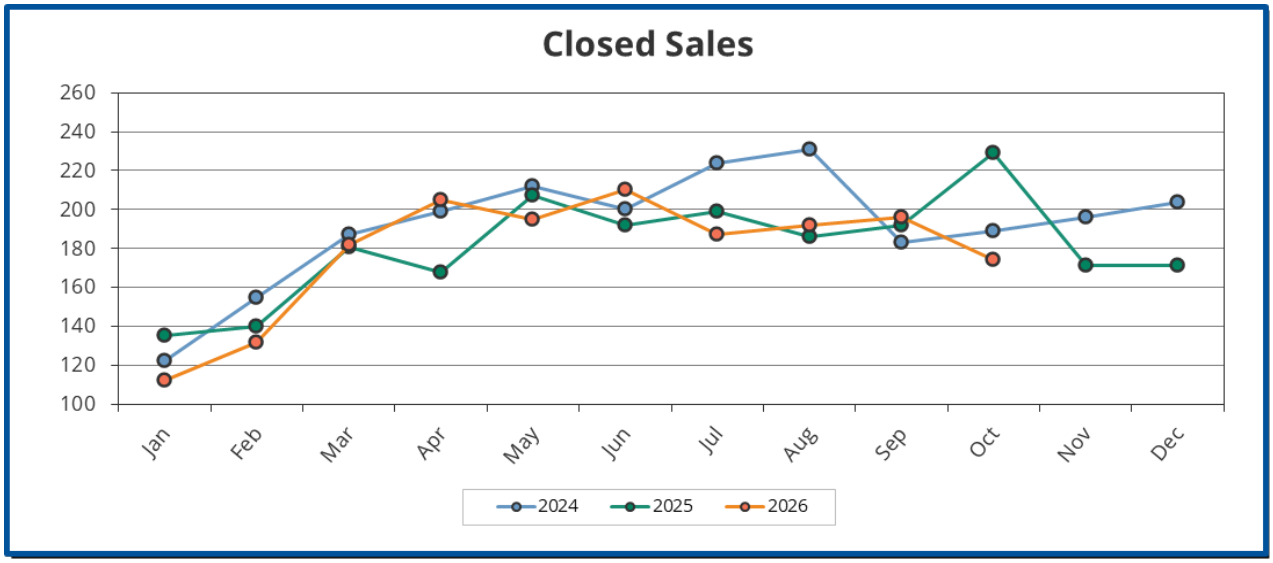
Pending Sales

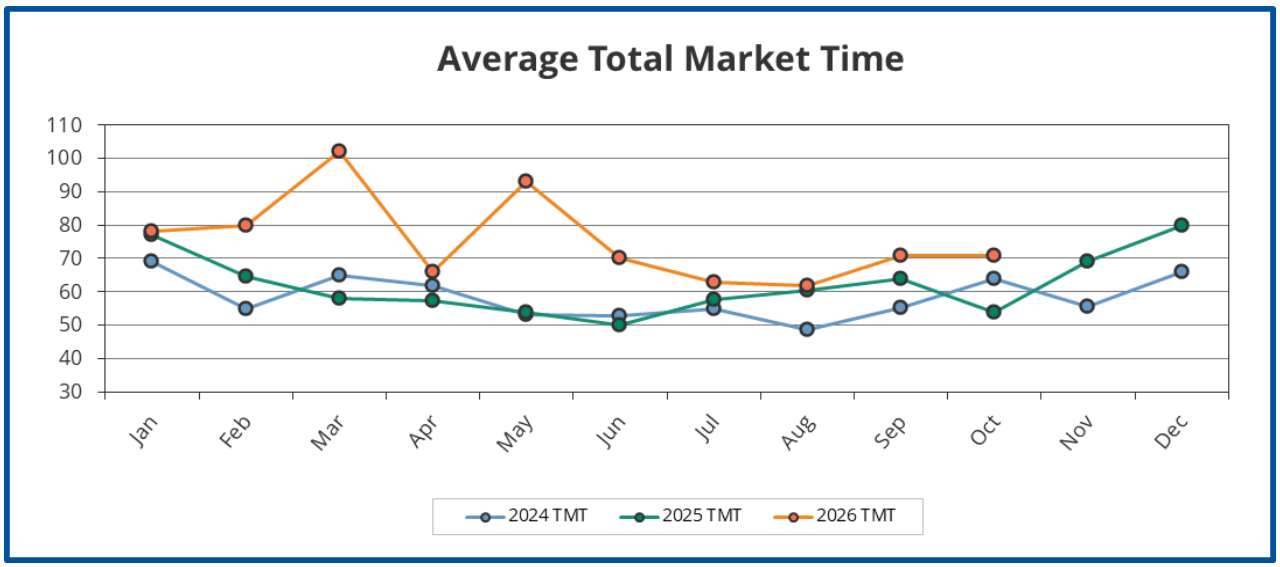


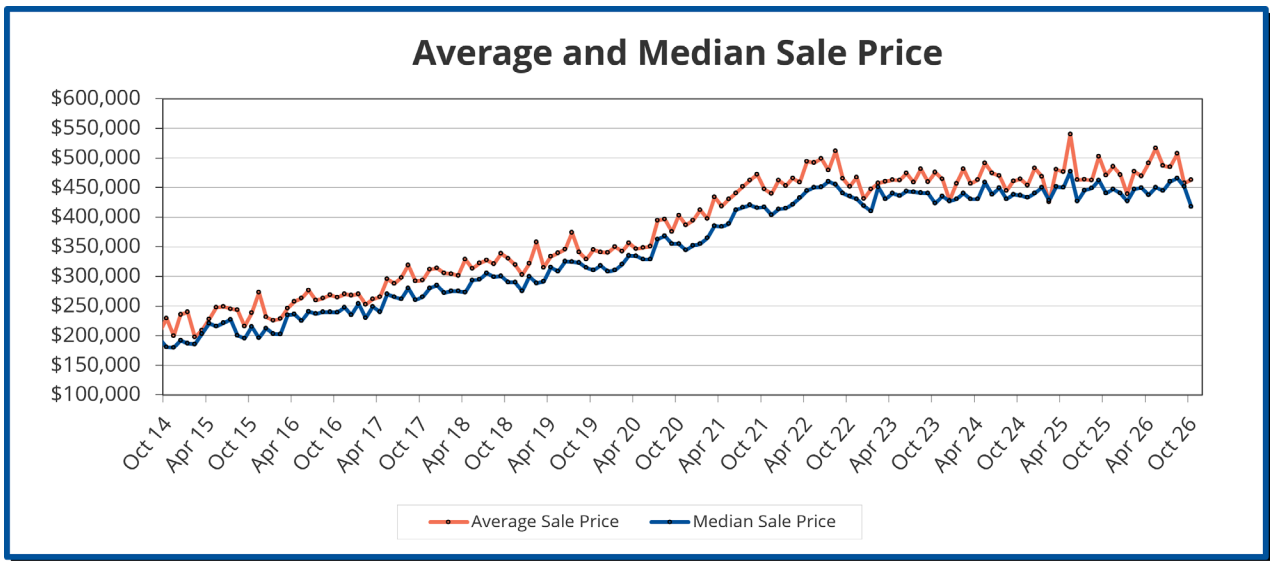
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Polk and Marion Counties

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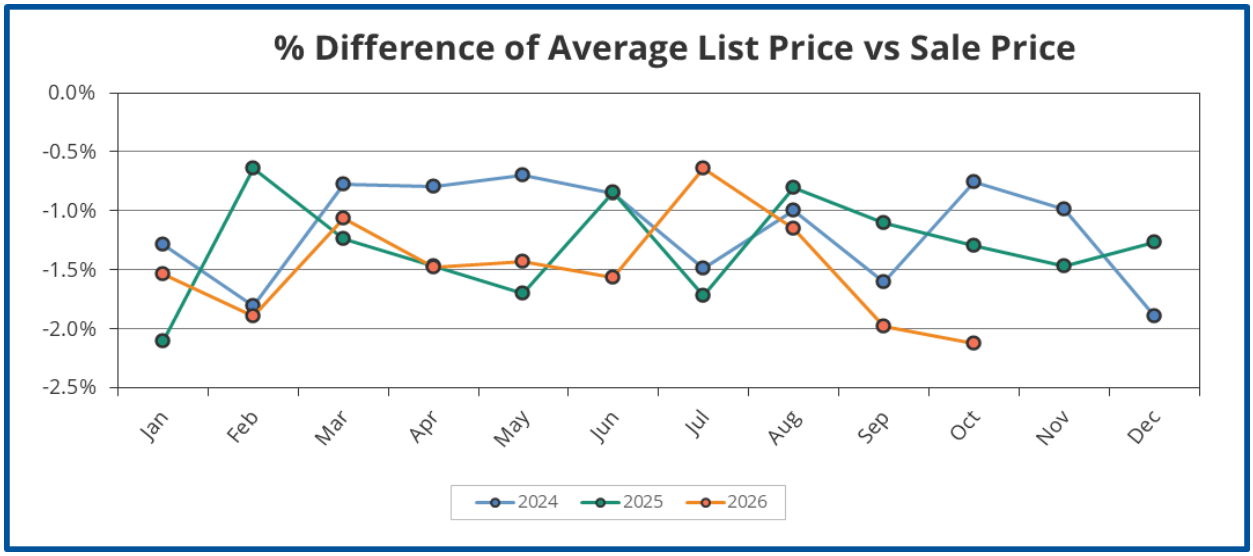


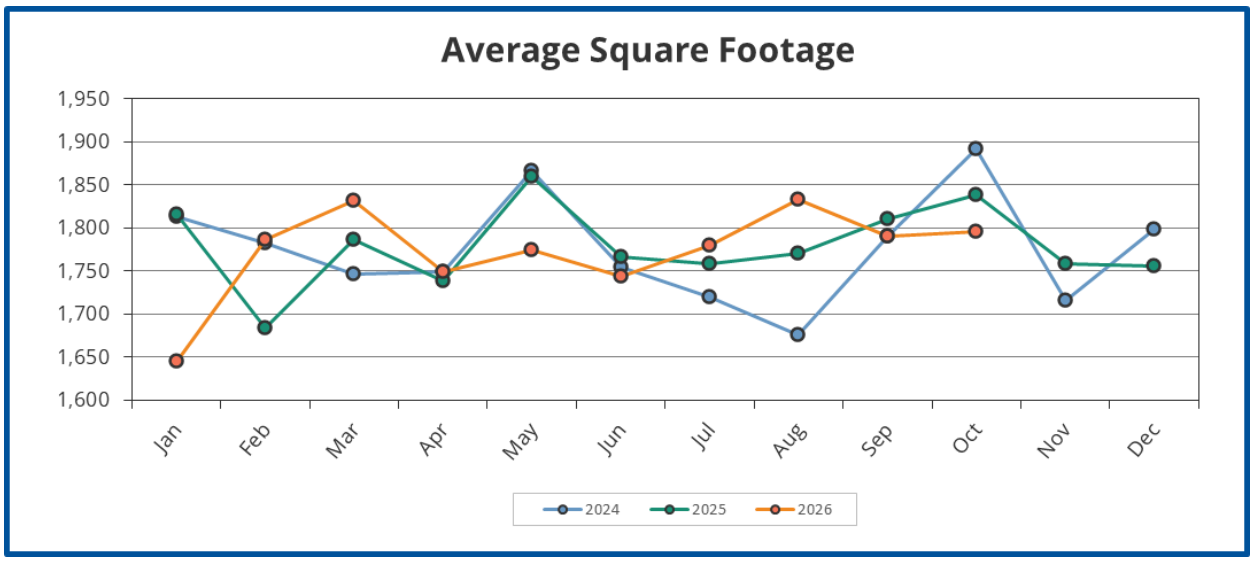


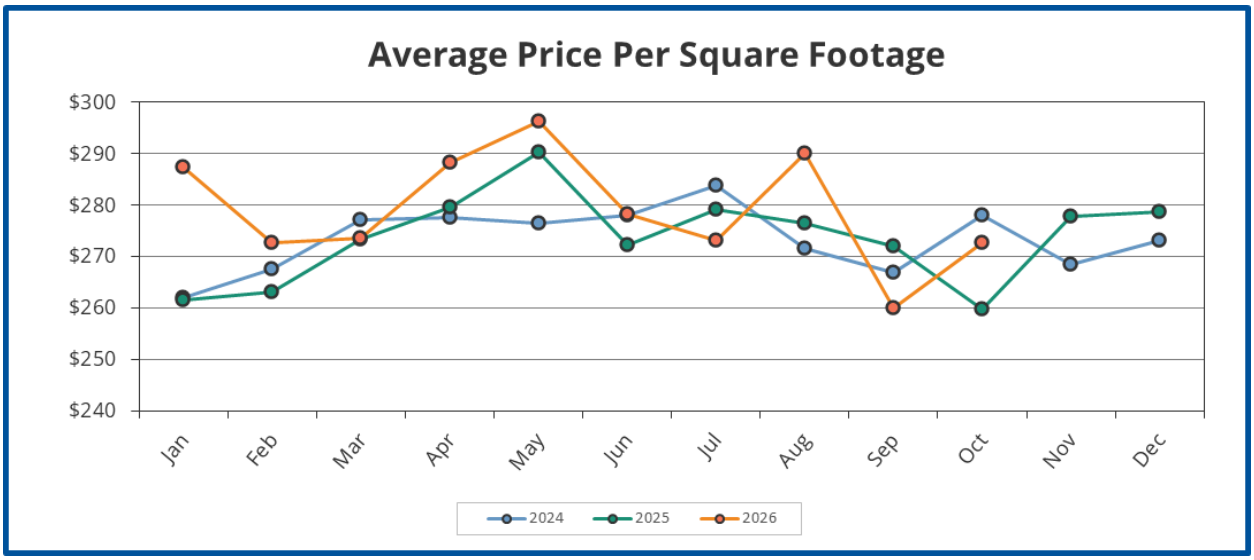
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Polk and Marion Counties
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Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	122	27	13	17	-45.2%	12	386,500	86	306	191	-13.6%	184	497,100	437,300	0.7%	3	225,200	18	540,300	3	755,000
168	West Salem N	61	14	11	12	20.0%	13	672,500	93	203	115	-16.7%	107	640,700	505,000	16.1%	-	-	-	-	4	706,600
169	West Salem S	8	4	1	2	-66.7%	3	419,600	70	26	16	-54.3%	14	499,800	477,500	-3.3%	-	-	1	150,000	2	692,500
170	Woodburn	138	46	10	37	27.6%	35	405,900	68	503	362	-2.2%	324	423,000	411,700	2.2%	3	2,083,300	2	207,500	2	977,500
	Except Woodburn	197	46	18	45	25.0%	31	511,400	73	625	418	4.5%	396	556,000	520,000	-1.8%	3	618,700	26	444,500	9	506,100
170	Marion Except Salem/Keizer	335	92	28	82	26.2%	66	455,500	71	1,128	780	1.3%	720	496,100	460,000	1.6%	6	1,351,000	28	427,600	11	591,800
171	Southwest Salem	8	3	0	-	-100.0%	-	-	-	19	12	-7.7%	12	580,900	530,000	5.3%	-	-	1	165,000	-	-
172	South Salem	91	18	7	10	-33.3%	23	525,800	65	267	173	3.0%	175	511,000	470,000	-4.0%	-	-	1	295,000	4	542,800
173	Southeast Salem	68	19	6	16	-15.8%	15	436,400	57	253	173	5.5%	183	487,000	469,900	0.6%	2	842,500	-	-	7	728,000
174	Central Salem	34	12	4	9	-10.0%	6	334,200	59	133	74	-19.6%	71	365,600	355,000	-0.6%	-	-	-	-	7	604,400
175	East Salem S	34	12	2	9	-50.0%	10	482,300	57	193	157	-12.3%	153	432,700	445,000	1.1%	-	-	2	298,500	2	3,742,500
176	East Salem N	53	22	11	16	-15.8%	12	393,300	63	239	169	4.3%	166	353,200	390,000	-7.1%	-	-	5	475,000	3	490,000
177	South Keizer	8	3	3	0	-100.0%	2	379,000	79	35	24	9.1%	23	416,900	428,000	2.0%	1	1,275,000	1	60,000	-	-
178	North Keizer	57	21	6	10	-56.5%	12	409,100	79	195	124	-1.6%	117	454,000	460,000	2.5%	-	-	1	315,000	5	637,200
167-169	Polk Co. Grand Total	191	45	25	31	-34.0%	28	522,800	88	535	322	-18.3%	305	547,600	457,000	5.2%	3	225,200	19	519,800	9	719,600
170-178	Marion Co. Grand Total	688	202	67	152	-12.1%	146	451,500	67	2,462	1,686	-0.6%	1,620	466,800	445,000	0.1%	9	1,229,600	39	404,600	39	773,100
	Polk & Marion Grand Total	879	247	92	183	-16.8%	174	463,000	71	2,997	2,008	-3.9%	1,925	479,600	448,000	0.9%	12	978,500	58	442,300	48	763,000
220	Benton County	126	31	12	21	-4.5%	24	636,800	58	409	271	29.7%	265	619,600	560,000	3.7%	1	600,000	16	320,700	7	724,700
221	Linn County	296	80	28	67	0.0%	53	427,400	73	986	674	-4.9%	643	437,000	400,000	0.1%	8	501,300	24	383,800	11	525,500

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

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Definitions and Formulas
Additional Resources

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

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

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

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

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

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

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

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

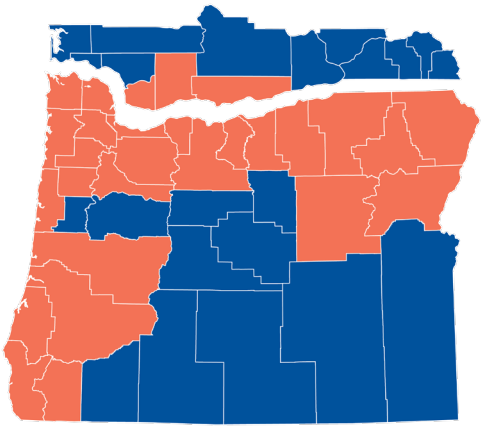
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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Market Action Report

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

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



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MARKET ACTION REPORT

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

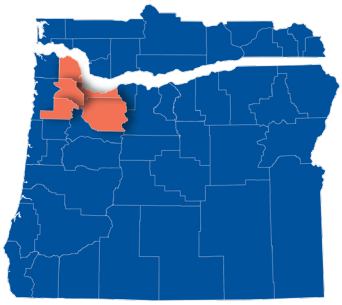
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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,077) decreased 12.2% from the 2,366 listed in October 2025, and decreased 16.5% from the 2,487 listed in September 2026.

Pending Sales

Pending sales (1,587) decreased 20.2% from the 1,988 offers accepted in October 2025, and decreased 9.8% from the 1,760 offers accepted in September 2026.

Closed Sales

Closed sales (1,622) decreased 21.5% from the 2,066 closings in October 2025, and decreased 7.4% from the 1,752 closings in September 2026.

Inventory and Total Market Time

Inventory increased to 4.3 months in October. Total market time decreased to 67 days.

Year-to-Date Summary

Comparing the first ten months of 2026 to the same period in 2025, new listings (27,516) decreased 0.8%, pending sales (19,161) decreased 1.9%, and closed sales (18,653) decreased 0.5%.

