RMLS™ MULTIPLE LISTING SERVICE



MARKET ACTION REPORT

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

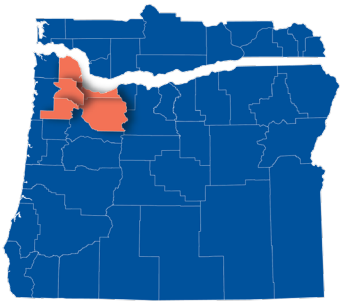
Portland Metro October 2026 Reporting Period

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Portland Metro

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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,077) decreased 12.2% from the 2,366 listed in October 2025, and decreased 16.5% from the 2,487 listed in September 2026.

Pending Sales

Pending sales (1,587) decreased 20.2% from the 1,988 offers accepted in October 2025, and decreased 9.8% from the 1,760 offers accepted in September 2026.

Closed Sales

Closed sales (1,622) decreased 21.5% from the 2,066 closings in October 2025, and decreased 7.4% from the 1,752 closings in September 2026.

Inventory and Total Market Time

Inventory increased to 4.3 months in October. Total market time decreased to 67 days.

Year-to-Date Summary

Comparing the first ten months of 2026 to the same period in 2025, new listings (27,516) decreased 0.8%, pending sales (19,161) decreased 1.9%, and closed sales (18,653) decreased 0.5%.

Average and Median Sale Prices

Comparing 2026 to 2025 through October, the average sale price has increased 0.4% from $614,900 to $617,300. In the same comparison, the median sale price has decreased 0.2% from $550,000 to $549,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.4% ($614,200 v. $611,500)
Median Sale Price % Change: -0.5% ($545,000 v. $548,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months	2024	2025	2026
January	3.2	3.7	4.3
February	2.8	3.2	3.6
March	2.3	3.0	3.0
April	2.4	3.1	3.1
May	2.3	3.3	3.2
June	2.6	3.6	3.1
July	2.8	3.7	3.3
August	3.0	3.5	3.8
September	3.5	3.8	4.2
October	2.9	3.1	4.3
November	3.0	3.8	
December	2.7	2.9	

Residential Trends

October 2026 vs. September 2026

New Listings	**-16.5%**
Pending Sales	**-9.8%**
Closed Sales	**-7.4%**
Average Sale Price	**-3.3%**
Median Sale Price	**0.0%**
Inventory	**+0.1**
Total Market Time	**-1**

October 2026 vs. October 2025

New Listings	**-12.2%**
Pending Sales	**-20.2%**
Closed Sales	**-21.5%**
Average Sale Price	**+0.6%**
Median Sale Price	**+0.9%**
Inventory	**+1.2**
Total Market Time	**-2**

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Residential Sales by Price Range

Price Range	Oct 2024		Oct 2025		Oct 2026	
0K-100K	25	1.2%	29	1.4%	21	1.3%
100K-200K	32	1.6%	65	3.1%	63	3.9%
200K-300K	99	4.9%	89	4.2%	75	4.6%
300K-400K	242	11.9%	239	11.3%	188	11.6%
400K-500K	436	21.5%	468	22.0%	307	18.9%
500K-600K	432	21.3%	407	19.2%	309	19.1%
600K-700K	287	14.1%	287	13.5%	242	14.9%
700K-800K	166	8.2%	183	8.6%	143	8.8%
800K-900K	109	5.4%	135	6.4%	83	5.1%
900K-1M	57	2.8%	63	3.0%	53	3.3%
1MM-1.1MM	39	1.9%	40	1.9%	26	1.6%
1.1MM-1.2MM	24	1.2%	28	1.3%	25	1.5%
1.2MM-1. 3MM	25	1.2%	24	1.1%	26	1.6%
1.3MM-1.4MM	16	0.8%	21	1.0%	14	0.9%
1.4MM-1.5MM	6	0.3%	6	0.3%	12	0.7%
1.5MM-1.6MM	4	0.2%	7	0.3%	6	0.4%
1.6MM-1.7MM	3	0.1%	4	0.2%	4	0.2%
1.7MM-1.8MM	2	0.1%	4	0.2%	4	0.2%
1.8MM-1.9MM	3	0.1%	2	0.1%	2	0.1%
1.9MM-2MM	6	0.3%	5	0.2%	6	0.4%
2MM+	18	0.9%	17	0.8%	13	0.8%
Total Closed Sales	2,031		2,123		1,622	

90th Percentile 50th Percentile 10th Percentile

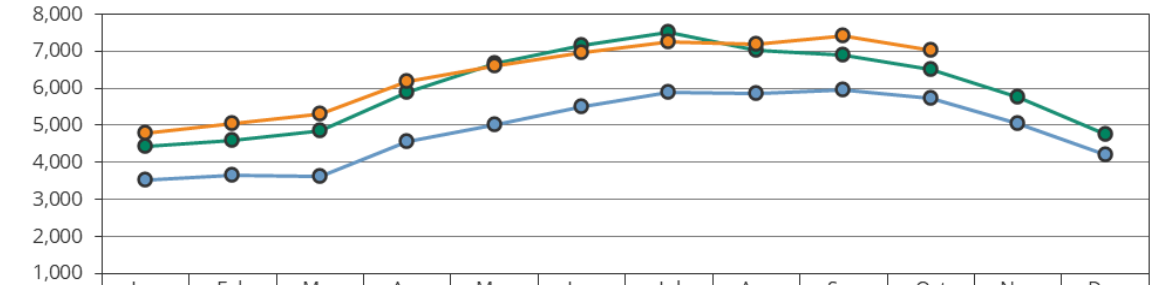
	Portland Metro Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	October	2,077	1,587	1,622	609,900	545,000	67
	September	2,487	1,760	1,752	630,500	545,000	68
	Year-To-Date	27,516	19,161	18,653	617,300	549,000	66
2025	October	2,366	1,988	2,066	606,000	540,000	69
	Year-To-Date	27,743	19,536	18,746	614,900	550,000	63
Change	October 2025	-12.2%	-20.2%	-21.5%	0.6%	0.9%	-2.9%
	Prev Mo 2026	-16.5%	-9.8%	-7.4%	-3.3%	0.0%	-1.5%
	Year-To-Date	-0.8%	-1.9%	-0.5%	0.4%	-0.2%	4.8%

