MARKET ACTION REPORT

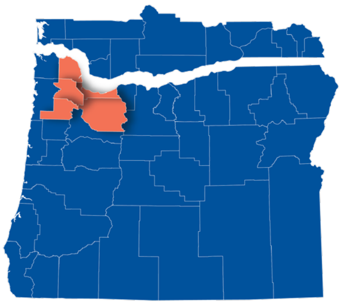
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro August 2026 Reporting Period

Portland Metro

August 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,440) decreased 1.5% from the 2,476 listed in August 2025, and decreased 18.8% from the 3,004 listed in July 2026.

Pending Sales

Pending sales (2,013) decreased 11.5% from the 2,275 offers accepted in August 2025, and decreased 5.6% from the 2,133 offers accepted in July 2026.

Closed Sales

Closed sales (1,902) decreased 5.9% from the 2,021 closings in August 2025, and decreased 12.2% from the 2,167 closings in July 2026.

Inventory and Time on Market

Inventory increased to 3.8 months in August. Total market time increased to 57 days.

Year-to-Date Summary

Comparing the first eight months of 2026 to the same period in 2025, new listings (22,829) increased 0.5%, pending sales (16,133) increased 2.2%, and closed sales (15,151) increased 3.3%.

Average and Median Sale Prices

Comparing 2026 to 2025 through August, the average sale price has increased 0.1% from $616,200 to $616,900. In the same comparison, the median sale price has decreased 0.2% from $550,000 to $549,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.2% ($612,700 v. $611,400)
Median Sale Price % Change: -0.7% ($545,000 v. $548,900)

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

Inventory in Months

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

Residential Trends

August 2026 vs. July 2026

New Listings **-18.8%**

Pending Sales **-5.6%**

Closed Sales **-12.2%**

Average Sale Price **-4.0%**

Median Sale Price **-2.7%**

Inventory **+0.5**

Total Market Time **+3**

August 2026 vs. August 2025

New Listings **-1.5%**

Pending Sales **-11.5%**

Closed Sales **-5.9%**

Average Sale Price **-2.1%**

Median Sale Price **-1.8%**

Inventory **+0.3**

Total Market Time **-5**

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Residential Sales by Price Range

Price Range	Aug 2024		Aug 2025		Aug 2026	
0K-100K	15	0.7%	26	1.2%	24	1.3%
100K-200K	50	2.4%	54	2.5%	51	2.7%
200K-300K	102	4.9%	121	5.7%	80	4.2%
300K-400K	206	9.9%	217	10.2%	217	11.4%
400K-500K	410	19.7%	413	19.5%	408	21.5%
500K-600K	423	20.4%	417	19.7%	372	19.6%
600K-700K	286	13.8%	305	14.4%	265	13.9%
700K-800K	200	9.6%	194	9.1%	160	8.4%
800K-900K	134	6.5%	133	6.3%	112	5.9%
900K-1M	83	4.0%	62	2.9%	58	3.0%
1MM-1.1MM	36	1.7%	35	1.7%	32	1.7%
1.1MM-1.2MM	35	1.7%	31	1.5%	31	1.6%
1.2MM-1. 3MM	35	1.7%	25	1.2%	20	1.1%
1.3MM-1.4MM	13	0.6%	18	0.8%	21	1.1%
1.4MM-1.5MM	15	0.7%	13	0.6%	10	0.5%
1.5MM-1.6MM	6	0.3%	13	0.6%	5	0.3%
1.6MM-1.7MM	8	0.4%	6	0.3%	7	0.4%
1.7MM-1.8MM	4	0.2%	8	0.4%	6	0.3%
1.8MM-1.9MM	2	0.1%	3	0.1%	3	0.2%
1.9MM-2MM	2	0.1%	3	0.1%	2	0.1%
2MM+	12	0.6%	24	1.1%	18	0.9%
Total Closed Sales	2,077		2,121		1,902	

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	August	2,440	2,013	1,902	607,200	540,000	57
	July	3,004	2,133	2,167	632,500	555,000	54
	Year-To-Date	22,829	16,133	15,151	616,900	549,000	66
2025	August	2,476	2,275	2,021	620,500	550,000	62
	Year-To-Date	22,720	15,781	14,671	616,200	550,000	63
Change	August 2025	-1.5%	-11.5%	-5.9%	-2.1%	-1.8%	-8.1%
	Prev Mo 2026	-18.8%	-5.6%	-12.2%	-4.0%	-2.7%	5.6%
	Year-To-Date	0.5%	2.2%	3.3%	0.1%	-0.2%	4.8%

