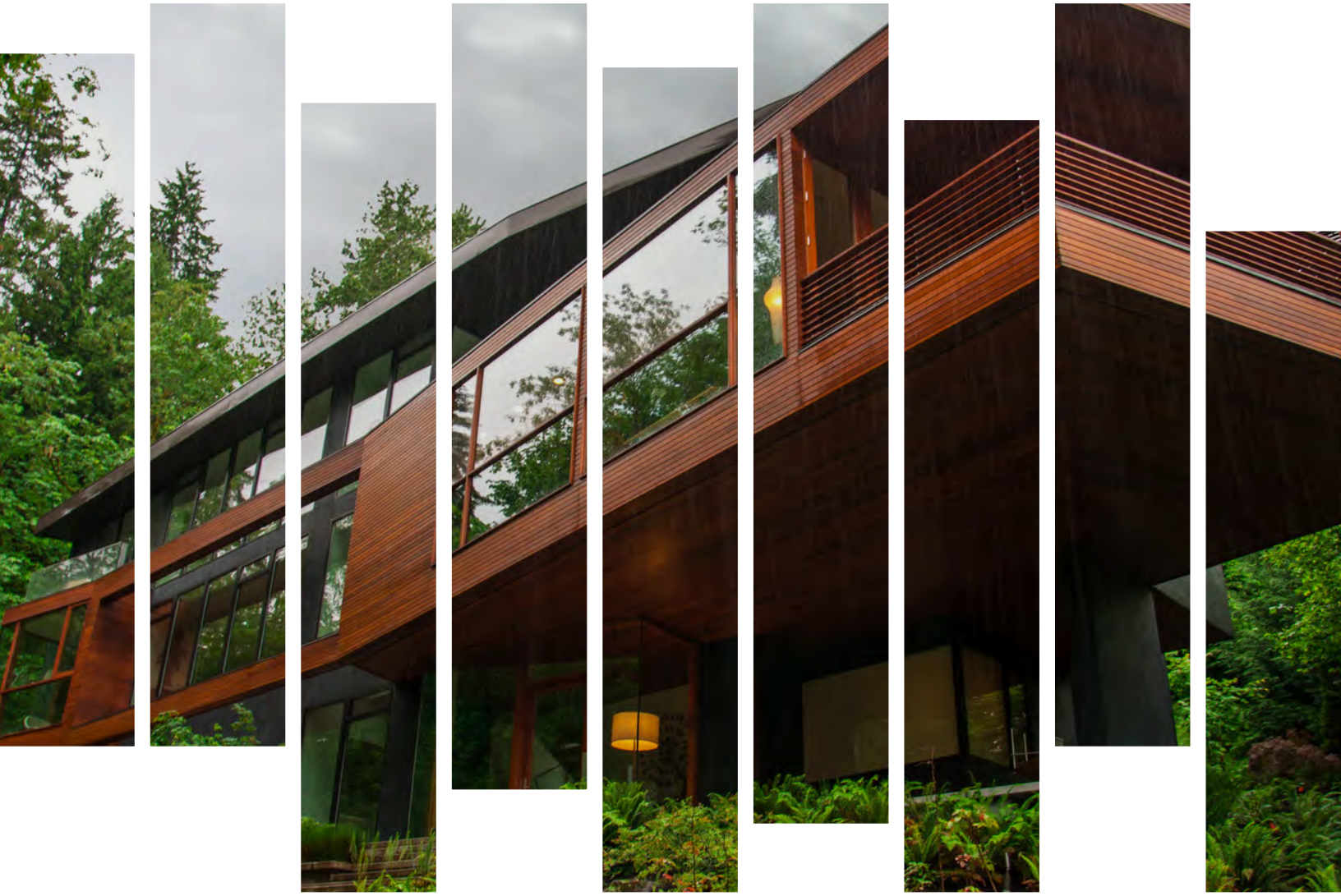
RMLS™ MULTIPLE LISTING SERVICE



MARKET ACTION REPORT

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

All Areas October 2025 Reporting Period

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Portland Metro

Southwest Washington

Union County

Wallowa County

Definitions and Formulas

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MARKET ACTION REPORT

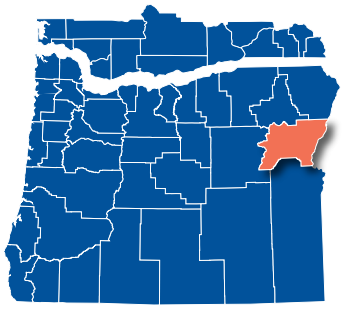
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Baker County October 2025 Reporting Period

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Baker County
October 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (29) increased 3.6% from the 28 listed in October 2024, and decreased 21.6% from the 37 listed in September 2025.

Pending Sales
Pending sales (19) decreased 24.0% from the 25 offers accepted in October 2024, and decreased 42.4% from the 33 offers accepted in September 2025.

Closed Sales
Closed sales (22) decreased 4.3% from the 23 closings in October 2024, and increased 15.8% from the 19 closings in September 2025.

Inventory and Time on Market
Inventory decreased to 4.0 months in October. Total market time increased to 164 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (304) decreased 8.2%, pending sales (199) decreased 6.1%, and closed sales (183) decreased 7.1%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has increased 3.4% from $327,300 to $338,400. In the same comparison, the median sale price has decreased 5.0% from $300,000 to $285,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: -2.1% ($335,600 v. $342,800)
Median Sale Price % Change: -6.2% ($281,300 v. $300,000)

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	9.7	5.3	8.0
February	5.3	6.0	8.5
March	3.9	7.8	9.4
April	2.6	4.9	5.4
May	2.1	3.9	6.2
June	5.2	3.3	5.1
July	4.5	3.4	4.5
August	2.8	5.7	6.1
September	3.9	5.9	5.9
October	4.2	4.6	4.0
November	4.6	5.9	
December	3.6	5.1	

Residential Trends

October 2025 vs. September 2025

New Listings **-21.6%**

Pending Sales **-42.4%**

Closed Sales **+15.8%**

Average Sale Price **+58.9%**

Median Sale Price **+32.1%**

Inventory **-1.9**

Total Market Time **+105**

October 2025 vs. October 2024

New Listings **+3.6%**

Pending Sales **-24.0%**

Closed Sales **-4.3%**

Average Sale Price **+75.9%**

Median Sale Price **+36.3%**

Inventory **-0.6**

Total Market Time **+103**

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Baker County
October 2025 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	1	5.0%	2	8.7%	0	0.0%
100K-200K	3	15.0%	3	13.0%	4	18.2%
200K-300K	4	20.0%	11	47.8%	4	18.2%
300K-400K	9	45.0%	3	13.0%	8	36.4%
400K-500K	1	5.0%	2	8.7%	1	4.5%
500K-600K	0	0.0%	0	0.0%	0	0.0%
600K-700K	0	0.0%	2	8.7%	2	9.1%
700K-800K	1	5.0%	0	0.0%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	1	4.5%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	1	4.5%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
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%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	1	5.0%	0	0.0%	1	4.5%
Total Closed Sales	20		23		22	

90th Percentile 50th Percentile 10th Percentile

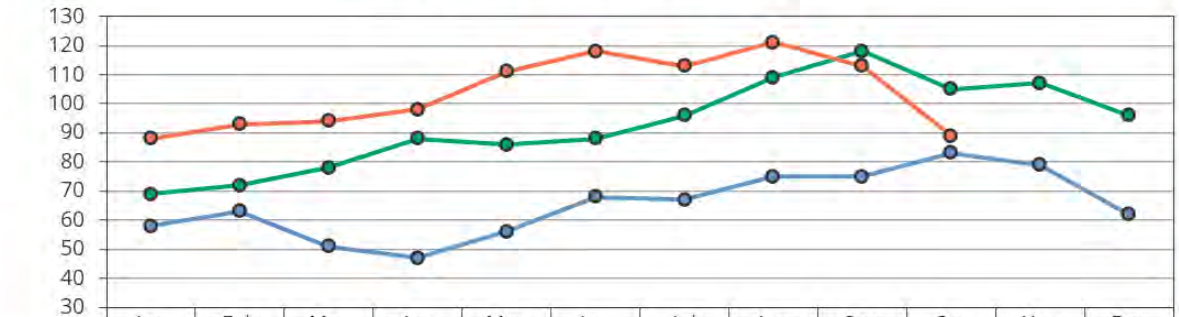
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	29	19	22	500,800	347,500	164
	September	37	33	19	315,100	263,000	59
	Year-To-Date	304	199	183	338,400	285,000	99
2024	October	28	25	23	284,700	255,000	61
	Year-To-Date	331	212	197	327,300	300,000	72
Change	October 2024	3.6%	-24.0%	-4.3%	75.9%	36.3%	168.9%
	Prev Mo 2025	-21.6%	-42.4%	15.8%	58.9%	32.1%	178.0%
	Year-To-Date	-8.2%	-6.1%	-7.1%	3.4%	-5.0%	38.1%

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Baker County

October 2025 Reporting Period

Active Residential Listings

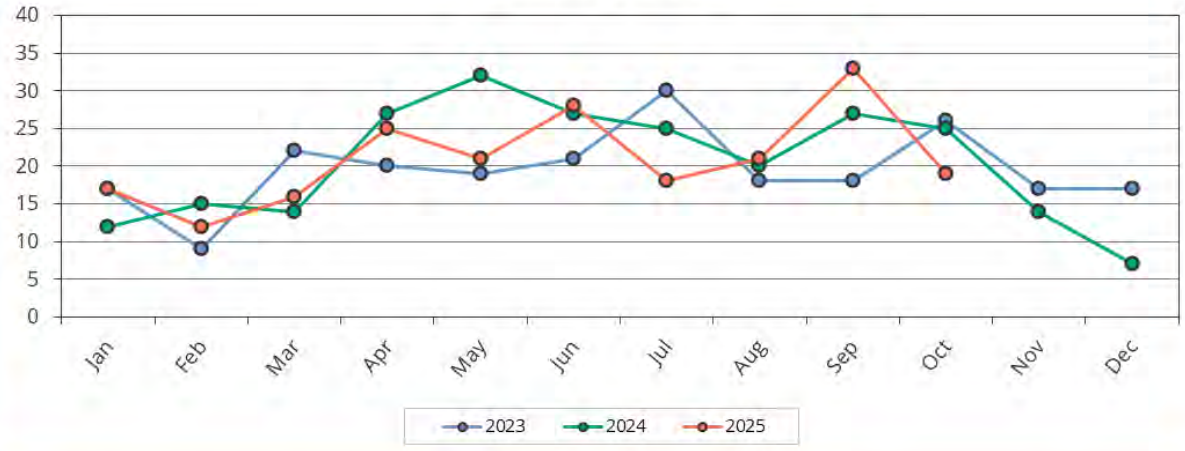


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	58	63	51	47	56	68	67	75	75	83	79	62
2024	69	72	78	88	86	88	96	109	118	105	107	96
2025	88	93	94	98	111	118	113	121	113	89		

New Listings



Pending Sales

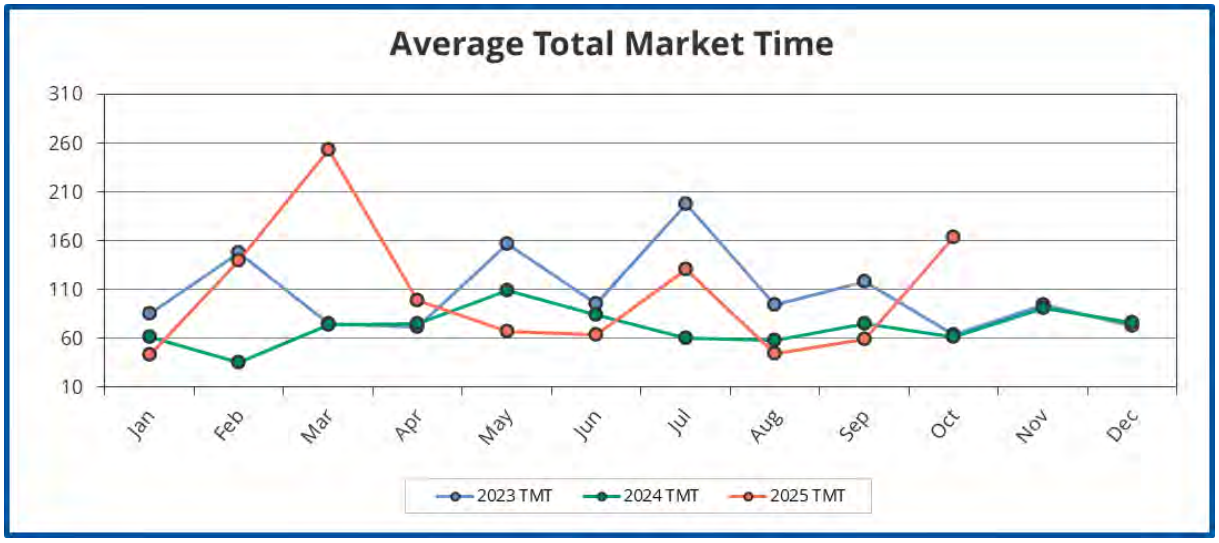


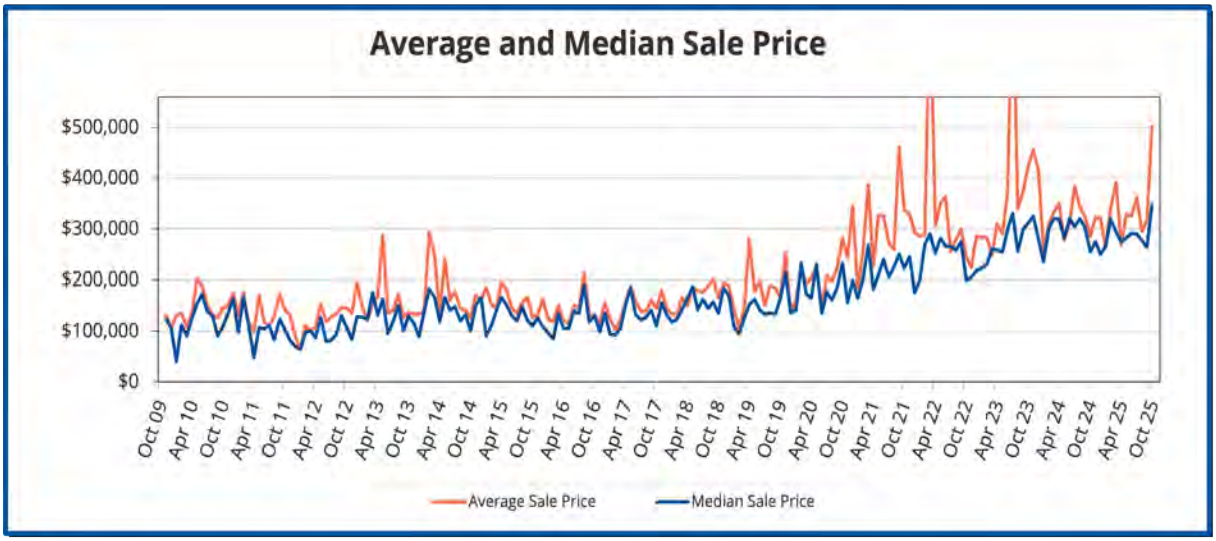
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Baker County

October 2025 Reporting Period





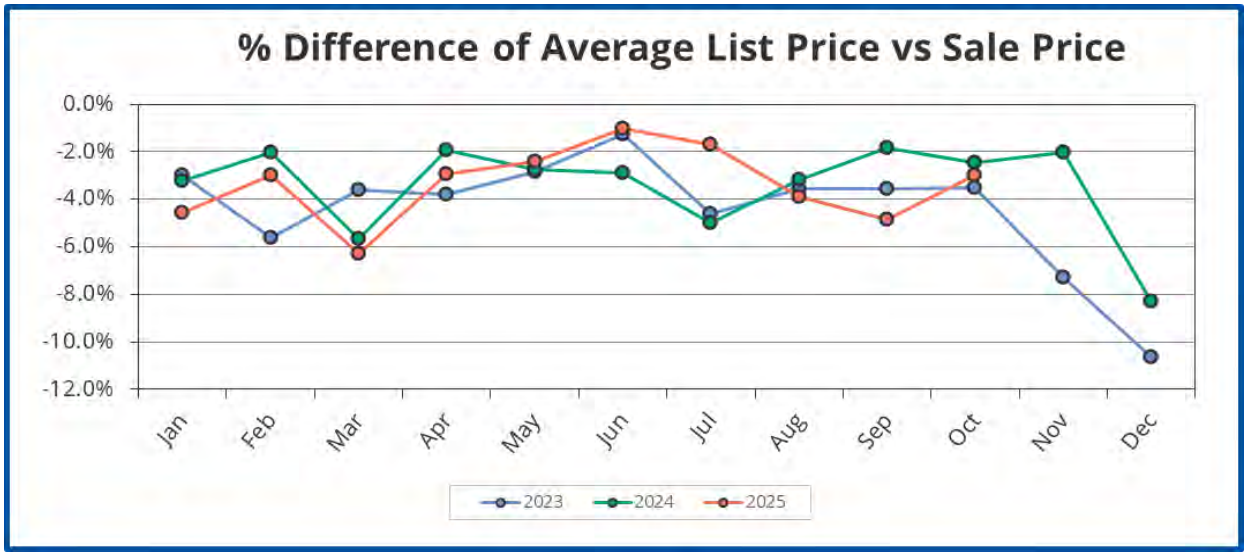


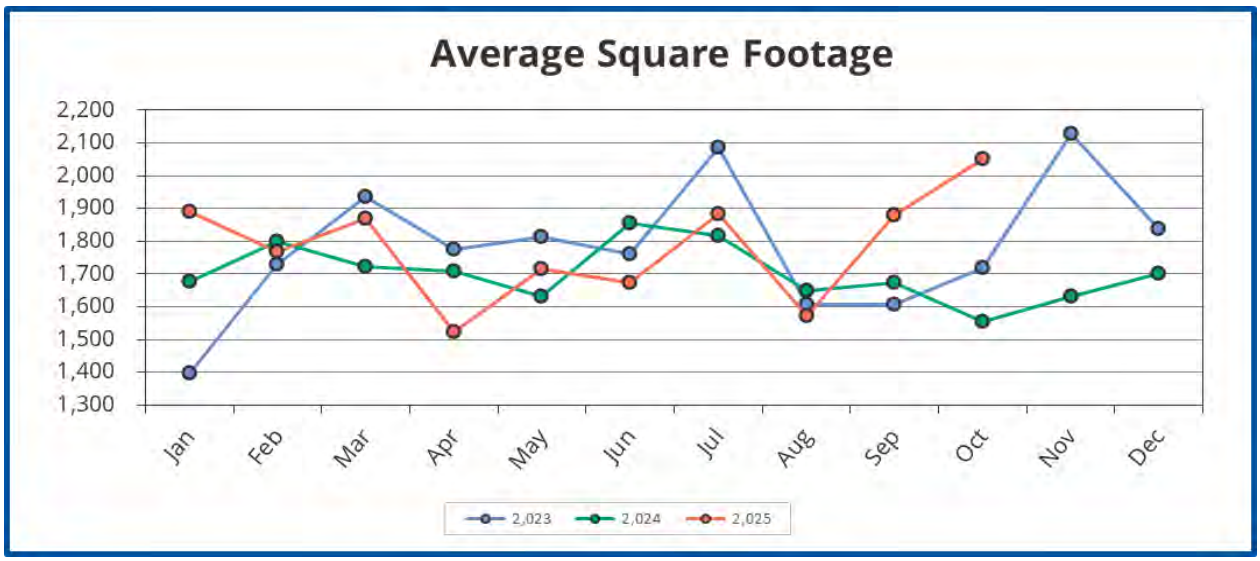
Note: In **April 2022**, the Average Sale Price was **$788,600** for that month. In **July 2023**, the Average Sale Price was **$820,400** for that month. This has caused a spike in the Average Sale Price for those months.

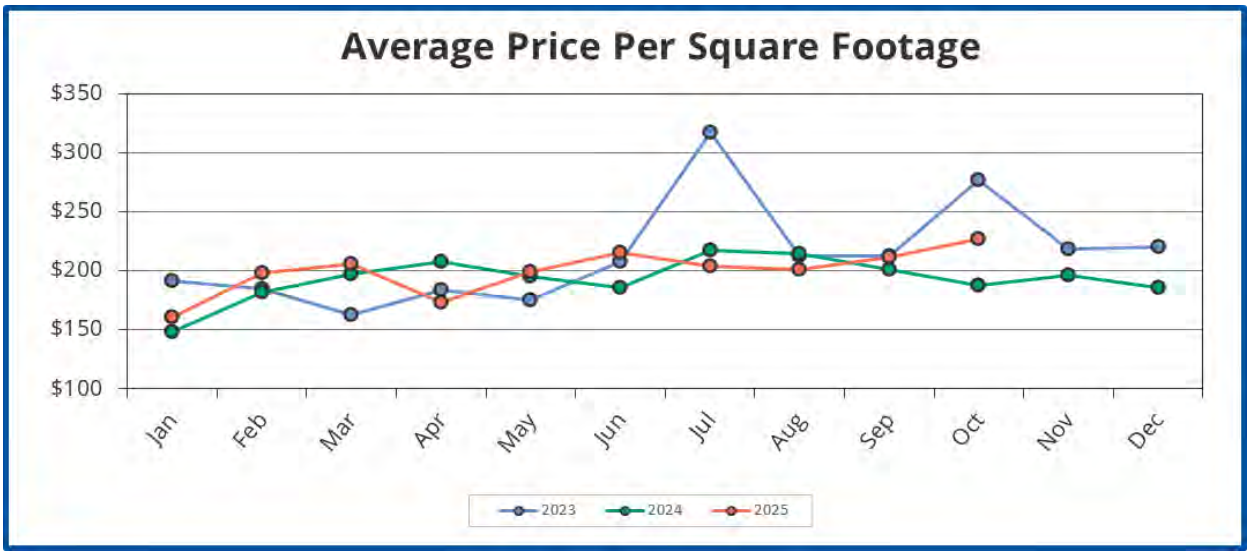
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Baker County

October 2025 Reporting Period







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Baker County
October 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
460	Baker City / Keating	56	22	11	17	-10.5%	20	413,100	151	226	168	-1.2%	156	321,100	281,300	-5.6%	5	356,000	21	121,500	1	375,000
461	Haines / Anthony Lk / Muddy Crk	3	1	2	0	-	2	1,377,500	297	11	6	-25.0%	6	692,600	357,500	38.5%	-	-	1	65,000	-	-
462	Sumpter / McEwen / Bourne / Phillips Lk / Granit	10	3	2	2	100.0%	-	-	-	20	7	-30.0%	6	289,700	165,000	7.5%	1	720,000	8	74,500	-	-
463	Unity / Hereford	-	0	-	-	-	-	-	-	2	1	-50.0%	1	562,500	562,500	-42.6%	-	-	2	77,500	-	-
464	Huntington / Lime	1	1	1	0	-100.0%	0	-	-	2	3	-40.0%	3	328,300	220,000	37.3%	-	-	1	91,000	-	-
465	Durkee / Pleasant Valley	0	0	1	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
466	Richland New Bridge	7	1	4	-	-	0	-	-	16	3	-57.1%	2	600,000	600,000	28.9%	-	-	1	110,000	-	-
467	Halfway / Cornucopia	12	1	2	0	-100.0%	0	-	-	27	11	10.0%	9	355,000	370,000	26.9%	1	32,500	5	300,000	-	-
468	Oxbow	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Baker County	89	29	23	19	-24.0%	22	500,800	164	304	199	-6.1%	183	338,400	285,000	-	7	361,800	39	130,000	1	375,000

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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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.

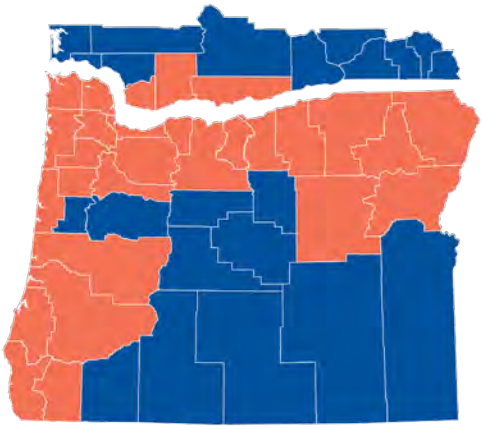
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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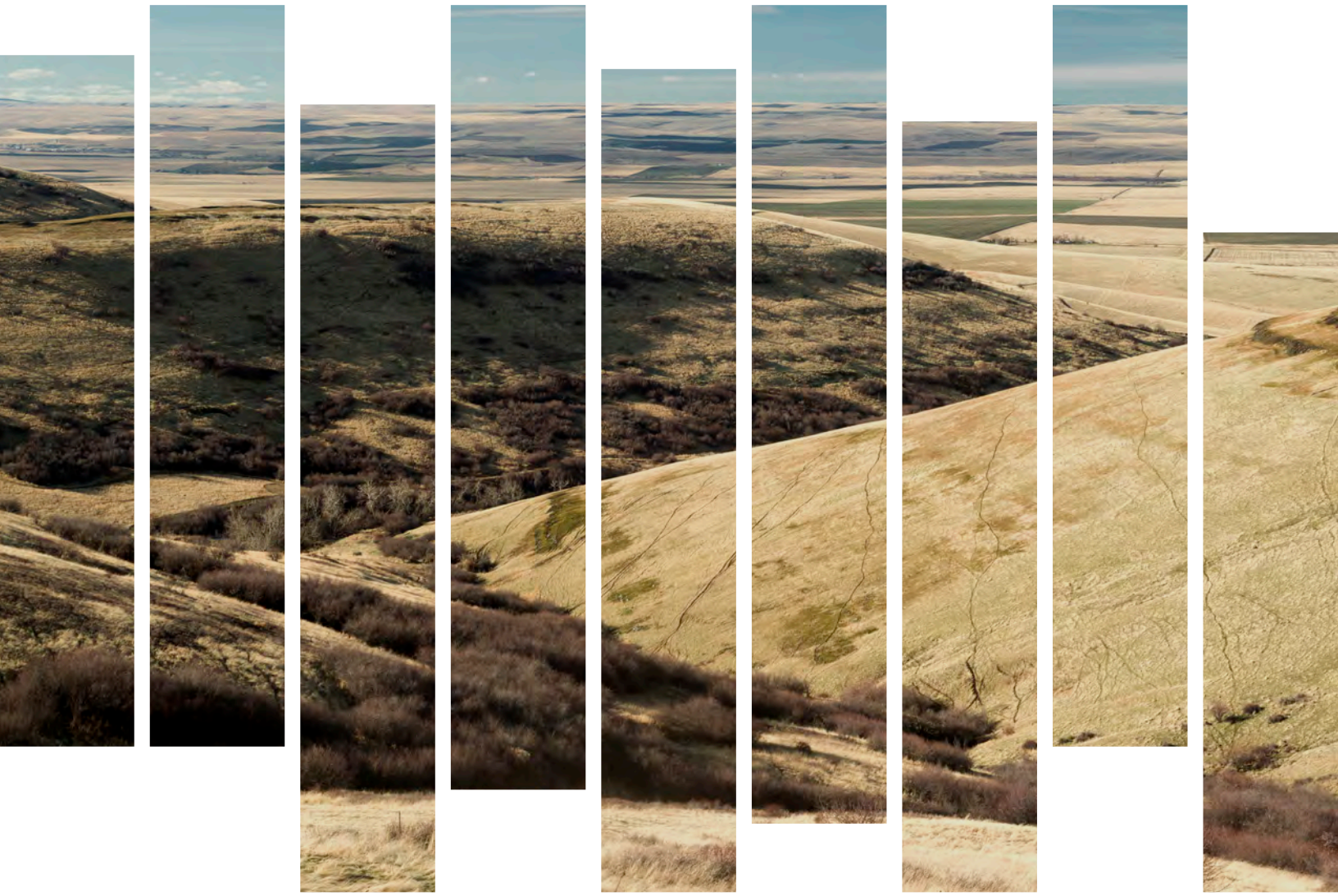
Contact RMLS at:
communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
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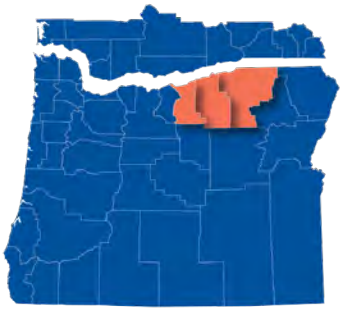
Columbia Basin October 2025 Reporting Period

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Columbia Basin

October 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (85) decreased 19.8% from the 106 listed in October 2024, and decreased 20.6% from the 107 listed in September 2025.

Pending Sales

Pending sales (81) decreased 15.6% from the 96 offers accepted in October 2024, and increased 5.2% from the 77 offers accepted in September 2025.

Closed Sales

Closed sales (80) decreased 2.4% from the 82 closings in October 2024, and increased 2.6% from the 78 closings in September 2025.

Inventory and Time on Market

Inventory decreased to 3.6 months in October. Total market time decreased to 60 days.

Year-to-Date Summary

Comparing the first ten months of 2025 to the same period in 2024, new listings (1,009) increased 5.0%, pending sales (776) increased 3.5%, and closed sales (733) increased 3.5%.

Average and Median Sale Prices

Comparing 2025 to 2024 through October, the average sale price has increased 0.8% from $319,500 to $322,100. In the same comparison, the median sale price has decreased 1.6% from $310,000 to $305,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +2.2% ($325,300 v. $318,400)
Median Sale Price % Change: -1.1% ($306,600 v. $310,000)

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	4.4	5.1	4.5
February	4.8	4.2	4.0
March	2.5	4.0	4.6
April	3.9	3.5	3.1
May	3.8	3.5	3.0
June	2.8	3.4	3.8
July	3.6	3.5	4.1
August	3.3	3.1	3.9
September	3.5	4.1	4.1
October	4.0	3.1	3.6
November	4.4	3.8	
December	5.4	3.6	

Residential Trends

October 2025 vs. September 2025

- New Listings **-20.6%**
- Pending Sales **+5.2%**
- Closed Sales **+2.6%**
- Average Sale Price **-9.4%**
- Median Sale Price **-6.9%**
- Inventory **-0.5**
- Total Market Time **-9**

October 2025 vs. October 2024

- New Listings **-19.8%**
- Pending Sales **-15.6%**
- Closed Sales **-2.4%**
- Average Sale Price **-2.9%**
- Median Sale Price **-1.7%**
- Inventory **+0.5**
- Total Market Time **+14**

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Columbia Basin
October 2025 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	2	2.7%	3	3.4%	3	3.8%
100K-200K	8	11.0%	9	10.3%	12	15.0%
200K-300K	24	32.9%	36	41.4%	28	35.0%
300K-400K	26	35.6%	29	33.3%	26	32.5%
400K-500K	8	11.0%	5	5.7%	5	6.3%
500K-600K	2	2.7%	3	3.4%	5	6.3%
600K-700K	2	2.7%	0	0.0%	1	1.3%
700K-800K	1	1.4%	1	1.1%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	1	1.1%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
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%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	**73**		**87**		**80**	

90th Percentile 50th Percentile 10th Percentile

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	**October**	85	81	80	300,100	287,200	60
	September	107	77	78	331,100	308,500	69
	Year-To-Date	1,009	776	733	322,100	305,000	77
2024	**October**	106	96	82	309,000	292,300	46
	Year-To-Date	961	750	708	319,500	310,000	78
Change	**October 2024**	-19.8%	-15.6%	-2.4%	-2.9%	-1.7%	30.4%
	Prev Mo 2025	-20.6%	5.2%	2.6%	-9.4%	-6.9%	-13.0%
	Year-To-Date	5.0%	3.5%	3.5%	0.8%	-1.6%	-1.3%

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Columbia Basin

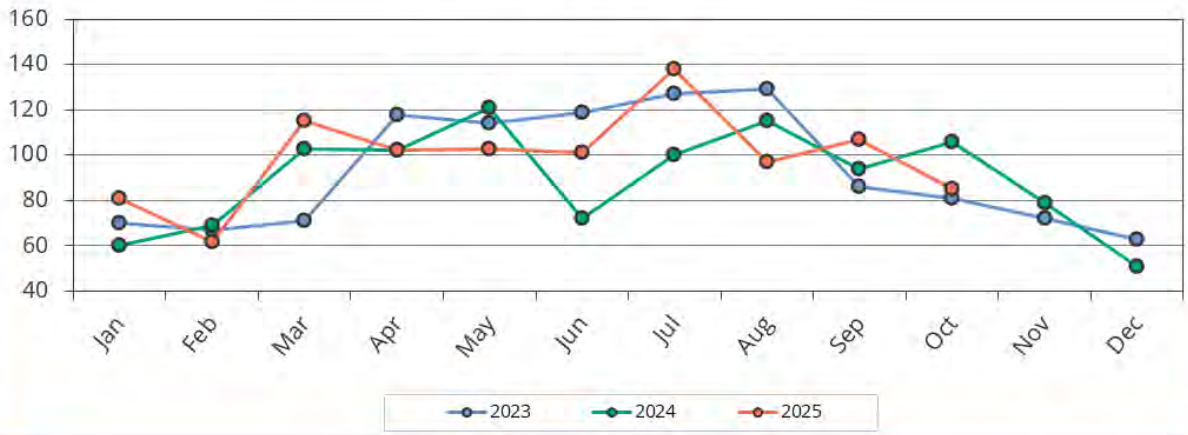
October 2025 Reporting Period

Active Residential Listings

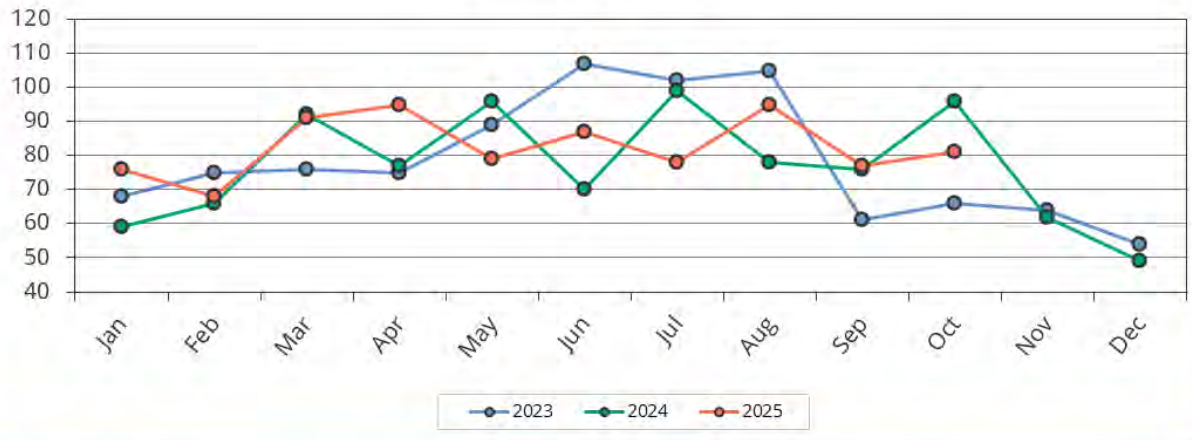


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	195	189	180	217	235	224	245	267	283	281	275	259
2024	245	218	230	245	253	246	243	267	267	258	259	237
2025	241	223	246	242	248	256	307	300	316	287		

New Listings



Pending Sales

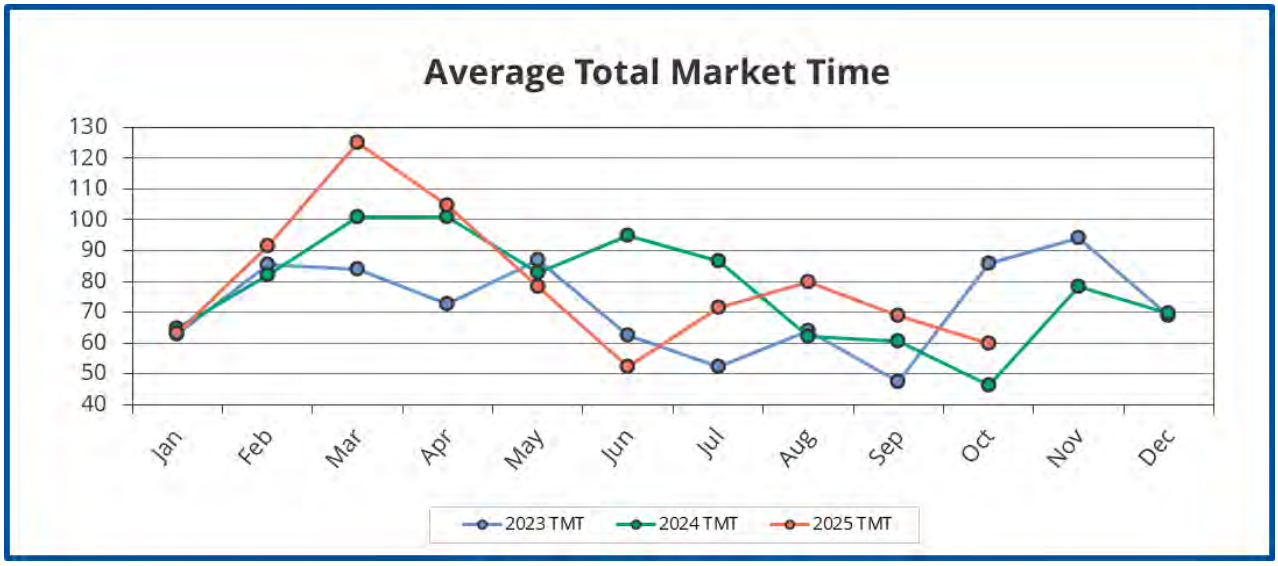


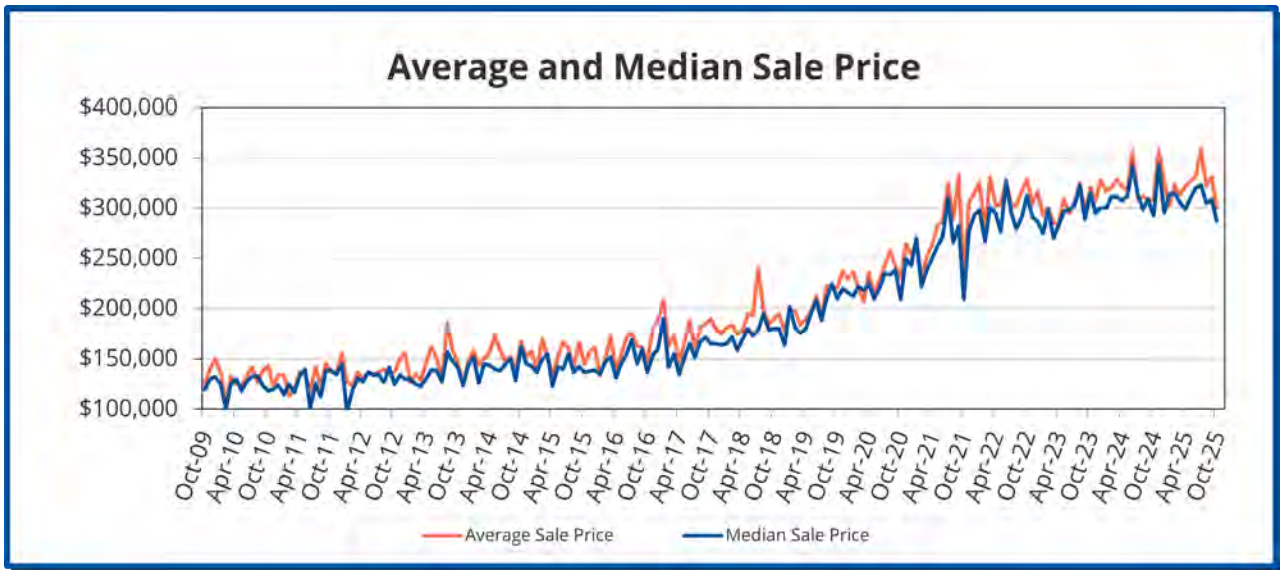
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Columbia Basin

October 2025 Reporting Period



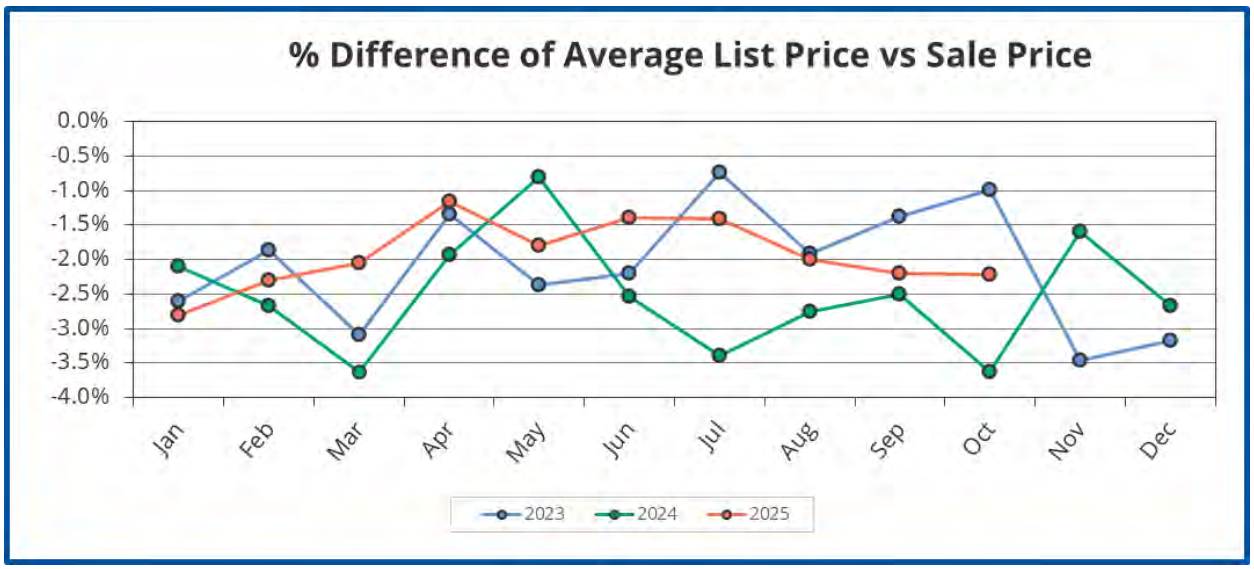


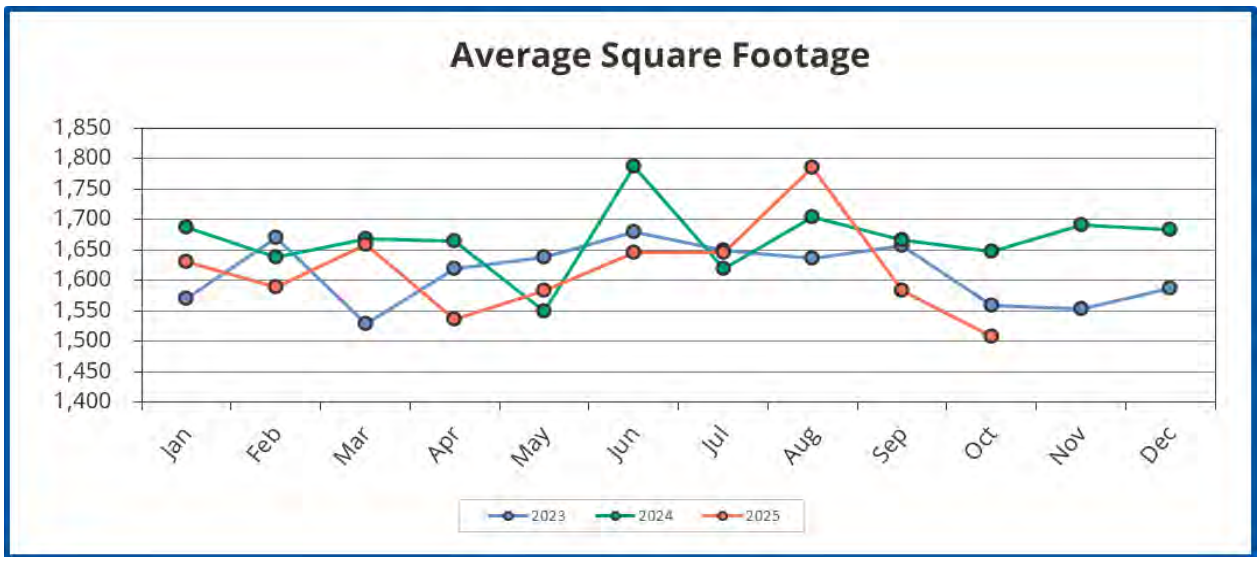


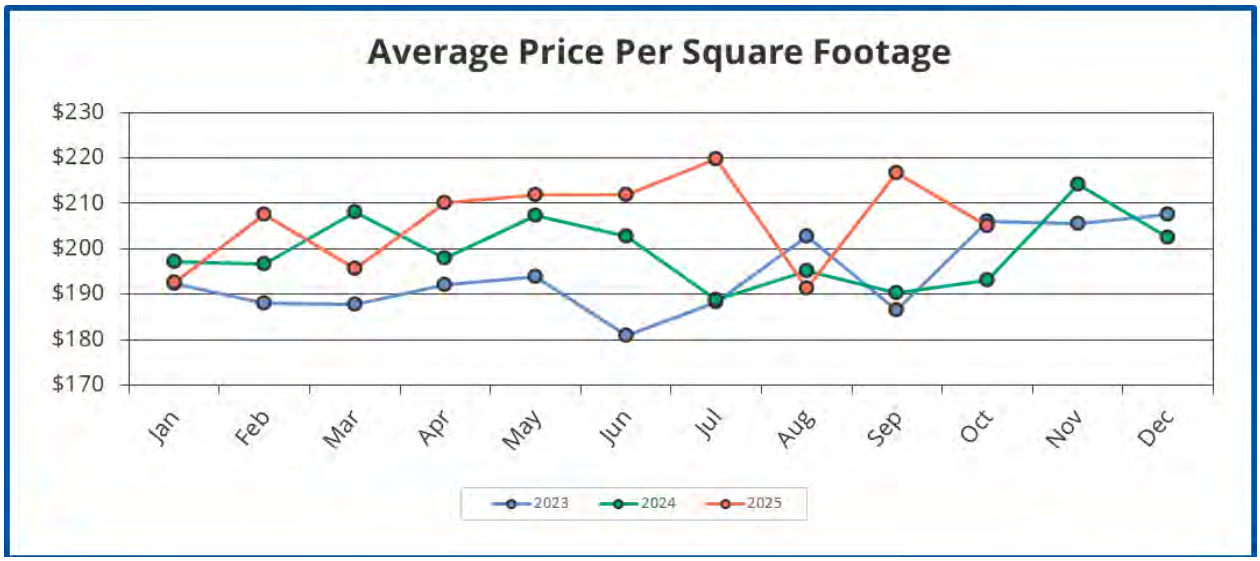
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Columbia Basin

October 2025 Reporting Period







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Columbia Basin
October 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
380	Arlington / N	8	3	1	-	-100.0%	1	170,000	39	12	5	-37.5%	5	324,000	320,000	-13.5%	-	-	3	323,100	-	-
381	Condon / S	1	0	0	1	-	2	181,000	190	8	9	80.0%	9	241,500	220,000	36.4%	-	-	2	177,500	-	-
	Gilliam Co. Total	9	3	1	1	-50.0%	3	177,300	140	20	14	7.7%	14	271,000	257,000	-1.0%	-	-	5	264,900	-	-
420	Boardman / NW	16	6	3	2	-71.4%	5	357,000	84	48	33	-23.3%	29	323,800	328,000	-12.2%	2	215,000	2	132,500	-	-
421	Irrigon	9	5	2	5	66.7%	7	261,800	58	53	44	63.0%	41	293,200	284,000	13.2%	1	135,000	1	50,000	-	-
422	Ione	3	0	0	0	-	0	-	-	6	4	300.0%	4	230,900	122,500	-19.0%	-	-	-	-	-	-
423	Lexington	1	0	0	0	-	0	-	-	1	1	-	1	214,500	214,500	-	-	-	-	-	-	-
424	Heppner / S	16	4	1	3	50.0%	2	222,500	25	38	25	66.7%	23	236,100	230,000	-2.3%	1	1,550,000	1	128,000	-	-
	Morrow Co. Total	45	15	6	10	-16.7%	14	290,200	63	146	107	24.4%	98	285,500	292,500	-	4	528,800	4	110,800	-	-
430	Umatilla	22	11	5	16	-15.8%	14	286,700	53	129	120	3.4%	124	314,600	300,500	0.9%	-	-	5	118,200	1	239,900
431	Hermiston	91	20	10	28	-22.2%	18	347,300	65	309	224	0.4%	202	351,500	350,000	3.2%	5	771,600	21	135,400	1	2,520,000
432	Stanfield	13	5	1	3	-25.0%	4	250,100	20	49	36	28.6%	33	271,800	275,200	-3.0%	1	225,000	1	125,000	-	-
433	Echo	3	1	0	1	-	0	-	-	5	3	-50.0%	2	347,000	347,000	-18.8%	-	-	1	1,575,000	-	-
435	Pendleton City Limits	45	14	4	11	0.0%	18	329,200	63	192	168	7.0%	164	334,900	300,300	7.4%	3	1,703,000	11	394,000	4	563,200
436	E-Meacham, Cayuse	2	-	0	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	-56.9%	0	-	0	-	0	-
437	NE-Athena / Helix / Adams / Weston	22	6	-	2	-33.3%	1	250,000	16	41	25	-28.6%	26	315,000	299,000	11.2%	1	175,000	5	335,000	-	-
438	S-Pilot Rock, Ukiah	5	3	1	2	0.0%	1	285,000	5	17	14	-41.7%	13	243,600	225,000	20.9%	-	-	2	848,800	1	210,000
439	Milton-Freewater	30	7	4	7	16.7%	7	241,200	53	99	65	10.2%	57	322,900	295,000	-5.5%	1	150,000	3	129,300	-	-
	Umatilla Co. Total	233	67	25	70	-14.6%	63	308,200	56	843	655	0.6%	621	329,100	310,200	3.6%	11	865,200	49	270,000	7	746,100

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

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Additional Resources

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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.

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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).

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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).

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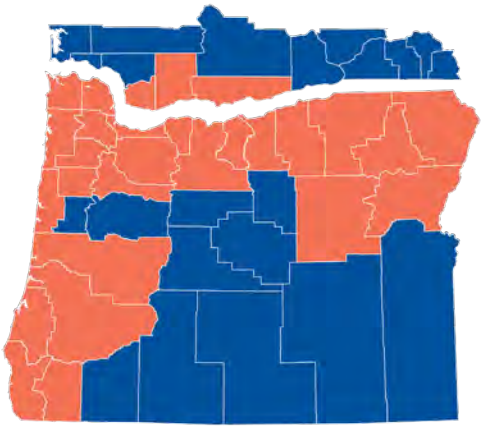
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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Credits:
George Perkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com

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MARKET ACTION REPORT

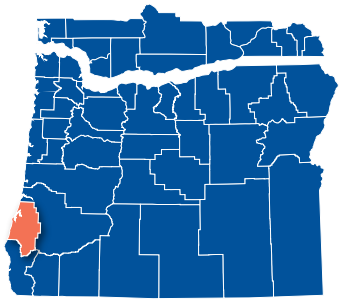
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Coos County October 2025 Reporting Period

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MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (108) matched the 108 listed in October 2024, and decreased 10.7% from the 121 listed in September 2025.