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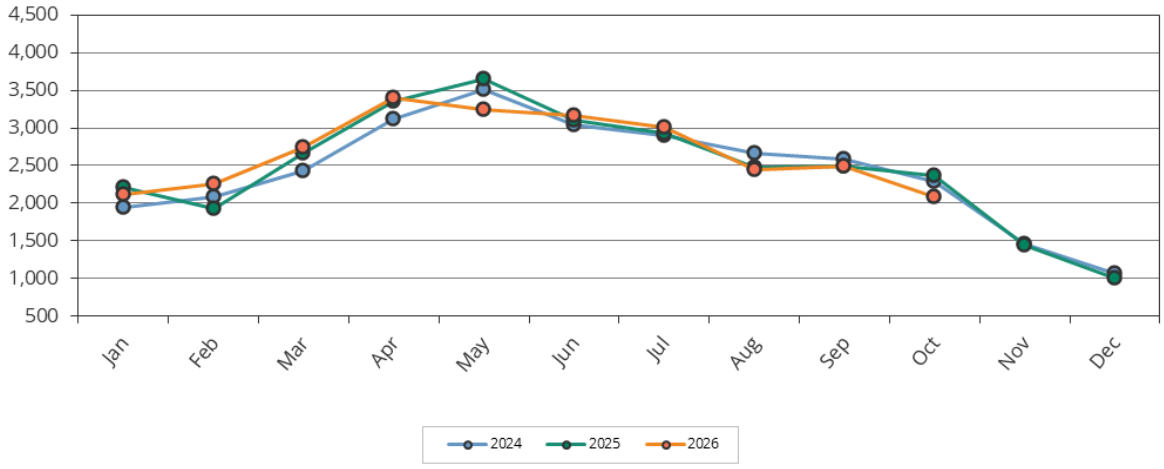
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Active Residential Listings

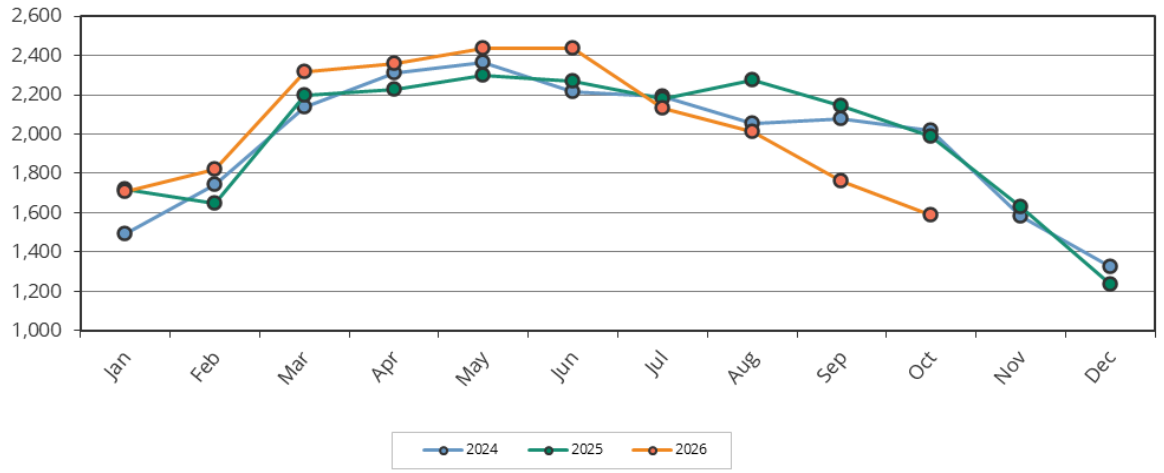


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	3,535	3,650	3,629	4,559	5,009	5,494	5,904	5,848	5,963	5,737	5,049	4,218
2025	4,438	4,586	4,866	5,875	6,679	7,157	7,503	7,018	6,882	6,506	5,773	4,759
2026	4,785	5,060	5,311	6,173	6,587	6,958	7,253	7,192	7,411	7,027		

