

# MARKET ACTION REPORT

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

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**All Areas** April 2026 Reporting Period



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# MARKET ACTION REPORT

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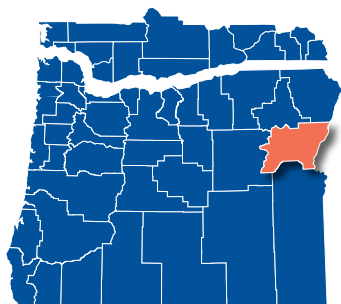
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**Baker County** April 2026 Reporting Period

# Baker County

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (36) decreased 5.3% from the 38 listed in April 2025, and increased 5.9% from the 34 listed in March 2026.

### Pending Sales

Pending sales (22) decreased 12.0% from the 25 offers accepted in April 2025, and matched the 22 offers accepted in March 2026.

### Closed Sales

Closed sales (15) decreased 16.7% from the 18 closings in April 2025, and decreased 28.6% from the 21 closings in March 2026.

### Inventory and Time on Market

Inventory increased to 7.1 months in April. Total market time increased to 73 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (115) increased 25.0%, pending sales (78) increased 18.2%, and closed sales (61) increased 22.0%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 7.0% from \$307,800 to \$329,300. In the same comparison, the median sale price has increased 5.7% from \$272,500 to \$288,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +8.5% (\$347,500 v. \$320,300)

Median Sale Price % Change: -1.4% (\$285,000 v. \$289,000)

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	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	
June	3.3	5.1	
July	3.4	4.5	
August	5.7	6.1	
September	5.9	5.9	
October	4.6	4.0	
November	5.9	6.0	
December	5.1	3.8	

### Residential Trends

#### April 2026 vs. March 2026

New Listings **+5.9%** ↑

Pending Sales **0.0%** →

Closed Sales **-28.6%** ↓

Average Sale Price **+11.1%** ↑

Median Sale Price **+16.8%** ↑

Inventory **+2.9** ↑

Total Market Time **+3** ↑

#### April 2026 vs. April 2025

New Listings **-5.3%** ↓

Pending Sales **-12.0%** ↓

Closed Sales **-16.7%** ↓

Average Sale Price **+21.4%** ↑

Median Sale Price **+6.4%** ↑

Inventory **+1.7** ↑

Total Market Time **-26** ↓

# Baker County

April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	0	0.0%	2	11.1%	1	6.7%
100K-200K	4	22.2%	2	11.1%	2	13.3%
200K-300K	3	16.7%	6	33.3%	5	33.3%
300K-400K	6	33.3%	6	33.3%	3	20.0%
400K-500K	2	11.1%	2	11.1%	2	13.3%
500K-600K	1	5.6%	0	0.0%	0	0.0%
600K-700K	0	0.0%	0	0.0%	2	13.3%
700K-800K	2	11.1%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>18</b>		<b>18</b>		<b>15</b>	

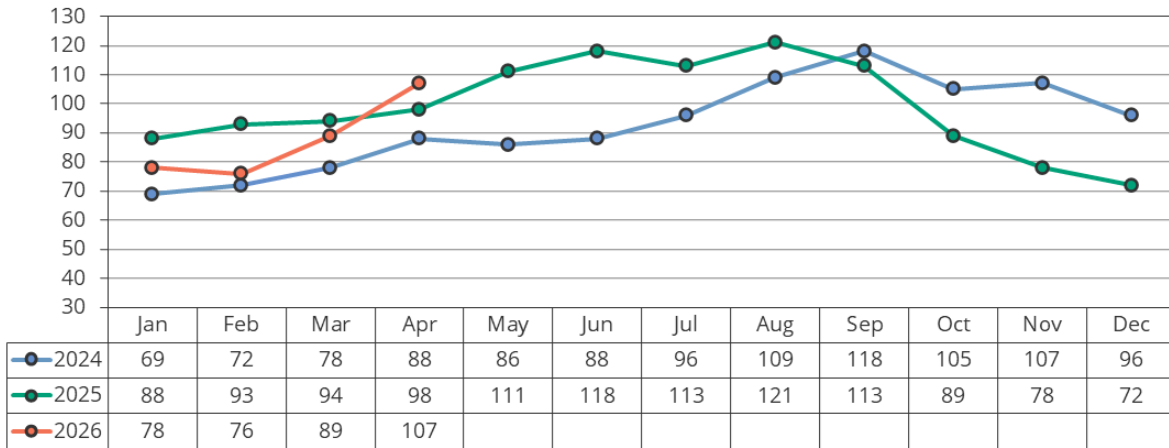
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	36	22	15	325,800	292,000	73
	March	34	22	21	293,300	250,000	70
	<b>Year-To-Date</b>	115	78	61	329,300	288,000	80
2025	April	38	25	18	268,400	274,500	99
	<b>Year-To-Date</b>	92	66	50	307,800	272,500	127
Change	<b>April 2025</b>	-5.3%	-12.0%	-16.7%	21.4%	6.4%	-26.3%
	<b>Prev Mo 2025</b>	5.9%	0.0%	-28.6%	11.1%	16.8%	4.3%
	<b>Year-To-Date</b>	25.0%	18.2%	22.0%	7.0%	5.7%	-37.0%

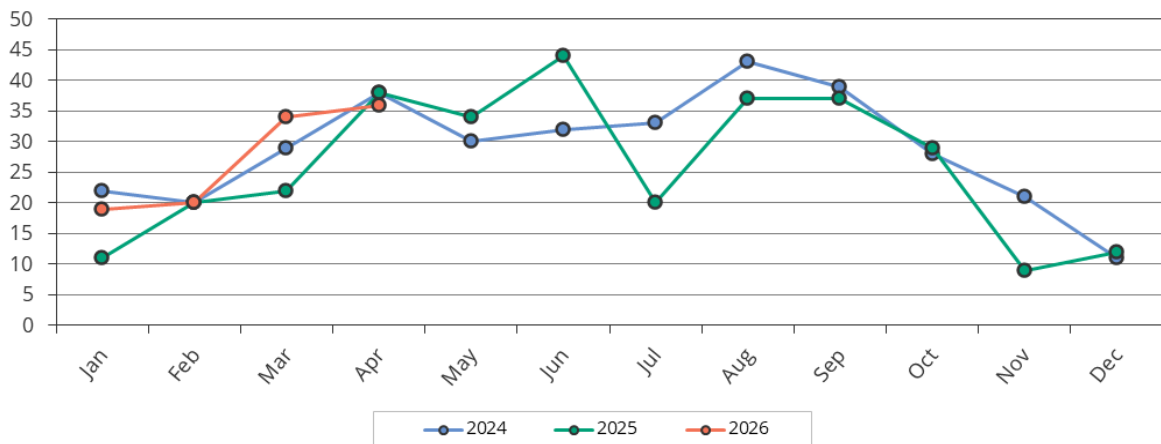
# Baker County

## April 2026 Reporting Period

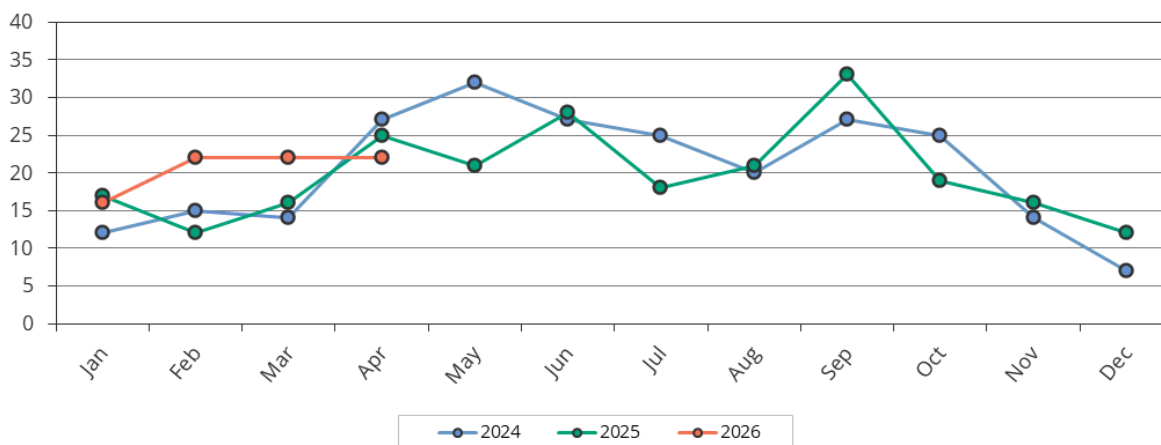
### Active Residential Listings



### New Listings

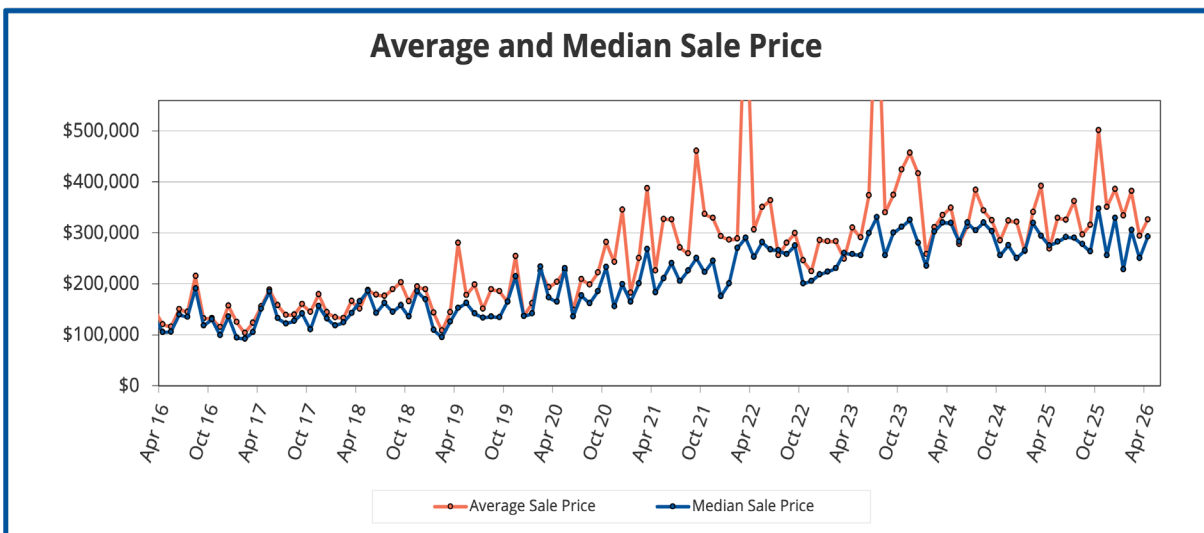
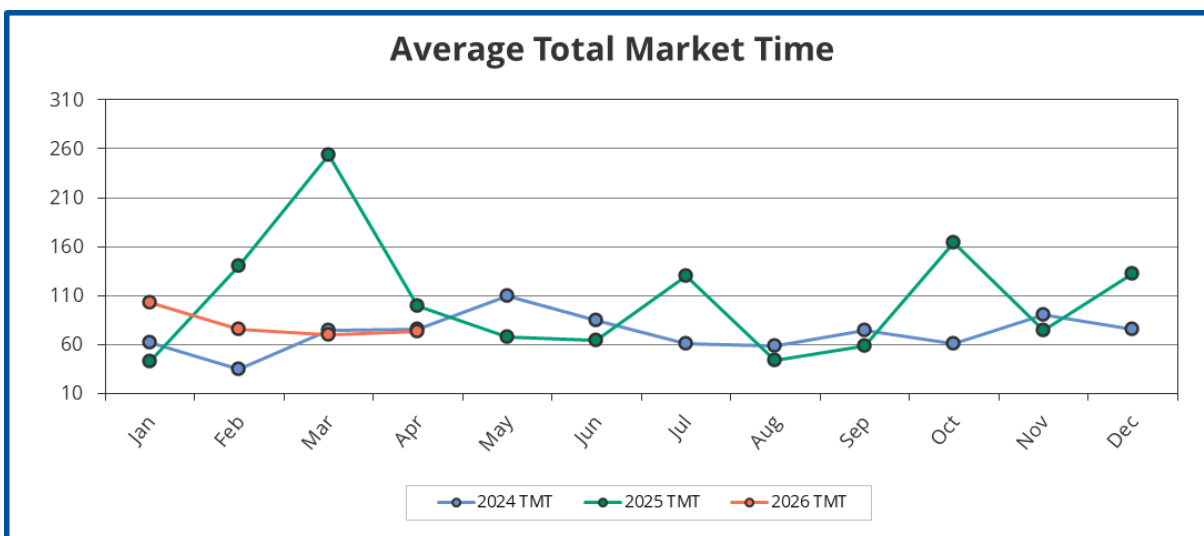
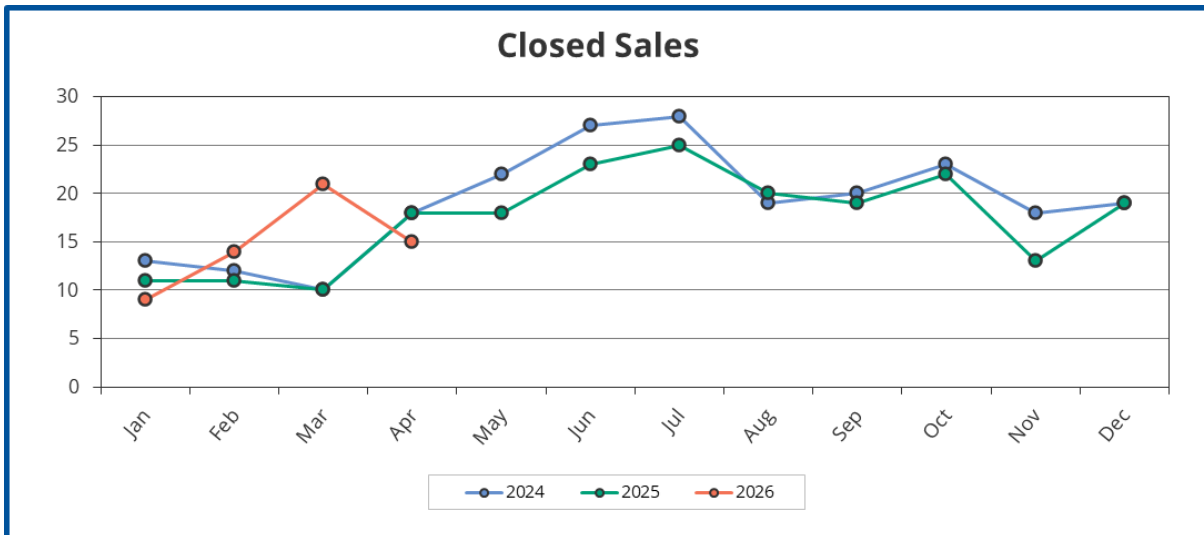


### Pending Sales



# Baker County

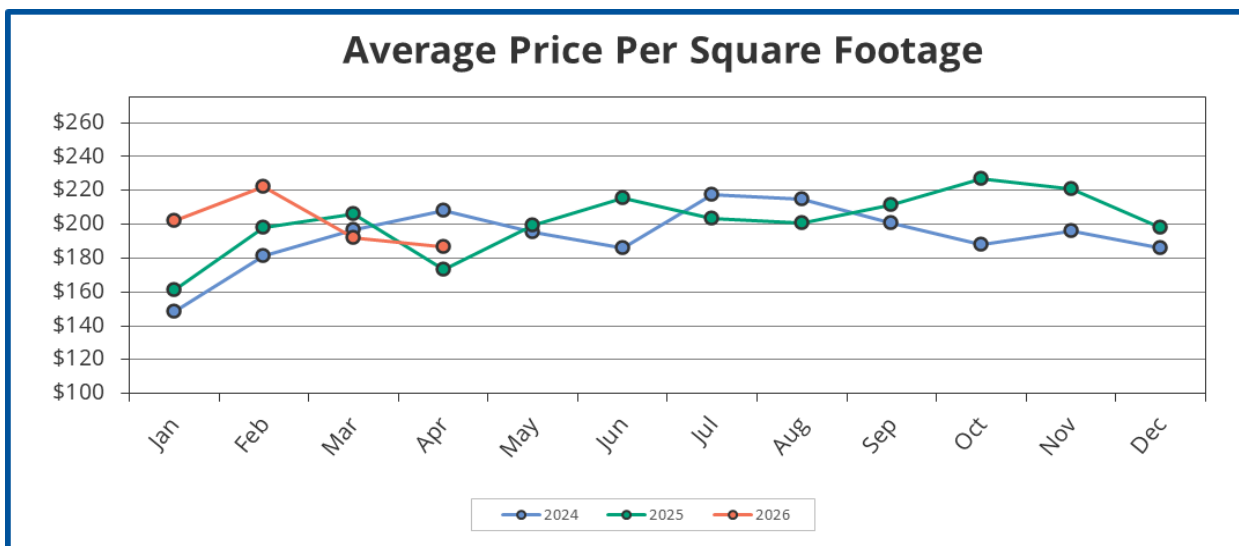
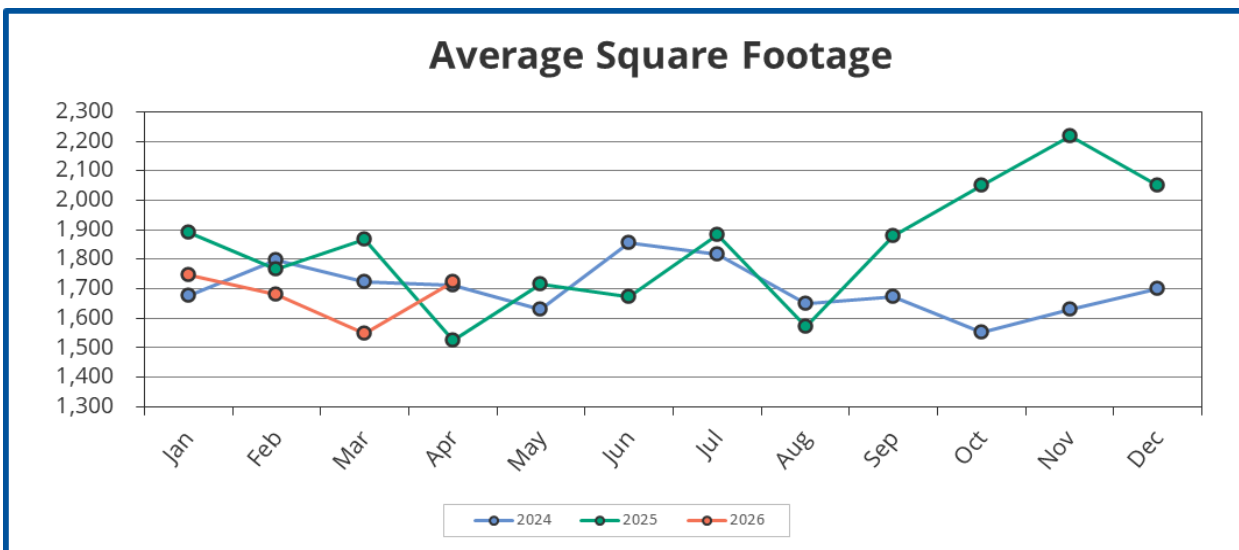
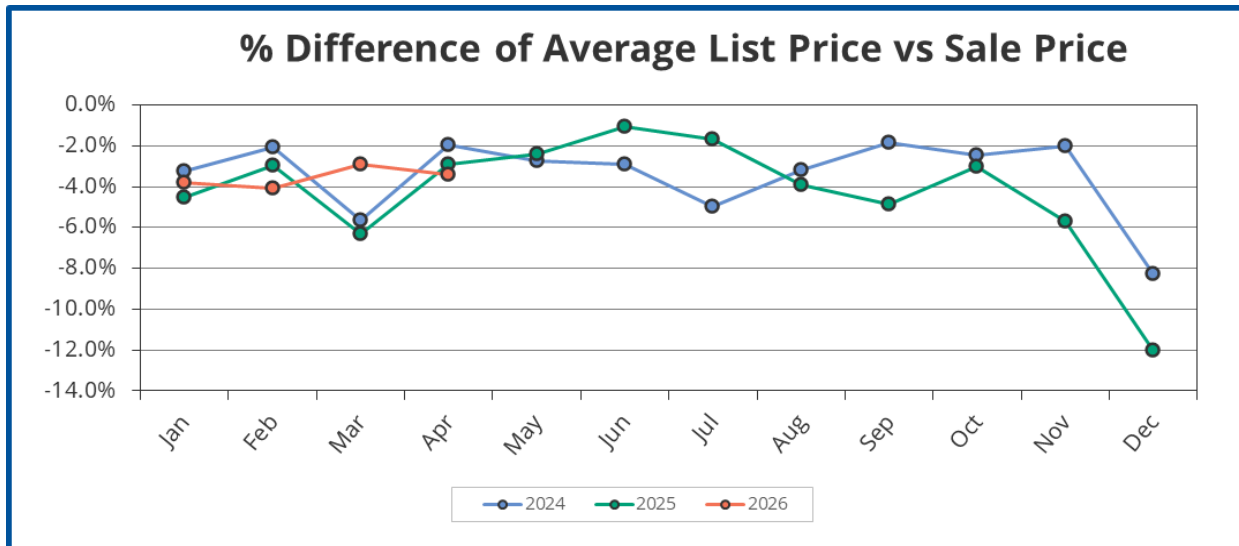
## April 2026 Reporting Period



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

# Baker County

## April 2026 Reporting Period



# Baker County

## April 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City / Keating	73	26	4	15	-31.8%	10	340,500	58	93	63	5.0%	50	323,000	274,800	5.2%	2	279,500	9	175,400	1	375,000
461	Haines / Anthony Lk / Muddy Crk	5	3	0	2	100.0%	0	-	-	5	3	200.0%	1	94,900	94,900	-11.2%	-	-	1	950,000	-	-
462	Sumpster / McEwen / Bourne / Phillips Lk / Granit	14	5	1	3	-	2	397,500	115	6	4	-	3	385,300	361,000	27.0%	-	-	2	102,000	-	-
463	Unity / Hereford	2	0	0	-	-	0	-	-	1	-	-	-	-	-	46.1%	-	-	1	85,000	-	-
464	Huntington / Lime	3	1	0	0	-	1	62,600	14	3	1	-66.7%	1	62,600	62,600	-74.3%	-	-	-	-	1	275,000
465	Durkee / Pleasant Valley	0	0	0	0	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
466	Richland New Bridge	4	1	0	1	-	0	-	-	4	3	-	3	478,300	620,000	55.0%	-	-	1	87,000	-	-
467	Halfway / Cornucopia	6	0	1	1	-50.0%	2	312,500	142	2	3	50.0%	3	396,700	400,000	12.2%	-	-	-	-	-	-
468	Oxbow	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	<b>Baker County</b>	<b>107</b>	<b>36</b>	<b>6</b>	<b>22</b>	<b>-12.0%</b>	<b>15</b>	<b>325,800</b>	<b>73</b>	<b>115</b>	<b>78</b>	<b>18.2%</b>	<b>61</b>	<b>329,300</b>	<b>288,000</b>	<b>-</b>	<b>2</b>	<b>279,500</b>	<b>14</b>	<b>207,500</b>	<b>2</b>	<b>325,000</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

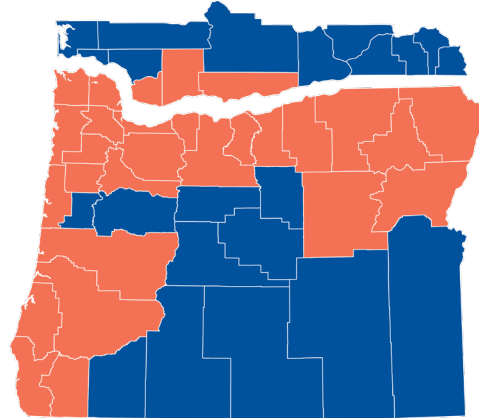
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

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

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



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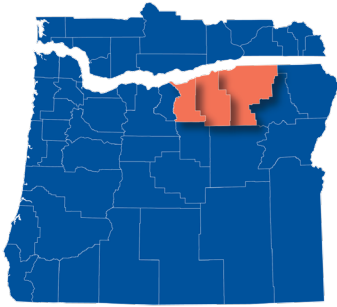
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**Columbia Basin** April 2026 Reporting Period

# Columbia Basin

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (121) increased 18.6% from the 102 listed in April 2025, and increased 1.7% from the 119 listed in March 2026.

### Pending Sales

Pending sales (83) decreased 12.6% from the 95 offers accepted in April 2025, and decreased 11.7% from the 94 offers accepted in March 2026.

### Closed Sales

Closed sales (81) increased 2.5% from the 79 closings in April 2025, and increased 20.9% from the 67 closings in March 2026.

### Inventory and Time on Market

Inventory decreased to 3.7 months in April. Total market time decreased to 77 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (395) increased 7.9%, pending sales (313) increased 1.0%, and closed sales (267) increased 5.1%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 8.1% from \$312,600 to \$337,800. In the same comparison, the median sale price has increased 5.0% from \$300,000 to \$315,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +4.3% (\$333,100 v. \$319,500)

Median Sale Price % Change: 0.0% (\$310,000 v. \$310,000)

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	
June	3.4	3.8	
July	3.5	4.1	
August	3.1	3.9	
September	4.1	4.1	
October	3.1	3.6	
November	3.8	4.9	
December	3.6	4.5	

## Residential Trends

### April 2026 vs. March 2026

New Listings **+1.7%** ↑

Pending Sales **-11.7%** ↓

Closed Sales **+20.9%** ↑

Average Sale Price **+1.8%** ↑

Median Sale Price **0.0%** —

Inventory **-0.5** ↓

Total Market Time **-17** ↓

### April 2026 vs. April 2025

New Listings **+18.6%** ↑

Pending Sales **-12.6%** ↓

Closed Sales **+2.5%** ↑

Average Sale Price **+7.4%** ↑

Median Sale Price **+7.0%** ↑

Inventory **+0.6** ↑

Total Market Time **-28** ↓

# Columbia Basin

April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	1	1.3%	2	2.4%	3	3.7%
100K-200K	10	13.3%	7	8.4%	4	4.9%
200K-300K	24	32.0%	32	38.6%	28	34.6%
300K-400K	25	33.3%	29	34.9%	22	27.2%
400K-500K	8	10.7%	7	8.4%	11	13.6%
500K-600K	5	6.7%	4	4.8%	11	13.6%
600K-700K	1	1.3%	1	1.2%	2	2.5%
700K-800K	1	1.3%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	1	1.2%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>75</b>		<b>83</b>		<b>81</b>	

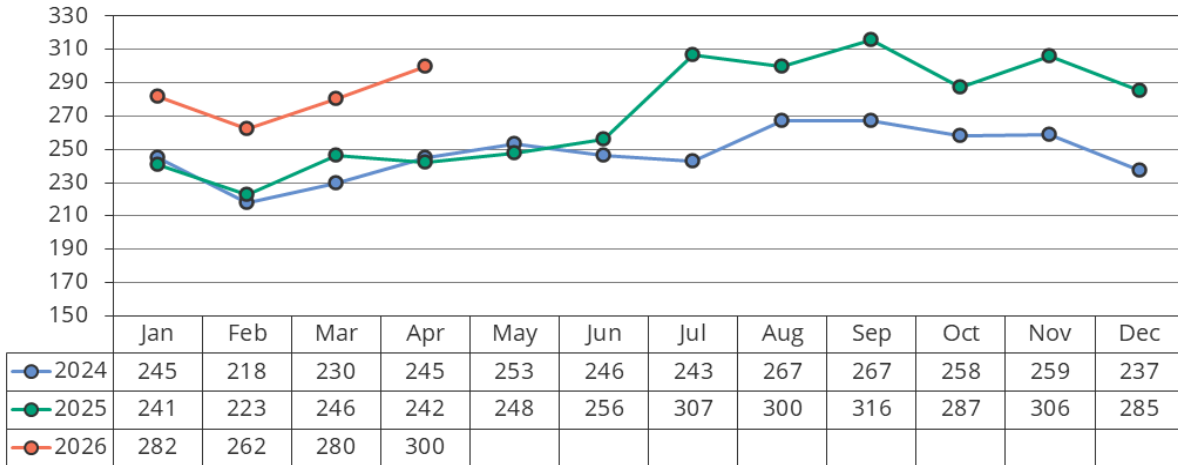
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	121	83	81	345,600	320,000	77
	March	119	94	67	339,400	320,000	94
	Year-To-Date	395	313	267	337,800	315,000	87
2025	April	102	95	79	321,900	299,000	105
	Year-To-Date	366	310	254	312,600	300,000	95
Change	April 2025	18.6%	-12.6%	2.5%	7.4%	7.0%	-26.7%
	Prev Mo 2025	1.7%	-11.7%	20.9%	1.8%	0.0%	-18.1%
	Year-To-Date	7.9%	1.0%	5.1%	8.1%	5.0%	-8.4%

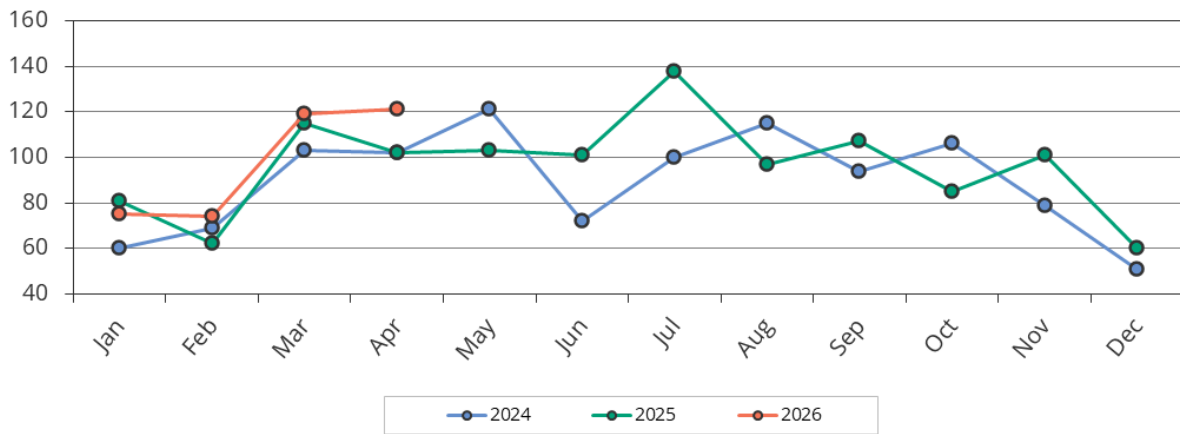
# Columbia Basin

## April 2026 Reporting Period

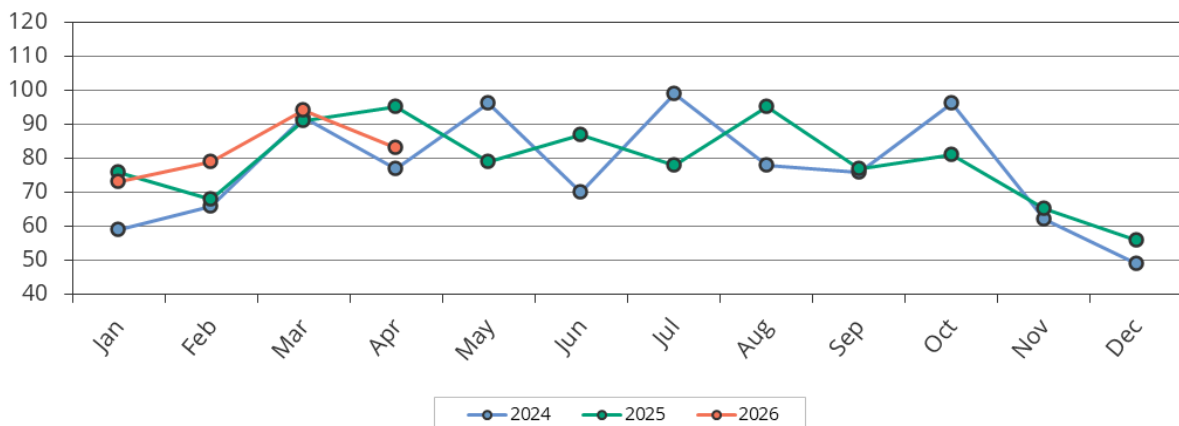
### Active Residential Listings



### New Listings

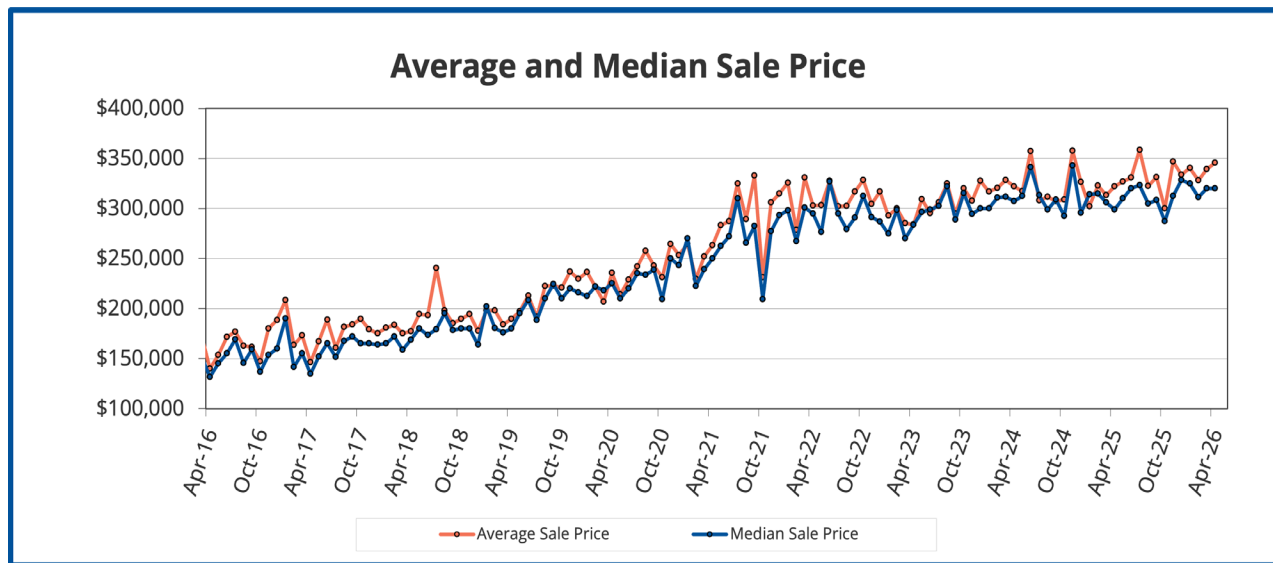
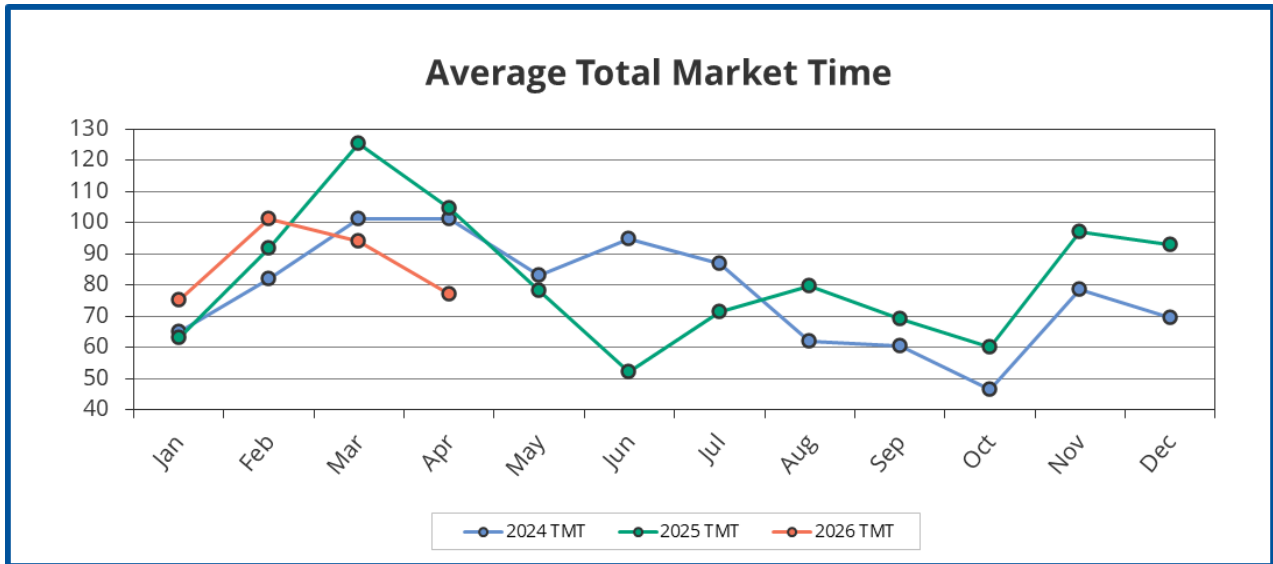
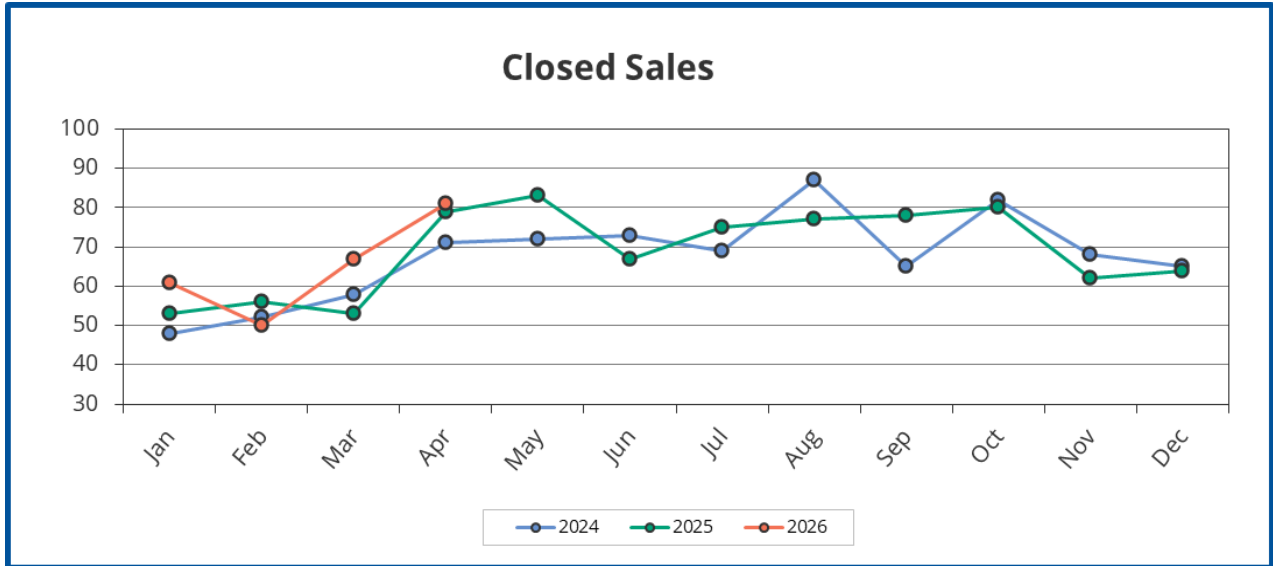


### Pending Sales



# Columbia Basin

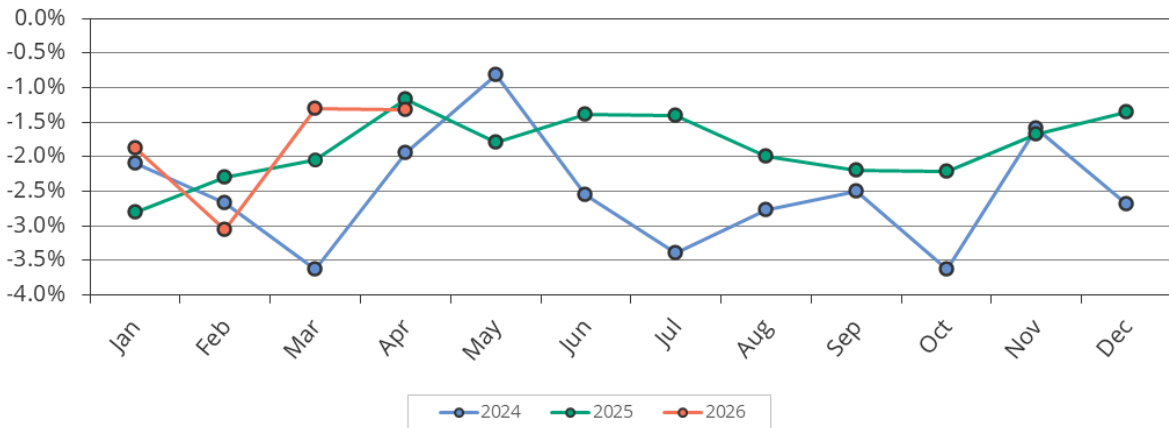
## April 2026 Reporting Period



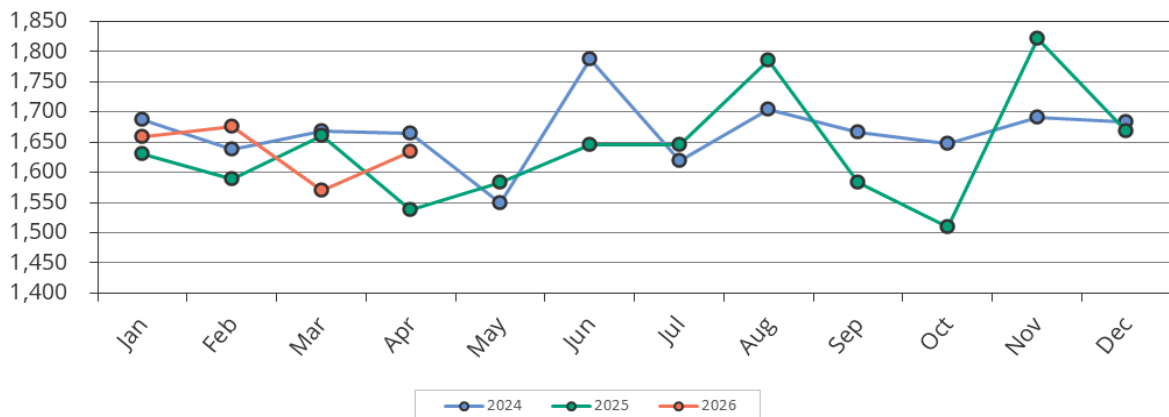
# Columbia Basin

## April 2026 Reporting Period

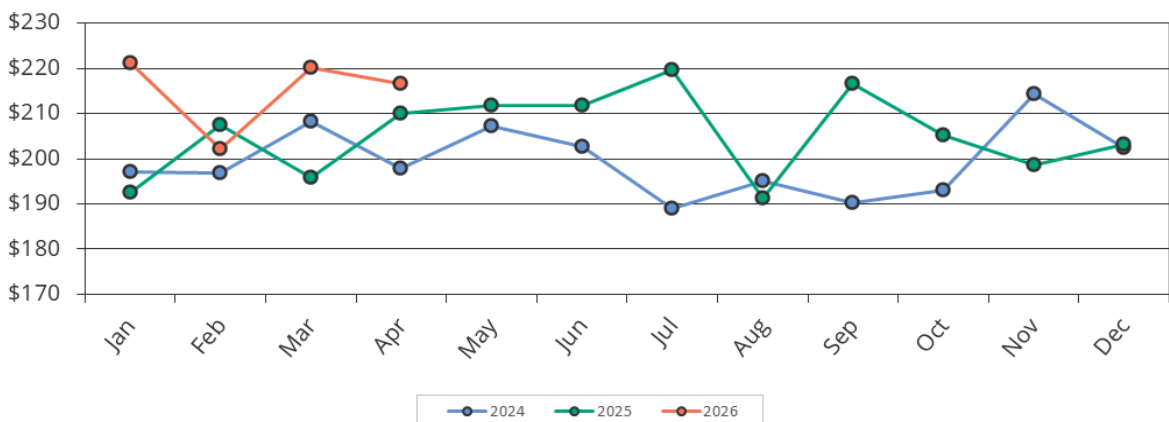
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



# Columbia Basin

## April 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington / N	8	1	0	1	0.0%	0	-	6	4	300.0%	3	370,000	290,000	-4.7%	1	251,000	2	145,500	-	-	
381	Condon / S	4	3	3	1	0.0%	1	290,000	7	7	-50.0%	2	160,000	160,000	9.6%	-	-	-	-	-	-	
	<b>Gilliam Co. Total</b>	<b>12</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>0.0%</b>	<b>1</b>	<b>290,000</b>	<b>7</b>	<b>13</b>	<b>20.0%</b>	<b>5</b>	<b>286,000</b>	<b>290,000</b>	<b>1.0%</b>	<b>1</b>	<b>251,000</b>	<b>2</b>	<b>145,500</b>	<b>-</b>	<b>-</b>	
420	Boardman / NW	17	7	0	3	-	5	386,600	189	23	22	120.0%	14	360,300	331,400	2.5%	-	-	-	-	-	
421	Irrigon	10	5	0	2	-75.0%	4	385,000	45	13	9	-47.1%	10	329,800	312,500	-7.5%	-	-	1	75,000	-	-
422	Ione	3	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	508.4%	0	-	0	-	0	
423	Lexington	2	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	
424	Heppler / S	16	2	1	4	0.0%	3	141,700	158	11	8	-20.0%	5	210,800	150,000	-3.2%	-	-	-	-	-	
	<b>Morrow Co. Total</b>	<b>48</b>	<b>15</b>	<b>1</b>	<b>9</b>	<b>-25.0%</b>	<b>12</b>	<b>324,800</b>	<b>133</b>	<b>49</b>	<b>39</b>	<b>-4.9%</b>	<b>29</b>	<b>324,000</b>	<b>305,000</b>	<b>-100.0%</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>75,000</b>	<b>-</b>	<b>-</b>
430	Umatilla	20	12	-	12	0.0%	9	323,200	12	39	34	-41.4%	28	331,200	282,500	5.9%	1	665,000	3	74,800	-	-
431	Hermiston	104	36	11	16	-48.4%	27	374,500	88	130	98	7.7%	97	369,100	362,500	6.0%	1	1,830,000	6	197,300	1	270,000
432	Stanfield	14	10	1	4	0.0%	2	491,800	135	20	16	33.3%	15	343,700	311,500	7.6%	-	-	-	-	-	
433	Echo	2	1	1	1	0.0%	3	406,000	81	5	4	100.0%	6	462,000	445,000	0.0%	-	-	2	122,200	-	-
435	Pendleton City Limits	39	24	3	21	23.5%	17	336,200	48	67	65	4.8%	50	319,600	306,500	1.2%	1	350,000	2	38,000	2	270,000
436	E-Meacham, Cayuse	2	1	0	0	-	-	-	-	2	-	-	-	-	-	863.0%	-	-	1	215,000	-	-
437	NE-Athens / Helix / Adams / Weston	22	6	1	5	66.7%	4	250,000	124	25	21	162.5%	11	249,500	230,000	0.9%	-	-	3	80,500	-	-
438	S-Pilot Rock, Ukiah	5	3	2	2	0.0%	1	299,000	10	6	7	0.0%	6	229,000	233,000	19.3%	-	-	-	-	-	
439	Milton-Freewater	32	9	3	11	0.0%	5	314,000	67	39	23	-4.2%	20	313,400	320,000	-0.9%	1	250,000	-	-	-	
	<b>Umatilla Co. Total</b>	<b>240</b>	<b>102</b>	<b>22</b>	<b>72</b>	<b>-11.1%</b>	<b>68</b>	<b>350,100</b>	<b>68</b>	<b>333</b>	<b>268</b>	<b>1.5%</b>	<b>233</b>	<b>340,600</b>	<b>320,000</b>	<b>5.2%</b>	<b>4</b>	<b>773,800</b>	<b>17</b>	<b>128,500</b>	<b>3</b>	<b>270,000</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

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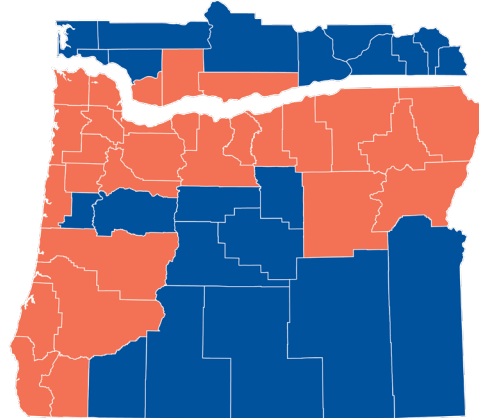
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# Market Action Report

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



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RMLS™



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503.236.7657



# MARKET ACTION REPORT

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

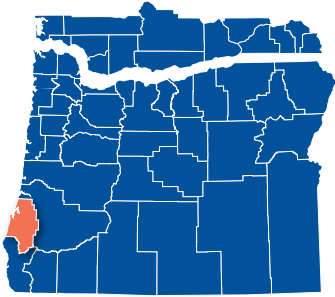
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**Coos County** April 2026 Reporting Period

# Coos County

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (169) increased 32.0% from the 128 listed in April 2025, and increased 30.0% from the 130 listed in March 2026.

### Pending Sales

Pending sales (105) increased 26.5% from the 83 offers accepted in April 2025, and increased 15.4% from the 91 offers accepted in March 2026.

### Closed Sales

Closed sales (64) decreased 16.9% from the 77 closings in April 2025, and decreased 8.6% from the 70 closings in March 2026.

