



MARKET ACTION REPORT

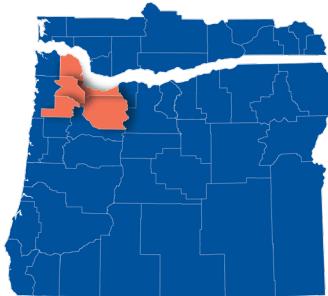
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro January 2026 Reporting Period

Portland Metro

January 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,109) decreased 4.4% from the 2,205 listed in January 2025, and increased 109.9% from the 1,005 listed in December 2025.

Pending Sales

Pending sales (1,708) decreased 0.6% from the 1,719 offers accepted in January 2025, and increased 38.4% from the 1,234 offers accepted in December 2025.

Closed Sales

Closed sales (1,111) decreased 8.4% from the 1,213 closings in January 2025, and decreased 32.0% from the 1,633 closings in December 2025.

Inventory and Time on Market

Inventory increased to 4.3 months in January. Total market time increased to 89 days.

Year-to-Date Summary

Comparing the first month of 2026 to the same period in 2025, new listings (2,109) decreased 4.4%, pending sales (1,708) decreased 0.6%, and closed sales (1,111) decreased 8.4%.

Average and Median Sale Prices

Comparing 2026 to 2025 through January, the average sale price has decreased 5.4% from \$600,300 to \$568,000. In the same comparison, the median sale price has decreased 5.0% from \$537,000 to \$510,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: 0.0% (\$610,400 v. \$610,400)

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	
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

January 2026 vs. December 2025

- New Listings **+109.9%**
- Pending Sales **+38.4%**
- Closed Sales **-32.0%**
- Average Sale Price **-4.8%**
- Median Sale Price **-4.7%**
- Inventory **+1.4**
- Total Market Time **+8**

January 2026 vs. January 2025

- New Listings **-4.4%**
- Pending Sales **-0.6%**
- Closed Sales **-8.4%**
- Average Sale Price **-5.4%**
- Median Sale Price **-5.0%**
- Inventory **+0.6**
- Total Market Time **+1**

Portland Metro

January 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Jan 2024		Jan 2025		Jan 2026	
0K-100K	8	0.7%	15	1.2%	18	1.6%
100K-200K	29	2.5%	22	1.7%	33	3.0%
200K-300K	69	6.0%	68	5.4%	66	5.9%
300K-400K	182	15.7%	160	12.6%	167	15.0%
400K-500K	278	24.0%	267	21.0%	248	22.3%
500K-600K	228	19.7%	263	20.7%	207	18.6%
600K-700K	132	11.4%	165	13.0%	148	13.3%
700K-800K	79	6.8%	106	8.3%	93	8.4%
800K-900K	54	4.7%	67	5.3%	49	4.4%
900K-1M	34	2.9%	48	3.8%	22	2.0%
1MM-1.1MM	18	1.6%	20	1.6%	10	0.9%
1.1MM-1.2MM	14	1.2%	14	1.1%	10	0.9%
1.2MM-1.3MM	8	0.7%	8	0.6%	7	0.6%
1.3MM-1.4MM	8	0.7%	10	0.8%	5	0.5%
1.4MM-1.5MM	6	0.5%	6	0.5%	5	0.5%
1.5MM-1.6MM	2	0.2%	9	0.7%	3	0.3%
1.6MM-1.7MM	2	0.2%	1	0.1%	6	0.5%
1.7MM-1.8MM	1	0.1%	2	0.2%	2	0.2%
1.8MM-1.9MM	1	0.1%	1	0.1%	1	0.1%
1.9MM-2MM	0	0.0%	2	0.2%	1	0.1%
2MM+	6	0.5%	17	1.3%	10	0.9%
Total Closed Sales	1,159		1,271		1,111	