New Listings



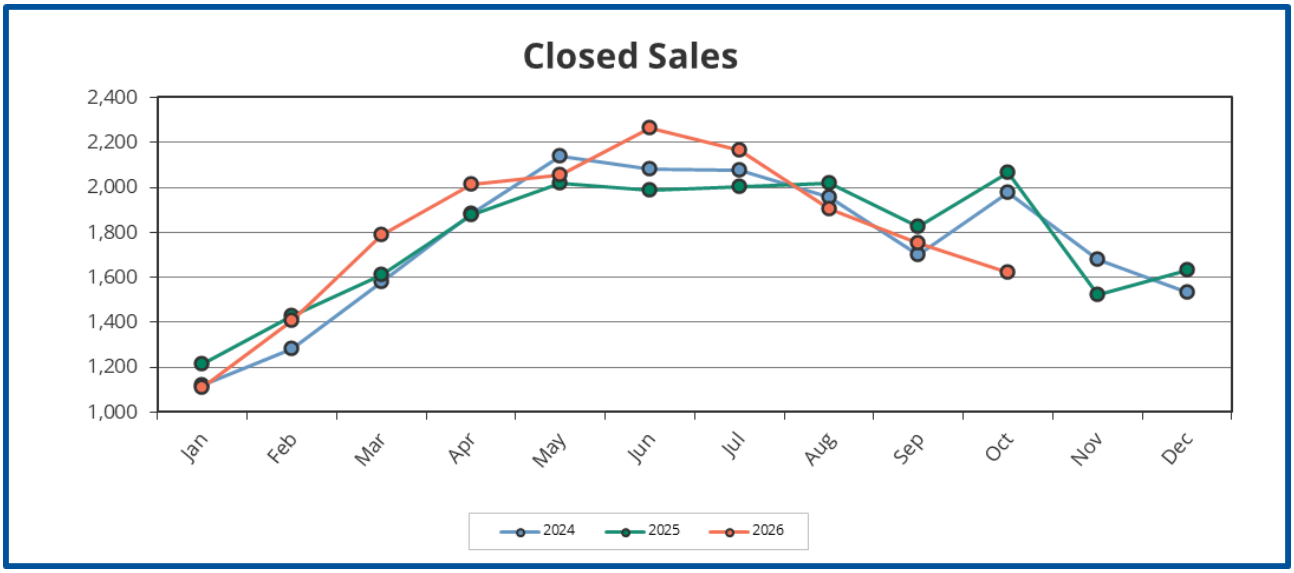
Pending Sales

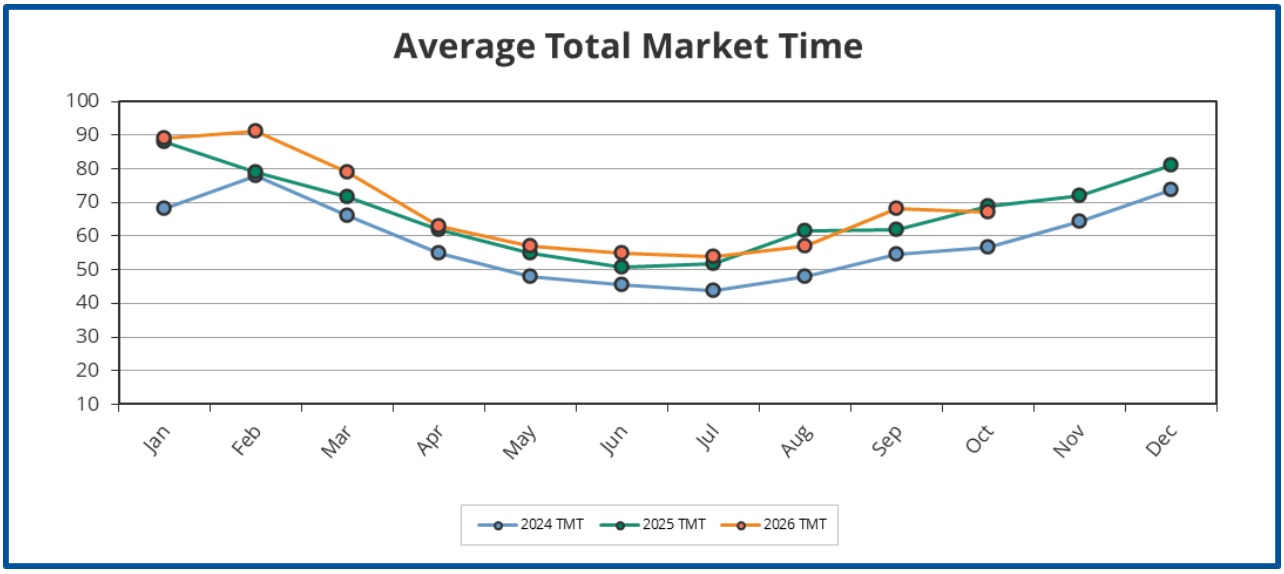


