



MARKET ACTION REPORT

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

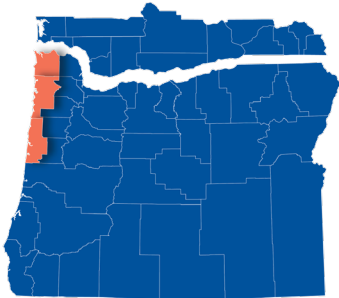
North Coastal Counties July 2025 Reporting Period

North Coastal Counties

July 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 (265) decreased 5.7% from the 281 listed in July 2024, and increased 1.9% from the 260 listed in June 2025.

Pending Sales

Pending sales (190) increased 11.1% from the 171 offers accepted in July 2024, and increased 37.7% from the 138 offers accepted in June 2025.

Closed Sales

Closed sales (130) decreased 10.3% from the 145 closings in July 2024, and decreased 21.7% from the 166 closings in June 2025.

Inventory and Time on Market

Inventory increased to 7.4 months in July. Total market time increased to 101 days.

Year-to-Date Summary

Comparing the first seven months of 2025 to the same period in 2024, new listings (1,690) increased 13.1%, pending sales (945) increased 9.0%, and closed sales (811) increased 4.5%.

Average and Median Sale Prices

Comparing 2025 to 2024 through July, the average sale price has decreased 5.1% from \$598,300 to \$567,700. In the same comparison, the median sale price has increased 1.0% from \$495,000 to \$500,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.4% (\$589,600 v. \$592,100)

Median Sale Price % Change: +0.8% (\$503,000 v. \$499,000)

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 | 5.6 |
| July | 5.2 | 5.1 | 7.4 |
| 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

July 2025 vs. June 2025

| | | |
|--------------------|--------|---|
| New Listings | +1.9% | ↑ |
| Pending Sales | +37.7% | ↑ |
| Closed Sales | -21.7% | ↓ |
| Average Sale Price | -5.6% | ↓ |
| Median Sale Price | -8.4% | ↓ |
| Inventory | +1.8 | ↑ |
| Total Market Time | +31 | ↑ |

July 2025 vs. July 2024

| | | |
|--------------------|--------|---|
| New Listings | -5.7% | ↓ |
| Pending Sales | +11.1% | ↑ |
| Closed Sales | -10.3% | ↓ |
| Average Sale Price | -7.1% | ↓ |
| Median Sale Price | -10.6% | ↓ |
| Inventory | +2.3 | ↑ |
| Total Market Time | +32 | ↑ |

North Coastal Counties

July 2025 Reporting Period

Residential Sales by Price Range

| Price Range | Jul 2023 | | Jul 2024 | | Jul 2025 | |
|--------------------|----------|-------|----------|-------|----------|-------|
| 0K-100K | 3 | 2.6% | 5 | 3.3% | 3 | 2.3% |
| 100K-200K | 6 | 5.1% | 6 | 3.9% | 4 | 3.1% |
| 200K-300K | 6 | 5.1% | 15 | 9.9% | 10 | 7.7% |
| 300K-400K | 20 | 17.1% | 17 | 11.2% | 17 | 13.1% |
| 400K-500K | 35 | 29.9% | 26 | 17.1% | 32 | 24.6% |
| 500K-600K | 9 | 7.7% | 25 | 16.4% | 28 | 21.5% |
| 600K-700K | 12 | 10.3% | 19 | 12.5% | 7 | 5.4% |
| 700K-800K | 7 | 6.0% | 10 | 6.6% | 10 | 7.7% |
| 800K-900K | 6 | 5.1% | 9 | 5.9% | 7 | 5.4% |
| 900K-1M | 4 | 3.4% | 6 | 3.9% | 3 | 2.3% |
| 1MM-1.1MM | 4 | 3.4% | 3 | 2.0% | 2 | 1.5% |
| 1.1MM-1.2MM | 2 | 1.7% | 3 | 2.0% | 3 | 2.3% |
| 1.2MM-1.3MM | 1 | 0.9% | 2 | 1.3% | 1 | 0.8% |
| 1.3MM-1.4MM | 1 | 0.9% | 0 | 0.0% | 0 | 0.0% |
| 1.4MM-1.5MM | 0 | 0.0% | 1 | 0.7% | 0 | 0.0% |
| 1.5MM-1.6MM | 0 | 0.0% | 1 | 0.7% | 1 | 0.8% |
| 1.6MM-1.7MM | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| 1.7MM-1.8MM | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| 1.8MM-1.9MM | 0 | 0.0% | 1 | 0.7% | 0 | 0.0% |
| 1.9MM-2MM | 0 | 0.0% | 0 | 0.0% | 1 | 0.8% |
| 2MM+ | 1 | 0.9% | 3 | 2.0% | 1 | 0.8% |
| Total Closed Sales | 117 | | 152 | | 130 | |

