MARKET ACTION REPORT

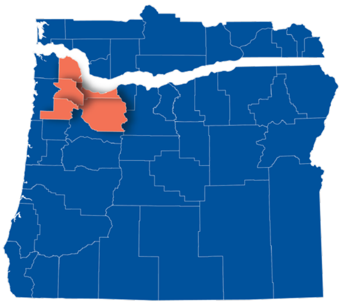
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro July 2026 Reporting Period

Portland Metro

July 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (3,004) increased 2.5% from the 2,931 listed in July 2025, and decreased 5.1% from the 3,164 listed in June 2026.

Pending Sales

Pending sales (2,133) decreased 2.0% from the 2,177 offers accepted in July 2025, and decreased 12.5% from the 2,437 offers accepted in June 2026.

Closed Sales

Closed sales (2,167) increased 8.1% from the 2,005 closings in July 2025, and decreased 4.2% from the 2,263 closings in June 2026.

Inventory and Time on Market

Inventory increased to 3.3 months in July. Total market time decreased to 54 days.

Year-to-Date Summary

Comparing the first seven months of 2026 to the same period in 2025, new listings (20,302) increased 0.6%, pending sales (14,266) increased 4.4%, and closed sales (13,192) increased 5.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through July, the average sale price has increased 0.5% from $615,700 to $618,500. In the same comparison, the median sale price has held steady at $550,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.4% ($613,900 v. $611,300)
Median Sale Price % Change: -0.7% ($545,000 v. $549,000)

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	3.3
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

July 2026 vs. June 2026

New Listings	**-5.1%**
Pending Sales	**-12.5%**
Closed Sales	**-4.2%**
Average Sale Price	**-1.8%**
Median Sale Price	**-1.8%**
Inventory	**+0.2**
Total Market Time	**-1**

July 2026 vs. July 2025

New Listings	**+2.5%**
Pending Sales	**-2.0%**
Closed Sales	**+8.1%**
Average Sale Price	**+1.7%**
Median Sale Price	**0.0%**
Inventory	**-0.4**
Total Market Time	**+2**

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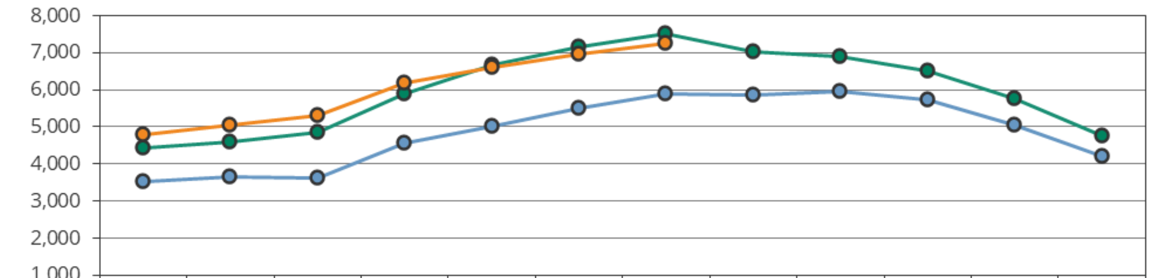
Residential Sales by Price Range

Price Range	Jul 2024		Jul 2025		Jul 2026	
0K-100K	24	1.1%	24	1.2%	23	1.1%
100K-200K	46	2.2%	47	2.3%	65	3.0%
200K-300K	85	4.0%	85	4.1%	99	4.6%
300K-400K	225	10.6%	242	11.6%	231	10.7%
400K-500K	420	19.8%	387	18.6%	417	19.2%
500K-600K	452	21.3%	419	20.1%	399	18.4%
600K-700K	289	13.6%	287	13.8%	326	15.0%
700K-800K	203	9.6%	197	9.5%	176	8.1%
800K-900K	130	6.1%	136	6.5%	130	6.0%
900K-1M	74	3.5%	75	3.6%	95	4.4%
1MM-1.1MM	42	2.0%	54	2.6%	39	1.8%
1.1MM-1.2MM	31	1.5%	29	1.4%	42	1.9%
1.2MM-1. 3MM	17	0.8%	21	1.0%	31	1.4%
1.3MM-1.4MM	19	0.9%	17	0.8%	18	0.8%
1.4MM-1.5MM	15	0.7%	8	0.4%	14	0.6%
1.5MM-1.6MM	8	0.4%	11	0.5%	12	0.6%
1.6MM-1.7MM	8	0.4%	11	0.5%	11	0.5%
1.7MM-1.8MM	2	0.1%	4	0.2%	7	0.3%
1.8MM-1.9MM	4	0.2%	3	0.1%	7	0.3%
1.9MM-2MM	2	0.1%	7	0.3%	3	0.1%
2MM+	24	1.1%	16	0.8%	22	1.0%
Total Closed Sales	**2,120**		**2,080**		**2,167**	

