



MARKET ACTION REPORT

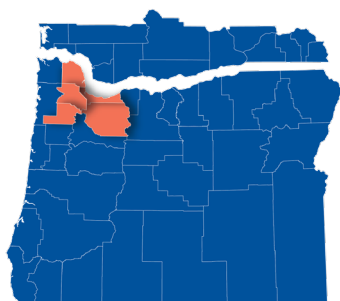
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro September 2025 Reporting Period

Portland Metro

September 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,498) decreased 3.5% from the 2,589 listed in September 2024, and increased 0.9% from the 2,476 listed in August 2025.

Pending Sales

Pending sales (2,145) increased 3.3% from the 2,076 offers accepted in September 2024, and decreased 5.7% from the 2,275 offers accepted in August 2025.

Closed Sales

Closed sales (1,825) increased 7.2% from the 1,702 closings in September 2024, and decreased 9.7% from the 2,021 closings in August 2025.

Inventory and Time on Market

Inventory increased to 3.8 months in September. Total market time held steady at 62 days.

Year-to-Date Summary

Comparing the first nine months of 2025 to the same period in 2024, new listings (25,290) increased 2.6%, pending sales (17,733) increased 1.6%, and closed sales (16,597) increased 1.6%.

Average and Median Sale Prices

Comparing 2025 to 2024 through September, the average sale price has increased 0.6% from \$612,500 to \$616,200. In the same comparison, the median sale price has increased 0.9% from \$545,000 to \$550,000.

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	
November	3.5	3.0	
December	2.7	2.7	

Residential Trends

September 2025 vs. August 2025

New Listings	+0.9%	↑
Pending Sales	-5.7%	↓
Closed Sales	-9.7%	↓
Average Sale Price	-0.6%	↓
Median Sale Price	-0.9%	↓
Inventory	+0.3	↑
Total Market Time	0	—

September 2025 vs. September 2024

New Listings	-3.5%	↓
Pending Sales	+3.3%	↑
Closed Sales	+7.2%	↑
Average Sale Price	0.0%	—
Median Sale Price	+0.7%	↑
Inventory	+0.3	↑
Total Market Time	+7	↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.6% (\$611,400 v. \$607,500)

Median Sale Price % Change: +1.6% (\$548,700 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).

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Residential Sales by Price Range						
Price Range	Sep 2023		Sep 2024		Sep 2025	
0K-100K	21	1.2%	22	1.3%	22	1.2%
100K-200K	50	2.8%	37	2.1%	53	2.9%
200K-300K	102	5.7%	87	4.9%	91	5.0%
300K-400K	206	11.5%	197	11.2%	186	10.2%
400K-500K	363	20.3%	356	20.3%	400	21.9%
500K-600K	356	19.9%	369	21.0%	343	18.8%
600K-700K	263	14.7%	251	14.3%	259	14.2%
700K-800K	143	8.0%	154	8.8%	168	9.2%
800K-900K	105	5.9%	96	5.5%	101	5.5%
900K-1M	66	3.7%	56	3.2%	66	3.6%
1MM-1.1MM	26	1.5%	32	1.8%	29	1.6%
1.1MM-1.2MM	19	1.1%	19	1.1%	21	1.2%
1.2MM-1.3MM	15	0.8%	18	1.0%	22	1.2%
1.3MM-1.4MM	12	0.7%	8	0.5%	16	0.9%
1.4MM-1.5MM	10	0.6%	11	0.6%	7	0.4%
1.5MM-1.6MM	4	0.2%	6	0.3%	5	0.3%
1.6MM-1.7MM	5	0.3%	4	0.2%	9	0.5%
1.7MM-1.8MM	2	0.1%	4	0.2%	3	0.2%
1.8MM-1.9MM	4	0.2%	5	0.3%	1	0.1%
1.9MM-2MM	1	0.1%	2	0.1%	5	0.3%
2MM+	19	1.1%	24	1.4%	18	1.0%
Total Closed Sales	1,792		1,758		1,825	

