MARKET ACTION REPORT

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

Portland Metro June 2026 Reporting Period

Portland Metro
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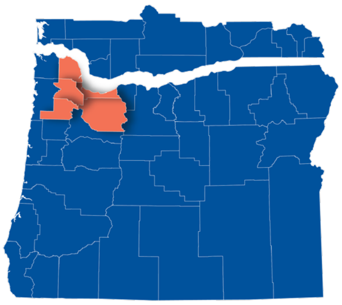
MARKET ACTION REPORT



Residential Highlights

New Listings
New listings (3,164) increased 2.2% from the 3,096 listed in June 2025, and decreased 2.5% from the 3,246 listed in May 2026.

Pending Sales
Pending sales (2,437) increased 7.5% from the 2,267 offers accepted in June 2025, and decreased 0.1% from the 2,439 offers accepted in May 2026.

Closed Sales
Closed sales (2,263) increased 13.8% from the 1,988 closings in June 2025, and increased 10.2% from the 2,053 closings in May 2026.

Inventory and Time on Market
Inventory decreased to 3.1 months in June. Total market time decreased to 55 days.

Year-to-Date Summary
Comparing the first six months of 2026 to the same period in 2025, new listings (17,227) increased 0.2%, pending sales (12,323) increased 5.7%, and closed sales (10,920) increased 4.3%.

Average and Median Sale Prices
Comparing 2026 to 2025 through June, the average sale price has increased 0.1% from $614,800 to $615,700. In the same comparison, the median sale price has decreased 0.2% from $550,000 to $549,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +0.2% ($612,700 v. $611,600)
Median Sale Price % Change: -0.5% ($545,000 v. $548,000)

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

	2024	2025	2026
January	3.2	3.7	4.3
February	2.8	3.2	3.6
March	2.3	3.0	3.0
April	2.4	3.1	3.1
May	2.3	3.3	3.2
June	2.6	3.6	3.1
July	2.8	3.7	
August	3.0	3.5	
September	3.5	3.8	
October	2.9	3.1	
November	3.0	3.8	
December	2.7	2.9	

Residential Trends

June 2026 vs. May 2026

New Listings **-2.5%**

Pending Sales **-0.1%**

Closed Sales **+10.2%**

Average Sale Price **+1.1%**

Median Sale Price **+0.9%**

Inventory **-0.1**

Total Market Time **-2**

June 2026 vs. June 2025

New Listings **+2.2%**

Pending Sales **+7.5%**

Closed Sales **+13.8%**

Average Sale Price **+1.6%**

Median Sale Price **-0.9%**

Inventory **-0.5**

Total Market Time **+4**

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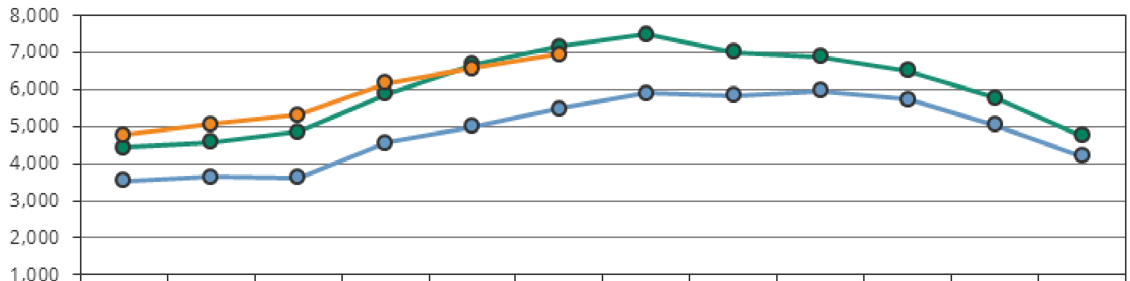
Residential Sales by Price Range

Price Range	Jun 2024		Jun 2025		Jun 2026	
0K-100K	14	0.7%	19	0.9%	25	1.1%
100K-200K	56	2.6%	48	2.3%	51	2.3%
200K-300K	83	3.9%	81	3.9%	94	4.2%
300K-400K	218	10.2%	220	10.6%	201	8.9%
400K-500K	403	18.8%	393	18.9%	442	19.5%
500K-600K	423	19.8%	408	19.6%	459	20.3%
600K-700K	320	15.0%	313	15.1%	336	14.8%
700K-800K	214	10.0%	188	9.0%	211	9.3%
800K-900K	126	5.9%	129	6.2%	137	6.1%
900K-1M	73	3.4%	80	3.8%	85	3.8%
1MM-1.1MM	55	2.6%	45	2.2%	39	1.7%
1.1MM-1.2MM	31	1.4%	33	1.6%	45	2.0%
1.2MM-1. 3MM	31	1.4%	38	1.8%	31	1.4%
1.3MM-1.4MM	16	0.7%	13	0.6%	18	0.8%
1.4MM-1.5MM	19	0.9%	16	0.8%	22	1.0%
1.5MM-1.6MM	8	0.4%	11	0.5%	9	0.4%
1.6MM-1.7MM	9	0.4%	8	0.4%	14	0.6%
1.7MM-1.8MM	8	0.4%	8	0.4%	3	0.1%
1.8MM-1.9MM	5	0.2%	12	0.6%	3	0.1%
1.9MM-2MM	5	0.2%	2	0.1%	7	0.3%
2MM+	23	1.1%	14	0.7%	31	1.4%
Total Closed Sales	2,140		2,079		2,263	