90th Percentile | 50th Percentile | 10th Percentile

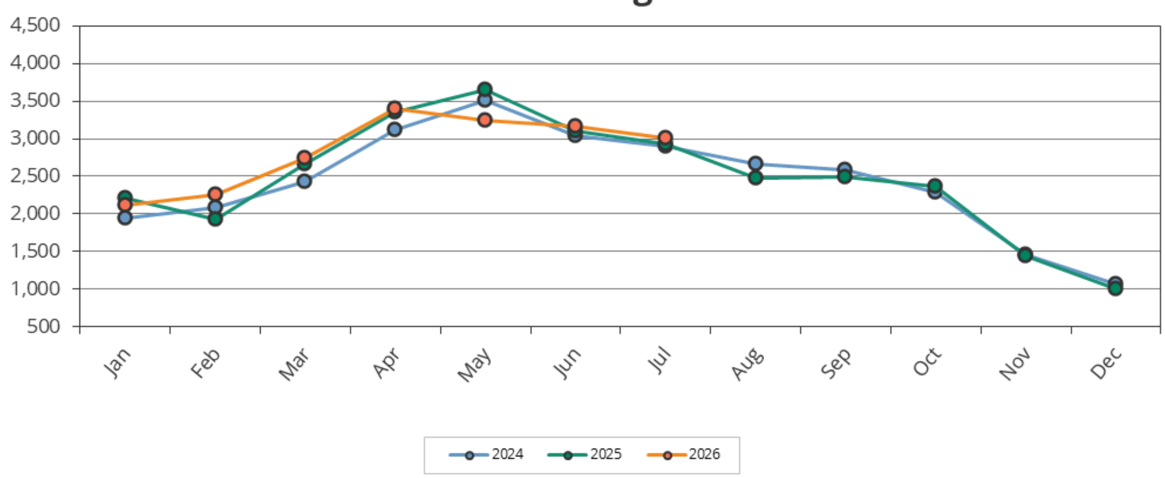
	Portland Metro Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	**July**	3,004	2,133	2,167	632,500	555,000	54
	June	3,164	2,437	2,263	644,300	564,900	55
	Year-To-Date	20,302	14,266	13,192	618,500	549,900	67
2025	**July**	2,931	2,177	2,005	621,800	555,000	52
	Year-To-Date	20,188	13,660	12,568	615,700	550,000	63
Change	**July 2025**	2.5%	-2.0%	8.1%	1.7%	0.0%	3.8%
	Prev Mo 2026	-5.1%	-12.5%	-4.2%	-1.8%	-1.8%	-1.8%
	Year-To-Date	0.6%	4.4%	5.0%	0.5%	0.0%	6.3%

Active Residential Listings

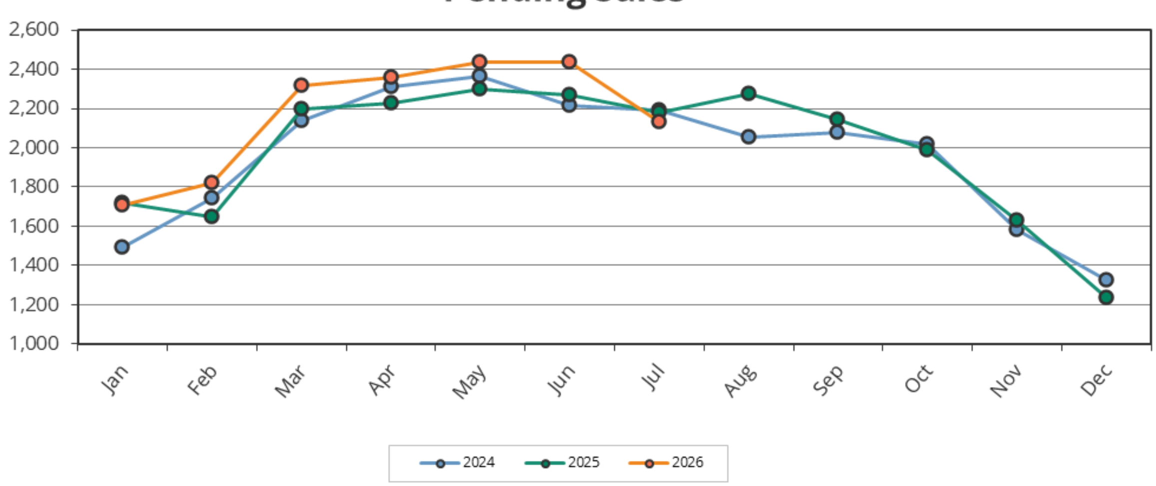


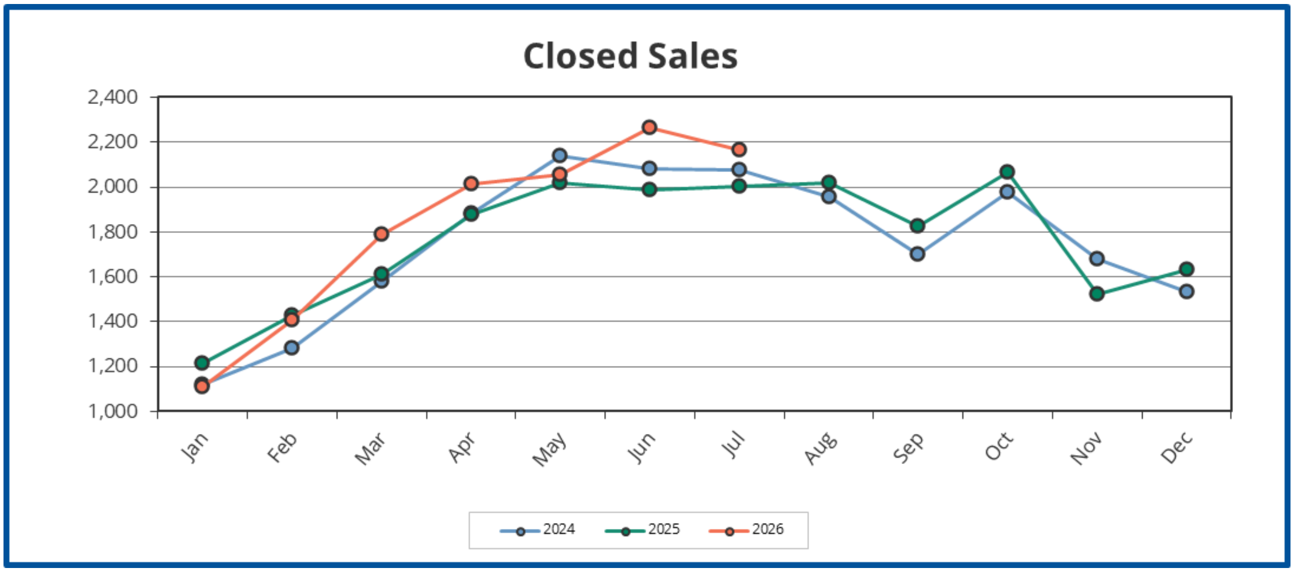
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	3,535	3,650	3,629	4,559	5,009	5,494	5,904	5,848	5,963	5,737	5,049	4,218
2025	4,438	4,586	4,866	5,875	6,679	7,157	7,503	7,018	6,882	6,506	5,773	4,759
2026	4,785	5,060	5,311	6,173	6,587	6,958	7,253					