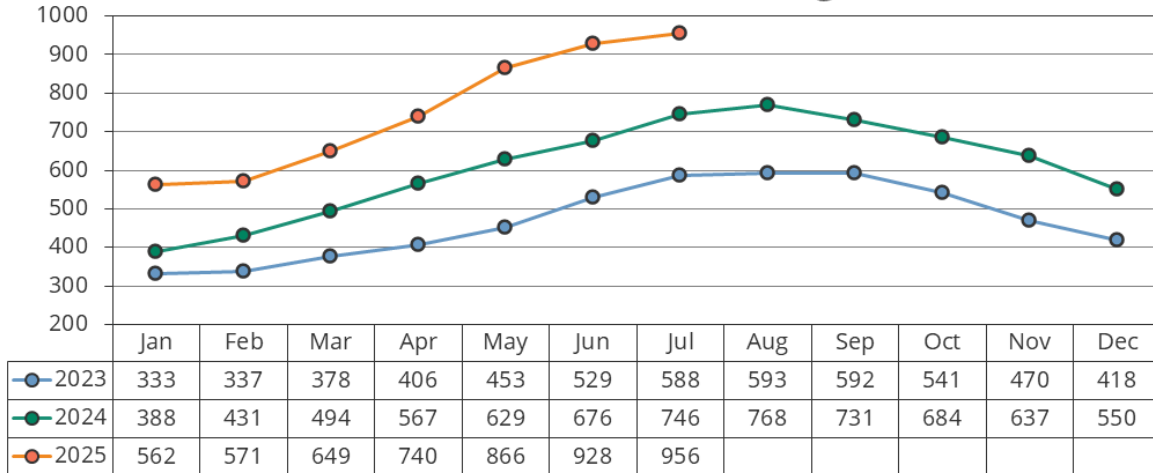
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| North Coastal Counties Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2025 | July | 265 | 190 | 130 | 561,600 | 485,000 | 101 |
| | June | 260 | 138 | 166 | 595,000 | 529,500 | 70 |
| | Year-To-Date | 1,690 | 945 | 811 | 567,700 | 500,000 | 91 |
| 2024 | July | 281 | 171 | 145 | 604,500 | 542,500 | 69 |
| | Year-To-Date | 1,494 | 867 | 776 | 598,300 | 495,000 | 81 |
| Change | July 2024 | -5.7% | 11.1% | -10.3% | -7.1% | -10.6% | 45.9% |
| | Prev Mo 2025 | 1.9% | 37.7% | -21.7% | -5.6% | -8.4% | 43.9% |
| | Year-To-Date | 13.1% | 9.0% | 4.5% | -5.1% | 1.0% | 12.2% |