### Inventory and Time on Market

Inventory increased to 6.0 months in April. Total market time decreased to 91 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (514) increased 16.6%, pending sales (318) increased 3.9%, and closed sales (254) decreased 1.9%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 1.3% from \$358,500 to \$363,300. In the same comparison, the median sale price has increased 9.4% from \$317,300 to \$347,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.5% (\$380,500 v. \$371,100)

Median Sale Price % Change: +3.9% (\$345,000 v. \$332,200)

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	
June	5.3	4.9	
July	4.4	4.9	
August	3.8	4.1	
September	3.5	5.2	
October	4.1	4.5	
November	3.4	5.6	
December	4.9	3.6	

## Residential Trends

### April 2026 vs. March 2026

New Listings **+30.0%** ↑

Pending Sales **+15.4%** ↑

Closed Sales **-8.6%** ↓

Average Sale Price **+2.2%** ↑

Median Sale Price **+10.3%** ↑

Inventory **+1.1** ↑

Total Market Time **-9** ↓

### April 2026 vs. April 2025

New Listings **+32.0%** ↑

Pending Sales **+26.5%** ↑

Closed Sales **-16.9%** ↓

Average Sale Price **+10.7%** ↑

Median Sale Price **+15.4%** ↑

Inventory **+2.2** ↑

Total Market Time **-5** ↓

# Coos County

April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	2	2.9%	5	6.3%	2	3.1%
100K-200K	7	10.1%	9	11.3%	10	15.6%
200K-300K	18	26.1%	24	30.0%	13	20.3%
300K-400K	19	27.5%	21	26.3%	17	26.6%
400K-500K	12	17.4%	12	15.0%	12	18.8%
500K-600K	7	10.1%	5	6.3%	4	6.3%
600K-700K	2	2.9%	1	1.3%	3	4.7%
700K-800K	1	1.4%	2	2.5%	2	3.1%
800K-900K	0	0.0%	1	1.3%	1	1.6%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	1	1.4%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>69</b>		<b>80</b>		<b>64</b>	

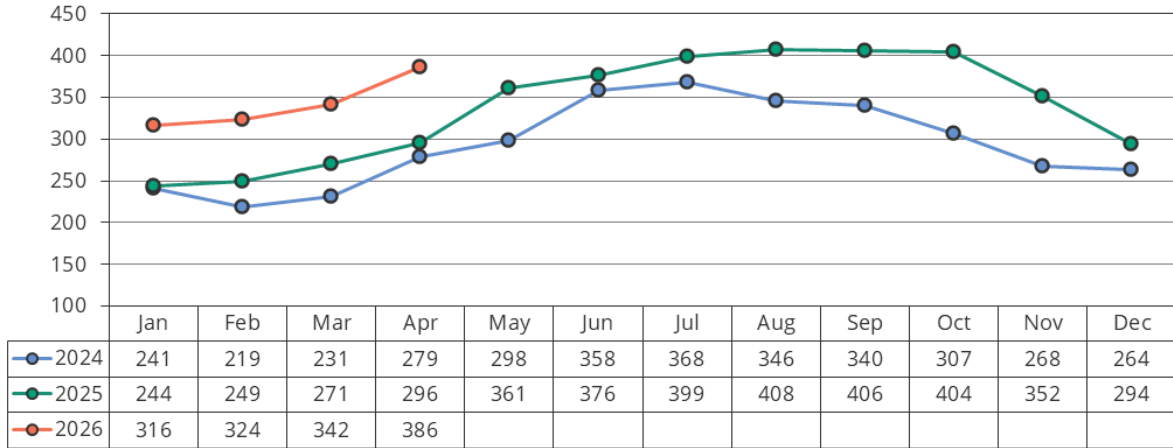
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	169	105	64	356,600	352,000	91
	March	130	91	70	348,800	319,000	100
	Year-To-Date	514	318	254	363,300	347,000	91
2025	April	128	83	77	322,200	305,000	96
	Year-To-Date	441	306	259	358,500	317,300	94
Change	April 2025	32.0%	26.5%	-16.9%	10.7%	15.4%	-5.2%
	Prev Mo 2025	30.0%	15.4%	-8.6%	2.2%	10.3%	-9.0%
	Year-To-Date	16.6%	3.9%	-1.9%	1.3%	9.4%	-3.2%

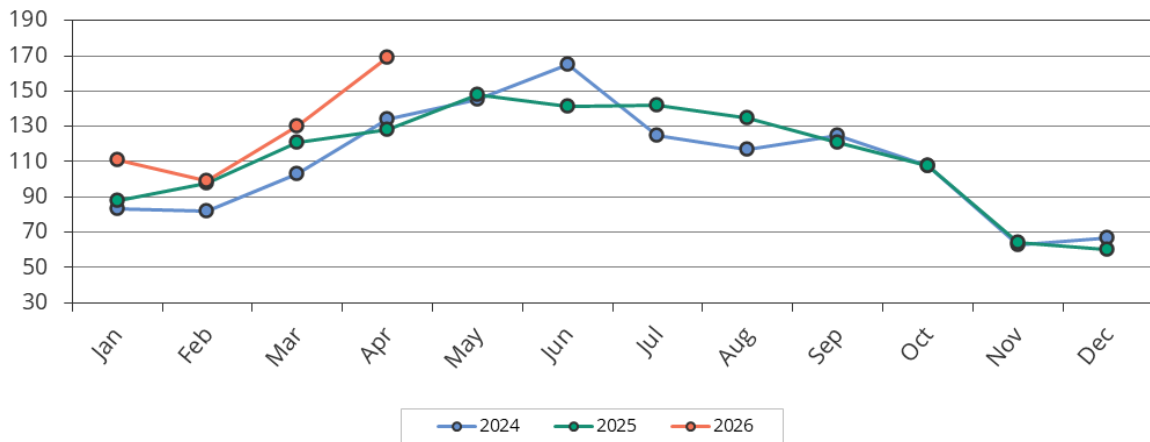
# Coos County

## April 2026 Reporting Period

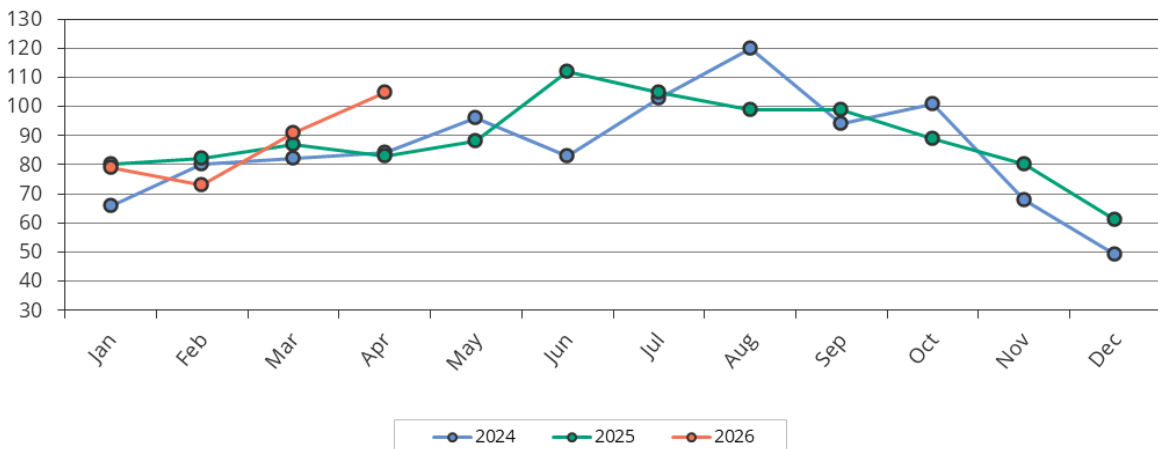
### Active Residential Listings



### New Listings

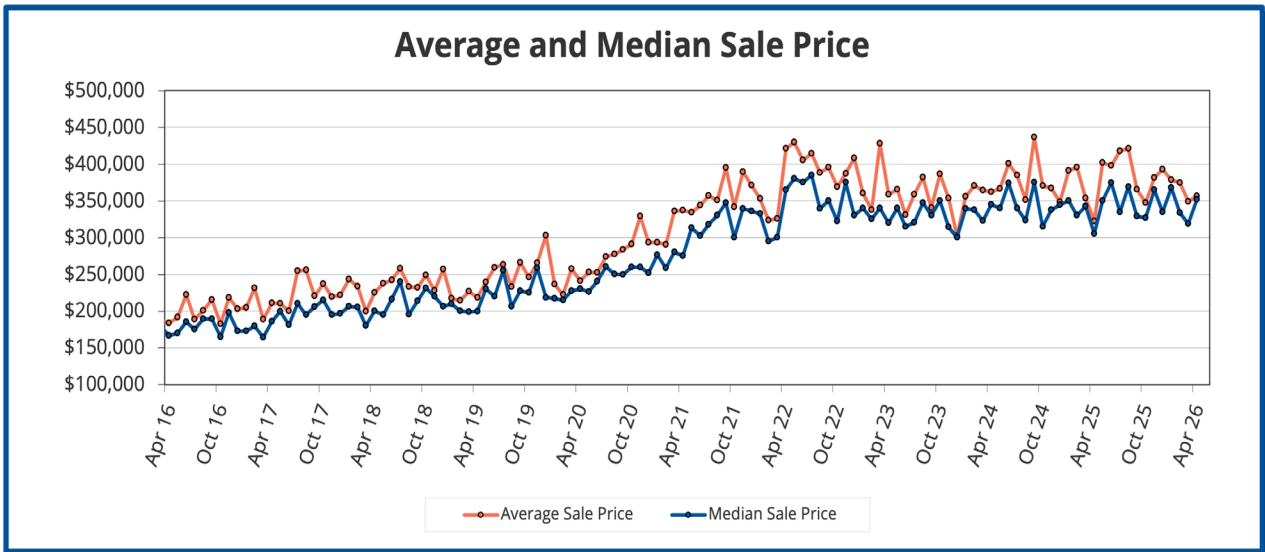
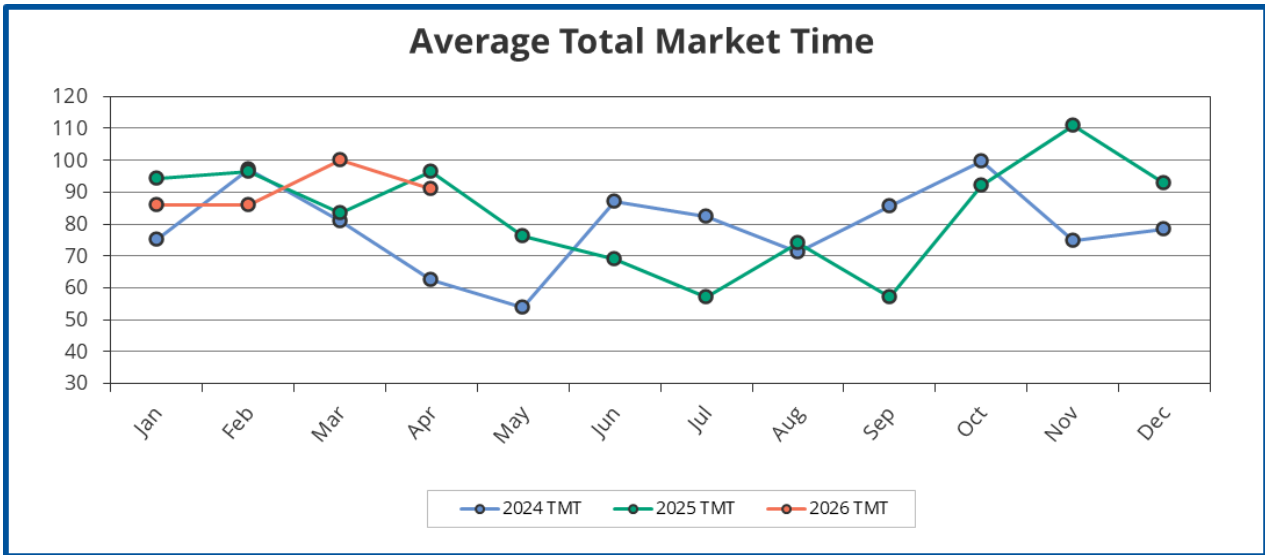
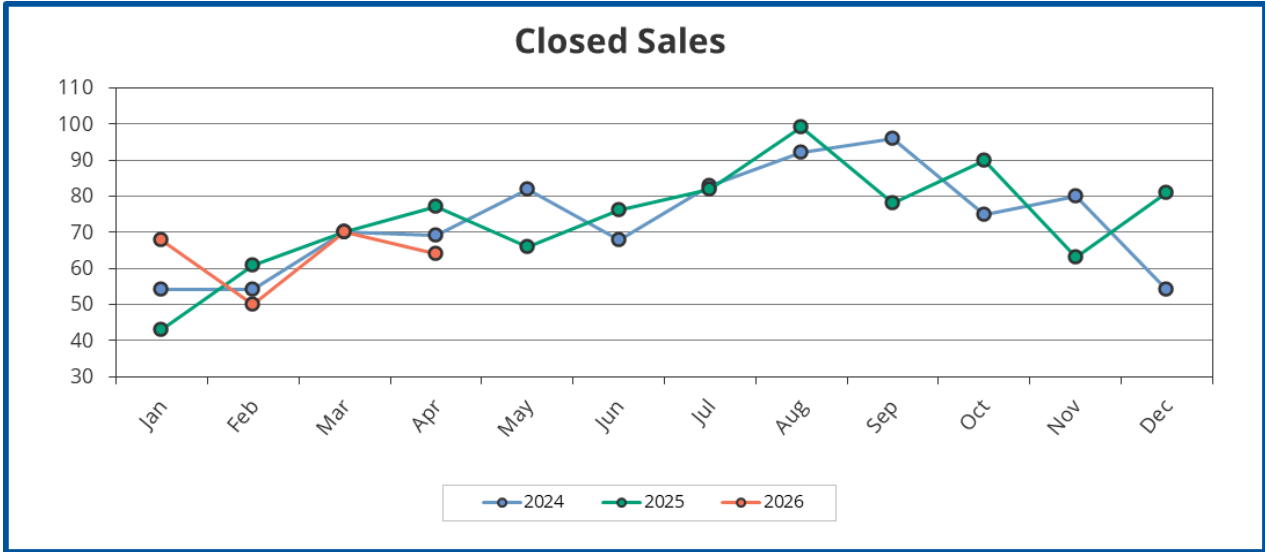


### Pending Sales



# Coos County

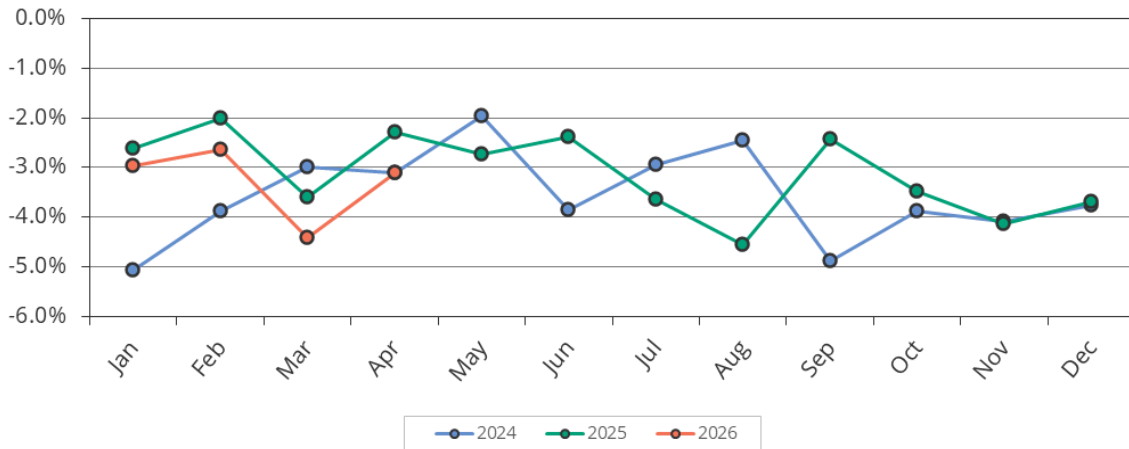
## April 2026 Reporting Period



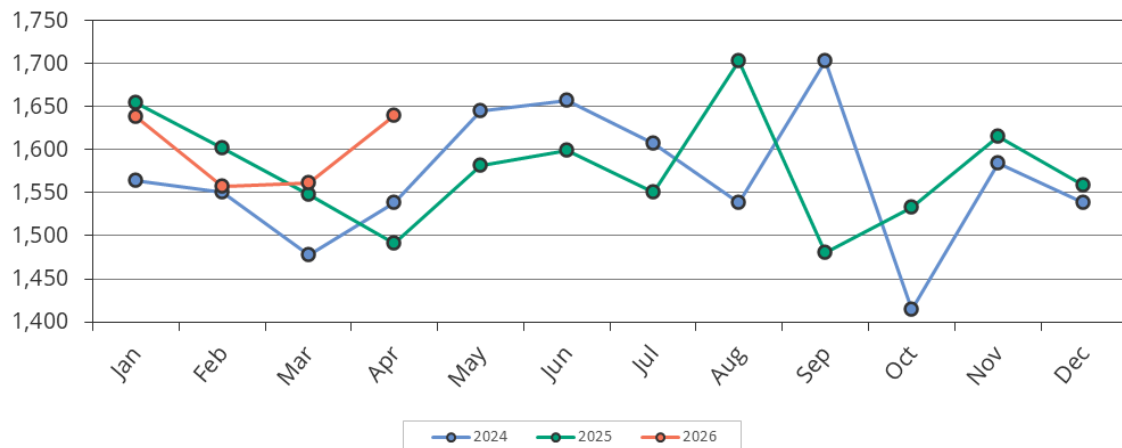
# Coos County

## April 2026 Reporting Period

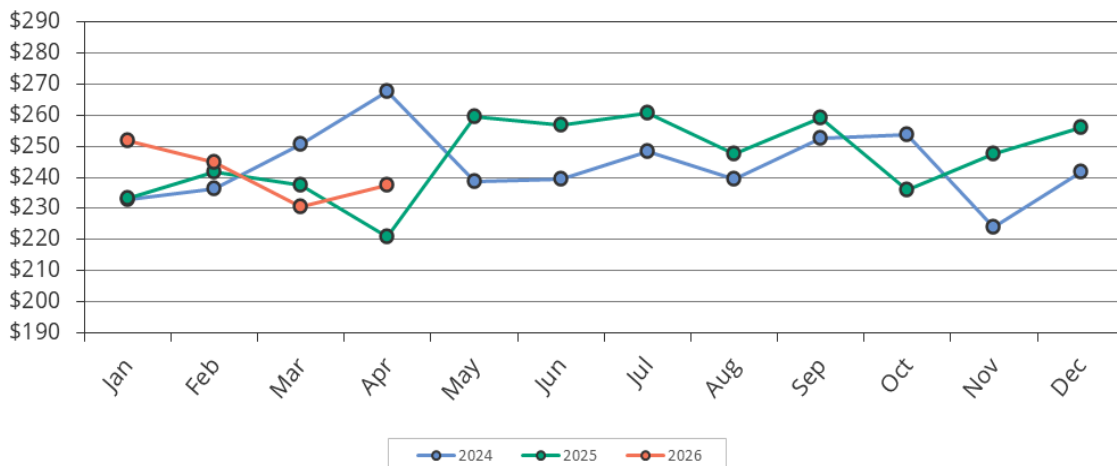
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



# Coos County

## April 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407	Allegeny	-	0	0	0	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	-	
97411	Bandon	81	28	9	15	66.7%	8	541,500	112	94	44	18.9%	42	533,300	486,500	-0.1%	3	755,300	9	262,700	-	-
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	69.3%	0	-	0	-	0	-
97420	Coos Bay	123	57	10	32	-8.6%	31	285,800	95	186	130	-2.3%	109	316,800	315,000	-4.2%	6	681,700	15	221,200	5	353,800
97423	Coquille	45	24	5	14	75.0%	5	351,600	78	60	39	14.7%	28	286,100	275,000	8.8%	-	-	4	155,400	-	-
97449	Lakeside	33	12	1	9	28.6%	4	337,100	216	37	21	31.3%	13	316,700	289,500	4.4%	-	-	3	177,300	-	-
97458	Myrtle Point	25	15	4	8	60.0%	2	461,000	94	32	17	-19.0%	13	312,400	337,000	30.9%	1	75,000	2	238,500	2	345,000
97459	North Bend	68	31	5	26	36.8%	14	400,100	40	96	64	1.6%	49	390,800	350,000	3.3%	-	-	5	106,800	2	542,500
97466	Powers	11	2	-	1	-	0	-	-	9	3	200.0%	0	-	-	38.4%	0	-	0	-	0	-
	<b>Coos County</b>	<b>386</b>	<b>169</b>	<b>34</b>	<b>105</b>	<b>26.5%</b>	<b>64</b>	<b>356,600</b>	<b>91</b>	<b>514</b>	<b>318</b>	<b>3.9%</b>	<b>254</b>	<b>363,300</b>	<b>347,000</b>	<b>2.5%</b>	<b>10</b>	<b>643,100</b>	<b>38</b>	<b>206,500</b>	<b>9</b>	<b>393,800</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

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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:

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

### % Change:

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

### Total Market Time:

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

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

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

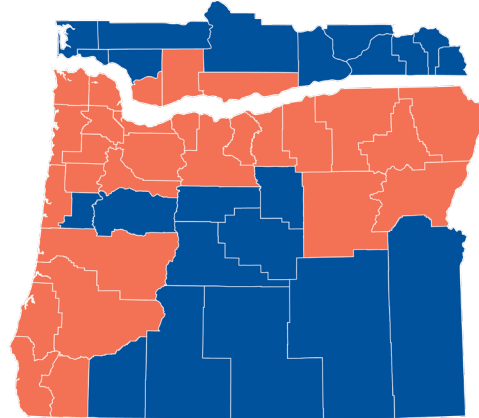
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# MARKET ACTION REPORT

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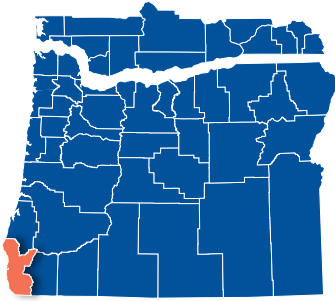
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**Curry County** April 2026 Reporting Period

# Curry County

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (70) decreased 25.5% from the 94 listed in April 2025, and decreased 22.2% from the 90 listed in March 2026.

### Pending Sales

Pending sales (38) increased 31.0% from the 29 offers accepted in April 2025, and increased 22.6% from the 31 offers accepted in March 2026.

### Closed Sales

Closed sales (30) increased 50.0% from the 20 closings in April 2025, and increased 15.4% from the 26 closings in March 2026.

### Inventory and Time on Market

Inventory decreased to 10.6 months in April. Total market time decreased to 193 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (255) decreased 1.5%, pending sales (119) decreased 0.8%, and closed sales (102) increased 5.2%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 8.3% from \$506,000 to \$547,900. In the same comparison, the median sale price has increased 6.3% from \$400,000 to \$425,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.1% (\$477,100 v. \$482,300)

Median Sale Price % Change: -2.0% (\$406,500 v. \$415,000)

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

## Inventory in Months

	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	
June	8.1	7.5	
July	6.5	8.5	
August	7.3	7.9	
September	6.6	8.9	
October	4.4	7.7	
November	5.3	9.5	
December	7.0	7.4	

## Residential Trends

### April 2026 vs. March 2026

New Listings **-22.2%** ↓

Pending Sales **+22.6%** ↑

Closed Sales **+15.4%** ↑

Average Sale Price **-40.0%** ↓

Median Sale Price **-17.3%** ↓

Inventory **-1.1** ↓

Total Market Time **-28** ↓

### April 2026 vs. April 2025

New Listings **-25.5%** ↓

Pending Sales **+31.0%** ↑

Closed Sales **+50.0%** ↑

Average Sale Price **-18.2%** ↓

Median Sale Price **+12.3%** ↑

Inventory **-3.2** ↓

Total Market Time **+131** ↑

# Curry County

April 2026 Reporting Period

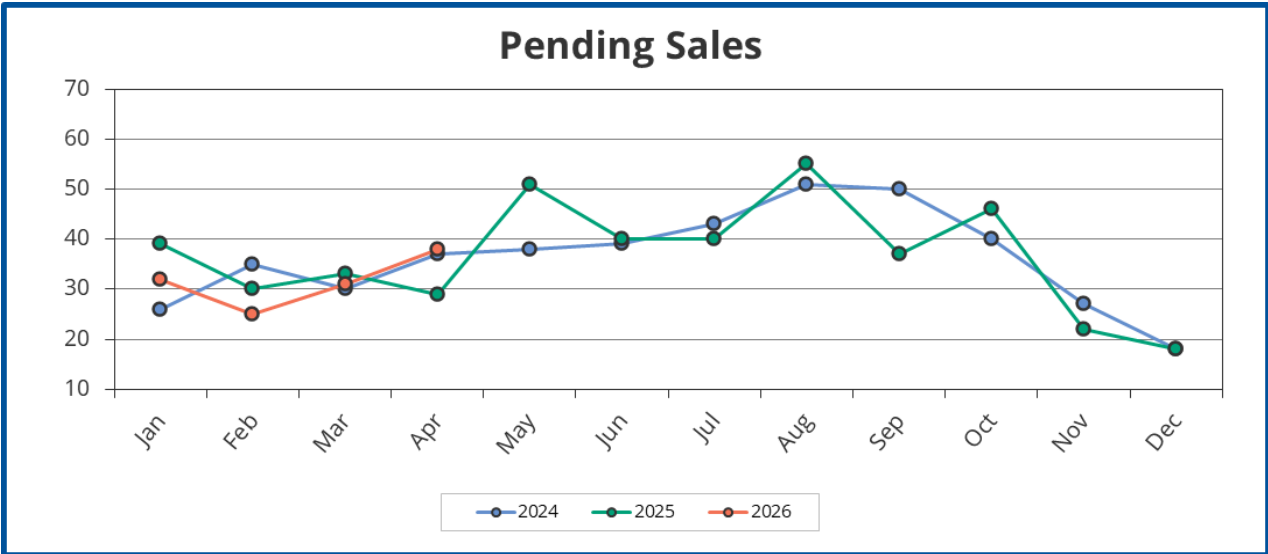
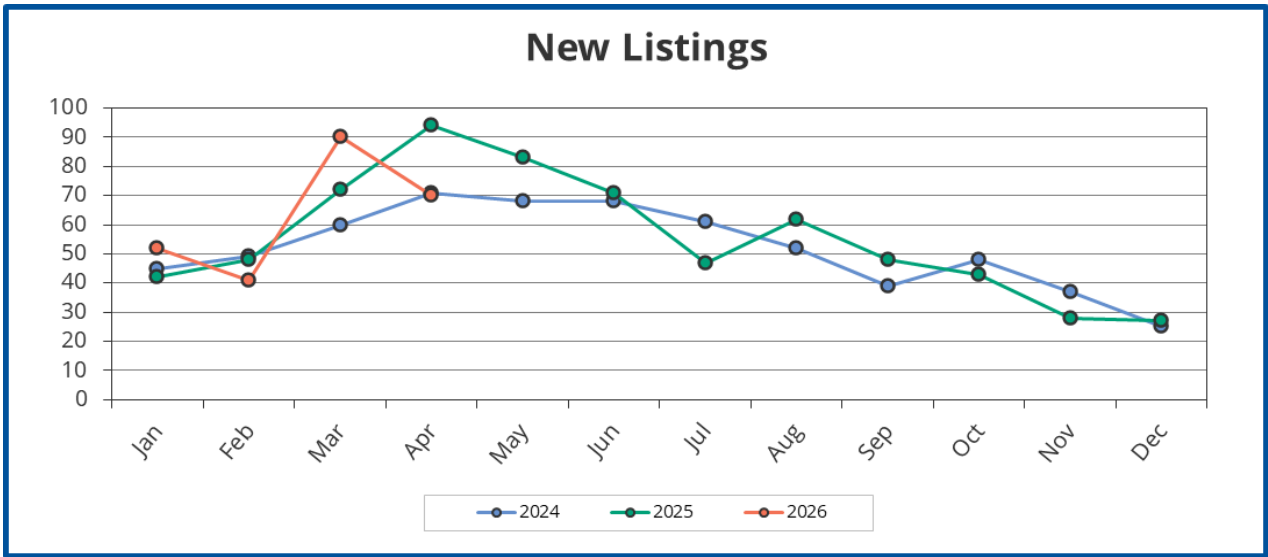
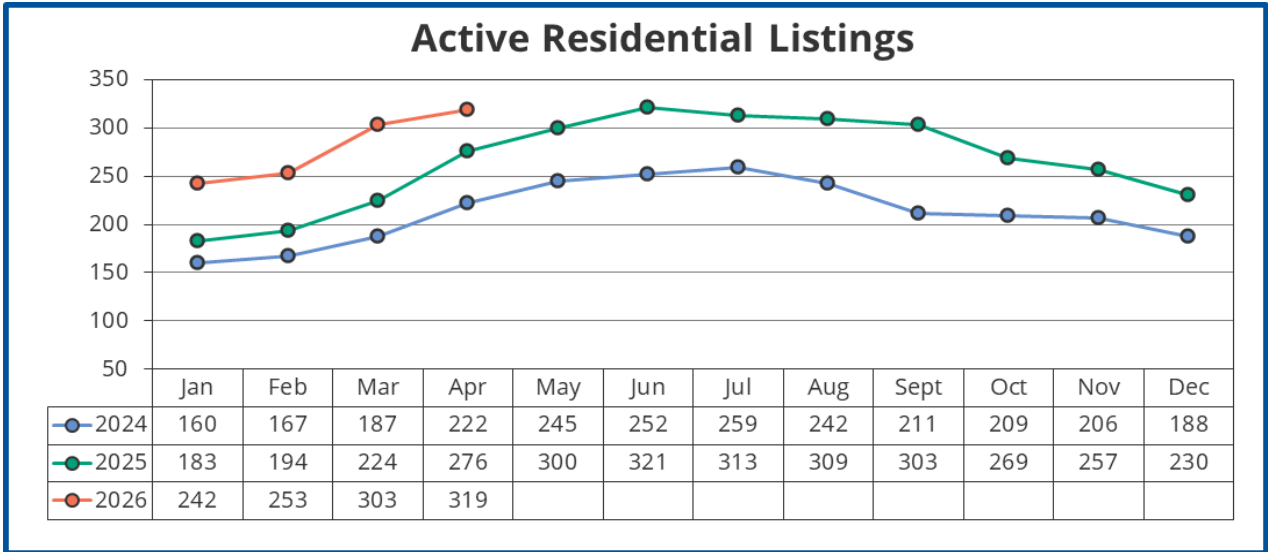
Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	1	4.0%	0	0.0%	4	13.3%
100K-200K	1	4.0%	3	15.0%	3	10.0%
200K-300K	3	12.0%	4	20.0%	3	10.0%
300K-400K	3	12.0%	4	20.0%	4	13.3%
400K-500K	4	16.0%	2	10.0%	4	13.3%
500K-600K	4	16.0%	1	5.0%	4	13.3%
600K-700K	3	12.0%	1	5.0%	2	6.7%
700K-800K	3	12.0%	0	0.0%	3	10.0%
800K-900K	1	4.0%	1	5.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	1	4.0%	1	5.0%	1	3.3%
1.1MM-1.2MM	0	0.0%	0	0.0%	1	3.3%
1.2MM-1.3MM	0	0.0%	1	5.0%	0	0.0%
1.3MM-1.4MM	1	4.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	1	5.0%	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%	1	3.3%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	1	5.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>25</b>		<b>20</b>		<b>30</b>	

■ 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	April	70	38	30	469,800	424,000	193
	March	90	31	26	783,400	512,500	221
	Year-To-Date	255	119	102	547,900	425,000	211
2025	April	94	29	20	574,100	377,400	62
	Year-To-Date	259	120	97	506,000	400,000	119
Change	April 2025	-25.5%	31.0%	50.0%	-18.2%	12.3%	211.3%
	Prev Mo 2025	-22.2%	22.6%	15.4%	-40.0%	-17.3%	-12.7%
	Year-To-Date	-1.5%	-0.8%	5.2%	8.3%	6.3%	77.3%

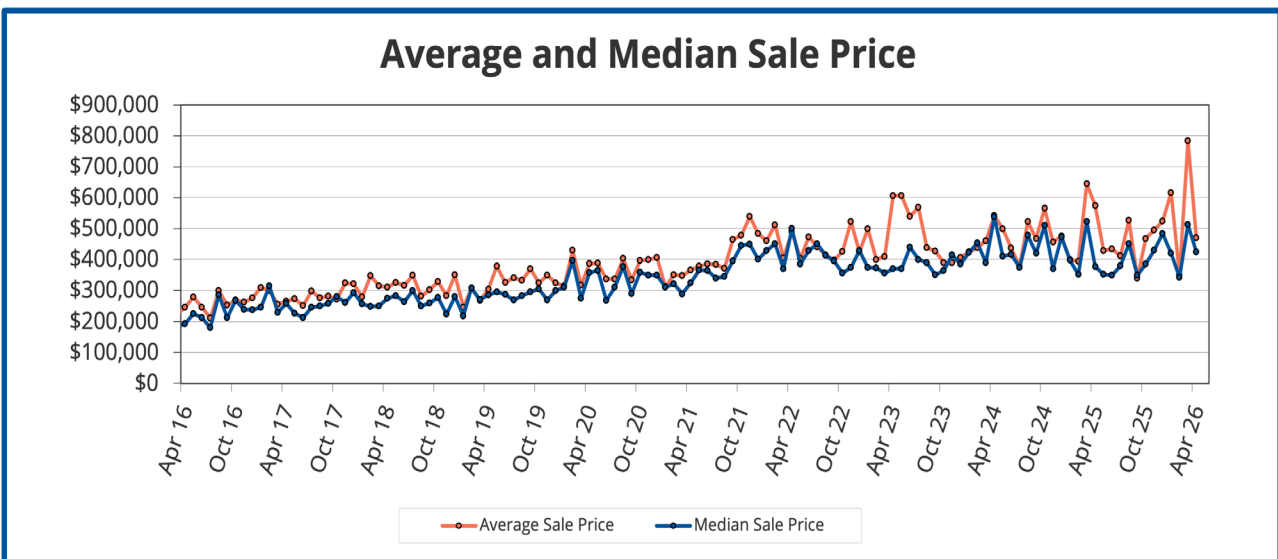
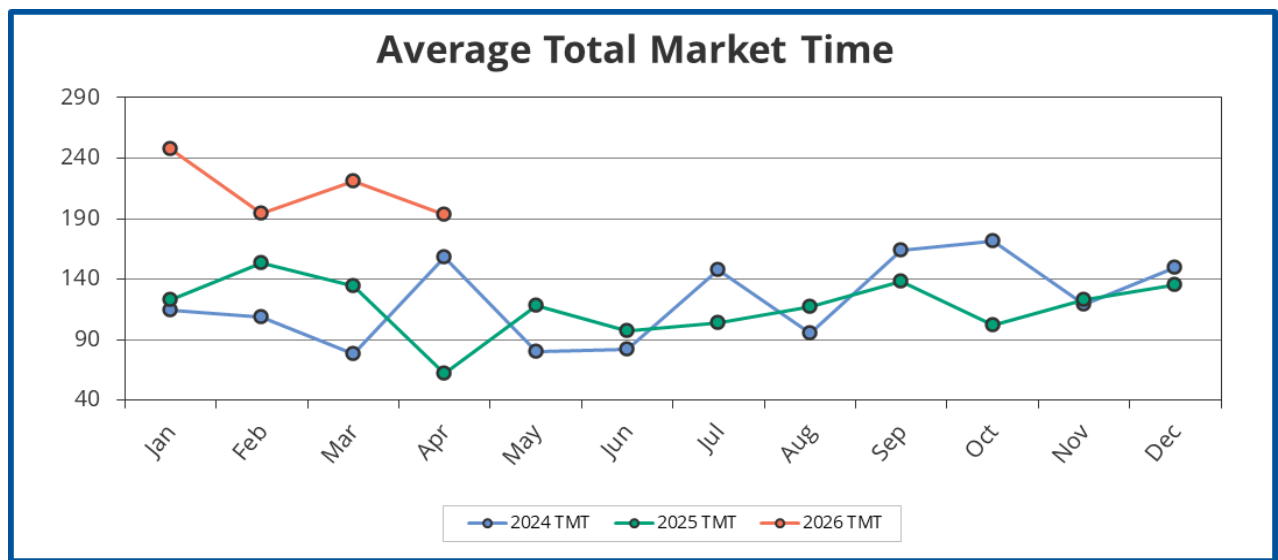
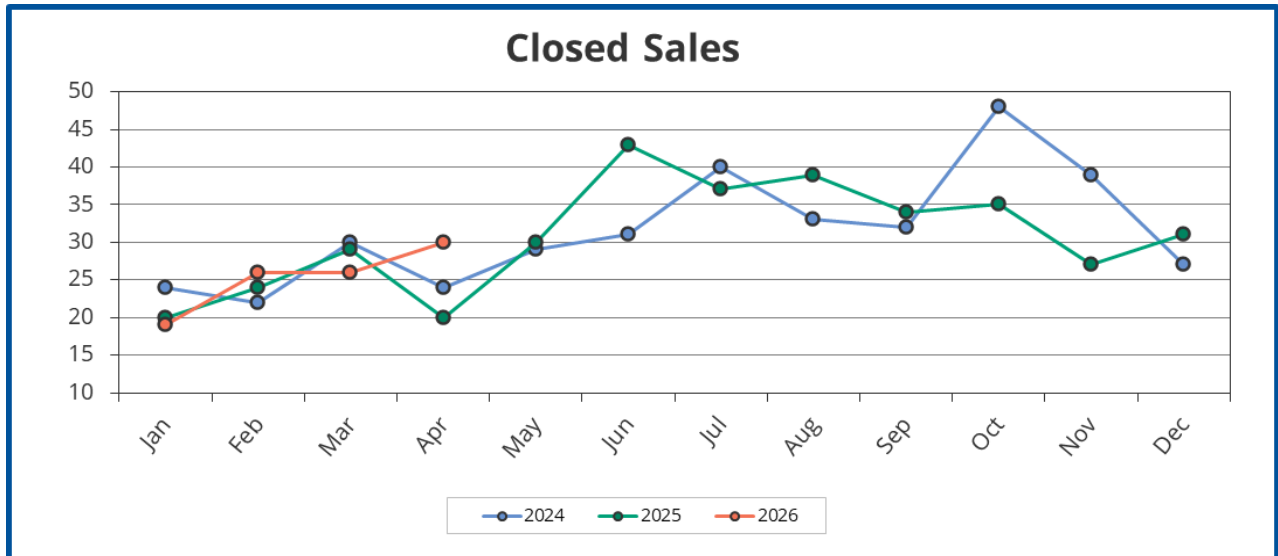
# Curry County

## April 2026 Reporting Period



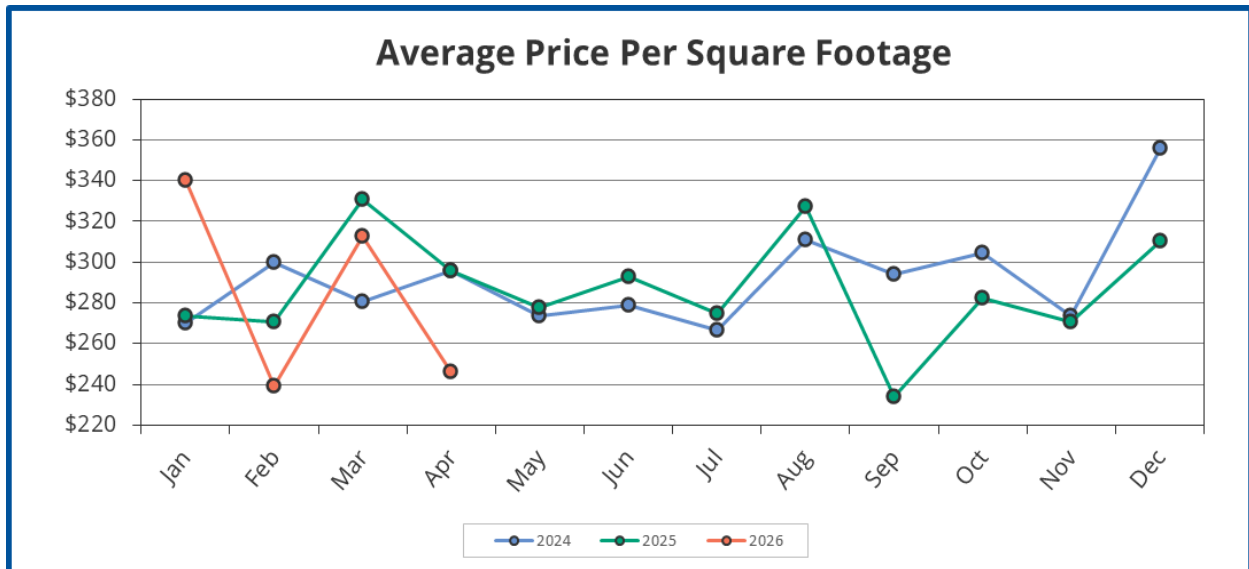
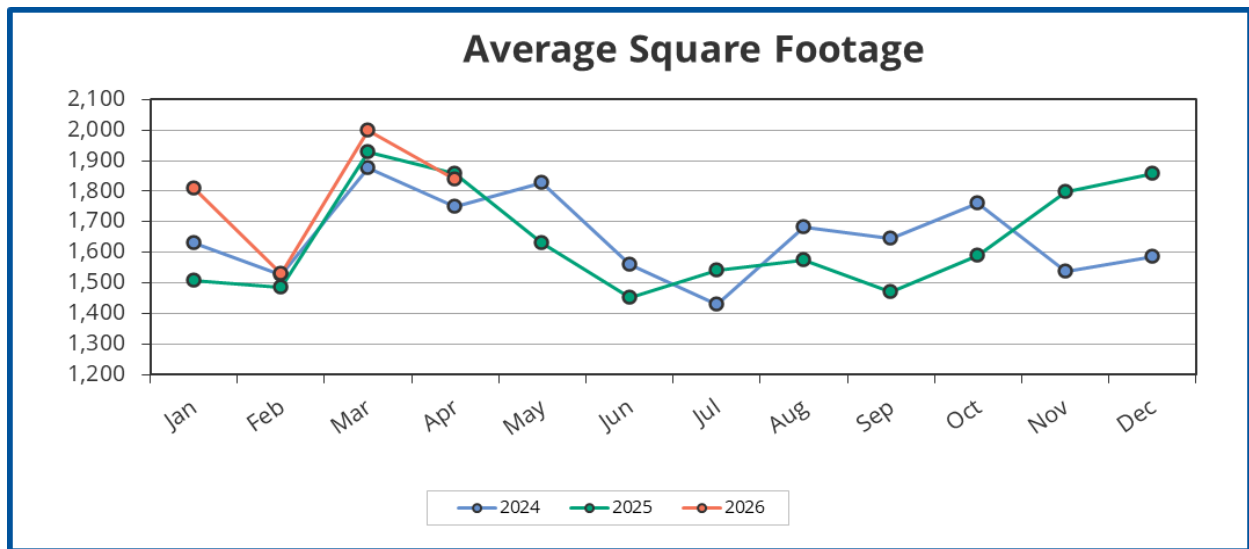
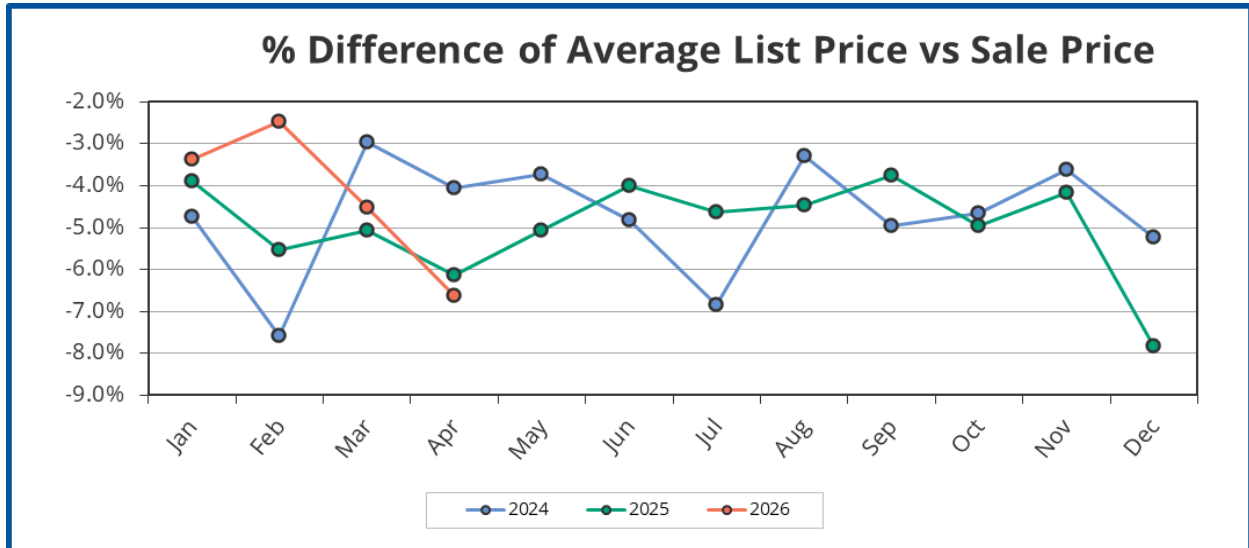
# Curry County

## April 2026 Reporting Period



# Curry County

## April 2026 Reporting Period



# Curry County

## April 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City / Airport / Marina Hts. / NB Chetco	80	21	6	11	83.3%	9	502,900	90	74	38	18.8%	39	607,900	525,000	-4.1%	1	350,000	7	76,600	-	-
271	Harbor / Winchuck / SB Chetco	67	12	5	12	71.4%	11	446,500	364	56	37	23.3%	27	367,000	254,000	-20.6%	1	1,500,000	1	116,000	1	400,000
272	Carpenterville / Cape Ferrello / Whaleshead	34	8	2	4	100.0%	1	255,000	6	17	5	-64.3%	1	255,000	255,000	-1.1%	-	-	1	160,000	-	-
273	Gold Beach	90	16	4	6	-33.3%	7	497,200	124	66	27	-12.9%	24	730,400	443,100	22.5%	1	1,000,000	6	385,700	-	-
274	Port Orford	48	13	4	5	0.0%	2	460,000	59	42	12	-7.7%	11	407,200	390,000	-14.3%	-	-	6	191,700	-	-
	<b>Curry County</b>	<b>319</b>	<b>70</b>	<b>21</b>	<b>38</b>	<b>31.0%</b>	<b>30</b>	<b>469,800</b>	<b>193</b>	<b>255</b>	<b>119</b>	<b>-0.8%</b>	<b>102</b>	<b>547,900</b>	<b>425,000</b>	<b>-1.1%</b>	<b>3</b>	<b>950,000</b>	<b>21</b>	<b>203,600</b>	<b>1</b>	<b>400,000</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

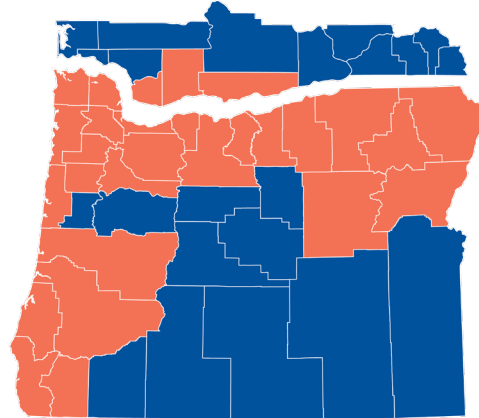
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

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

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



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**Maggie Wu**, Editor

**Grant Lowery**, Communications Manager

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RMLS™



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503.236.7657



# MARKET ACTION REPORT

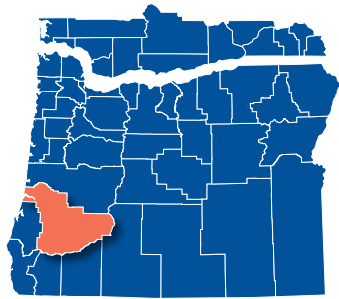
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

**Douglas County** April 2026 Reporting Period

# Douglas County

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (175) decreased 12.9% from the 201 listed in April 2025, and increased 1.2% from the 173 listed in March 2026.

### Pending Sales

Pending sales (139) increased 6.1% from the 131 offers accepted in April 2025, and decreased 7.3% from the 150 offers accepted in March 2026.

### Closed Sales

Closed sales (116) decreased 3.3% from the 120 closings in April 2025, and increased 5.5% from the 110 closings in March 2026.

### Inventory and Time on Market

Inventory decreased to 4.4 months in April. Total market time increased to 102 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (620) decreased 2.7%, pending sales (472) increased 2.2%, and closed sales (384) decreased 0.3%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 2.5% from \$338,800 to \$347,400. In the same comparison, the median sale price has decreased 1.5% from \$325,000 to \$320,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.2% (\$358,500 v. \$354,400)

Median Sale Price % Change: 0.0% (\$325,000 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	
June	3.9	5.7	
July	3.9	4.2	
August	3.5	4.4	
September	3.7	5.5	
October	3.8	5.7	
November	4.1	5.5	
December	4.2	4.9	

## Residential Trends

### April 2026 vs. March 2026

New Listings	+1.2%	↑
Pending Sales	-7.3%	↓
Closed Sales	+5.5%	↑
Average Sale Price	-6.6%	↓
Median Sale Price	-6.1%	↓
Inventory	-0.1	↓
Total Market Time	+10	↑

### April 2026 vs. April 2025

New Listings	-12.9%	↓
Pending Sales	+6.1%	↑
Closed Sales	-3.3%	↓
Average Sale Price	-0.1%	↓
Median Sale Price	-5.3%	↓
Inventory	+0.4	↑
Total Market Time	+27	↑

# Douglas County

April 2026 Reporting Period

## Residential Sales by Price Range

Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	10	8.7%	7	5.3%	8	6.9%
100K-200K	12	10.4%	11	8.4%	13	11.2%
200K-300K	39	33.9%	36	27.5%	33	28.4%
300K-400K	27	23.5%	43	32.8%	28	24.1%
400K-500K	16	13.9%	20	15.3%	12	10.3%
500K-600K	2	1.7%	4	3.1%	11	9.5%
600K-700K	5	4.3%	7	5.3%	6	5.2%
700K-800K	2	1.7%	2	1.5%	4	3.4%
800K-900K	2	1.7%	0	0.0%	1	0.9%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	1	0.8%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>115</b>		<b>131</b>		<b>116</b>	

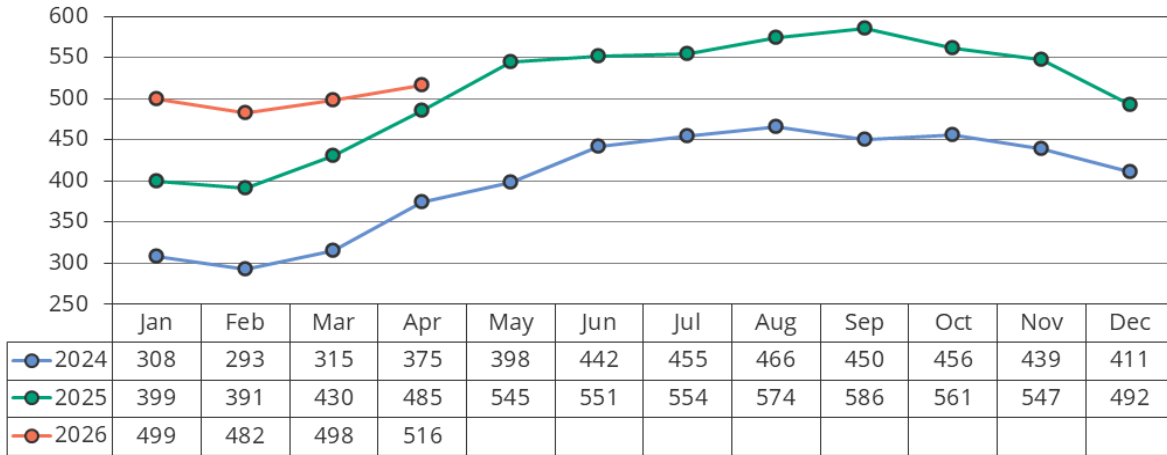
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	175	139	116	338,800	310,000	102
	March	173	150	110	362,700	330,000	92
	Year-To-Date	620	472	384	347,400	320,000	104
2025	April	201	131	120	339,100	327,500	75
	Year-To-Date	637	462	385	338,800	325,000	91
Change	April 2025	-12.9%	6.1%	-3.3%	-0.1%	-5.3%	36.0%
	Prev Mo 2025	1.2%	-7.3%	5.5%	-6.6%	-6.1%	10.9%
	Year-To-Date	-2.7%	2.2%	-0.3%	2.5%	-1.5%	14.3%