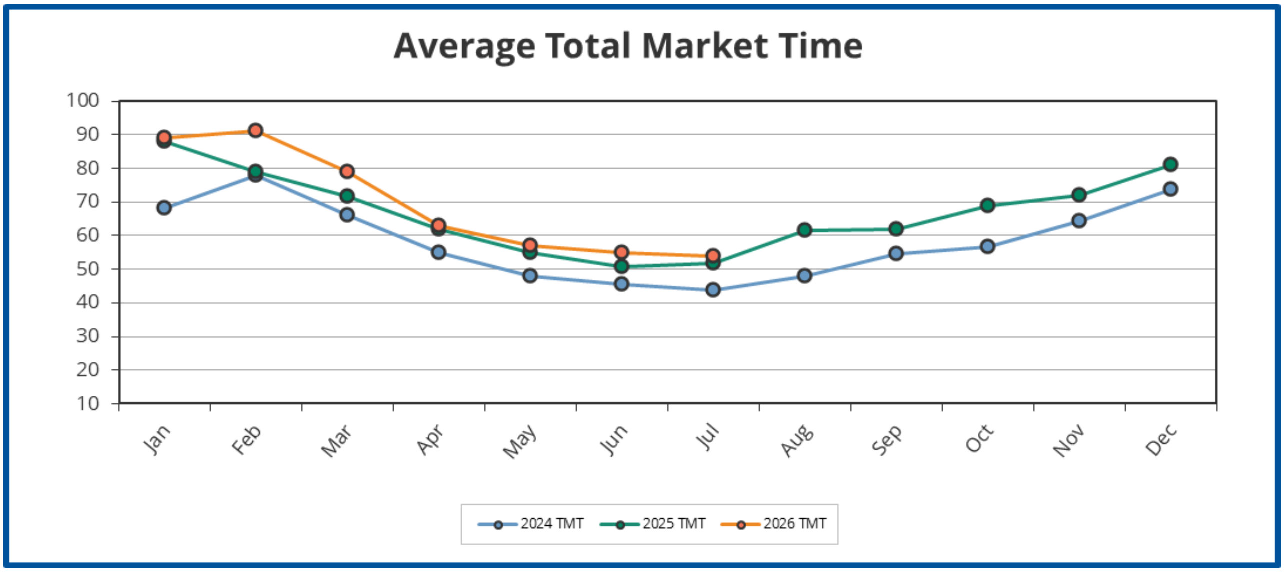
New Listings

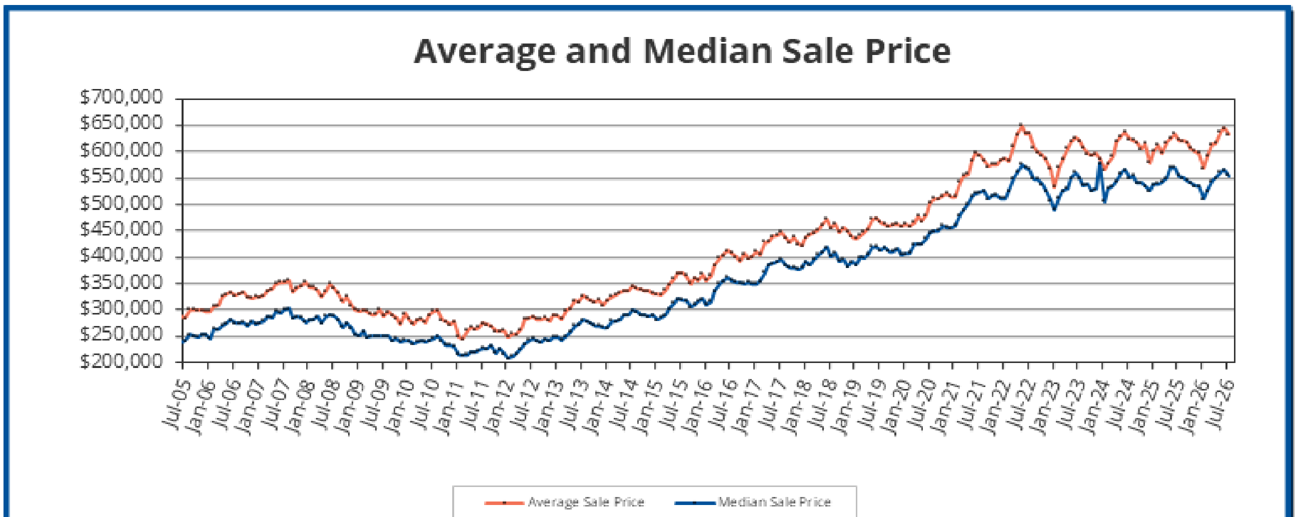


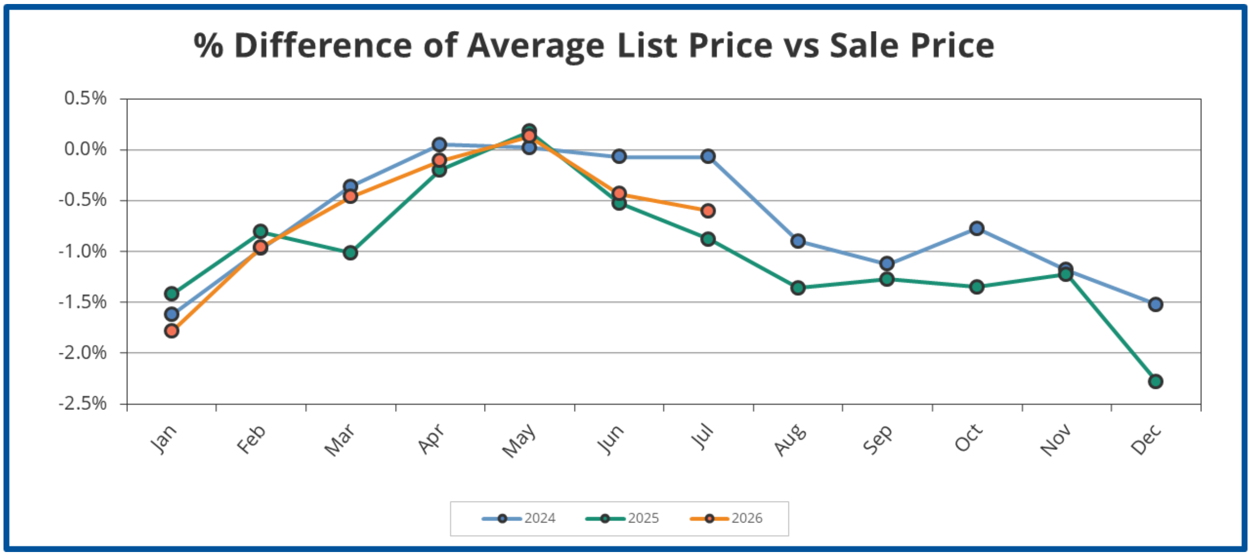
Pending Sales

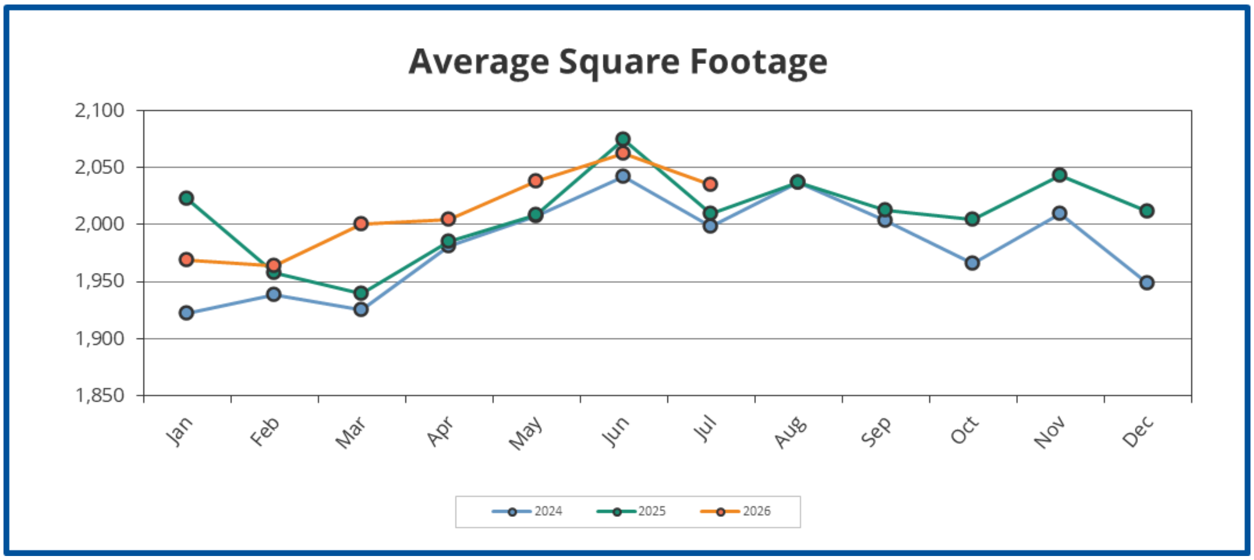


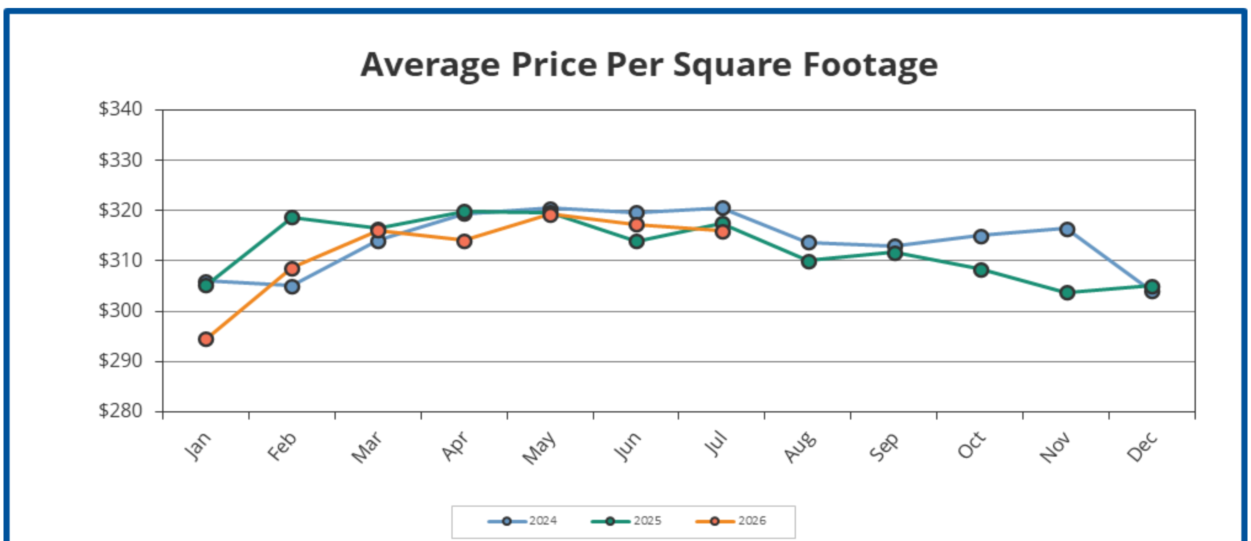

