



MARKET ACTION REPORT

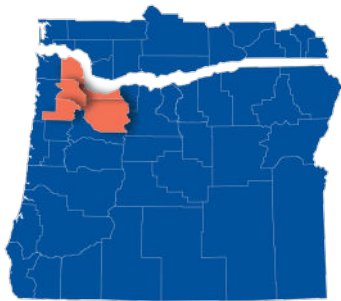
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro December 2025 Reporting Period

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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (1,005) decreased 5.9% from the 1,068 listed in December 2024, and decreased 30.1% from the 1,437 listed in November 2025.

Pending Sales

Pending sales (1,234) decreased 6.9% from the 1,326 offers accepted in December 2024, and decreased 24.2% from the 1,628 offers accepted in November 2025.

Closed Sales

Closed sales (1,633) increased 6.5% from the 1,534 closings in December 2024, and increased 7.4% from the 1,520 closings in November 2025.

Inventory and Time on Market

Inventory decreased to 2.9 months in December. Total market time increased to 81 days.

Year-to-Date Summary

Comparing the twelve months of 2025 to the same period in 2024, new listings (30,316) increased 2.5%, pending sales (22,120) increased 0.7%, and closed sales (22,023) increased 1.4%.

Average and Median Sale Prices

Comparing 2025 to 2024 through December, the average sale price has increased 0.6% from \$608,600 to \$612,100. In the same comparison, the median sale price has increased 1.1% from \$543,000 to \$549,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.6% (\$612,100 v. \$608,600)

Median Sale Price % Change: +1.1% (\$549,000 v. \$543,000)

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	3.8
October	2.9	2.9	3.1
November	3.5	3.0	3.8
December	2.7	2.7	2.9

Residential Trends

December 2025 vs. November 2025

New Listings	-30.1%	↓
Pending Sales	-24.2%	↓
Closed Sales	+7.4%	↑
Average Sale Price	-0.6%	↓
Median Sale Price	0.0%	—
Inventory	-0.9	↓
Total Market Time	+9	↑

December 2025 vs. December 2024

New Listings	-5.9%	↓
Pending Sales	-6.9%	↓
Closed Sales	+6.5%	↑
Average Sale Price	+3.1%	↑
Median Sale Price	+1.9%	↑
Inventory	+0.2	↑
Total Market Time	+7	↑

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Residential Sales by Price Range						
Price Range	Dec 2023		Dec 2024		Dec 2025	
0K-100K	16	1.1%	25	1.6%	18	1.1%
100K-200K	34	2.4%	52	3.2%	48	2.9%
200K-300K	83	6.0%	93	5.8%	69	4.2%
300K-400K	170	12.2%	201	12.5%	195	11.9%
400K-500K	336	24.1%	341	21.3%	366	22.4%
500K-600K	257	18.4%	318	19.8%	333	20.4%
600K-700K	181	13.0%	239	14.9%	217	13.3%
700K-800K	106	7.6%	114	7.1%	135	8.3%
800K-900K	70	5.0%	72	4.5%	91	5.6%
900K-1M	56	4.0%	49	3.1%	54	3.3%
1MM-1.1MM	18	1.3%	19	1.2%	19	1.2%
1.1MM-1.2MM	18	1.3%	24	1.5%	16	1.0%
1.2MM-1.3MM	15	1.1%	18	1.1%	17	1.0%
1.3MM-1.4MM	7	0.5%	9	0.6%	11	0.7%
1.4MM-1.5MM	5	0.4%	8	0.5%	8	0.5%
1.5MM-1.6MM	3	0.2%	4	0.2%	9	0.6%
1.6MM-1.7MM	3	0.2%	5	0.3%	5	0.3%
1.7MM-1.8MM	4	0.3%	1	0.1%	2	0.1%
1.8MM-1.9MM	1	0.1%	0	0.0%	4	0.2%
1.9MM-2MM	1	0.1%	1	0.1%	2	0.1%
2MM+	10	0.7%	10	0.6%	14	0.9%
Total Closed Sales	1,394		1,603		1,633	

