



MARKET ACTION REPORT

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

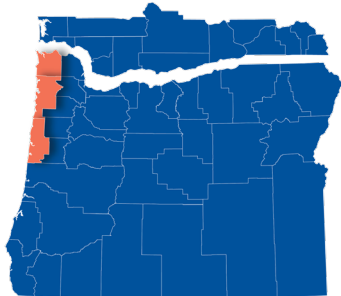
North Coastal Counties March 2025 Reporting Period

North Coastal Counties

March 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 (256) increased 16.9% from the 219 listed in March 2024, and increased 80.3% from the 142 listed in February 2025.

Pending Sales

Pending sales (149) increased 18.3% from the 126 offers accepted in March 2024, and increased 36.7% from the 109 offers accepted in February 2025.

Closed Sales

Closed sales (105) increased 31.3% from the 80 closings in March 2024, and increased 43.8% from the 73 closings in February 2025.

Inventory and Time on Market

Inventory decreased to 6.2 months in March. Total market time increased to 104 days.

Year-to-Date Summary

Comparing the first three months of 2025 to the same period in 2024, new listings (555) increased 18.1%, pending sales (346) increased 17.3%, and closed sales (247) held steady.

Average and Median Sale Prices

Comparing 2025 to 2024 through March, the average sale price has increased 8.7% from \$522,700 to \$568,100. In the same comparison, the median sale price has increased 6.5% from \$469,500 to \$500,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +8.7% (\$614,900 v. \$565,500)

Median Sale Price % Change: +4.1% (\$509,900 v. \$490,000)

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	
May	3.8	4.9	
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

March 2025 vs. February 2025

New Listings	+80.3%	↑
Pending Sales	+36.7%	↑
Closed Sales	+43.8%	↑
Average Sale Price	+4.0%	↑
Median Sale Price	+2.0%	↑
Inventory	-1.6	↓
Total Market Time	+2	↑

March 2025 vs. March 2024

New Listings	+16.9%	↑
Pending Sales	+18.3%	↑
Closed Sales	+31.3%	↑
Average Sale Price	+10.9%	↑
Median Sale Price	+9.7%	↑
Inventory	0.0	—
Total Market Time	+16	↑

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Residential Sales by Price Range						
Price Range	Mar 2023		Mar 2024		Mar 2025	
0K-100K	3	2.4%	1	1.1%	1	0.9%
100K-200K	4	3.2%	1	1.1%	6	5.7%
200K-300K	20	16.0%	10	11.5%	2	1.9%
300K-400K	23	18.4%	14	16.1%	19	17.9%
400K-500K	21	16.8%	23	26.4%	22	20.8%
500K-600K	19	15.2%	14	16.1%	21	19.8%
600K-700K	9	7.2%	9	10.3%	12	11.3%
700K-800K	10	8.0%	2	2.3%	10	9.4%
800K-900K	4	3.2%	1	1.1%	3	2.8%
900K-1M	2	1.6%	3	3.4%	2	1.9%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	1	0.8%	4	4.6%	1	0.9%
1.2MM-1.3MM	4	3.2%	3	3.4%	1	0.9%
1.3MM-1.4MM	0	0.0%	0	0.0%	1	0.9%
1.4MM-1.5MM	0	0.0%	1	1.1%	0	0.0%
1.5MM-1.6MM	1	0.8%	0	0.0%	1	0.9%
1.6MM-1.7MM	1	0.8%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	2	1.9%
1.8MM-1.9MM	1	0.8%	1	1.1%	1	0.9%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	2	1.6%	0	0.0%	1	0.9%
Total Closed Sales	125		87		106	

