



MARKET ACTION REPORT

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

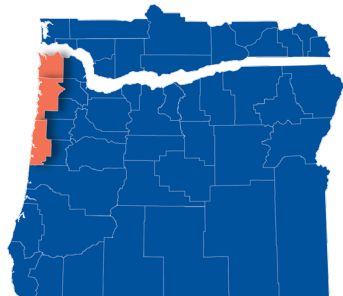
North Coastal Counties May 2025 Reporting Period

North Coastal Counties

May 2025 Reporting Period

MARKET ACTION REPORT

Note: RMLS is a supplementary MLS for the North Coastal Counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings

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

Pending Sales

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

Closed Sales

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

Inventory and Time on Market

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

Year-to-Date Summary

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

Average and Median Sale Prices

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

Sale Price Percent Change vs Previous 12 Months

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

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

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

Inventory in Months

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

Residential Trends

May 2025 vs. April 2025

New Listings **+15.3%** ↑

Pending Sales **+7.6%** ↑

Closed Sales **+18.4%** ↑

Average Sale Price **+10.7%** ↑

Median Sale Price **+4.2%** ↑

Inventory **-0.1** ↓

Total Market Time **-12** ↓

May 2025 vs. May 2024

New Listings **+9.6%** ↑

Pending Sales **+12.6%** ↑

Closed Sales **+5.5%** ↑

Average Sale Price **-25.8%** ↓

Median Sale Price **-5.7%** ↓

Inventory **+1.5** ↑

Total Market Time **-1** ↓

North Coastal Counties