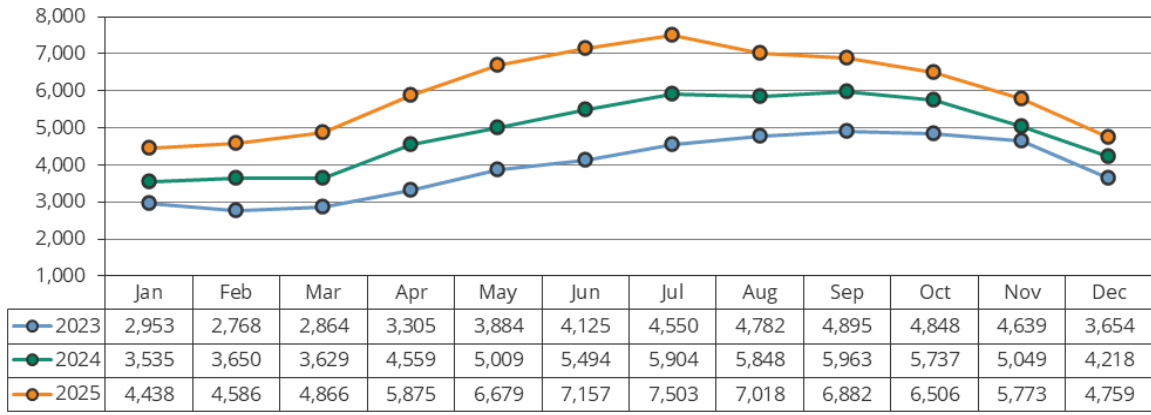
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	1,005	1,234	1,633	596,400	535,000	81
	November	1,437	1,628	1,520	599,700	535,000	72
	Year-To-Date	30,316	22,120	22,023	612,100	549,000	65
2024	December	1,068	1,326	1,534	578,300	525,000	74
	Year-To-Date	29,586	21,961	21,715	608,600	543,000	57
Change	December 2024	-5.9%	-6.9%	6.5%	3.1%	1.9%	9.8%
	Prev Mo 2025	-30.1%	-24.2%	7.4%	-0.6%	0.0%	12.5%
	Year-To-Date	2.5%	0.7%	1.4%	0.6%	1.1%	14.3%

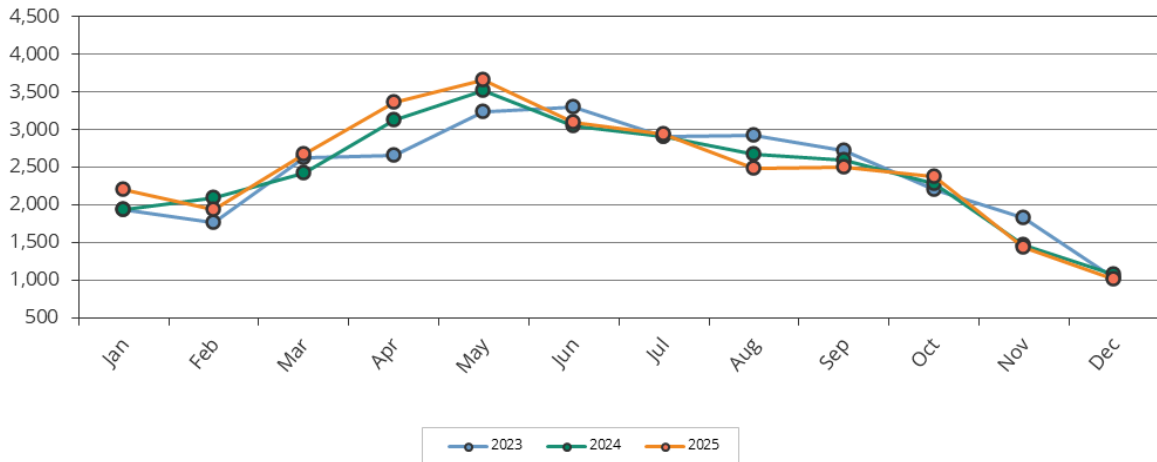
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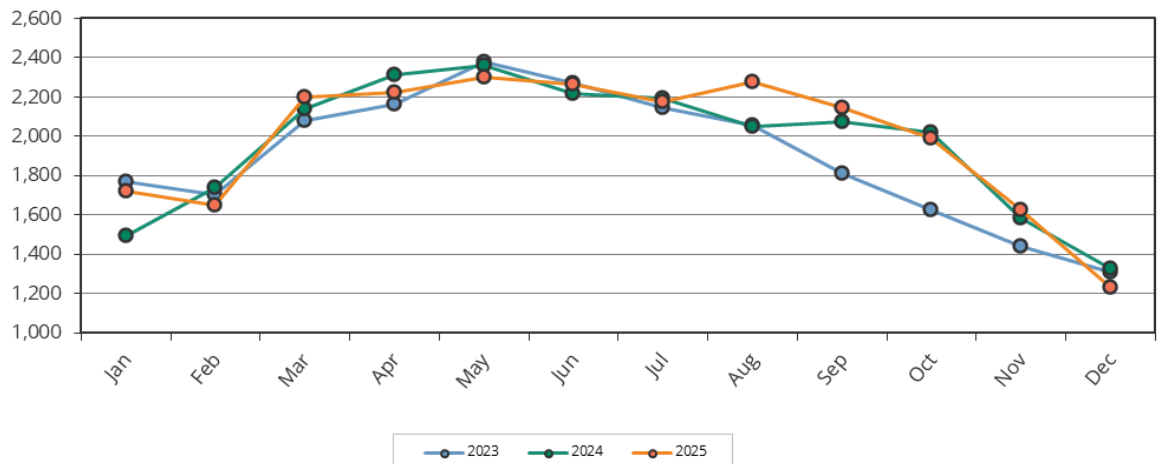
Active Residential Listings