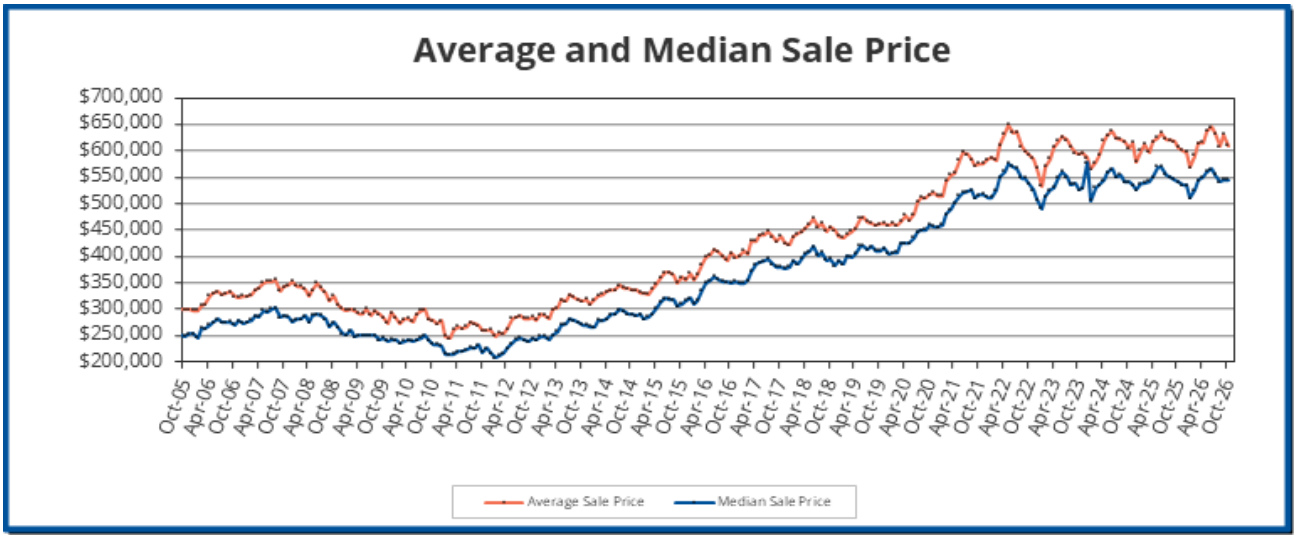
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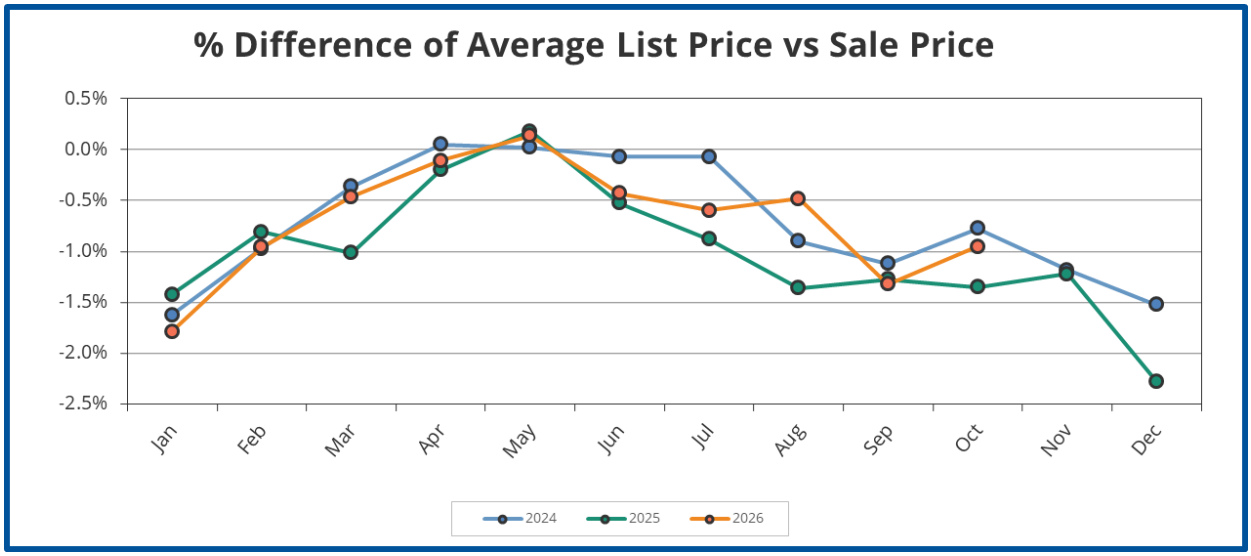


