



# MARKET ACTION REPORT

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

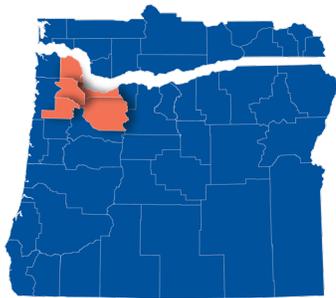
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**Portland Metro** February 2026 Reporting Period

# Portland Metro

## February 2026 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (2,260) increased 17.1% from the 1,930 listed in February 2025, and increased 7.2% from the 2,109 listed in January 2026.

### Pending Sales

Pending sales (1,821) increased 10.5% from the 1,648 offers accepted in February 2025, and increased 6.6% from the 1,708 offers accepted in January 2026.

### Closed Sales

Closed sales (1,405) decreased 1.6% from the 1,428 closings in February 2025, and increased 26.5% from the 1,111 closings in January 2026.

### Inventory and Time on Market

Inventory decreased to 3.6 months in February. Total market time increased to 91 days.

### Year-to-Date Summary

Comparing the first two months of 2026 to the same period in 2025, new listings (4,411) increased 5.9%, pending sales (3,415) increased 5.2%, and closed sales (2,557) decreased 4.7%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through February, the average sale price has decreased 4.4% from \$607,800 to \$581,100. In the same comparison, the median sale price has decreased 3.5% from \$537,900 to \$519,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.5% (\$609,300 v. \$612,400)

Median Sale Price % Change: 0.0% (\$545,000 v. \$545,000)

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	
April	2.4	3.1	
May	2.3	3.3	
June	2.6	3.6	
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

### February 2026 vs. January 2026

New Listings	<b>+7.2%</b>	↑
Pending Sales	<b>+6.6%</b>	↑
Closed Sales	<b>+26.5%</b>	↑
Average Sale Price	<b>+4.0%</b>	↑
Median Sale Price	<b>+2.9%</b>	↑
Inventory	<b>-0.7</b>	↓
Total Market Time	<b>+2</b>	↑

### February 2026 vs. February 2025

New Listings	<b>+17.1%</b>	↑
Pending Sales	<b>+10.5%</b>	↑
Closed Sales	<b>-1.6%</b>	↓
Average Sale Price	<b>-3.7%</b>	↓
Median Sale Price	<b>-2.5%</b>	↓
Inventory	<b>+0.4</b>	↑
Total Market Time	<b>+12</b>	↑

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Residential Sales by Price Range						
Price Range	Feb 2024		Feb 2025		Feb 2026	
0K-100K	25	1.8%	10	0.7%	21	1.5%
100K-200K	30	2.2%	29	2.0%	43	3.1%
200K-300K	79	5.8%	77	5.2%	72	5.1%
300K-400K	187	13.8%	159	10.7%	179	12.7%
400K-500K	284	21.0%	365	24.6%	304	21.6%
500K-600K	269	19.9%	285	19.2%	270	19.2%
600K-700K	193	14.2%	191	12.9%	185	13.2%
700K-800K	105	7.7%	133	9.0%	118	8.4%
800K-900K	67	4.9%	88	5.9%	74	5.3%
900K-1M	32	2.4%	50	3.4%	39	2.8%
1MM-1.1MM	21	1.5%	24	1.6%	24	1.7%
1.1MM-1.2MM	13	1.0%	14	0.9%	17	1.2%
1.2MM-1.3MM	10	0.7%	14	0.9%	14	1.0%
1.3MM-1.4MM	10	0.7%	6	0.4%	7	0.5%
1.4MM-1.5MM	6	0.4%	8	0.5%	7	0.5%
1.5MM-1.6MM	5	0.4%	6	0.4%	4	0.3%
1.6MM-1.7MM	3	0.2%	3	0.2%	5	0.4%
1.7MM-1.8MM	0	0.0%	0	0.0%	1	0.1%
1.8MM-1.9MM	3	0.2%	5	0.3%	1	0.1%
1.9MM-2MM	3	0.2%	1	0.1%	3	0.2%
2MM+	10	0.7%	14	0.9%	17	1.2%
<b>Total Closed Sales</b>	<b>1,355</b>		<b>1,482</b>		<b>1,405</b>	

