RMLS™ MULTIPLE LISTING SERVICE



MARKET ACTION REPORT

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

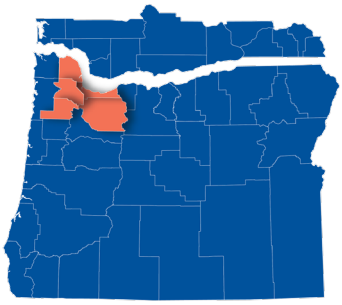
Portland Metro October 2025 Reporting Period

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Portland Metro

October 2025 Reporting Period

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	

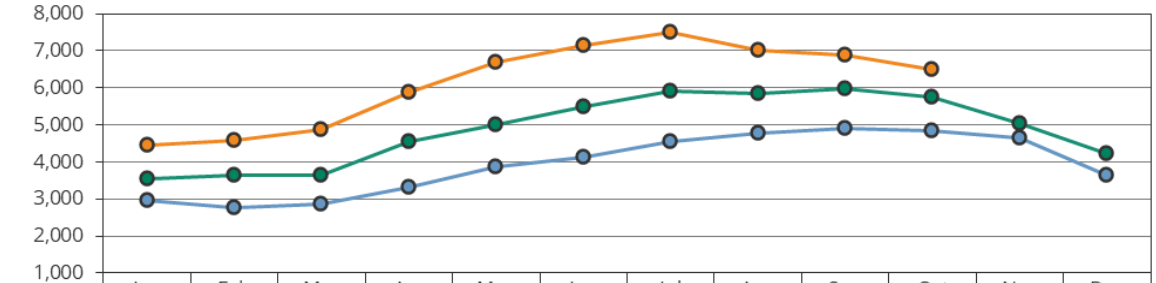
90th Percentile 50th Percentile 10th Percentile

	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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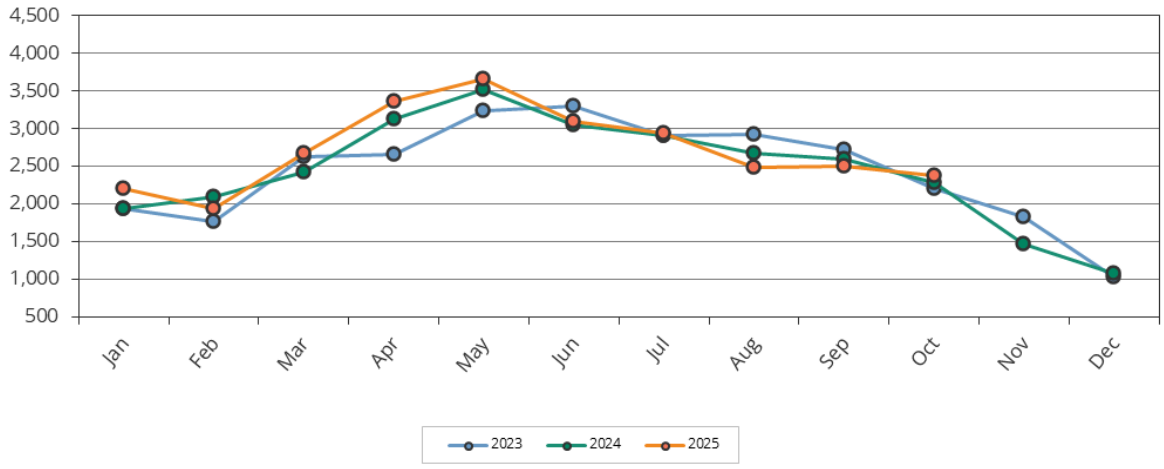
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Active Residential Listings