New Listings

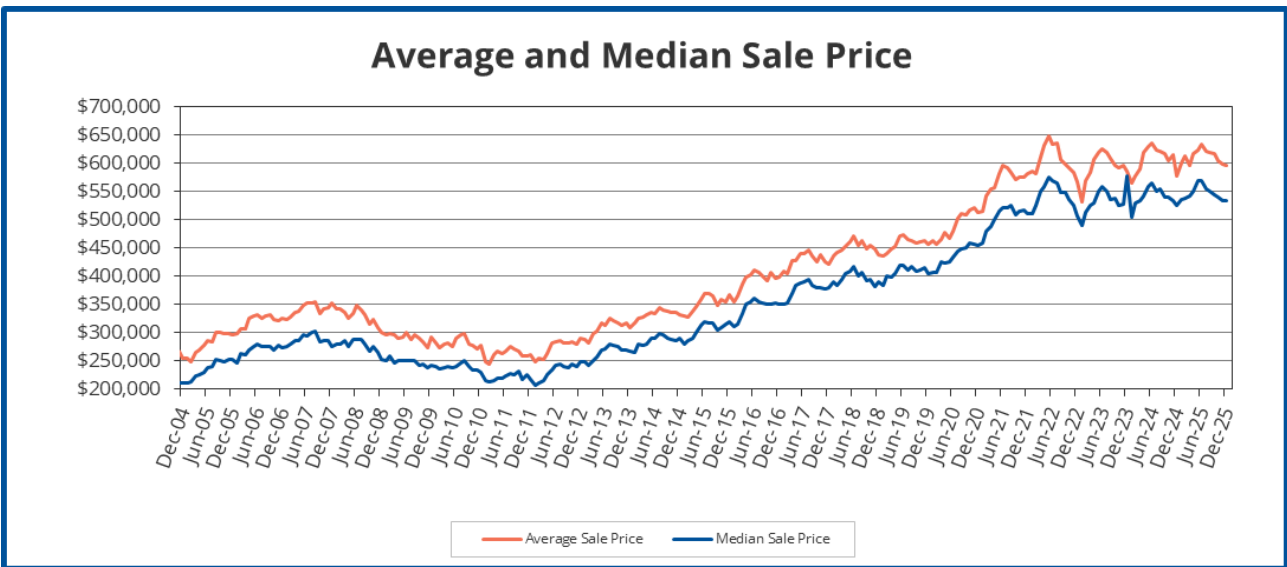
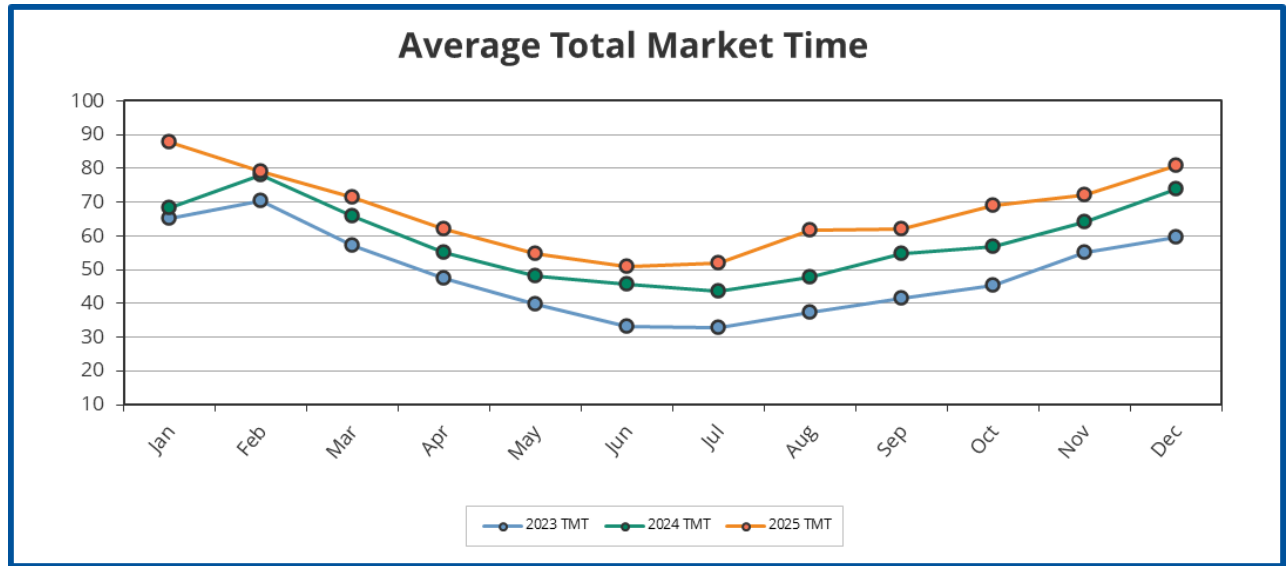
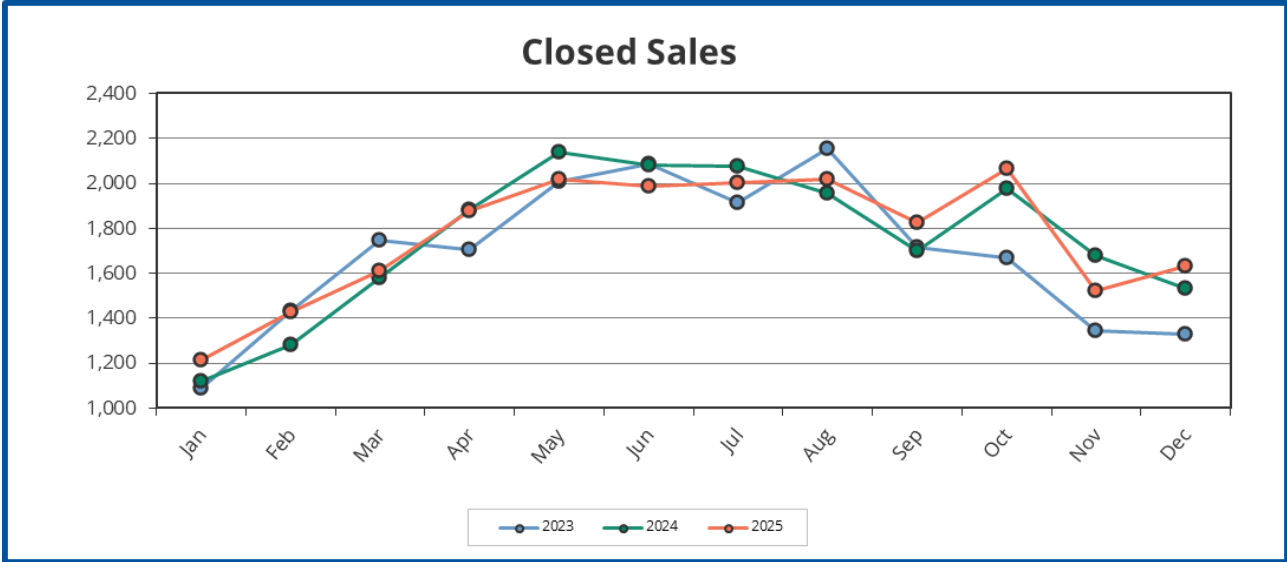