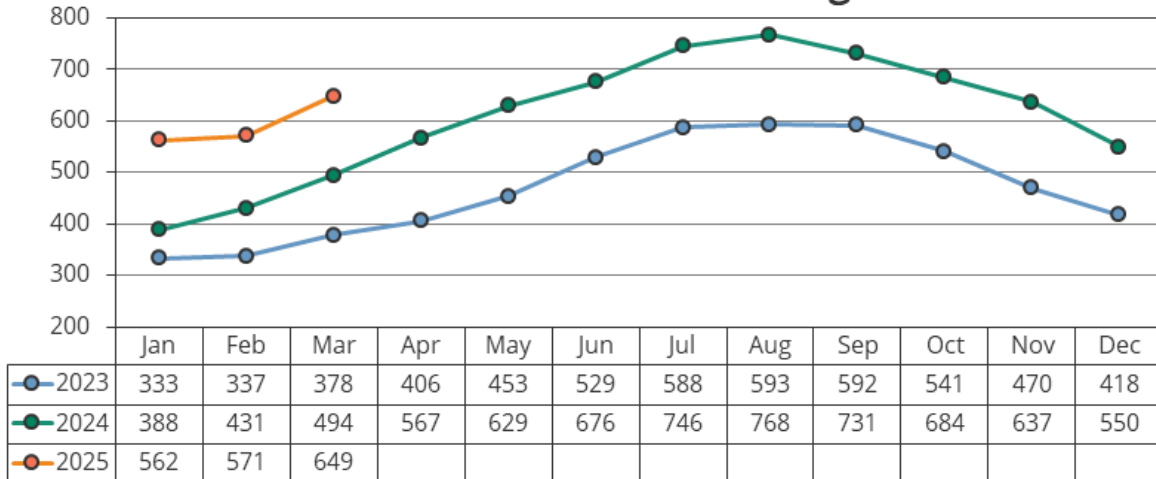
90th Percentile
 50th Percentile
 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	March	256	149	105	594,900	515,000	104
	February	142	109	73	571,900	505,000	102
	Year-To-Date	555	346	247	568,100	500,000	107
2024	March	219	126	80	536,500	469,500	88
	Year-To-Date	470	295	247	522,700	469,500	99
Change	March 2024	16.9%	18.3%	31.3%	10.9%	9.7%	17.7%
	Prev Mo 2025	80.3%	36.7%	43.8%	4.0%	2.0%	1.6%
	Year-To-Date	18.1%	17.3%	0.0%	8.7%	6.5%	8.8%

