



# MARKET ACTION REPORT

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

---

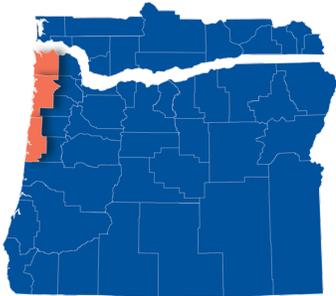
**North Coastal Counties** March 2026 Reporting Period

# North Coastal Counties

## March 2026 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 (267) increased 4.3% from the 256 listed in March 2025, and increased 47.5% from the 181 listed in February 2026.

### Pending Sales

Pending sales (125) decreased 16.1% from the 149 offers accepted in March 2025, and increased 7.8% from the 116 offers accepted in February 2026.

### Closed Sales

Closed sales (94) decreased 10.5% from the 105 closings in March 2025, and decreased 6.0% from the 100 closings in February 2026.

### Inventory and Time on Market

Inventory increased to 7.8 months in March. Total market time decreased to 104 days.

### Year-to-Date Summary

Comparing the first three months of 2026 to the same period in 2025, new listings (605) increased 9.0%, pending sales (330) decreased 4.6%, and closed sales (275) increased 11.3%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through March, the average sale price has decreased 0.4% from \$568,100 to \$566,000. In the same comparison, the median sale price has decreased 2.0% from \$500,000 to \$490,200.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -6.4% (\$576,800 v. \$616,300)

Median Sale Price % Change: -1.8% (\$500,000 v. \$509,000)

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

	2024	2025	2026
January	5.2	8.9	7.6
February	5.3	7.8	6.0
March	6.2	6.2	7.8
April	5.3	6.5	
May	4.9	6.4	
June	5.0	5.6	
July	5.1	7.4	
August	5.3	5.7	
September	5.2	5.1	
October	4.5	5.4	
November	6.6	5.8	
December	6.3	5.4	