90th Percentile

50th Percentile

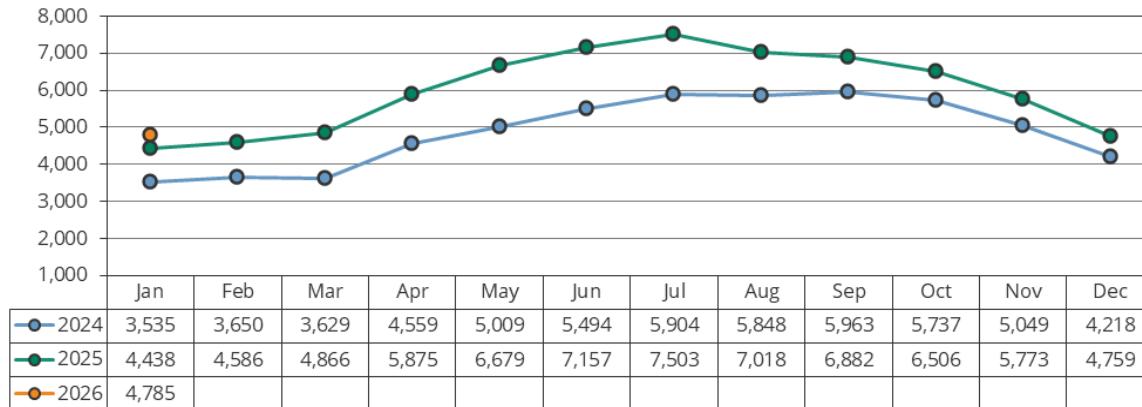
10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	January	2,109	1,708	1,111	568,000	510,000	89
	Year-To-Date	2,109	1,708	1,111	568,000	510,000	89
2025	January	2,205	1,719	1,213	600,300	537,000	88
	December	1,005	1,234	1,633	596,400	535,000	81
Change	Year-To-Date	2,205	1,719	1,213	600,300	537,000	88
	January 2025	-4.4%	-0.6%	-8.4%	-5.4%	-5.0%	1.2%
	Prev Mo 2025	109.9%	38.4%	-32.0%	-4.8%	-4.7%	9.9%
Year-To-Date		-4.4%	-0.6%	-8.4%	-5.4%	-5.0%	1.2%