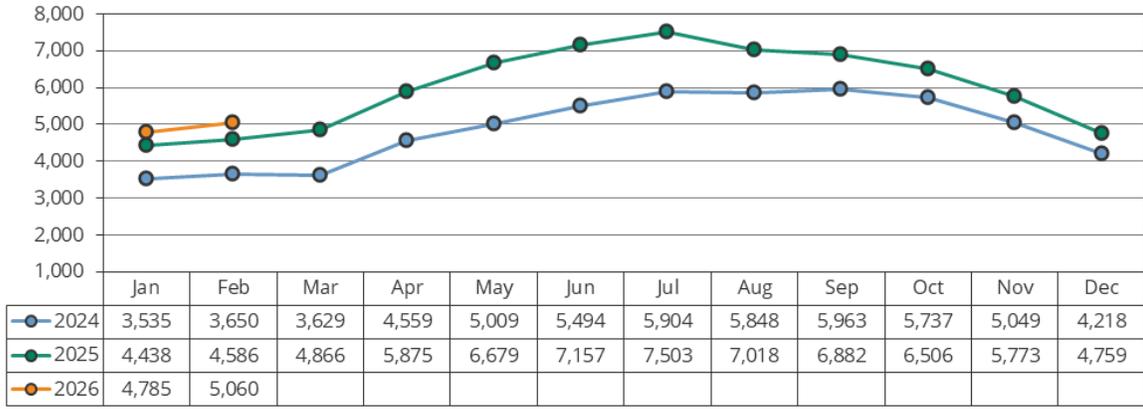
■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	February	2,260	1,821	1,405	590,600	525,000	91
	January	2,109	1,708	1,111	568,000	510,000	89
	Year-To-Date	4,411	3,415	2,557	581,100	519,000	90
2025	February	1,930	1,648	1,428	613,100	538,300	79
	Year-To-Date	4,166	3,246	2,683	607,800	537,900	83
Change	February 2025	17.1%	10.5%	-1.6%	-3.7%	-2.5%	15.2%
	Prev Mo 2025	7.2%	6.6%	26.5%	4.0%	2.9%	2.2%
	Year-To-Date	5.9%	5.2%	-4.7%	-4.4%	-3.5%	8.4%

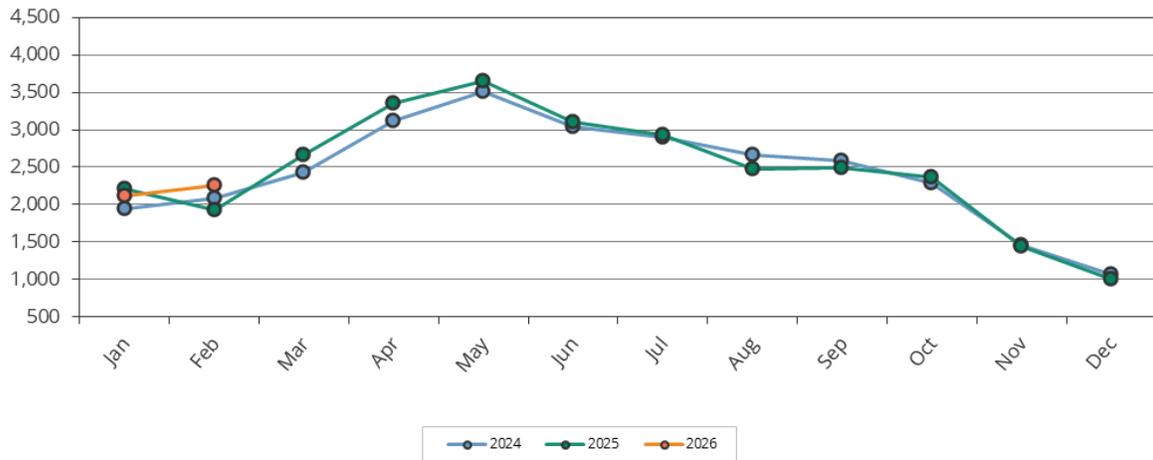
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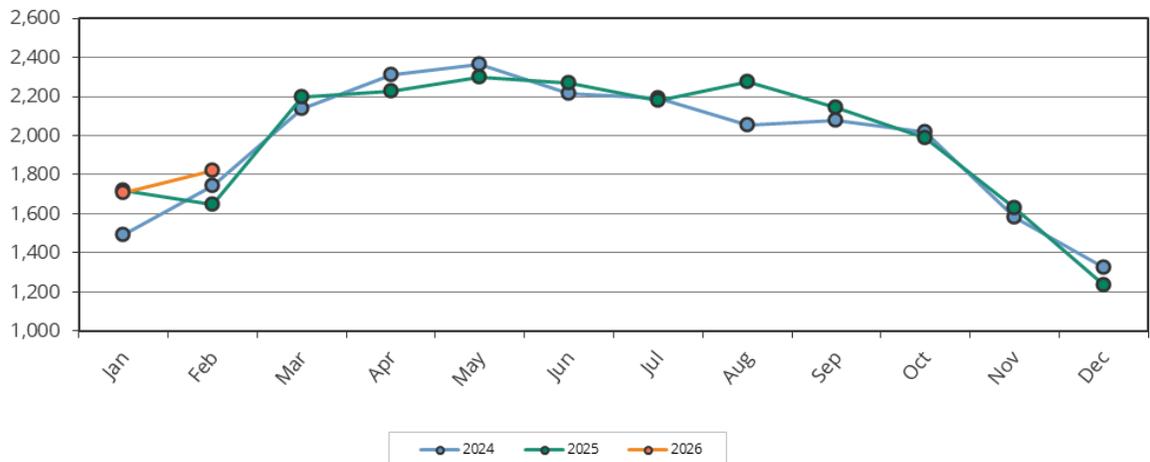
### Active Residential Listings



