



MARKET ACTION REPORT

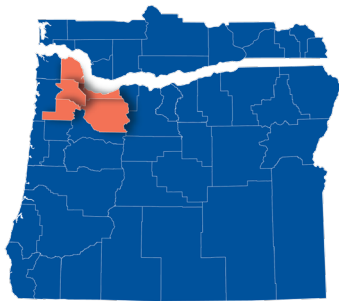
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro August 2025 Reporting Period

Portland Metro

August 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,476) decreased 7.2% from the 2,669 listed in August 2024, and decreased 15.5% from the 2,931 listed in July 2025.

Pending Sales

Pending sales (2,275) increased 10.9% from the 2,052 offers accepted in August 2024, and increased 4.5% from the 2,177 offers accepted in July 2025.

Closed Sales

Closed sales (2,021) increased 3.3% from the 1,957 closings in August 2024, and increased 0.8% from the 2,005 closings in July 2025.

Inventory and Time on Market

Inventory decreased to 3.5 months in August. Total market time increased to 62 days.

Year-to-Date Summary

Comparing the first eight months of 2025 to the same period in 2024, new listings (22,720) increased 3.2%, pending sales (15,781) increased 1.4%, and closed sales (14,671) increased 1.0%.

Average and Median Sale Prices

Comparing 2025 to 2024 through August, the average sale price has increased 0.7% from \$611,900 to \$616,200. 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: +0.9% (\$611,300 v. \$605,800)

Median Sale Price % Change: +1.5% (\$548,000 v. \$540,000)

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	2.7	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	
October	2.9	2.9	
November	3.5	3.0	
December	2.7	2.7	

Residential Trends

August 2025 vs. July 2025

New Listings **-15.5%** ↓

Pending Sales **+4.5%** ↑

Closed Sales **+0.8%** ↑

Average Sale Price **-0.2%** ↓

Median Sale Price **-0.9%** ↓

Inventory **-0.2** ↓

Total Market Time **+10** ↑

August 2025 vs. August 2024

New Listings **-7.2%** ↓

Pending Sales **+10.9%** ↑

Closed Sales **+3.3%** ↑

Average Sale Price **0.0%** —

Median Sale Price **-0.9%** ↓

Inventory **+0.5** ↑

Total Market Time **+14** ↑

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Residential Sales by Price Range						
Price Range	Aug 2023		Aug 2024		Aug 2025	
0K-100K	23	1.0%	15	0.7%	25	1.2%
100K-200K	48	2.1%	50	2.4%	49	2.4%
200K-300K	116	5.2%	102	4.9%	119	5.9%
300K-400K	246	11.0%	206	9.9%	206	10.2%
400K-500K	498	22.2%	410	19.7%	395	19.5%
500K-600K	469	20.9%	423	20.4%	400	19.8%
600K-700K	297	13.2%	286	13.8%	284	14.1%
700K-800K	204	9.1%	200	9.6%	185	9.2%
800K-900K	101	4.5%	134	6.5%	128	6.3%
900K-1M	75	3.3%	83	4.0%	57	2.8%
1MM-1.1MM	38	1.7%	36	1.7%	35	1.7%
1.1MM-1.2MM	26	1.2%	35	1.7%	29	1.4%
1.2MM-1.3MM	23	1.0%	35	1.7%	24	1.2%
1.3MM-1.4MM	15	0.7%	13	0.6%	18	0.9%
1.4MM-1.5MM	12	0.5%	15	0.7%	12	0.6%
1.5MM-1.6MM	11	0.5%	6	0.3%	13	0.6%
1.6MM-1.7MM	9	0.4%	8	0.4%	6	0.3%
1.7MM-1.8MM	8	0.4%	4	0.2%	8	0.4%
1.8MM-1.9MM	1	0.0%	2	0.1%	2	0.1%
1.9MM-2MM	2	0.1%	2	0.1%	3	0.1%
2MM+	21	0.9%	12	0.6%	23	1.1%
Total Closed Sales	2,243		2,077		2,021	

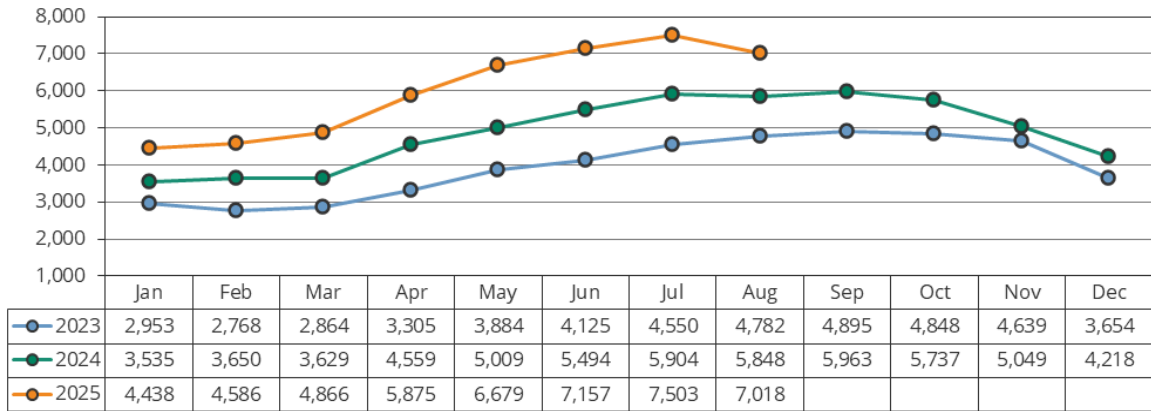
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	August	2,476	2,275	2,021	620,500	550,000	62
	July	2,931	2,177	2,005	621,800	555,000	52
	Year-To-Date	22,720	15,781	14,671	616,200	550,000	63
2024	August	2,669	2,052	1,957	620,800	555,000	48
	Year-To-Date	22,008	15,564	14,526	611,900	545,000	54
Change	August 2024	-7.2%	10.9%	3.3%	0.0%	-0.9%	28.9%
	Prev Mo 2025	-15.5%	4.5%	0.8%	-0.2%	-0.9%	18.8%
	Year-To-Date	3.2%	1.4%	1.0%	0.7%	0.9%	15.6%