## Residential Trends

### March 2026 vs. February 2026

New Listings **+47.5%** ↑

Pending Sales **+7.8%** ↑

Closed Sales **-6.0%** ↓

Average Sale Price **+4.3%** ↑

Median Sale Price **+6.9%** ↑

Inventory **+1.8** ↑

Total Market Time **-48** ↓

### March 2026 vs. March 2025

New Listings **+4.3%** ↑

Pending Sales **-16.1%** ↓

Closed Sales **-10.5%** ↓

Average Sale Price **-5.3%** ↓

Median Sale Price **+1.9%** ↑

Inventory **+1.6** ↑

Total Market Time **0** —

# North Coastal Counties

## March 2026 Reporting Period

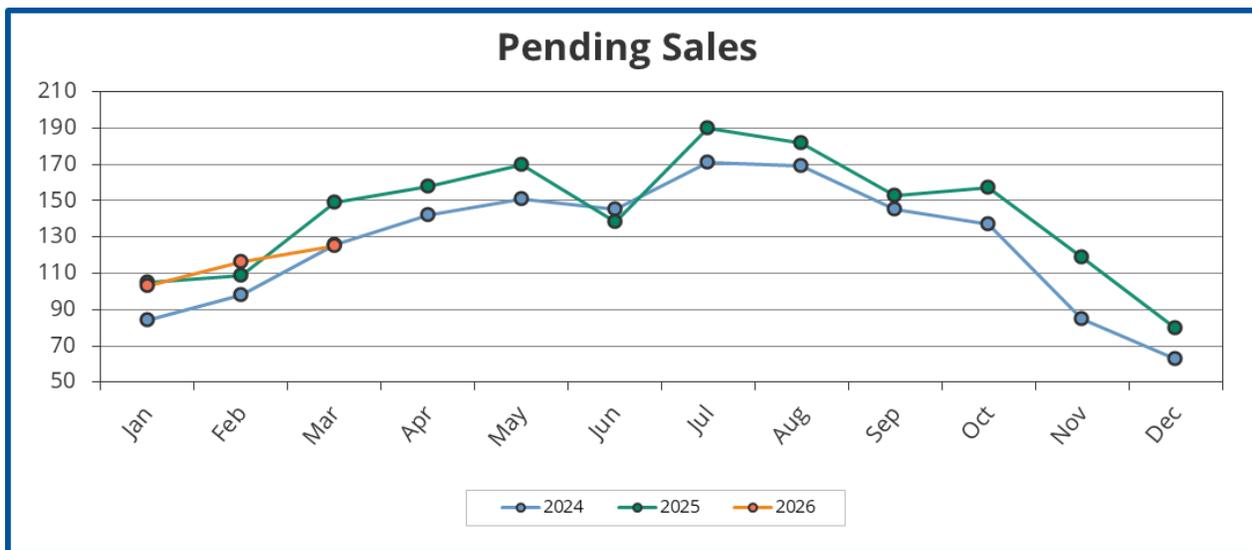
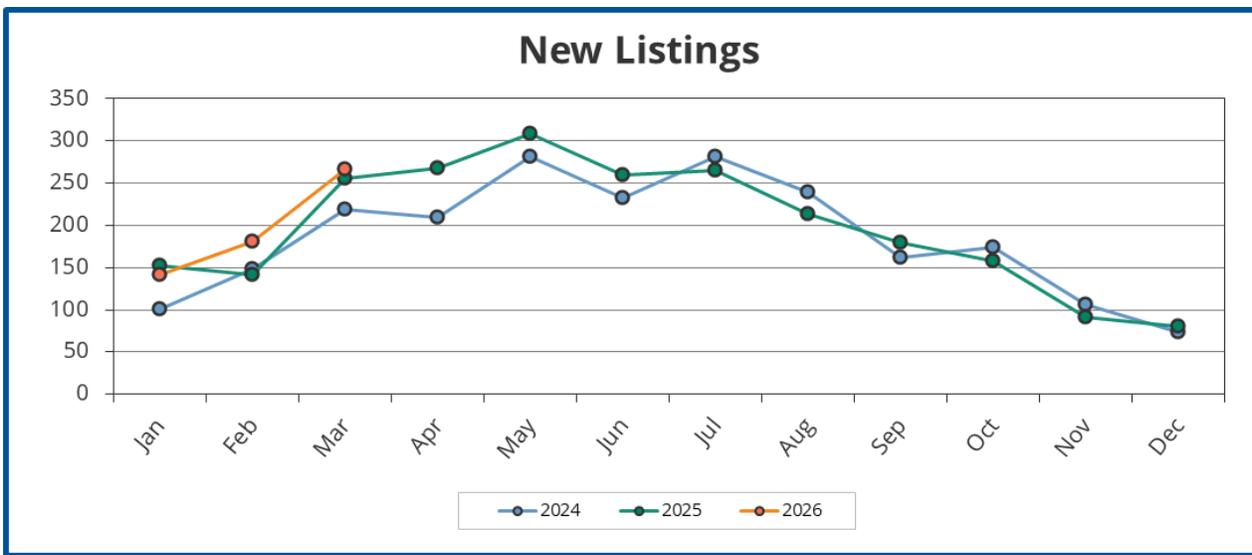
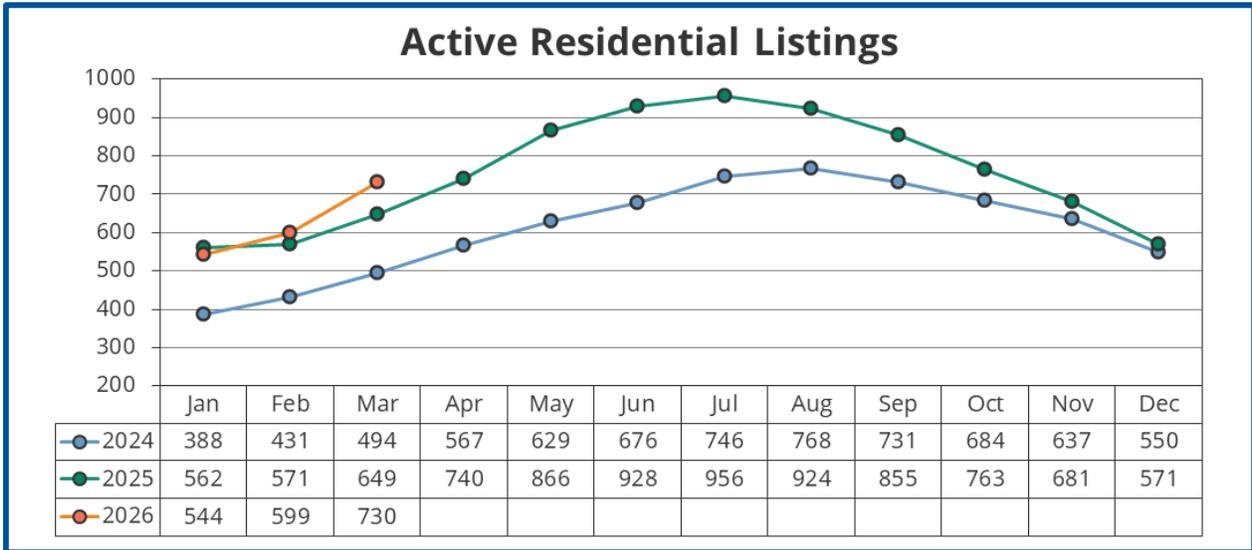
Residential Sales by Price Range						
Price Range	Mar 2024		Mar 2025		Mar 2026	
0K-100K	1	1.2%	1	0.9%	3	3.2%
100K-200K	1	1.2%	6	5.5%	6	6.3%
200K-300K	10	11.6%	2	1.8%	7	7.4%
300K-400K	14	16.3%	22	20.2%	19	20.0%
400K-500K	23	26.7%	21	19.3%	11	11.6%
500K-600K	14	16.3%	21	19.3%	13	13.7%
