



MARKET ACTION REPORT

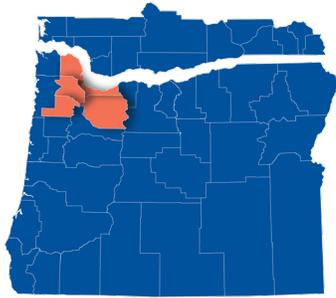
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro April 2025 Reporting Period

Portland Metro

April 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (3,358) increased 7.6% from the 3,120 listed in April 2024, and increased 25.9% from the 2,667 listed in March 2025.

Pending Sales

Pending sales (2,225) decreased 3.8% from the 2,313 offers accepted in April 2024, and increased 1.2% from the 2,199 offers accepted in March 2025.

Closed Sales

Closed sales (1,880) decreased 0.2% from the 1,883 closings in April 2024, and increased 16.6% from the 1,613 closings in March 2025.

Inventory and Time on Market

Inventory increased to 3.1 months in April. Total market time decreased to 62 days.

Year-to-Date Summary

Comparing the first four months of 2025 to the same period in 2024, new listings (10,307) increased 6.5%, pending sales (7,410) increased 0.7%, and closed sales (6,295) increased 4.7%.

Average and Median Sale Prices

Comparing 2025 to 2024 through April, the average sale price has increased 2.6% from \$591,200 to \$606,700. In the same comparison, the median sale price has increased 2.1% from \$529,000 to \$540,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.8% (\$612,600 v. \$601,800)

Median Sale Price % Change: +2.1% (\$546,000 v. \$535,000)

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	
June	2.0	2.6	
July	2.4	2.8	
August	2.2	3.0	
September	2.9	3.5	
October	2.9	2.9	
November	3.5	3.0	
December	2.7	2.7	

Residential Trends

April 2025 vs. March 2025

New Listings	+25.9%	↑
Pending Sales	+1.2%	↑
Closed Sales	+16.6%	↑
Average Sale Price	+3.2%	↑
Median Sale Price	+1.5%	↑
Inventory	+0.1	↑
Total Market Time	-10	↓

April 2025 vs. April 2024

New Listings	+7.6%	↑
Pending Sales	-3.8%	↓
Closed Sales	-0.2%	↓
Average Sale Price	-0.4%	↓
Median Sale Price	+1.3%	↑
Inventory	+0.7	↑
Total Market Time	+6	↑

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Residential Sales by Price Range						
Price Range	Apr 2023		Apr 2024		Apr 2025	
0K-100K	9	0.5%	20	1.0%	22	1.2%
100K-200K	40	2.3%	43	2.2%	57	3.0%
200K-300K	86	4.9%	110	5.6%	87	4.6%
300K-400K	216	12.2%	204	10.5%	209	11.1%
400K-500K	398	22.5%	408	20.9%	388	20.6%
500K-600K	355	20.1%	378	19.4%	336	17.9%
600K-700K	230	13.0%	259	13.3%	280	14.9%
700K-800K	153	8.7%	165	8.5%	142	7.6%
800K-900K	92	5.2%	122	6.3%	117	6.2%
900K-1M	44	2.5%	66	3.4%	59	3.1%
1MM-1.1MM	28	1.6%	33	1.7%	46	2.4%
1.1MM-1.2MM	25	1.4%	34	1.7%	42	2.2%
1.2MM-1.3MM	30	1.7%	21	1.1%	21	1.1%
1.3MM-1.4MM	11	0.6%	24	1.2%	20	1.1%
1.4MM-1.5MM	9	0.5%	14	0.7%	11	0.6%
1.5MM-1.6MM	4	0.2%	11	0.6%	8	0.4%
1.6MM-1.7MM	7	0.4%	10	0.5%	8	0.4%
1.7MM-1.8MM	3	0.2%	2	0.1%	6	0.3%
1.8MM-1.9MM	2	0.1%	4	0.2%	5	0.3%
1.9MM-2MM	5	0.3%	1	0.1%	3	0.2%
2MM+	21	1.2%	20	1.0%	13	0.7%
Total Closed Sales	1,768		1,949		1,880	