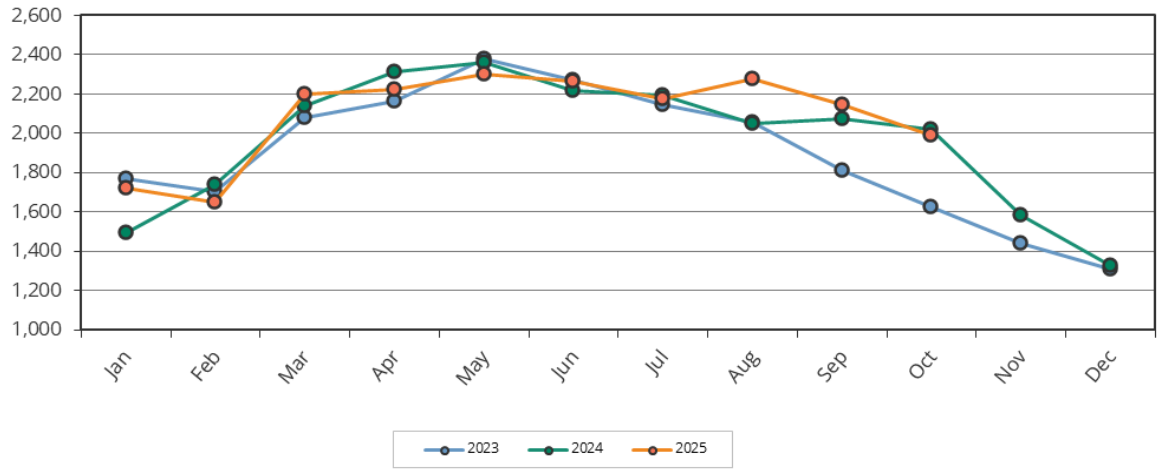


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	2,953	2,768	2,864	3,305	3,884	4,125	4,550	4,782	4,895	4,848	4,639	3,654
2024	3,535	3,650	3,629	4,559	5,009	5,494	5,904	5,848	5,963	5,737	5,049	4,218