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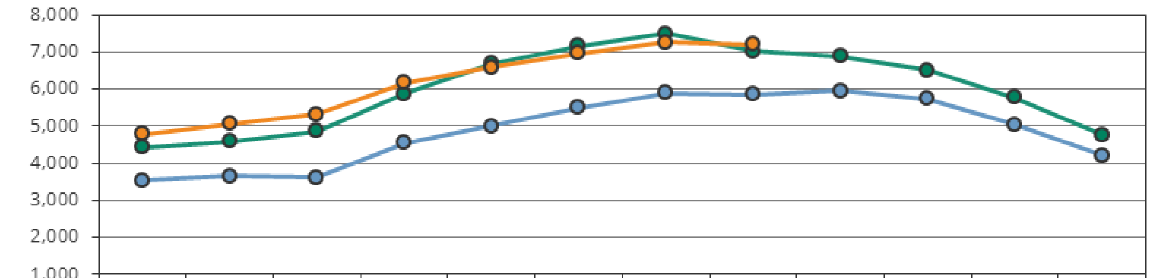
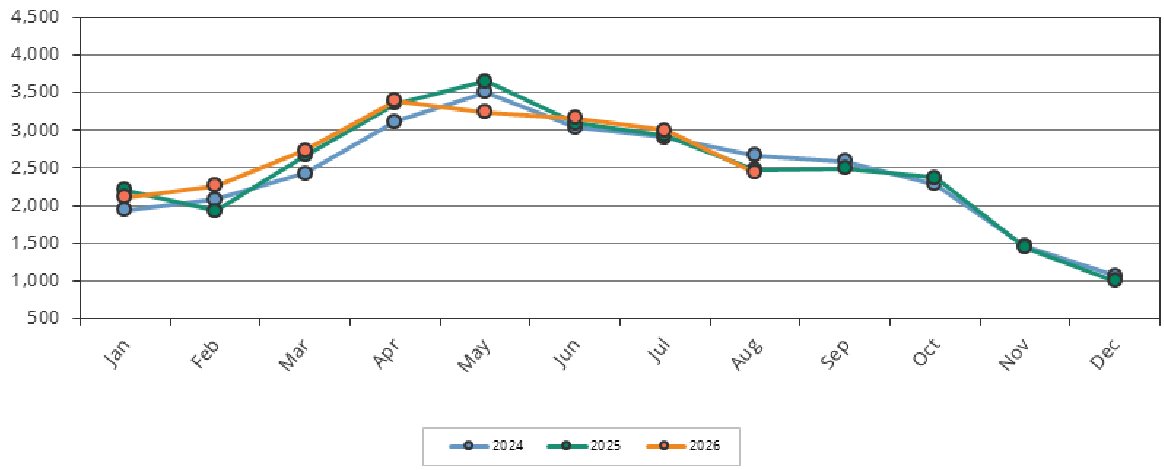
Active Residential Listings

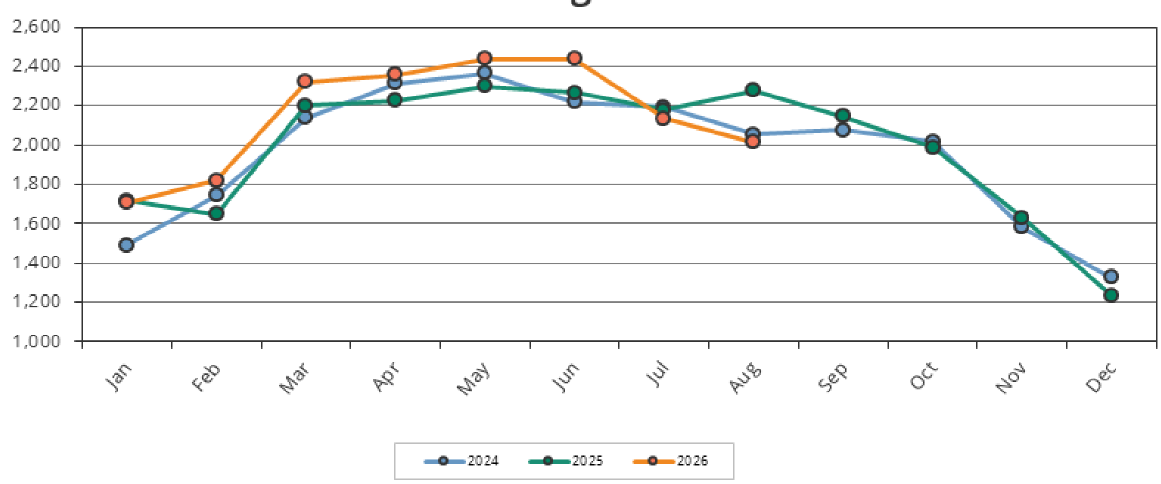


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	3,535	3,650	3,629	4,559	5,009	5,494	5,904	5,848	5,963	5,737	5,049	4,218
2025	4,438	4,586	4,866	5,875	6,679	7,157	7,503	7,018	6,882	6,506	5,773	4,759
2026	4,785	5,060	5,311	6,173	6,587	6,958	7,253	7,192				