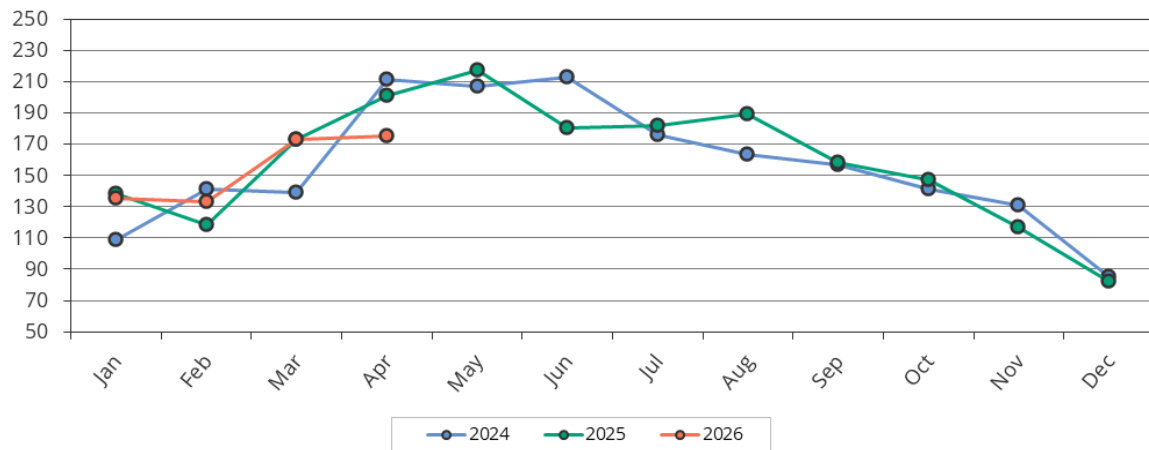
# Douglas County

## April 2026 Reporting Period

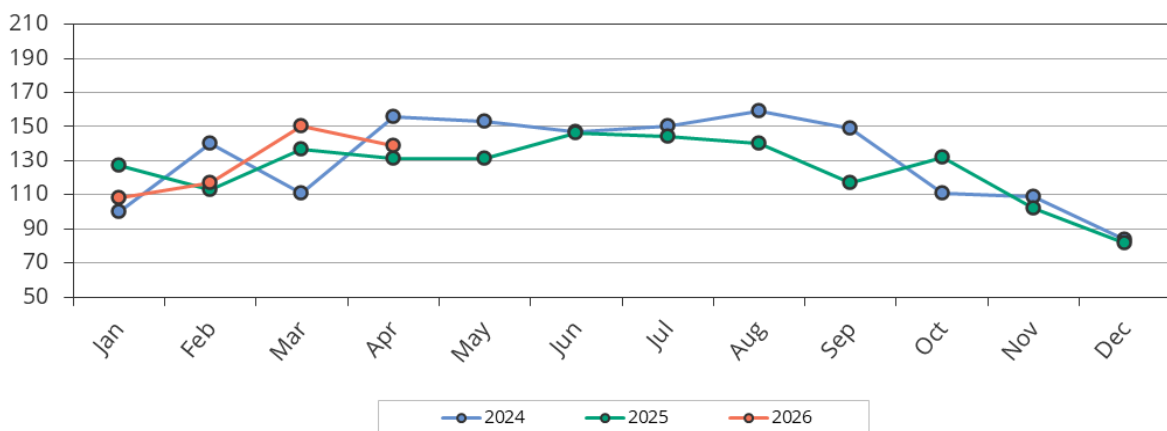
### Active Residential Listings



### New Listings

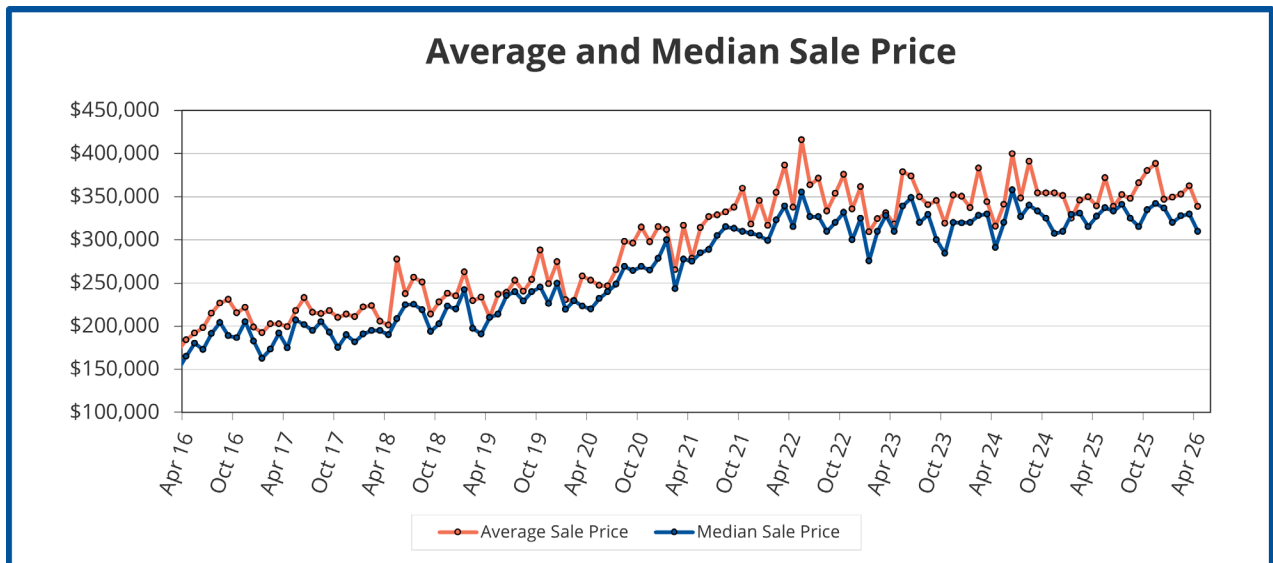
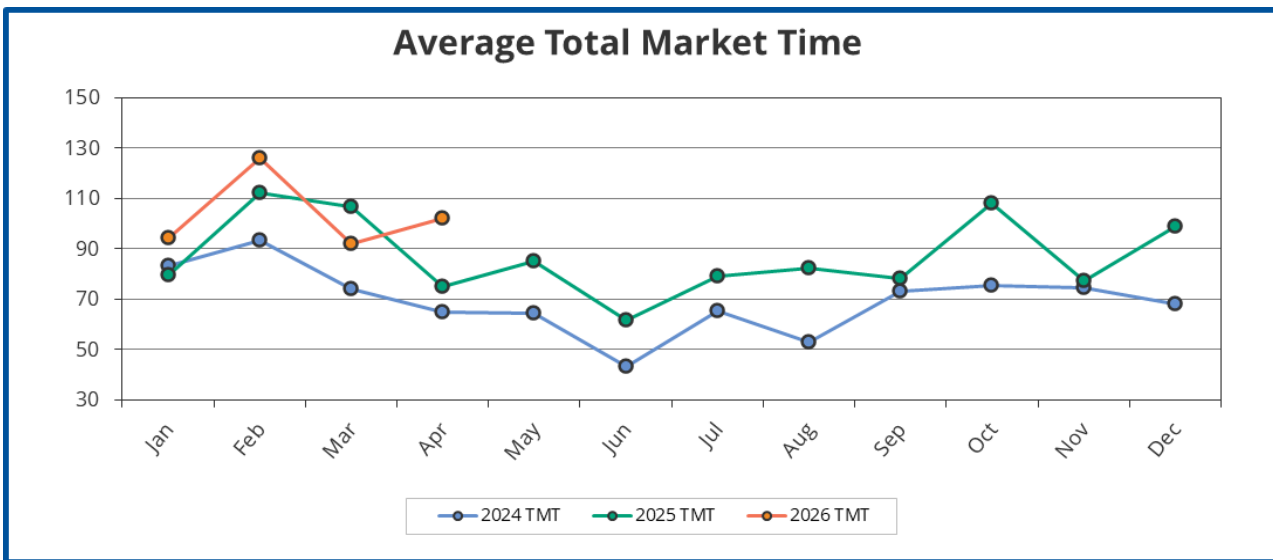
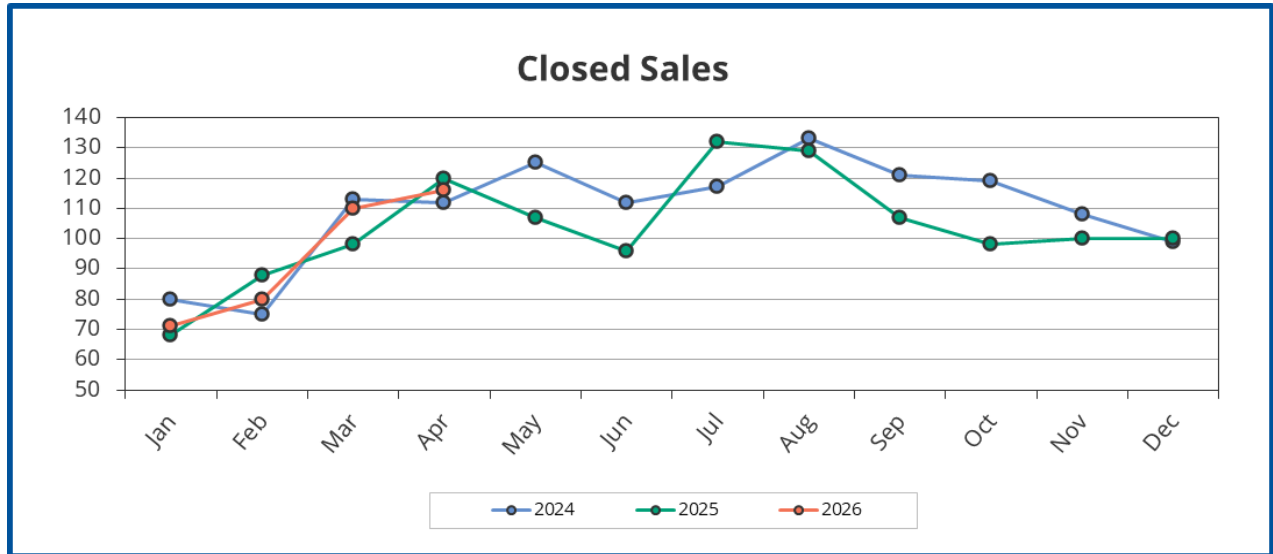


### Pending Sales



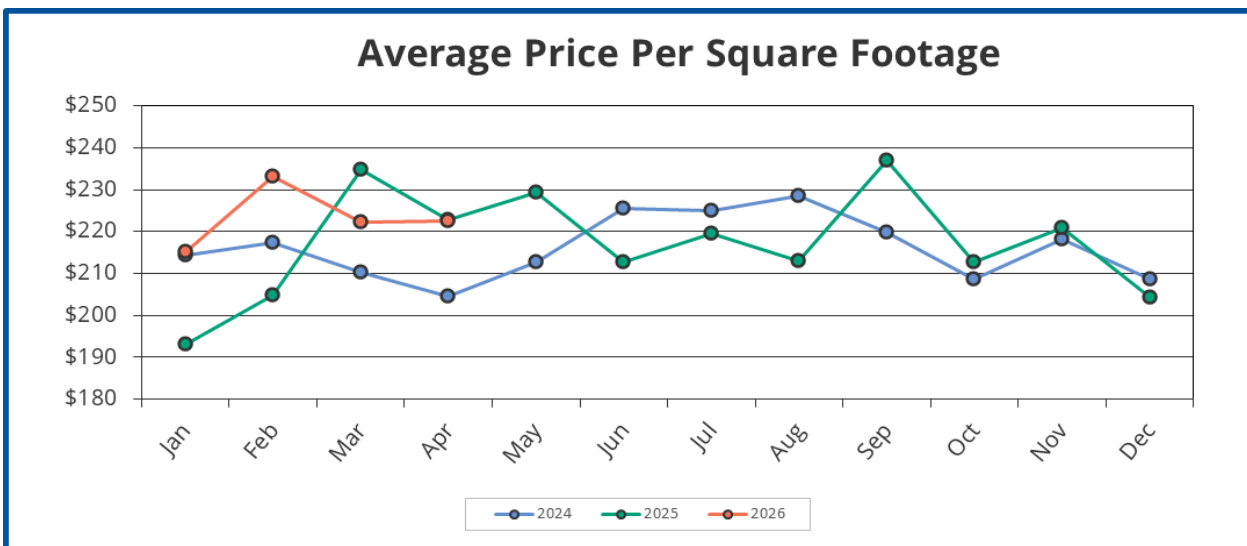
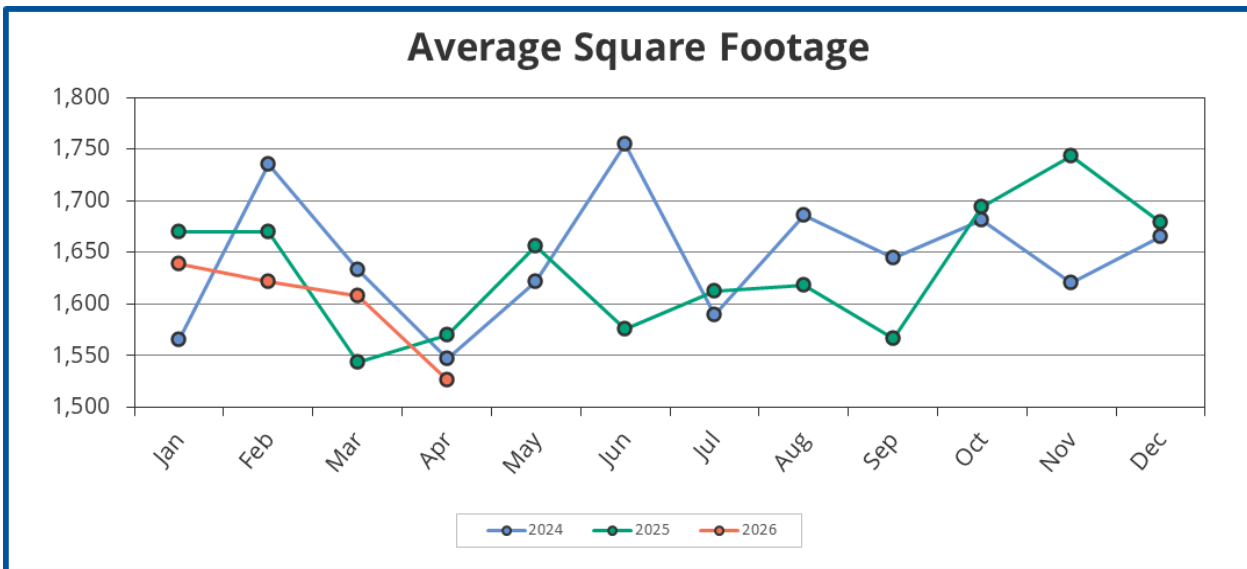
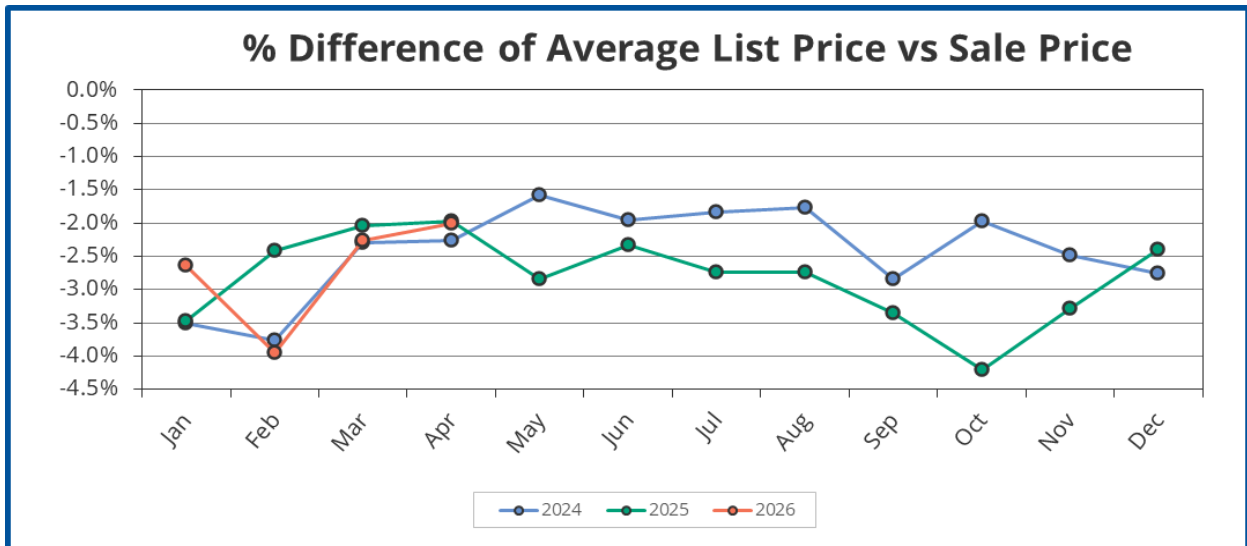
# Douglas County

## April 2026 Reporting Period



# Douglas County

## April 2026 Reporting Period



# Douglas County

## April 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/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	48	23	2	25	108.3%	21	291,600	93	92	77	37.5%	56	283,000	256,200	-4.8%	1	465,000	3	50,700	4	346,100
252	NW Roseburg	50	18	4	17	13.3%	14	445,900	107	68	49	0.0%	38	458,800	433,100	-3.5%	-	-	3	431,700	2	564,500
253	SE Roseburg	21	11	3	6	-25.0%	6	299,400	99	32	28	7.7%	29	296,900	295,000	-1.0%	1	200,000	1	59,000	2	340,000
254	SW Roseburg	37	16	5	12	33.3%	11	448,300	104	54	42	35.5%	29	455,000	349,900	-0.1%	-	-	4	213,500	-	-
255	Glide & E of Roseburg	34	6	3	4	33.3%	5	640,800	279	33	19	26.7%	18	530,700	525,000	5.0%	-	-	4	195,000	-	-
256	Sutherlin / Oakland Area	64	34	3	19	-9.5%	14	315,800	103	94	69	11.3%	56	340,700	344,000	2.1%	2	424,100	1	175,000	-	-
257	Winston & SW of Roseburg	51	18	4	8	-33.3%	7	314,600	80	57	44	15.8%	38	331,800	307,500	-6.7%	2	960,000	1	180,100	-	-
258	Myrtle Creek & S/SE of Roseburg	97	21	8	17	-45.2%	13	246,900	42	79	53	-43.0%	47	284,900	292,000	6.5%	-	-	9	67,400	-	-
259	Green District	43	15	0	14	100.0%	11	248,200	39	48	44	46.7%	33	293,300	315,000	0.2%	-	-	-	-	-	-
265	North Douglas County	71	13	4	17	30.8%	14	317,100	163	63	47	-24.2%	40	349,700	289,500	7.3%	3	478,300	7	132,100	-	-
	<b>Douglas County</b>	<b>516</b>	<b>175</b>	<b>36</b>	<b>139</b>	<b>6.1%</b>	<b>116</b>	<b>338,800</b>	<b>102</b>	<b>620</b>	<b>472</b>	<b>2.2%</b>	<b>384</b>	<b>347,400</b>	<b>320,000</b>	<b>1.1%</b>	<b>9</b>	<b>540,900</b>	<b>33</b>	<b>152,300</b>	<b>8</b>	<b>399,200</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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# Definitions and Formulas

## Additional Resources

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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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### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

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

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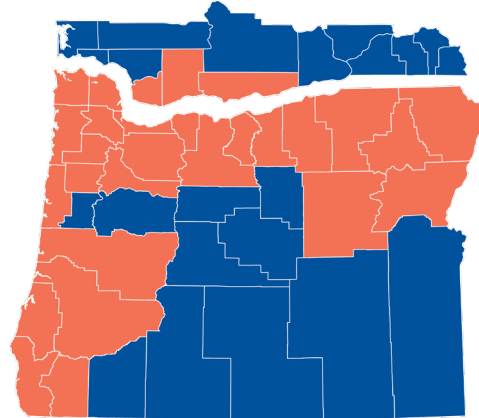
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- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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# MARKET ACTION REPORT

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

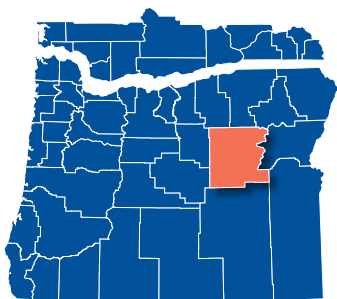
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**Grant County** April 2026 Reporting Period

# Grant County

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (8) decreased 52.9% from the 17 listed in April 2025, and decreased 33.3% from the 12 listed in March 2026.

### Pending Sales

Pending sales (13) increased 30.0% from the 10 offers accepted in April 2025, and increased 62.5% from the 8 offers accepted in March 2026.

### Closed Sales

Closed sales (5) decreased 16.7% from the 6 closings in April 2025, and increased 25.0% from the 4 closings in March 2026.

### Inventory and Time on Market

Inventory decreased to 11.0 months in April. Total market time decreased to 143 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (46) decreased 4.2%, pending sales (29) increased 20.8%, and closed sales (18) decreased 18.2%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has decreased 8.3% from \$313,800 to \$287,900. In the same comparison, the median sale price has increased 12.6% from \$257,500 to \$290,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +21.0% (\$367,100 v. \$303,400)

Median Sale Price % Change: +14.8% (\$298,500 v. \$260,000)

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	
June	5.9	8.1	
July	9.5	14.6	
August	8.0	7.8	
September	10.0	11.5	
October	18.3	4.4	
November	16.7	5.3	
December	5.6	18.3	

## Residential Trends

### April 2026 vs. March 2025

New Listings **-33.3%** ↓

Pending Sales **+62.5%** ↑

Closed Sales **+25.0%** ↑

Average Sale Price **-3.9%** ↓

Median Sale Price **-14.3%** ↓

Inventory **-5.3** ↓

Total Market Time **-248** ↓

### April 2026 vs. April 2025

New Listings **-52.9%** ↓

Pending Sales **+30.0%** ↑

Closed Sales **-16.7%** ↓

Average Sale Price **+9.5%** ↑

Median Sale Price **+13.3%** ↑

Inventory **+1.3** ↑

Total Market Time **-12** ↓

# Grant County

April 2026 Reporting Period

## Residential Sales by Price Range

Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	1	33.3%	4	36.4%	0	0.0%
200K-300K	1	33.3%	1	9.1%	5	83.3%
300K-400K	0	0.0%	3	27.3%	0	0.0%
400K-500K	0	0.0%	2	18.2%	1	16.7%
500K-600K	0	0.0%	0	0.0%	0	0.0%
600K-700K	0	0.0%	0	0.0%	0	0.0%
700K-800K	0	0.0%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	1	33.3%	1	9.1%	0	0.0%
<b>Total Closed Sales</b>	<b>3</b>		<b>11</b>		<b>6</b>	

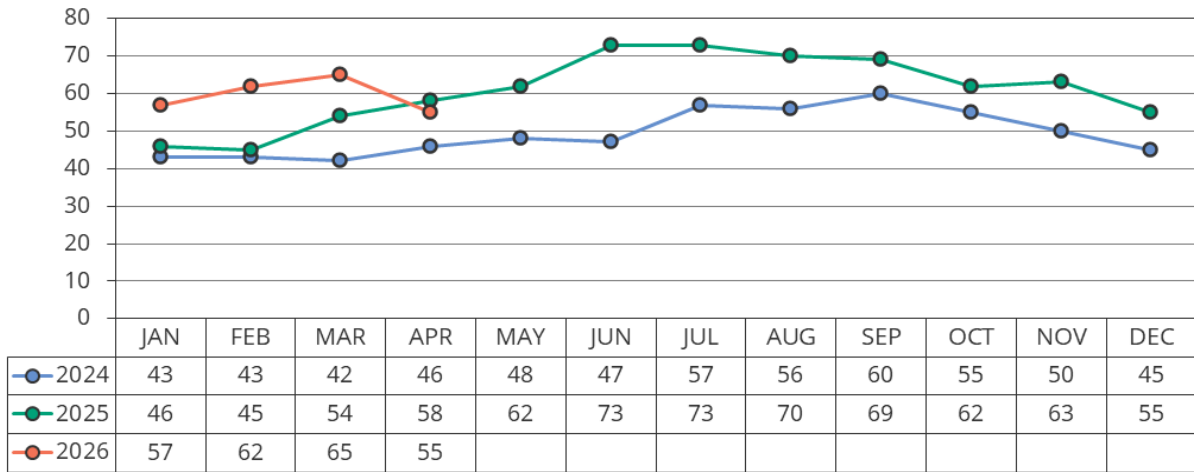
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	8	13	5	289,000	255,000	143
	March	12	8	4	300,800	297,500	391
	Year-To-Date	46	29	18	287,900	290,000	190
2025	April	17	10	6	263,900	225,000	155
	Year-To-Date	48	24	22	313,800	257,500	157
Change	April 2025	-52.9%	30.0%	-16.7%	9.5%	13.3%	-7.7%
	Prev Mo 2025	-33.3%	62.5%	25.0%	-3.9%	-14.3%	-63.4%
	Year-To-Date	-4.2%	20.8%	-18.2%	-8.3%	12.6%	21.0%

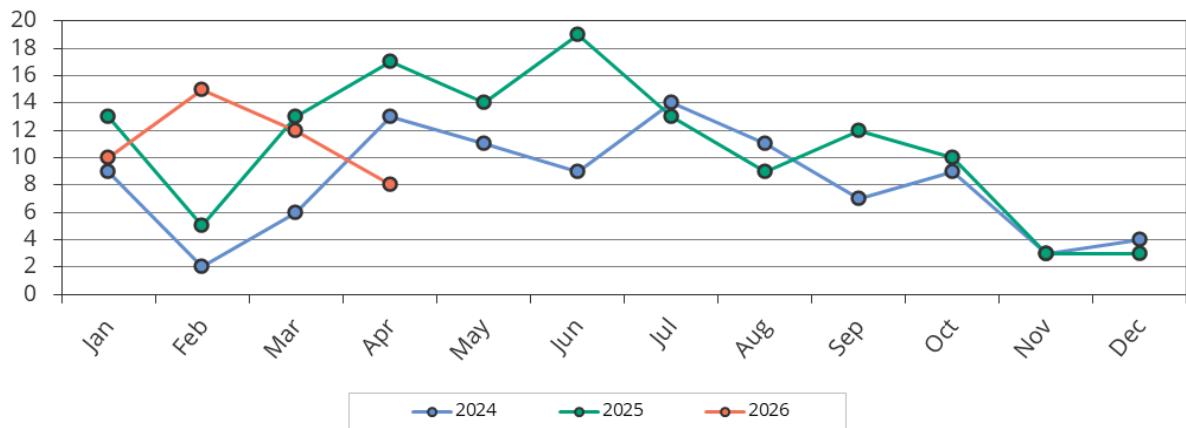
# Grant County

## April 2026 Reporting Period

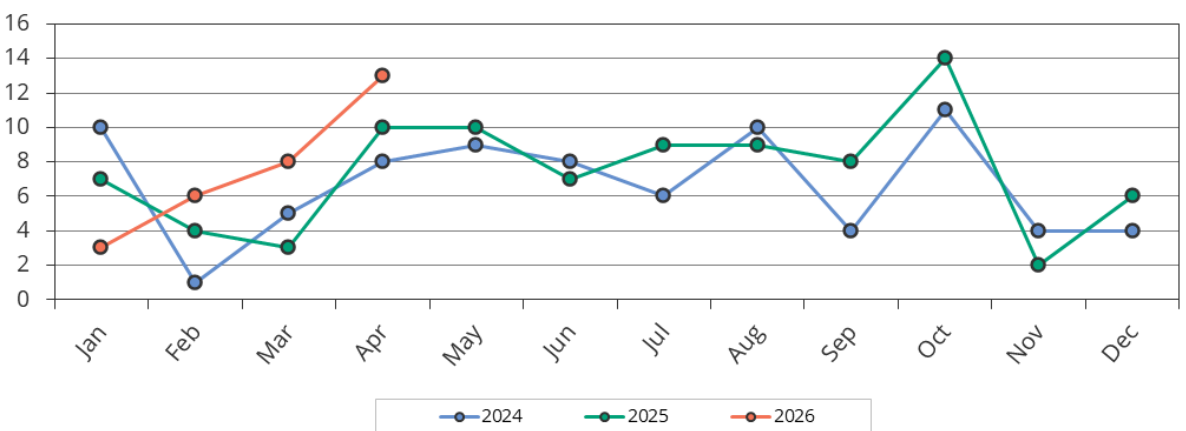
### Active Residential Listings



### New Listings

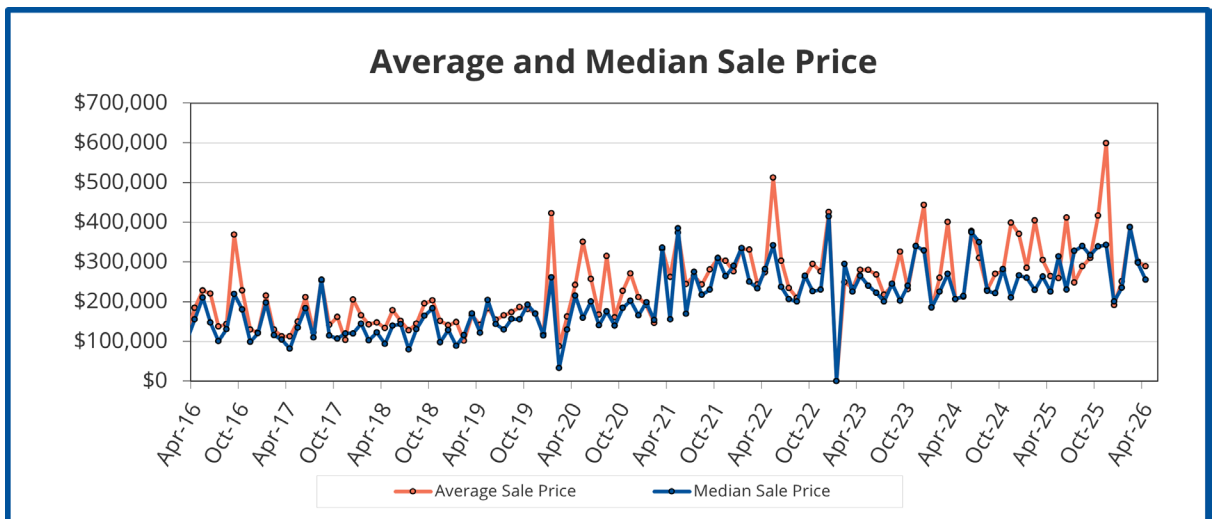
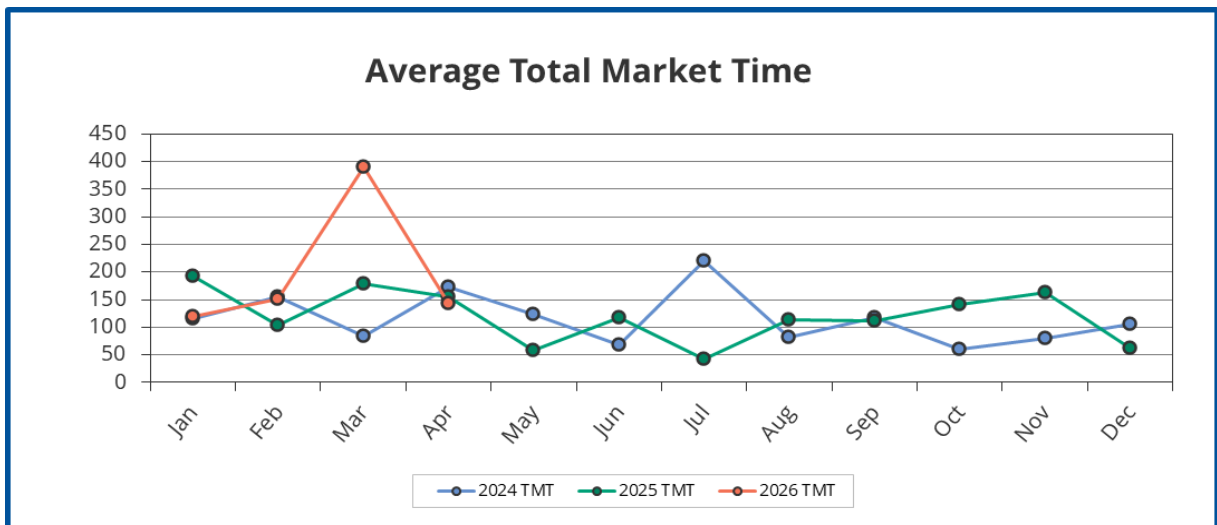


### Pending Sales



# Grant County

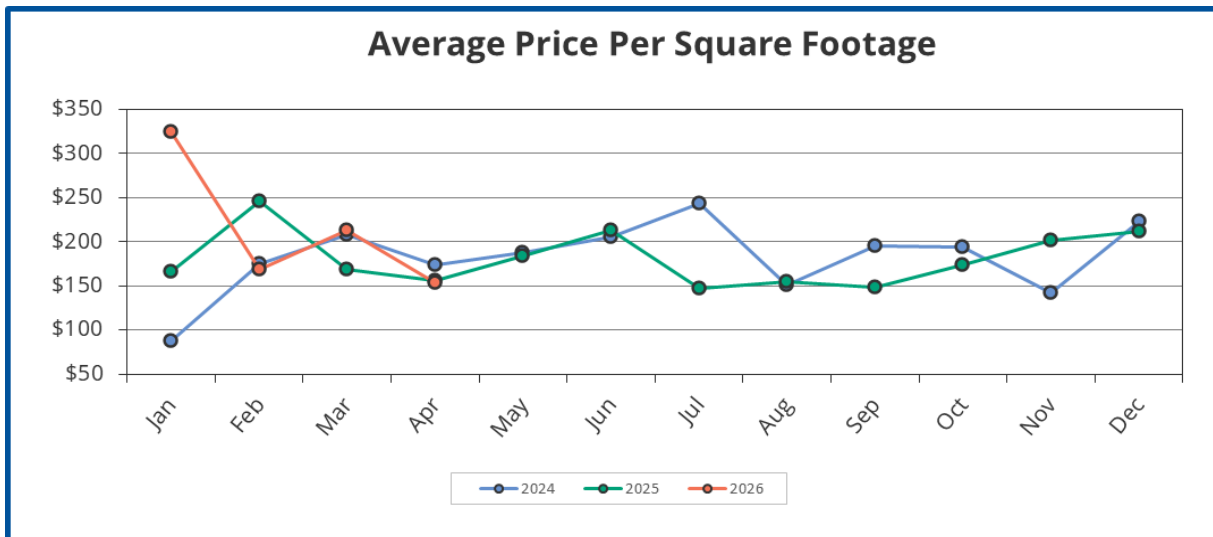
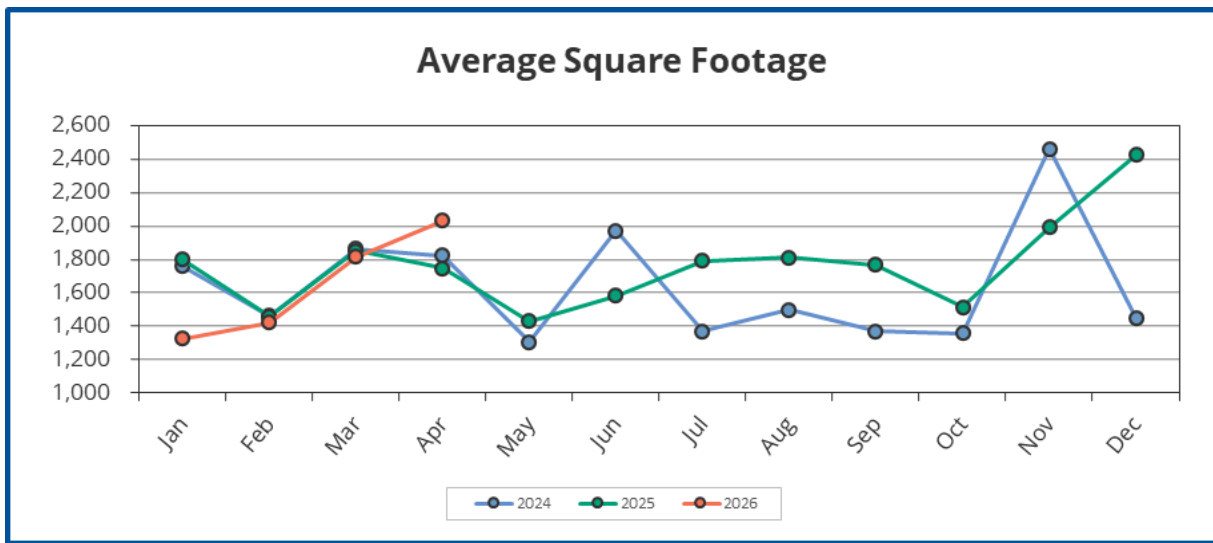
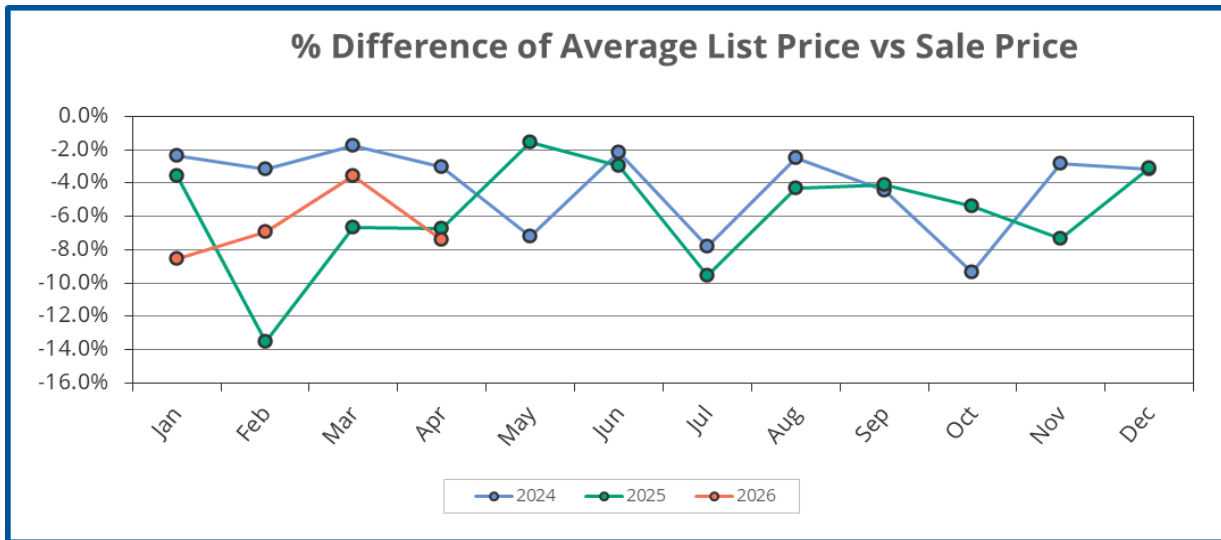
## April 2026 Reporting Period



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

# Grant County

## April 2026 Reporting Period



# Grant County

## April 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97817	Bates	0	0	0	0	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	-	
97820	Canyon City	9	3	1	3	0.0%	0	-	-	6	8	100.0%	3	298,300	365,000	41.8%	-	-	-	-	-	
97825	Dayville	4	1	0	0	-	0	-	-	1	0	-100.0%	-	-	-	-	-	1	540,000	-	-	
97845	John Day	20	2	1	8	166.7%	2	360,000	102	21	12	50.0%	9	312,300	299,000	-11.4%	1	475,000	1	145,000	-	-
97848	Kimberly	1	0	0	-	-	-	-	-	1	-	-	-	-	-	1	300,000	-	-	-	-	
97856	Long Creek	6	0	0	0	-	0	-	-	3	0	-	0	-	-	104.6%	0	-	0	-	0	
97864	Monument	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-88.3%	0	-	0	-	0	
97865	Mount Vernon	8	2	0	1	-75.0%	1	255,000	4	6	4	-55.6%	2	226,500	226,500	-21.4%	-	-	-	-	-	
97869	Prairie City	1	0	0	-	-	2	235,000	254	6	4	100.0%	4	255,800	246,500	47.5%	-	-	1	36,300	-	-
97873	Seneca	6	0	0	1	-	0	-	-	2	1	-	0	-	-	2016.9%	0	-	0	-	0	
	Grant County	55	8	2	13	30.0%	5	289,000	143	46	29	20.8%	18	287,900	290,000	21.0%	2	387,500	3	240,400	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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# Definitions and Formulas

## Additional Resources

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### % Change:

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

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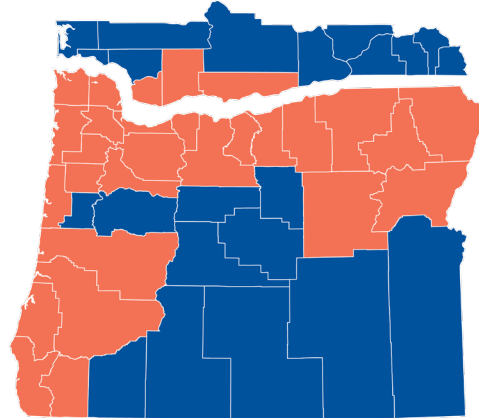
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# MARKET ACTION REPORT

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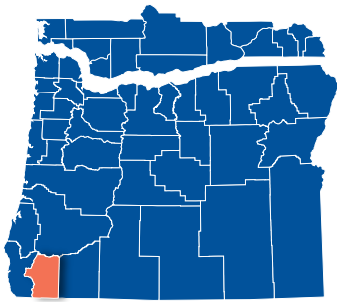
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**Josephine County, OR** April 2026 Reporting Period

# Josephine County, OR

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (9) increased 125.0% from the 4 listed in April 2025, and increased 125.0% from the 4 listed in March 2026.

### Pending Sales

Pending sales (1) decreased 50.0% from the 2 offers accepted in April 2025, and matched the 1 offers accepted in March 2026.

### Closed Sales

Closed sales (2) decreased 71.4% from the 7 closings in April 2025, and decreased 33.3% from the 3 closings in March 2026.

### Inventory and Time on Market

Inventory increased to 17.5 months in April. Total market time decreased to 61 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (27) decreased 20.6%, pending sales (15) decreased 28.6%, and closed sales (15) decreased 11.8%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 27.7% from \$374,500 to \$478,400. In the same comparison, the median sale price has increased 50.8% from \$305,000 to \$459,900.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +7.8% (\$434,400 v. \$403,100)

Median Sale Price % Change: +9.0% (\$417,500 v. \$383,000)

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	
June	16.7	11.3	
July	7.8	8.2	
August	10.8	31.0	
September	4.3	4.7	
October	12.0	10.3	
November	6.8	5.0	
December	9.0	7.7	

### Residential Trends

#### April 2026 vs. March 2026

New Listings **+125.0%** ↑

Pending Sales **0.0%** −

Closed Sales **-33.3%** ↓

Average Sale Price **-9.3%** ↓

Median Sale Price **-19.9%** ↓

Inventory **+8.2** ↑

Total Market Time **-93** ↓

#### April 2026 vs. April 2025

New Listings **+125.0%** ↑

Pending Sales **-50.0%** ↓

Closed Sales **-71.4%** ↓

Average Sale Price **+19.0%** ↑

Median Sale Price **+57.1%** ↑

Inventory **+12.6** ↑

Total Market Time **+6** ↑

# Josephine County, OR

## April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	1	10.0%	1	6.7%	0	0.0%
200K-300K	0	0.0%	1	6.7%	1	11.1%
300K-400K	0	0.0%	4	26.7%	2	22.2%
400K-500K	2	20.0%	5	33.3%	1	11.1%
500K-600K	2	20.0%	0	0.0%	2	22.2%
600K-700K	2	20.0%	1	6.7%	1	11.1%
700K-800K	1	10.0%	1	6.7%	0	0.0%
800K-900K	0	0.0%	2	13.3%	0	0.0%
900K-1M	1	10.0%	0	0.0%	0	0.0%
1MM-1.1MM	1	10.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	1	11.1%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	1	11.1%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>10</b>		<b>15</b>		<b>9</b>	

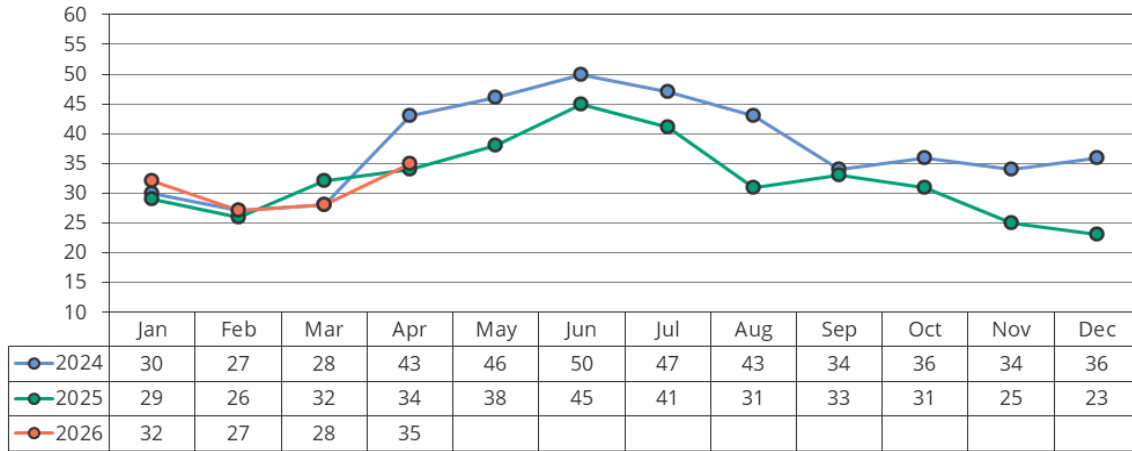
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	9	1	2	436,300	436,300	61
	March	4	1	3	481,300	545,000	154
	<b>Year-To-Date</b>	27	15	15	478,400	459,900	159
2025	April	4	2	7	366,500	277,800	55
	<b>Year-To-Date</b>	34	21	17	374,500	305,000	119
Change	<b>April 2025</b>	125.0%	-50.0%	-71.4%	19.0%	57.1%	10.9%
	<b>Prev Mo 2025</b>	125.0%	0.0%	-33.3%	-9.3%	-19.9%	-60.4%
	<b>Year-To-Date</b>	-20.6%	-28.6%	-11.8%	27.7%	50.8%	33.6%

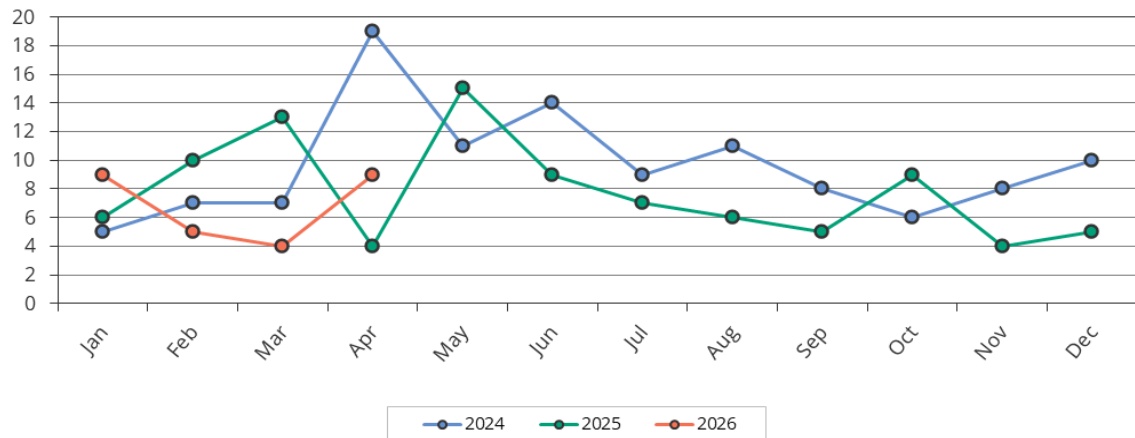
# Josephine County, OR

## April 2026 Reporting Period

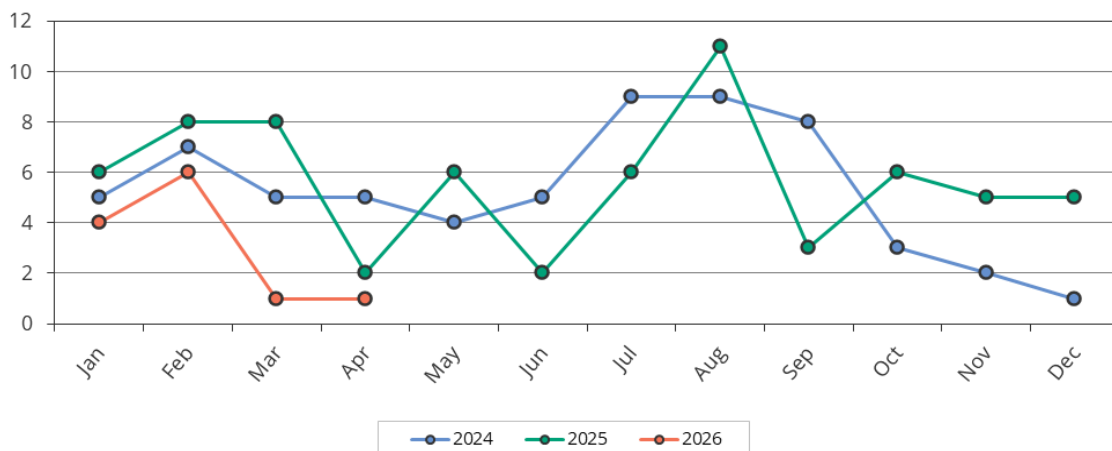
### Active Residential Listings



### New Listings

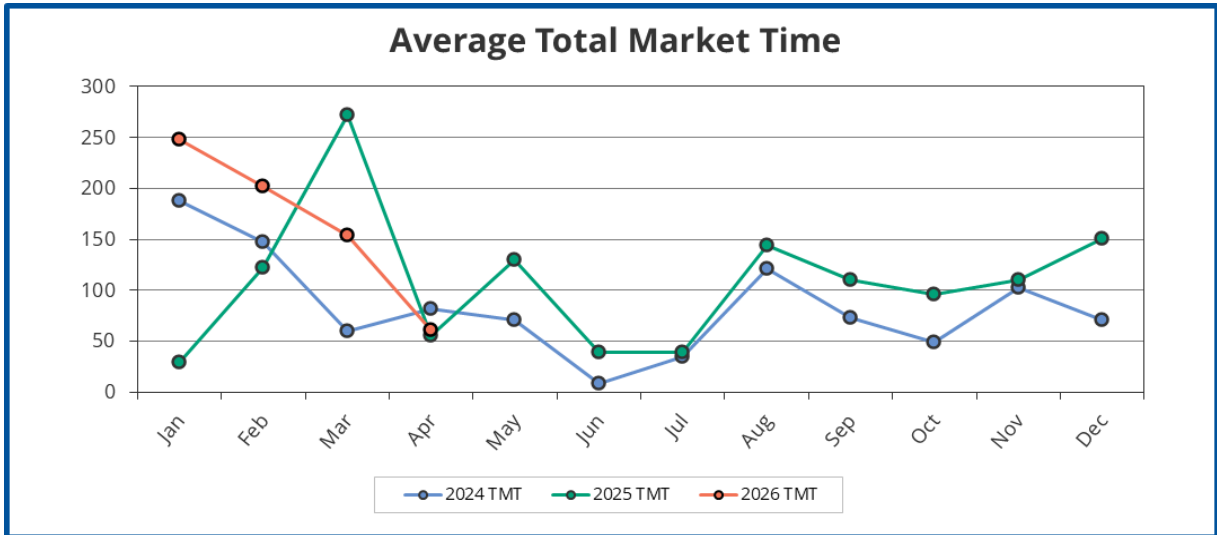
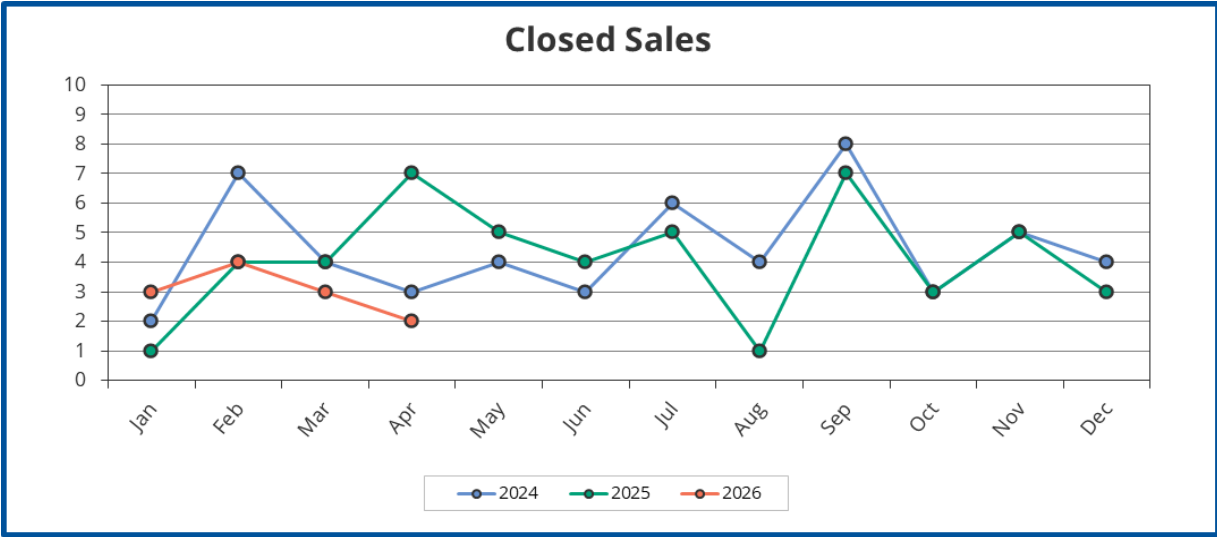


### Pending Sales

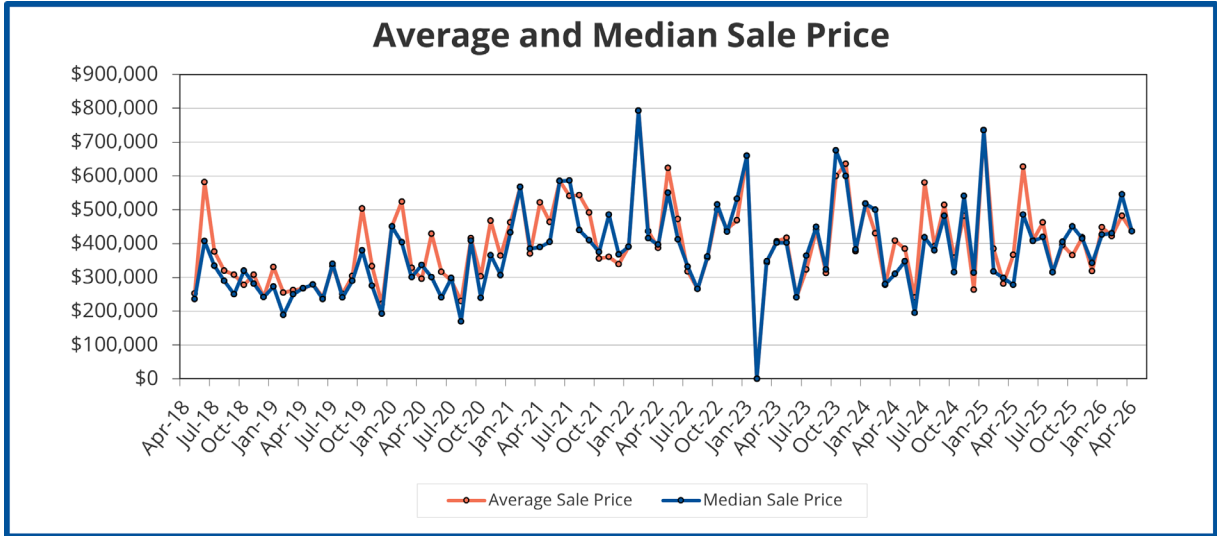


# Josephine County, OR

## April 2026 Reporting Period



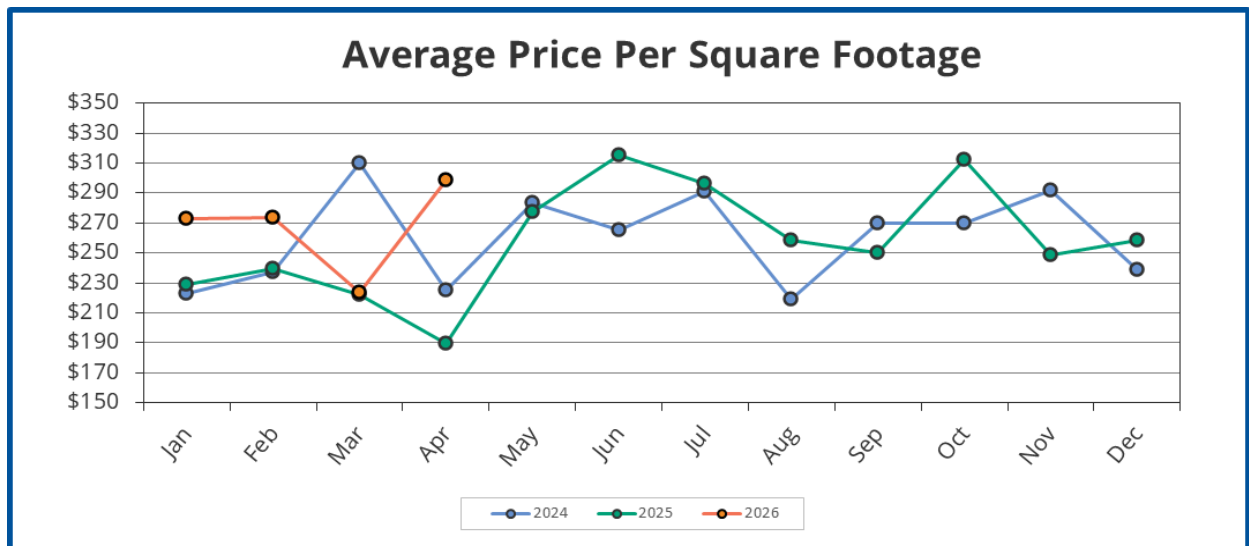
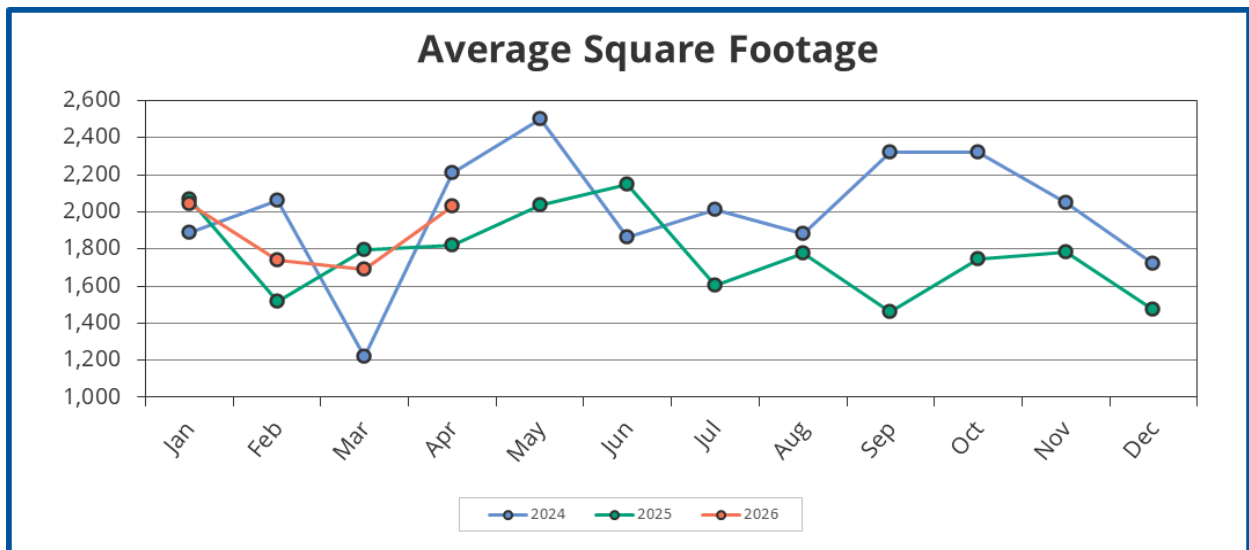
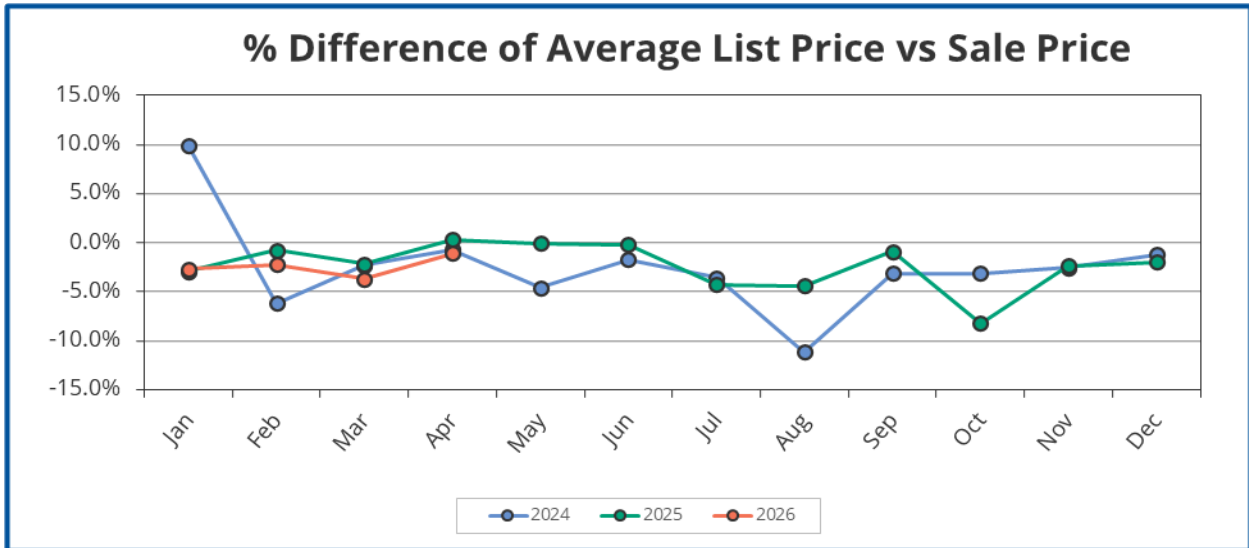
Note: In **January 2024** the Total Market Time was **188 days**. This has caused a spike in the Average Total Market Time for those months.