2025	4,438	4,586	4,866	5,875	6,679	7,157	7,503	7,018	6,882	6,506		

New Listings



Pending Sales

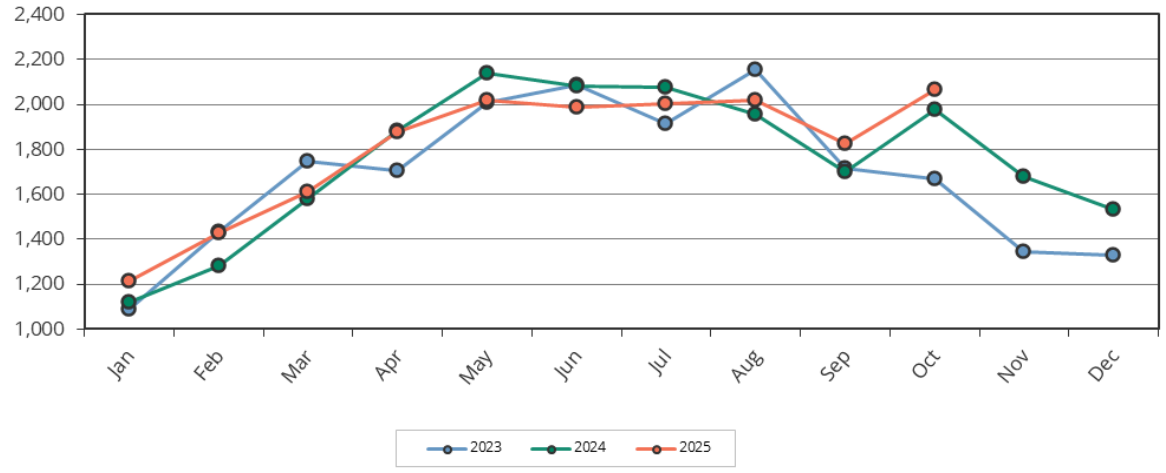


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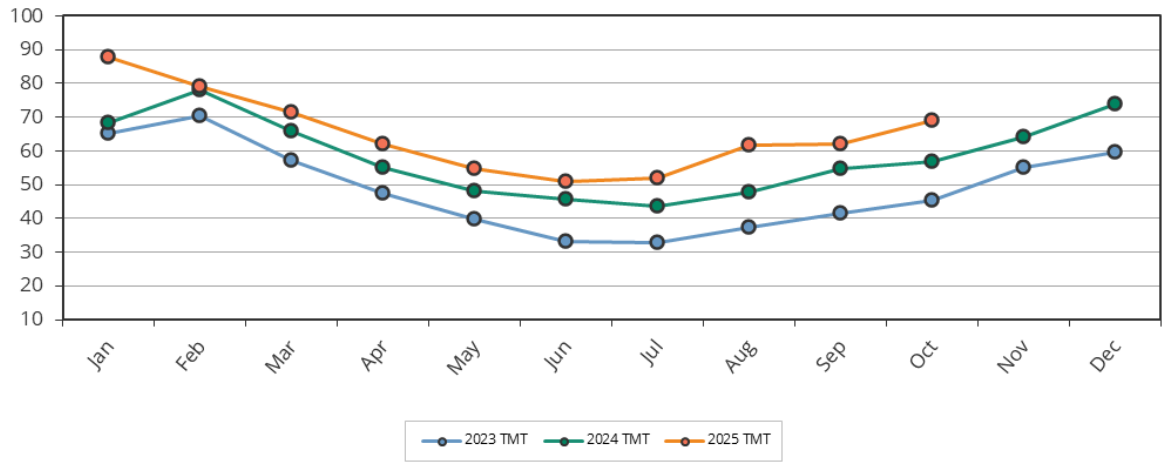
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Closed Sales