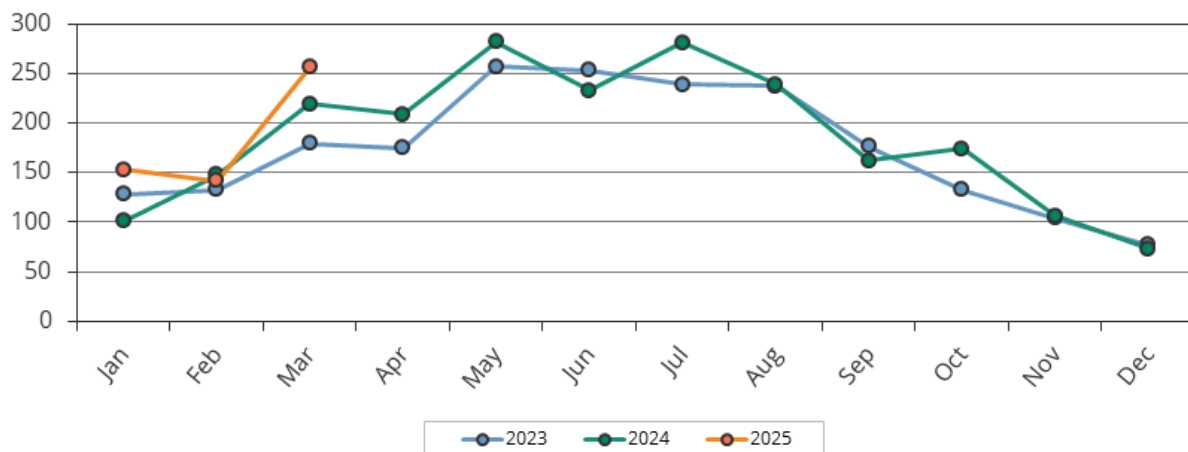
North Coastal Counties

March 2025 Reporting Period

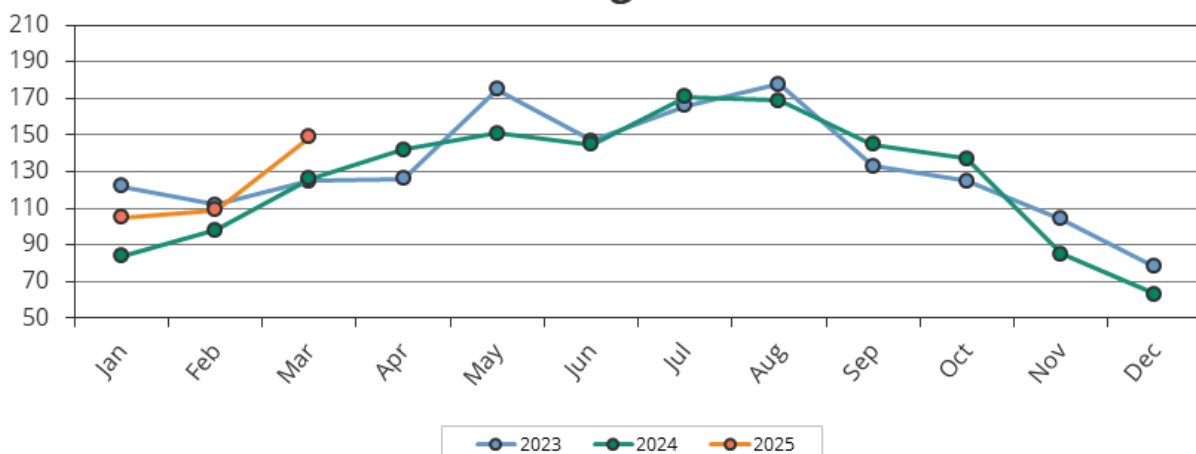
Active Residential Listings