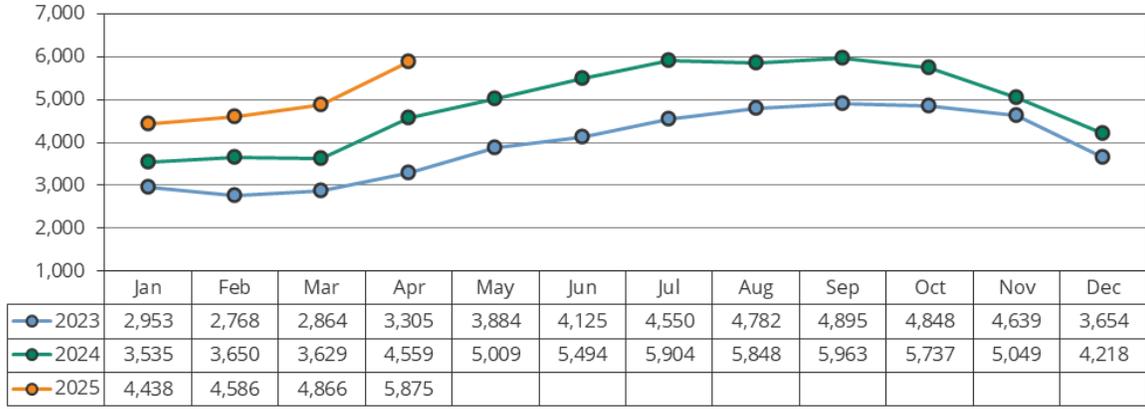
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	April	3,358	2,225	1,880	616,700	550,000	62
	March	2,667	2,199	1,613	597,400	542,000	71
	Year-To-Date	10,307	7,410	6,295	606,700	540,000	73
2024	April	3,120	2,313	1,883	618,900	543,000	56
	Year-To-Date	9,677	7,355	6,012	591,200	529,000	66
Change	April 2024	7.6%	-3.8%	-0.2%	-0.4%	1.3%	10.6%
	Prev Mo 2025	25.9%	1.2%	16.6%	3.2%	1.5%	-13.4%
	Year-To-Date	6.5%	0.7%	4.7%	2.6%	2.1%	11.8%

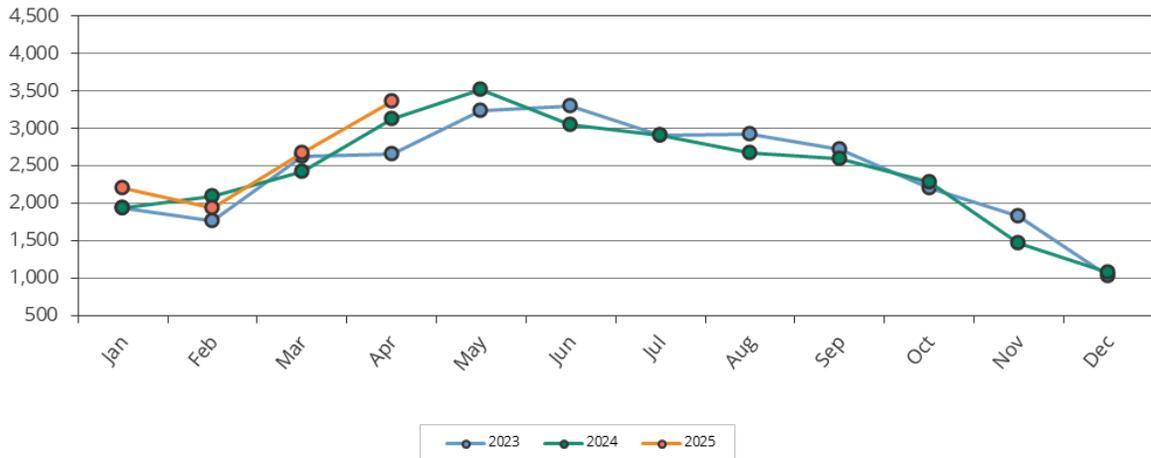
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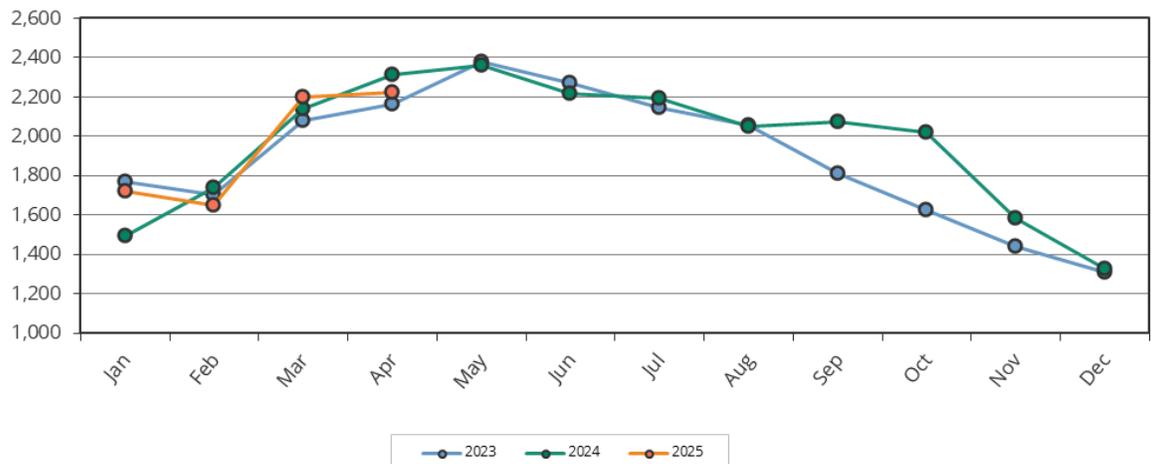
Active Residential Listings



