



MARKET ACTION REPORT

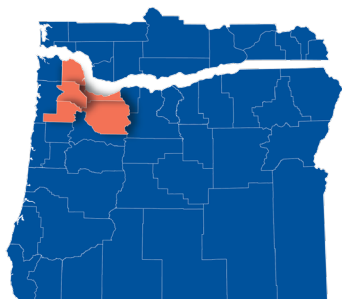
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro June 2025 Reporting Period

Portland Metro

June 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (3,096) increased 1.7% from the 3,044 listed in June 2024, and decreased 15.2% from the 3,651 listed in May 2025.

Pending Sales

Pending sales (2,267) increased 2.3% from the 2,217 offers accepted in June 2024, and decreased 1.4% from the 2,299 offers accepted in May 2025.

Closed Sales

Closed sales (1,988) decreased 4.5% from the 2,081 closings in June 2024, and decreased 1.5% from the 2,018 closings in May 2025.

Inventory and Time on Market

Inventory increased to 3.6 months in June. Total market time decreased to 51 days.

Year-to-Date Summary

Comparing the first six months of 2025 to the same period in 2024, new listings (17,194) increased 5.3%, pending sales (11,660) increased 0.1%, and closed sales (10,468) increased 0.8%.

Average and Median Sale Prices

Comparing 2025 to 2024 through June, the average sale price has increased 1.2% from \$607,800 to \$614,800. In the same comparison, the median sale price has increased 1.5% from \$542,000 to \$550,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.3% (\$611,700 v. \$604,000)

Median Sale Price % Change: +1.7% (\$548,000 v. \$538,600)

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	
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

June 2025 vs. May 2025

New Listings **-15.2%** ↓

Pending Sales **-1.4%** ↓

Closed Sales **-1.5%** ↓

Average Sale Price **+1.7%** ↑

Median Sale Price **+0.1%** ↑

Inventory **+0.3** ↑

Total Market Time **-4** ↓

June 2025 vs. June 2024

New Listings **+1.7%** ↑

Pending Sales **+2.3%** ↑

Closed Sales **-4.5%** ↓

Average Sale Price **-0.3%** ↓

Median Sale Price **+0.9%** ↑

Inventory **+1.0** ↑

Total Market Time **+5** ↑

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Residential Sales by Price Range						
Price Range	Jun 2023		Jun 2024		Jun 2025	
0K-100K	17	0.8%	14	0.7%	18	0.9%
100K-200K	44	2.0%	56	2.6%	45	2.3%
200K-300K	104	4.7%	83	3.9%	79	4.0%
300K-400K	238	10.8%	218	10.2%	212	10.7%
400K-500K	449	20.3%	403	18.8%	373	18.8%
500K-600K	422	19.1%	423	19.8%	384	19.3%
600K-700K	319	14.4%	320	15.0%	301	15.1%
700K-800K	219	9.9%	214	10.0%	177	8.9%
800K-900K	133	6.0%	126	5.9%	124	6.2%
900K-1M	74	3.3%	73	3.4%	79	4.0%
1MM-1.1MM	44	2.0%	55	2.6%	45	2.3%
1.1MM-1.2MM	32	1.4%	31	1.4%	33	1.7%
1.2MM-1.3MM	28	1.3%	31	1.4%	36	1.8%
1.3MM-1.4MM	22	1.0%	16	0.7%	13	0.7%
1.4MM-1.5MM	14	0.6%	19	0.9%	16	0.8%
1.5MM-1.6MM	8	0.4%	8	0.4%	10	0.5%
1.6MM-1.7MM	11	0.5%	9	0.4%	8	0.4%
1.7MM-1.8MM	5	0.2%	8	0.4%	8	0.4%
1.8MM-1.9MM	3	0.1%	5	0.2%	11	0.6%
1.9MM-2MM	3	0.1%	5	0.2%	2	0.1%
2MM+	23	1.0%	23	1.1%	14	0.7%
Total Closed Sales	2,212		2,140		1,988	

