



MARKET ACTION REPORT

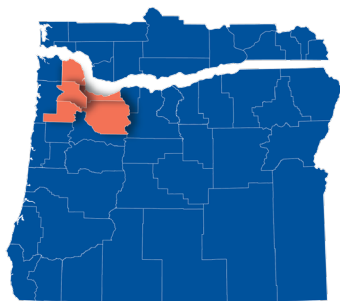
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro November 2025 Reporting Period

Portland Metro

November 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (1,437) decreased 1.5% from the 1,459 listed in November 2024, and decreased 39.3% from the 2,366 listed in October 2025.

Pending Sales

Pending sales (1,628) increased 2.9% from the 1,582 offers accepted in November 2024, and decreased 18.1% from the 1,988 offers accepted in October 2025.

Closed Sales

Closed sales (1,520) decreased 9.6% from the 1,681 closings in November 2024, and decreased 26.4% from the 2,066 closings in October 2025.

Inventory and Time on Market

Inventory increased to 3.8 months in November. Total market time increased to 72 days.

Year-to-Date Summary

Comparing the first eleven months of 2025 to the same period in 2024, new listings (29,237) increased 2.7%, pending sales (21,020) increased 1.3%, and closed sales (20,324) increased 1.1%.

Average and Median Sale Prices

Comparing 2025 to 2024 through November, the average sale price has increased 0.3% from \$611,600 to \$613,600. In the same comparison, the median sale price has increased 0.9% from \$545,000 to \$549,900.

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	3.8
December	2.7	2.7	

Residential Trends

November 2025 vs. October 2025

New Listings	-39.3%	↓
Pending Sales	-18.1%	↓
Closed Sales	-26.4%	↓
Average Sale Price	-1.0%	↓
Median Sale Price	-0.9%	↓
Inventory	+0.7	↑
Total Market Time	+3	↑

November 2025 vs. November 2024

New Listings	-1.5%	↓
Pending Sales	+2.9%	↑
Closed Sales	-9.6%	↓
Average Sale Price	-2.6%	↓
Median Sale Price	0.0%	—
Inventory	+0.8	↑
Total Market Time	+8	↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.3% (\$611,100 v. \$609,200)

Median Sale Price % Change: +1.2% (\$549,000 v. \$542,400)

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	Nov 2023		Nov 2024		Nov 2025	
0K-100K	16	1.1%	12	0.7%	13	0.9%
100K-200K	29	2.0%	44	2.5%	33	2.2%
200K-300K	71	5.0%	91	5.2%	67	4.4%
300K-400K	191	13.5%	172	9.8%	172	11.3%
400K-500K	310	21.9%	412	23.6%	332	21.8%
500K-600K	289	20.4%	347	19.9%	311	20.5%
600K-700K	184	13.0%	227	13.0%	216	14.2%
700K-800K	113	8.0%	147	8.4%	149	9.8%
800K-900K	77	5.4%	108	6.2%	79	5.2%
900K-1M	35	2.5%	58	3.3%	46	3.0%
1MM-1.1MM	21	1.5%	22	1.3%	20	1.3%
1.1MM-1.2MM	16	1.1%	22	1.3%	15	1.0%
1.2MM-1.3MM	12	0.8%	17	1.0%	18	1.2%
1.3MM-1.4MM	10	0.7%	15	0.9%	13	0.9%
1.4MM-1.5MM	10	0.7%	6	0.3%	10	0.7%
1.5MM-1.6MM	4	0.3%	8	0.5%	4	0.3%
1.6MM-1.7MM	6	0.4%	8	0.5%	4	0.3%
1.7MM-1.8MM	4	0.3%	5	0.3%	3	0.2%
1.8MM-1.9MM	4	0.3%	8	0.5%	2	0.1%
1.9MM-2MM	2	0.1%	3	0.2%	1	0.1%
2MM+	13	0.9%	15	0.9%	12	0.8%
Total Closed Sales	1,417		1,747		1,520	