600K-700K	9	10.5%	12	11.0%	6	6.3%
700K-800K	2	2.3%	10	9.2%	11	11.6%
800K-900K	1	1.2%	3	2.8%	9	9.5%
900K-1M	3	3.5%	2	1.8%	3	3.2%
1MM-1.1MM	0	0.0%	0	0.0%	4	4.2%
1.1MM-1.2MM	4	4.7%	1	0.9%	0	0.0%
1.2MM-1.3MM	2	2.3%	1	0.9%	1	1.1%
1.3MM-1.4MM	0	0.0%	1	0.9%	0	0.0%
1.4MM-1.5MM	1	1.2%	0	0.0%	1	1.1%
1.5MM-1.6MM	0	0.0%	1	0.9%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	2	1.8%	0	0.0%
1.8MM-1.9MM	1	1.2%	1	0.9%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	2	1.8%	1	1.1%
<b>Total Closed Sales</b>	<b>86</b>		<b>109</b>		<b>95</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
2026	March	267	125	94	563,400	525,000	104
	February	181	116	100	540,100	491,100	152
	Year-To-Date	605	330	275	566,000	490,200	125
2025	March	256	149	105	594,900	515,000	104
	Year-To-Date	555	346	247	568,100	500,000	107
Change	March 2025	4.3%	-16.1%	-10.5%	-5.3%	1.9%	0.0%
	Prev Mo 2025	47.5%	7.8%	-6.0%	4.3%	6.9%	-31.6%
	Year-To-Date	9.0%	-4.6%	11.3%	-0.4%	-2.0%	16.8%