Pending Sales



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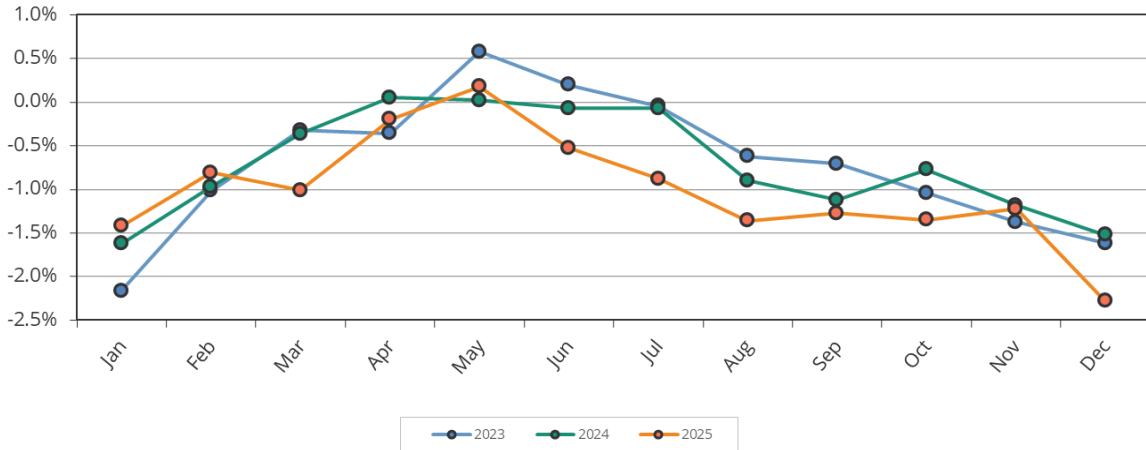
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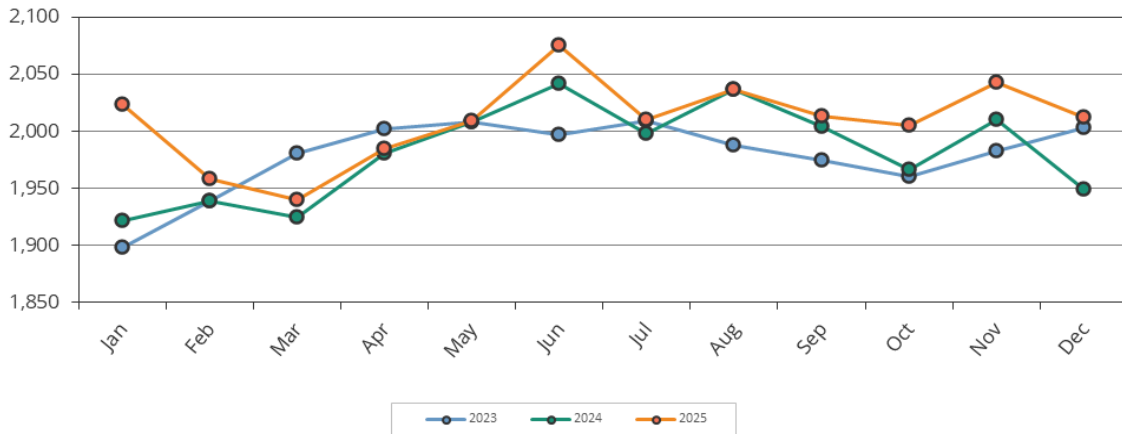
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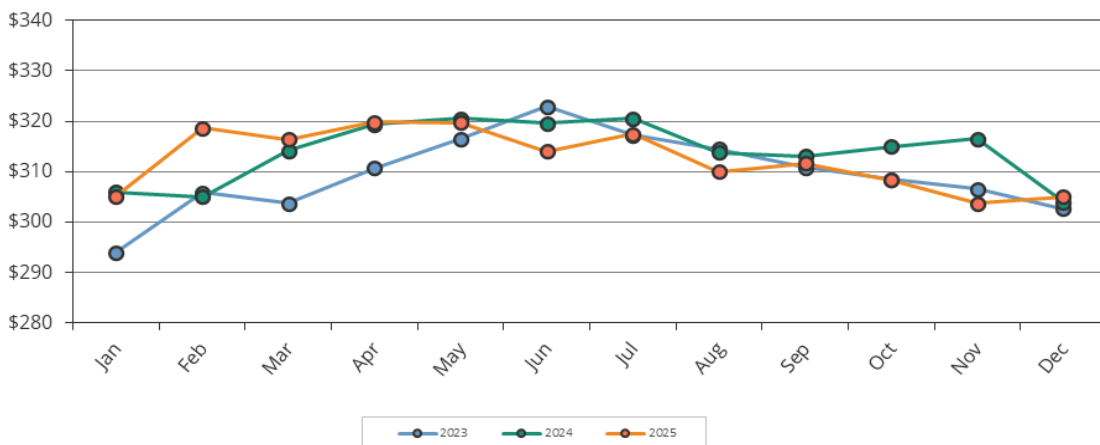
% Difference of Average List Price vs Sale Price