90th Percentile 50th Percentile 10th Percentile

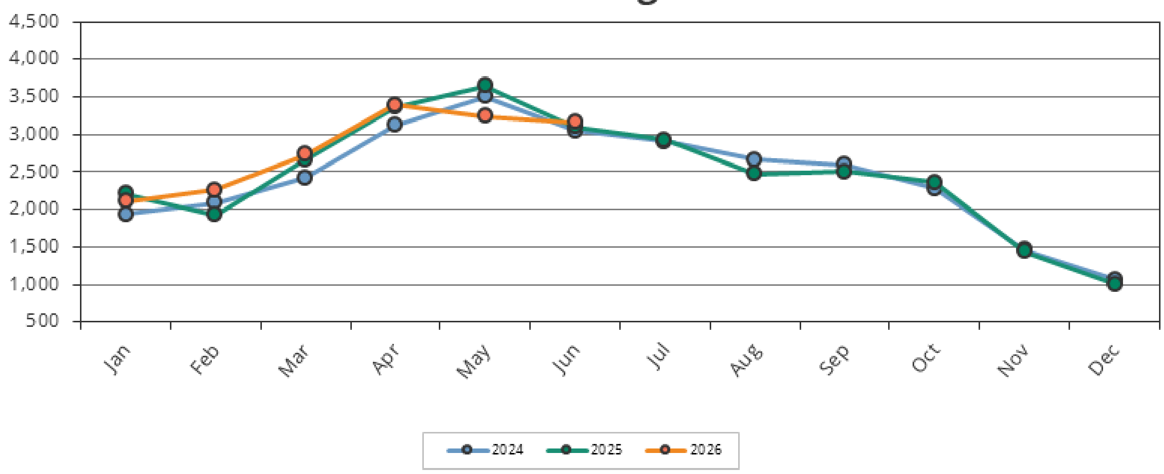
	Portland Metro Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	June	3,164	2,437	2,263	644,300	564,900	55
	May	3,246	2,439	2,053	637,300	560,000	57
	Year-To-Date	17,227	12,323	10,920	615,700	549,000	70
2025	June	3,096	2,267	1,988	634,400	570,000	51
	Year-To-Date	17,194	11,660	10,468	614,800	550,000	65
Change	June 2025	2.2%	7.5%	13.8%	1.6%	-0.9%	7.8%
	Prev Mo 2026	-2.5%	-0.1%	10.2%	1.1%	0.9%	-3.5%
	Year-To-Date	0.2%	5.7%	4.3%	0.1%	-0.2%	7.7%

Active Residential Listings

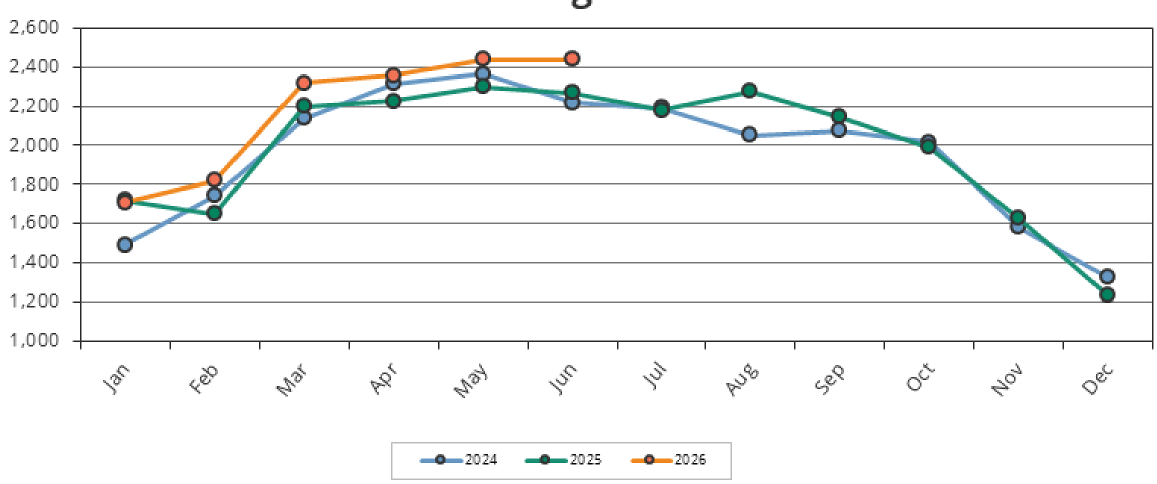


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	3,535	3,650	3,629	4,559	5,009	5,494	5,904	5,848	5,963	5,737	5,049	4,218
2025	4,438	4,586	4,866	5,875	6,679	7,157	7,503	7,018	6,882	6,506	5,773	4,759
2026	4,785	5,060	5,311	6,173	6,587	6,958						