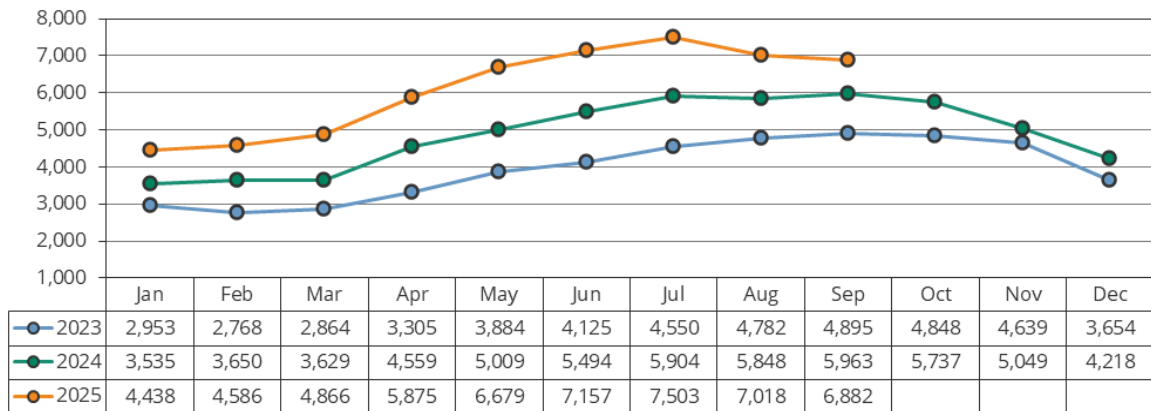
90th Percentile
 50th Percentile
 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	September	2,498	2,145	1,825	616,900	545,000	62
	August	2,476	2,275	2,021	620,500	550,000	62
	Year-To-Date	25,290	17,733	16,597	616,200	550,000	63
2024	September	2,589	2,076	1,702	617,200	541,000	55
	Year-To-Date	24,639	17,451	16,336	612,500	545,000	54
Change	September 2024	-3.5%	3.3%	7.2%	0.0%	0.7%	12.7%
	Prev Mo 2025	0.9%	-5.7%	-9.7%	-0.6%	-0.9%	0.0%
	Year-To-Date	2.6%	1.6%	1.6%	0.6%	0.9%	16.7%

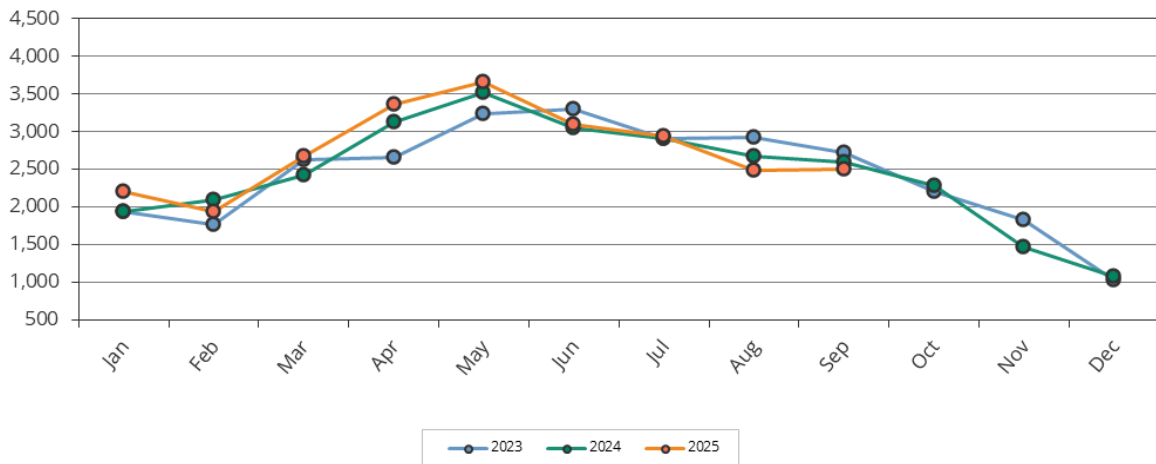
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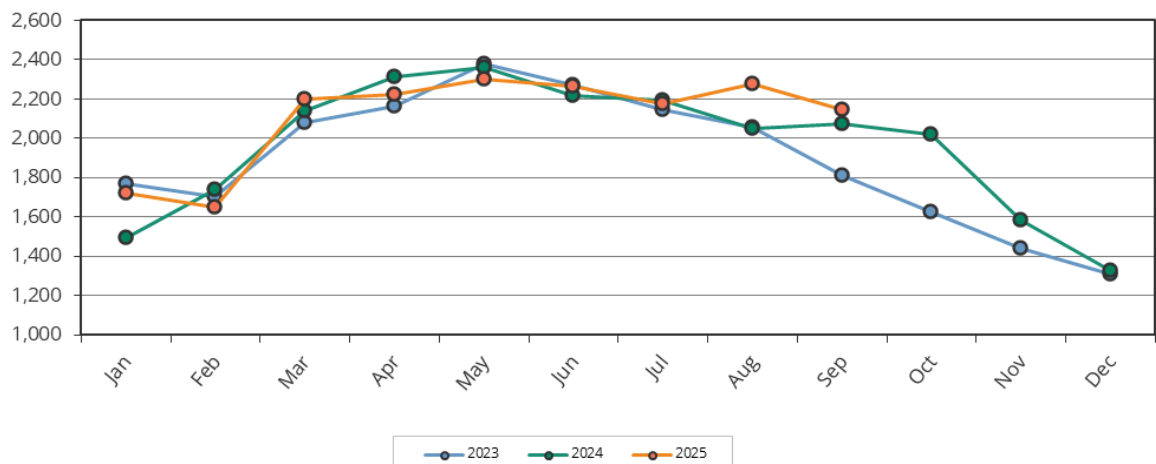
Active Residential Listings