New Listings

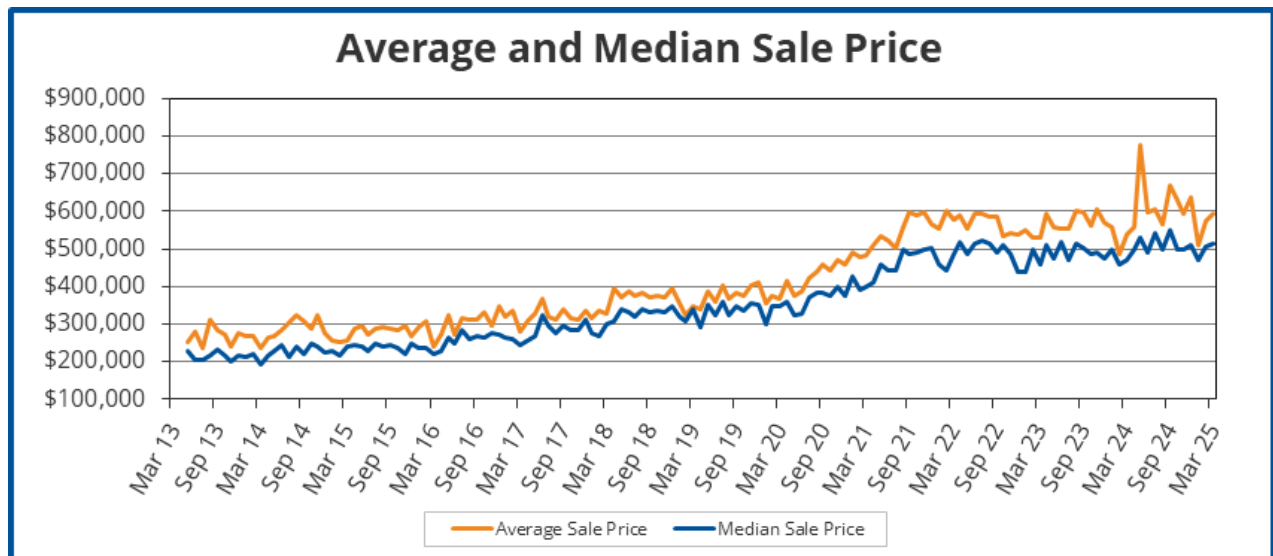
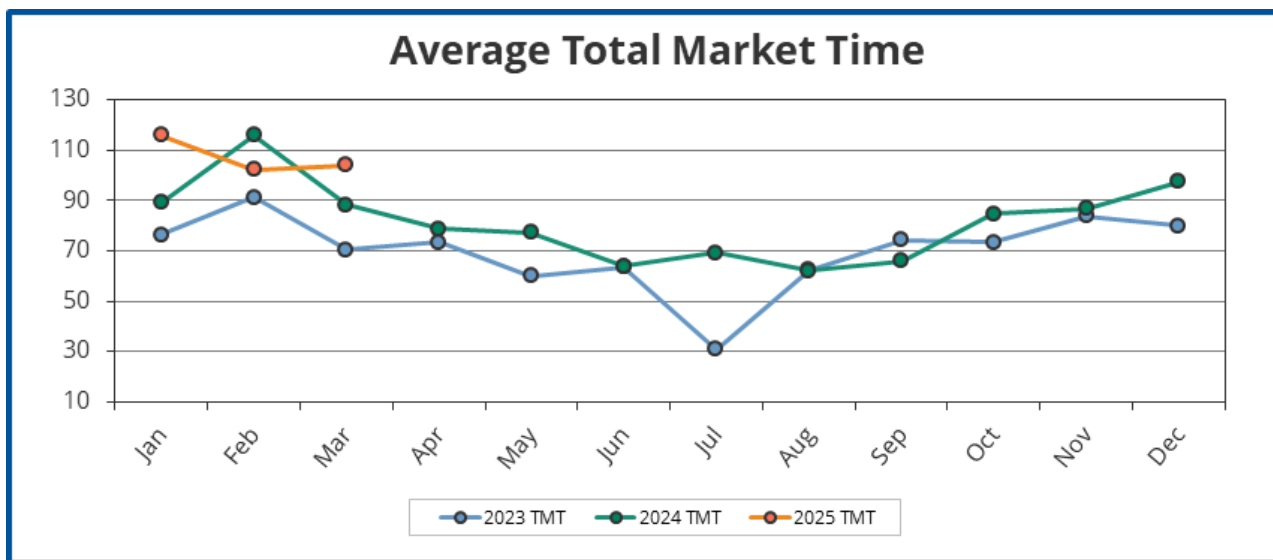
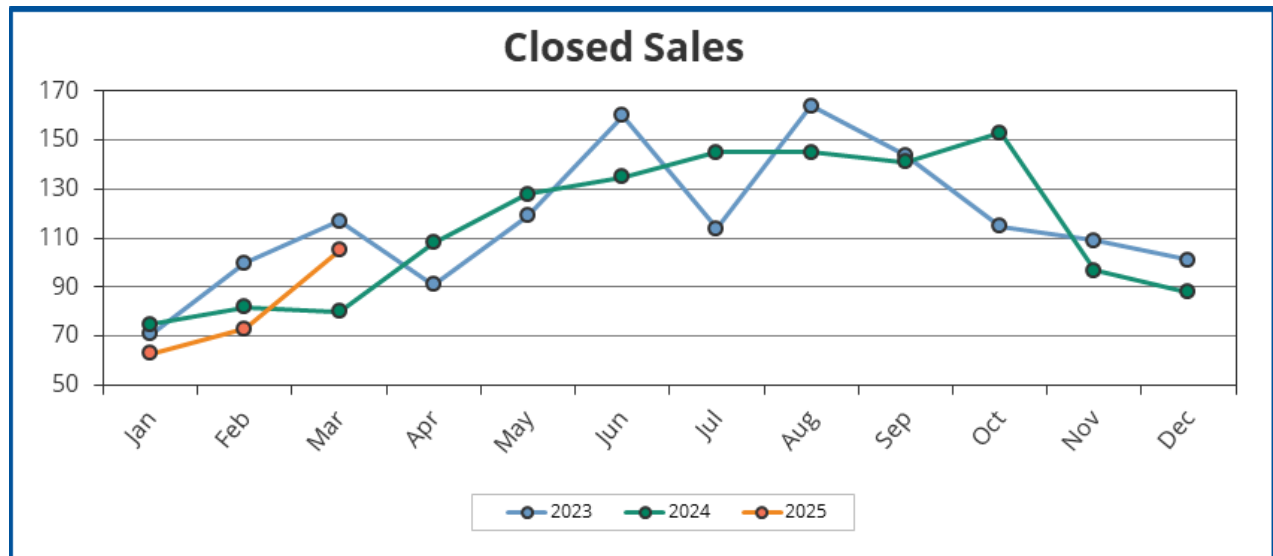