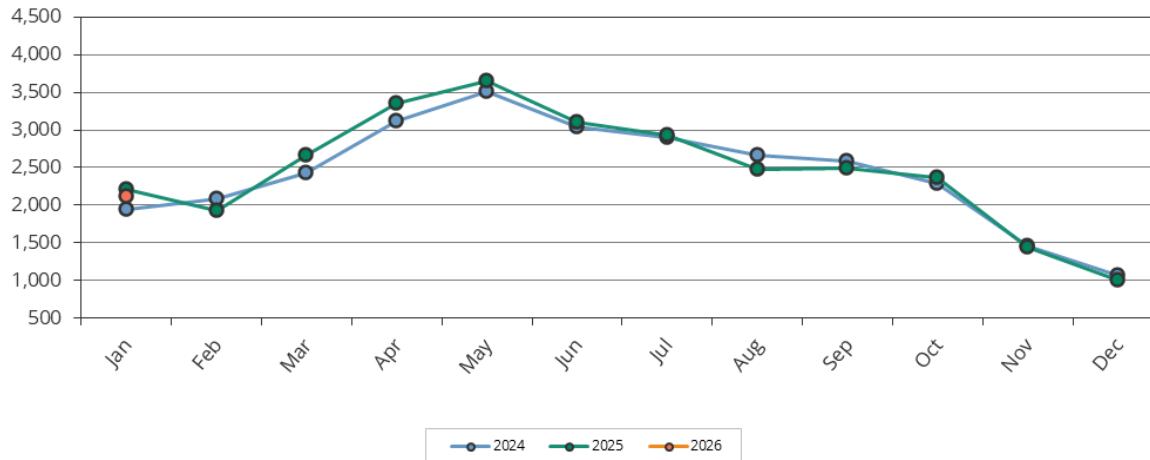
Portland Metro

January 2026 Reporting Period

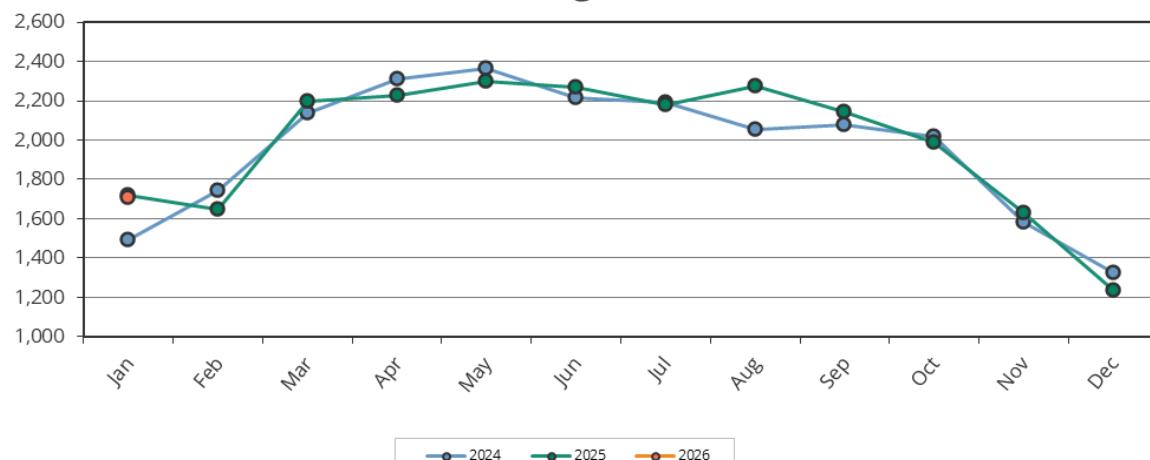
Active Residential Listings



New Listings

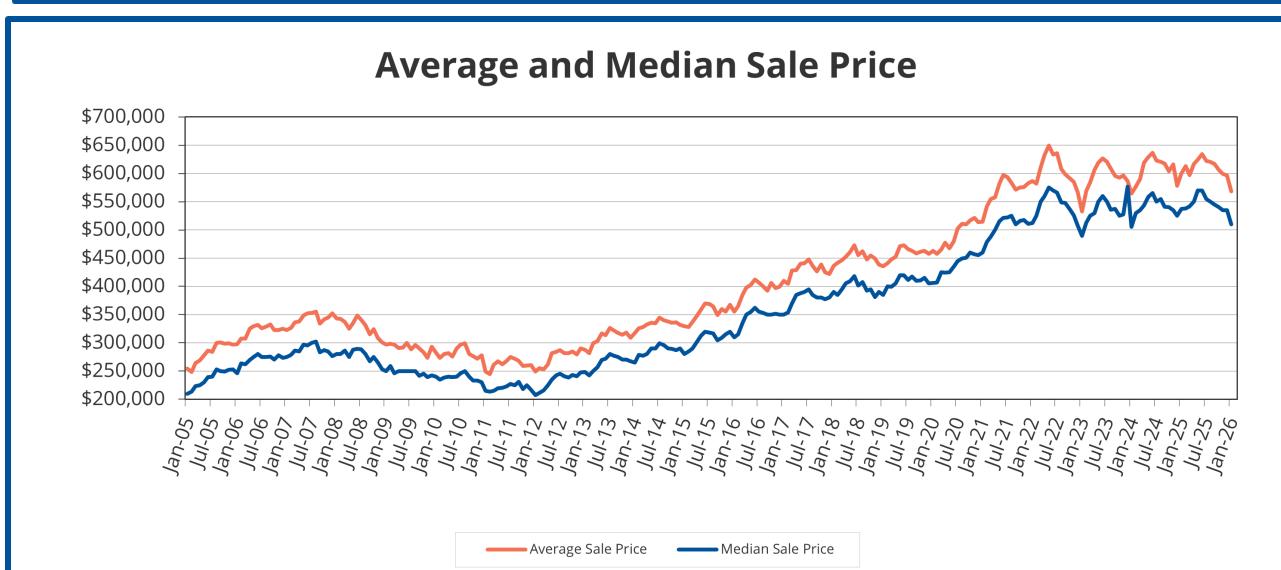
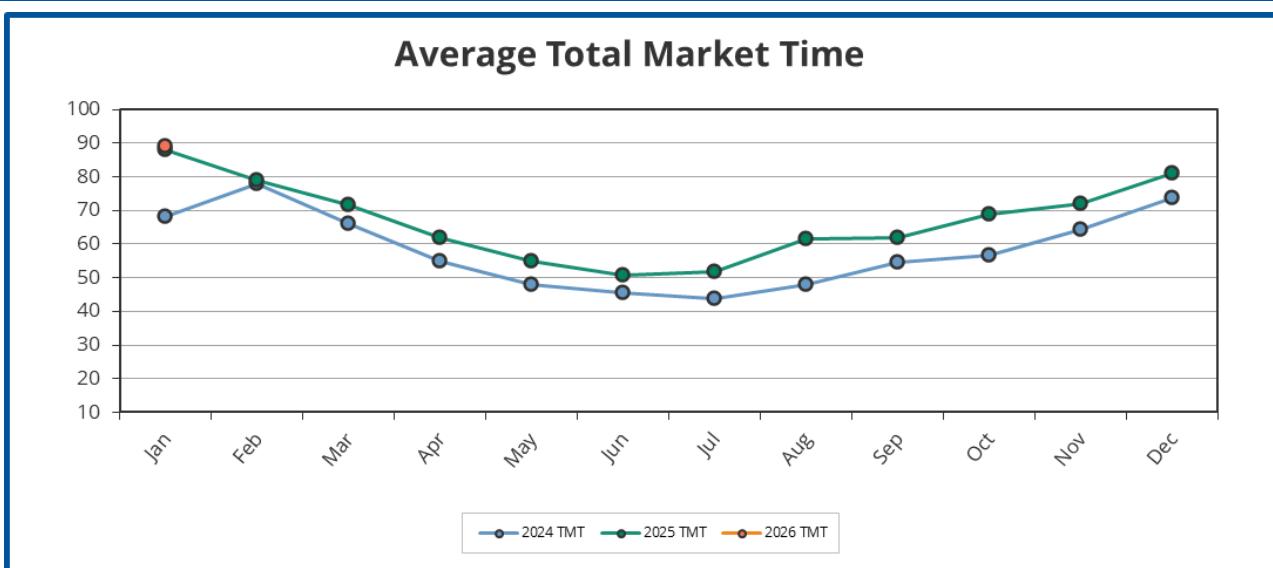