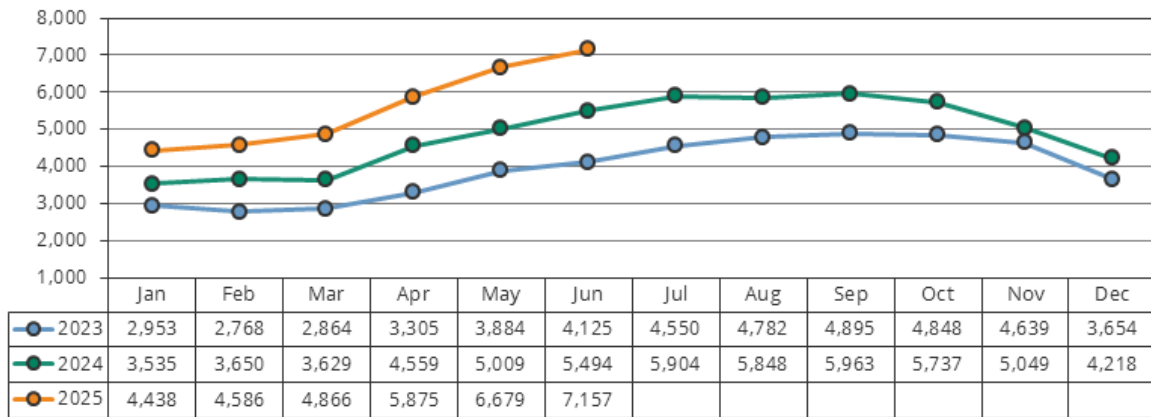
90th Percentile
 50th Percentile
 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	June	3,096	2,267	1,988	634,400	570,000	51
	May	3,651	2,299	2,018	624,100	569,500	55
	Year-To-Date	17,194	11,660	10,468	614,800	550,000	65
2024	June	3,044	2,217	2,081	636,200	565,000	46
	Year-To-Date	16,336	11,650	10,386	607,800	542,000	58
Change	June 2024	1.7%	2.3%	-4.5%	-0.3%	0.9%	11.4%
	Prev Mo 2025	-15.2%	-1.4%	-1.5%	1.7%	0.1%	-7.5%
	Year-To-Date	5.3%	0.1%	0.8%	1.2%	1.5%	13.1%

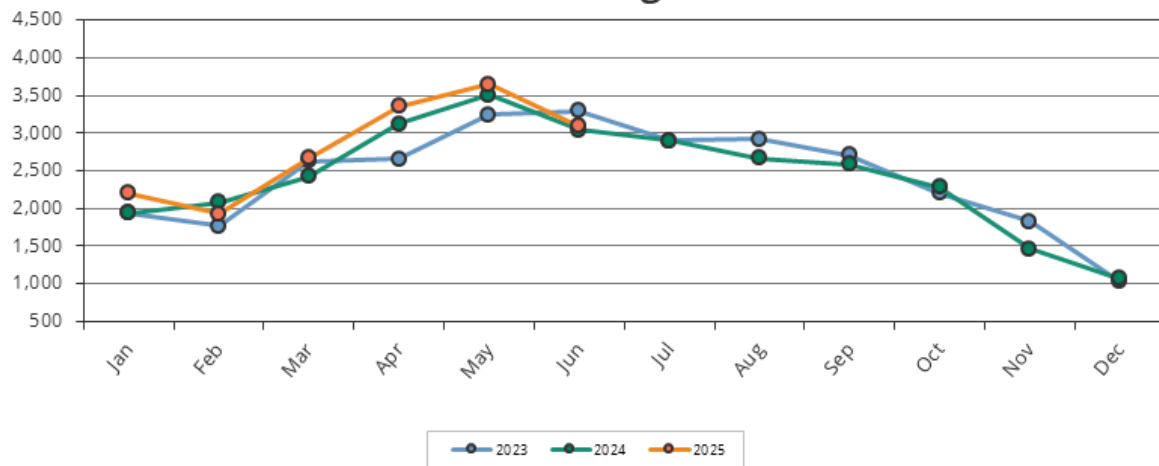
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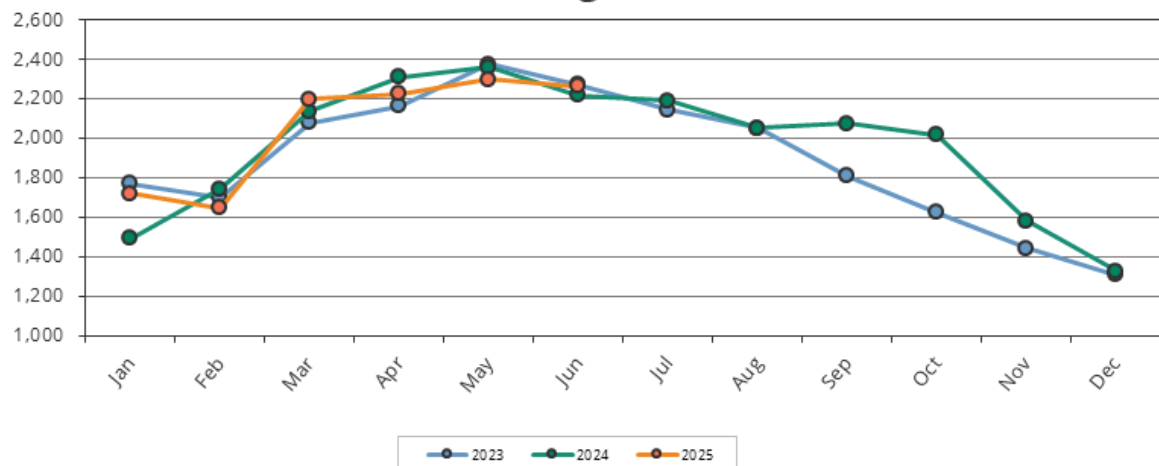
Active Residential Listings