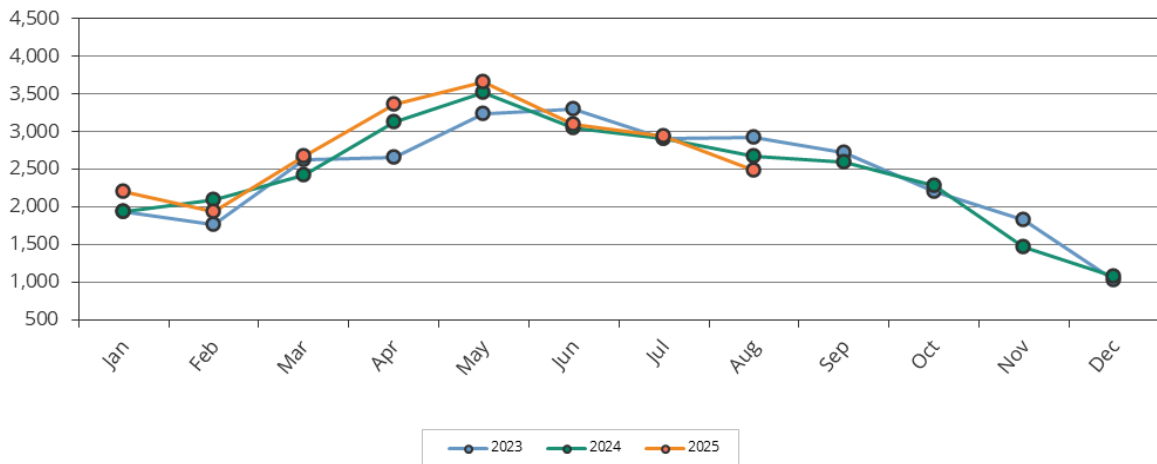
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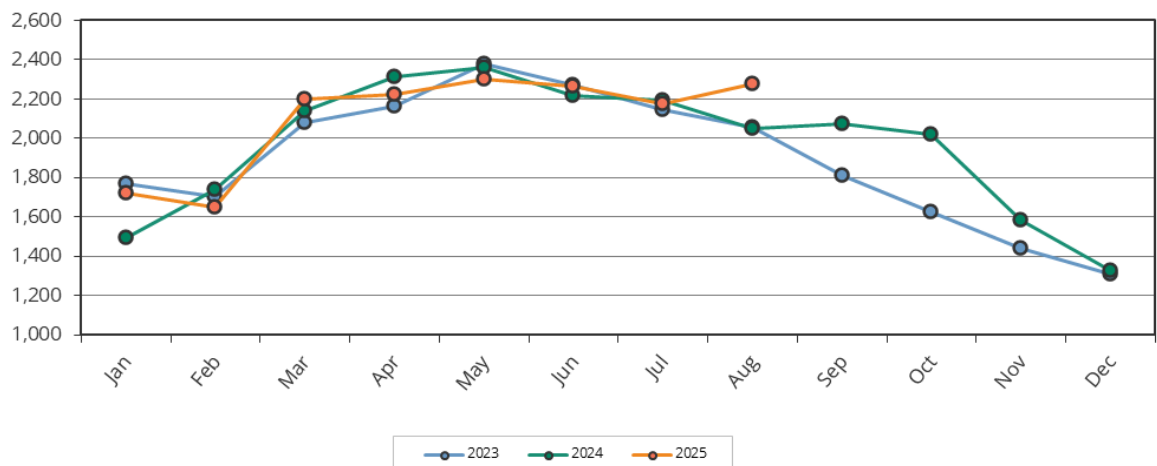
Active Residential Listings