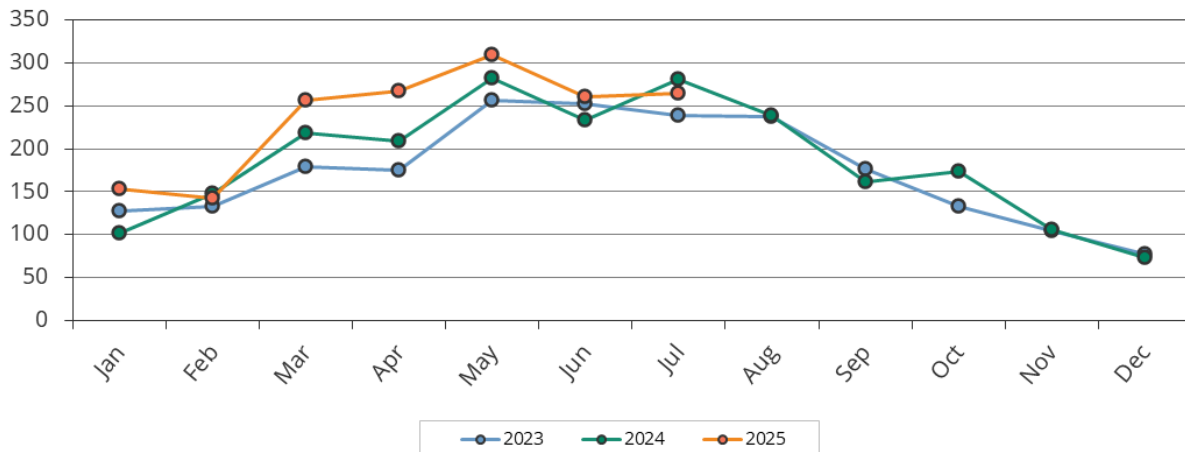
North Coastal Counties

July 2025 Reporting Period

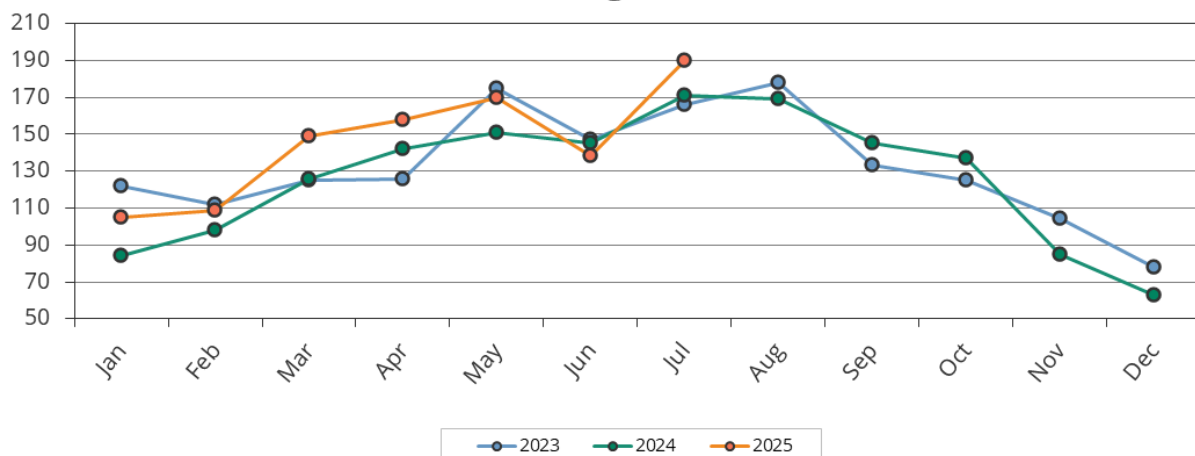
Active Residential Listings



New Listings



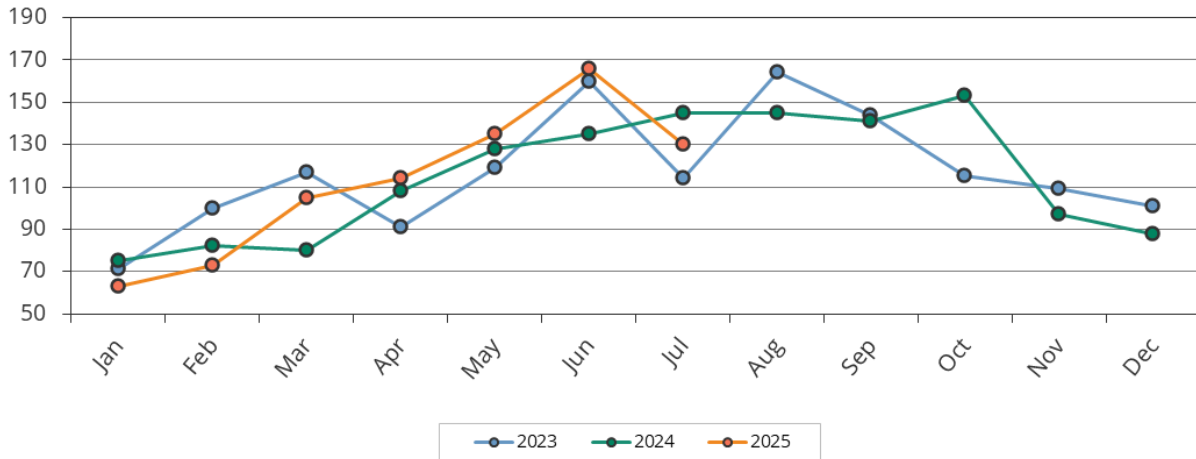