New Listings



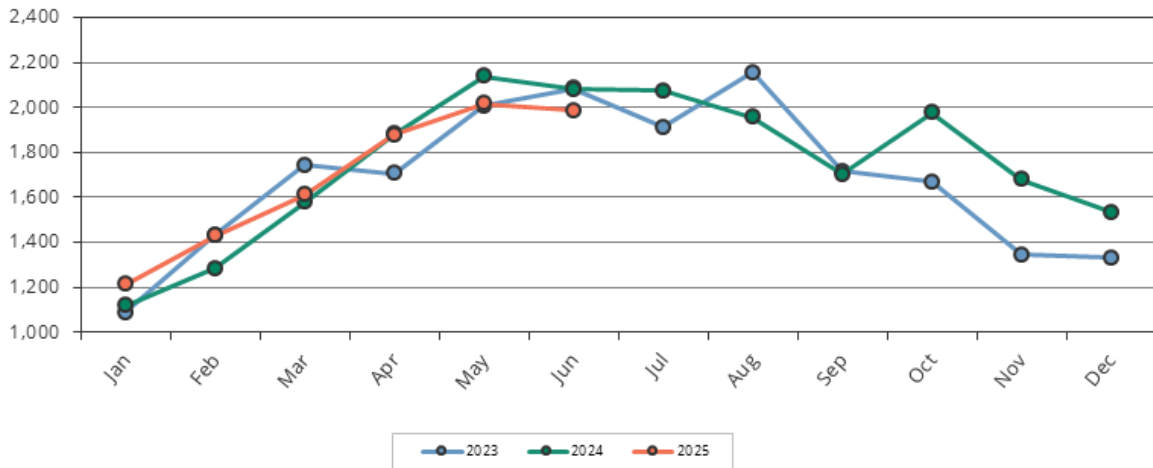
Pending Sales



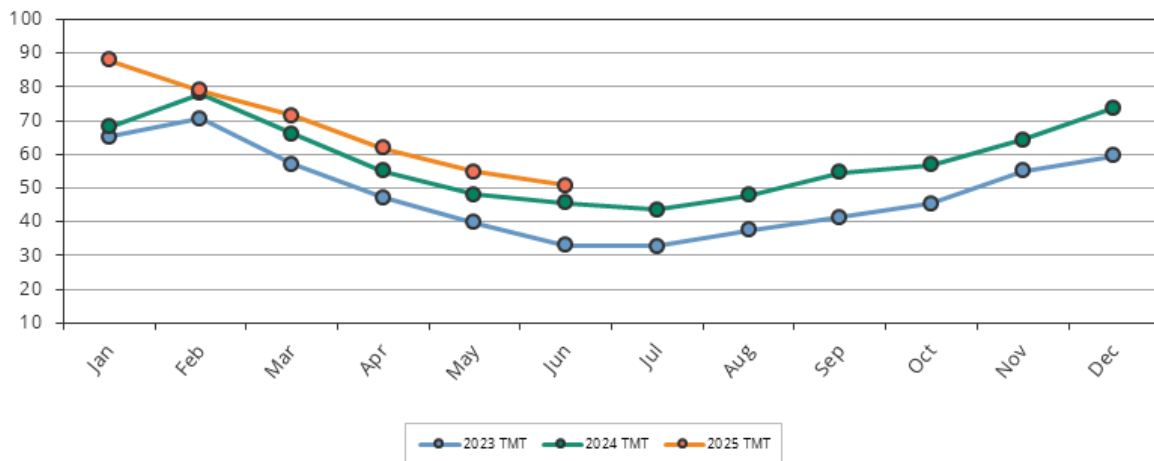
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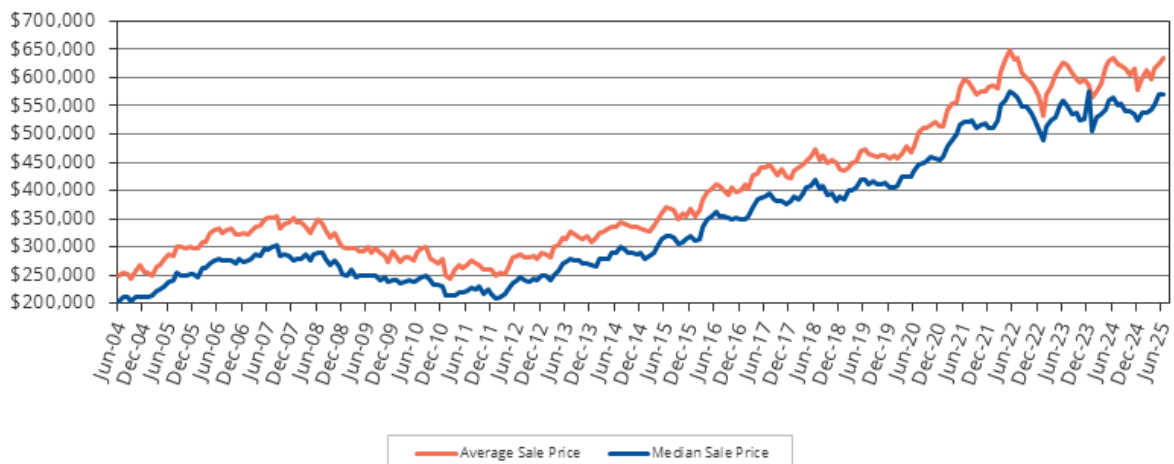
Closed Sales