New Listings



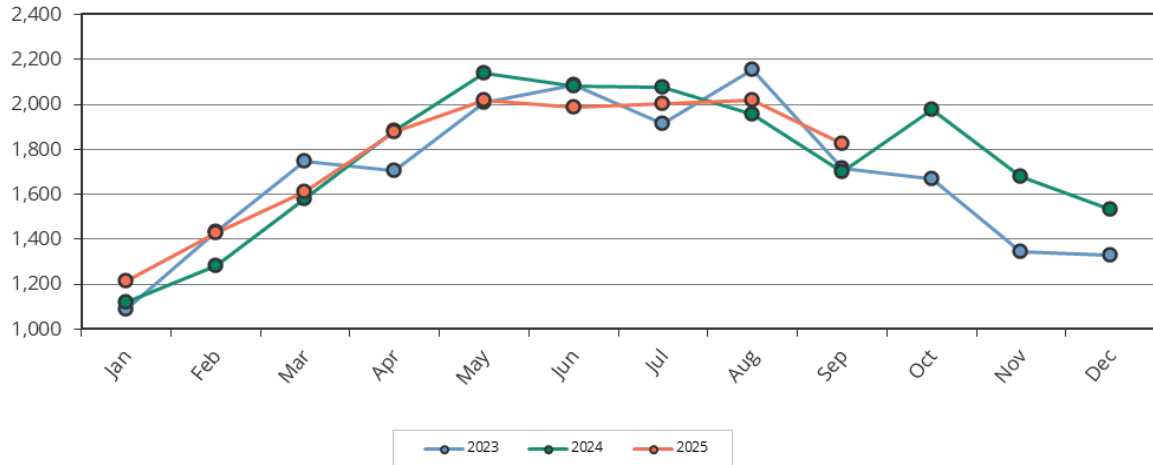
Pending Sales



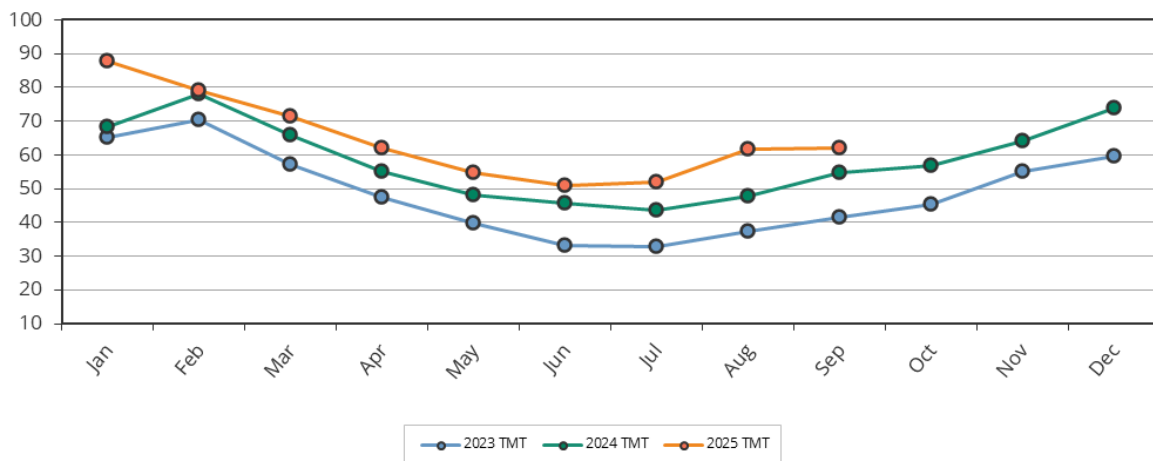
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Closed Sales