New Listings

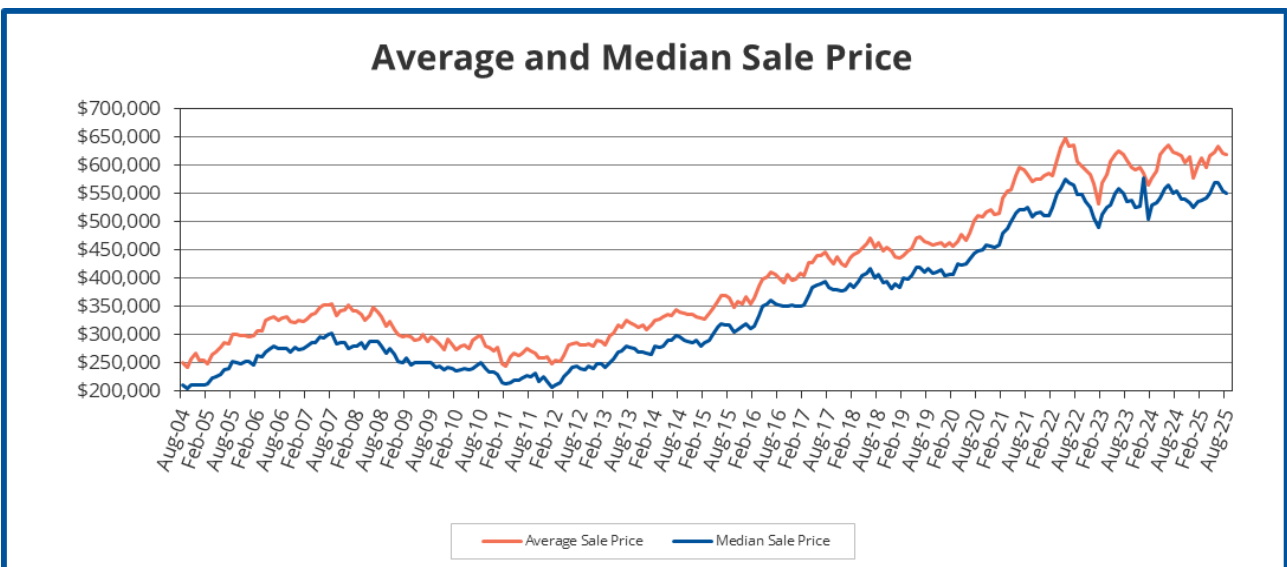
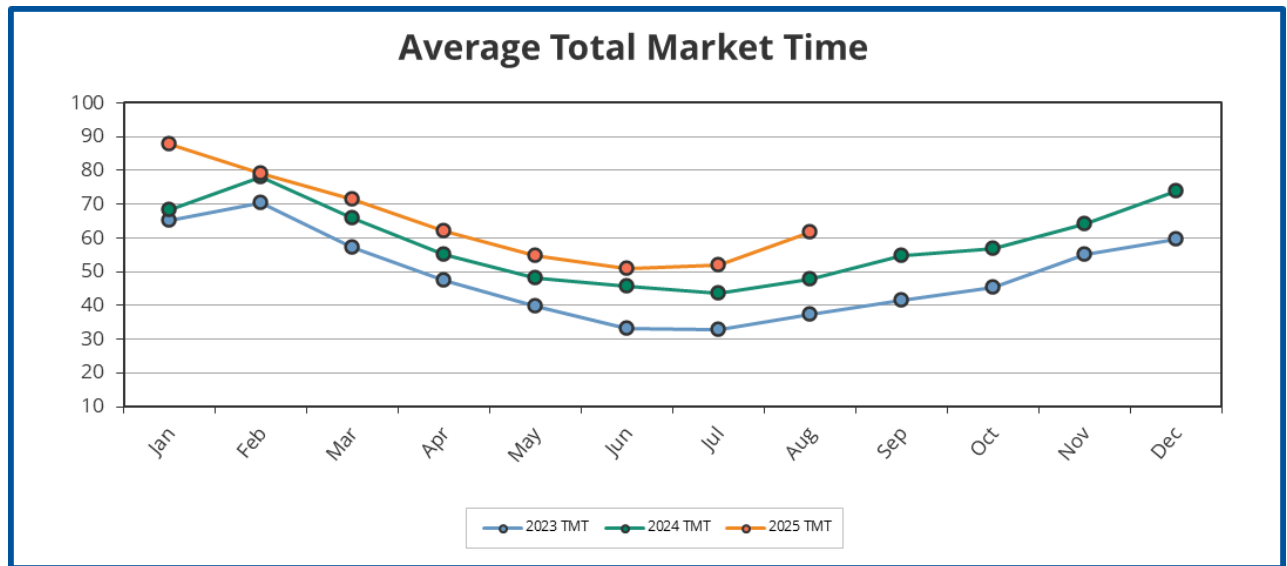
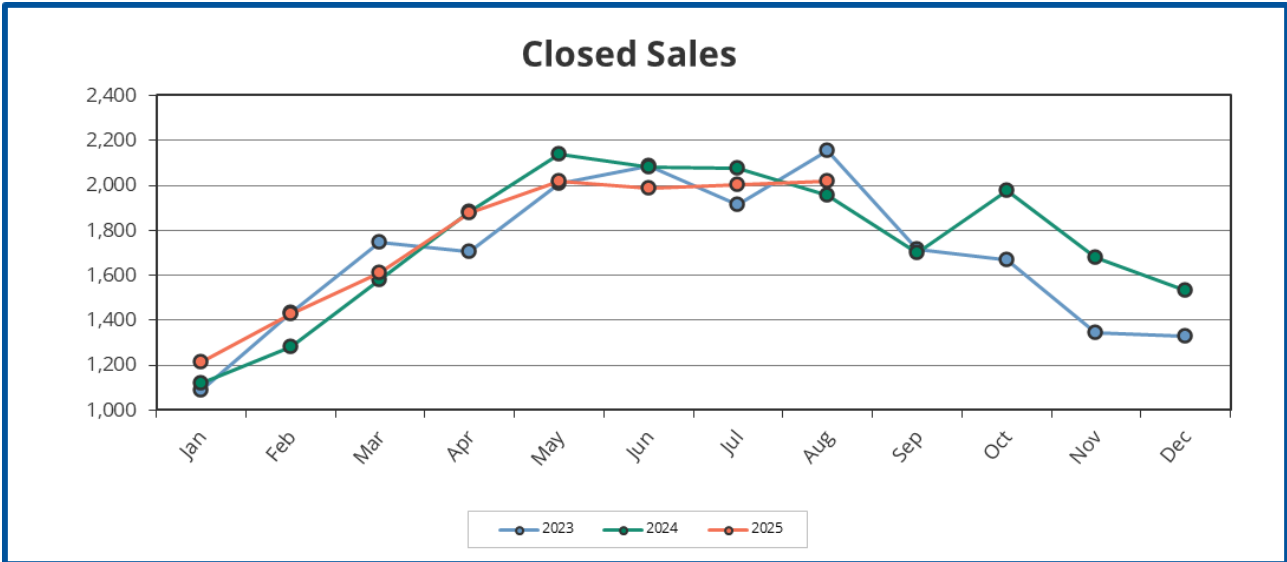