Average and Median Sale Prices

Comparing 2026 to 2025 through October, the average sale price has increased 0.4% from $614,900 to $617,300. In the same comparison, the median sale price has decreased 0.2% from $550,000 to $549,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.4% ($614,200 v. $611,500)
Median Sale Price % Change: -0.5% ($545,000 v. $548,000)

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

Inventory in Months	2024	2025	2026
January	3.2	3.7	4.3
February	2.8	3.2	3.6
March	2.3	3.0	3.0
April	2.4	3.1	3.1
May	2.3	3.3	3.2
June	2.6	3.6	3.1
July	2.8	3.7	3.3
August	3.0	3.5	3.8
September	3.5	3.8	4.2
October	2.9	3.1	4.3
November	3.0	3.8	
December	2.7	2.9	

Residential Trends

October 2026 vs. September 2026

New Listings	**-16.5%**
Pending Sales	**-9.8%**
Closed Sales	**-7.4%**
Average Sale Price	**-3.3%**
Median Sale Price	**0.0%**
Inventory	**+0.1**
Total Market Time	**-1**

October 2026 vs. October 2025

New Listings	**-12.2%**
Pending Sales	**-20.2%**
Closed Sales	**-21.5%**
Average Sale Price	**+0.6%**
Median Sale Price	**+0.9%**
Inventory	**+1.2**
Total Market Time	**-2**

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Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	25	1.2%	29	1.4%	21	1.3%
100K-200K	32	1.6%	65	3.1%	63	3.9%
200K-300K	99	4.9%	89	4.2%	75	4.6%
300K-400K	242	11.9%	239	11.3%	188	11.6%
400K-500K	436	21.5%	468	22.0%	307	18.9%
500K-600K	432	21.3%	407	19.2%	309	19.1%
600K-700K	287	14.1%	287	13.5%	242	14.9%
700K-800K	166	8.2%	183	8.6%	143	8.8%
800K-900K	109	5.4%	135	6.4%	83	5.1%
900K-1M	57	2.8%	63	3.0%	53	3.3%
1MM-1.1MM	39	1.9%	40	1.9%	26	1.6%
1.1MM-1.2MM	24	1.2%	28	1.3%	25	1.5%
1.2MM-1. 3MM	25	1.2%	24	1.1%	26	1.6%
1.3MM-1.4MM	16	0.8%	21	1.0%	14	0.9%
1.4MM-1.5MM	6	0.3%	6	0.3%	12	0.7%
1.5MM-1.6MM	4	0.2%	7	0.3%	6	0.4%
1.6MM-1.7MM	3	0.1%	4	0.2%	4	0.2%
1.7MM-1.8MM	2	0.1%	4	0.2%	4	0.2%
1.8MM-1.9MM	3	0.1%	2	0.1%	2	0.1%
1.9MM-2MM	6	0.3%	5	0.2%	6	0.4%
2MM+	18	0.9%	17	0.8%	13	0.8%
Total Closed Sales	2,031		2,123		1,622	

90th Percentile 50th Percentile 10th Percentile

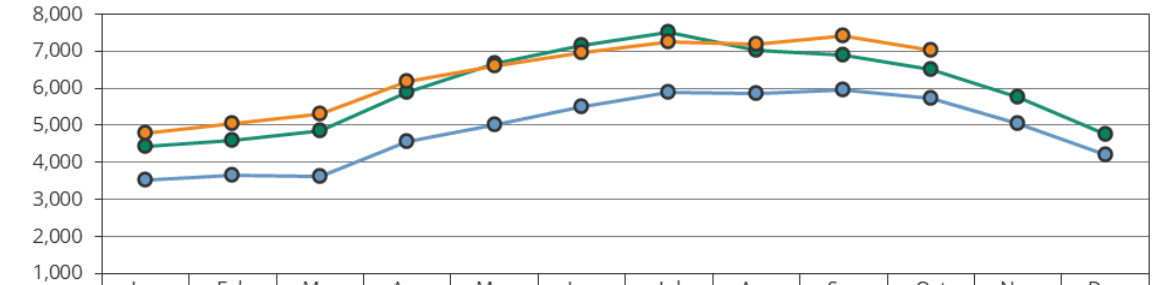
	Portland Metro Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	2,077	1,587	1,622	609,900	545,000	67
	September	2,487	1,760	1,752	630,500	545,000	68
	Year-To-Date	27,516	19,161	18,653	617,300	549,000	66
2025	October	2,366	1,988	2,066	606,000	540,000	69
	Year-To-Date	27,743	19,536	18,746	614,900	550,000	63
Change	October 2025	-12.2%	-20.2%	-21.5%	0.6%	0.9%	-2.9%
	Prev Mo 2026	-16.5%	-9.8%	-7.4%	-3.3%	0.0%	-1.5%
	Year-To-Date	-0.8%	-1.9%	-0.5%	0.4%	-0.2%	4.8%

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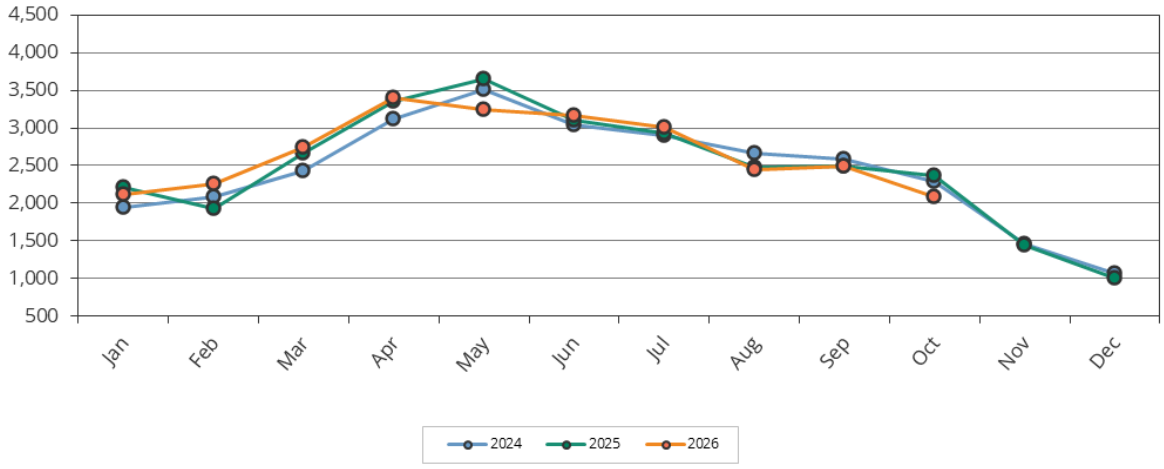
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Active Residential Listings

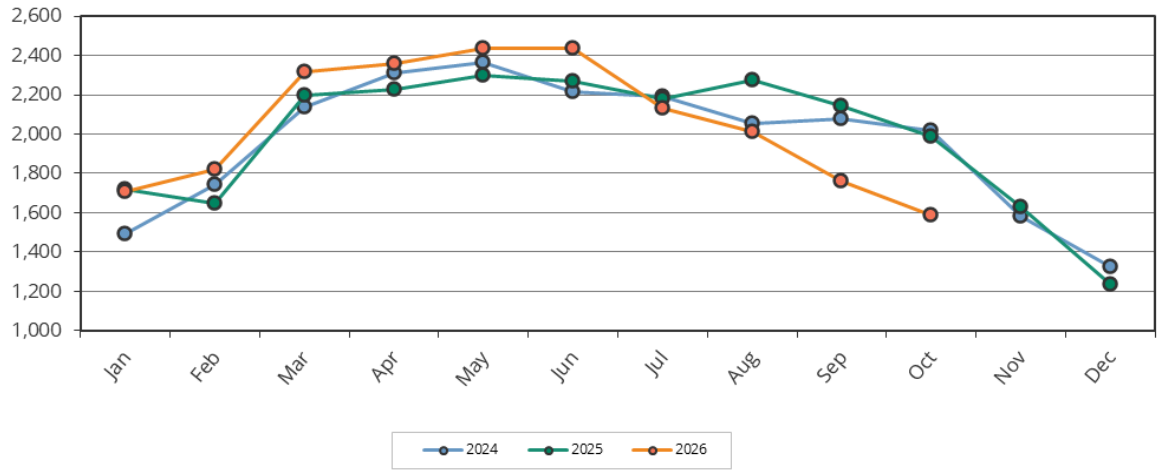


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	3,535	3,650	3,629	4,559	5,009	5,494	5,904	5,848	5,963	5,737	5,049	4,218
2025	4,438	4,586	4,866	5,875	6,679	7,157	7,503	7,018	6,882	6,506	5,773	4,759
2026	4,785	5,060	5,311	6,173	6,587	6,958	7,253	7,192	7,411	7,027		

New Listings



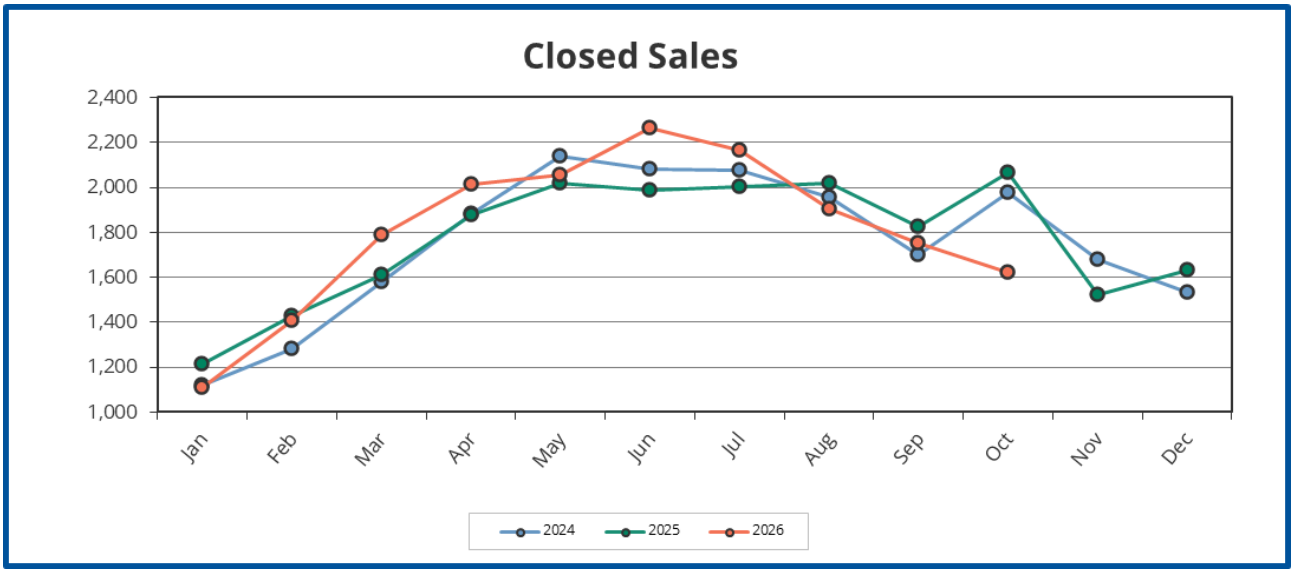
Pending Sales

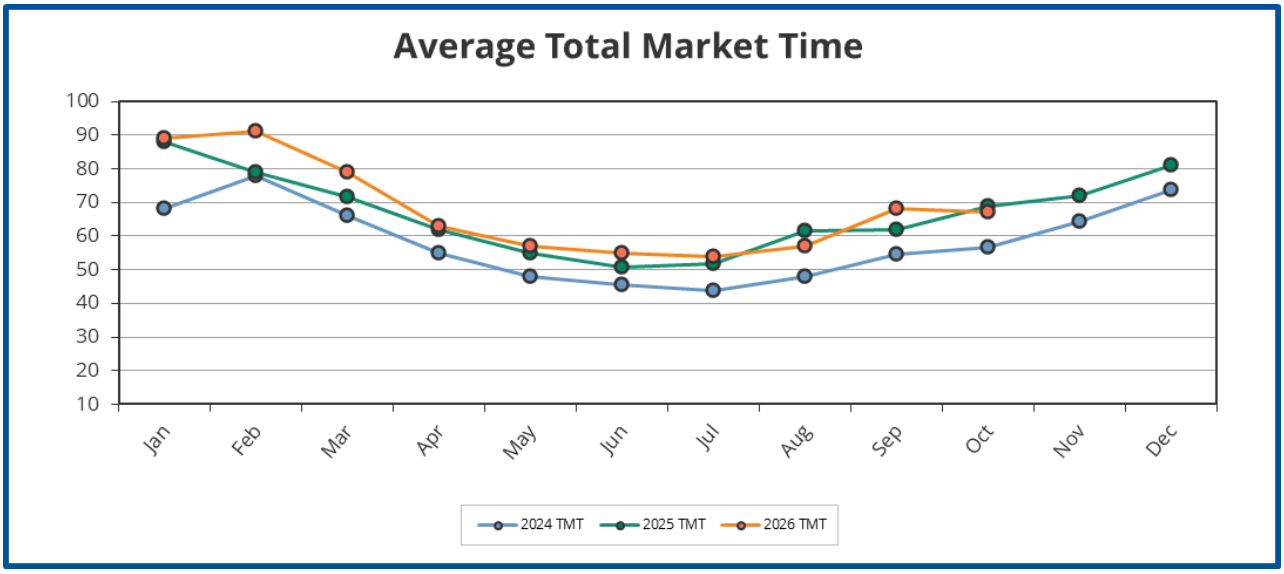


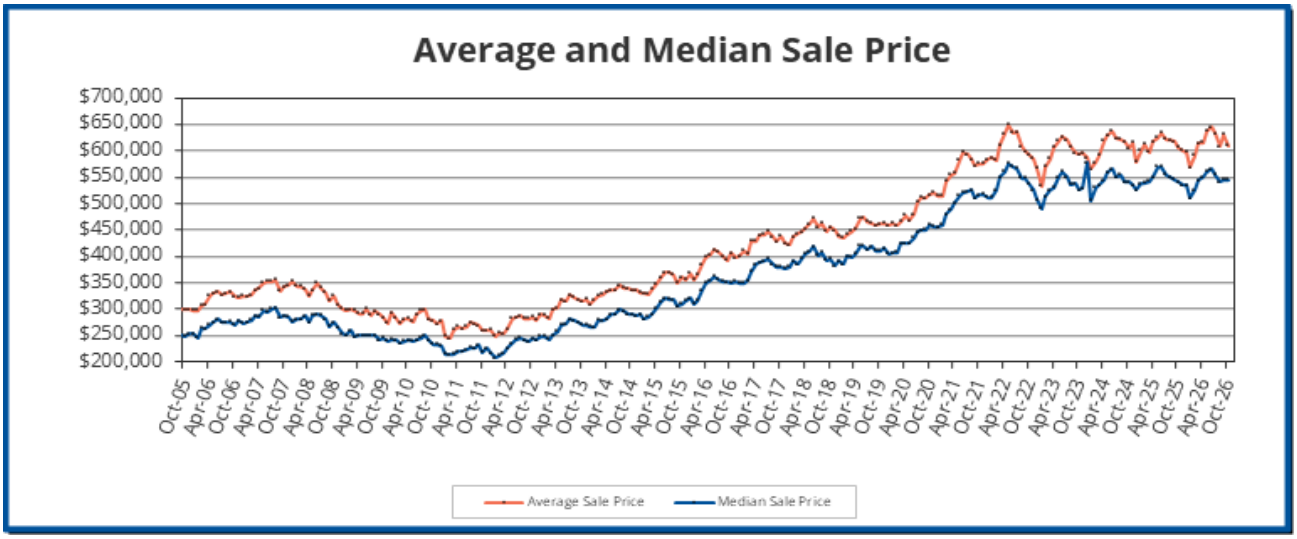
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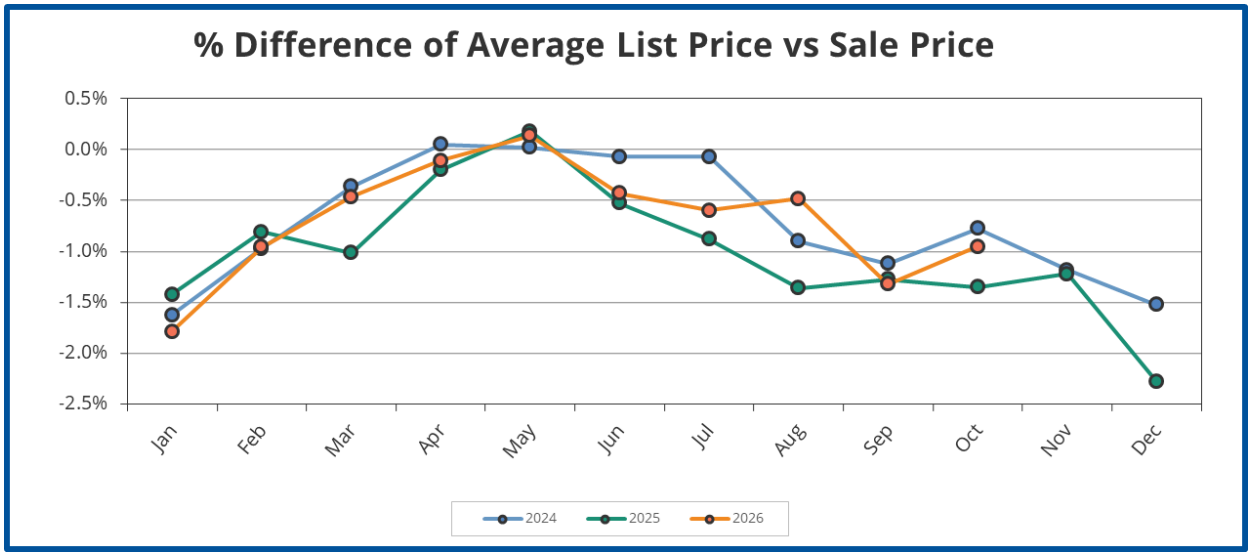