New Listings



Pending Sales



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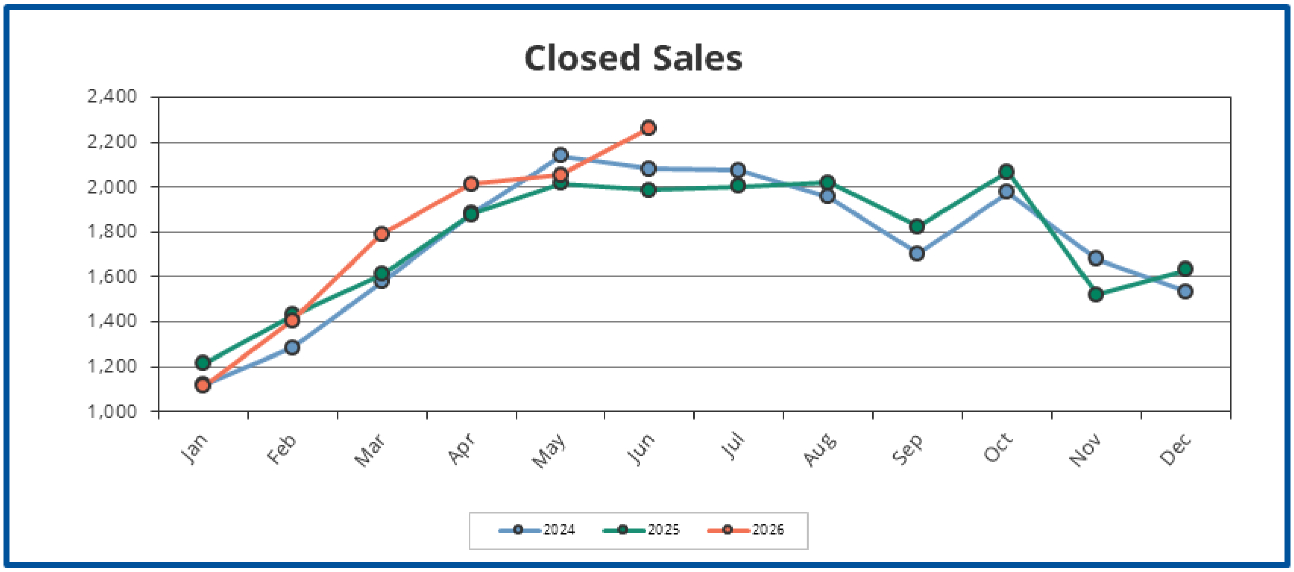
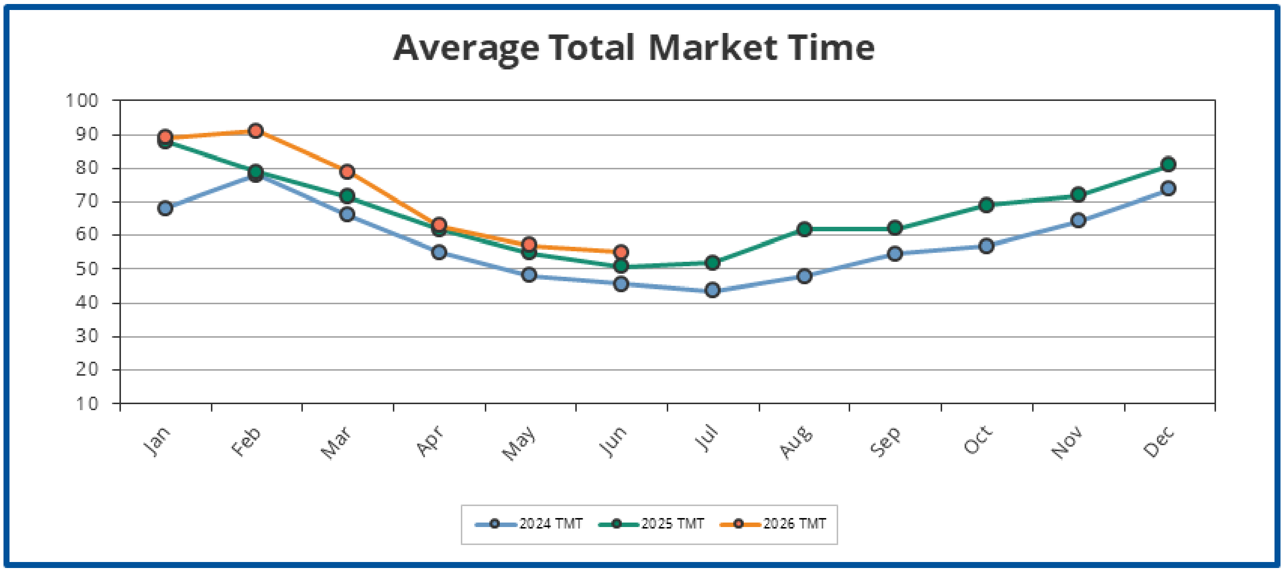