Pending Sales



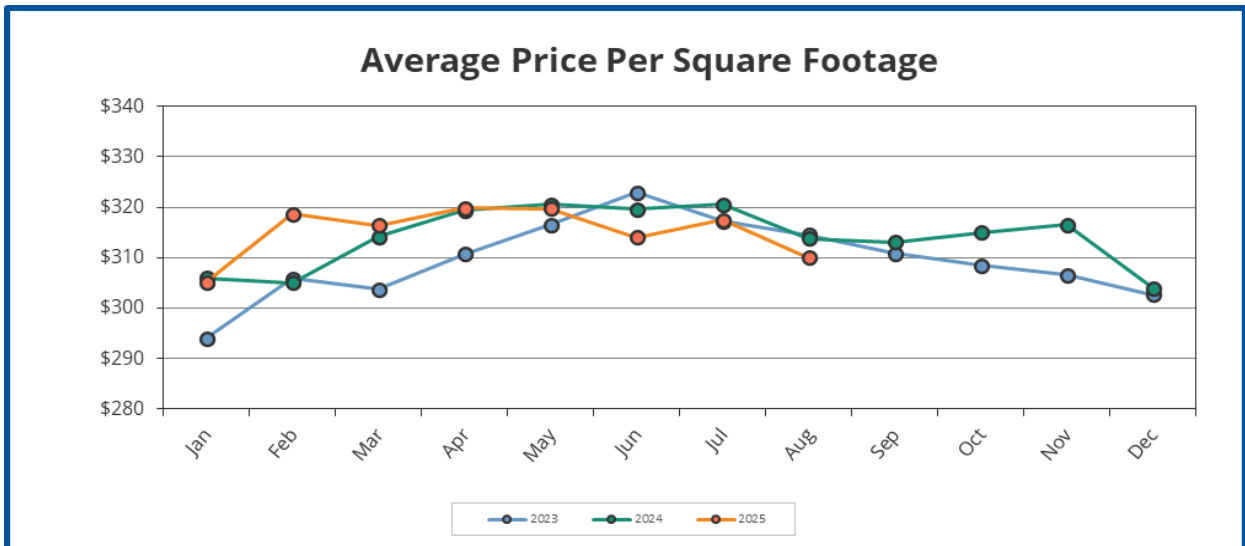
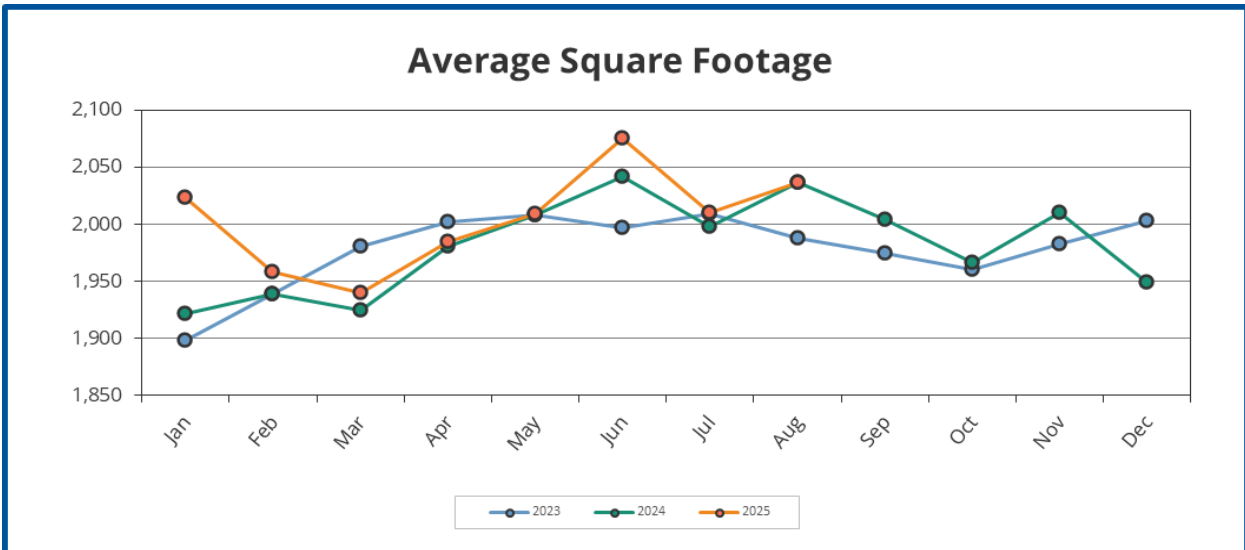
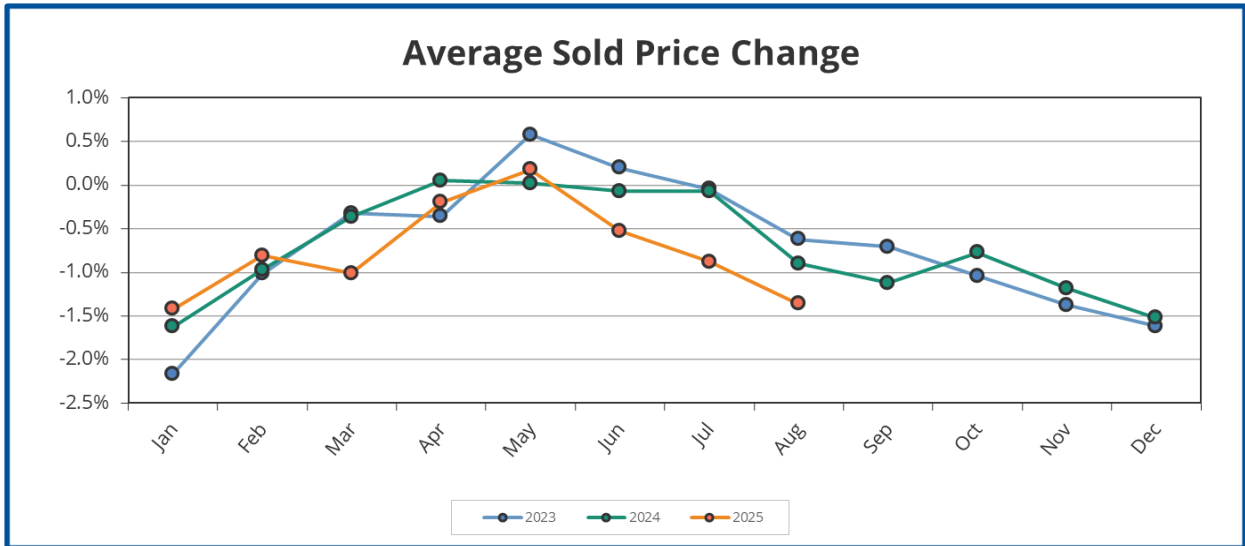
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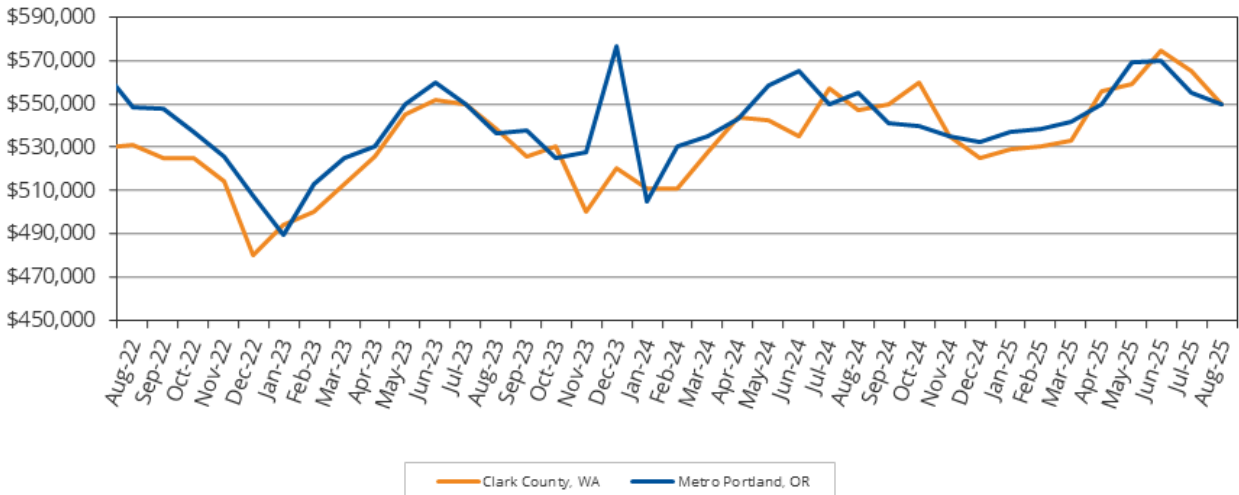