### New Listings

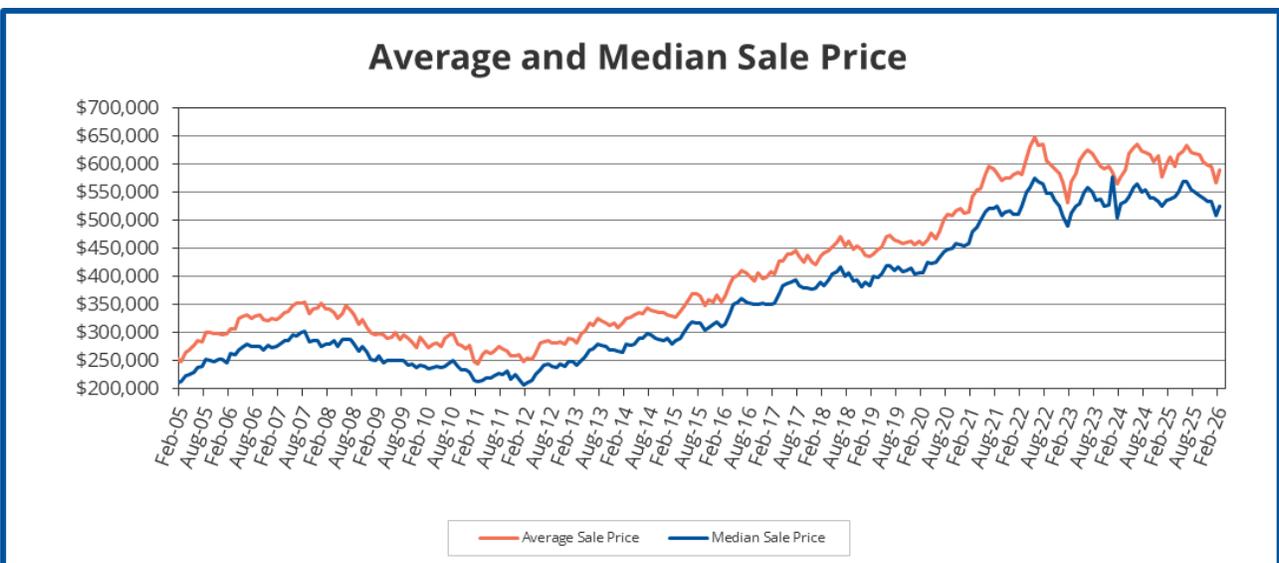
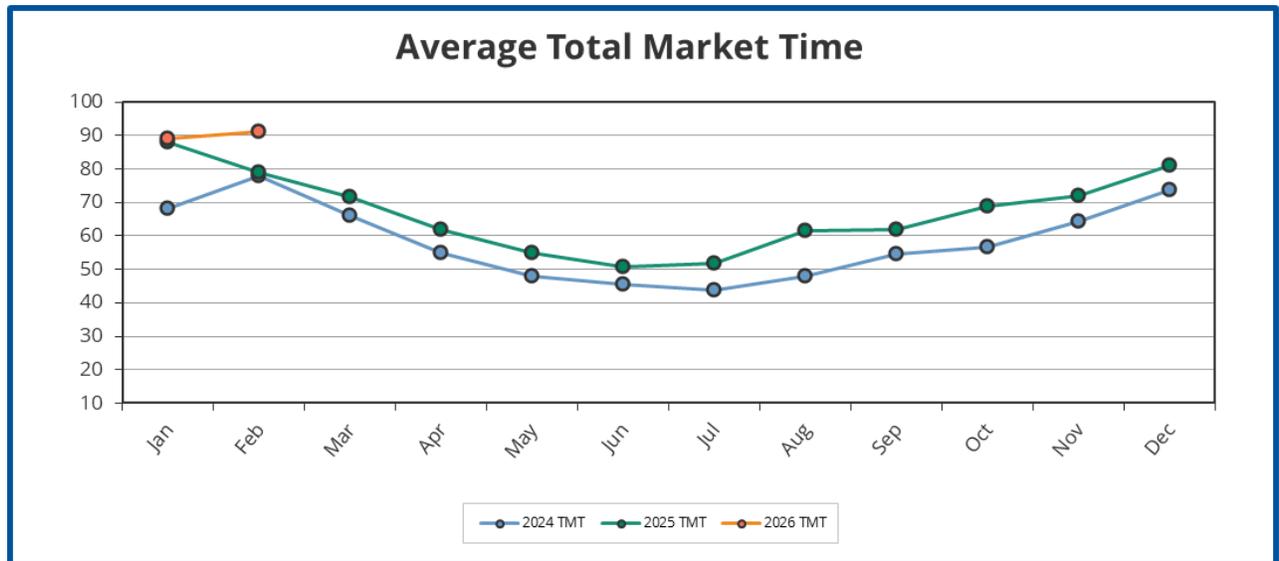