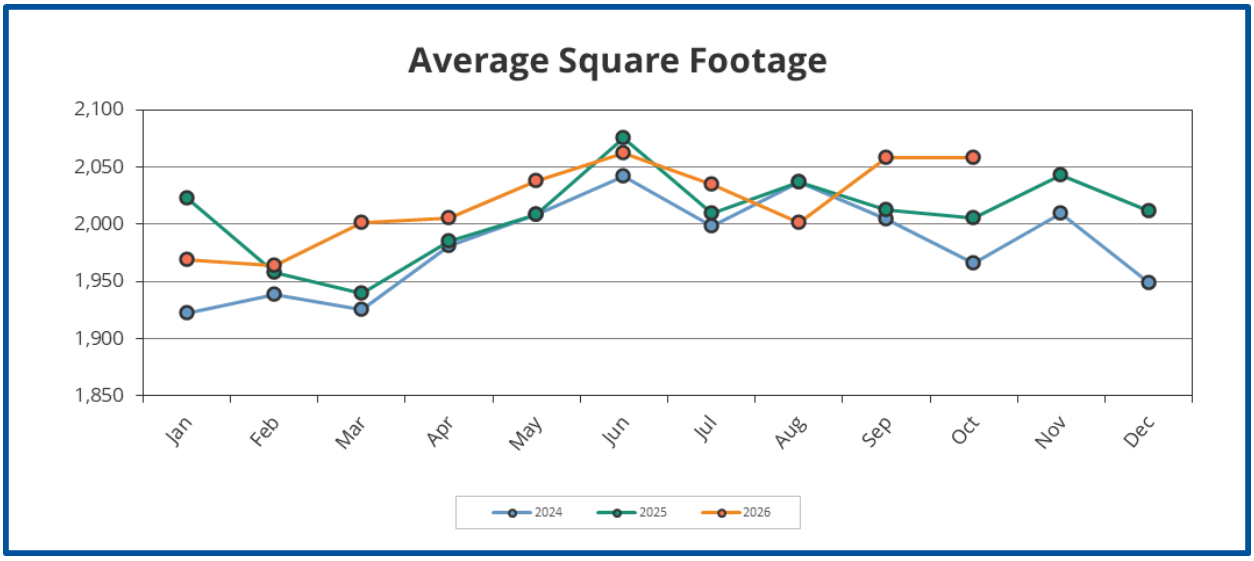


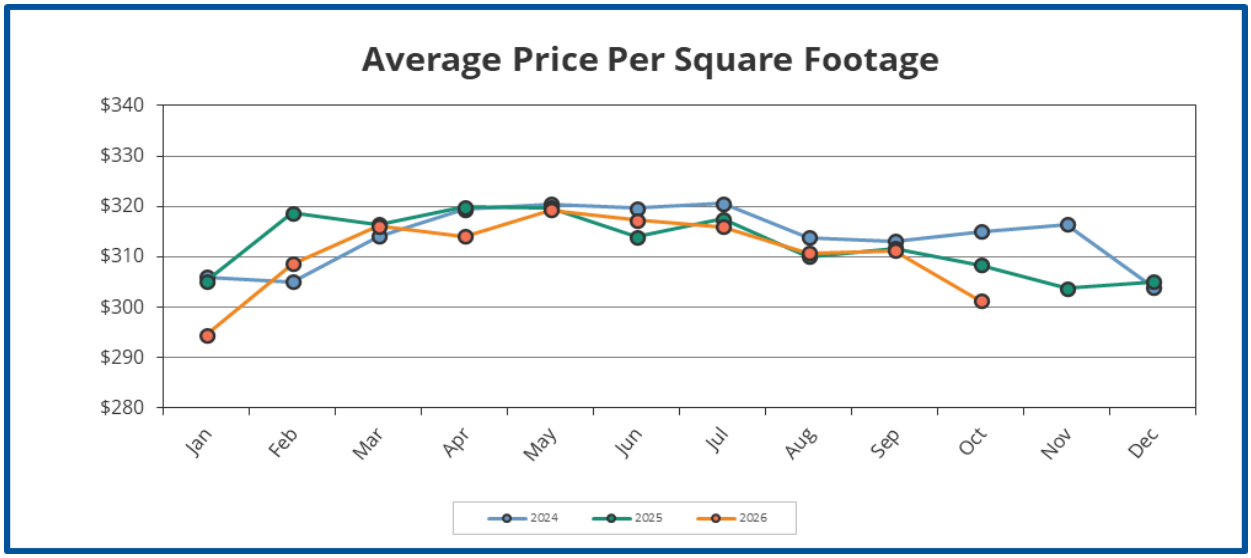
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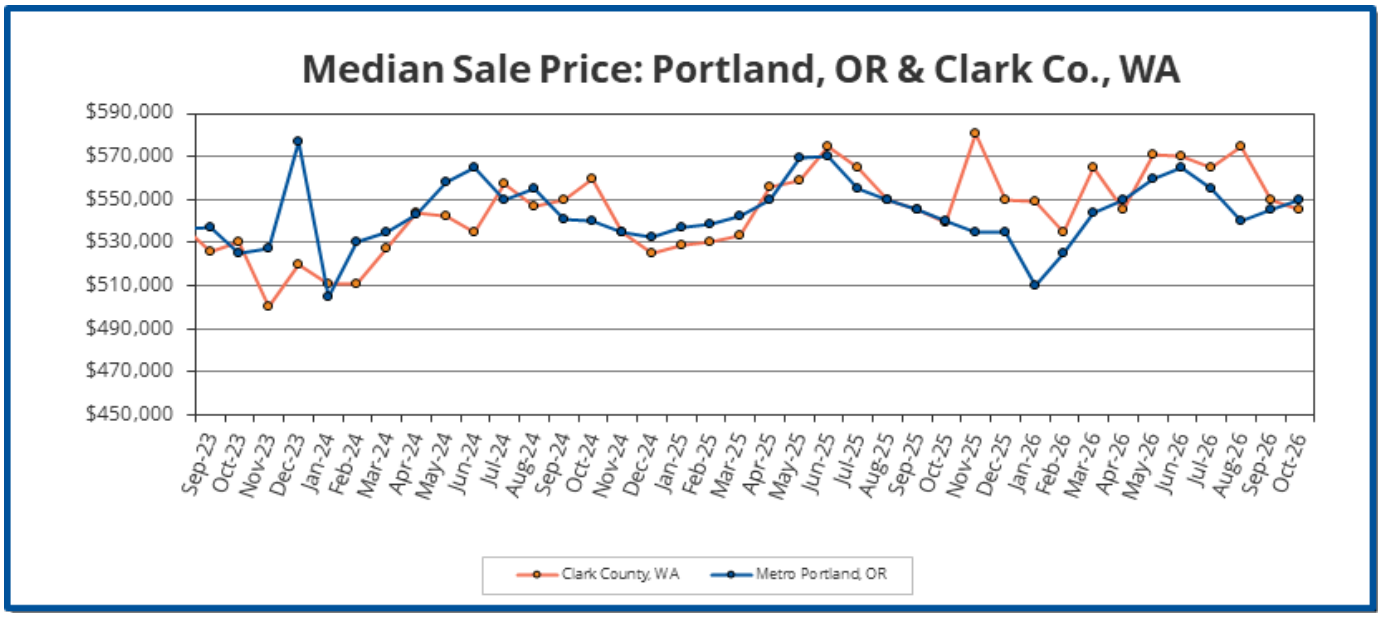


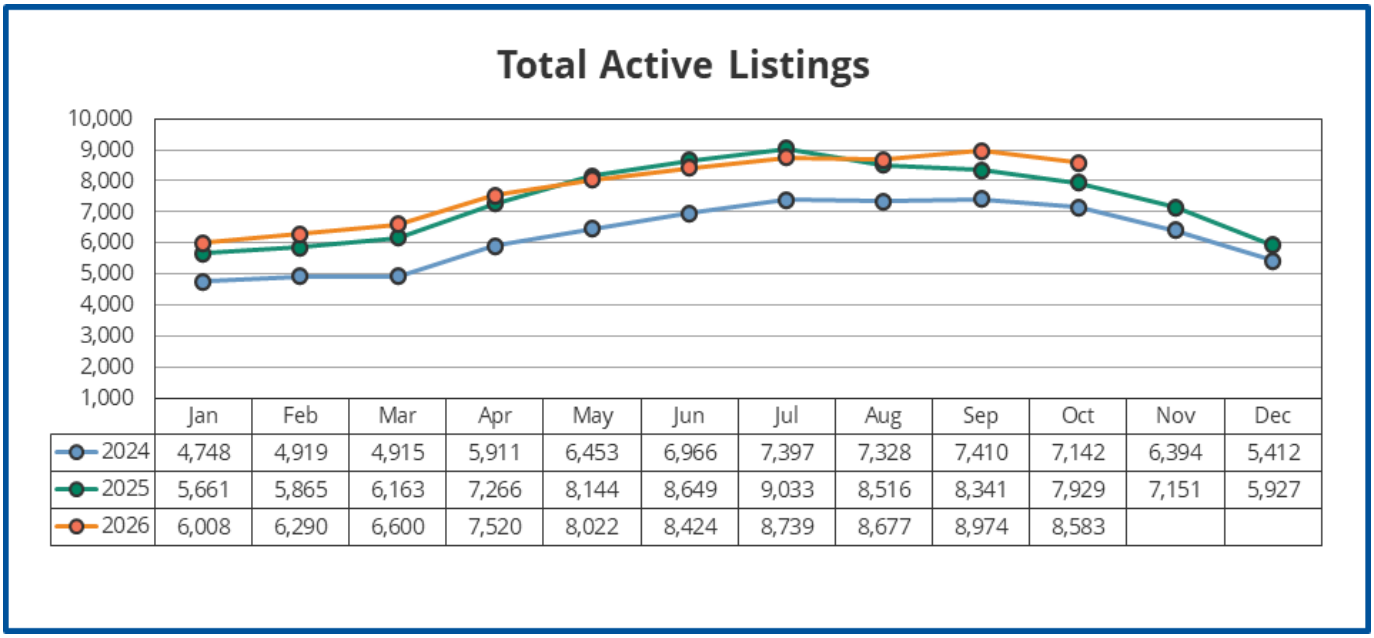


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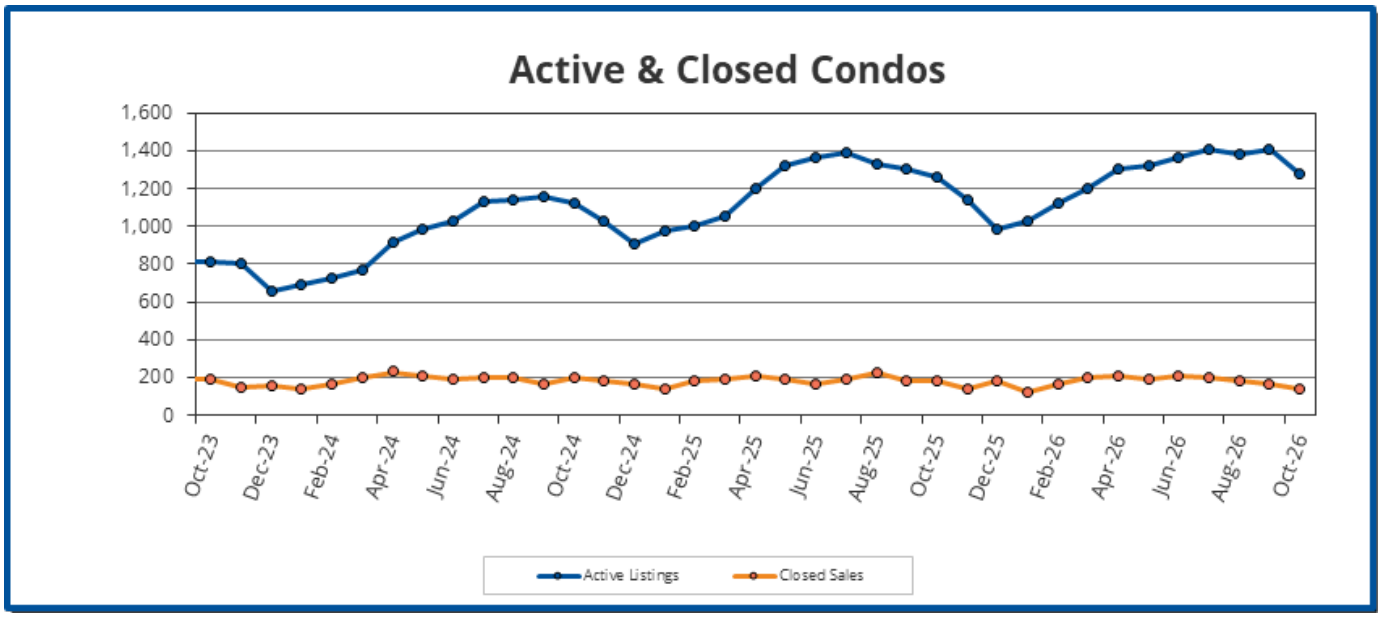


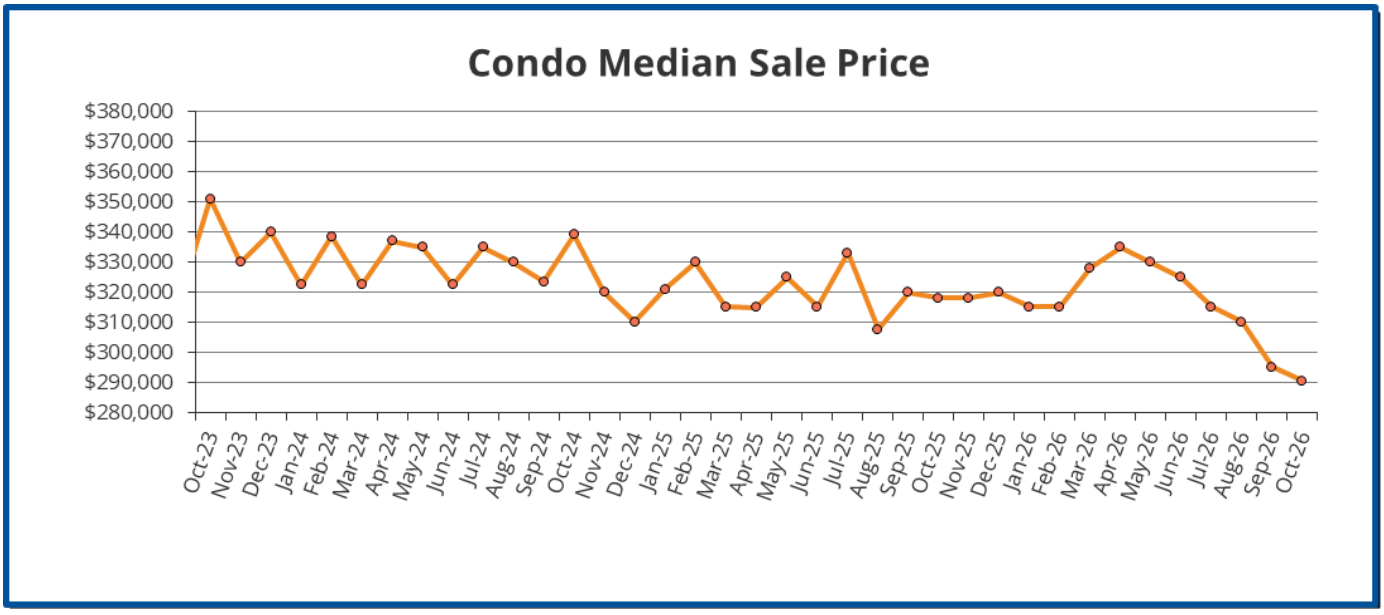
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	4,748	4,919	4,915	5,911	6,453	6,966	7,397	7,328	7,410	7,142	6,394	5,412
2025	5,661	5,865	6,163	7,266	8,144	8,649	9,033	8,516	8,341	7,929	7,151	5,927
2026	6,008	6,290	6,600	7,520	8,022	8,424	8,739	8,677	8,974	8,583		

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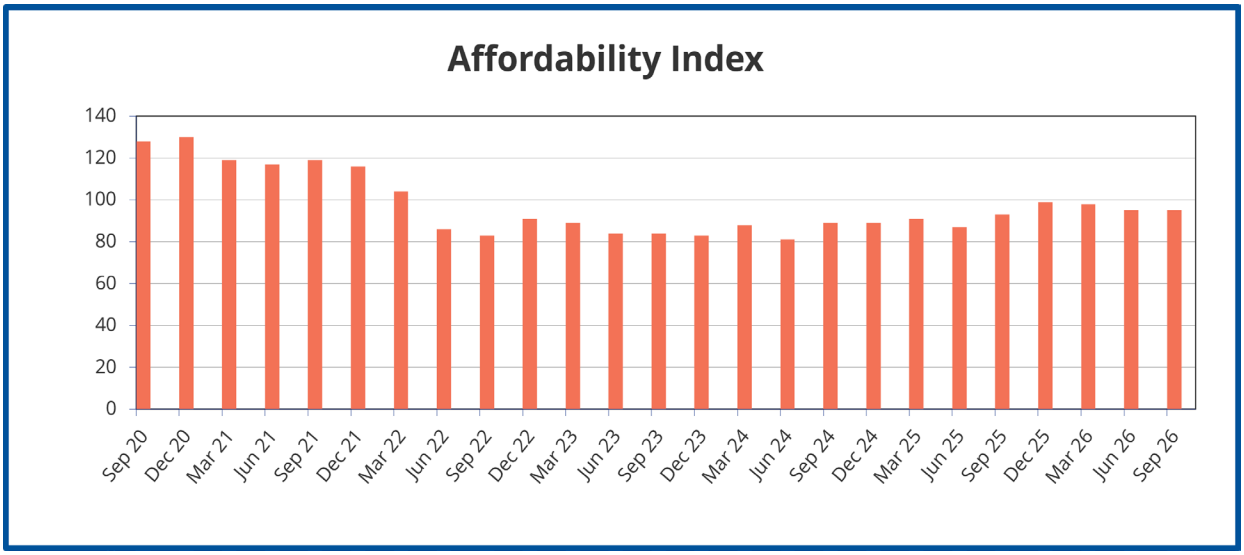
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AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Portland Metro area is affordable for a family earning the median income. A family earning the median income ($128,300 in 2026, per HUD) can afford 95% of a monthly mortgage payment on a median priced home ($545,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.7% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

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

Purchase- and Occupancy- Ready Active Listings	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
6,596	93.9%	4.1

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Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Not Canceled Listings	Pending Sales	Pending Sales 26 vs 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 vs 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	245	67	29	55	-31.3%	55	510,300	30	1,119	803	-4.3%	790	499,700	480,700	-0.5%	8	721,200	8	351,600	19	863,000
142	NE Portland	450	172	46	143	-27.8%	140	620,900	49	2,289	1,748	-1.4%	1,707	600,300	529,900	5.0%	15	783,000	15	255,800	55	739,400
143	SE Portland	609	249	98	206	-12.3%	220	563,100	39	3,019	2,219	-4.4%	2,144	532,800	470,900	0.2%	12	1,089,600	36	296,600	93	773,600
144	Gresham / Troutdale	496	152	54	114	-20.3%	113	483,000	85	1,838	1,293	-3.8%	1,280	506,700	486,500	1.5%	7	1,332,000	24	324,300	29	563,600
145	Milwaukie / Clackamas	558	187	52	153	-7.3%	144	532,700	54	2,433	1,775	6.9%	1,691	583,300	560,000	0.6%	9	850,400	20	602,900	8	806,500
146	Oregon City / Canby	414	134	49	92	-8.9%	97	577,500	61	1,533	1,048	3.0%	1,008	619,900	578,900	-0.2%	6	1,003,000	43	384,800	9	823,300
147	Lake Oswego / West Linn	426	92	63	96	5.5%	75	965,300	87	1,678	1,040	9.0%	992	1,082,900	899,000	1.2%	1	2,200,000	17	632,600	1	1,100,000
148	W Portland	1,017	237	118	172	-11.8%	166	730,200	83	3,179	1,931	-1.1%	1,863	746,900	665,000	-0.9%	7	741,400	28	305,500	19	1,321,700
149	NW Wash Co.	311	85	45	53	-32.1%	74	815,200	88	1,321	902	3.8%	883	749,900	700,000	-0.9%	-	-	24	436,800	2	802,800
150	Beaverton/ Aloha	553	164	77	119	-31.2%	127	513,900	58	2,294	1,577	1.9%	1,545	540,300	535,000	-4.0%	3	711,300	6	344,200	21	767,400
151	Tigard / Wilsonville	580	184	71	130	-40.1%	132	685,200	67	2,427	1,800	-8.7%	1,763	636,200	610,000	-2.7%	4	894,300	22	454,900	7	725,200
152	Hillsboro / Forest Grove	487	147	64	116	-25.6%	130	546,500	82	1,954	1,446	-9.5%	1,448	549,200	510,500	-1.1%	8	682,700	24	530,400	25	644,500
153	Mt. Hood	102	23	10	10	-33.3%	13	480,100	78	223	116	-12.8%	116	509,400	497,000	-4.0%	-	-	14	136,000	1	200,000
155	Columbia Co.	281	55	19	42	10.5%	48	527,400	89	782	493	-6.5%	472	474,800	454,000	2.9%	8	1,062,100	34	181,800	1	610,000
156	Yamhill Co.	498	129	52	86	-16.5%	88	576,700	97	1,427	970	-5.9%	951	557,400	480,000	3.5%	11	719,400	41	560,100	18	664,400