Pending Sales
Pending sales (89) decreased 11.9% from the 101 offers accepted in October 2024, and decreased 10.1% from the 99 offers accepted in September 2025.

Closed Sales
Closed sales (90) increased 20.0% from the 75 closings in October 2024, and increased 15.4% from the 78 closings in September 2025.

Inventory and Time on Market
Inventory decreased to 4.5 months in October. Total market time increased to 92 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (1,253) increased 3.6%, pending sales (818) decreased 0.8%, and closed sales (759) decreased 0.1%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has increased 0.6% from $376,100 to $378,500. In the same comparison, the median sale price has decreased 0.3% from $336,000 to $335,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +1.4% ($374,200 v. $369,200)
Median Sale Price % Change: +1.5% ($335,000 v. $330,000)

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	4.4	4.5	5.7
February	3.6	4.1	4.1
March	2.5	3.3	3.9
April	2.1	4.0	3.8
May	3.0	3.6	5.5
June	3.2	5.3	4.9
July	4.2	4.4	4.9
August	2.6	3.8	4.1
September	3.8	3.5	5.2
October	3.8	4.1	4.5
November	4.8	3.4	
December	4.0	4.9	

Residential Trends

October 2025 vs. September 2025

- New Listings **-10.7%**
- Pending Sales **-10.1%**
- Closed Sales **+15.4%**
- Average Sale Price **-5.0%**
- Median Sale Price **-0.7%**
- Inventory **-0.7**
- Total Market Time **+35**

October 2025 vs. October 2024

- New Listings **0.0%**
- Pending Sales **-11.9%**
- Closed Sales **+20.0%**
- Average Sale Price **-6.4%**
- Median Sale Price **+3.8%**
- Inventory **+0.4**
- Total Market Time **-8**

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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	1	1.4%	4	5.1%	4	4.4%
100K-200K	9	12.3%	11	14.1%	12	13.3%
200K-300K	15	20.5%	21	26.9%	19	21.1%
300K-400K	23	31.5%	19	24.4%	24	26.7%
400K-500K	12	16.4%	6	7.7%	17	18.9%
500K-600K	6	8.2%	7	9.0%	8	8.9%
600K-700K	4	5.5%	3	3.8%	3	3.3%
700K-800K	0	0.0%	4	5.1%	2	2.2%
800K-900K	1	1.4%	0	0.0%	0	0.0%
900K-1M	1	1.4%	1	1.3%	1	1.1%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	1	1.3%	0	0.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	1	1.3%	0	0.0%
1.8MM-1.9MM	1	1.4%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	**73**		**78**		**90**	

90th Percentile 50th Percentile 10th Percentile

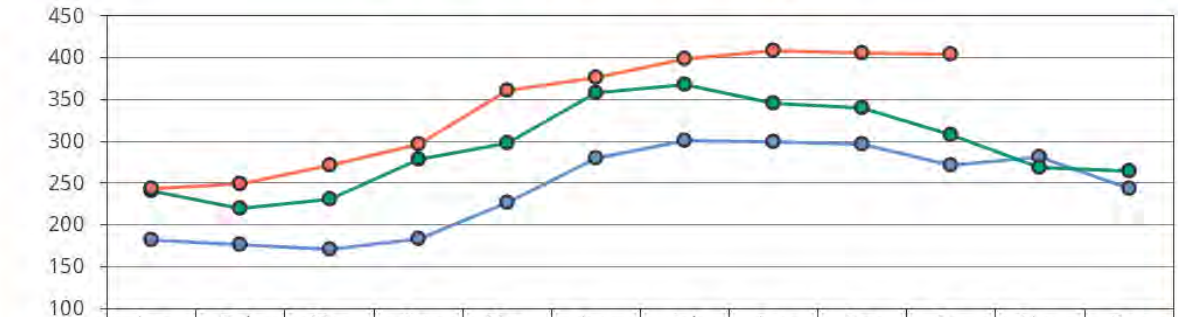
Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	**October**	108	89	90	347,200	327,000	92
	September	121	99	78	365,600	329,300	57
	Year-To-Date	1,253	818	759	378,500	335,000	79
2024	**October**	108	101	75	370,800	315,000	100
	Year-To-Date	1,209	825	760	376,100	336,000	79
Change	**October 2024**	0.0%	-11.9%	20.0%	-6.4%	3.8%	-8.0%
	Prev Mo 2025	-10.7%	-10.1%	15.4%	-5.0%	-0.7%	61.4%
	Year-To-Date	3.6%	-0.8%	-0.1%	0.6%	-0.3%	0.0%

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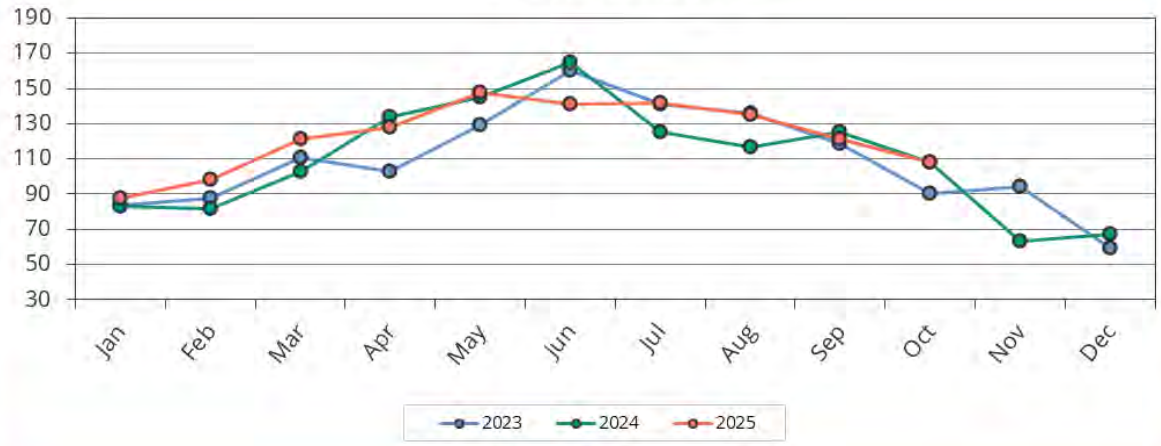
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Active Residential Listings

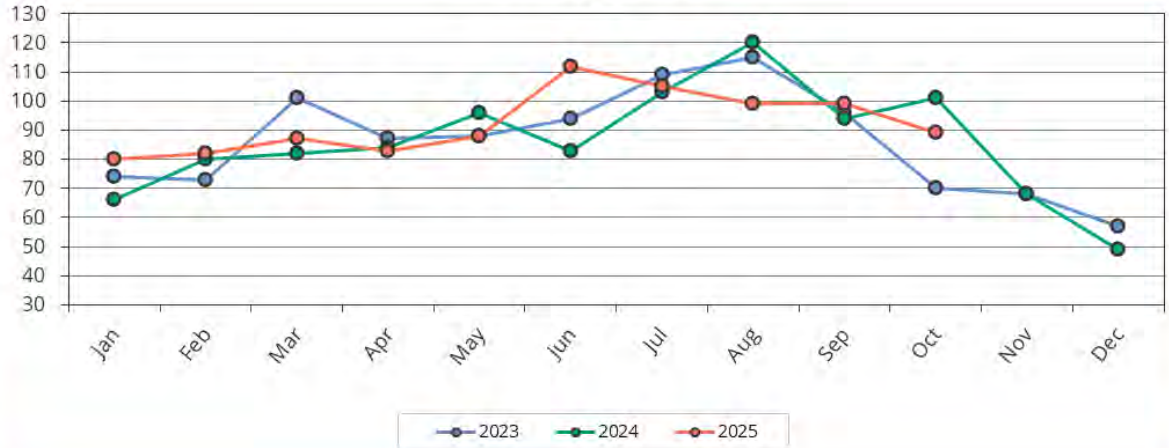


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	182	177	171	183	226	280	301	300	296	271	281	244
2024	241	219	231	279	298	358	368	346	340	307	268	264
2025	244	249	271	296	361	376	399	408	406	404		

New Listings



Pending Sales

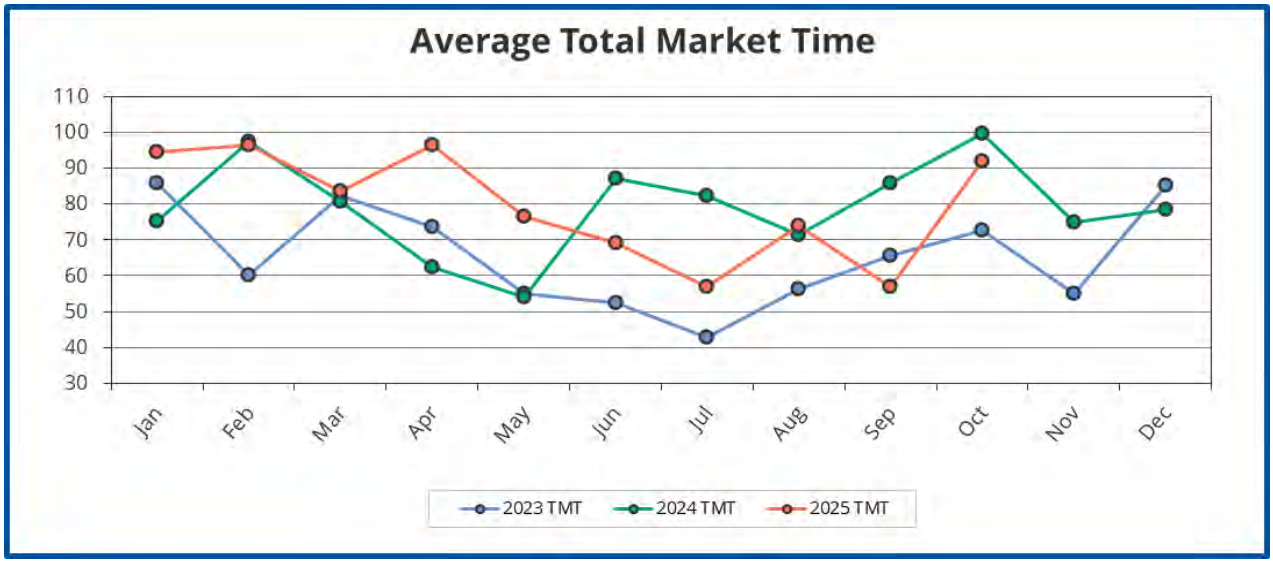


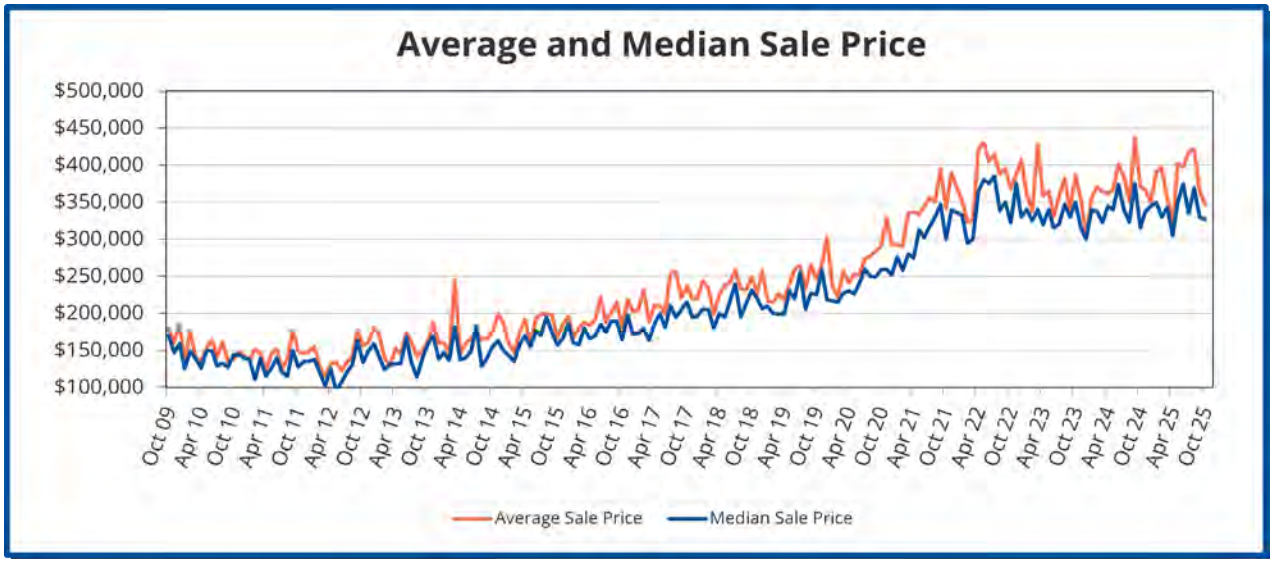
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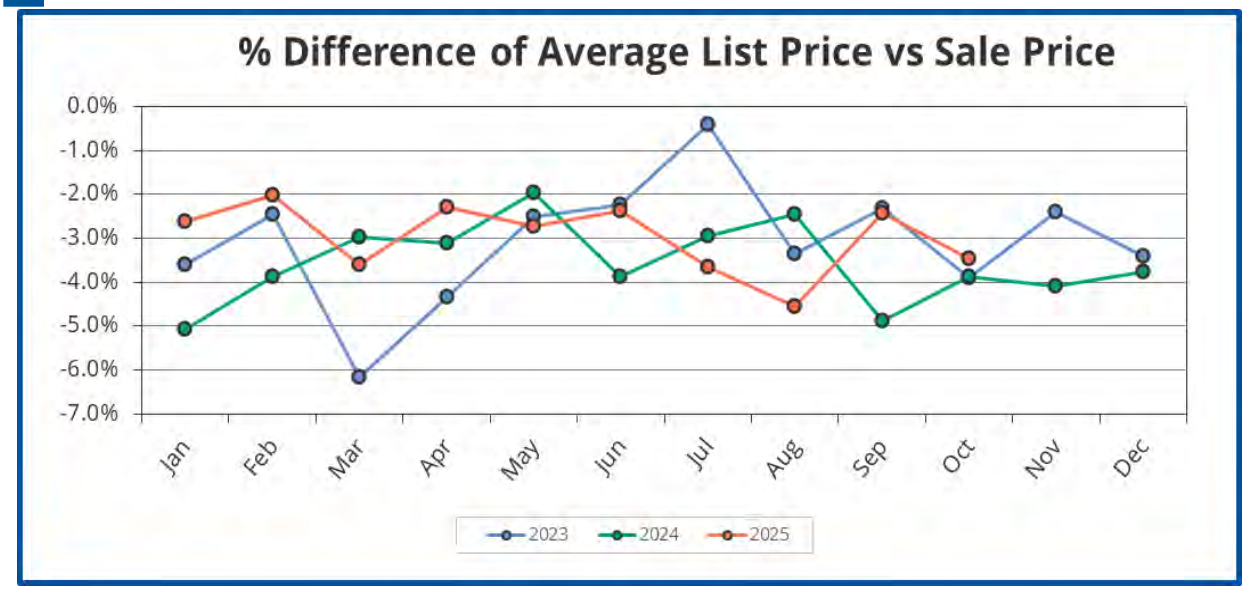


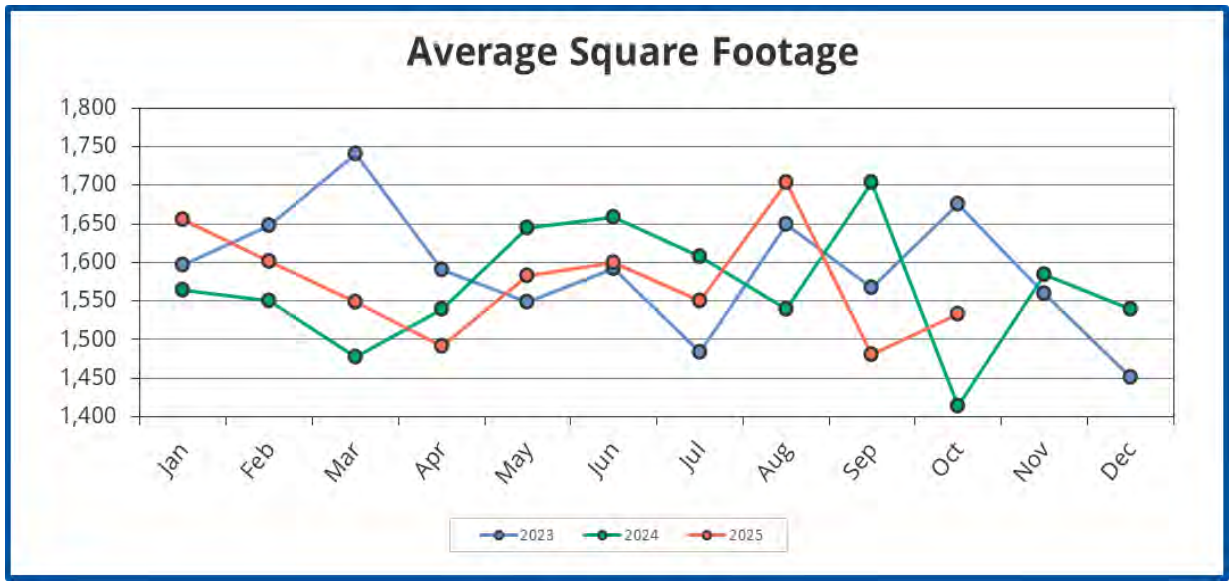


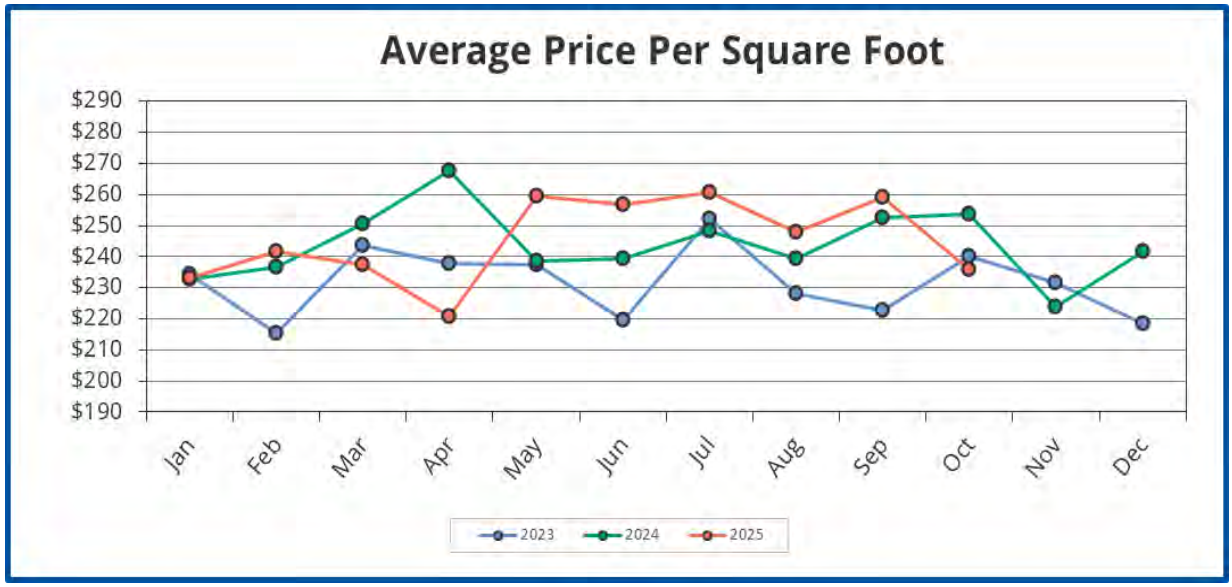
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Coos County

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Coos County
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97407	Allegeny	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	78	8	7	13	30.0%	10	444,300	94	174	111	-9.8%	105	589,900	540,000	2.0%	5	370,100	24	207,800	3	941,300
97414	Broadbent	0	0	0	0	-	1	232,600	252	4	4	-	4	346,400	303,800	-	-	-	-	-	-	-
97420	Coos Bay	133	45	10	28	-44.0%	34	292,600	71	493	341	0.9%	317	318,000	305,000	-4.7%	12	1,028,700	24	139,400	9	430,300
97423	Coquille	50	11	5	13	225.0%	20	356,800	128	147	95	37.7%	89	352,600	335,000	11.6%	1	215,000	7	155,400	1	349,000
97449	Lakeside	28	7	2	8	-11.1%	3	170,000	167	81	53	-22.1%	49	344,400	290,000	6.4%	1	290,000	5	44,700	-	-
97458	Myrtle Point	38	10	4	5	-28.6%	2	167,800	57	82	48	-14.3%	42	433,500	310,000	13.9%	4	381,300	2	145,000	1	295,000
97459	North Bend	67	27	7	22	22.2%	20	432,200	77	261	163	3.8%	152	371,000	347,000	4.2%	2	475,000	13	100,900	3	306,700
97466	Powers	10	0	0	0	-100.0%	0	-	-	11	3	-78.6%	1	259,000	259,000	58.7%	-	-	-	-	-	-
	Coos County	404	108	35	89	-11.9%	90	347,200	92	1,253	818	-0.8%	759	378,500	335,000	1.4%	25	687,000	75	149,900	17	485,900

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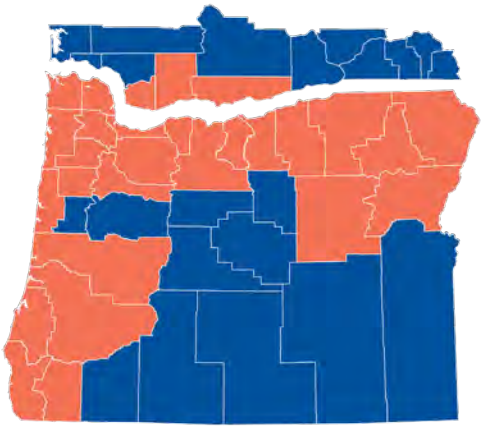
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Market Action Report

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- Southwest Washington
- Union County
- Wallowa County



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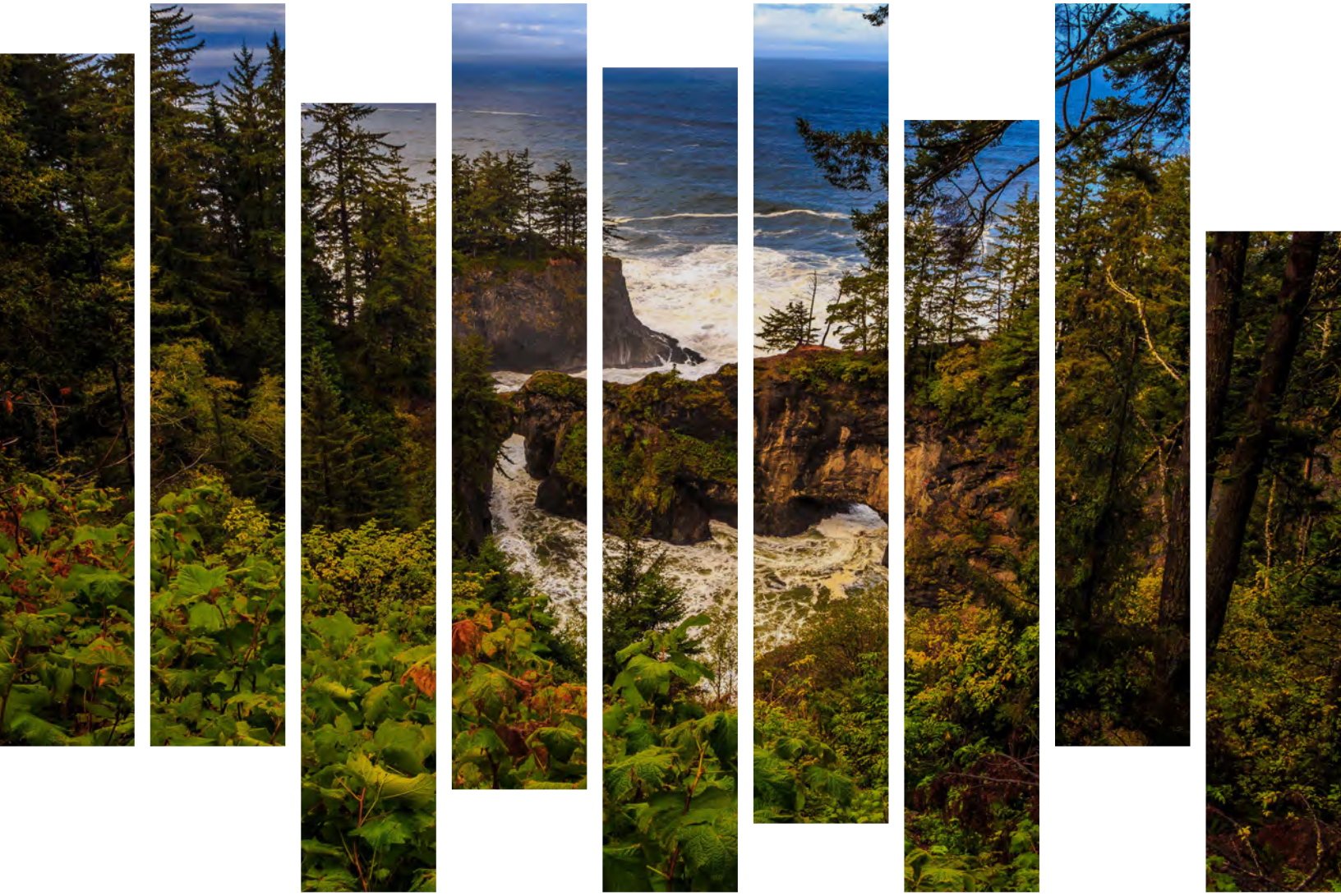
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MARKET ACTION REPORT

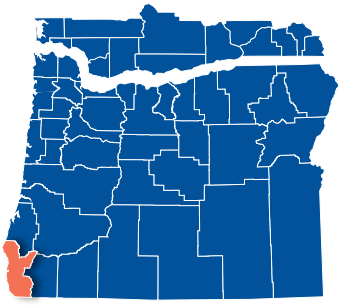
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Curry County
October 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (43) decreased 10.4% from the 48 listed in October 2024, and decreased 10.4% from the 48 listed in September 2025.

Pending Sales
Pending sales (46) increased 15.0% from the 40 offers accepted in October 2024, and increased 24.3% from the 37 offers accepted in September 2025.

Closed Sales
Closed sales (35) decreased 27.1% from the 48 closings in October 2024, and increased 2.9% from the 34 closings in September 2025.

Inventory and Time on Market
Inventory decreased to 7.7 months in October. Total market time decreased to 102 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (622) increased 8.7%, pending sales (357) increased 3.5%, and closed sales (316) decreased 2.2%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has decreased 3.4% from $473,000 to $457,100. In the same comparison, the median sale price has decreased 10.6% from $425,000 to $380,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: -1.5% ($458,200 v. $465,300)
Median Sale Price % Change: -8.3% ($385,000 v. $420,000)

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	5.8	6.7	9.2
February	8.4	7.6	8.1
March	6.5	6.2	7.7
April	6.2	9.3	13.8
May	7.0	8.4	10.0
June	5.6	8.1	7.5
July	5.5	6.5	8.5
August	4.4	7.3	7.9
September	5.5	6.6	8.9
October	6.3	4.4	7.7
November	9.8	5.3	
December	5.8	7.0	

Residential Trends

October 2025 vs. September 2025

- New Listings **-10.4%**
- Pending Sales **+24.3%**
- Closed Sales **+2.9%**
- Average Sale Price **+37.8%**
- Median Sale Price **+10.0%**
- Inventory **-1.2**
- Total Market Time **-36**

October 2025 vs. October 2024

- New Listings **-10.4%**
- Pending Sales **+15.0%**
- Closed Sales **-27.1%**
- Average Sale Price **-17.4%**
- Median Sale Price **-24.5%**
- Inventory **+3.3**
- Total Market Time **-70**

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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	1	2.9%	3	6.3%	3	8.6%
100K-200K	8	22.9%	3	6.3%	5	14.3%
200K-300K	4	11.4%	10	20.8%	3	8.6%
300K-400K	9	25.7%	4	8.3%	7	20.0%
400K-500K	7	20.0%	3	6.3%	2	5.7%
500K-600K	3	8.6%	8	16.7%	5	14.3%
600K-700K	0	0.0%	3	6.3%	0	0.0%
700K-800K	0	0.0%	3	6.3%	5	14.3%
800K-900K	1	2.9%	4	8.3%	2	5.7%
900K-1M	0	0.0%	4	8.3%	1	2.9%
1MM-1.1MM	1	2.9%	0	0.0%	1	2.9%
1.1MM-1.2MM	0	0.0%	1	2.1%	1	2.9%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	1	2.9%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	1	2.1%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	1	2.1%	0	0.0%
Total Closed Sales	35		48		35	

90th Percentile 50th Percentile 10th Percentile

	Curry County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	43	46	35	468,000	385,000	102
	September	48	37	34	339,500	350,000	138
	Year-To-Date	622	357	316	457,100	380,000	114
2024	October	48	40	48	566,500	510,000	172
	Year-To-Date	572	345	323	473,000	425,000	122
Change	October 2024	-10.4%	15.0%	-27.1%	-17.4%	-24.5%	-40.7%
	Prev Mo 2025	-10.4%	24.3%	2.9%	37.8%	10.0%	-26.1%
	Year-To-Date	8.7%	3.5%	-2.2%	-3.4%	-10.6%	-6.6%

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Curry County

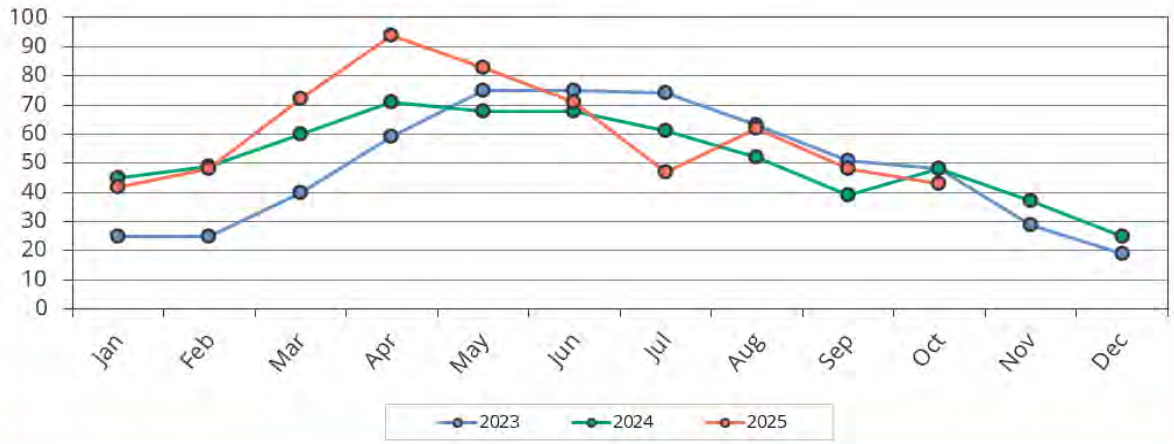
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Active Residential Listings

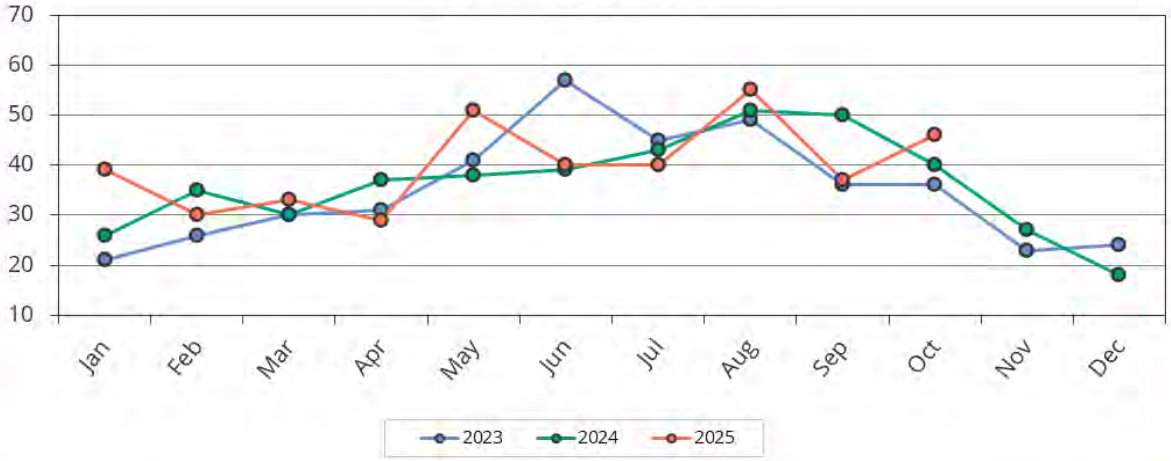


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2023	133	134	137	160	181	196	214	208	208	209	196	169
2024	160	167	187	222	245	252	259	242	211	209	206	188
2025	183	194	224	276	300	321	313	309	303	269		

New Listings



Pending Sales

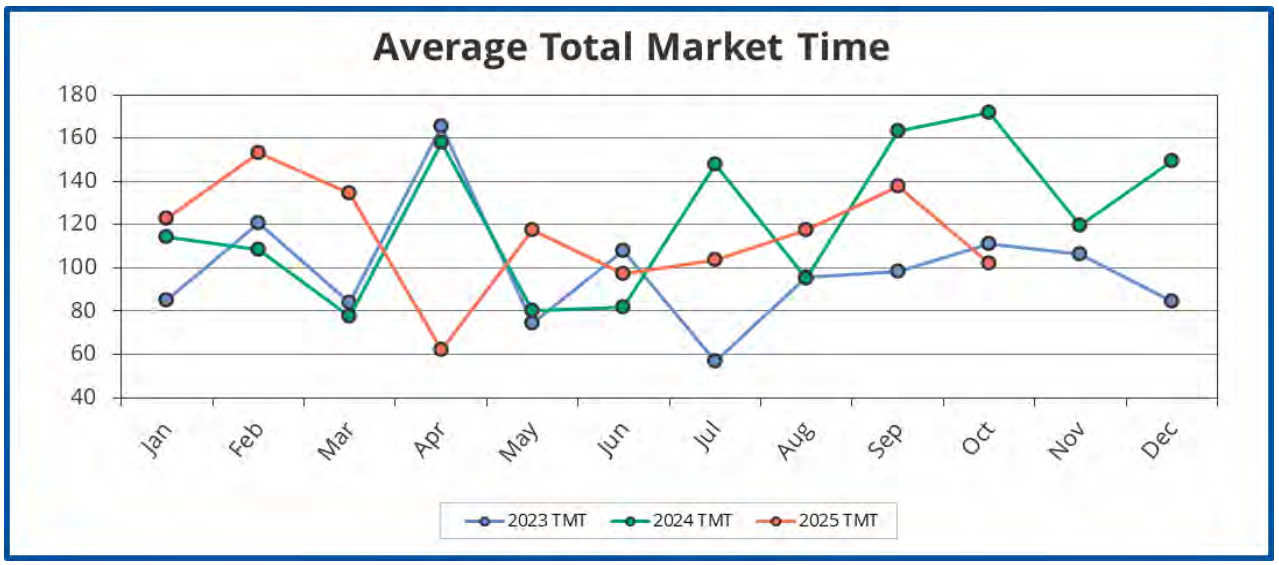


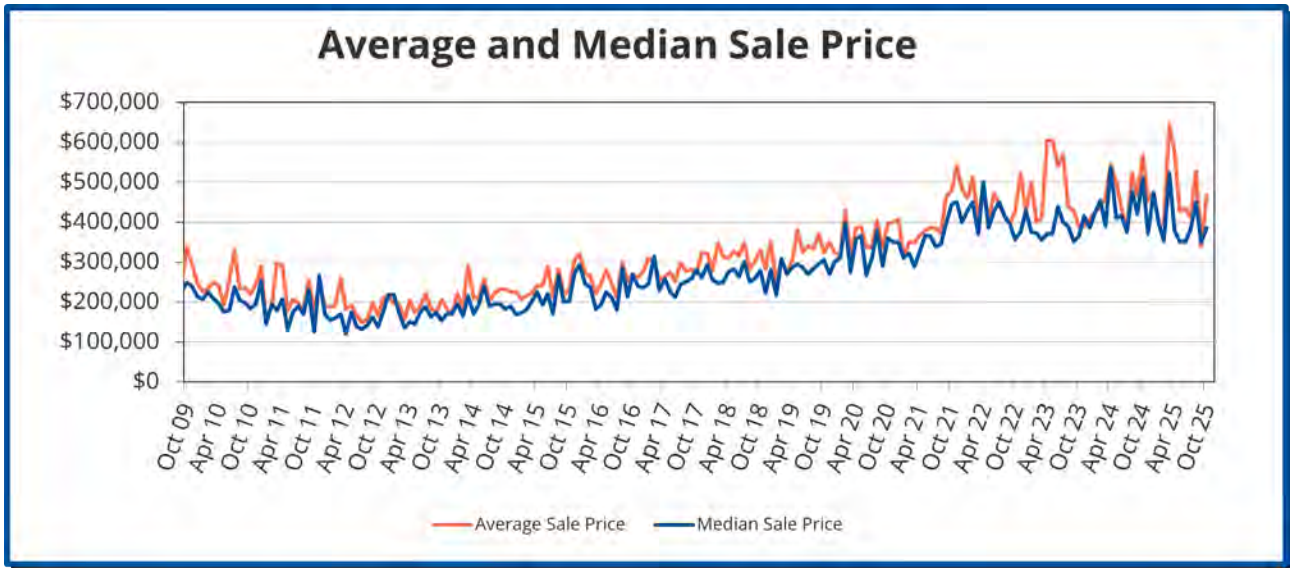
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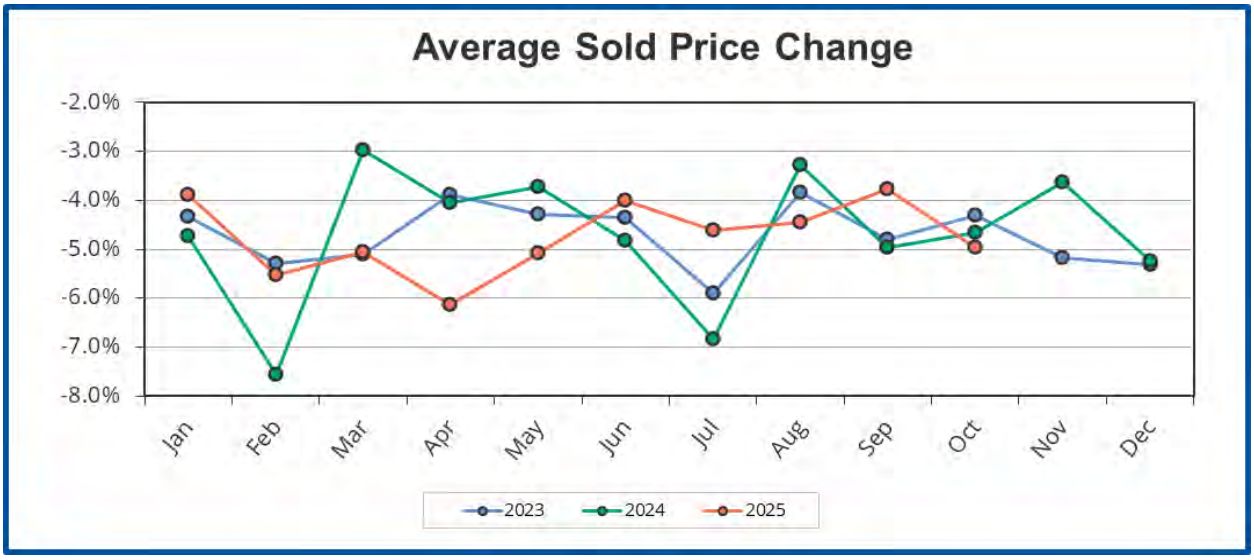


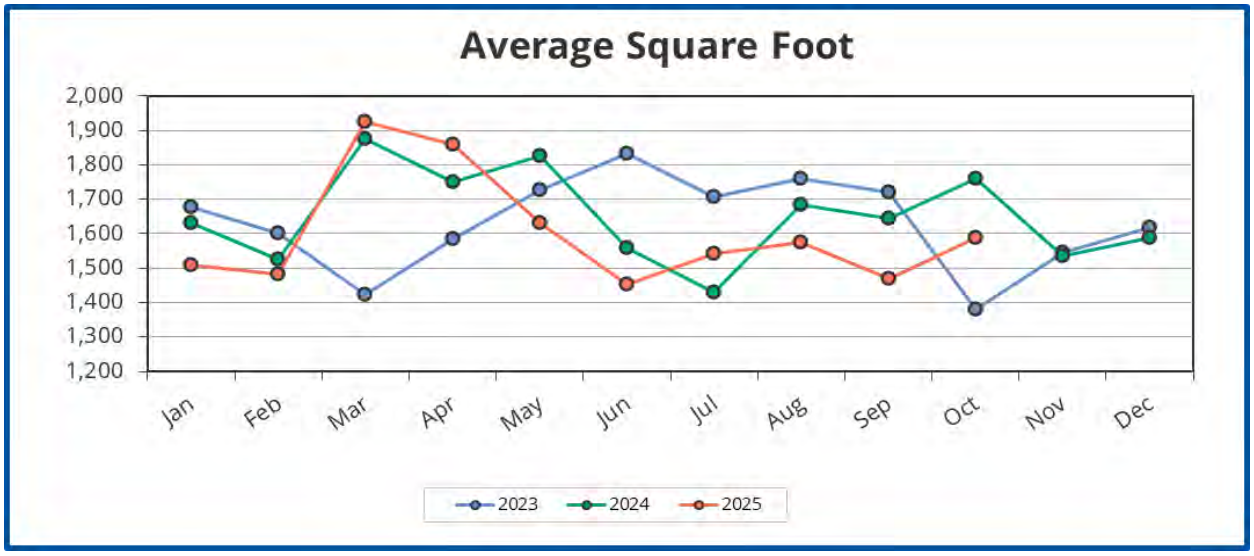


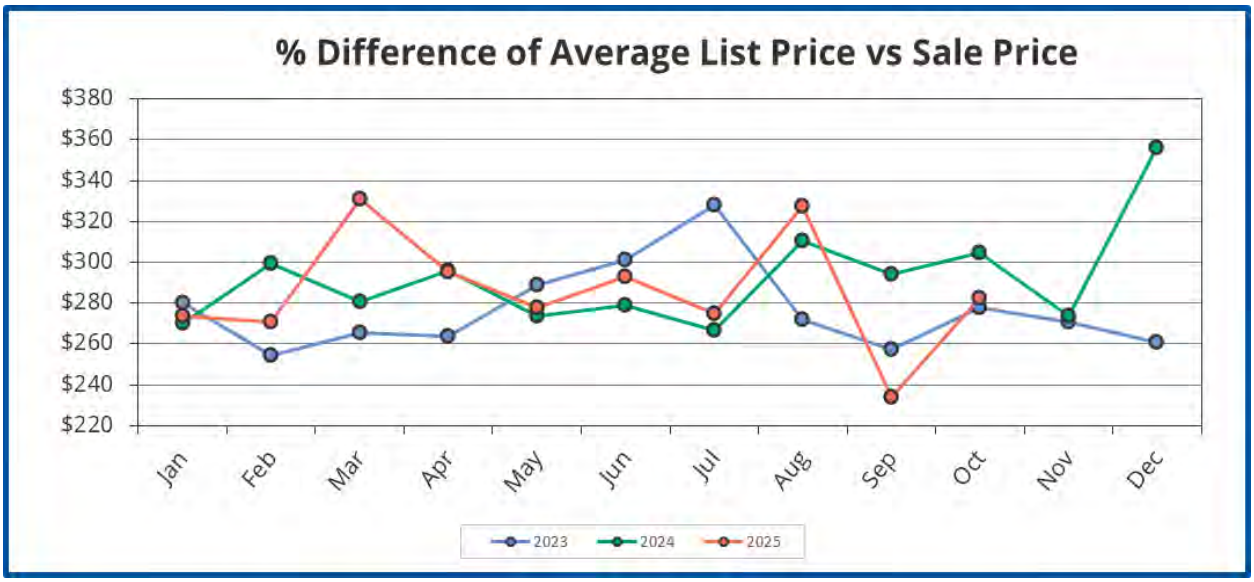
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Curry County

October 2025 Reporting Period







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Curry County
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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
270	City / Airport / Marina Hts. / NB Chetco	66	12	10	20	100.0%	13	554,800	138	173	108	2.9%	91	560,700	512,500	15.2%	1	2,045,000	15	129,700	5	453,100
271	Harbor / Winchuck / SB Chetco	64	9	5	8	-27.3%	11	326,800	64	150	87	11.5%	83	400,300	315,000	-5.9%	3	903,300	6	246,000	-	-
272	Carpenterville / Cape Ferrello / Whaleshead	32	9	5	4	-33.3%	0	-	-	57	28	-17.6%	25	386,400	350,000	-24.8%	-	-	1	650,000	1	925,000
273	Gold Beach	77	8	13	7	-12.5%	8	526,800	124	169	94	1.1%	87	440,600	380,000	-3.6%	5	1,074,300	19	239,700	-	-
274	Port Orford	30	5	4	7	40.0%	3	453,300	22	73	40	14.3%	30	406,600	356,500	-5.7%	1	359,000	18	237,900	-	-
	Curry County	269	43	37	46	15.0%	35	468,000	102	622	357	3.5%	316	457,100	380,000	-1.5%	10	1,048,500	59	218,800	6	531,800

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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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.

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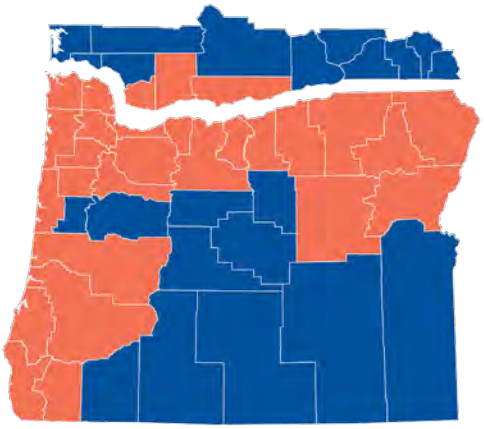
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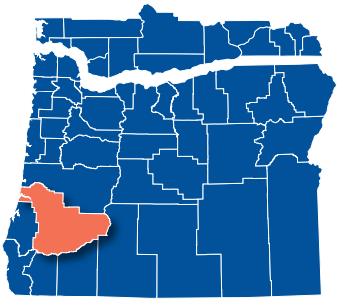
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MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (147) increased 4.3% from the 141 listed in October 2024, and decreased 7.0% from the 158 listed in September 2025.

Pending Sales
Pending sales (132) increased 18.9% from the 111 offers accepted in October 2024, and increased 12.8% from the 117 offers accepted in September 2025.

Closed Sales
Closed sales (98) decreased 17.6% from the 119 closings in October 2024, and decreased 8.4% from the 107 closings in September 2025.

