



# MARKET ACTION REPORT

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

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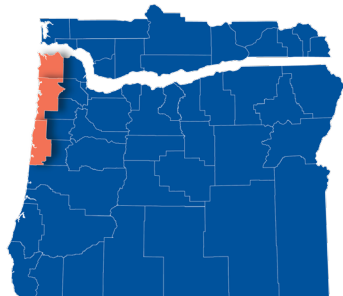
**North Coastal Counties** November 2025 Reporting Period

# North Coastal Counties

## November 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 (91) decreased 14.2% from the 106 listed in November 2024, and decreased 42.4% from the 158 listed in October 2025.

### Pending Sales

Pending sales (119) increased 40.0% from the 85 offers accepted in November 2024, and decreased 24.2% from the 157 offers accepted in October 2025.

### Closed Sales

Closed sales (118) increased 21.6% from the 97 closings in November 2024, and decreased 16.9% from the 142 closings in October 2025.

### Inventory and Time on Market

Inventory increased to 5.8 months in November. Total market time increased to 105 days.

### Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (2,362) increased 7.9%, pending sales (1,505) increased 11.2%, and closed sales (1,420) increased 6.9%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has decreased 4.6% from \$605,100 to \$577,100. In the same comparison, the median sale price has held steady at \$500,000.

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

Average Sale Price % Change: -3.7% (\$579,800 v. \$602,200)

Median Sale Price % Change: +0.3% (\$501,500 v. \$500,000)

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	5.7
September	4.1	5.2	5.1
October	4.7	4.5	5.4
November	4.3	6.6	5.8
December	4.1	6.3	

### Residential Trends

#### November 2025 vs. October 2025

New Listings **-42.4%** ↓

Pending Sales **-24.2%** ↓

Closed Sales **-16.9%** ↓

Average Sale Price **-16.7%** ↓

Median Sale Price **-12.2%** ↓

Inventory **+0.4** ↑

Total Market Time **+9** ↑

#### November 2025 vs. November 2024

New Listings **-14.2%** ↓

Pending Sales **+40.0%** ↑

Closed Sales **+21.6%** ↑

Average Sale Price **-9.9%** ↓

Median Sale Price **-5.9%** ↓

Inventory **-0.8** ↓

Total Market Time **+18** ↑

# North Coastal Counties

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## Residential Sales by Price Range

Price Range	Nov 2023		Nov 2024		Nov 2025	
0K-100K	3	2.5%	3	2.9%	3	2.5%
100K-200K	2	1.7%	6	5.8%	7	5.9%
200K-300K	8	6.7%	6	5.8%	13	11.0%
300K-400K	21	17.5%	14	13.5%	19	16.1%
400K-500K	28	23.3%	22	21.2%	22	18.6%
500K-600K	21	17.5%	15	14.4%	17	14.4%
600K-700K	7	5.8%	11	10.6%	13	11.0%
700K-800K	6	5.0%	8	7.7%	12	10.2%
800K-900K	8	6.7%	3	2.9%	4	3.4%
900K-1M	3	2.5%	2	1.9%	3	2.5%
1MM-1.1MM	2	1.7%	2	1.9%	1	0.8%
1.1MM-1.2MM	3	2.5%	4	3.8%	0	0.0%
1.2MM-1.3MM	3	2.5%	2	1.9%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	1	0.8%	1	1.0%	0	0.0%
1.5MM-1.6MM	1	0.8%	0	0.0%	0	0.0%
1.6MM-1.7MM	1	0.8%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	1	1.0%	1	0.8%
1.8MM-1.9MM	1	0.8%	2	1.9%	1	0.8%
1.9MM-2MM	0	0.0%	1	1.0%	0	0.0%
2MM+	1	0.8%	1	1.0%	2	1.7%
<b>Total Closed Sales</b>	<b>120</b>		<b>104</b>		<b>118</b>	