Pending Sales



Portland Metro

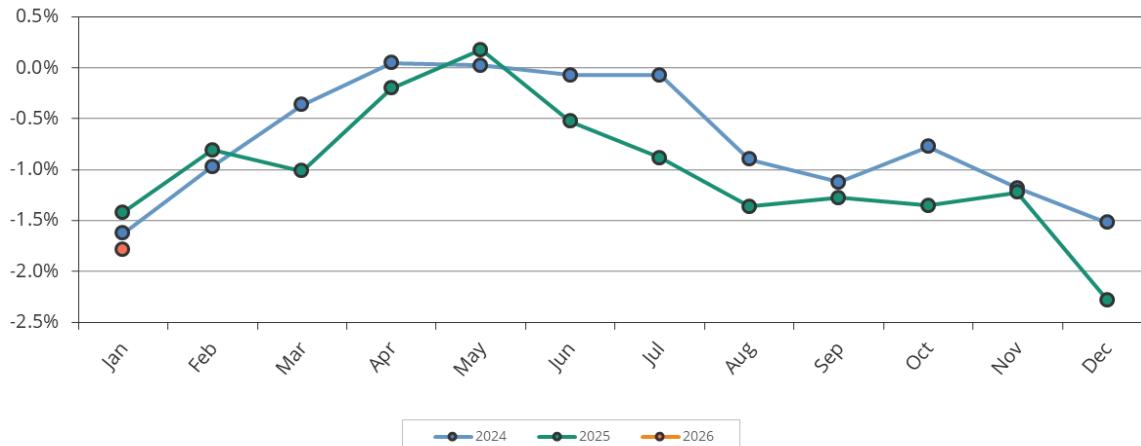
January 2026 Reporting Period



Portland Metro

January 2026 Reporting Period

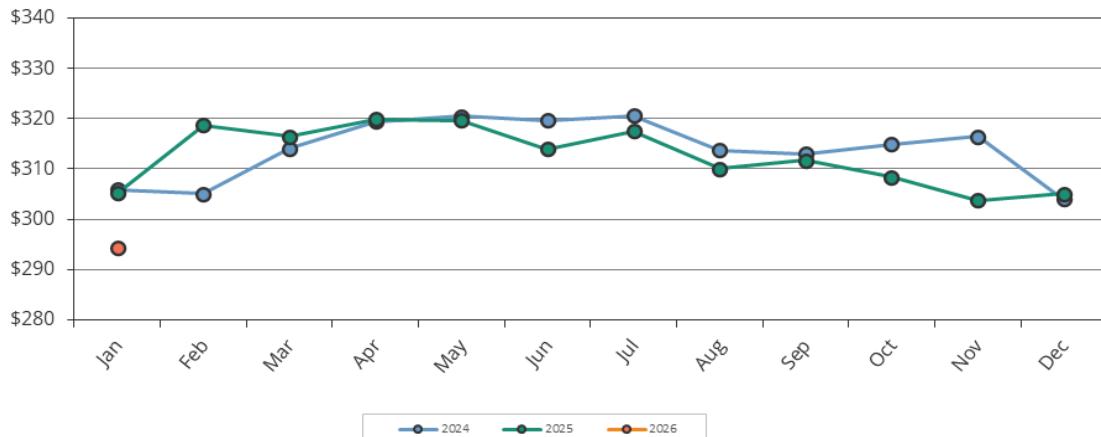
% Difference of Average List Price vs Sale Price