Average Square Footage



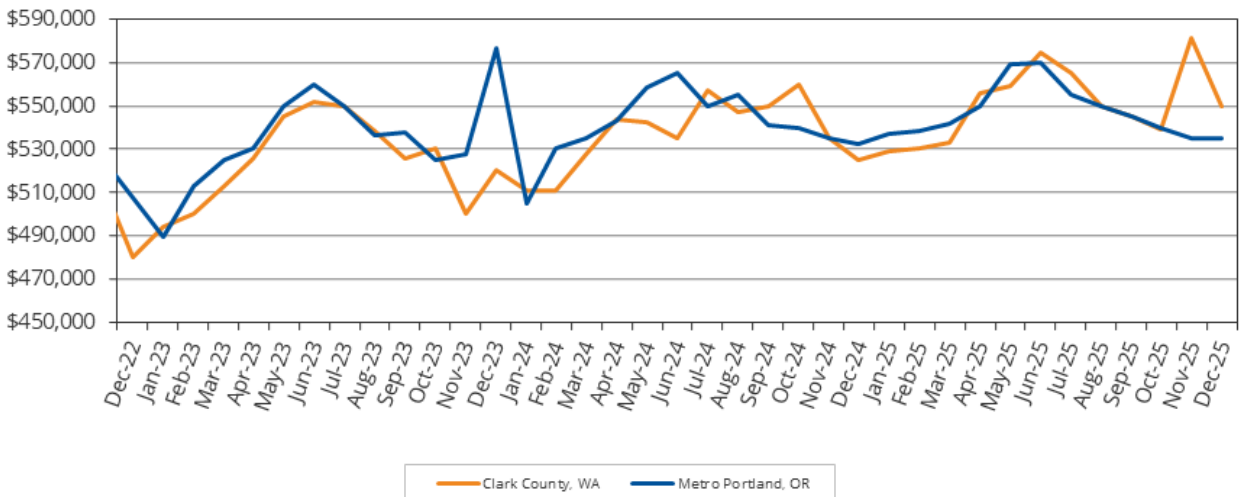
Average Price Per Square Footage



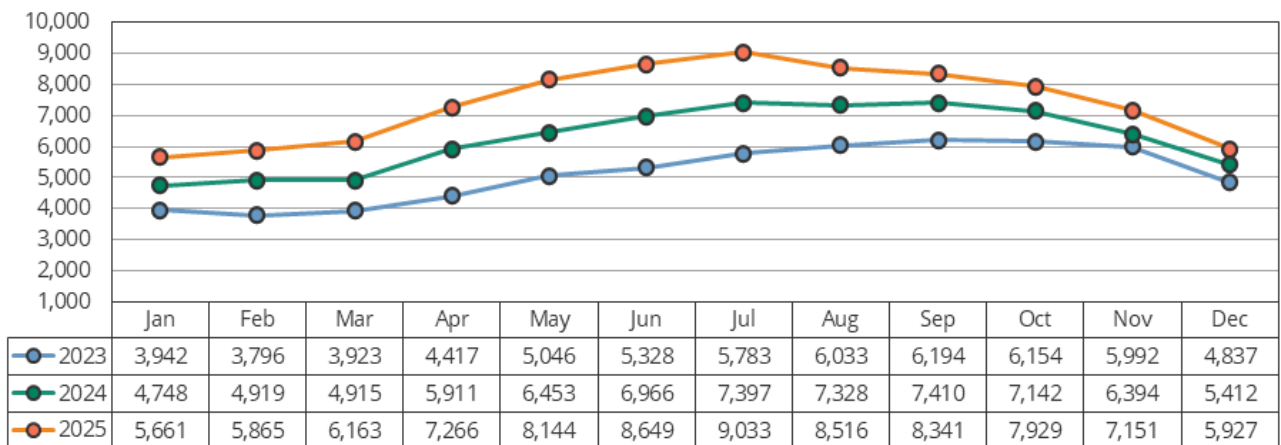
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Median Sale Price: Portland, OR & Clark Co., WA