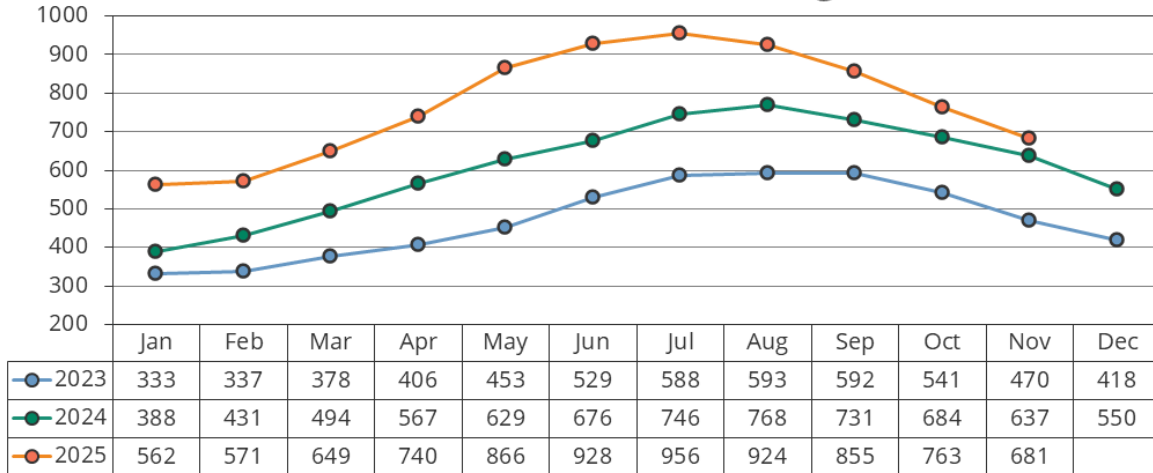
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	91	119	118	533,400	469,700	105
	October	158	157	142	640,500	535,000	96
	Year-To-Date	2,362	1,505	1,420	577,100	500,000	91
2024	November	106	85	97	592,200	499,000	87
	Year-To-Date	2,189	1,354	1,328	605,100	500,000	78
Change	November 2024	-14.2%	40.0%	21.6%	-9.9%	-5.9%	20.7%
	Prev Mo 2025	-42.4%	-24.2%	-16.9%	-16.7%	-12.2%	9.4%
	Year-To-Date	7.9%	11.2%	6.9%	-4.6%	0.0%	16.7%