New Listings



Pending Sales



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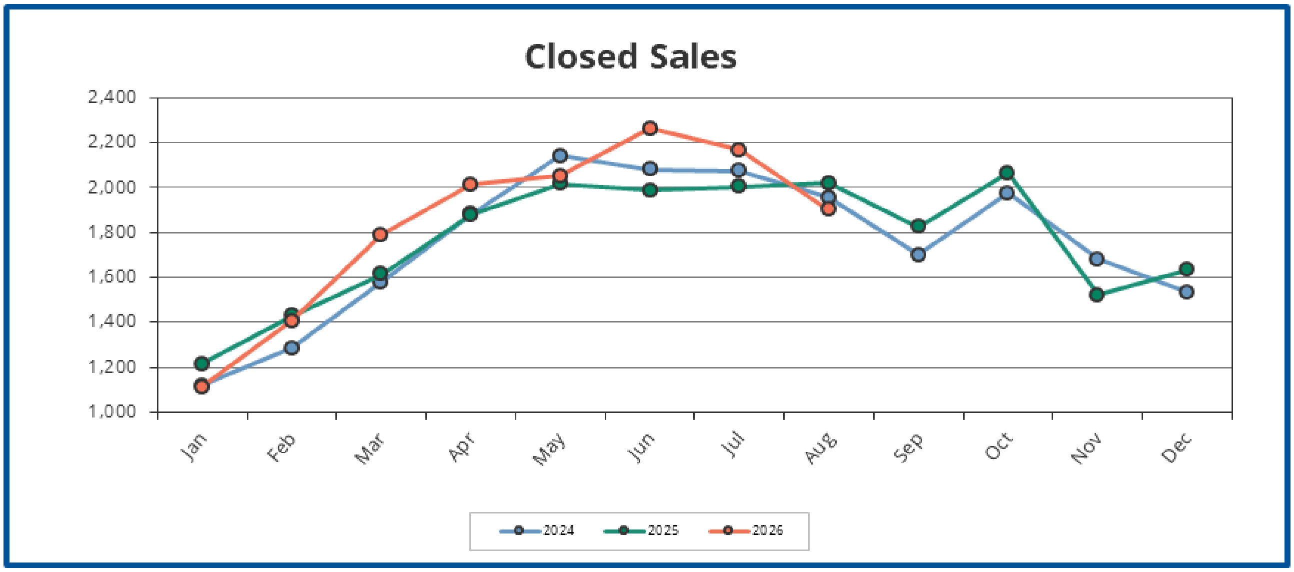
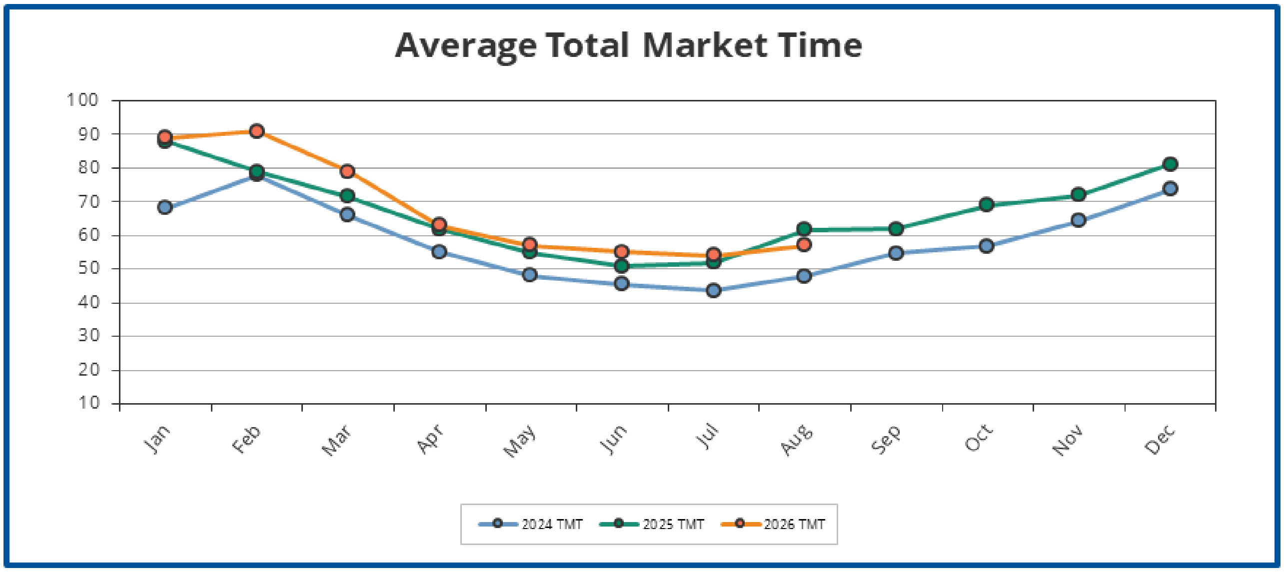