Average Total Market Time



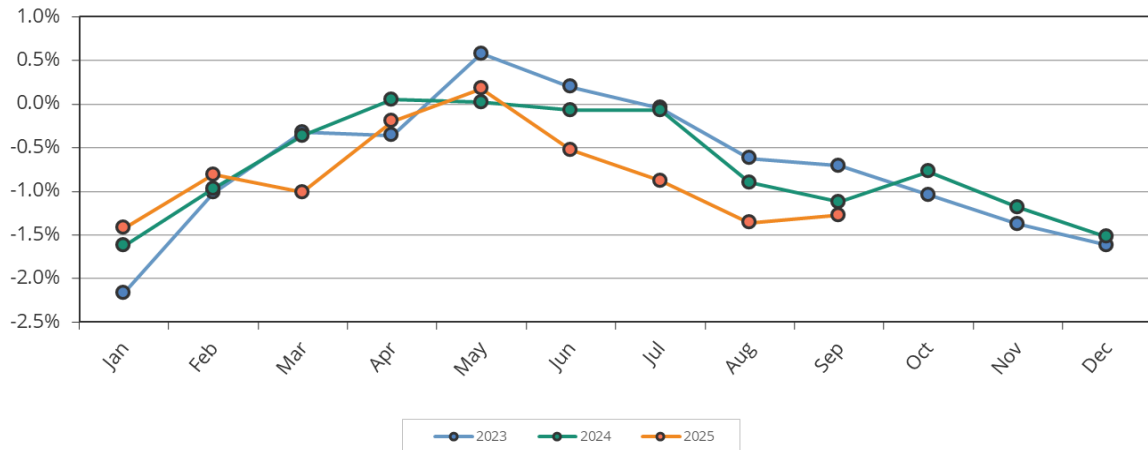
Average and Median Sale Price



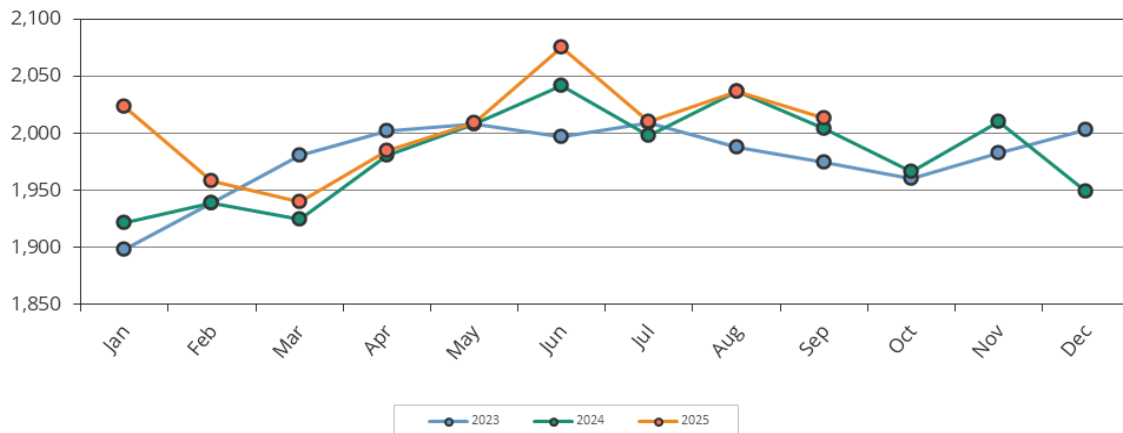
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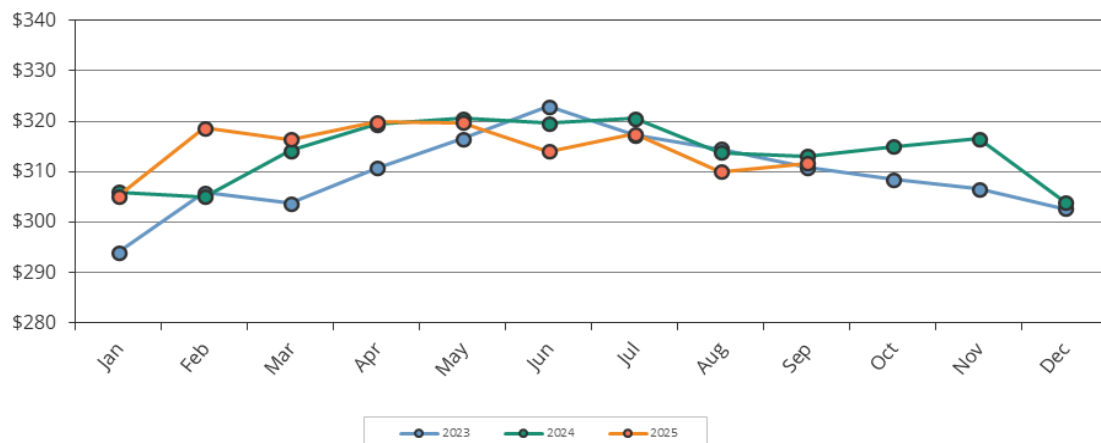
Average Sold Price Change