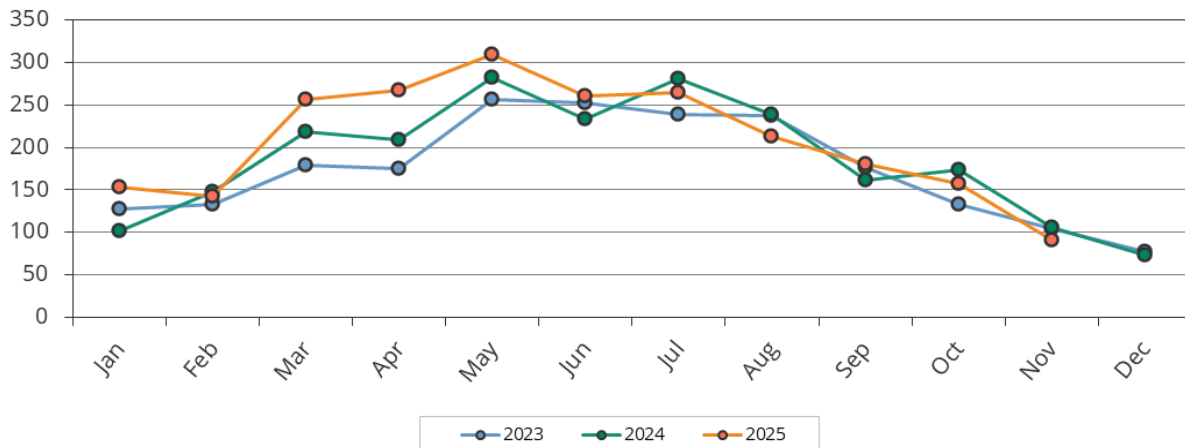
# North Coastal Counties

## November 2025 Reporting Period

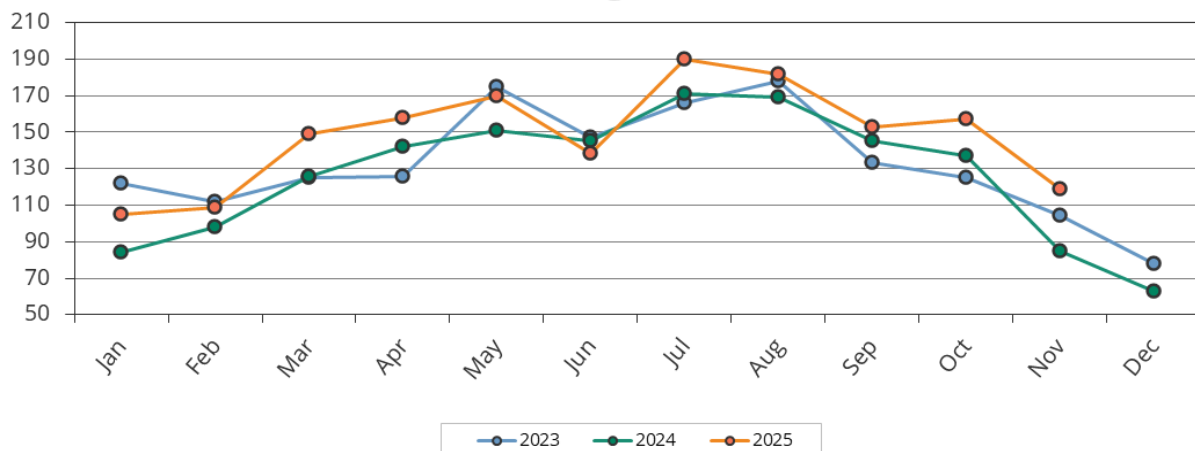
### Active Residential Listings



### New Listings