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

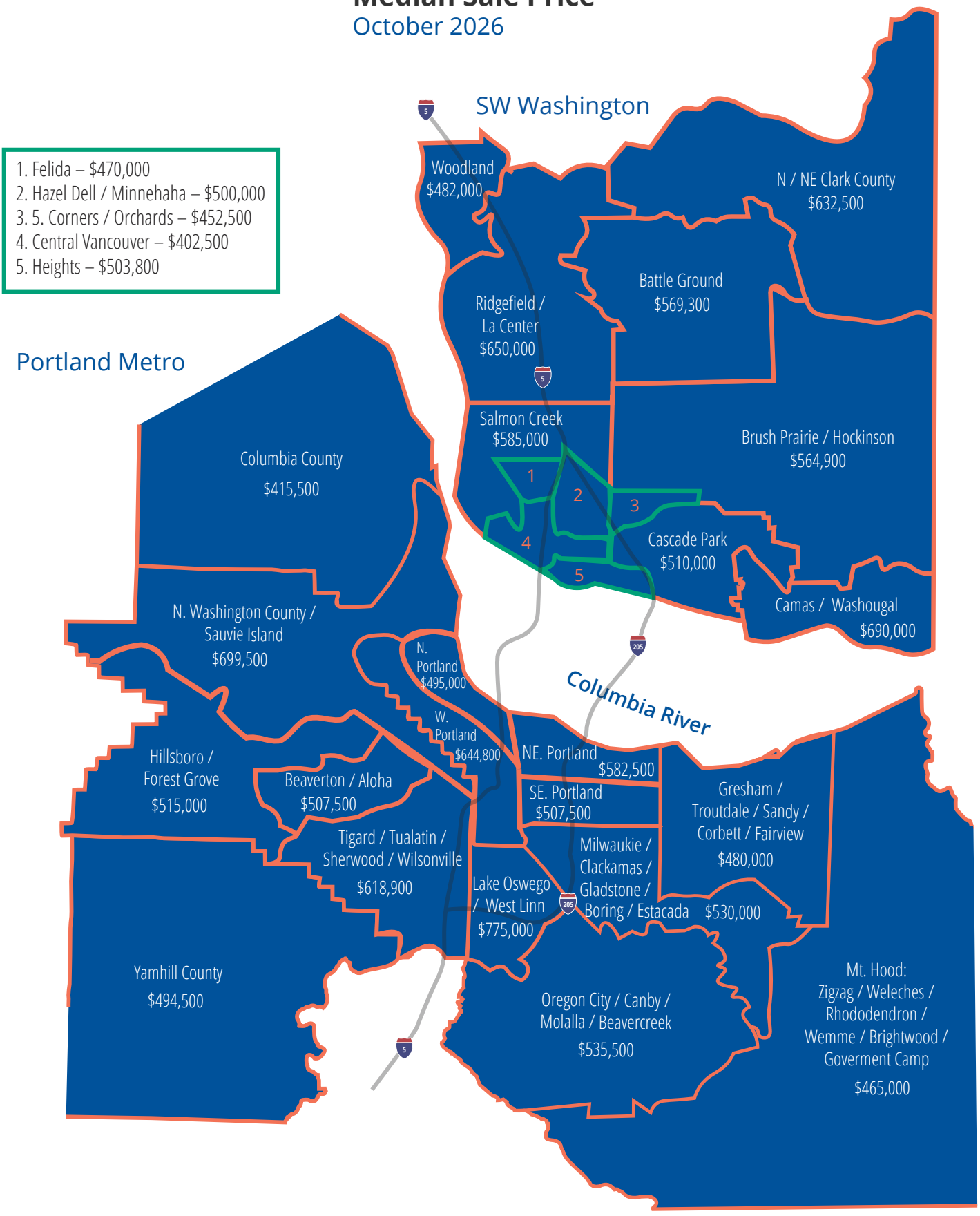
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

[3] Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.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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Portland Metro
October 2026 Reporting Period

Median Sale Price
October 2026



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Definitions and Formulas
Additional Resources

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

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

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

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

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

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

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

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

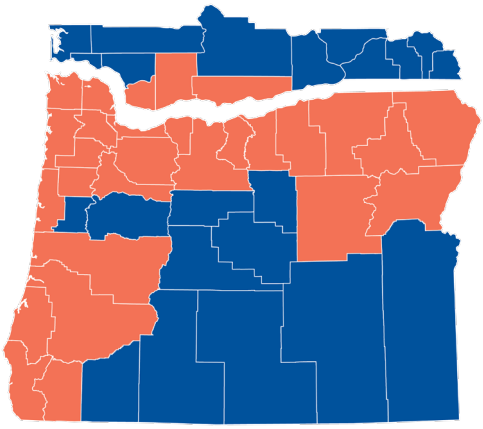
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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

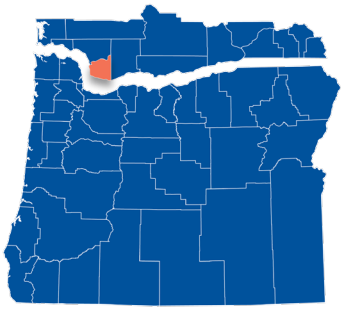
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SW Washington October 2026 Reporting Period

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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 (613) decreased 6.4% from the 655 listed in October 2025, and decreased 5.8% from the 651 listed in September 2026.

Pending Sales
Pending sales (438) decreased 16.9% from the 527 offers accepted in October 2025, and decreased 15.9% from the 521 offers accepted in September 2026.

Closed Sales
Closed sales (480) decreased 9.4% from the 530 closings in October 2025, and decreased 6.3% from the 512 closings in September 2026.

Inventory and Total Market Time
Inventory increased to 4.4 months in October. Total market time increased to 74 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (8,013) increased 4.4%, pending sales (5,583) increased 1.7%, and closed sales (5,430) increased 1.1%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has increased 1.6% from $624,200 to $634,000. In the same comparison, the median sale price has increased 0.9% from $549,900 to $555,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +1.9% ($631,900 v. $620,300)
Median Sale Price % Change: +1.1% ($555,000 v. $549,000)

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

Inventory in Months	2024	2025	2026
January	3.2	3.1	4.1
February	2.5	3.0	3.2
March	2.1	3.0	3.0
April	2.5	2.9	3.3
May	2.6	3.4	3.3
June	2.8	3.3	3.2
July	2.6	3.5	3.9
August	3.0	3.6	4.2
September	3.3	3.6	4.3
October	2.9	3.6	4.4
November	3.0	4.1	
December	2.7	2.8	

Residential Trends

October 2026 vs. September 2026

- New Listings **-5.8%**
- Pending Sales **-15.9%**
- Closed Sales **-6.3%**
- Average Sale Price **+2.6%**
- Median Sale Price **+0.1%**
- Inventory **+0.1**
- Total Market Time **+4**

October 2026 vs. October 2025

- New Listings **-6.4%**
- Pending Sales **-16.9%**
- Closed Sales **-9.4%**
- Average Sale Price **+0.7%**
- Median Sale Price **+2.0%**
- Inventory **+0.8**
- Total Market Time **+6**

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Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	4	0.7%	3	0.5%	7	1.5%
100K-200K	26	4.5%	14	2.6%	8	1.7%
200K-300K	18	3.1%	15	2.7%	19	4.0%
300K-400K	45	7.8%	47	8.6%	43	9.0%
400K-500K	110	19.0%	138	25.2%	104	21.7%
500K-600K	139	24.0%	118	21.6%	107	22.3%
600K-700K	84	14.5%	62	11.3%	63	13.1%
700K-800K	44	7.6%	50	9.1%	44	9.2%
800K-900K	37	6.4%	38	6.9%	27	5.6%
900K-1M	24	4.1%	18	3.3%	15	3.1%
1MM-1.1MM	4	0.7%	5	0.9%	4	0.8%
1.1MM-1.2MM	9	1.6%	8	1.5%	16	3.3%
1.2MM-1. 3MM	6	1.0%	6	1.1%	6	1.3%
1.3MM-1.4MM	5	0.9%	5	0.9%	2	0.4%
1.4MM-1.5MM	2	0.3%	3	0.5%	3	0.6%
1.5MM-1.6MM	6	1.0%	3	0.5%	1	0.2%
1.6MM-1.7MM	3	0.5%	4	0.7%	1	0.2%
1.7MM-1.8MM	3	0.5%	0	0.0%	2	0.4%
1.8MM-1.9MM	1	0.2%	3	0.5%	0	0.0%
1.9MM-2MM	2	0.3%	1	0.2%	2	0.4%
2MM+	8	1.4%	6	1.1%	6	1.3%
Total Closed Sales	**580**		**547**		**480**	

90th Percentile 50th Percentile 10th Percentile

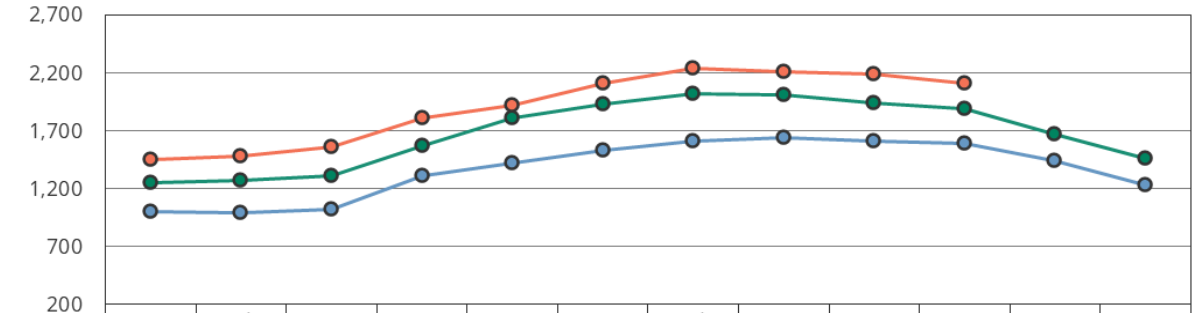
Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	613	438	480	627,300	550,000	74
	September	651	521	512	611,500	549,500	70
	Year-To-Date	8,013	5,583	5,430	634,000	555,000	72
2025	October	655	527	530	622,900	539,300	68
	Year-To-Date	7,673	5,490	5,372	624,200	549,900	62
Change	October 2025	-6.4%	-16.9%	-9.4%	0.7%	2.0%	8.8%
	Prev Mo 2026	-5.8%	-15.9%	-6.3%	2.6%	0.1%	5.7%
	Year-To-Date	4.4%	1.7%	1.1%	1.6%	0.9%	16.1%

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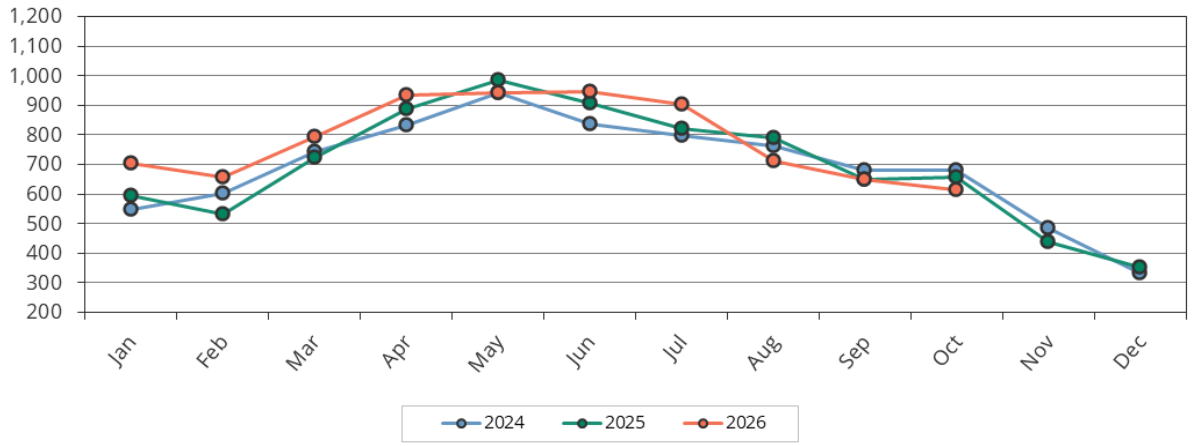
October 2026 Reporting Period

Active Residential Listings

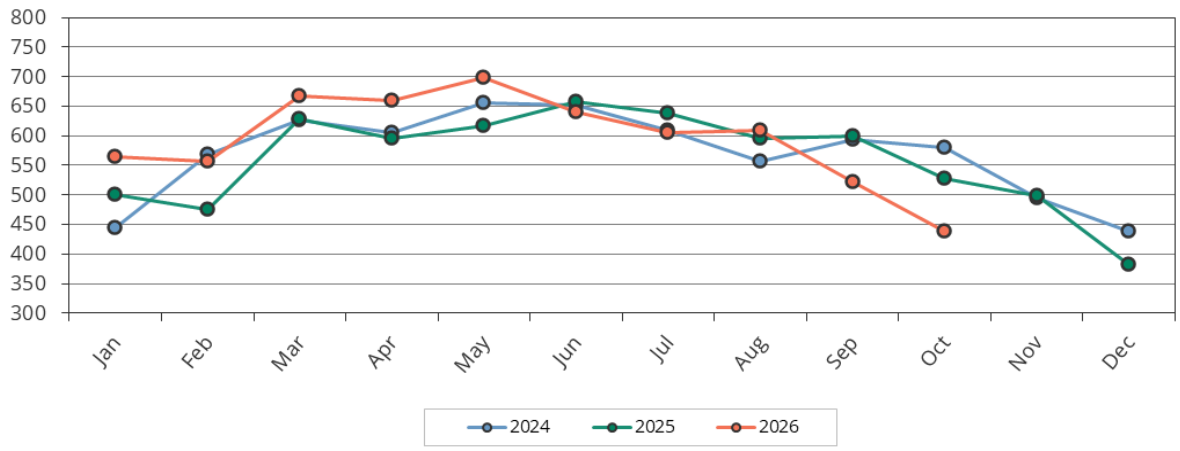


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	1,003	989	1,020	1,311	1,423	1,529	1,614	1,645	1,615	1,595	1,440	1,231
2025	1,248	1,270	1,310	1,574	1,812	1,931	2,019	2,007	1,946	1,888	1,676	1,463
2026	1,451	1,484	1,562	1,810	1,923	2,113	2,244	2,211	2,192	2,114		

New Listings



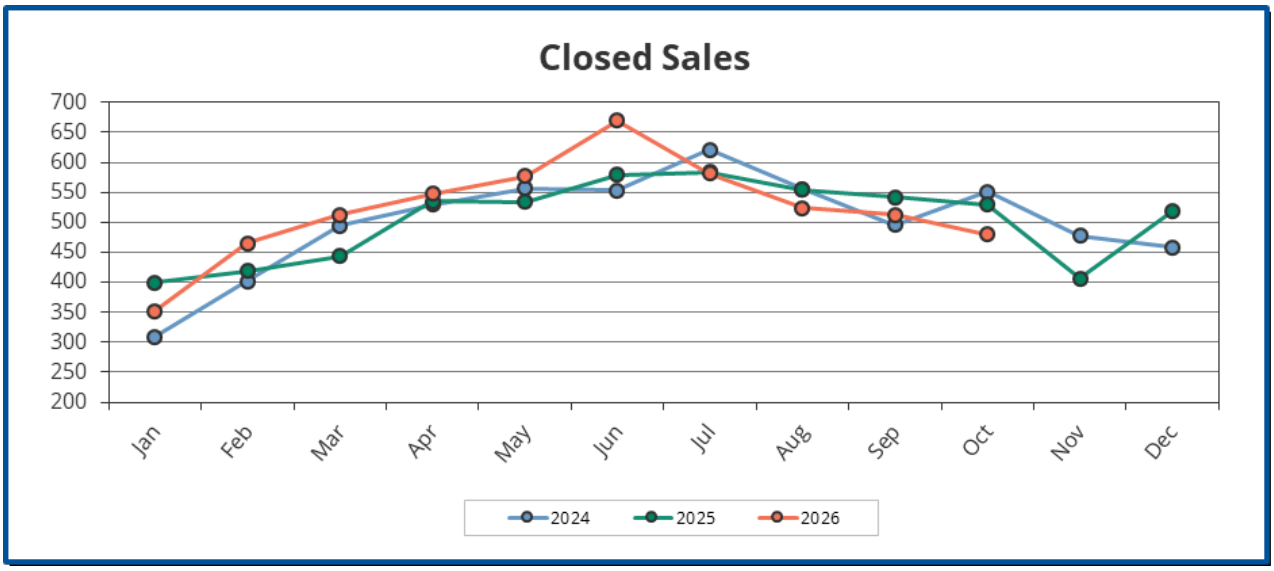
Pending Sales

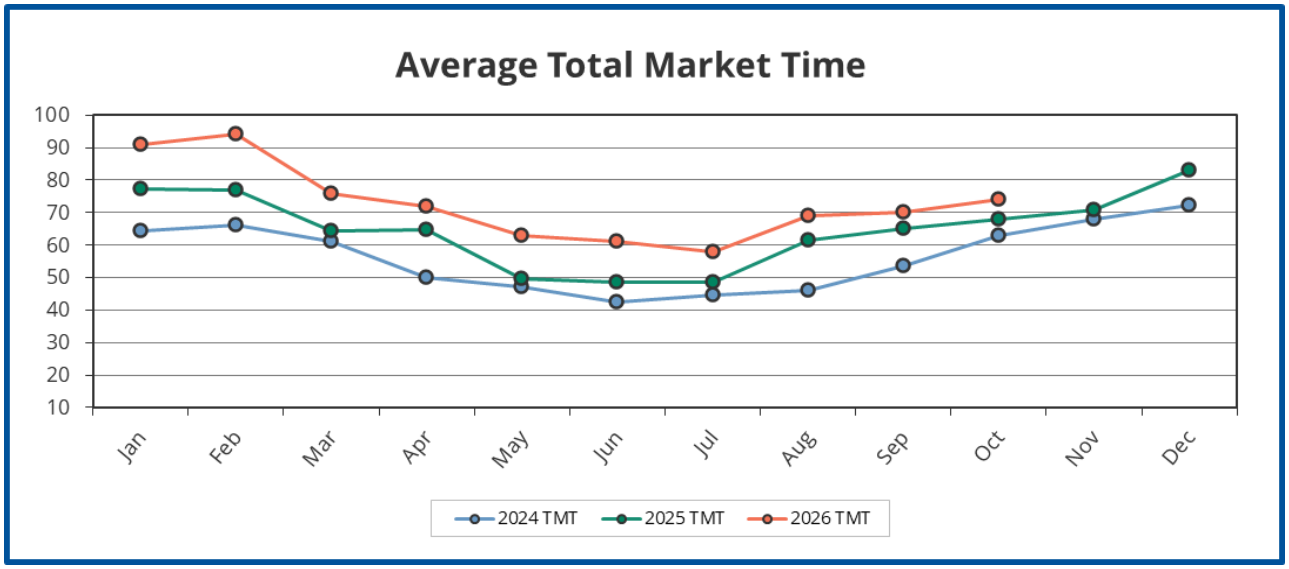


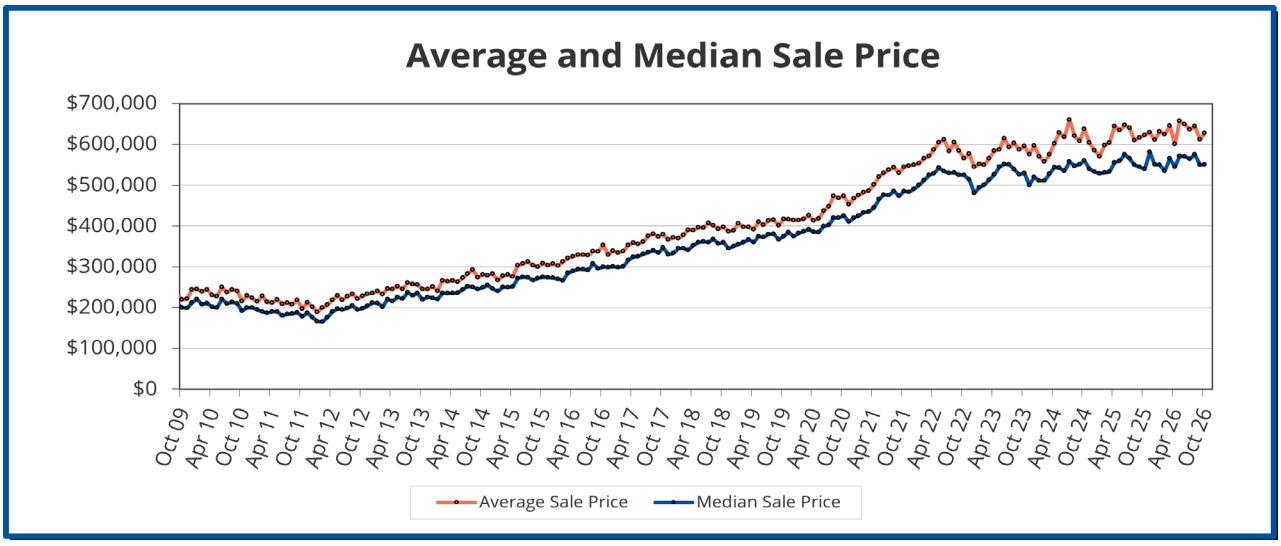
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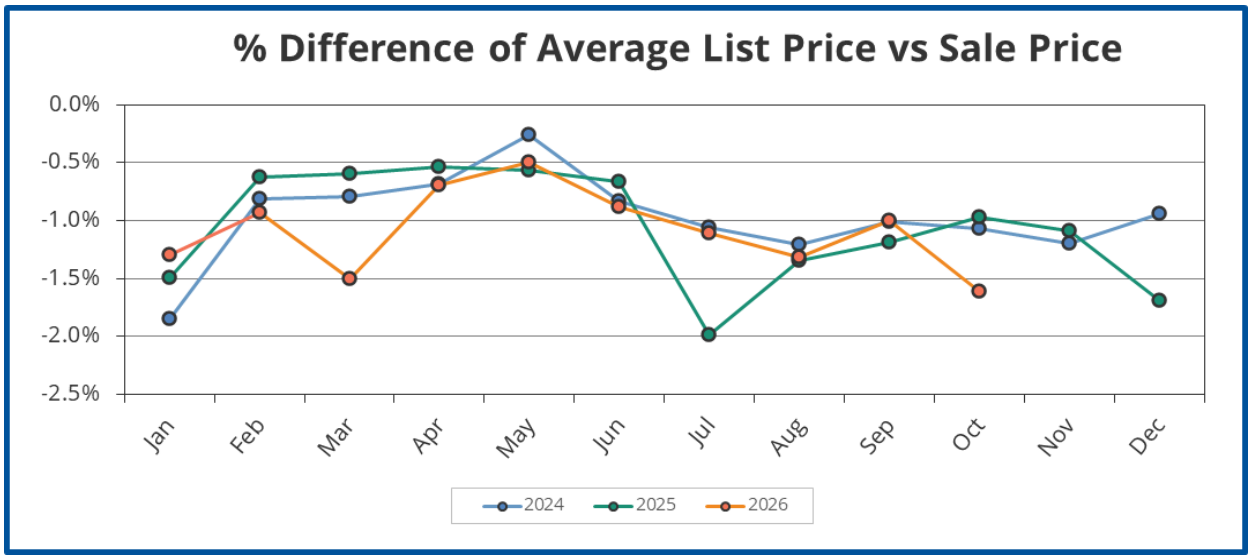