Average Total Market Time



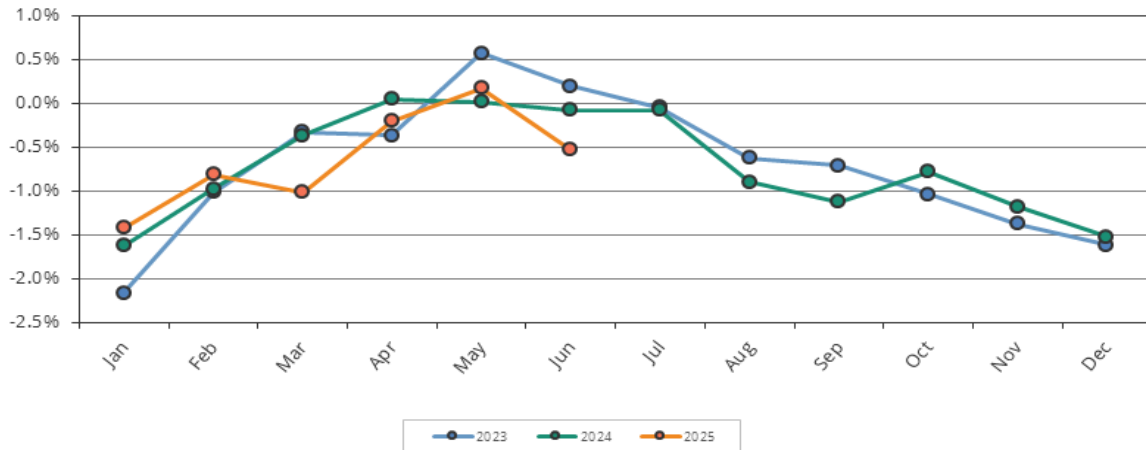
Average and Median Sale Price



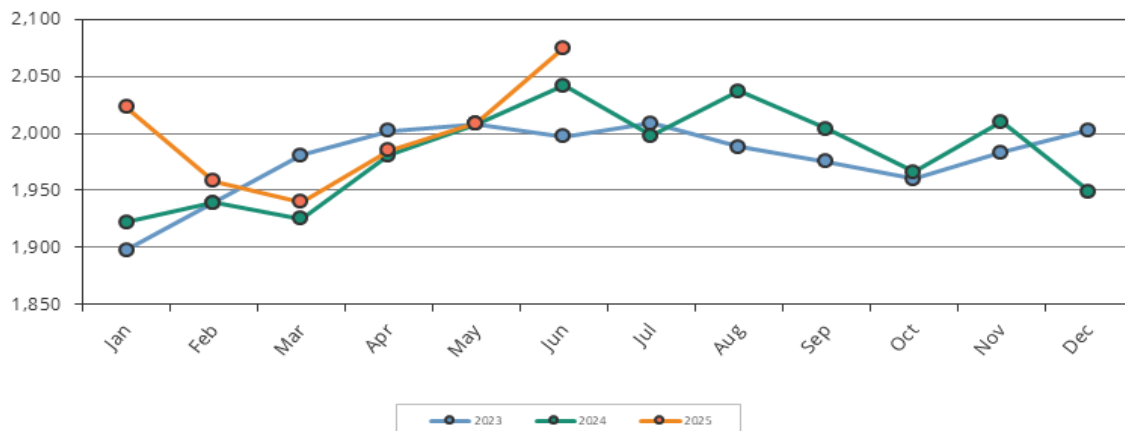
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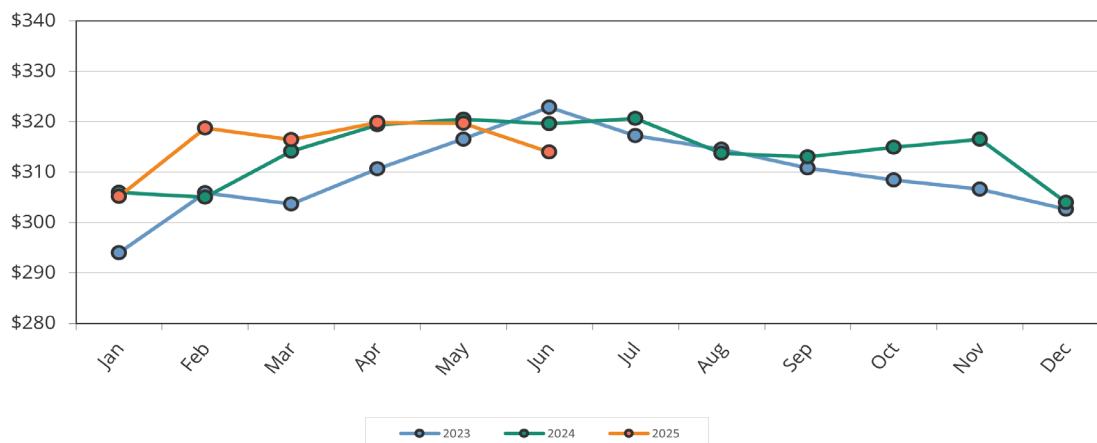
Average Sold Price Change