Closed Sales
2,400
2,200
2,000
1,800
1,600
1,400
1,200
1,000
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026

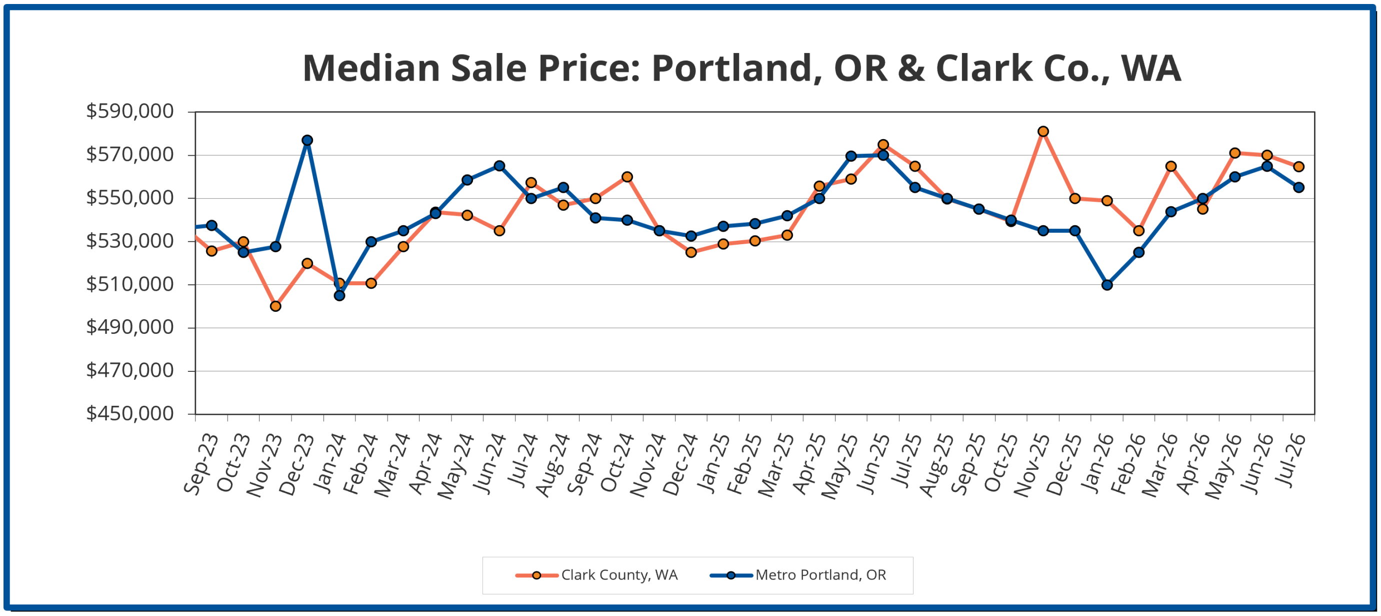

Average Total Market Time
100
90
80
70
60
50
40
30
20
10
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024 TMT
2025 TMT
2026 TMT


Average and Median Sale Price
$700,000
$650,000
$600,000
$550,000
$500,000
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
Average Sale Price
Median Sale Price