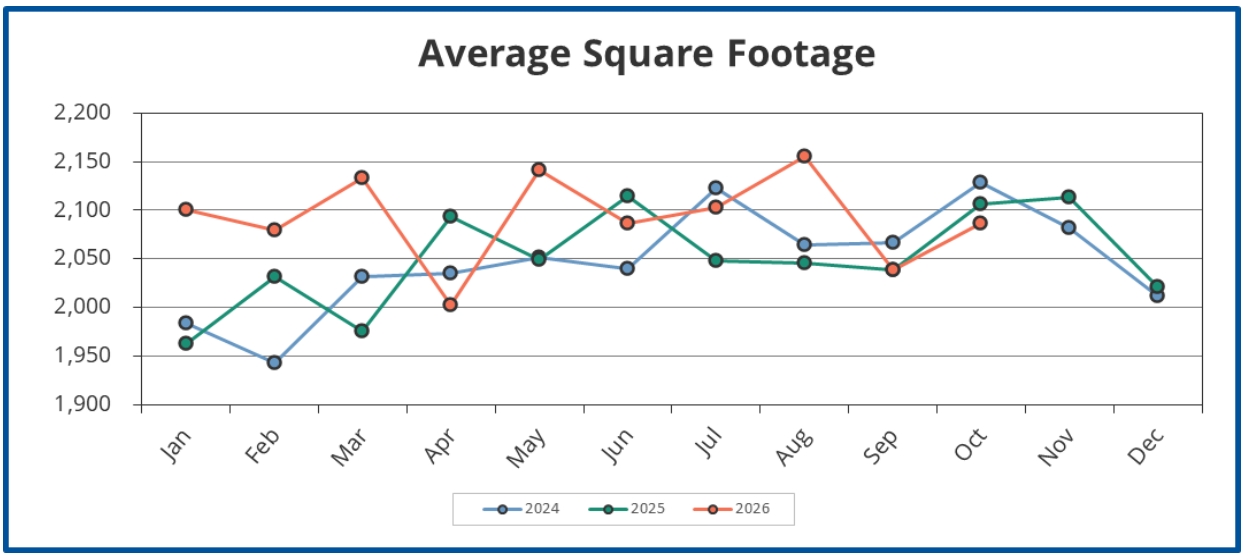


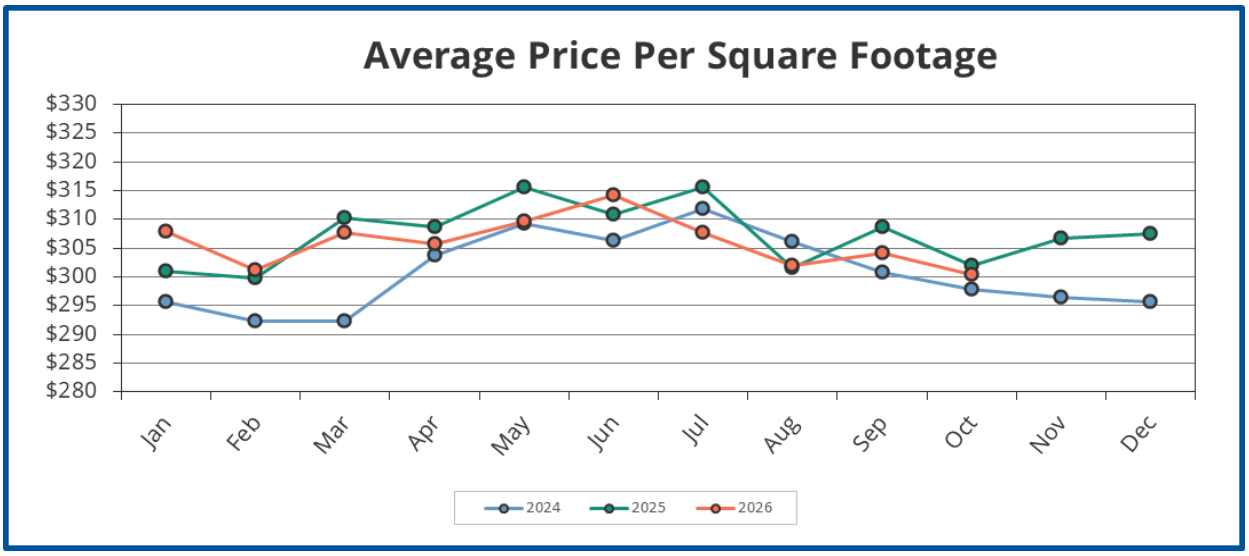


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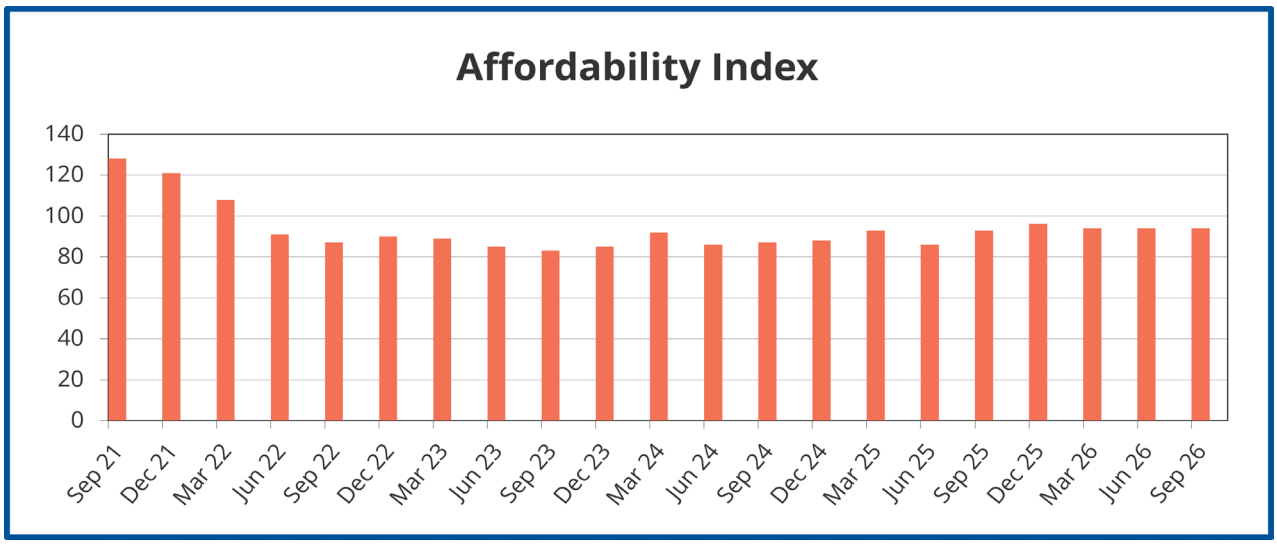






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Active Listings Ready for Purchase and Occupancy

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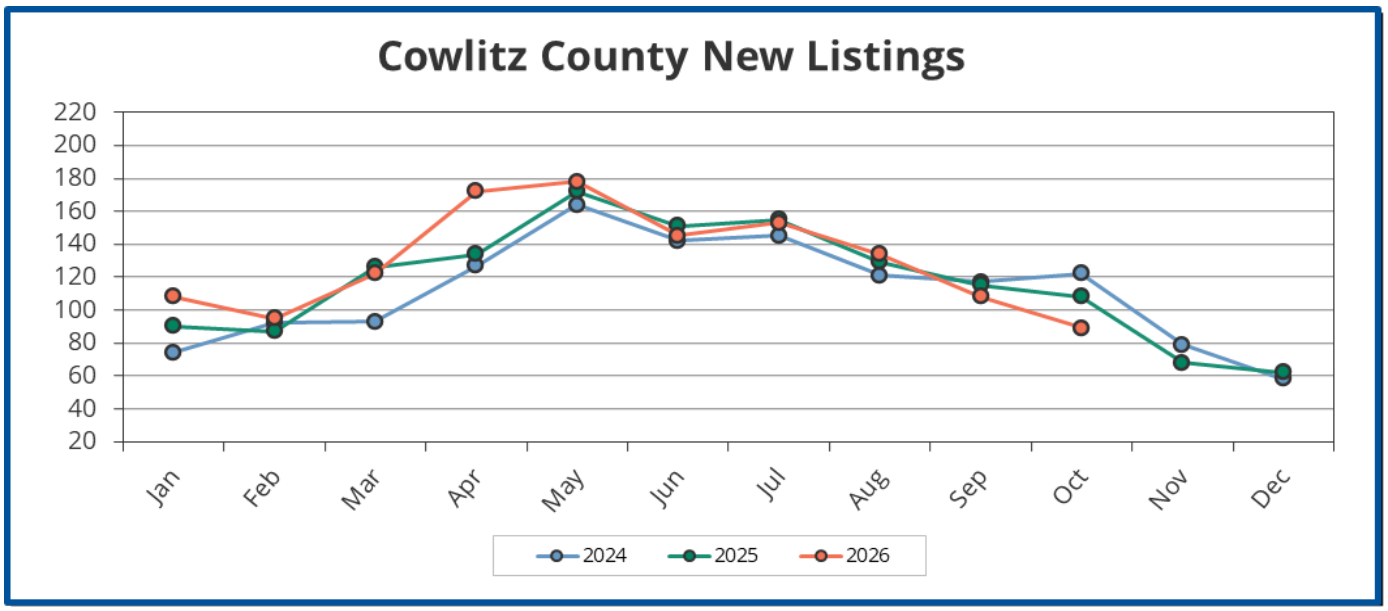
Purchase- and Occupancy- Ready Active Listings	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
1,769	**83.7%**	**3.7**

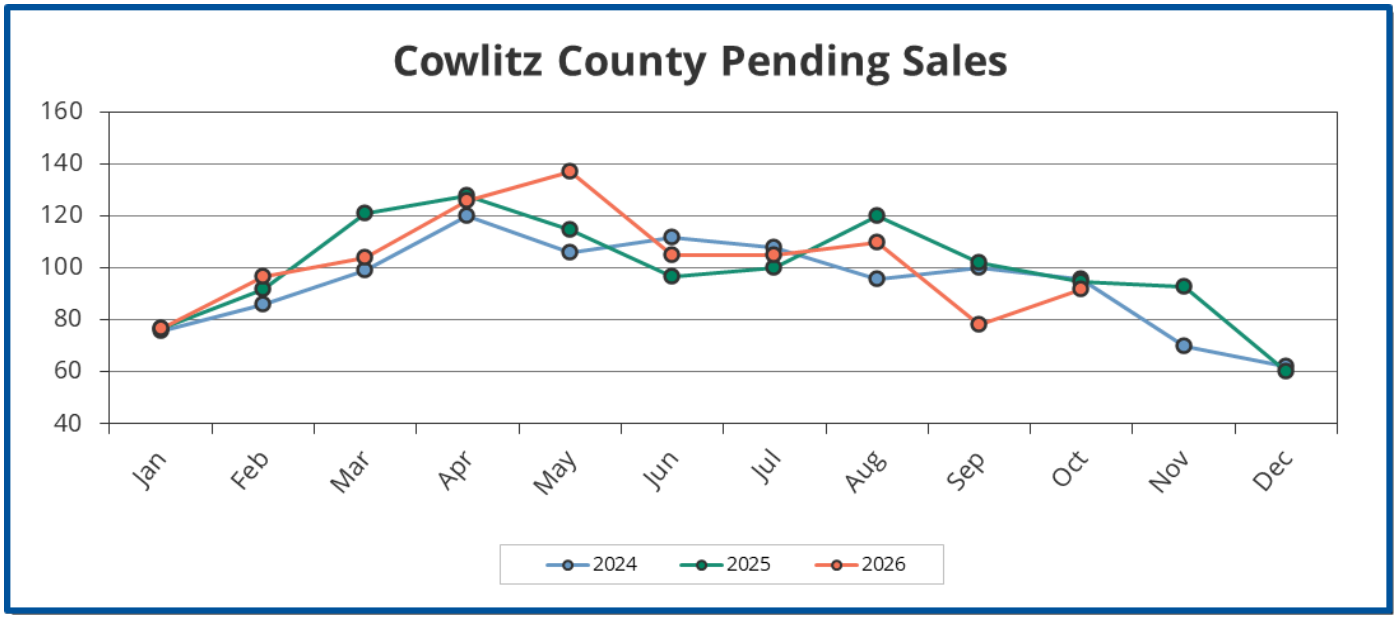
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Cowlitz County – SW Washington

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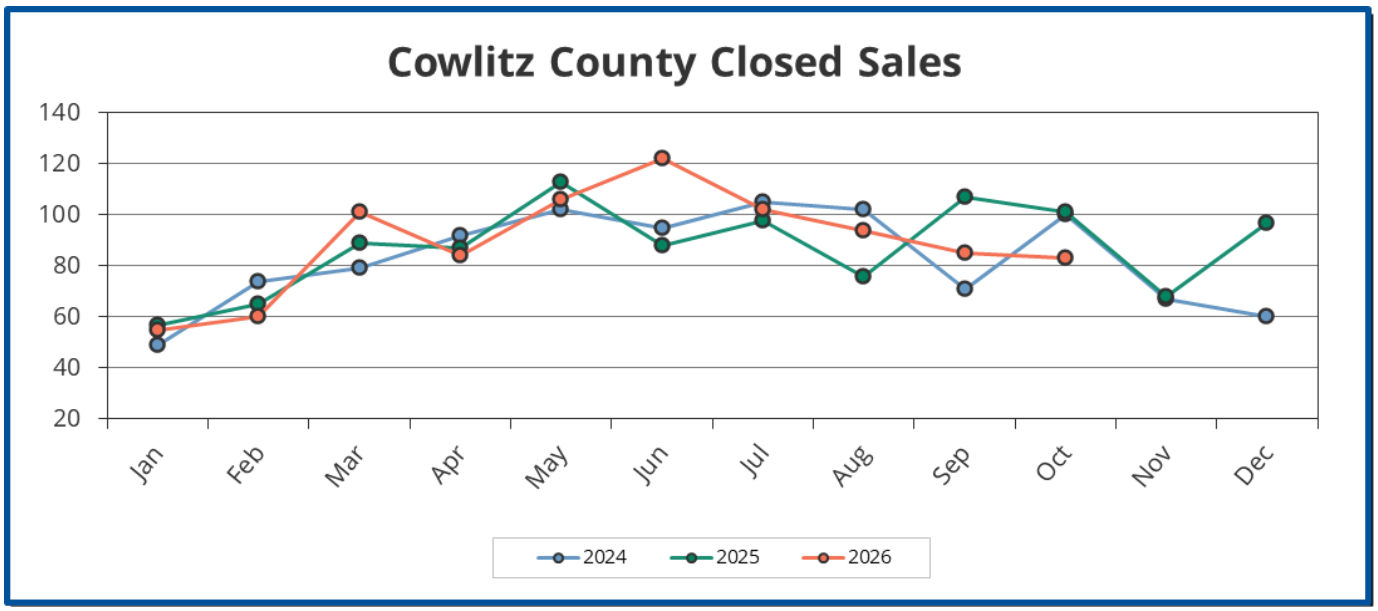


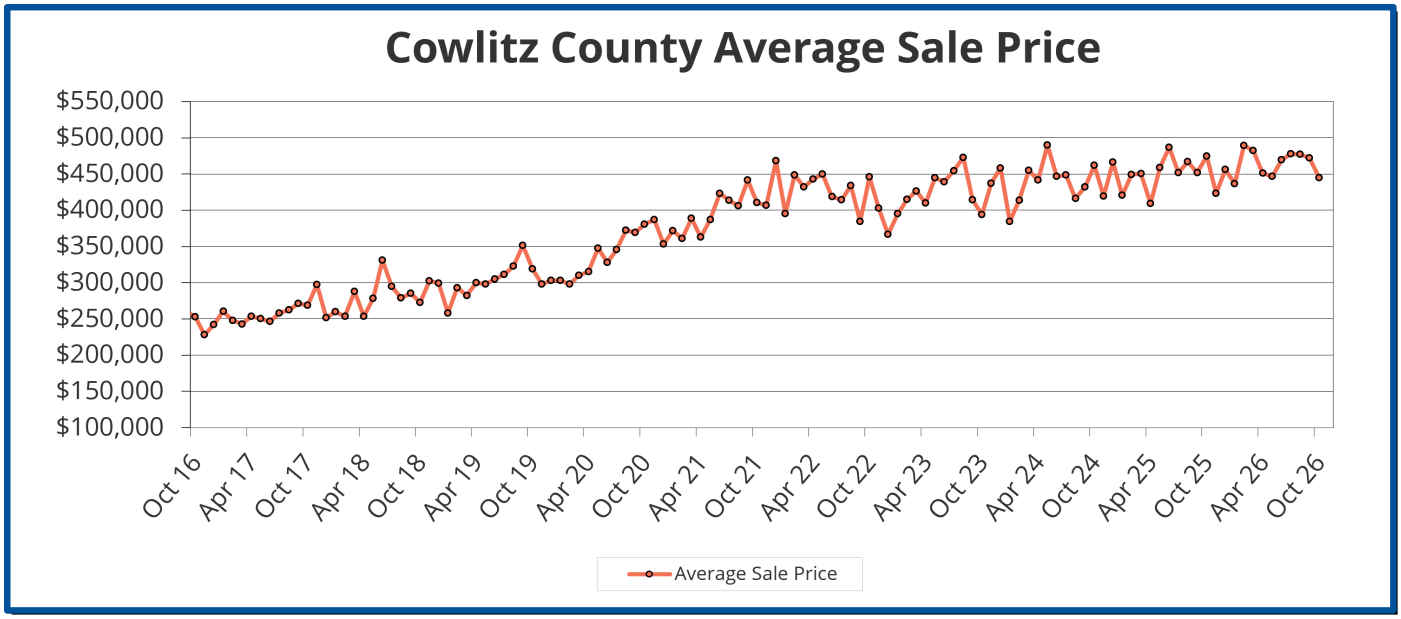
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Cowlitz County – SW Washington

October 2026 Reporting Period





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SW Washington
October 2026 Reporting Period

Area Report

This report includes both Clark and Cowlitz County.