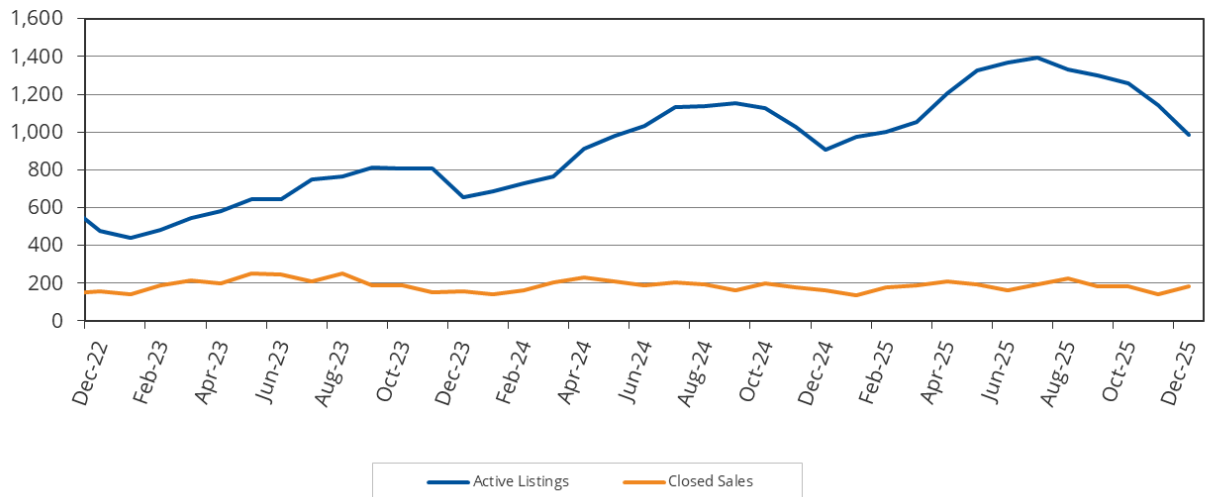
Total Active Listings



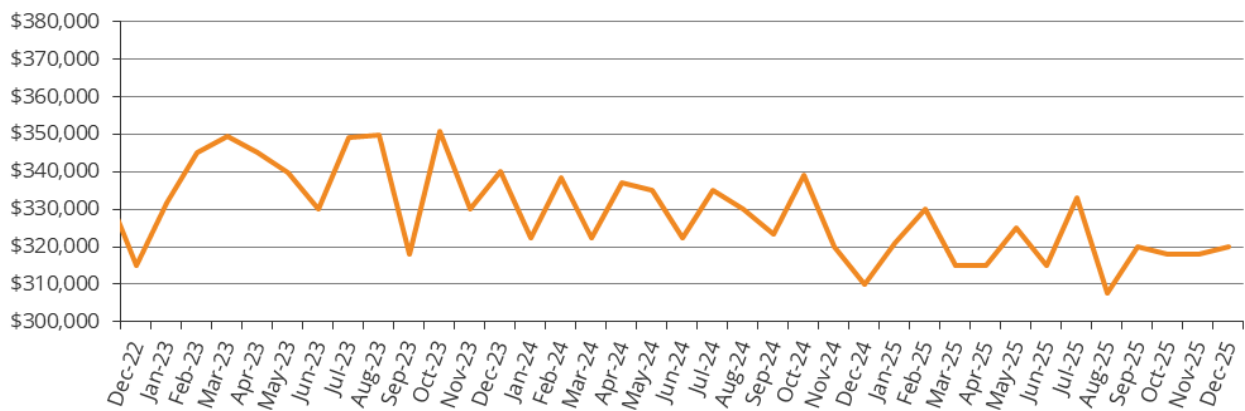
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Active & Closed Condos