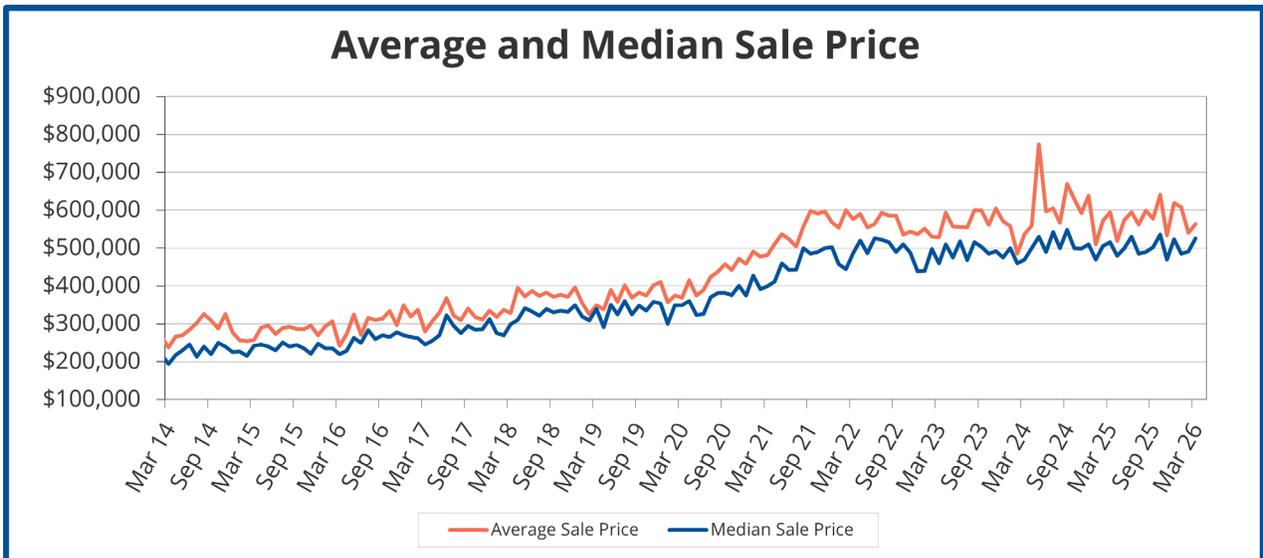
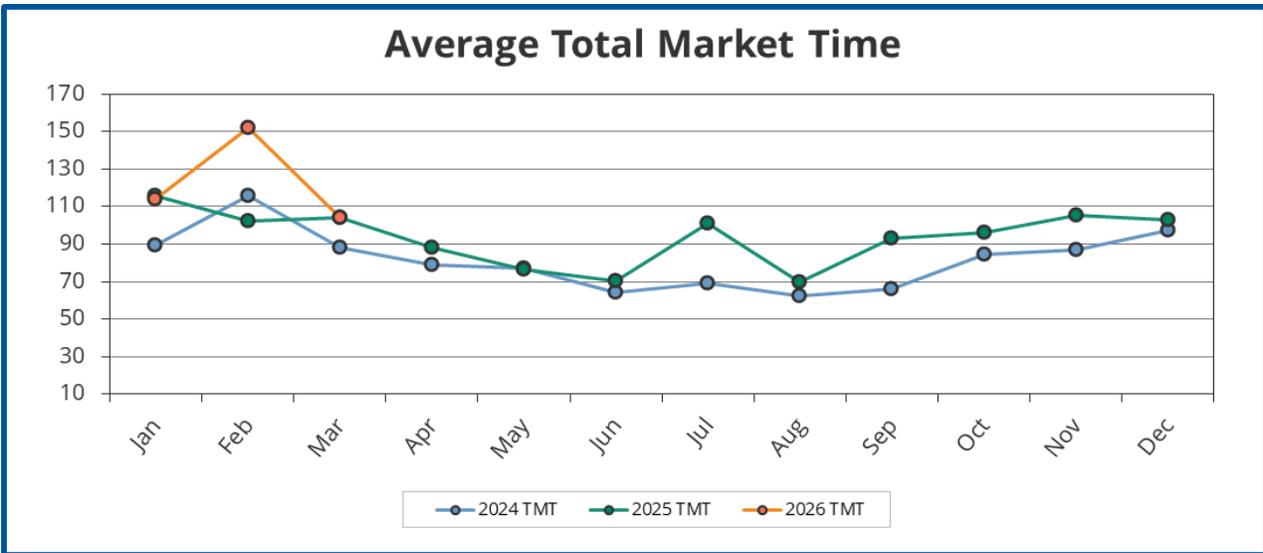