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	45	17	6	7	-46.2%	8	501,300	58	173	96	-17.9%	92	571,400	527,500	43	13.8%	-	-	-	-	9	566,400
12	NW Heights	40	12	3	13	0.0%	11	297,200	87	188	146	15.0%	141	397,900	385,000	55	0.5%	2	642,300	5	193,800	17	679,700
13	SW Heights	48	13	3	9	80.0%	2	810,900	62	135	79	25.4%	75	824,000	525,000	79	17.6%	2	635,000	-	-	1	510,000
14	Lincoln/Hazel Dell	18	11	5	5	-16.7%	5	527,600	48	117	80	2.6%	78	552,800	527,500	51	-1.7%	-	-	2	340,000	3	430,000
15	E Hazel Dell	111	30	8	28	55.6%	26	467,200	77	404	259	13.6%	248	466,900	475,000	56	0.4%	2	286,800	2	232,500	4	747,500
20	NE Heights	33	12	2	8	0.0%	11	415,800	64	149	119	-3.3%	119	459,800	462,500	45	-1.9%	-	-	-	-	1	796,000
21	Orchards	70	23	14	15	7.1%	25	475,000	67	320	219	9.5%	216	460,000	450,000	66	0.7%	-	-	1	226,100	4	1,415,000
22	Evergreen	118	45	7	40	-13.0%	41	469,000	48	591	455	11.2%	435	460,500	455,000	57	-0.4%	1	545,000	3	338,500	10	579,300
23	E Heights	44	8	9	10	-16.7%	6	605,400	121	190	131	15.9%	123	634,700	450,300	73	5.4%	-	-	-	-	4	598,800
24	Cascade Park	45	21	7	17	30.8%	13	682,000	53	213	153	0.0%	143	564,300	535,000	59	-2.9%	-	-	-	-	7	609,200
25	Five Corners	28	11	5	10	-16.7%	5	650,400	30	136	101	-2.9%	98	497,800	464,500	35	1.2%	-	-	2	167,500	-	-
26	E Orchards	86	32	8	24	50.0%	23	678,400	42	342	240	45.5%	217	665,800	615,000	54	14.0%	-	-	3	263,300	3	1,018,000
27	Fisher's Landing	47	13	8	5	-72.2%	12	463,600	96	223	168	6.3%	176	563,200	541,500	61	-0.5%	-	-	3	810,000	1	600,000
31	SE County	15	2	1	0	-100.0%	0	-	-	29	20	-23.1%	21	926,900	963,000	79	-13.4%	-	-	4	396,000	-	-
32	Camas City	204	50	20	42	-14.3%	43	956,200	116	728	545	13.8%	518	870,200	799,900	91	-2.6%	1	79,000	20	462,700	2	784,500
33	Washougal	125	35	12	28	-3.4%	20	635,100	44	436	273	-3.2%	254	734,200	650,000	77	-2.5%	-	-	18	344,100	3	895,000
41	N Hazel Dell	65	21	6	15	-6.3%	11	525,200	56	251	181	4.6%	178	558,500	530,000	58	-3.3%	-	-	4	617,500	-	-
42	S Salmon Creek	68	12	15	8	-52.9%	27	545,000	62	273	187	0.0%	184	526,300	519,000	59	-1.4%	1	535,000	1	2,100,000	-	-
43	N Felida	88	15	10	28	7.7%	16	948,900	78	327	235	-7.8%	217	718,300	570,000	81	-1.7%	-	-	3	1,055,000	-	-
44	N Salmon Creek	99	25	12	14	-39.1%	23	625,400	61	390	248	-5.7%	260	686,200	672,500	75	9.5%	1	320,000	3	263,000	-	-
50	Ridgefield	179	36	14	15	-58.3%	29	694,600	62	508	351	0.3%	359	721,300	665,000	96	4.4%	-	-	11	405,100	1	600,000
51	W of I-5 County	13	2	1	1	-50.0%	6	924,000	105	43	27	8.0%	29	1,229,900	1,100,000	45	-6.4%	-	-	6	562,900	-	-
52	NW E of I-5 County	69	23	6	11	10.0%	11	648,300	94	220	154	5.5%	141	669,300	588,800	68	-3.7%	-	-	3	298,000	-	-
61	Battleground	190	54	21	34	-30.6%	45	640,400	87	637	443	-5.5%	440	624,500	559,500	82	1.3%	-	-	10	521,500	2	767,500
62	Brush Prairie	169	61	26	33	-29.8%	39	621,300	80	616	439	-18.7%	436	680,800	600,000	90	8.6%	1	1,500,000	10	558,100	-	-
63	East County	7	0	0	2	100.0%	1	727,500	99	16	9	200.0%	7	704,600	680,000	59	9.1%	-	-	1	240,000	-	-
64	Central County	4	3	0	1	-66.7%	3	762,000	101	26	19	26.7%	19	896,500	900,000	105	1.1%	-	-	1	229,000	-	-
65	Mid-Central County	4	2	2	3	0.0%	4	875,000	104	32	25	25.0%	25	891,700	875,000	69	22.5%	-	-	3	271,700	-	-
66	Yacolt	20	5	2	4	-33.3%	3	633,300	142	74	50	-19.4%	47	616,600	550,000	63	-5.9%	-	-	7	252,400	-	-
70	La Center	46	12	8	8	-33.3%	7	582,300	113	180	103	-20.2%	105	636,800	617,500	91	2.5%	-	-	-	-	1	719,900
71	N Central	10	5	1	0	-100.0%	4	641,300	92	38	26	18.2%	27	688,100	735,000	75	-4.7%	-	-	1	150,000	-	-
72	NE Corner	6	2	1	0	-	0	-	-	8	2	-66.7%	2	549,500	549,500	51	-11.5%	-	-	2	150,000	-	-
	Clark County Total	2,114	613	243	438	-16.9%	480	627,300	74	8,013	5,583	1.7%	5,430	634,000	555,000	72	1.9%	11	555,200	129	430,200	73	700,200
80	Woodland City	48	7	3	19	72.7%	15	477,500	70	176	127	46.0%	119	491,600	465,000	83	6.0%	-	-	3	196,800	1	401,500
81	Woodland Area	32	2	3	1	-80.0%	2	945,000	64	59	32	5.4%	33	866,500	815,000	117	12.3%	-	-	15	199,200	2	747,500
82	Cowlitz County	301	80	36	72	-8.9%	66	422,000	79	1,094	784	-4.0%	763	442,200	410,000	70	1.9%	2	575,000	99	165,000	14	521,100
	Cowlitz County Total	381	89	42	92	-3.2%	83	444,600	77	1,329	943	-2.1%	915	463,900	420,000	74	1.6%	2	575,000	117	170,200	17	540,700
87	Pacific County Total	51	7	7	5	0.0%	6	551,700	113	115	64	6.7%	65	412,800	400,000	81	1.1%	-	-	14	137,500	-	-

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

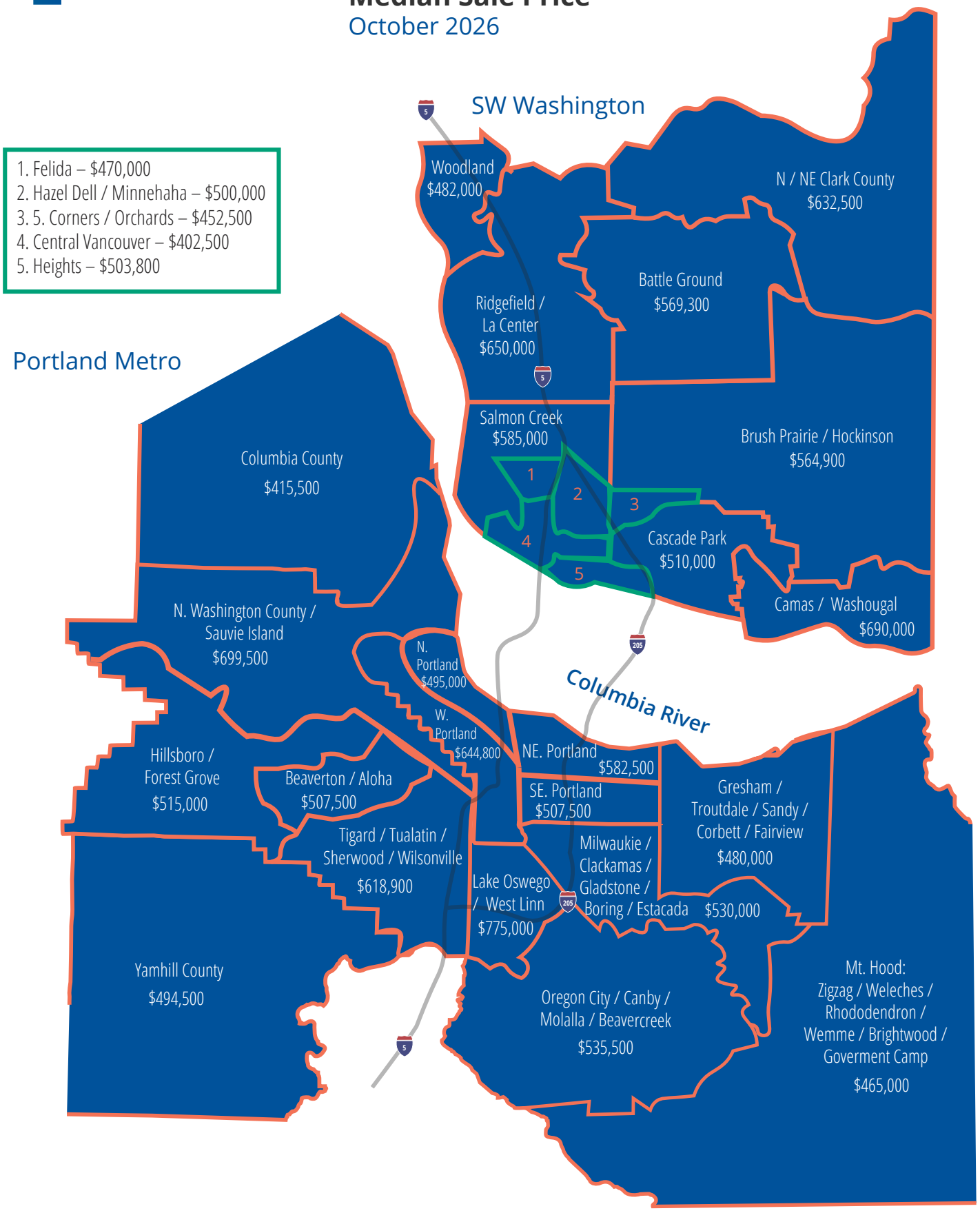
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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

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Median Sale Price
October 2026



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Definitions and Formulas
Additional Resources

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

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

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

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

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

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

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

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

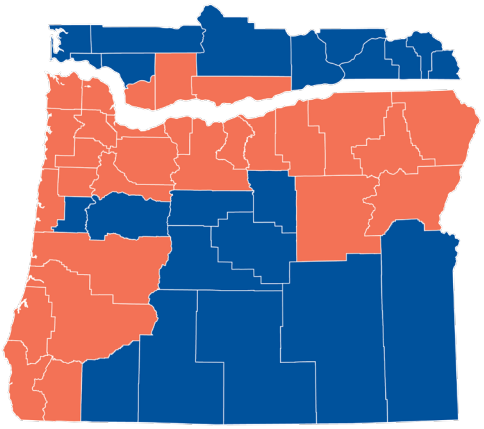
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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

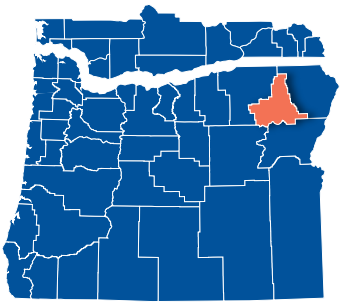
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Union County October 2026 Reporting Period

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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (17) decreased 51.4% from the 35 listed in October 2025, and decreased 48.5% from the 33 listed in September 2026.

Pending Sales

Pending sales (13) decreased 48.0% from the 25 offers accepted in October 2025, and decreased 35.0% from the 20 offers accepted in September 2026.

Closed Sales

Closed sales (25) increased 8.7% from the 23 closings in October 2025, and increased 8.7% from the 23 closings in September 2026.

Inventory and Total Market Time

Inventory decreased to 3.9 months in October. Total market time decreased to 53 days.

Year-to-Date Summary

Comparing the first ten months of 2026 to the same period in 2025, new listings (319) increased 2.6%, pending sales (209) decreased 9.1%, and closed sales (220) increased 9.5%.

Average and Median Sale Prices

Comparing 2026 to 2025 through October, the average sale price has increased 5.6% from $332,200 to $350,800. In the same comparison, the median sale price has increased 6.1% from $298,000 to $316,300.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +3.9% ($349,900 v. $336,900)
Median Sale Price % Change: +5.8% ($316,300 v. $299,000)

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

Inventory in Months	2024	2025	2026
January	5.3	5.5	2.8
February	3.6	5.7	5.5
March	2.8	4.6	4.2
April	2.4	2.8	4.0
May	3.6	3.7	5.1
June	2.1	2.8	4.9
July	2.1	3.1	4.2
August	3.2	4.5	3.1
September	3.2	4.9	4.4
October	2.7	4.0	3.9
November	4.5	3.8	
December	3.4	1.8	

Residential Trends

October 2026 vs. September 2026

New Listings **-48.5%**

Pending Sales **-35.0%**

Closed Sales **+8.7%**

Average Sale Price **+1.6%**

Median Sale Price **-6.6%**

Inventory **-0.5**

Total Market Time **-37**

October 2026 vs. October 2025

New Listings **-51.4%**

Pending Sales **-48.0%**

Closed Sales **+8.7%**

Average Sale Price **-11.0%**

Median Sale Price **-15.7%**

Inventory **-0.1**

Total Market Time **-11**

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Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	4	18.2%	1	4.0%	0	0.0%
100K-200K	4	18.2%	4	16.0%	4	16.0%
200K-300K	4	18.2%	6	24.0%	9	36.0%
300K-400K	5	22.7%	7	28.0%	6	24.0%
400K-500K	1	4.5%	1	4.0%	4	16.0%
500K-600K	0	0.0%	2	8.0%	1	4.0%
600K-700K	3	13.6%	1	4.0%	0	0.0%
700K-800K	0	0.0%	1	4.0%	1	4.0%
800K-900K	1	4.5%	2	8.0%	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	22		25		25	

90th Percentile 50th Percentile 10th Percentile

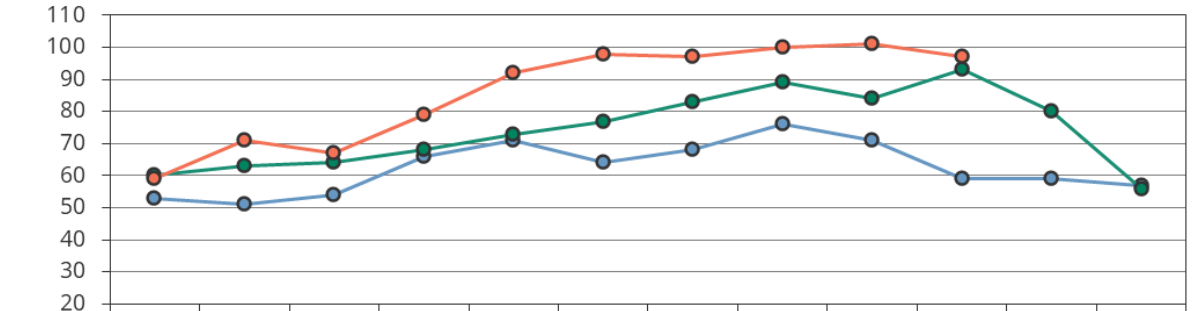
Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	17	13	25	319,300	285,000	53
	September	33	20	23	314,200	305,000	90
	Year-To-Date	319	209	220	350,800	316,300	69
2025	October	35	25	23	358,800	338,000	64
	Year-To-Date	311	230	201	332,200	298,000	65
Change	October 2025	-51.4%	-48.0%	8.7%	-11.0%	-15.7%	-17.2%
	Prev Mo 2026	-48.5%	-35.0%	8.7%	1.6%	-6.6%	-41.1%
	Year-To-Date	2.6%	-9.1%	9.5%	5.6%	6.1%	6.2%

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Union County

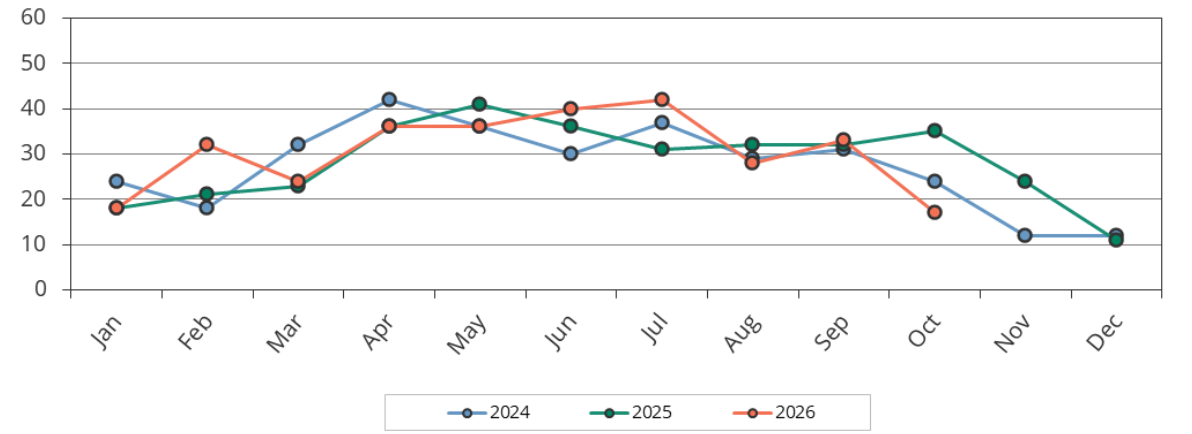
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Active Residential Listings

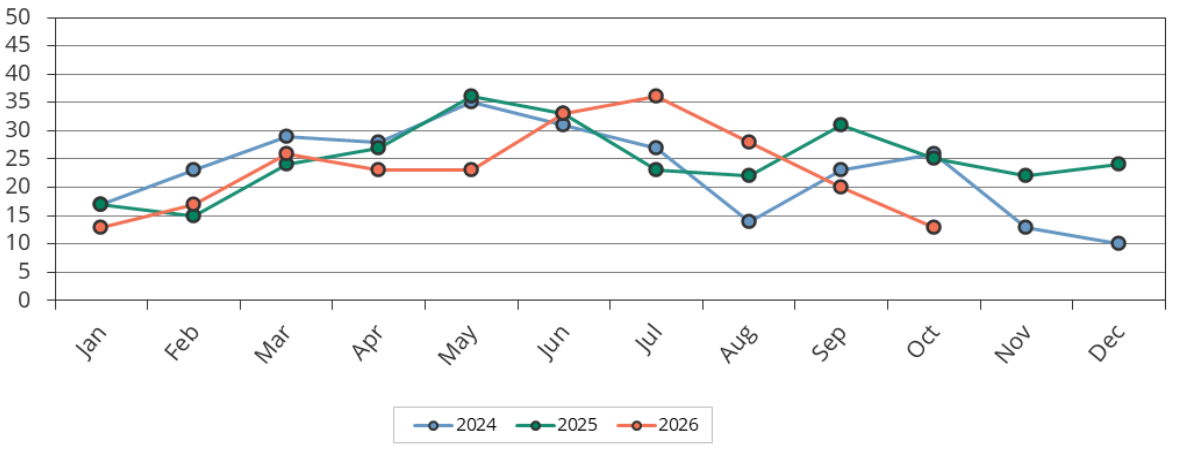


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	53	51	54	66	71	64	68	76	71	59	59	57
2025	60	63	64	68	73	77	83	89	84	93	80	56
2026	59	71	67	79	92	98	97	100	101	97		