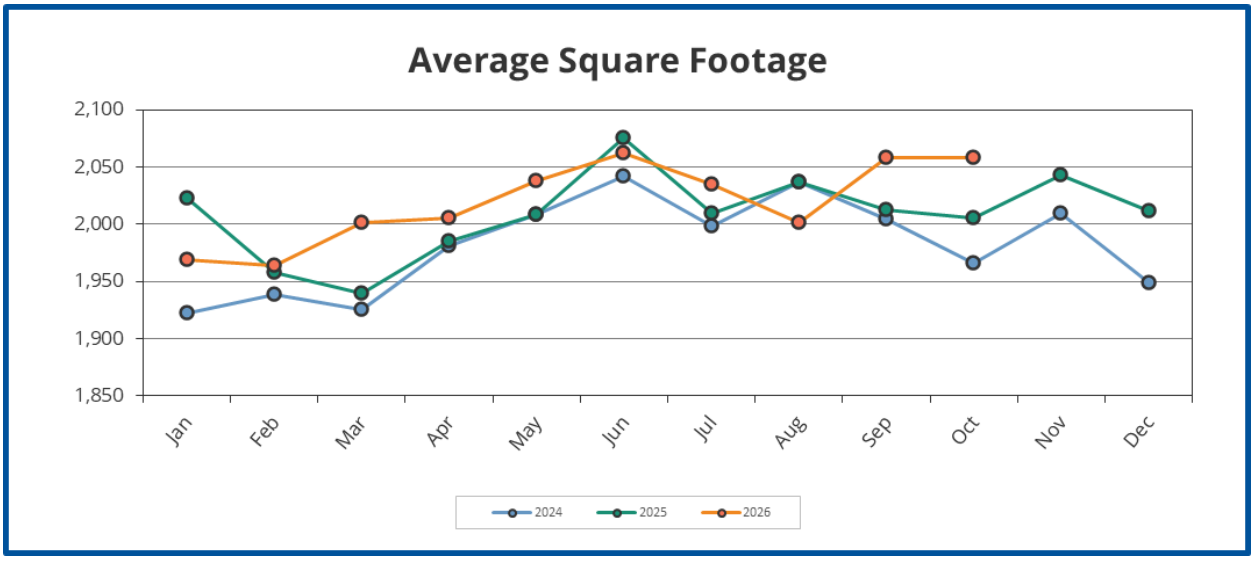


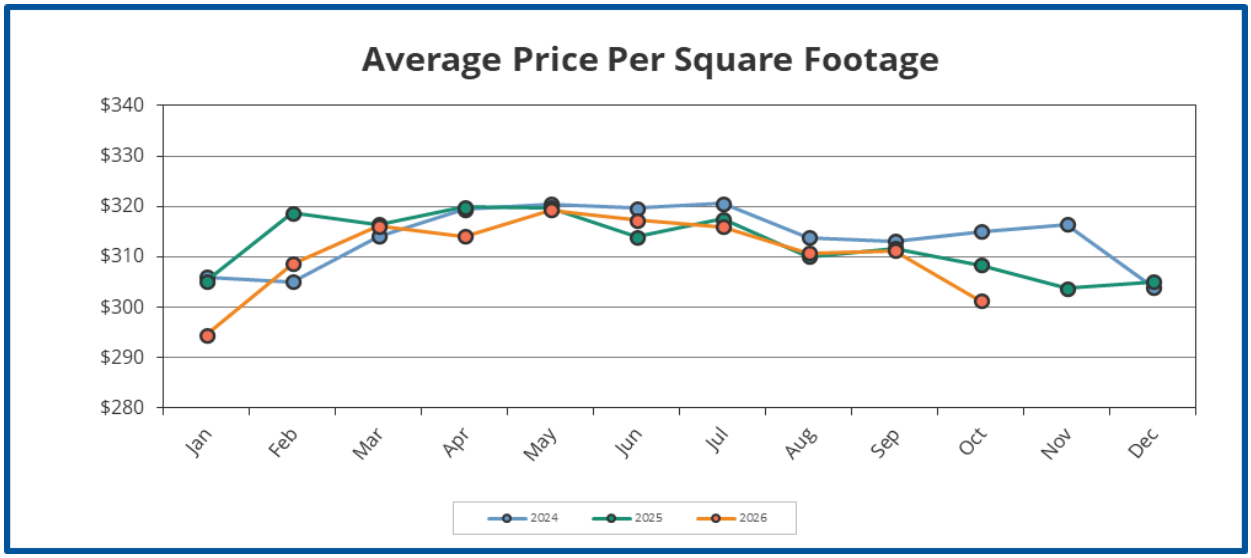
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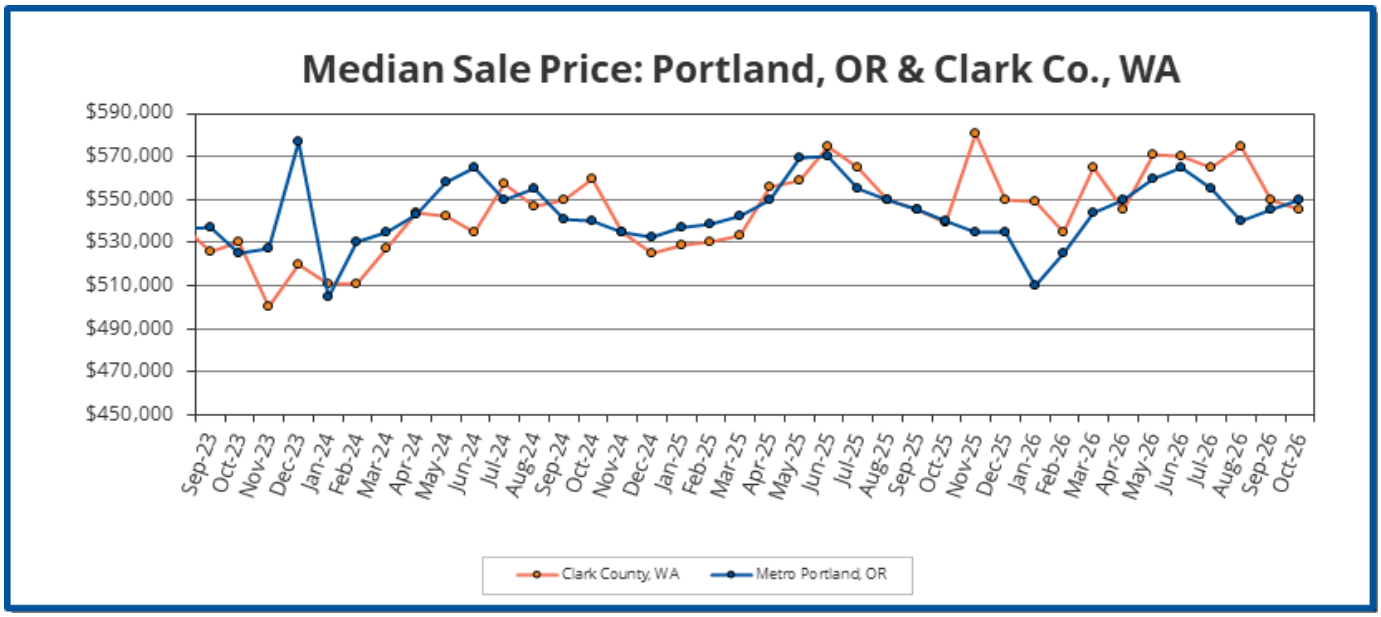