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



90th Percentile



50th Percentile



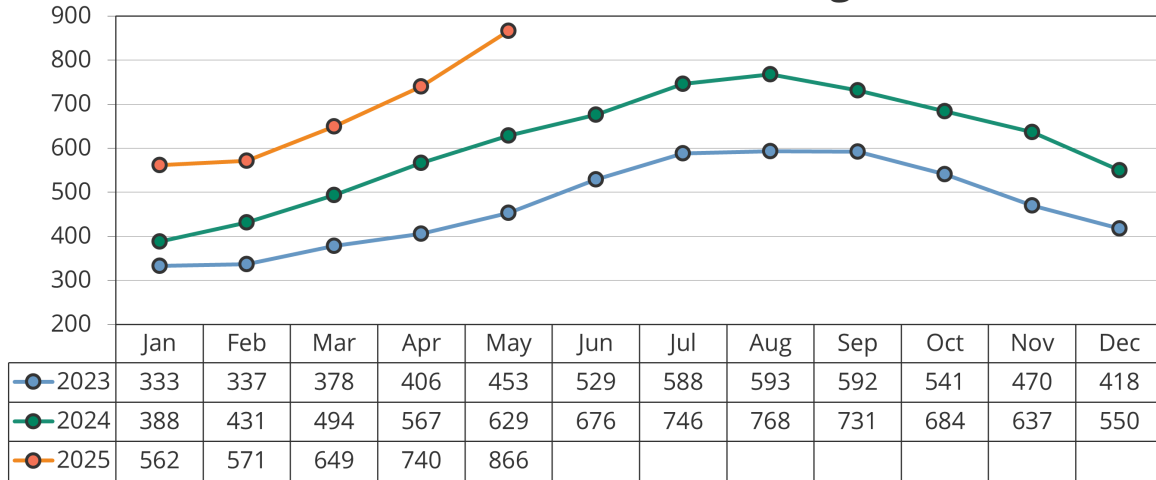
10th Percentile

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

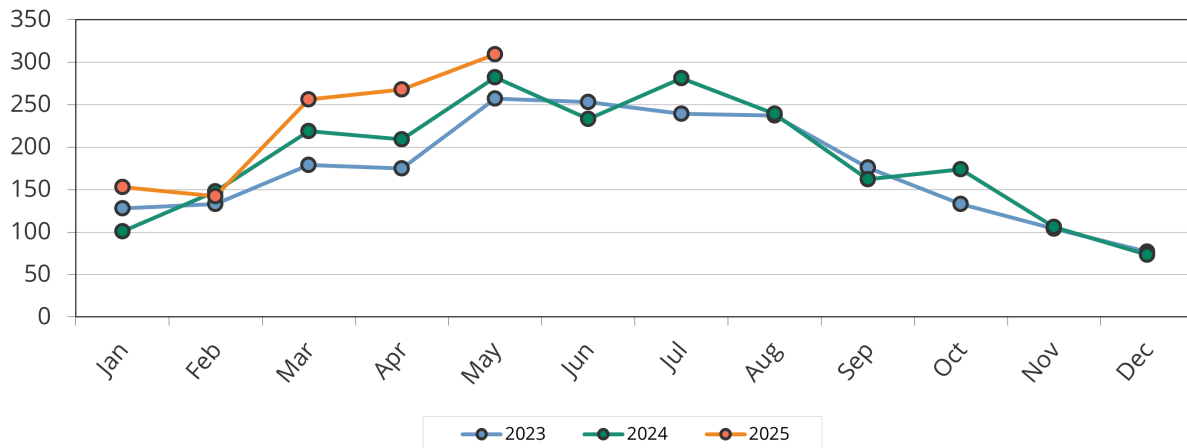
North Coastal Counties

May 2025 Reporting Period

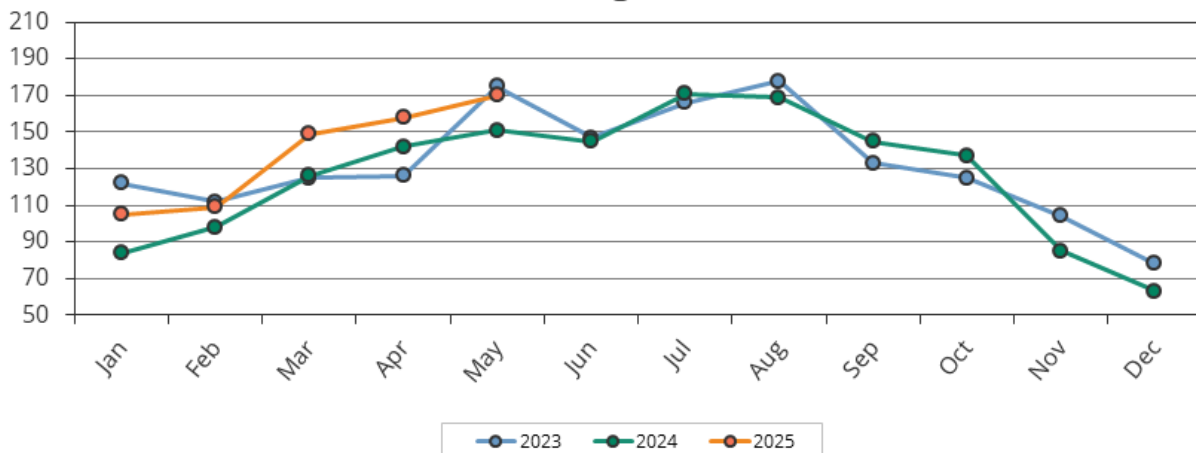
Active Residential Listings



New Listings

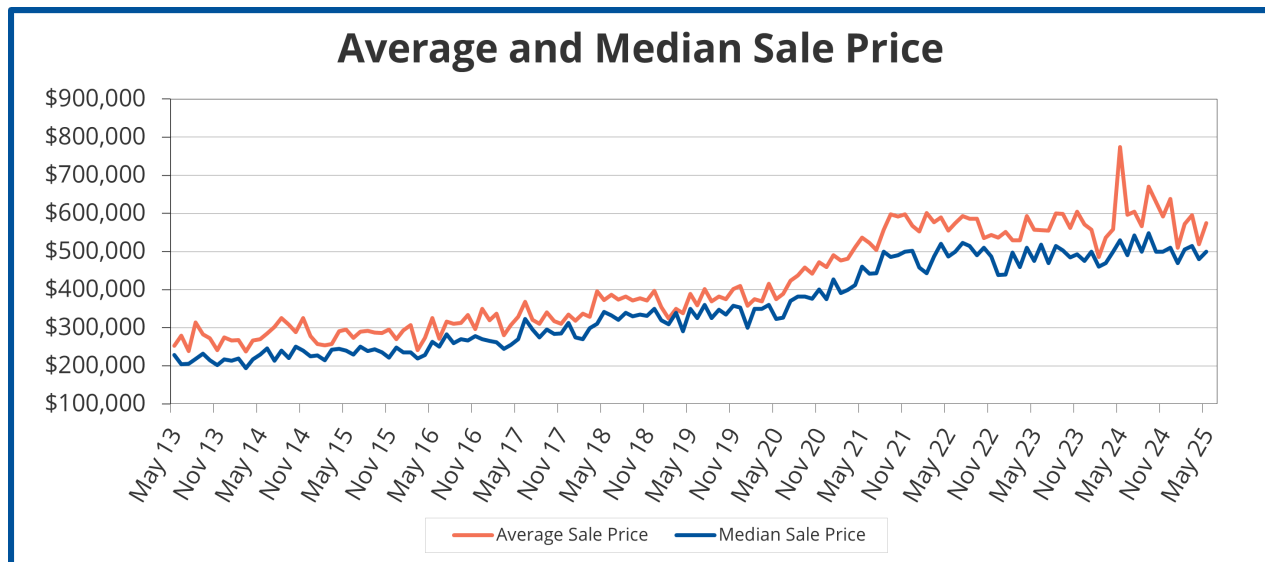
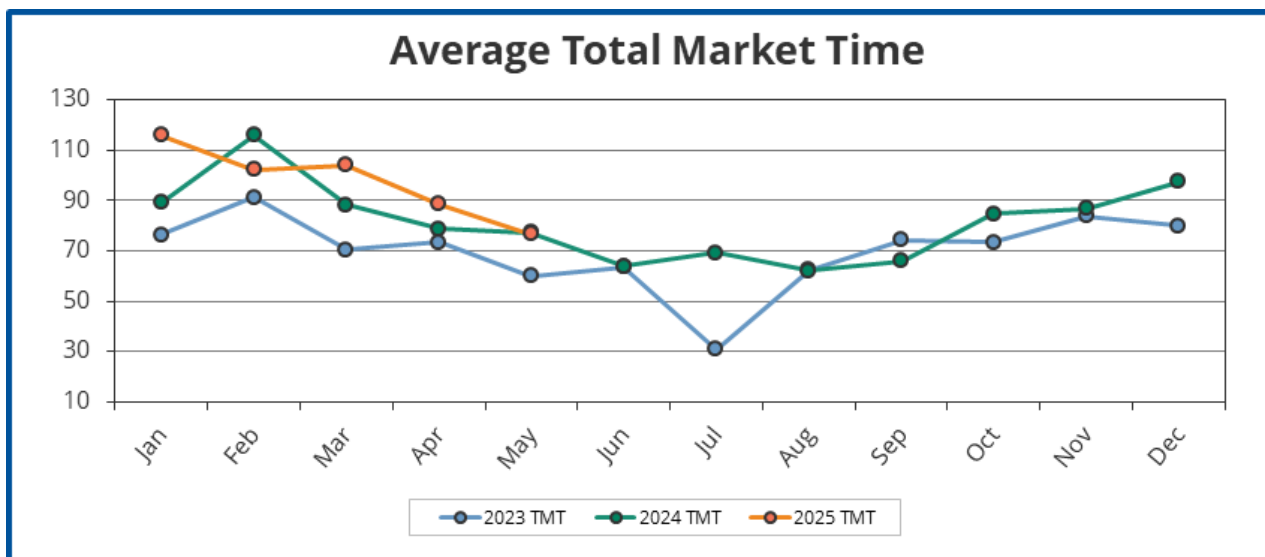
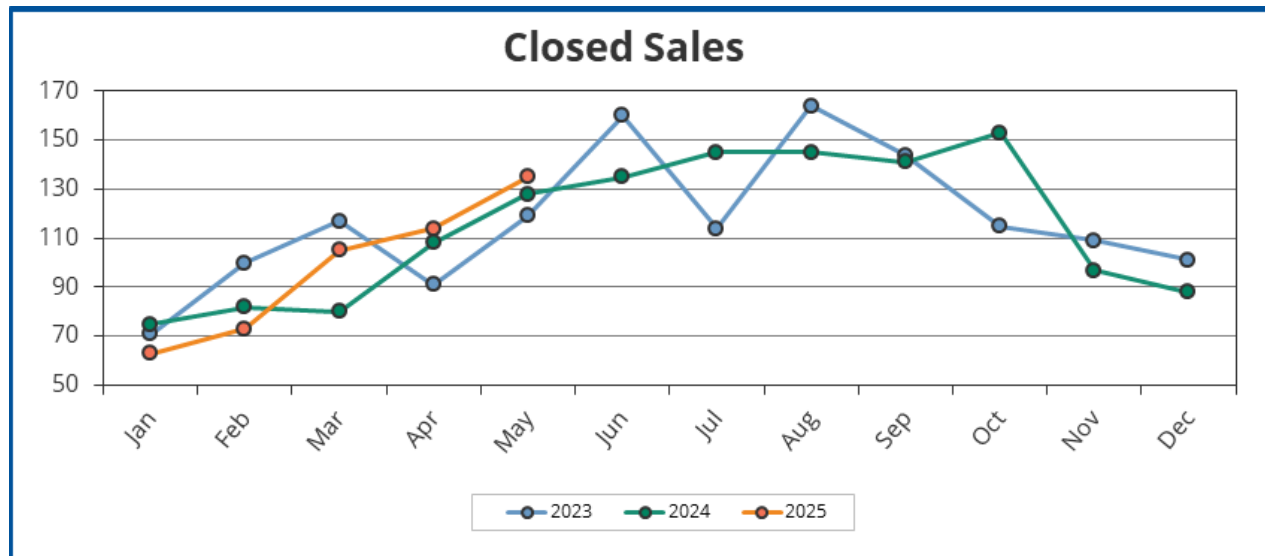