Inventory and Time on Market
Inventory increased to 5.7 months in October. Total market time increased to 108 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (1,729) increased 1.8%, pending sales (1,179) decreased 2.2%, and closed sales (1,086) decreased 4.8%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has decreased 0.7% from $354,300 to $351,700. In the same comparison, the median sale price has held steady at $325,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: -0.4% ($352,000 v. $353,500)
Median Sale Price % Change: 0.0% ($324,900 v. $325,000)

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	3.7	3.9	5.9
February	3.3	3.9	4.4
March	2.8	2.8	4.4
April	3.6	3.3	4.0
May	2.7	3.2	5.1
June	2.7	3.9	5.7
July	2.9	3.9	4.2
August	3.1	3.5	4.4
September	3.9	3.7	5.5
October	4.2	3.8	5.7
November	4.2	4.1	
December	4.6	4.2	

Residential Trends

October 2025 vs. September 2025

- New Listings **-7.0%**
- Pending Sales **+12.8%**
- Closed Sales **-8.4%**
- Average Sale Price **+3.8%**
- Median Sale Price **+6.2%**
- Inventory **+0.2**
- Total Market Time **+30**

October 2025 vs. October 2024

- New Listings **+4.3%**
- Pending Sales **+18.9%**
- Closed Sales **-17.6%**
- Average Sale Price **+7.2%**
- Median Sale Price **+3.0%**
- Inventory **+1.9**
- Total Market Time **+33**

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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	10	10.4%	7	5.6%	6	6.1%
100K-200K	15	15.6%	20	16.1%	16	16.3%
200K-300K	26	27.1%	30	24.2%	15	15.3%
300K-400K	21	21.9%	24	19.4%	27	27.6%
400K-500K	12	12.5%	22	17.7%	9	9.2%
500K-600K	5	5.2%	8	6.5%	13	13.3%
600K-700K	2	2.1%	3	2.4%	3	3.1%
700K-800K	3	3.1%	4	3.2%	3	3.1%
800K-900K	1	1.0%	3	2.4%	3	3.1%
900K-1M	0	0.0%	1	0.8%	1	1.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	1	1.0%	2	1.6%	1	1.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	1.0%
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%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	96		124		98	

90th Percentile 50th Percentile 10th Percentile

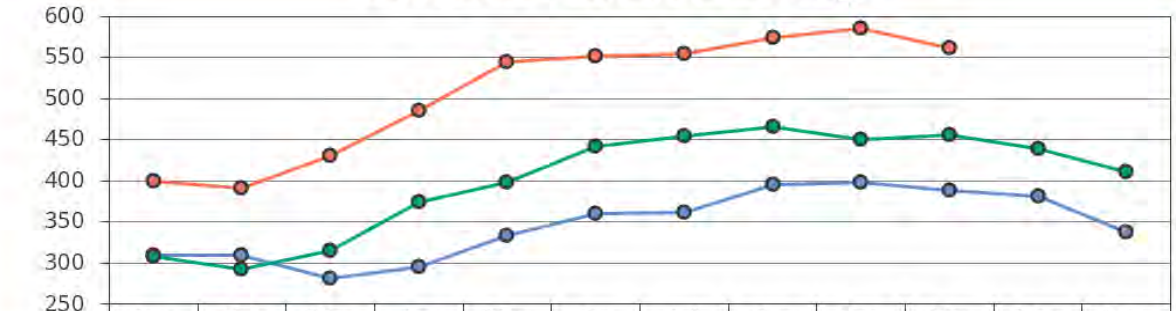
	Douglas County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	147	132	98	380,000	334,500	108
	September	158	117	107	366,000	315,000	78
	Year-To-Date	1,729	1,179	1,086	351,700	325,000	85
2024	October	141	111	119	354,400	324,900	75
	Year-To-Date	1,698	1,205	1,141	354,300	325,000	68
Change	October 2024	4.3%	18.9%	-17.6%	7.2%	3.0%	44.0%
	Prev Mo 2025	-7.0%	12.8%	-8.4%	3.8%	6.2%	38.5%
	Year-To-Date	1.8%	-2.2%	-4.8%	-0.7%	0.0%	25.0%

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Douglas County

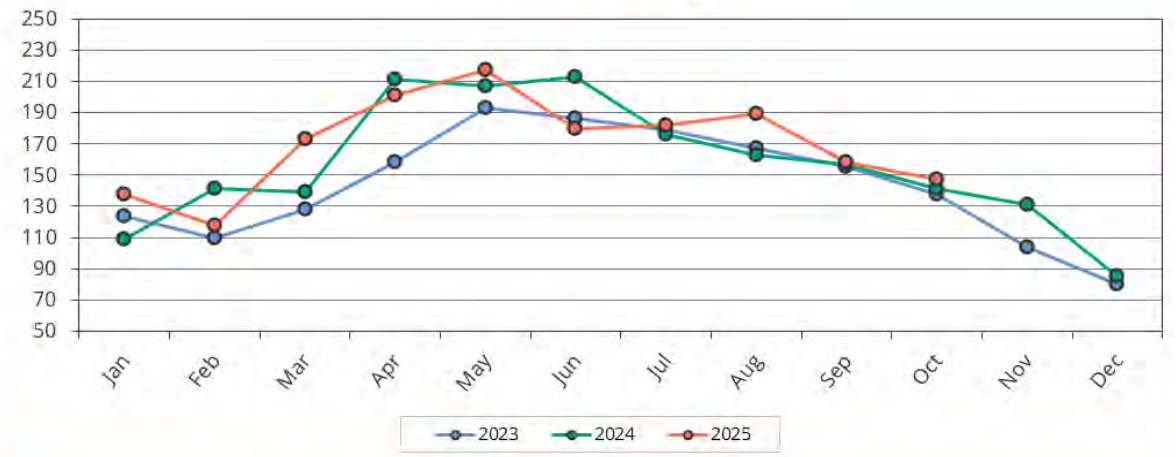
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Active Residential Listings

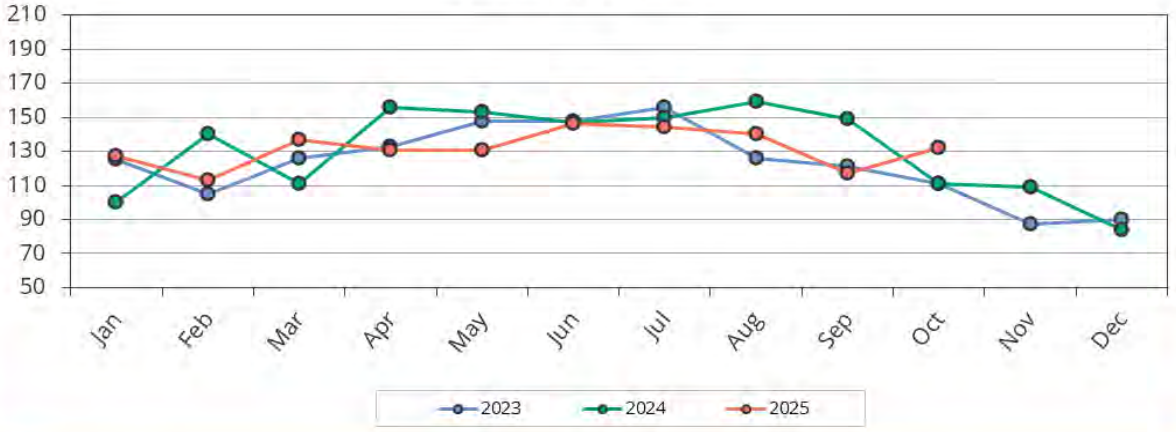


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	310	309	282	295	334	360	362	396	398	388	382	338
2024	308	293	315	375	398	442	455	466	450	456	439	411
2025	399	391	430	485	545	551	554	574	586	561		

New Listings



Pending Sales

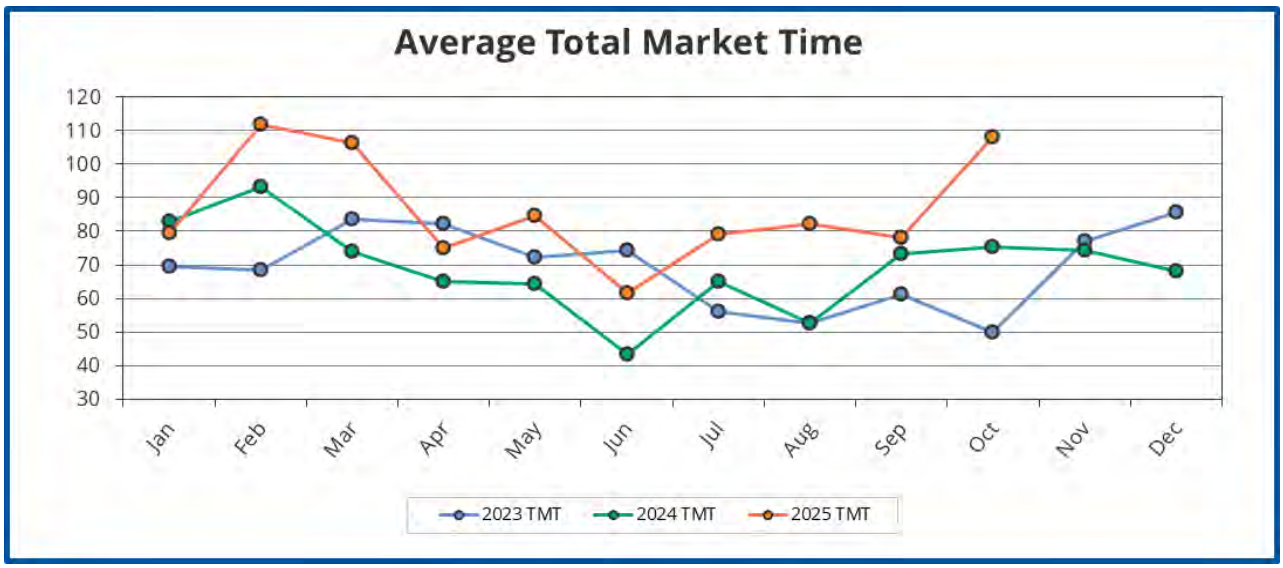


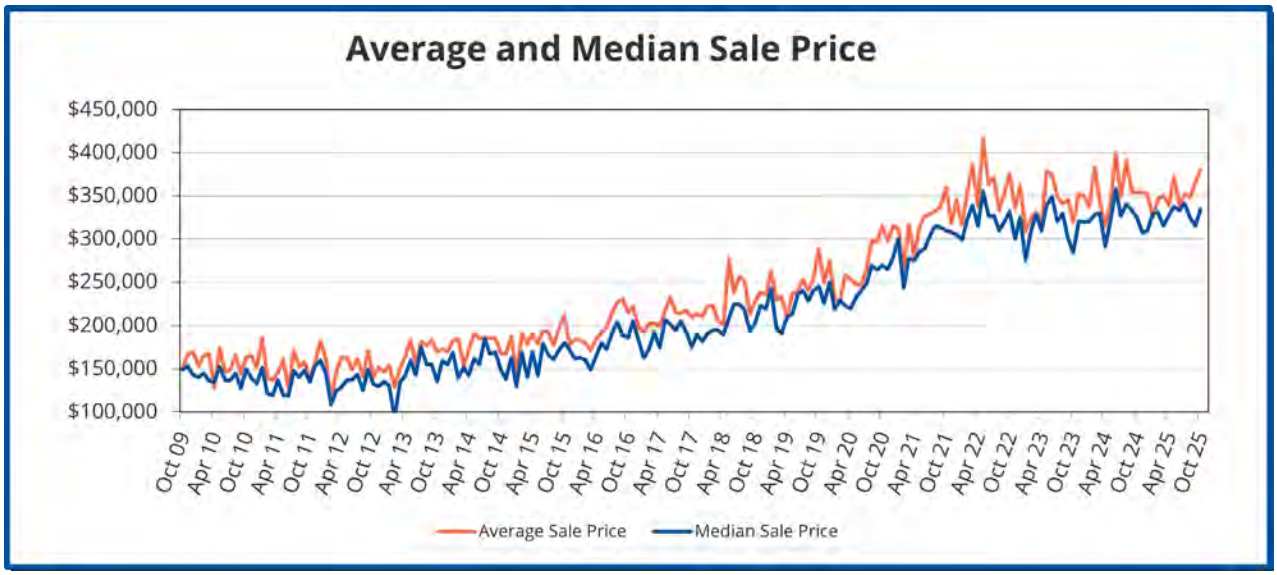
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Douglas County

October 2025 Reporting Period





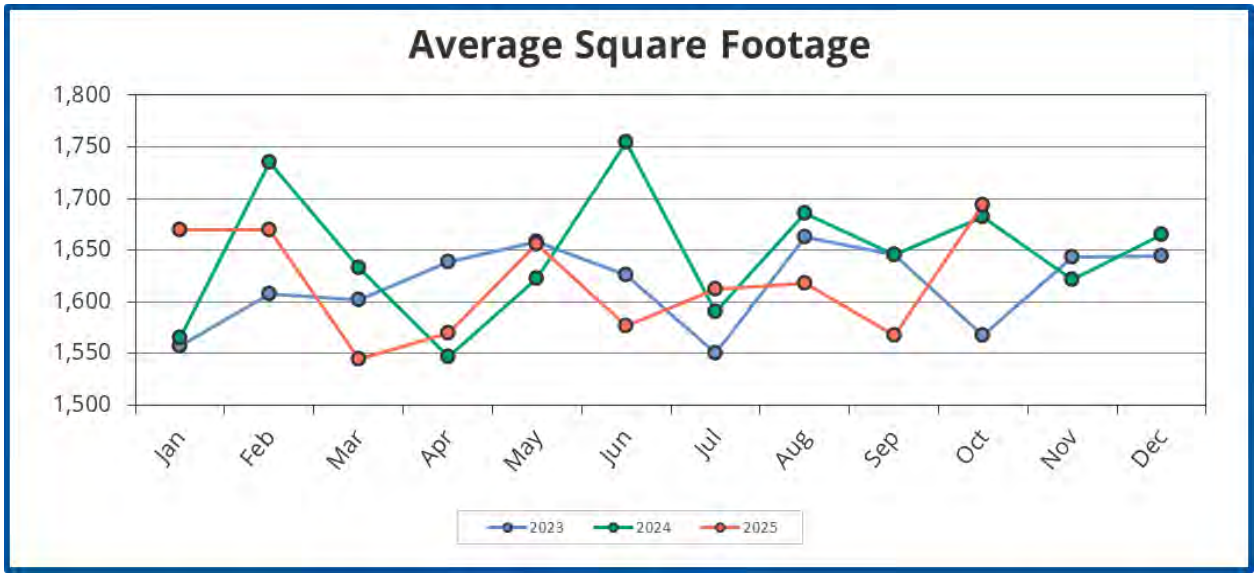


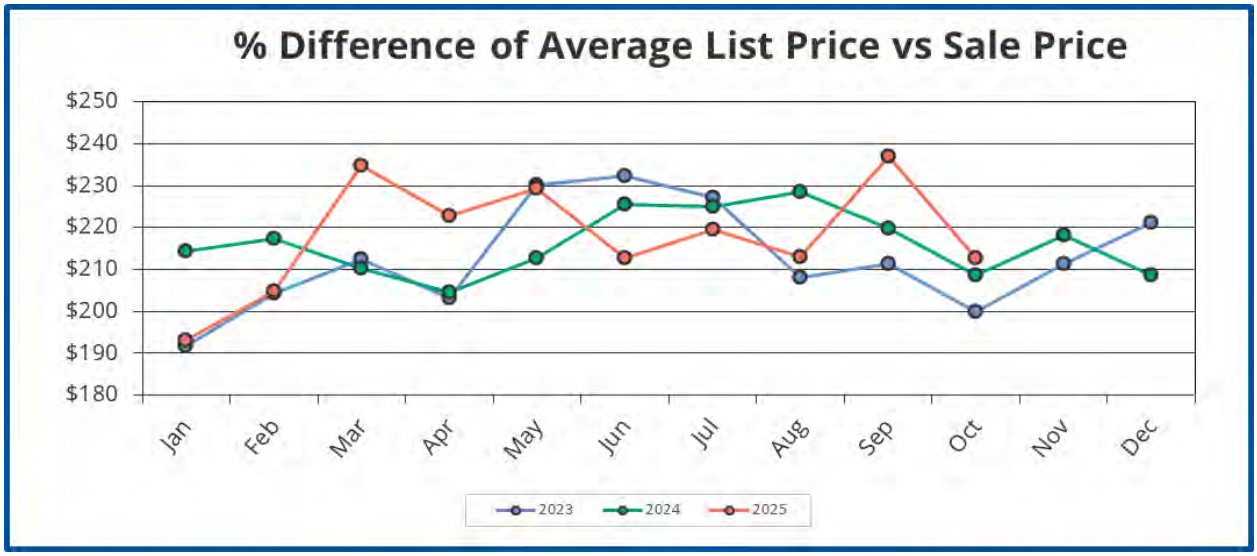
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Douglas County

October 2025 Reporting Period







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Douglas County
October 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
251	NE Roseburg	50	17	5	19	-5.0%	11	301,800	105	187	141	-6.0%	119	287,100	280,000	-6.1%	4	363,800	11	131,600	3	324,200
252	NW Roseburg	55	12	5	17	70.0%	15	515,500	115	180	122	0.8%	108	483,400	425,000	0.1%	2	670,000	3	451,700	2	413,300
253	SE Roseburg	29	7	5	6	20.0%	7	276,100	59	100	64	-17.9%	64	331,000	315,000	11.6%	4	260,000	3	106,700	3	326,700
254	SW Roseburg	34	10	-	12	33.3%	10	385,200	201	119	84	6.3%	77	434,800	375,000	-3.5%	2	759,500	9	158,100	3	356,700
255	Glide & E of Roseburg	33	2	6	4	100.0%	6	610,000	28	87	50	6.4%	47	519,300	430,000	-6.9%	1	245,000	11	255,700	2	755,700
256	Sutherlin / Oakland Area	65	22	5	20	66.7%	6	349,900	47	223	158	1.3%	144	354,500	359,000	-2.6%	4	1,056,300	19	278,100	4	586,300
257	Winston & SW of Roseburg	50	19	3	11	-15.4%	9	318,700	139	154	108	-15.6%	101	328,500	315,000	5.3%	-	-	8	302,100	3	566,700
258	Myrtle Creek & S/SE of Roseburg	124	21	11	13	-23.5%	17	399,900	127	309	198	4.8%	195	305,800	275,000	2.4%	10	283,400	20	80,400	5	332,100
259	Green District	48	17	3	14	55.6%	7	281,900	72	153	98	-11.7%	90	285,300	302,000	-9.7%	2	460,000	4	134,100	3	359,800
265	North Douglas County	73	20	12	16	14.3%	10	300,300	88	217	156	6.8%	141	333,400	320,000	-0.6%	7	465,400	16	305,500	8	540,000
	Douglas County	561	147	55	132	18.9%	98	380,000	108	1,729	1,179	-2.2%	1,086	351,700	325,000	-0.5%	36	467,700	104	212,400	36	457,400

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

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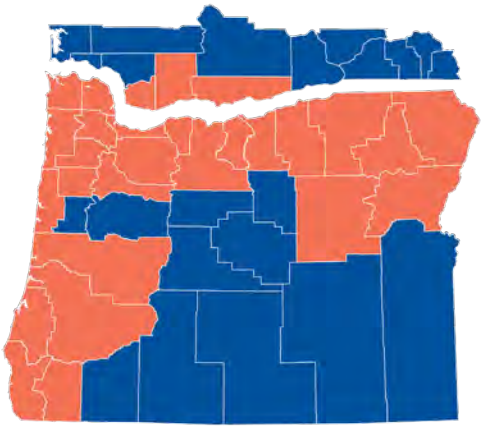
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- Southwest Washington
- Union County
- Wallowa County



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Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com

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MARKET ACTION REPORT

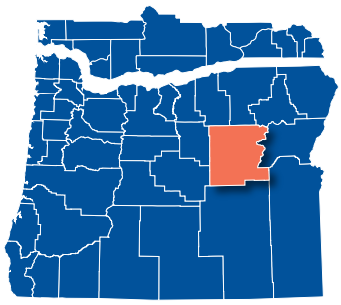
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Grant County October 2025 Reporting Period

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MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (10) increased 11.1% from the 9 listed in October 2024, and decreased 16.7% from the 12 listed in September 2025.

Pending Sales
Pending sales (14) increased 27.3% from the 11 offers accepted in October 2024, and increased 75.0% from the 8 offers accepted in September 2025.

Closed Sales
Closed sales (14) increased 366.7% from the 3 closings in October 2024, and increased 133.3% from the 6 closings in September 2025.

Inventory and Time on Market
Inventory decreased to 4.4 months in October. Total market time increased to 142 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (128) increased 39.1%, pending sales (77) increased 22.2%, and closed sales (71) increased 29.1%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has decreased 16.7% from $400,800 to $333,800. In the same comparison, the median sale price has increased 20.3% from $237,000 to $285,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: -14.7% ($340,900 v. $399,500)
Median Sale Price % Change: +9.8% ($279,000 v. $254,000)

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	*	43.0	15.3
February	2.6	4.8	9.0
March	2.0	7.0	6.8
April	3.8	23.0	9.7
May	3.3	8.0	10.3
June	3.5	5.9	8.1
July	5.1	9.5	14.6
August	4.8	8.0	7.8
September	5.8	10.0	11.5
October	4.8	18.3	4.4
November	47.0	16.7	
December	7.8	5.6	

**Note: Since there were no sales in this region in January 2023, we cannot calculate an Inventory In Months.*

Residential Trends

October 2025 vs. September 2025

- New Listings **-16.7%**
- Pending Sales **+75.0%**
- Closed Sales **+133.3%**
- Average Sale Price **+34.2%**
- Median Sale Price **+7.1%**
- Inventory **-7.1**
- Total Market Time **+31**

October 2025 vs. October 2024

- New Listings **+11.1%**
- Pending Sales **+27.3%**
- Closed Sales **+366.7%**
- Average Sale Price **+50.1%**
- Median Sale Price **+20.3%**
- Inventory **-13.9**
- Total Market Time **+81**

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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	1	9.1%	1	16.7%	1	6.7%
100K-200K	1	9.1%	1	16.7%	2	13.3%
200K-300K	6	54.5%	3	50.0%	4	26.7%
300K-400K	3	27.3%	1	16.7%	2	13.3%
400K-500K	0	0.0%	0	0.0%	1	6.7%
500K-600K	0	0.0%	0	0.0%	2	13.3%
600K-700K	0	0.0%	0	0.0%	1	6.7%
700K-800K	0	0.0%	0	0.0%	1	6.7%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	6.7%
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%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	11		6		15	

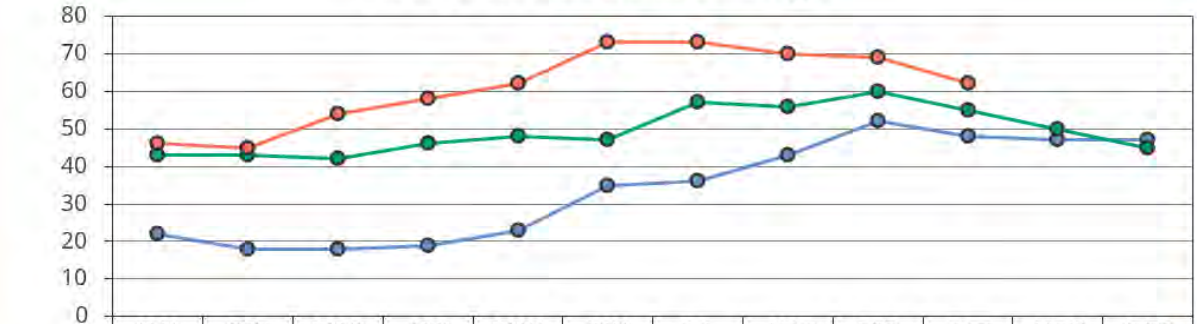
90th Percentile 50th Percentile 10th Percentile

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	10	14	14	416,300	339,000	142
	September	12	8	6	310,200	316,500	111
	Year-To-Date	128	77	71	333,800	285,000	124
2024	October	9	11	3	277,300	281,800	61
	Year-To-Date	92	63	55	400,800	237,000	121
Change	October 2024	11.1%	27.3%	366.7%	50.1%	20.3%	132.8%
	Prev Mo 2025	-16.7%	75.0%	133.3%	34.2%	7.1%	27.9%
	Year-To-Date	39.1%	22.2%	29.1%	-16.7%	20.3%	2.5%

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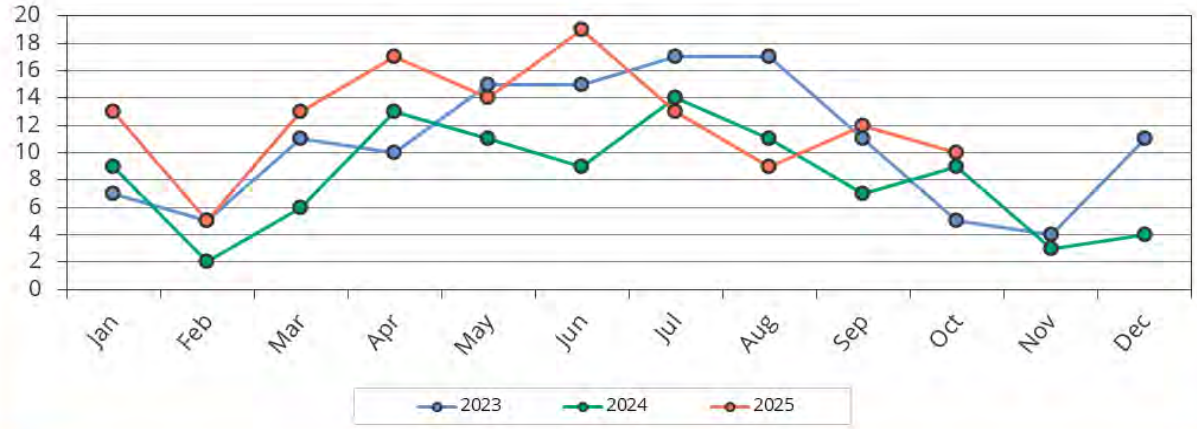
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Active Residential Listings

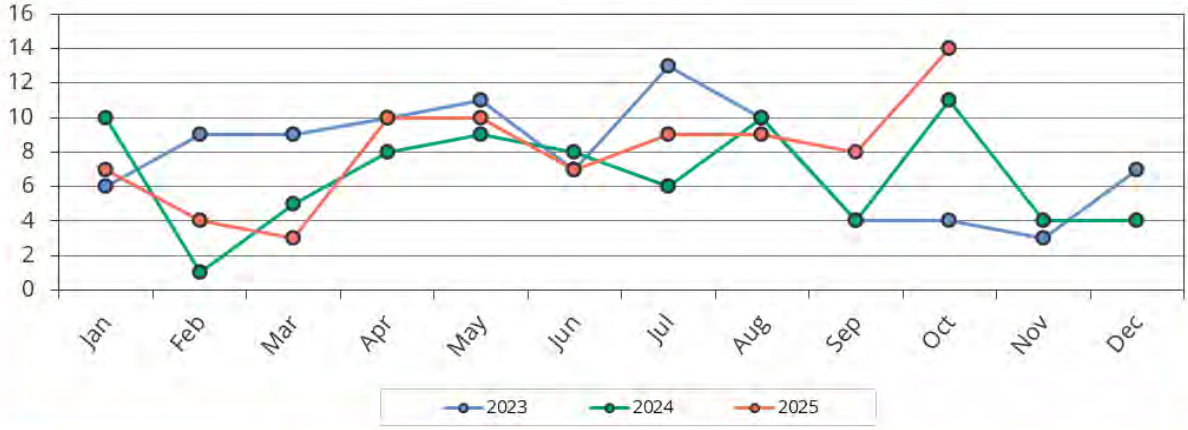


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	22	18	18	19	23	35	36	43	52	48	47	47
2024	43	43	42	46	48	47	57	56	60	55	50	45
2025	46	45	54	58	62	73	73	70	69	62		

New Listings



Pending Sales

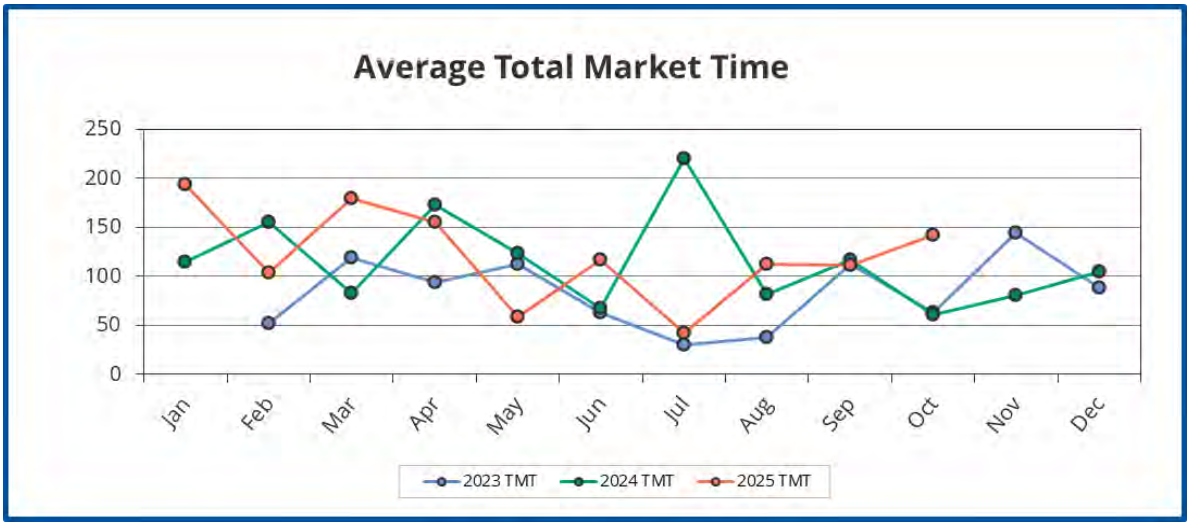


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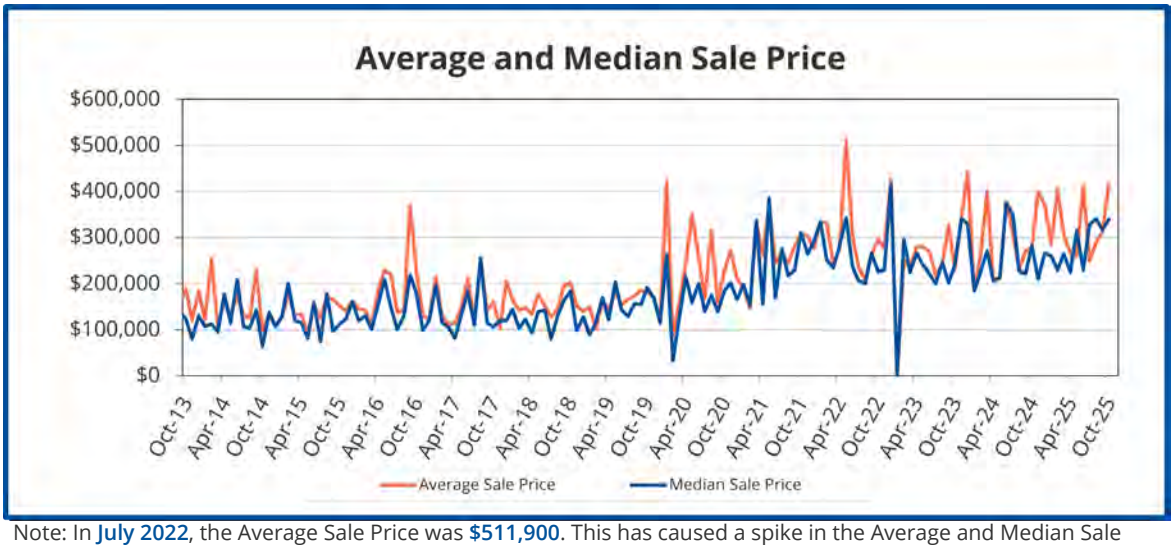
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Note: Since there were no sales in this region in **January 2023**, we cannot calculate a data point for that month.



Note: There were no sales in **January 2023**, so an Average Total Market Time is unavailable for that month.

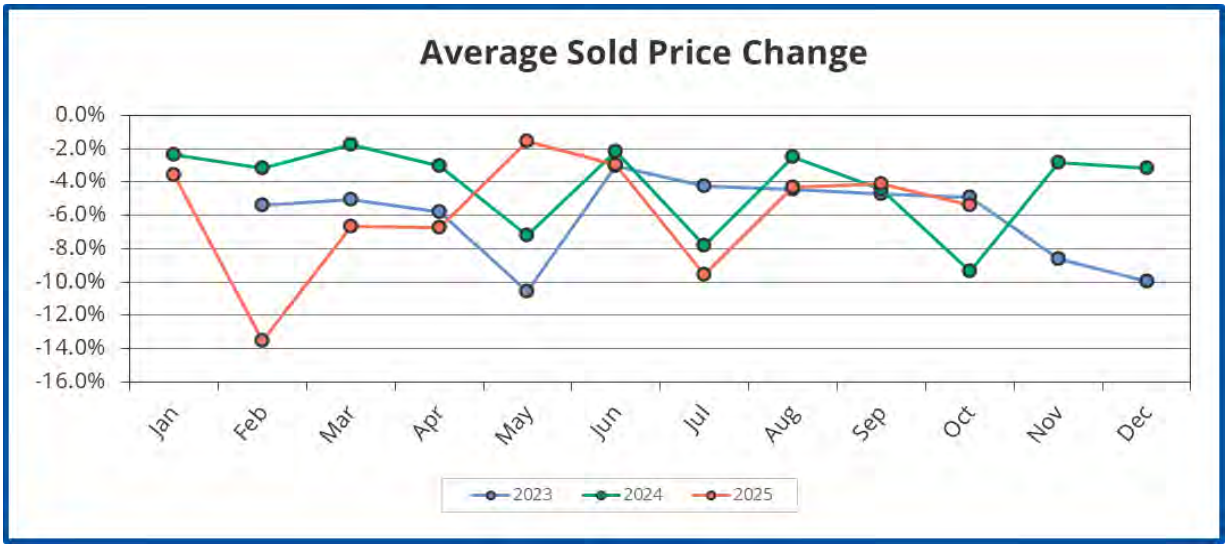


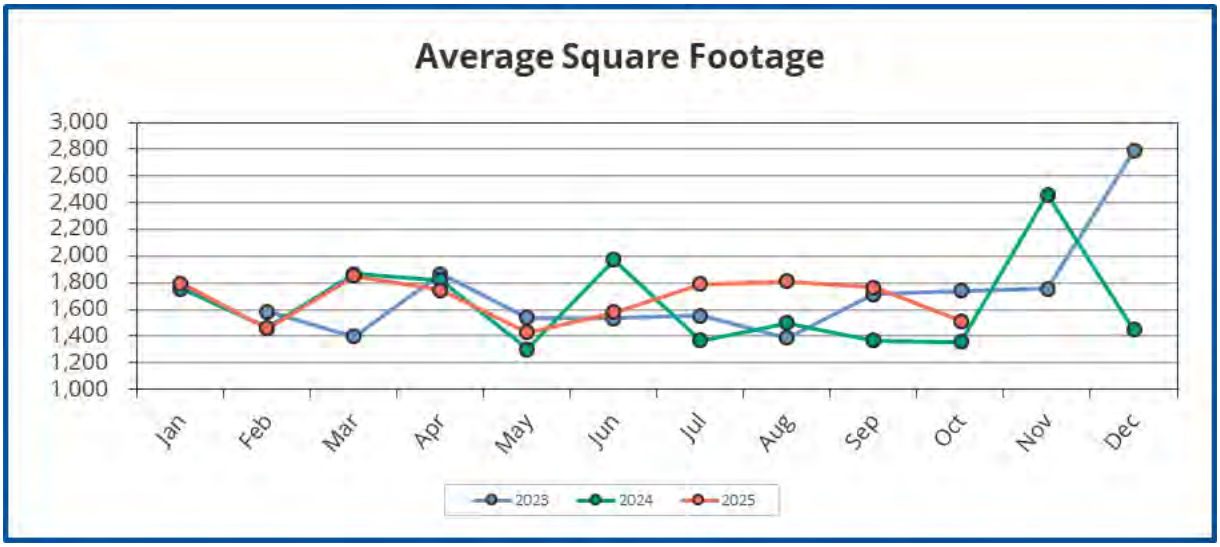
Note: In **July 2022**, the Average Sale Price was **$511,900**. This has caused a spike in the Average and Median Sale Price chart for that month. Since there were no sales in **January 2023**, we cannot calculate the Average and Median Sale Price for that month.

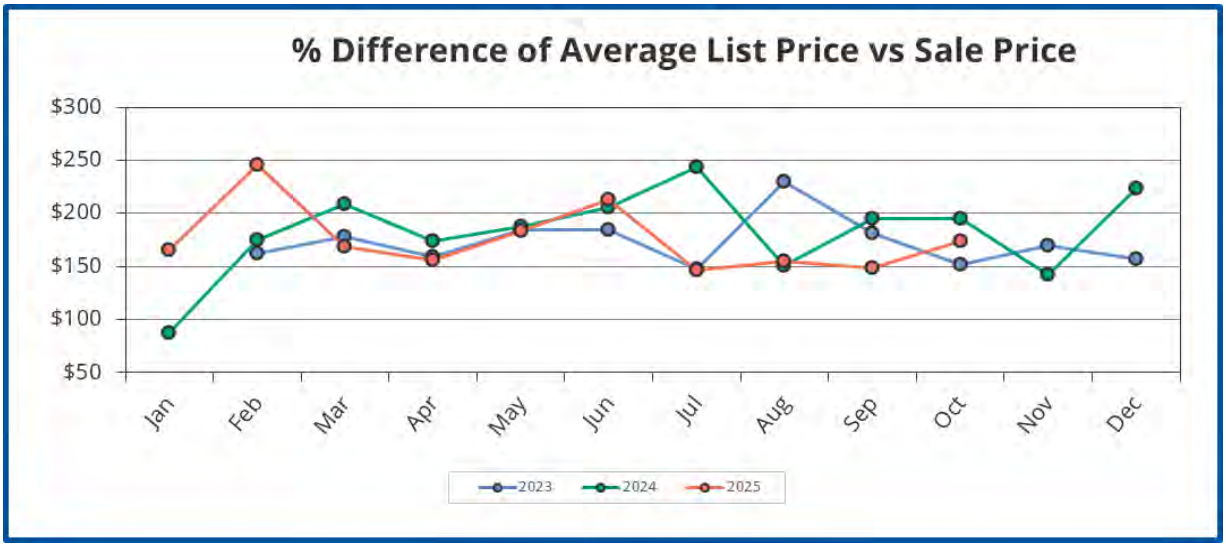
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Grant County

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Grant County
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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
97817	Bates	0	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	-	1	160,000	-	-
97820	Canyon City	11	-	0	5	150.0%	4	426,100	201	28	19	18.8%	17	300,700	255,000	10.1%	-	-	1	150,000	-	-
97825	Dayville	4	0	0	0	-100.0%	0	-	-	8	1	-75.0%	1	404,000	404,000	3.2%	-	-	1	120,000	-	-
97845	John Day	23	4	2	3	50.0%	3	372,300	147	47	24	41.2%	24	358,500	312,500	0.0%	1	155,000	1	300,000	-	-
97848	Kimberly	1	-	1	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97856	Long Creek	4	1	0	1	0.0%	1	1,567,600	115	7	3	-25.0%	2	828,800	828,800	582.5%	-	-	1	170,000	-	-
97864	Monument	1	0	0	0	-	0	-	-	4	1	0.0%	1	76,500	76,500	-88.3%	-	-	1	805,000	-	-
97865	Mount Vernon	9	2	1	0	-100.0%	2	203,000	55	19	15	36.4%	15	252,900	215,000	-73.0%	-	-	3	335,000	-	-
97869	Prairie City	3	3	0	4	-	3	231,300	55	11	12	71.4%	9	204,500	180,000	-13.6%	1	300,000	-	-	-	-
97873	Seneca	6	0	0	1	-50.0%	1	339,000	350	3	2	-33.3%	2	1,104,500	1,104,500	-	-	-	-	-	-	-
	Grant County	62	10	4	14	27.3%	14	416,300	142	128	77	22.2%	71	333,800	285,000	-14.7%	2	227,500	9	301,100	-	-

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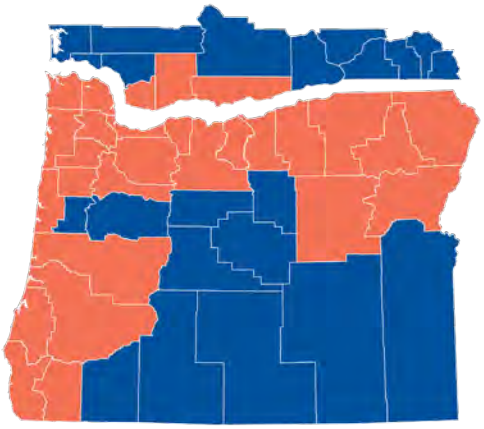
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RMLS™ MULTIPLE LISTING SERVICE



MARKET ACTION REPORT

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

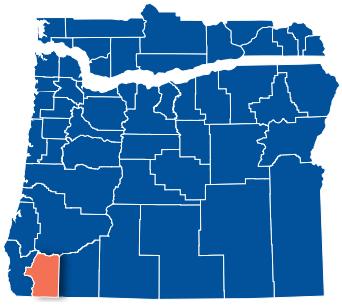
Josephine County, OR October 2025 Reporting Period

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Josephine County, OR

October 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (9) increased 50.0% from the 6 listed in October 2024, and increased 80.0% from the 5 listed in September 2025.

Pending Sales

Pending sales (6) increased 100.0% from the 3 offers accepted in October 2024, and increased 100.0% from the 3 offers accepted in September 2025.

Closed Sales

Closed sales (3) matched the 3 closings in October 2024, and decreased 57.1% from the 7 closings in September 2025.

Inventory and Time on Market

Inventory increased to 10.3 months in October. Total market time decreased to 96 days.

Year-to-Date Summary

Comparing the first ten months of 2025 to the same period in 2024, new listings (88) decreased 13.7%, pending sales (51) decreased 10.5%, and closed sales (46) decreased 14.8%.

Average and Median Sale Prices

Comparing 2025 to 2024 through October, the average sale price has decreased 3.3% from $422,500 to $408,600. In the same comparison, the median sale price has decreased 3.8% from $399,000 to $383,800.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: -4.0% ($408,000 v. $425,100)
Median Sale Price % Change: -4.9% ($390,000 v. $410,000)

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	31.0	15.0	29.0
February	*	3.9	6.5
March	6.0	7.0	8.0
April	4.3	14.3	4.9
May	7.8	11.5	7.6
June	6.3	16.7	11.3
July	6.5	7.8	8.2
August	6.5	10.8	31.0
September	8.8	4.3	4.7
October	6.5	12.0	10.3
November	12.3	6.8	
December	10.3	9.0	

**Note: Since there were no sales in this region in February 2023 we cannot calculate an Inventory In Months.*

Residential Trends

October 2025 vs. September 2025

- New Listings **+80.0%**
- Pending Sales **+100.0%**
- Closed Sales **-57.1%**
- Average Sale Price **-7.4%**
- Median Sale Price **+11.1%**
- Inventory **+5.6**
- Total Market Time **-14**

October 2025 vs. October 2024

- New Listings **+50.0%**
- Pending Sales **+100.0%**
- Closed Sales **0.0%**
- Average Sale Price **+2.1%**
- Median Sale Price **+42.9%**
- Inventory **-1.7**
- Total Market Time **+47**

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Josephine County, OR
October 2025 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	0	0.0%	0	0.0%	1	14.3%
200K-300K	0	0.0%	0	0.0%	0	0.0%
300K-400K	1	14.3%	3	33.3%	0	0.0%
400K-500K	1	14.3%	2	22.2%	0	0.0%
500K-600K	1	14.3%	2	22.2%	4	57.1%
600K-700K	1	14.3%	1	11.1%	0	0.0%
700K-800K	3	42.9%	1	11.1%	1	14.3%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	1	14.3%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
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%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	7		9		7	

90th Percentile 50th Percentile 10th Percentile

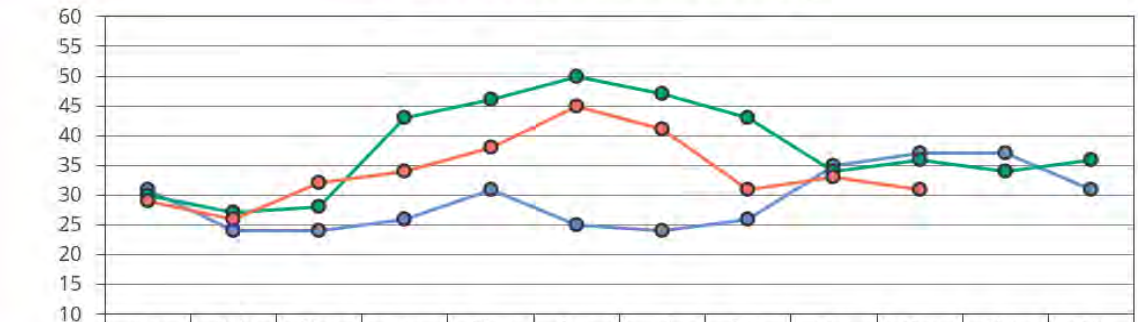
	Josephine County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	9	6	3	365,700	450,000	96
	September	5	3	7	395,000	405,000	110
	Year-To-Date	88	51	46	408,600	383,800	98
2024	October	6	3	3	358,300	315,000	49
	Year-To-Date	102	57	54	422,500	399,000	82
Change	October 2024	50.0%	100.0%	0.0%	2.1%	42.9%	95.9%
	Prev Mo 2025	80.0%	100.0%	-57.1%	-7.4%	11.1%	-12.7%
	Year-To-Date	-13.7%	-10.5%	-14.8%	-3.3%	-3.8%	19.5%

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Josephine County, OR

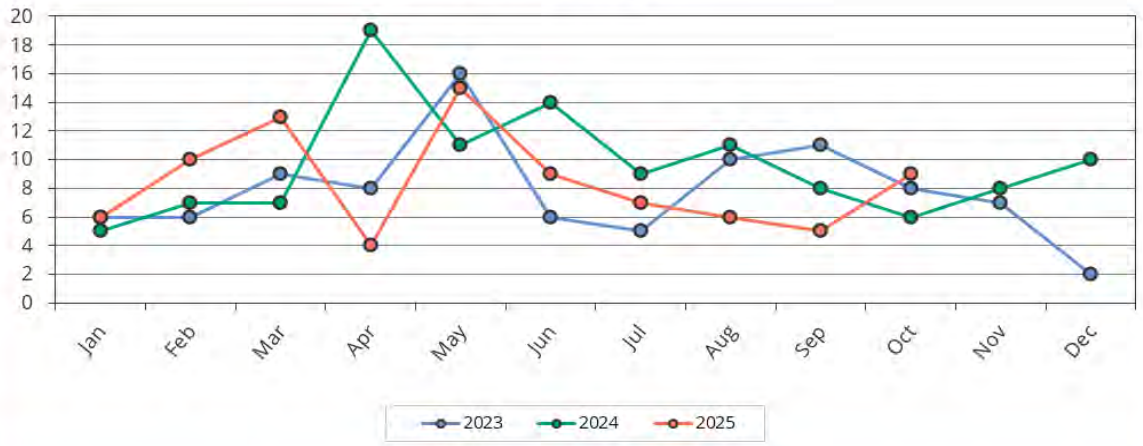
October 2025 Reporting Period

Active Residential Listings

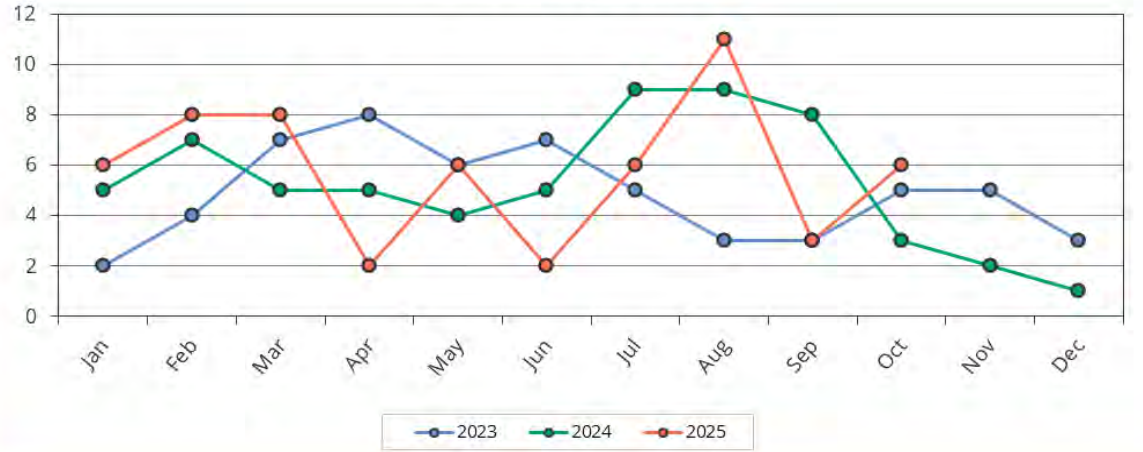


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	31	24	24	26	31	25	24	26	35	37	37	31
2024	30	27	28	43	46	50	47	43	34	36	34	36
2025	29	26	32	34	38	45	41	31	33	31		

New Listings



Pending Sales

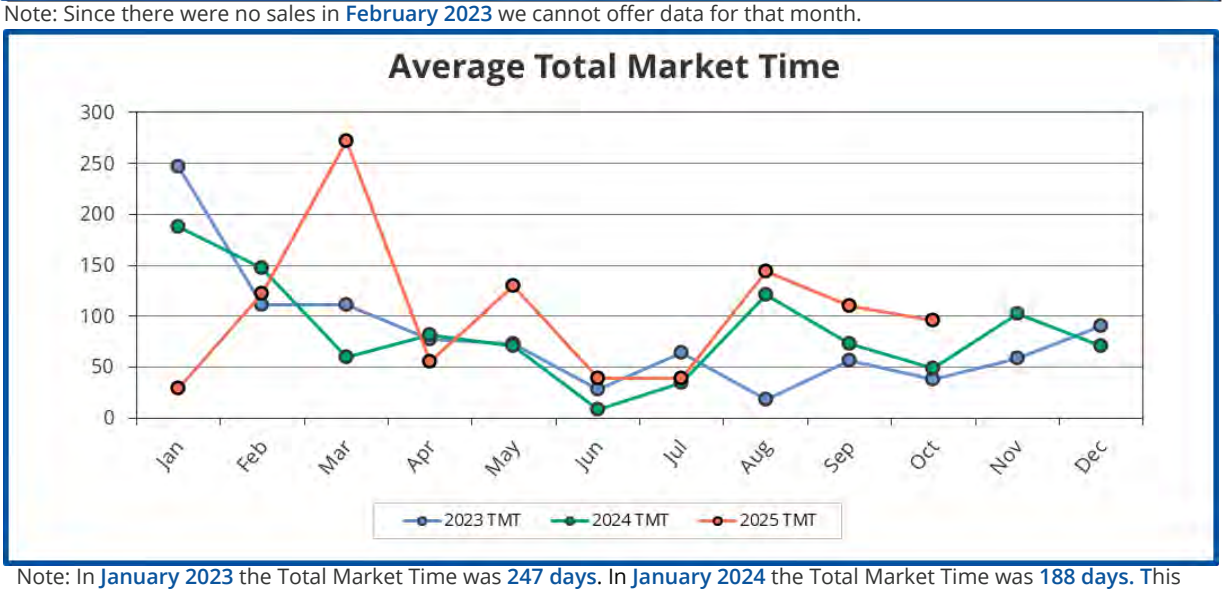


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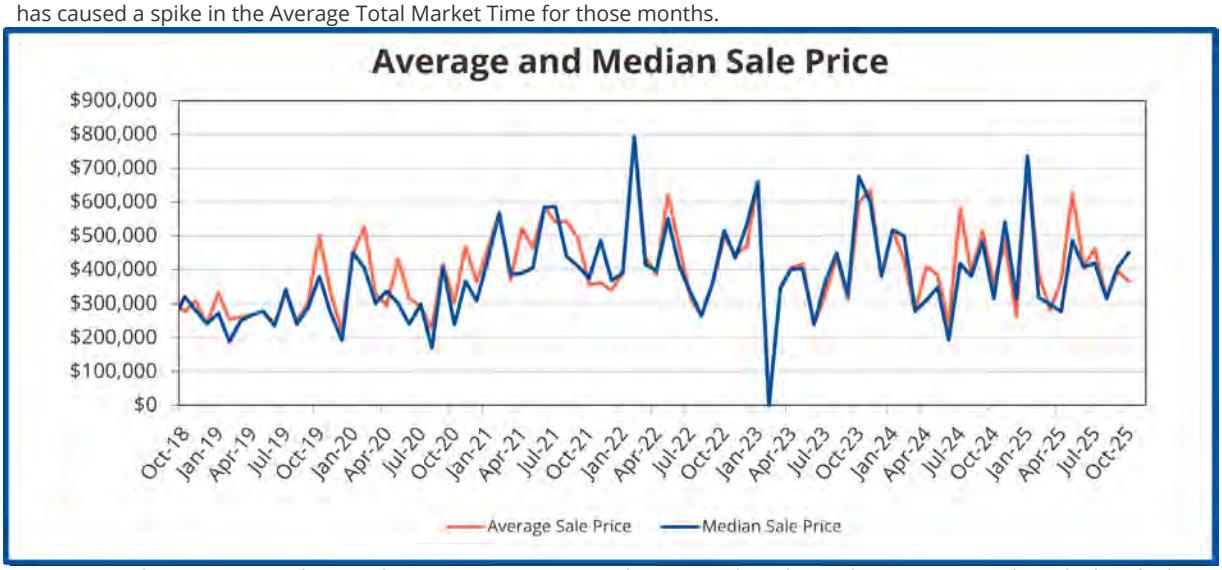
Josephine County, OR
October 2025 Reporting Period



Note: Since there were no sales in **February 2023** we cannot offer data for that month.



