



MARKET ACTION REPORT

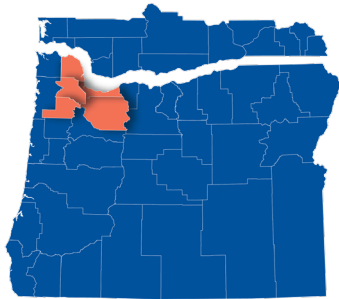
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro March 2026 Reporting Period

Portland Metro

March 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,738) increased 2.7% from the 2,667 listed in March 2025, and increased 21.2% from the 2,260 listed in February 2026.

Pending Sales

Pending sales (2,319) increased 5.5% from the 2,199 offers accepted in March 2025, and increased 27.3% from the 1,821 offers accepted in February 2026.

Closed Sales

Closed sales (1,790) increased 11.0% from the 1,613 closings in March 2025, and increased 27.4% from the 1,405 closings in February 2026.

Inventory and Time on Market

Inventory decreased to 3.0 months in March. Total market time decreased to 79 days.

Year-to-Date Summary

Comparing the first three months of 2026 to the same period in 2025, new listings (7,194) increased 4.4%, pending sales (5,628) increased 5.3%, and closed sales (4,402) increased 1.2%.

Average and Median Sale Prices

Comparing 2026 to 2025 through March, the average sale price has decreased 1.4% from \$603,000 to \$594,500. In the same comparison, the median sale price has decreased 2.8% from \$540,000 to \$525,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.4% (\$610,500 v. \$612,900)

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	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

March 2026 vs. February 2026

New Listings **+21.2%** ↑

Pending Sales **+27.3%** ↑

Closed Sales **+27.4%** ↑

Average Sale Price **+4.0%** ↑

Median Sale Price **+3.6%** ↑

Inventory **-0.6** ↓

Total Market Time **-12** ↓

March 2026 vs. March 2025

New Listings **+2.7%** ↑

Pending Sales **+5.5%** ↑

Closed Sales **+11.0%** ↑

Average Sale Price **+2.8%** ↑

Median Sale Price **+0.3%** ↑

Inventory **0.0** —

Total Market Time **+8** ↑

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Residential Sales by Price Range						
Price Range	Mar 2024		Mar 2025		Mar 2026	
0K-100K	20	1.2%	25	1.5%	19	1.1%
100K-200K	39	2.4%	41	2.4%	32	1.8%
200K-300K	99	6.0%	93	5.5%	82	4.6%
300K-400K	214	13.0%	201	11.9%	216	12.1%
400K-500K	319	19.4%	351	20.8%	386	21.6%
500K-600K	355	21.6%	331	19.6%	341	19.1%
600K-700K	215	13.1%	264	15.7%	250	14.0%
700K-800K	143	8.7%	135	8.0%	160	8.9%
800K-900K	78	4.7%	75	4.4%	103	5.8%
900K-1M	59	3.6%	57	3.4%	55	3.1%
1MM-1.1MM	18	1.1%	31	1.8%	26	1.5%
1.1MM-1.2MM	19	1.2%	21	1.2%	21	1.2%
1.2MM-1.3MM	21	1.3%	9	0.5%	28	1.6%
1.3MM-1.4MM	7	0.4%	8	0.5%	15	0.8%
1.4MM-1.5MM	6	0.4%	7	0.4%	8	0.4%
1.5MM-1.6MM	6	0.4%	6	0.4%	7	0.4%
1.6MM-1.7MM	3	0.2%	7	0.4%	9	0.5%
1.7MM-1.8MM	5	0.3%	6	0.4%	8	0.4%
1.8MM-1.9MM	4	0.2%	2	0.1%	3	0.2%
1.9MM-2MM	1	0.1%	2	0.1%	2	0.1%
2MM+	15	0.9%	14	0.8%	19	1.1%
Total Closed Sales	1,646		1,686		1,790	