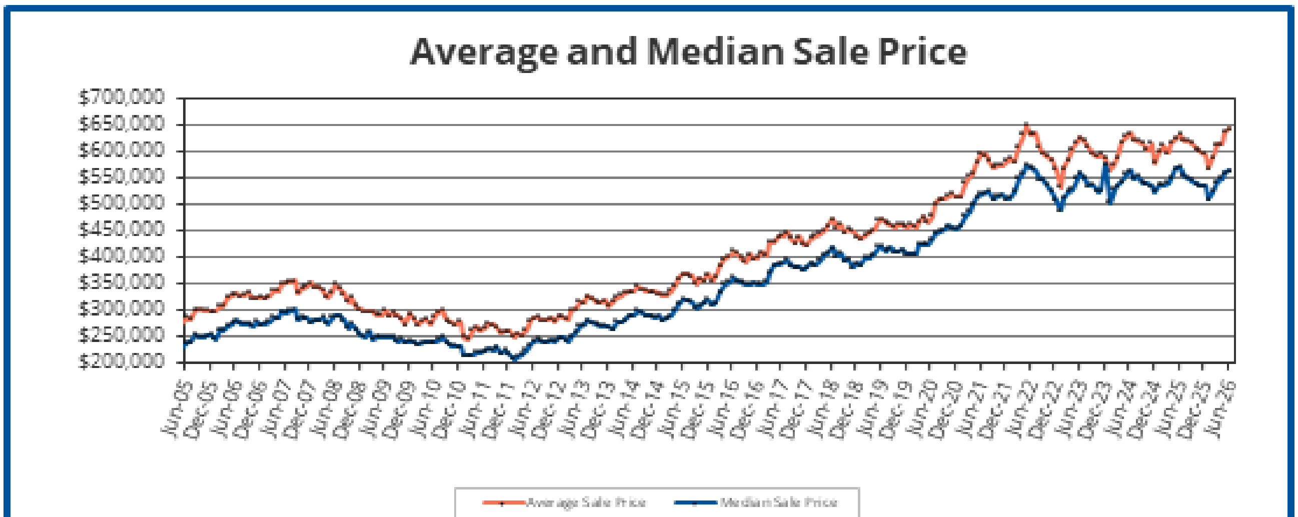
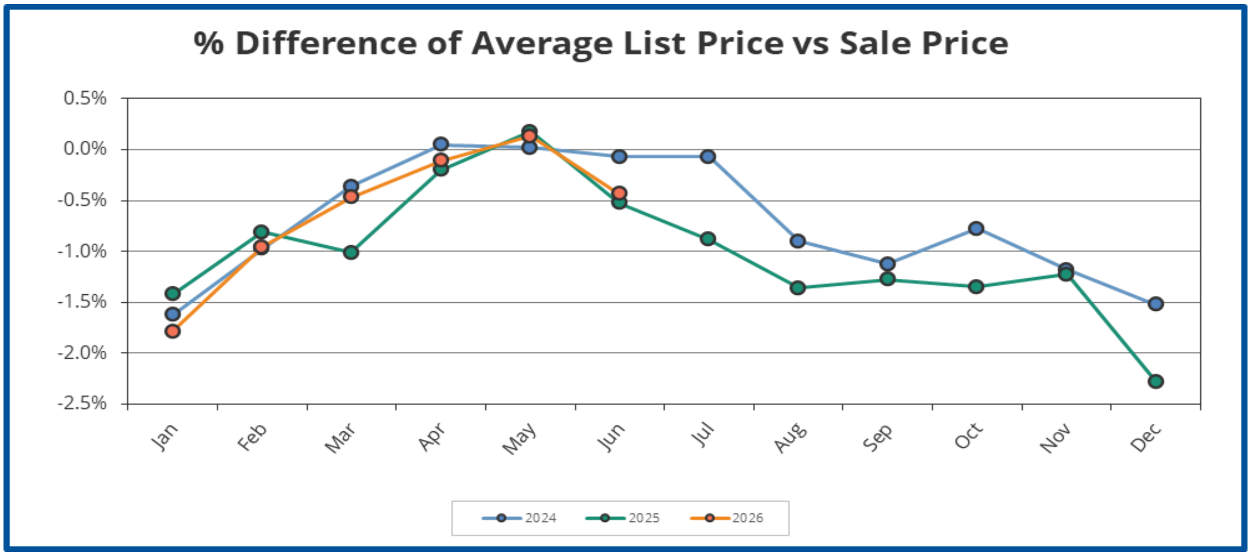
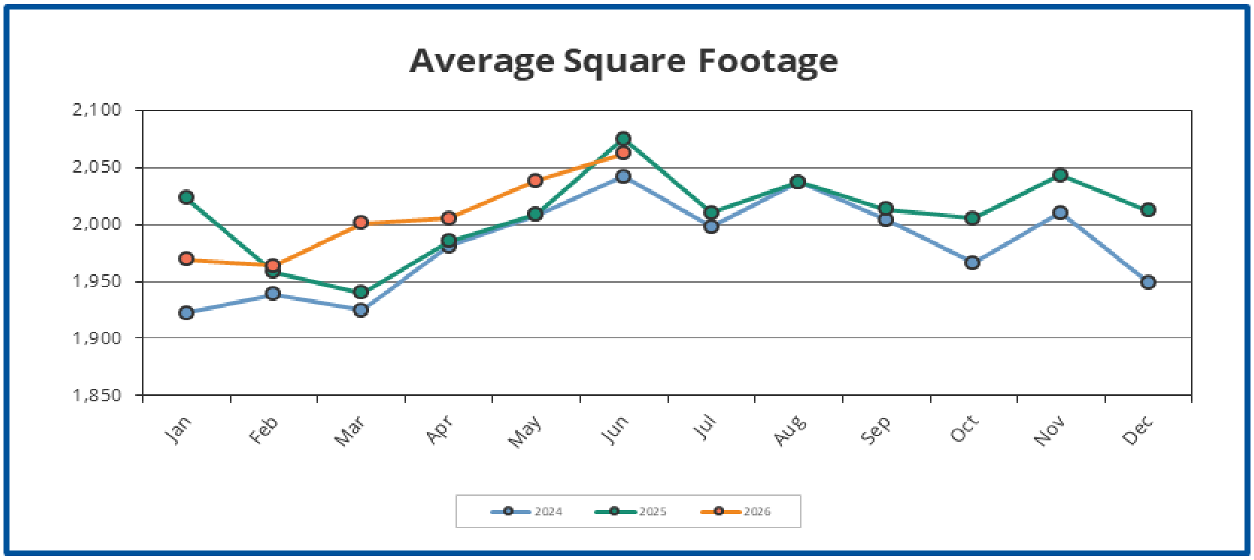
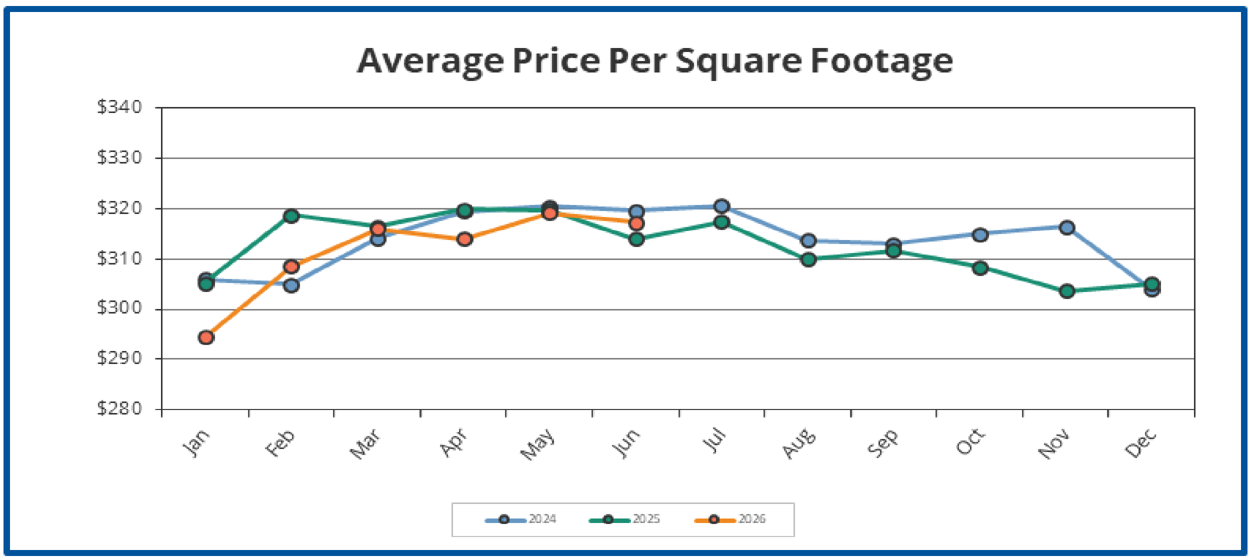