Average Square Footage



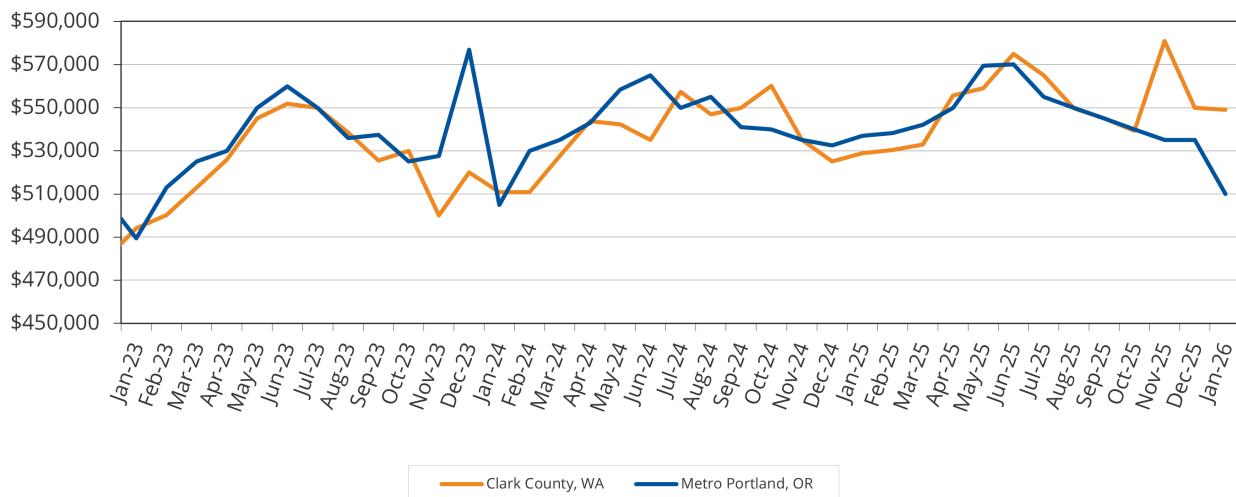
Average Price Per Square Footage



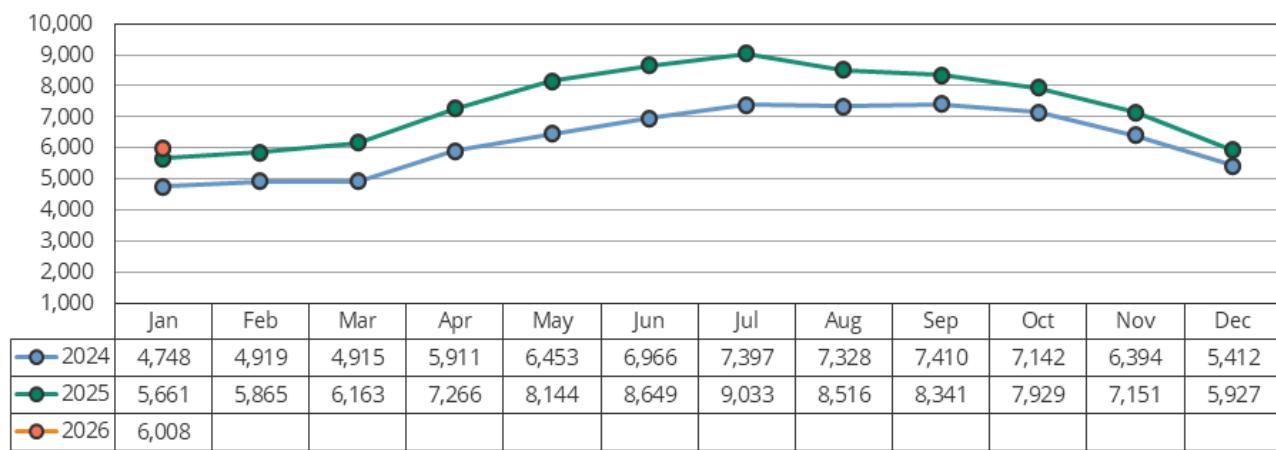
Portland Metro

January 2026 Reporting Period

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



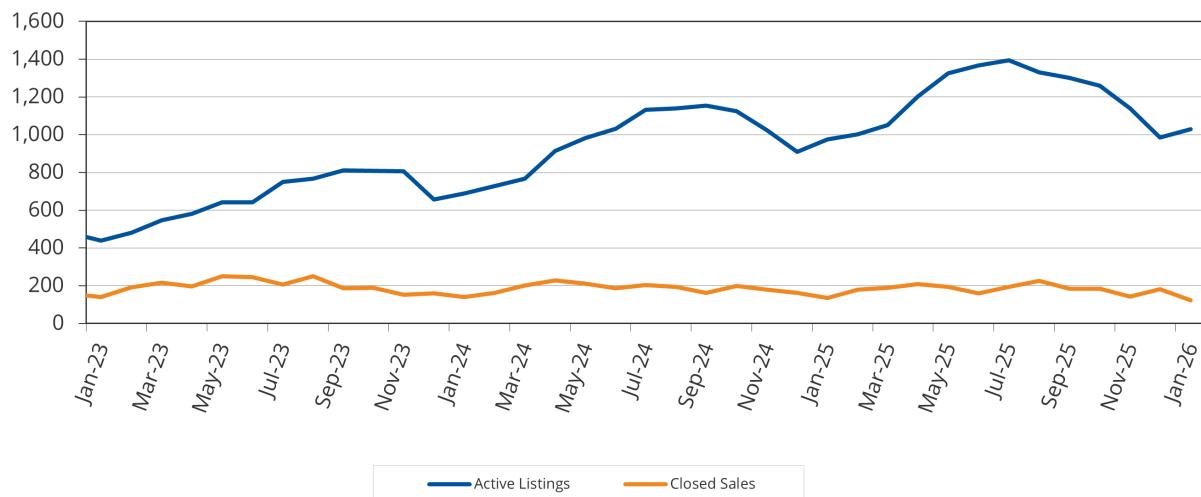
Total Active Listings



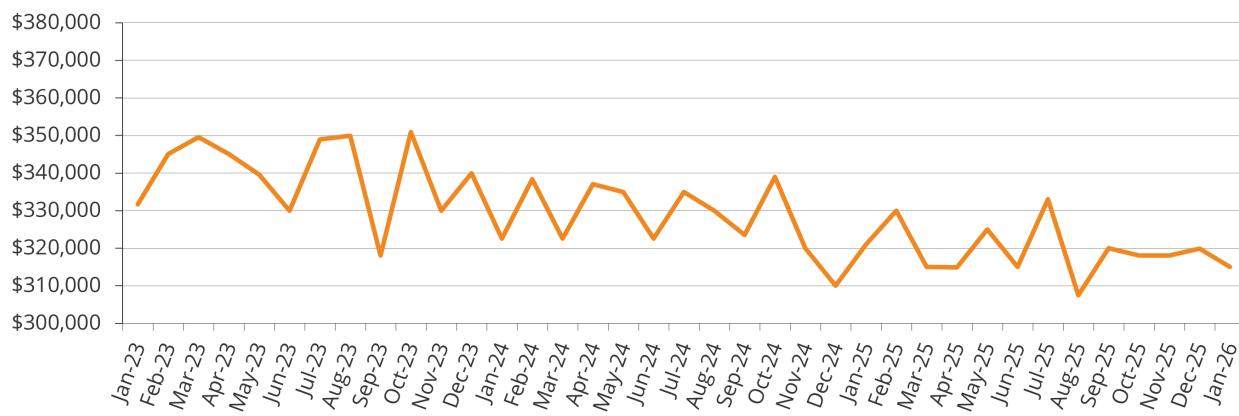