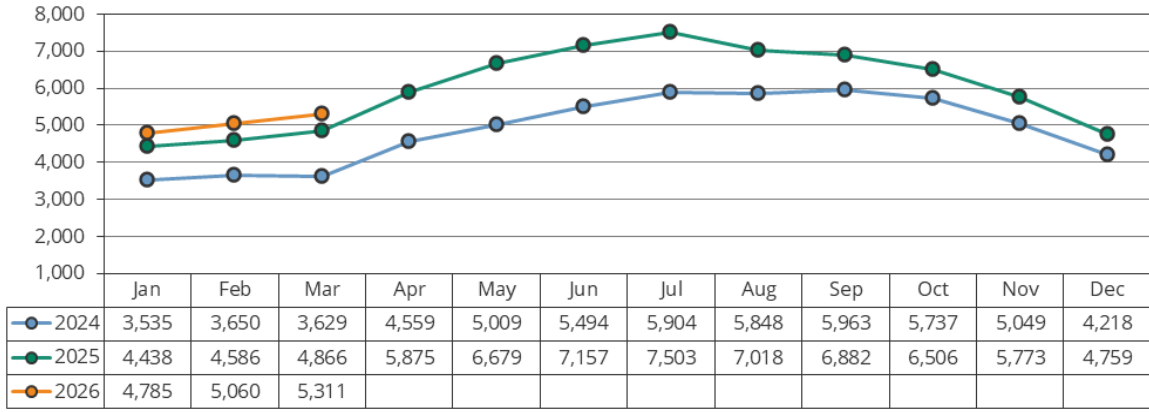
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	March	2,738	2,319	1,790	614,200	543,800	79
	February	2,260	1,821	1,405	590,600	525,000	91
	Year-To-Date	7,194	5,628	4,402	594,500	525,000	86
2025	March	2,667	2,199	1,613	597,400	542,000	71
	Year-To-Date	6,890	5,347	4,349	603,000	540,000	78
Change	March 2025	2.7%	5.5%	11.0%	2.8%	0.3%	11.3%
	Prev Mo 2025	21.2%	27.3%	27.4%	4.0%	3.6%	-13.2%
	Year-To-Date	4.4%	5.3%	1.2%	-1.4%	-2.8%	10.3%

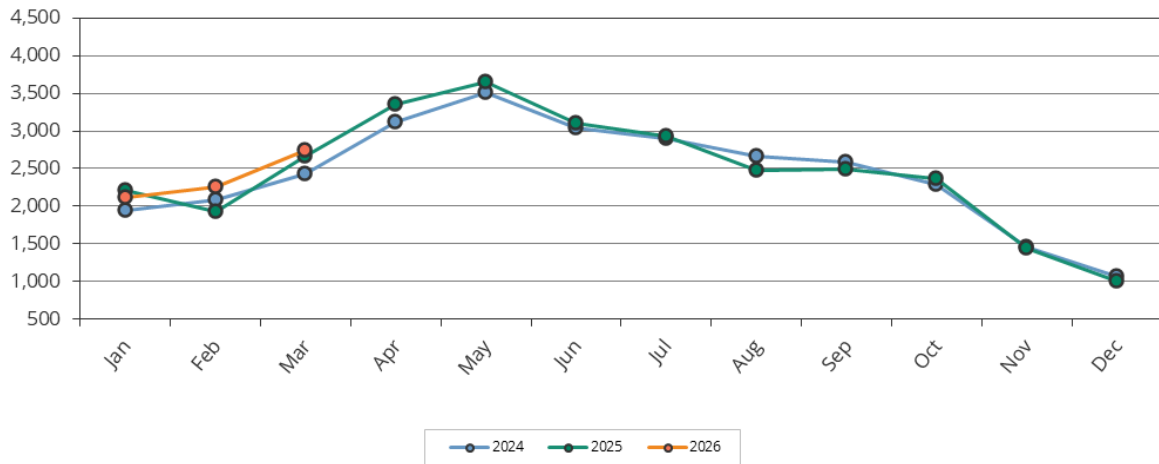
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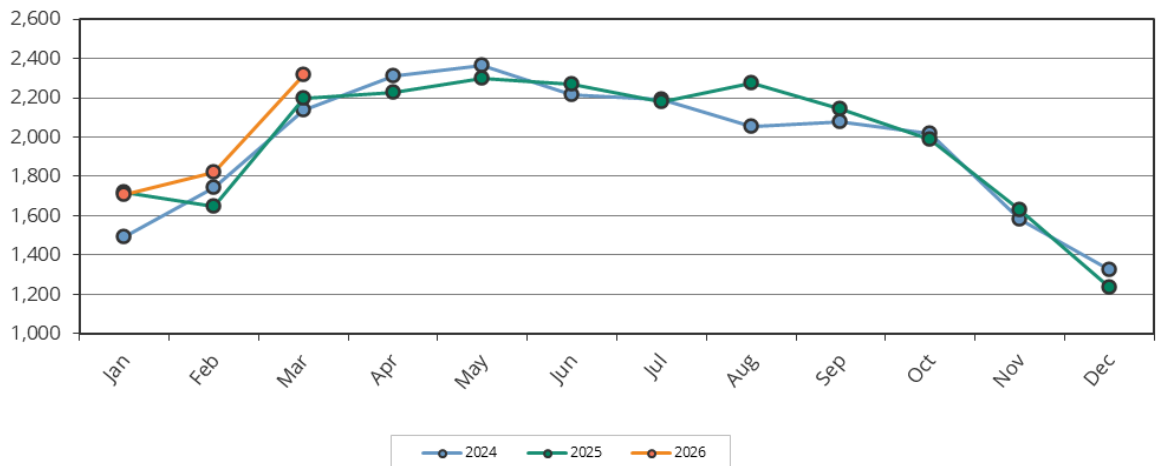
Active Residential Listings