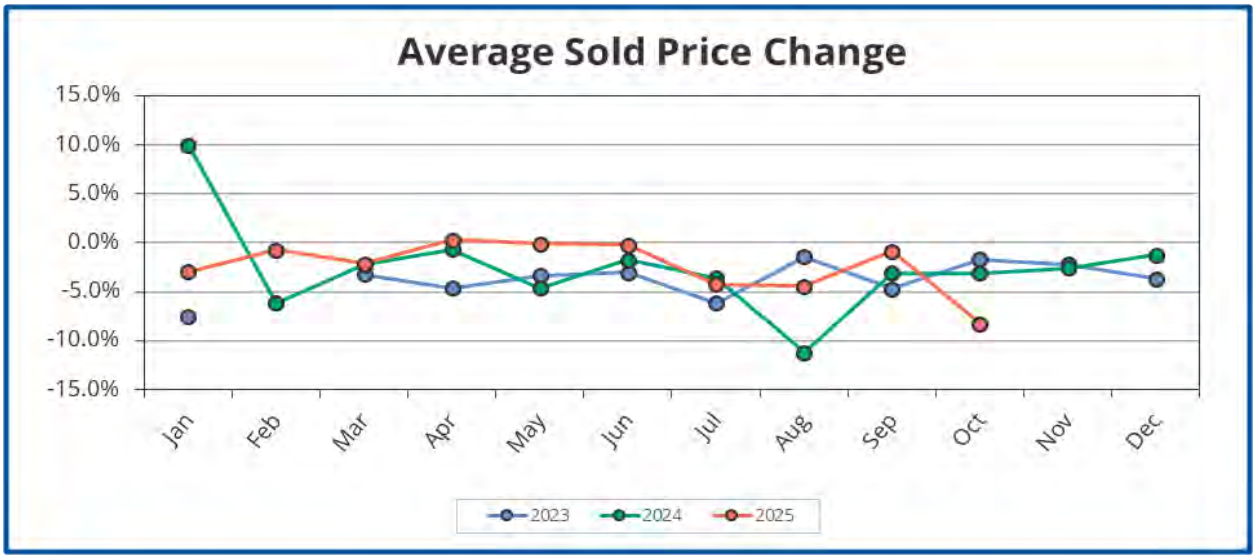
Note: In **January 2023** the Total Market Time was **247 days**. In **January 2024** the Total Market Time was **188 days. T**his has caused a spike in the Average Total Market Time for those months.

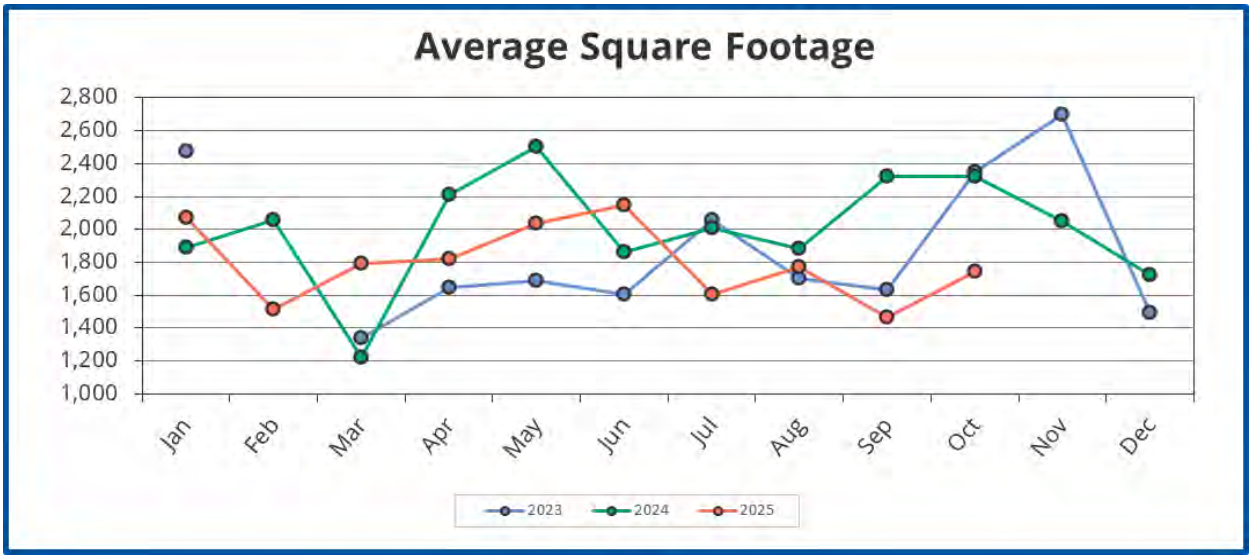


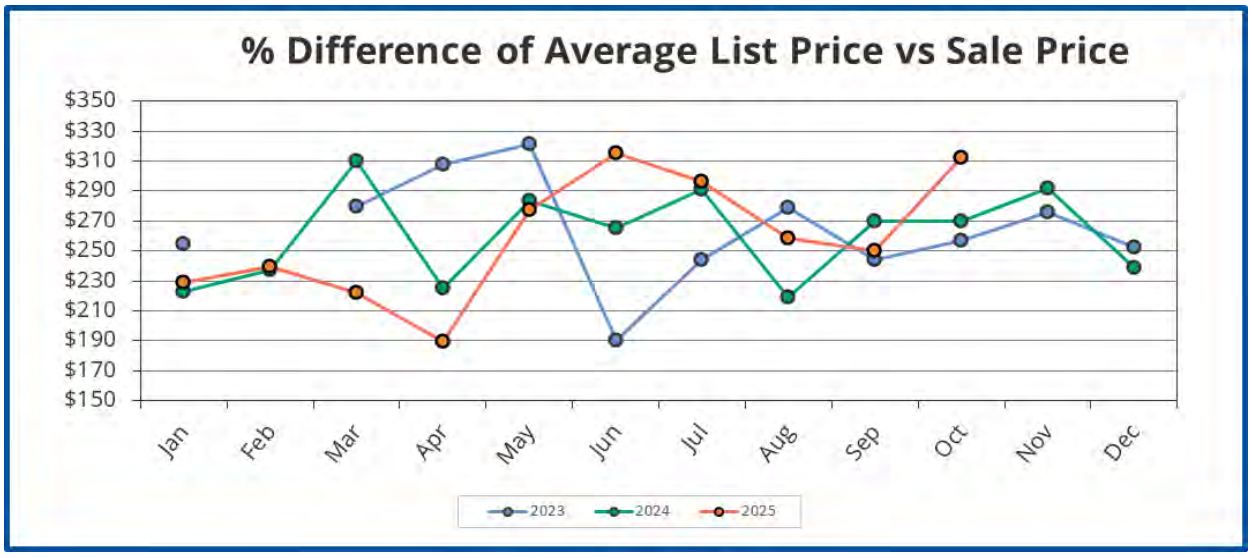
Note: Since there were no sales in **February 2023**, Average Sale Price and Median Sales Price cannot be calculated. The zero data points only reflect unavailable data.

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Josephine County, OR
October 2025 Reporting Period







Note: Since there were no sales in **February 2023**, we cannot offer **February 2023** data points for these charts.
Note: Stemming from a technical error, the data points between **October 2023** and **August 2024** on these charts have been revised.

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Josephine County, OR
October 2025 Reporting Period

Area Report

Note: RMLS is a supplementary MLS for Jackson County, so data reported in the Area Report will not reflect the entire market.

		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
97497	Wolf Creek	4	0	0	0	-	0	-	-	3	1	0.0%	1	390,000	390,000	-38.4%	-	-	1	265,000	-	-
97523	Cave Junction	4	1	0	1	-	0	-	-	9	5	25.0%	5	260,000	244,000	-16.8%	1	225,000	-	-	-	-
97526	Grants Pass	12	4	4	1	0.0%	2	545,000	114	36	19	-32.1%	17	377,200	390,000	-2.9%	-	-	-	-	1	425,000
97527	Grants Pass	8	2	2	3	50.0%	-	-	-	31	17	-15.0%	15	543,600	500,000	10.0%	1	295,000	2	182,000	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	-	0	0	1	-	1	7,000	62	2	2	-	2	161,800	161,800	-	-	-	-	-	-	-
97532	Merlin	-	-	0	0	-	0	-	-	-	1	-50.0%	1	400,000	400,000	-20.6%	-	-	1	185,000	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	-	0	0	0	-	0	-	-	2	2	-	2	274,500	274,500	-	-	-	1	85,000	-	-
97538	Selma	2	2	0	0	-	0	-	-	4	2	0.0%	2	321,000	321,000	-21.7%	-	-	1	49,900	-	-
97543	Wilderville	0	0	-	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97544	Williams	1	0	0	0	-	0	-	-	1	2	-	1	625,000	625,000	25.0%	-	-	1	200,000	-	-
	Josephine Co.	31	9	6	6	100.0%	3	365,700	96	88	51	-10.5%	46	408,600	383,800	-4.0%	2	260,000	7	164,100	1	425,000
97501	Medford	13	5	1	1	0.0%	1	420,000	100	34	14	40.0%	13	368,600	362,400	3.8%	-	-	-	-	-	-
97502	Central Point	-	1	-	0	-	0	-	-	13	9	350.0%	8	493,600	430,000	42.6%	-	-	-	-	-	-
97503	White City	2	-	0	0	-100.0%	0	-	-	4	2	100.0%	2	334,500	334,500	-	-	-	1	95,000	-	-
97504	Medford	11	8	0	2	-33.3%	1	430,000	5	32	16	45.5%	18	449,500	460,500	-7.6%	-	-	-	-	-	-
97520	Ashland	16	1	4	3	200.0%	0	-	-	25	6	-73.9%	1	715,000	715,000	7.5%	-	-	1	108,000	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	3	1	0	0	-100.0%	1	449,000	83	13	8	300.0%	8	540,100	475,000	43.5%	-	-	-	-	-	-
97525	Gold Hill	1	0	0	1	-	0	-	-	5	5	150.0%	3	404,000	345,000	2.0%	-	-	-	-	-	-
97530	Jacksonville	7	-	1	2	-	0	-	-	11	6	200.0%	5	329,500	282,500	-66.4%	-	-	-	-	-	-
97535	Phoenix	-	1	2	1	-	0	-	-	4	2	100.0%	1	76,000	76,000	-32.7%	-	-	-	-	-	-
97536	Prospect	2	1	0	0	-	0	-	-	4	1	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	2	1	1	1	0.0%	1	910,000	-	11	7	75.0%	8	453,100	437,500	10.6%	-	-	-	-	-	-
97539	Shady Cove	0	0	0	0	-	0	-	-	1	1	-	1	479,000	479,000	-26.3%	-	-	-	-	-	-
97540	Talent	1	-	0	0	-100.0%	0	-	-	4	4	100.0%	2	708,000	708,000	-11.8%	-	-	-	-	-	-
97541	Trail	1	-	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
	Jackson Co.	59	19	9	11	22.2%	4	552,300	47	162	81	35.0%	70	442,700	426,900	-17.6%	-	0	2	101,500	-	0

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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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.

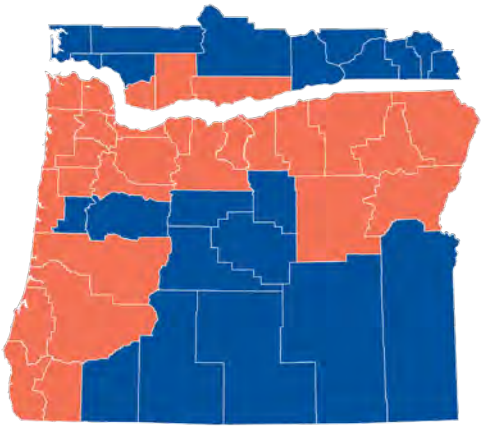
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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Contact RMLS at:
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MARKET ACTION REPORT

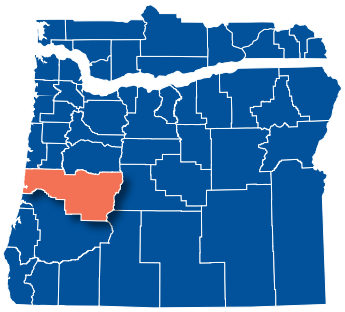
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Lane County October 2025 Reporting Period

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Lane County
October 2025 Reporting Period
MARKET ACTION REPORT

Note: Data for Florence is reported separately from Greater Lane County. For data on Florence, see the charts on pages 7-9.



Residential Highlights

New Listings
New listings (329) decreased 17.8% from the 400 listed in October 2024, and decreased 22.4% from the 424 listed in September 2025.

Pending Sales
Pending sales (327) decreased 2.4% from the 335 offers accepted in October 2024, and decreased 13.5% from the 378 offers accepted in September 2025.

Closed Sales
Closed sales (355) increased 16.8% from the 304 closings in October 2024, and decreased 1.9% from the 362 closings in September 2025.

Inventory and Time on Market
Inventory decreased to 2.5 months in October. Total market time increased to 59 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (4,526) increased 2.4%, pending sales (3,450) increased 3.9%, and closed sales (3,304) increased 5.9%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has increased 1.5% from $475,900 to $482,900. In the same comparison, the median sale price has increased 1.1% from $440,000 to $445,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +2.3% ($482,100 v. $471,300)
Median Sale Price % Change: +1.1% ($442,000 v. $437,000)

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	2.3	3.2	2.8
February	1.7	2.3	3.1
March	1.4	2.0	2.8
April	1.5	2.4	2.9
May	1.7	2.0	2.8
June	1.6	2.6	3.0
July	1.9	2.5	2.8
August	2.2	2.5	2.8
September	2.4	3.2	2.8
October	2.5	3.0	2.5
November	2.9	2.9	
December	2.7	2.5	

Residential Trends

October 2025 vs. September 2025

- New Listings **-22.4%**
- Pending Sales **-13.5%**
- Closed Sales **-1.9%**
- Average Sale Price **-2.8%**
- Median Sale Price **+0.2%**
- Inventory **-0.3**
- Total Market Time **+4**

October 2025 vs. October 2024

- New Listings **-17.8%**
- Pending Sales **-2.4%**
- Closed Sales **+16.8%**
- Average Sale Price **-3.0%**
- Median Sale Price **-2.6%**
- Inventory **-0.5**
- Total Market Time **+5**

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Lane County
October 2025 Reporting Period

Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	19	6.0%	13	3.7%	20	5.1%
100K-200K	25	7.9%	11	3.1%	15	3.8%
200K-300K	77	24.2%	26	7.4%	35	8.9%
300K-400K	82	25.8%	68	19.3%	80	20.3%
400K-500K	43	13.5%	97	27.5%	99	25.1%
500K-600K	28	8.8%	69	19.5%	63	15.9%
600K-700K	19	6.0%	24	6.8%	34	8.6%
700K-800K	10	3.1%	24	6.8%	22	5.6%
800K-900K	2	0.6%	7	2.0%	11	2.8%
900K-1M	3	0.9%	7	2.0%	6	1.5%
1MM-1.1MM	1	0.3%	1	0.3%	2	0.5%
1.1MM-1.2MM	5	1.6%	1	0.3%	2	0.5%
1.2MM-1. 3MM	1	0.3%	2	0.6%	3	0.8%
1.3MM-1.4MM	1	0.3%	2	0.6%	1	0.3%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	1	0.3%	0	0.0%	1	0.3%
1.8MM-1.9MM	0	0.0%	0	0.0%	1	0.3%
1.9MM-2MM	1	0.3%	0	0.0%	0	0.0%
2MM+	0	0.0%	1	0.3%	0	0.0%
Total Closed Sales	**318**		**353**		**395**	

90th Percentile 50th Percentile 10th Percentile

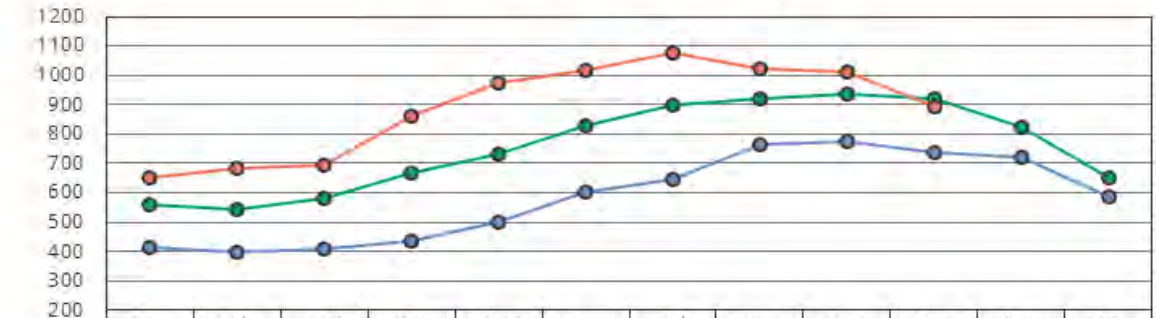
	Greater Lane Co. Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	**October**	329	327	355	473,900	448,000	59
	September	424	378	362	487,500	447,100	55
	Year-To-Date	4,526	3,450	3,304	482,900	445,000	56
2024	**October**	400	335	304	488,600	460,000	54
	Year-To-Date	4,418	3,319	3,121	475,900	440,000	52
Change	**October 2024**	-17.8%	-2.4%	16.8%	-3.0%	-2.6%	9.3%
	Prev Mo 2025	-22.4%	-13.5%	-1.9%	-2.8%	0.2%	7.3%
	Year-To-Date	2.4%	3.9%	5.9%	1.5%	1.1%	7.7%

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Lane County

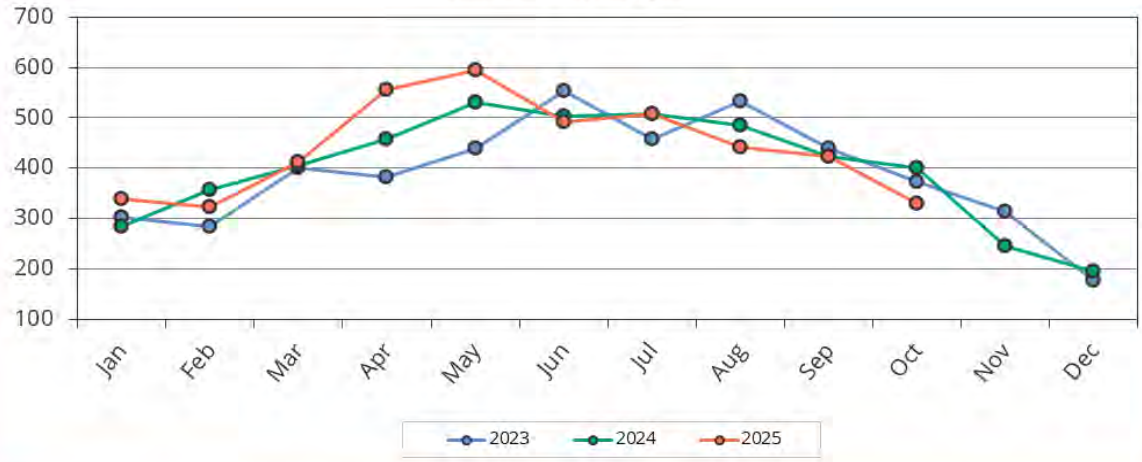
October 2025 Reporting Period

Active Residential Listings

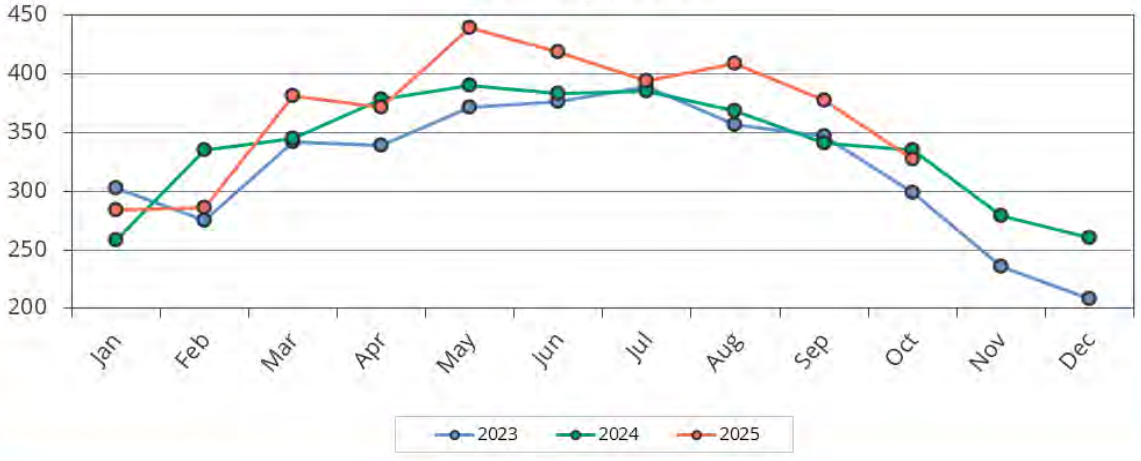


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	413	396	411	435	500	602	648	763	776	736	723	586
2024	558	541	583	670	733	830	897	922	938	921	822	653
2025	653	685	696	863	972	1,016	1,076	1,025	1,014	896		

New Listings



Pending Sales

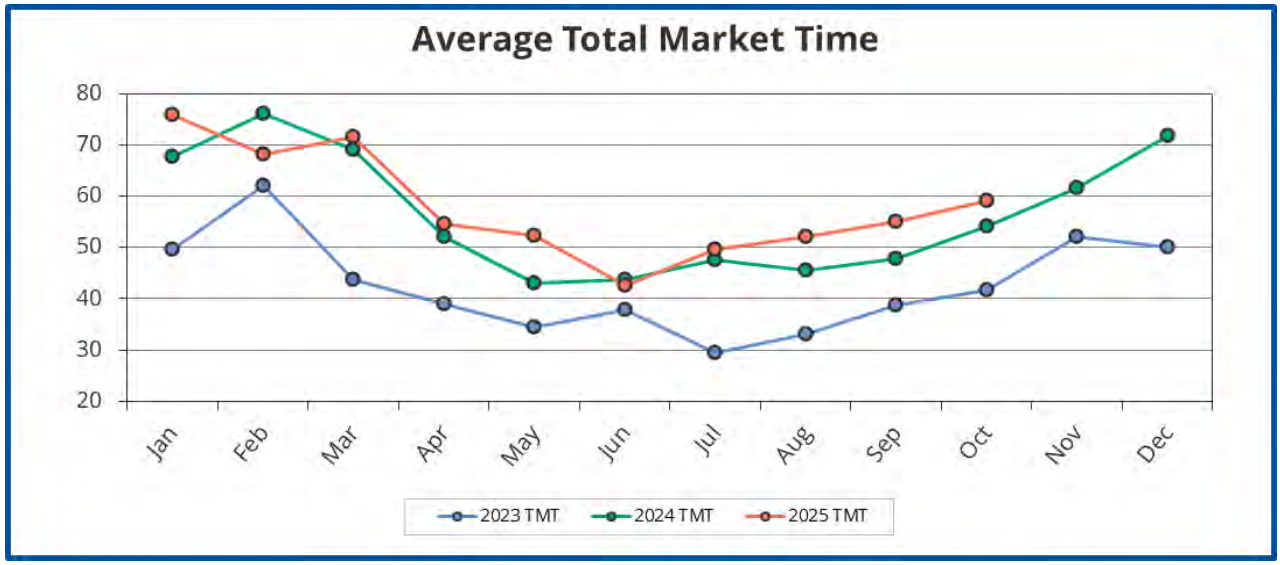


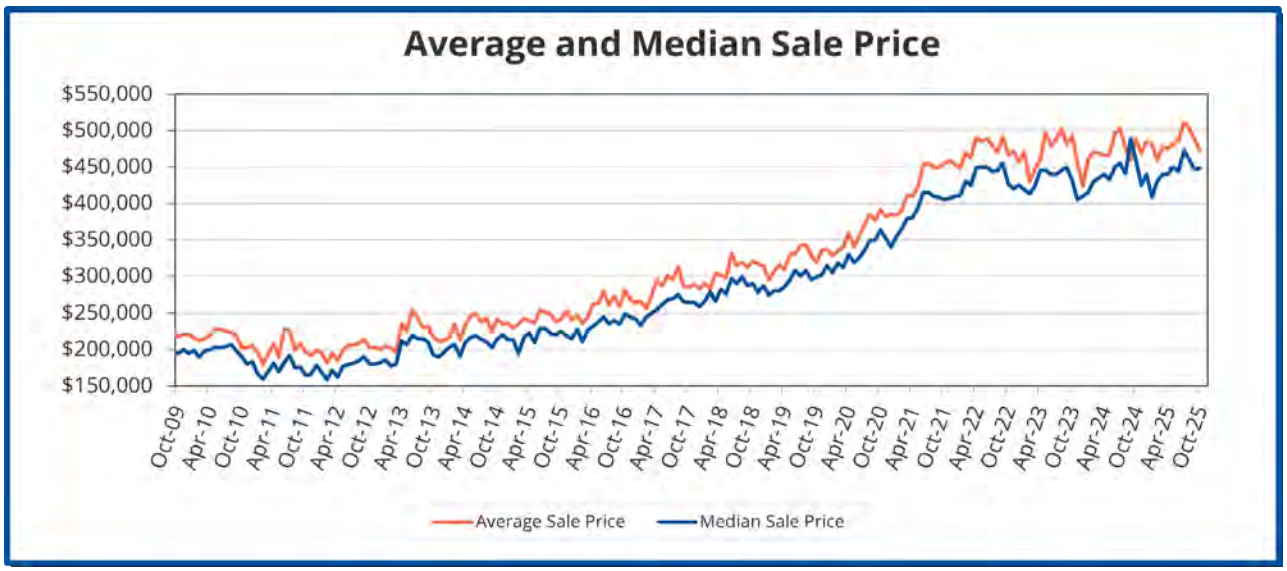
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Lane County

October 2025 Reporting Period



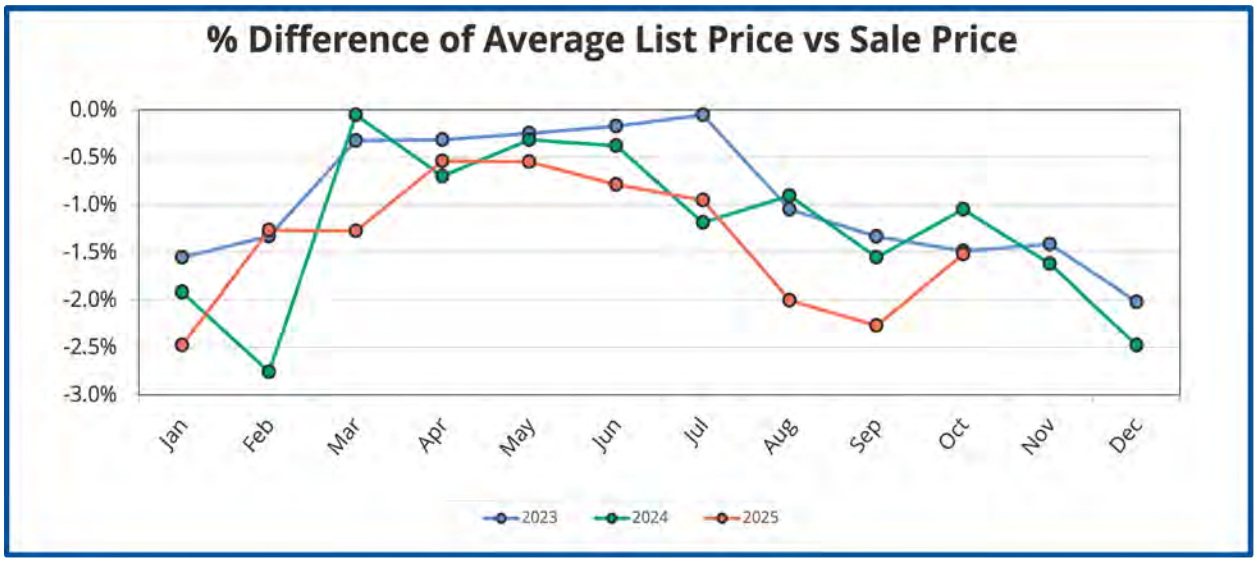


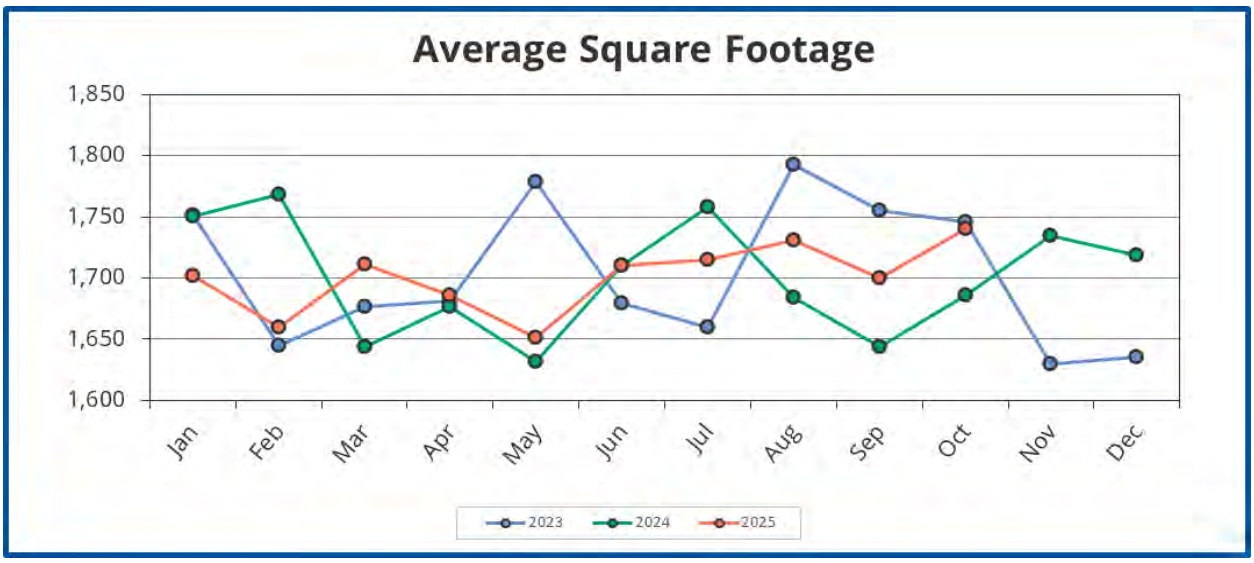


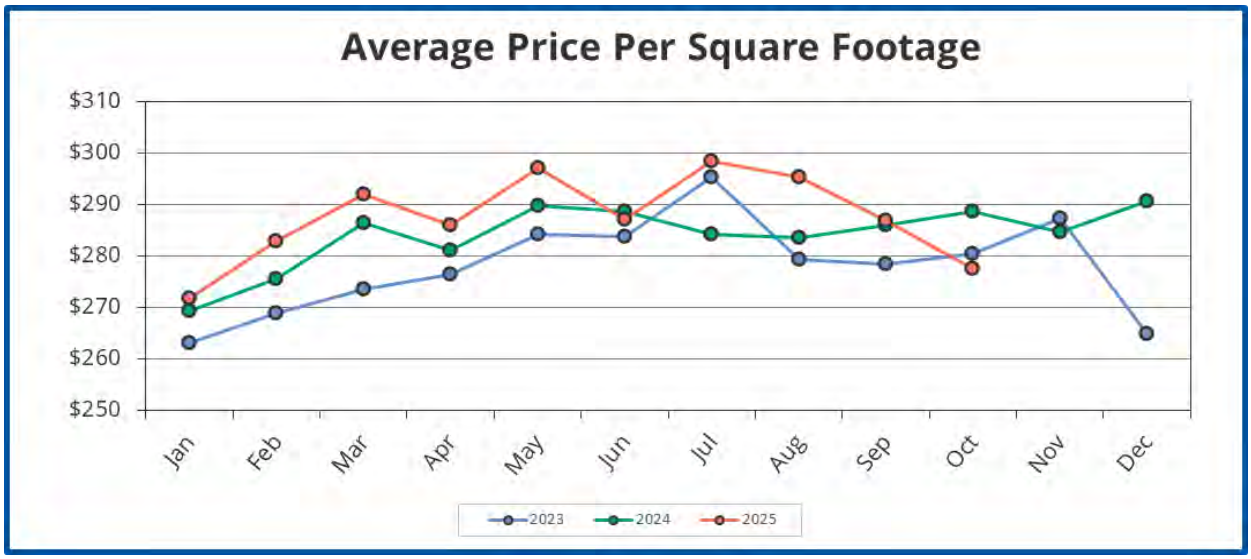
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Lane County

October 2025 Reporting Period







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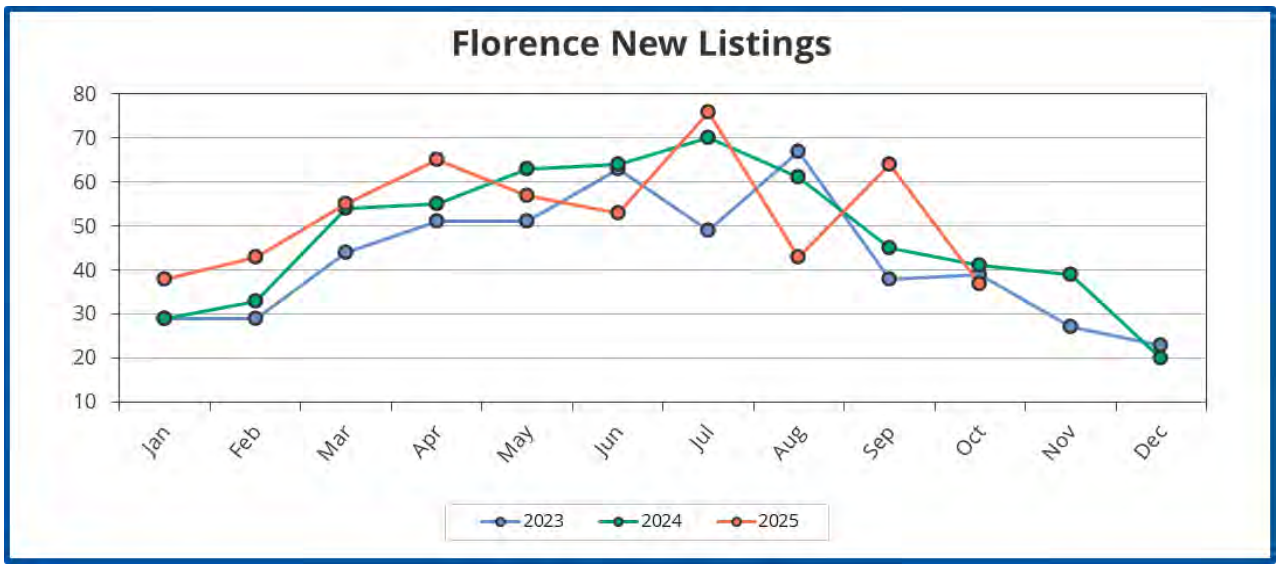
Lane County
October 2025 Reporting Period



Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income ($91,700 in 2025, per HUD) can afford 84% of a monthly mortgage payment on a median priced home ($447,100 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.6% (per Freddie Mac).



Florence – Lane County, OR
October 2025 Reporting Period

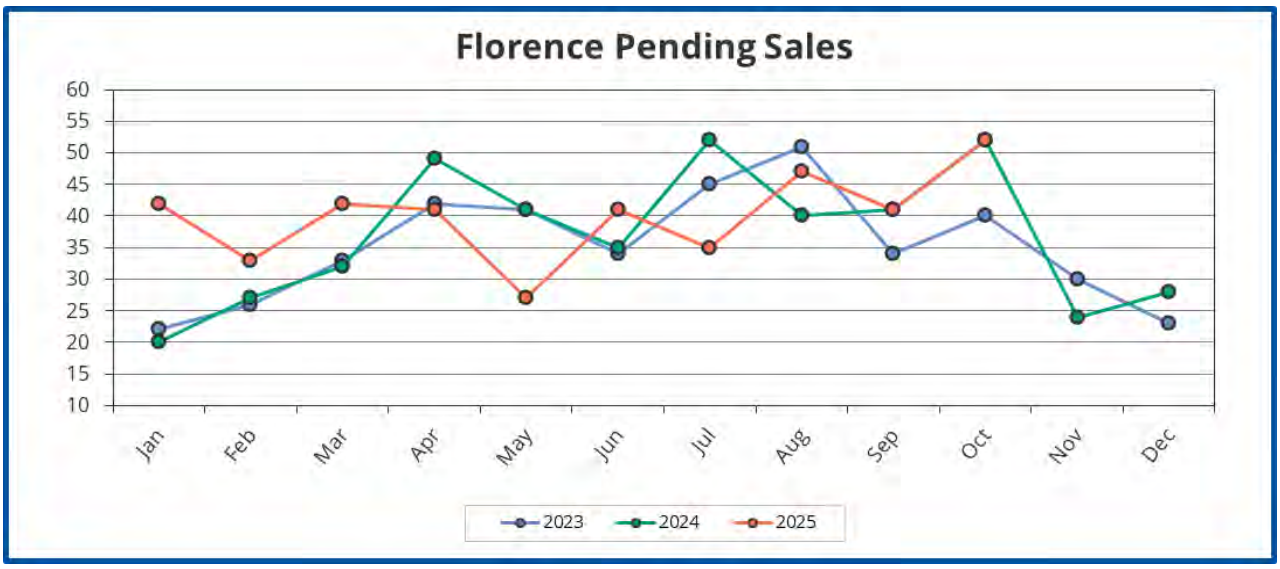


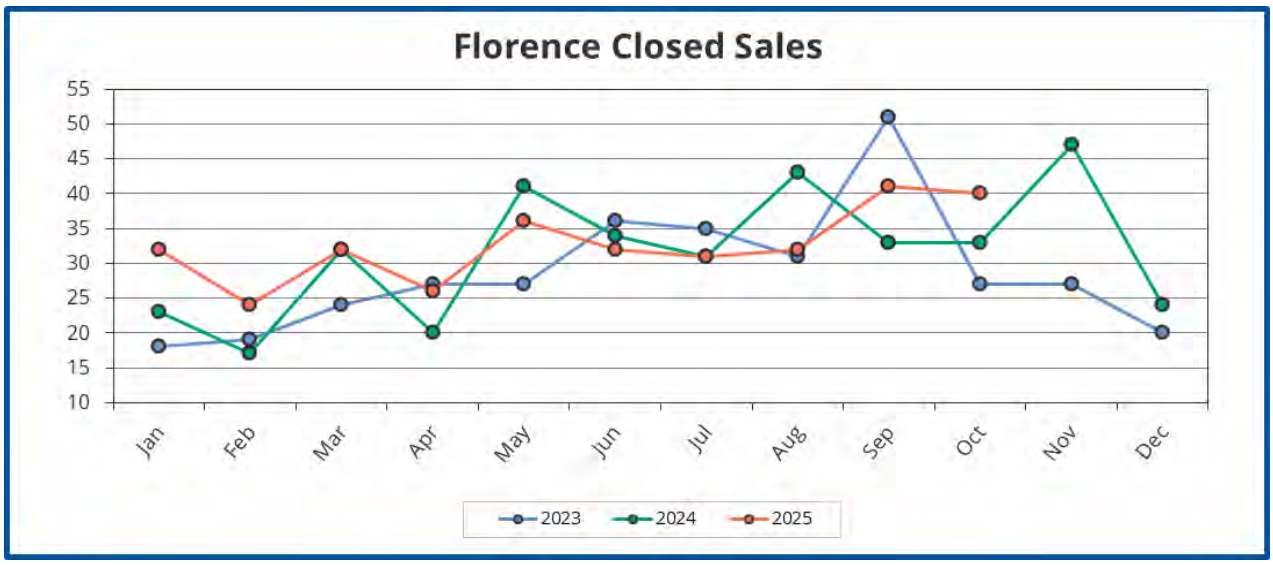
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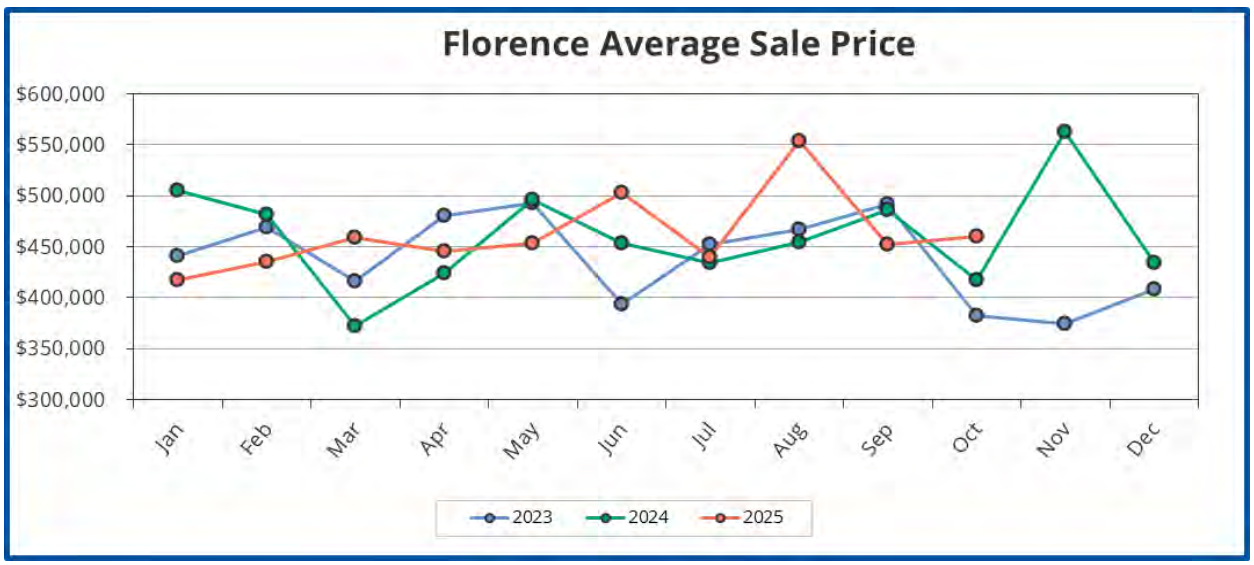


Florence – Lane County

October 2025 Reporting Period







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Lane County
October 2025 Reporting Period

Area Report

This report includes Florence.

		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	Total Market Time	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	10	3	1	0	-100.0%	0	-	-	16	3	-76.9%	3	213,300	200,000	45	11.2%	-	-	8	137,100	-	-
226	Florence Green Trees	17	3	2	3	0.0%	1	200,000	151	42	24	-7.7%	24	270,900	262,000	104	-3.7%	-	-	2	179,500	-	-
227	Florence Florentine	4	2	2	0	-100.0%	1	400,000	8	34	28	7.7%	32	424,400	425,000	72	0.1%	-	-	1	160,000	-	-
228	Florence Town	69	17	5	28	64.7%	18	446,300	101	207	156	9.1%	141	438,300	424,000	95	0.8%	6	488,800	10	135,500	3	523,300
229	Florence Beach	25	5	5	5	-28.6%	3	382,300	141	68	43	-15.7%	41	512,600	498,000	47	-4.0%	-	-	8	z	-	-
230	Florence North	14	3	2	9	28.6%	7	424,000	125	62	35	-2.8%	34	453,300	408,500	80	11.4%	-	-	7	166,900	-	-
231	Florence South/ Dunes City	23	3	3	6	-25.0%	7	646,500	88	63	39	18.2%	38	607,100	532,500	102	12.6%	3	443,700	13	147,800	-	-
238	Florence East/ Mapleton	19	1	1	1	0.0%	3	378,700	212	43	23	21.1%	21	594,700	445,000	159	55.4%	-	-	4	235,600	-	-
	Grand Total	181	37	21	52	0.0%	40	460,200	113	535	351	1.2%	334	462,600	425,000	90	6.6%	9	473,800	53	154,200	3	523,300
232	Hayden Bridge	30	16	1	18	-21.7%	11	507,300	56	198	160	-18.4%	154	466,400	441,900	40	4.3%	-	-	-	-	2	562,500
233	McKenzie Valley	26	3	4	6	50.0%	8	535,000	53	103	65	3.2%	59	609,100	575,000	88	4.2%	1	216,000	19	175,100	-	-
234	Pleasant Hill/Oak	64	18	9	13	-23.5%	15	458,700	110	213	147	5.0%	139	476,100	414,100	85	-1.7%	-	-	7	186,300	5	362,400
235	South Lane Properties	100	37	13	28	-20.0%	29	481,500	70	402	292	-4.9%	284	437,400	405,000	67	-3.2%	3	300,000	12	253,100	2	431,000
236	West Lane Properties	53	14	7	16	45.5%	17	657,800	115	217	156	16.4%	145	539,800	475,000	72	3.5%	-	-	15	328,400	1	510,000
237	Junction City	55	22	6	12	-29.4%	20	497,100	64	226	167	-16.1%	162	515,100	489,000	69	12.4%	3	385,000	7	277,500	2	455,000
239	Thurston	44	17	11	15	-34.8%	31	373,400	55	318	263	19.5%	251	439,300	430,000	51	2.3%	2	860,100	1	92,000	14	496,300
240	Coburg I-5	8	-	3	0	-100.0%	2	282,500	49	38	28	-9.7%	27	898,800	749,000	44	1.5%	-	-	1	90,000	-	-
241	N Gilham	32	14	3	15	7.1%	16	348,200	42	189	154	16.7%	149	538,300	517,500	64	-3.5%	-	-	1	69,900	1	625,000
242	Ferry Street Bridge	60	21	4	22	29.4%	29	550,100	24	338	264	18.4%	248	538,200	515,000	41	-2.3%	-	-	3	133,300	6	650,700
243	E Eugene	73	24	14	29	-3.3%	33	634,400	70	409	321	11.8%	320	609,800	570,300	62	3.4%	7	975,000	14	233,400	7	915,600
244	SW Eugene	81	39	13	37	-5.1%	30	586,400	50	443	353	6.6%	342	568,200	532,000	52	0.1%	-	-	14	162,400	5	646,000
245	W Eugene	42	14	4	13	62.5%	11	361,500	78	186	128	11.3%	115	377,200	370,500	59	3.9%	2	1,625,000	1	120,000	19	496,700
246	Danebo	91	37	7	45	40.6%	34	350,000	47	442	329	7.5%	307	320,700	360,000	52	-3.4%	-	-	1	70,000	2	520,500
247	River Road	17	7	3	10	-9.1%	11	427,000	44	143	115	10.6%	116	416,300	414,500	48	5.1%	-	-	2	89,800	5	505,000
248	Santa Clara	43	15	8	17	-10.5%	27	472,800	50	262	201	-4.3%	193	469,700	465,000	48	3.1%	-	-	1	310,000	10	471,300
249	Springfield	64	30	7	25	-19.4%	30	339,200	58	357	272	-5.2%	265	371,600	370,000	43	5.4%	2	559,500	8	170,200	28	599,600
250	Mohawk Valley	13	1	0	6	100.0%	1	701,000	4	42	35	2.9%	28	664,800	675,000	98	9.5%	-	-	4	360,000	-	-
	Grand Total	896	329	117	327	-2.4%	355	473,900	59	4,526	3,450	3.9%	3,304	482,900	445,000	56	2.3%	20	759,300	111	218,100	109	558,200

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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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.

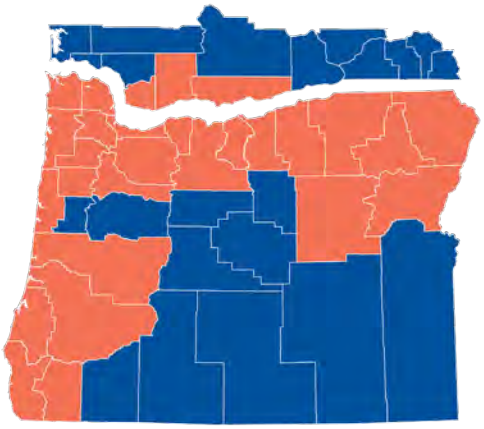
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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Credits:
George Perkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
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MARKET ACTION REPORT

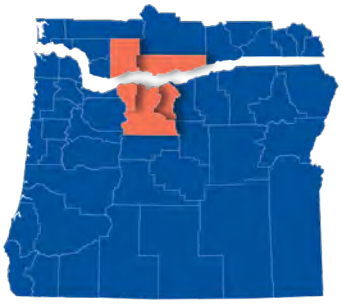
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Mid-Columbia October 2025 Reporting Period

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MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (77) increased 8.5% from the 71 listed in October 2024, and decreased 3.8% from the 80 listed in September 2025.

Pending Sales
Pending sales (88) increased 39.7% from the 63 offers accepted in October 2024, and increased 22.2% from the 72 offers accepted in September 2025.

Closed Sales
Closed sales (83) decreased 3.5% from the 86 closings in October 2024, and increased 27.7% from the 65 closings in September 2025.