New Listings



Pending Sales



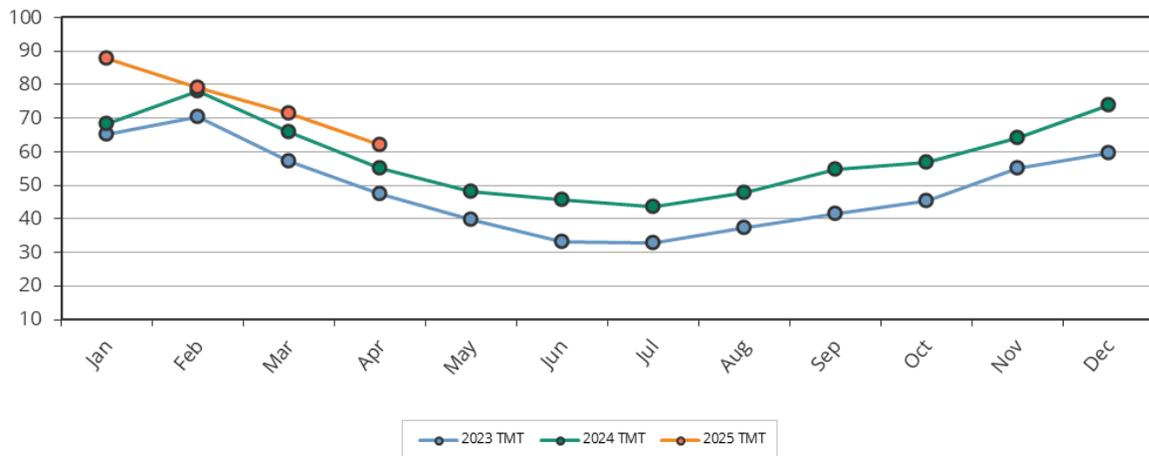
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Closed Sales