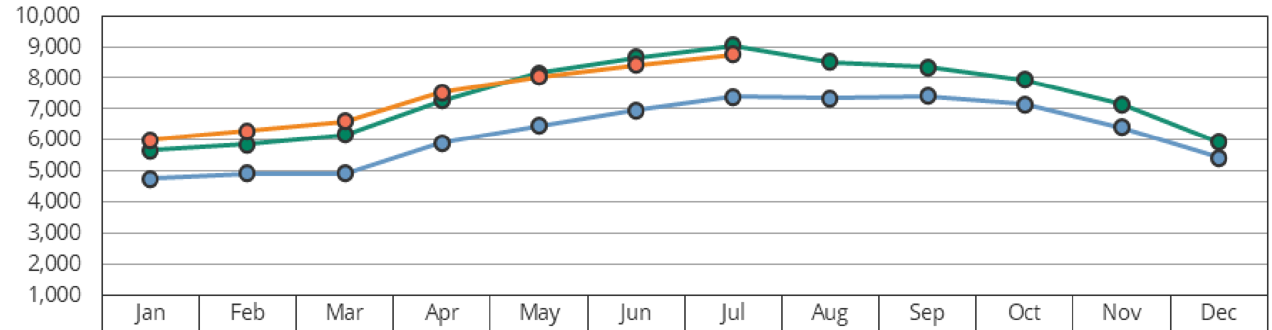

% Difference of Average List Price vs Sale Price
0.5%
0.0%
-0.5%
-1.0%
-1.5%
-2.0%
-2.5%
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026


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

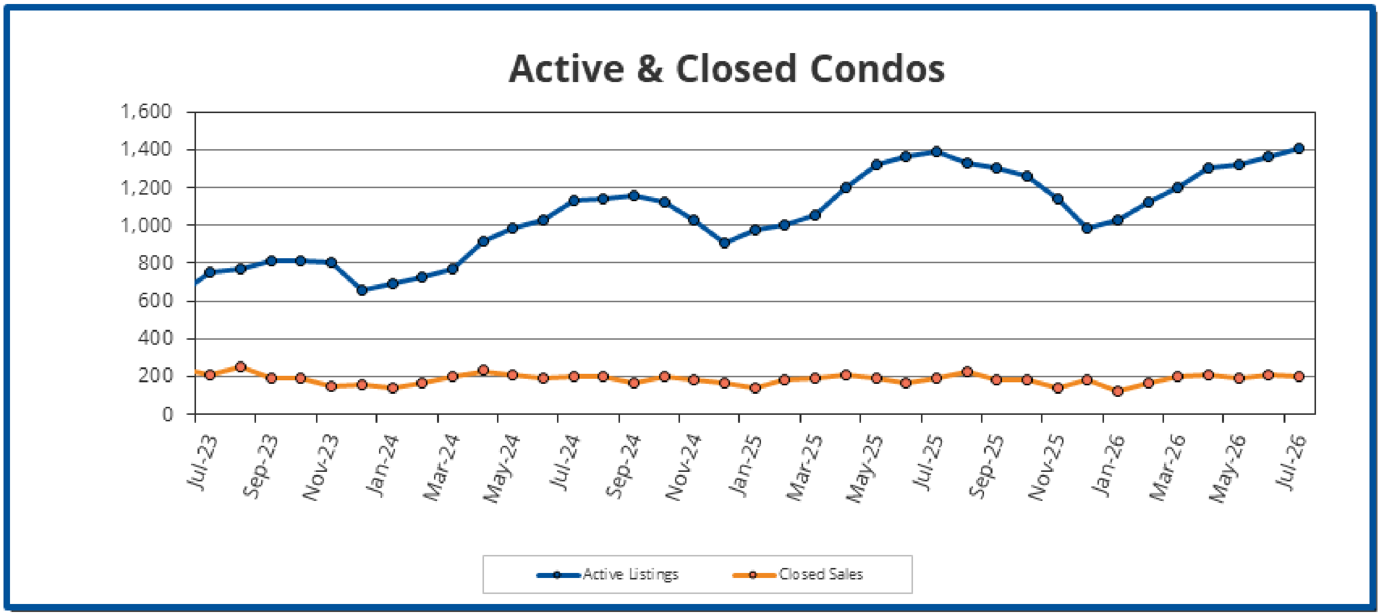

Average Price Per Square Footage
$340
$330
$320
$310
$300
$290
$280
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026