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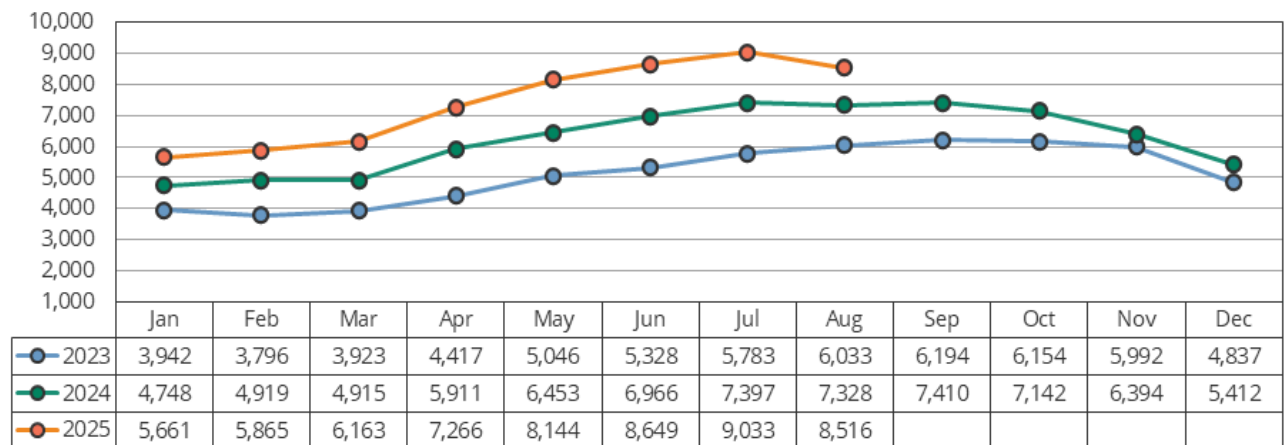
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Median Sale Price: Portland, OR & Clark Co., WA