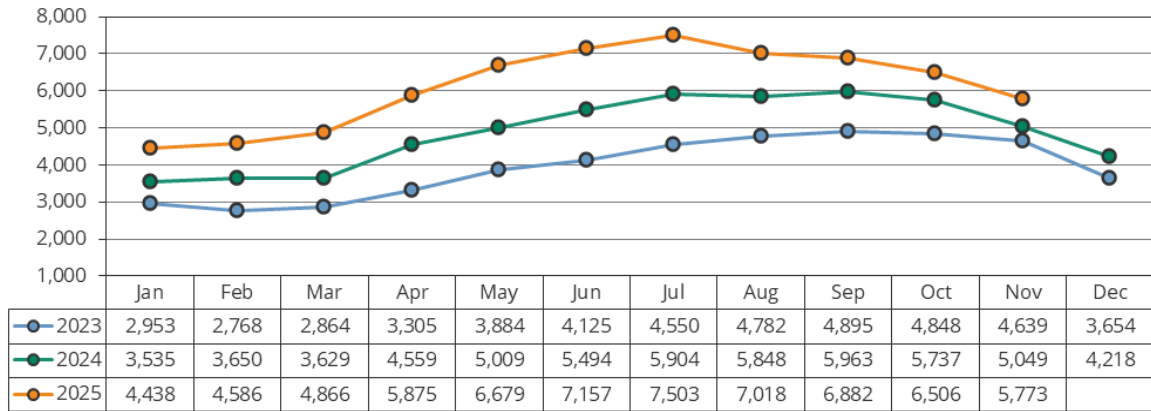
90th Percentile
 50th Percentile
 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	November	1,437	1,628	1,520	599,700	535,000	72
	October	2,366	1,988	2,066	606,000	540,000	69
	Year-To-Date	29,237	21,020	20,324	613,600	549,900	64
2024	November	1,459	1,582	1,681	615,700	535,000	64
	Year-To-Date	28,477	20,758	20,111	611,600	545,000	56
Change	November 2024	-1.5%	2.9%	-9.6%	-2.6%	0.0%	12.5%
	Prev Mo 2025	-39.3%	-18.1%	-26.4%	-1.0%	-0.9%	4.3%
	Year-To-Date	2.7%	1.3%	1.1%	0.3%	0.9%	14.3%

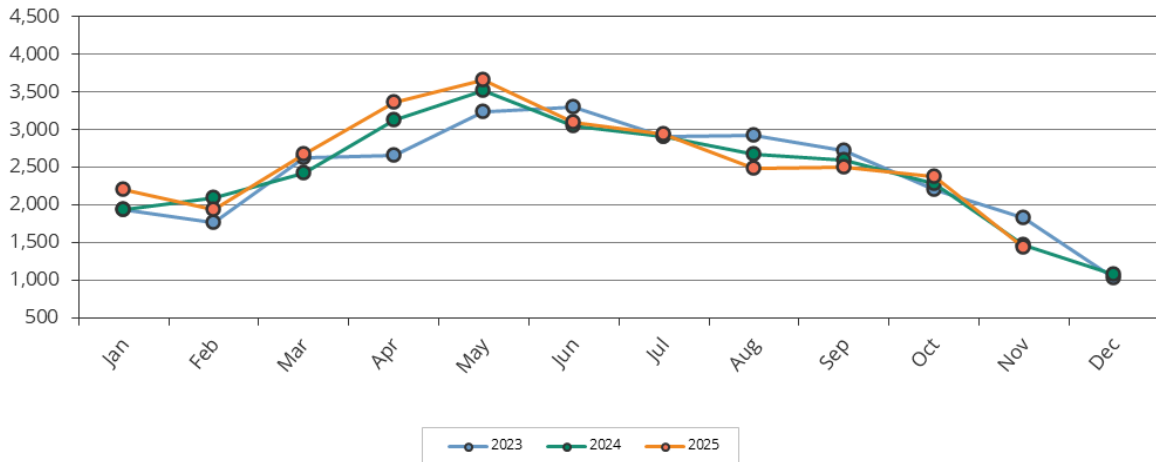
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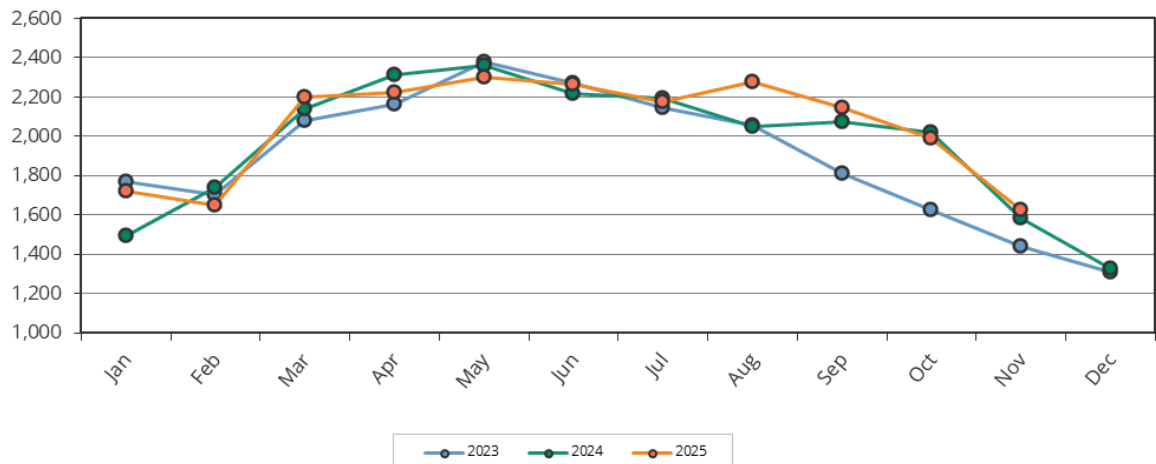
Active Residential Listings