Inventory and Time on Market
Inventory decreased to 4.0 months in October. Total market time increased to 102 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (1,093) increased 3.8%, pending sales (704) increased 3.7%, and closed sales (646) increased 0.8%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has increased 5.6% from $526,600 to $556,100. In the same comparison, the median sale price has increased 1.1% from $450,000 to $455,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +4.6% ($547,700 v. $523,400)
Median Sale Price % Change: +1.8% ($455,000 v. $446,800)

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	3.9	5.5	4.9
February	3.8	4.0	5.6
March	3.4	5.2	7.0
April	3.5	4.9	5.1
May	2.6	4.4	5.8
June	3.4	4.4	4.3
July	3.3	6.0	5.4
August	3.7	5.1	6.8
September	4.6	7.4	6.2
October	4.1	3.9	4.0
November	4.8	4.3	
December	4.5	4.5	

Residential Trends

October 2025 vs. September 2025

New Listings **-3.8%**

Pending Sales **+22.2%**

Closed Sales **+27.7%**

Average Sale Price **+9.4%**

Median Sale Price **+18.0%**

Inventory **-2.2**

Total Market Time **+29**

October 2025 vs. October 2024

New Listings **+8.5%**

Pending Sales **+39.7%**

Closed Sales **-3.5%**

Average Sale Price **+29.7%**

Median Sale Price **+10.8%**

Inventory **+0.1**

Total Market Time **+21**

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Mid-Columbia

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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	1	1.5%	2	2.2%	1	1.2%
100K-200K	7	10.3%	6	6.7%	3	3.6%
200K-300K	10	14.7%	17	18.9%	11	13.3%
300K-400K	15	22.1%	16	17.8%	10	12.0%
400K-500K	10	14.7%	12	13.3%	19	22.9%
500K-600K	6	8.8%	13	14.4%	8	9.6%
600K-700K	8	11.8%	11	12.2%	12	14.5%
700K-800K	4	5.9%	5	5.6%	5	6.0%
800K-900K	2	2.9%	6	6.7%	6	7.2%
900K-1M	2	2.9%	1	1.1%	2	2.4%
1MM-1.1MM	0	0.0%	0	0.0%	1	1.2%
1.1MM-1.2MM	1	1.5%	1	1.1%	0	0.0%
1.2MM-1. 3MM	1	1.5%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	1	1.2%
1.4MM-1.5MM	1	1.5%	0	0.0%	1	1.2%
1.5MM-1.6MM	0	0.0%	0	0.0%	1	1.2%
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%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	2	2.4%
Total Closed Sales	**68**		**90**		**83**	

90th Percentile 50th Percentile 10th Percentile

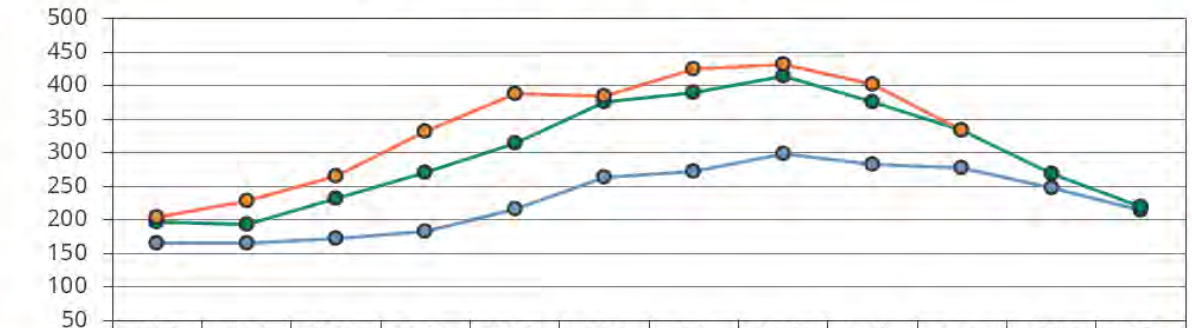
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	**October**	77	88	83	610,500	495,700	102
	September	80	72	65	557,800	420,000	73
	Year-To-Date	1,093	704	646	556,100	455,000	86
2024	**October**	71	63	86	470,800	447,500	81
	Year-To-Date	1,053	679	641	526,600	450,000	78
Change	**October 2024**	8.5%	39.7%	-3.5%	29.7%	10.8%	25.9%
	Prev Mo 2025	-3.8%	22.2%	27.7%	9.4%	18.0%	39.7%
	Year-To-Date	3.8%	3.7%	0.8%	5.6%	1.1%	10.3%

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Mid-Columbia

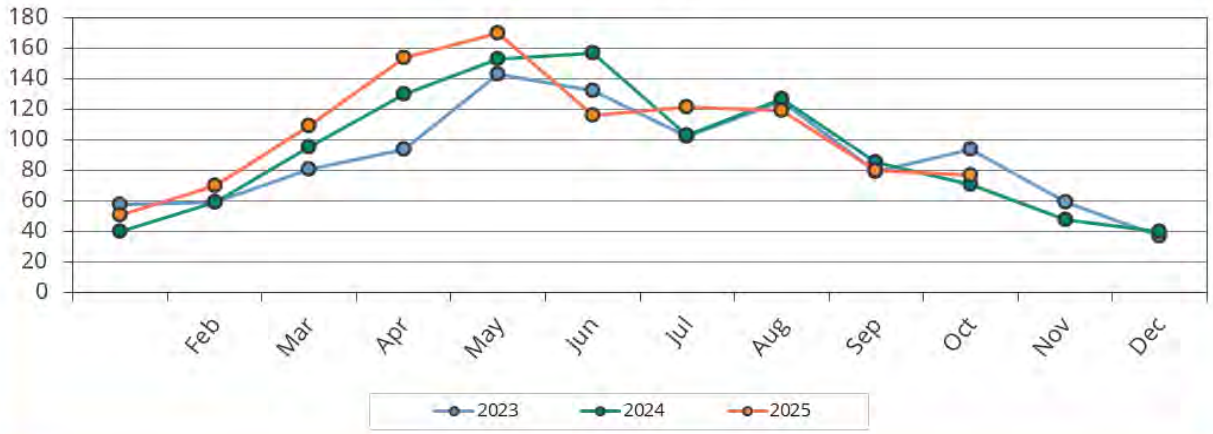
October 2025 Reporting Period

Active Residential Listings

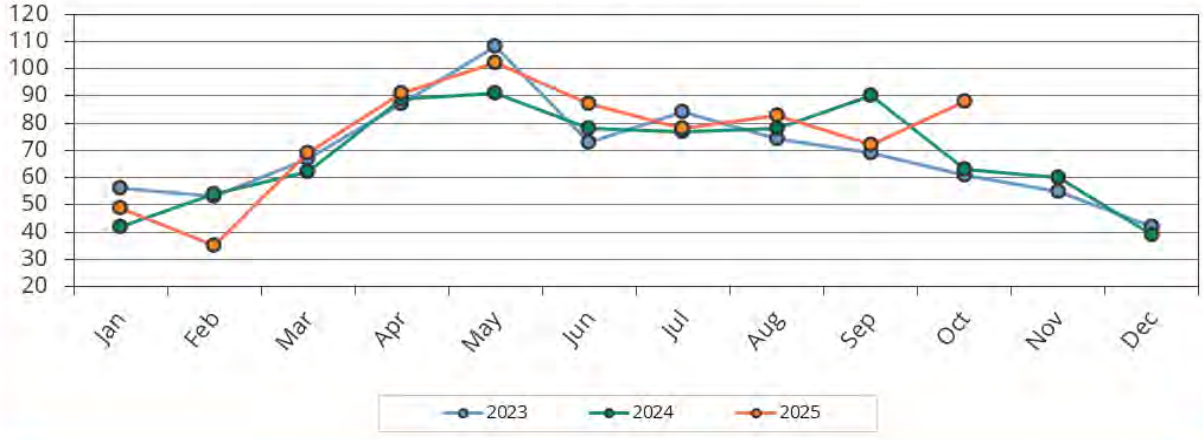


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	166	165	173	183	217	263	272	299	283	278	247	214
2024	197	194	232	271	315	375	390	414	375	333	268	219
2025	204	228	266	331	388	384	424	432	402	334		

New Listings



Pending Sales

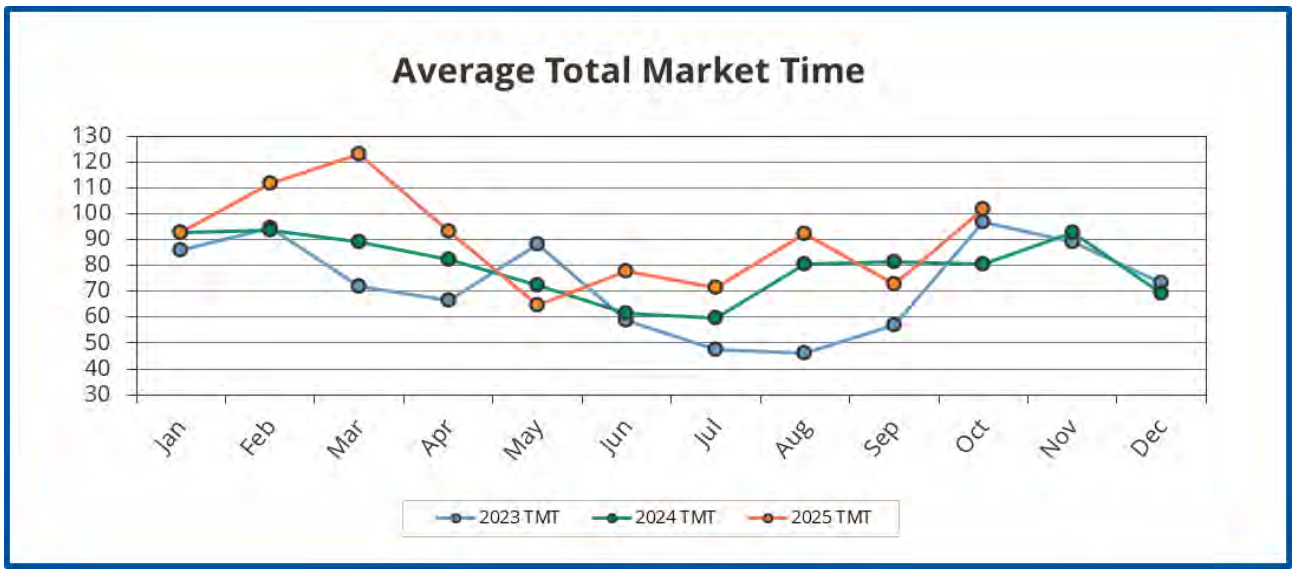


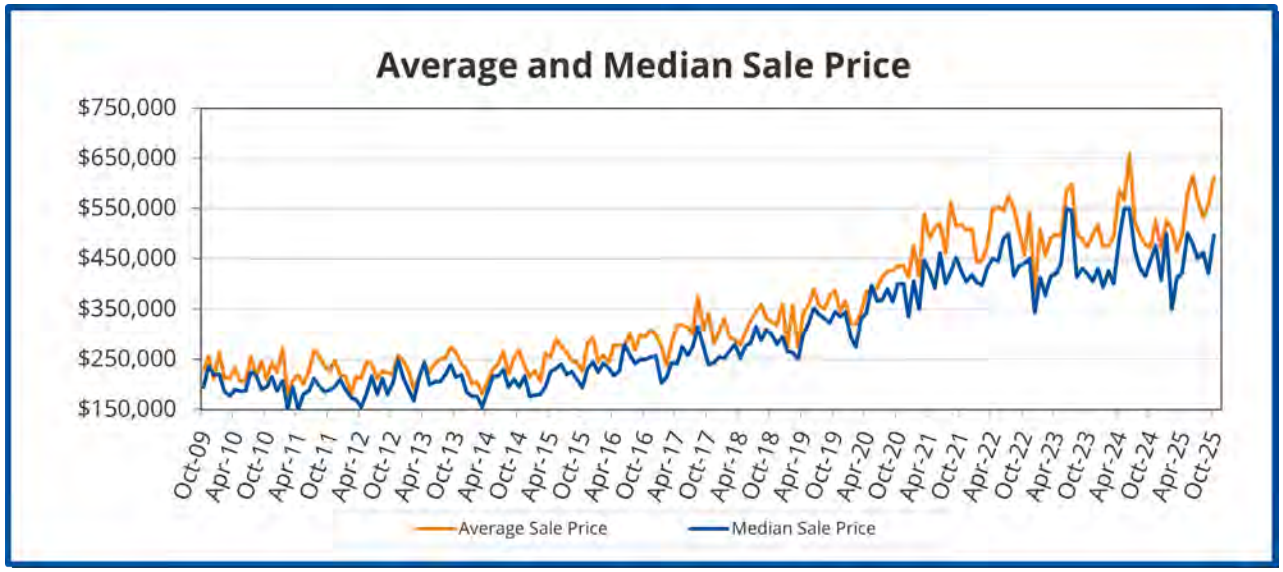
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Mid-Columbia

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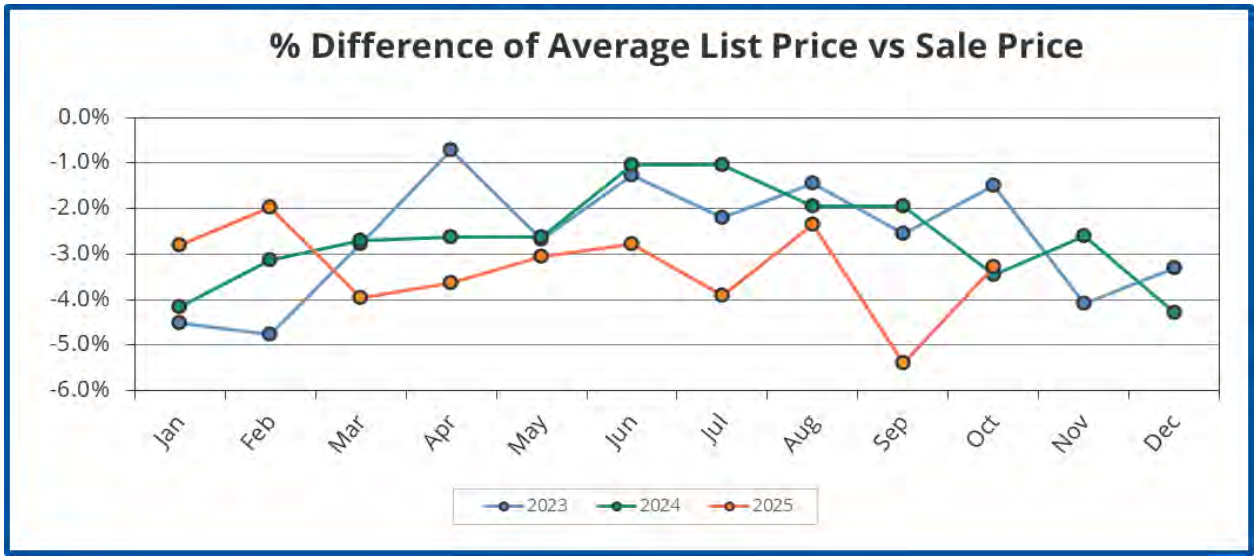


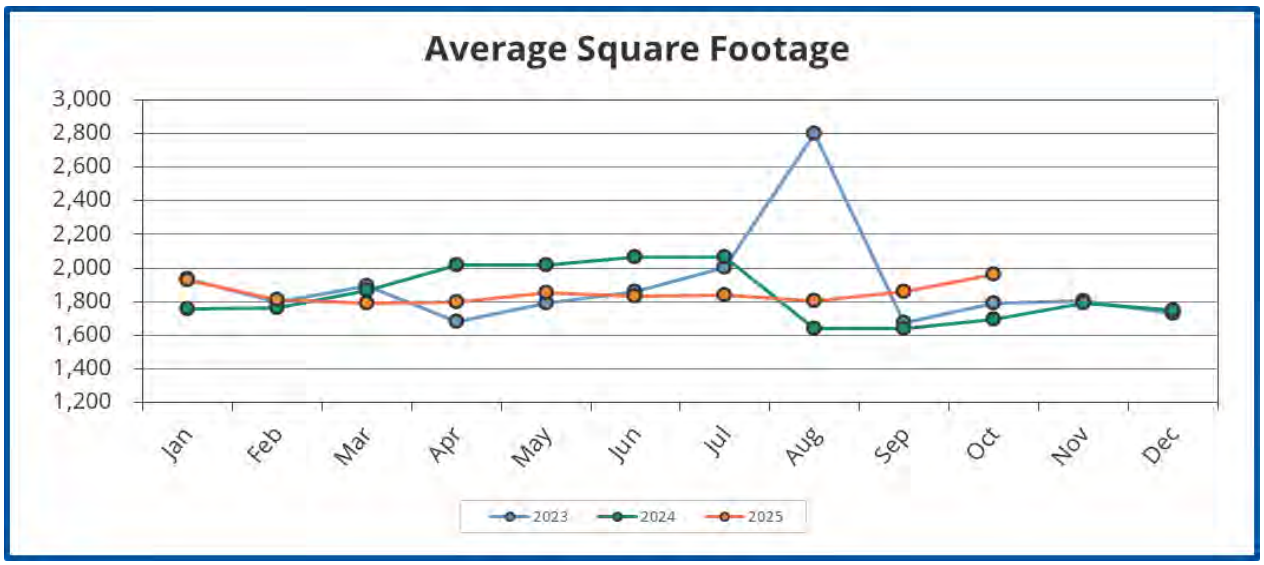


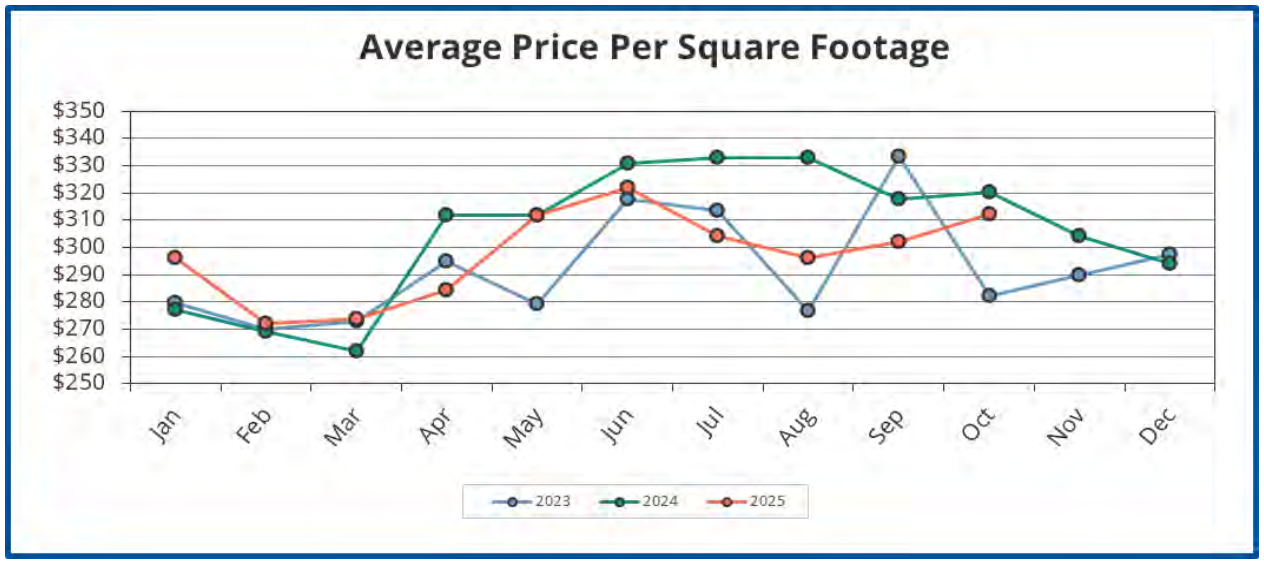
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October 2025 Reporting Period

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 25v. 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
100	White Salmon / Bingen	22	6	3	3	-50.0%	6	504,700	78	73	47	0.0%	47	781,300	735,000	-11.8%	1	600,000	18	297,400	-	-
101	Snowden	8	4	0	1	0.0%	2	881,500	60	17	6	20.0%	5	777,600	880,000	32.6%	-	-	5	324,900	-	-
102	Trout Lake / Glenwood	9	2	-	2	100.0%	1	420,000	47	26	18	157.1%	17	787,600	750,000	12.6%	-	-	9	351,100	-	-
103	Husum / BZ Corner	1	0	0	0	-100.0%	-	-	-	7	9	12.5%	8	566,200	519,800	11.5%	-	-	2	300,000	-	-
104	Lyle / High Prairie	15	1	1	3	0.0%	3	447,700	205	39	21	40.0%	20	497,500	459,500	-36.5%	-	-	11	110,400	-	-
105	Dallesport / Murdock	13	2	6	2	0.0%	-	-	-	37	16	0.0%	16	342,400	392,500	-10.9%	3	307,200	2	183,000	-	-
106	Appleton/ Timber Valley	2	0	1	0	-	0	-	-	4	2	100.0%	2	250,000	250,000	-21.1%	-	-	-	-	-	-
108	Goldendale / Centerville	49	8	5	12	9.1%	7	348,500	170	146	83	-2.4%	75	352,400	343,000	1.6%	4	213,100	63	120,900	1	270,000
109	Bickleton/ East County	6	0	1	0	-	1	140,000	7	11	4	300.0%	4	170,400	127,500	-41.8%	-	-	10	70,600	-	-
110	Klickitat	3	1	1	1	-	1	147,800	267	9	6	500.0%	5	382,600	215,000	-20.6%	-	-	3	181,300	-	-
	Klickitat Co. Total	128	24	18	24	-4.0%	21	442,000	129	369	212	14.0%	199	520,000	433,200	-20.6%	8	296,800	123	172,200	1	270,000
111	Skamania	1	0	-	0	-	1	432,000	69	2	2	-80.0%	2	498,500	498,500	-31.3%	-	-	1	50,000	-	-
112	North Bonnevile	4	3	1	2	100.0%	2	459,800	56	16	11	37.5%	9	469,300	452,500	-11.7%	-	-	3	161,700	-	-
##	Stevenson	21	1	1	2	100.0%	1	885,000	150	37	14	-48.1%	11	569,300	517,500	-0.2%	1	275,000	3	140,800	-	-
114	Carson	11	1	1	3	200.0%	2	433,000	13	46	30	7.1%	23	442,900	389,000	-5.1%	-	-	9	157,200	-	-
115	Home Valley	-	-	0	1	-	0	-	-	3	3	50.0%	2	1,107,500	1,107,500	87.7%	-	-	-	-	-	-
116	Cook / Underwood / Mill A / Willard	4	1	0	2	-	0	-	-	16	10	-9.1%	9	1,597,400	1,100,000	90.8%	-	-	1	375,000	-	-
117	Unincorporated North	13	2	2	2	100.0%	2	244,000	18	25	15	7.1%	14	260,900	244,000	-12.2%	-	-	2	145,000	-	-
	Skamania Co. Total	54	8	5	12	200.0%	8	448,800	49	145	85	-15.0%	70	598,800	443,000	7.8%	1	275,000	19	159,900	-	-
351	The Dalles	60	22	10	23	109.1%	16	470,200	116	237	175	-4.4%	165	410,700	375,000	13.5%	2	473,900	15	267,000	3	400,600
352	Dufur	4	0	2	-	-	3	341,700	67	22	16	166.7%	15	393,500	370,000	14.7%	1	280,000	2	103,000	-	-
353	Tygh Valley	5	1	1	1	-	0	-	-	16	6	-33.3%	4	259,400	250,400	-13.3%	-	-	1	240,000	-	-
354	Wamic / Pine Hollow	7	0	2	0	-	1	600,000	107	18	9	80.0%	8	366,800	347,500	-3.1%	-	-	1	80,800	-	-
355	Maupin / Pine Grove	11	3	3	4	-20.0%	2	287,500	203	26	13	-23.5%	9	339,000	292,000	16.6%	-	-	6	80,000	1	150,000
356	Rowena	0	0	0	1	-	0	-	-	0	1	0.0%	0	-	-	-	0	-	0	-	0	-
357	Mosier	6	1	1	1	-50.0%	-	-	-	19	14	16.7%	14	683,600	707,500	1.1%	-	-	6	280,500	-	-
	Wasco Co. Total	93	27	19	30	66.7%	22	442,000	117	338	234	0.4%	215	419,800	375,000	-100.0%	3	409,200	31	216,000	4	338,000
361	Cascade Locks	4	1	1	2	-	3	558,800	158	21	18	50.0%	16	441,100	422,500	3.8%	1	500,000	3	83,300	-	-
362	Hood River City	22	13	3	10	11.1%	17	991,200	84	103	76	16.9%	72	829,500	711,000	7.2%	2	975,000	5	763,000	5	1,109,200
363	Hood River-W	9	3	2	5	25.0%	5	1,230,500	155	43	37	-7.5%	34	971,200	770,000	-2.3%	1	862,500	6	418,200	-	-
364	Hood River-E	1	0	1	1	-	0	-	-	5	4	-42.9%	4	826,800	798,500	-3.5%	-	-	1	400,000	-	-
366	Odell	6	1	1	1	-50.0%	2	572,800	4	17	11	0.0%	9	590,600	547,000	-14.8%	1	625,000	-	-	-	-
367	Parkdale / Mt. Hood	7	-	2	2	-	2	615,500	27	25	15	25.0%	14	877,700	773,000	30.8%	-	-	1	789,000	-	-
	Hood River Co. Total	49	18	10	21	40.0%	29	933,000	95	214	161	9.5%	149	810,200	699,000	4.6%	5	787,500	16	485,200	5	1,109,200
370	Sherman Co.	10	0	3	1	0.0%	3	339,200	16	27	12	-7.7%	13	221,900	210,000	-15.1%	-	-	3	593,700	-	-

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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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.

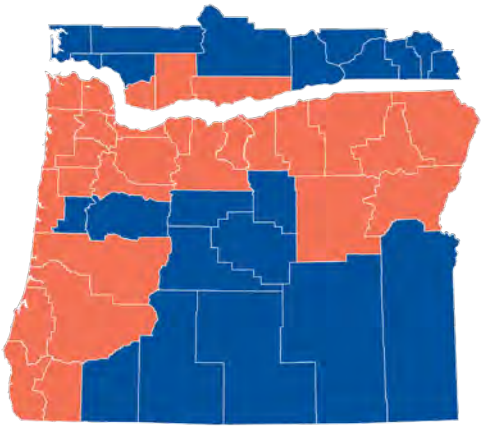
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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Kurt von Wasmuth, President/CEO
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Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com

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MARKET ACTION REPORT

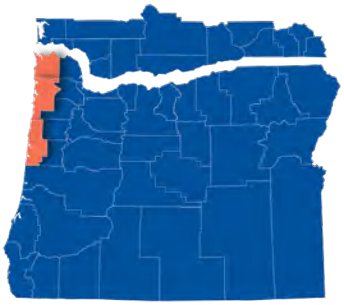
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October 2025 Reporting Period
MARKET ACTION REPORT

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 (158) decreased 9.2% from the 174 listed in October 2024, and decreased 12.2% from the 180 listed in September 2025.

Pending Sales
Pending sales (157) increased 14.6% from the 137 offers accepted in October 2024, and increased 2.6% from the 153 offers accepted in September 2025.

Closed Sales
Closed sales (142) decreased 7.2% from the 153 closings in October 2024, and decreased 15.0% from the 167 closings in September 2025.

Inventory and Time on Market
Inventory increased to 5.4 months in October. Total market time increased to 96 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (2,264) increased 8.9%, pending sales (1,402) increased 9.4%, and closed sales (1,296) increased 5.7%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has decreased 4.1% from $606,000 to $581,300. In the same comparison, the median sale price has increased 1.0% from $500,000 to $505,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: -2.7% ($585,500 v. $601,600)
Median Sale Price % Change: +0.6% ($503,000 v. $499,900)

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	
December	4.1	6.3	

Residential Trends

October 2025 vs. September 2025

- New Listings **-12.2%**
- Pending Sales **+2.6%**
- Closed Sales **-15.0%**
- Average Sale Price **+10.9%**
- Median Sale Price **+6.6%**
- Inventory **+0.3**
- Total Market Time **+3**

October 2025 vs. October 2024

- New Listings **-9.2%**
- Pending Sales **+14.6%**
- Closed Sales **-7.2%**
- Average Sale Price **+1.8%**
- Median Sale Price **+7.0%**
- Inventory **+0.9**
- Total Market Time **+11**

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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	2	1.7%	2	1.3%	1	0.7%
100K-200K	6	5.1%	3	1.9%	4	2.8%
200K-300K	11	9.4%	12	7.5%	12	8.5%
300K-400K	17	14.5%	25	15.6%	20	14.1%
400K-500K	24	20.5%	37	23.1%	22	15.5%
500K-600K	17	14.5%	24	15.0%	31	21.8%
600K-700K	14	12.0%	15	9.4%	14	9.9%
700K-800K	10	8.5%	14	8.8%	11	7.7%
800K-900K	5	4.3%	6	3.8%	9	6.3%
900K-1M	3	2.6%	5	3.1%	3	2.1%
1MM-1.1MM	1	0.9%	0	0.0%	1	0.7%
1.1MM-1.2MM	1	0.9%	3	1.9%	1	0.7%
1.2MM-1. 3MM	2	1.7%	3	1.9%	0	0.0%
1.3MM-1.4MM	1	0.9%	2	1.3%	2	1.4%
1.4MM-1.5MM	0	0.0%	0	0.0%	2	1.4%
1.5MM-1.6MM	2	1.7%	0	0.0%	3	2.1%
1.6MM-1.7MM	0	0.0%	2	1.3%	2	1.4%
1.7MM-1.8MM	0	0.0%	3	1.9%	1	0.7%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	1	0.7%
2MM+	1	0.9%	4	2.5%	2	1.4%
Total Closed Sales	117		160		142	

90th Percentile 50th Percentile 10th Percentile

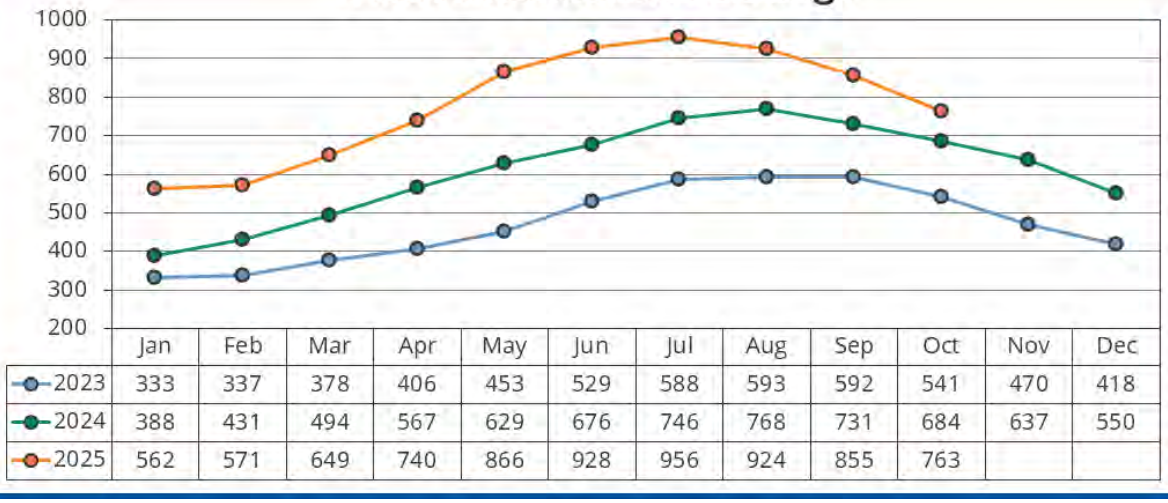
	North Coastal Counties Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	158	157	142	640,500	535,000	96
	September	180	153	167	577,700	502,000	93
	Year-To-Date	2,264	1,402	1,296	581,300	505,000	89
2024	October	174	137	153	629,400	500,000	85
	Year-To-Date	2,079	1,281	1,226	606,000	500,000	77
Change	October 2024	-9.2%	14.6%	-7.2%	1.8%	7.0%	12.9%
	Prev Mo 2025	-12.2%	2.6%	-15.0%	10.9%	6.6%	3.2%
	Year-To-Date	8.9%	9.4%	5.7%	-4.1%	1.0%	15.6%

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North Coastal Counties

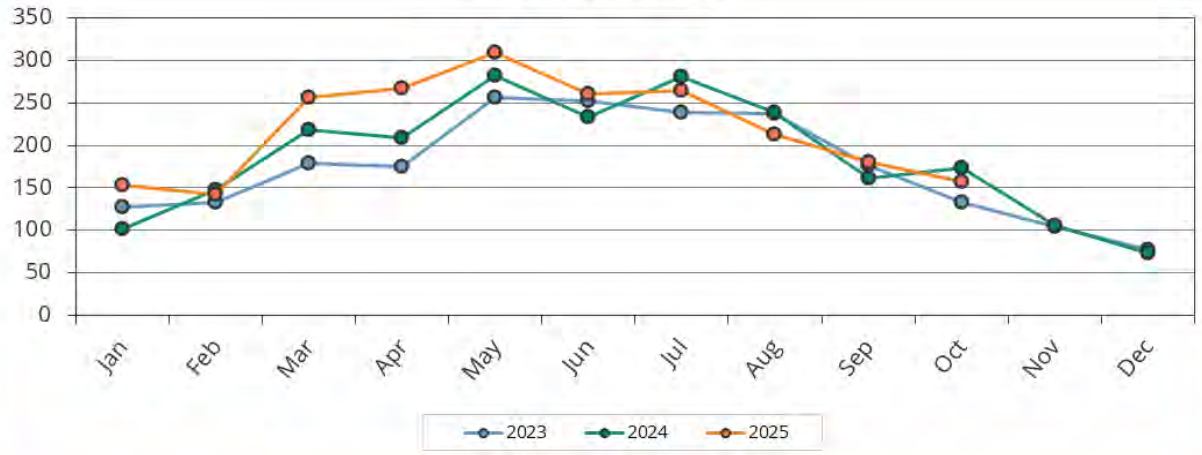
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Active Residential Listings

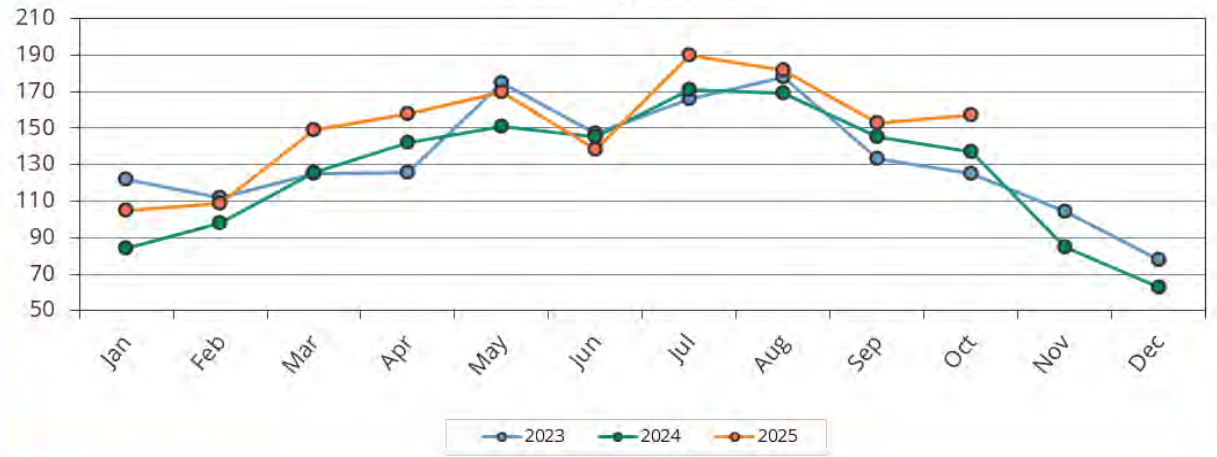


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	333	337	378	406	453	529	588	593	592	541	470	418
2024	388	431	494	567	629	676	746	768	731	684	637	550
2025	562	571	649	740	866	928	956	924	855	763		

New Listings



Pending Sales

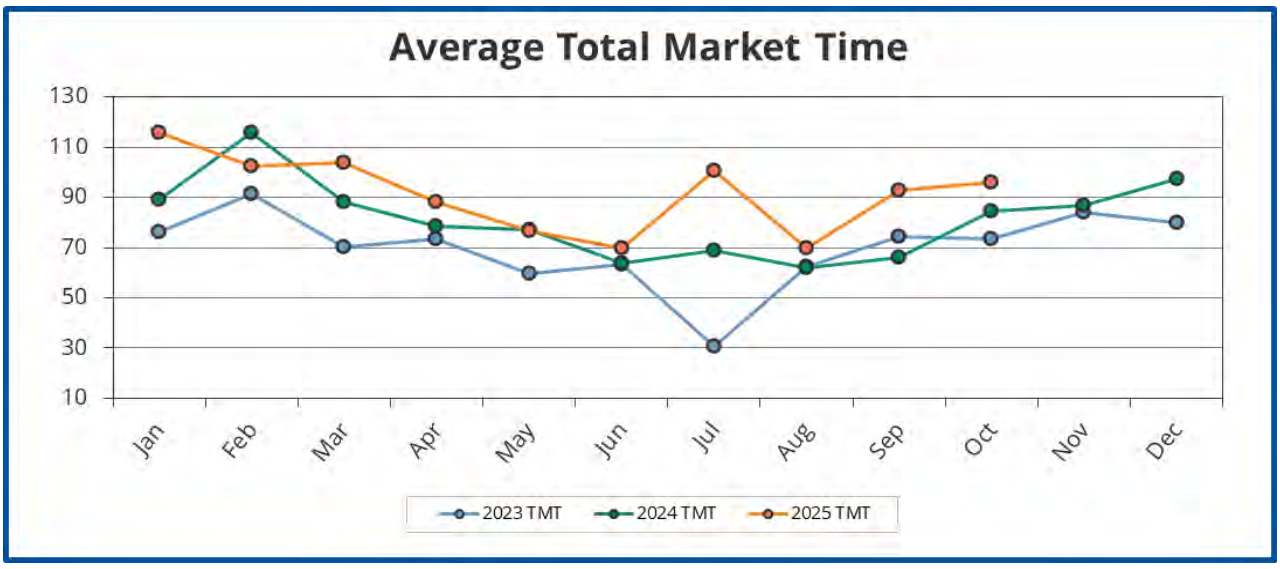


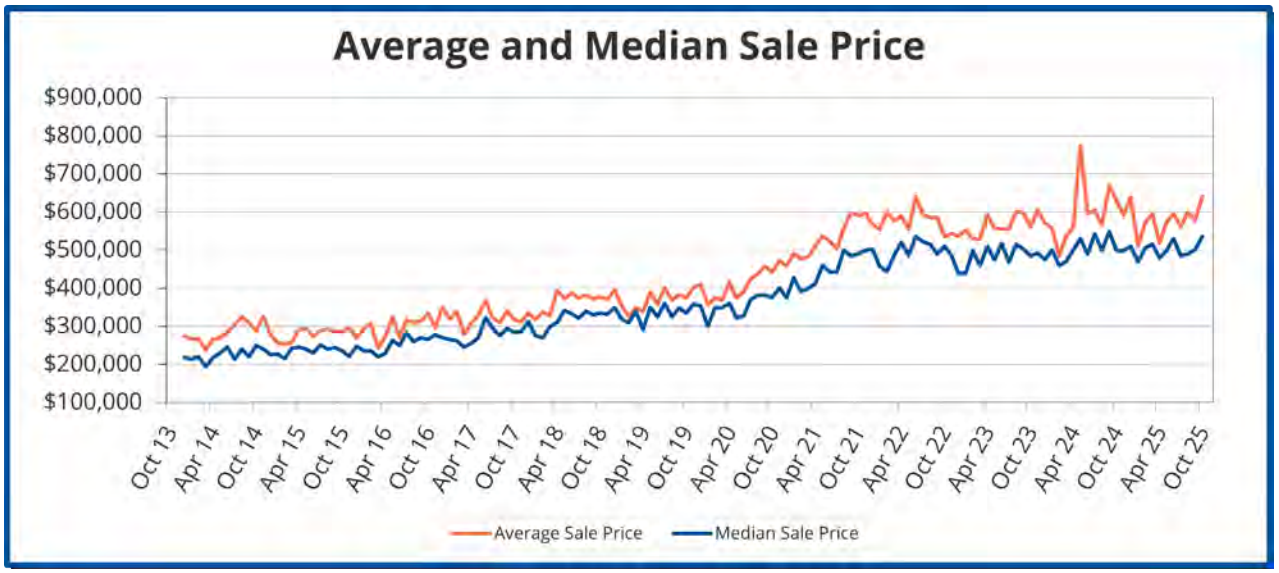
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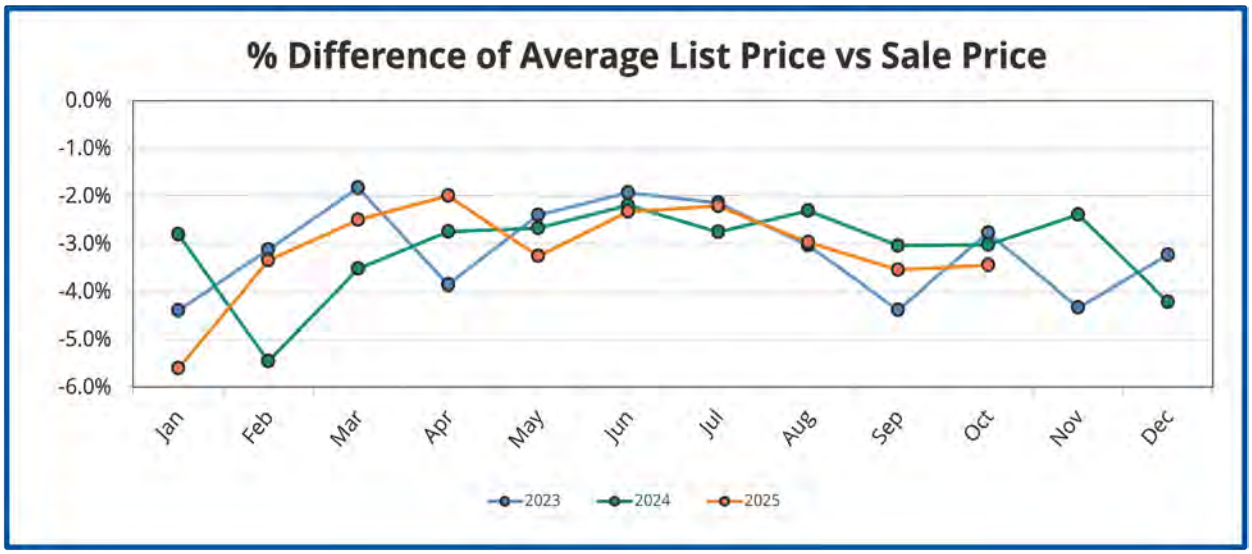


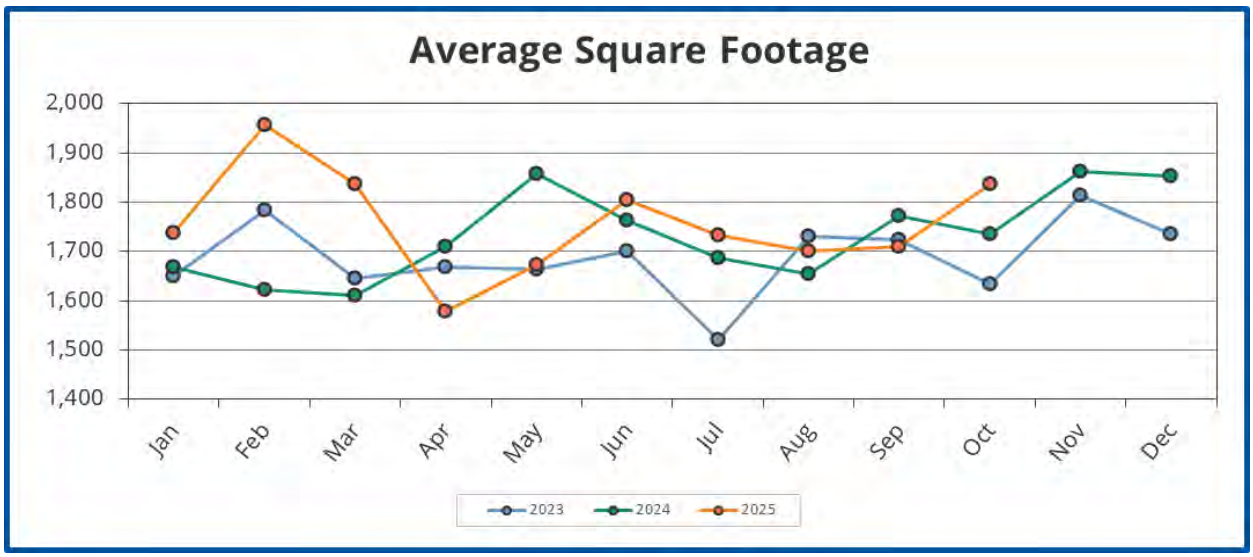


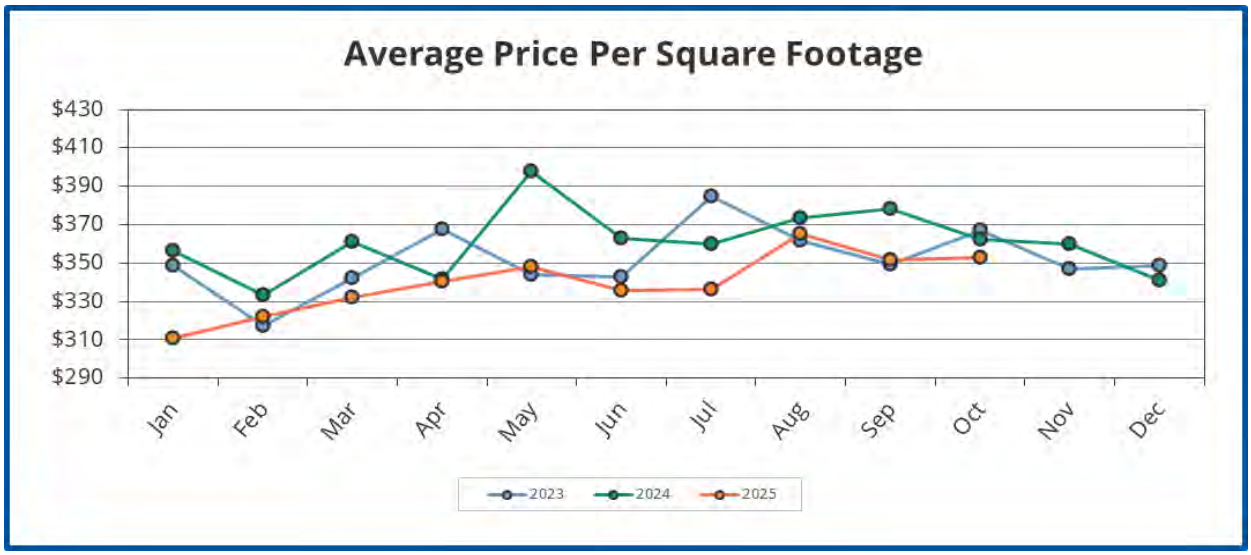
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Area Report

		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	69	16	9	14	0.0%	16	499,900	88	240	162	12.5%	151	521,300	503,800	-1.3%	3	715,000	17	549,500	5	580,000
181	Hammond / Warrenton	41	10	7	19	111.1%	8	535,800	64	171	105	31.3%	88	541,100	502,500	2.3%	-	-	11	141,200	2	320,800
182	Gearhart West	24	5	2	5	66.7%	5	1,144,700	59	72	47	11.9%	43	1,017,100	703,500	-3.5%	-	-	2	425,800	-	-
183	Gearhart East	5	2	1	1	-50.0%	2	464,000	70	16	11	22.2%	10	460,500	467,200	-14.5%	1	850,000	2	137,500	-	-
184	Seaside Northwest	7	1	-	5	66.7%	4	718,300	48	36	24	9.1%	22	508,300	498,800	-20.0%	-	-	2	101,800	1	868,000
185	Seaside North Central	12	1	0	1	-	3	486,300	77	26	17	0.0%	18	446,100	432,500	-0.6%	-	-	-	-	1	655,000
186	Seaside Southwest	21	4	6	8	14.3%	3	760,300	40	65	36	-16.3%	28	565,000	517,000	-3.5%	-	-	-	-	2	552,500
187	Seaside South Central	-	-	0	-	-100.0%	0	-	-	3	3	-70.0%	4	308,600	312,300	-22.2%	-	-	-	-	1	450,000
188	Seaside East	12	2	3	2	-50.0%	3	421,600	37	49	29	-23.7%	29	553,600	513,000	6.8%	-	-	3	110,000	-	-
189	Cannon Beach / Tolovana Park	24	6	5	4	-33.3%	6	1,389,700	86	77	39	-25.0%	37	1,144,300	980,000	-11.0%	1	775,000	4	286,300	-	-
190	Arch Cape / Cove Beach / Falcon Cove	5	1	0	0	-100.0%	0	-	-	10	6	-40.0%	6	1,271,800	876,000	63.8%	-	-	6	180,400	-	-
191	Rural Clatsop County	12	0	2	2	100.0%	2	647,000	167	37	27	50.0%	27	429,400	375,000	-4.8%	-	-	15	142,600	-	-
	Clatsop County	232	48	35	61	17.3%	52	700,900	74	802	506	4.3%	463	623,200	519,000	-4.0%	5	754,000	62	272,900	12	551,600
97102	Arch Cape	0	0	0	-	-	0	-	-	1	1	0.0%	1	690,000	690,000	-77.0%	-	-	-	-	-	-
97130	Manzanita	26	5	3	8	300.0%	4	932,000	17	89	55	0.0%	50	1,006,100	869,500	-2.3%	1	740,000	12	383,300	-	-
97131	Nehalem	20	7	1	3	-40.0%	1	580,000	42	62	40	60.0%	36	510,600	442,500	3.9%	1	1,600,000	8	122,200	2	444,500
97147	Wheeler	1	2	-	1	-	2	484,400	57	11	10	150.0%	10	484,200	504,500	0.8%	-	-	2	63,500	-	-
97136	Rockaway Beach	41	4	9	4	-33.3%	7	376,000	114	119	62	-8.8%	60	518,600	475,000	14.8%	1	330,000	13	103,100	-	-
97107	Bay City	8	2	2	3	200.0%	3	506,700	63	38	27	-6.9%	26	420,700	384,500	5.0%	-	-	10	51,200	-	-
97118	Garibaldi	9	3	1	1	0.0%	2	459,500	12	24	18	38.5%	18	437,800	368,000	-1.6%	-	-	5	119,400	-	-
97143	Netarts	10	2	2	1	-66.7%	1	590,000	18	25	17	-37.0%	16	449,400	492,000	-28.4%	-	-	7	148,700	-	-
97141	Tillamook	57	15	5	11	22.2%	12	526,200	112	160	109	17.2%	102	447,000	415,000	4.4%	3	845,000	8	145,800	2	527,500
97134	Oceanside	11	2	2	3	0.0%	1	805,000	8	27	19	26.7%	17	813,800	805,000	-11.2%	-	-	9	128,000	-	-
97108	Beaver	2	1	1	3	200.0%	1	400,000	60	12	9	350.0%	9	501,700	430,000	-1.1%	-	-	-	-	-	-
97122	Hebo	1	0	0	0	-100.0%	0	-	-	4	2	0.0%	2	369,500	369,500	-35.3%	1	600,000	-	-	-	-
97112	Cloverdale	16	4	3	-	-100.0%	1	273,500	50	36	27	145.5%	32	519,600	450,000	-46.1%	-	-	8	162,400	-	-
97135	Pacific City	22	8	3	5	25.0%	2	615,300	222	63	31	6.9%	28	700,000	631,000	4.5%	-	-	6	141,200	-	-
97149	Neskowin	14	1	2	4	100.0%	4	1,387,300	115	40	30	100.0%	26	854,800	790,000	3.8%	-	-	11	420,100	-	-
	Tillamook County	238	56	34	47	17.5%	41	622,200	88	711	457	17.5%	433	587,700	520,000	-41.0%	7	829,300	99	184,600	4	486,000

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North Coastal Counties
October 2025 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 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
97367	Lincoln City	108	17	14	19	-5.0%	19	512,000	127	302	170	1.2%	155	524,200	519,700	-2.1%	3	419,800	18	276,300	6	568,800
97364	Neotsu	8	1	1	0	-	1	820,000	11	13	4	0.0%	4	610,000	665,000	10.4%	-	-	-	-	-	-
97368	Otis	25	5	3	3	-25.0%	2	1,012,500	390	50	26	-16.1%	23	445,900	375,000	-9.7%	-	-	6	120,200	-	-
97341	Depoe Bay	38	6	2	6	100.0%	6	541,700	161	99	69	68.3%	61	502,200	448,000	-10.4%	2	625,000	7	156,100	-	-
97388	Gleneden Beach	9	0	3	3	-40.0%	4	824,000	91	32	24	26.3%	22	644,900	555,800	11.0%	-	-	3	93,300	-	-
97369	Otter Rock	5	0	0	1	0.0%	1	431,000	108	10	4	-33.3%	3	688,700	535,000	30.4%	-	-	-	-	-	-
97365	Newport	34	7	2	2	-60.0%	4	507,300	122	75	47	30.6%	47	500,900	450,000	-2.1%	1	1,100,000	3	156,300	2	1,016,300
97366	South Beach	13	4	1	3	200.0%	3	387,000	92	33	15	87.5%	12	584,800	618,000	10.8%	-	-	1	173,500	-	-
97343	Eddyville	2	0	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97357	Logsden	1	0	0	0	-100.0%	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	1,000,000	-	-
97391	Toledo	13	2	0	0	-	0	-	-	29	16	-15.8%	15	381,800	400,000	3.0%	-	-	3	156,700	-	-
97380	Siletz	3	1	1	0	-	0	-	-	6	3	50.0%	3	368,400	351,100	-40.2%	-	-	1	260,000	-	-
97390	Tidewater	-	0	0	0	-	1	587,000	252	3	3	-40.0%	3	540,300	535,000	31.3%	-	-	-	-	-	-
97498	Yachats	11	4	-	3	-25.0%	3	545,300	90	22	11	-47.6%	11	541,900	522,000	-23.6%	1	879,000	7	128,400	-	-
97394	Waldport	17	6	3	7	-	4	531,500	33	60	39	11.4%	34	525,900	486,000	-3.4%	-	-	8	211,300	-	-
97376	Seal Rock	6	1	0	2	100.0%	1	1,900,000	160	13	8	-11.1%	7	951,000	725,000	25.5%	1	749,000	2	335,700	-	-
	Lincoln County	293	54	30	49	8.9%	49	591,600	127	751	439	7.9%	400	525,900	482,500	-2.2%	8	654,700	60	211,700	8	680,700
	North Coastal Counties Total	763	158	99	157	14.6%	142	640,500	96	2,264	1,402	9.4%	1,296	581,300	505,000	-2.7%	20	740,600	221	216,800	24	583,700

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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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.