Average Total Market Time

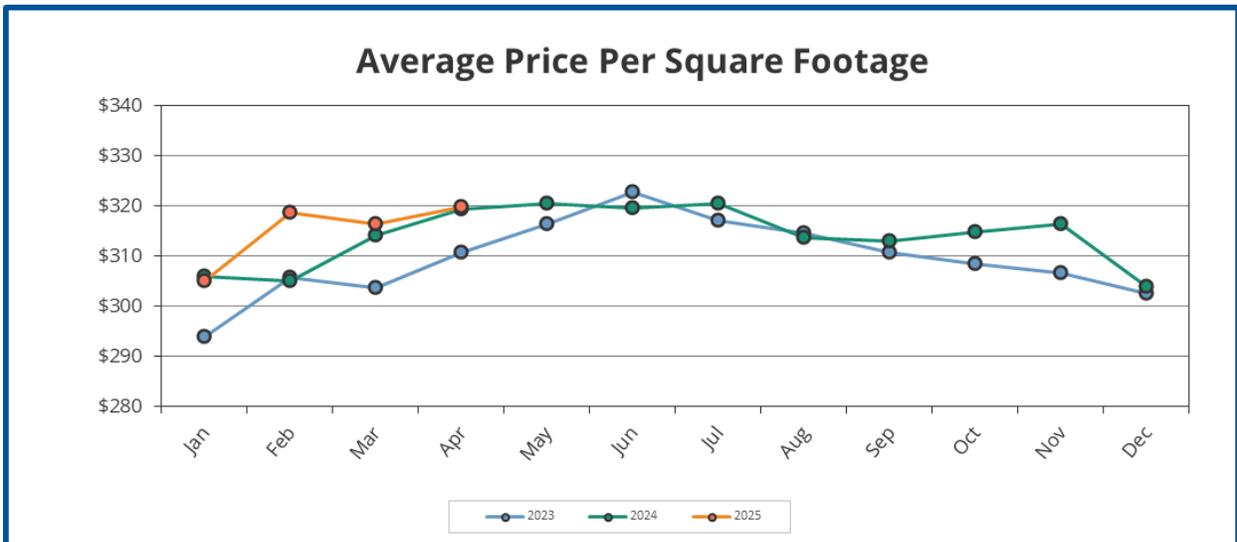
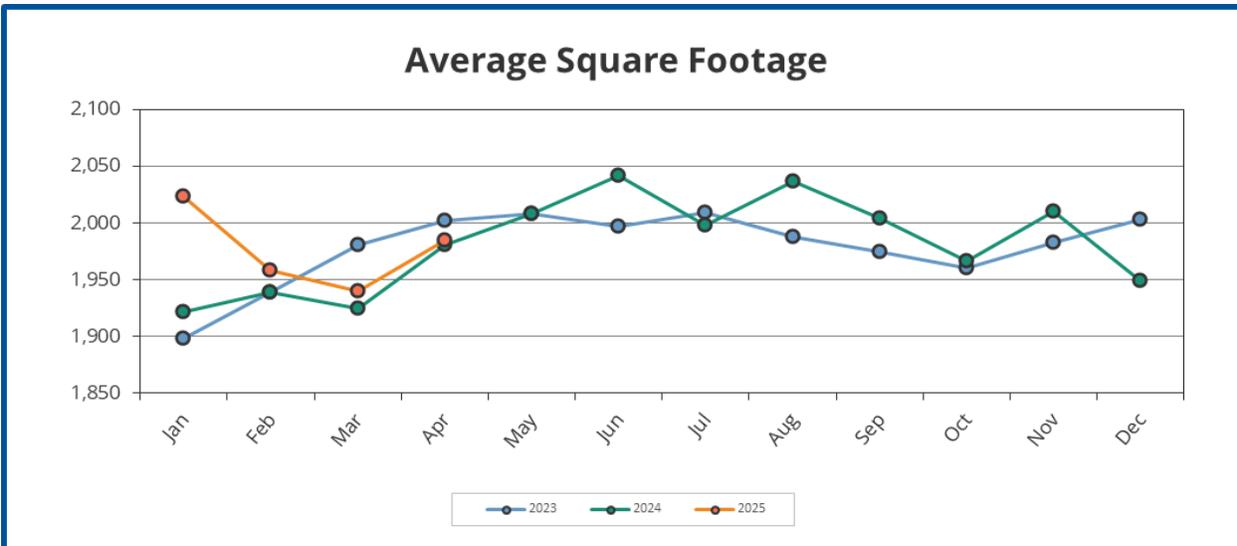
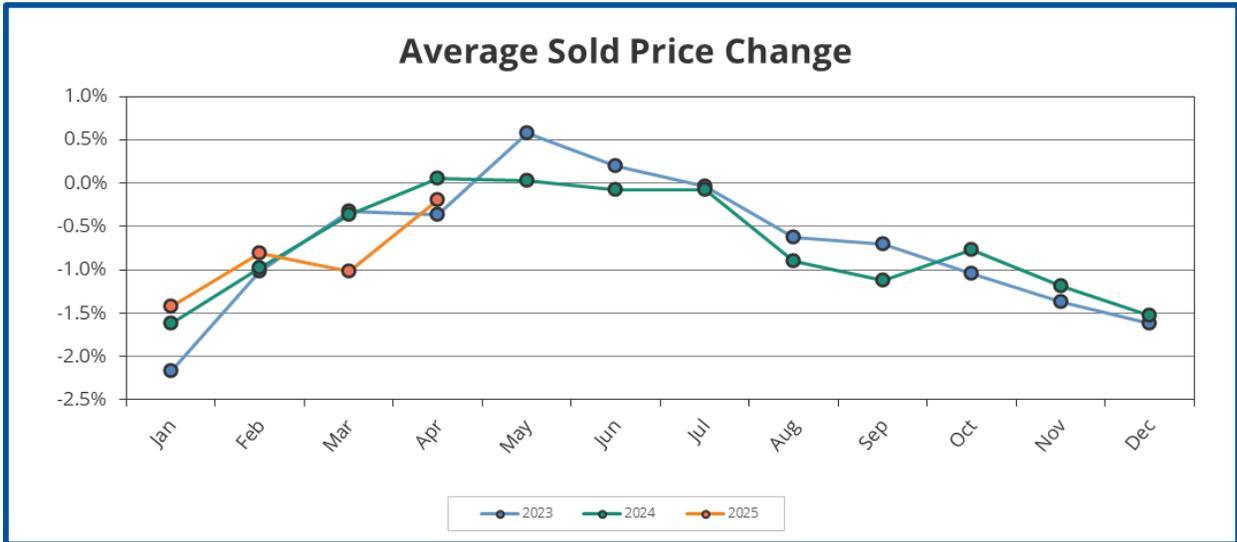