New Listings



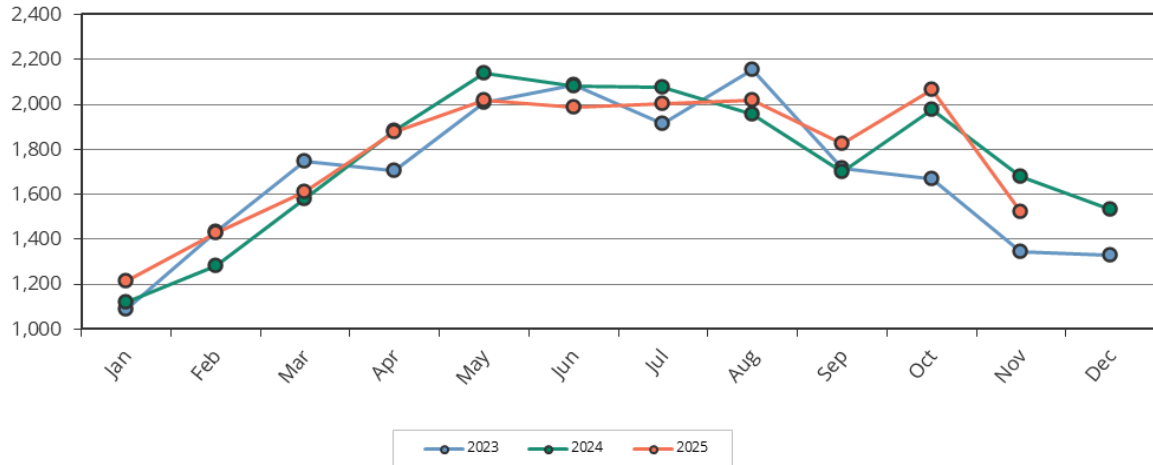
Pending Sales



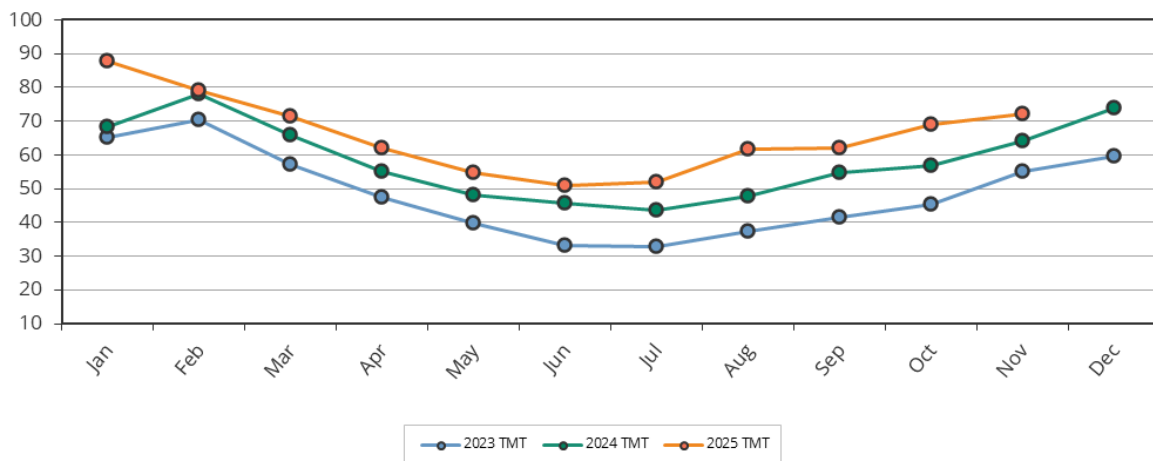
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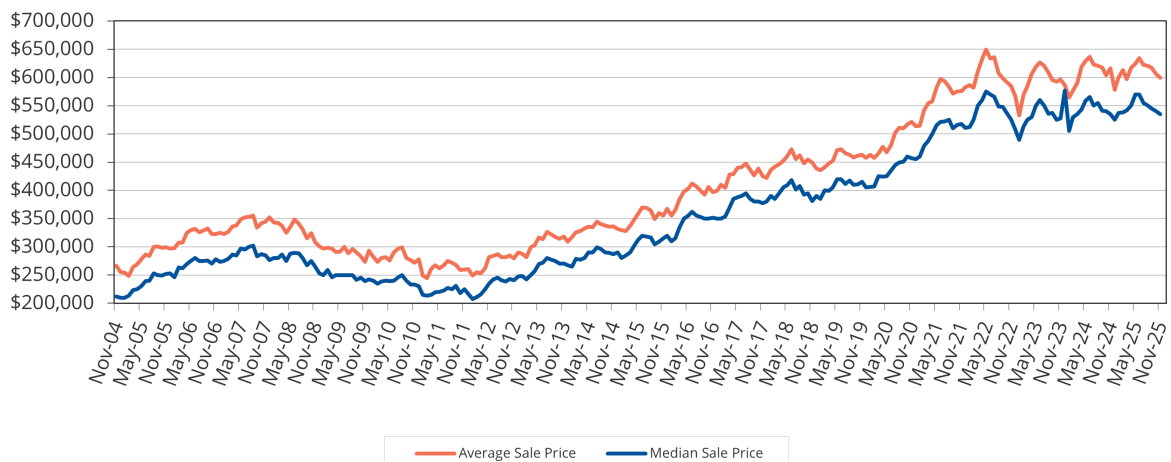
Closed Sales