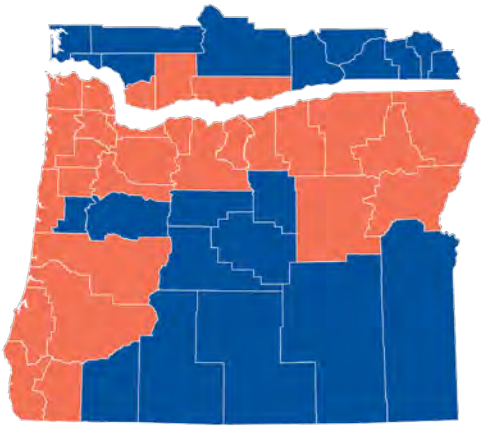
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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Credits:
George Perkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com

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MARKET ACTION REPORT

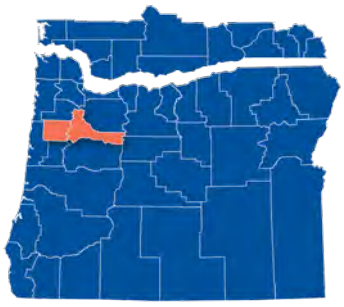
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Polk and Marion Counties October 2025 Reporting Period

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Polk and Marion Counties
October 2025 Reporting Period
MARKET ACTION REPORT

Note: RMLS is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.



Residential Highlights

New Listings
New listings (255) decreased 15.0% from the 300 listed in October 2024, and decreased 10.8% from the 286 listed in September 2025.

Pending Sales
Pending sales (220) decreased 8.3% from the 240 offers accepted in October 2024, and decreased 3.1% from the 227 offers accepted in September 2025.

Closed Sales
Closed sales (229) increased 21.2% from the 189 closings in October 2024, and increased 19.3% from the 192 closings in September 2025.

Inventory and Time on Market
Inventory decreased to 3.1 months in October. Total market time decreased to 54 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (2,887) decreased 1.1%, pending sales (2,090) decreased 3.8%, and closed sales (1,991) decreased 2.4%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has increased 2.5% from $465,100 to $476,900. In the same comparison, the median sale price has increased 2.5% from $439,100 to $449,900.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +2.6% ($474,800 v. $462,600)
Median Sale Price % Change: +2.3% ($445,000 v. $435,000)

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	2.6	3.5	3.7
February	2.2	2.7	3.5
March	1.8	2.3	2.8
April	2.1	2.7	3.5
May	2.1	2.6	3.0
June	2.0	3.1	3.7
July	2.6	2.9	3.8
August	2.3	2.8	3.9
September	2.7	3.3	3.9
October	3.3	3.2	3.1
November	3.1	2.7	
December	3.5	2.4	

Residential Trends

October 2025 vs. September 2025

New Listings **-10.8%** ↓
Pending Sales **-3.1%** ↓
Closed Sales **+19.3%** ↑
Average Sale Price **-6.3%** ↓
Median Sale Price **-4.8%** ↓
Inventory **-0.8** ↓
Total Market Time **-10** ↓

October 2025 vs. October 2024

New Listings **-15.0%** ↓
Pending Sales **-8.3%** ↓
Closed Sales **+21.2%** ↑
Average Sale Price **+1.3%** ↑
Median Sale Price **+0.7%** ↑
Inventory **-0.1** ↓
Total Market Time **-10** ↓

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Polk and Marion Counties
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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	14	5.9%	3	1.0%	12	4.1%
200K-300K	11	4.6%	7	2.3%	10	3.4%
300K-400K	16	6.7%	24	7.8%	15	5.1%
400K-500K	69	28.9%	71	23.1%	71	24.1%
500K-600K	69	28.9%	121	39.4%	91	31.0%
600K-700K	22	9.2%	35	11.4%	41	13.9%
700K-800K	18	7.5%	21	6.8%	30	10.2%
800K-900K	7	2.9%	14	4.6%	8	2.7%
900K-1M	4	1.7%	5	1.6%	8	2.7%
1MM-1.1MM	3	1.3%	3	1.0%	1	0.3%
1.1MM-1.2MM	1	0.4%	0	0.0%	1	0.3%
1.2MM-1. 3MM	1	0.4%	1	0.3%	2	0.7%
1.3MM-1.4MM	2	0.8%	1	0.3%	2	0.7%
1.4MM-1.5MM	1	0.4%	0	0.0%	0	0.0%
1.5MM-1.6MM	1	0.4%	0	0.0%	2	0.7%
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	0.3%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	239		307		294	

90th Percentile 50th Percentile 10th Percentile

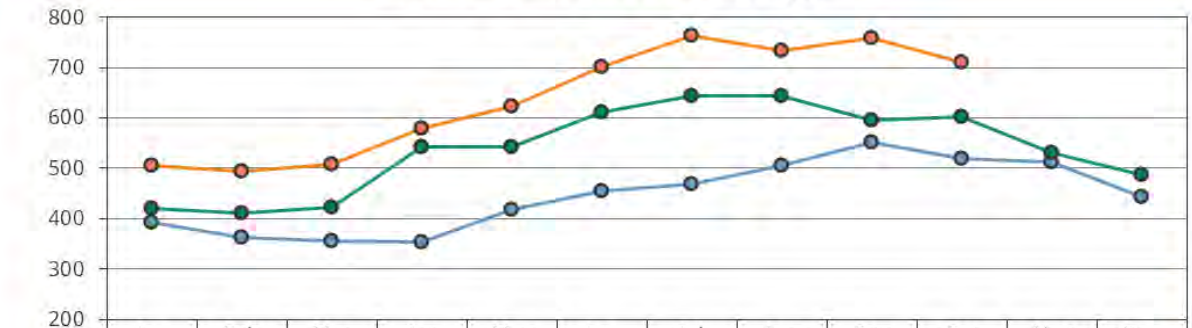
	Polk & Marion Co. Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	255	220	229	470,400	440,000	54
	September	286	227	192	501,900	462,000	64
	Year-To-Date	2,887	2,090	1,991	476,900	449,900	58
2024	October	300	240	189	464,400	436,900	64
	Year-To-Date	2,920	2,173	2,041	465,100	439,100	58
Change	October 2024	-15.0%	-8.3%	21.2%	1.3%	0.7%	-15.6%
	Prev Mo 2025	-10.8%	-3.1%	19.3%	-6.3%	-4.8%	-15.6%
	Year-To-Date	-1.1%	-3.8%	-2.4%	2.5%	2.5%	0.0%

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Polk and Marion Counties

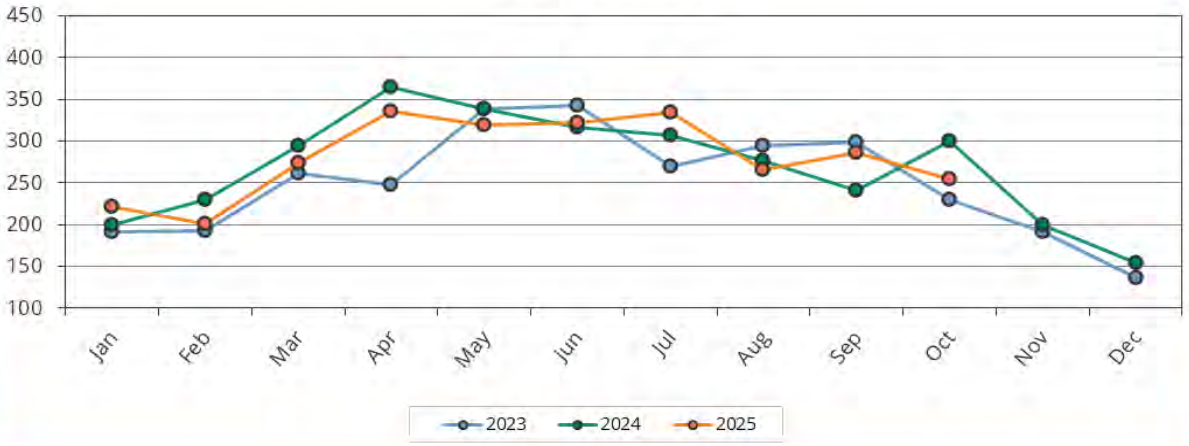
October 2025 Reporting Period

Active Residential Listings



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	392	363	355	354	419	454	469	506	552	519	513	444
2024	421	412	423	542	543	611	644	644	596	603	530	486
2025	505	493	508	580	624	702	764	733	758	711		

New Listings



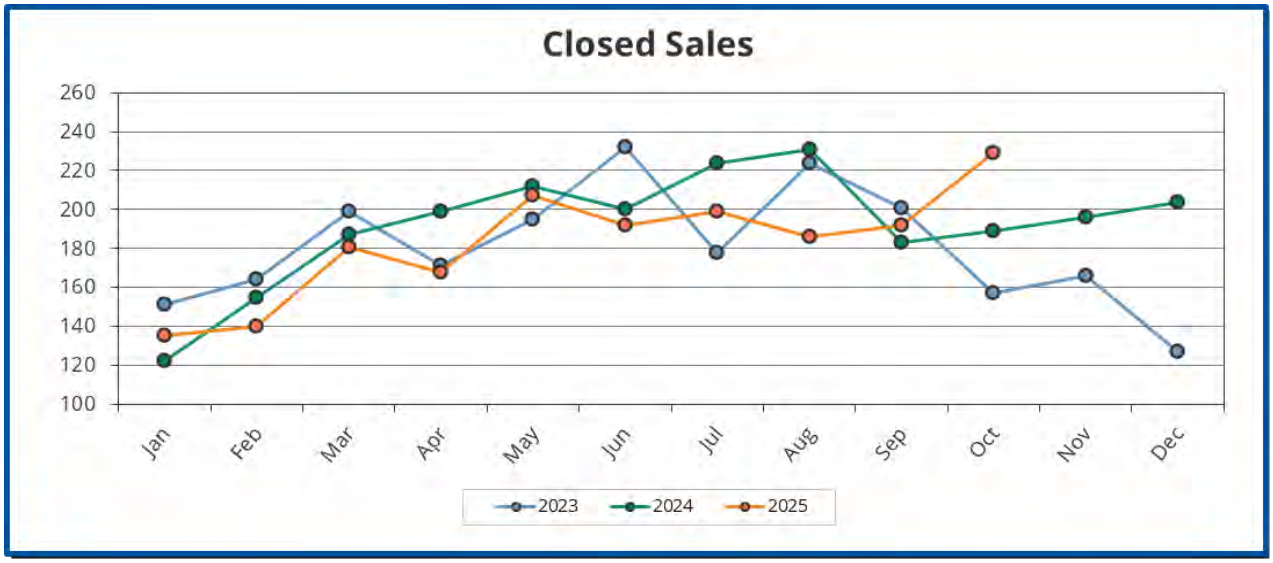
Pending Sales

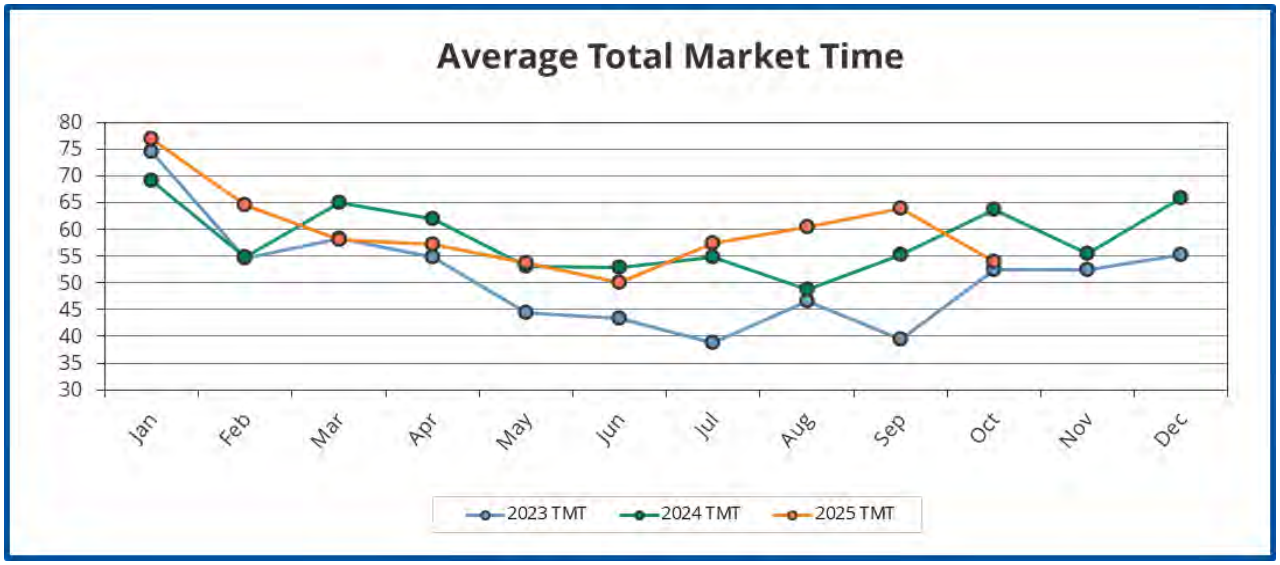


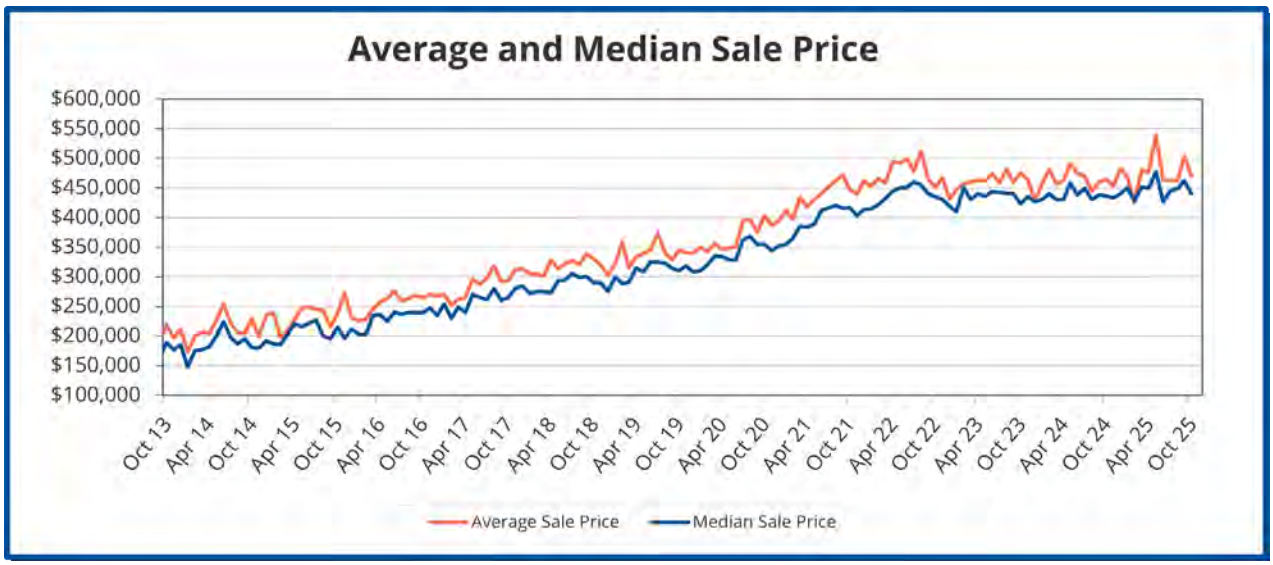
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Polk and Marion Counties

October 2025 Reporting Period





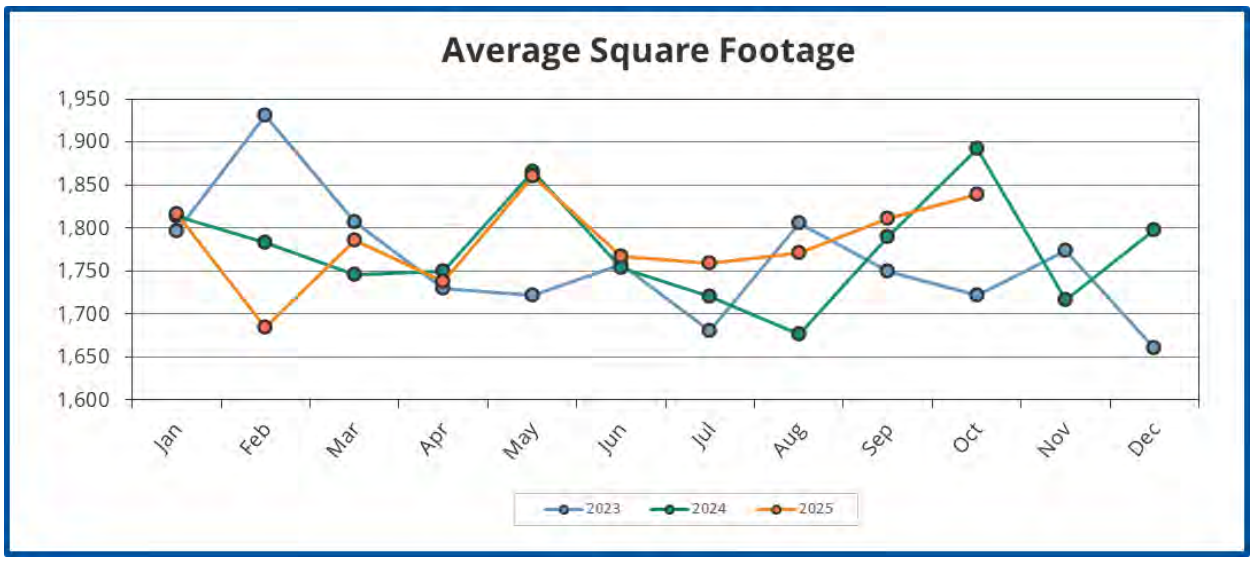


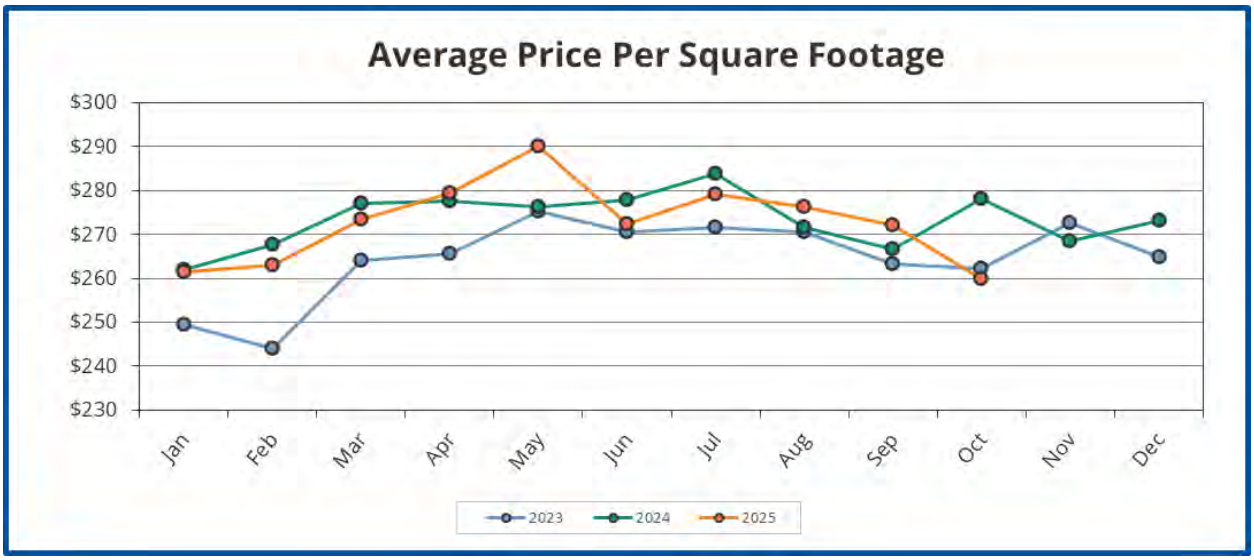
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Polk and Marion Counties

October 2025 Reporting Period







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Polk and Marion Counties
October 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
167	Polk County Except Salem	99	38	9	31	19.2%	22	467,100	50	306	221	-16.0%	187	498,800	459,500	9.1%	1	975,000	10	309,200	4	403,500
168	West Salem N	46	12	6	10	-44.4%	17	465,900	72	204	138	26.6%	138	541,600	529,800	6.9%	1	875,000.00	3	268,700	-	-
169	West Salem S	8	3	2	6	50.0%	3	600,000	19	43	35	-10.3%	30	518,800	532,500	2.1%	-	-	1	150,000	-	-
170	Woodburn	93	28	10	29	-34.1%	49	409,300	57	454	370	24.2%	377	420,200	429,900	4.5%	-	-	9	232,200	3	590,800
	Except Woodburn	159	38	26	36	-14.3%	33	581,300	62	595	400	-2.9%	376	568,100	520,000	5.1%	6	748,100	37	1,162,600	2	523,000
170	Marion Except Salem/Keizer	252	66	36	65	-24.4%	82	478,500	59	1,049	770	8.5%	753	494,100	460,000	0.9%	6	748,100	46	980,500	5	563,700
171	Southwest Salem	10	4	3	1	0.0%	0	-	-	24	13	-31.6%	12	502,200	498,500	4.5%	-	-	-	-	-	-
172	South Salem	63	29	11	15	-6.3%	18	560,600	58	231	168	-13.8%	171	551,000	510,000	4.1%	2	677,600	2	677,500	3	703,100
173	Southeast Salem	75	25	7	19	-5.0%	21	535,200	71	253	164	-5.2%	148	481,300	453,000	2.9%	-	-	1	292,000	2	572,000
174	Central Salem	29	5	5	10	11.1%	7	339,400	11	137	92	-22.0%	92	368,800	376,000	0.5%	-	-	1	750,000	6	616,000
175	East Salem S	25	17	1	18	5.9%	22	405,300	35	204	179	0.6%	171	427,400	435,000	-0.8%	-	-	3	297,700	2	465,000
176	East Salem N	65	35	6	19	-24.0%	17	366,500	47	243	162	-22.1%	152	373,000	390,800	-8.0%	-	-	1	300,000	4	584,500
177	South Keizer	3	2	1	3	-40.0%	1	435,000	17	26	22	-33.3%	21	430,600	425,000	19.9%	-	-	-	-	1	395,900
178	North Keizer	36	19	3	23	76.9%	19	484,300	53	167	126	-1.6%	116	428,100	441,000	-6.3%	1	750,000	1	260,000	2	682,500
167-169	Polk Co. Grand Total	153	53	17	47	-2.1%	42	476,100	56	553	394	-4.1%	355	517,100	493,000	9.4%	2	925,000	14	289,100	4	403,500
170-178	Marion Co. Grand Total	558	202	73	173	-9.9%	187	469,100	54	2,334	1,696	-3.7%	1,636	468,200	440,000	1.1%	9	732,600	55	890,100	25	591,900
	Polk & Marion Grand Total	711	255	90	220	-8.3%	229	470,400	54	2,887	2,090	-3.8%	1,991	476,900	449,900	2.6%	11	767,600	69	768,200	29	565,900
220	Benton County	94	23	5	22	4.8%	14	559,300	71	307	209	-7.1%	201	592,800	542,100	-7.6%	-	-	11	1,209,900	9	688,800
221	Linn County	198	78	27	67	-18.3%	52	442,000	83	912	709	12.7%	674	441,100	405,000	1.7%	12	571,700	36	431,400	14	632,900

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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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: September 2022 vs September 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-September 2021 vs Jan 2022-September 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.

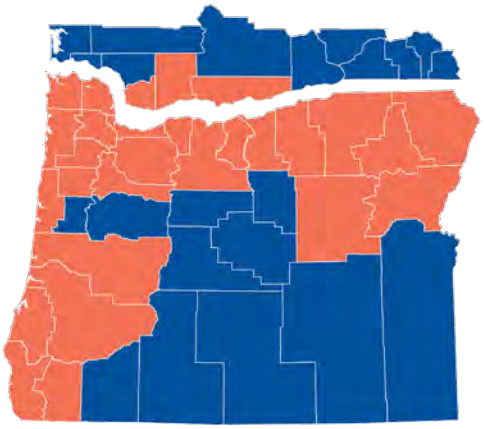
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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Credits:
George Perkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com

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16101 SW 72nd Ave., Suite 200, Portland, OR 97224
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MARKET ACTION REPORT

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

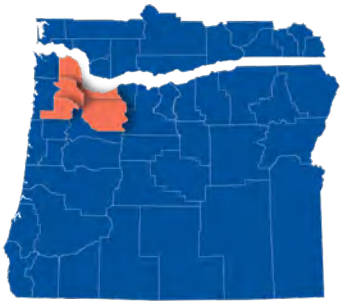
Portland Metro October 2025 Reporting Period

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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,366) increased 3.6% from the 2,283 listed in October 2024, and decreased 5.3% from the 2,498 listed in September 2025.

Pending Sales

Pending sales (1,988) decreased 1.5% from the 2,018 offers accepted in October 2024, and decreased 7.3% from the 2,145 offers accepted in September 2025.

Closed Sales

Closed sales (2,066) increased 4.6% from the 1,975 closings in October 2024, and increased 13.2% from the 1,825 closings in September 2025.

Inventory and Time on Market

Inventory decreased to 3.1 months in October. Total market time increased to 69 days.

Year-to-Date Summary

Comparing the first ten months of 2025 to the same period in 2024, new listings (27,743) increased 2.8%, pending sales (19,536) increased 1.1%, and closed sales (18,746) increased 1.9%.

Average and Median Sale Prices

Comparing 2025 to 2024 through October, the average sale price has increased 0.6% from $611,500 to $614,900. In the same comparison, the median sale price has increased 0.9% from $545,000 to $550,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.6% ($611,700 v. $608,300)
Median Sale Price % Change: +1.2% ($548,500 v. $541,900)

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	2.7	3.2	3.7
February	1.9	2.8	3.2
March	1.6	2.3	3.0
April	1.9	2.4	3.1
May	1.9	2.3	3.3
June	2.0	2.6	3.6
July	2.4	2.8	3.7
August	2.2	3.0	3.5
September	2.9	3.5	3.8
October	2.9	2.9	3.1
November	3.5	3.0	
December	2.7	2.7	

Residential Trends

October 2025 vs. September 2025

- New Listings **-5.3%**
- Pending Sales **-7.3%**
- Closed Sales **+13.2%**
- Average Sale Price **-1.8%**
- Median Sale Price **-0.9%**
- Inventory **-0.7**
- Total Market Time **+7**

October 2025 vs. October 2024

- New Listings **+3.6%**
- Pending Sales **-1.5%**
- Closed Sales **+4.6%**
- Average Sale Price **+0.3%**
- Median Sale Price **0.0%**
- Inventory **+0.2**
- Total Market Time **+12**

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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	22	1.3%	25	1.2%	29	1.4%
100K-200K	46	2.7%	32	1.6%	65	3.1%
200K-300K	87	5.1%	99	4.9%	87	4.2%
300K-400K	217	12.6%	242	11.9%	229	11.1%
400K-500K	374	21.8%	436	21.5%	450	21.8%
500K-600K	351	20.5%	432	21.3%	399	19.3%
600K-700K	223	13.0%	287	14.1%	279	13.5%
700K-800K	133	7.8%	166	8.2%	178	8.6%
800K-900K	80	4.7%	109	5.4%	134	6.5%
900K-1M	52	3.0%	57	2.8%	60	2.9%
1MM-1.1MM	34	2.0%	39	1.9%	39	1.9%
1.1MM-1.2MM	26	1.5%	24	1.2%	28	1.4%
1.2MM-1. 3MM	18	1.0%	25	1.2%	24	1.2%
1.3MM-1.4MM	18	1.0%	16	0.8%	20	1.0%
1.4MM-1.5MM	7	0.4%	6	0.3%	6	0.3%
1.5MM-1.6MM	3	0.2%	4	0.2%	7	0.3%
1.6MM-1.7MM	4	0.2%	3	0.1%	4	0.2%
1.7MM-1.8MM	4	0.2%	2	0.1%	4	0.2%
1.8MM-1.9MM	4	0.2%	3	0.1%	2	0.1%
1.9MM-2MM	4	0.2%	6	0.3%	5	0.2%
2MM+	9	0.5%	18	0.9%	17	0.8%
Total Closed Sales	**1,716**		**2,031**		**2,066**	

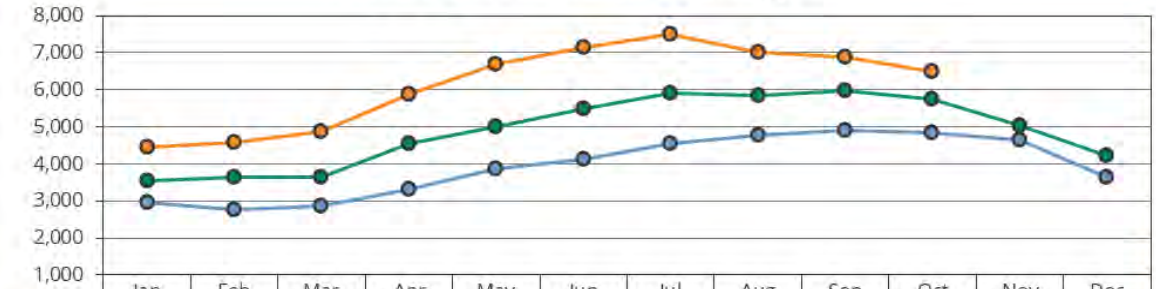
90th Percentile 50th Percentile 10th Percentile

	Portland Metro Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	**October**	2,366	1,988	2,066	606,000	540,000	69
	September	2,498	2,145	1,825	616,900	545,000	62
	Year-To-Date	27,743	19,536	18,746	614,900	550,000	63
2024	**October**	2,283	2,018	1,975	604,200	540,000	57
	Year-To-Date	26,986	19,317	18,388	611,500	545,000	55
Change	**October 2024**	3.6%	-1.5%	4.6%	0.3%	0.0%	21.1%
	Prev Mo 2025	-5.3%	-7.3%	13.2%	-1.8%	-0.9%	11.9%
	Year-To-Date	2.8%	1.1%	1.9%	0.6%	0.9%	14.5%

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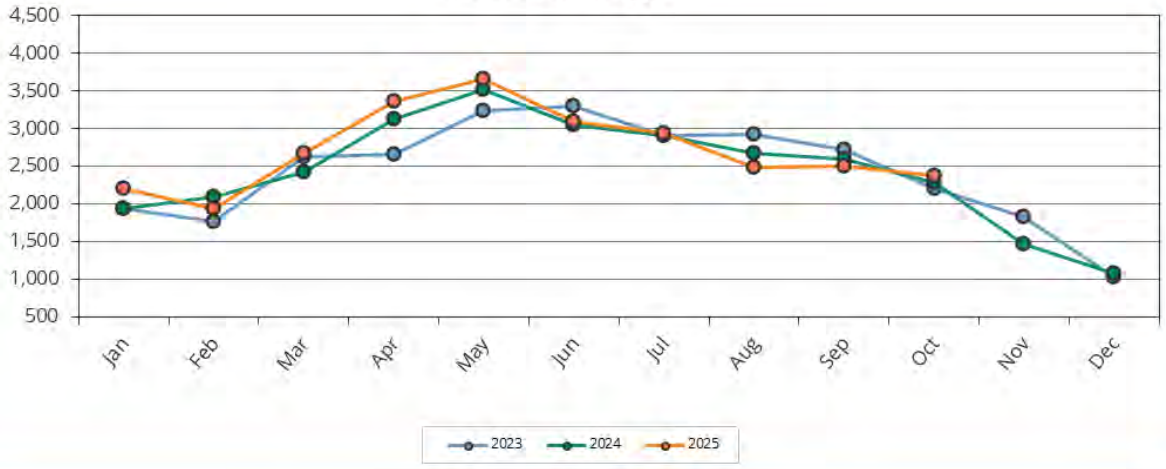
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Active Residential Listings



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	2,953	2,768	2,864	3,305	3,884	4,125	4,550	4,782	4,895	4,848	4,639	3,654
2024	3,535	3,650	3,629	4,559	5,009	5,494	5,904	5,848	5,963	5,737	5,049	4,218
2025	4,438	4,586	4,866	5,875	6,679	7,157	7,503	7,018	6,882	6,506		

New Listings



Pending Sales

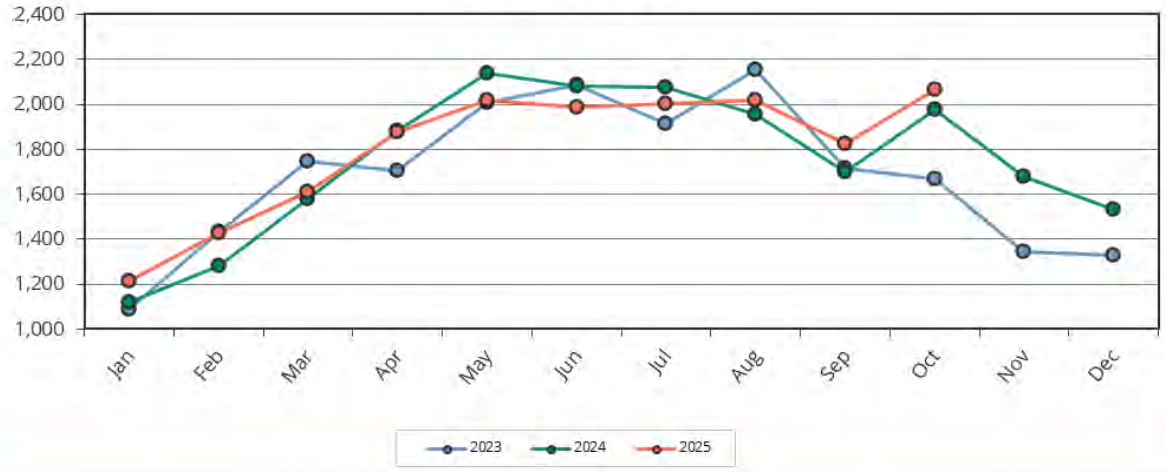


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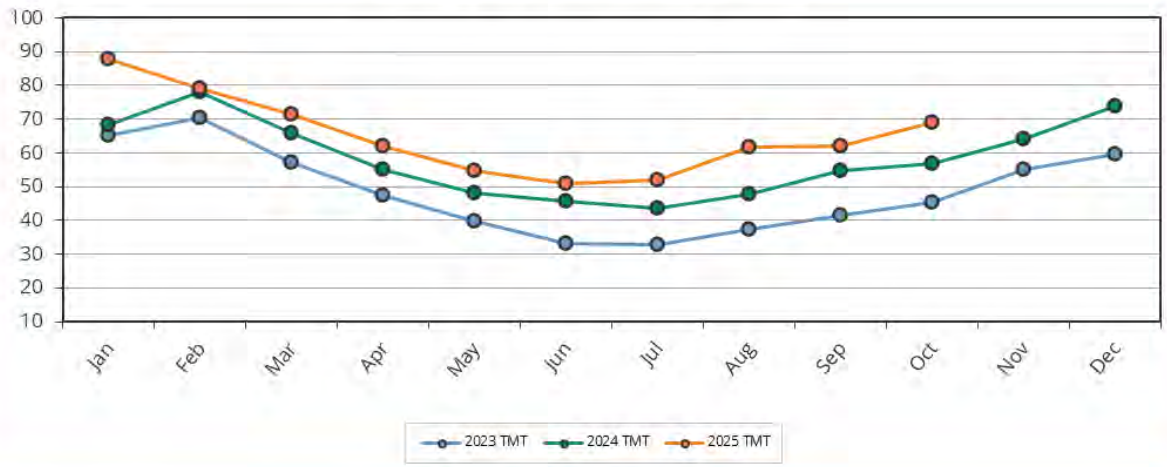
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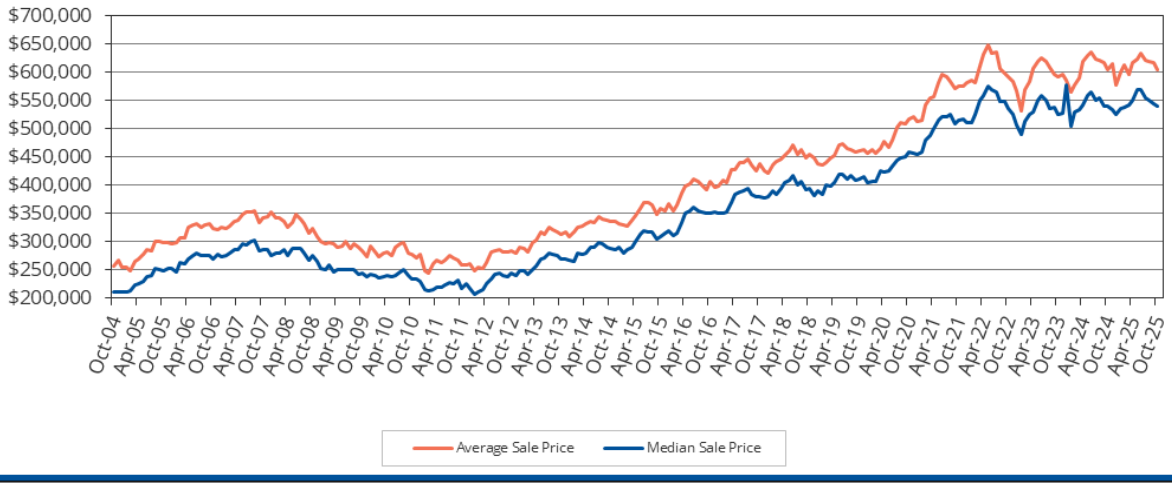
Closed Sales



Average Total Market Time

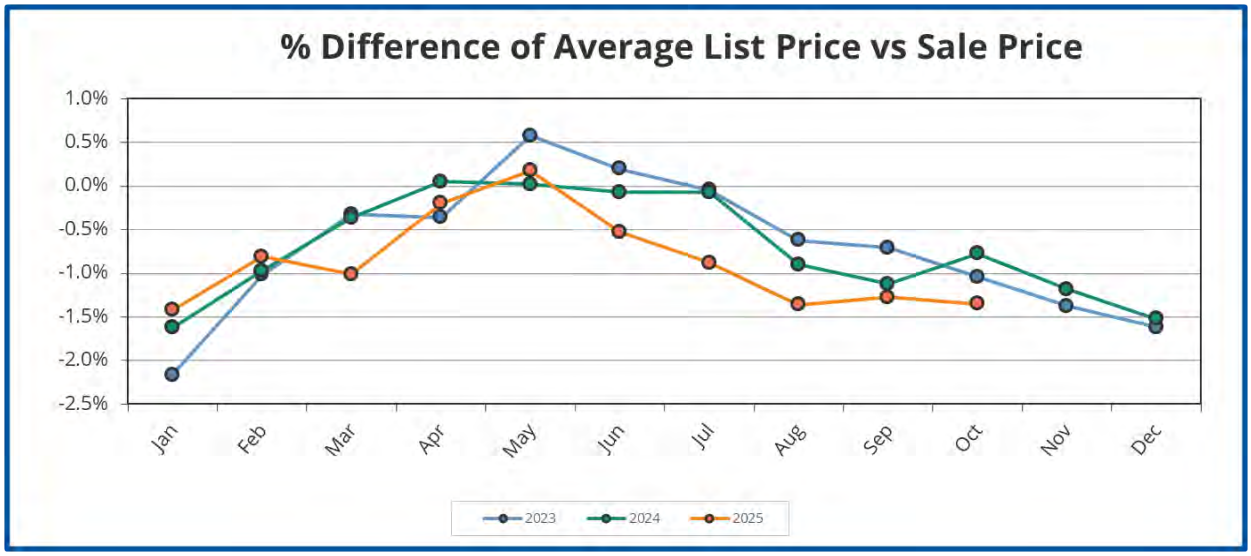


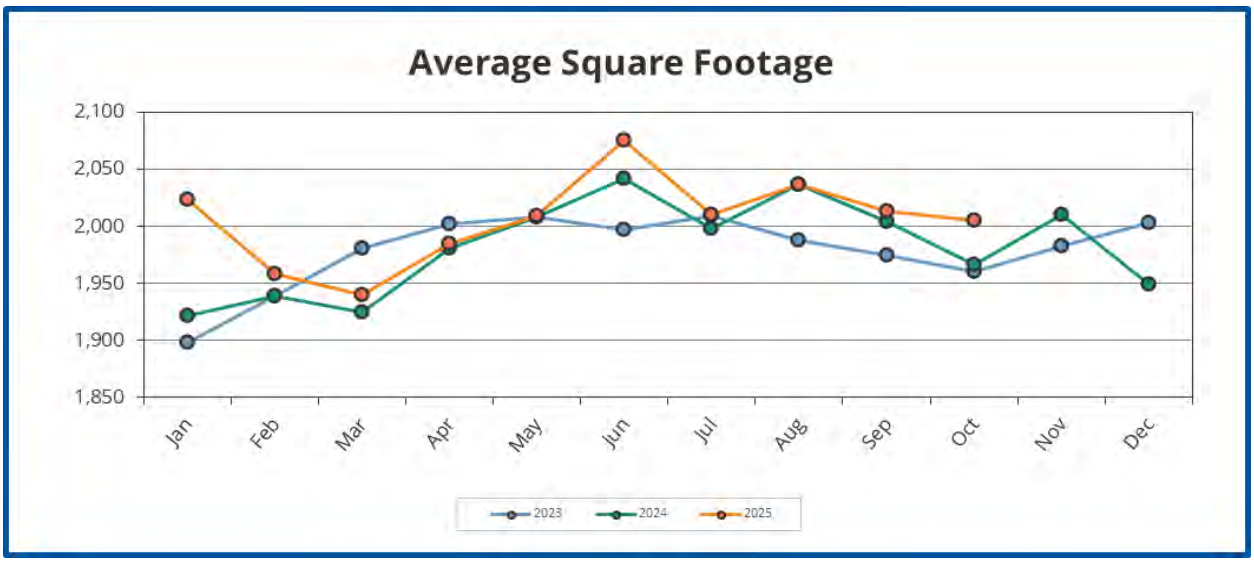
Average and Median Sale Price

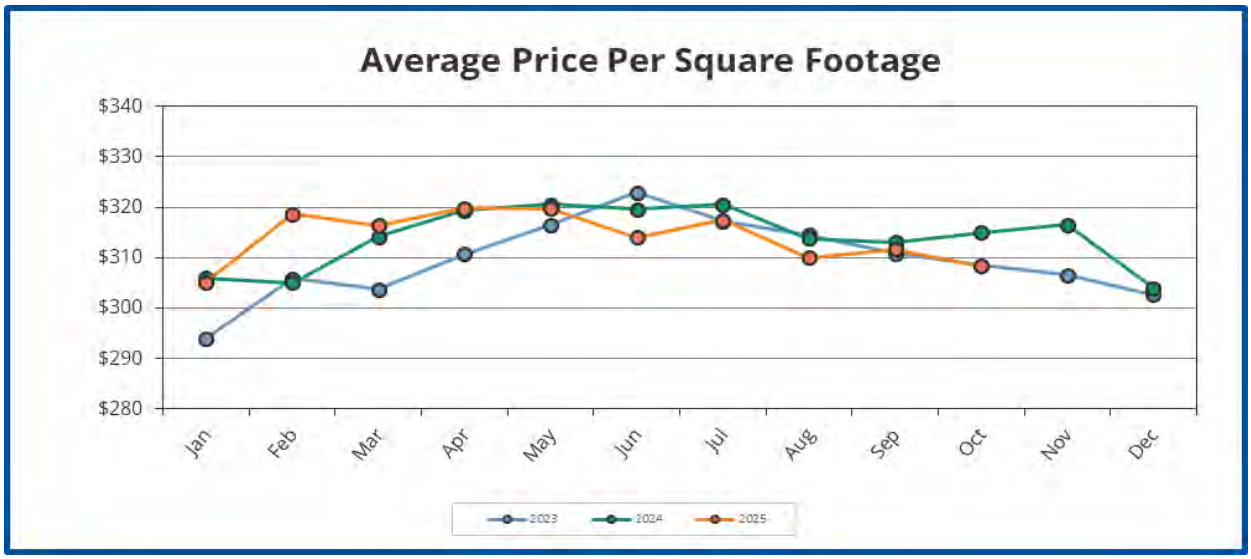


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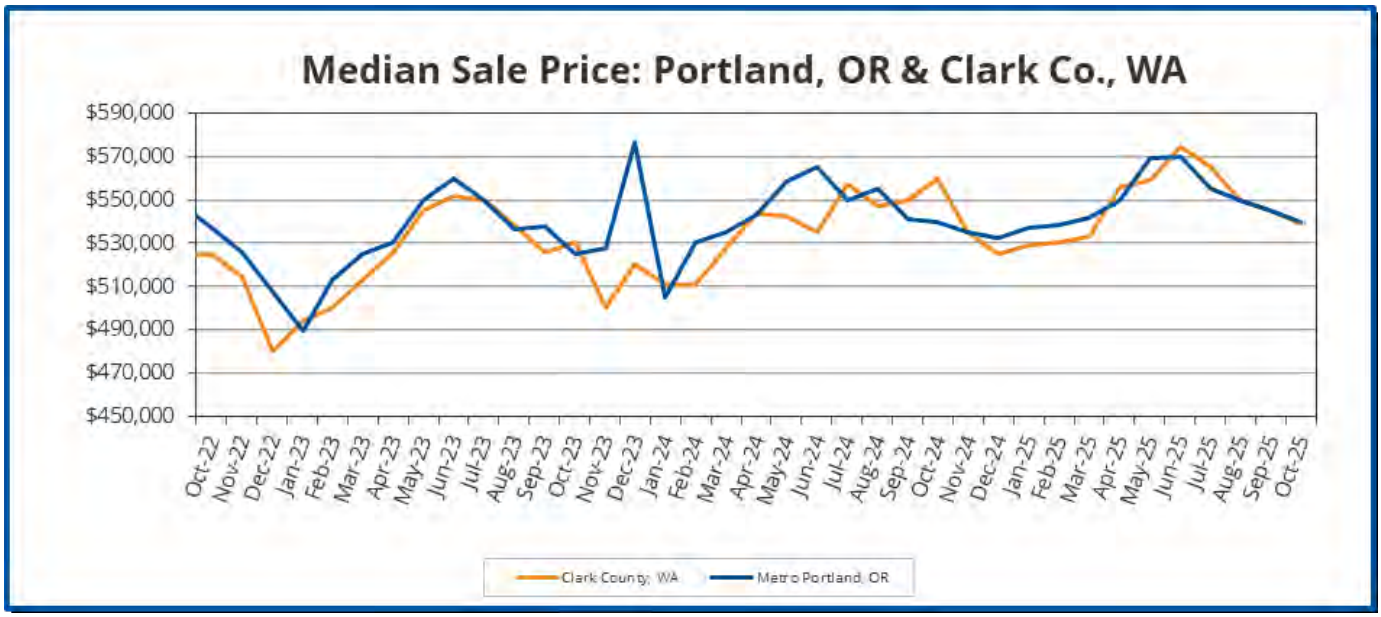