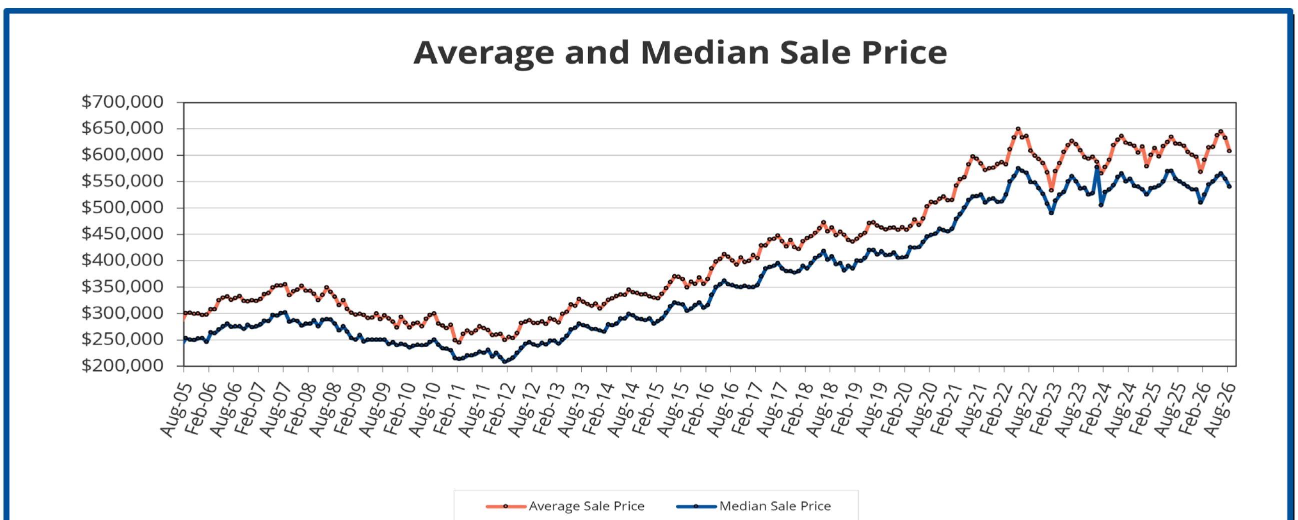
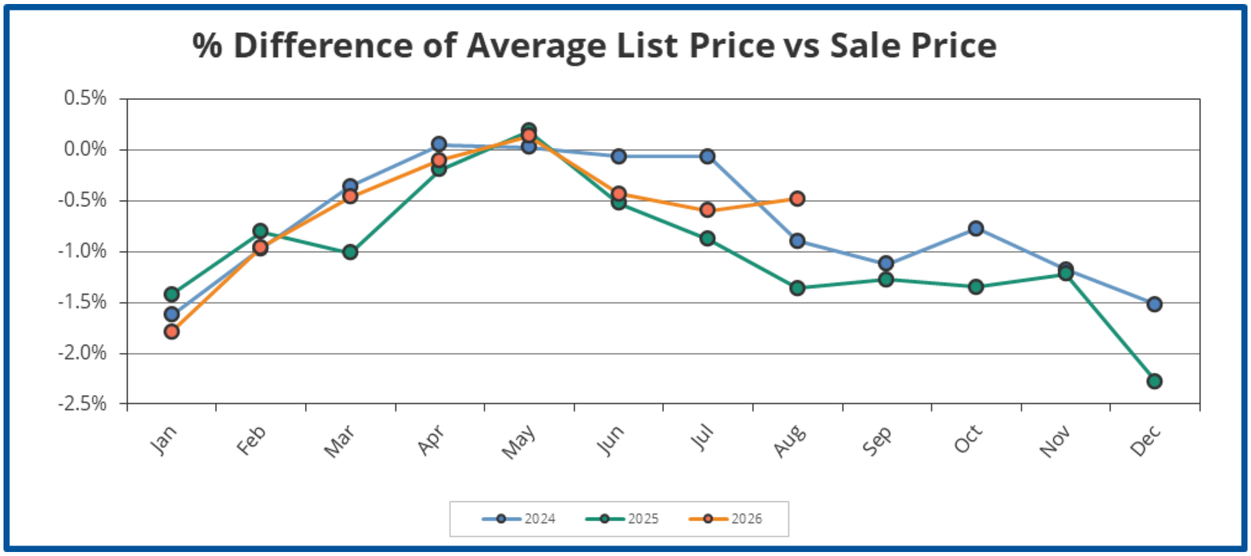
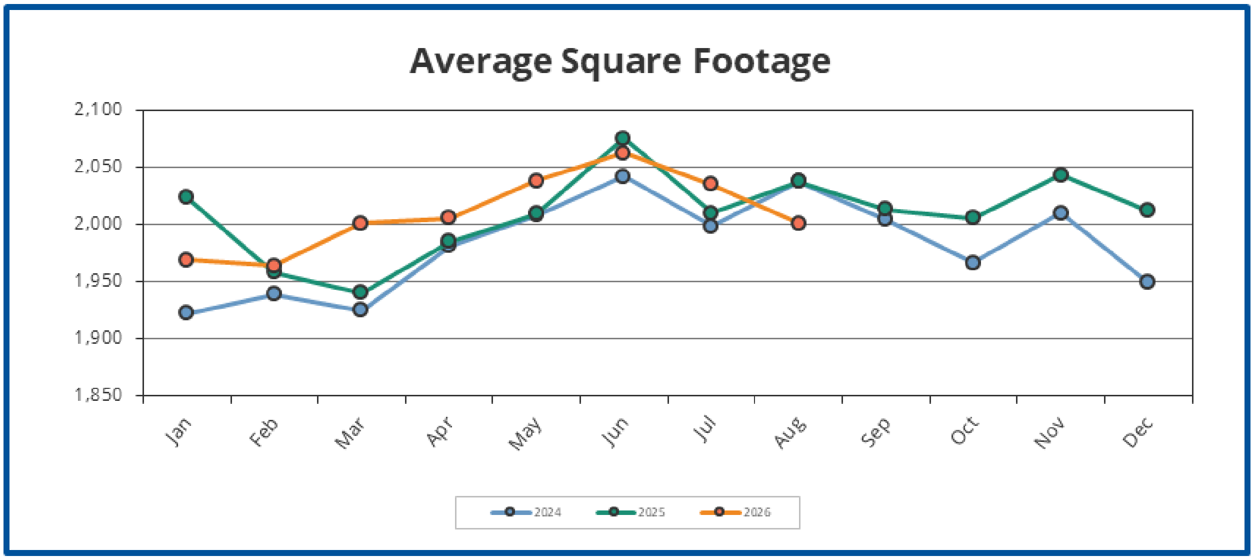
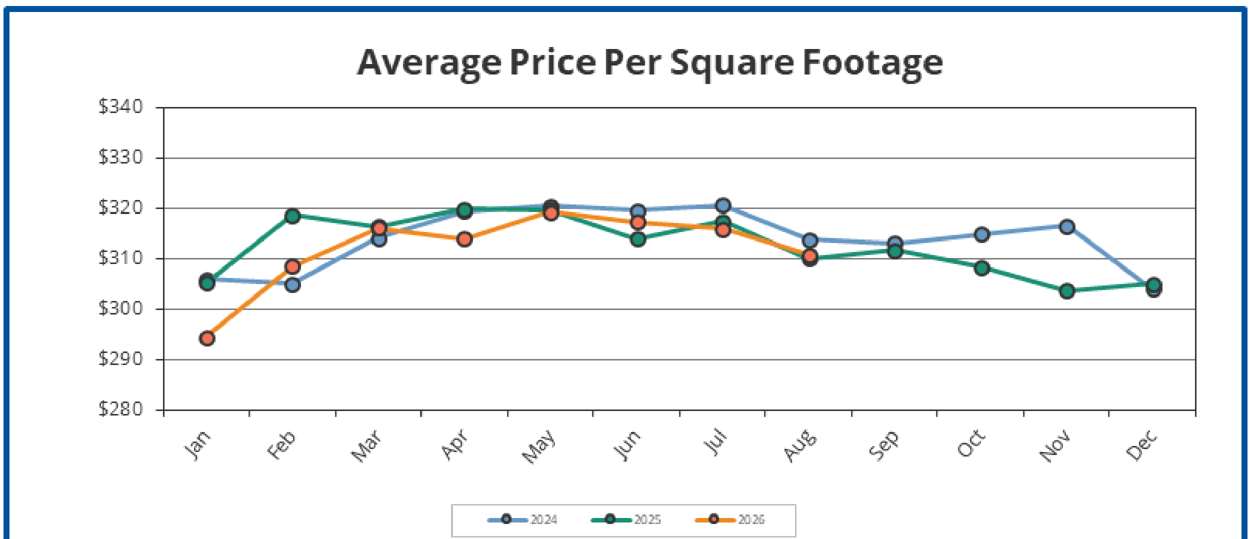