— Clark County, WA — Metro Portland, OR

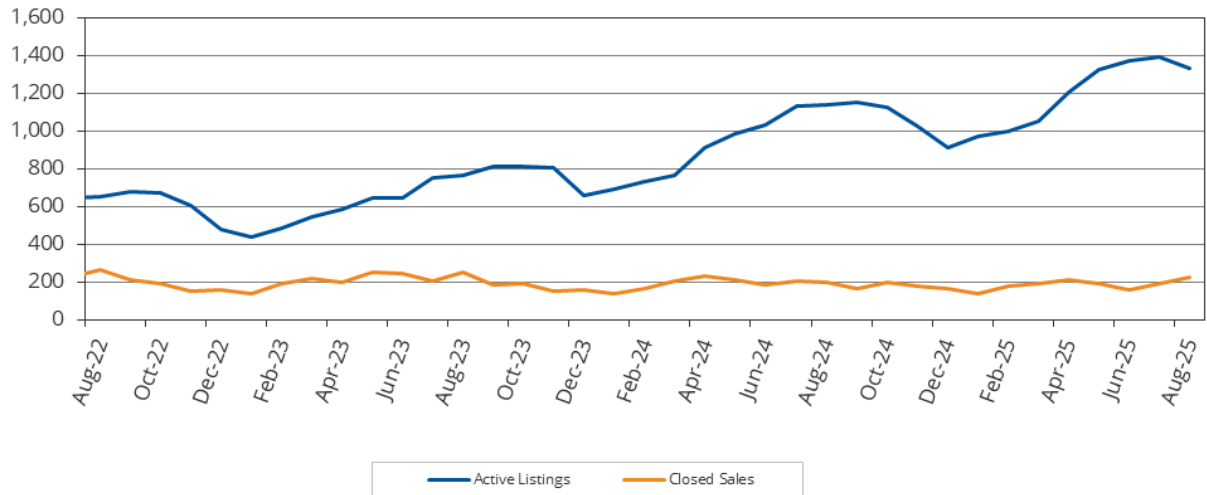
Total Active Listings



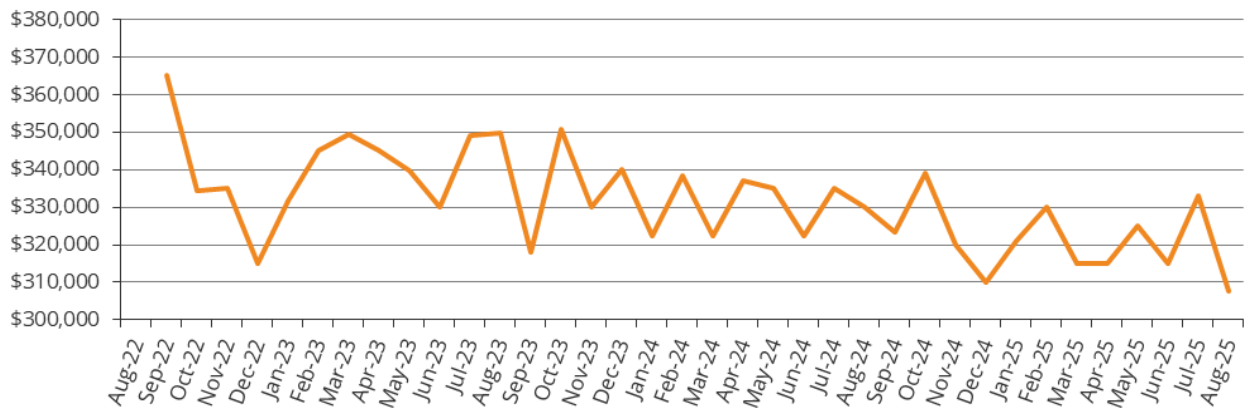
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Active & Closed Condos