Average Total Market Time



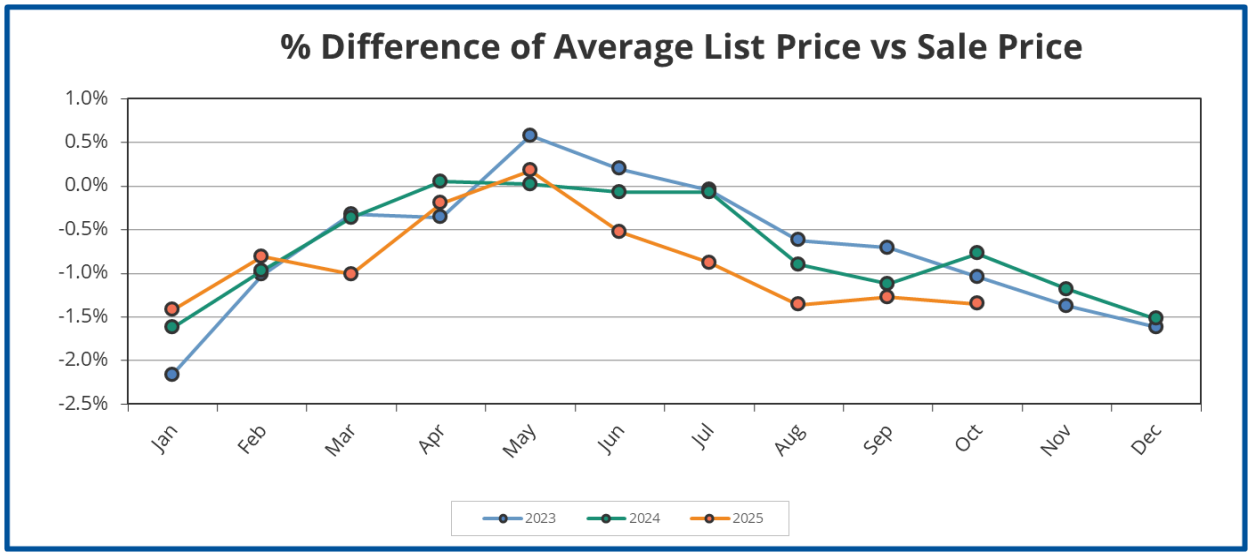
Average and Median Sale Price

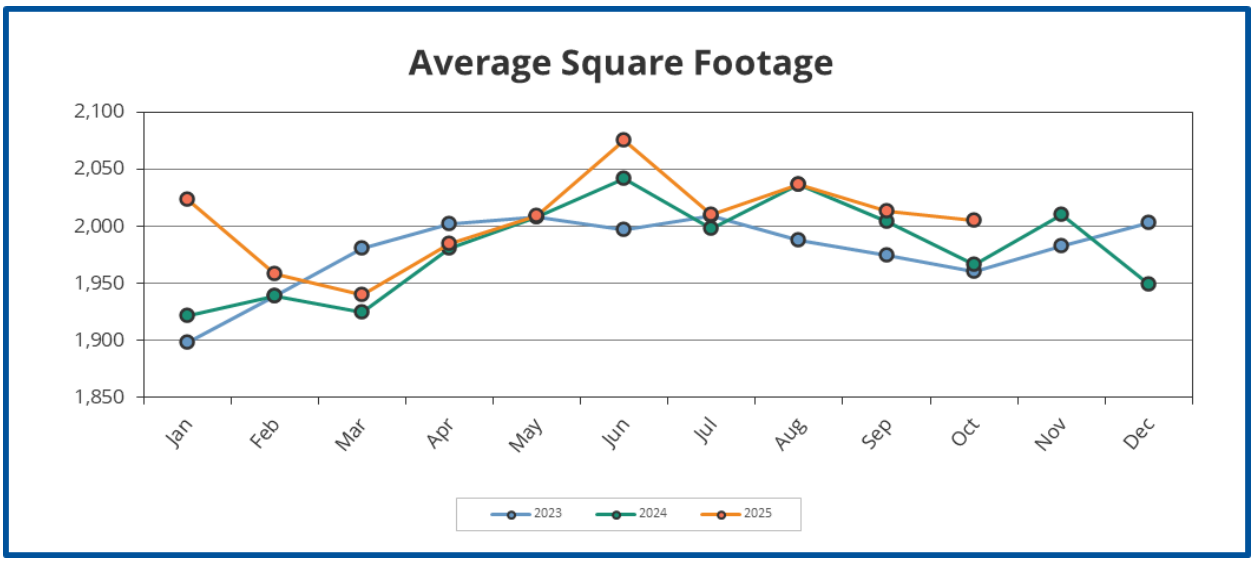