Pending Sales



North Coastal Counties

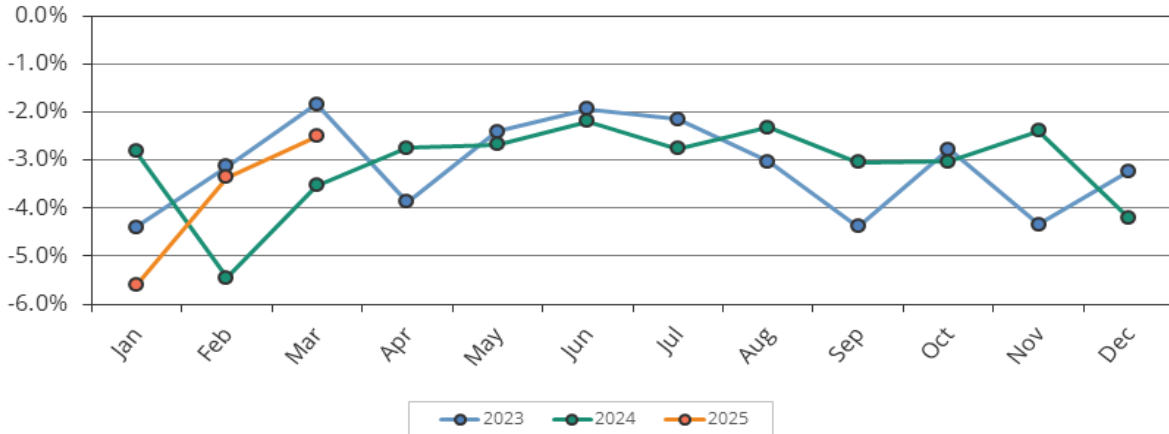
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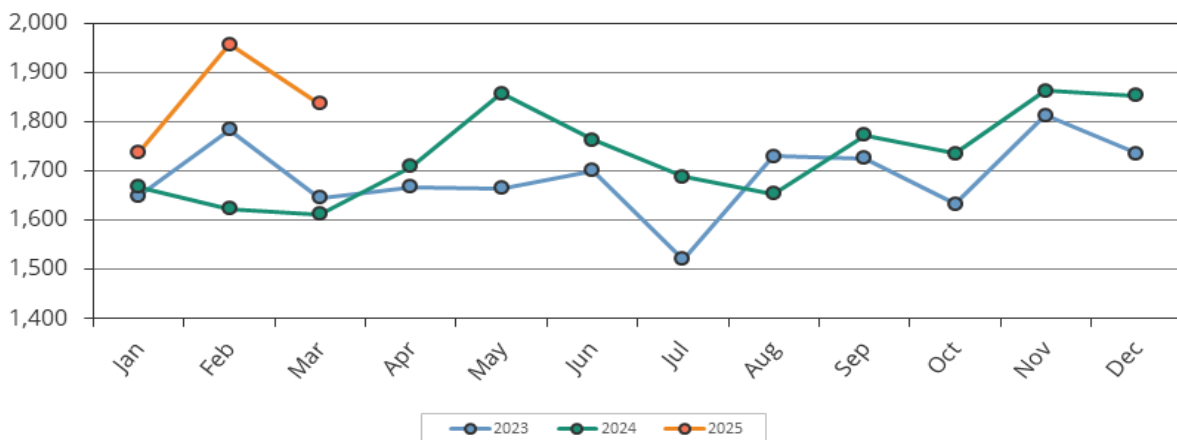
North Coastal Counties