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January 2026 Reporting Period

Active & Closed Condos



Condo Median Sale Price

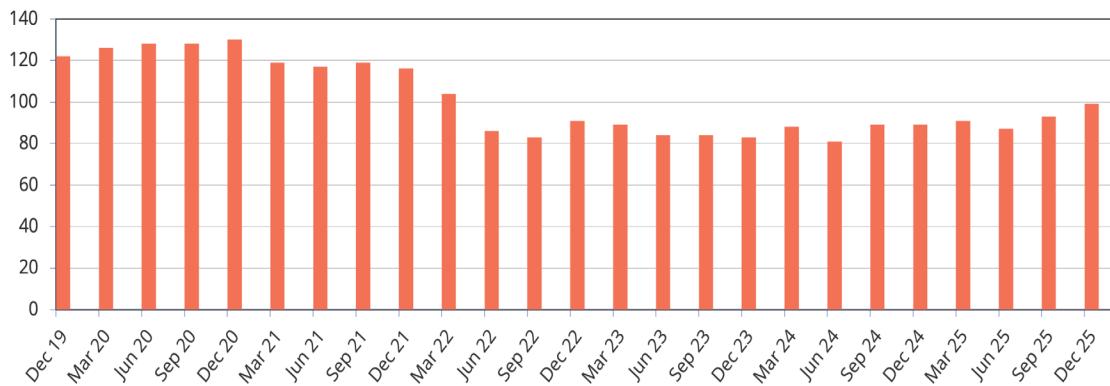




Portland Metro

January 2026 Reporting Period

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 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