### Pending Sales



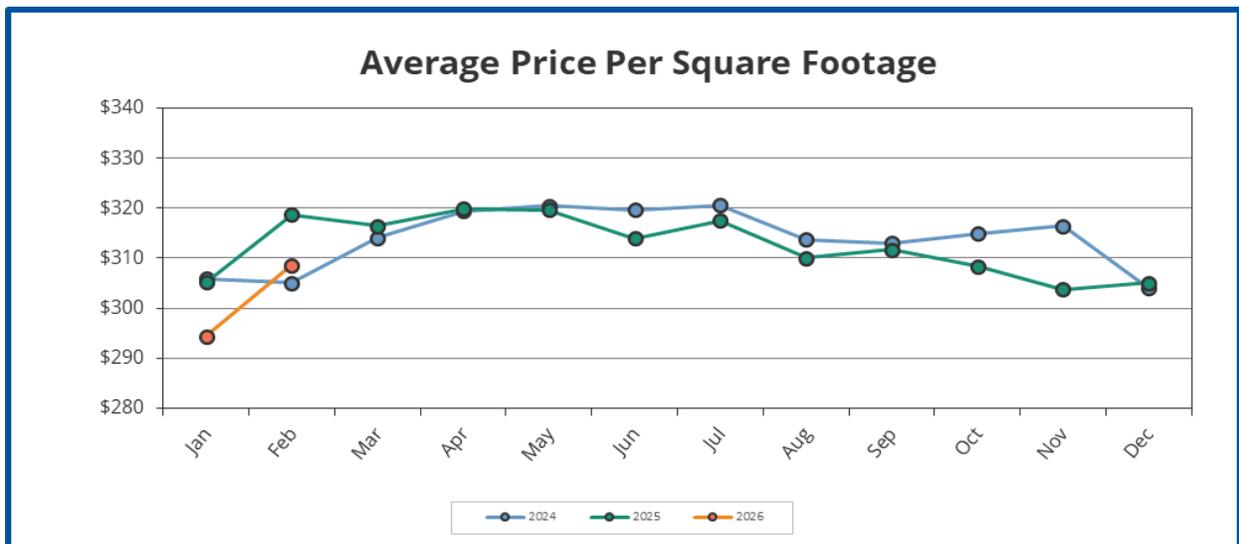
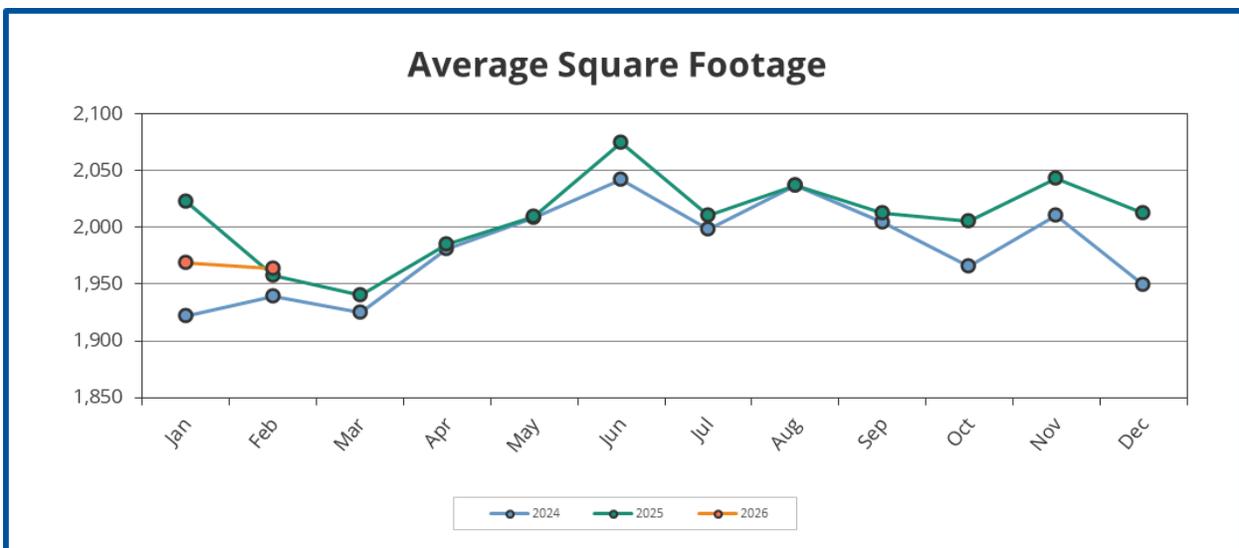
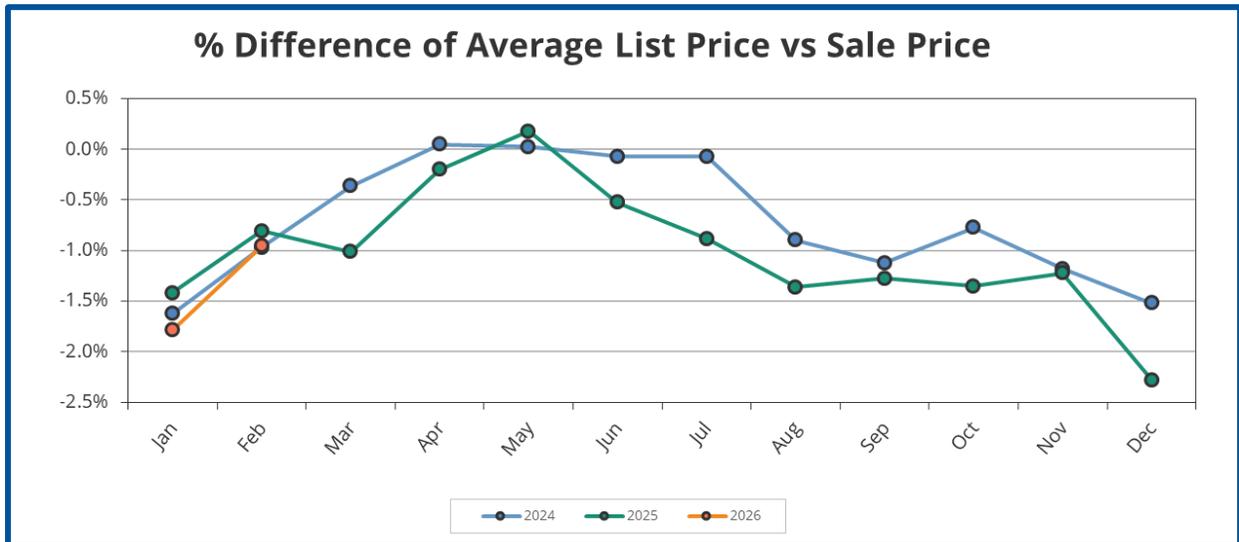
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## February 2026 Reporting Period