New Listings

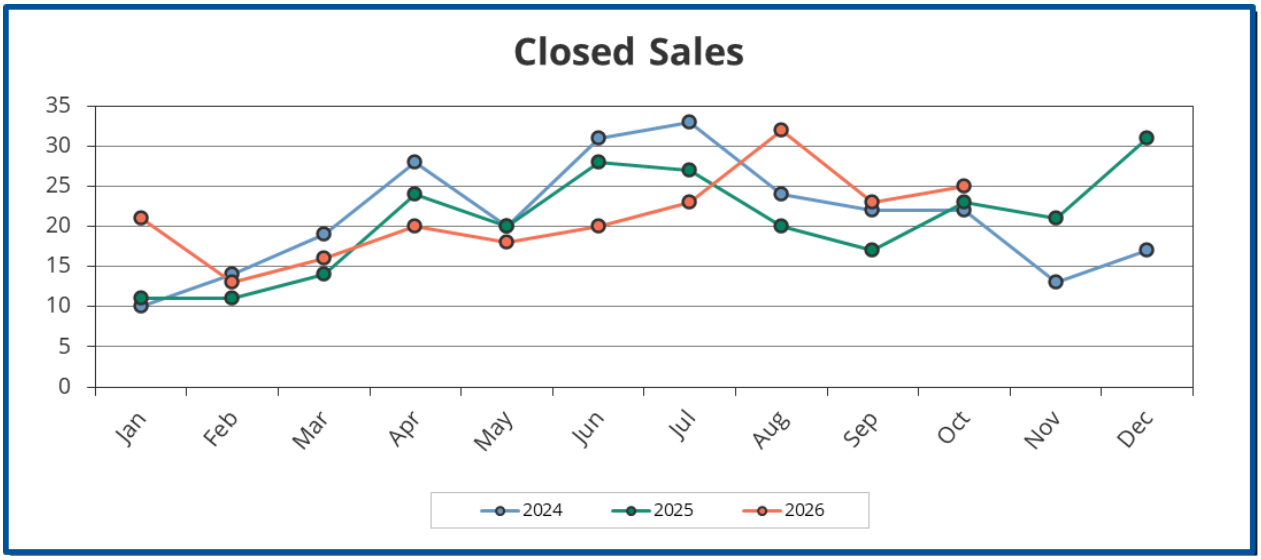


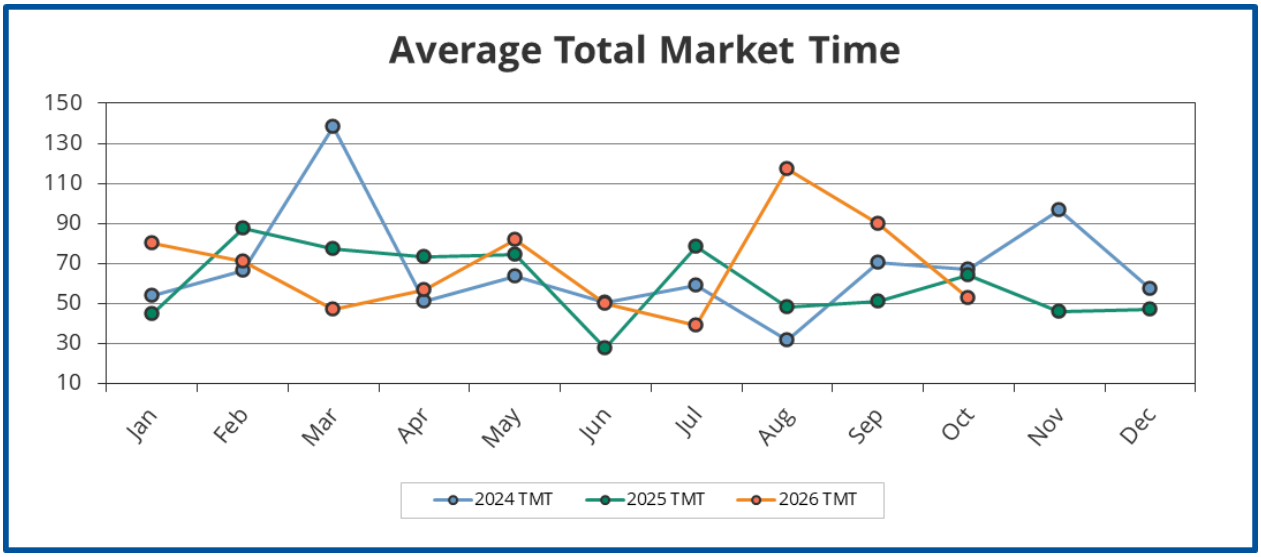
Pending Sales

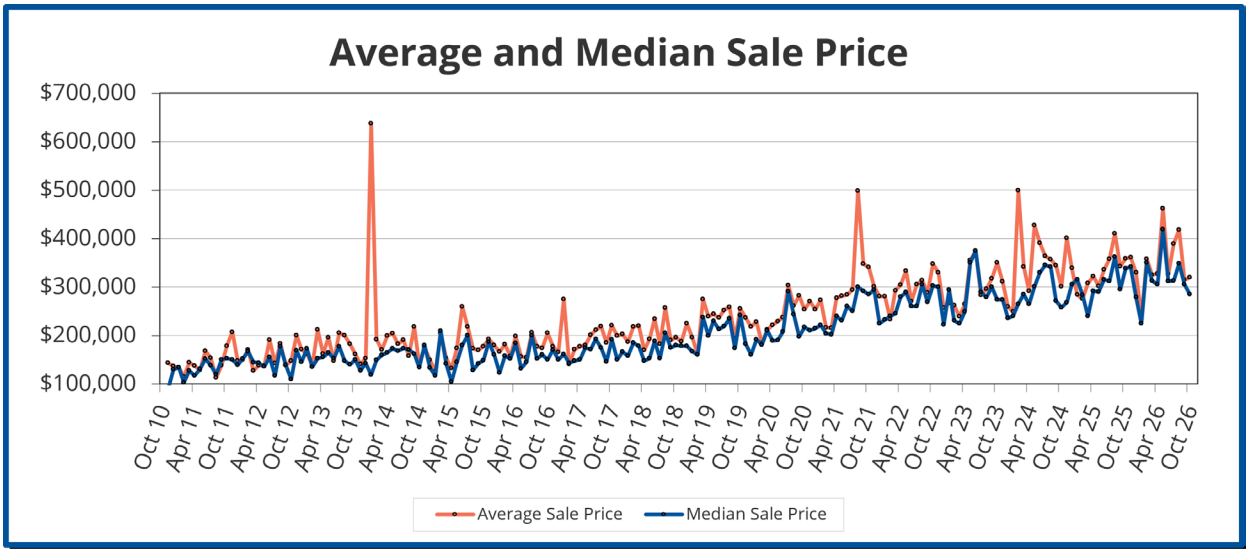


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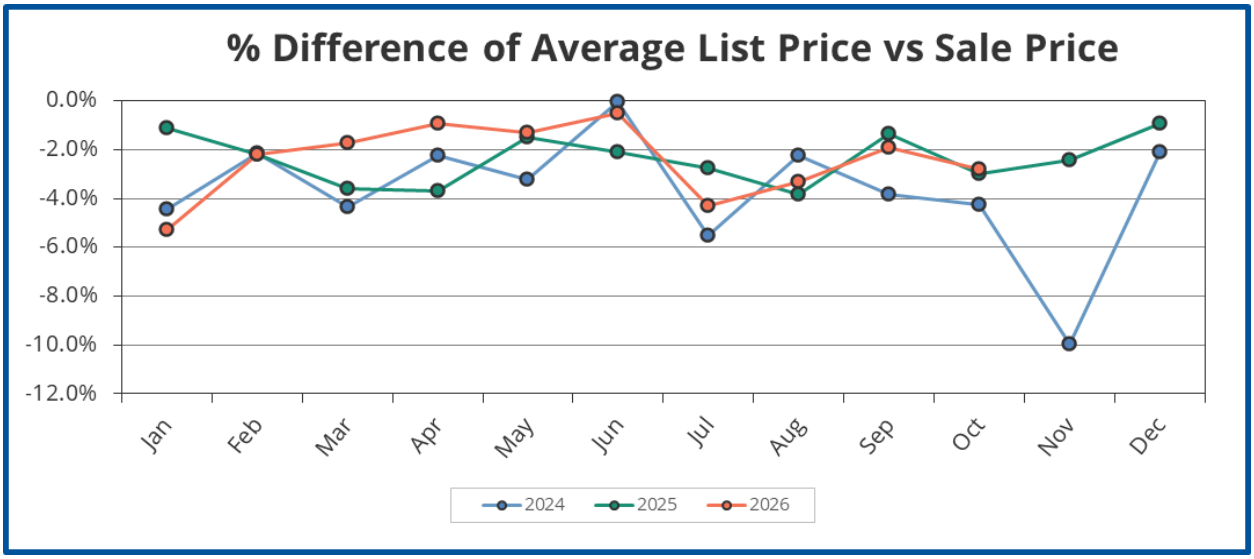


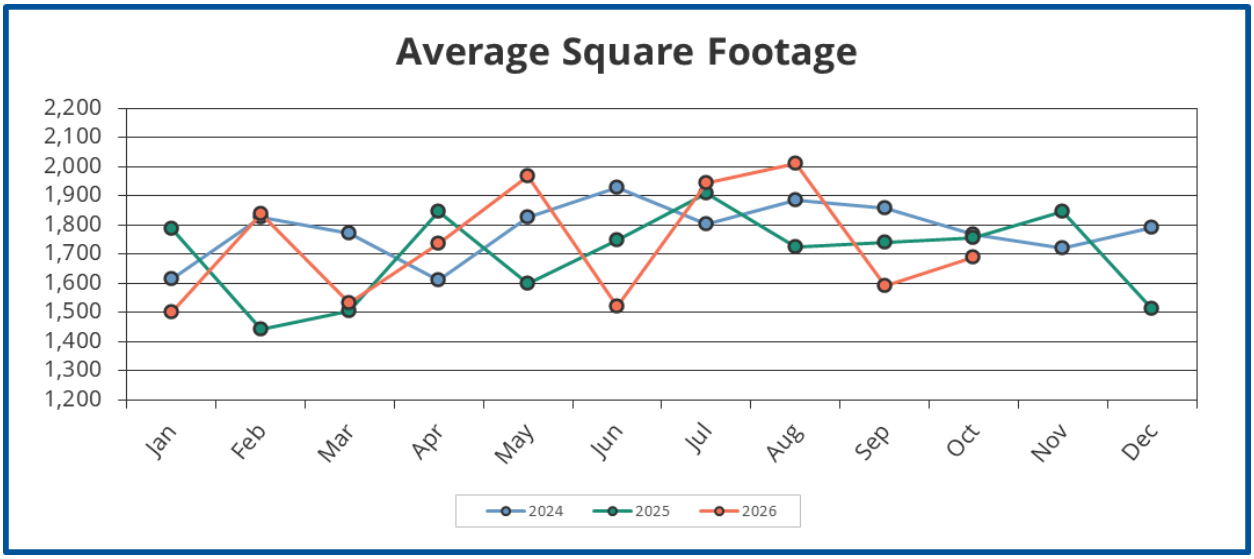


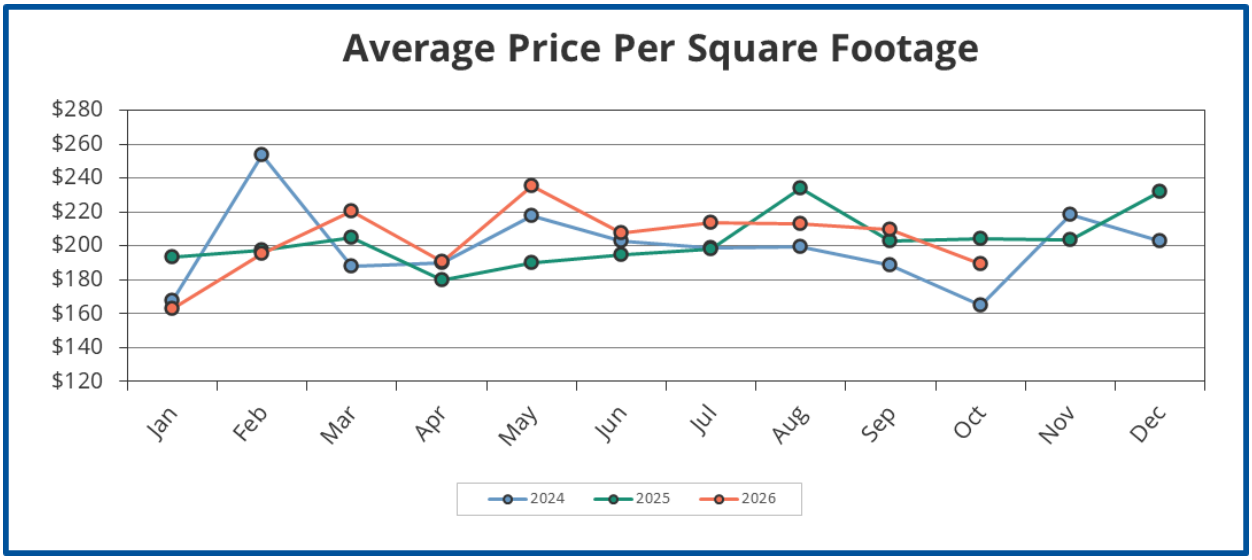
Note: In **September 2021**, the Average Sale Price was **$481,100** in Union County. In **February 2024**, the Average Sale Price was **$499,200** in Union County. This has caused a spike in the Average and Median Sale Price chart for those months.

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Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97814	Medical Springs	0	0	0	0	-	0	-	-	1	1	-	1	528,000	528,000	-	-	-	-	-	-	-
97824	Cove	6	1	1	1	0.0%	2	260,000	3	21	13	-18.8%	12	466,600	426,400	-19.7%	-	-	2	199,500	-	-
97827	Elgin	16	2	2	3	50.0%	3	286,300	107	44	29	7.4%	31	307,600	223,500	3.8%	1	190,000	5	299,400	2	425,000
97841	Imbler	3	0	0	0	-100.0%	0	-	-	4	1	-66.7%	3	370,300	380,000	2.5%	1	175,000	-	-	-	-
97850	La Grande / Island City	52	12	1	6	-66.7%	14	292,500	39	195	132	-13.2%	143	339,800	305,000	5.1%	6	401,600	14	133,100	1	392,500
97867	North Powder	5	0	1	2	-	0	-	-	8	4	100.0%	2	110,000	110,000	-55.2%	-	-	-	-	-	-
97876	Summerville	2	1	1	1	0.0%	0	-	-	8	4	-20.0%	3	548,300	525,000	-40.2%	-	-	-	-	-	-
97883	Union	13	1	1	0	-100.0%	6	418,300	77	38	25	0.0%	25	398,000	325,000	42.8%	1	265,000	3	98,700	-	-
	Union Co. Total	97	17	7	13	-48.0%	25	319,300	53	319	209	-9.1%	220	350,800	316,300	3.9%	9	337,700	24	169,000	3	414,200

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 month (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

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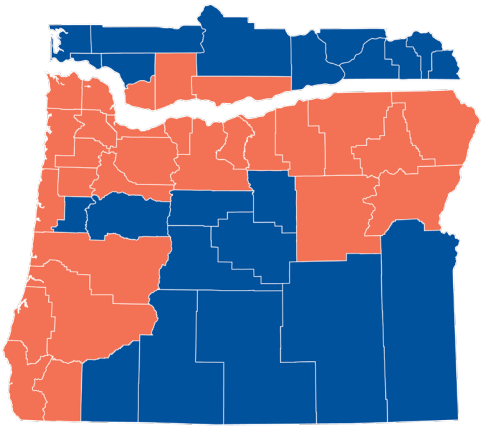
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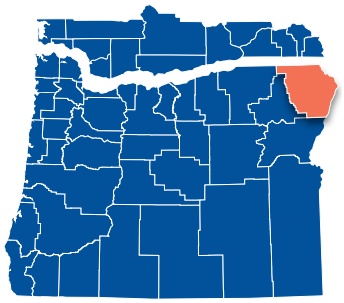
MARKET ACTION REPORT

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

Wallowa County October 2026 Reporting Period

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MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (12) increased 50.0% from the 8 listed in October 2025, and matched the 12 listed in September 2026.

Pending Sales
Pending sales (4) matched the 4 offers accepted in October 2025, and decreased 50.0% from the 8 offers accepted in September 2026.

Closed Sales
Closed sales (12) increased 200.0% from the 4 closings in October 2025, and increased 100.0% from the 6 closings in September 2026.

Inventory and Total Market Time
Inventory decreased to 7.0 months in October. Total market time increased to 202 days.

Year-to-Date Summary
Comparing the first ten months of 2026 to the same period in 2025, new listings (167) increased 22.8%, pending sales (93) increased 29.2%, and closed sales (92) increased 26.0%.

Average and Median Sale Prices
Comparing 2026 to 2025 through October, the average sale price has decreased 9.5% from $510,600 to $462,000. In the same comparison, the median sale price has decreased 16.4% from $475,000 to $397,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: -0.8% ($519,600 v. $523,600)
Median Sale Price % Change: -16.3% ($385,000 v. $460,000)

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

Inventory in Months	2024	2025	2026
January	N/A*	9.3	11.0
February	12.5	10.8	4.1
March	10.2	19.0	12.5
April	9.8	10.4	15.8
May	8.4	15.0	4.1
June	6.6	7.7	7.1
July	8.5	6.2	6.1
August	7.8	6.3	8.6
September	7.9	15.2	13.8
October	5.1	16.3	7.0
November	6.5	12.2	
December	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

October 2026 vs. September 2026

- New Listings **0.0%**
- Pending Sales **-50.0%**
- Closed Sales **+100.0%**
- Average Sale Price **+0.7%**
- Median Sale Price **-5.5%**
- Inventory **-6.8**
- Total Market Time **+102**

October 2026 vs. October 2025

- New Listings **+50.0%**
- Pending Sales **0.0%**
- Closed Sales **+200.0%**
- Average Sale Price **-40.3%**
- Median Sale Price **-40.8%**
- Inventory **-9.3**
- Total Market Time **-34**

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Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	2	15.4%	0	0.0%	0	0.0%
200K-300K	1	7.7%	0	0.0%	3	25.0%
300K-400K	5	38.5%	1	20.0%	3	25.0%
400K-500K	2	15.4%	1	20.0%	3	25.0%
500K-600K	0	0.0%	0	0.0%	2	16.7%
600K-700K	2	15.4%	2	40.0%	0	0.0%
700K-800K	1	7.7%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	1	8.3%
1.1MM-1.2MM	0	0.0%	1	20.0%	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	**13**		**5**		**12**	

90th Percentile 50th Percentile 10th Percentile

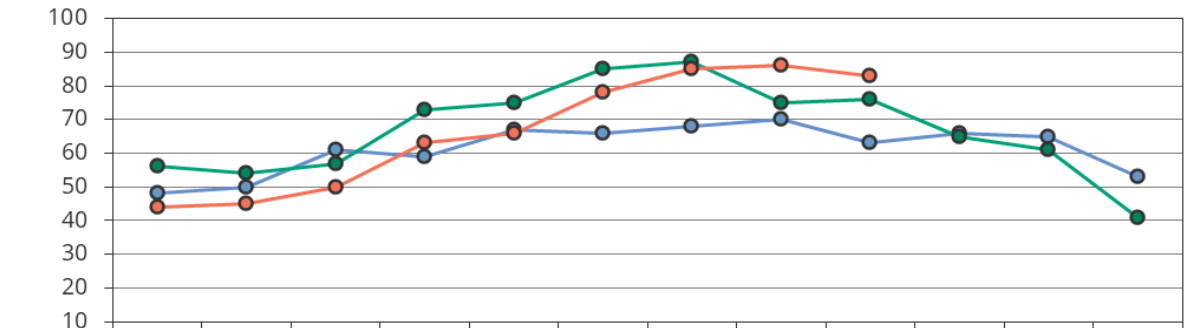
	Wallowa County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**October**	12	4	12	434,500	389,500	202
	September	12	8	6	431,500	412,000	100
	Year-To-Date	167	93	92	462,000	397,000	165
2025	**October**	8	4	4	727,800	658,000	236
	Year-To-Date	136	72	73	510,600	475,000	167
Change	**October 2025**	50.0%	0.0%	200.0%	-40.3%	-40.8%	-14.4%
	Prev Mo 2026	0.0%	-50.0%	100.0%	0.7%	-5.5%	102.0%
	Year-To-Date	22.8%	29.2%	26.0%	-9.5%	-16.4%	-1.2%