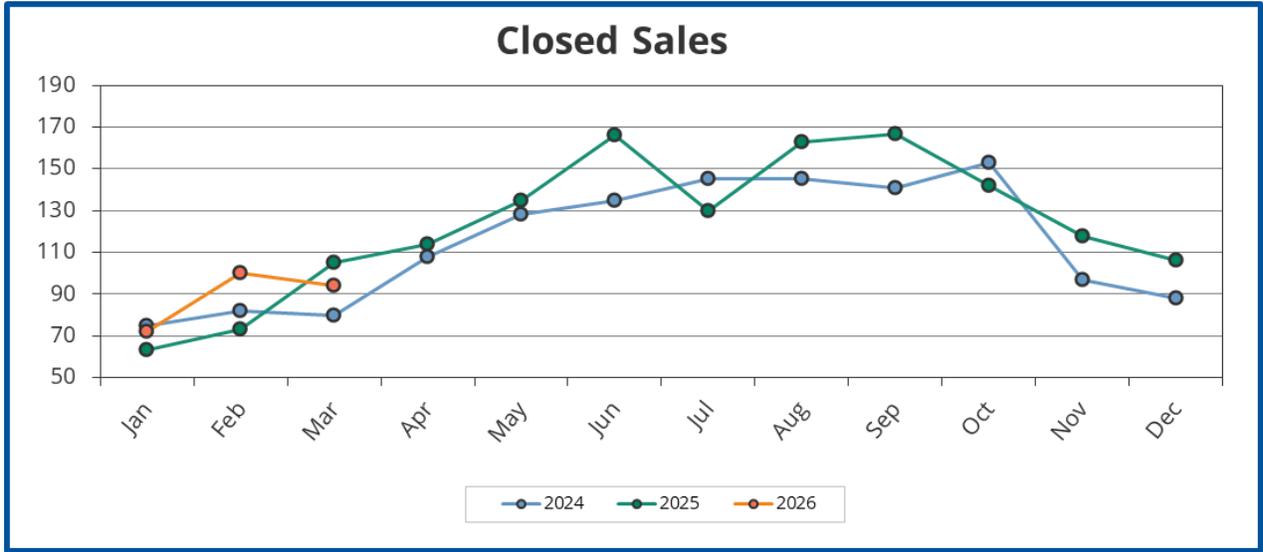
# North Coastal Counties