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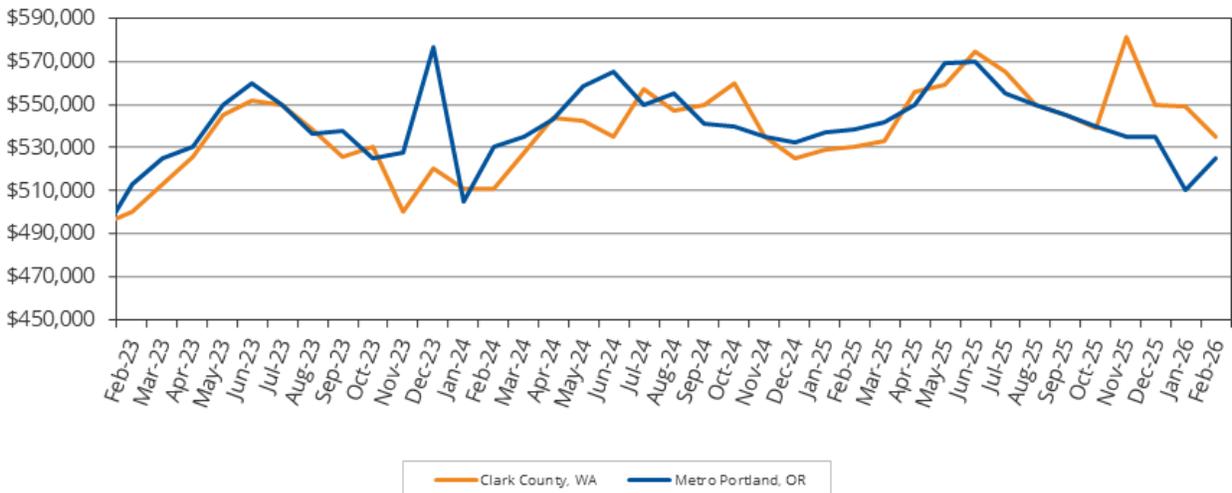
## February 2026 Reporting Period