Average and Median Sale Price



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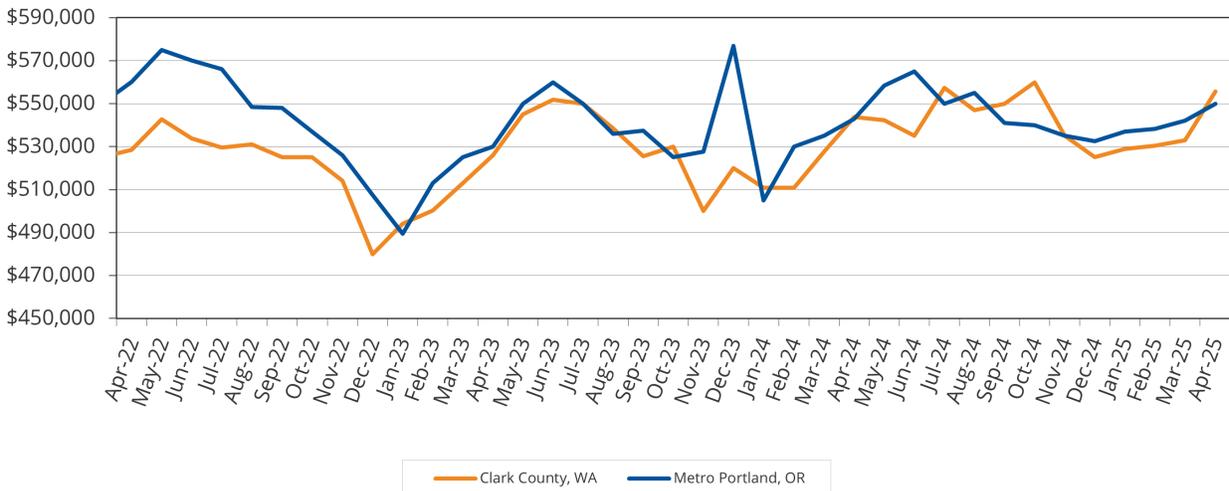
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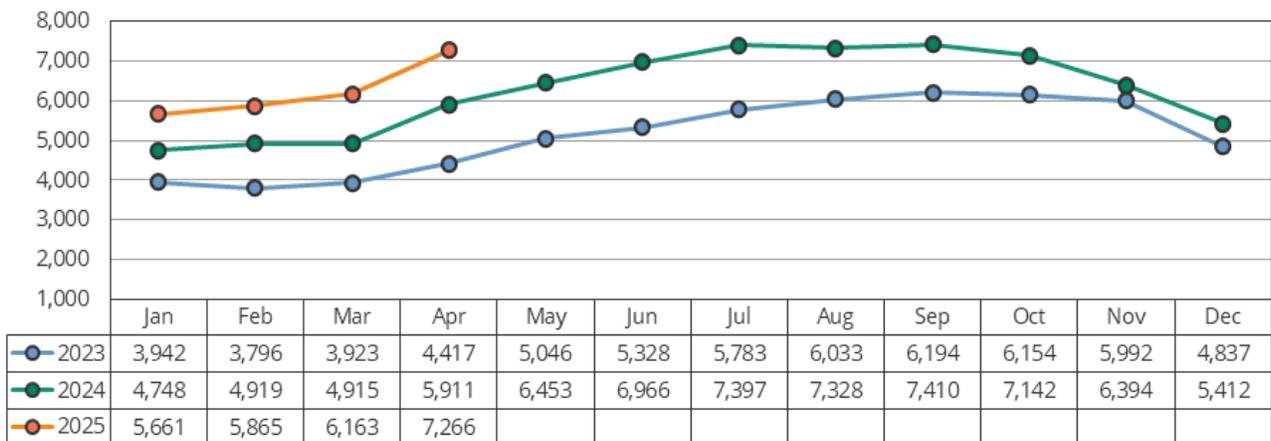
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Median Sale Price: Portland, OR & Clark Co., WA