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.

# Josephine County, OR

## April 2026 Reporting Period



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

# Josephine County, OR

## March 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/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97497	Wolf Creek	7	-	0	0	-	-	2	1	0.0%	1	367,000	367,000	2.8%	-	-	-	-	-	-	-	
97523	Cave Junction	3	2	0	0	-	1	455,000	63	3	2	0.0%	2	512,500	512,500	26.3%	-	-	-	-	-	-
97526	Grants Pass	9	3	0	1	-	1	417,500	58	8	5	-50.0%	4	484,900	486,000	15.7%	-	-	-	-	-	-
97527	Grants Pass	10	3	0	0	-100.0%	0	-	-	8	4	-20.0%	6	516,500	472,500	1.9%	1	184,100	-	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	-	
97531	Kerby	1	1	0	0	-	0	-	-	1	-	-	-	-	-	-	1	66,000	-	-	-	
97532	Merlin	-	0	0	0	-	0	-	-	2	1	0.0%	1	620,000	620,000	32.1%	-	-	-	-	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	-	
97534	O'Brien	1	0	0	0	-	0	-	-	1	0	-	0	-	-	0	-	0	-	0	-	
97538	Selma	2	-	0	0	-	0	-	-	1	0.0%	1	125,000	125,000	23.3%	-	-	-	-	-	-	
97543	Wilderville	1	-	0	0	-	0	-	-	1	0	-	0	-	-	0	-	0	-	0	-	
97544	Williams	1	0	0	0	-	0	-	-	1	1	0.0%	0	-	-	0	-	0	-	0	-	
	Josephine Co.	35	9	-	1	-50.0%	2	436,300	61	27	15	-28.6%	15	478,400	459,900	7.7%	1	184,100	1	66,000	-	-

97501	Medford	9	2	0	2	100.0%	1	220,000	58	12	11	83.3%	9	354,300	290,000	-3.1%	-	-	-	-	-	-
97502	Central Point	2	1	-	0	-	0	-	-	2	1	-66.7%	1	640,000	640,000	6.9%	-	-	-	-	-	-
97503	White City	0	0	1	0	-	0	-	-	0	0	-100.0%	1	540,000	540,000	56.5%	-	-	-	-	-	-
97504	Medford	5	1	3	2	100.0%	1	362,000	20	8	7	0.0%	9	430,200	380,000	-10.4%	-	-	-	-	-	-
97520	Ashland	8	2	1	1	-	1	165,000	57	5	5	-	4	478,800	542,500	-48.1%	-	-	-	-	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	-	
97524	Eagle Point	3	0	0	0	-	0	-	-	5	2	100.0%	2	390,000	390,000	19.6%	-	-	-	-	-	-
97525	Gold Hill	1	1	0	2	-	1	520,000	132	2	3	200.0%	3	468,300	520,000	46.6%	-	-	-	-	-	-
97530	Jacksonville	5	0	0	0	-	1	1,065,000	502	1	1	-66.7%	2	862,500	862,500	-13.4%	-	-	1	122,500	-	-
97535	Phoenix	-	0	0	0	-	0	-	-	1	0	-	0	-	-	0	-	0	-	0	-	
97536	Prospect	-	0	0	0	-	0	-	-	0	0	-	1	1,400,000	1,400,000	-	-	-	-	-	-	-
97537	Rogue River	7	2	-	0	-	0	-	-	6	0	-100.0%	0	-	-	-7.1%	0	-	0	-	0	-
97539	Shady Cove	1	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97540	Talent	2	0	0	0	-	1	1,325,000	166	1	1	0.0%	1	1,325,000	1,325,000	27.9%	-	-	-	-	-	-
97541	Trail	1	0	0	0	-	1	288,800	295	1	1	-	1	288,800	288,800	-	-	-	1	100,000	-	-
	Jackson Co.	44	10	5	7	250.0%	7	563,700	176	45	32	18.5%	34	502,300	420,000	-12.0%	-	0	2	111,300	-	0

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

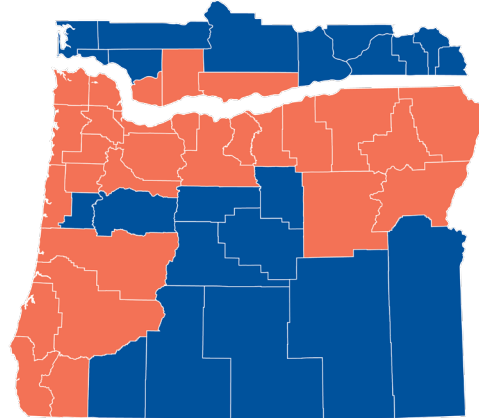
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

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

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



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

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503.236.7657



# MARKET ACTION REPORT

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

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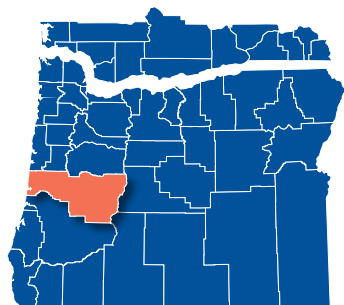
**Lane County** April 2026 Reporting Period

# Lane County

## April 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 (503) decreased 9.5% from the 556 listed in April 2025, and increased 22.7% from the 410 listed in March 2026.

### Pending Sales

Pending sales (365) decreased 1.9% from the 372 offers accepted in April 2025, and decreased 7.4% from the 394 offers accepted in March 2026.

### Closed Sales

Closed sales (354) increased 20.0% from the 295 closings in April 2025, and increased 34.6% from the 263 closings in March 2026.

### Inventory and Time on Market

Inventory decreased to 2.3 months in April. Total market time decreased to 61 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (1,563) decreased 5.9%, pending sales (1,265) held steady, and closed sales (1,054) increased 1.0%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 0.4% from \$470,800 to \$472,600. In the same comparison, the median sale price has increased 0.1% from \$434,500 to \$435,000.

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

Average Sale Price % Change: +1.2% (\$482,300 v. \$476,600)

Median Sale Price % Change: +1.1% (\$445,000 v. \$440,000)

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

### Inventory in Months

	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	
June	2.6	3.0	
July	2.5	2.8	
August	2.5	2.8	
September	3.2	2.8	
October	3.0	2.5	
November	2.9	3.2	
December	2.5	2.7	

### Residential Trends

#### April 2026 vs. March 2026

New Listings **+22.7%** ↑

Pending Sales **-7.4%** ↓

Closed Sales **+34.6%** ↑

Average Sale Price **+4.9%** ↑

Median Sale Price **+3.5%** ↑

Inventory **-0.3** ↓

Total Market Time **-1** ↓

#### April 2026 vs. April 2025

New Listings **-9.5%** ↓

Pending Sales **-1.9%** ↓

Closed Sales **+20.0%** ↑

Average Sale Price **+4.0%** ↑

Median Sale Price **+1.1%** ↑

Inventory **-0.6** ↓

Total Market Time **+7** ↑

# Lane County

April 2026 Reporting Period

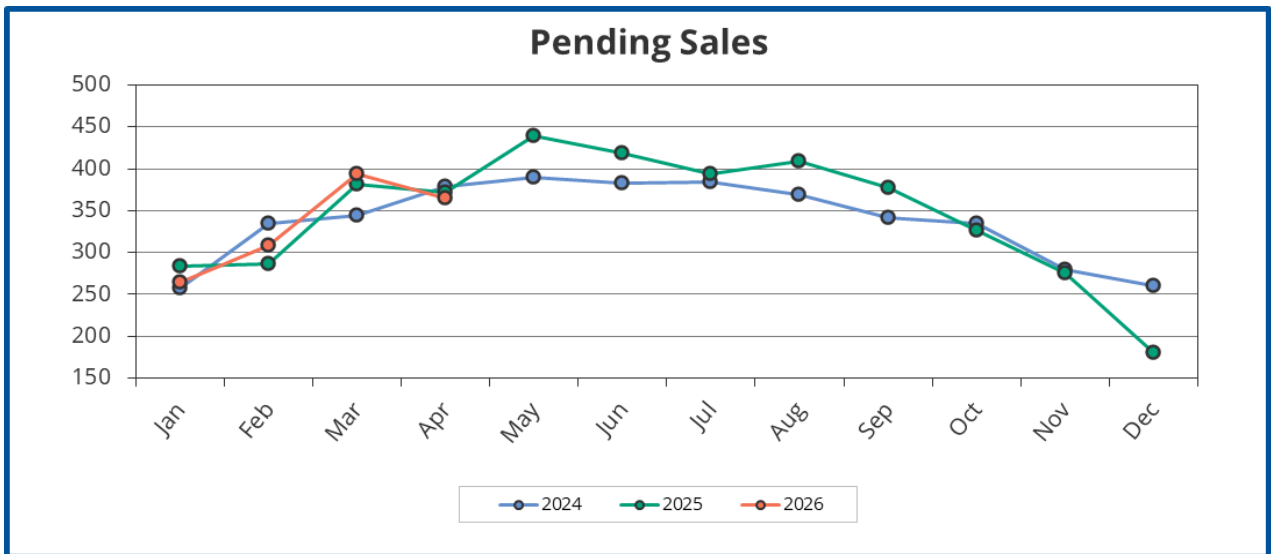
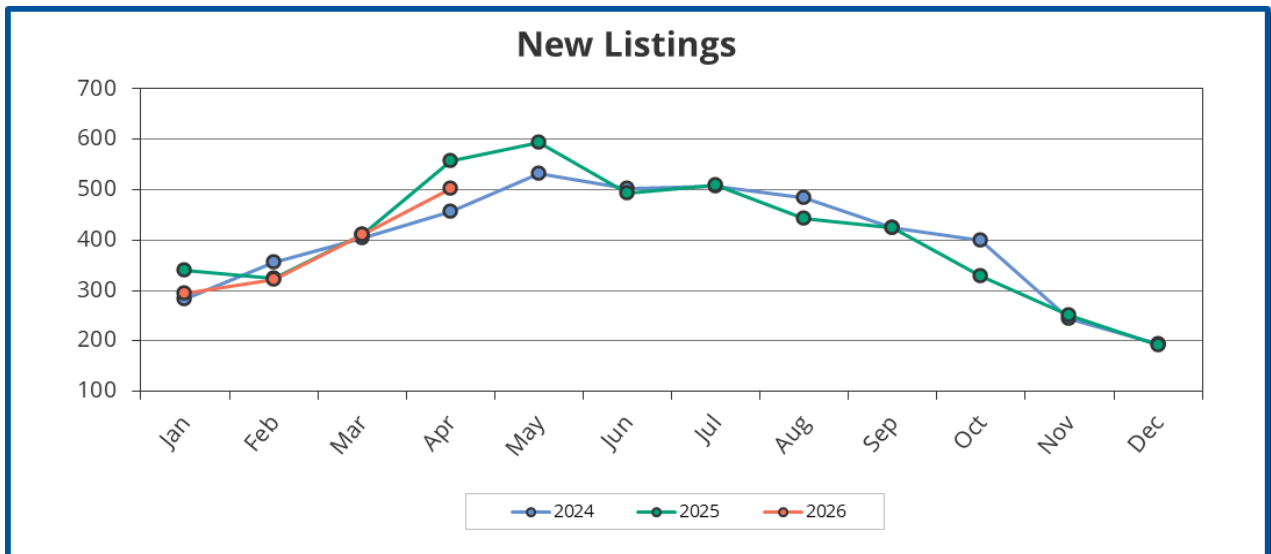
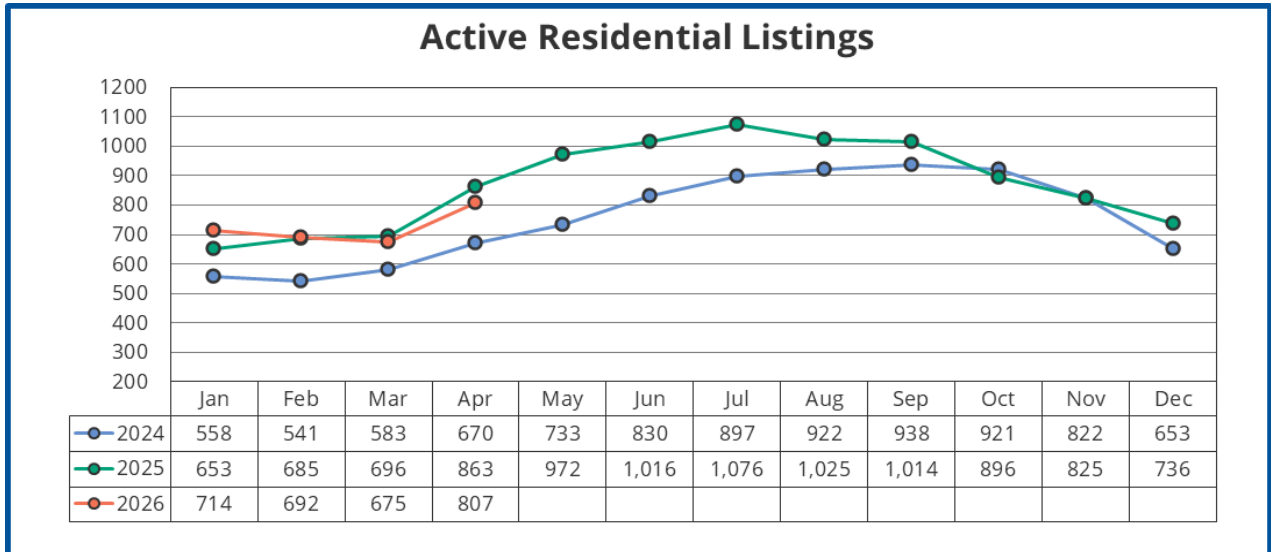
Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	9	3.0%	16	4.7%	15	3.9%
100K-200K	22	7.4%	14	4.1%	15	3.9%
200K-300K	72	24.2%	31	9.2%	31	8.0%
300K-400K	97	32.6%	64	18.9%	80	20.7%
400K-500K	34	11.4%	90	26.6%	101	26.2%
500K-600K	25	8.4%	52	15.4%	62	16.1%
600K-700K	20	6.7%	23	6.8%	38	9.8%
700K-800K	8	2.7%	23	6.8%	20	5.2%
800K-900K	5	1.7%	15	4.4%	5	1.3%
900K-1M	2	0.7%	3	0.9%	4	1.0%
1MM-1.1MM	1	0.3%	0	0.0%	4	1.0%
1.1MM-1.2MM	2	0.7%	2	0.6%	3	0.8%
1.2MM-1.3MM	1	0.3%	2	0.6%	1	0.3%
1.3MM-1.4MM	0	0.0%	1	0.3%	2	0.5%
1.4MM-1.5MM	0	0.0%	1	0.3%	2	0.5%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	1	0.3%	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%	3	0.8%
<b>Total Closed Sales</b>	<b>298</b>		<b>338</b>		<b>386</b>	

■ 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	April	503	365	354	493,300	445,000	61
	March	410	394	263	470,200	430,000	62
	Year-To-Date	1,563	1,265	1,054	472,600	435,000	70
2025	April	556	372	295	474,500	440,000	54
	Year-To-Date	1,661	1,265	1,044	470,800	434,500	66
Change	April 2025	-9.5%	-1.9%	20.0%	4.0%	1.1%	13.0%
	Prev Mo 2025	22.7%	-7.4%	34.6%	4.9%	3.5%	-1.6%
	Year-To-Date	-5.9%	0.0%	1.0%	0.4%	0.1%	6.1%

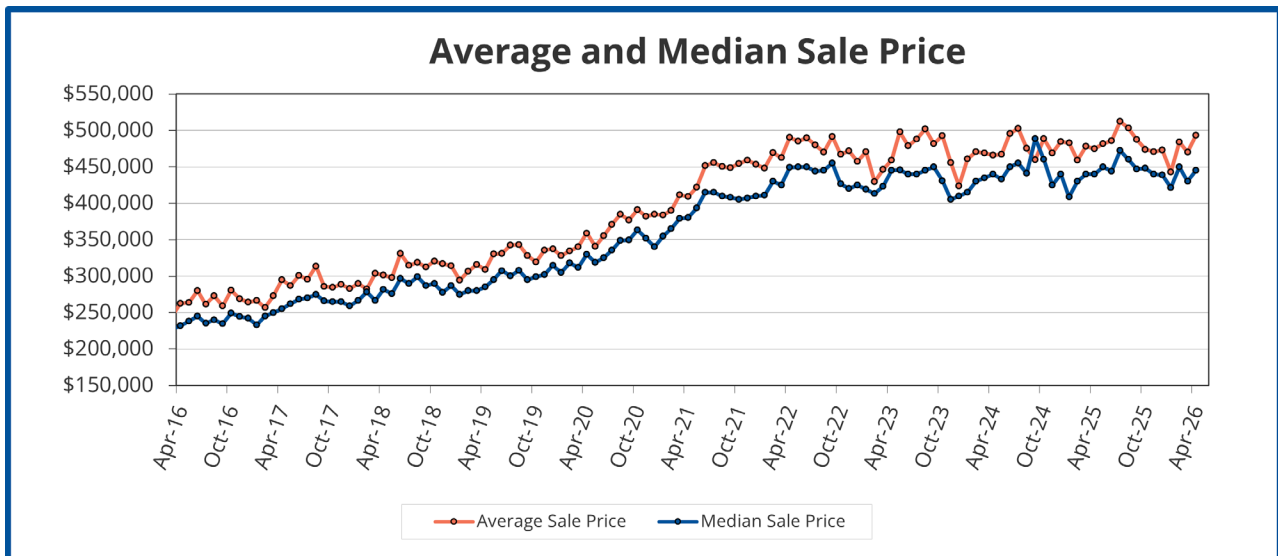
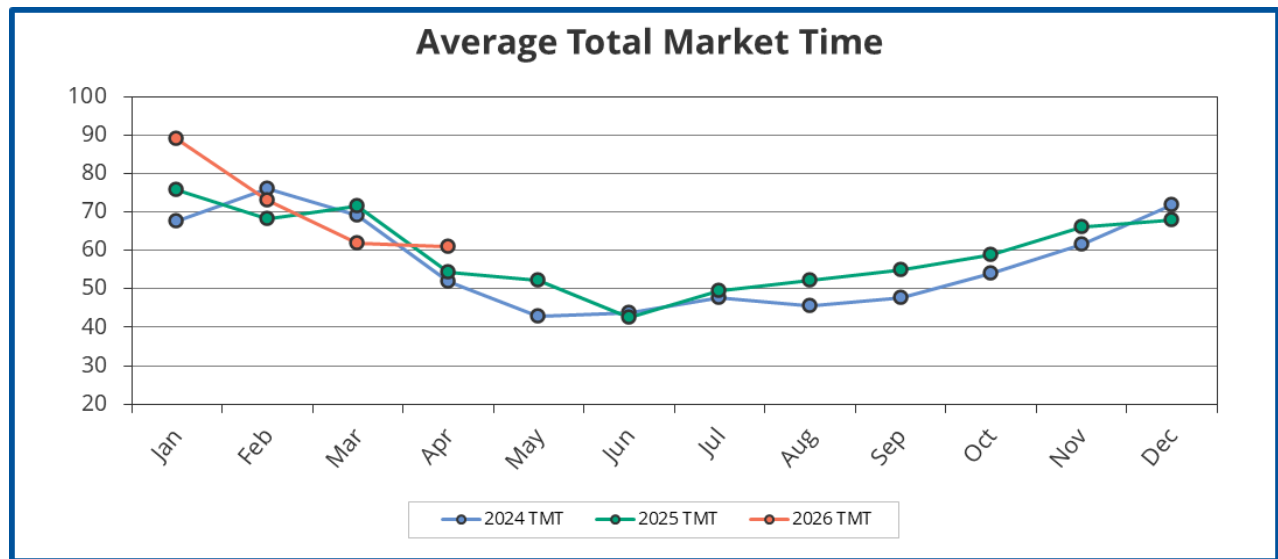
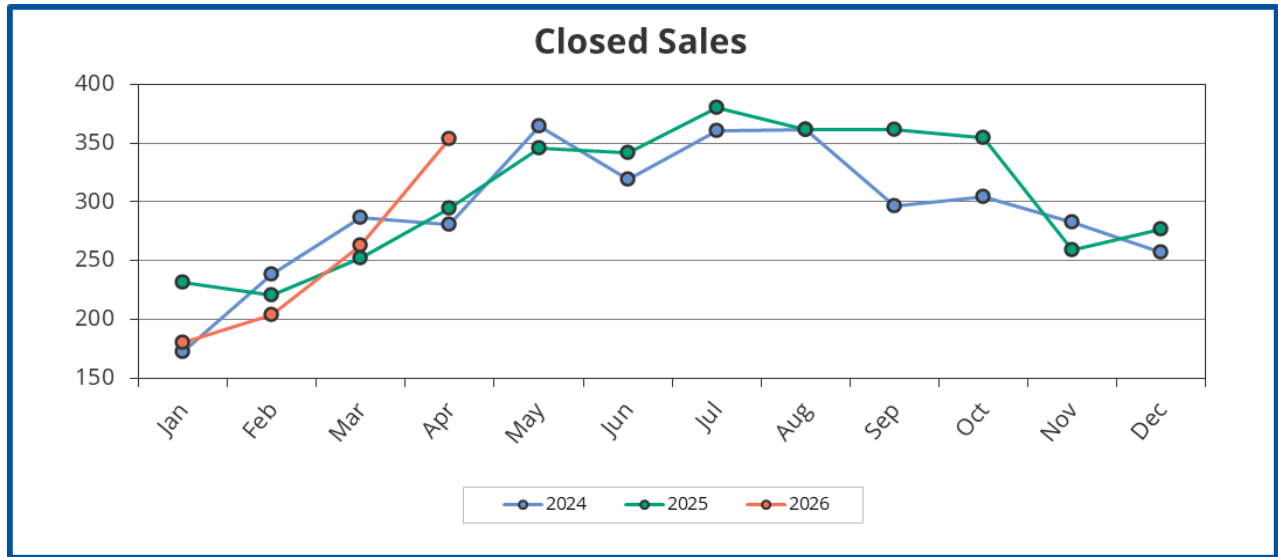
# Lane County

## April 2026 Reporting Period



# Lane County

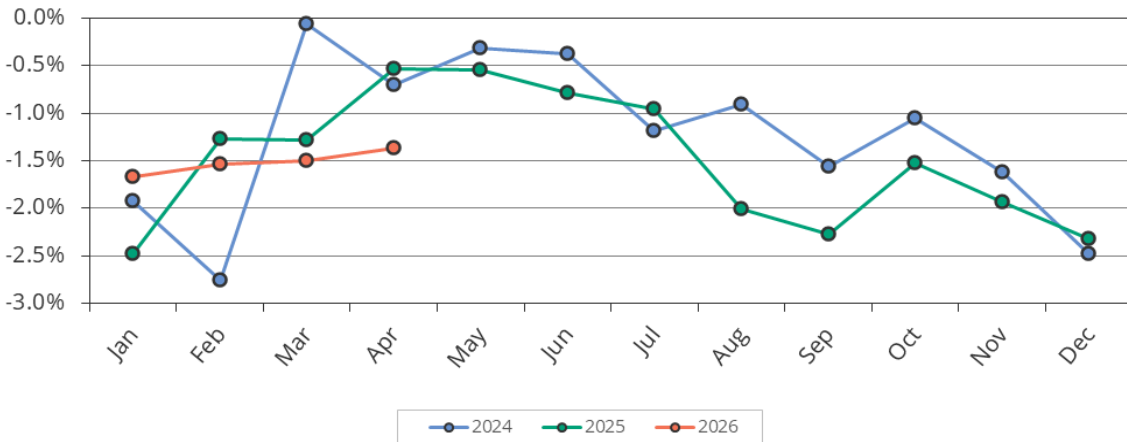
## April 2026 Reporting Period



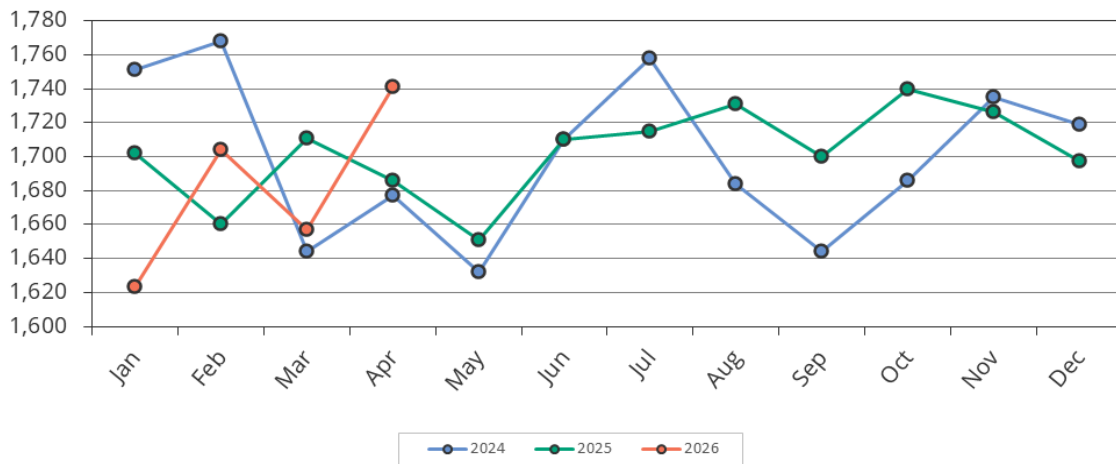
# Lane County

## April 2026 Reporting Period

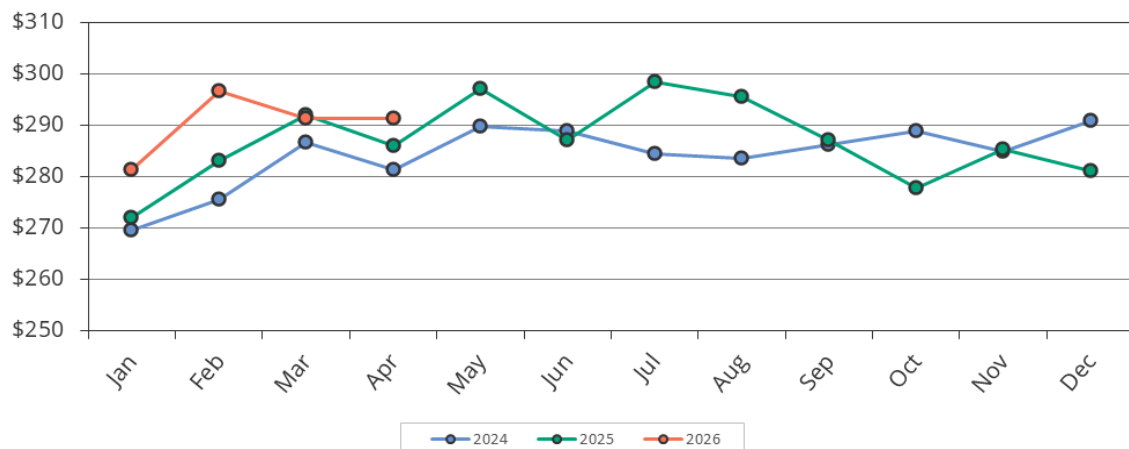
### % Difference of Average List Price vs Sale Price



### Average Square Footage

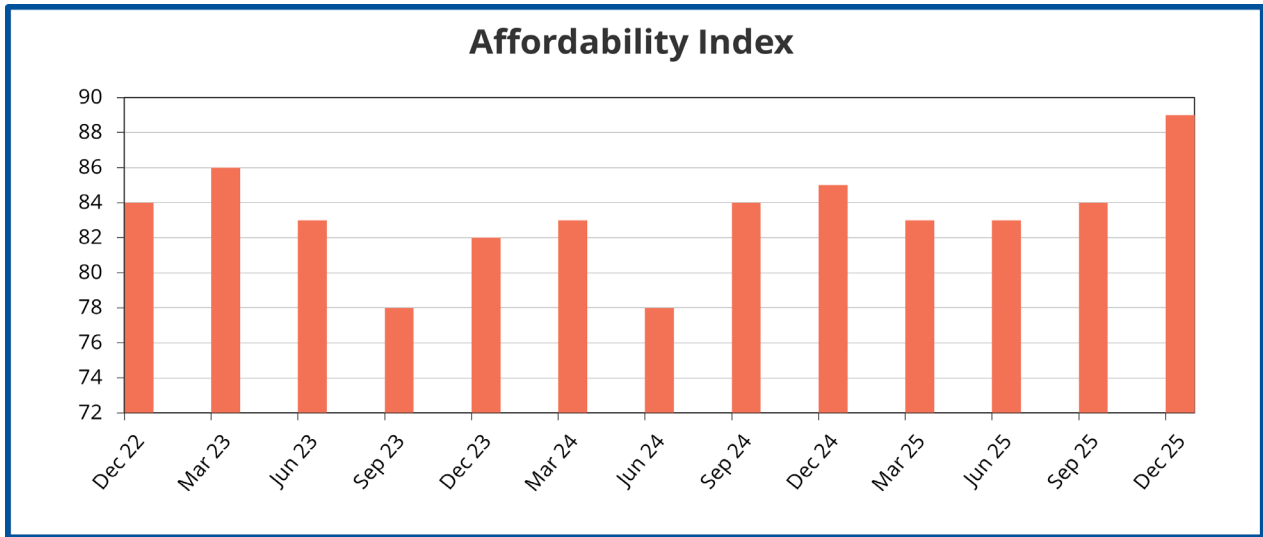


### Average Price Per Square Footage



# Lane County

## April 2026 Reporting Period

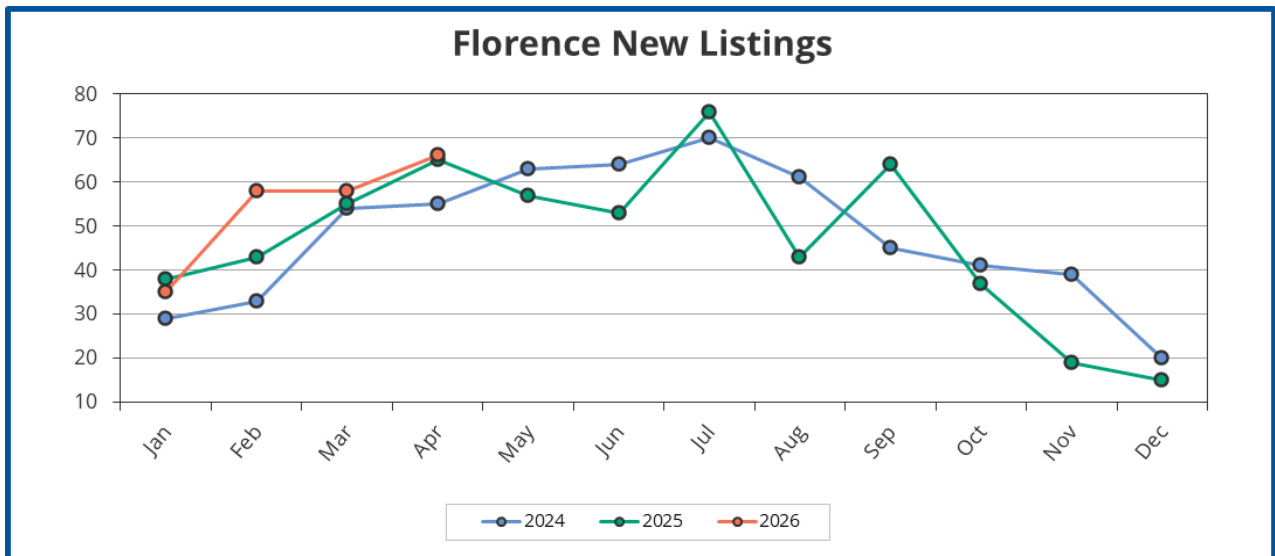


Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$91,700 in 2025, per HUD) can afford 92% of a monthly mortgage payment on a median priced home (\$430,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.1% (per Freddie Mac).



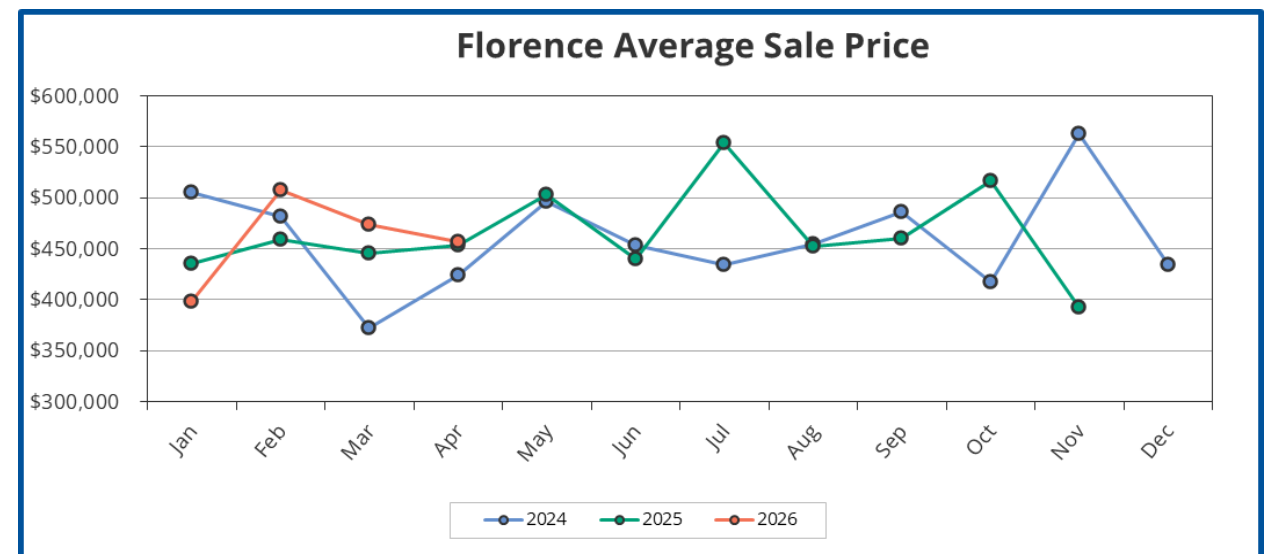
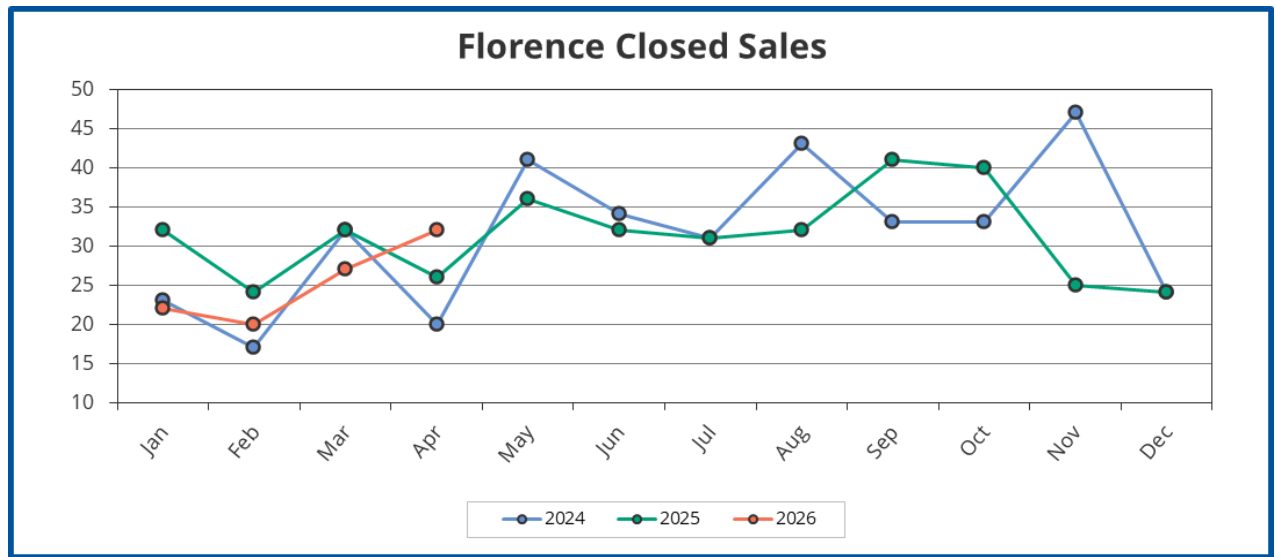
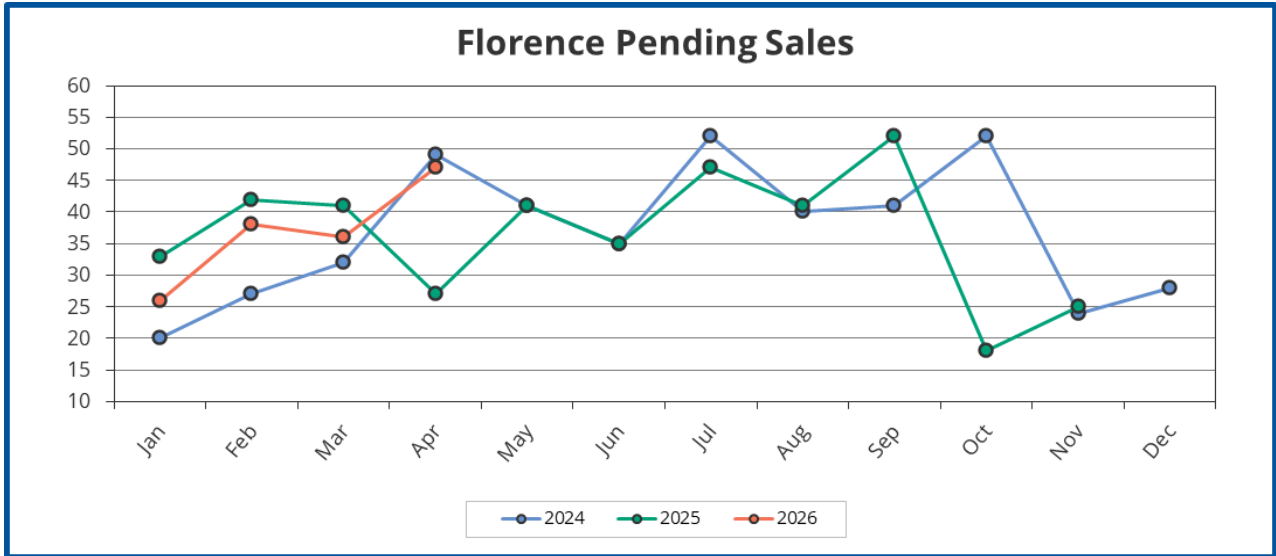
## Florence – Lane County, OR

### April 2026 Reporting Period



# Florence - Lane County

## April 2026 Reporting Period



# Lane County

## April 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/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	9	3	0	-	-100.0%	-	-	5	2	-33.3%	3	249,300	244,000	236	17.2%	-	-	2	133,500	-	-	
226	Florence Green Trees	21	4	3	4	100.0%	2	252,500	50	16	-50.0%	4	257,500	262,500	58	-5.4%	-	-	-	-	-	-	
227	Florence Florentine	8	5	0	3	-25.0%	0	-	-	15	-36.4%	5	460,800	430,000	68	0.3%	-	-	-	-	-	-	
228	Florence Town	62	23	1	24	71.4%	14	477,500	91	73	-10.8%	39	418,000	380,000	84	6.2%	2	322,500	-	-	2	545,000	
229	Florence Beach	28	9	1	6	50.0%	6	506,900	75	36	35.3%	22	524,300	502,000	120	-18.2%	-	-	1	z	-	-	
230	Florence North	20	5	1	5	25.0%	5	434,800	145	24	15	87.5%	10	406,700	389,500	115	-17.2%	-	-	3	309,100	-	-
231	Florence South/Dunes City	32	14	-	3	-57.1%	3	461,700	235	38	16	6.7%	15	570,900	565,000	164	3.6%	-	-	4	158,300	-	-
238	Florence East/Mapleton	21	3	1	2	-50.0%	2	412,000	171	13	4	-55.6%	5	499,800	625,000	152	11.0%	-	-	-	-	-	-
	<b>Grand Total</b>	201	66	7	47	14.6%	32	456,700	113	220	130	-5.8%	103	456,800	420,000	112	1.5%	2	322,500	10	196,500	2	545,000
232	Hayden Bridge	23	17	2	12	-25.0%	17	414,300	39	63	53	-27.4%	47	431,000	430,000	69	5.5%	-	-	-	-	-	-
233	McKenzie Valley	39	10	1	3	-25.0%	8	609,400	97	41	20	0.0%	14	606,600	584,500	94	14.8%	-	-	6	102,200	-	-
234	Pleasant Hill/Oak	61	18	5	13	-13.3%	13	447,200	70	71	56	30.2%	43	421,300	335,000	109	-1.6%	1	350,000	6	500,600	1	315,000
235	South Lane Properties	100	38	10	26	-7.1%	29	389,900	101	155	103	-3.7%	88	413,800	408,500	73	-3.0%	2	435,000	5	244,200	-	-
236	West Lane Properties	50	21	1	14	0.0%	14	465,300	45	72	54	3.8%	46	497,700	420,900	63	3.2%	-	-	3	328,300	2	781,000
237	Junction City	39	30	3	24	-7.7%	16	462,200	85	66	68	-1.4%	53	386,700	395,000	92	4.5%	-	-	1	237,000	4	499,300
239	Thurston	41	36	1	20	-48.7%	27	391,300	36	112	99	-11.6%	81	445,300	450,000	50	5.3%	-	-	5	190,000	4	434,000
240	Coburg I-5	6	1	0	1	-66.7%	4	512,500	100	11	10	11.1%	9	625,100	458,000	128	-22.0%	-	-	-	-	-	-
241	N Gilham	33	10	6	8	-42.9%	16	587,800	30	62	45	-26.2%	44	617,300	612,000	41	-8.9%	-	-	-	-	-	-
242	Ferry Street Bridge	43	38	2	28	27.3%	18	789,700	101	97	81	-5.8%	73	612,700	525,000	100	3.7%	-	-	-	-	2	589,000
243	E Eugene	67	44	5	40	42.9%	31	760,500	63	127	102	-9.7%	85	634,300	560,000	77	-3.1%	1	400,000	3	203,300	10	661,600
244	SW Eugene	78	59	9	40	-2.4%	29	604,800	45	164	111	-13.3%	86	577,800	541,300	64	0.3%	-	-	4	71,300	1	480,000
245	W Eugene	33	24	5	20	17.6%	19	355,900	72	61	54	3.8%	43	354,000	350,000	73	10.4%	1	350,000	-	-	4	388,800
246	Danebo	71	49	10	38	-7.3%	39	363,700	87	142	145	15.1%	129	352,000	385,000	76	6.9%	-	-	5	303,200	2	487,500
247	River Road	22	19	2	14	7.7%	15	466,200	25	54	46	24.3%	40	412,800	414,800	56	-2.5%	-	-	3	223,300	2	525,000
248	Santa Clara	33	37	3	25	19.0%	25	507,600	37	105	93	43.1%	73	507,300	497,000	53	4.6%	-	-	-	-	5	527,200
249	Springfield	58	49	4	39	34.5%	33	395,500	37	153	121	19.8%	96	389,800	387,000	49	3.5%	-	-	1	80,000	4	477,400
250	Mohawk Valley	10	3	-	-	-100.0%	1	640,000	8	7	4	-63.6%	4	654,700	522,500	61	4.8%	-	-	2	135,000	-	-
	<b>Grand Total</b>	807	503	69	365	-1.9%	354	493,300	61	1,563	1,265	0.0%	1,054	472,600	435,000	70	1.2%	5	394,000	44	237,300	41	536,800

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

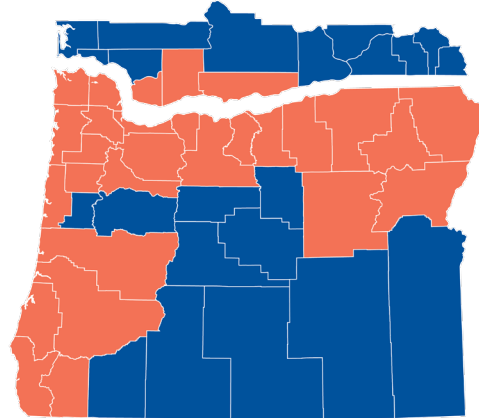
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

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

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



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

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503.236.7657



# MARKET ACTION REPORT

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

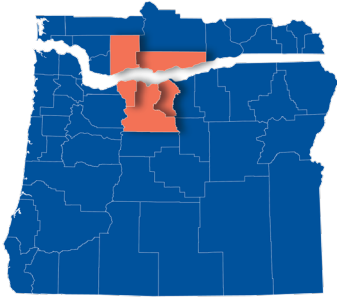
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**Mid-Columbia** April 2026 Reporting Period

# Mid-Columbia

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (170) increased 10.4% from the 154 listed in April 2025, and increased 61.9% from the 105 listed in March 2026.

### Pending Sales

Pending sales (93) increased 2.2% from the 91 offers accepted in April 2025, and increased 38.8% from the 67 offers accepted in March 2026.

### Closed Sales

Closed sales (58) decreased 10.8% from the 65 closings in April 2025, and decreased 13.4% from the 67 closings in March 2026.