Average Square Footage



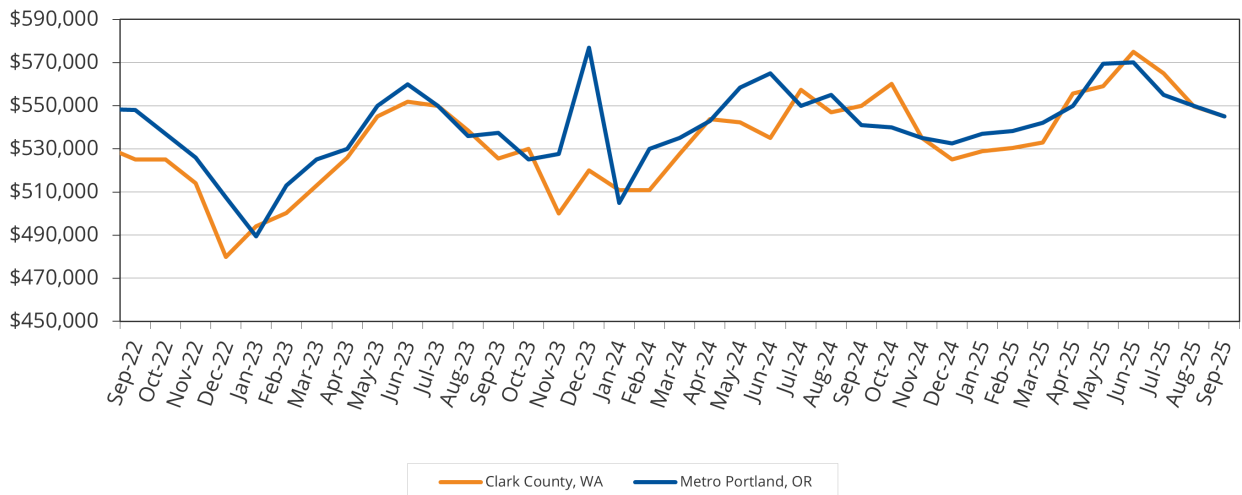
Average Price Per Square Footage



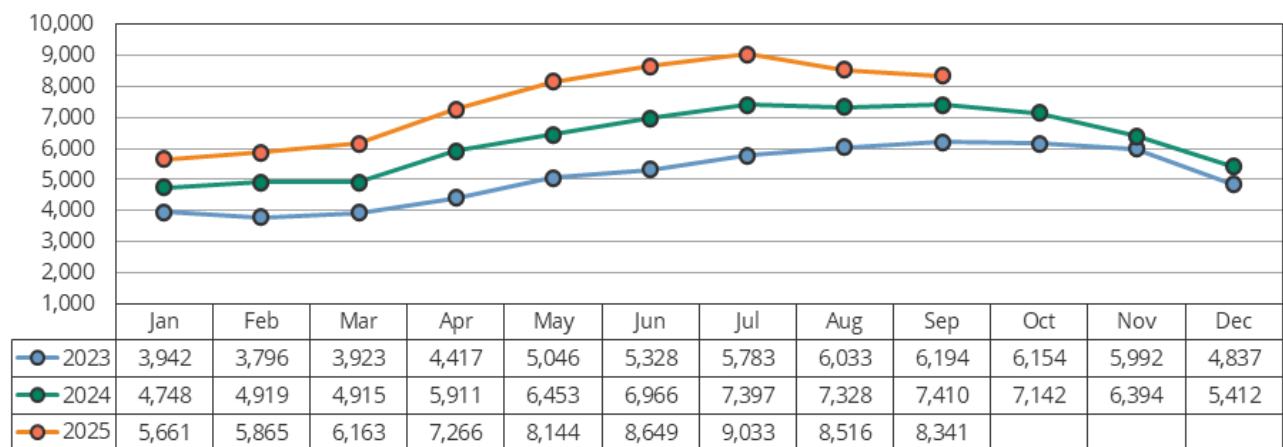
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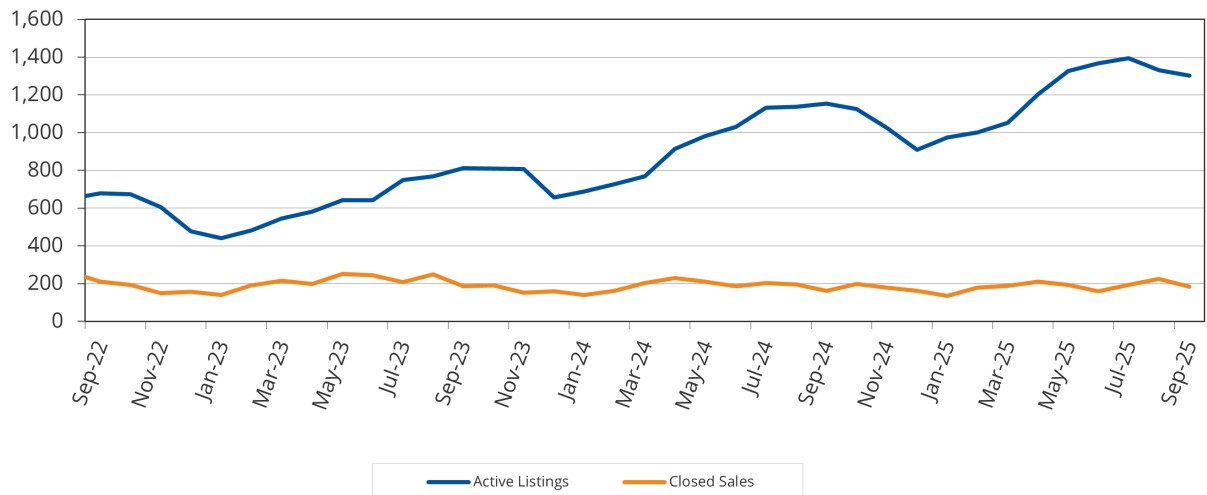
Median Sale Price: Portland, OR & Clark Co., WA