Pending Sales



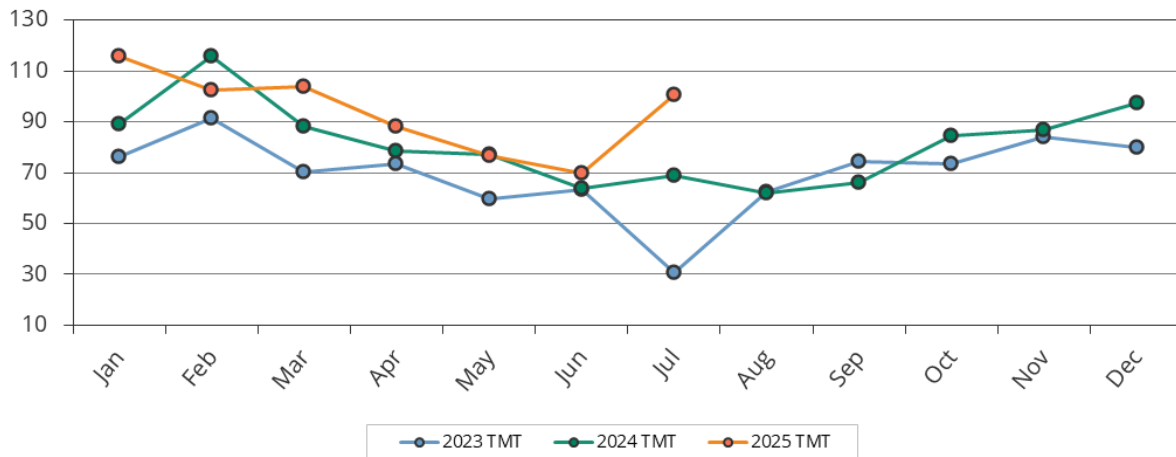
North Coastal Counties

July 2025 Reporting Period

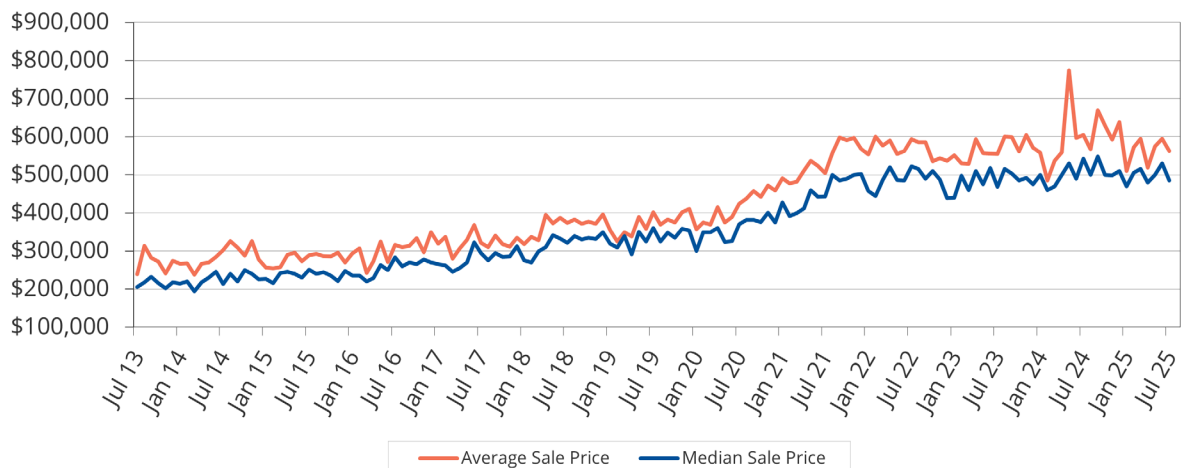
Closed Sales



Average Total Market Time



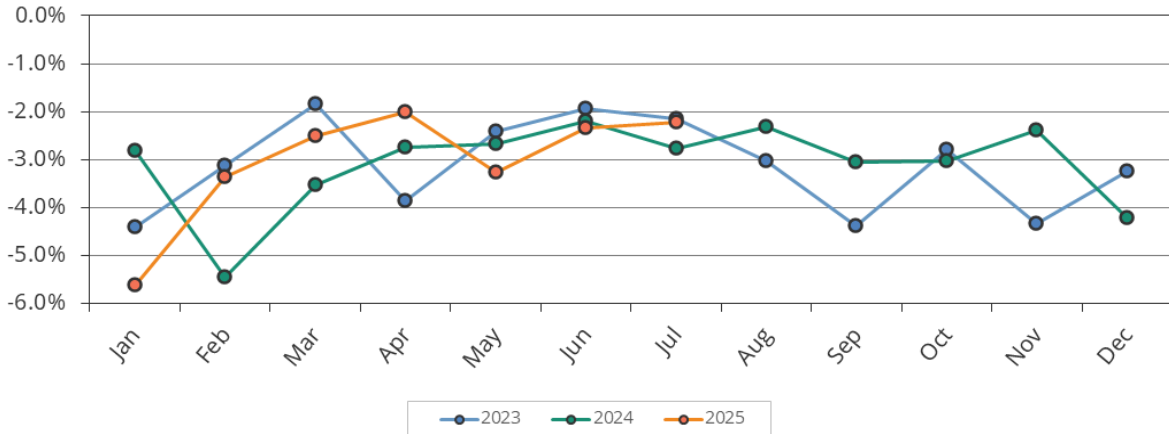