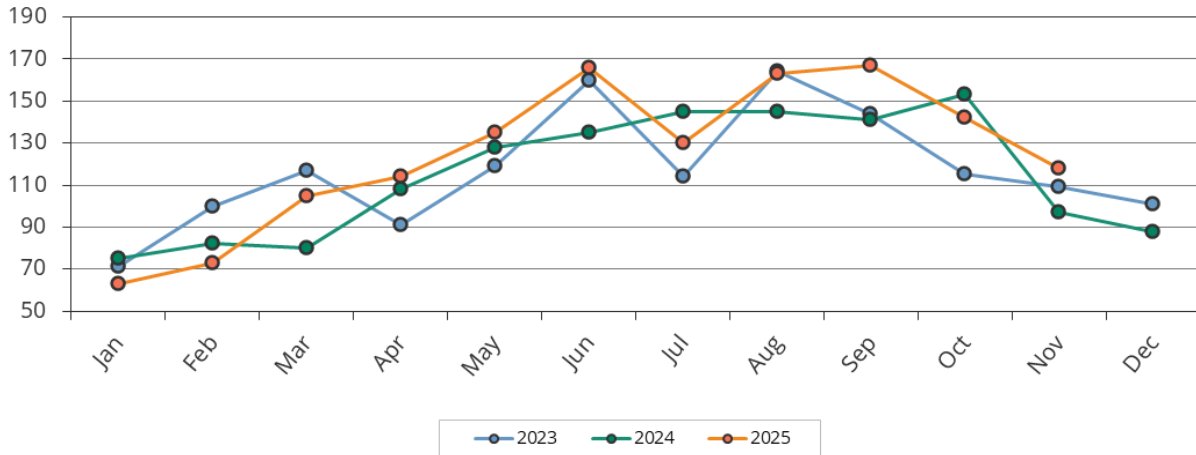
### Pending Sales



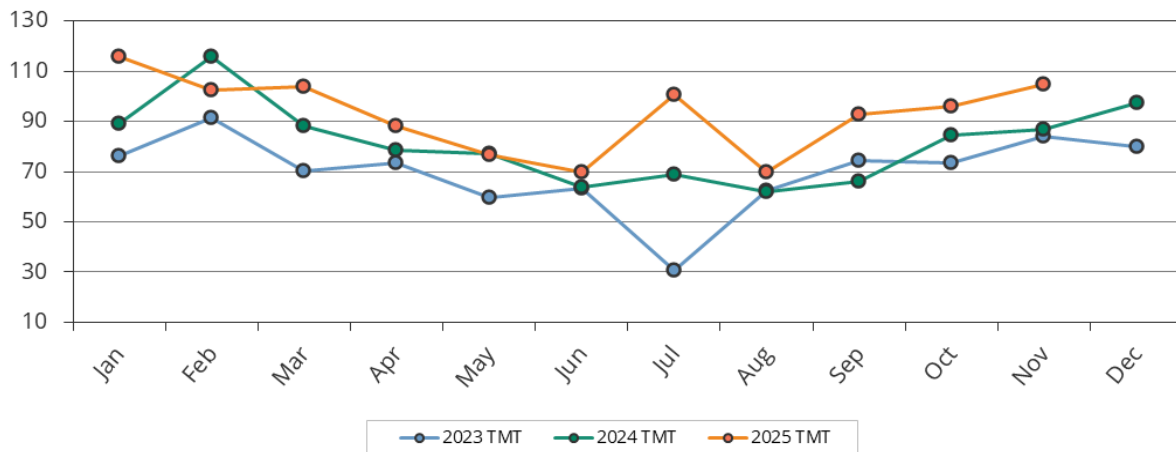
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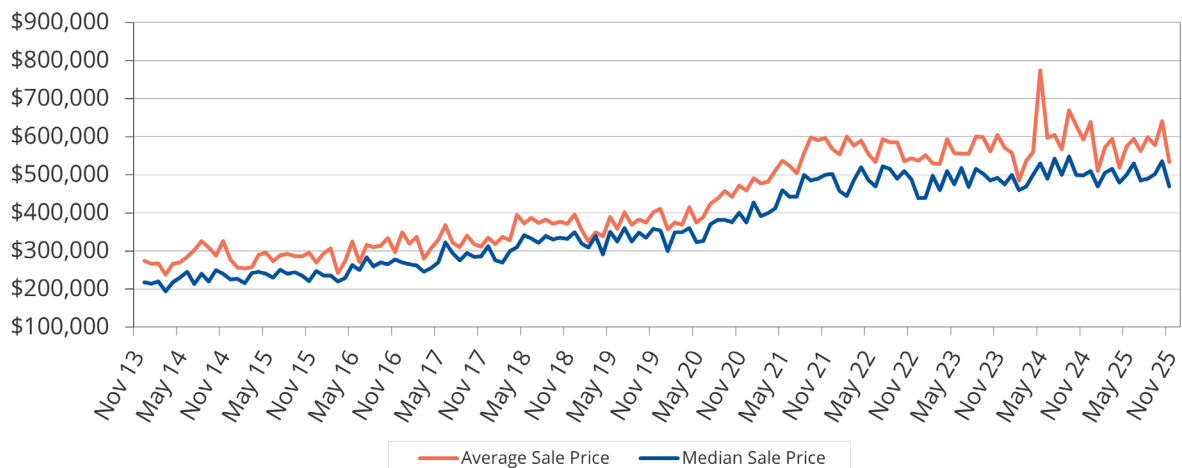
### Closed Sales