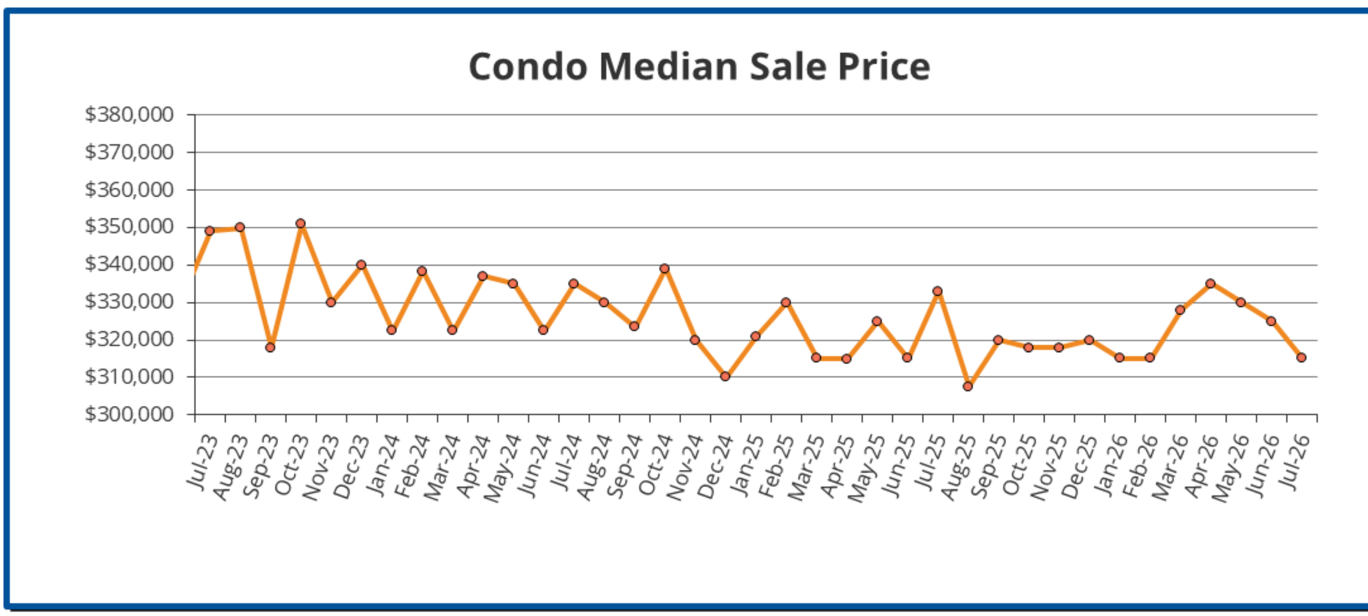


Total Active Listings



	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	8,739					


Active & Closed Condos
1,600
1,400
1,200
1,000
800
600
400
200
0
Jul-23
Sep-23
Nov-23
Jan-24
Mar-24
May-24
Jul-24
Sep-24
Nov-24
Jan-25
Mar-25
May-25
Jul-25
Sep-25
Nov-25
Jan-26
Mar-26
May-26
Jul-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
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
Nov-24
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Jun-25
Jul-25
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Jan-26
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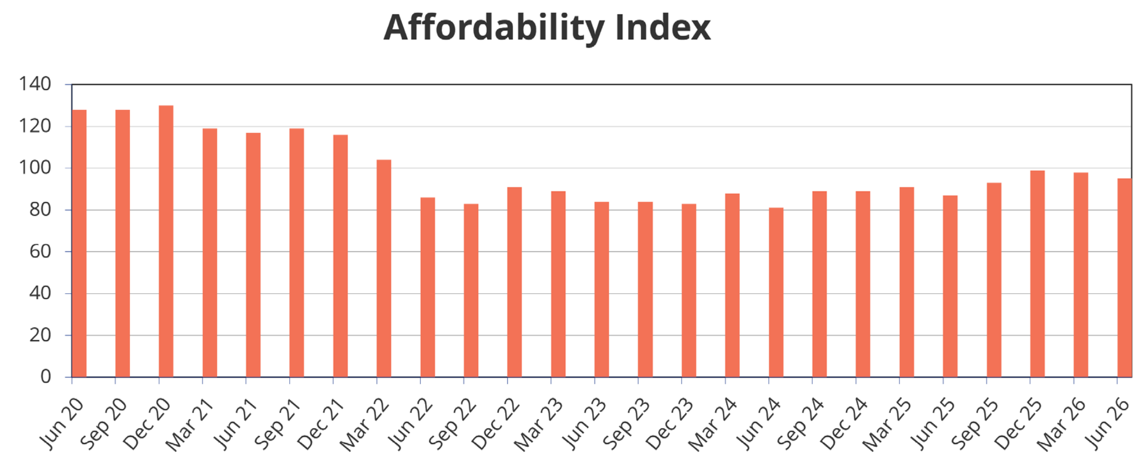
Apr-26
May-26
Jun-26
Jul-26



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
6,808	**93.9%**	**3.1**

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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 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	275	109	23	90	8.4%	88	521,900	55	857	600	-0.8%	562	505,100	485,000	1.5%	8	721,200	6	415,400	14	828,900
142	NE Portland	431	229	39	175	-15.9%	196	588,600	38	1,662	1,324	9.2%	1,240	600,400	525,000	4.2%	11	907,700	6	250,200	34	827,400
143	SE Portland	596	290	63	226	-10.7%	251	550,400	38	2,187	1,630	-1.0%	1,517	532,000	470,000	-0.4%	8	1,403,200	27	319,500	65	781,300
144	Gresham / Troutdale	511	257	34	152	3.4%	142	543,500	54	1,339	930	3.2%	887	509,100	490,000	-0.2%	7	1,137,700	16	350,300	16	573,900
145	Milwaukie / Clackamas	553	267	63	206	5.1%	189	589,300	63	1,805	1,325	12.6%	1,189	584,900	560,000	1.1%	6	1,088,200	16	702,400	7	832,400
146	Oregon City / Canby	405	188	19	132	1.5%	132	634,700	63	1,111	771	9.1%	691	629,300	590,000	2.3%	2	1,915,000	26	382,400	7	889,300
147	Lake Oswego / West Linn	509	191	53	113	-4.2%	119	1,160,400	59	1,283	763	13.2%	694	1,090,200	900,000	4.9%	-	-	12	687,800	1	1,100,000
148	W Portland	1,059	333	113	215	-7.3%	235	745,400	75	2,362	1,450	6.5%	1,330	756,400	670,000	1.0%	3	796,700	16	319,600	12	1,047,600
149	NW Wash Co.	368	131	39	104	3.0%	110	746,000	54	1,003	687	11.0%	629	737,700	700,000	-4.9%	-	-	16	421,400	2	802,800
150	Beaverton/ Aloha	575	283	65	188	22.9%	175	553,600	45	1,699	1,185	11.4%	1,060	546,800	544,800	-1.6%	2	1,002,000	4	380,000	9	768,900
151	Tigard / Wilsonville	567	258	46	209	11.2%	209	617,300	52	1,776	1,371	-1.9%	1,265	627,800	609,900	-4.7%	3	740,700	18	427,300	3	752,000
152	Hillsboro / Forest Grove	537	196	37	130	-24.0%	146	538,100	47	1,450	1,074	-1.4%	1,058	545,600	509,000	-2.2%	6	775,400	21	570,700	18	639,300
153	Mt. Hood	97	28	9	15	0.0%	15	484,800	48	161	82	-9.9%	78	513,500	520,000	-4.7%	-	-	7	134,700	1	200,000
155	Columbia Co.	271	86	19	66	-1.5%	60	477,100	94	562	357	-8.2%	321	474,400	464,900	0.5%	7	1,168,900	24	180,800	-	-
156	Yamhill Co.	499	158	42	112	-2.6%	100	632,200	54	1,045	717	-1.1%	671	555,100	484,500	1.9%	10	748,300	31	606,600	12	698,800

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/25-7/31/26) with 12 months before (8/1/24-7/31/25).