% Difference of Average List Price vs Sale Price
0.5%
0.0%
-0.5%
-1.0%
-1.5%
-2.0%
-2.5%
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026


Average Square Footage
2,100
2,050
2,000
1,950
1,900
1,850
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026


Average Price Per Square Footage
$340
$330
$320
$310
$300
$290
$280
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026

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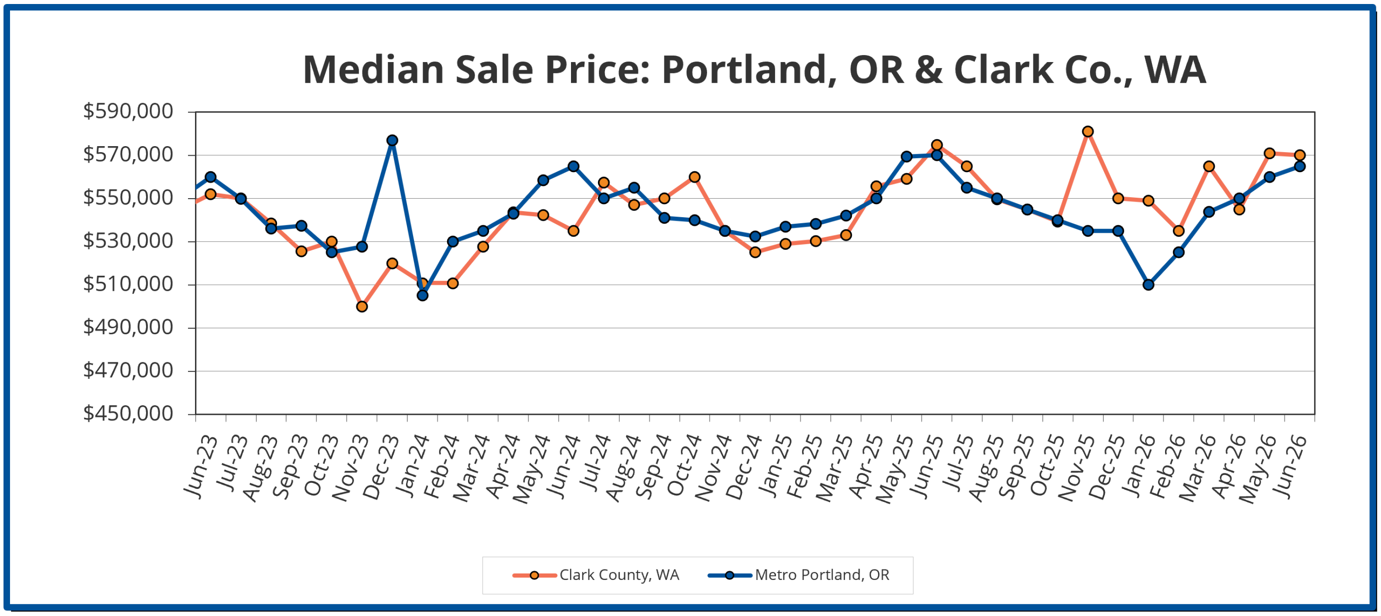
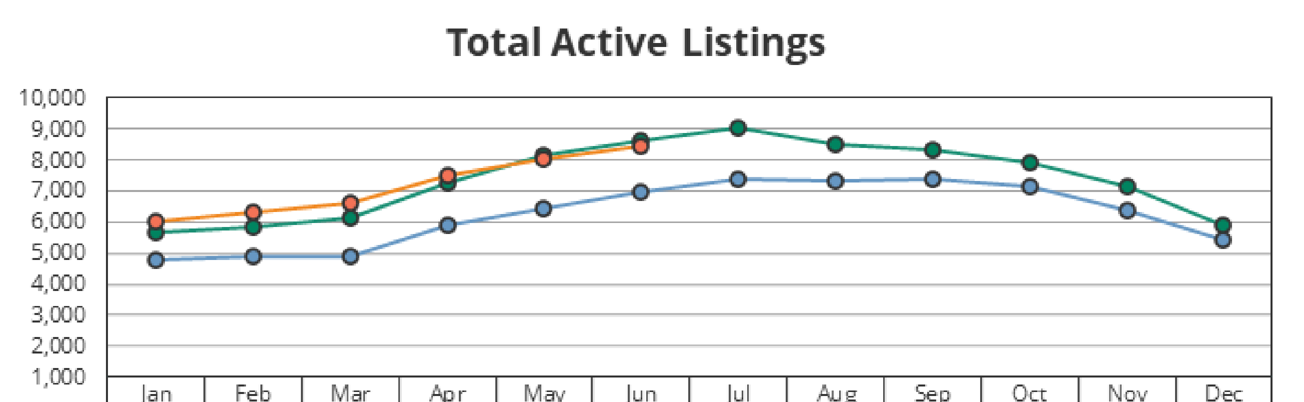
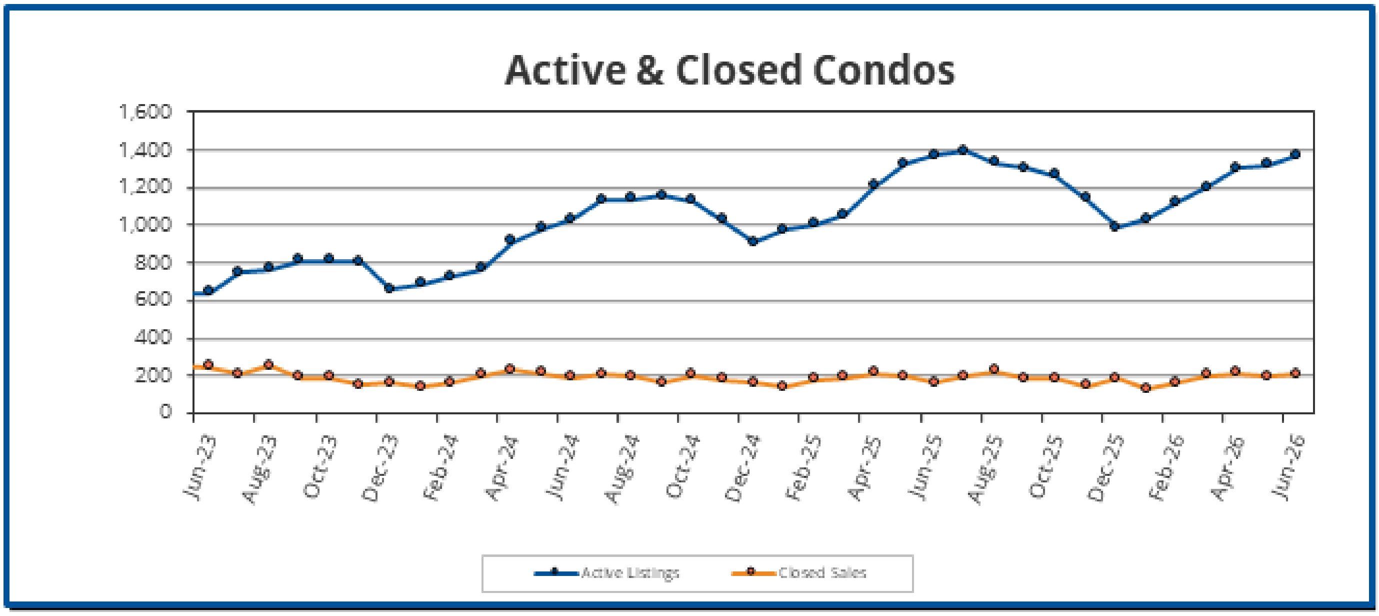
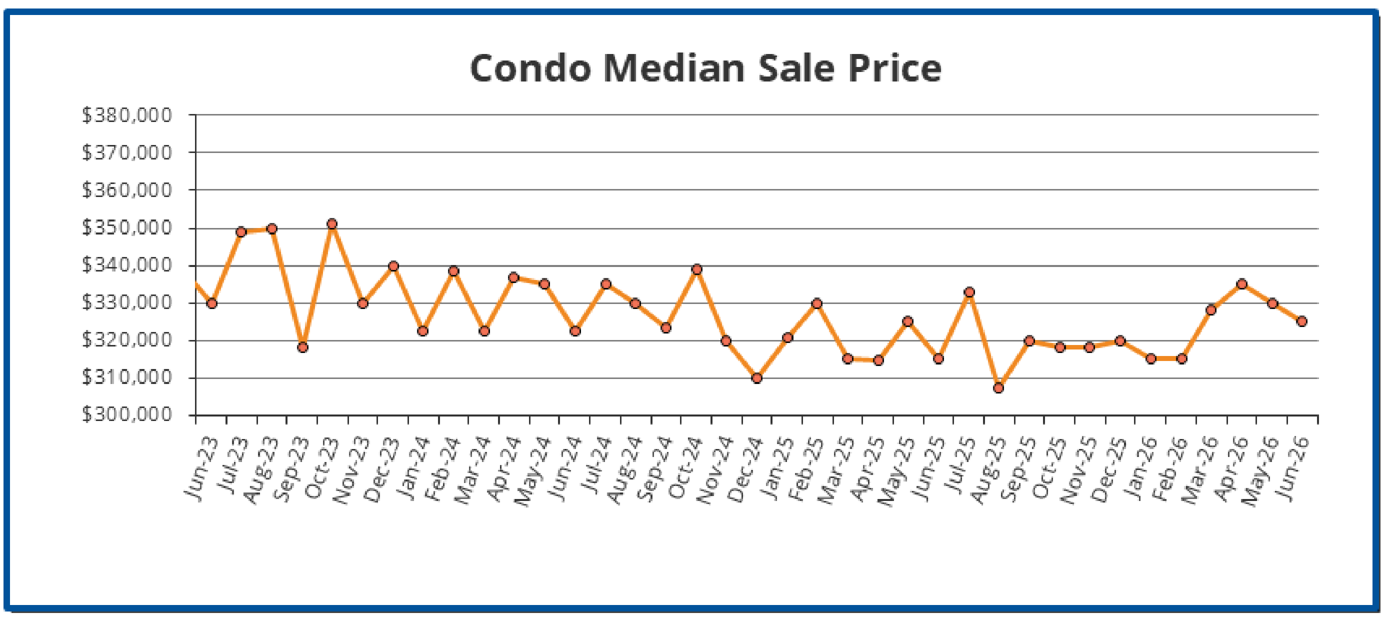