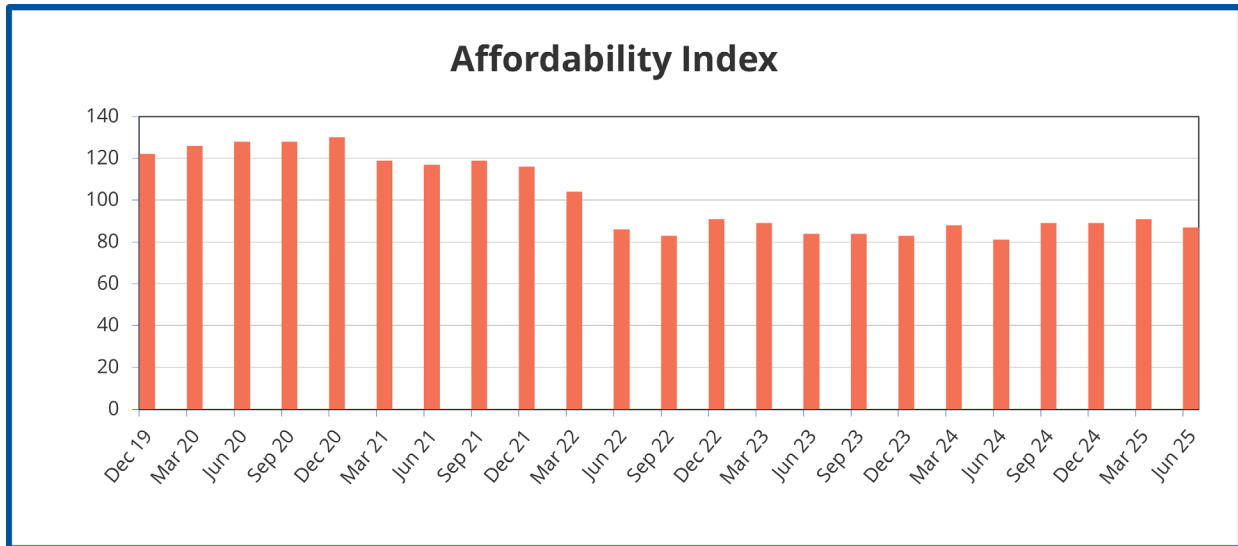


Condo Median Sale Price



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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 87% of a monthly mortgage payment on a median priced home (\$570,000 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (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

6,536

Percent of Total
Active Listings

93.1%

Purchase- and
Occupancy-Ready
Inventory in Months

3.2

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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	253	90	38	89	-13.6%	71	507,800	43	901	691	2.1%	657	502,800	485,000	4.8%	6	457,500	7	327,200	17	1,154,200
142	NE Portland	463	219	53	172	-3.4%	179	606,300	50	1,866	1,366	-2.2%	1,284	578,700	527,800	-2.1%	10	781,100	8	509,000	52	646,500
143	SE Portland	576	234	75	254	6.3%	228	521,700	55	2,565	1,882	7.2%	1,772	537,100	470,000	3.1%	13	1,549,200	22	402,500	76	848,900
144	Gresham / Troutdale	450	184	41	178	34.8%	149	505,300	52	1,512	1,072	5.0%	979	504,200	483,500	2.7%	11	685,300	23	627,900	16	571,200
145	Milwaukie / Clackamas	599	225	46	190	7.3%	175	591,800	57	1,872	1,350	-2.5%	1,237	582,200	570,000	-0.7%	7	1,181,700	33	373,200	16	706,900
146	Oregon City / Canby	361	155	37	136	41.7%	111	698,000	54	1,116	826	5.4%	754	621,600	593,300	-0.1%	8	909,400	24	445,400	17	737,100
147	Lake Oswego / West Linn	433	140	36	119	29.3%	117	1,095,800	81	1,216	790	0.6%	732	1,059,200	850,000	1.8%	-	-	21	836,600	4	1,181,600
148	W Portland	1,090	261	133	227	22.7%	217	742,200	81	2,734	1,572	5.8%	1,470	752,300	658,800	2.7%	5	575,000	32	384,300	20	804,000
149	NW Wash Co.	354	110	43	96	12.9%	92	713,800	59	1,107	709	-8.5%	691	747,000	719,900	-1.1%	2	685,000	14	388,600	3	701,900
150	Beaverton / Aloha	534	188	56	200	11.1%	151	543,300	51	1,818	1,246	-5.6%	1,154	562,600	550,000	0.2%	3	385,500	8	430,300	7	930,000
151	Tigard / Wilsonville	592	205	57	212	-0.5%	202	615,400	63	2,167	1,602	1.8%	1,508	651,300	619,900	1.3%	3	565,000	21	853,300	15	772,300
152	Hillsboro / Forest Grove	586	231	53	201	11.7%	160	561,800	77	1,851	1,286	5.5%	1,163	557,500	521,900	0.5%	5	602,800	18	432,300	10	566,300
153	Mt. Hood	70	12	5	20	25.0%	15	572,700	44	178	109	18.5%	97	550,500	482,500	0.6%	-	-	15	151,300	-	-
155	Columbia Co.	231	69	15	54	-18.2%	63	428,500	49	610	436	4.6%	408	466,200	458,000	3.6%	3	554,000	43	194,900	2	440,000
156	Yamhill Co.	426	153	27	127	15.5%	91	521,800	83	1,207	844	-3.8%	765	537,700	485,000	1.7%	12	1,385,100	52	304,600	17	744,100

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/24-8/31/25) with 12 months before (9/1/23-8/31/24).