### Average Total Market Time



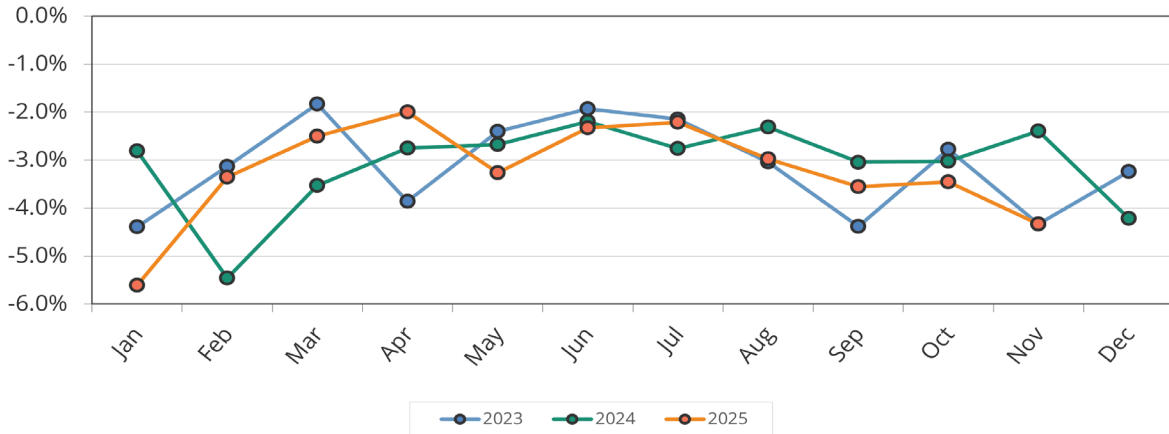
### Average and Median Sale Price



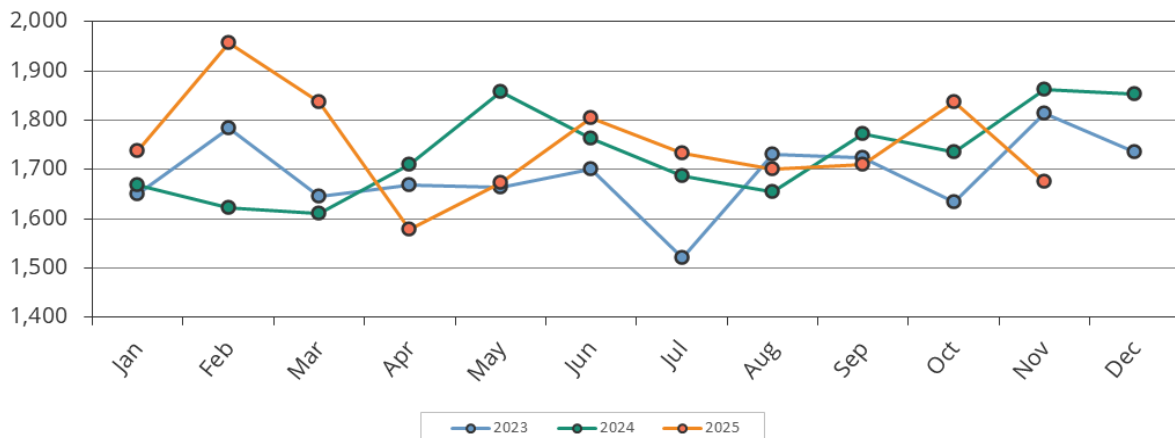
# North Coastal Counties

## November 2025 Reporting Period

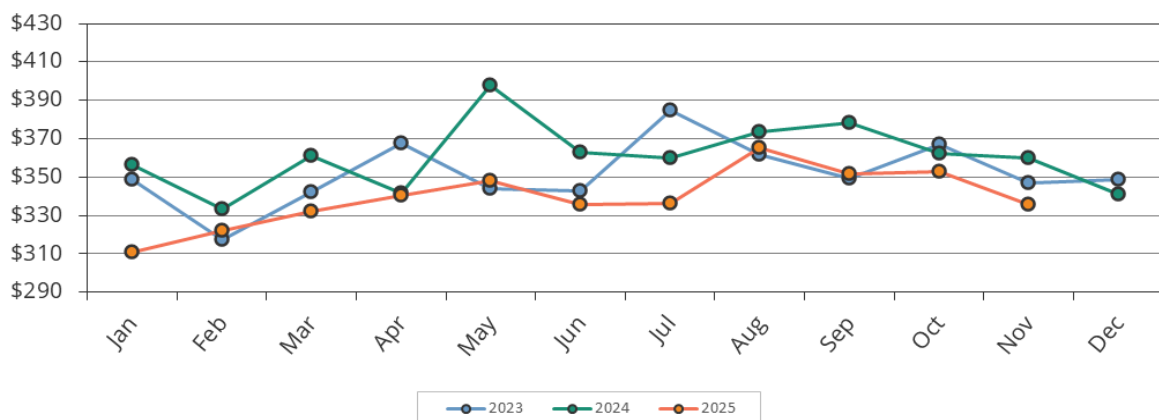
### % Difference of Average List Price vs Sale Price