Average Total Market Time



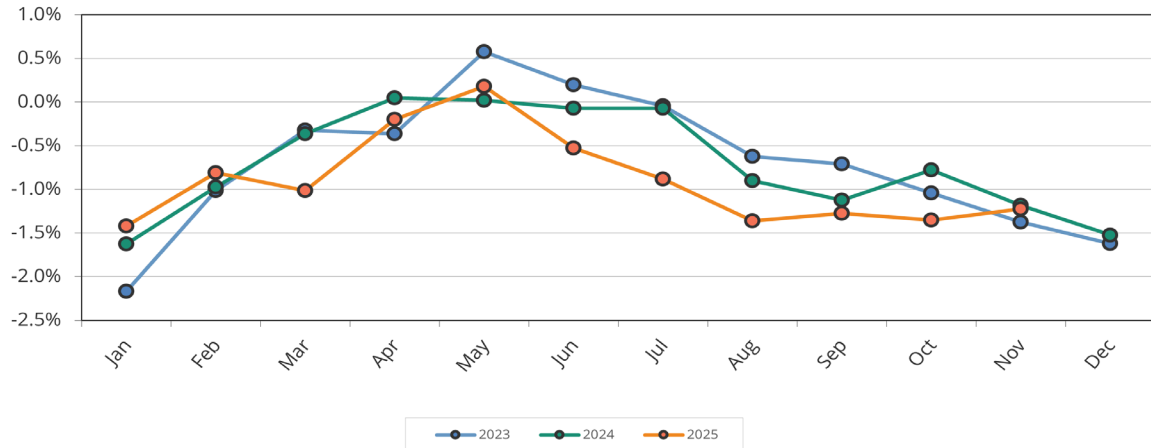
Average and Median Sale Price



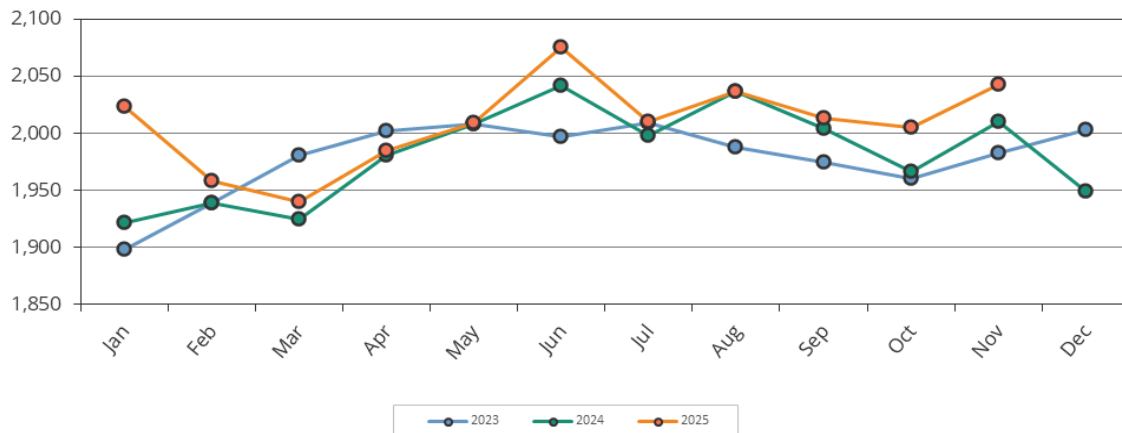
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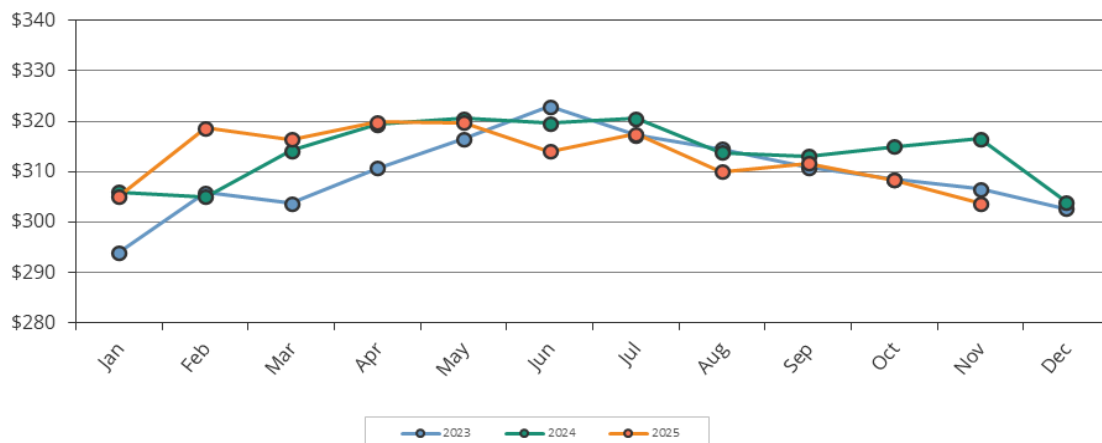
% Difference of Average List Price vs Sale Price