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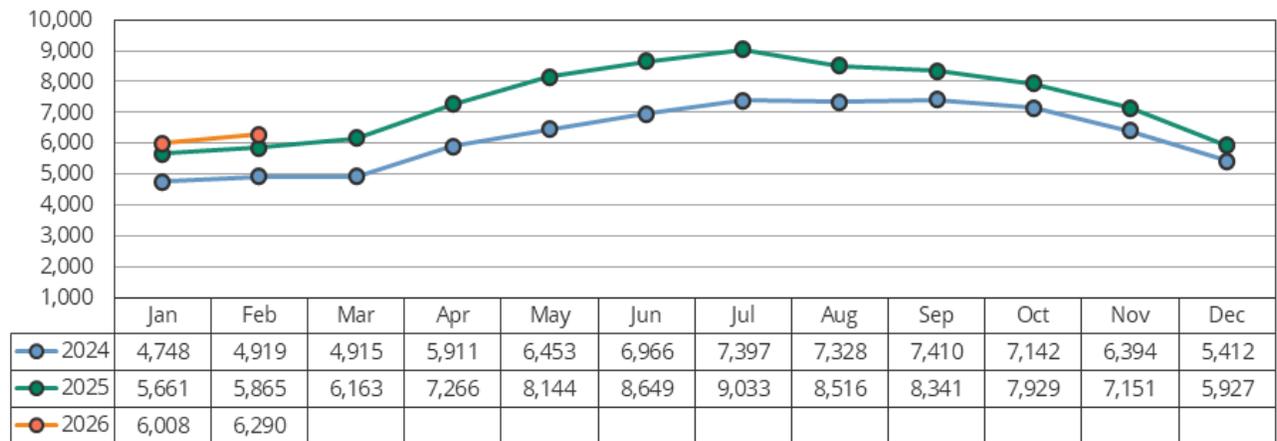
## February 2026 Reporting Period