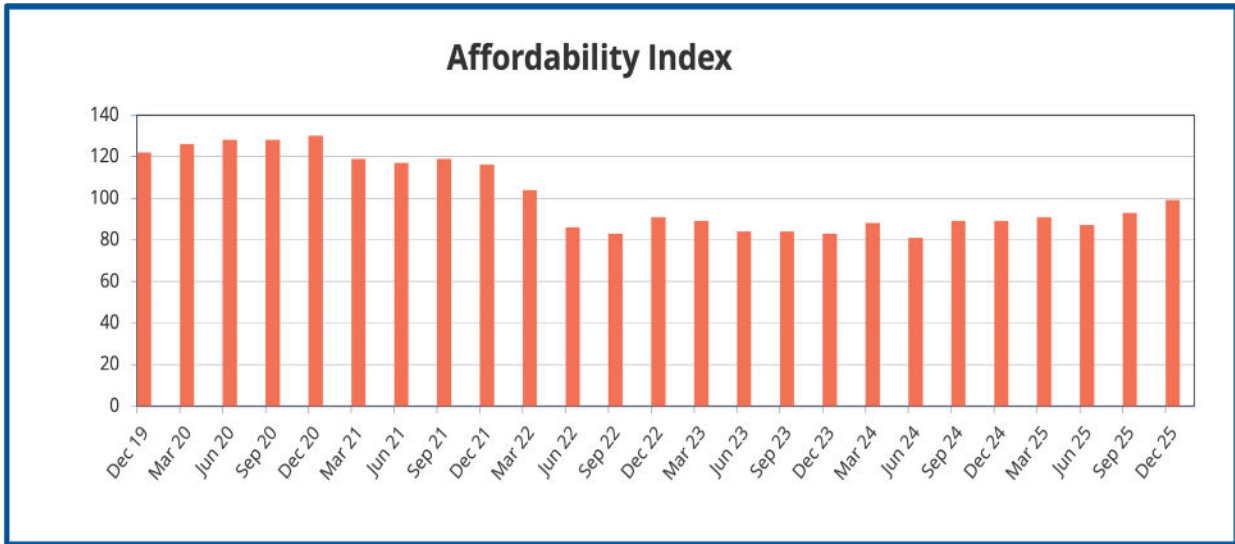


Condo Median Sale Price



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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 99% of a monthly mortgage payment on a median priced home (\$535,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.2% (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

4,322

Percent of Total
Active Listings

90.8%

Purchase- and
Occupancy-Ready
Inventory in Months

2.6

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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	177	30	46	56	-23.3%	55	449,800	57	1,224	945	-4.3%	941	495,600	480,000	5.0%	8	403,500	13	290,400	25	1,076,500
142	NE Portland	313	87	55	106	-8.6%	142	531,700	62	2,554	1,987	-0.5%	1,968	571,500	519,500	0.6%	13	743,000	14	489,400	73	668,800
143	SE Portland	411	112	90	145	-4.6%	192	498,400	62	3,451	2,611	4.3%	2,607	529,600	469,000	2.6%	19	1,205,200	39	397,500	119	805,500
144	Gresham / Troutdale	314	100	90	107	24.4%	121	498,500	69	2,117	1,562	7.1%	1,525	502,400	480,000	-0.2%	16	752,400	30	562,500	26	618,200
145	Milwaukie / Clackamas	444	96	95	99	1.0%	133	589,600	78	2,533	1,858	-3.3%	1,856	581,600	570,000	-0.5%	8	1,171,500	51	457,700	21	712,200
146	Oregon City / Canby	248	56	47	49	-31.9%	92	599,800	80	1,477	1,141	1.5%	1,152	615,200	588,500	-0.6%	13	872,200	36	449,700	23	715,500
147	Lake Oswego / West Linn	259	42	73	53	-3.6%	81	1,110,300	102	1,576	1,077	-0.5%	1,067	1,081,600	850,000	3.9%	-	-	28	959,700	5	1,081,500
148	W Portland	656	85	169	113	-9.6%	172	734,200	104	3,548	2,219	6.7%	2,215	748,500	660,000	2.2%	9	583,500	46	347,500	43	1,034,500
149	NW Wash Co.	239	44	50	50	-28.6%	61	675,100	107	1,432	964	-10.1%	1,000	731,800	700,000	-5.3%	3	483,300	23	345,400	7	710,400
150	Beaverton/ Aloha	349	86	94	99	-5.7%	138	539,300	74	2,438	1,767	-4.5%	1,756	562,600	549,900	1.1%	6	589,400	8	430,300	17	843,000
151	Tigard / Wilsonville	395	89	90	104	-26.2%	155	631,800	82	2,872	2,227	1.2%	2,221	647,900	617,000	-1.0%	5	564,000	24	867,500	18	746,600
152	Hillsboro / Forest Grove	383	83	89	135	29.8%	135	525,900	85	2,434	1,845	8.7%	1,808	550,500	518,000	-0.4%	8	545,200	29	488,400	19	582,900
153	Mt. Hood	56	8	14	9	-18.2%	18	546,600	107	234	156	14.7%	154	552,800	486,300	-0.8%	1	265,000	20	157,000	-	-
155	Columbia Co.	172	34	35	24	-45.5%	42	471,300	105	806	583	-3.2%	590	469,200	459,000	4.0%	3	554,000	58	247,000	7	492,000
156	Yamhill Co.	343	53	62	85	14.9%	96	559,000	95	1,620	1,178	-5.8%	1,163	538,700	484,800	-0.2%	19	1,369,600	68	342,900	27	688,700