— Clark County, WA — Metro Portland, OR

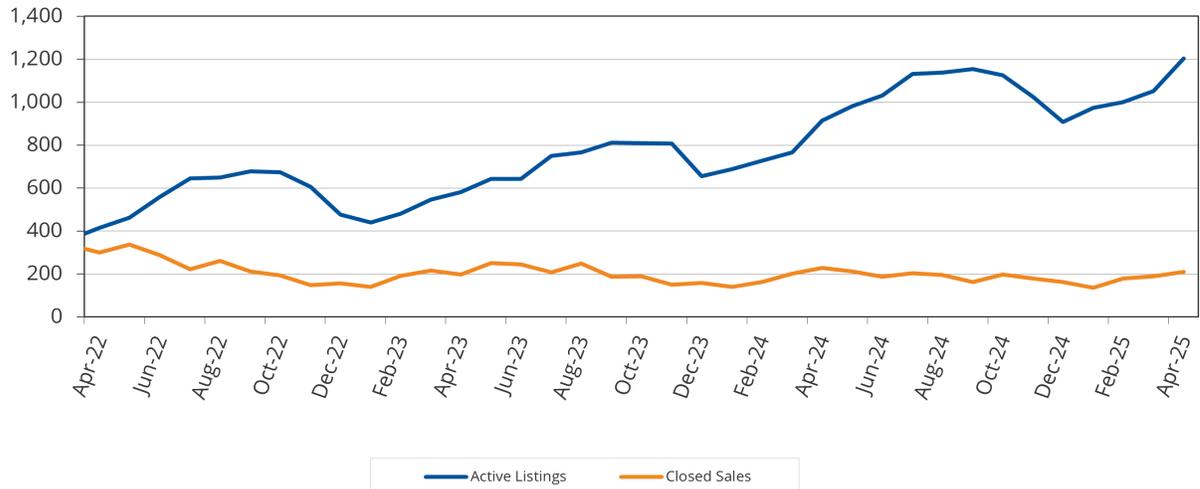
Total Active Listings



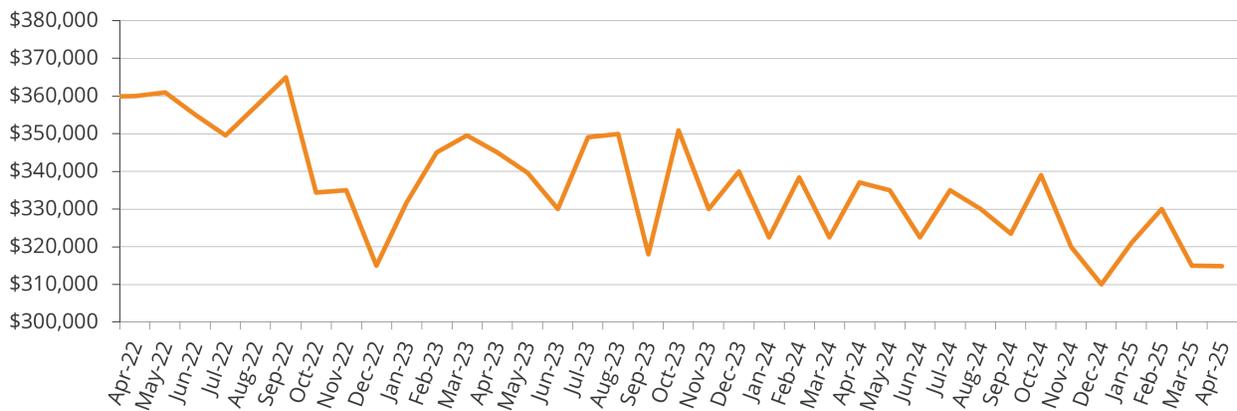
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Active & Closed Condos