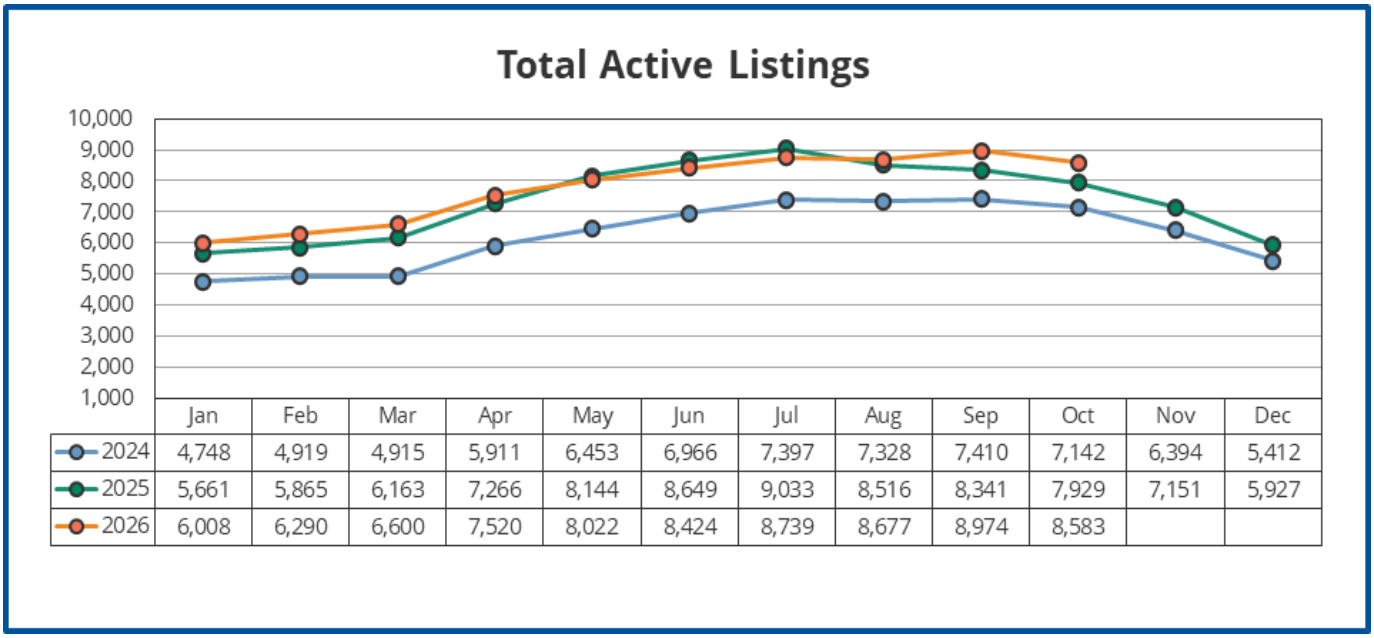


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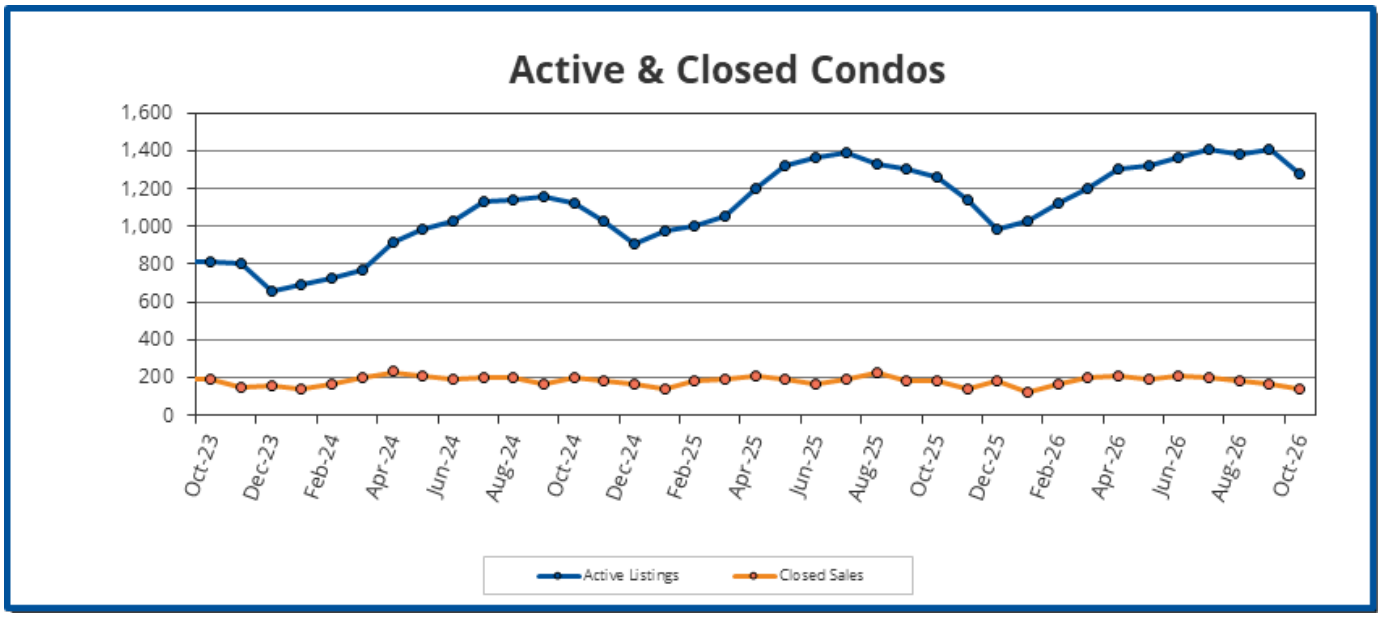


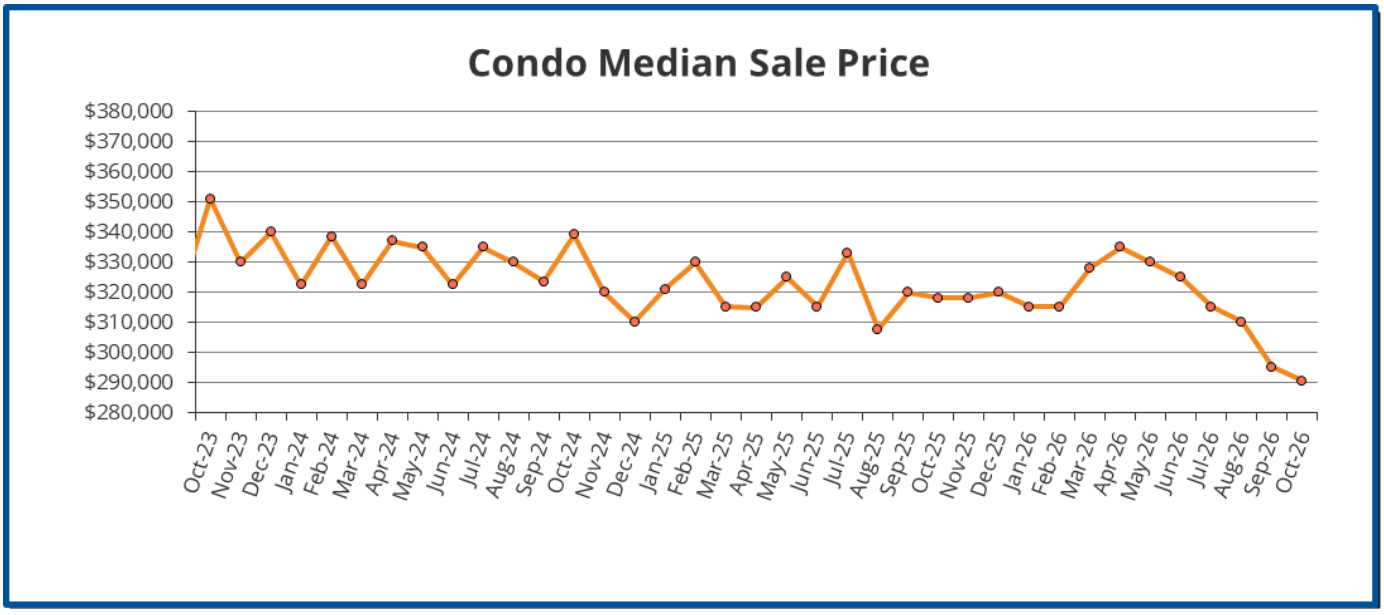
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	4,748	4,919	4,915	5,911	6,453	6,966	7,397	7,328	7,410	7,142	6,394	5,412
2025	5,661	5,865	6,163	7,266	8,144	8,649	9,033	8,516	8,341	7,929	7,151	5,927
2026	6,008	6,290	6,600	7,520	8,022	8,424	8,739	8,677	8,974	8,583		