Average and Median Sale Price



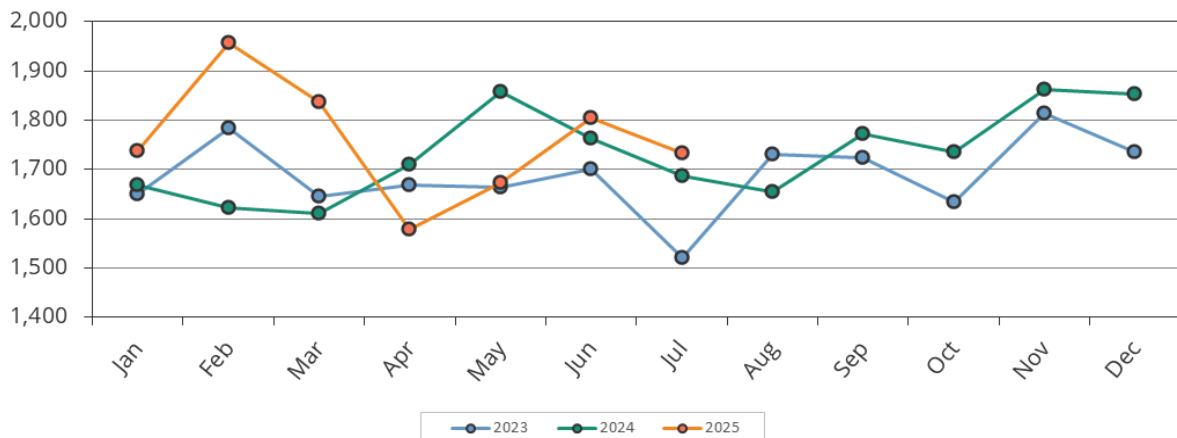
North Coastal Counties

July 2025 Reporting Period

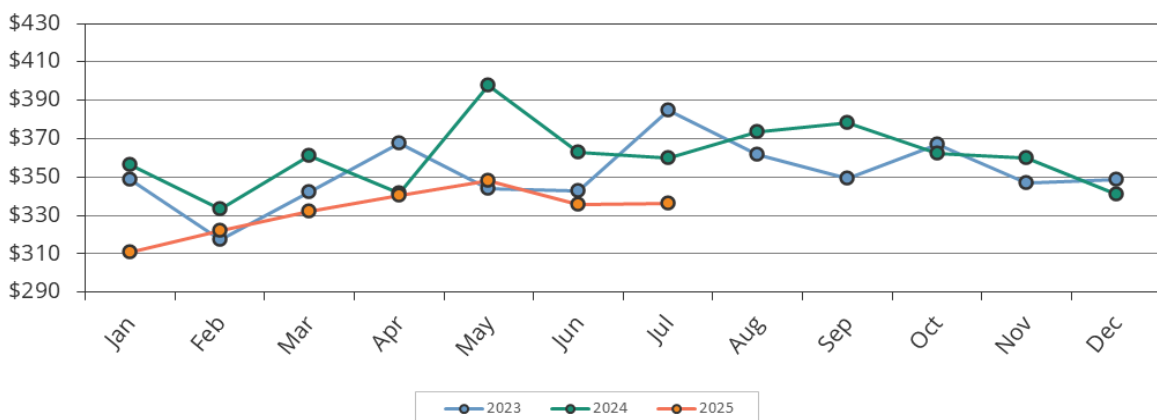
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