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 2024, per HUD) can afford 91% of a monthly mortgage payment on a median priced home (\$542,000 in March). 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

5,352

Percent of Total
Active Listings

91.1%

Purchase- and
Occupancy-Ready
Inventory in Months

2.8

Portland Metro

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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	239	141	15	90	-1.1%	89	506,400	45	430	344	19.0%	313	494,700	465,000	-0.2%	-	-	3	382,500	8	1,528,600
142	NE Portland	357	289	32	207	-6.3%	156	569,900	53	809	632	-4.1%	527	548,000	490,500	-3.2%	3	971,700	4	790,500	25	622,200
143	SE Portland	447	360	52	290	9.0%	245	523,900	45	1,175	914	16.1%	765	516,300	455,000	3.1%	6	1,685,800	8	402,600	30	817,900
144	Gresham / Troutdale	322	205	24	156	-0.6%	119	491,200	66	635	486	-0.6%	394	495,100	485,000	4.4%	7	820,900	15	760,600	11	545,000
145	Milwaukie / Clackamas	510	271	43	183	-9.0%	164	594,500	76	859	629	-5.7%	522	585,500	570,000	1.7%	4	548,800	13	417,500	1	650,000
146	Oregon City / Canby	261	154	17	126	6.8%	104	600,300	64	452	383	-2.3%	323	602,300	590,000	4.1%	2	657,000	8	451,900	8	680,600
147	Lake Oswego / West Linn	337	202	19	99	-7.5%	94	1,023,800	63	518	337	-10.1%	281	1,127,000	885,000	2.7%	-	-	7	1,134,200	3	1,215,000
148	W Portland	1,053	447	86	208	-10.0%	195	776,100	68	1,323	711	2.6%	614	751,800	648,300	4.9%	2	45,000	18	371,200	10	794,600
149	NW Wash Co.	295	157	23	102	-5.6%	83	850,400	74	512	353	-2.2%	320	749,300	715,400	2.9%	-	-	10	361,100	-	-
150	Beaverton/ Aloha	418	247	36	164	-19.6%	128	531,800	41	800	590	-8.0%	511	550,200	545,000	2.5%	1	592,500	7	457,600	3	628,300
151	Tigard / Wilsonville	560	337	36	241	7.1%	183	652,100	56	1,053	772	3.9%	625	639,400	620,000	-0.1%	3	565,000	11	757,500	5	658,100
152	Hillsboro / Forest Grove	483	243	36	162	-14.7%	156	561,800	66	831	592	1.0%	520	557,200	517,800	0.5%	2	357,500	4	422,500	2	582,500
153	Mt. Hood	59	36	7	8	-33.3%	14	510,900	80	80	42	13.5%	42	592,600	477,500	-0.5%	-	-	5	158,800	-	-
155	Columbia Co.	188	90	14	68	6.3%	66	494,400	89	276	213	3.4%	186	465,400	461,000	5.5%	1	412,000	21	190,400	1	405,000
156	Yamhill Co.	346	179	18	121	2.5%	84	544,200	95	554	412	-4.2%	352	527,100	467,800	2.3%	8	1,245,400	19	329,200	9	761,300

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/24-4/30/25) with 12 months before (5/1/23-4/30/24).

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.