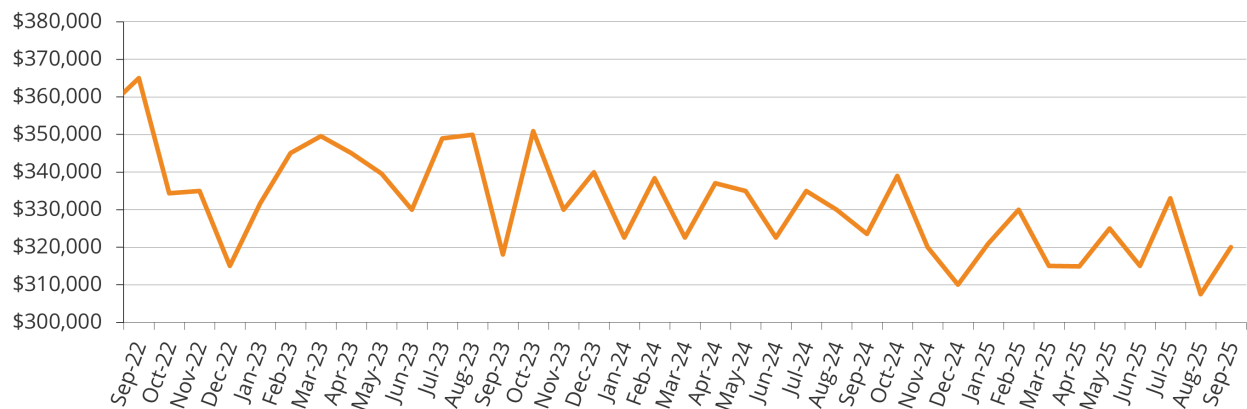
Total Active Listings

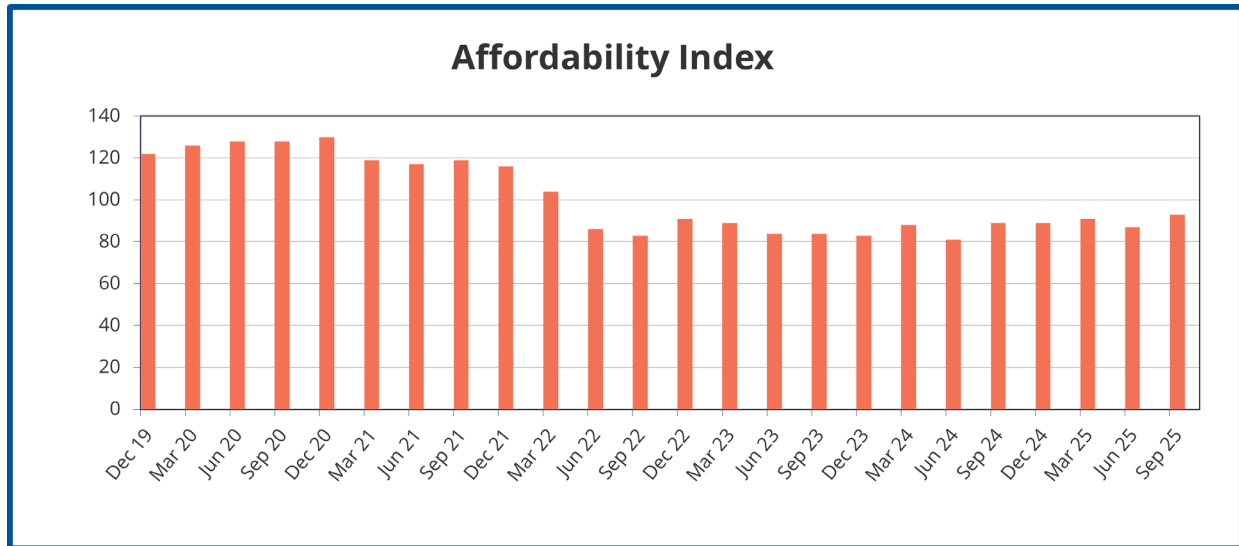


Active & Closed Condos



Condo Median Sale Price





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
6,393	92.9%	3.5

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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	281	123	27	87	-9.4%	70	494,100	66	1,034	765	0.9%	729	502,400	482,000	5.9%	6	457,500	8	341,300	20	1,070,300	
142	NE Portland	430	240	59	237	26.1%	172	567,700	53	2,108	1,591	1.3%	1,464	577,000	525,000	-1.9%	11	732,700	8	509,000	58	657,600	
143	SE Portland	603	315	76	246	-1.2%	193	519,500	47	2,888	2,106	6.4%	1,977	535,300	470,200	3.2%	15	1,368,600	23	393,700	83	830,100	
144	Gresham / Troutdale	451	180	45	150	-2.6%	139	502,200	56	1,695	1,210	4.6%	1,127	504,000	480,000	0.9%	13	770,200	25	601,300	19	633,500	
145	Milwaukie / Clackamas	557	189	61	189	6.8%	149	601,300	49	2,069	1,516	-1.7%	1,398	584,000	575,000	-0.3%	7	1,181,700	40	381,500	18	707,300	
146	Oregon City / Canby	354	120	44	108	-6.1%	116	560,700	62	1,243	924	3.6%	872	613,200	590,000	-1.7%	7	1,003,800	27	426,000	17	737,100	
147	Lake Oswego / West Linn	418	120	43	97	-3.0%	88	1,241,100	62	1,338	876	0.2%	825	1,079,400	857,500	2.2%	-	-	27	945,300	4	1,181,600	