4,356

Percent of Total
Active Listings

91.0%

Purchase- and
Occupancy-Ready
Inventory in Months

3.9



Portland Metro

January 2026 Reporting Period

Area Report

RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY				
		Current Month					Year-To-Date					Year-To-Date		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	191	100	13	78	-3.7%	49	464,800	77	100	78	-3.7%	49	464,800	431,900	3.9%	4	752,800	-	-	-	-	
142	NE Portland	302	169	48	145	-6.5%	86	504,700	69	169	145	-6.5%	86	504,700	480,000	0.2%	2	1,480,700	1	451,300	7	615,000	
143	SE Portland	416	227	60	188	-1.6%	124	450,200	74	227	188	-1.6%	124	450,200	425,500	2.0%	2	3,079,000	2	135,000	6	950,800	
144	Gresham / Troutdale	308	138	46	115	15.0%	103	494,200	63	138	115	15.0%	103	494,200	489,900	-0.7%	1	2,969,000	3	283,000	2	493,400	
145	Milwaukie / Clackamas	437	210	77	169	5.6%	101	556,200	85	210	169	5.6%	101	556,200	520,000	-1.5%	-	-	2	537,500	1	650,000	
146	Oregon City / Canby	254	115	30	87	2.4%	40	617,200	81	115	87	2.4%	40	617,200	629,000	-1.3%	1	3,450,000	2	529,700	1	582,000	
147	Lake Oswego / West Linn	293	128	31	80	25.0%	49	1,147,200	140	128	80	25.0%	49	1,147,200	820,000	4.1%	-	-	1	840,000	-	-	
148	W Portland	697	245	89	159	-5.9%	94	616,200	101	245	159	-5.9%	94	616,200	570,000	1.0%	-	-	2	590,000	3	1,210,900	
149	NW Wash Co.	236	97	21	83	-12.6%	49	694,700	107	97	83	-12.6%	49	694,700	625,000	-5.9%	-	-	-	-	-	1	955,500
150	Beaverton/ Aloha	345	167	45	138	-6.8%	82	528,900	78	167	138	-6.8%	82	528,900	512,500	1.4%	-	-	2	590,000	2	828,000	
151	Tigard / Wilsonville	384	182	40	167	-4.6%	114	608,000	91	182	167	-4.6%	114	608,000	600,000	-1.4%	2	716,500	2	559,400	1	1,175,000	
152	Hillsboro / Forest Grove	376	166	45	143	0.0%	121	511,200	106	166	143	0.0%	121	511,200	499,500	-1.5%	1	470,000	1	106,800	4	646,100	
153	Mt. Hood	51	14	10	11	22.2%	8	522,300	133	14	11	22.2%	8	522,300	570,900	-1.3%	-	-	3	195,000	-	-	
154	Columbia Co.	167	61	25	52	2.0%	23	460,400	138	61	52	2.0%	23	460,400	449,900	4.2%	-	-	4	120,500	-	-	
155	Yamhill Co.	328	90	30	93	0.0%	68	584,600	99	90	93	0.0%	68	584,600	473,500	-0.2%	2	732,500	4	2,415,700	2	612,500	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/25-1/31/26) with 12 months before (2/1/24-1/31/25).

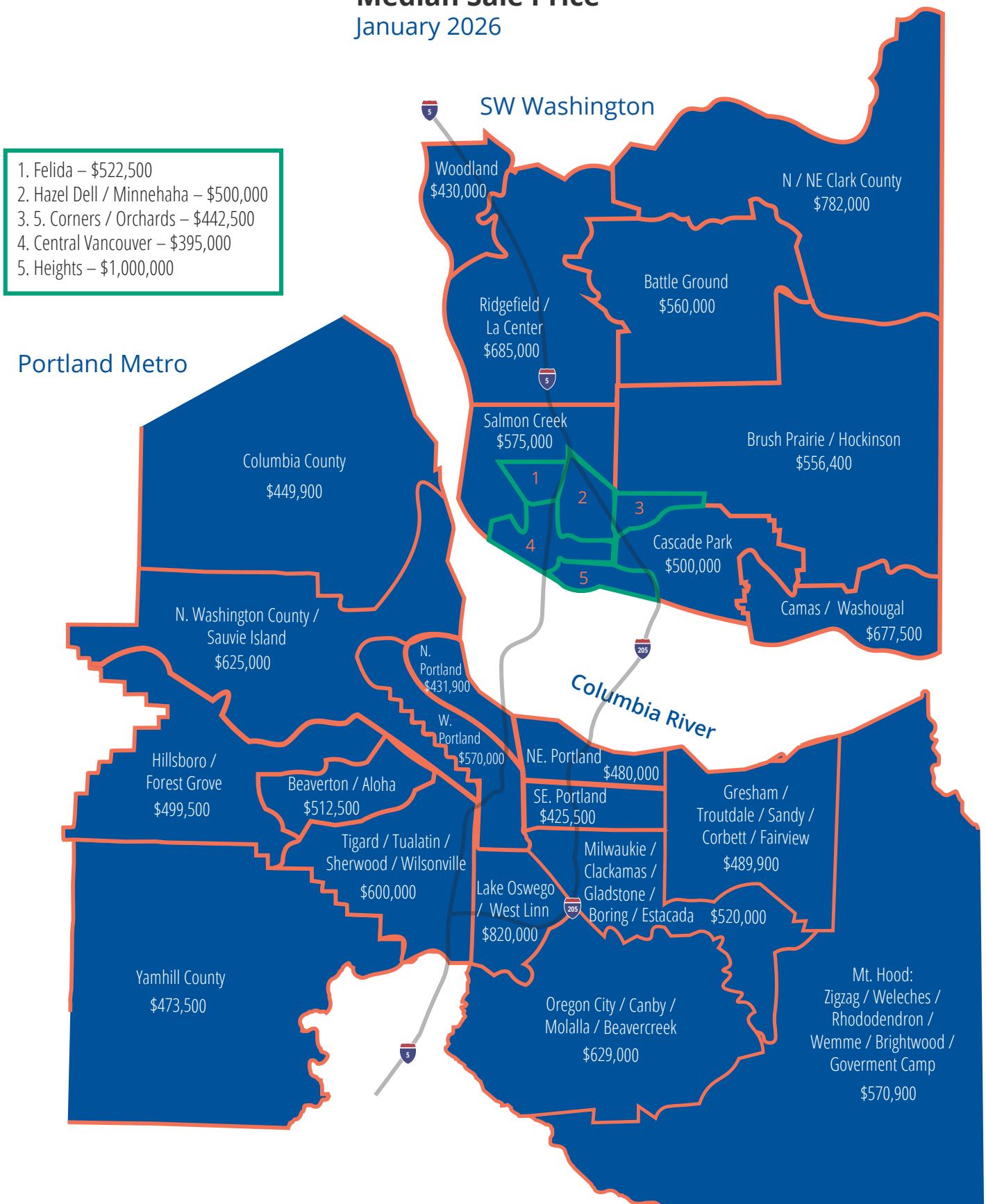
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market. Within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Portland Metro