	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	4,748	4,919	4,915	5,911	6,453	6,966	7,397	7,328	7,410	7,142	6,394	5,412
2025	5,661	5,865	6,163	7,266	8,144	8,649	9,033	8,516	8,341	7,929	7,151	5,927
2026	6,008	6,290	6,600	7,520	8,022	8,424						


Active & Closed Condos
1,600
1,400
1,200
1,000
800
600
400
200
0
Jun-23
Aug-23
Oct-23
Dec-23
Feb-24
Apr-24
Jun-24
Aug-24
Oct-24
Dec-24
Feb-25
Apr-25
Jun-25
Aug-25
Oct-25
Dec-25
Feb-26
Apr-26
Jun-26
Active Listings
Closed Sales


Condo Median Sale Price
$380,000
$370,000
$360,000
$350,000
$340,000
$330,000
$320,000
$310,000
$300,000
Jun-23
Jul-23
Aug-23
Sep-23
Oct-23
Nov-23
Dec-23
Jan-24
Feb-24
Mar-24
Apr-24
May-24
Jun-24
Jul-24
Aug-24
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Oct-24
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Jun-25
Jul-25
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Jan-26
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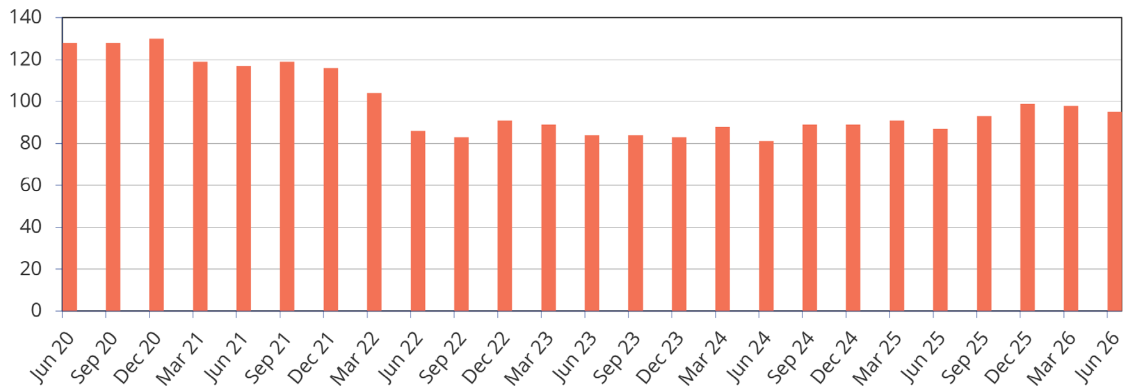
Mar-26
Apr-26
May-26
Jun-26

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 ($128,300 in 2026, per HUD) can afford 95% of a monthly mortgage payment on a median priced home ($564,900 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.4% (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
6,506	93.5%	2.9