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

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

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.

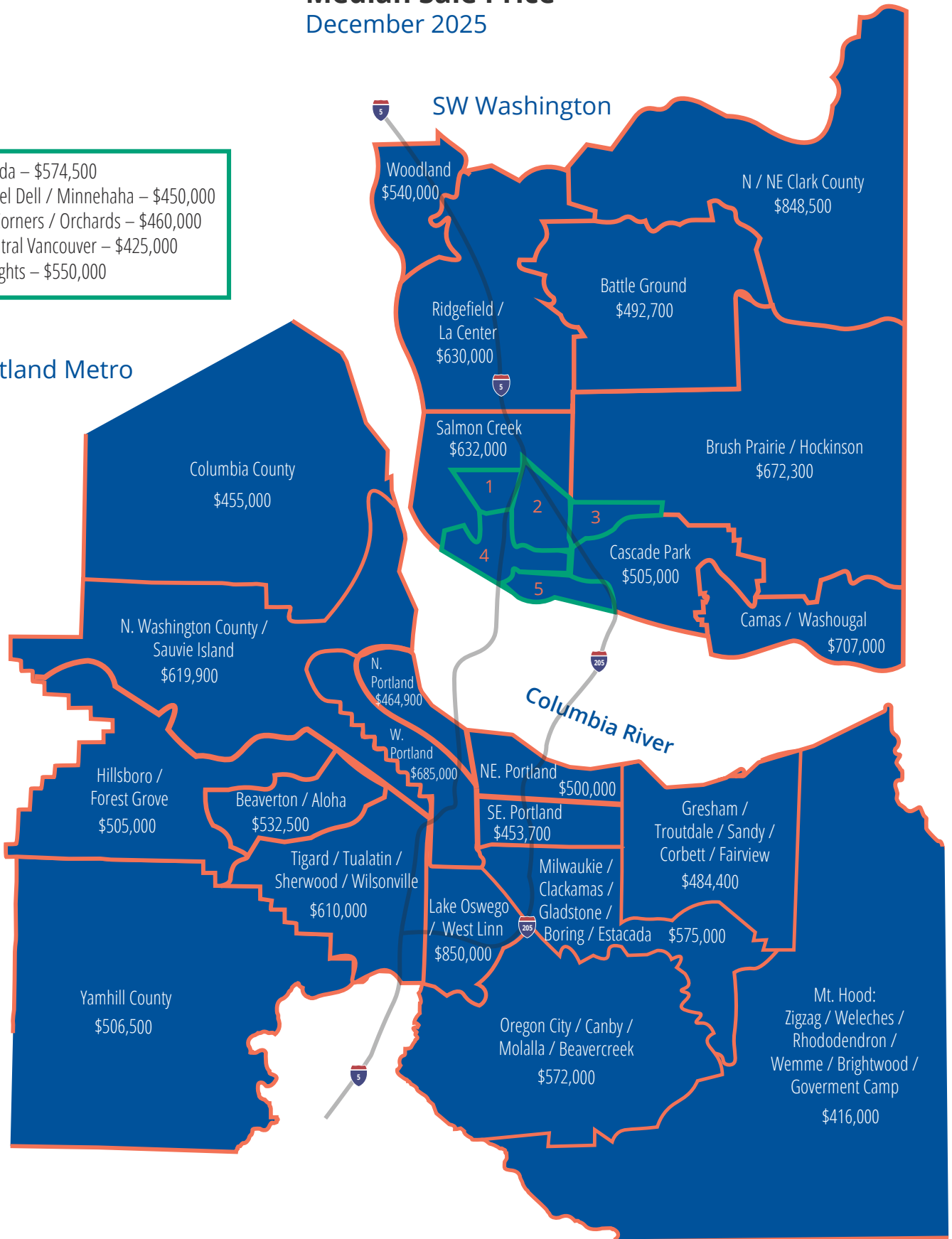
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Median Sale Price December 2025

- 1. Felida – \$574,500
- 2. Hazel Dell / Minnehaha – \$450,000
- 3. 5. Corners / Orchards – \$460,000
- 4. Central Vancouver – \$425,000
- 5. Heights – \$550,000

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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](#)