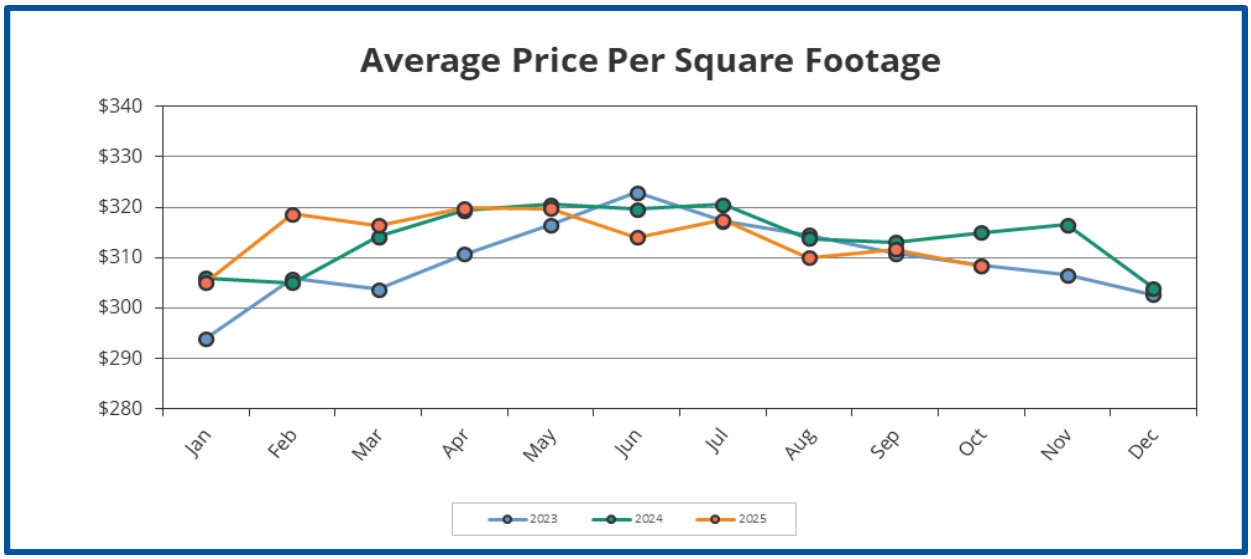
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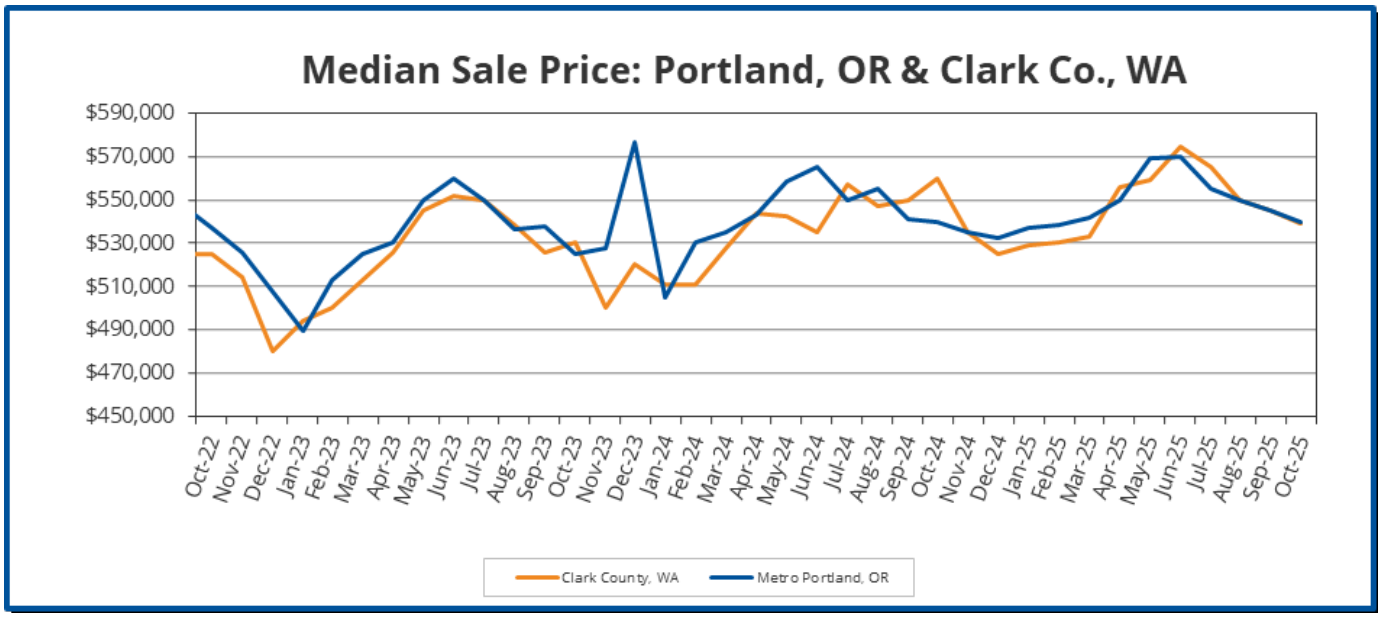