### Inventory and Time on Market

Inventory increased to 6.3 months in April. Total market time increased to 119 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (411) increased 5.7%, pending sales (255) increased 9.0%, and closed sales (205) increased 10.2%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has decreased 0.8% from \$499,400 to \$495,600. In the same comparison, the median sale price has held steady at \$425,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +6.4% (\$552,200 v. \$519,200)

Median Sale Price % Change: +0.5% (\$454,000 v. \$451,700)

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

## Inventory in Months

	2024	2025	2026
January	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	
June	4.4	4.3	
July	6.0	5.4	
August	5.1	6.8	
September	7.4	6.2	
October	3.9	4.0	
November	4.3	5.0	
December	4.5	3.9	

## Residential Trends

### April 2026 vs. March 2026

New Listings **+61.9%** ↑

Pending Sales **+38.8%** ↑

Closed Sales **-13.4%** ↓

Average Sale Price **-4.3%** ↓

Median Sale Price **-6.3%** ↓

Inventory **+1.9** ↑

Total Market Time **+2** ↑

### April 2026 vs. April 2025

New Listings **+10.4%** ↑

Pending Sales **+2.2%** ↑

Closed Sales **-10.8%** ↓

Average Sale Price **-4.7%** ↓

Median Sale Price **-5.4%** ↓

Inventory **+1.2** ↑

Total Market Time **+26** ↑

# Mid-Columbia

April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	0	0.0%	3	4.6%	1	1.7%
100K-200K	1	1.8%	5	7.7%	2	3.4%
200K-300K	4	7.0%	6	9.2%	9	15.5%
300K-400K	13	22.8%	15	23.1%	17	29.3%
400K-500K	13	22.8%	9	13.8%	14	24.1%
500K-600K	8	14.0%	9	13.8%	5	8.6%
600K-700K	6	10.5%	6	9.2%	3	5.2%
700K-800K	3	5.3%	4	6.2%	2	3.4%
800K-900K	1	1.8%	2	3.1%	0	0.0%
900K-1M	0	0.0%	3	4.6%	3	5.2%
1MM-1.1MM	0	0.0%	0	0.0%	1	1.7%
1.1MM-1.2MM	2	3.5%	0	0.0%	0	0.0%
1.2MM-1.3MM	3	5.3%	1	1.5%	0	0.0%
1.3MM-1.4MM	1	1.8%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	1	1.5%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	1	1.8%	1	1.5%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	1	1.8%	0	0.0%	1	1.7%
<b>Total Closed Sales</b>	<b>57</b>		<b>65</b>		<b>58</b>	

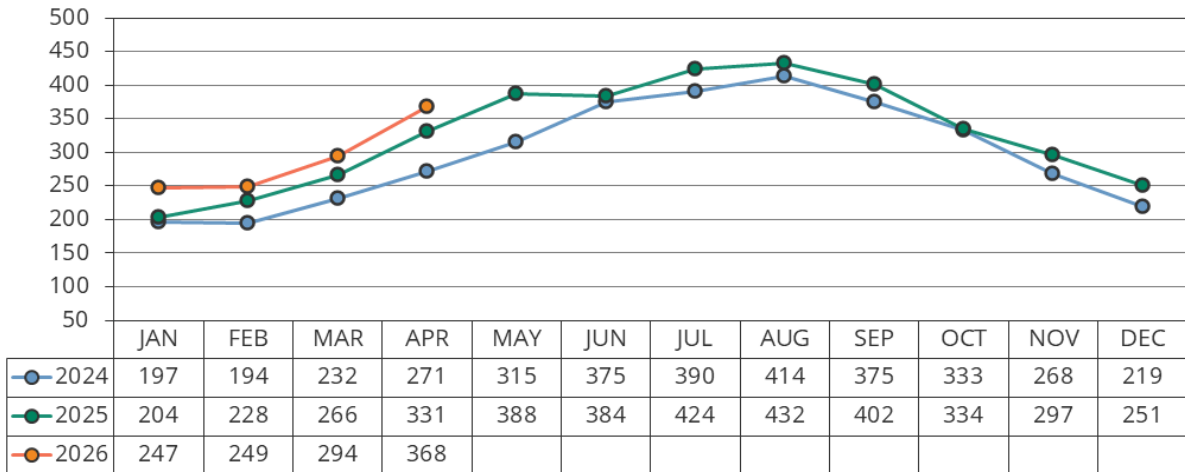
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	170	93	58	472,000	398,300	119
	March	105	67	67	493,100	425,000	117
	Year-To-Date	411	255	205	495,600	425,000	131
2025	April	154	91	65	495,400	421,000	93
	Year-To-Date	389	234	186	499,400	425,000	103
Change	April 2025	10.4%	2.2%	-10.8%	-4.7%	-5.4%	28.0%
	Prev Mo 2025	61.9%	38.8%	-13.4%	-4.3%	-6.3%	1.7%
	Year-To-Date	5.7%	9.0%	10.2%	-0.8%	0.0%	27.2%

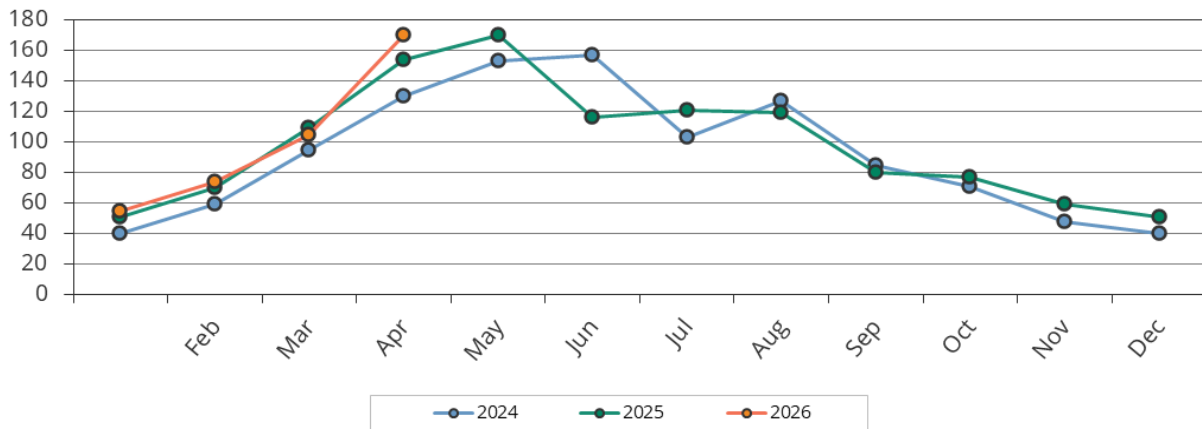
# Mid-Columbia

## April 2026 Reporting Period

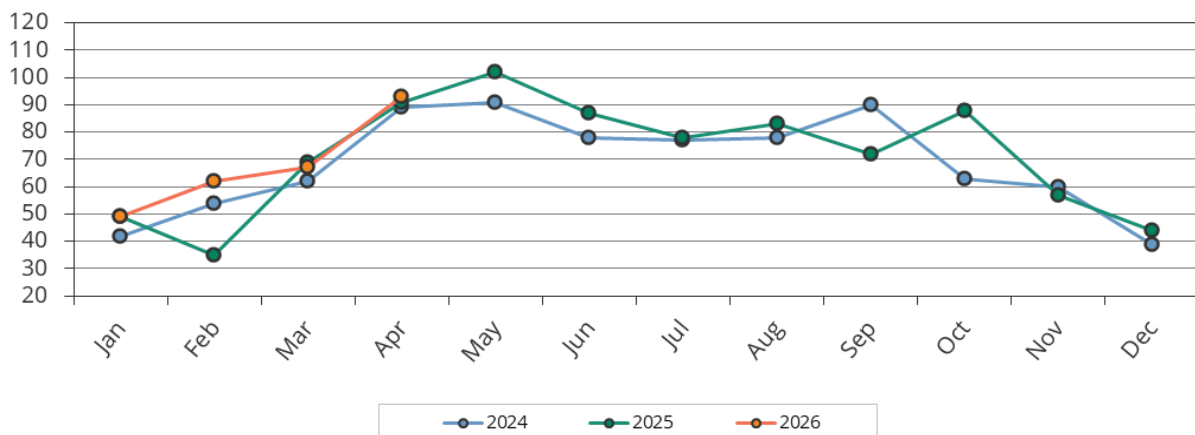
### Active Residential Listings



### New Listings

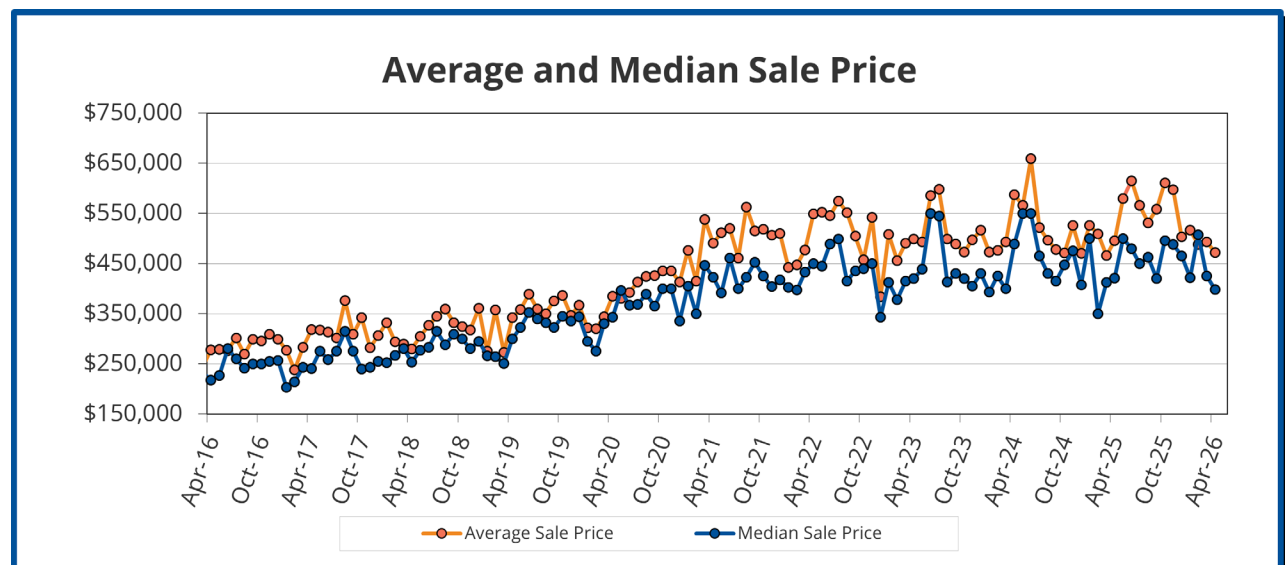
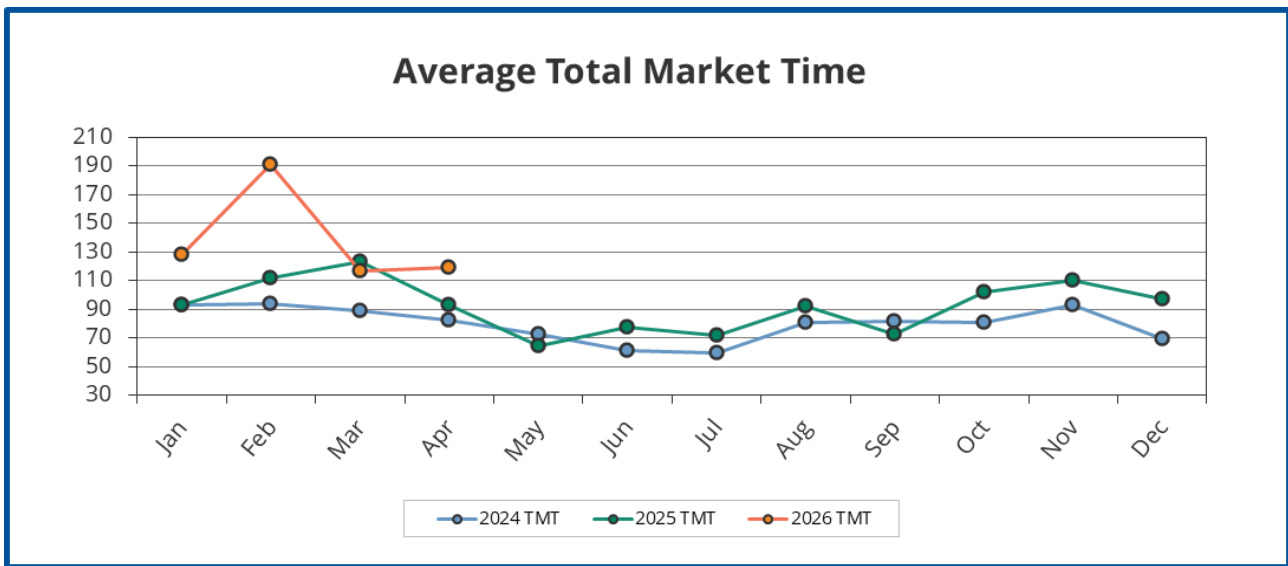
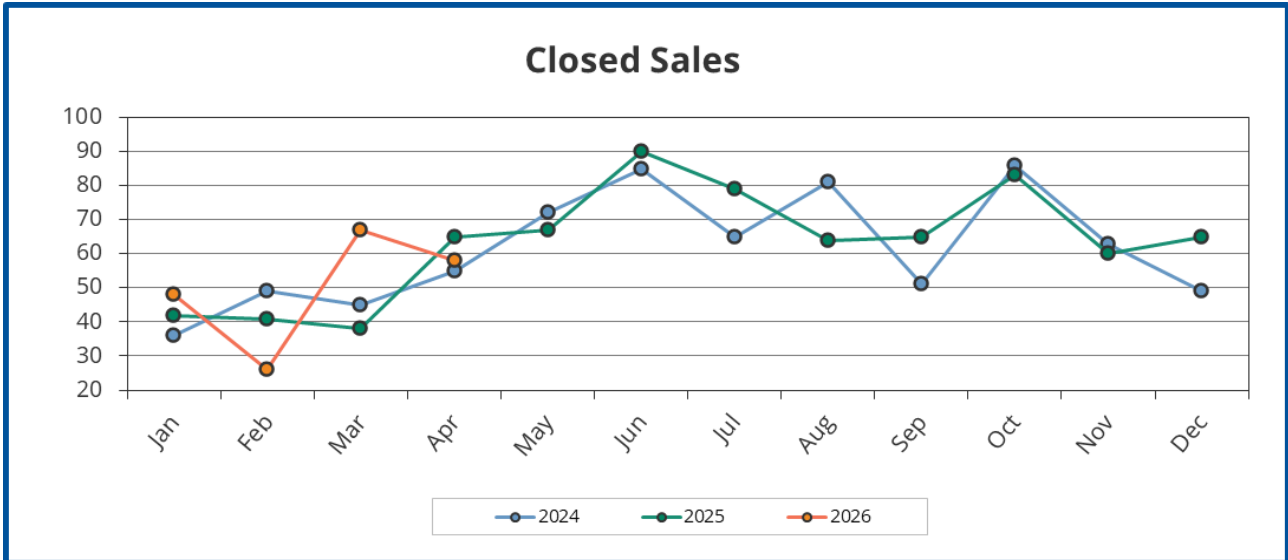


### Pending Sales



# Mid-Columbia

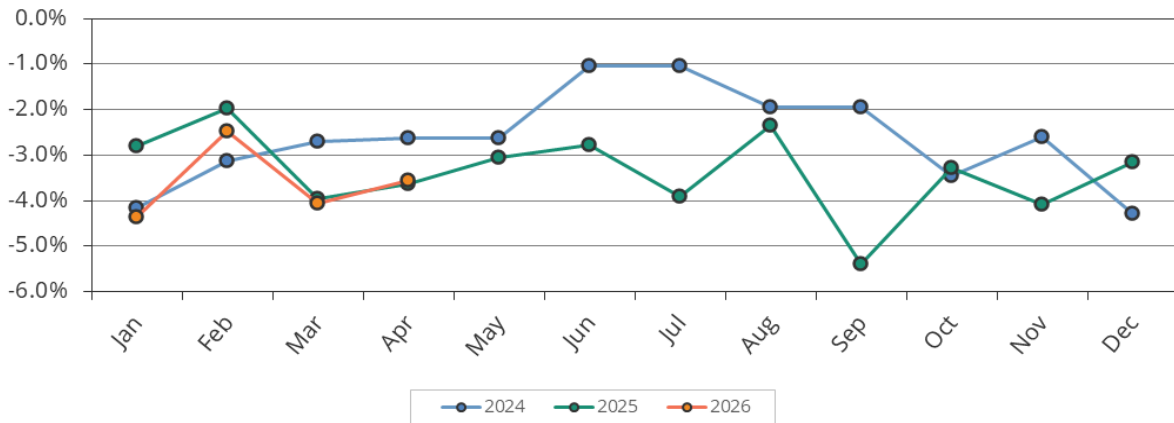
## April 2026 Reporting Period



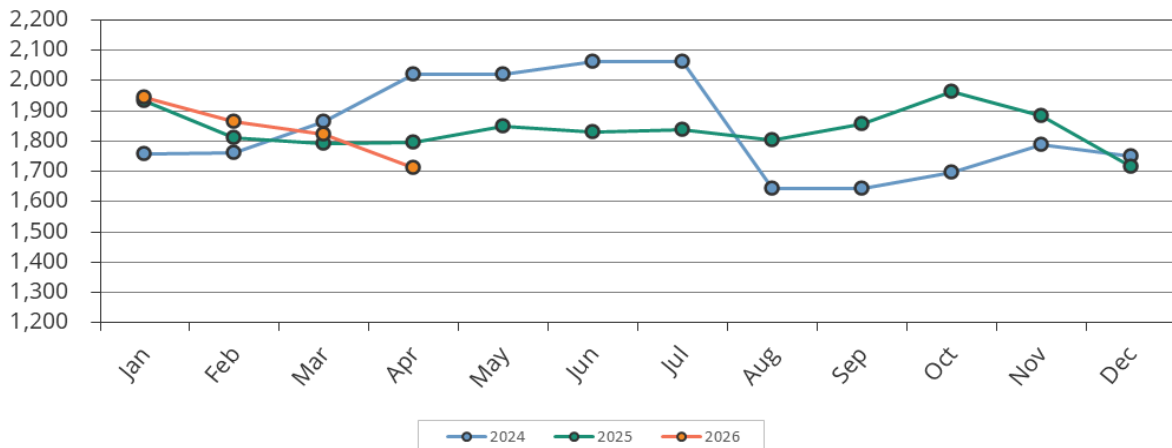
# Mid-Columbia

## April 2026 Reporting Period

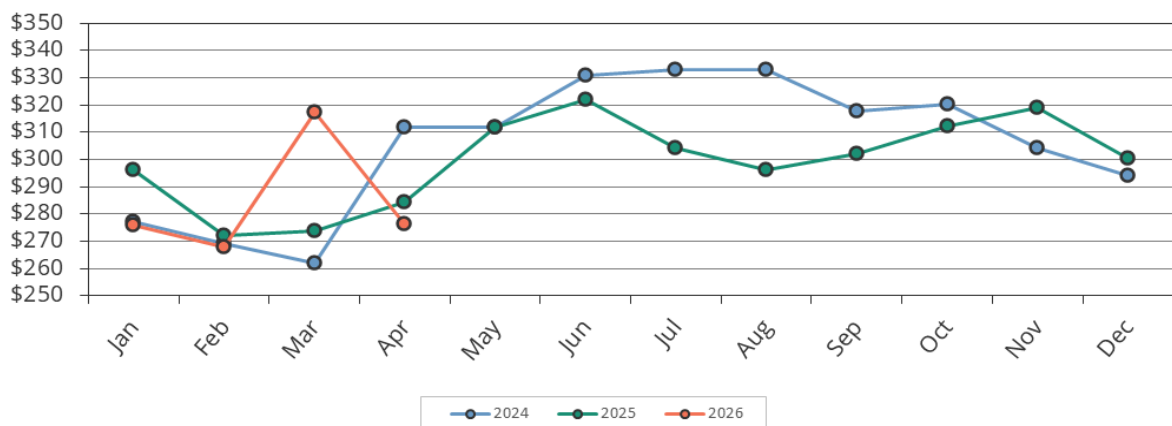
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



# Mid-Columbia

## April 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon / Bingen	26	18	2	8	33.3%	1	2,100,000	133	29	15	-21.1%	11	850,300	705,000	-6.1%	-	-	10	314,100	-	-
101	Snowden	5	1	0	0	-	0	-	-	2	0	-	1	775,000	775,000	35.3%	-	-	1	200,000	-	-
102	Trout Lake / Glenwood	11	1	0	2	-	1	930,000	605	8	6	200.0%	4	647,900	712,500	26.1%	-	-	2	307,500	-	-
103	Husum / BZ Corner	2	1	0	0	-	-	-	-	2	1	-75.0%	-	-	-	2.6%	-	-	1	381,900	-	-
104	Lyle / High Prairie	15	8	-	3	0.0%	0	-	-	14	7	16.7%	4	564,600	516,800	9.7%	-	-	2	107,500	-	-
105	Dallesport / Murdock	5	2	1	2	-50.0%	3	245,700	137	9	13	116.7%	13	282,700	272,400	-9.3%	-	-	-	-	-	-
106	Appleton/ Timber Valley	1	0	0	0	-	0	-	-	-	-	-100.0%	-	-	-	133.3%	-	-	1	260,000	-	-
108	Goldendale / Centerville	39	17	3	9	80.0%	13	436,500	161	45	33	26.9%	28	412,900	362,500	1.2%	-	-	21	131,800	-	-
109	Bickleton/ East County	6	3	0	1	0.0%	-	-	-	4	1	-50.0%	-	-	-	25.4%	-	-	5	29,000	-	-
110	Klickitat	6	1	0	-	-	1	160,000	92	4	3	200.0%	4	187,200	167,500	-19.1%	1	510,000	2	42,500	-	-
	<b>Klickitat Co. Total</b>	<b>116</b>	<b>52</b>	<b>6</b>	<b>25</b>	<b>31.6%</b>	<b>19</b>	<b>505,300</b>	<b>176</b>	<b>117</b>	<b>79</b>	<b>17.9%</b>	<b>65</b>	<b>476,400</b>	<b>399,000</b>	<b>-19.1%</b>	<b>1</b>	<b>510,000</b>	<b>45</b>	<b>173,500</b>	<b>-</b>	<b>-</b>
111	Skamania	2	1	0	0	-	1	390,000	42	3	1	0.0%	1	390,000	390,000	-44.1%	-	-	1	130,000	-	-
112	North Bonneville	3	3	2	1	-50.0%	0	-	-	4	4	33.3%	3	460,000	435,000	-4.2%	-	-	1	60,000	-	-
113	Stevenson	24	10	1	1	0.0%	2	637,500	197	19	6	100.0%	6	625,200	590,700	4.4%	-	-	4	228,700	-	-
114	Carson	12	5	-	2	-71.4%	3	439,700	46	13	7	-41.7%	7	497,700	475,000	-9.0%	-	-	3	436,300	-	-
115	Home Valley	-	0	0	0	-	0	-	-	0	-	-	-	-	-	115.1%	-	-	1	184,000	-	-
116	Cook / Underwood / Mill A / Willard	6	3	0	3	50.0%	1	690,000	189	6	3	50.0%	2	769,800	769,800	40.3%	-	-	-	-	-	-
117	Unincorporated North	13	1	0	0	-100.0%	1	175,000	335	8	2	-33.3%	2	250,000	250,000	5.3%	-	-	1	53,000	-	-
	<b>Skamania Co. Total</b>	<b>60</b>	<b>23</b>	<b>3</b>	<b>7</b>	<b>-46.2%</b>	<b>8</b>	<b>481,100</b>	<b>137</b>	<b>53</b>	<b>23</b>	<b>-4.2%</b>	<b>21</b>	<b>525,900</b>	<b>485,000</b>	<b>9.0%</b>	<b>-</b>	<b>-</b>	<b>11</b>	<b>241,000</b>	<b>-</b>	<b>-</b>
351	The Dalles	80	41	3	32	3.2%	18	431,600	107	108	81	8.0%	60	421,500	400,000	12.6%	-	-	9	206,000	3	367,700
352	Dufur	7	2	0	0	-100.0%	1	350,000	5	9	4	-20.0%	4	319,300	332,500	43.3%	1	645,000	2	86,300	-	-
353	Tygh Valley	7	4	0	5	-	5	349,300	33	11	8	-	6	428,600	335,000	-1.3%	-	-	1	129,000	-	-
354	Wamic / Pine Hollow	9	6	0	1	0.0%	0	-	-	9	3	0.0%	2	309,500	309,500	-14.0%	-	-	1	64,000	-	-
355	Maupin / Pine Grove	13	3	-	2	-	1	332,500	189	8	4	33.3%	5	424,300	460,000	24.2%	-	-	2	57,800	-	-
356	Rowena	-	-	0	0	-	0	-	-	-	0	-	1	304,000	304,000	-57.5%	-	-	-	-	-	-
357	Mosier	17	9	0	1	-50.0%	0	-	-	14	2	-60.0%	1	795,000	795,000	22.0%	-	-	1	231,500	-	-
	<b>Wasco Co. Total</b>	<b>133</b>	<b>65</b>	<b>3</b>	<b>41</b>	<b>13.9%</b>	<b>25</b>	<b>407,900</b>	<b>92</b>	<b>159</b>	<b>102</b>	<b>12.1%</b>	<b>79</b>	<b>417,400</b>	<b>395,000</b>	<b>-31.2%</b>	<b>1</b>	<b>645,000</b>	<b>16</b>	<b>160,400</b>	<b>3</b>	<b>367,700</b>
361	Cascade Locks	5	1	1	0	-100.0%	0	-	-	3	2	-60.0%	3	426,300	390,000	2.9%	-	-	2	86,500	-	-
362	Hood River City	24	12	0	8	-27.3%	2	545,000	63	30	16	-20.0%	12	877,300	808,500	12.4%	1	600,000	1	700,000	3	876,700
363	Hood River-W	8	9	1	11	83.3%	2	690,000	24	22	18	28.6%	11	788,400	680,000	12.1%	-	-	4	657,500	-	-
364	Hood River-E	3	0	0	0	-	0	-	-	3	2	-	1	780,000	780,000	8.9%	-	-	-	-	-	-
366	Odell	4	4	-	1	-	0	-	-	7	2	0.0%	1	450,000	450,000	12.1%	-	-	1	190,000	-	-
367	Parkdale / Mt. Hood	7	1	0	0	-100.0%	1	1,030,000	26	7	5	0.0%	4	755,800	741,500	0.1%	-	-	-	-	-	-
	<b>Hood River Co. Total</b>	<b>51</b>	<b>27</b>	<b>2</b>	<b>20</b>	<b>0.0%</b>	<b>5</b>	<b>700,000</b>	<b>40</b>	<b>72</b>	<b>45</b>	<b>-2.2%</b>	<b>32</b>	<b>772,900</b>	<b>694,000</b>	<b>8.4%</b>	<b>1</b>	<b>600,000</b>	<b>8</b>	<b>461,600</b>	<b>3</b>	<b>876,700</b>
370	Sherman Co.	8	3	0	0	-100.0%	1	228,000	6	10	6	0.0%	8	234,600	226,500	-0.9%	2	259,500	1	50,000	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

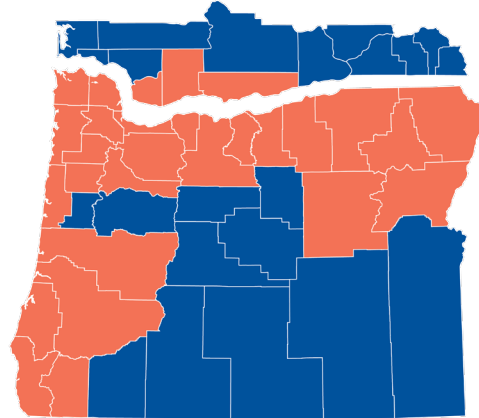
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

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

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



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**Kurt von Wasmuth**, President/CEO

**Maggie Wu**, Editor

**Grant Lowery**, Communications Manager

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RMLS™



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503.236.7657



# MARKET ACTION REPORT

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

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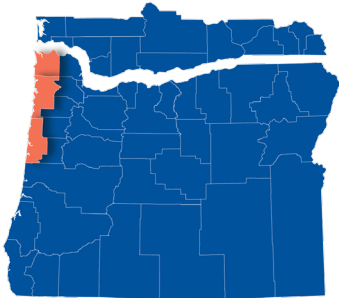
**North Coastal Counties** April 2026 Reporting Period

# North Coastal Counties

## April 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 (242) decreased 9.7% from the 268 listed in April 2025, and decreased 9.4% from the 267 listed in March 2026.

### Pending Sales

Pending sales (146) decreased 7.6% from the 158 offers accepted in April 2025, and increased 16.8% from the 125 offers accepted in March 2026.

### Closed Sales

Closed sales (106) decreased 7.0% from the 114 closings in April 2025, and increased 12.8% from the 94 closings in March 2026.

### Inventory and Time on Market

Inventory decreased to 7.7 months in April. Total market time decreased to 72 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (853) increased 2.5%, pending sales (469) decreased 3.5%, and closed sales (387) increased 6.0%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 0.4% from \$558,700 to \$561,100. In the same comparison, the median sale price has increased 0.2% from \$499,000 to \$500,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -5.4% (\$579,600 v. \$612,600)

Median Sale Price % Change: -0.8% (\$503,400 v. \$507,500)

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	
June	5.0	5.6	
July	5.1	7.4	
August	5.3	5.7	
September	5.2	5.1	
October	4.5	5.4	
November	6.6	5.8	
December	6.3	5.4	

## Residential Trends

### April 2026 vs. March 2026

New Listings	-9.4%	↓
Pending Sales	+16.8%	↑
Closed Sales	+12.8%	↑
Average Sale Price	-2.3%	↓
Median Sale Price	0.0%	—
Inventory	-0.1	↓
Total Market Time	-32	↓

### April 2026 vs. April 2025

New Listings	-9.7%	↓
Pending Sales	-7.6%	↓
Closed Sales	-7.0%	↓
Average Sale Price	+6.2%	↑
Median Sale Price	+9.4%	↑
Inventory	+1.2	↑
Total Market Time	-16	↓

# North Coastal Counties

April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	5	4.3%	7	5.6%	2	1.9%
100K-200K	6	5.2%	5	4.0%	4	3.8%
200K-300K	9	7.8%	6	4.8%	7	6.6%
300K-400K	24	20.9%	23	18.5%	14	13.2%
400K-500K	14	12.2%	25	20.2%	23	21.7%
500K-600K	19	16.5%	23	18.5%	28	26.4%
600K-700K	13	11.3%	12	9.7%	8	7.5%
700K-800K	4	3.5%	8	6.5%	10	9.4%
800K-900K	4	3.5%	5	4.0%	7	6.6%
900K-1M	2	1.7%	4	3.2%	0	0.0%
1MM-1.1MM	4	3.5%	0	0.0%	0	0.0%
1.1MM-1.2MM	1	0.9%	0	0.0%	0	0.0%
1.2MM-1.3MM	5	4.3%	2	1.6%	0	0.0%
1.3MM-1.4MM	3	2.6%	3	2.4%	2	1.9%
1.4MM-1.5MM	2	1.7%	1	0.8%	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%	0	0.0%	1	0.9%
<b>Total Closed Sales</b>	<b>115</b>		<b>124</b>		<b>106</b>	

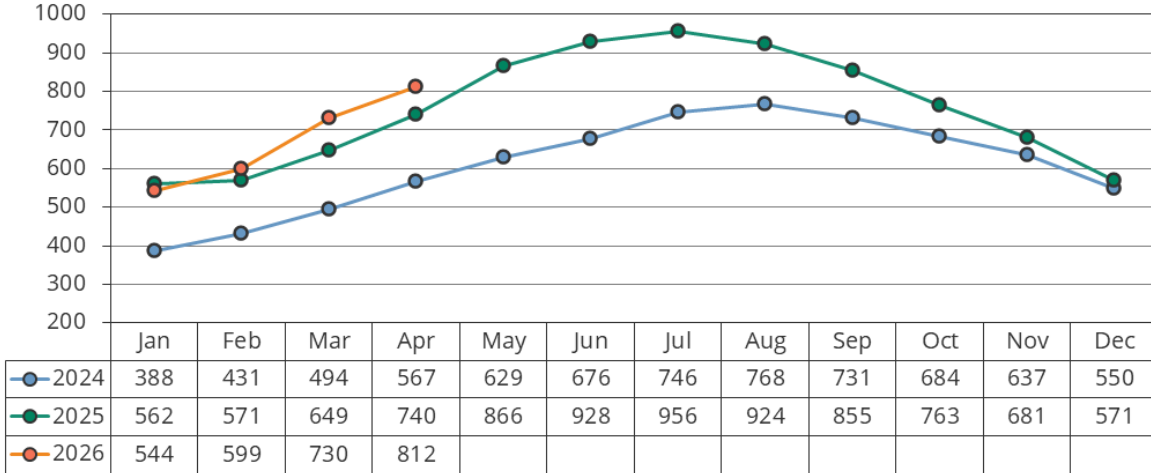
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	242	146	106	550,600	525,000	72
	March	267	125	94	563,400	525,000	104
	Year-To-Date	853	469	387	561,100	500,000	110
2025	April	268	158	114	518,600	480,000	88
	Year-To-Date	832	486	365	558,700	499,000	102
Change	April 2025	-9.7%	-7.6%	-7.0%	6.2%	9.4%	-18.2%
	Prev Mo 2025	-9.4%	16.8%	12.8%	-2.3%	0.0%	-30.8%
	Year-To-Date	2.5%	-3.5%	6.0%	0.4%	0.2%	7.8%

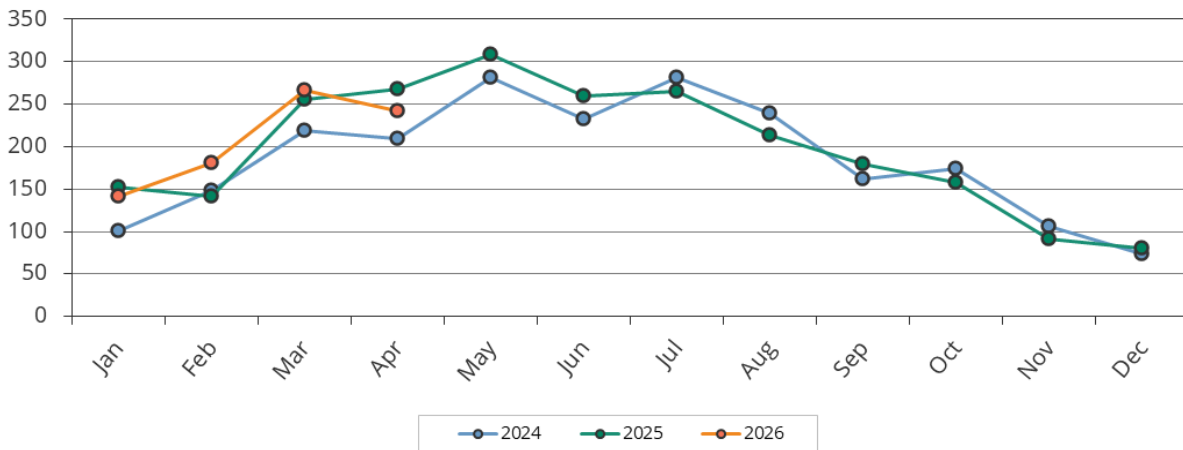
# North Coastal Counties

## April 2026 Reporting Period

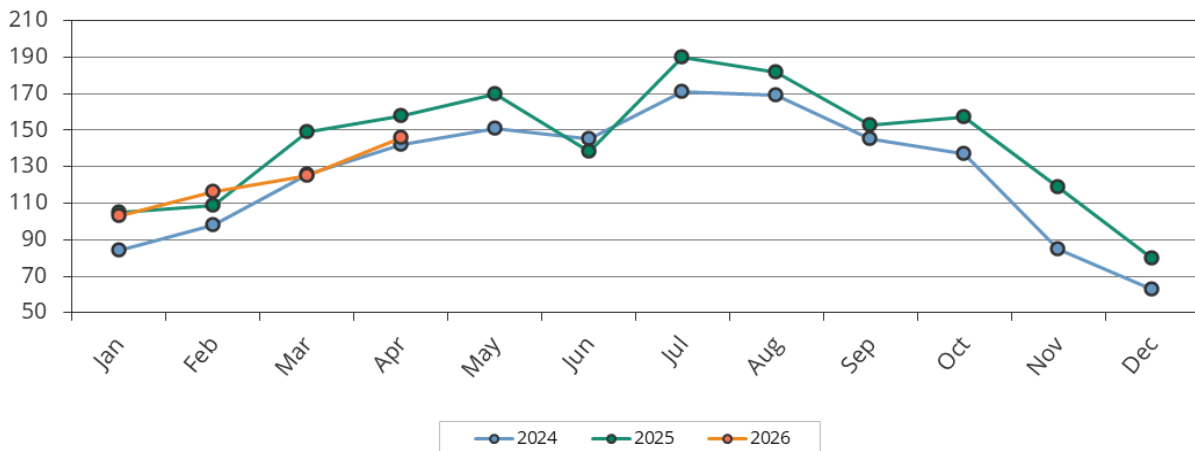
### Active Residential Listings



### New Listings

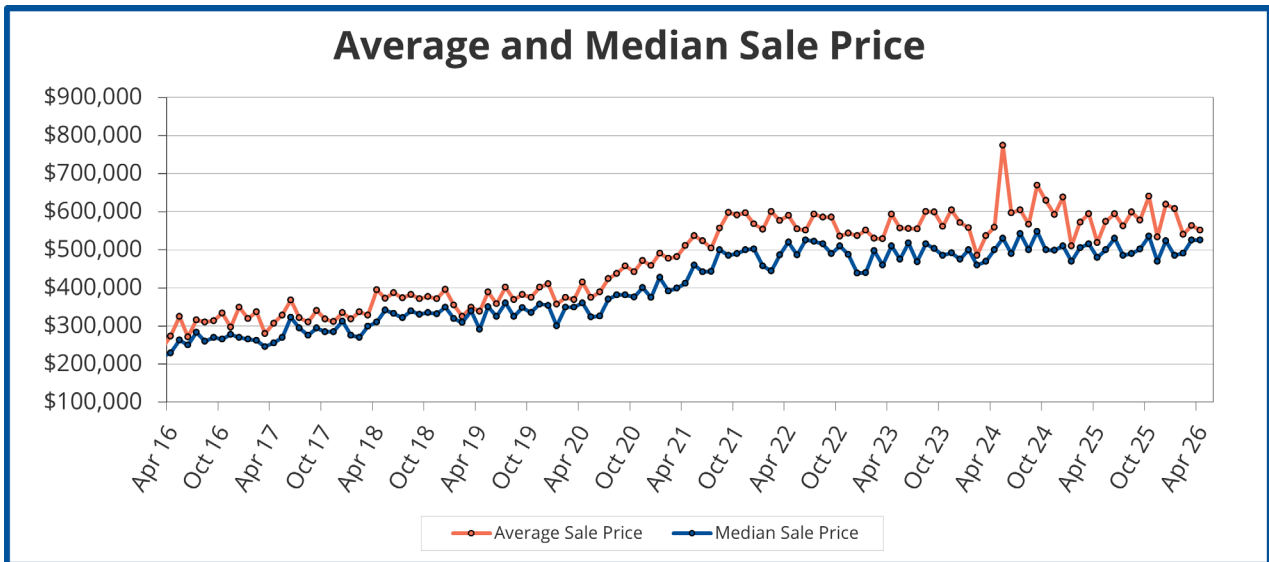
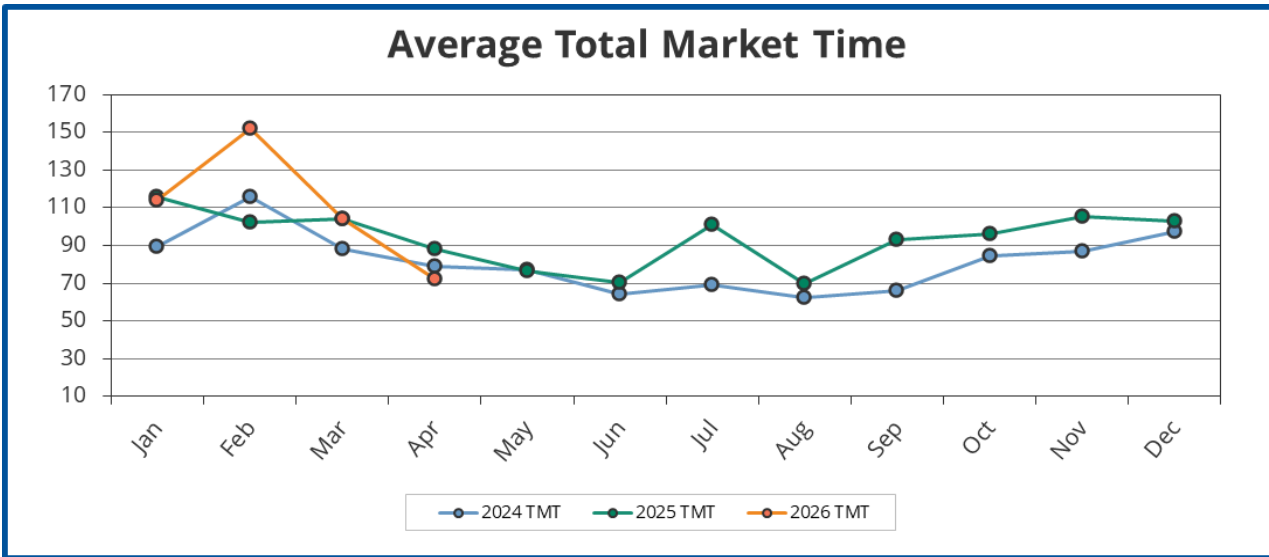
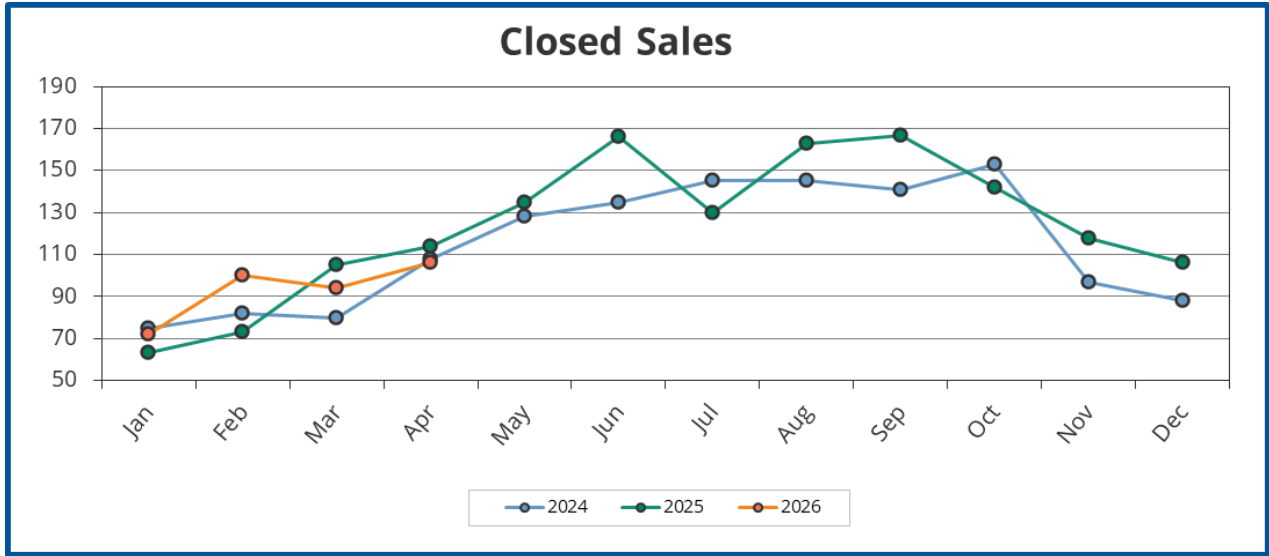


### Pending Sales



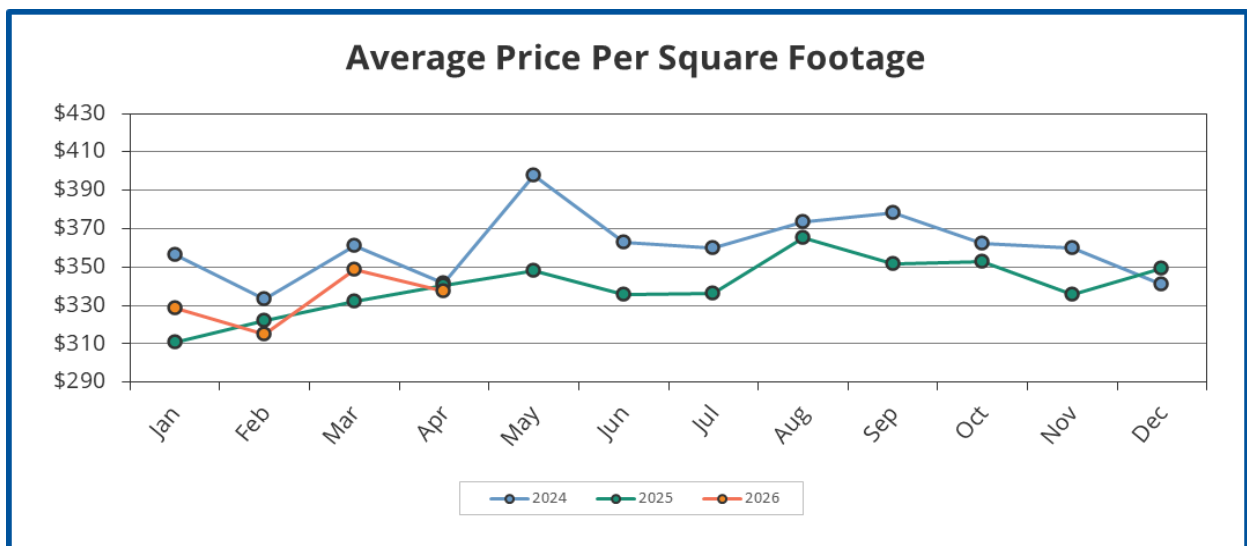
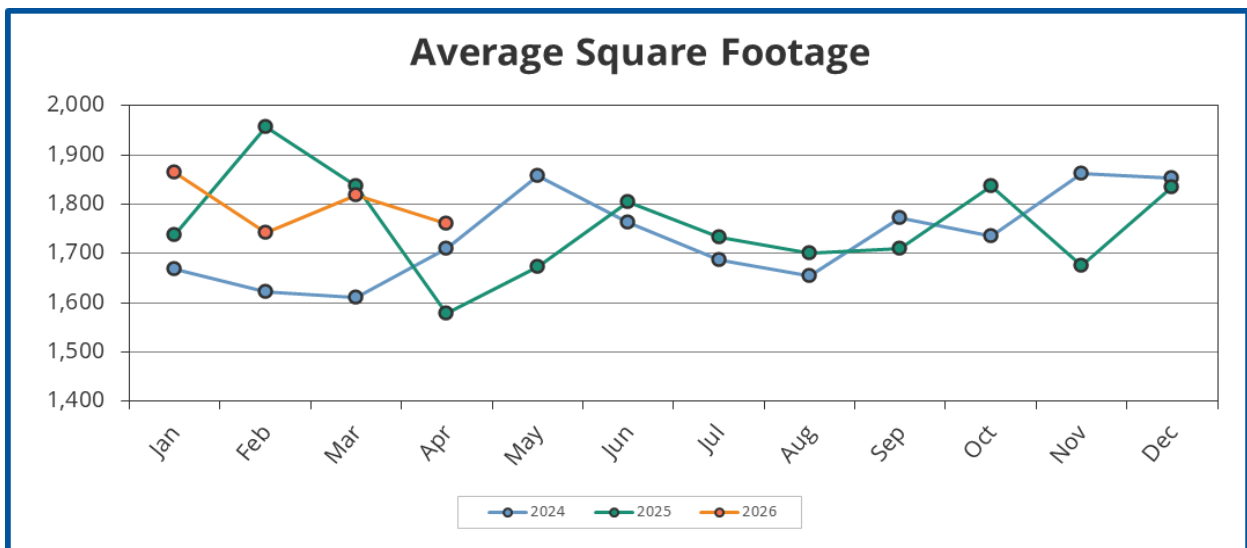
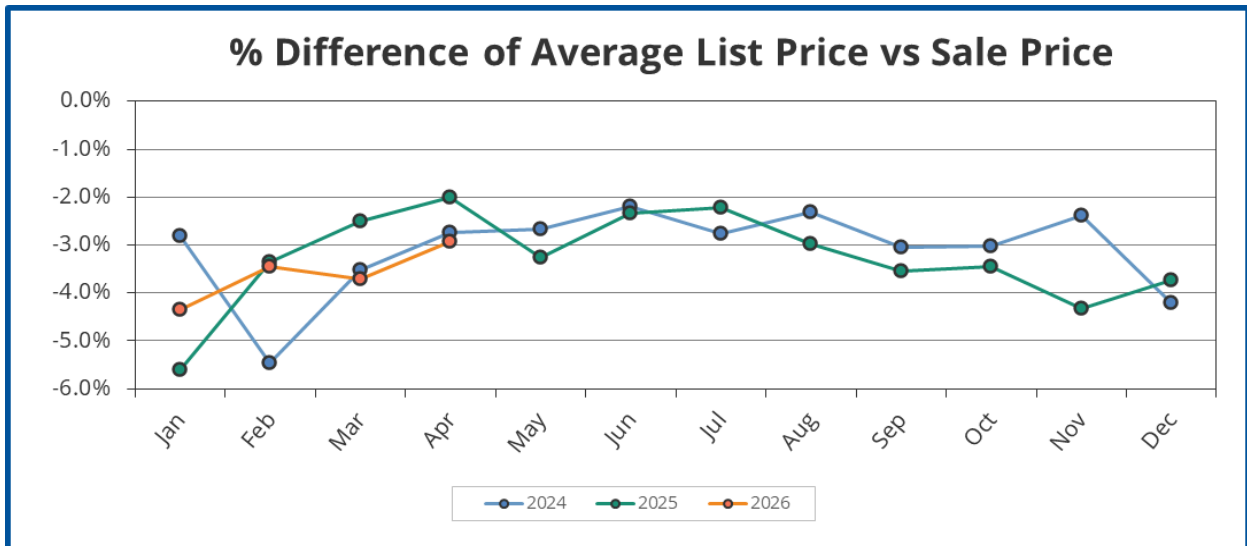
# North Coastal Counties

## April 2026 Reporting Period



# North Coastal Counties

## April 2026 Reporting Period



# North Coastal Counties

## April 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/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	48	28	-	23	4.5%	19	528,800	53	82	70	0.0%	50	524,900	542,000	-2.3%	-	-	4	54,800	2	385,000
181	Hammond / Warrenton	43	15	1	9	-50.0%	10	461,400	43	55	38	15.2%	29	462,800	429,900	-16.5%	1	4,500,000	2	132,300	1	750,000
182	Gearhart West	20	5	0	4	-42.9%	3	769,800	86	18	12	-20.0%	12	1,073,600	775,000	-6.5%	-	-	1	368,500	-	-
183	Gearhart East	3	2	0	1	-	2	588,500	26	5	4	300.0%	5	513,900	526,000	-4.8%	2	1,670,000	2	189,500	1	640,000
184	Seaside Northwest	5	0	1	2	-50.0%	0	-	-	5	4	-33.3%	1	289,000	289,000	-17.0%	-	-	-	-	-	-
185	Seaside North Central	7	4	1	3	200.0%	3	591,700	99	10	9	50.0%	9	524,600	525,000	11.8%	-	-	-	-	-	-
186	Seaside Southwest	22	6	1	5	66.7%	1	599,000	327	21	11	0.0%	5	402,800	375,000	-6.6%	-	-	-	-	1	750,000
187	Seaside South Central	6	2	0	0	-	0	-	-	7	1	-	1	482,000	482,000	2.8%	-	-	-	-	-	-
188	Seaside East	14	1	-	4	-20.0%	5	501,000	118	19	11	10.0%	8	497,100	499,000	-10.4%	-	-	-	-	1	641,500
189	Cannon Beach / Tolovana Park	29	4	1	5	150.0%	2	632,500	3	32	20	185.7%	16	863,800	677,500	-20.2%	-	-	2	95,300	-	-
190	Arch Cape / Cove Beach / Falcon Cove	5	1	0	1	-	2	810,000	8	4	2	-33.3%	2	810,000	810,000	-55.8%	-	-	-	-	-	-
191	Rural Clatsop County	16	3	0	2	0.0%	3	393,200	155	14	6	-45.5%	6	334,100	317,500	7.2%	-	-	4	154,200	-	-
	Clatsop County	218	71	5	59	-7.8%	50	541,800	69	272	188	8.7%	144	583,700	517,000	-12.4%	3	2,613,300	15	135,900	6	591,900
97102	Arch Cape	0	0	0	0	-	0	-	-	1	2	-	2	624,500	624,500	-78.5%	-	-	-	-	-	-
97130	Manzanita	20	8	1	5	0.0%	2	1,059,600	3	21	10	-28.6%	8	1,014,500	890,000	-8.0%	-	-	4	200,000	-	-
97131	Nehalem	20	11	0	1	-75.0%	2	445,000	42	20	9	-40.0%	11	425,800	469,300	-3.8%	-	-	-	-	-	-
97147	Wheeler	2	1	0	2	100.0%	1	280,000	2	5	4	-33.3%	1	280,000	280,000	-16.5%	-	-	3	36,300	-	-
97136	Rockaway Beach	58	19	3	5	0.0%	6	493,800	66	70	34	47.8%	30	485,800	485,000	16.6%	1	450,000	3	115,300	-	-
97107	Bay City	14	8	1	5	-16.7%	-	-	-	17	10	-16.7%	5	453,300	415,000	11.6%	-	-	1	150,000	-	-
97118	Garibaldi	9	3	1	2	0.0%	2	466,300	33	13	5	-50.0%	5	347,200	350,000	17.4%	-	-	-	-	-	-
97143	Netarts	6	6	1	4	300.0%	-	-	-	9	4	-42.9%	2	932,500	932,500	-4.1%	-	-	1	63,000	-	-
97141	Tillamook	50	18	2	9	12.5%	4	380,000	80	55	32	-27.3%	26	468,100	380,500	2.5%	1	165,000	1	120,000	1	483,500
97134	Oceanside	14	3	2	2	0.0%	1	685,000	9	17	7	-22.2%	7	682,900	685,000	-20.2%	-	-	1	100,000	-	-
97108	Beaver	2	0	0	0	-100.0%	0	-	-	2	1	-80.0%	1	475,000	475,000	-8.8%	-	-	-	-	-	-
97122	Hebo	2	0	0	0	-100.0%	-	-	-	1	1	0.0%	1	410,000	410,000	-31.2%	-	-	1	75,000	-	-
97112	Cloverdale	11	4	1	1	-80.0%	0	-	-	8	4	-60.0%	7	524,700	425,000	-35.7%	-	-	1	55,000	-	-
97135	Pacific City	22	6	1	1	-75.0%	2	670,000	18	23	10	11.1%	11	738,700	795,000	16.4%	-	-	1	142,500	-	-
97149	Neskowin	18	5	3	1	0.0%	1	299,000	17	16	3	-66.7%	3	379,700	299,000	1.8%	-	-	1	65,000	-	-
	Tillamook County	248	92	16	38	-19.1%	21	525,200	44	278	136	-21.8%	120	546,200	495,000	-41.0%	2	307,500	18	112,500	1	483,500

# North Coastal Counties

## April 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	131	22	1	13	-18.8%	13	550,500	98	109	54	-1.8%	46	483,400	455,500	-5.7%	1	1,500,000	4	498,300	1	1,165,000
97364	Neotsu	9	1	2	0	-	0	-	-	5	0	-	0	-	-	-9.8%	0	-	0	-	0	-
97368	Otis	17	4	3	4	300.0%	5	548,400	110	21	13	62.5%	11	547,900	480,000	24.3%	-	-	1	25,000	-	-
97341	Depoe Bay	50	12	2	5	-44.4%	3	395,100	95	37	13	-40.9%	11	444,600	583,700	7.7%	1	600,000	1	250,000	-	-
97388	Gleneden Beach	13	6	1	9	125.0%	2	2,095,000	179	22	13	62.5%	5	1,238,300	790,000	15.5%	-	-	1	90,000	-	-
97369	Otter Rock	7	3	1	0	-	0	-	-	6	0	-	0	-	-	30.0%	0	-	0	-	0	-
97365	Newport	35	7	-	5	-16.7%	2	671,500	32	22	15	-6.3%	15	578,100	490,200	2.8%	-	-	-	-	1	544,400
97366	South Beach	17	3	-	1	-66.7%	1	70,000	4	17	4	33.3%	4	521,200	524,900	-32.5%	-	-	-	-	-	-
97343	Eddyville	1	1	0	1	-	0	-	-	2	2	-	1	759,600	759,600	42.0%	-	-	-	-	-	-
97357	Logsdon	1	0	-	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97391	Toledo	8	5	1	2	-50.0%	1	285,000	73	7	3	-50.0%	4	465,300	332,500	7.4%	-	-	1	50,200	-	-
97380	Siletz	2	2	0	1	0.0%	0	-	-	3	1	-50.0%	2	335,000	335,000	-9.2%	-	-	-	-	-	-
97390	Tidewater	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	22.5%	0	-	0	-	0	-
97498	Yachats	17	5	0	3	50.0%	0	-	-	14	5	66.7%	6	843,500	827,500	0.5%	-	-	2	55,000	-	-
97394	Waldport	35	7	1	4	300.0%	7	407,900	77	34	18	50.0%	15	454,300	392,000	9.9%	-	-	3	100,600	-	-
97376	Seal Rock	3	1	1	1	-	1	420,000	153	3	4	33.3%	3	768,200	634,500	0.6%	-	-	1	82,000	-	-
	Lincoln County	346	79	13	49	4.3%	35	578,500	94	303	145	4.3%	123	549,400	499,900	0.7%	2	1,050,000	14	207,300	2	854,700
	North Coastal Counties Total	812	242	34	146	-7.6%	106	550,600	72	853	469	-3.5%	387	561,100	500,000	-5.4%	7	1,507,900	47	148,200	9	638,300

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

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

### Active Listings:

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

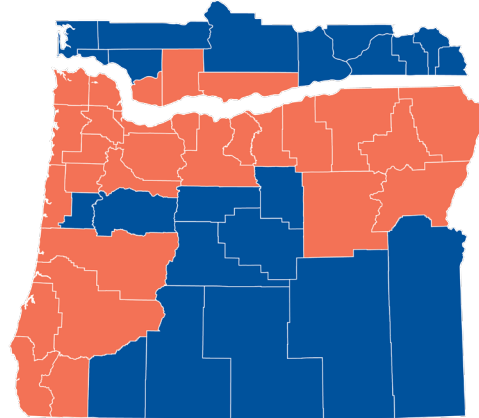
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- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

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

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- Columbia Basin
- Coos County
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- Josephine County (includes Jackson County)
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- 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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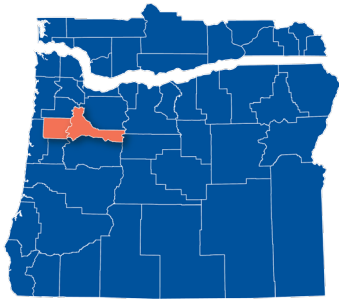
**Polk and Marion Counties** April 2026 Reporting Period

# Polk and Marion Counties

## April 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 (286) decreased 14.9% from the 336 listed in April 2025, and decreased 6.2% from the 305 listed in March 2026.