## March 2026 Reporting Period



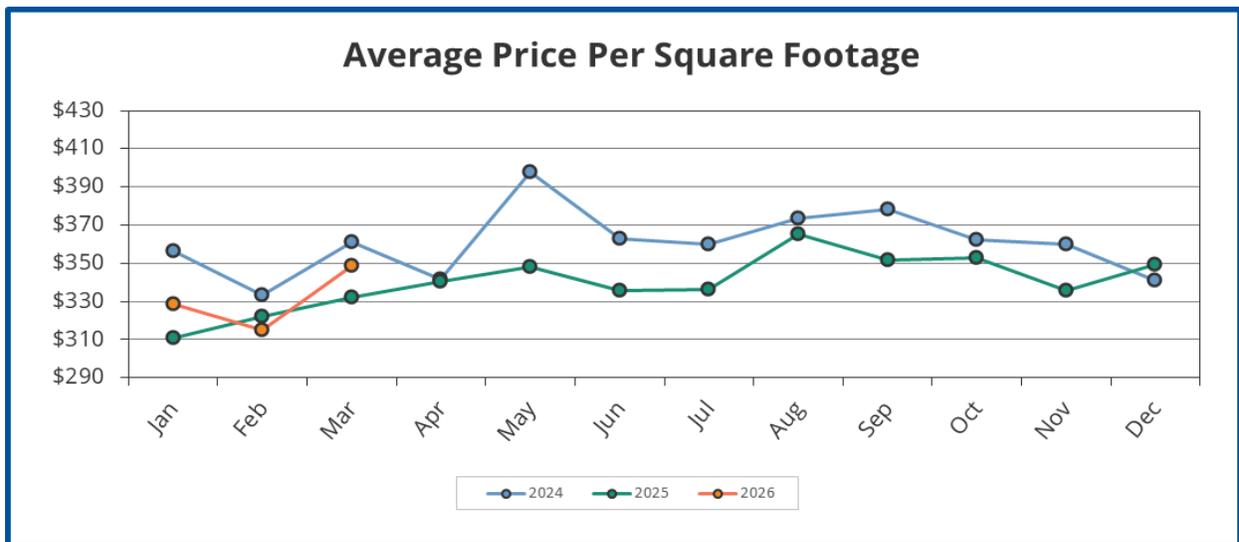
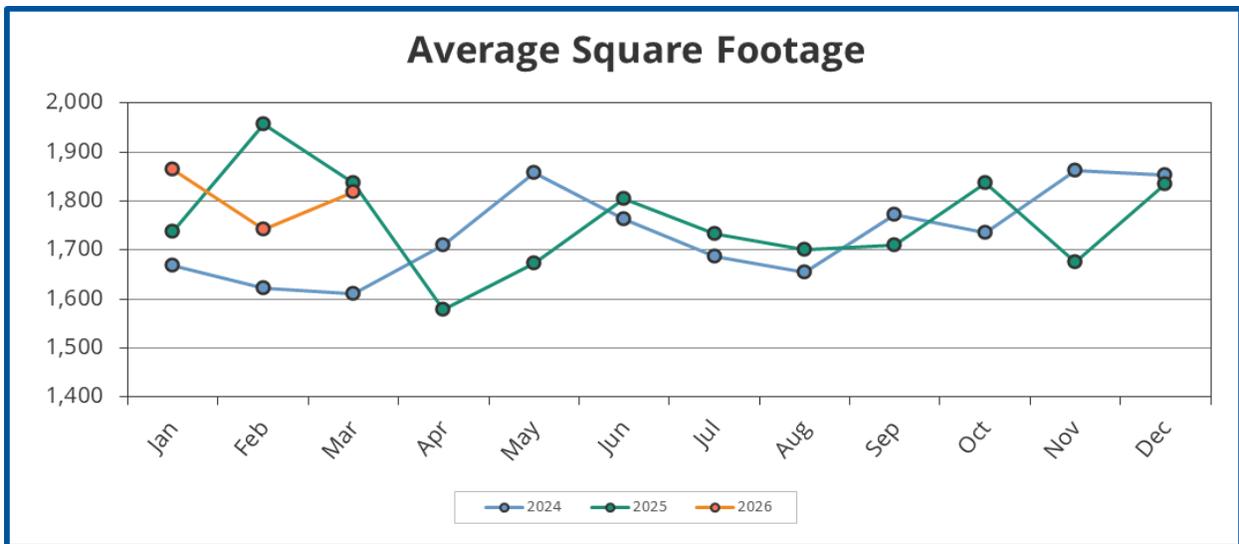
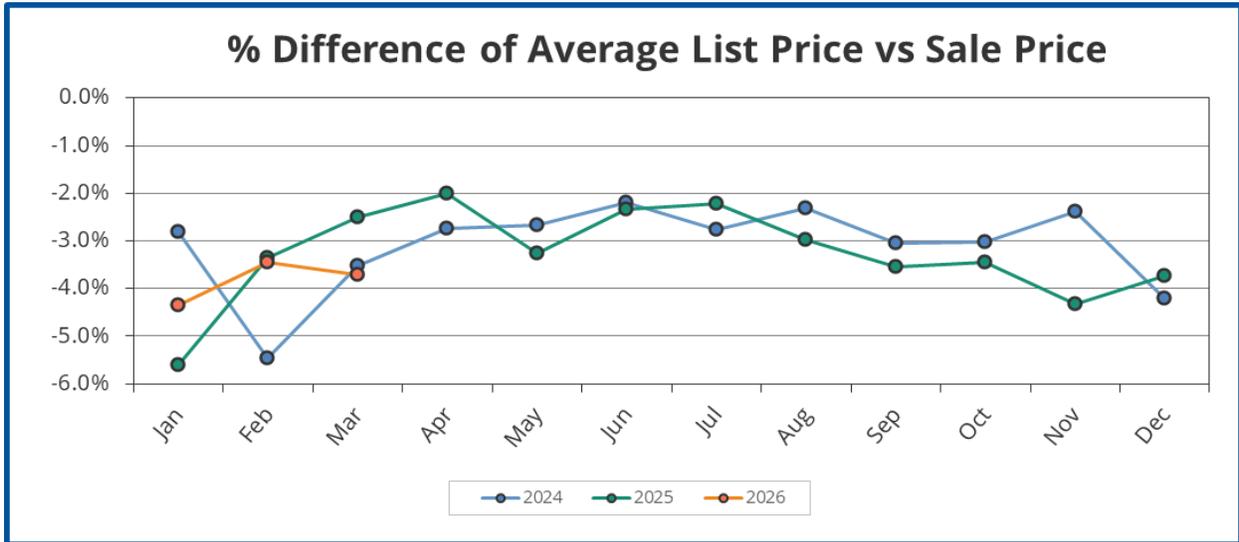
# North Coastal Counties