### Average Square Footage



### Average Price Per Square Footage



# North Coastal Counties

## November 2025 Reporting Period

### Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	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	58	8	10	15	25.0%	10	496,500	63	248	174	13.7%	162	519,800	506,000	-3.4%	4	1,061,300	19	521,400	7	562,900	
181	Hammond / Warrenton	36	5	5	10	25.0%	18	440,100	139	176	114	31.0%	106	524,000	493,700	-1.4%	-	-	12	140,200	4	468,400	
182	Gearhart West	18	3	3	6	200.0%	3	463,300	105	75	53	20.5%	46	980,900	687,500	-7.5%	-	-	2	425,800	-	-	
183	Gearhart East	4	0	-	1	-	1	550,000	4	16	12	33.3%	11	468,600	475,400	-11.5%	1	850,000	2	137,500	-	-	
184	Seaside Northwest	9	1	1	0	-100.0%	3	405,200	48	37	24	-7.7%	25	495,900	485,000	-21.6%	-	-	2	101,800	2	723,500	
185	Seaside North Central	8	3	1	6	200.0%	1	525,000	291	29	23	21.1%	19	450,200	455,000	4.7%	-	-	-	-	1	655,000	
186	Seaside Southwest	19	3	5	2	100.0%	5	572,300	23	68	36	-16.3%	33	566,100	545,000	-1.4%	-	-	-	-	2	552,500	
187	Seaside South Central	-	0	0	0	-	0	-	-	3	3	-70.0%	4	308,600	312,300	-22.2%	-	-	-	-	1	450,000	
188	Seaside East	14	2	-	0	-100.0%	2	503,000	55	51	29	-29.3%	31	550,300	513,000	8.7%	-	-	3	110,000	-	-	
189	Cannon Beach / Tolovana Park	22	2	5	3	50.0%	4	1,184,400	68	79	42	-20.8%	41	1,148,200	980,000	-10.2%	1	775,000	5	236,000	-	-	
190	Arch Cape / Cove Beach / Falcon Cove	5	0	-	0	-	0	-	-	10	6	-40.0%	6	1,271,800	876,000	70.5%	-	-	6	180,400	-	-	
191	Rural Clatsop County	12	2	2	0	-100.0%	0	-	-	39	27	35.0%	27	429,400	375,000	6.0%	-	-	15	142,600	-	-	
	Clatsop County	205	29	32	43	19.4%	47	535,600	93	831	543	5.4%	511	615,000	519,000	-6.5%	6	978,400	66	267,400	17	557,100	
97102	Arch Cape	0	1	0	1	-	0	-	-	2	2	100.0%	1	690,000	690,000	-77.0%	-	-	-	-	-	-	
97130	Manzanita	20	2	3	4	-33.3%	6	695,200	119	91	59	-3.3%	56	972,800	854,000	-8.3%	1	740,000	14	379,600	-	-	
97131	Nehalem	17	-	-	3	50.0%	2	591,200	62	62	43	59.3%	38	514,900	475,000	3.3%	1	1,600,000	10	172,800	2	444,500	
97147	Wheeler	1	-	-	0	-	0	-	-	11	10	150.0%	10	484,200	504,500	-5.6%	-	-	2	63,500	-	-	
97136	Rockaway Beach	39	8	6	7	600.0%	2	690,000	184	128	69	0.0%	63	523,600	490,000	16.3%	1	330,000	16	93,300	-	-	
97107	Bay City	7	1	-	2	-	3	400,000	197	39	29	0.0%	29	418,500	385,000	6.5%	-	-	13	49,200	-	-	
97118	Garibaldi	7	0	2	-	-100.0%	1	415,000	376	24	18	20.0%	19	436,600	384,000	3.1%	-	-	5	119,400	-	-	
97143	Netarts	8	0	0	3	0.0%	1	539,000	43	25	19	-36.7%	17	454,600	509,000	-24.2%	-	-	8	161,400	-	-	
97141	Tillamook	50	3	6	8	33.3%	9	450,200	91	164	114	15.2%	111	447,300	400,000	1.8%	3	845,000	8	145,800	2	527,500	
97134	Oceanside	9	0	2	1	-	2	674,500	319	27	20	33.3%	19	799,100	805,000	-7.9%	-	-	10	132,200	-	-	
97108	Beaver	3	0	0	0	-100.0%	1	700,000	96	12	8	166.7%	10	521,600	461,300	2.2%	-	-	-	-	-	-	
97122	Hebo	2	1	0	0	-	0	-	-	5	2	0.0%	2	369,500	369,500	-33.7%	1	600,000	-	-	-	-	
97112	Cloverdale	12	1	3	2	0.0%	-	-	-	37	29	141.7%	32	519,600	450,000	-48.9%	1	300,000	9	170,200	-	-	
97135	Pacific City	17	-	2	4	100.0%	4	1,448,800	106	63	34	13.3%	32	793,600	648,500	21.4%	-	-	7	249,400	-	-	
97149	Neskowin	11	0	1	-	-100.0%	3	393,700	179	40	30	87.5%	29	807,100	765,000	4.1%	-	-	11	420,100	-	-	
	Tillamook County	203	17	25	35	34.6%	34	646,000	139	730	486	17.7%	468	591,700	520,300	-100.0%	8	763,100	113	190,900	4	486,000	