### Pending Sales

Pending sales (229) decreased 2.6% from the 235 offers accepted in April 2025, and decreased 11.9% from the 260 offers accepted in March 2026.

### Closed Sales

Closed sales (205) increased 22.0% from the 168 closings in April 2025, and increased 12.6% from the 182 closings in March 2026.

### Inventory and Time on Market

Inventory decreased to 3.3 months in April. Total market time decreased to 66 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (1,098) increased 4.8%, pending sales (839) increased 1.7%, and closed sales (678) increased 1.0%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 0.7% from \$464,700 to \$467,900. In the same comparison, the median sale price has decreased 0.7% from \$442,900 to \$440,000.

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

Average Sale Price % Change: +3.1% (\$479,400 v. \$464,900)

Median Sale Price % Change: +1.8% (\$448,000 v. \$440,000)

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

## Inventory in Months

	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	
June	3.1	3.7	
July	2.9	3.8	
August	2.8	3.9	
September	3.3	3.9	
October	3.2	3.1	
November	2.7	4.1	
December	2.4	3.7	

## Residential Trends

### April 2026 vs. March 2026

New Listings **-6.2%** ↓

Pending Sales **-11.9%** ↓

Closed Sales **+12.6%** ↑

Average Sale Price **+4.6%** ↑

Median Sale Price **-2.8%** ↓

Inventory **-0.3** ↓

Total Market Time **-36** ↓

### April 2026 vs. April 2025

New Listings **-14.9%** ↓

Pending Sales **-2.6%** ↓

Closed Sales **+22.0%** ↑

Average Sale Price **+3.2%** ↑

Median Sale Price **-2.9%** ↓

Inventory **-0.2** ↓

Total Market Time **+9** ↑

# Polk and Marion Counties

April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	4	1.3%	8	2.6%	9	3.1%
200K-300K	11	3.6%	14	4.6%	8	2.8%
300K-400K	15	5.0%	27	8.8%	16	5.5%
400K-500K	79	26.1%	61	19.9%	71	24.5%
500K-600K	100	33.0%	92	30.1%	91	31.4%
600K-700K	35	11.6%	45	14.7%	43	14.8%
700K-800K	34	11.2%	20	6.5%	21	7.2%
800K-900K	7	2.3%	13	4.2%	8	2.8%
900K-1M	9	3.0%	13	4.2%	10	3.4%
1MM-1.1MM	1	0.3%	4	1.3%	2	0.7%
1.1MM-1.2MM	3	1.0%	4	1.3%	3	1.0%
1.2MM-1.3MM	1	0.3%	4	1.3%	4	1.4%
1.3MM-1.4MM	1	0.3%	1	0.3%	2	0.7%
1.4MM-1.5MM	2	0.7%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	0.3%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	1	0.3%	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%	1	0.3%
<b>Total Closed Sales</b>	<b>303</b>		<b>306</b>		<b>290</b>	

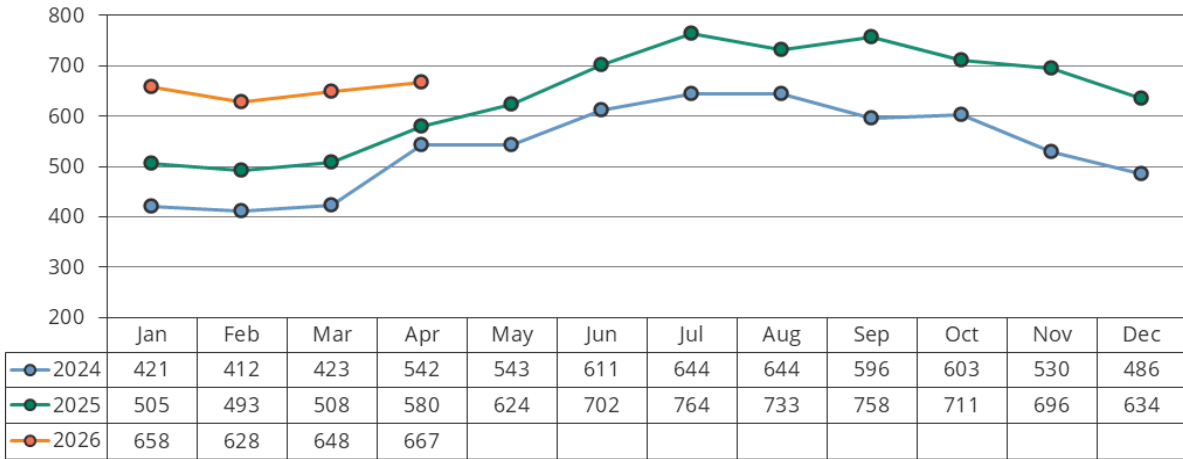
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	286	229	205	491,000	437,000	66
	March	305	260	182	469,200	449,500	102
	Year-To-Date	1,098	839	678	467,900	440,000	80
2025	April	336	235	168	475,900	450,000	57
	Year-To-Date	1,048	825	671	464,700	442,900	63
Change	April 2025	-14.9%	-2.6%	22.0%	3.2%	-2.9%	15.8%
	Prev Mo 2025	-6.2%	-11.9%	12.6%	4.6%	-2.8%	-35.3%
	Year-To-Date	4.8%	1.7%	1.0%	0.7%	-0.7%	27.0%

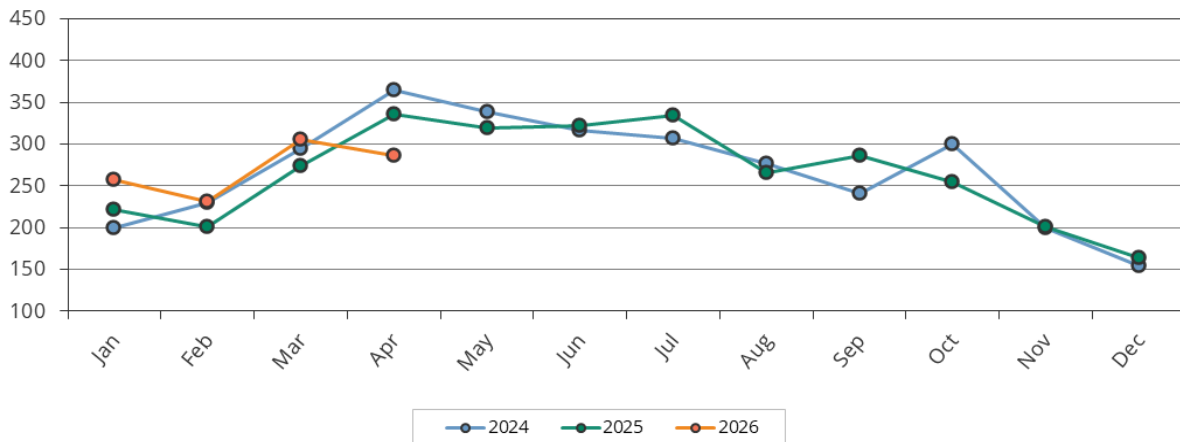
# Polk and Marion Counties

## April 2026 Reporting Period

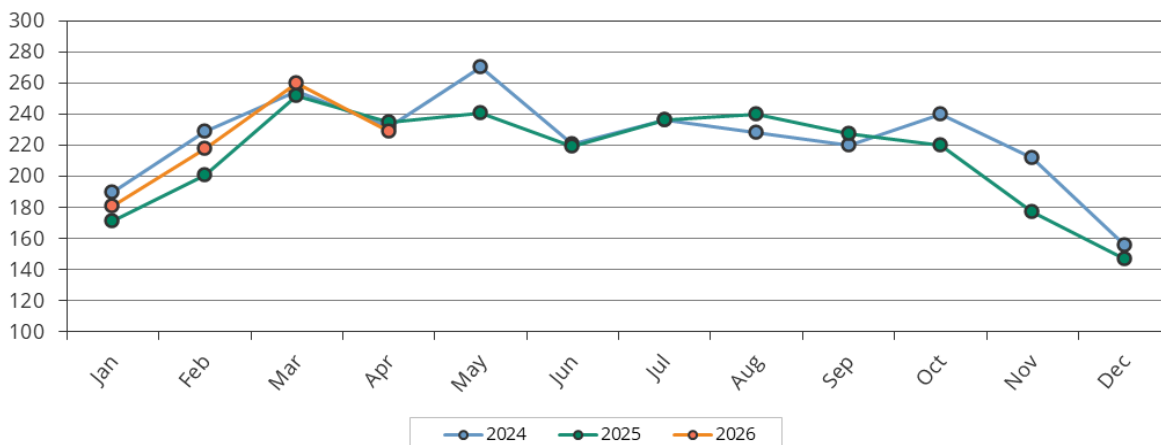
### Active Residential Listings



### New Listings

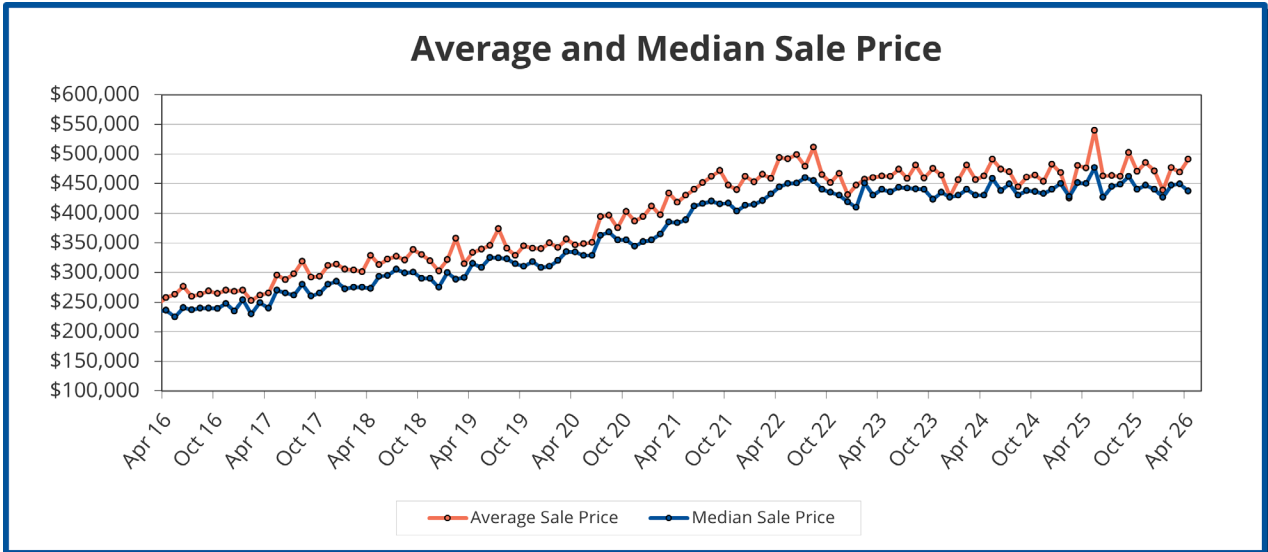
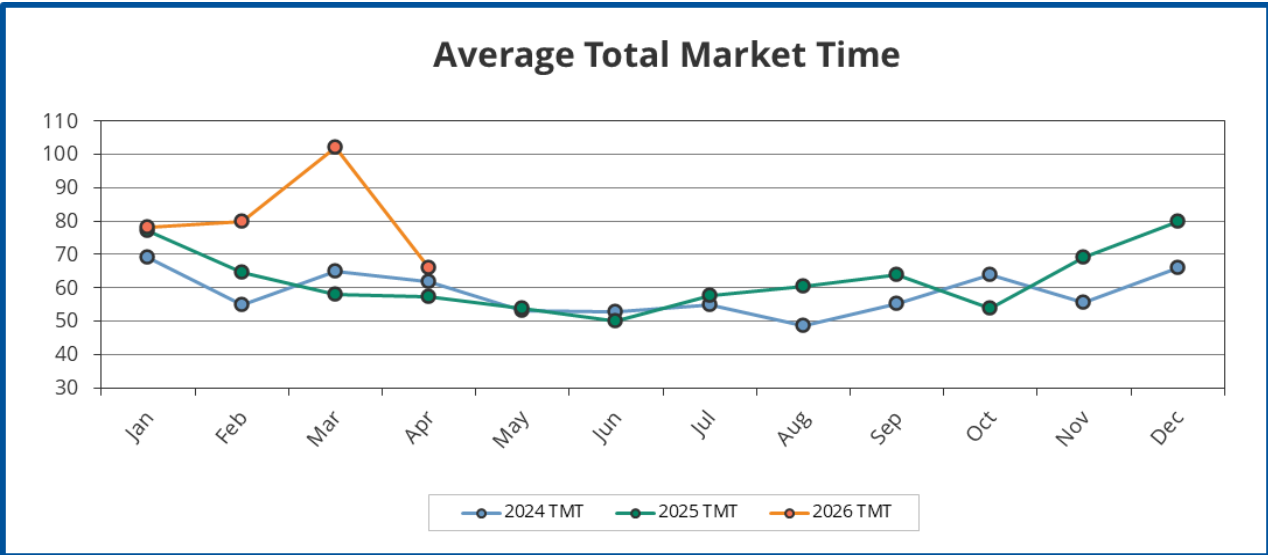
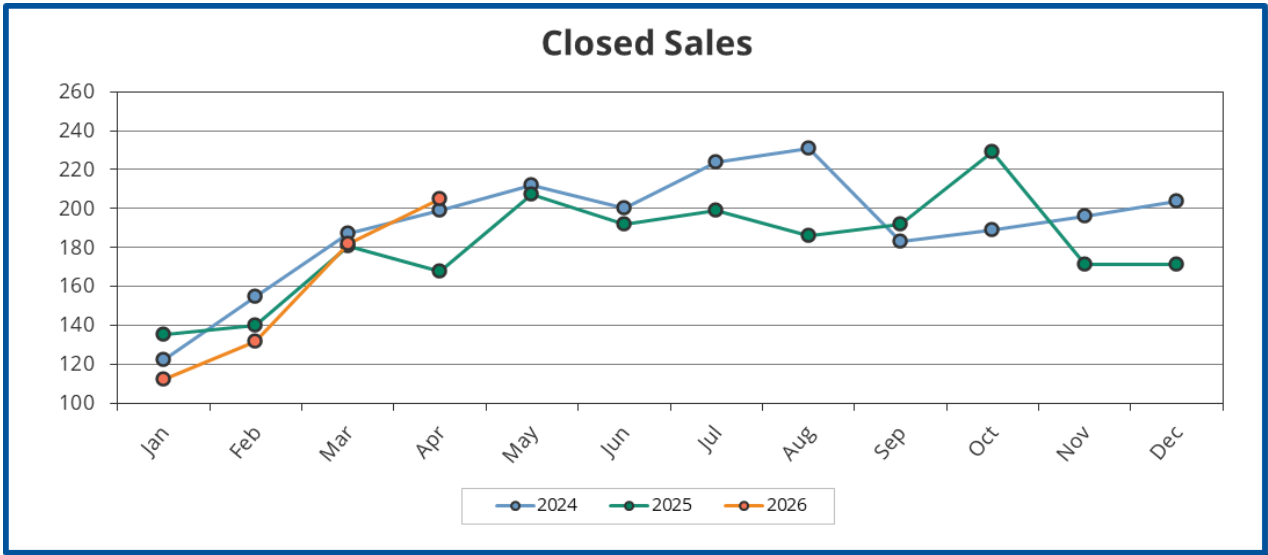


### Pending Sales



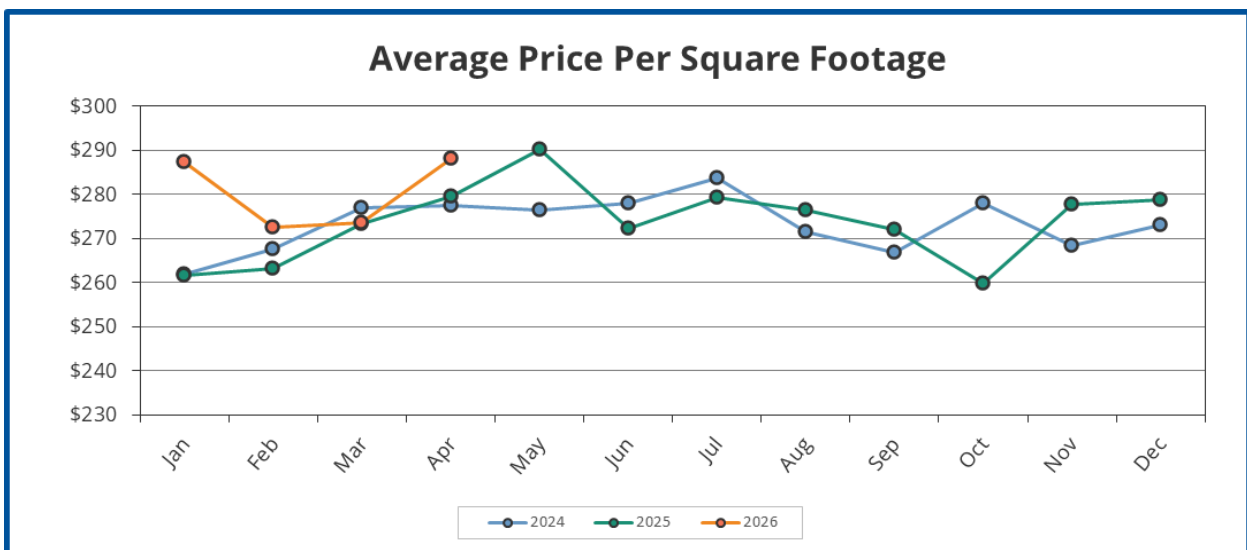
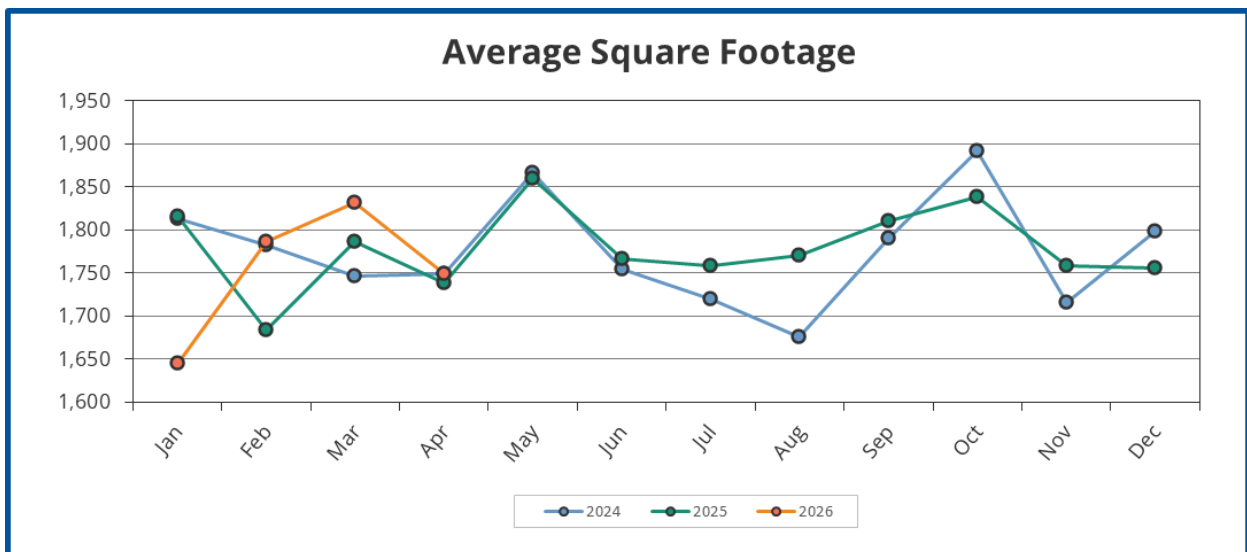
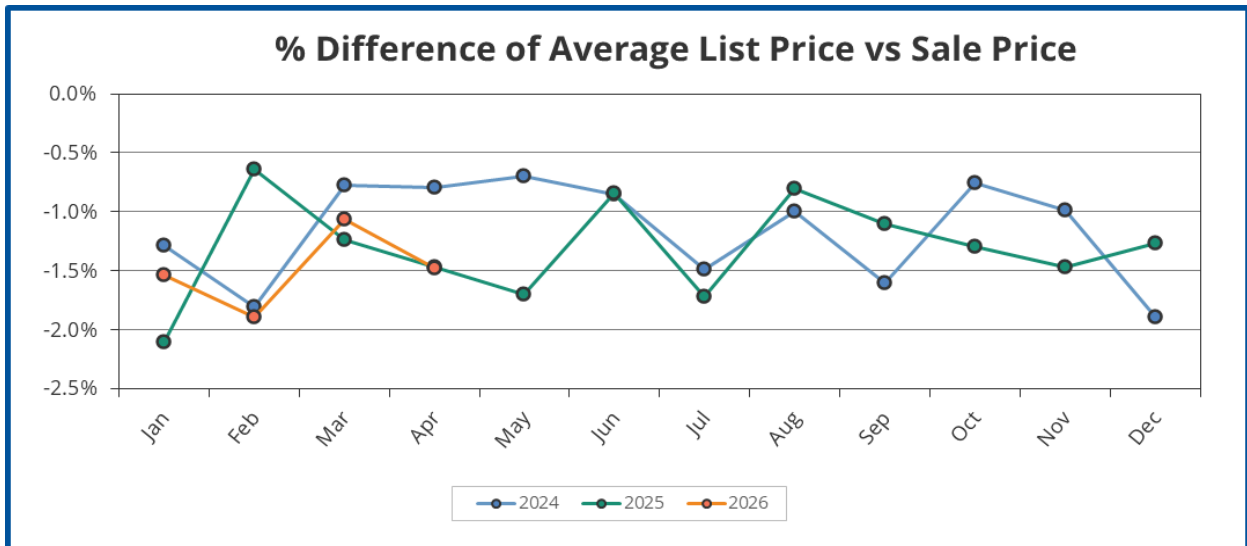
# Polk and Marion Counties

## April 2026 Reporting Period



# Polk and Marion Counties

## April 2026 Reporting Period



# Polk and Marion Counties

## April 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	92	39	13	28	16.7%	20	620,100	97	105	82	-7.9%	65	489,500	415,000	11.4%	2	145,800	6	228,900	2	895,000
168	West Salem N	50	23	8	15	25.0%	13	516,700	106	72	52	-1.9%	36	517,300	500,000	3.0%	-	-	-	-	-	-
169	West Salem S	8	5	1	-	-100.0%	2	438,500	37	11	4	-63.6%	3	475,700	480,000	0.1%	-	-	1	150,000	1	560,000
170	Woodburn	101	56	11	41	-18.0%	31	395,900	93	197	145	-9.9%	109	427,000	424,900	6.2%	1	2,400,000	1	165,000	-	-
	Except Woodburn	158	62	15	46	-6.1%	40	552,200	61	225	163	7.9%	130	546,500	508,000	3.9%	1	926,500	11	470,600	1	555,000
170	Marion Except Salem/Keizer	259	118	26	87	-12.1%	71	484,000	75	422	308	-1.3%	239	492,000	456,000	4.4%	2	1,663,300	12	445,200	1	555,000
171	Southwest Salem	3	0	0	1	-66.7%	1	780,000	47	7	6	0.0%	6	554,700	520,000	-4.2%	-	-	-	-	-	-
172	South Salem	51	25	6	20	17.6%	16	587,100	50	85	69	-11.5%	56	507,300	457,500	1.5%	-	-	-	-	1	499,000
173	Southeast Salem	57	20	5	23	-4.2%	19	485,000	37	100	83	38.3%	79	500,000	479,000	5.0%	1	975,000	-	-	2	1,103,500
174	Central Salem	20	6	1	8	60.0%	7	368,500	61	44	26	-10.3%	25	361,500	349,900	1.6%	-	-	-	-	2	557,500
175	East Salem S	31	14	1	16	-5.9%	16	508,900	58	84	76	4.1%	52	441,900	438,000	-3.2%	-	-	1	157,500	1	485,000
176	East Salem N	59	19	4	14	-17.6%	19	359,800	48	97	72	20.0%	70	342,200	399,900	-7.0%	-	-	1	1,100,000	-	-
177	South Keizer	6	1	1	1	-	2	207,500	30	9	7	16.7%	6	352,300	401,500	20.3%	-	-	-	-	-	-
178	North Keizer	31	16	3	16	14.3%	19	470,600	51	62	54	12.5%	41	450,500	457,900	-2.0%	-	-	-	-	3	752,000
167-169	Polk Co. Grand Total	150	67	22	43	10.3%	35	571,300	97	188	138	-9.8%	104	498,700	436,000	7.7%	2	145,800	7	217,600	3	783,300
170-178	Marion Co. Grand Total	517	219	47	186	-5.1%	170	474,500	60	910	701	4.3%	574	462,300	440,000	2.1%	3	1,433,800	14	471,400	10	711,700
	Polk & Marion Grand Total	667	286	69	229	-2.6%	205	491,000	66	1,098	839	1.7%	678	467,900	440,000	3.1%	5	918,600	21	386,800	13	728,200
220	Benton County	95	45	6	23	0.0%	18	551,800	71	127	93	14.8%	80	611,600	569,000	-7.2%	-	-	3	57,300	4	904,500
221	Linn County	197	107	18	78	-2.5%	68	453,200	74	356	282	-11.9%	227	456,500	410,000	4.0%	2	380,000	11	203,500	5	584,000

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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# Definitions and Formulas

## Additional Resources

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

### 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.

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

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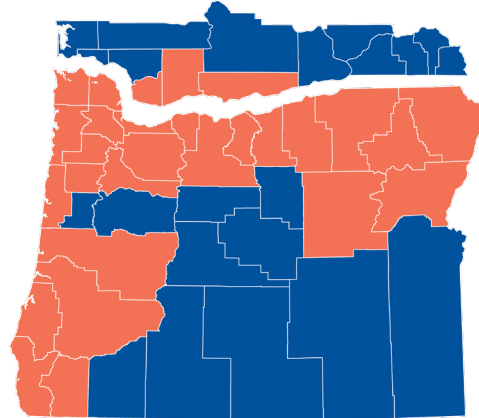
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- Southwest Washington
- Union County
- Wallowa County



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# MARKET ACTION REPORT

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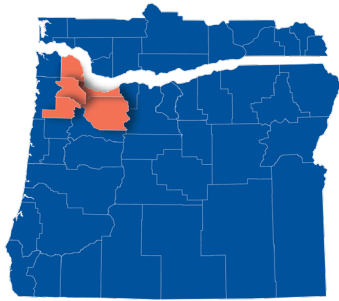
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**Portland Metro** April 2026 Reporting Period

# Portland Metro

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (3,396) increased 1.1% from the 3,358 listed in April 2025, and increased 24.0% from the 2,738 listed in March 2026.

### Pending Sales

Pending sales (2,356) increased 5.9% from the 2,225 offers accepted in April 2025, and increased 1.6% from the 2,319 offers accepted in March 2026.

### Closed Sales

Closed sales (2,013) increased 7.1% from the 1,880 closings in April 2025, and increased 12.5% from the 1,790 closings in March 2026.

### Inventory and Time on Market

Inventory increased to 3.1 months in April. Total market time decreased to 63 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (10,658) increased 3.4%, pending sales (7,822) increased 5.6%, and closed sales (6,477) increased 2.9%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has decreased 1.1% from \$606,700 to \$600,000. In the same comparison, the median sale price has decreased 0.9% from \$540,000 to \$535,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.4% (\$610,200 v. \$612,500)

Median Sale Price % Change: -0.2% (\$545,000 v. \$546,000)

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	
June	2.6	3.6	
July	2.8	3.7	
August	3.0	3.5	
September	3.5	3.8	
October	2.9	3.1	
November	3.0	3.8	
December	2.7	2.9	

## Residential Trends

### April 2026 vs. March 2026

New Listings	<b>+24.0%</b>	↑
Pending Sales	<b>+1.6%</b>	↑
Closed Sales	<b>+12.5%</b>	↑
Average Sale Price	<b>+0.1%</b>	↑
Median Sale Price	<b>+1.1%</b>	↑
Inventory	<b>+0.1</b>	↑
Total Market Time	<b>-16</b>	↓

### April 2026 vs. April 2025

New Listings	<b>+1.1%</b>	↑
Pending Sales	<b>+5.9%</b>	↑
Closed Sales	<b>+7.1%</b>	↑
Average Sale Price	<b>-0.3%</b>	↓
Median Sale Price	<b>0.0%</b>	—
Inventory	<b>0.0</b>	—
Total Market Time	<b>+1</b>	↑

# Portland Metro

April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	20	1.0%	21	1.1%	30	1.5%
100K-200K	43	2.2%	58	3.0%	37	1.8%
200K-300K	110	5.6%	93	4.7%	105	5.2%
300K-400K	204	10.5%	221	11.3%	208	10.3%
400K-500K	408	20.9%	404	20.6%	420	20.9%
500K-600K	378	19.4%	347	17.7%	372	18.5%
600K-700K	258	13.2%	294	15.0%	278	13.8%
700K-800K	165	8.5%	151	7.7%	196	9.7%
800K-900K	122	6.3%	123	6.3%	119	5.9%
900K-1M	66	3.4%	62	3.2%	72	3.6%
1MM-1.1MM	33	1.7%	46	2.3%	29	1.4%
1.1MM-1.2MM	34	1.7%	42	2.1%	36	1.8%
1.2MM-1.3MM	21	1.1%	21	1.1%	35	1.7%
1.3MM-1.4MM	24	1.2%	20	1.0%	23	1.1%
1.4MM-1.5MM	14	0.7%	11	0.6%	15	0.7%
1.5MM-1.6MM	11	0.6%	9	0.5%	5	0.2%
1.6MM-1.7MM	10	0.5%	8	0.4%	10	0.5%
1.7MM-1.8MM	2	0.1%	6	0.3%	8	0.4%
1.8MM-1.9MM	4	0.2%	5	0.3%	2	0.1%
1.9MM-2MM	1	0.1%	3	0.2%	2	0.1%
2MM+	20	1.0%	13	0.7%	11	0.5%
<b>Total Closed Sales</b>	<b>1,948</b>		<b>1,958</b>		<b>2,013</b>	

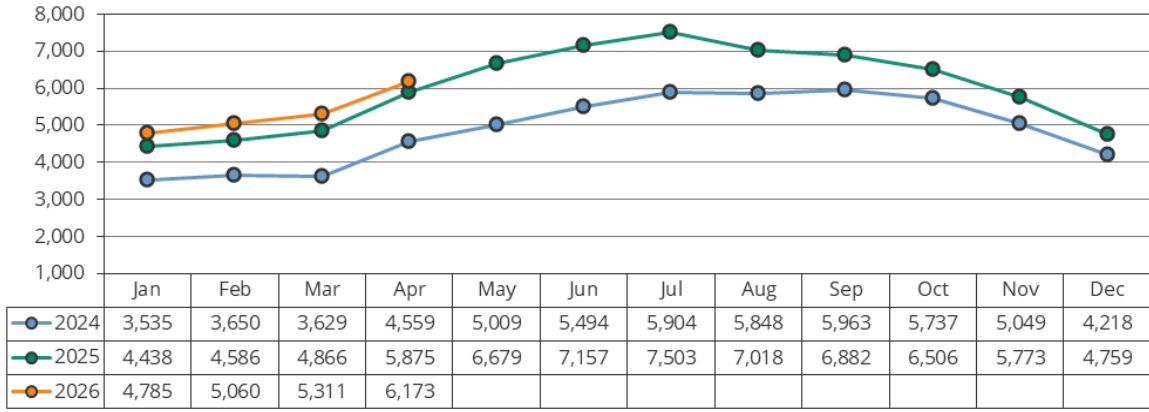
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	3,396	2,356	2,013	615,100	550,000	63
	March	2,738	2,319	1,790	614,200	543,800	79
	Year-To-Date	10,658	7,822	6,477	600,000	535,000	79
2025	April	3,358	2,225	1,880	616,700	550,000	62
	Year-To-Date	10,307	7,410	6,295	606,700	540,000	73
Change	April 2025	1.1%	5.9%	7.1%	-0.3%	0.0%	1.6%
	Prev Mo 2025	24.0%	1.6%	12.5%	0.1%	1.1%	-20.3%
	Year-To-Date	3.4%	5.6%	2.9%	-1.1%	-0.9%	8.2%

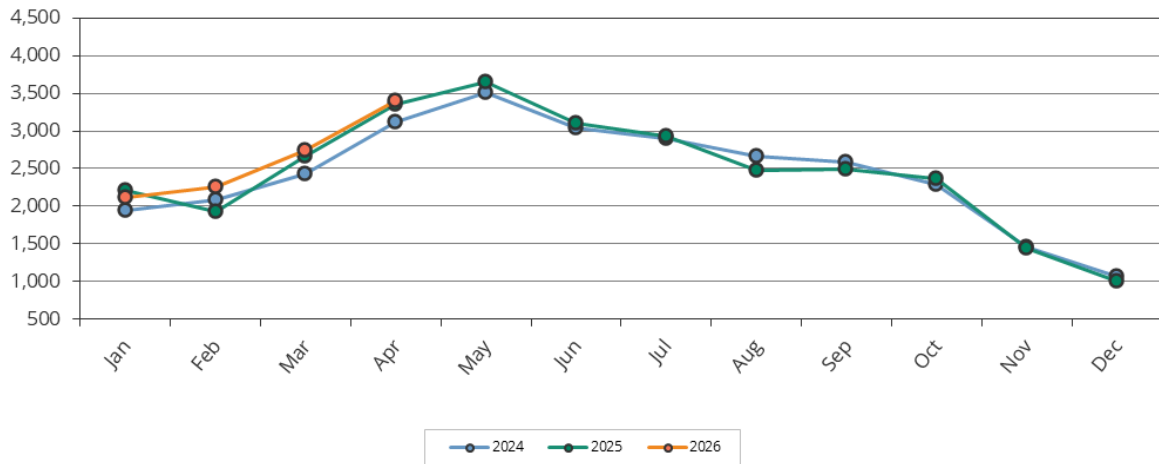
# Portland Metro

## April 2026 Reporting Period

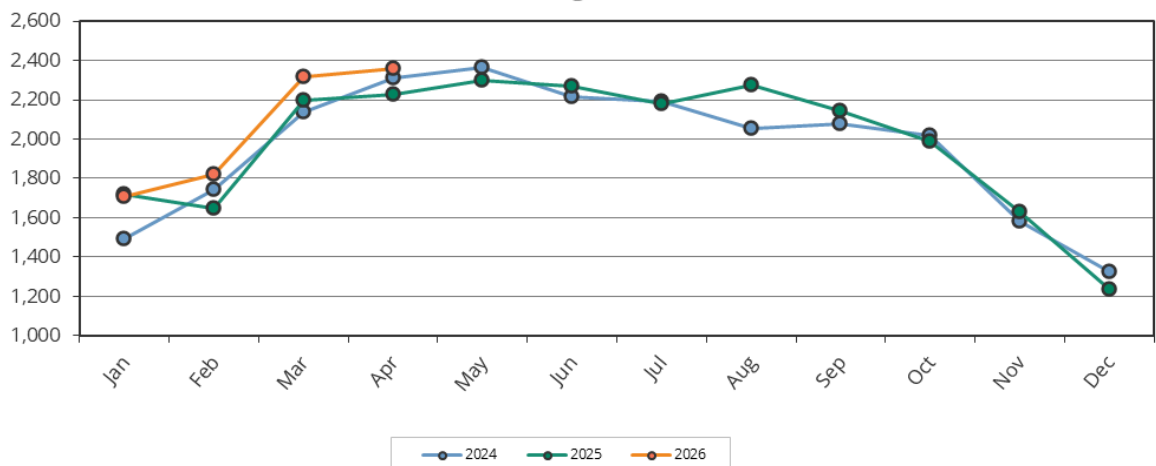
### Active Residential Listings



### New Listings

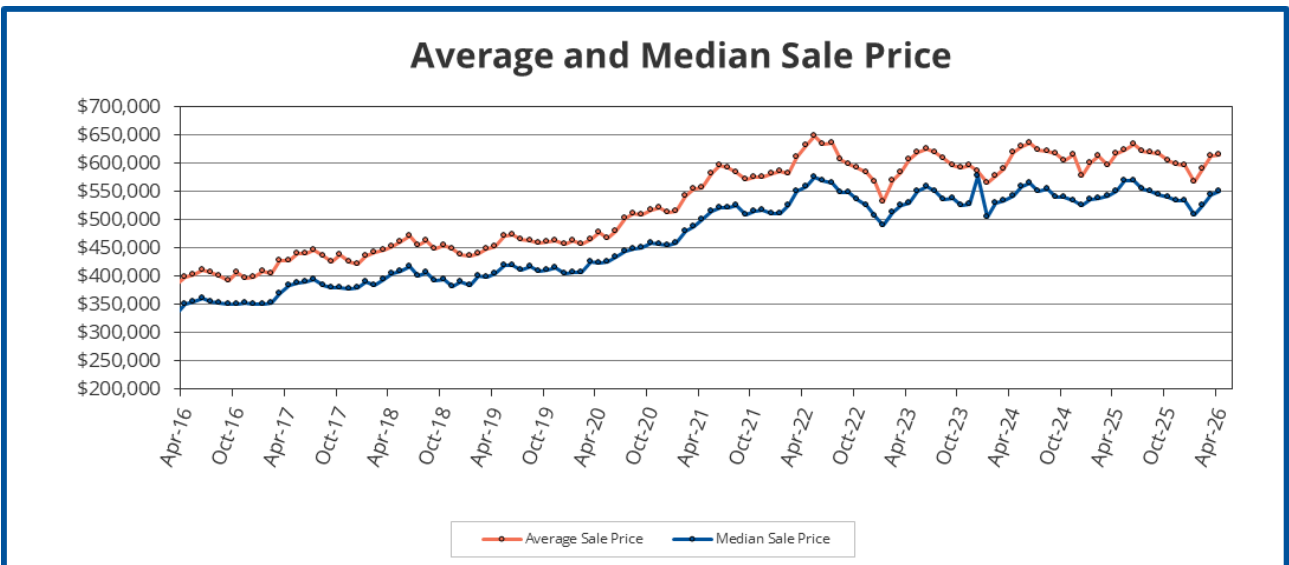
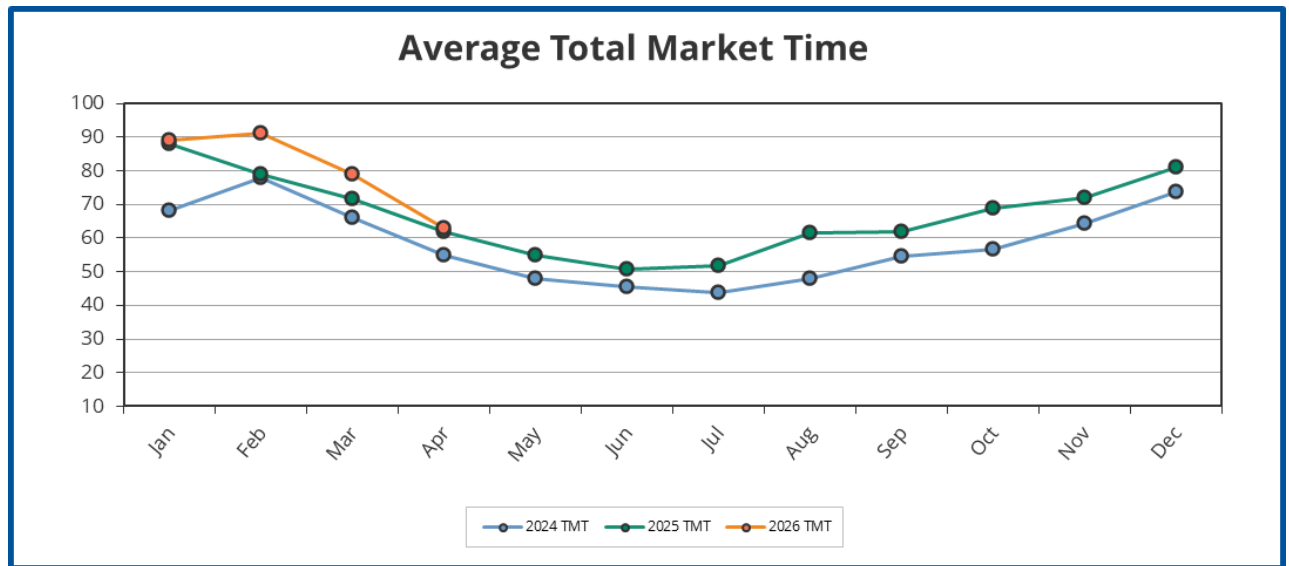
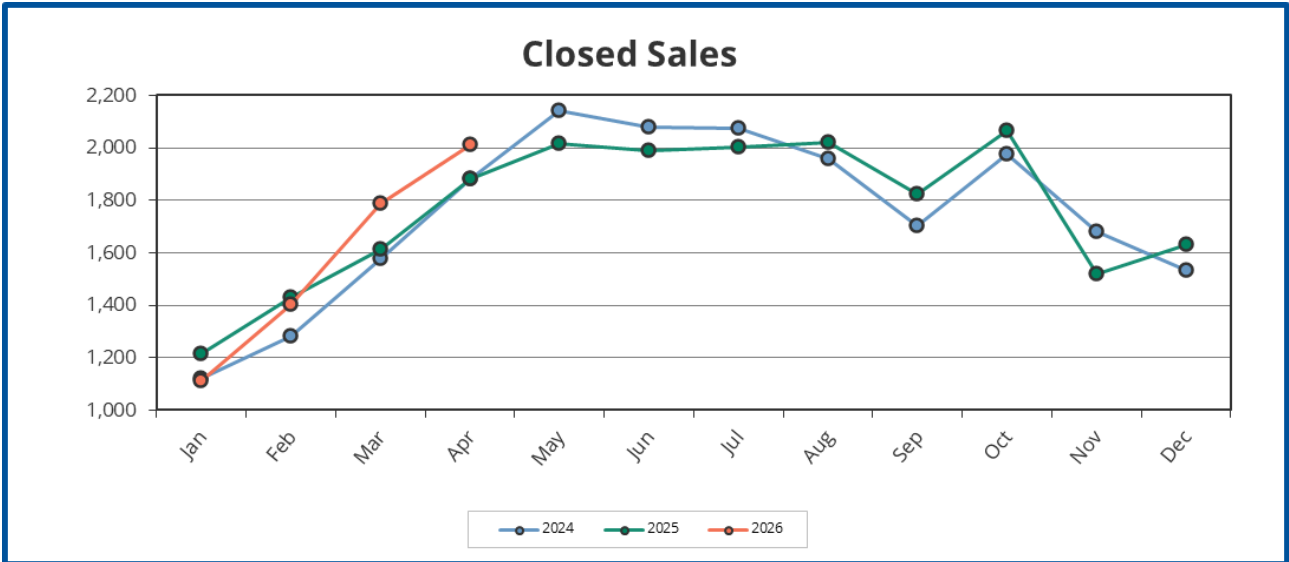


### Pending Sales



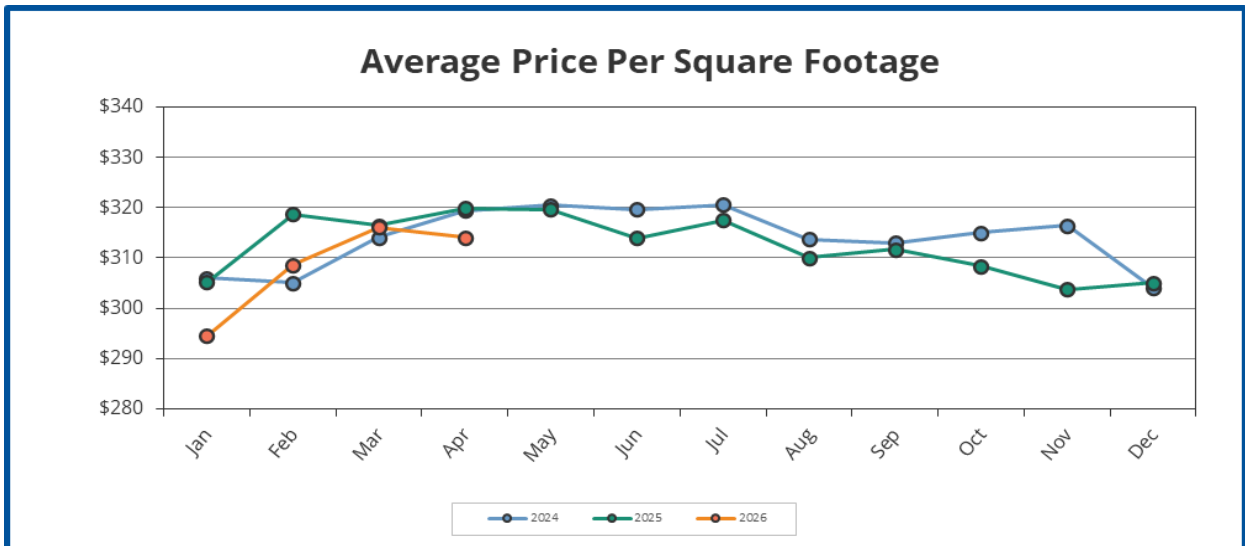
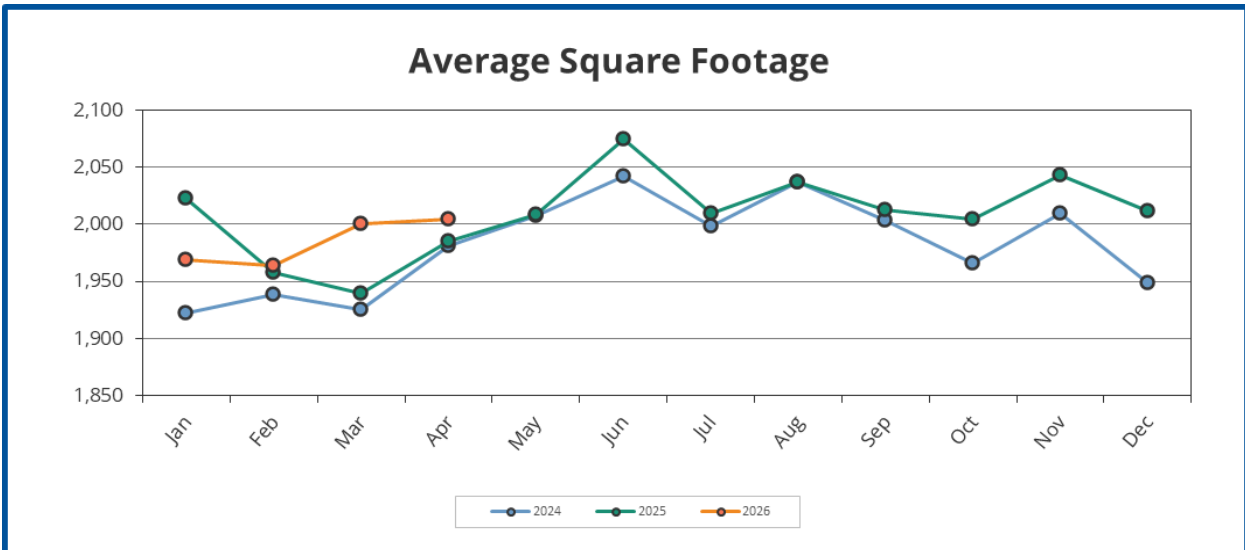
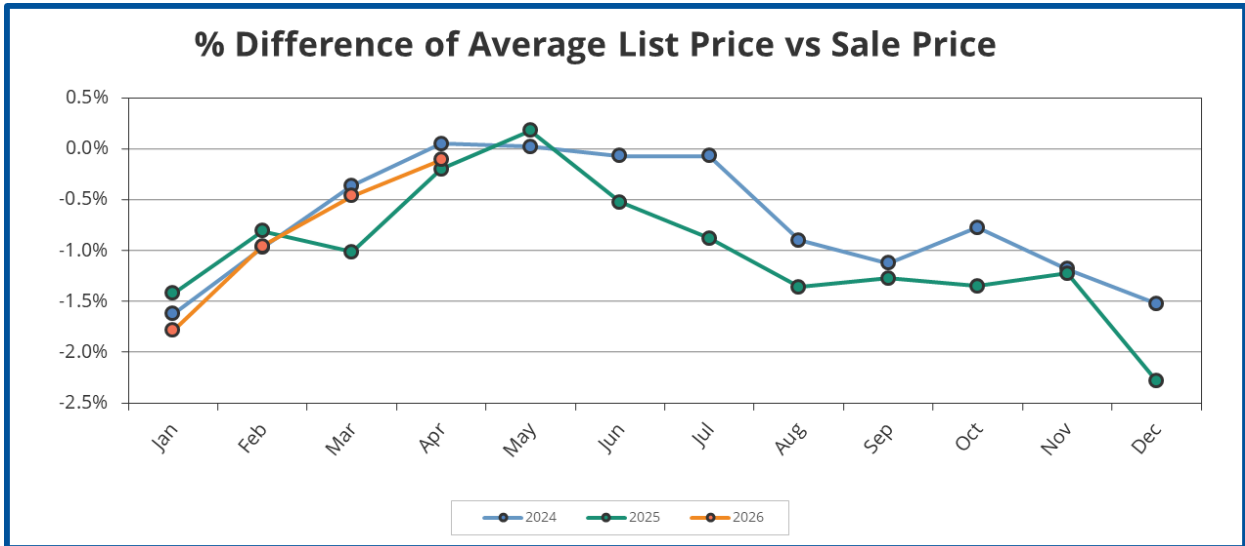
# Portland Metro