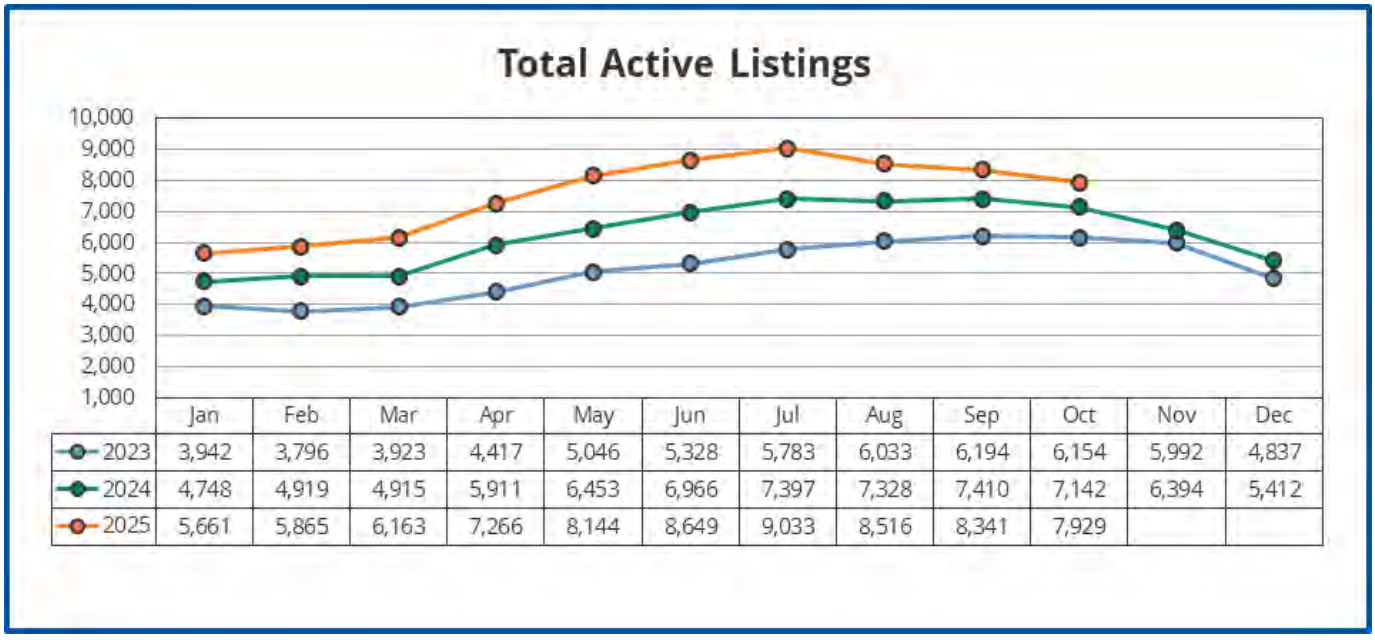




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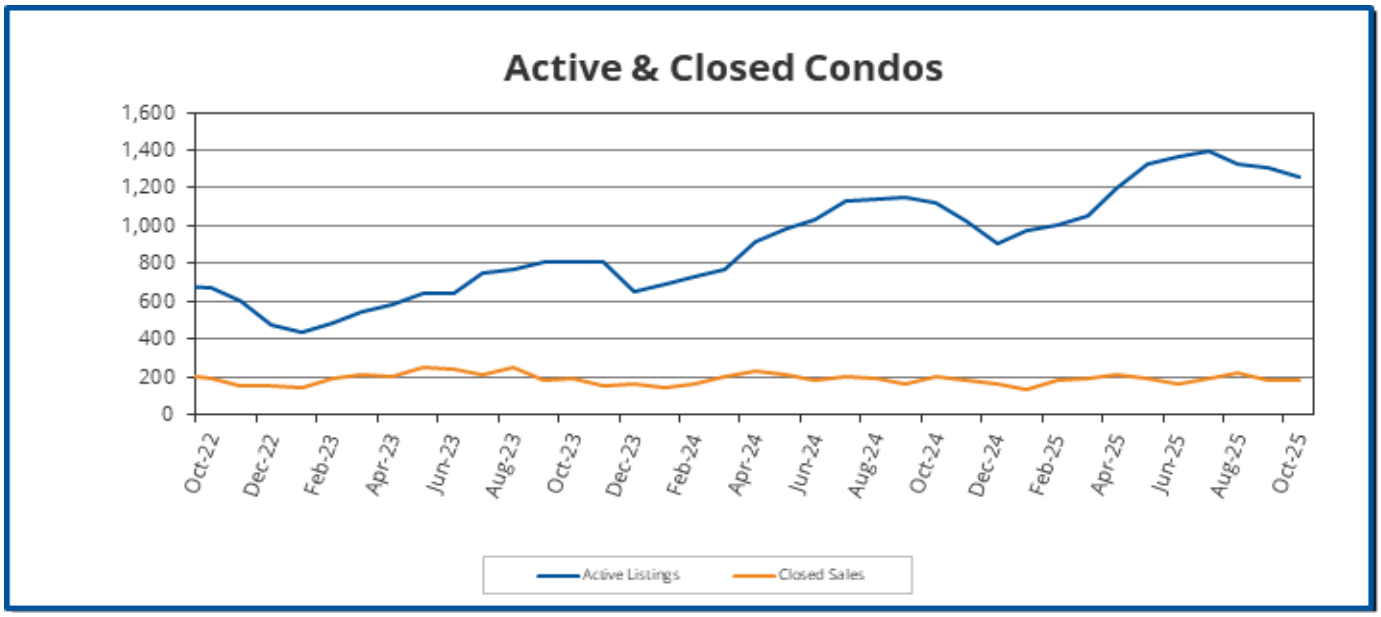


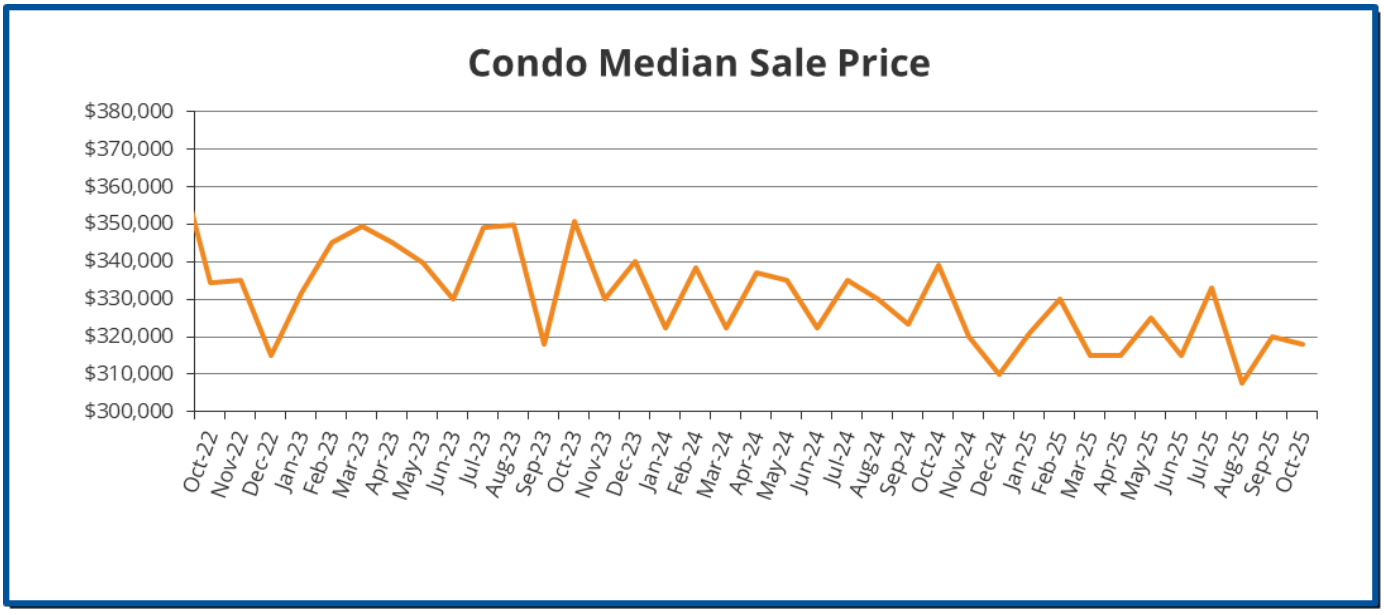
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	3,942	3,796	3,923	4,417	5,046	5,328	5,783	6,033	6,194	6,154	5,992	4,837
2024	4,748	4,919	4,915	5,911	6,453	6,966	7,397	7,328	7,410	7,142	6,394	5,412
2025	5,661	5,865	6,163	7,266	8,144	8,649	9,033	8,516	8,341	7,929		

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AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Portland Metro area is affordable for a family earning the median income. A family earning the median income ($124,100 in 2025, per HUD) can afford 93% of a monthly mortgage payment on a median priced home ($545,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.6% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and Occupancy- Ready Active Listings	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
6,000	**92.2%**	**2.9**

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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/Not Canceled Listings	Pending Sales	Pending Sales 25 vs 24[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 25 vs 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
141	N Portland	259	101	40	80	-14.9%	88	481,200	67	1,137	839	-0.7%	820	500,100	483,200	5.8%	6	457,500	9	325,600	21	1,084,600
142	NE Portland	431	220	52	198	-3.9%	214	551,200	44	2,339	1,772	0.6%	1,682	573,400	522,800	-1.9%	12	746,600	9	468,000	63	671,400
143	SE Portland	576	278	67	235	-4.9%	249	513,800	48	3,173	2,322	5.4%	2,231	532,900	470,000	2.9%	16	1,307,200	23	393,700	97	836,700
144	Gresham / Troutdale	430	171	52	143	14.4%	148	485,300	57	1,872	1,344	5.7%	1,282	501,100	479,900	0.1%	15	775,900	28	589,700	24	625,400
145	Milwaukie / Clackamas	521	200	77	165	-2.9%	181	562,500	83	2,277	1,660	-2.5%	1,590	581,100	570,000	0.1%	8	1,171,500	42	388,200	19	704,300
146	Oregon City / Canby	325	117	39	101	-8.2%	104	658,700	65	1,362	1,017	1.9%	978	618,500	594,500	-0.3%	8	926,400	30	435,100	19	721,100
147	Lake Oswego / West Linn	389	112	65	91	1.1%	89	1,151,100	84	1,453	954	-0.7%	919	1,083,300	850,000	1.4%	-	-	27	945,300	4	1,181,600
148	W Portland	981	252	169	195	-4.9%	208	763,800	75	3,319	1,952	5.6%	1,876	755,300	663,000	2.3%	9	583,500	40	376,300	33	1,048,400
149	NW Wash Co.	308	89	50	78	-4.9%	95	724,500	74	1,319	869	-8.4%	865	738,200	710,000	-1.6%	2	685,000	18	354,200	4	714,600
150	Beaverton/ Aloha	495	187	65	173	0.6%	158	586,400	79	2,220	1,547	-5.0%	1,476	566,400	550,000	1.3%	6	589,400	8	430,300	12	841,200
151	Tigard / Wilsonville	560	227	78	217	19.9%	183	634,000	84	2,645	1,971	2.1%	1,872	650,900	618,300	0.3%	5	564,000	22	828,200	17	753,800
152	Hillsboro / Forest Grove	541	194	48	156	13.0%	176	531,800	79	2,230	1,598	8.0%	1,526	554,300	521,400	-0.1%	6	593,200	25	468,400	13	549,000
153	Mt. Hood	78	23	5	15	15.4%	12	655,500	40	217	133	17.7%	124	543,700	486,300	-3.3%	-	-	17	148,200	-	-
155	Columbia Co.	206	49	18	38	-35.6%	50	469,200	70	728	527	0.2%	513	467,500	458,000	2.7%	3	554,000	49	188,600	5	458,800
156	Yamhill Co.	406	146	41	103	-18.3%	111	520,700	76	1,452	1,031	-6.1%	992	538,700	480,000	0.5%	14	1,244,400	64	318,100	24	710,600

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

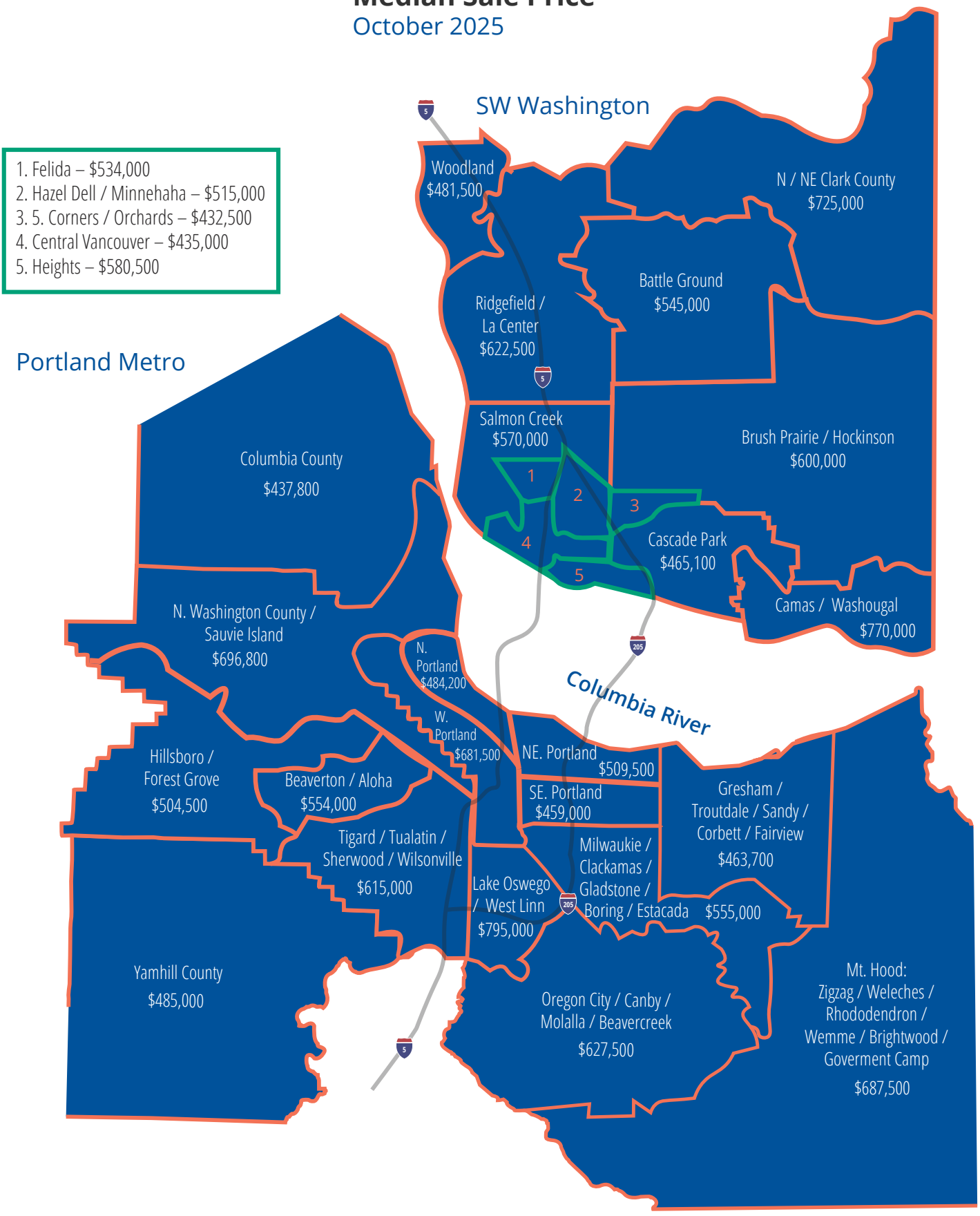
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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Portland Metro
October 2025 Reporting Period

Median Sale Price
October 2025



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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: September 2022 vs September 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-September 2021 vs Jan 2022-September 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.

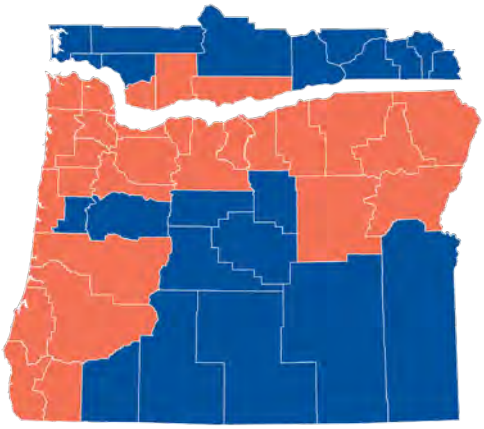
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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Credits:
George Perkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com



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16101 SW 72nd Ave., Suite 200, Portland, OR 97224
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MARKET ACTION REPORT

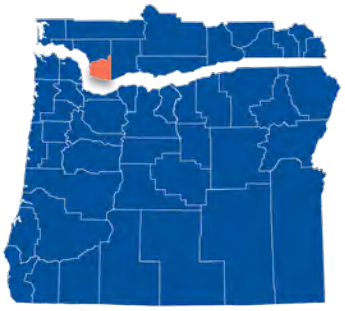
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SW Washington October 2025 Reporting Period

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MARKET ACTION REPORT

Note: Due to significant differences between the counties in Southwest Washington, the charts have been separated into Clark and Cowlitz Co. The charts that include Cowlitz County data can be found on pages 8–9.



Residential Highlights

New Listings
New listings (655) decreased 3.7% from the 680 listed in October 2024, and increased 1.1% from the 648 listed in September 2025.

Pending Sales
Pending sales (527) decreased 9.0% from the 579 offers accepted in October 2024, and decreased 12.2% from the 600 offers accepted in September 2025.

Closed Sales
Closed sales (530) decreased 3.8% from the 551 closings in October 2024, and decreased 2.2% from the 542 closings in September 2025.

Inventory and Time on Market
Inventory held steady at 3.6 months in October. Total market time increased to 68 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (7,673) increased 1.9%, pending sales (5,490) decreased 1.9%, and closed sales (5,372) increased 1.5%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has increased 1.7% from $613,800 to $624,200. In the same comparison, the median sale price has increased 1.8% from $540,000 to $549,900.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +1.5% ($619,900 v. $610,700)
Median Sale Price % Change: +2.3% ($549,000 v. $536,900)

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	2.5	3.2	3.1
February	1.8	2.5	3.0
March	1.4	2.1	3.0
April	1.5	2.5	2.9
May	1.7	2.6	3.4
June	1.8	2.8	3.3
July	1.9	2.6	3.5
August	1.9	3.0	3.6
September	2.5	3.3	3.6
October	2.8	2.9	3.6
November	3.7	3.0	
December	2.7	2.7	

Residential Trends

October 2025 vs. September 2025

New Listings	**+1.1%**
Pending Sales	**-12.2%**
Closed Sales	**-2.2%**
Average Sale Price	**+1.0%**
Median Sale Price	**-1.0%**
Inventory	**0.0**
Total Market Time	**+3**

October 2025 vs. October 2024

New Listings	**-3.7%**
Pending Sales	**-9.0%**
Closed Sales	**-3.8%**
Average Sale Price	**-2.3%**
Median Sale Price	**-3.7%**
Inventory	**+0.7**
Total Market Time	**+5**

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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	2	0.4%	4	0.7%	3	0.6%
100K-200K	15	3.2%	26	4.5%	13	2.5%
200K-300K	14	3.0%	18	3.1%	14	2.6%
300K-400K	36	7.7%	45	7.8%	46	8.7%
400K-500K	143	30.8%	110	19.0%	133	25.1%
500K-600K	80	17.2%	139	24.0%	114	21.5%
600K-700K	56	12.0%	84	14.5%	62	11.7%
700K-800K	47	10.1%	44	7.6%	48	9.1%
800K-900K	27	5.8%	37	6.4%	38	7.2%
900K-1M	11	2.4%	24	4.1%	18	3.4%
1MM-1.1MM	9	1.9%	4	0.7%	5	0.9%
1.1MM-1.2MM	8	1.7%	9	1.6%	7	1.3%
1.2MM-1. 3MM	5	1.1%	6	1.0%	6	1.1%
1.3MM-1.4MM	1	0.2%	5	0.9%	5	0.9%
1.4MM-1.5MM	1	0.2%	2	0.3%	2	0.4%
1.5MM-1.6MM	3	0.6%	6	1.0%	3	0.6%
1.6MM-1.7MM	1	0.2%	3	0.5%	4	0.8%
1.7MM-1.8MM	1	0.2%	3	0.5%	0	0.0%
1.8MM-1.9MM	0	0.0%	1	0.2%	3	0.6%
1.9MM-2MM	0	0.0%	2	0.3%	1	0.2%
2MM+	5	1.1%	8	1.4%	5	0.9%
Total Closed Sales	465		580		530	

90th Percentile 50th Percentile 10th Percentile

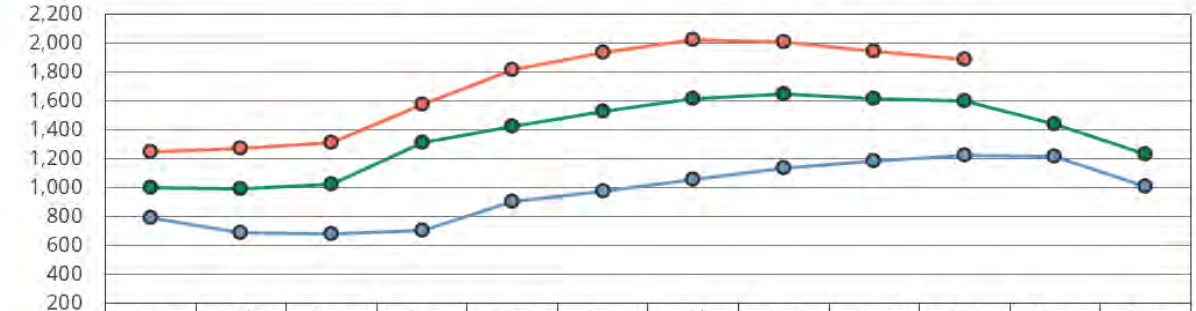
	Clark County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	655	527	530	622,900	539,300	68
	September	648	600	542	616,500	545,000	65
	Year-To-Date	7,673	5,490	5,372	624,200	549,900	62
2024	October	680	579	551	637,600	560,000	63
	Year-To-Date	7,528	5,596	5,292	613,800	540,000	53
Change	October 2024	-3.7%	-9.0%	-3.8%	-2.3%	-3.7%	7.9%
	Prev Mo 2025	1.1%	-12.2%	-2.2%	1.0%	-1.0%	4.6%
	Year-To-Date	1.9%	-1.9%	1.5%	1.7%	1.8%	17.0%

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Active Residential Listings

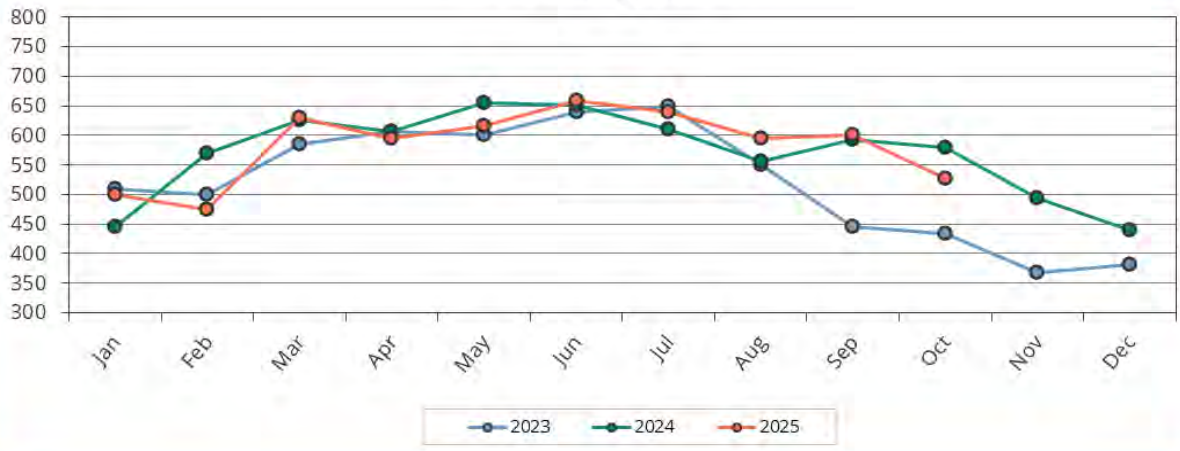


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	793	685	681	704	907	975	1,054	1,137	1,182	1,225	1,213	1,011
2024	1,003	989	1,020	1,311	1,423	1,529	1,614	1,645	1,615	1,595	1,440	1,231
2025	1,248	1,270	1,310	1,574	1,812	1,931	2,019	2,007	1,946	1,888		

New Listings



Pending Sales

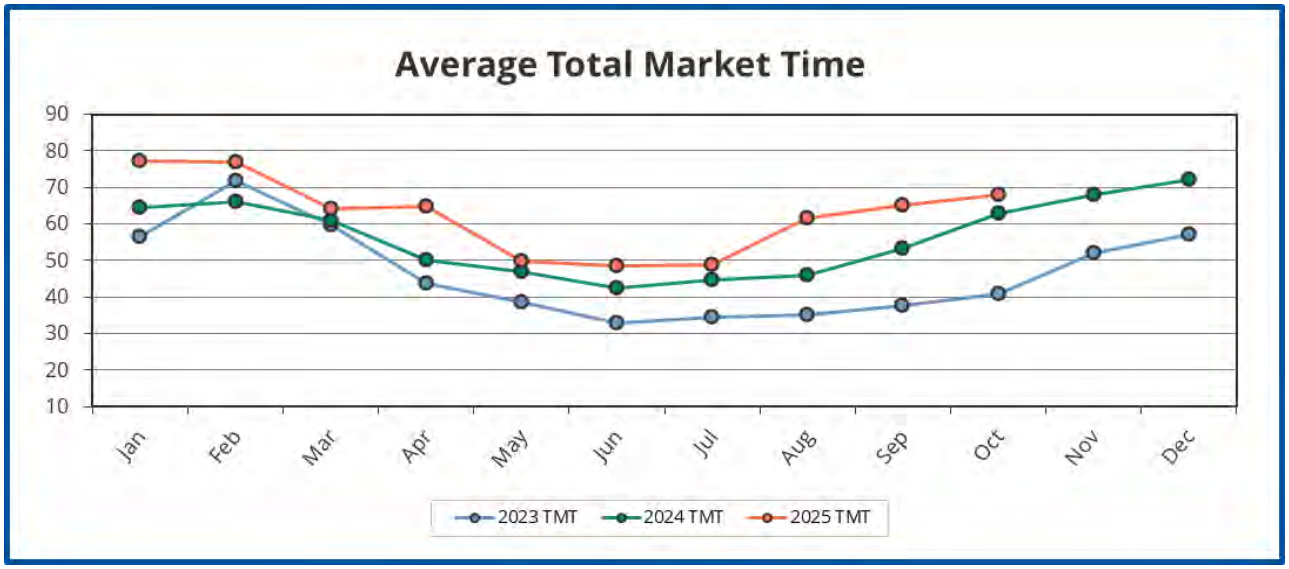


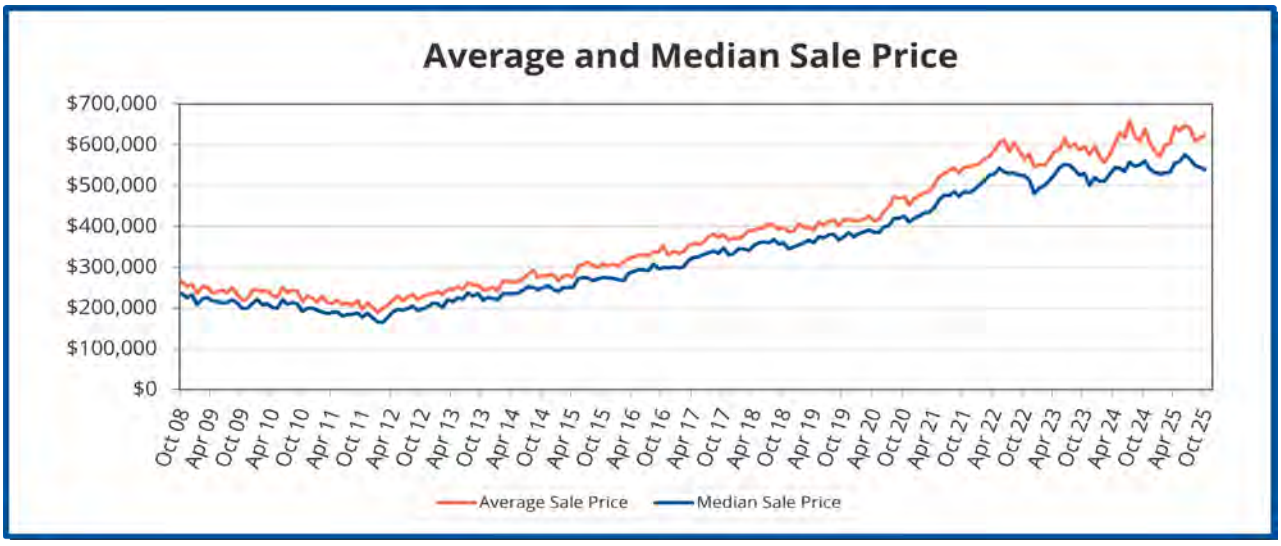
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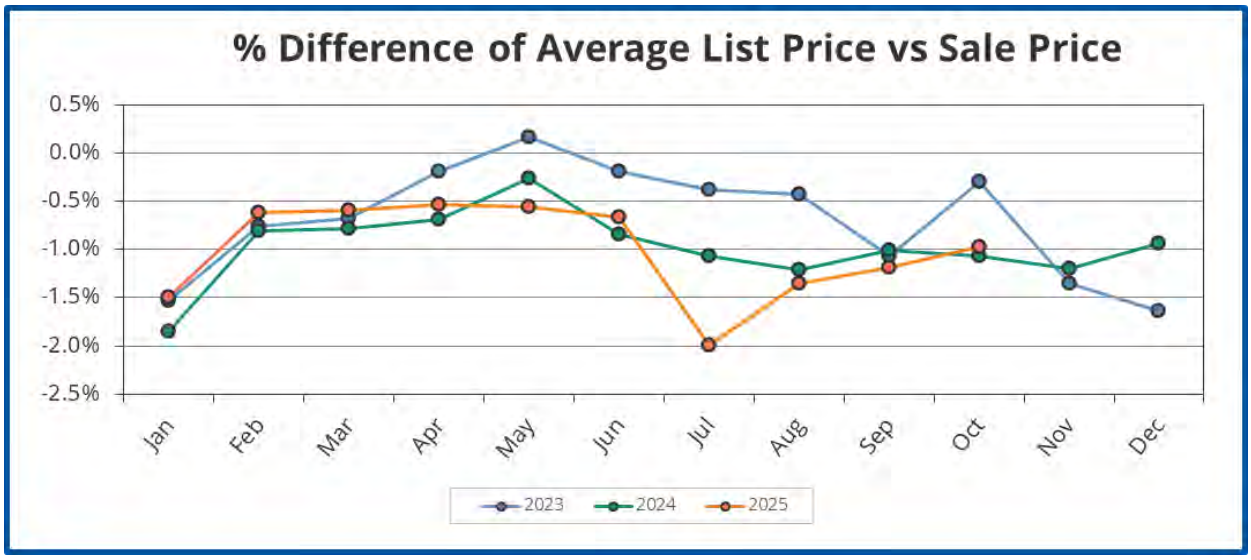


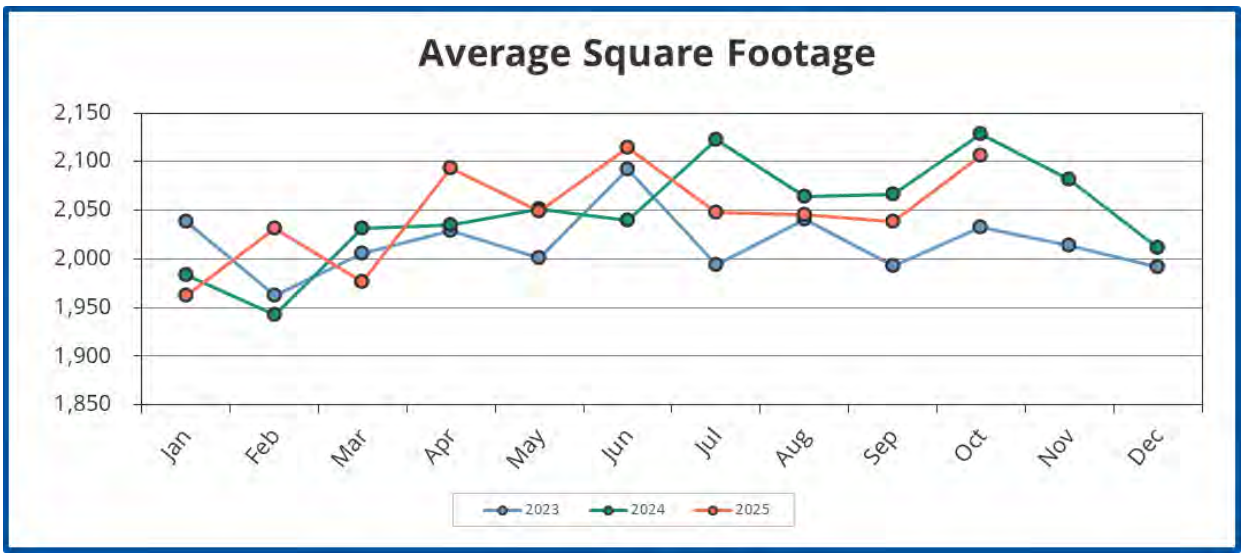


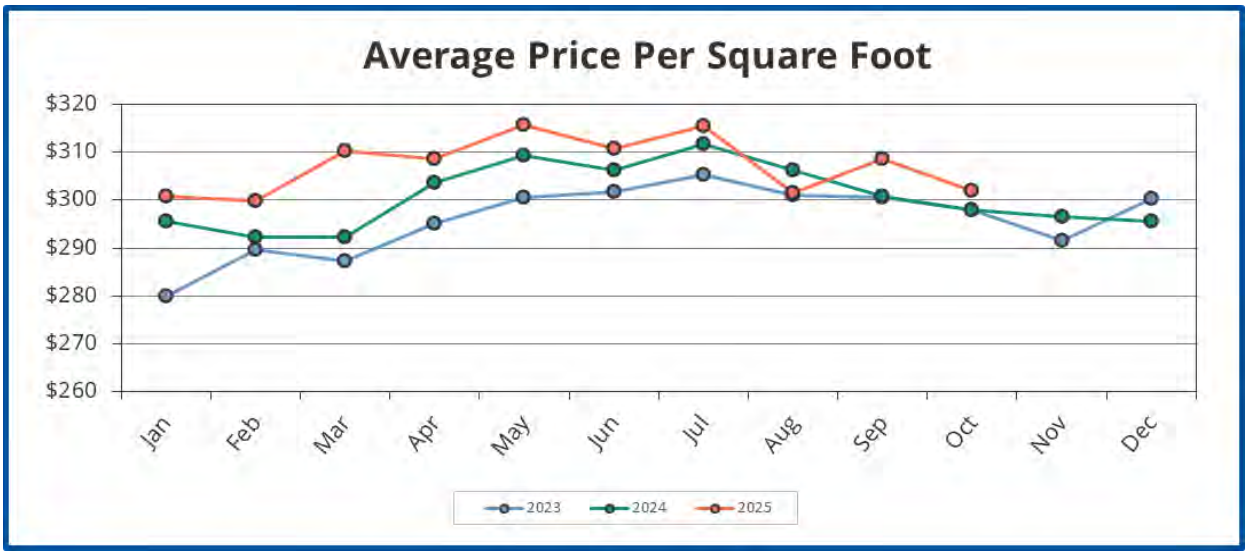
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AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income ($124,100 in 2025, per HUD) can afford 93% of a monthly mortgage payment on a median priced home ($545,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.6% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

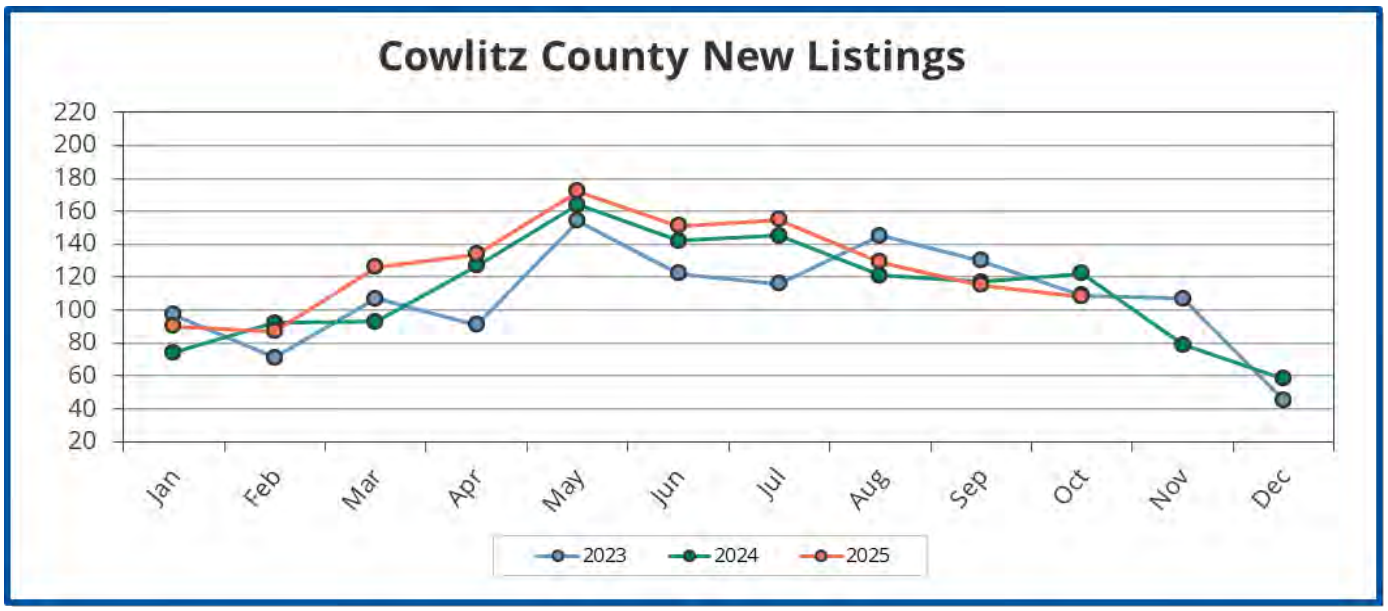
Purchase- and Occupancy- Ready Active Listings	Percent of Total Active Listings	Purchase- and Occupancy-Ready Inventory in Months
1,543	**81.7%**	**2.9**

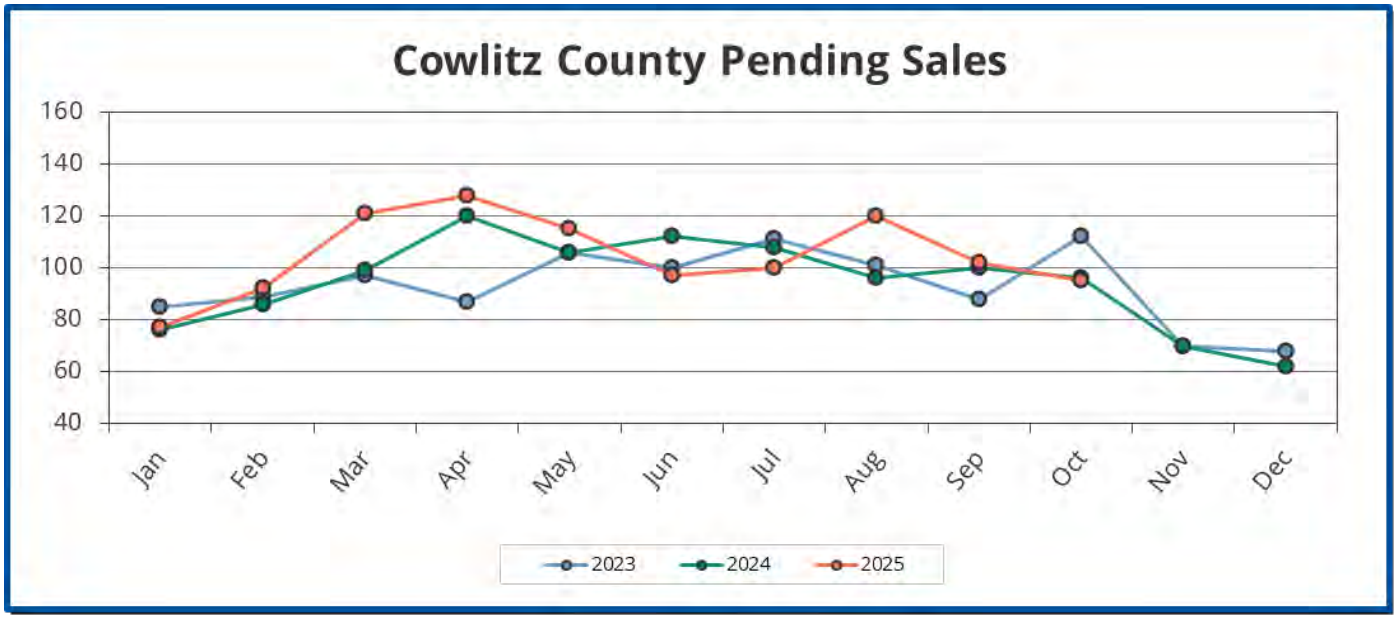
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Cowlitz County – SW Washington

October 2025 Reporting Period



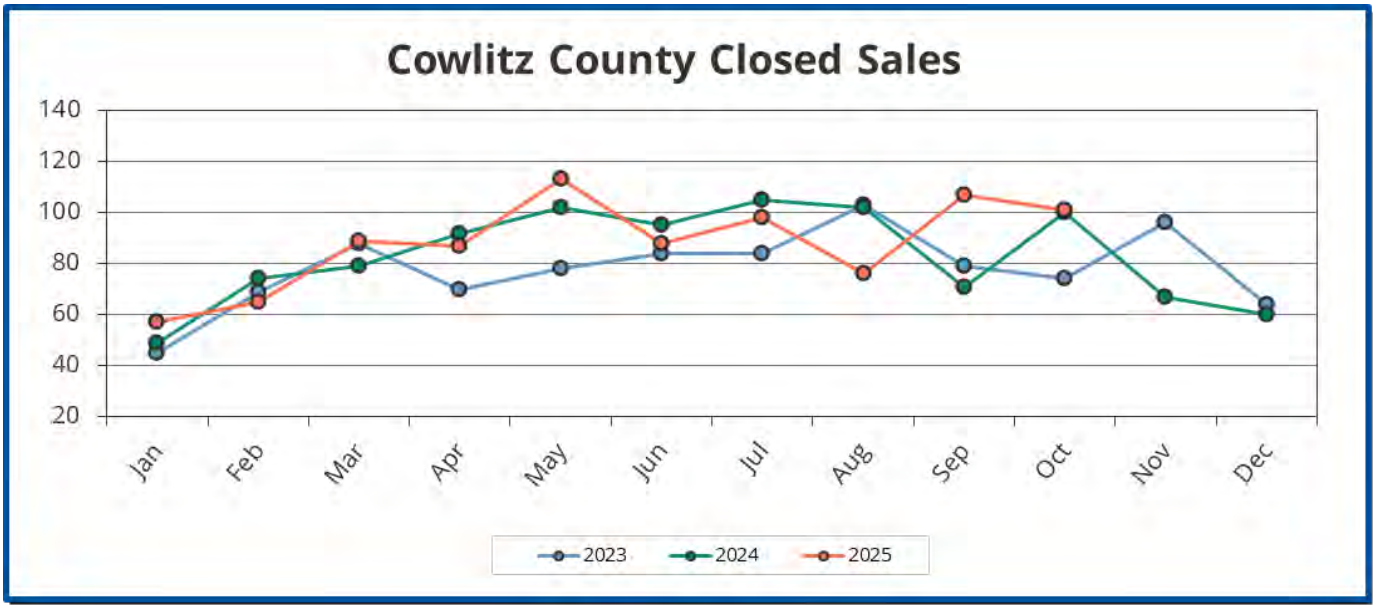


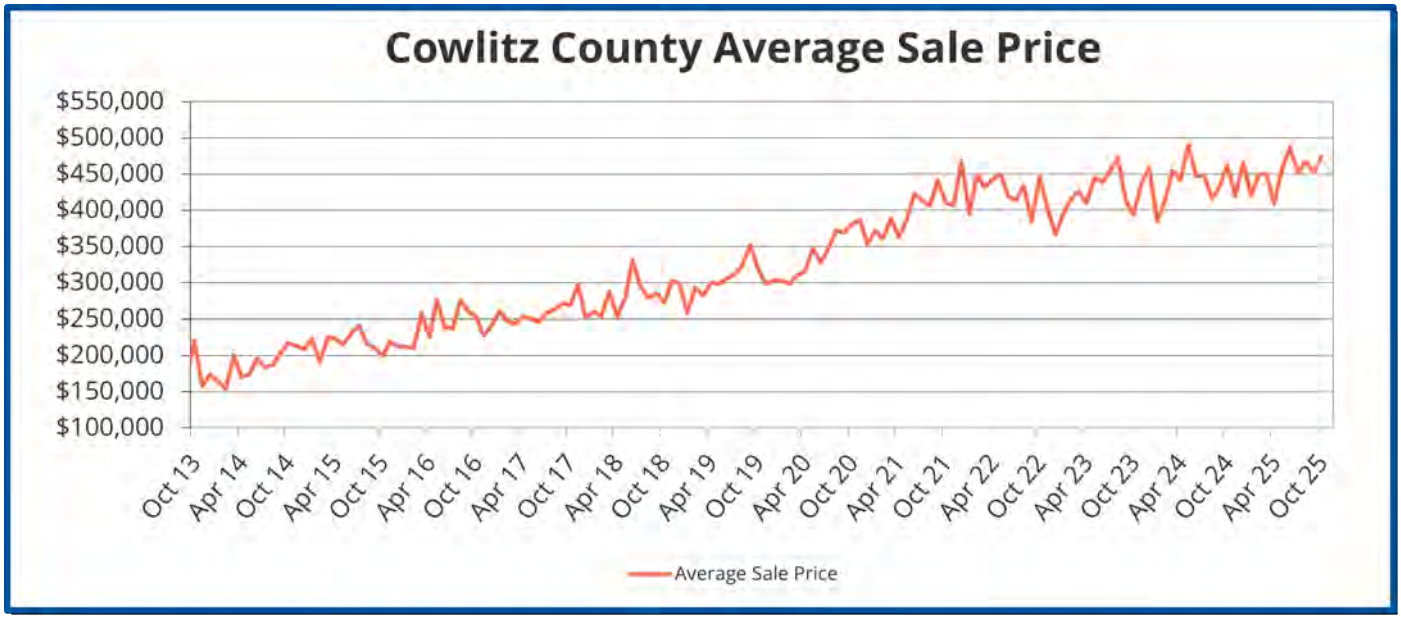
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Cowlitz County – SW Washington

October 2025 Reporting Period





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Area Report

This report includes both Clark and Cowlitz County.

		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	Total Market Time	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	38	16	5	13	0.0%	17	478,900	112	174	117	-7.9%	116	536,400	505,000	56	-9.5%	2	972,500	2	297,500	7	699,500
12	NW Heights	34	15	4	13	8.3%	11	363,000	30	186	127	3.3%	125	390,000	385,000	44	1.4%	3	1,310,000	1	250,000	19	718,200
13	SW Heights	36	12	2	5	400.0%	8	1,030,400	66	102	63	-20.3%	61	719,600	575,000	79	-3.5%	-	-	1	410,000	1	384,000
14	Lincoln/Hazel Dell	22	6	3	6	20.0%	8	540,400	65	109	78	2.6%	73	559,500	520,000	39	9.8%	-	-	5	274,600	-	-
15	E Hazel Dell	83	22	7	18	-40.0%	20	462,100	46	349	228	-2.6%	229	460,600	465,000	43	1.8%	-	-	4	358,800	5	875,700
20	NE Heights	25	13	3	8	-60.0%	18	423,200	55	153	123	-11.5%	126	473,100	450,000	50	0.1%	-	-	-	-	3	761,700
21	Orchards	59	23	4	14	-30.0%	16	440,600	62	258	200	0.0%	196	449,200	450,000	53	2.0%	-	-	-	-	-	-
22	Evergreen	117	54	9	46	17.9%	39	450,600	52	535	409	0.0%	391	462,300	455,000	44	2.1%	-	-	2	215,000	3	684,800
23	E Heights	32	17	5	12	-29.4%	10	650,700	46	158	113	-3.4%	109	582,700	494,000	47	-17.4%	-	-	-	-	1	470,000
24	Cascade Park	37	20	7	13	-56.7%	17	570,600	35	205	153	-18.2%	150	593,300	553,500	45	-2.5%	-	-	-	-	5	579,400
25	Five Corners	9	8	2	12	0.0%	10	428,800	21	123	104	3.0%	105	484,300	468,100	30	4.9%	-	-	-	-	2	697,000
26	E Orchards	63	20	5	16	0.0%	27	634,800	46	255	165	5.1%	153	577,400	540,000	52	-4.1%	-	-	1	350,000	1	597,800
27	Fisher's Landing	54	24	7	18	20.0%	15	492,300	68	229	158	12.1%	149	566,600	549,000	50	5.2%	-	-	2	445,000	-	-
31	SE County	10	2	1	2	100.0%	1	2,250,000	121	34	26	85.7%	24	1,087,000	867,000	78	39.9%	-	-	6	418,300	-	-
32	Camas City	199	55	23	49	-7.5%	58	875,000	88	725	479	4.6%	471	883,600	817,100	58	-0.9%	2	161,500	10	522,000	3	896,500
33	Washougal	113	33	15	29	-17.1%	15	688,100	68	424	282	-3.1%	283	751,800	690,000	78	-2.9%	1	470,000	20	346,700	3	440,000
41	N Hazel Dell	58	23	5	16	-38.5%	19	598,700	64	251	173	-3.4%	172	573,000	553,500	47	4.3%	-	-	3	315,300	-	-
42	S Salmon Creek	58	21	14	17	-15.0%	13	550,500	56	280	187	7.5%	180	533,700	529,300	44	-0.4%	-	-	-	-	-	-
43	N Felida	73	22	4	26	18.2%	19	684,800	122	308	255	-19.0%	266	763,500	633,000	100	8.5%	-	-	5	956,000	-	-
44	N Salmon Creek	96	21	4	23	-11.5%	24	600,100	80	364	263	-1.9%	255	636,900	574,000	54	3.7%	-	-	2	395,000	-	-
50	Ridgefield	166	52	18	36	5.9%	31	654,300	85	489	350	-13.2%	330	686,700	630,000	85	8.5%	2	962,500	4	326,900	3	605,800
51	W of I-5 County	13	3	2	2	-	2	1,775,000	20	33	25	4.2%	19	1,281,600	998,500	74	19.6%	-	-	3	691,700	-	-
52	NW E of I-5 County	41	16	3	10	-44.4%	21	851,400	78	188	146	41.7%	153	684,700	556,600	55	-2.3%	-	-	1	2,250,000	-	-
61	Battleground	179	63	18	49	28.9%	35	602,700	106	631	469	11.7%	438	609,300	545,900	92	-1.8%	-	-	16	684,900	3	696,700
62	Brush Prairie	181	63	17	47	-19.0%	49	626,900	54	733	540	-11.8%	548	631,600	577,300	62	-0.3%	-	-	9	758,000	2	1,278,000
63	East County	-	0	0	1	-	1	750,000	91	4	3	-40.0%	1	750,000	750,000	91	-8.6%	-	-	-	-	-	-
64	Central County	9	4	2	3	200.0%	0	-	-	29	15	-11.8%	16	873,100	819,300	94	13.2%	-	-	2	326,500	-	-
65	Mid-Central County	11	2	1	3	0.0%	4	737,400	60	39	20	-25.9%	22	737,800	654,000	108	-6.2%	-	-	5	322,600	-	-
66	Yacolt	19	10	2	6	20.0%	11	566,000	48	82	62	6.9%	60	650,200	536,500	61	11.3%	-	-	6	461,400	-	-
70	La Center	35	11	9	12	50.0%	10	551,100	55	175	129	12.2%	125	603,100	600,000	84	6.7%	-	-	1	230,000	1	765,000
71	N Central	17	3	1	2	100.0%	1	725,000	4	39	22	22.2%	20	737,900	697,000	55	31.9%	-	-	1	385,000	-	-
72	NE Corner	1	1	1	-	-	-	-	-	9	6	20.0%	6	621,100	672,000	41	-14.7%	-	-	2	165,000	-	-
	Clark County Total	1,888	655	203	527	-9.0%	530	622,900	68	7,673	5,490	-1.9%	5,372	624,200	549,900	62	1.5%	10	859,300	114	493,900	62	713,600
80	Woodland City	35	5	4	11	83.3%	10	477,200	34	111	87	11.5%	80	484,000	475,000	56	-0.7%	2	445,000	5	236,000	1	720,400
81	Woodland Area	24	2	2	5	66.7%	8	678,100	56	77	59	-17.4%	58	748,700	617,500	87	1.1%	1	4,300,000	9	307,500	-	-
82	Cowlitz County	276	101	39	79	-9.2%	83	454,800	76	1,096	817	0.2%	785	431,000	405,000	66	2.3%	2	367,500	98	209,000	15	600,200
	Cowlitz County Total	335	108	45	95	-1.0%	101	474,700	70	1,284	963	2.8%	923	455,600	425,000	66	2.3%	5	1,185,000	112	218,100	16	607,700
87	Pacific County Total	51	8	5	5	150.0%	5	367,000	40	110	60	-7.7%	57	428,700	371,900	90	4.0%	1	635,000	15	123,200	1	225,000

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

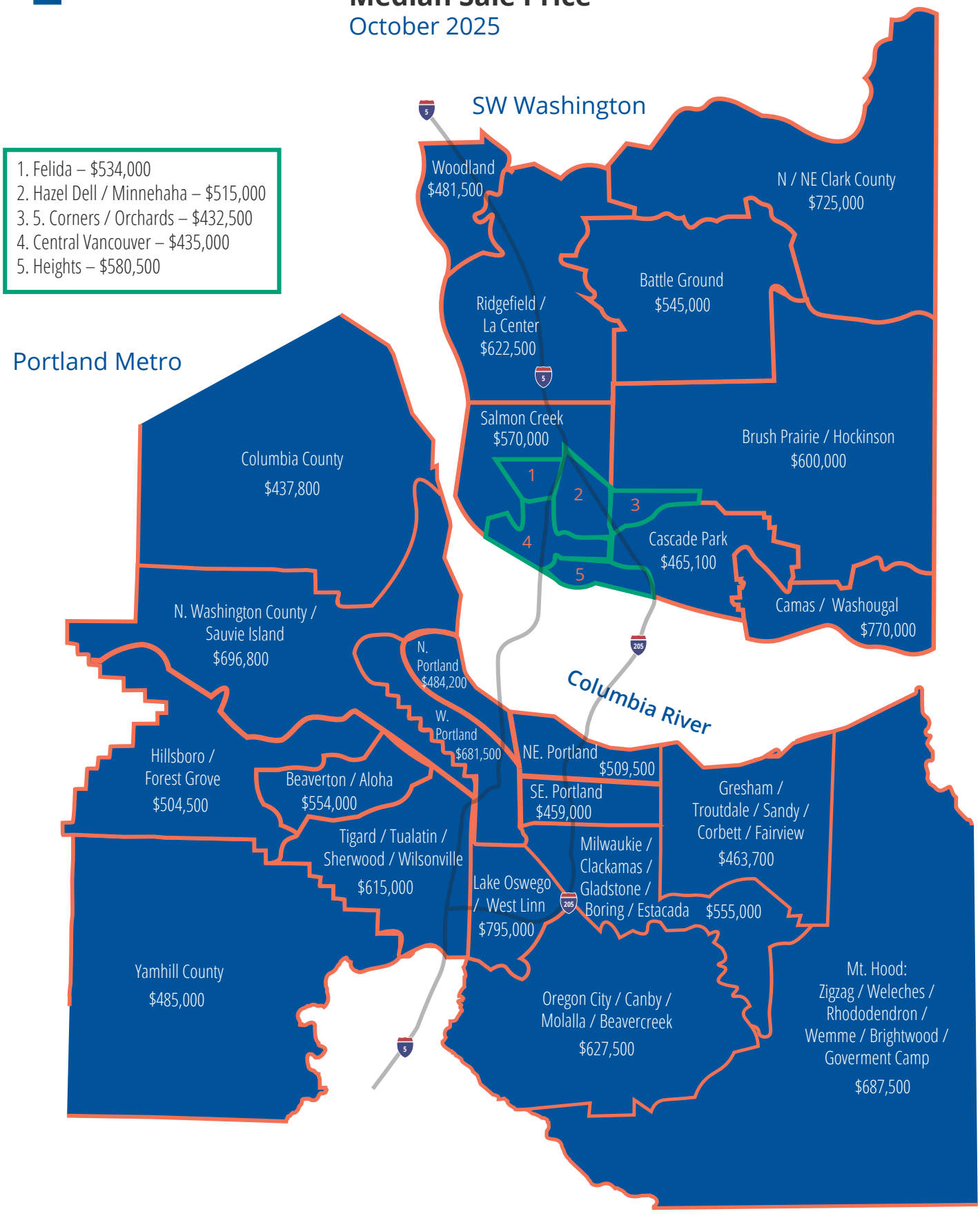
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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SW Washington
October 2025 Reporting Period

Median Sale Price
October 2025



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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: September 2022 vs September 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-September 2021 vs Jan 2022-September 2022).