# North Coastal Counties

## October 2025 Reporting Period

### Area Report

*continued*

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	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	102	15	9	19	171.4%	15	398,000	61	319	186	6.9%	170	513,000	489,500	-5.8%	3	419,800	20	279,800	6	568,800	
97364	Neotsu	7	1	0	1	-	0	-	-	14	5	25.0%	4	610,000	665,000	10.4%	-	-	-	-	-	-	
97368	Otis	19	2	5	3	-	1	130,000	30	52	28	-9.7%	24	432,700	370,000	-9.5%	-	-	8	101,400	-	-	
97341	Depoe Bay	41	7	2	2	0.0%	6	677,600	129	106	71	65.1%	67	517,900	448,000	-5.1%	2	625,000	8	151,000	-	-	
97388	Gleneden Beach	9	3	1	2	0.0%	2	552,000	352	35	26	23.8%	25	628,400	555,000	10.5%	-	-	3	93,300	-	-	
97369	Otter Rock	5	1	-	-	-	1	200,000	468	11	4	-33.3%	4	566,500	483,000	55.5%	-	-	-	-	-	-	
97365	Newport	31	4	3	6	50.0%	2	359,500	67	79	53	32.5%	49	495,100	450,000	-3.3%	1	1,100,000	3	156,300	2	1,016,300	
97366	South Beach	8	1	5	1	0.0%	4	392,600	17	35	17	88.9%	16	536,800	562,000	-4.9%	1	230,000	1	173,500	-	-	
97343	Eddyville	2	0	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
97357	Logsdan	1	1	1	0	-	0	-	-	3	-	-100.0%	-	-	-	-	-	1	1,000,000	-	-		
97391	Toledo	9	0	3	3	200.0%	2	312,500	35	30	19	-5.0%	18	366,200	399,500	-1.7%	-	-	3	156,700	-	-	
97380	Siletz	3	-	0	0	-	0	-	-	6	3	50.0%	3	368,400	351,100	-16.7%	-	-	1	260,000	-	-	
97390	Tidewater	-	0	0	0	-	0	-	-	3	3	-40.0%	3	540,300	535,000	20.1%	-	-	-	-	-	-	
97498	Yachats	12	3	1	1	-66.7%	-	-	-	25	11	-50.0%	11	541,900	522,000	-25.6%	1	879,000	8	125,500	-	-	
97394	Waldport	18	6	4	2	-33.3%	4	355,800	33	67	41	7.9%	40	518,300	486,000	-0.6%	-	-	9	202,300	-	-	
97376	Seal Rock	6	1	-	1	-	0	-	-	14	9	0.0%	7	951,000	725,000	25.5%	1	749,000	2	335,700	-	-	
	Lincoln County	273	45	34	41	78.3%	37	427,200	89	801	476	11.7%	441	517,500	475,000	-3.3%	9	607,500	67	205,400	8	680,700	
	North Coastal Counties Total	681	91	91	119	40.0%	118	533,400	105	2,362	1,505	11.2%	1,420	577,100	500,000	-3.7%	23	758,400	246	215,400	29	581,400	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

<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.





# 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.

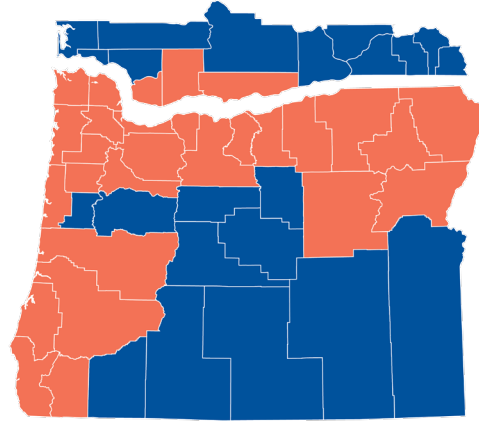
### Additional Resources for RMLS Subscribers:

- |   |  |
|---|--|
| ▶ <a href="#">State Infographics</a>    | ▶ <a href="#">Market Statistical Reports</a> |
| ▶ <a href="#">Regional Infographics</a> | ▶ <a href="#">Market Trends</a>              |
| ▶ <a href="#">Video Highlights</a>      | ▶ <a href="#">Statistical Summaries</a>      |

# 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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