## April 2026 Reporting Period



# Portland Metro

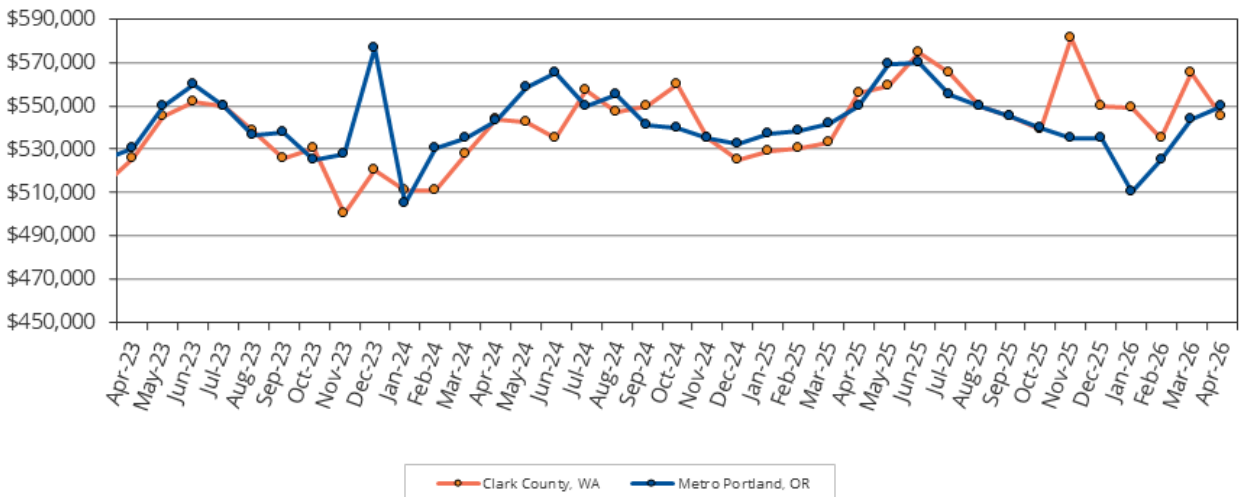
## April 2026 Reporting Period



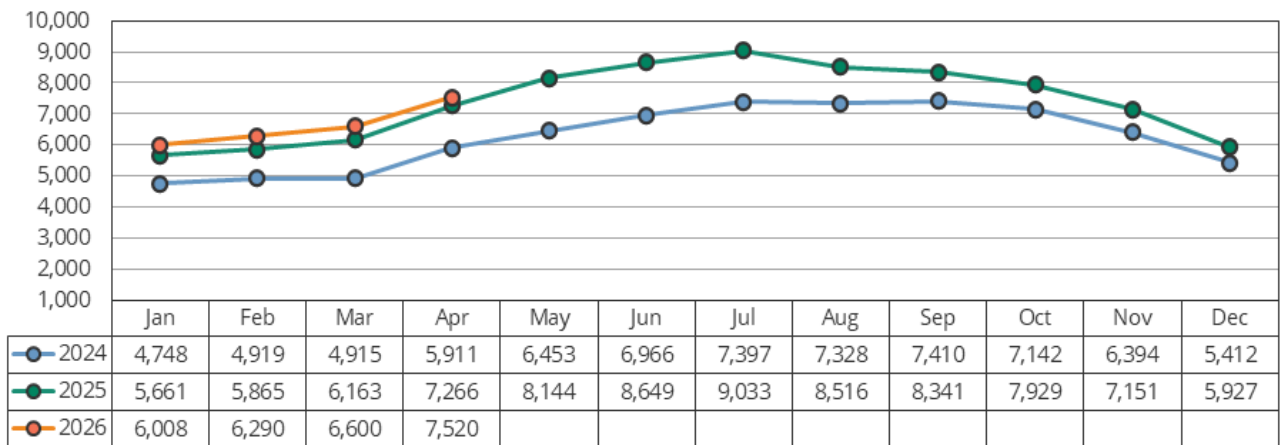
# Portland Metro

## April 2026 Reporting Period

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



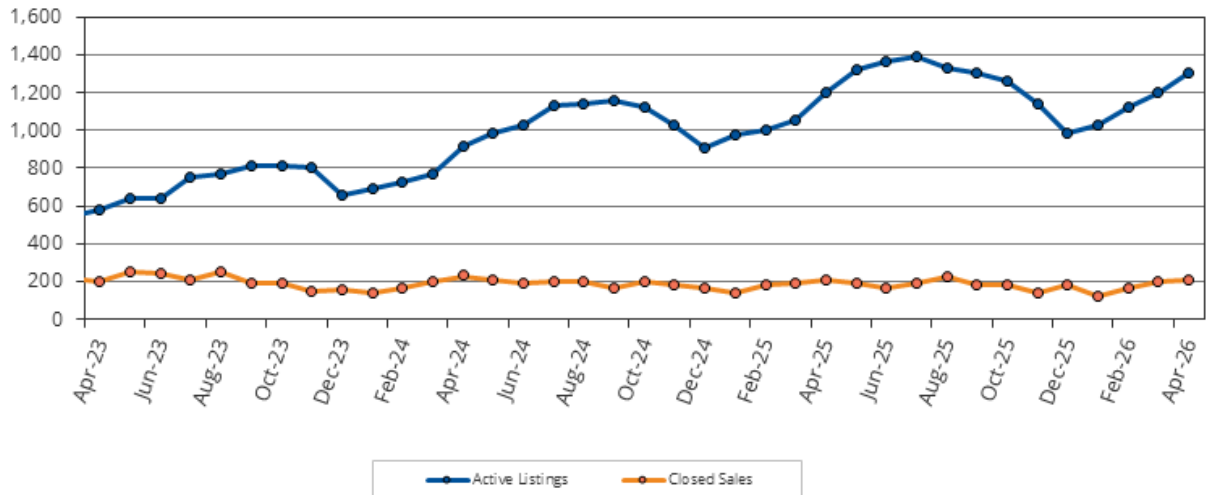
### Total Active Listings



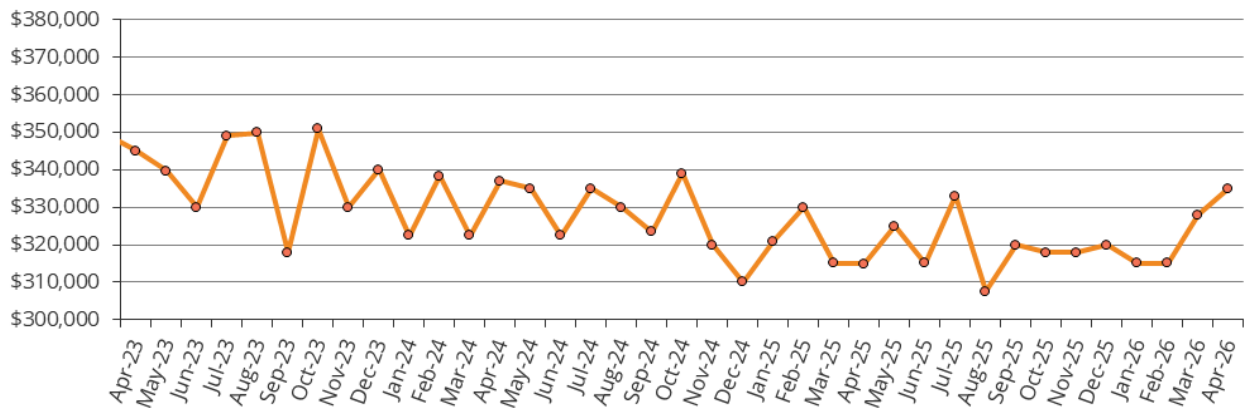
# Portland Metro

## April 2026 Reporting Period

### Active & Closed Condos

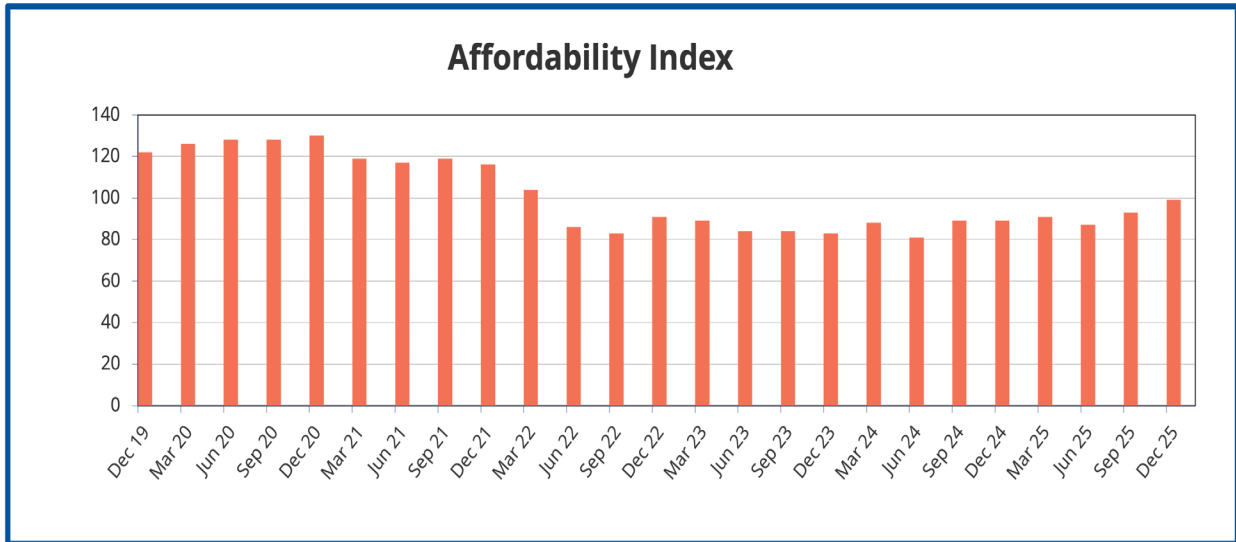


### Condo Median Sale Price



# Portland Metro

## April 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 Portland Metro area is affordable for a family earning the median income. A family earning the median income (\$124,100 in 2025, per HUD) can afford 98% of a monthly mortgage payment on a median priced home (\$543,800 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.1% (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

**5,731**

Percent of Total  
Active Listings

**92.8%**

Purchase- and  
Occupancy-Ready  
Inventory in Months

**2.8**

# Portland Metro

## April 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/Not Canceled Listings	Pending Sales	Pending Sales 26 vs 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 vs 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	263	146	21	98	8.9%	83	488,700	42	473	325	-5.5%	274	493,700	466,200	3.1%	6	889,400	3	292,500	7	888,300
142	NE Portland	393	290	28	215	3.9%	191	626,900	47	897	734	16.1%	616	581,700	513,000	2.7%	6	1,191,100	3	328,800	23	904,800
143	SE Portland	543	392	43	277	-4.5%	253	539,400	55	1,172	890	-2.6%	735	507,200	455,000	0.9%	5	1,718,100	18	307,600	25	810,900
144	Gresham / Troutdale	370	198	25	157	0.6%	136	501,500	62	665	518	6.6%	456	494,400	480,800	-1.0%	4	1,218,500	10	275,700	9	539,800
145	Milwaukie / Clackamas	503	298	53	223	21.9%	172	602,800	69	975	746	18.6%	599	573,400	550,000	-1.6%	2	1,320,000	8	323,300	4	646,800
146	Oregon City / Canby	310	188	14	122	-3.2%	114	653,400	69	572	412	7.6%	322	626,900	590,000	0.2%	2	1,915,000	17	387,600	4	566,200
147	Lake Oswego / West Linn	414	223	32	133	34.3%	97	1,020,400	60	662	412	22.3%	322	1,036,000	841,000	-1.0%	-	-	8	832,400	-	-
148	W Portland	956	410	66	253	21.6%	214	704,800	84	1,269	777	9.3%	637	731,700	650,000	-0.7%	-	-	6	354,200	11	1,056,400
149	NW Wash Co.	304	177	20	123	20.6%	104	727,900	64	522	381	7.9%	295	705,300	676,800	-7.4%	-	-	10	479,600	1	955,500
150	Beaverton / Aloha	468	271	39	179	9.1%	159	552,400	43	857	641	8.6%	532	546,100	550,000	0.0%	2	1,002,000	2	590,000	4	819,500
151	Tigard / Wilsonville	507	280	33	211	-12.4%	200	637,000	63	943	746	-3.4%	620	627,400	610,000	-1.4%	2	716,500	12	497,200	2	880,500
152	Hillsboro / Forest Grove	422	215	30	183	13.0%	144	569,100	75	766	626	5.7%	542	534,500	501,300	-2.6%	5	596,500	10	485,800	12	629,200
153	Mt. Hood	72	30	6	13	62.5%	15	498,000	61	76	45	7.1%	43	516,100	510,000	-5.8%	-	-	6	150,000	-	-
155	Columbia Co.	234	104	13	63	-7.4%	40	456,500	83	295	195	-8.5%	151	465,800	443,600	1.9%	2	532,100	12	121,700	-	-
156	Yamhill Co.	414	174	22	106	-12.4%	91	513,000	89	514	374	-9.2%	333	538,900	470,000	1.5%	6	926,700	18	856,100	8	513,200

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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

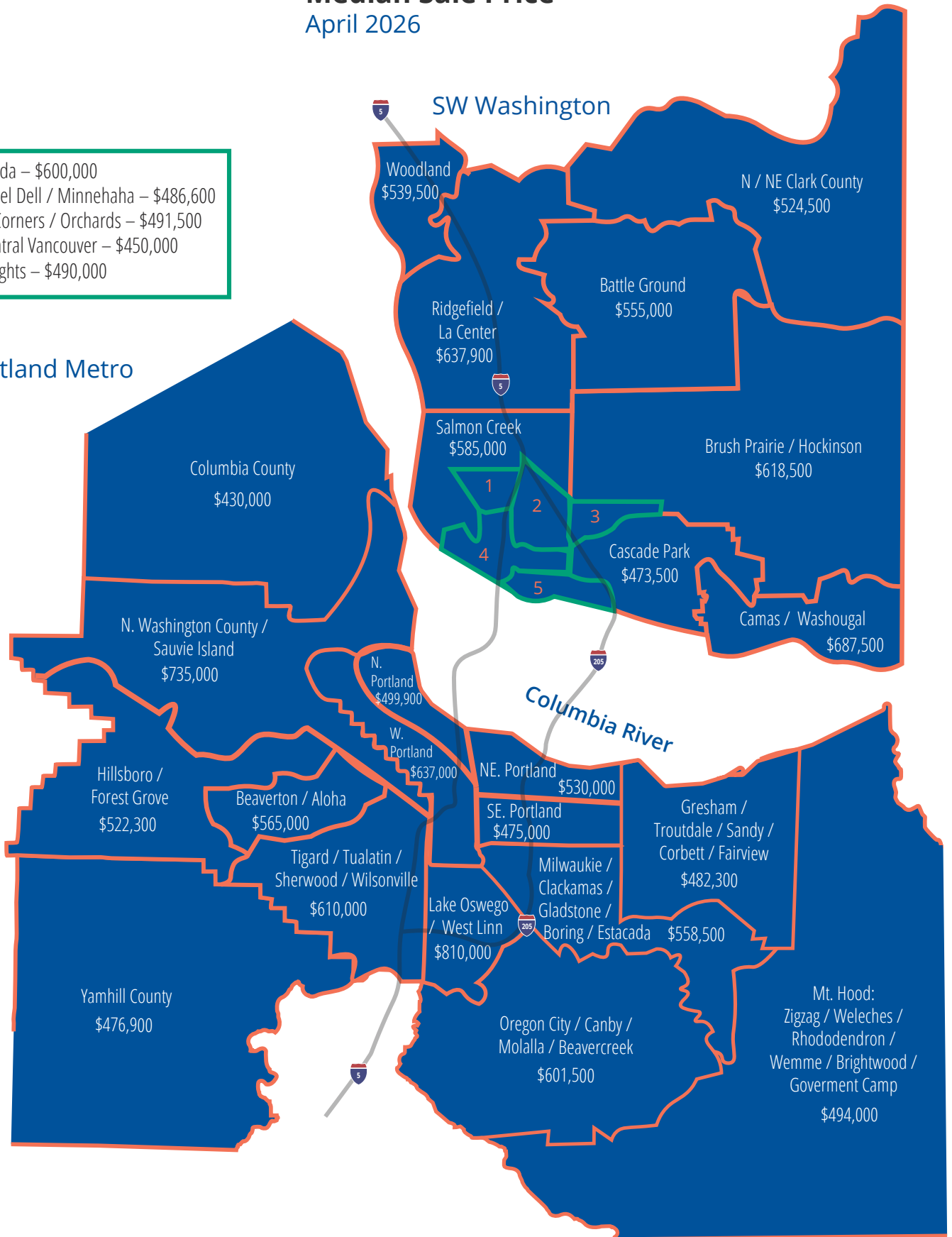
# Portland Metro

April 2026 Reporting Period

## Median Sale Price April 2026

1. Felida – \$600,000
2. Hazel Dell / Minnehaha – \$486,600
3. 5. Corners / Orchards – \$491,500
4. Central Vancouver – \$450,000
5. Heights – \$490,000

### Portland Metro





# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

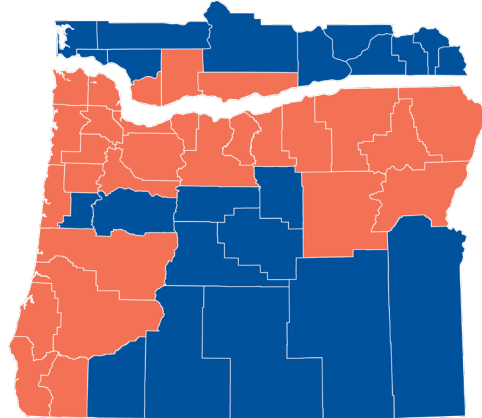
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

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

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



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**Kurt von Wasmuth**, President/CEO

**Maggie Wu**, Editor

**Grant Lowery**, Communications Manager

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RMLS™



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503.236.7657



# MARKET ACTION REPORT

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

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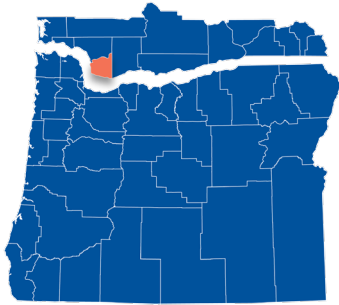
**SW Washington** April 2026 Reporting Period

# SW Washington

## April 2026 Reporting Period

### MARKET ACTION REPORT

Note: Due to significant differences between the counties in Southwest Washington, the charts have been separated into Clark and Cowlitz Co. The charts that include Cowlitz County data can be found on pages 8-9.



## Residential Highlights

### New Listings

New listings (935) increased 5.2% from the 889 listed in April 2025, and increased 17.8% from the 794 listed in March 2026.

### Pending Sales

Pending sales (660) increased 10.9% from the 595 offers accepted in April 2025, and decreased 1.0% from the 667 offers accepted in March 2026.

### Closed Sales

Closed sales (547) increased 2.2% from the 535 closings in April 2025, and increased 6.6% from the 513 closings in March 2026.

### Inventory and Time on Market

Inventory increased to 3.3 months in April. Total market time decreased to 72 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (3,131) increased 13.1%, pending sales (2,348) increased 11.5%, and closed sales (1,923) increased 3.8%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 2.1% from \$610,200 to \$623,200. In the same comparison, the median sale price has increased 2.4% from \$536,000 to \$549,000.

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

Average Sale Price % Change: +1.0% (\$627,300 v. \$621,300)

Median Sale Price % Change: +1.3% (\$552,000 v. \$545,000)

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	
June	2.8	3.3	
July	2.6	3.5	
August	3.0	3.6	
September	3.3	3.6	
October	2.9	3.6	
November	3.0	4.1	
December	2.7	2.8	

### Residential Trends

#### April 2026 vs. March 2026

New Listings **+17.8%** ↑

Pending Sales **-1.0%** ↓

Closed Sales **+6.6%** ↑

Average Sale Price **-6.9%** ↓

Median Sale Price **-3.5%** ↓

Inventory **+0.3** ↑

Total Market Time **-4** ↓

#### April 2026 vs. April 2025

New Listings **+5.2%** ↑

Pending Sales **+10.9%** ↑

Closed Sales **+2.2%** ↑

Average Sale Price **-6.7%** ↓

Median Sale Price **-1.9%** ↓

Inventory **+0.4** ↑

Total Market Time **+7** ↑

# SW Washington

April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	3	0.5%	3	0.5%	4	0.7%
100K-200K	8	1.4%	6	1.1%	5	0.9%
200K-300K	14	2.5%	25	4.4%	17	3.1%
300K-400K	44	7.9%	35	6.1%	38	6.9%
400K-500K	153	27.4%	137	24.0%	146	26.7%
500K-600K	121	21.6%	128	22.5%	135	24.7%
600K-700K	86	15.4%	70	12.3%	85	15.5%
700K-800K	47	8.4%	53	9.3%	42	7.7%
800K-900K	31	5.5%	40	7.0%	22	4.0%
900K-1M	16	2.9%	13	2.3%	18	3.3%
1MM-1.1MM	4	0.7%	17	3.0%	8	1.5%
1.1MM-1.2MM	9	1.6%	13	2.3%	11	2.0%
1.2MM-1.3MM	9	1.6%	5	0.9%	3	0.5%
1.3MM-1.4MM	4	0.7%	7	1.2%	1	0.2%
1.4MM-1.5MM	4	0.7%	7	1.2%	2	0.4%
1.5MM-1.6MM	1	0.2%	1	0.2%	4	0.7%
1.6MM-1.7MM	0	0.0%	2	0.4%	1	0.2%
1.7MM-1.8MM	2	0.4%	2	0.4%	0	0.0%
1.8MM-1.9MM	1	0.2%	0	0.0%	3	0.5%
1.9MM-2MM	1	0.2%	1	0.2%	1	0.2%
2MM+	1	0.2%	5	0.9%	1	0.2%
<b>Total Closed Sales</b>	<b>559</b>		<b>570</b>		<b>547</b>	

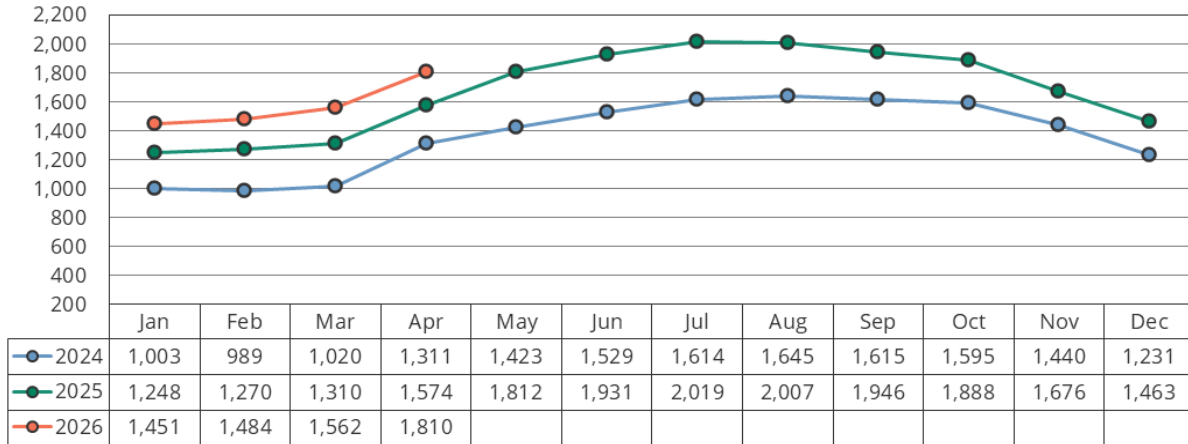
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	935	660	547	600,700	545,000	72
	March	794	667	513	645,200	564,900	76
	Year-To-Date	3,131	2,348	1,923	623,200	549,000	83
2025	April	889	595	535	644,000	555,700	65
	Year-To-Date	2,768	2,106	1,853	610,200	536,000	70
Change	April 2025	5.2%	10.9%	2.2%	-6.7%	-1.9%	10.8%
	Prev Mo 2025	17.8%	-1.0%	6.6%	-6.9%	-3.5%	-5.3%
	Year-To-Date	13.1%	11.5%	3.8%	2.1%	2.4%	18.6%

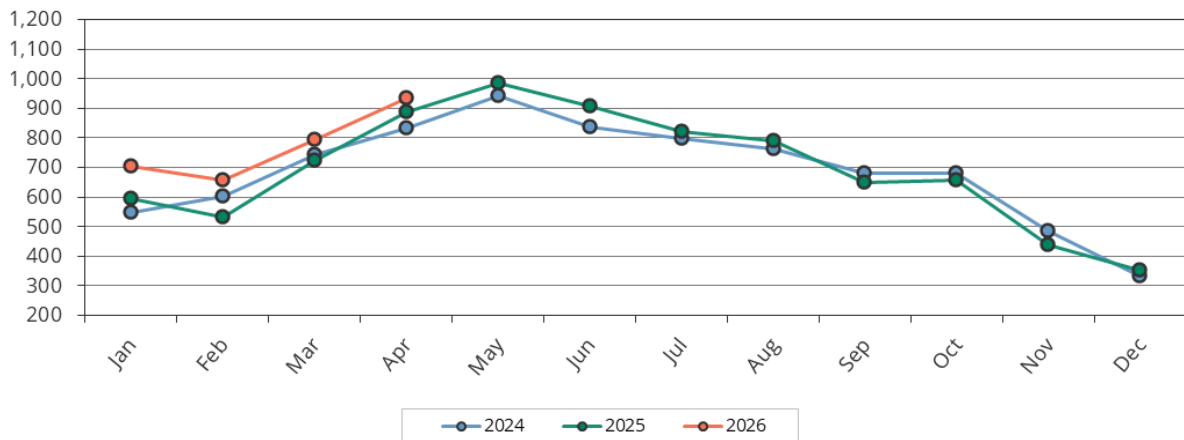
# SW Washington

## April 2026 Reporting Period

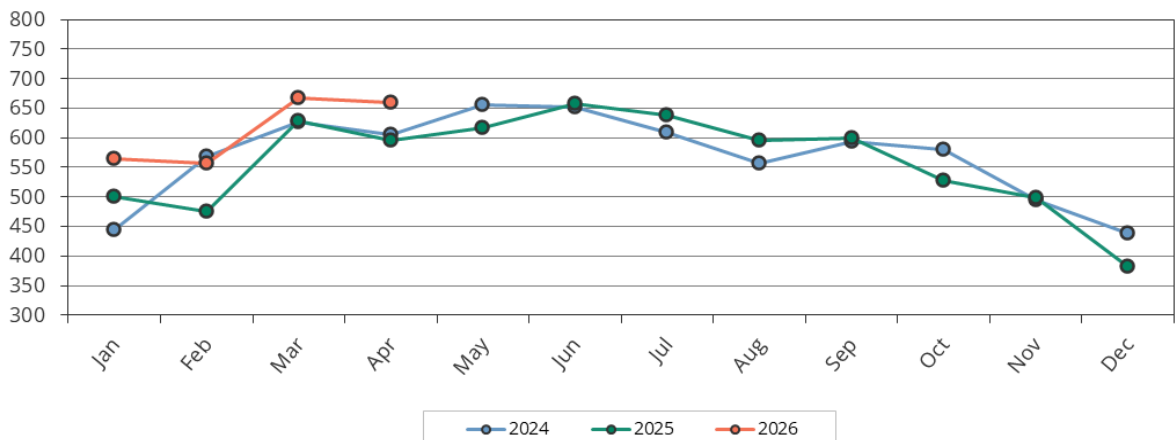
### Active Residential Listings



### New Listings

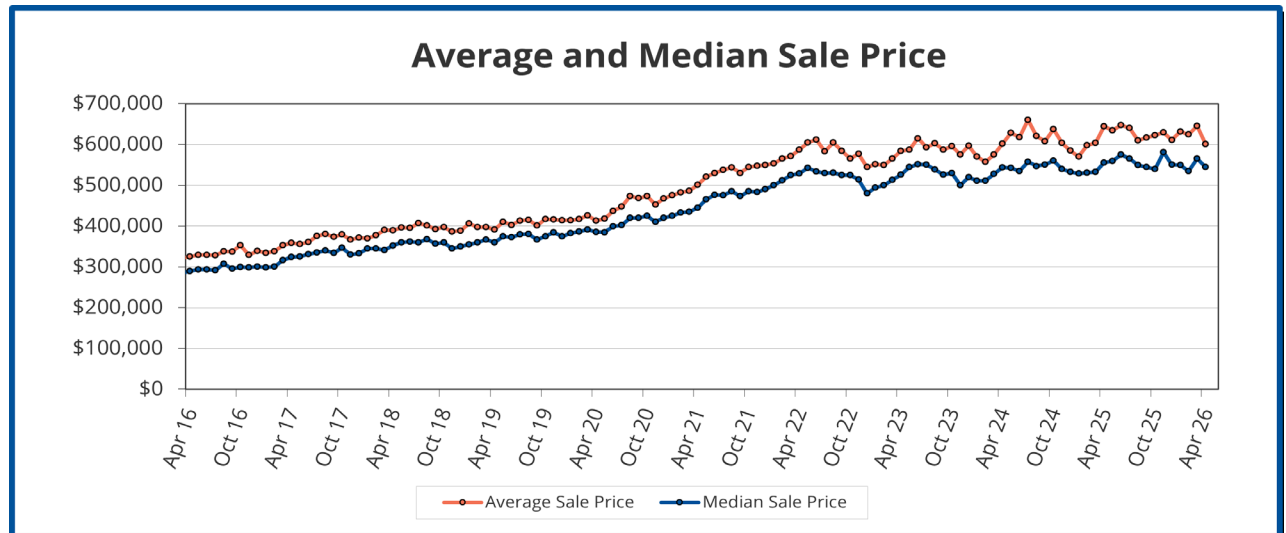
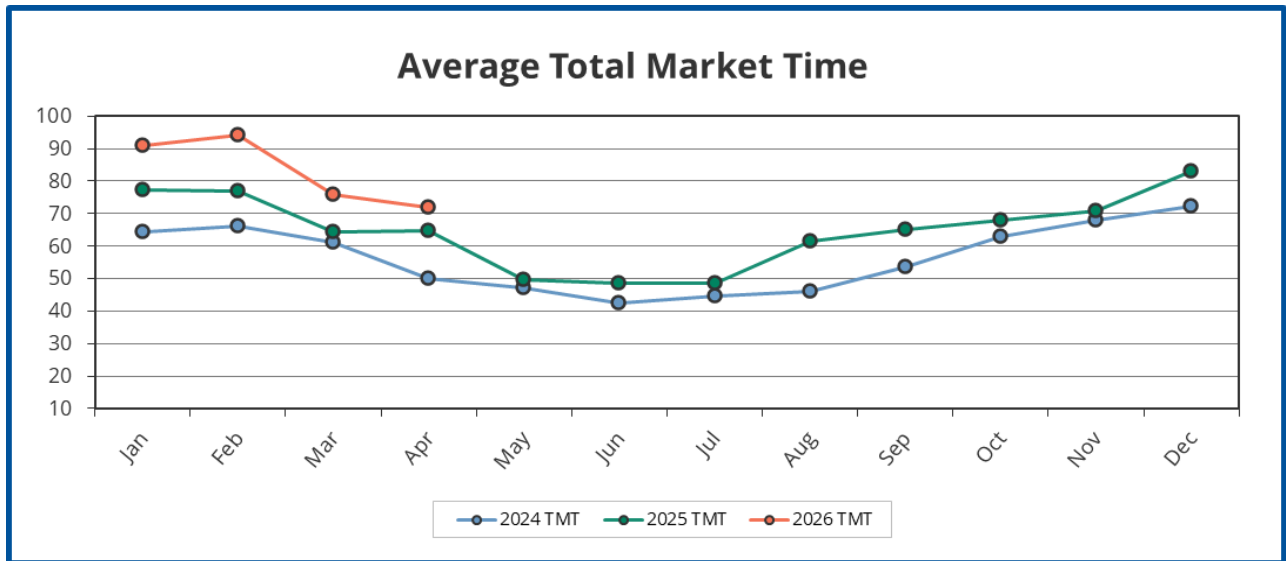
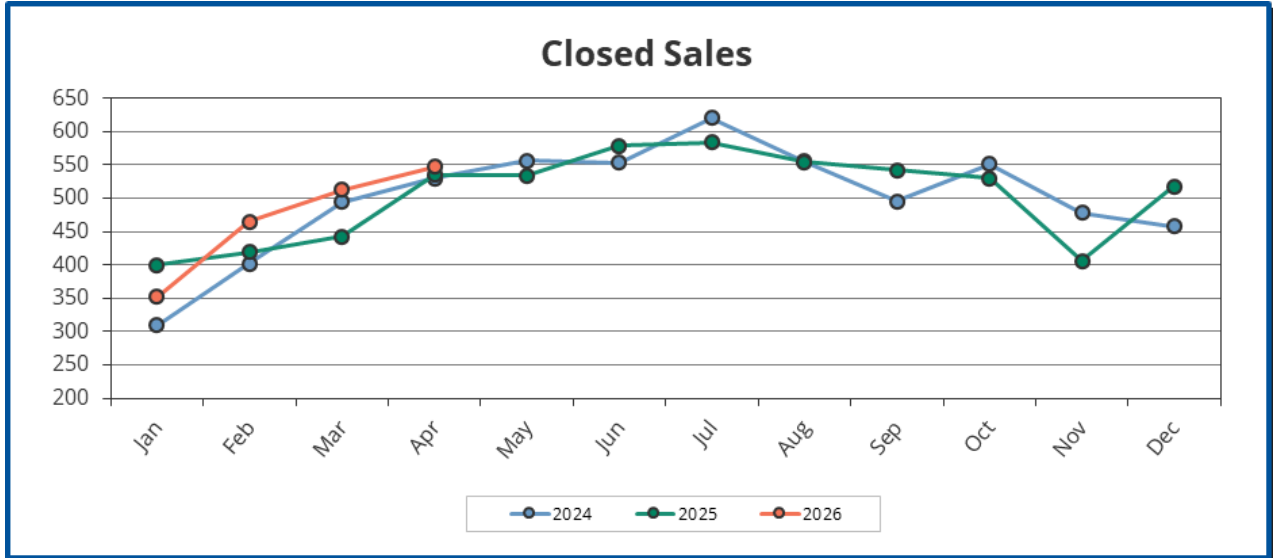


### Pending Sales



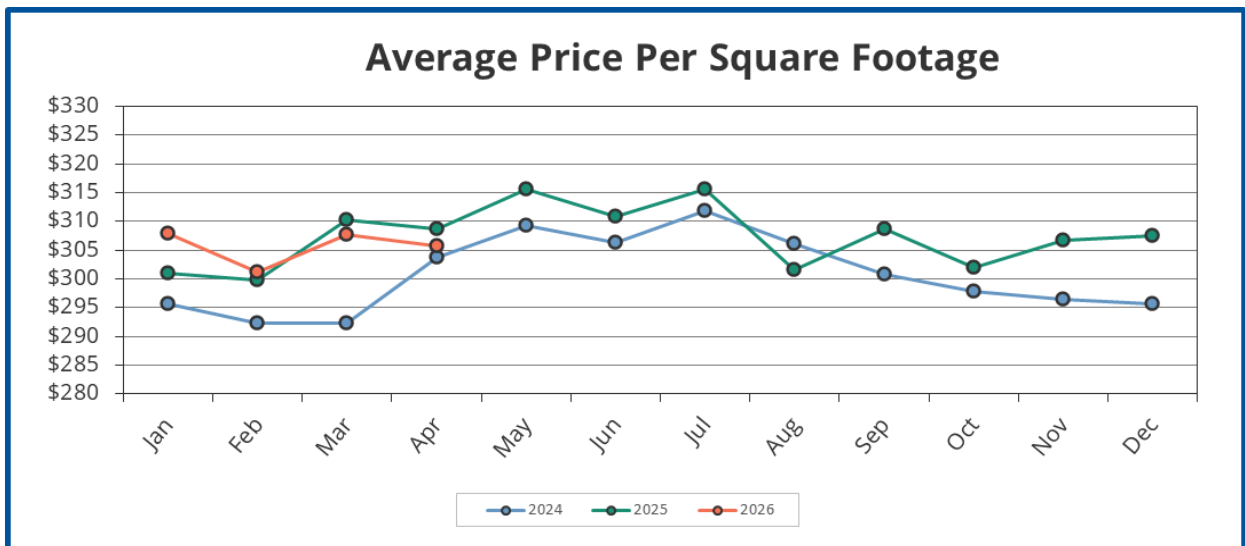
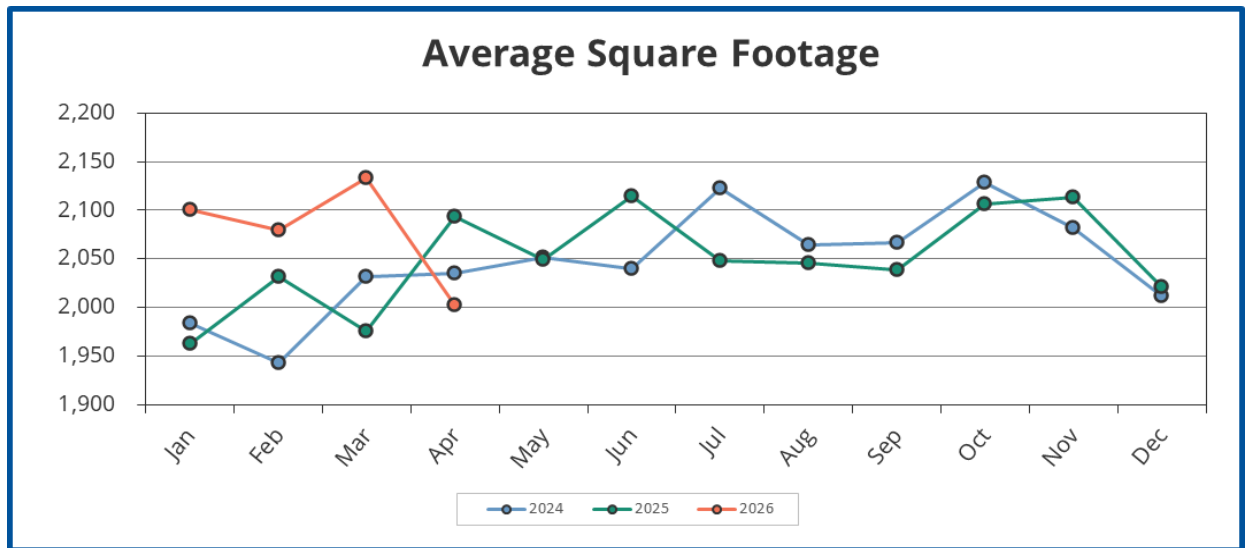
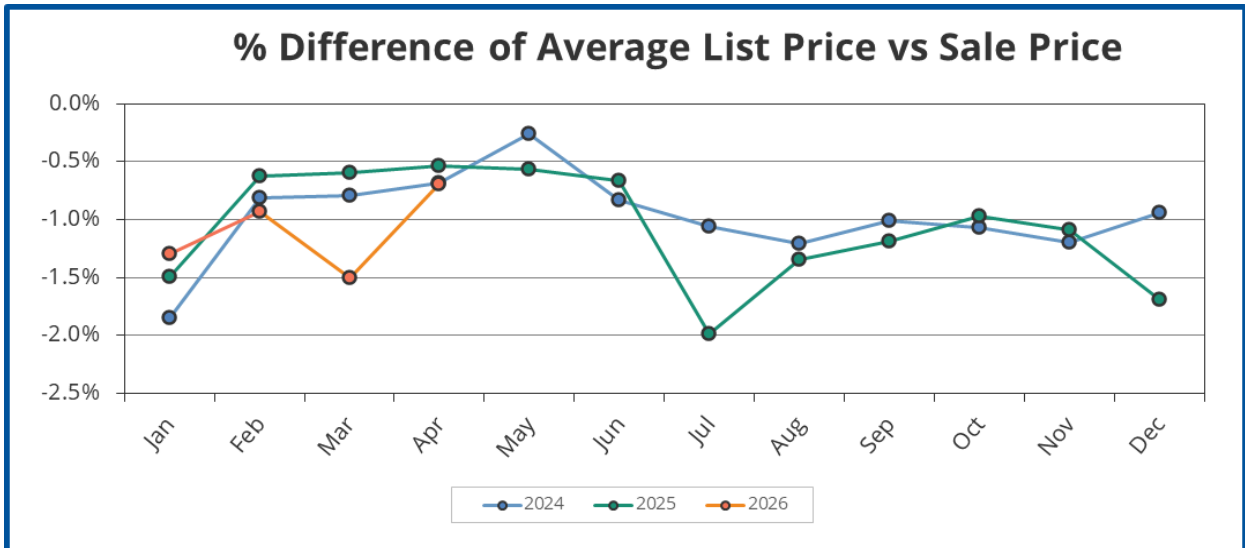
# SW Washington

## April 2026 Reporting Period



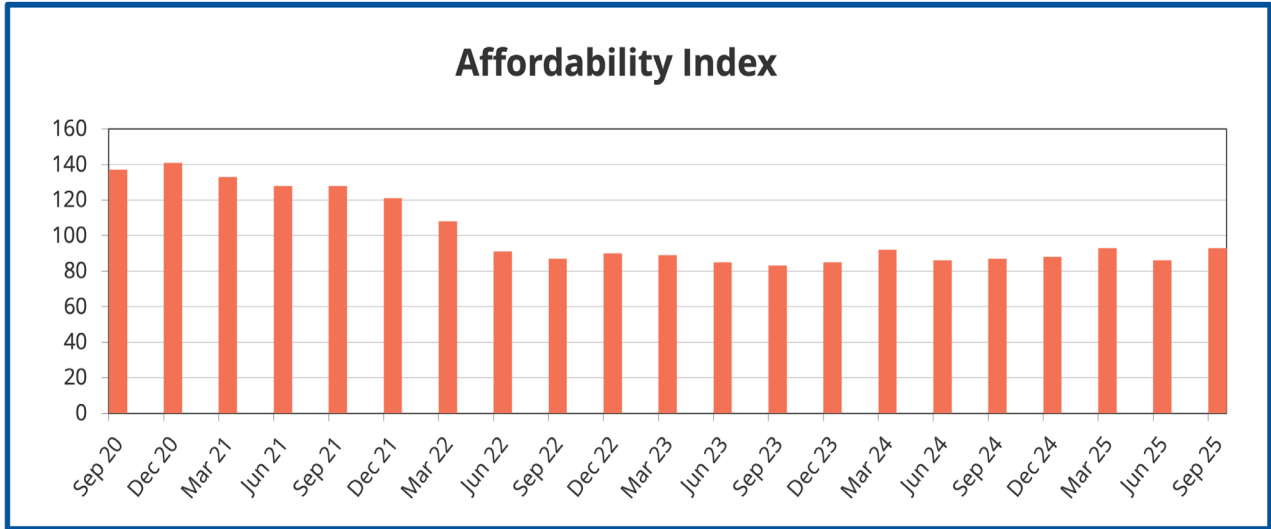
# SW Washington

## April 2026 Reporting Period



# SW Washington

## April 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 Clark County area is affordable for a family earning the median income. A family earning the median income (\$124,100 in 2025, per HUD) can afford 94% of a monthly mortgage payment on a median priced home (\$564,900 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.1% (per Freddie Mac).

### Active Listings Ready for Purchase and Occupancy

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

Purchase- and  
Occupancy- Ready  
Active Listings

**1,450**

Percent of Total  
Active Listings

**80.1%**

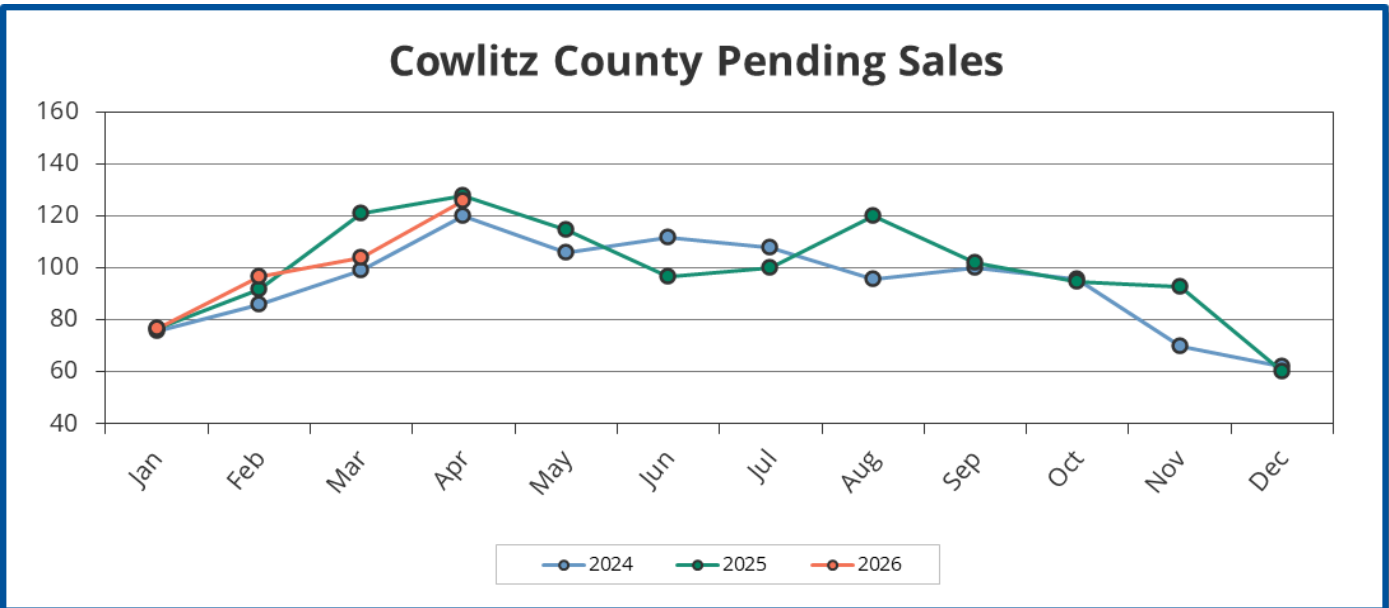
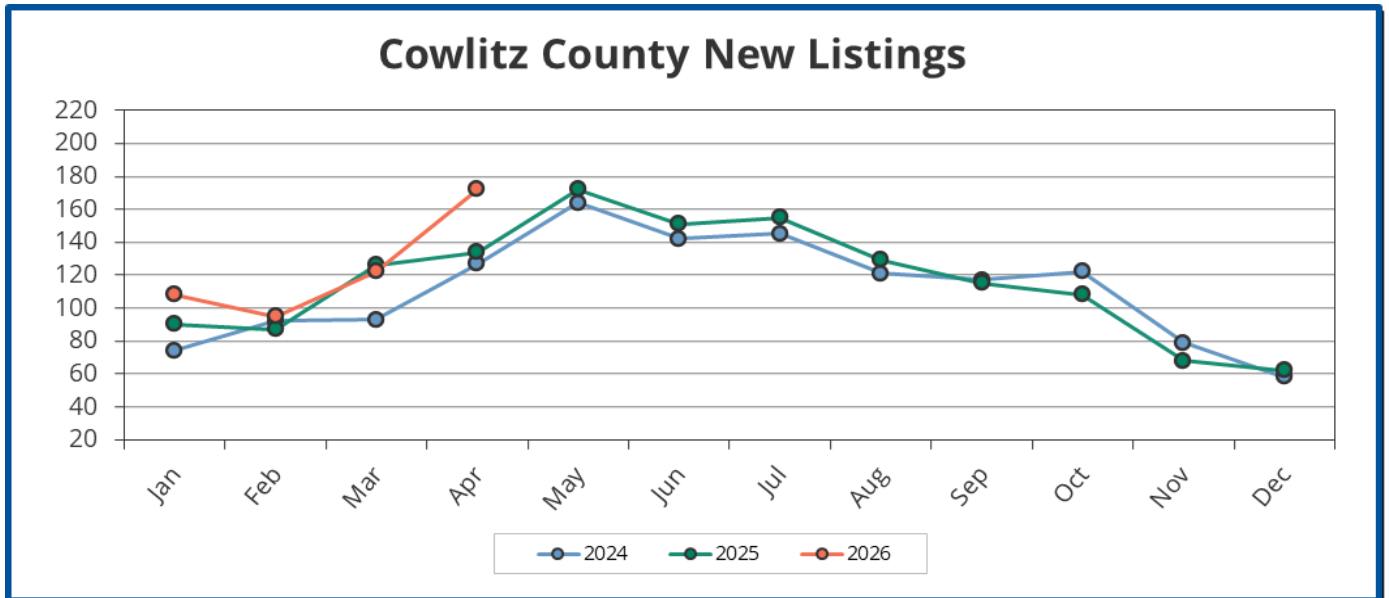
Purchase- and  
Occupancy-Ready  
Inventory in Months

**2.7**



# Cowlitz County – SW Washington

## April 2026 Reporting Period

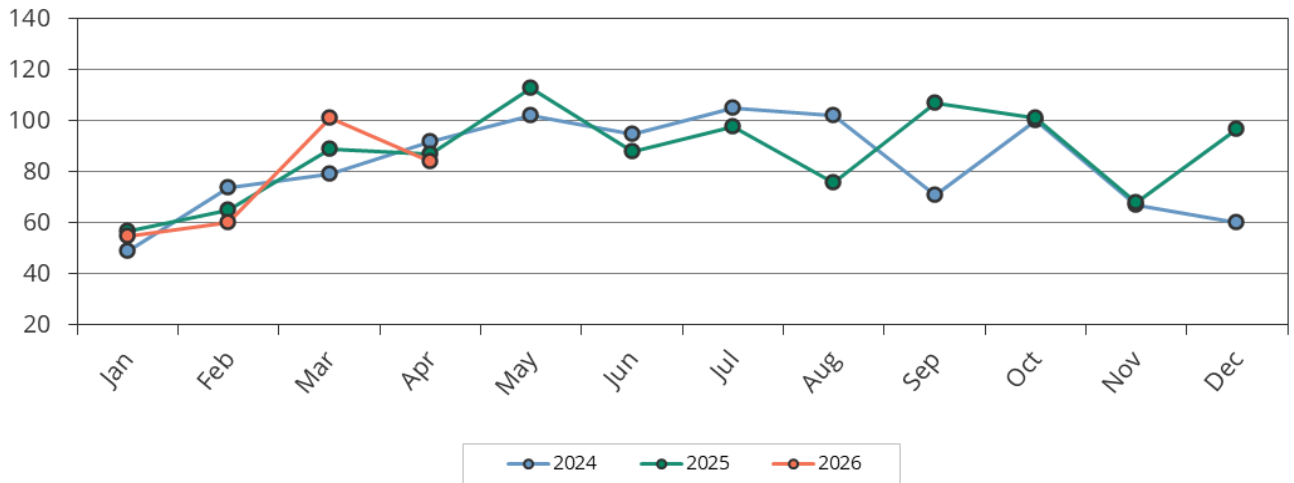




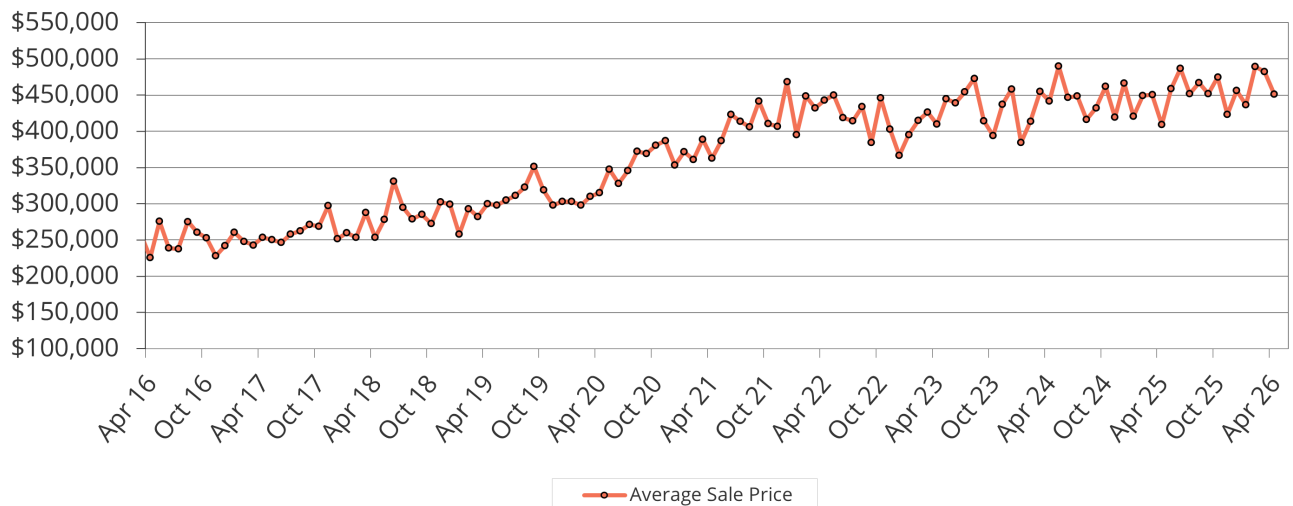
# Cowlitz County – SW Washington

## April 2026 Reporting Period

### Cowlitz County Closed Sales



### Cowlitz County Average Sale Price



# SW Washington

## April 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/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	46	22	1	14	0.0%	12	498,100	44	81	44	12.8%	39	582,800	495,000	36	3.4%	-	-	-	-	4	499,100
12	NW Heights	33	21	3	18	80.0%	11	416,700	71	67	61	10.9%	51	394,100	385,000	73	-0.4%	1	650,000	2	225,000	6	751,400
13	SW Heights	39	15	3	11	83.3%	12	846,600	138	56	37	19.4%	29	774,700	487,000	97	11.5%	2	635,000	-	-	1	510,000
14	Lincoln/Hazel Dell	24	16	1	8	14.3%	6	506,700	65	43	31	10.7%	26	487,600	465,800	84	4.0%	-	-	2	340,000	3	430,000
15	E Hazel Dell	57	33	9	36	33.3%	26	422,400	30	134	112	36.6%	91	440,000	455,000	55	-1.2%	-	-	-	-	-	-
20	NE Heights	17	15	2	10	0.0%	17	442,800	37	52	52	8.3%	47	458,900	469,500	59	-3.5%	-	-	-	-	-	-
21	Orchards	54	37	2	27	-10.0%	21	476,700	100	129	104	19.5%	80	451,100	459,200	102	-5.4%	-	-	-	-	1	765,000
22	Evergreen	127	75	9	55	17.0%	57	445,000	48	280	212	26.2%	163	446,700	455,000	62	1.4%	-	-	-	-	5	595,300
23	E Heights	62	29	0	15	25.0%	8	464,100	93	89	47	4.4%	33	545,400	475,000	48	-7.2%	-	-	-	-	2	650,100
24	Cascade Park	46	29	4	19	-9.5%	14	545,400	35	81	55	-1.8%	47	540,900	525,000	54	-6.5%	-	-	-	-	3	567,500
25	Five Corners	18	14	1	10	-23.1%	13	500,800	32	47	41	13.9%	38	509,900	462,000	35	-1.0%	-	-	-	-	-	-
26	E Orchards	58	38	5	18	50.0%	13	648,900	61	98	70	70.7%	68	657,300	605,700	59	3.8%	-	-	2	120,000	3	1,018,000
27	Fisher's Landing	48	16	2	16	-5.9%	13	579,400	37	95	76	35.7%	70	588,800	544,000	59	0.5%	-	-	-	-	1	600,000
28	SE County	11	6	1	1	-66.7%	3	1,018,300	188	10	8	-20.0%	8	967,100	884,000	88	20.7%	-	-	3	391,300	-	-
29	Camas City	214	88	10	64	-4.5%	44	773,500	91	291	219	20.3%	173	866,500	789,000	99	-5.4%	1	79,000	5	497,000	-	-
30	Washougal	112	55	8	29	-12.1%	24	773,600	57	171	103	-3.7%	87	732,600	630,000	96	-5.3%	-	-	9	323,900	1	814,900
31	N Hazel Dell	48	28	6	29	38.1%	19	607,700	63	99	80	19.4%	58	540,500	527,200	68	0.8%	-	-	-	-	-	-
32	S Salmon Creek	51	38	4	29	61.1%	20	574,900	58	104	83	7.8%	60	530,000	511,500	68	-0.6%	-	-	-	-	-	-
33	N Felida	77	34	9	28	16.7%	22	592,400	59	120	80	-20.8%	60	681,000	572,000	87	2.9%	-	-	1	1,550,000	-	-
34	N Salmon Creek	96	46	5	29	-21.6%	25	663,400	38	172	108	-1.8%	97	638,000	609,900	71	5.9%	1	320,000	1	207,000	-	-
35	Ridgefield	120	50	6	44	25.7%	39	663,300	106	185	174	30.8%	145	710,900	675,000	120	4.6%	-	-	3	176,700	-	-
36	W of I-5 County	9	3	0	2	-	2	850,000	75	10	8	0.0%	8	1,373,100	1,183,000	64	7.0%	-	-	3	688,300	-	-
37	NW E of I-5 County	42	22	0	20	17.6%	12	657,200	118	78	67	6.3%	43	714,200	574,000	90	7.9%	-	-	1	340,000	-	-
38	Battleground	163	72	9	53	32.5%	48	591,900	85	255	194	18.3%	153	604,200	545,000	93	0.9%	-	-	5	633,000	-	-
39	Brush Prairie	138	80	10	50	2.0%	40	679,000	100	235	188	-10.5%	160	709,900	595,000	112	7.3%	1	1,500,000	4	656,300	-	-
40	East County	4	2	0	3	-	1	675,000	9	5	4	-	1	675,000	675,000	9	-2.5%	-	-	-	-	-	-
41	Central County	8	5	1	1	-50.0%	2	903,500	28	12	6	-25.0%	7	1,032,100	928,400	68	10.8%	-	-	-	-	-	-
42	Mid-Central County	11	6	1	4	300.0%	1	792,100	29	17	10	11.1%	8	892,700	817,000	89	9.1%	-	-	-	-	-	-
43	Yacolt	18	12	1	3	-66.7%	7	745,000	113	25	19	-5.0%	18	655,300	590,000	89	-9.0%	-	-	1	289,000	-	-
44	La Center	46	21	4	11	10.0%	13	632,100	112	73	43	-23.2%	44	648,700	632,500	115	-4.0%	-	-	-	-	-	-
45	N Central	12	7	1	3	0.0%	1	550,000	40	15	10	11.1%	9	731,100	756,000	114	-0.6%	-	-	-	-	-	-
46	NE Corner	1	0	0	0	-	1	499,000	18	2	2	-	2	549,500	549,500	51	-17.2%	-	-	1	140,000	-	-
47	Clark County Total	1,810	935	118	660	10.9%	547	600,700	72	3,131	2,348	11.5%	1,923	623,200	549,000	83	1.0%	6	636,500	43	438,500	30	650,600
48	Woodland City	46	29	-	15	25.0%	11	539,500	79	61	41	24.2%	39	509,100	511,800	101	10.2%	-	-	-	-	-	-
49	Woodland Area	21	11	0	6	-53.8%	1	694,000	137	20	14	-7.2%	11	886,300	671,000	67	2.7%	-	-	7	190,000	-	-
50	Cowlitz County	244	132	16	105	1.9%	72	433,900	80	421	320	-3.3%	257	442,300	407,500	83	3.0%	1	600,000	37	158,900	4	576,100
51	Cowlitz County Total	311	172	16	126	-1.6%	84	450,800	80	502	375	-3.4%	307	466,700	419,900	85	4.8%	1	600,000	44	163,800	4	576,100
52	Pacific County Total	42	14	0	7	40.0%	5	410,200	50	39	18	12.5%	14	338,900	411,500	81	5.3%	-	-	3	159,200	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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