Average Square Footage



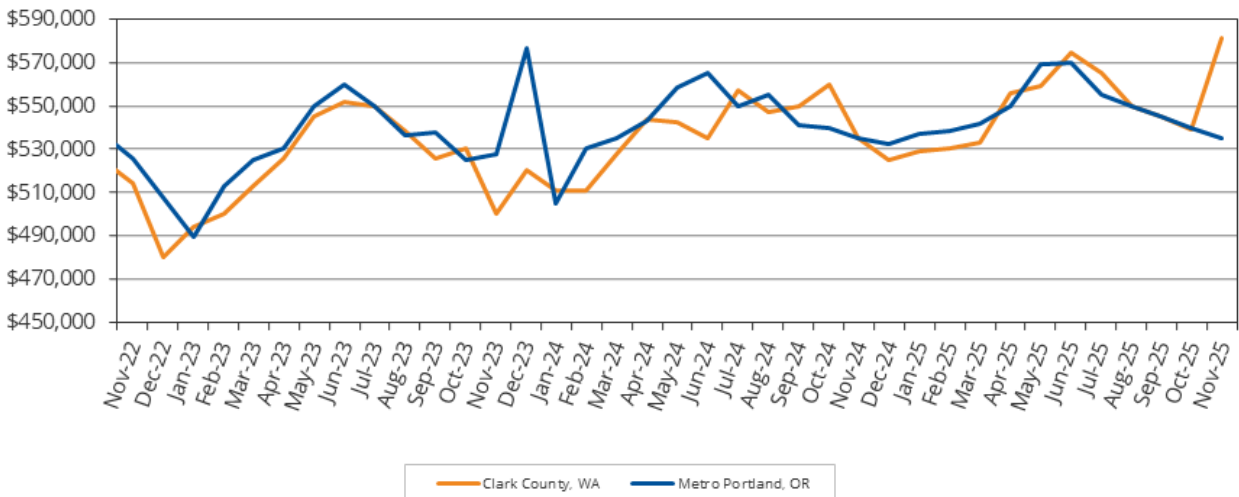
Average Price Per Square Footage



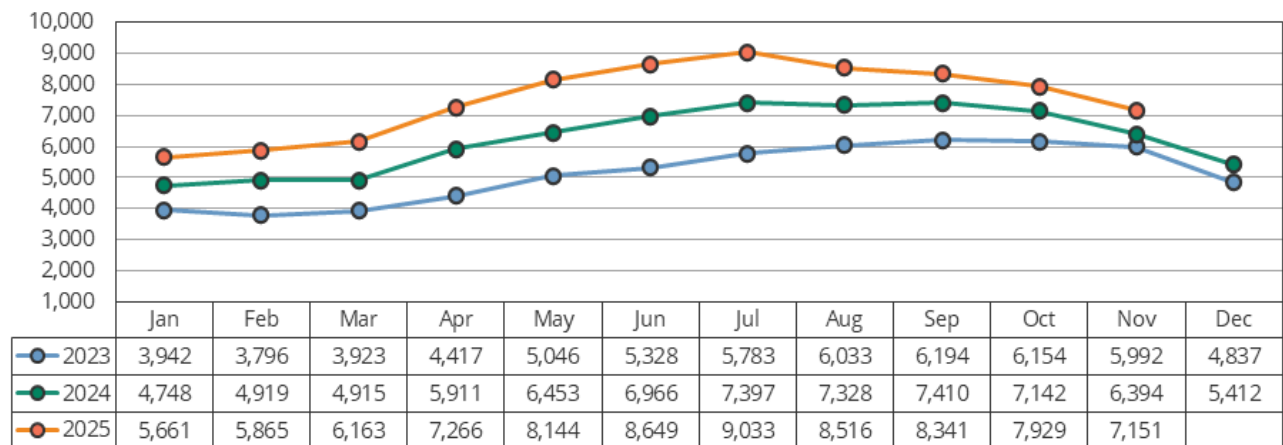
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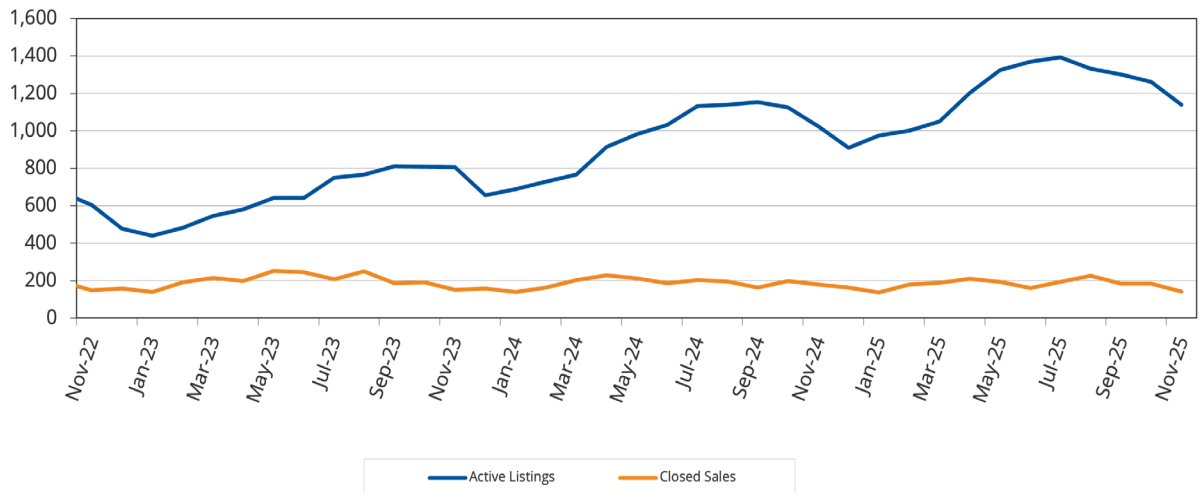
Median Sale Price: Portland, OR & Clark Co., WA