July 2025 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 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 | Avg. Sale Price % Change ² | | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 180 | Astoria | 81 | 29 | 10 | 21 | 23.5% | 16 | 497,900 | 76 | 179 | 120 | 22.4% | 102 | 524,500 | 519,000 | 3.2% | 1 | 450,000 | 9 | 821,100 | 2 | 559,500 | |
| 181 | Hammond / Warrenton | 56 | 14 | 3 | 20 | 81.8% | 7 | 475,200 | 106 | 130 | 69 | 25.5% | 53 | 554,500 | 515,000 | 9.8% | - | - | 7 | 156,900 | 1 | 301,600 | |
| 182 | Gearhart West | 34 | 12 | 0 | 5 | 25.0% | 4 | 1,076,800 | 214 | 60 | 30 | 7.1% | 25 | 967,800 | 820,000 | 5.4% | - | - | 2 | 425,800 | - | - | |
| 183 | Gearhart East | 6 | 4 | 1 | 3 | 0.0% | 1 | 546,000 | 13 | 12 | 8 | 33.3% | 6 | 474,700 | 522,500 | -22.2% | 1 | 850,000 | 2 | 137,500 | - | - | |
| 184 | Seaside Northwest | 8 | 4 | 2 | 4 | 300.0% | 7 | 418,200 | 141 | 25 | 15 | 0.0% | 15 | 472,900 | 485,000 | -3.2% | - | - | 1 | 195,000 | 1 | 868,000 | |
| 185 | Seaside North Central | 9 | 1 | 0 | 3 | 50.0% | 2 | 432,500 | 31 | 16 | 11 | -31.3% | 9 | 425,400 | 410,000 | -4.1% | - | - | - | - | 1 | 655,000 | |
| 186 | Seaside Southwest | 23 | 5 | - | 3 | -62.5% | 5 | 620,900 | 44 | 45 | 24 | -25.0% | 20 | 541,200 | 563,500 | -10.0% | - | - | - | - | 1 | 550,000 | |
| 187 | Seaside South Central | 2 | - | 1 | 0 | - | 0 | - | - | 3 | 2 | -71.4% | 3 | 266,500 | 225,500 | -33.2% | - | - | - | - | 1 | 450,000 | |
| 188 | Seaside East | 23 | 6 | 1 | 4 | -20.0% | 3 | 461,300 | 237 | 40 | 21 | -22.2% | 18 | 560,400 | 504,000 | 11.4% | - | - | 3 | 110,000 | - | - | |
| 189 | Cannon Beach / Tolovana Park | 40 | 21 | 3 | 9 | 80.0% | 2 | 1,587,500 | 30 | 59 | 26 | -25.7% | 20 | 1,057,700 | 1,045,000 | -5.6% | - | - | 1 | 80,000 | - | - | |
| 190 | Arch Cape / Cove Beach / Falcon Cove | 4 | 3 | - | 1 | -50.0% | - | - | - | 7 | 4 | -33.3% | 3 | 1,814,300 | 1,175,000 | 107.1% | - | - | 3 | 147,400 | - | - | |
| 191 | Rural Clatsop County | 20 | 4 | 0 | 3 | 50.0% | 4 | 497,700 | 44 | 33 | 20 | 25.0% | 18 | 417,300 | 345,000 | -16.8% | - | - | 9 | 150,000 | - | - | |
| | Clatsop County | 306 | 103 | 21 | 76 | 26.7% | 51 | 580,200 | 99 | 609 | 350 | 2.6% | 292 | 605,000 | 515,000 | -0.2% | 2 | 650,000 | 37 | 324,600 | 7 | 563,400 | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| 97102 | Arch Cape | 0 | 0 | - | - | - | 0 | - | - | - | - | -100.0% | 0 | - | - | - | 0 | - | 0 | - | 0 | - | |