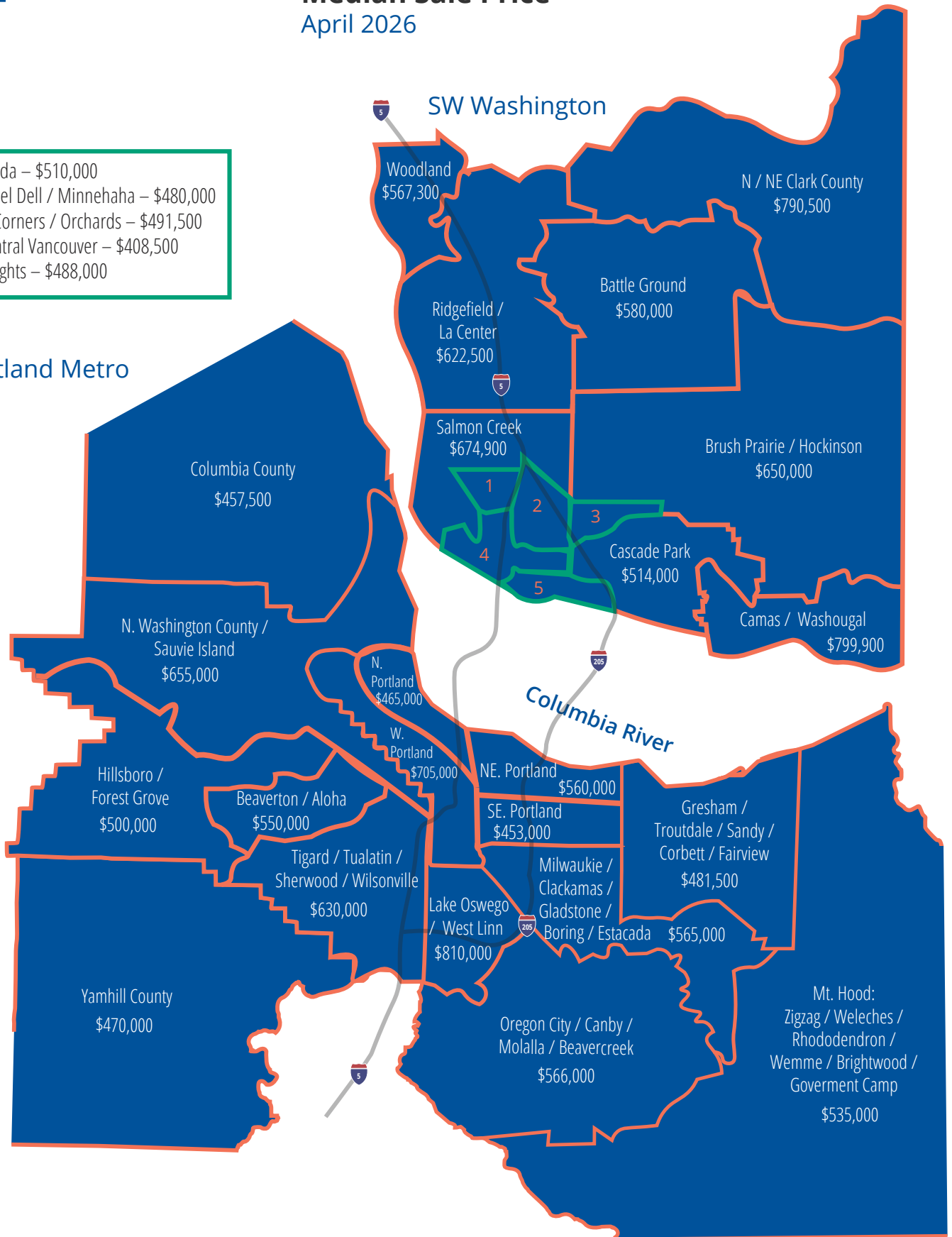
# SW Washington

## April 2026 Reporting Period

### Median Sale Price April 2026

- 1. Felida – \$510,000
- 2. Hazel Dell / Minnehaha – \$480,000
- 3. 5. Corners / Orchards – \$491,500
- 4. Central Vancouver – \$408,500
- 5. Heights – \$488,000

### Portland Metro





# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

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

### Area Report — Pending Sales % Change:

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

### Area Report — Current Month:

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

### Area Report — Year-To-Date:

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

### % Change:

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

### Total Market Time:

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

### Affordability:

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

### Active Listings:

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

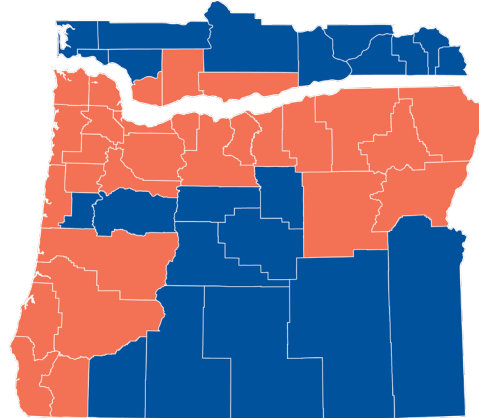
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

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

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



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

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503.236.7657



# MARKET ACTION REPORT

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

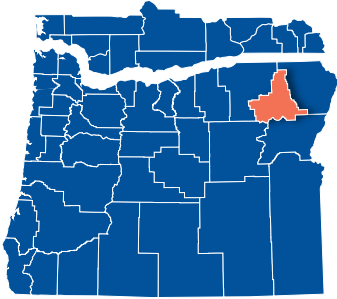
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**Union County** April 2026 Reporting Period

# Union County

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (36) matched the 36 listed in April 2025, and increased 50.0% from the 24 listed in March 2026.

### Pending Sales

Pending sales (23) decreased 14.8% from the 27 offers accepted in April 2025, and decreased 11.5% from the 26 offers accepted in March 2026.

### Closed Sales

Closed sales (20) decreased 16.7% from the 24 closings in April 2025, and increased 25.0% from the 16 closings in March 2026.

### Inventory and Time on Market

Inventory decreased to 4.0 months in April. Total market time increased to 57 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (114) increased 14.0%, pending sales (73) decreased 8.8%, and closed sales (71) increased 18.3%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 0.5% from \$303,400 to \$304,800. In the same comparison, the median sale price has increased 2.7% from \$287,200 to \$295,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -3.5% (\$335,700 v. \$347,700)

Median Sale Price % Change: +0.2% (\$304,000 v. \$303,500)

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	5.3	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	
June	2.1	2.8	
July	2.1	3.1	
August	3.2	4.5	
September	3.2	4.9	
October	2.7	4.0	
November	4.5	3.8	
December	3.4	1.8	

## Residential Trends

### April 2026 vs. March 2026

New Listings	<b>+50.0%</b>	↑
Pending Sales	<b>-11.5%</b>	↓
Closed Sales	<b>+25.0%</b>	↑
Average Sale Price	<b>+0.7%</b>	↑
Median Sale Price	<b>-2.5%</b>	↓
Inventory	<b>-0.2</b>	↓
Total Market Time	<b>+10</b>	↑

### April 2026 vs. April 2025

New Listings	<b>0.0%</b>	↔
Pending Sales	<b>-14.8%</b>	↓
Closed Sales	<b>-16.7%</b>	↓
Average Sale Price	<b>+1.5%</b>	↑
Median Sale Price	<b>+4.6%</b>	↑
Inventory	<b>+1.2</b>	↑
Total Market Time	<b>-16</b>	↓

# Union County

April 2026 Reporting Period

## Residential Sales by Price Range

Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	4	13.8%	1	4.2%	0	0.0%
100K-200K	5	17.2%	5	20.8%	3	15.0%
200K-300K	7	24.1%	8	33.3%	7	35.0%
300K-400K	6	20.7%	2	8.3%	5	25.0%
400K-500K	2	6.9%	5	20.8%	2	10.0%
500K-600K	3	10.3%	3	12.5%	3	15.0%
600K-700K	0	0.0%	0	0.0%	0	0.0%
700K-800K	2	6.9%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>29</b>		<b>24</b>		<b>20</b>	

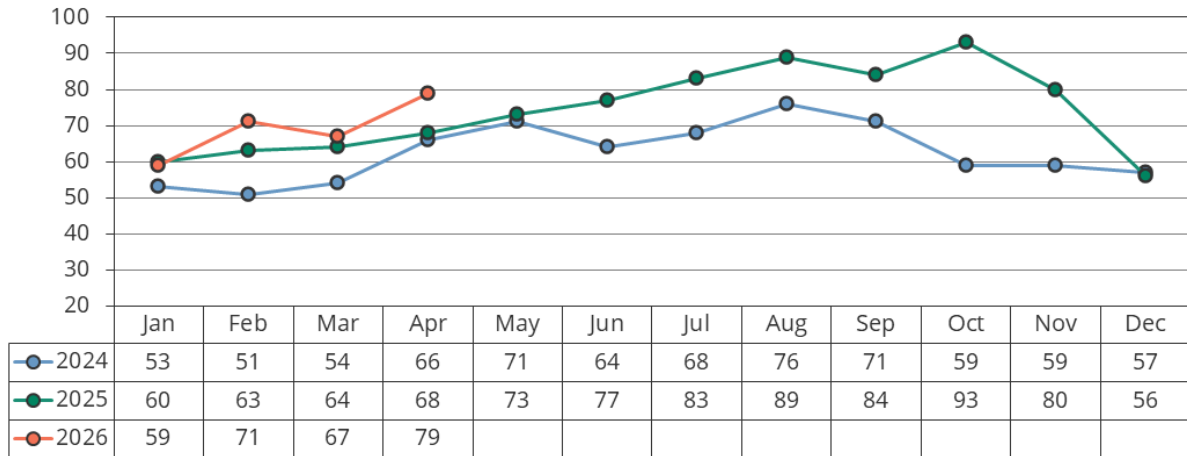
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	36	23	20	327,000	305,300	57
	March	24	26	16	324,700	313,000	47
	Year-To-Date	114	73	71	304,800	295,000	64
2025	April	36	27	24	322,200	292,000	73
	Year-To-Date	100	80	60	303,400	287,200	72
Change	April 2025	0.0%	-14.8%	-16.7%	1.5%	4.6%	-21.9%
	Prev Mo 2025	50.0%	-11.5%	25.0%	0.7%	-2.5%	21.3%
	Year-To-Date	14.0%	-8.8%	18.3%	0.5%	2.7%	-11.1%

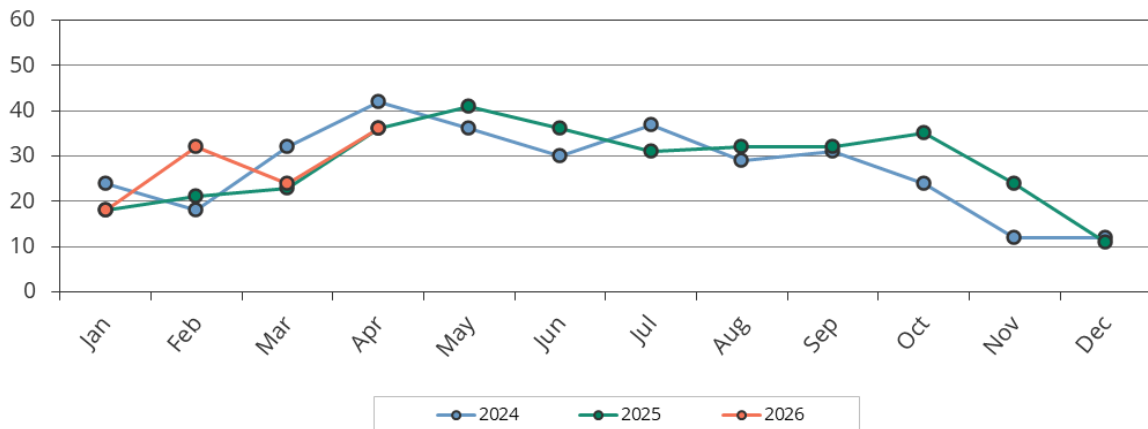
# Union County

## April 2026 Reporting Period

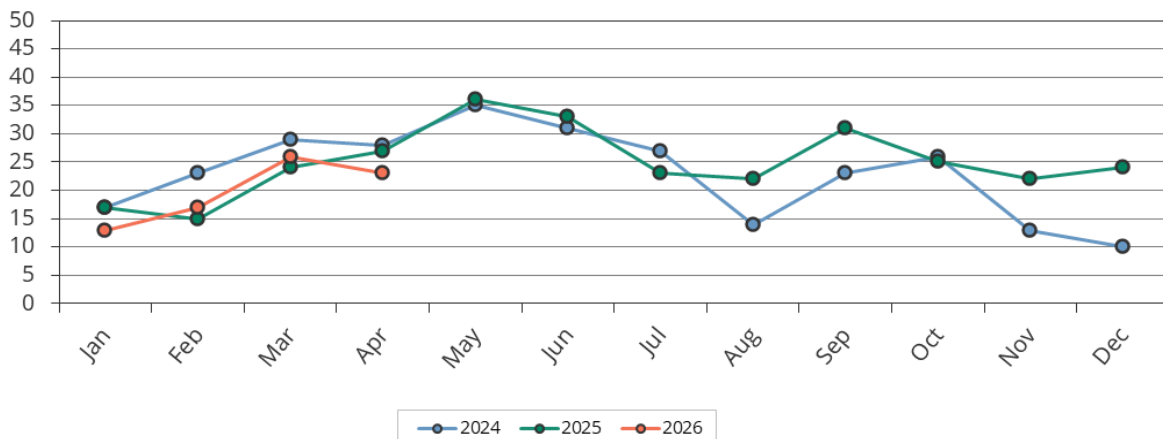
### Active Residential Listings



### New Listings

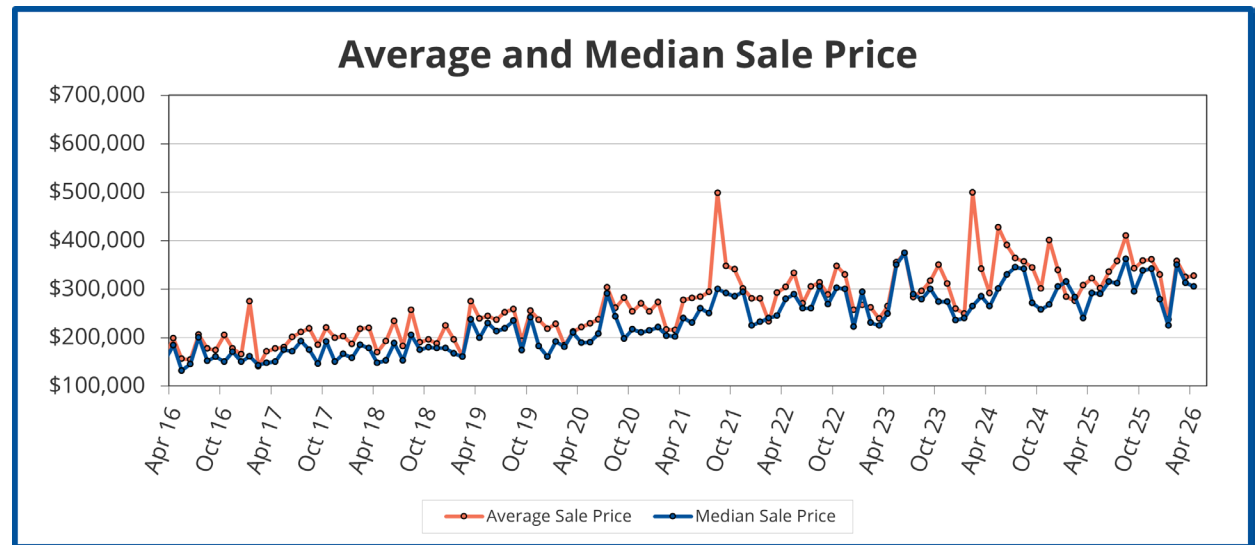
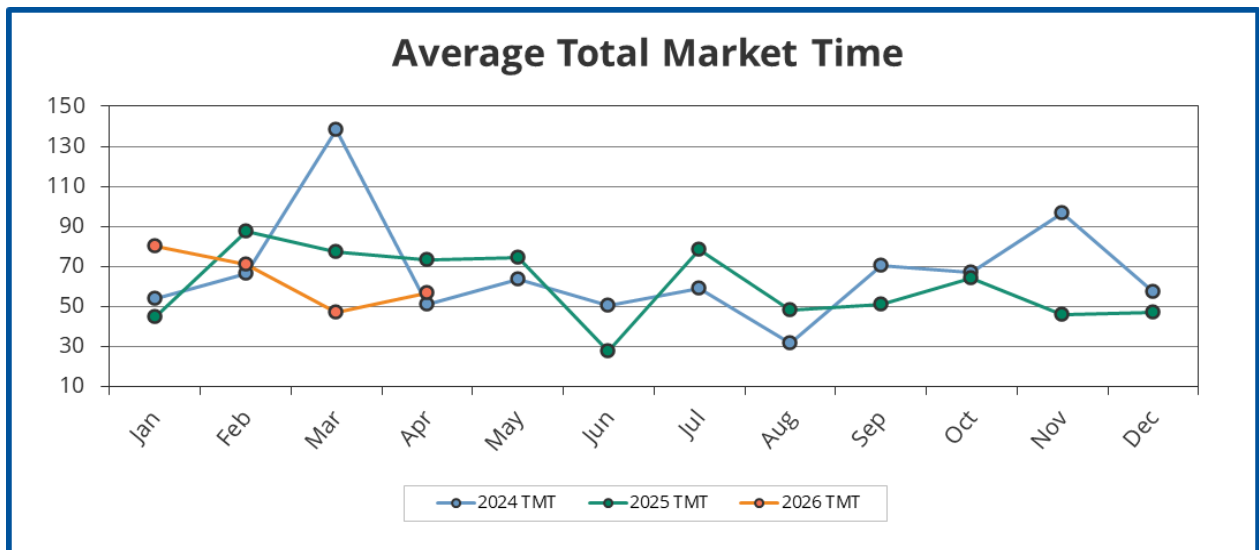
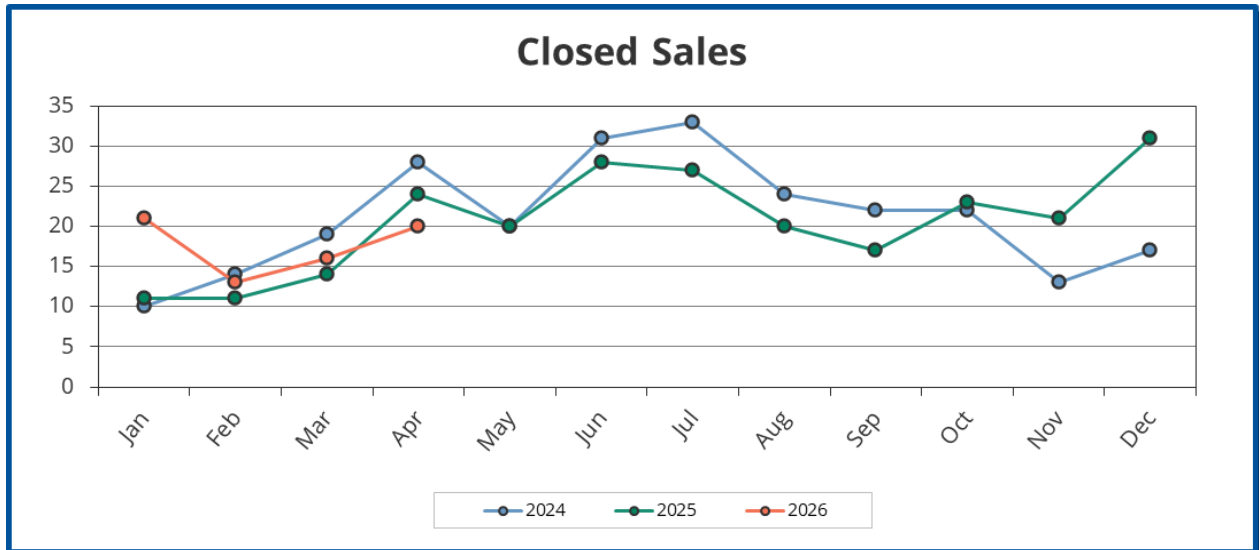


### Pending Sales



# Union County

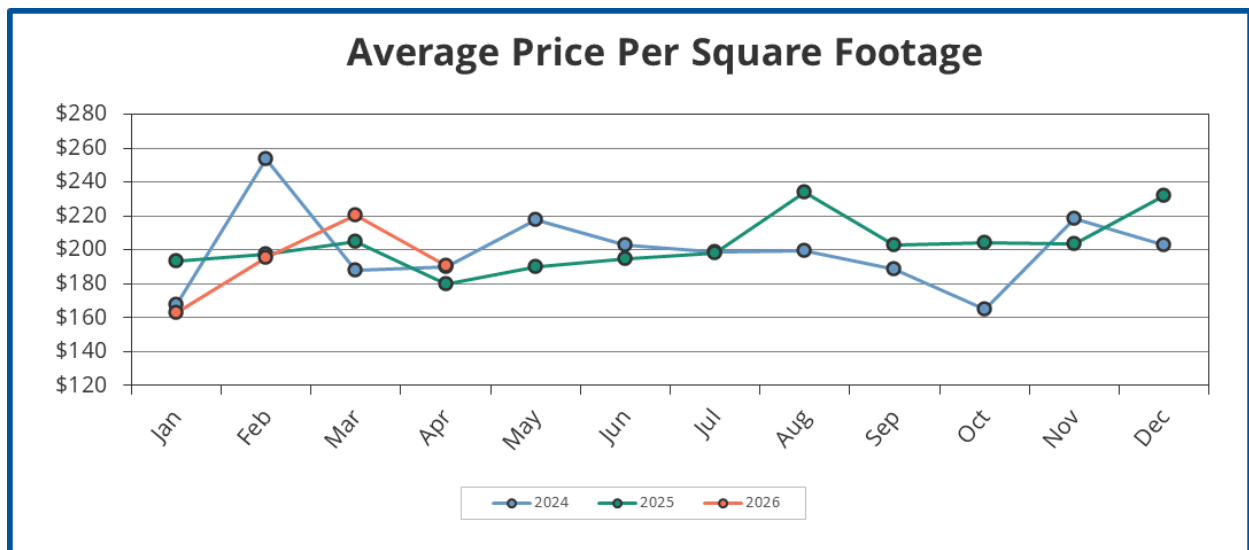
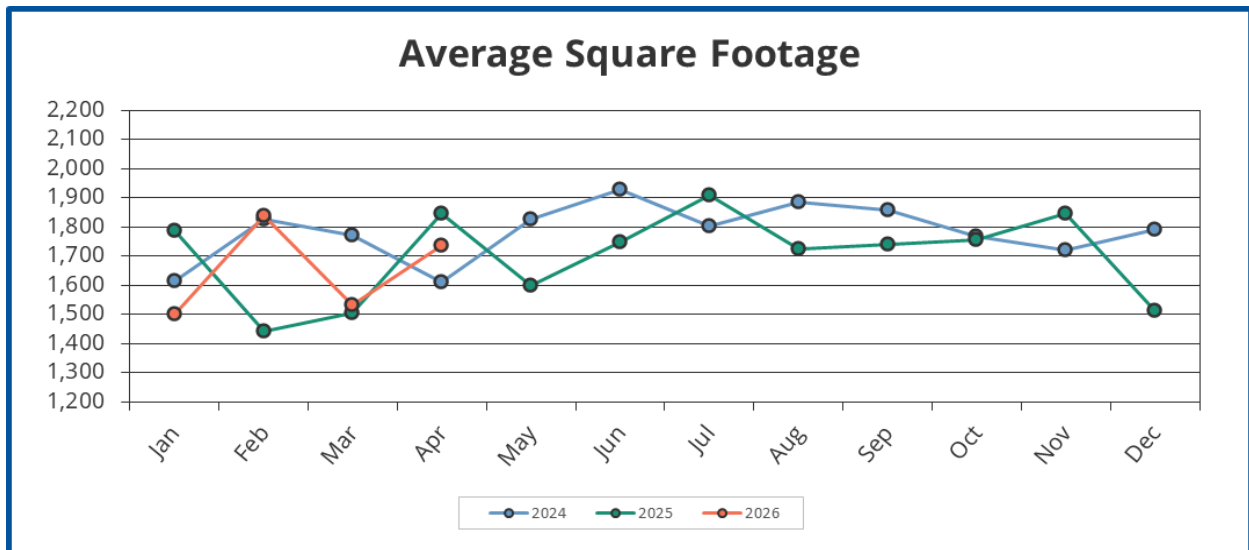
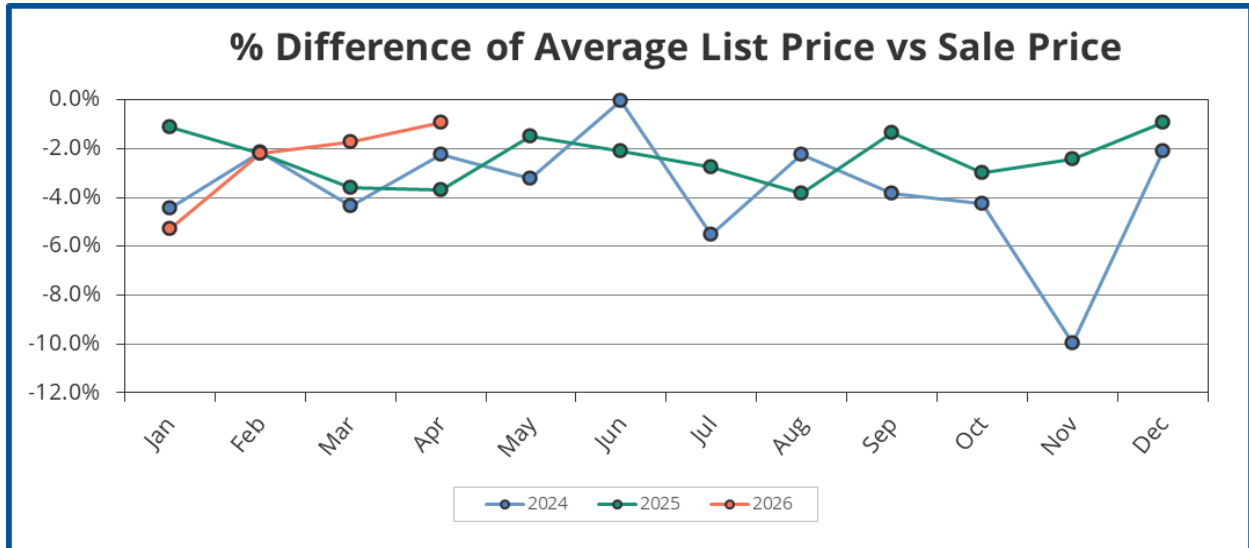
## April 2026 Reporting Period



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.

# Union County

## April 2026 Reporting Period



# Union County

## April 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/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97814	Medical Springs	1	0	0	0	-	0	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97824	Cove	1	1	0	3	50.0%	2	382,500	4	5	0.0%	2	382,500	382,500	29.6%	-	-	-	-	-	-	
97827	Elgin	13	4	-	4	100.0%	3	212,000	121	16	10	42.9%	12	180,100	175,000	-36.5%	-	-	2	422,000	-	-
97841	Imbler	2	1	0	0	-	1	311,000	18	3	1	-	3	370,300	380,000	-36.9%	-	-	-	-	-	-
97850	La Grande / Island City	41	23	3	13	-31.6%	11	345,700	46	67	47	-13.0%	47	318,400	299,500	2.2%	2	425,000	4	107,200	1	392,500
97867	North Powder	6	1	0	0	-	0	-	-	3	1	0.0%	1	155,000	155,000	30.2%	-	-	-	-	-	-
97876	Summerville	1	-	0	1	0.0%	0	-	-	3	2	100.0%	2	560,000	560,000	-46.6%	-	-	-	-	-	-
97883	Union	14	6	1	2	-33.3%	3	342,000	79	17	7	-41.7%	4	340,400	297,800	-7.9%	-	-	1	175,000	-	-
	<b>Union Co. Total</b>	<b>79</b>	<b>36</b>	<b>4</b>	<b>23</b>	<b>-14.8%</b>	<b>20</b>	<b>327,000</b>	<b>57</b>	<b>114</b>	<b>73</b>	<b>-8.8%</b>	<b>71</b>	<b>304,800</b>	<b>295,000</b>	<b>-3.4%</b>	<b>2</b>	<b>425,000</b>	<b>7</b>	<b>206,800</b>	<b>1</b>	<b>392,500</b>

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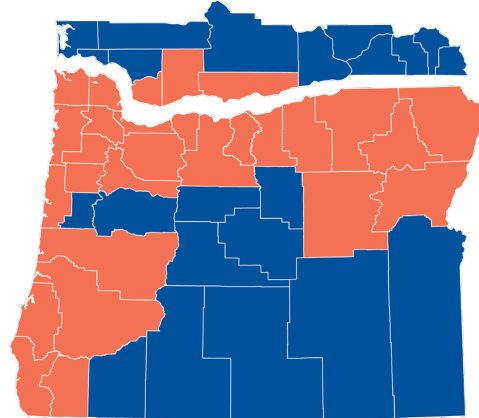
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# MARKET ACTION REPORT

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

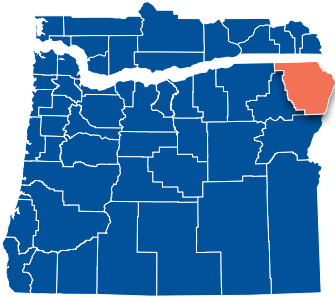
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**Wallowa County** April 2026 Reporting Period

# Walla Walla County

## April 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (25) increased 4.2% from the 24 listed in April 2025, and increased 108.3% from the 12 listed in March 2026.

### Pending Sales

Pending sales (10) decreased 9.1% from the 11 offers accepted in April 2025, and decreased 16.7% from the 12 offers accepted in March 2026.

### Closed Sales

Closed sales (4) decreased 42.9% from the 7 closings in April 2025, and matched the 4 closings in March 2026.

### Inventory and Time on Market

Inventory increased to 15.8 months in April. Total market time increased to 249 days.

### Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (58) increased 23.4%, pending sales (40) increased 53.8%, and closed sales (23) increased 9.5%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has decreased 32.0% from \$594,800 to \$404,400. In the same comparison, the median sale price has decreased 52.7% from \$550,000 to \$260,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.6% (\$522,100 v. \$508,700)

Median Sale Price % Change: -16.8% (\$395,000 v. \$475,000)

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	
June	6.6	7.7	
July	8.5	6.2	
August	7.8	6.3	
September	7.9	15.2	
October	5.1	16.3	
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

#### April 2026 vs. March 2026

New Listings **+108.3%** ↑

Pending Sales **-16.7%** ↓

Closed Sales **0.0%** —

Average Sale Price **-30.3%** ↓

Median Sale Price **-48.1%** ↓

Inventory **+3.3** ↑

Total Market Time **+157** ↑

#### April 2026 vs. April 2025

New Listings **+4.2%** ↑

Pending Sales **-9.1%** ↓

Closed Sales **-42.9%** ↓

Average Sale Price **-17.9%** ↓

Median Sale Price **-46.8%** ↓

Inventory **+5.4** ↑

Total Market Time **+85** ↑

# Walla Walla County

## April 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	0	0.0%	1	14.3%	0	0.0%
100K-200K	0	0.0%	0	0.0%	1	25.0%
200K-300K	1	16.7%	0	0.0%	2	50.0%
300K-400K	1	16.7%	2	28.6%	0	0.0%
400K-500K	0	0.0%	1	14.3%	0	0.0%
500K-600K	1	16.7%	2	28.6%	0	0.0%
600K-700K	1	16.7%	1	14.3%	1	25.0%
700K-800K	1	16.7%	0	0.0%	0	0.0%
800K-900K	1	16.7%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>6</b>		<b>7</b>		<b>4</b>	

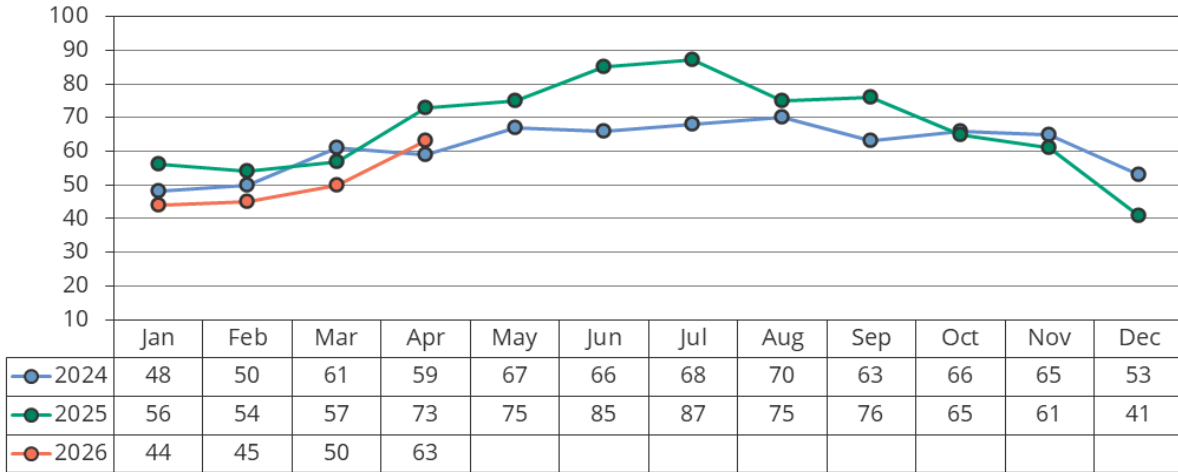
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Walla Walla County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	25	10	4	338,700	252,800	249
	March	12	12	4	486,200	487,500	92
	<b>Year-To-Date</b>	58	40	23	404,400	260,000	209
2025	April	24	11	7	412,300	475,000	164
	<b>Year-To-Date</b>	47	26	21	594,800	550,000	186
Change	<b>April 2025</b>	4.2%	-9.1%	-42.9%	-17.9%	-46.8%	51.8%
	<b>Prev Mo 2025</b>	108.3%	-16.7%	0.0%	-30.3%	-48.1%	170.7%
	<b>Year-To-Date</b>	23.4%	53.8%	9.5%	-32.0%	-52.7%	12.4%

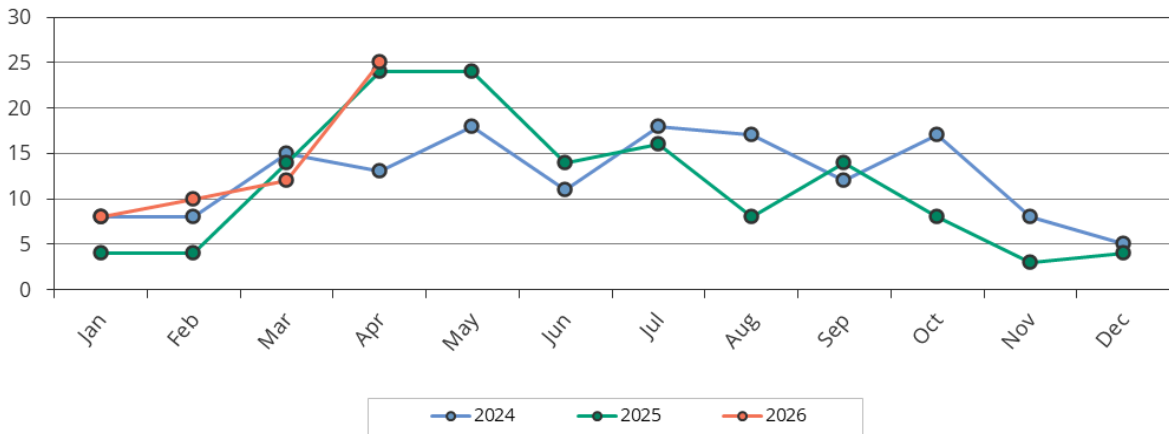
# Wallaqua County

## April 2026 Reporting Period

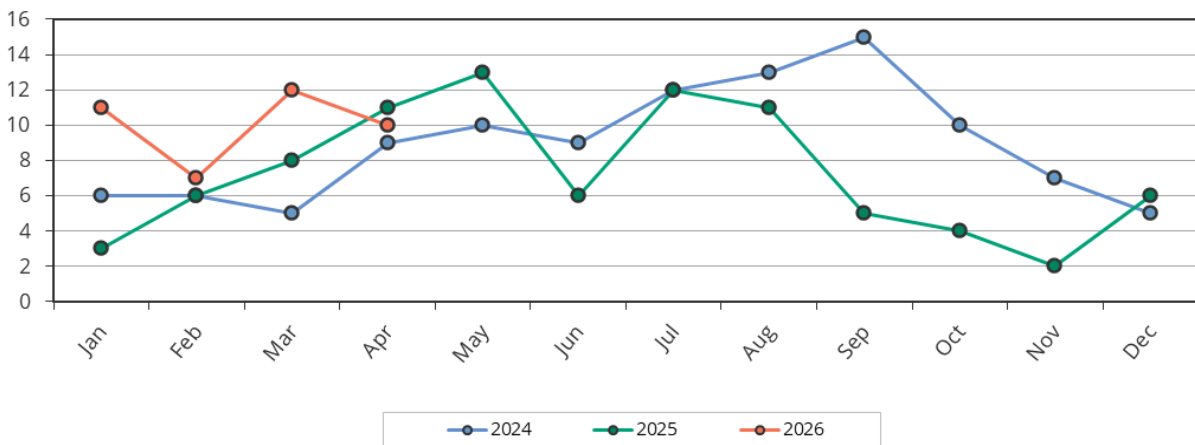
### Active Residential Listings



### New Listings

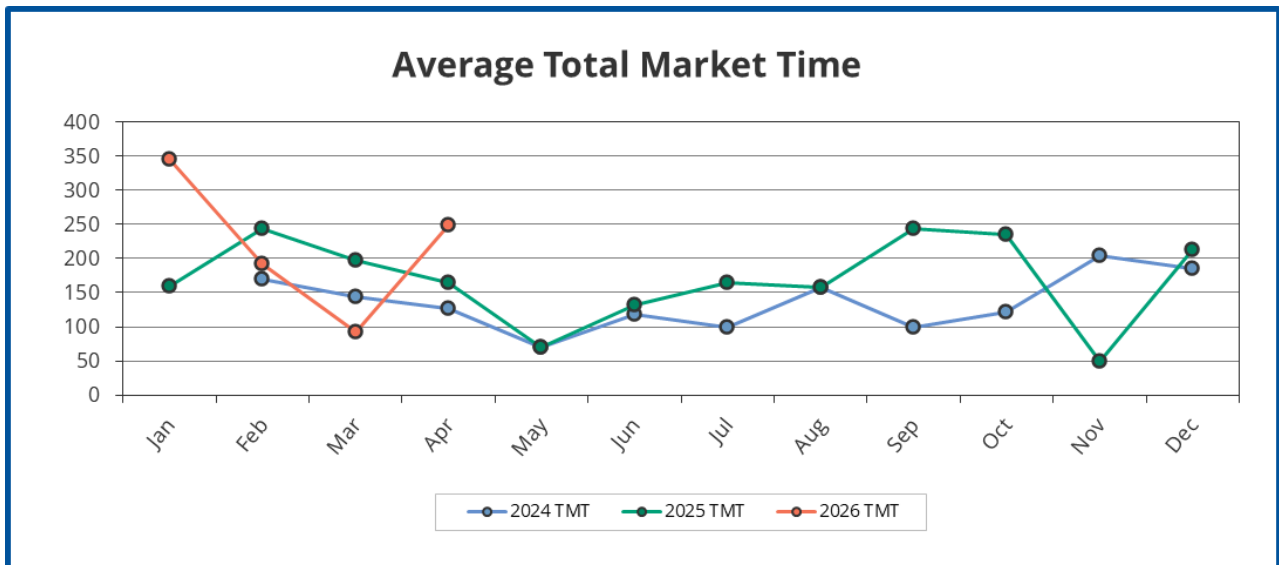


### Pending Sales

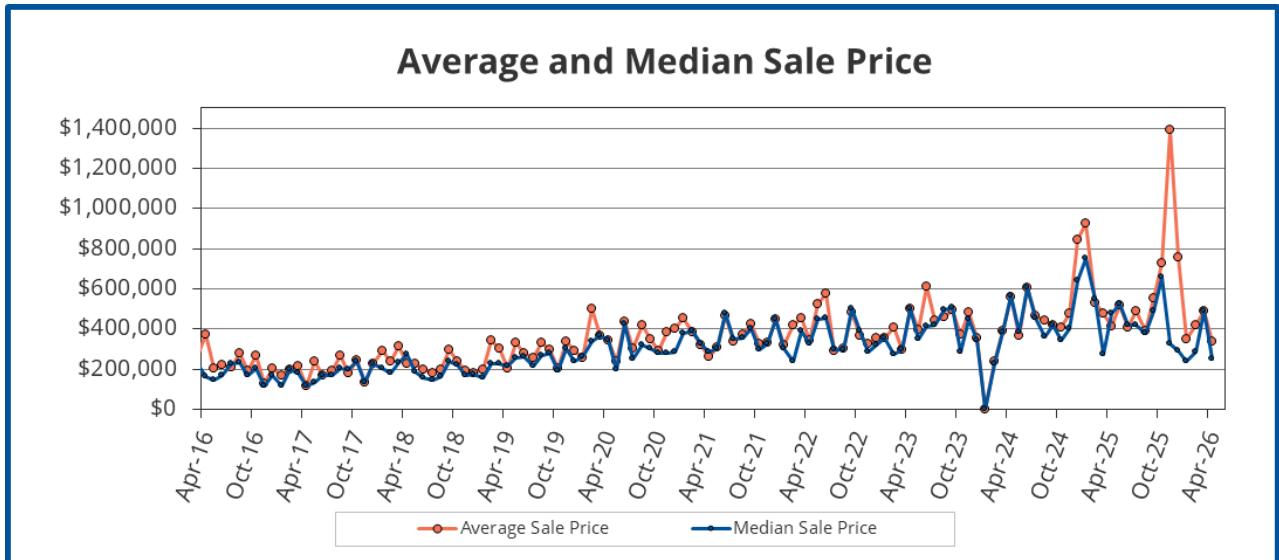


# Walla Walla County

## April 2026 Reporting Period



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

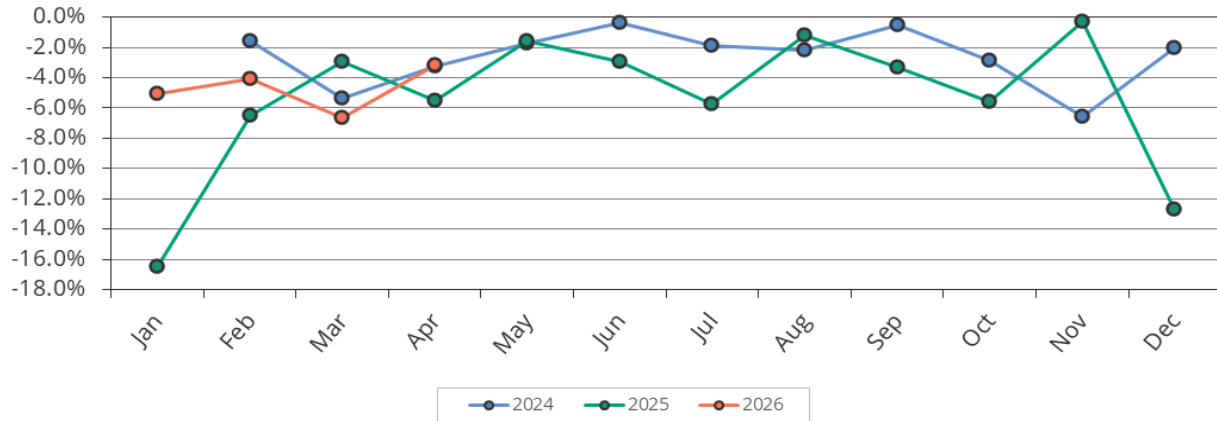


Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average or Median Sale Price for that month.

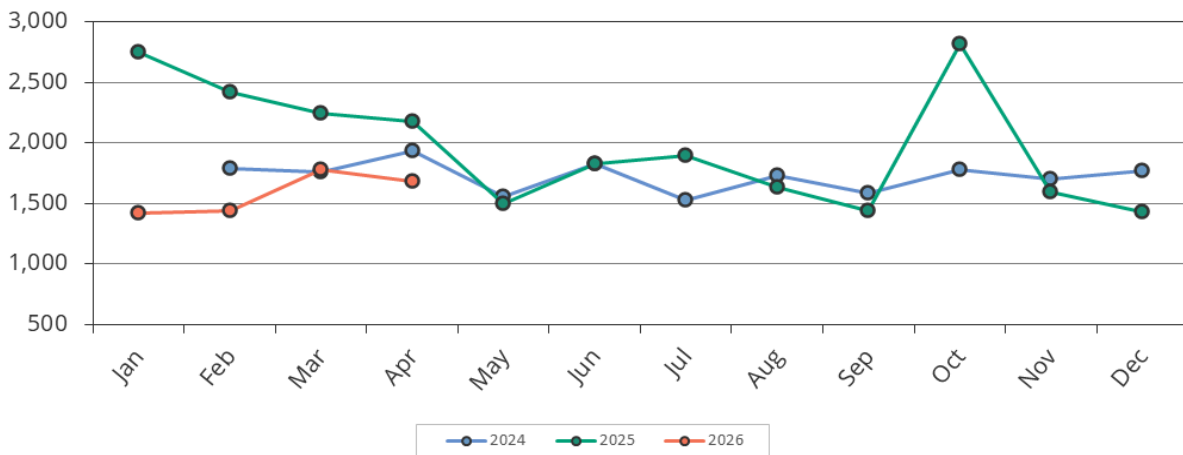
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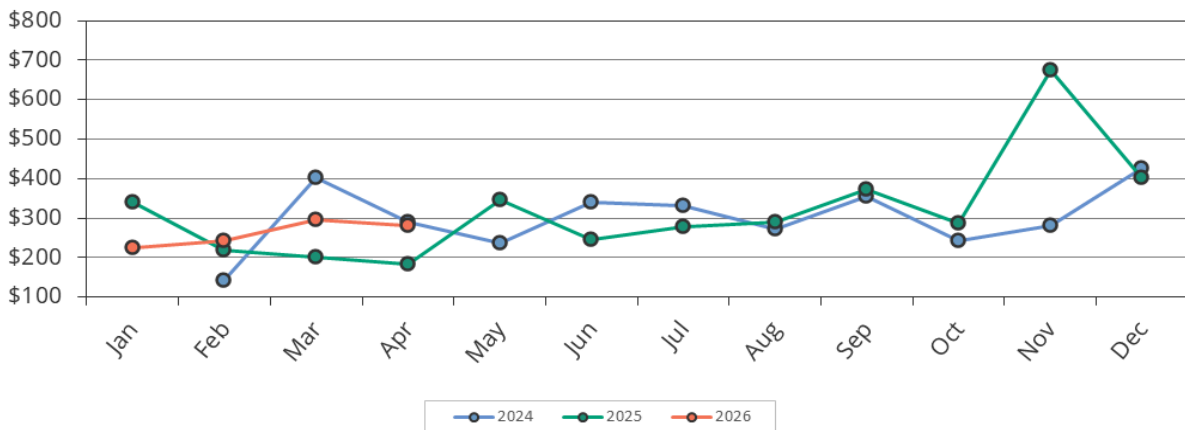
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



Note: Since there were no sales in this region in **January 2024**, we cannot calculate a data point for these charts.

# Wallowa County

## April 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	17	8	1	1	0.0%	2	200,300	148	16	6	50.0%	5	173,100	150,000	-15.4%	-	-	2	262,500	-	-
97857	Lostine	3	0	0	0	-	0	-	-	3	1	-	-	-	-	70.0%	-	-	1	159,000	-	-
97842	Imnaha	4	0	1	0	-100.0%	0	-	-	3	2	100.0%	-	-	-	17.8%	-	-	1	70,000	-	-
97846	Joseph	21	10	0	7	16.7%	1	699,000	541	24	15	36.4%	6	583,200	549,500	-7.5%	1	300,000	2	117,500	-	-
97828	Enterprise	18	7	1	2	-33.3%	1	255,000	160	12	16	60.0%	12	411,300	272,000	10.7%	-	-	2	280,700	-	-
	<b>Wallowa Co. Total</b>	<b>63</b>	<b>25</b>	<b>3</b>	<b>10</b>	<b>-9.1%</b>	<b>4</b>	<b>338,700</b>	<b>249</b>	<b>58</b>	<b>40</b>	<b>53.8%</b>	<b>23</b>	<b>404,400</b>	<b>260,000</b>	<b>2.6%</b>	<b>1</b>	<b>300,000</b>	<b>8</b>	<b>193,800</b>	<b>-</b>	<b>-</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

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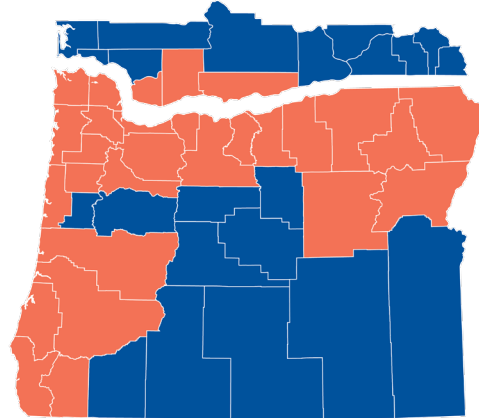
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