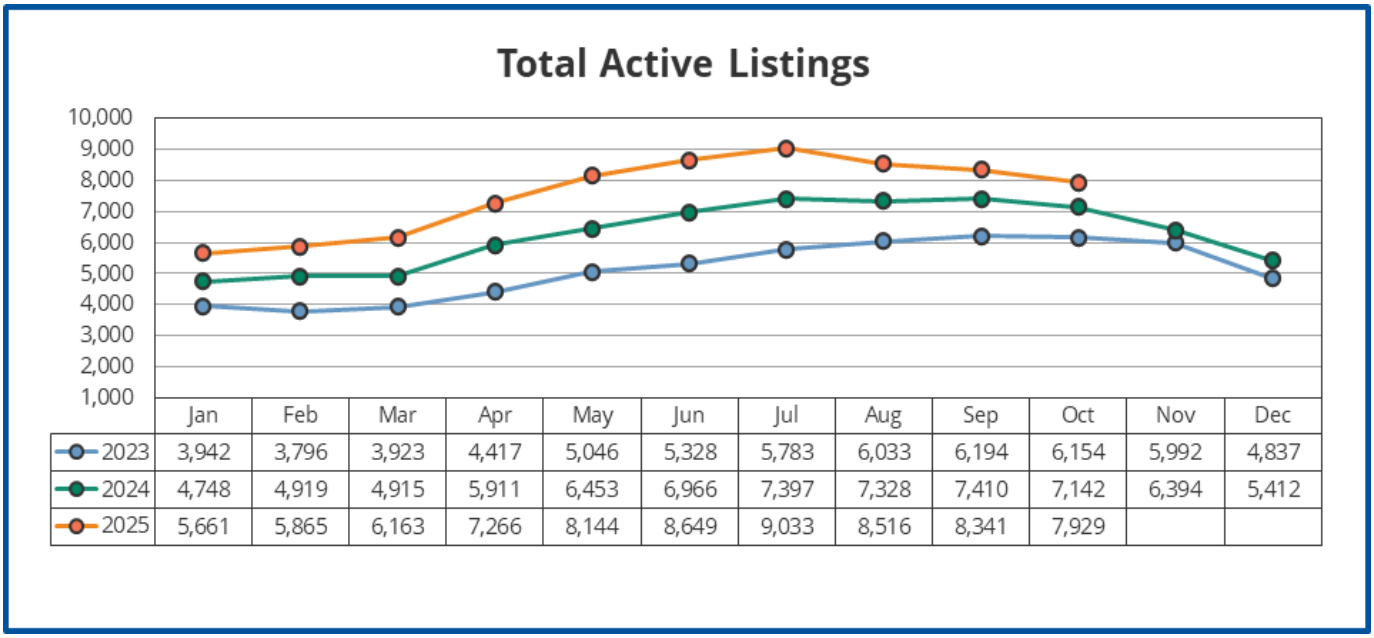




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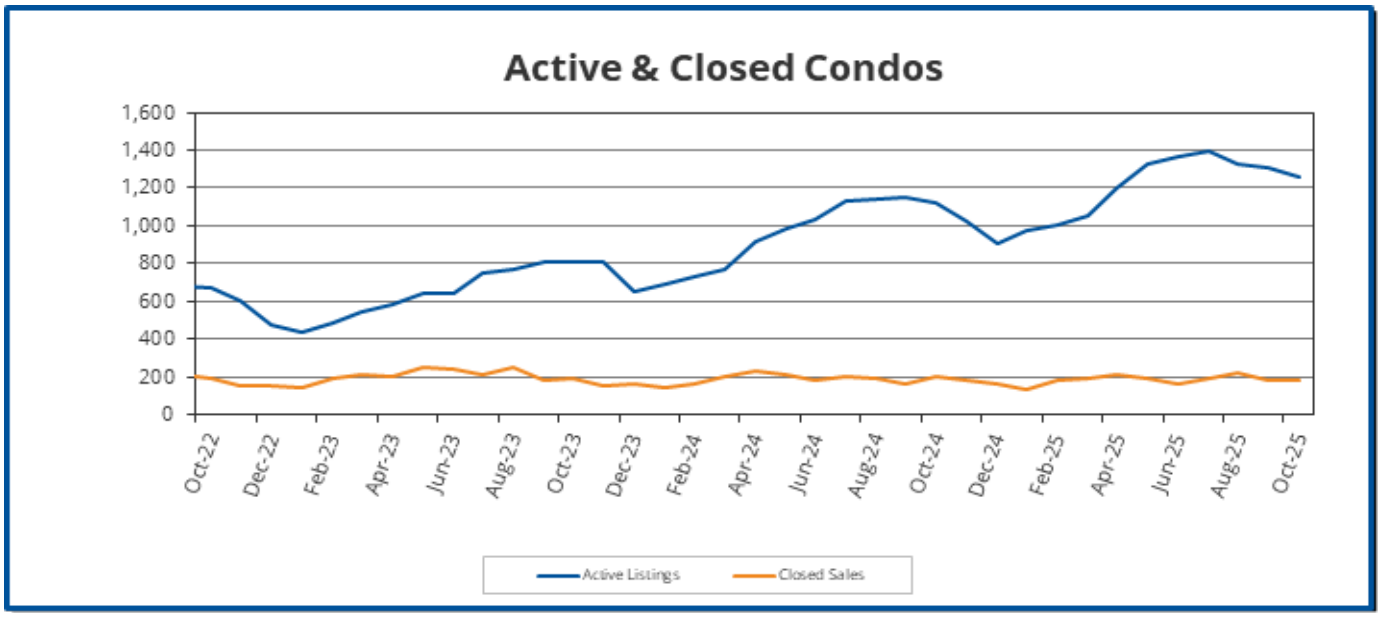