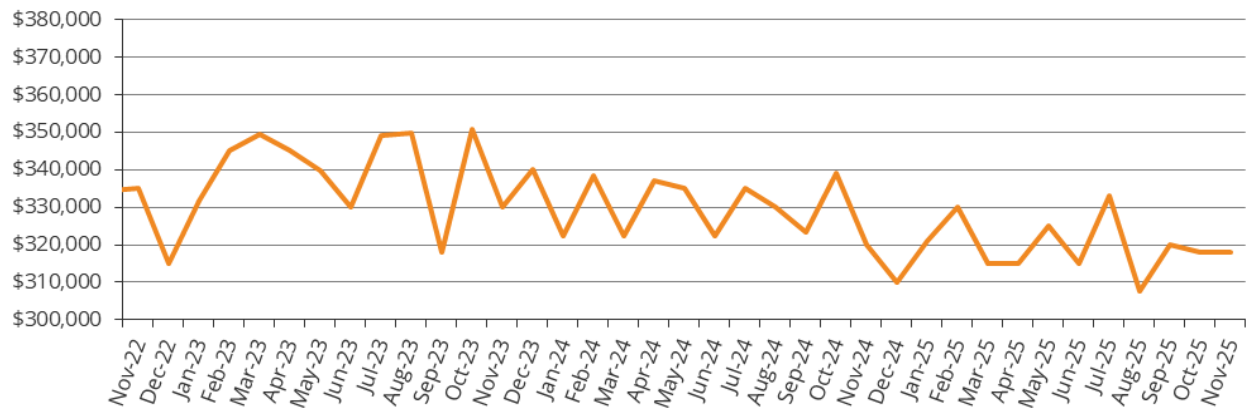
Total Active Listings

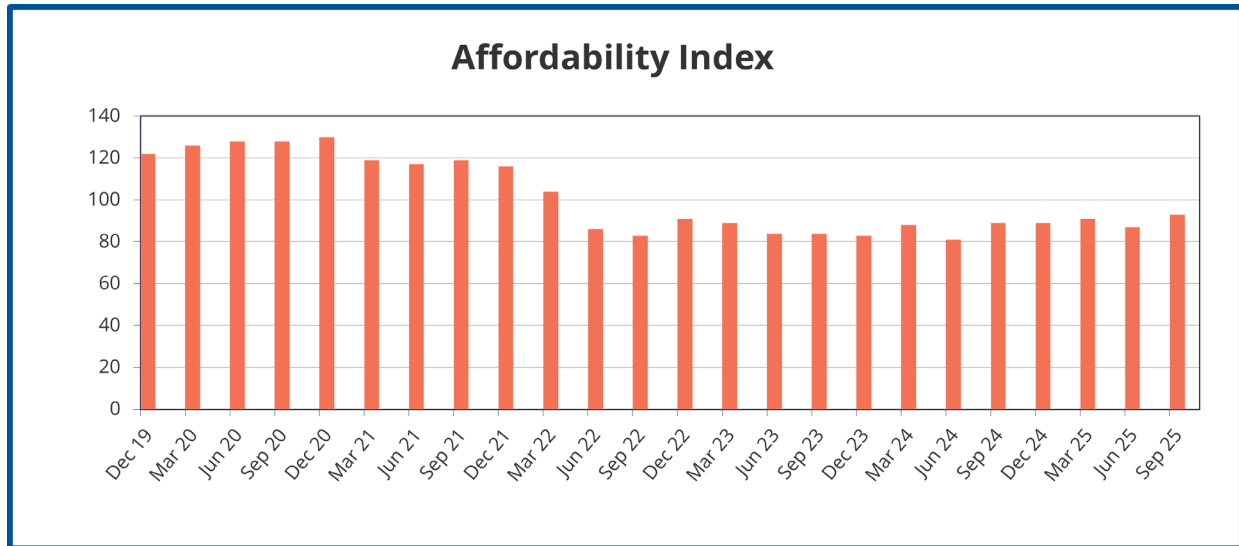


Active & Closed Condos



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

5,316

Percent of Total Active Listings

92.1%

Purchase- and Occupancy-Ready Inventory in Months

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	224	50	32	59	-26.3%	62	480,200	55	1,189	894	-2.6%	882	498,700	482,500	5.8%	7	413,600	10	303,600	22	1,095,300	
142	NE Portland	378	123	41	134	-0.7%	133	589,000	52	2,464	1,894	0.3%	1,818	574,800	522,500	-0.9%	12	746,600	12	471,800	69	665,200	
143	SE Portland	488	152	73	185	-3.1%	173	520,700	52	3,332	2,491	5.0%	2,408	531,900	470,000	2.5%	16	1,307,200	31	429,800	106	823,900	
144	Gresham / Troutdale	393	140	61	131	18.0%	111	525,900	69	2,015	1,463	6.3%	1,398	502,900	480,000	-0.3%	15	775,900	28	589,700	25	622,900	
145	Milwaukie / Clackamas	510	141	52	122	-19.2%	117	584,000	71	2,424	1,768	-3.9%	1,715	581,000	570,000	-0.4%	8	1,171,500	48	433,300	20	715,400	
146	Oregon City / Canby	281	56	31	94	30.6%	78	596,400	69	1,418	1,098	3.4%	1,058	616,800	590,000	-0.7%	9	945,700	33	432,900	20	719,100	
147	Lake Oswego / West Linn	338	71	53	85	18.1%	65	1,032,700	81	1,531	1,028	-0.3%	985	1,079,600	850,000	1.5%	-	-	28	959,700	5	1,081,500	