148	W Portland	1,070	304	121	230	23.7%	186	768,900	77	3,049	1,787	7.8%	1,662	754,300	660,000	1.8%	7	595,200	39	382,100	26	1,013,900	
149	NW Wash Co.	340	115	43	94	-5.1%	75	689,900	58	1,224	793	-8.9%	770	739,800	710,000	-1.4%	2	685,000	17	333,800	4	714,600	
150	Beaverton/ Aloha	537	207	70	160	-8.0%	146	566,900	61	2,029	1,387	-5.8%	1,309	562,800	550,000	1.0%	5	471,300	8	430,300	9	867,200	
151	Tigard / Wilsonville	610	240	53	177	-15.3%	159	660,100	76	2,409	1,768	-0.2%	1,679	652,600	617,000	0.3%	5	564,000	21	853,300	17	755,300	
152	Hillsboro / Forest Grove	547	172	45	182	28.2%	158	534,600	65	2,032	1,456	7.5%	1,338	556,300	523,000	0.8%	6	593,200	23	499,800	13	549,000	
153	Mt. Hood	75	16	9	10	11.1%	15	410,200	74	194	119	19.0%	112	531,700	475,000	-4.4%	-	-	15	151,300	-	-	
155	Columbia Co.	215	64	24	68	9.7%	51	464,400	87	676	494	5.1%	459	466,000	459,000	2.7%	3	554,000	49	188,600	3	440,000	
156	Yamhill Co.	394	93	38	110	-5.2%	108	582,800	57	1,302	941	-4.2%	876	542,300	480,000	1.5%	14	1,244,400	58	322,800	22	723,800	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/24-9/30/25) with 12 months before (10/1/23-9/30/24).