## March 2026 Reporting Period



# North Coastal Counties

## March 2026 Reporting Period



# North Coastal Counties

## March 2026 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/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	42	25	3	25	47.1%	9	477,000	55	54	47	-7.8%	31	522,500	530,000	-3.2%	-	-	2	70,000	2	385,000
181	Hammond / Warrenton	35	8	4	11	10.0%	7	468,600	103	40	29	70.6%	18	471,000	418,500	-13.7%	-	-	2	132,300	-	-
182	Gearhart West	17	8	1	4	-20.0%	2	843,800	106	13	8	0.0%	9	1,174,800	750,000	-10.8%	-	-	1	368,500	-	-
183	Gearhart East	2	1	0	-	-	2	383,000	266	3	3	200.0%	3	464,100	526,000	-7.9%	2	1,670,000	1	129,000	-	-
184	Seaside Northwest	7	2	1	2	-	1	289,000	4	5	3	50.0%	1	289,000	289,000	-17.8%	-	-	-	-	-	-
185	Seaside North Central	7	3	1	1	-66.7%	2	775,500	50	6	6	20.0%	6	491,100	432,500	8.0%	-	-	-	-	-	-
186	Seaside Southwest	21	10	-	2	-50.0%	2	302,500	169	15	7	-22.2%	4	353,800	365,000	-6.5%	-	-	-	-	1	750,000
187	Seaside South Central	4	3	-	-	-100.0%	1	482,000	21	5	1	0.0%	1	482,000	482,000	4.4%	-	-	-	-	-	-
188	Seaside East	16	5	3	6	200.0%	1	465,000	28	18	8	60.0%	3	490,700	492,000	-5.8%	-	-	-	-	-	-
189	Cannon Beach / Tolovana Park	28	15	5	6	100.0%	5	984,400	81	27	16	166.7%	14	896,800	677,500	-16.2%	-	-	2	95,300	-	-
190	Arch Cape / Cove Beach / Falcon Cove	5	3	-	1	-	0	-	-	3	1	-50.0%	0	-	-	-55.7%	0	-	0	-	0	-
191	Rural Clatsop County	16	5	1	-	-100.0%	1	190,000	81	11	4	-55.6%	3	275,000	280,000	1.0%	-	-	4	154,200	-	-
	Clatsop County	200	88	19	58	16.0%	33	561,500	89	200	133	14.7%	93	608,900	514,000	-12.5%	2	1,670,000	12	142,500	3	506,700
97102	Arch Cape	0	0	0	0	-	1	849,000	18	1	2	-	2	624,500	624,500	-78.5%	-	-	-	-	-	-
97130	Manzanita	17	6	2	1	-85.7%	1	900,000	132	13	5	-50.0%	6	999,500	890,000	-6.7%	-	-	4	200,000	-	-
97131	Nehalem	12	3	2	3	-40.0%	2	465,000	69	8	8	-27.3%	9	421,500	469,300	-2.3%	-	-	-	-	-	-
97147	Wheeler	3	2	0	2	-33.3%	0	-	-	4	2	-60.0%	-	-	-	-12.1%	-	-	1	35,000	-	-
97136	Rockaway Beach	45	20	6	9	-10.0%	12	503,300	141	51	29	52.6%	24	483,900	465,000	18.6%	1	450,000	1	215,000	-	-
97107	Bay City	11	3	1	0	-100.0%	1	473,500	7	9	5	-16.7%	5	453,300	415,000	6.2%	-	-	-	-	-	-
97118	Garibaldi	10	5	2	1	-50.0%	1	153,500	5	10	3	-66.7%	3	267,800	300,000	21.8%	-	-	-	-	-	-
97143	Netarts	6	1	3	-	-	0	-	-	3	-	-100.0%	2	932,500	932,500	-6.1%	-	-	-	-	-	-
97141	Tillamook	43	17	9	10	-28.6%	9	526,600	91	37	23	-36.1%	22	484,100	380,500	0.3%	-	-	-	-	1	483,500
97134	Oceanside	14	5	1	0	-100.0%	3	728,300	9	14	5	-28.6%	5	692,000	720,000	-15.9%	-	-	-	-	-	-
97108	Beaver	2	0	1	0	-100.0%	0	-	-	2	1	-66.7%	1	475,000	475,000	-8.8%	-	-	-	-	-	-
97122	Hebo	2	1	0	-	-	0	-	-	1	1	-	1	410,000	410,000	-31.2%	-	-	-	-	-	-
97112	Cloverdale	8	2	1	0	-100.0%	0	-	-	4	3	-57.1%	6	529,000	420,000	-40.4%	-	-	1	55,000	-	-
97135	Pacific City	18	10	1	3	200.0%	3	729,700	177	17	9	80.0%	8	745,800	745,500	16.4%	-	-	-	-	-	-
97149	Neskowin	16	5	0	2	-50.0%	1	175,000	324	11	3	-62.5%	2	420,000	420,000	-0.2%	-	-	1	65,000	-	-
	Tillamook County	207	80	29	31	-46.6%	34	548,100	108	185	99	-25.0%	96	547,500	475,000	-40.6%	1	450,000	8	146,300	1	483,500