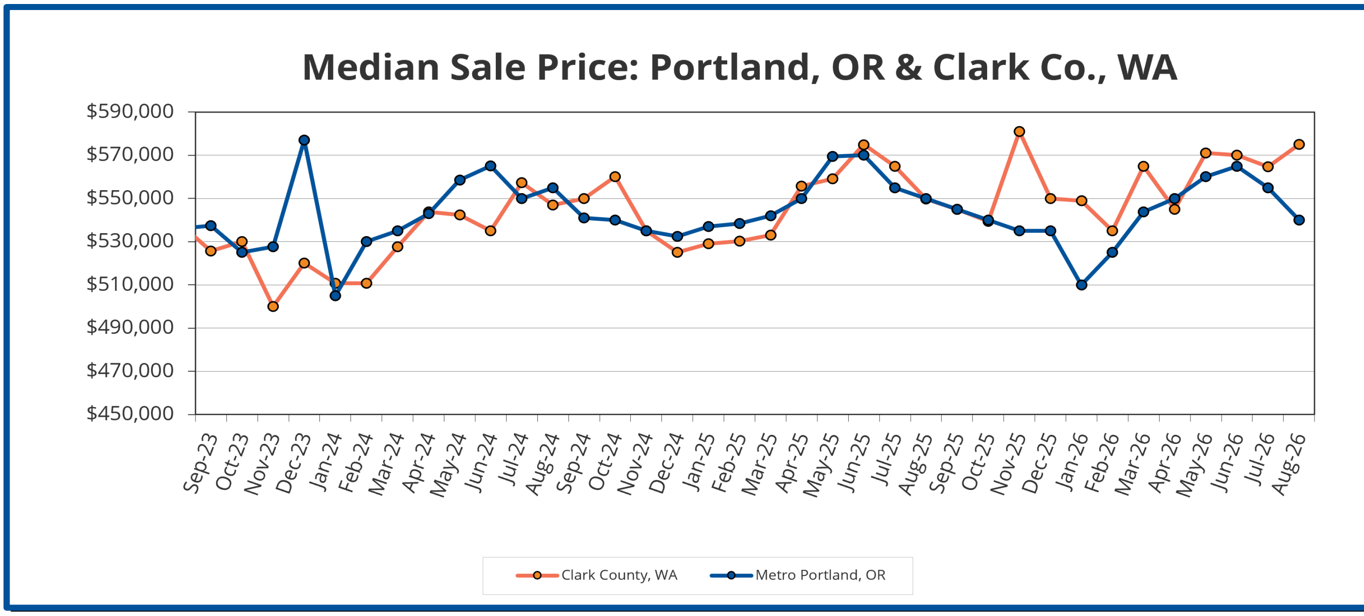


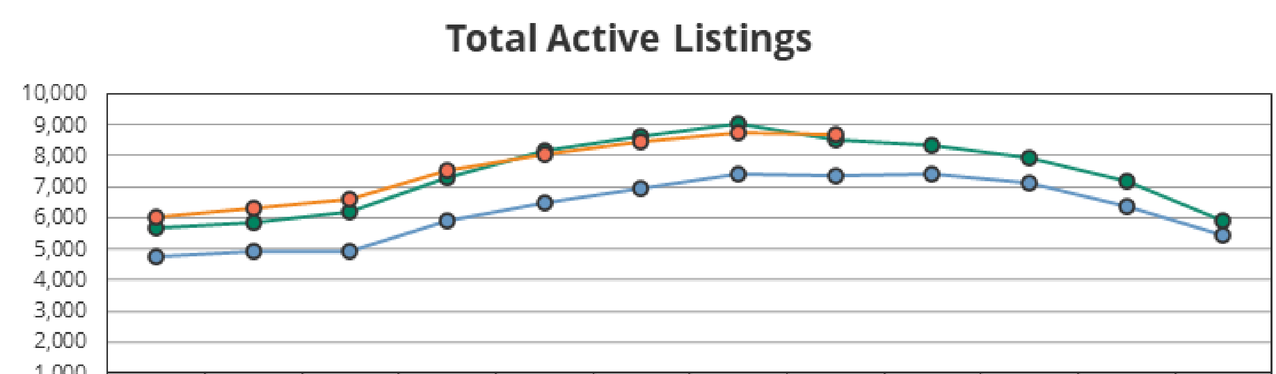



% Difference of Average List Price vs Sale Price
0.5%
0.0%
-0.5%
-1.0%
-1.5%
-2.0%
-2.5%
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026