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Wallowa County

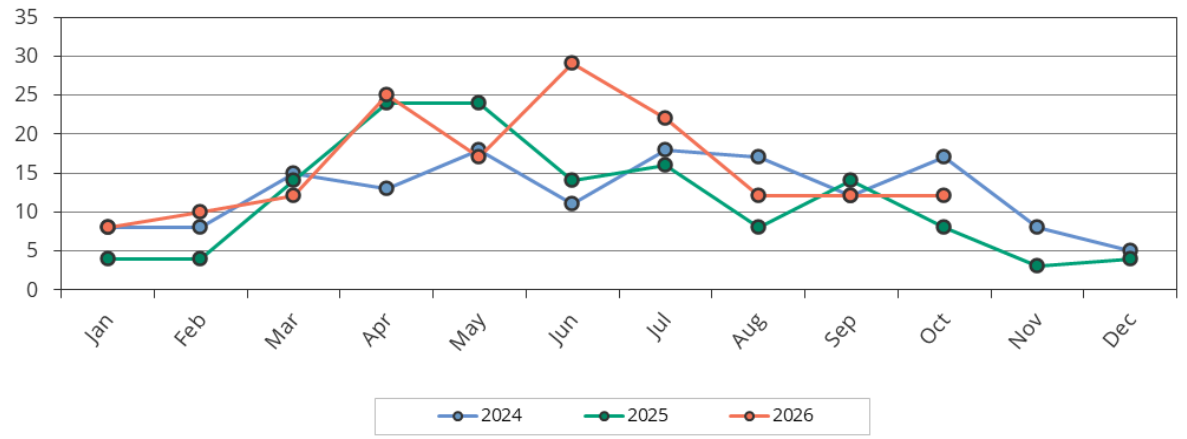
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Active Residential Listings

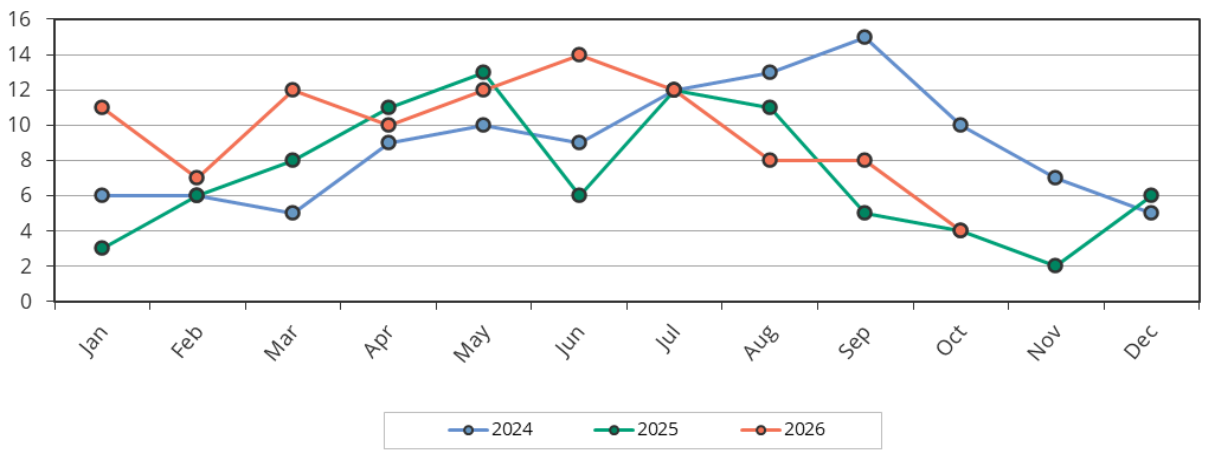


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	48	50	61	59	67	66	68	70	63	66	65	53
2025	56	54	57	73	75	85	87	75	76	65	61	41
2026	44	45	50	63	66	78	85	86	83			

New Listings

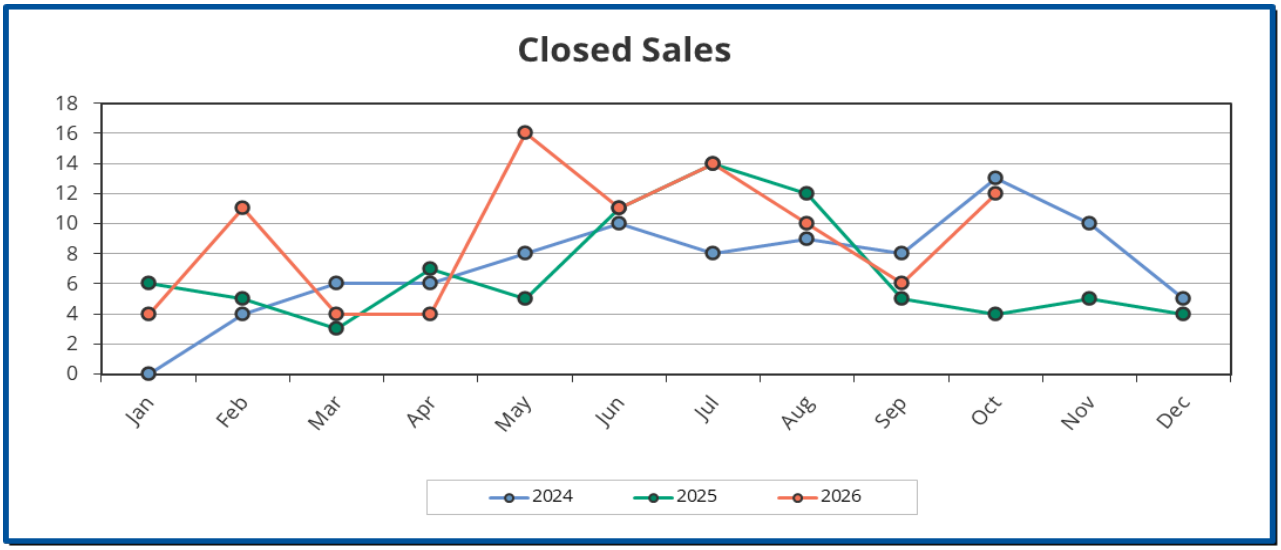


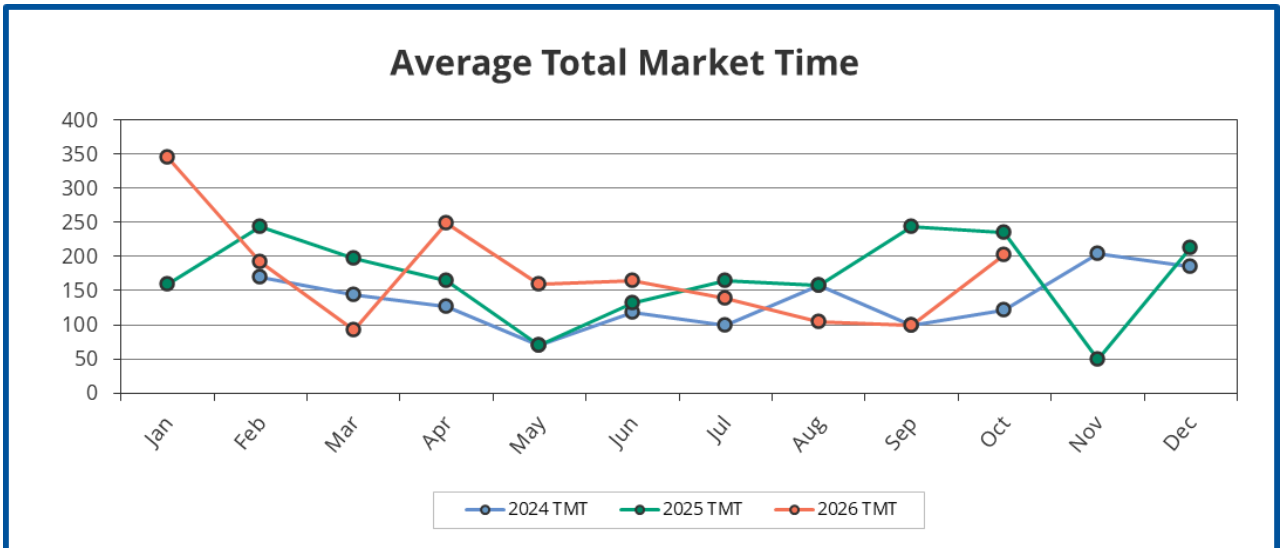
Pending Sales



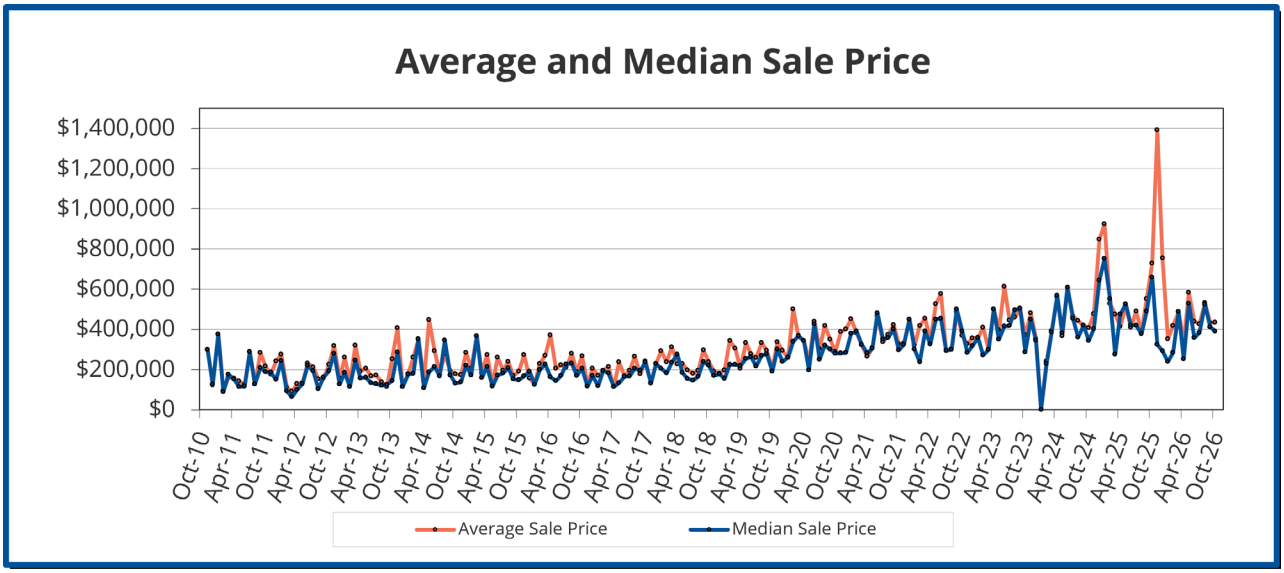
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Wallowa County
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Note: Since there were no sales in this region in **January 2024**, we cannot calculate an Average Total Market Time for that month.

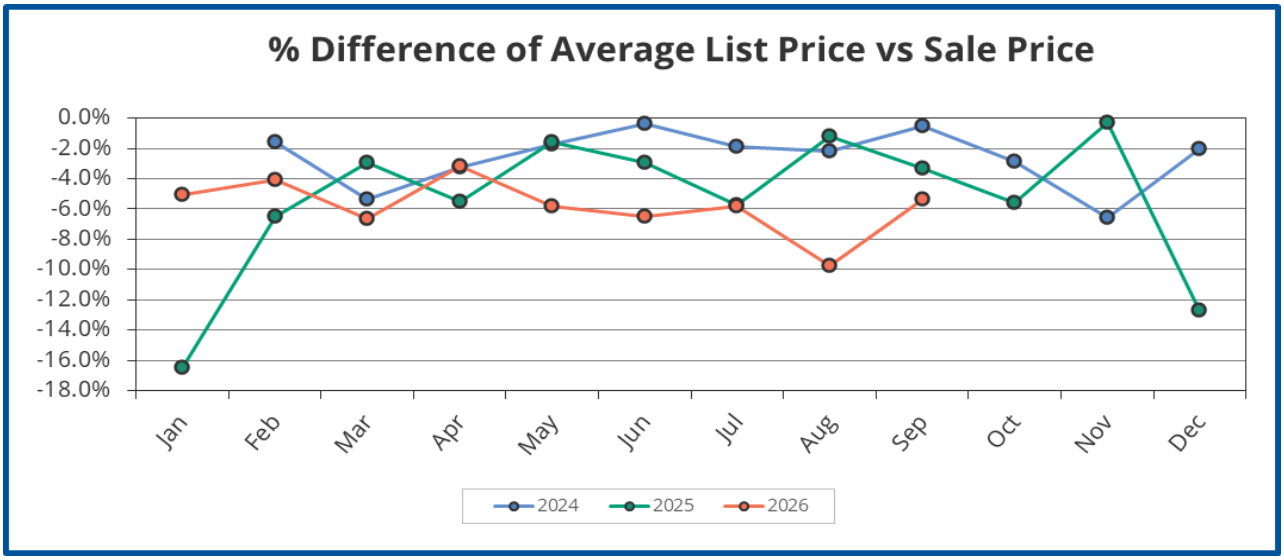


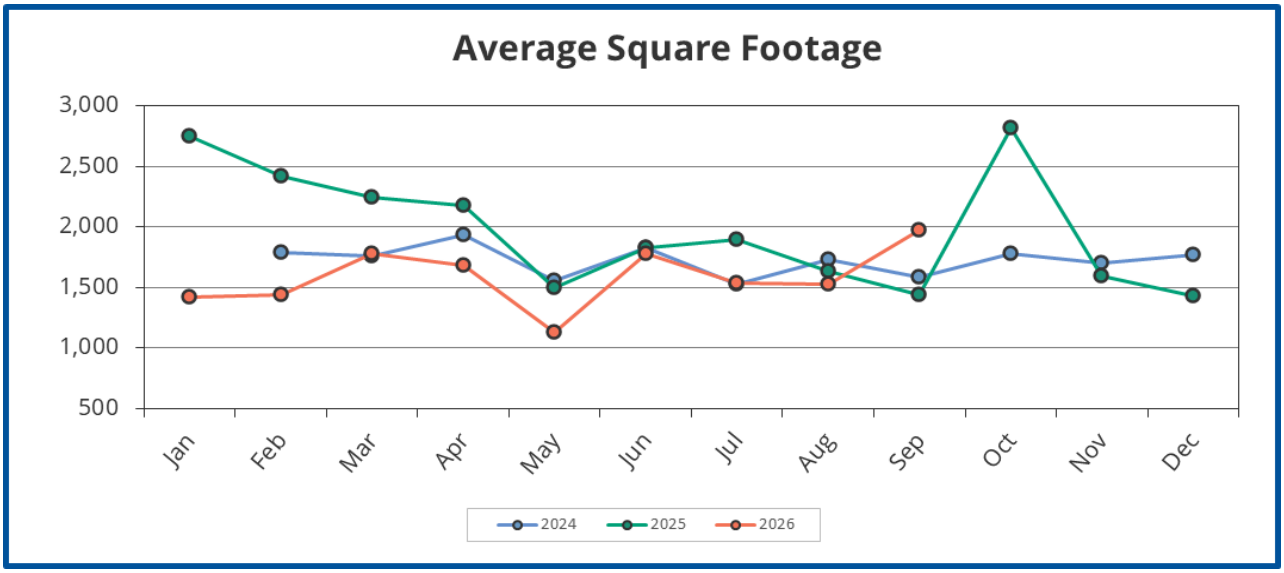
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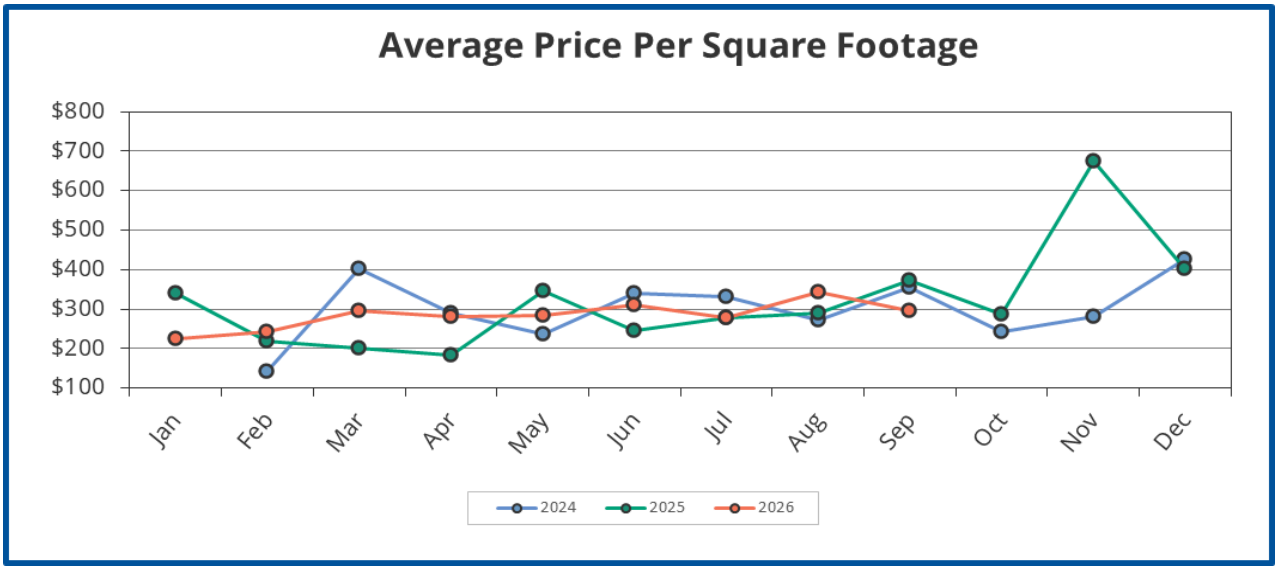
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Wallowa County

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Wallowa County
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Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	12	3	1	2	100.0%	1	125,000	325	24	15	25.0%	12	216,100	182,500	-36.3%	1	180,000	4	285,600	-	-
97857	Lostine	2	0	0	1	-	0	-	-	6	4	-20.0%	3	459,300	489,000	-11.3%	-	-	2	254,000	-	-
97842	Imnaha	8	-	0	-	-	0	-	-	9	3	0.0%	3	544,200	592,500	26.3%	-	-	1	70,000	-	-
97846	Joseph	33	6	-	3	-25.0%	4	566,000	68	66	41	64.0%	36	581,300	528,300	1.6%	1	300,000	8	137,800	-	-
97828	Enterprise	28	3	4	2	-	1	200,000	-	48	28	16.7%	26	413,800	350,000	36.0%	3	701,700	10	255,100	-	-
	Wallowa Co. Total	83	12	5	8	60.0%	6	431,500	100	153	91	31.9%	80	466,100	397,000	7.1%	5	517,000	25	215,000	-	-

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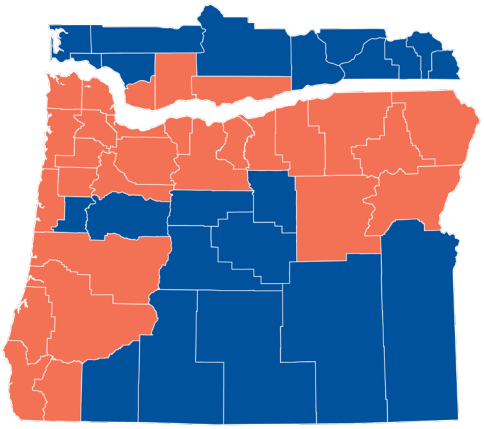
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