# North Coastal Counties

## March 2026 Reporting Period

### Area Report

*continued*

	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 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	124	35	3	11	-42.1%	12	538,100	92	86	41	0.0%	31	458,900	436,000	-5.9%	1	1,500,000	3	618,000	1	1,165,000
97364	Neotsu	9	1	1	0	-	0	-	-	4	0	-	0	-	-	-9.8%	0	-	0	-	0	-
97368	Otis	22	10	1	5	66.7%	1	1,285,000	313	17	8	0.0%	6	547,400	405,500	13.5%	-	-	1	25,000	-	-
97341	Depoe Bay	44	8	1	3	-50.0%	2	450,000	45	25	10	-33.3%	8	463,100	585,900	-6.0%	1	600,000	-	-	-	-
97388	Gleneden Beach	16	8	2	2	-	1	680,000	237	15	4	0.0%	3	667,200	680,000	-1.6%	-	-	1	90,000	-	-
97369	Otter Rock	5	1	0	0	-	0	-	-	3	0	-	0	-	-	55.5%	0	-	0	-	0	-
97365	Newport	30	5	1	3	-25.0%	5	657,600	118	14	10	0.0%	13	563,700	490,200	-4.9%	-	-	-	-	1	544,400
97366	South Beach	15	6	0	1	-	0	-	-	13	3	-	3	671,600	600,000	-30.0%	-	-	-	-	-	-
97343	Eddyville	2	1	0	0	-	1	759,600	491	1	1	-	1	759,600	759,600	42.0%	-	-	-	-	-	-
97357	Logsdan	0	1	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
97391	Toledo	5	1	1	1	-	0	-	-	2	1	-50.0%	3	525,400	355,000	11.0%	-	-	-	-	-	-
97380	Siletz	1	1	0	0	-	0	-	-	1	0	-100.0%	2	335,000	335,000	-27.9%	-	-	-	-	-	-
97390	Tidewater	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	20.1%	0	-	0	-	0	-
97498	Yachats	15	6	1	0	-	1	850,000	-	9	2	100.0%	6	843,500	827,500	2.7%	-	-	2	55,000	-	-
97394	Waldport	32	15	-	8	0.0%	4	393,300	82	27	14	16.7%	8	495,000	458,500	11.4%	-	-	1	35,000	-	-
97376	Seal Rock	3	0	0	1	-	0	-	-	2	3	0.0%	2	942,300	942,300	7.8%	-	-	1	82,000	-	-
	Lincoln County	323	99	11	36	-12.2%	27	584,900	117	220	98	0.0%	86	540,400	487,600	-2.6%	2	1,050,000	9	244,000	2	854,700
	North Coastal Counties Total	730	267	59	125	-16.1%	94	563,400	104	605	330	-4.6%	275	566,000	490,200	-6.4%	5	1,178,000	29	175,000	6	618,800

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2026 with March 2025. The year-to-date section compares 2026 year-to-date statistics through March with 2025 year-to-date statistics through March.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/25-3/31/26) with 12 months before (4/1/24-3/31/25).

<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

---

### 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.

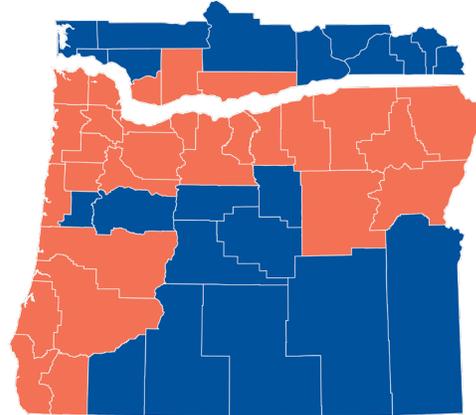
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

## Credits:

**Mickey Lindsay**, Chairman of the Board

**Kurt von Wasmuth**, President/CEO

**Maggie Wu**, Editor

**Grant Lowery**, Communications Manager

## Contact RMLS at:

[communications@rmls.com](mailto:communications@rmls.com)



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