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



Clark County, WA Metro Portland, OR

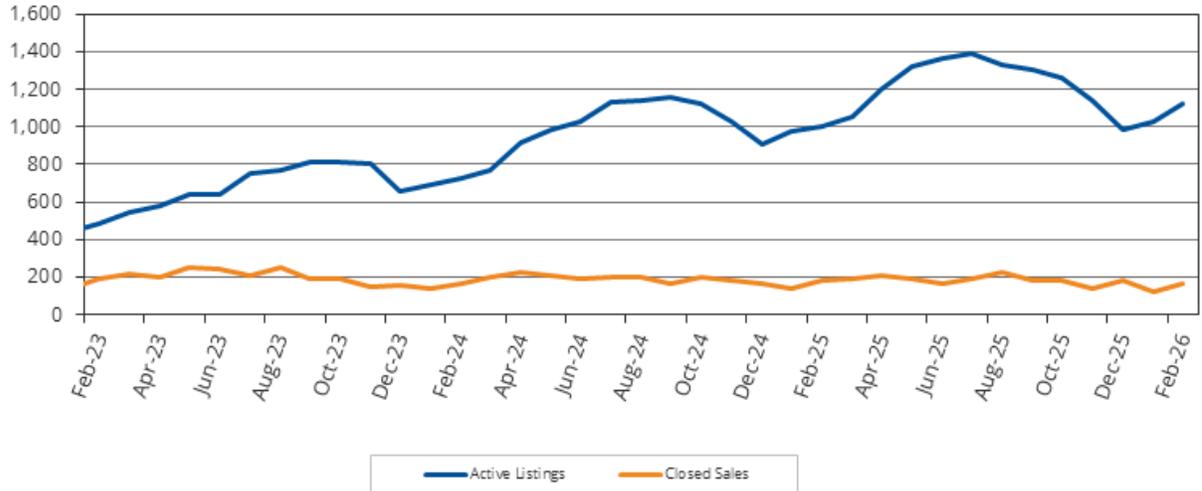
### Total Active Listings



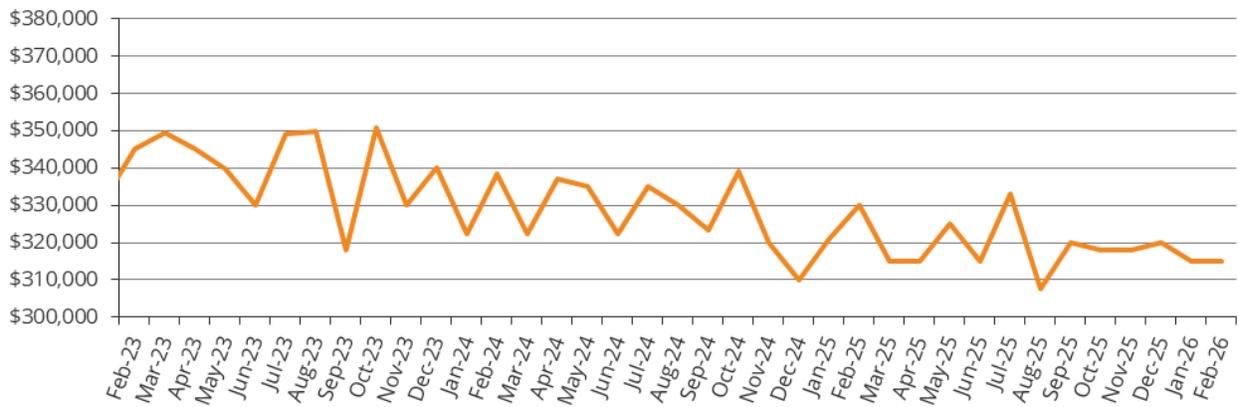
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## February 2026 Reporting Period

### Active & Closed Condos



### Condo Median Sale Price



# Portland Metro

## February 2026 Reporting Period



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

**4,638**

Percent of Total  
Active Listings

**91.7%**

Purchase- and  
Occupancy-Ready  
Inventory in Months

**3.3**

# Portland Metro

## February 2026 Reporting Period

### 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 vs 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	203	84	15	65	-30.1%	65	496,200	77	187	142	-12.9%	114	482,700	454,200	3.0%	5	882,300	-	-	1	515,000
142	NE Portland	315	177	26	180	33.3%	141	529,000	71	353	309	11.2%	227	520,200	480,000	0.3%	3	1,050,500	2	368,100	13	833,500
143	SE Portland	440	253	62	189	-10.8%	141	490,900	66	484	367	-4.2%	266	472,000	439,300	1.5%	3	2,336,000	9	242,700	11	814,700
144	Gresham / Troutdale	329	163	30	143	45.9%	88	495,100	107	302	246	29.5%	194	495,400	478,000	-0.3%	2	1,834,500	6	324,000	4	525,400
145	Milwaukie / Clackamas	445	202	43	176	35.4%	132	564,200	104	417	338	19.9%	235	559,600	525,000	-1.6%	-	-	4	358,800	2	552,500
146	Oregon City / Canby	236	98	34	92	7.0%	69	600,100	78	219	176	9.3%	111	608,400	600,000	-1.7%	1	3,450,000	7	406,100	2	568,900
147	Lake Oswego / West Linn	306	144	25	112	41.8%	72	960,100	96	272	186	37.8%	121	1,035,800	806,500	0.5%	-	-	5	999,800	-	-
148	W Portland	756	266	63	164	14.7%	144	741,500	131	515	323	6.6%	239	692,800	600,000	0.1%	-	-	3	471,700	8	1,050,100
149	NW Wash Co.	258	111	27	79	3.9%	60	715,700	108	209	150	-11.8%	114	722,200	648,700	-5.2%	-	-	3	170,300	1	955,500
150	Beaverton / Aloha	372	192	41	163	10.9%	124	543,400	74	360	291	1.0%	211	539,300	541,000	0.5%	1	1,299,000	2	590,000	2	828,000
151	Tigard / Wilsonville	416	210	35	180	11.8%	131	634,400	88	397	328	-0.3%	251	623,100	600,000	-1.7%	2	716,500	3	609,600	1	1,175,000
152	Hillsboro / Forest Grove	402	173	30	138	9.5%	100	563,900	79	341	272	2.3%	231	532,400	500,000	-1.2%	2	688,800	4	325,700	4	646,100
153	Mt. Hood	52	11	3	8	-38.5%	10	498,100	164	25	18	-14.3%	18	508,900	528,500	1.1%	-	-	5	169,000	-	-
155	Columbia Co.	188	62	19	40	11.1%	46	475,600	62	125	91	9.6%	71	471,000	449,900	2.6%	2	532,100	5	147,400	-	-
156	Yamhill Co.	342	114	28	92	-18.6%	82	509,300	114	205	178	-8.2%	154	539,500	475,000	-0.7%	5	1,055,000	5	1,947,600	2	612,500

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2026 with February 2025. The year-to-date section compares 2026 year-to-date statistics through February with 2025 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/25-2/28/26) with 12 months before (3/1/24-2/28/25).

<sup>3</sup> 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.