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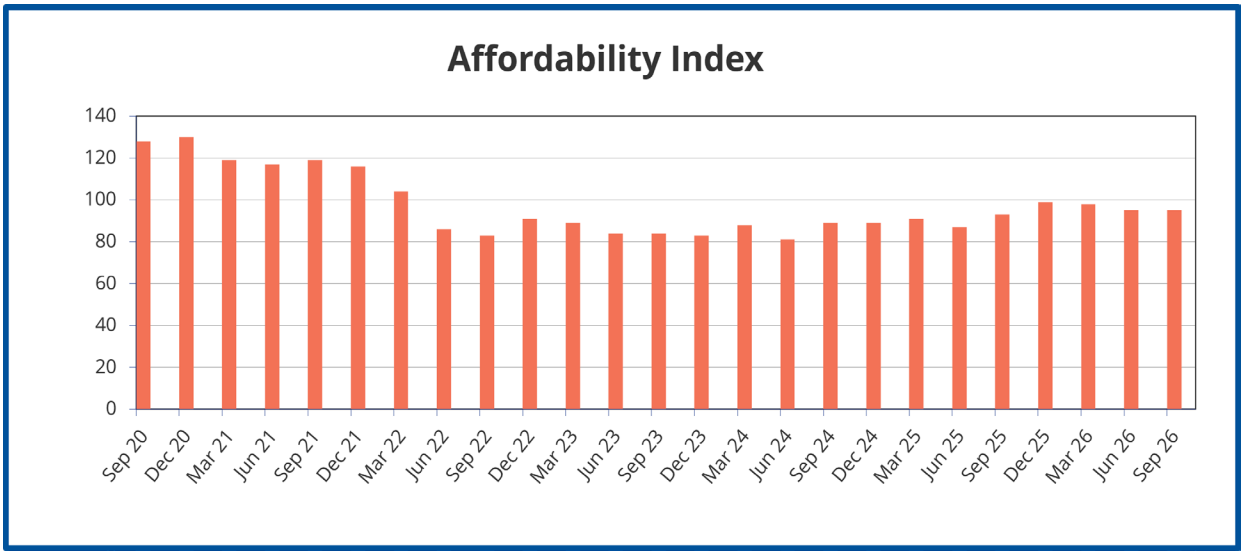
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AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Portland Metro area is affordable for a family earning the median income. A family earning the median income ($128,300 in 2026, per HUD) can afford 95% 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 6.7% (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
6,596	93.9%	4.1

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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 26 vs 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 vs 25[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	245	67	29	55	-31.3%	55	510,300	30	1,119	803	-4.3%	790	499,700	480,700	-0.5%	8	721,200	8	351,600	19	863,000
142	NE Portland	450	172	46	143	-27.8%	140	620,900	49	2,289	1,748	-1.4%	1,707	600,300	529,900	5.0%	15	783,000	15	255,800	55	739,400
143	SE Portland	609	249	98	206	-12.3%	220	563,100	39	3,019	2,219	-4.4%	2,144	532,800	470,900	0.2%	12	1,089,600	36	296,600	93	773,600
144	Gresham / Troutdale	496	152	54	114	-20.3%	113	483,000	85	1,838	1,293	-3.8%	1,280	506,700	486,500	1.5%	7	1,332,000	24	324,300	29	563,600
145	Milwaukie / Clackamas	558	187	52	153	-7.3%	144	532,700	54	2,433	1,775	6.9%	1,691	583,300	560,000	0.6%	9	850,400	20	602,900	8	806,500
146	Oregon City / Canby	414	134	49	92	-8.9%	97	577,500	61	1,533	1,048	3.0%	1,008	619,900	578,900	-0.2%	6	1,003,000	43	384,800	9	823,300
147	Lake Oswego / West Linn	426	92	63	96	5.5%	75	965,300	87	1,678	1,040	9.0%	992	1,082,900	899,000	1.2%	1	2,200,000	17	632,600	1	1,100,000
148	W Portland	1,017	237	118	172	-11.8%	166	730,200	83	3,179	1,931	-1.1%	1,863	746,900	665,000	-0.9%	7	741,400	28	305,500	19	1,321,700
149	NW Wash Co.	311	85	45	53	-32.1%	74	815,200	88	1,321	902	3.8%	883	749,900	700,000	-0.9%	-	-	24	436,800	2	802,800
150	Beaverton/ Aloha	553	164	77	119	-31.2%	127	513,900	58	2,294	1,577	1.9%	1,545	540,300	535,000	-4.0%	3	711,300	6	344,200	21	767,400
151	Tigard / Wilsonville	580	184	71	130	-40.1%	132	685,200	67	2,427	1,800	-8.7%	1,763	636,200	610,000	-2.7%	4	894,300	22	454,900	7	725,200
152	Hillsboro / Forest Grove	487	147	64	116	-25.6%	130	546,500	82	1,954	1,446	-9.5%	1,448	549,200	510,500	-1.1%	8	682,700	24	530,400	25	644,500
153	Mt. Hood	102	23	10	10	-33.3%	13	480,100	78	223	116	-12.8%	116	509,400	497,000	-4.0%	-	-	14	136,000	1	200,000
155	Columbia Co.	281	55	19	42	10.5%	48	527,400	89	782	493	-6.5%	472	474,800	454,000	2.9%	8	1,062,100	34	181,800	1	610,000
156	Yamhill Co.	498	129	52	86	-16.5%	88	576,700	97	1,427	970	-5.9%	951	557,400	480,000	3.5%	11	719,400	41	560,100	18	664,400