[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.

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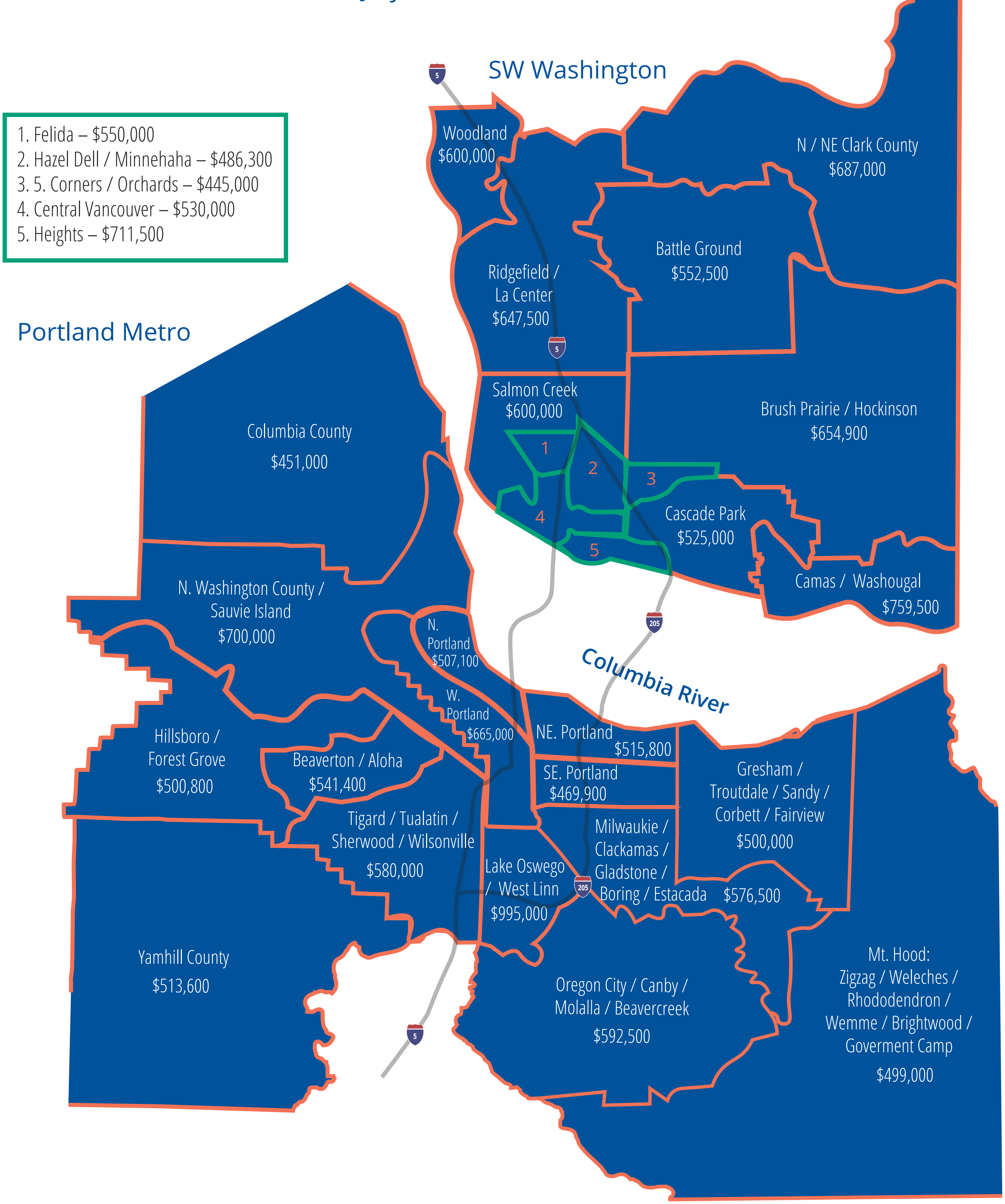
Median Sale Price
July 2026



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.

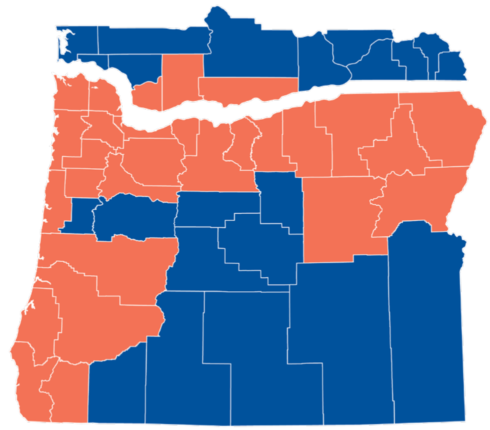
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer 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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Credits:
Mickey Lindsay, Chairman of the Board
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Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com

16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657