| 97130 | Manzanita | 33 | 15 | 0 | 10 | 11.1% | 4 | 906,500 | 16 | 70 | 34 | -10.5% | 27 | 1,051,400 | 979,000 | 1.9% | 1 | 740,000 | 9 | 436,200 | - | - | |
| 97131 | Nehalem | 25 | 7 | 3 | 4 | -33.3% | 2 | 476,000 | 16 | 45 | 27 | 68.8% | 22 | 442,300 | 417,500 | -6.2% | 1 | 1,600,000 | 6 | 129,900 | 2 | 444,500 | |
| 97147 | Wheeler | 2 | 2 | - | 0 | - | 1 | 515,000 | 16 | 9 | 8 | 166.7% | 8 | 484,100 | 504,500 | 16.9% | - | - | 1 | 7,000 | - | - | |
| 97136 | Rockaway Beach | 65 | 17 | 3 | 7 | 16.7% | - | - | - | 99 | 39 | -9.3% | 32 | 530,800 | 474,500 | -3.3% | 1 | 330,000 | 6 | 145,800 | - | - | |
| 97107 | Bay City | 12 | 4 | 1 | 4 | 100.0% | 2 | 495,000 | 555 | 31 | 22 | 10.0% | 18 | 384,800 | 376,500 | -3.2% | - | - | 7 | 59,900 | - | - | |
| 97118 | Garibaldi | 9 | 2 | 0 | 4 | 100.0% | 3 | 751,700 | 231 | 16 | 14 | 40.0% | 13 | 434,800 | 352,000 | -6.4% | - | - | 3 | 137,300 | - | - | |
| 97143 | Netarts | 7 | 4 | 0 | 2 | 0.0% | 1 | 509,000 | 60 | 16 | 13 | -23.5% | 11 | 449,100 | 509,000 | -3.4% | - | - | 7 | 148,700 | - | - | |
| 97141 | Tillamook | 61 | 13 | 4 | 15 | -6.3% | 11 | 410,800 | 64 | 113 | 76 | 10.1% | 68 | 430,000 | 405,000 | 2.2% | 2 | 1,175,000 | 5 | 154,800 | 1 | 480,000 | |
| 97134 | Oceanside | 19 | 2 | 0 | 3 | 0.0% | 1 | 469,000 | 14 | 24 | 15 | 66.7% | 12 | 817,500 | 792,500 | 0.1% | - | - | 3 | 146,800 | - | - | |
| 97108 | Beaver | 3 | 2 | 0 | 0 | -100.0% | 0 | - | - | 8 | 5 | 400.0% | 7 | 517,200 | 430,000 | 9.7% | - | - | - | - | - | - | |
| 97122 | Hebo | 1 | 1 | 1 | 0 | - | 0 | - | - | 4 | 2 | 100.0% | 2 | 369,500 | 369,500 | 172.5% | 1 | 600,000 | - | - | - | - | |
| 97112 | Cloverdale | 19 | 3 | 1 | 3 | 0.0% | 5 | 686,800 | 141 | 26 | 22 | 175.0% | 23 | 554,300 | 460,000 | -35.2% | - | - | 6 | 163,300 | - | - | |
| 97135 | Pacific City | 29 | 6 | 1 | 6 | 500.0% | 2 | 571,000 | 96 | 48 | 18 | 5.9% | 16 | 696,400 | 629,300 | 3.3% | - | - | 1 | 335,000 | - | - | |
| 97149 | Neskowin | 22 | 3 | 1 | 4 | 33.3% | 3 | 779,800 | 26 | 32 | 19 | 90.0% | 16 | 794,300 | 775,000 | 33.2% | - | - | 8 | 329,500 | - | - | |
| | Tillamook County | 307 | 81 | 15 | 62 | 14.8% | 35 | 592,900 | 105 | 541 | 314 | 19.4% | 275 | 569,100 | 499,000 | -100.0% | 6 | 936,700 | 62 | 203,600 | 3 | 456,300 | |