148	W Portland	826	131	124	179	29.7%	159	695,800	97	3,457	2,117	7.8%	2,039	750,200	660,000	1.3%	9	583,500	44	358,300	37	1,040,600	
149	NW Wash Co.	284	58	41	54	-10.0%	66	683,100	80	1,383	919	-8.6%	936	734,500	705,000	-3.4%	2	685,000	20	359,500	5	777,700	
150	Beaverton/ Aloha	419	124	58	145	6.6%	134	542,600	77	2,348	1,681	-4.2%	1,616	564,500	550,000	0.9%	6	589,400	8	430,300	14	820,400	
151	Tigard / Wilsonville	476	122	57	171	11.0%	184	630,500	74	2,777	2,136	3.0%	2,063	649,300	619,900	-0.5%	5	564,000	24	867,500	18	746,600	
152	Hillsboro / Forest Grove	490	115	51	132	0.8%	128	543,300	72	2,348	1,717	7.2%	1,661	553,100	520,000	0.4%	7	585,600	27	471,900	15	561,400	
153	Mt. Hood	63	9	8	16	23.1%	11	679,700	166	226	148	16.5%	136	553,700	493,700	0.2%	-	-	19	160,800	-	-	
155	Columbia Co.	185	39	23	39	-11.4%	33	498,100	108	767	563	-0.4%	548	469,100	459,000	2.3%	3	554,000	51	189,800	6	469,800	
156	Yamhill Co.	418	106	25	82	-12.8%	66	532,900	61	1,558	1,103	-6.5%	1,061	537,900	480,000	-0.6%	17	1,330,700	66	344,100	26	706,500	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/24-11/30/25) with 12 months before (12/1/23-11/30/24).