Average Square Footage



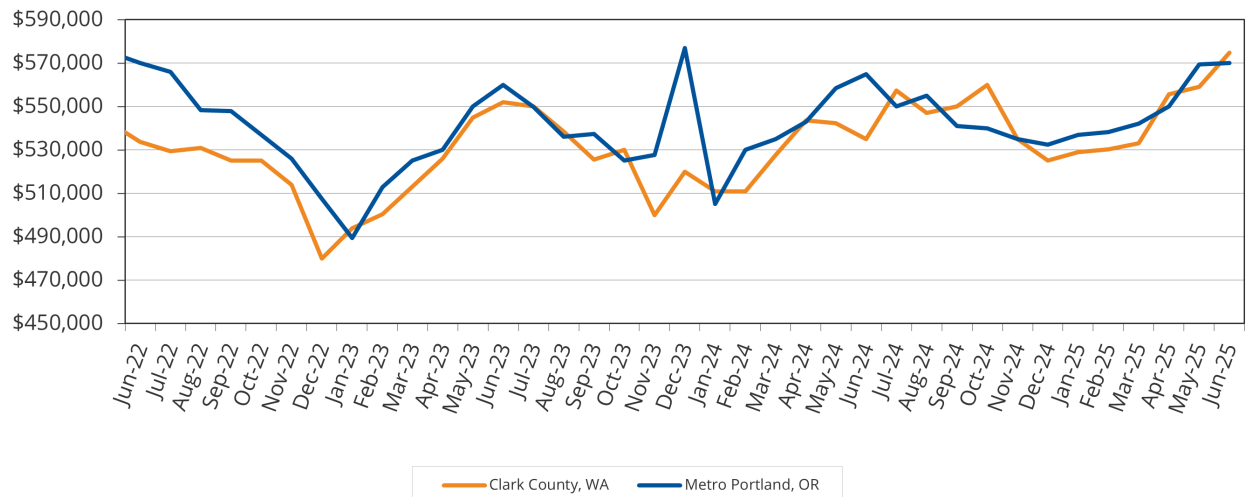
Average Price Per Square Footage



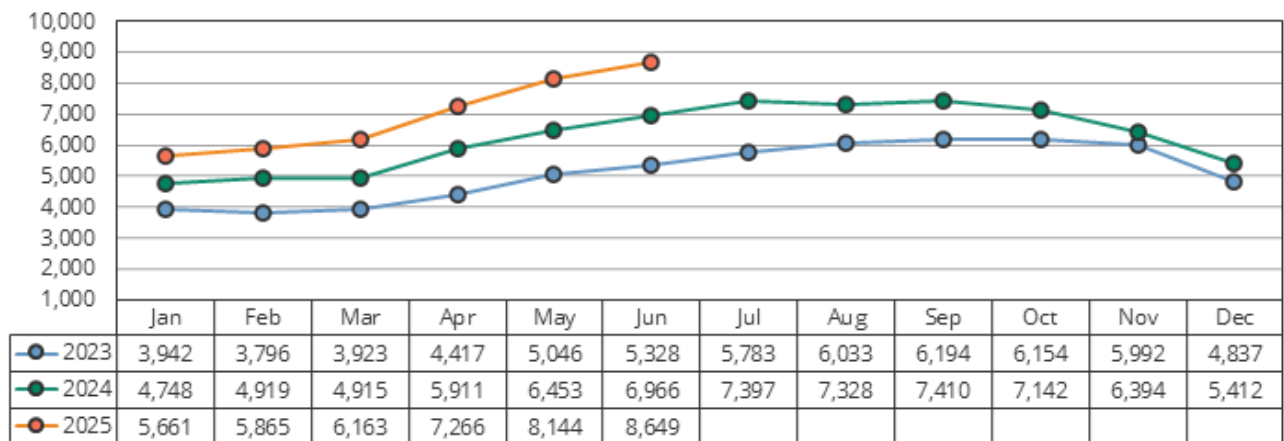
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Median Sale Price: Portland, OR & Clark Co., WA