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.

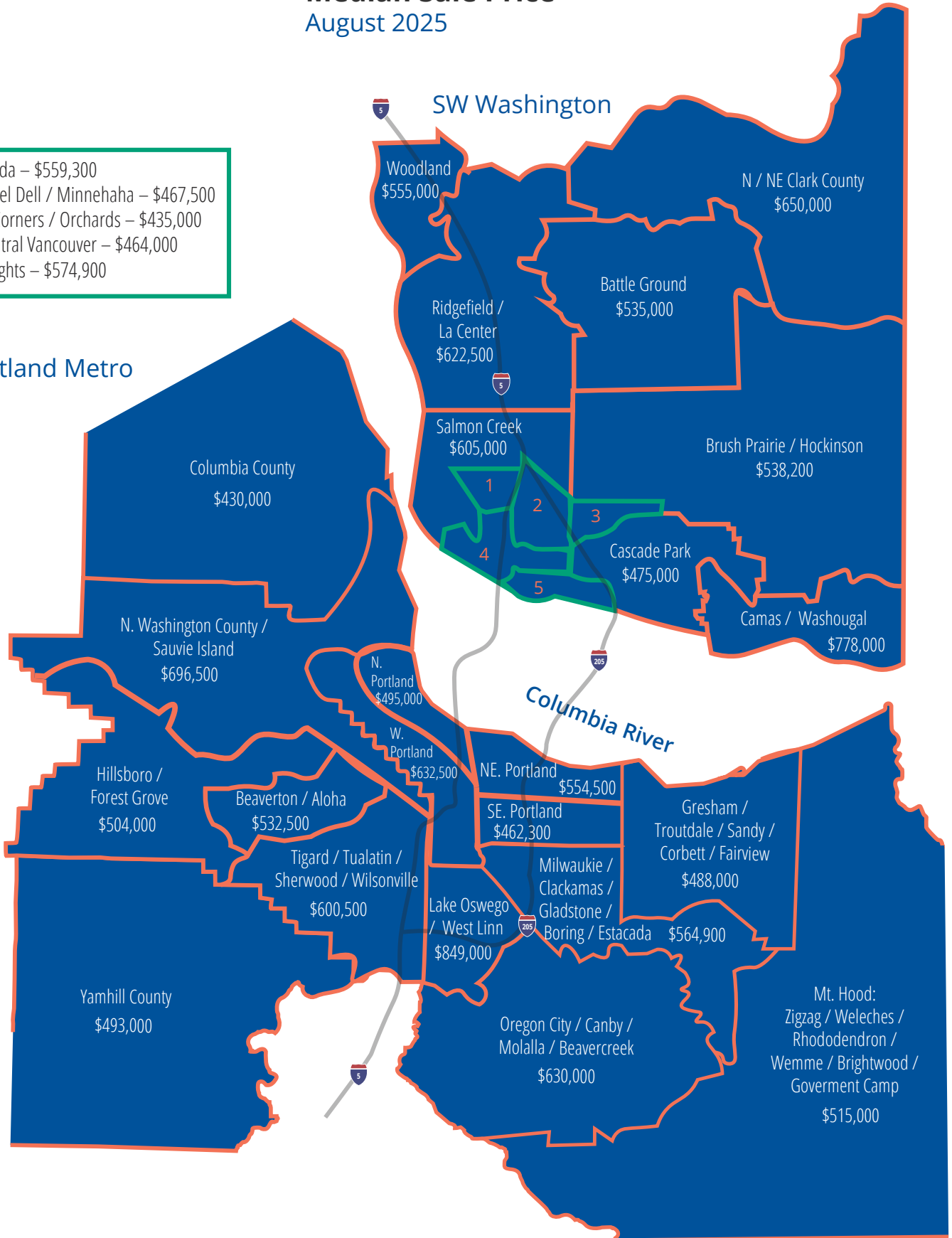
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Median Sale Price August 2025

- 1. Felida – \$559,300
- 2. Hazel Dell / Minnehaha – \$467,500
- 3. 5. Corners / Orchards – \$435,000
- 4. Central Vancouver – \$464,000
- 5. Heights – \$574,900

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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.

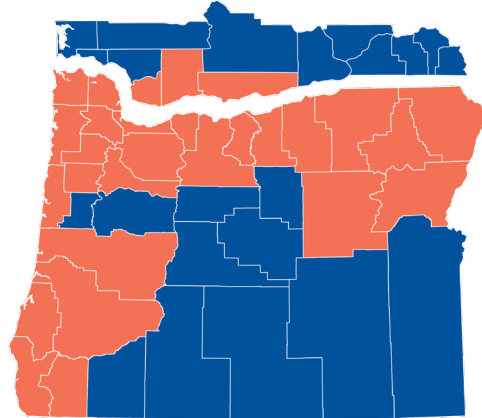
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

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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