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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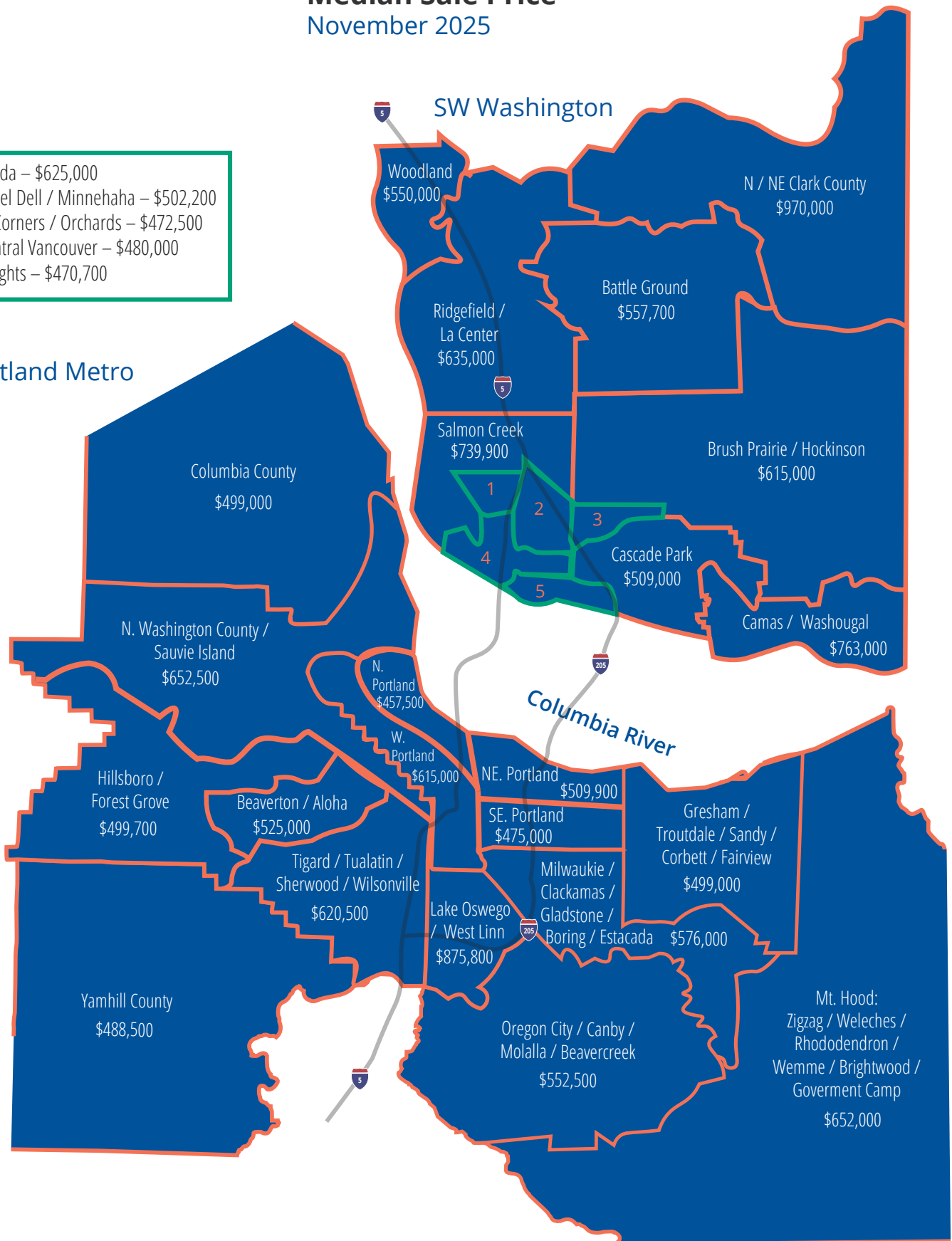
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Median Sale Price

November 2025

1. Felida – \$625,000
2. Hazel Dell / Minnehaha – \$502,200
3. 5. Corners / Orchards – \$472,500
4. Central Vancouver – \$480,000
5. Heights – \$470,700

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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.

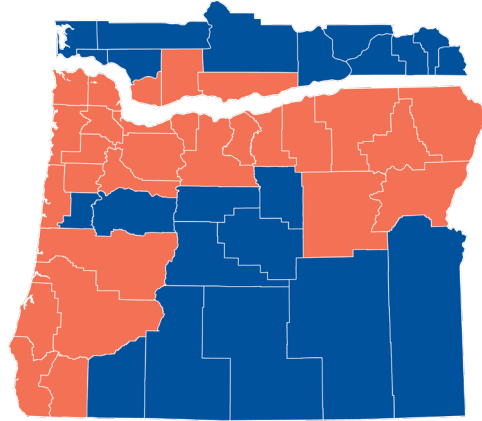
Additional Resources for RMLS Subscribers:

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

Year	Percentage
2020	75%
2021	65%
2022	70%

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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