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2026 with October 2025. The year-to-date section compares 2026 year-to-date statistics through October with 2025 year-to-date statistics through October.

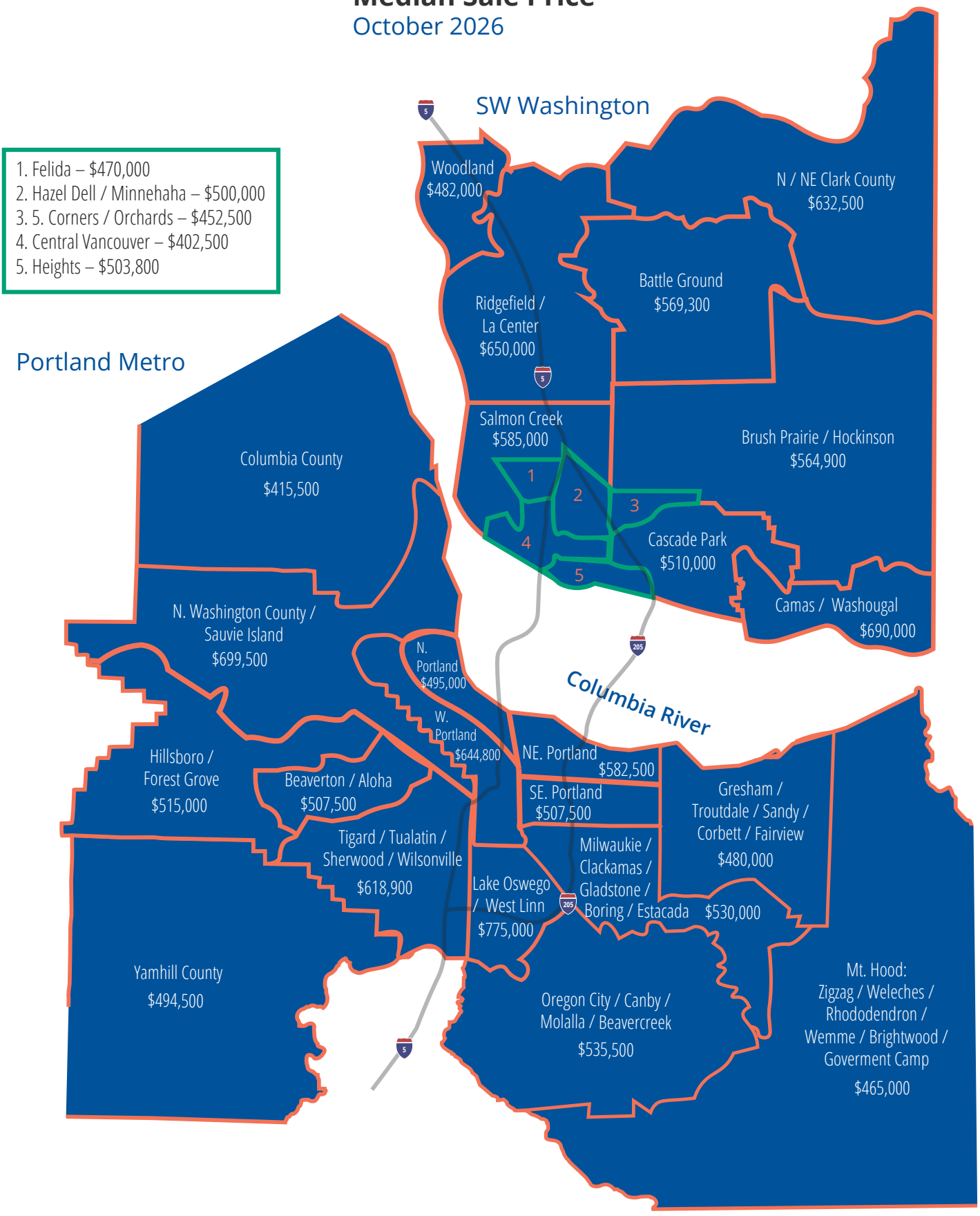
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/25-10/31/26) with 12 months before (11/1/24-10/31/25).

[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 2026 Reporting Period

Median Sale Price
October 2026



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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.

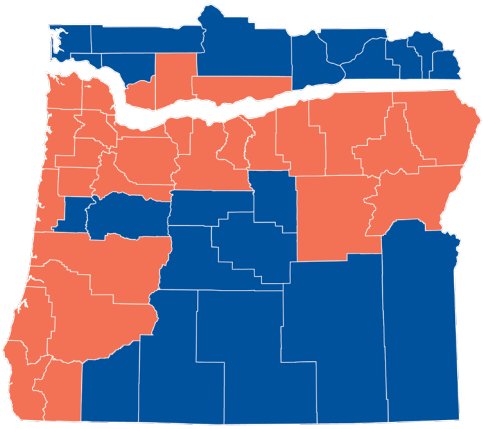
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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