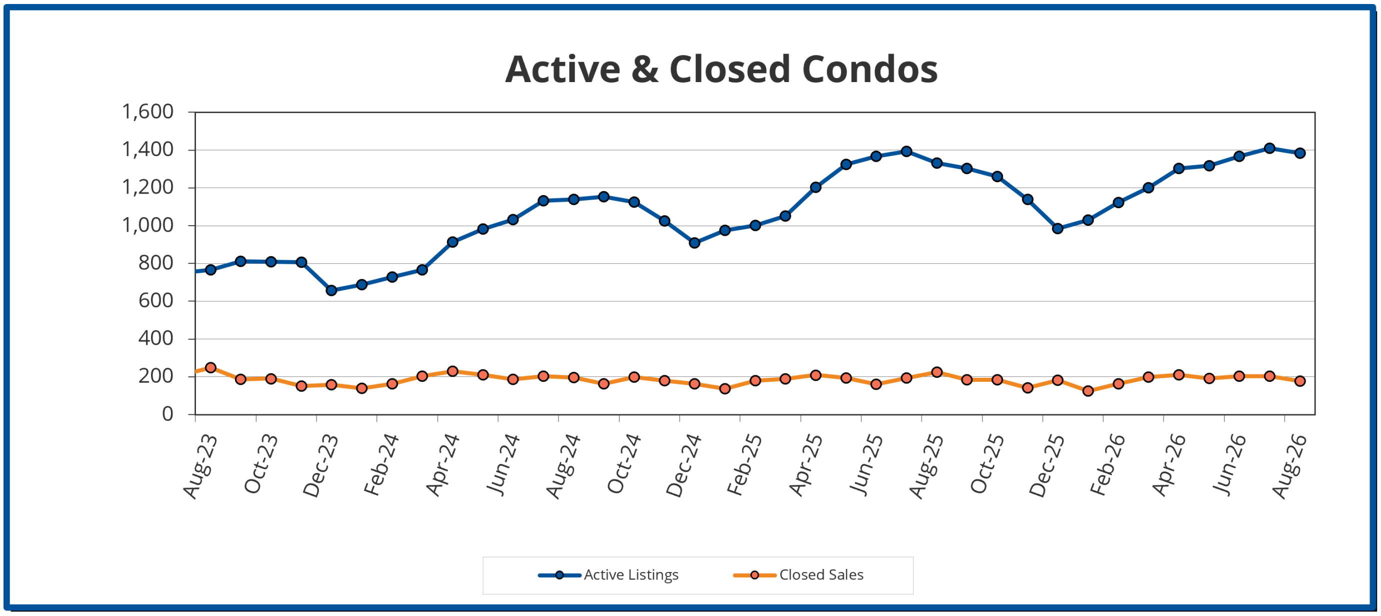

Average Square Footage
2,100
2,050
2,000
1,950
1,900
1,850
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026

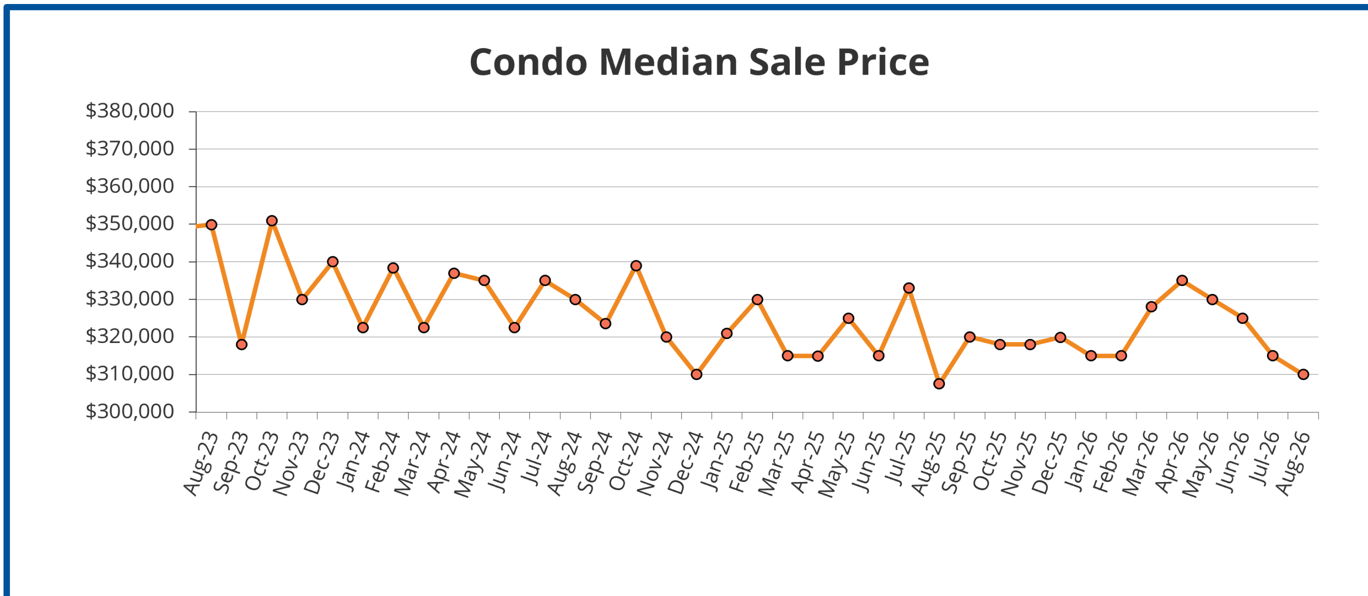

Average Price Per Square Footage
$340
$330
$320
$310
$300
$290
$280
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026