Area Report

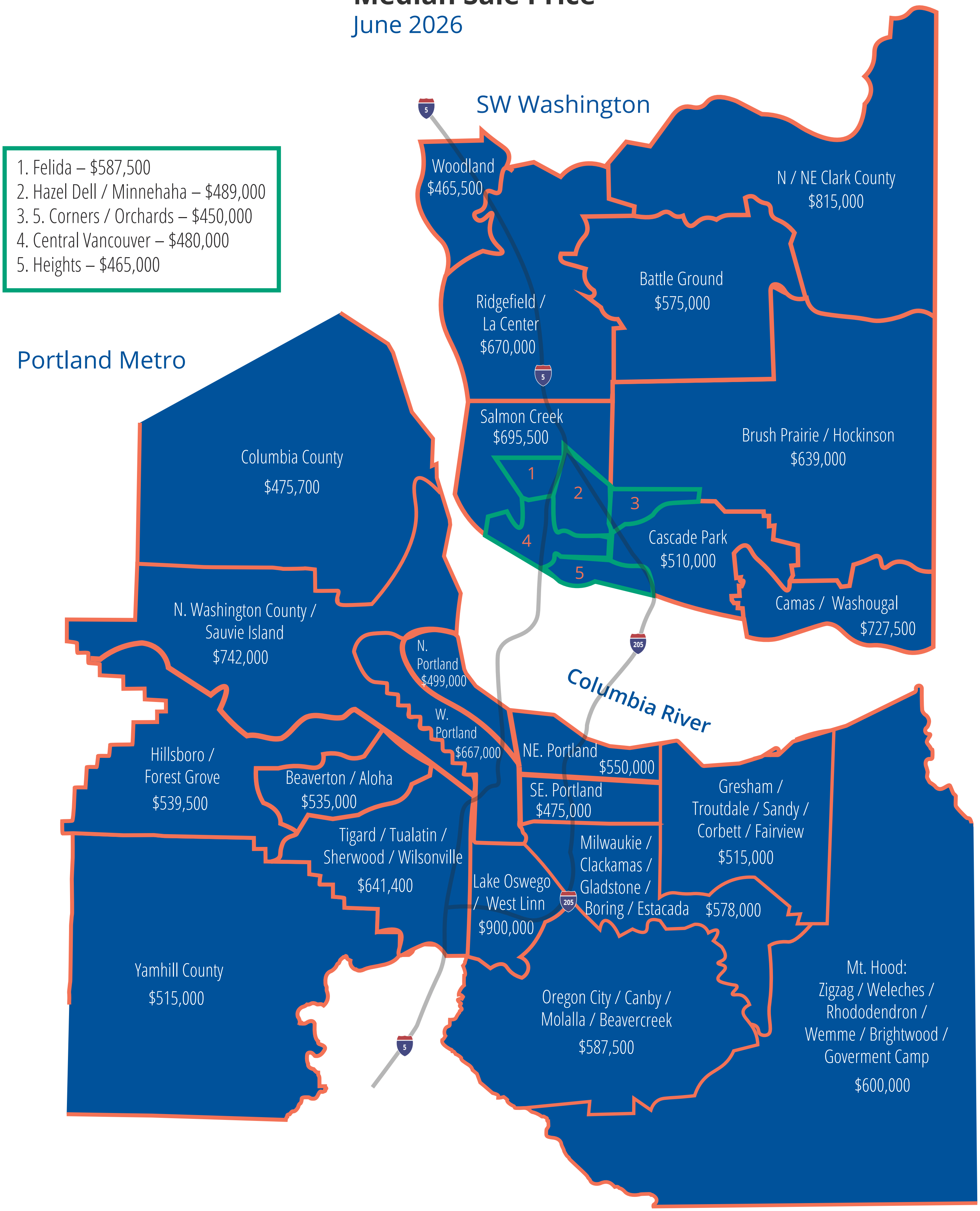
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Not Canceled Listings	Pending Sales	Pending Sales 26 vs 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 vs 25[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	285	130	23	104	-1.0%	111	515,100	39	747	520	-1.5%	472	502,400	479,300	2.5%	7	781,300	5	455,500	13	843,800
142	NE Portland	408	260	28	245	15.6%	215	640,000	41	1,425	1,164	14.3%	1,031	604,200	528,500	3.3%	11	907,700	6	250,200	29	873,400
143	SE Portland	583	335	60	288	4.0%	243	542,600	36	1,895	1,425	0.7%	1,248	528,200	470,000	0.1%	8	1,403,200	21	328,200	50	772,400
144	Gresham / Troutdale	445	205	28	154	6.2%	133	534,900	58	1,083	795	4.5%	736	502,200	489,900	-1.2%	5	1,052,800	15	327,300	16	573,900
145	Milwaukie / Clackamas	540	252	57	214	16.3%	194	616,100	66	1,527	1,135	14.3%	990	584,400	556,700	0.2%	6	1,088,200	11	666,000	7	832,400
146	Oregon City / Canby	357	162	31	146	31.5%	126	632,400	47	919	657	12.5%	554	629,100	590,000	2.7%	2	1,915,000	20	384,700	6	976,600
147	Lake Oswego / West Linn	492	205	55	136	5.4%	109	1,151,500	53	1,089	660	17.2%	569	1,077,300	875,000	1.8%	-	-	11	708,600	1	1,100,000
148	W Portland	1,036	356	85	280	17.6%	237	778,600	61	2,016	1,261	9.6%	1,087	758,700	672,000	0.3%	3	796,700	13	334,100	11	1,056,400
149	NW Wash Co.	371	172	37	98	28.9%	103	790,000	41	868	590	12.0%	510	729,100	700,000	-6.1%	-	-	12	443,100	2	802,800
150	Beaverton/ Aloha	544	278	69	203	1.0%	179	553,800	53	1,414	1,011	8.5%	878	544,500	541,000	-2.0%	2	1,002,000	2	590,000	7	767,300
151	Tigard / Wilsonville	555	290	45	216	-11.1%	231	660,900	60	1,510	1,172	-4.8%	1,049	629,800	611,000	-2.3%	3	740,700	14	457,600	3	752,000
152	Hillsboro / Forest Grove	492	218	41	165	3.1%	180	592,600	65	1,243	951	1.6%	904	546,900	509,900	-2.4%	6	775,400	17	623,500	16	634,900
153	Mt. Hood	93	28	4	11	-21.4%	13	551,900	162	132	69	-10.4%	63	520,300	530,000	-5.4%	-	-	7	134,700	1	200,000
155	Columbia Co.	271	86	21	59	-11.9%	52	491,100	80	475	296	-10.0%	261	473,700	465,000	0.1%	6	1,332,000	22	174,100	-	-
156	Yamhill Co.	486	187	31	118	12.4%	137	573,200	85	884	617	0.3%	568	542,100	480,000	1.3%	8	796,000	26	674,800	12	698,800

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2026 with June 2025. The year-to-date section compares 2026 year-to-date statistics through June with 2025 year-to-date statistics through June.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

[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.

Median Sale Price
June 2026



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.

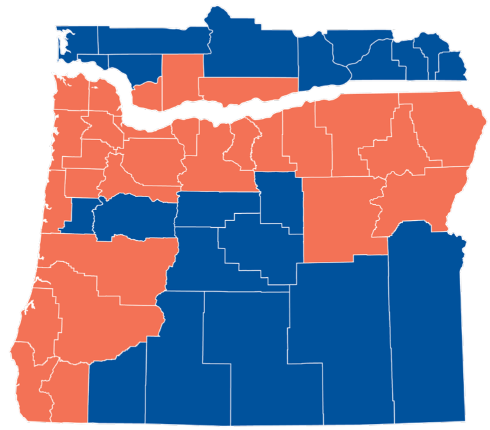
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer 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

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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