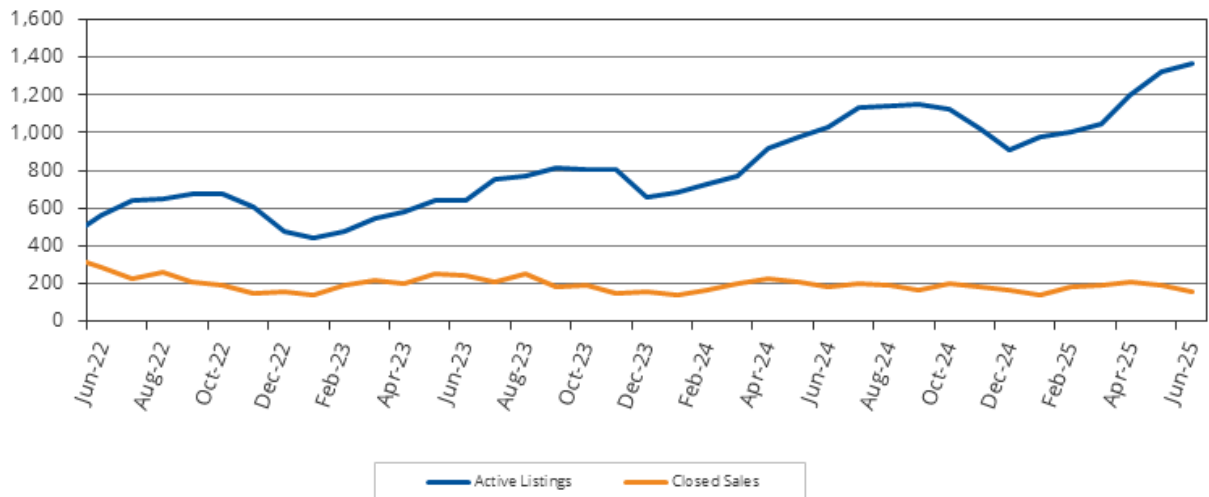
Total Active Listings



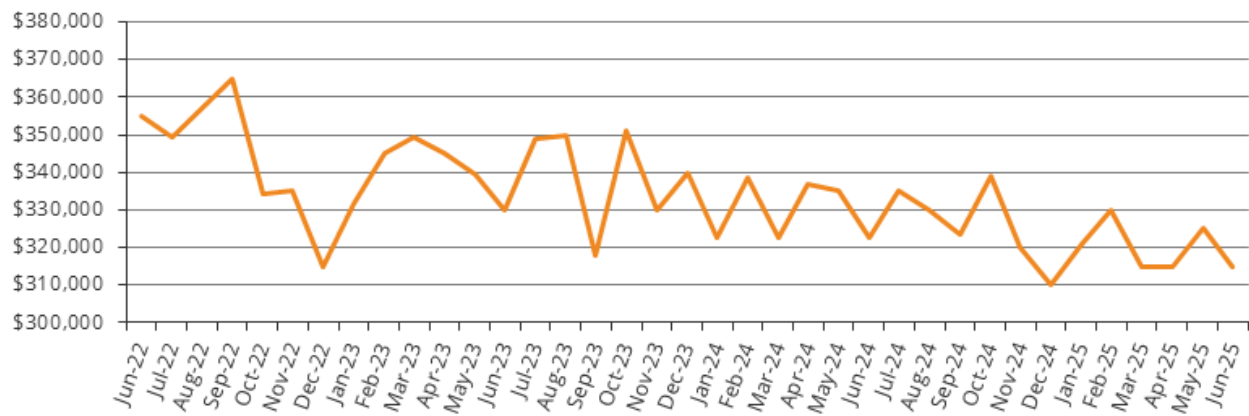
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Active & Closed Condos