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


Active & Closed Condos
1,600
1,400
1,200
1,000
800
600
400
200
0
Aug-23
Oct-23
Dec-23
Feb-24
Apr-24
Jun-24
Aug-24
Oct-24
Dec-24
Feb-25
Apr-25
Jun-25
Aug-25
Oct-25
Dec-25
Feb-26
Apr-26
Jun-26
Aug-26
Active Listings
Closed Sales


Condo Median Sale Price
$380,000
$370,000
$360,000
$350,000
$340,000
$330,000
$320,000
$310,000
$300,000
Aug-23
Sep-23
Oct-23
Nov-23
Dec-23
Jan-24
Feb-24
Mar-24
Apr-24
May-24
Jun-24
Jul-24
Aug-24
Sep-24
Oct-24
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
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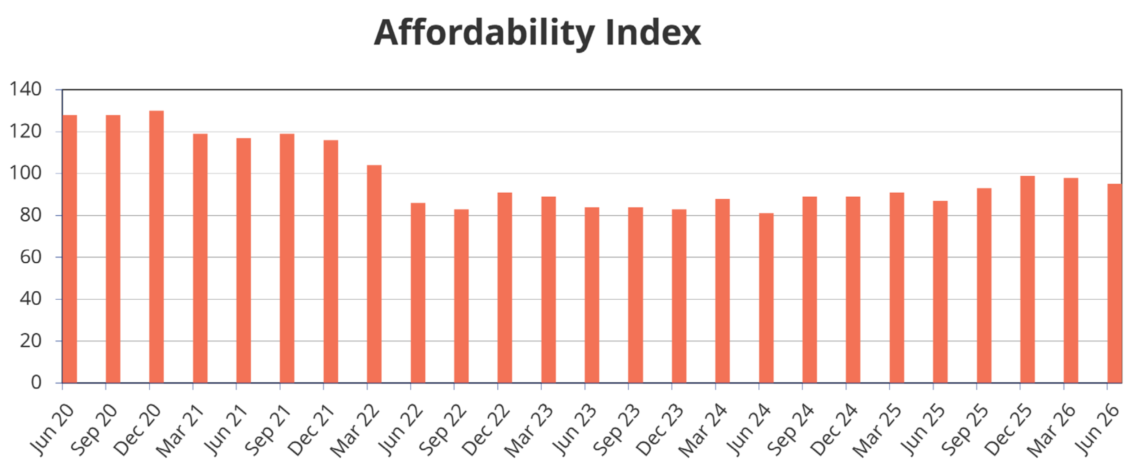
Jun-26
Jul-26
Aug-26



AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Portland Metro area is affordable for a family earning the median income. A family earning the median income ($128,300 in 2026, per HUD) can afford 95% of a monthly mortgage payment on a median priced home ($564,900 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.4% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

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

Purchase- and Occupancy- Ready Active Listings	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
6,731	**93.6%**	**3.5**