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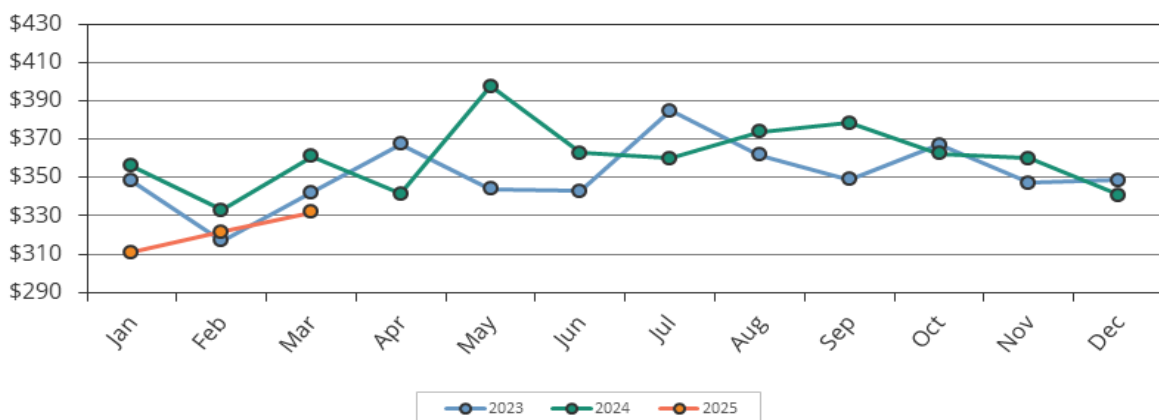
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