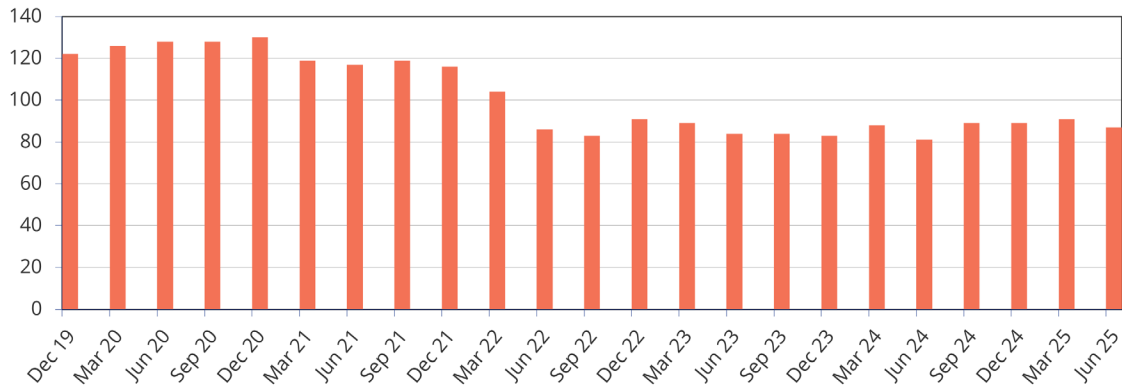
Condo Median Sale Price



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Affordability Index



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

6,646

Percent of Total
Active Listings

92.9%

Purchase- and
Occupancy-Ready
Inventory in Months

3.3

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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	265	113	20	105	-9.5%	85	499,600	37	679	528	4.3%	488	496,100	475,000	2.9%	4	442,500	4	378,900	13	1,290,500		
142	NE Portland	461	264	42	212	5.5%	177	610,400	36	1,404	1,018	-1.7%	913	576,700	525,000	-2.9%	6	820,800	6	603,700	39	610,900		
143	SE Portland	632	377	55	277	12.1%	242	585,900	39	1,998	1,415	8.6%	1,275	535,900	469,400	3.3%	9	1,989,400	17	410,200	56	792,400		
144	Gresham / Troutdale	436	212	41	145	9.0%	123	519,300	47	1,100	761	1.7%	662	504,200	488,300	2.8%	9	700,200	20	688,100	15	571,600		
145	Milwaukie / Clackamas	573	251	42	184	-5.6%	178	588,900	39	1,386	993	-4.4%	888	581,600	570,000	-0.3%	4	548,800	27	394,200	4	625,000		
146	Oregon City / Canby	349	157	22	111	7.8%	97	599,300	52	788	584	-2.0%	532	604,700	585,000	-0.7%	5	1,116,300	19	496,600	11	663,600		
147	Lake Oswego / West Linn	442	176	28	129	20.6%	94	1,023,600	69	915	563	-5.2%	488	1,066,200	865,000	3.5%	-	-	15	875,300	3	1,215,000		
148	W Portland	1,156	349	112	238	7.7%	217	773,400	66	2,129	1,151	2.8%	1,034	760,700	665,000	3.2%	4	181,300	28	323,200	11	805,100		
149	NW Wash Co.	392	154	36	76	-32.1%	93	781,100	45	861	527	-10.4%	507	752,700	723,900	1.7%	2	685,000	14	388,600	2	732,800		
150	Beaverton/ Aloha	547	261	53	201	5.8%	145	601,500	49	1,378	932	-7.4%	830	566,700	560,000	2.1%	2	365,800	7	457,600	7	930,000		
151	Tigard / Wilsonville	636	293	55	243	5.7%	196	655,100	57	1,698	1,231	4.2%	1,058	649,200	620,000	0.6%	3	565,000	17	735,300	9	747,000		
152	Hillsboro / Forest Grove	580	237	55	160	-7.5%	156	570,100	54	1,387	936	3.7%	851	561,100	525,000	0.8%	5	602,800	16	431,800	4	519,500		
153	Mt. Hood	78	22	2	14	-30.0%	20	533,300	38	138	77	22.2%	69	567,500	480,000	0.7%	-	-	13	153,600	-	-		
155	Columbia Co.	217	80	20	67	11.7%	55	467,100	95	456	329	4.4%	300	474,300	459,500	7.0%	1	412,000	34	202,100	2	440,000		
156	Yamhill Co.	393	150	45	105	-3.7%	110	586,100	60	877	615	-5.7%	573	536,900	485,000	2.5%	11	1,476,000	48	287,000	12	875,200		

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/24-6/30/25) with 12 months before (7/1/23-6/30/24).