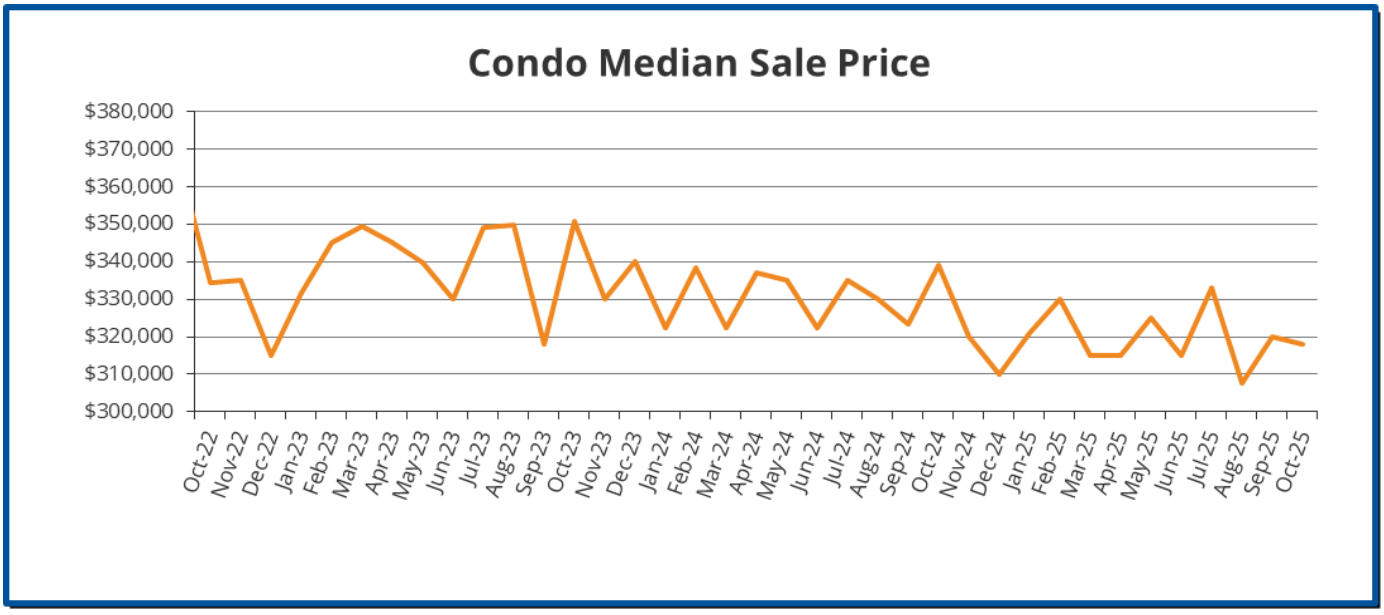
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	3,942	3,796	3,923	4,417	5,046	5,328	5,783	6,033	6,194	6,154	5,992	4,837
2024	4,748	4,919	4,915	5,911	6,453	6,966	7,397	7,328	7,410	7,142	6,394	5,412
2025	5,661	5,865	6,163	7,266	8,144	8,649	9,033	8,516	8,341	7,929		

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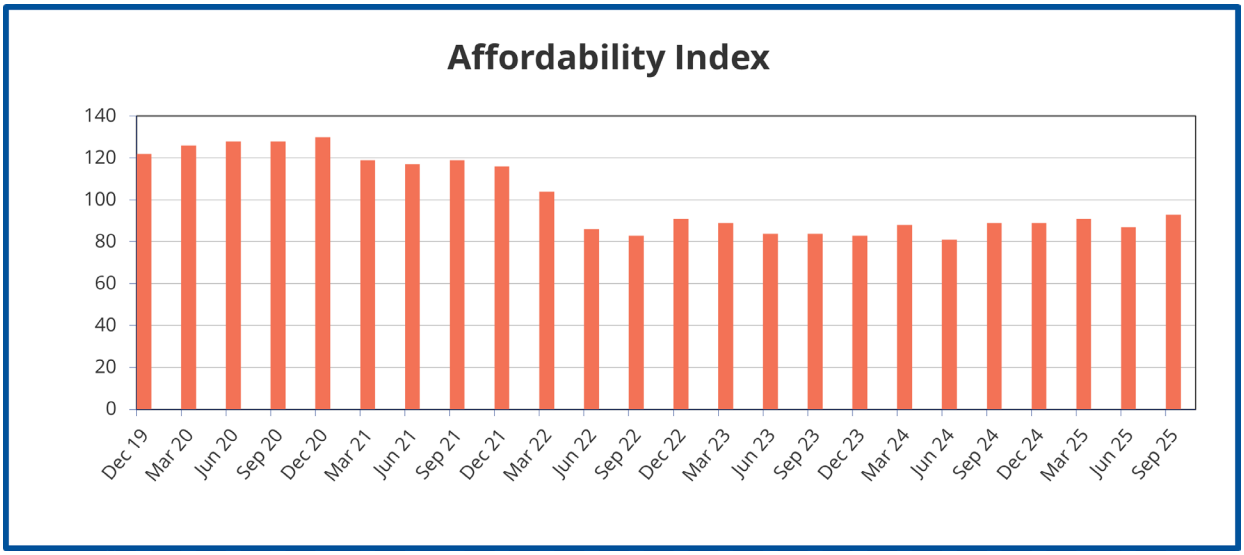
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AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Portland Metro area is affordable for a family earning the median income. A family earning the median 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.