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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	53	22	2	17	6.3%	19	554,200	113	57	51	59.4%	35	507,700	505,000	12.1%	1	450,000	3	2,096,700	-	-	
181	Hammond / Warrenton	37	20	3	10	42.9%	3	705,700	33	41	17	-19.0%	12	707,500	522,000	7.4%	-	-	4	137,500	1	301,600	
182	Gearhart West	14	6	1	5	400.0%	2	1,522,500	3	13	8	14.3%	6	1,142,500	945,000	29.8%	-	-	-	-	-	-	
183	Gearhart East	3	-	0	-	-	1	459,000	3	1	1	0.0%	1	459,000	459,000	-16.8%	1	850,000	-	-	-	-	
184	Seaside Northwest	12	3	0	0	-100.0%	1	189,000	-	7	2	-77.8%	4	527,200	362,200	-1.1%	-	-	-	-	-	-	
185	Seaside North Central	7	2	1	3	0.0%	1	685,000	211	5	5	-50.0%	4	471,300	455,000	-7.5%	-	-	-	-	1	655,000	
186	Seaside Southwest	8	6	3	4	0.0%	2	556,500	12	13	9	50.0%	3	521,000	450,000	10.2%	-	-	-	-	-	-	
187	Seaside South Central	3	-	1	1	-50.0%	0	-	-	1	1	-66.7%	1	225,500	225,500	-34.2%	-	-	-	-	1	450,000	
188	Seaside East	21	9	-	2	-33.3%	3	630,000	97	15	5	-54.5%	6	666,700	609,500	15.9%	-	-	1	175,000	-	-	
189	Cannon Beach / Tolovana Park	20	7	3	3	-40.0%	4	1,188,700	100	13	6	-45.5%	7	1,047,000	1,300,000	35.0%	-	-	-	-	-	-	
190	Arch Cape / Cove Beach / Falcon Cove	4	2	0	0	-	0	-	-	2	2	0.0%	2	1,024,000	1,024,000	-1.1%	-	-	2	205,000	-	-	
191	Rural Clatsop County	7	6	3	5	0.0%	2	430,000	181	11	9	0.0%	5	511,900	499,000	-17.5%	-	-	3	144,600	-	-	
	Clatsop County	189	83	17	50	6.4%	38	674,800	93	179	116	-4.9%	86	642,900	527,500	13.8%	2	650,000	13	604,500	3	468,900	
97102	Arch Cape	-	0	0	0	-	0	-	-	-	0	-	0	-	-	285.9%	0	-	0	-	0	-	
97130	Manzanita	11	16	-	7	133.3%	2	892,500	5	19	10	25.0%	4	830,000	803,000	10.2%	-	-	2	302,500	-	-	
97131	Nehalem	20	8	-	5	400.0%	4	468,400	101	14	11	175.0%	5	457,700	415,000	7.7%	-	-	2	102,500	1	590,000	
97147	Wheeler	2	2	0	3	200.0%	2	510,500	37	5	5	400.0%	3	520,300	531,000	41.7%	-	-	1	7,000	-	-	
97136	Rockaway Beach	36	20	1	10	42.9%	5	435,800	169	39	19	46.2%	12	481,300	429,500	-21.4%	-	-	-	-	-	-	
97107	Bay City	10	6	0	3	-40.0%	1	575,000	8	10	6	-33.3%	5	377,600	378,000	-1.8%	-	-	3	45,000	-	-	
97118	Garibaldi	10	3	-	2	0.0%	2	364,000	33	9	9	200.0%	6	289,800	277,000	-13.0%	-	-	1	135,000	-	-	
97143	Netarts	5	3	0	-	-100.0%	4	429,500	119	6	6	0.0%	7	455,300	465,000	18.9%	-	-	-	-	-	-	
97141	Tillamook	34	14	3	14	75.0%	8	434,000	115	38	36	38.5%	22	449,900	440,000	6.8%	1	650,000	1	140,000	-	-	
97134	Oceanside	9	3	1	5	400.0%	0	-	-	8	7	133.3%	2	770,000	770,000	20.6%	-	-	-	-	-	-	
97108	Beaver	3	2	0	1	-	2	557,500	23	4	3	-	4	567,500	577,500	18.8%	-	-	-	-	-	-	
97122	Hebo	2	1	-	0	-	0	-	-	1	0	-	-	-	-	114.2%	1	600,000	-	-	-	-	
97112	Cloverdale	22	3	-	3	-	3	1,011,700	221	8	7	-	9	618,600	450,000	60.0%	-	-	-	-	-	-	
97135	Pacific City	20	9	1	1	-66.7%	2	451,300	11	19	5	-16.7%	6	526,300	508,800	4.5%	-	-	1	335,000	-	-	
97149	Neskowin	13	7	-	4	-	2	865,000	5	11	8	166.7%	4	753,800	725,000	26.9%	-	-	1	449,000	-	-	
	Tillamook County	197	97	6	58	65.7%	37	544,200	96	191	132	61.0%	89	507,900	465,000	-16.6%	2	625,000	12	167,600	1	590,000	