Pending Sales



North Coastal Counties

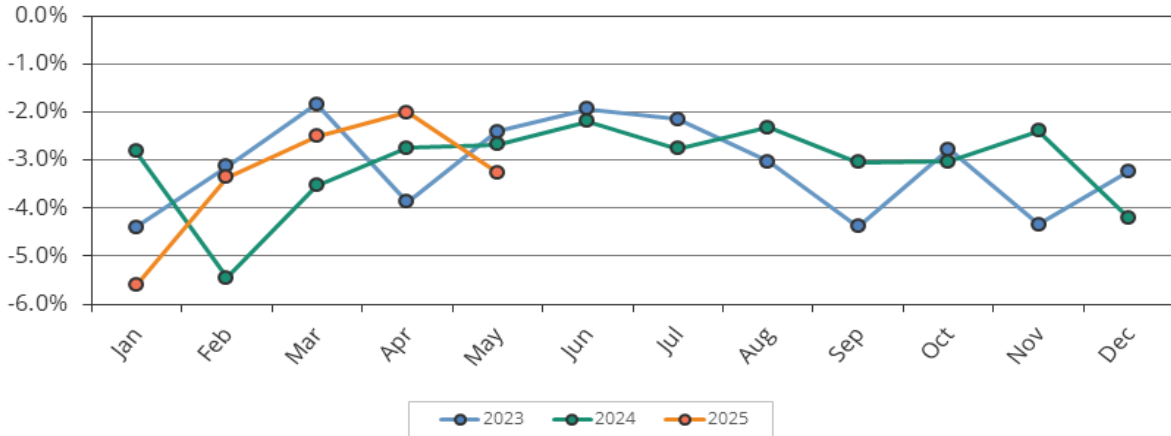
May 2025 Reporting Period



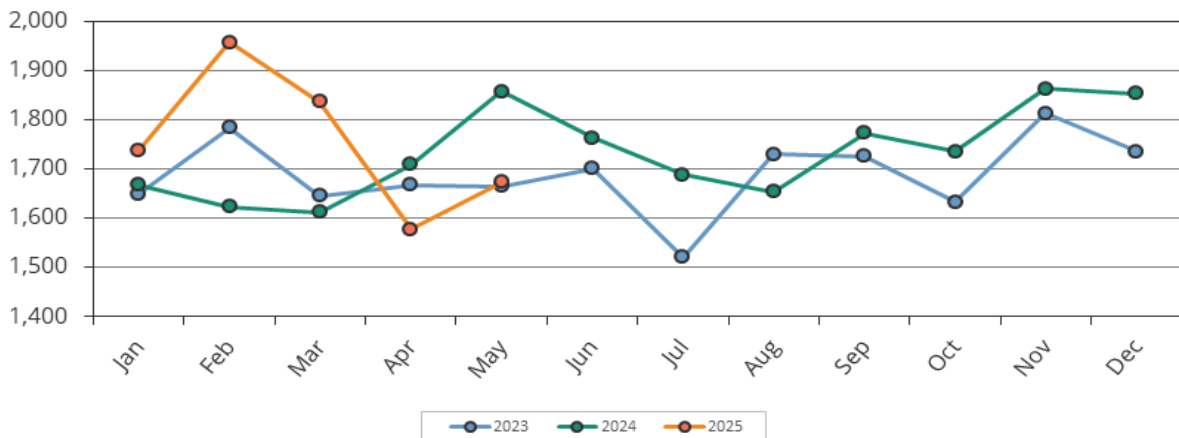
North Coastal Counties

May 2025 Reporting Period

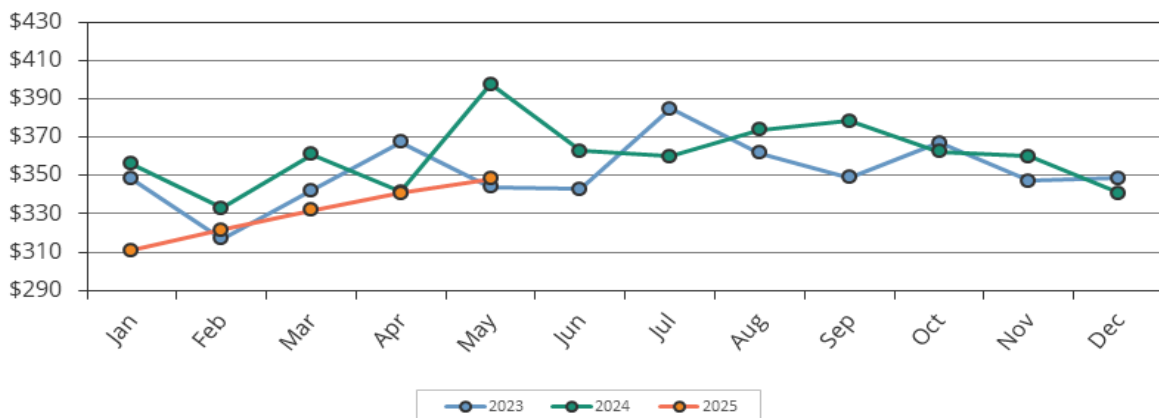
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

May 2025 Reporting Period

Area Report

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

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

North Coastal Counties

April 2025 Reporting Period

Area Report

continued

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

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

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

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



Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

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

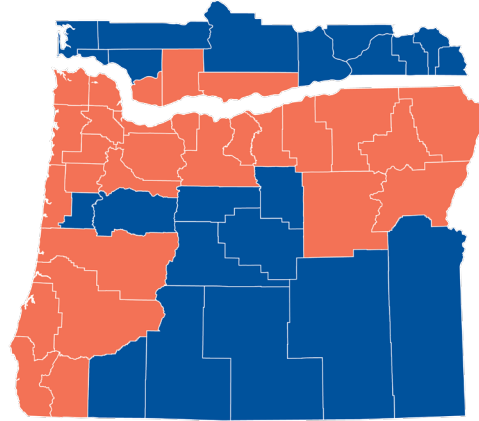
Additional Resources for RMLS Subscribers:

- | | |
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| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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