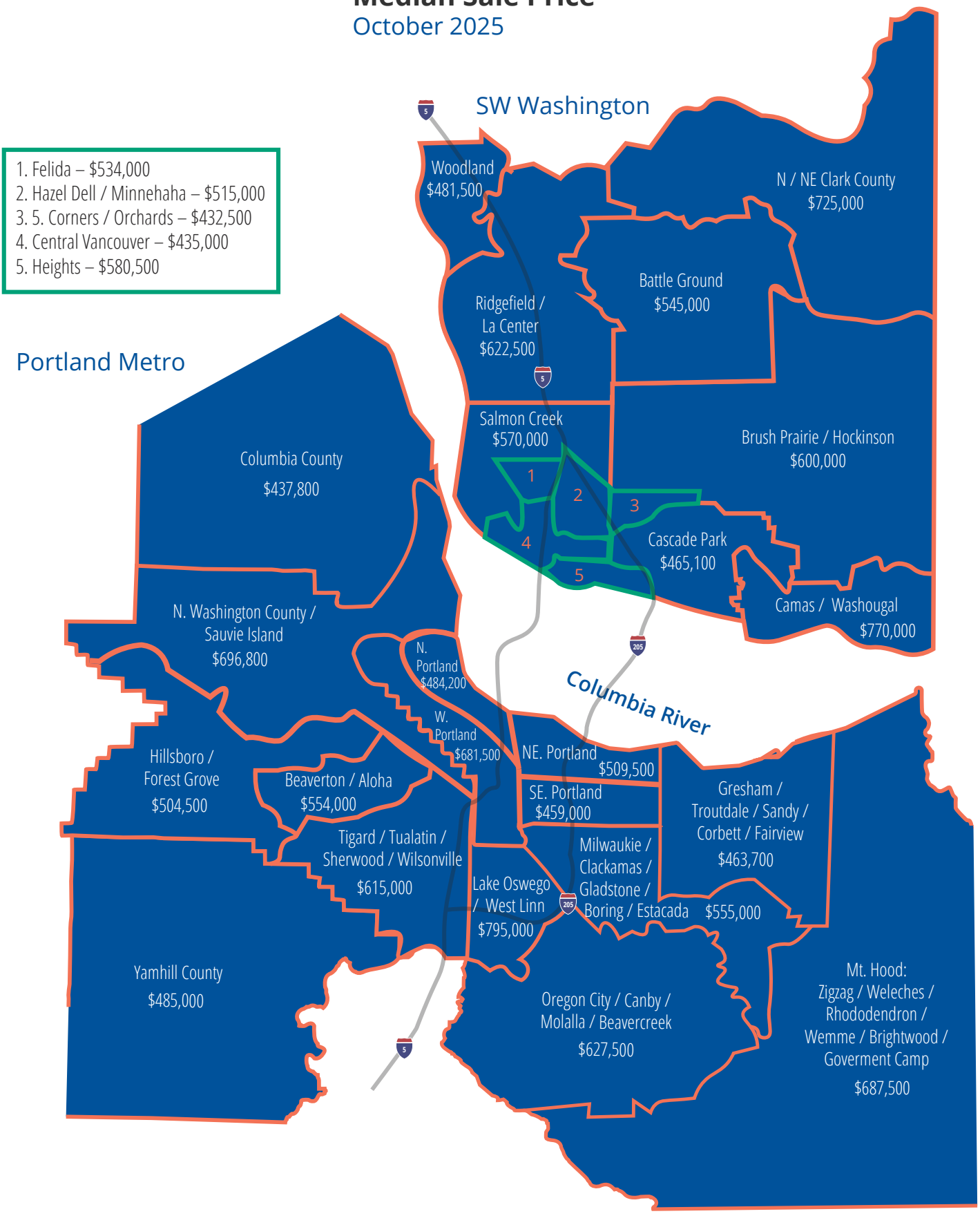
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/24-10/31/25) with 12 months before (11/1/23-10/31/24).

[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.

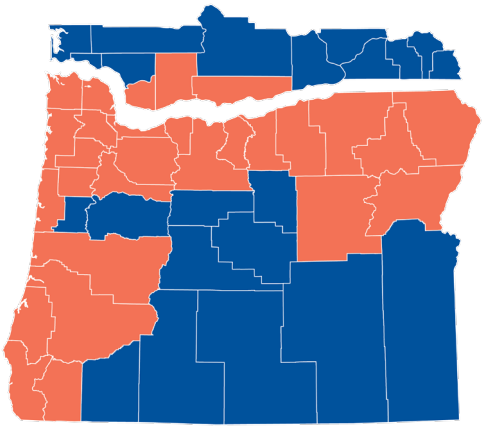
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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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