North Coastal Counties

March 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	108	36	8	19	-13.6%	12	629,600	138	80	41	2.5%	29	567,500	535,000	-4.5%	-	-	4	287,500	-	-	
97364	Neotsu	4	1	1	0	-	0	-	-	1	0	-100.0%	0	-	-	34.1%	0	-	0	-	0	-	
97368	Otis	11	3	-	3	0.0%	3	360,700	83	9	8	60.0%	4	383,100	440,500	-2.1%	-	-	1	72,000	-	-	
97341	Depoe Bay	38	8	2	6	20.0%	4	473,800	123	24	15	36.4%	9	529,800	591,900	8.6%	-	-	2	169,500	-	-	
97388	Gleneden Beach	15	5	-	0	-100.0%	1	500,000	209	9	4	-33.3%	4	567,500	567,500	20.5%	-	-	-	-	-	-	
97369	Otter Rock	6	1	0	0	-	0	-	-	5	0	-	0	-	-	24.9%	0	-	0	-	0	-	
97365	Newport	40	10	-	4	33.3%	3	512,800	126	19	10	25.0%	10	515,100	485,000	12.4%	1	1,100,000	2	109,500	-	-	
97366	South Beach	10	2	0	0	-	0	-	-	10	-	-100.0%	0	-	-	75.7%	0	-	0	-	0	-	
97343	Eddyville	0	0	0	0	-	0	-	-	0	0	-	0	-	-	14.4%	0	-	0	-	0	-	
97357	Logsdan	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	7	2	4	0	-100.0%	1	520,000	19	6	2	-77.8%	3	424,000	450,000	-19.7%	-	-	1	340,000	-	-	
97380	Siletz	1	0	0	0	-100.0%	0	-	-	1	1	0.0%	0	-	-	-53.8%	0	-	0	-	0	-	
97390	Tidewater	1	1	0	1	-	0	-	-	1	1	-	0	-	-	75.0%	0	-	0	-	0	-	
97498	Yachats	9	2	-	-	-	0	-	-	4	1	-50.0%	2	383,000	383,000	-6.6%	-	-	1	105,000	-	-	
97394	Waldport	10	5	0	8	300.0%	4	536,000	52	13	12	140.0%	8	542,500	582,500	4.2%	-	-	2	159,000	-	-	
97376	Seal Rock	3	0	0	-	-	2	725,000	315	3	3	200.0%	3	1,091,000	725,000	19.2%	-	-	1	56,000	-	-	
	Lincoln County	263	76	15	41	-6.8%	30	556,200	128	185	98	7.7%	72	553,200	524,000	2.3%	1	1,100,000	14	185,600	-	-	
	North Coastal Counties Total	649	256	38	149	18.3%	105	594,900	104	555	346	17.3%	247	568,100	500,000	8.7%	5	730,000	39	319,700	4	499,200	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/24-3/31/25) with 12 months before (4/1/23-3/31/24).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

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

Area Report — Pending Sales % Change:

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

Area Report — Current Month:

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

Area Report — Year-To-Date:

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

% Change:

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

Total Market Time:

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

Affordability:

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

Active Listings:

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

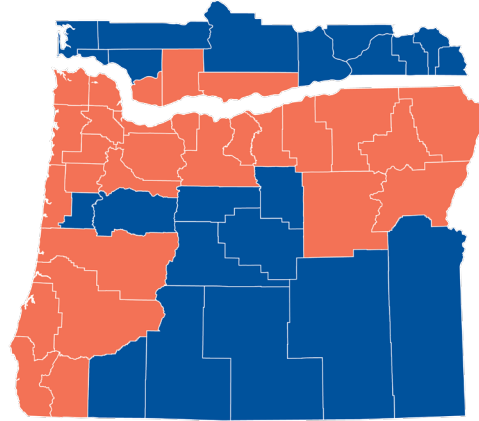
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ 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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