% Change:
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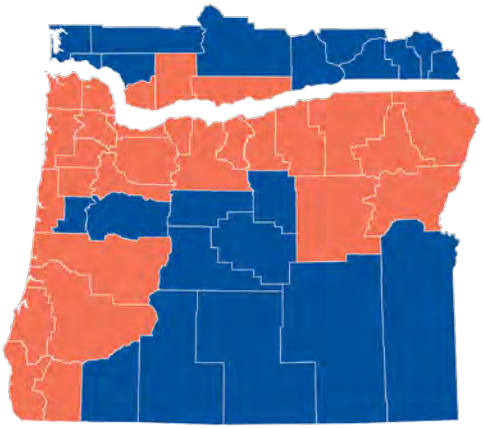
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- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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George Perkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com



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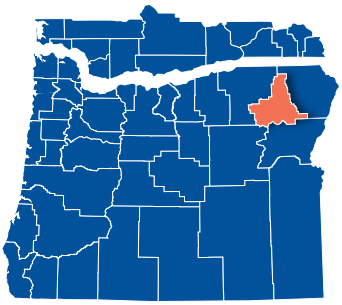
MARKET ACTION REPORT

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Union County October 2025 Reporting Period

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Union County
October 2025 Reporting Period
MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (35) increased 45.8% from the 24 listed in October 2024, and increased 9.4% from the 32 listed in September 2025.

Pending Sales
Pending sales (25) decreased 3.8% from the 26 offers accepted in October 2024, and decreased 19.4% from the 31 offers accepted in September 2025.

Closed Sales
Closed sales (23) increased 4.5% from the 22 closings in October 2024, and increased 35.3% from the 17 closings in September 2025.

Inventory and Time on Market
Inventory decreased to 4.0 months in October. Total market time increased to 64 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (311) decreased 0.3%, pending sales (230) decreased 2.1%, and closed sales (201) decreased 11.1%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has decreased 7.3% from $358,200 to $332,200. In the same comparison, the median sale price has decreased 2.3% from $305,000 to $298,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: -4.1% ($335,100 v. $349,600)
Median Sale Price % Change: -1.6% ($298,500 v. $303,500)

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	4.1	5.3	5.5
February	2.7	3.6	5.7
March	3.4	2.8	4.6
April	3.7	2.4	2.8
May	1.9	3.6	3.7
June	1.3	2.1	2.8
July	2.4	2.1	3.1
August	2.5	3.2	4.5
September	2.7	3.2	4.9
October	3.0	2.7	4.0
November	3.7	4.5	
December	3.8	3.4	

Residential Trends

October 2025 vs. September 2025

New Listings **+9.4%**
Pending Sales **-19.4%**
Closed Sales **+35.3%**
Average Sale Price **+4.7%**
Median Sale Price **+14.6%**
Inventory **-0.9**
Total Market Time **+13**

October 2025 vs. October 2024

New Listings **+45.8%**
Pending Sales **-3.8%**
Closed Sales **+4.5%**
Average Sale Price **+19.2%**
Median Sale Price **+31.3%**
Inventory **+1.3**
Total Market Time **-3**

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Union County
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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	2	9.1%	4	18.2%	1	4.3%
100K-200K	0	0.0%	4	18.2%	4	17.4%
200K-300K	11	50.0%	4	18.2%	5	21.7%
300K-400K	2	9.1%	5	22.7%	7	30.4%
400K-500K	4	18.2%	1	4.5%	1	4.3%
500K-600K	2	9.1%	0	0.0%	2	8.7%
600K-700K	0	0.0%	3	13.6%	1	4.3%
700K-800K	0	0.0%	0	0.0%	1	4.3%
800K-900K	0	0.0%	1	4.5%	1	4.3%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	0	0.0%	0	0.0%	0	0.0%
1.1MM-1.2MM	1	4.5%	0	0.0%	0	0.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
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%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	22		22		23	

90th Percentile 50th Percentile 10th Percentile

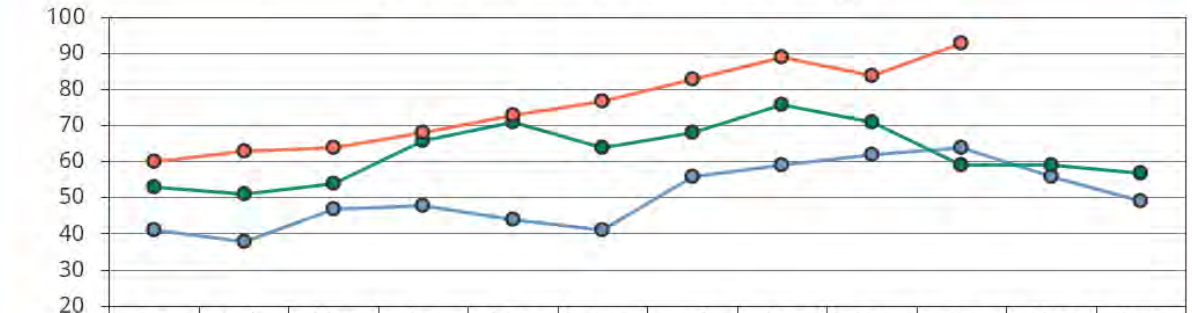
	Union County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	October	35	25	23	358,800	338,000	64
	September	32	31	17	342,600	295,000	51
	Year-To-Date	311	230	201	332,200	298,000	65
2024	October	24	26	22	301,100	257,500	67
	Year-To-Date	312	235	226	358,200	305,000	63
Change	October 2024	45.8%	-3.8%	4.5%	19.2%	31.3%	-4.5%
	Prev Mo 2025	9.4%	-19.4%	35.3%	4.7%	14.6%	25.5%
	Year-To-Date	-0.3%	-2.1%	-11.1%	-7.3%	-2.3%	3.2%

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Union County

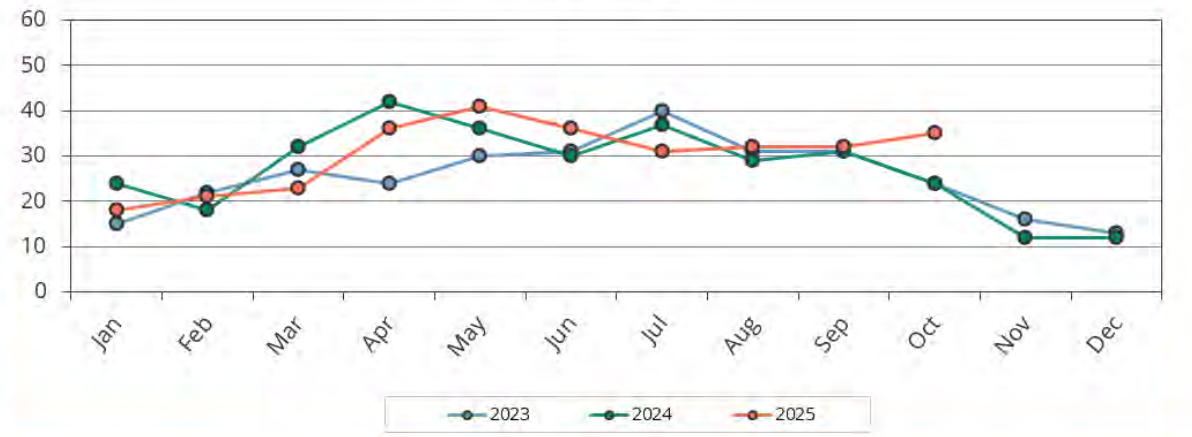
October 2025 Reporting Period

Active Residential Listings

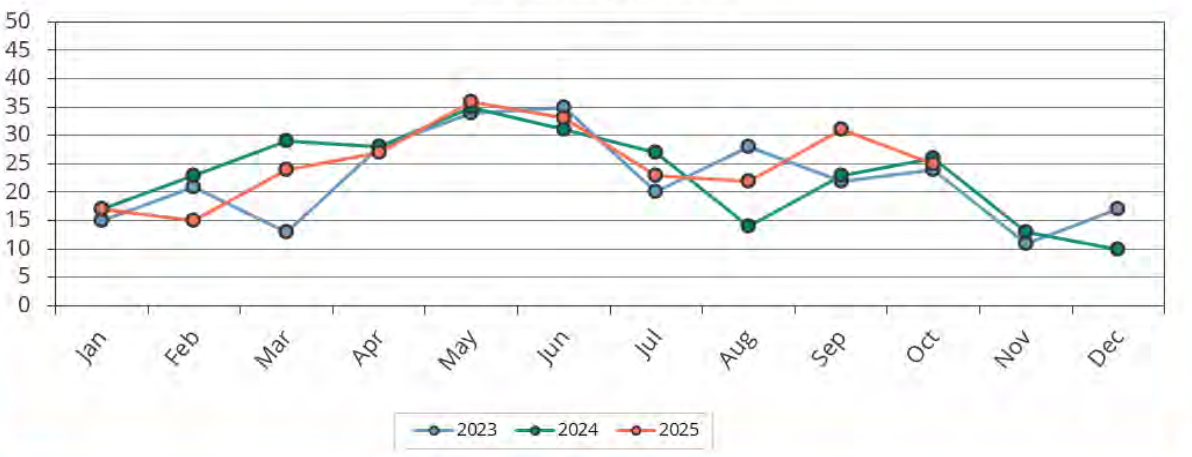


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	41	38	47	48	44	41	56	59	62	64	56	49
2024	53	51	54	66	71	64	68	76	71	59	59	57
2025	60	63	64	68	73	77	83	89	84	93		

New Listings



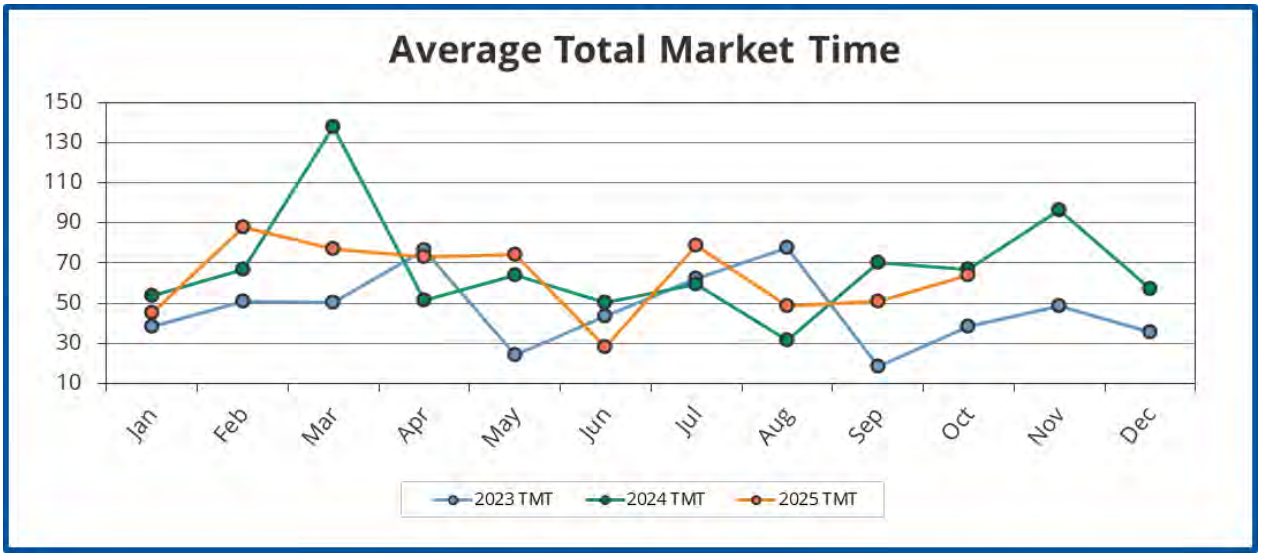
Pending Sales

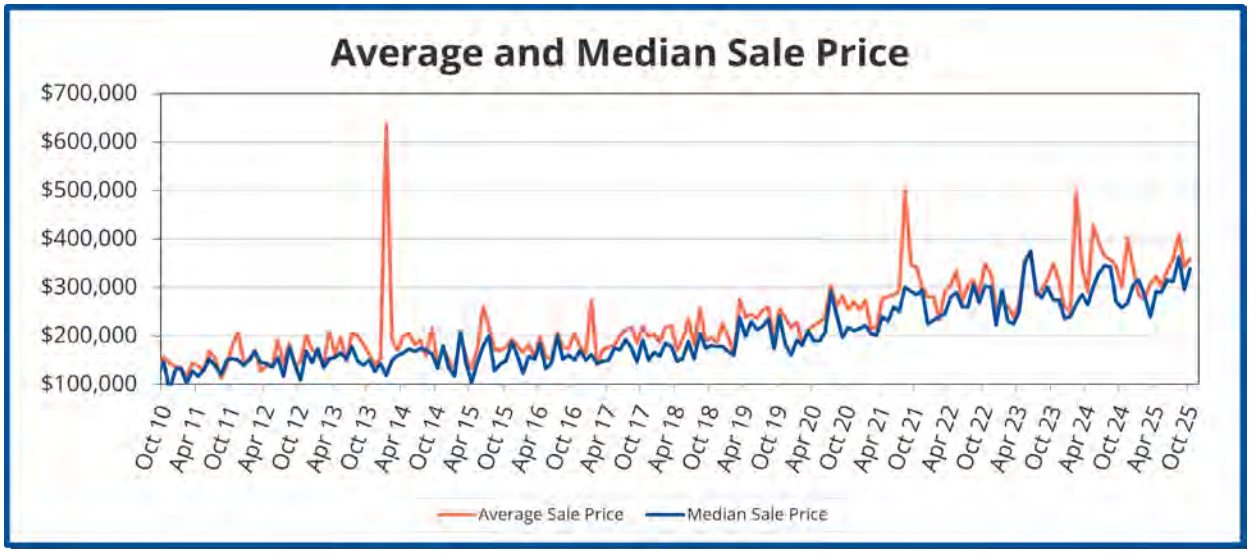


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Union County
October 2025 Reporting Period



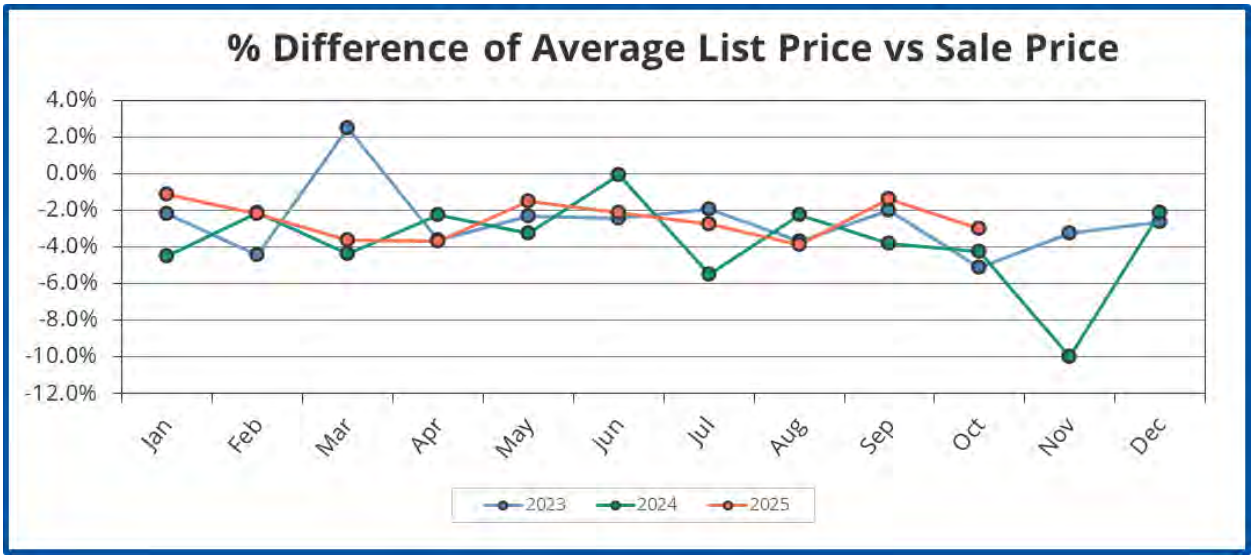


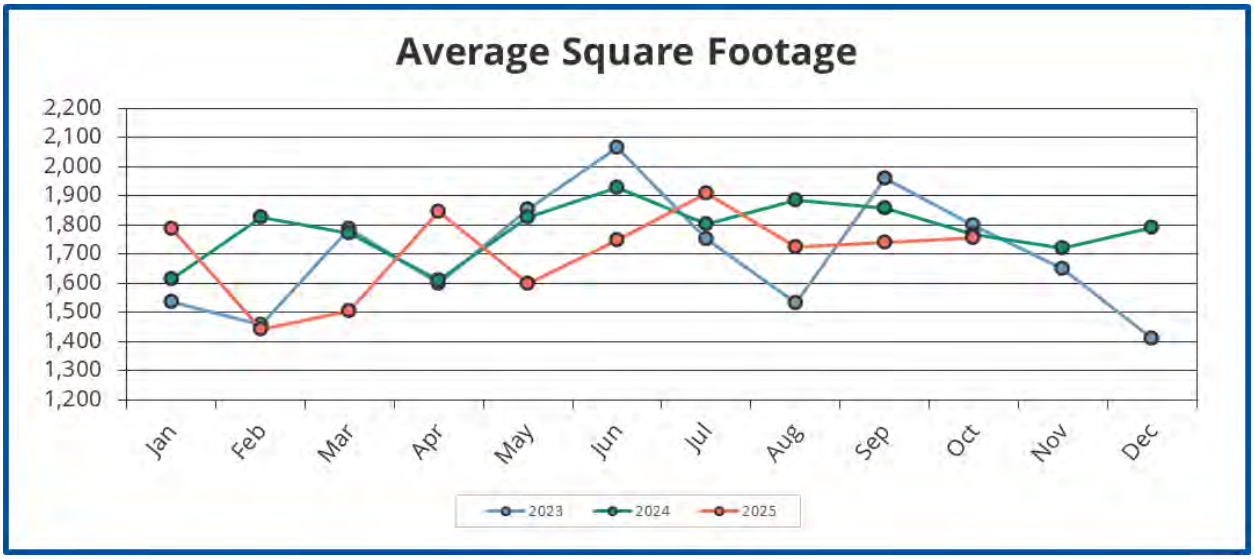


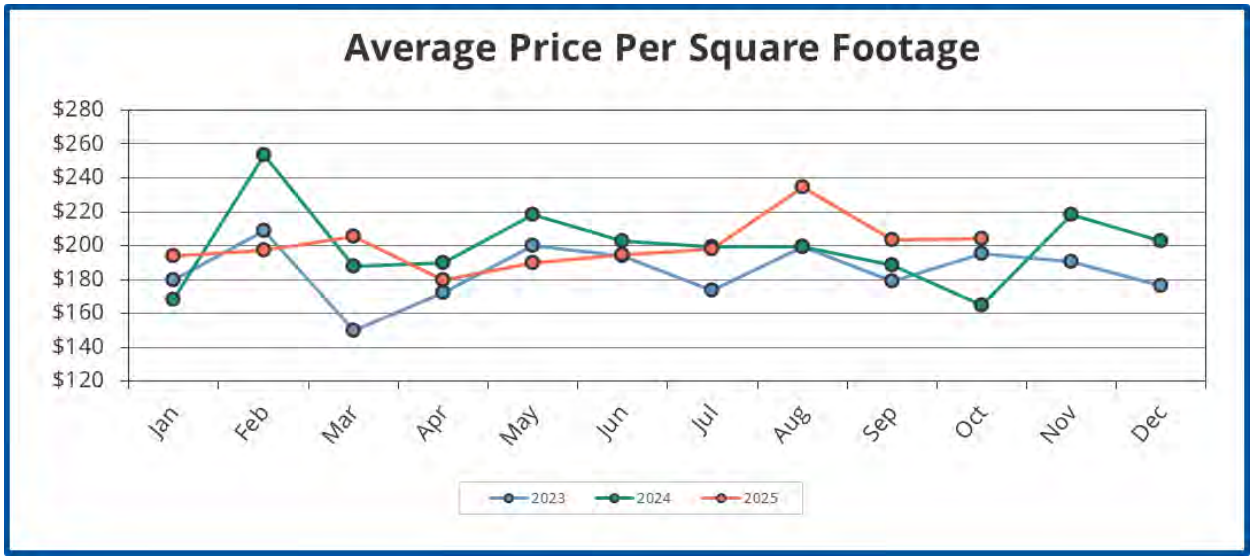
Note: In **January 2014**, the Average Sale Price was **$637,000** in Union County. In **September 2021**, the Average Sale Price was **$481,100** in Union County. In **February 2024**, the Average Sale Price was **$499,200** in Union County. This has caused a spike in the Average and Median Sale Price chart for those months.

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Union County
October 2025 Reporting Period







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Union County
October 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
97814	Medical Springs	1	1	0	0	-	-	-	-	2	-	-	-	-	-	-	-	-	1	109,000	-	-
97824	Cove	2	2	1	1	-	3	526,300	103	20	16	23.1%	14	577,400	613,500	27.4%	-	-	1	135,000	-	-
97827	Elgin	19	5	-	2	-50.0%	3	256,000	41	43	27	3.8%	24	308,500	284,500	-26.2%	2	157,500	5	136,800	-	-
97841	Imbler	1	0	0	1	-	0	-	-	4	3	50.0%	2	361,300	361,300	-24.8%	-	-	-	-	-	-
97850	La Grande / Island City	51	20	1	18	12.5%	15	362,100	66	189	152	-2.6%	132	324,100	299,500	-0.5%	8	257,400	20	1,374,100	2	327,500
97867	North Powder	4	1	-	-	-100.0%	1	363,000	7	3	2	-75.0%	2	206,800	206,800	45.0%	-	-	-	-	-	-
97876	Summerville	5	0	2	1	-	0	-	-	9	5	-16.7%	3	461,800	465,000	-7.6%	-	-	1	290,000	-	-
97883	Union	10	6	1	2	-33.3%	1	111,400	32	41	25	4.2%	24	249,200	240,000	-5.8%	1	75,000	7	59,800	-	-
	Union Co. Total	93	35	5	25	-3.8%	23	358,800	64	311	230	-2.1%	201	332,200	298,000	-4.1%	11	222,700	35	832,000	2	327,500

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

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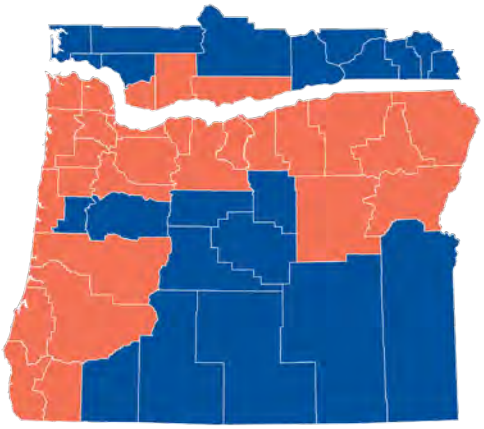
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Grant Lowery, Communications Manager

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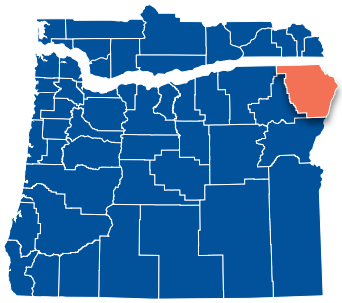
MARKET ACTION REPORT

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Wallowa County October 2025 Reporting Period

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Wallowa County
October 2025 Reporting Period
MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (8) decreased 52.9% from the 17 listed in October 2024, and decreased 42.9% from the 14 listed in September 2025.

Pending Sales
Pending sales (4) decreased 60.0% from the 10 offers accepted in October 2024, and decreased 20.0% from the 5 offers accepted in September 2025.

Closed Sales
Closed sales (4) decreased 69.2% from the 13 closings in October 2024, and decreased 20.0% from the 5 closings in September 2025.

Inventory and Time on Market
Inventory increased to 16.3 months in October. Total market time decreased to 236 days.

Year-to-Date Summary
Comparing the first ten months of 2025 to the same period in 2024, new listings (136) decreased 5.6%, pending sales (72) decreased 20.0%, and closed sales (73) decreased 2.7%.

Average and Median Sale Prices
Comparing 2025 to 2024 through October, the average sale price has increased 14.3% from $446,700 to $510,600. In the same comparison, the median sale price has increased 18.8% from $400,000 to $475,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +18.4% ($525,800 v. $444,200)
Median Sale Price % Change: +16.9% ($467,500 v. $400,000)

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	10.5	N/A*	9.3
February	6.0	12.5	10.8
March	28.0	10.2	19.0
April	14.0	9.8	10.4
May	10.2	8.4	15.0
June	6.1	6.6	7.7
July	6.9	8.5	6.2
August	6.2	7.8	6.3
September	3.9	7.9	15.2
October	5.2	5.1	16.3
November	10.2	6.5	
December	11.3	10.6	

**Note: Since there were no sales in this region in January 2024, we cannot calculate an Inventory In Months.*

Residential Trends

October 2025 vs. September 2025

New Listings **-42.9%**
Pending Sales **-20.0%**
Closed Sales **-20.0%**
Average Sale Price **+32.2%**
Median Sale Price **+34.3%**
Inventory **+1.1**
Total Market Time **-8**

October 2025 vs. October 2024

New Listings **-52.9%**
Pending Sales **-60.0%**
Closed Sales **-69.2%**
Average Sale Price **+78.8%**
Median Sale Price **+91.2%**
Inventory **+11.2**
Total Market Time **+115**

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Wallowa County
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Residential Sales by Price Range

Price Range	Oct 2023		Oct 2024		Oct 2025	
0K-100K	0	0.0%	0	0.0%	0	0.0%
100K-200K	2	18.2%	2	15.4%	0	0.0%
200K-300K	5	45.5%	1	7.7%	0	0.0%
300K-400K	2	18.2%	5	38.5%	0	0.0%
400K-500K	0	0.0%	2	15.4%	1	25.0%
500K-600K	0	0.0%	0	0.0%	0	0.0%
600K-700K	1	9.1%	2	15.4%	2	50.0%
700K-800K	0	0.0%	1	7.7%	0	0.0%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	0	0.0%	0	0.0%	0	0.0%
1MM-1.1MM	1	9.1%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	1	25.0%
1.2MM-1. 3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
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%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	**11**		**13**		**4**	

90th Percentile 50th Percentile 10th Percentile

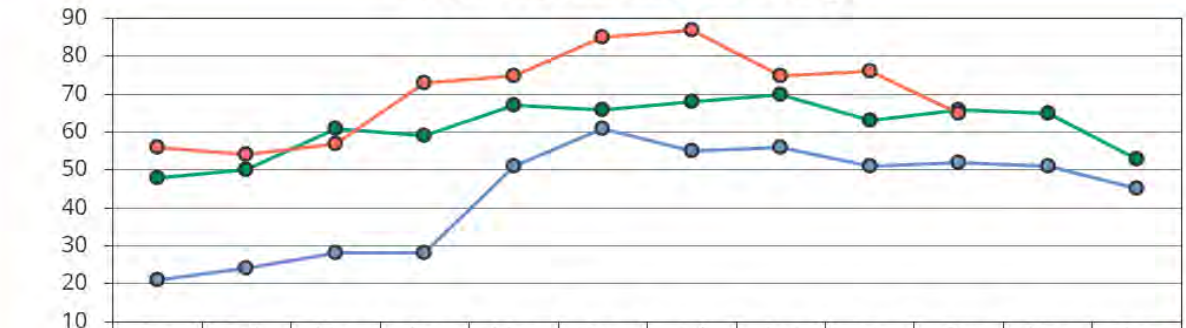
Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	**October**	8	4	4	727,800	658,000	236
	September	14	5	5	550,600	490,000	244
	Year-To-Date	136	72	73	510,600	475,000	167
2024	**October**	17	10	13	407,100	344,100	121
	Year-To-Date	144	90	75	446,700	400,000	125
Change	**October 2024**	-52.9%	-60.0%	-69.2%	78.8%	91.2%	95.0%
	Prev Mo 2025	-42.9%	-20.0%	-20.0%	32.2%	34.3%	-3.3%
	Year-To-Date	-5.6%	-20.0%	-2.7%	14.3%	18.8%	33.6%

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Wallowa County

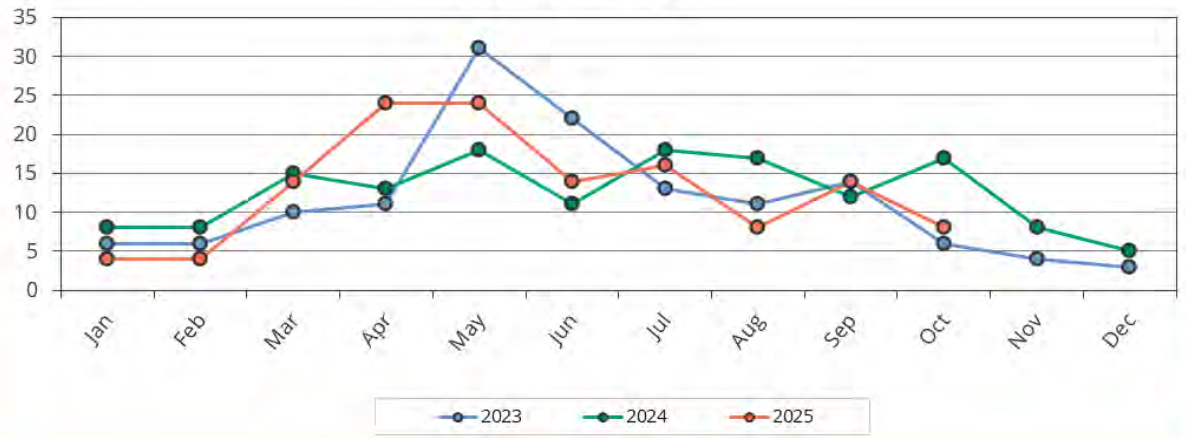
October 2025 Reporting Period

Active Residential Listings

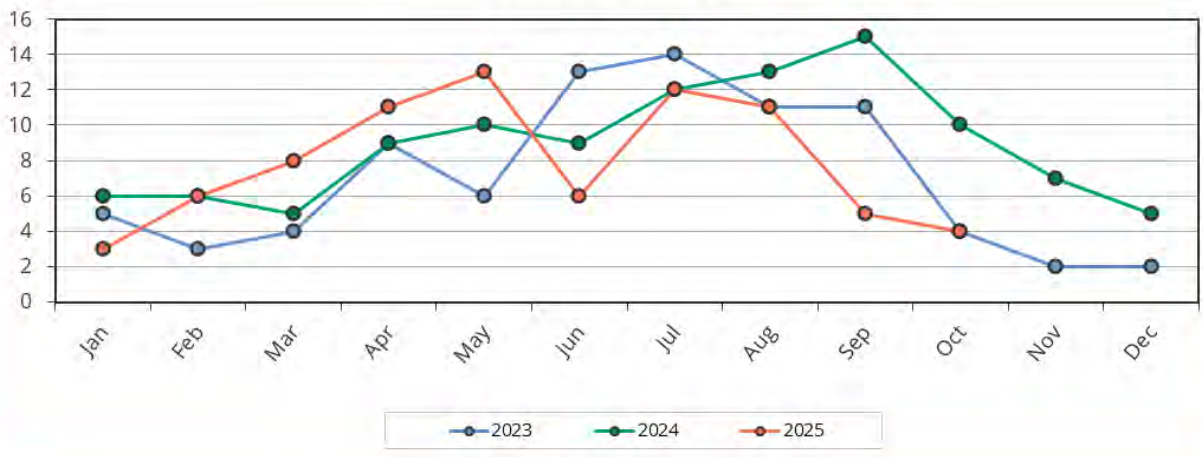


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	21	24	28	28	51	61	55	56	51	52	51	45
2024	48	50	61	59	67	66	68	70	63	66	65	53
2025	56	54	57	73	75	85	87	75	76	65		

New Listings



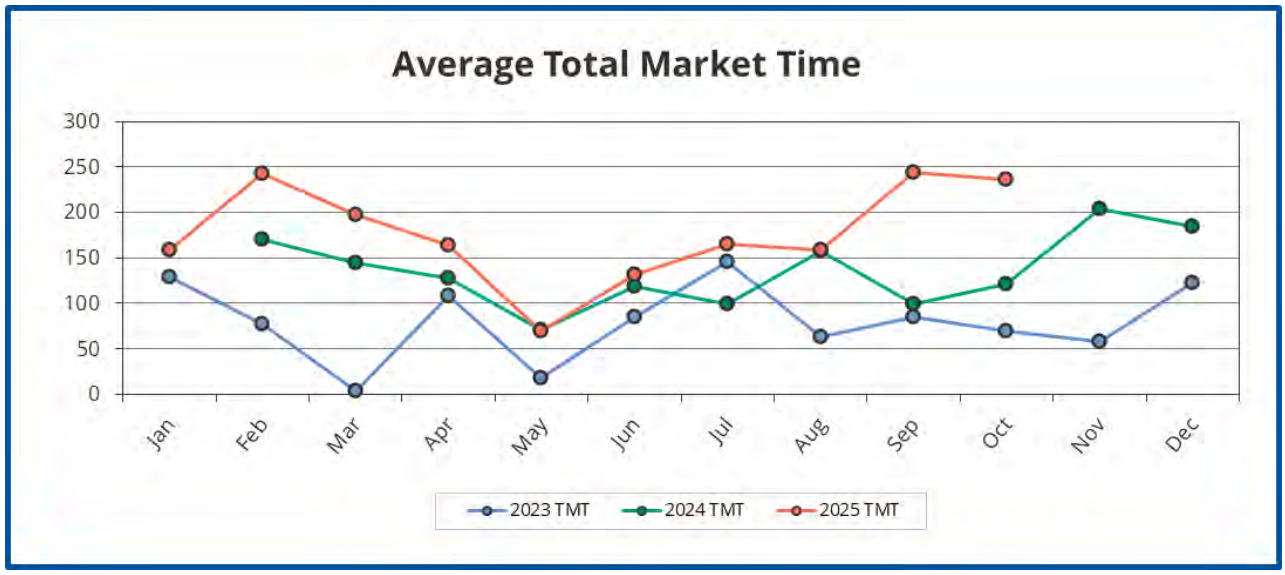
Pending Sales



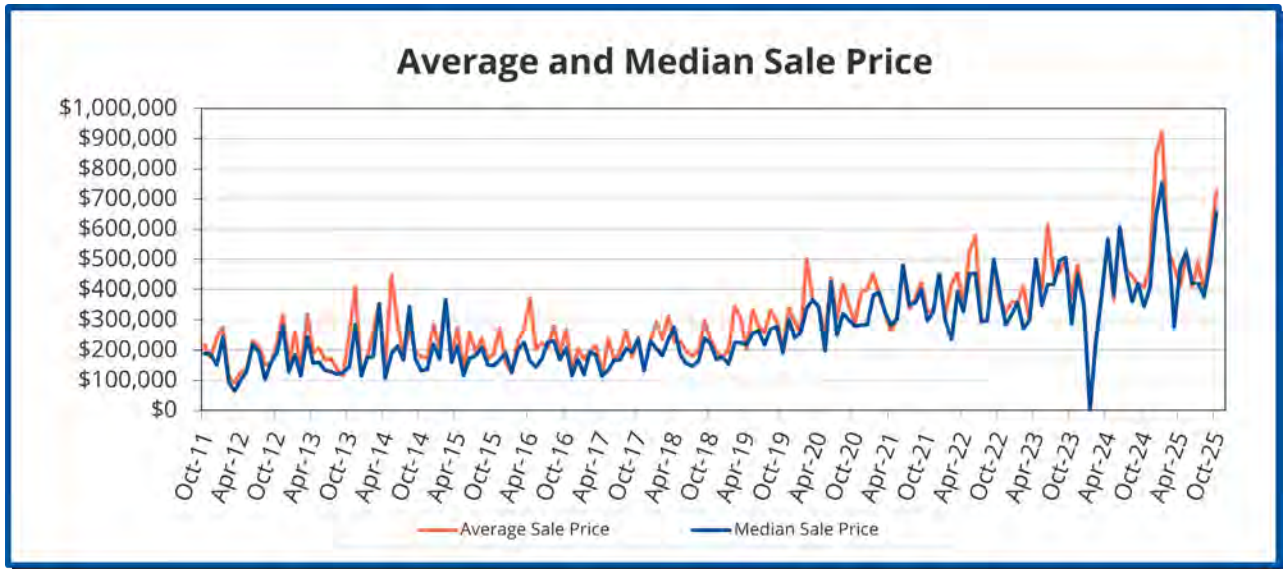
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Wallowa County
October 2025 Reporting Period





Note: Since there were no sales in this region in **January 2024**, we cannot calculate an Average Total Market Time for that month.

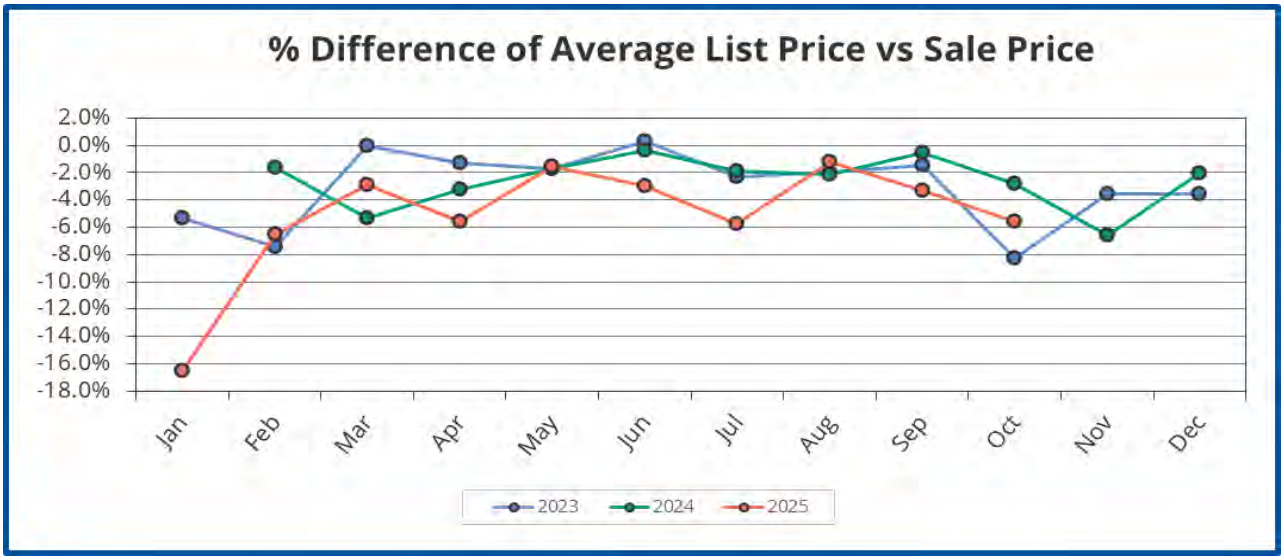


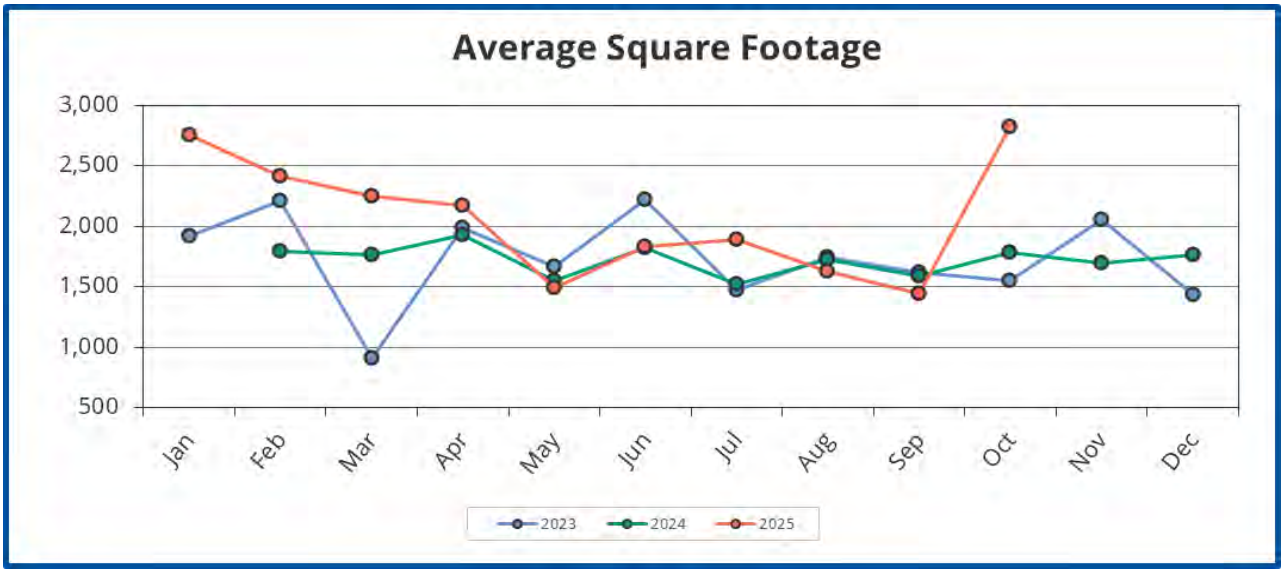
Note: Since there were no sales in this region in **January 2024**, we cannot calculate an Average or Median Sale Price for that month.

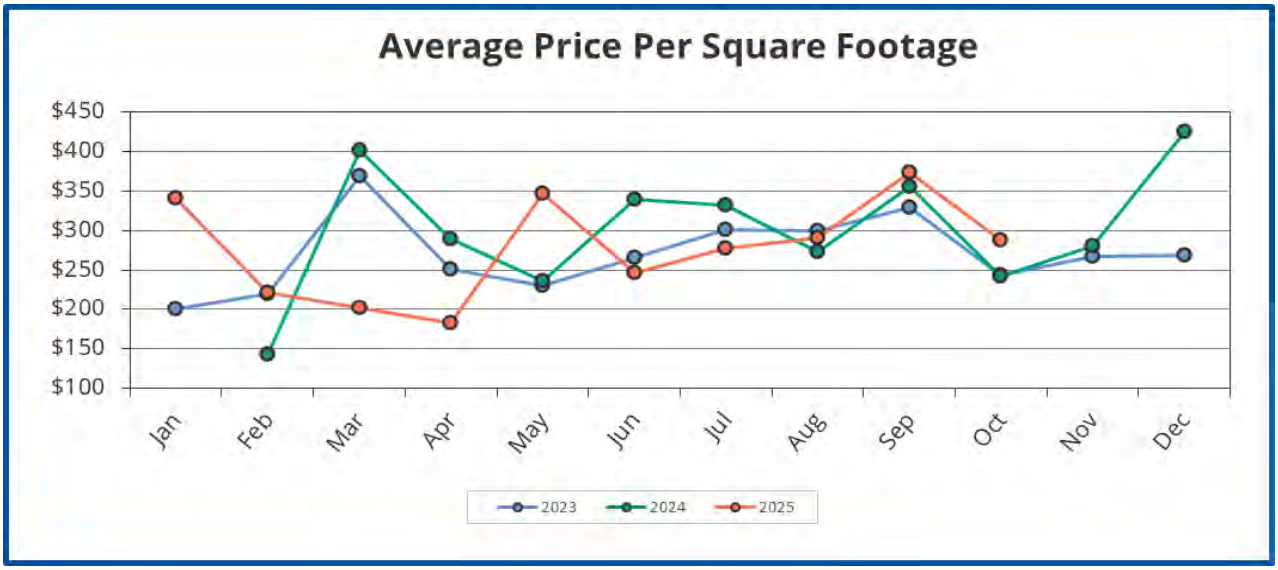
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Wallowa County

October 2025 Reporting Period







Note: Since there were no sales in this region in **January 2024**, we cannot calculate a data point for these charts.

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Wallowa County
October 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
97885	Wallowa	11	2	3	0	-100.0%	2	572,000	358	18	12	-40.0%	11	418,700	475,000	26.4%	1	150,000	2	174,500	-	-
97857	Lostine	1	0	1	0	-	1	667,000	93	7	5	0.0%	6	701,800	562,000	100.8%	-	-	-	-	-	-
97842	Imnaha	7	2	1	-	-	0	-	-	8	3	200.0%	2	399,500	399,500	19.3%	-	-	1	6,000	-	-
97846	Joseph	17	1	6	1	-50.0%	1	1,100,000	137	50	25	-16.7%	26	590,100	550,000	11.2%	-	-	4	114,500	-	-
97828	Enterprise	29	3	4	3	-50.0%	-	-	-	53	27	-20.6%	28	439,800	395,000	8.3%	2	232,300	5	3,757,400	1	495,000
	Wallowa Co. Total	65	8	15	4	-60.0%	4	727,800	236	136	72	-20.0%	73	510,600	475,000	18.4%	3	204,900	12	1,633,300	1	495,000

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

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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: September 2022 vs September 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-September 2021 vs Jan 2022-September 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.

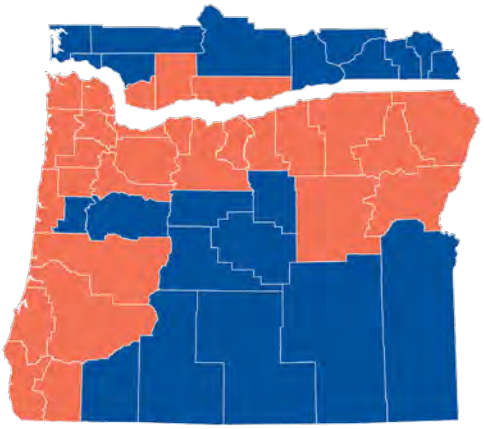
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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Credits:
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

RMLS™ | EQUAL HOUSING OPPORTUNITY

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

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