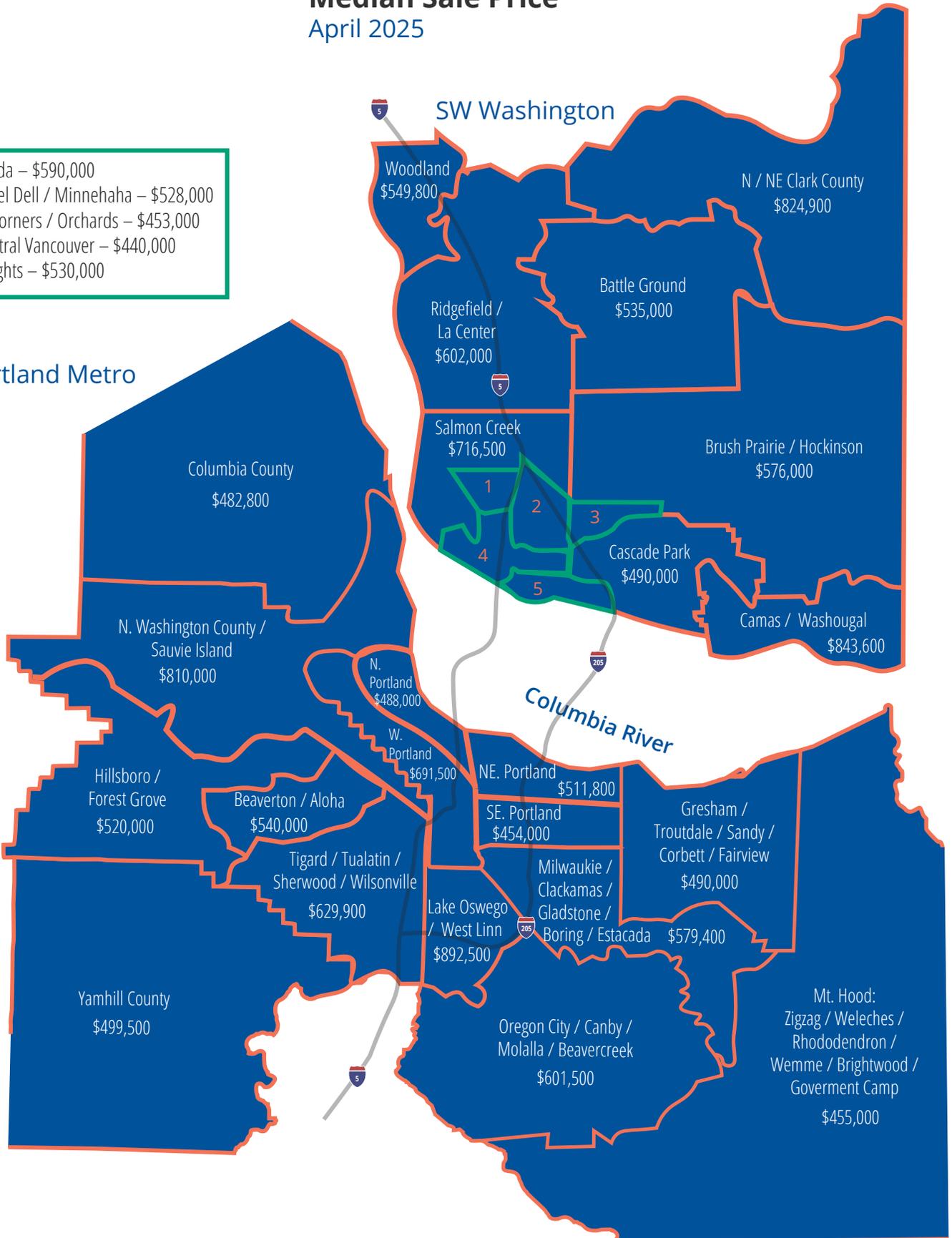
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Median Sale Price April 2025

- 1. Felida – \$590,000
- 2. Hazel Dell / Minnehaha – \$528,000
- 3. 5. Corners / Orchards – \$453,000
- 4. Central Vancouver – \$440,000
- 5. Heights – \$530,000

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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.

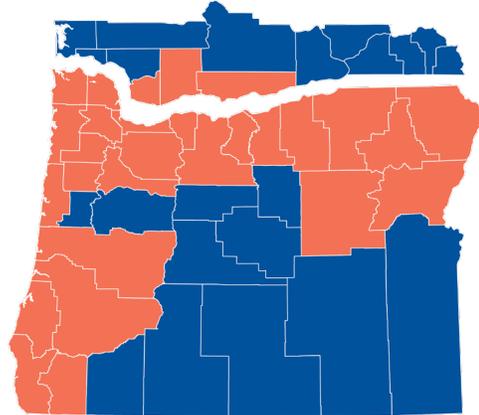
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [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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