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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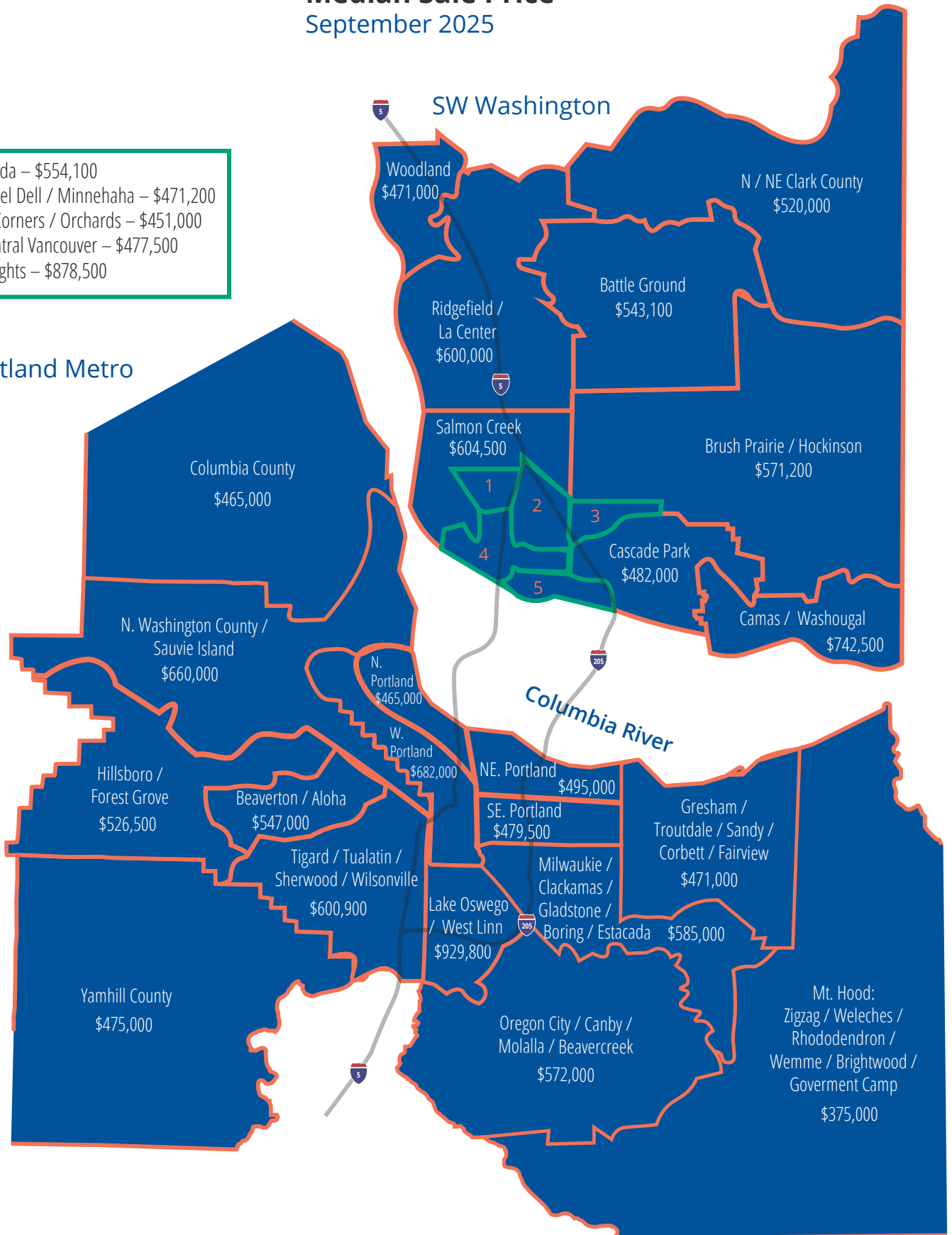
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Median Sale Price

September 2025

1. Felida – \$554,100
2. Hazel Dell / Minnehaha – \$471,200
3. 5. Corners / Orchards – \$451,000
4. Central Vancouver – \$477,500
5. Heights – \$878,500

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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.

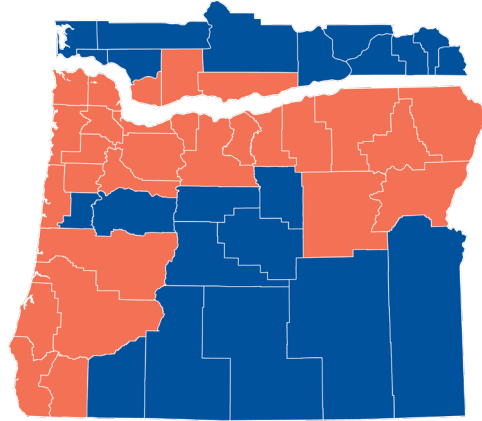
Additional Resources for RMLS Subscribers:

- | | |
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| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Video Highlights | ▶ 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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