January 2026 Reporting Period

Median Sale Price

January 2026



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:

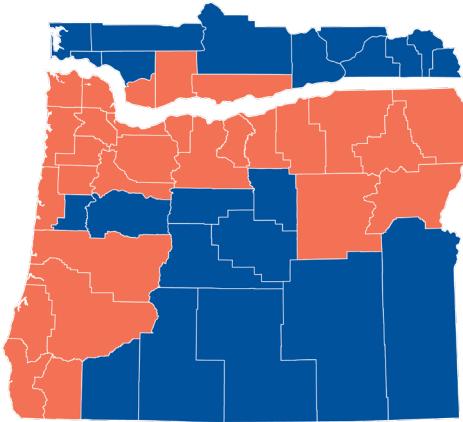
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- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)



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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Credits:

Mickey Lindsay, Chairman of the Board

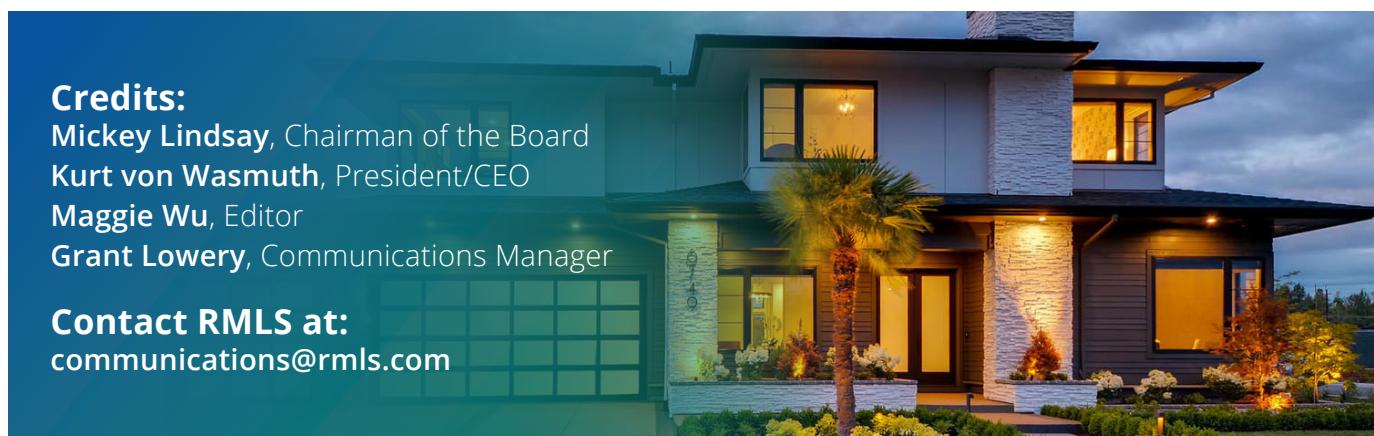
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