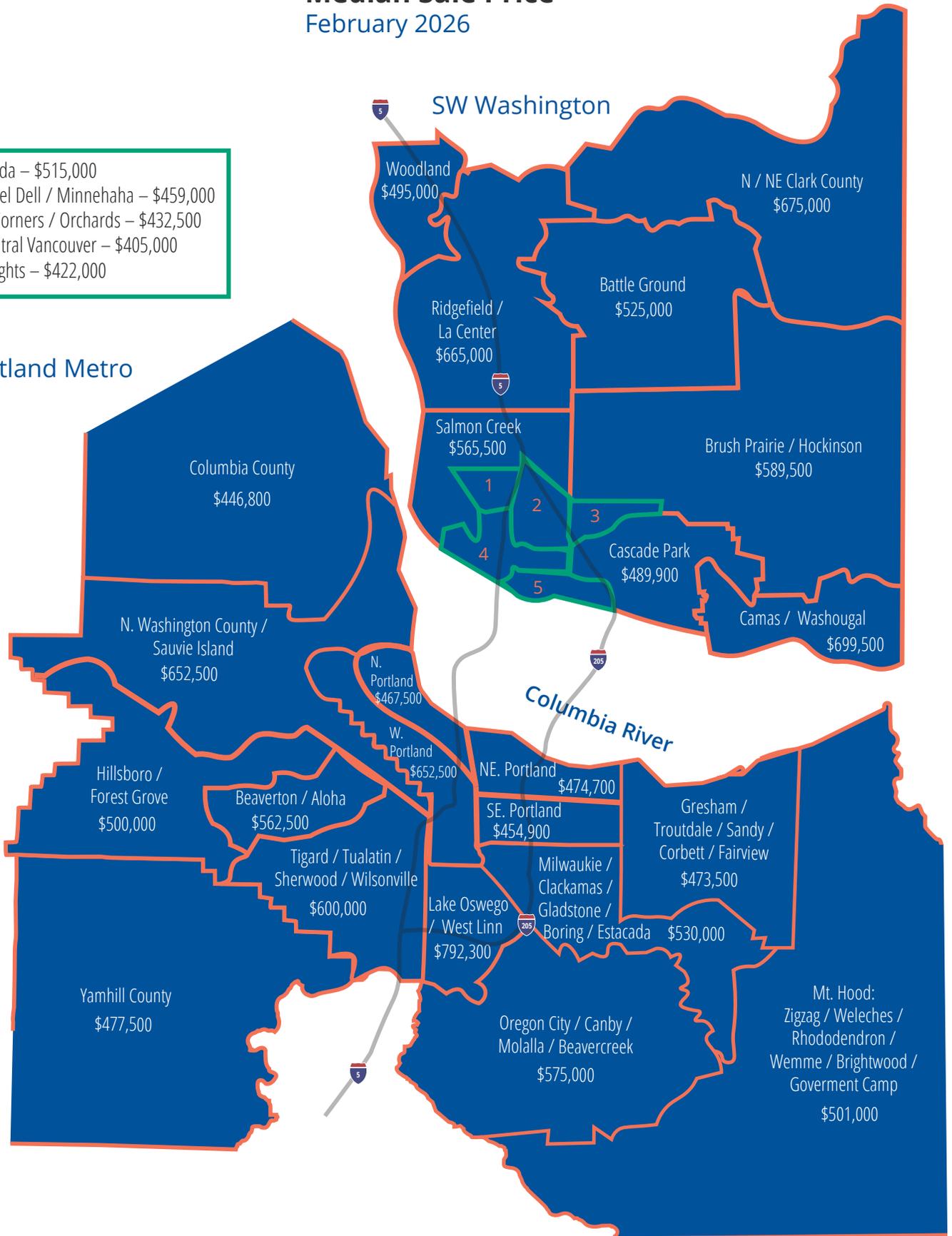
# Portland Metro

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## Median Sale Price February 2026

1. Felida – \$515,000
2. Hazel Dell / Minnehaha – \$459,000
3. 5. Corners / Orchards – \$432,500
4. Central Vancouver – \$405,000
5. Heights – \$422,000

### Portland Metro





# Definitions and Formulas

## Additional Resources

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### 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.

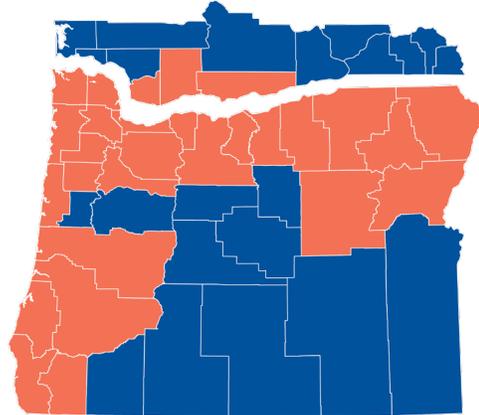
### Additional Resources for RMLS Subscribers:

- ▶ [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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