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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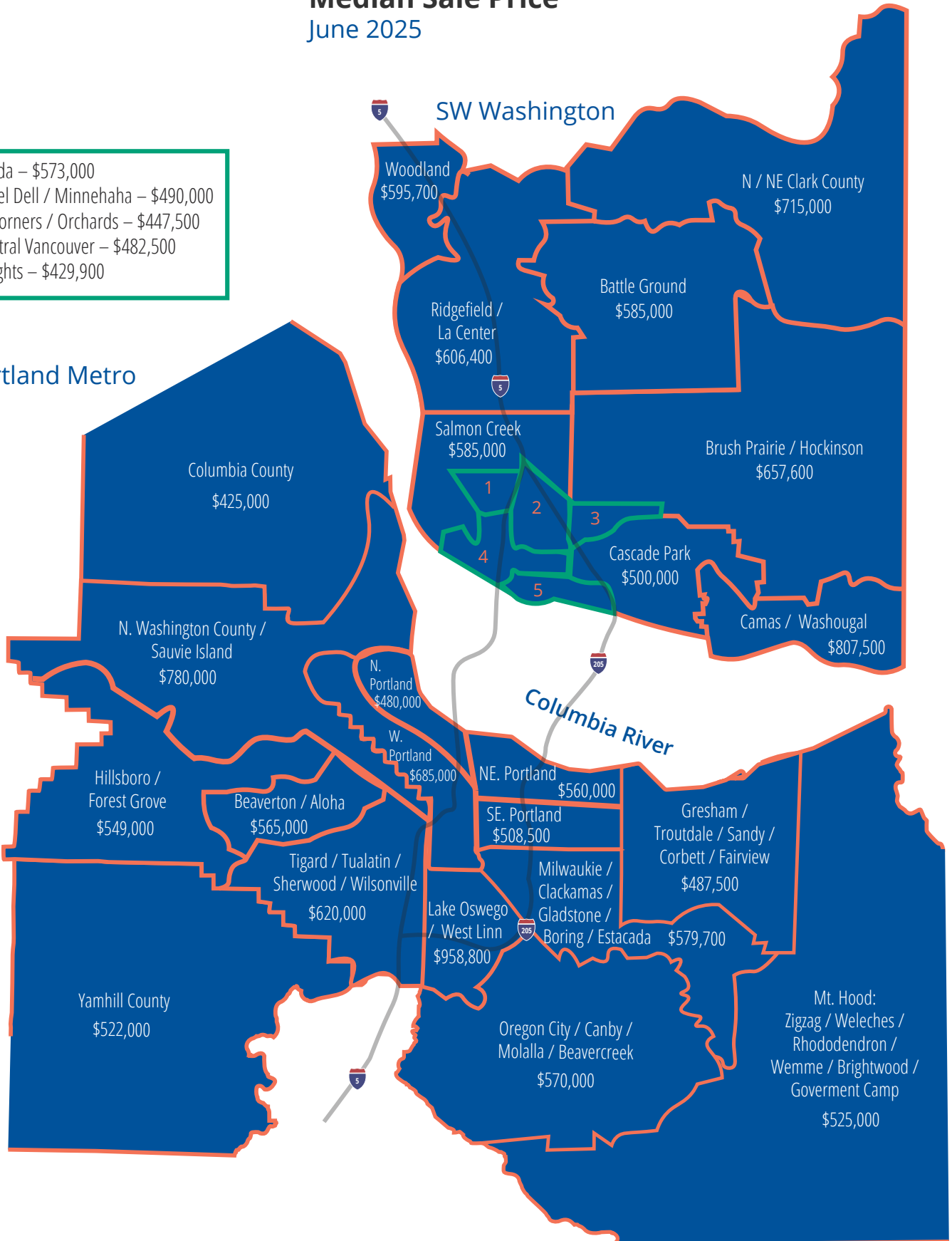
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Median Sale Price

June 2025

1. Felida – \$573,000
2. Hazel Dell / Minnehaha – \$490,000
3. 5. Corners / Orchards – \$447,500
4. Central Vancouver – \$482,500
5. Heights – \$429,900

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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:

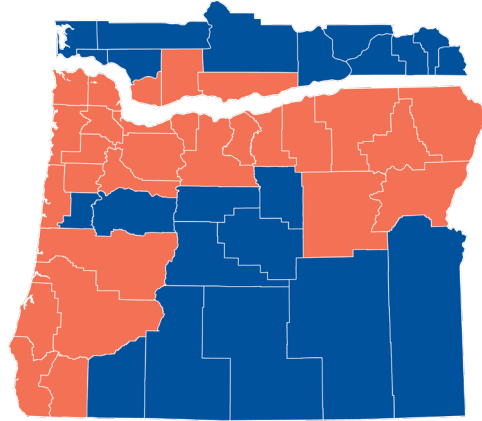
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent 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 | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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