North Coastal Counties

July 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 | 32 | 12 | 13 | -18.8% | 18 | 506,200 | 130 | 221 | 106 | -3.6% | 97 | 537,600 | 520,000 | 1.6% | - | - | 11 | 316,800 | 4 | 513,800 | |
| 97364 | Neotsu | 9 | 3 | 2 | 2 | 100.0% | 1 | 765,000 | 69 | 11 | 3 | 50.0% | 1 | 765,000 | 765,000 | 81.2% | - | - | - | - | - | - | |
| 97368 | Otis | 23 | 7 | 0 | 4 | -20.0% | 4 | 299,600 | 61 | 35 | 18 | 5.9% | 16 | 356,000 | 351,500 | -18.0% | - | - | 2 | 123,500 | - | - | |
| 97341 | Depoe Bay | 46 | 12 | 3 | 14 | 55.6% | 9 | 615,300 | 105 | 73 | 48 | 50.0% | 38 | 520,300 | 520,000 | -5.4% | 1 | 650,000 | 5 | 144,000 | - | - | |
| 97388 | Gleneden Beach | 17 | 3 | 3 | 3 | 200.0% | 2 | 435,000 | 30 | 28 | 15 | 50.0% | 14 | 648,000 | 580,800 | 2.8% | - | - | 1 | 75,000 | - | - | |
| 97369 | Otter Rock | 8 | 0 | 1 | 1 | 0.0% | 0 | - | - | 10 | 2 | -33.3% | 0 | - | - | 58.8% | 0 | - | 0 | - | 0 | - | |
| 97365 | Newport | 38 | 7 | 0 | 5 | -44.4% | 3 | 482,700 | 85 | 51 | 29 | 3.6% | 26 | 476,900 | 480,000 | -4.7% | 1 | 1,100,000 | 3 | 156,300 | 2 | 1,016,300 | |
| 97366 | South Beach | 13 | 4 | 2 | 2 | 100.0% | 2 | 582,500 | 82 | 23 | 8 | 14.3% | 7 | 693,300 | 715,000 | 69.9% | - | - | 1 | 173,500 | - | - | |
| 97343 | Eddyville | 2 | 1 | 0 | 0 | -100.0% | 0 | - | - | 2 | 0 | -100.0% | 0 | - | - | -10.8% | 0 | - | 0 | - | 0 | - | |
| 97357 | Logsdan | 2 | 0 | 0 | 0 | - | 0 | - | - | 2 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - | |
| 97391 | Toledo | 8 | 4 | 0 | 2 | -33.3% | 2 | 479,300 | 13 | 18 | 13 | -7.1% | 12 | 370,600 | 401,500 | 1.6% | - | - | 2 | 187,500 | - | - | |
| 97380 | Siletz | 1 | 0 | 0 | 0 | - | 0 | - | - | 3 | 3 | 50.0% | 3 | 368,400 | 351,100 | -69.1% | - | - | 1 | 260,000 | - | - | |
| 97390 | Tidewater | 2 | 1 | 0 | 0 | -100.0% | 0 | - | - | 3 | 1 | -75.0% | 1 | 499,000 | 499,000 | 67.5% | - | - | - | - | - | - | |
| 97498 | Yachats | 10 | 1 | - | 1 | -50.0% | 1 | 264,000 | 5 | 12 | 6 | -40.0% | 6 | 505,800 | 418,000 | 11.6% | 1 | 879,000 | 3 | 133,300 | - | - | |
| 97394 | Waldport | 20 | 5 | 2 | 4 | 0.0% | 2 | 675,300 | 149 | 41 | 23 | 21.1% | 18 | 502,200 | 503,500 | -8.7% | - | - | 5 | 176,100 | - | - | |
| 97376 | Seal Rock | 3 | 1 | 2 | 1 | 0.0% | 0 | - | - | 7 | 6 | 50.0% | 5 | 873,400 | 725,000 | 68.4% | 1 | 749,000 | 1 | 56,000 | - | - | |
| | Lincoln County | 343 | 81 | 27 | 52 | -8.8% | 44 | 515,200 | 100 | 540 | 281 | 6.8% | 244 | 521,300 | 488,000 | 1.0% | 4 | 844,500 | 35 | 204,000 | 6 | 681,300 | |
| North Coastal Counties Total | | 956 | 265 | 63 | 190 | 11.1% | 130 | 561,600 | 101 | 1,690 | 945 | 9.0% | 811 | 567,700 | 500,000 | -0.4% | 12 | 858,200 | 134 | 237,100 | 16 | 587,500 | |

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/24-7/31/25) with 12 months before (8/1/23-7/31/24).

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.

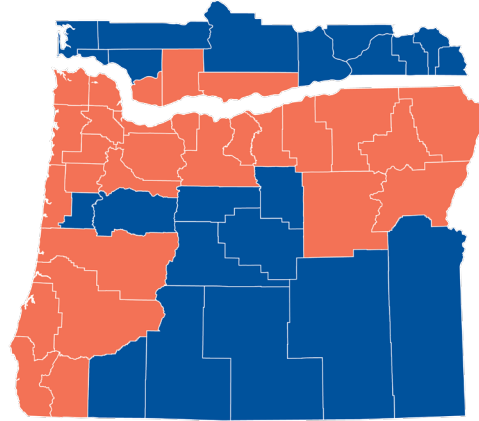
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ 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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George Perkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
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Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657