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Area Report

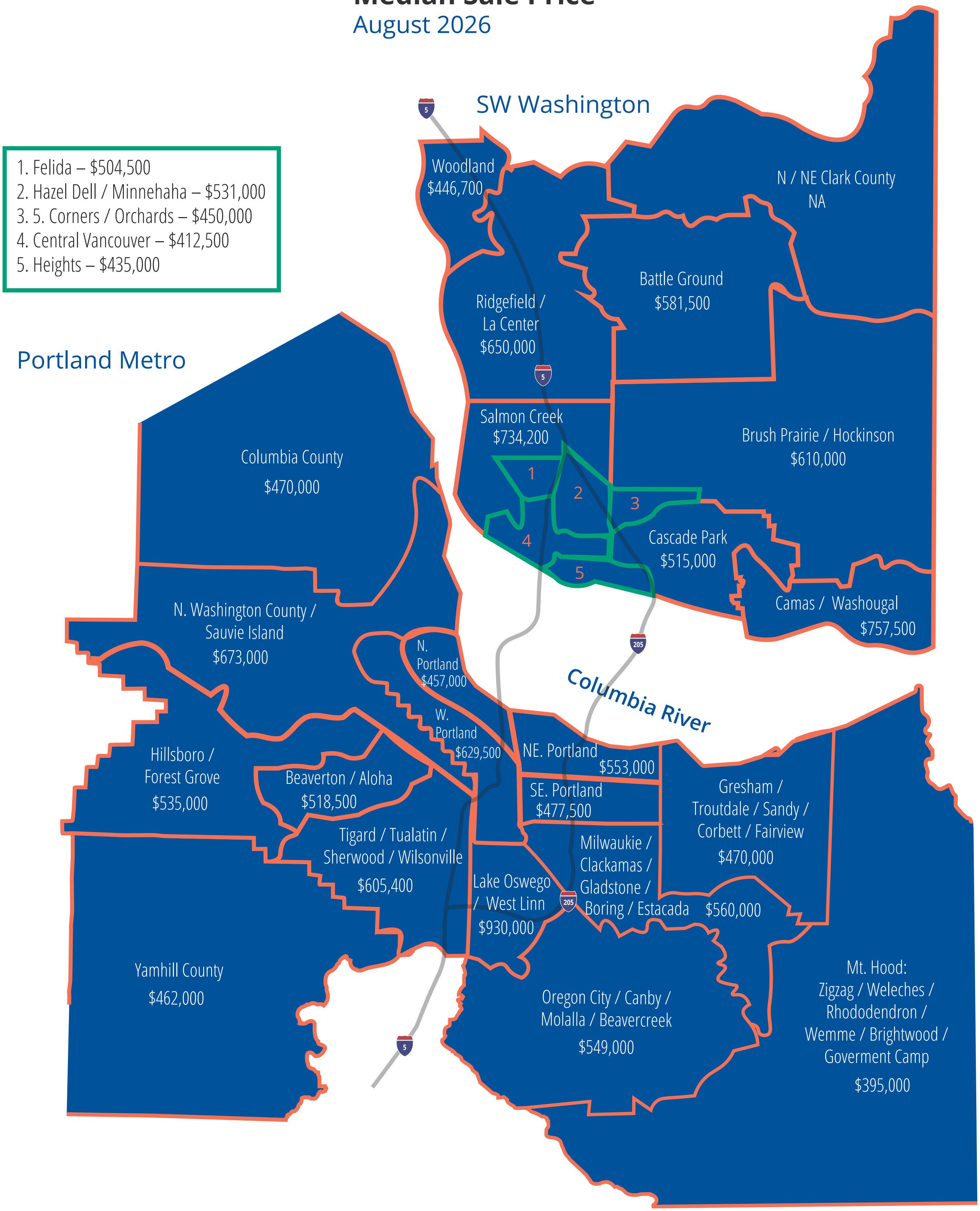
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Not Canceled Listings	Pending Sales	Pending Sales 26 vs 25[1]	Closed Sales	Average Sale Price	Total Market Time [3]	New Listings	Pending Sales	Pending Sales 26 vs 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	261	93	28	94	5.6%	80	473,000	51	954	686	-0.7%	644	501,000	480,000	-0.3%	8	721,200	7	393,900	15	837,600
142	NE Portland	456	209	51	160	-7.0%	158	617,200	44	1,885	1,471	7.7%	1,409	601,600	526,000	3.5%	14	800,300	10	237,000	42	792,800
143	SE Portland	605	246	57	208	-18.1%	216	528,300	57	2,442	1,820	-3.3%	1,738	531,100	470,000	-0.4%	8	1,403,200	31	311,800	76	761,000
144	Gresham / Troutdale	497	172	43	163	-8.4%	131	499,600	46	1,516	1,082	0.9%	1,021	507,900	489,900	-0.2%	7	1,137,700	20	321,700	20	572,100
145	Milwaukie / Clackamas	565	216	67	174	-8.4%	184	591,600	59	2,028	1,485	10.0%	1,378	586,000	560,000	1.0%	7	1,011,300	18	656,600	7	832,400
146	Oregon City / Canby	398	134	36	113	-16.9%	101	617,200	52	1,249	879	6.4%	795	627,900	585,000	0.1%	4	1,198,200	29	376,300	7	889,300
147	Lake Oswego / West Linn	474	133	61	124	4.2%	108	1,103,200	55	1,425	879	11.3%	802	1,091,900	900,000	4.4%	-	-	15	667,300	1	1,100,000
148	W Portland	1,049	265	124	181	-20.3%	192	670,200	73	2,639	1,615	2.7%	1,528	744,600	665,000	0.2%	4	647,500	20	290,200	15	1,109,400
149	NW Wash Co.	343	120	47	102	6.3%	74	732,200	59	1,124	785	10.7%	704	737,200	700,000	-3.5%	-	-	18	410,100	2	802,800
150	Beaverton/ Aloha	588	226	64	178	-11.0%	206	524,300	57	1,931	1,346	8.0%	1,269	543,300	539,900	-1.8%	3	711,300	5	402,000	13	766,400
151	Tigard / Wilsonville	594	256	65	179	-15.6%	185	641,400	54	2,040	1,540	-3.9%	1,459	630,500	609,900	-3.4%	4	894,300	20	483,300	4	720,300
152	Hillsboro / Forest Grove	507	161	49	153	-23.9%	115	575,500	53	1,615	1,222	-5.0%	1,177	548,900	510,000	-2.3%	7	704,500	23	539,300	20	652,500
153	Mt. Hood	102	20	7	13	-35.0%	11	437,200	69	181	93	-14.7%	89	504,100	507,000	-6.3%	-	-	9	146,900	1	200,000
155	Columbia Co.	267	68	18	60	11.1%	44	466,500	80	633	413	-5.3%	367	473,600	465,000	2.6%	7	1,168,900	30	183,400	1	610,000
156	Yamhill Co.	486	121	37	111	-12.6%	97	500,400	74	1,167	817	-3.2%	771	547,700	480,000	2.0%	10	748,300	35	552,600	15	664,200

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/25-8/31/26) with 12 months before (9/1/24-8/31/25).

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

Median Sale Price
August 2026



Definitions and Formulas

Additional Resources

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

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

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

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

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

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

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

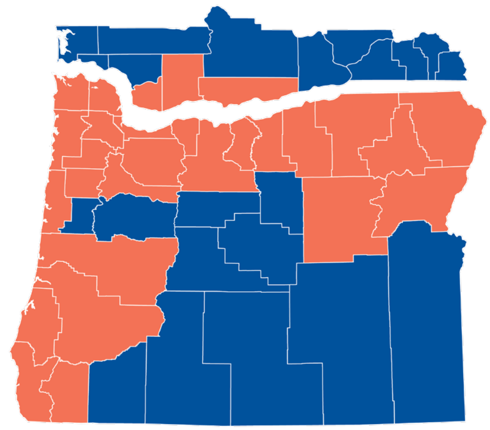
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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

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

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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