New Listings

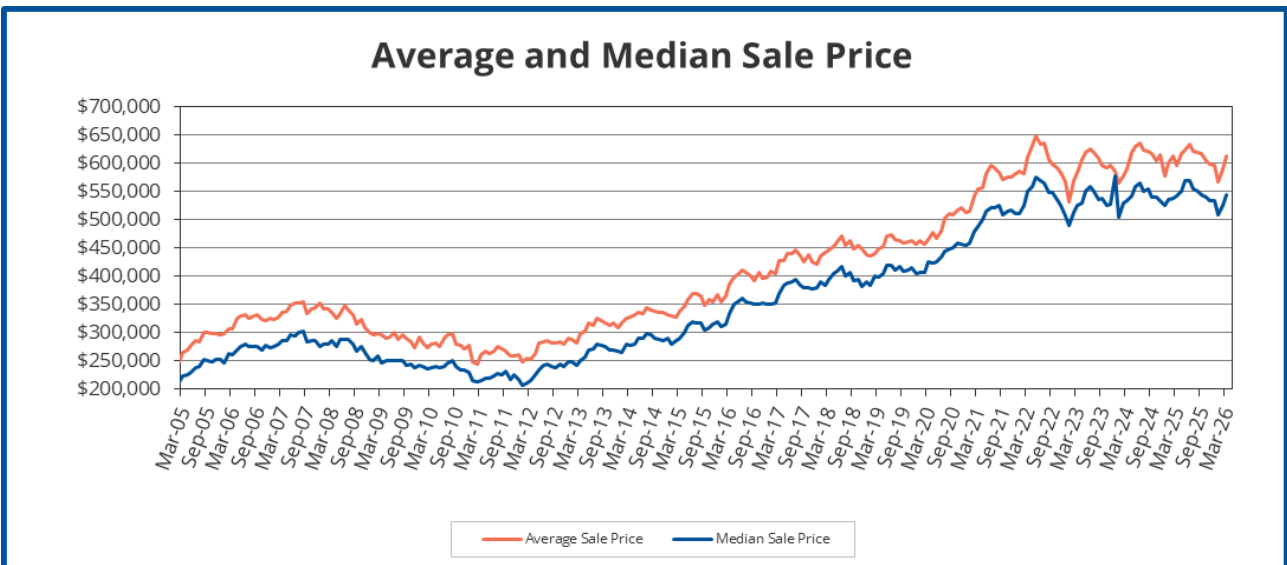
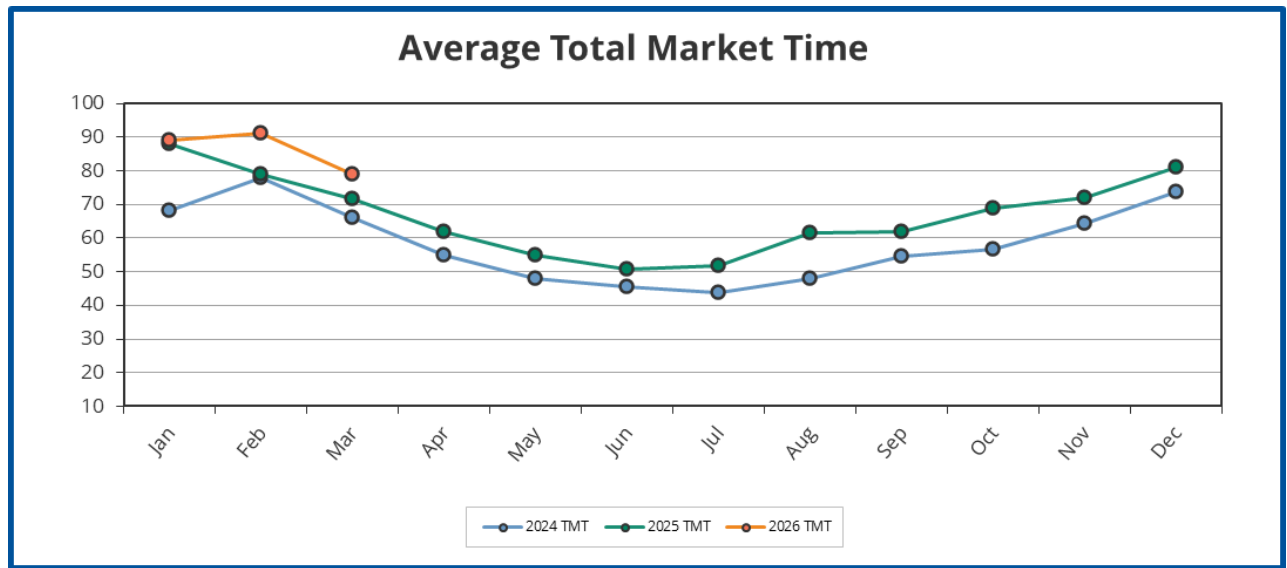
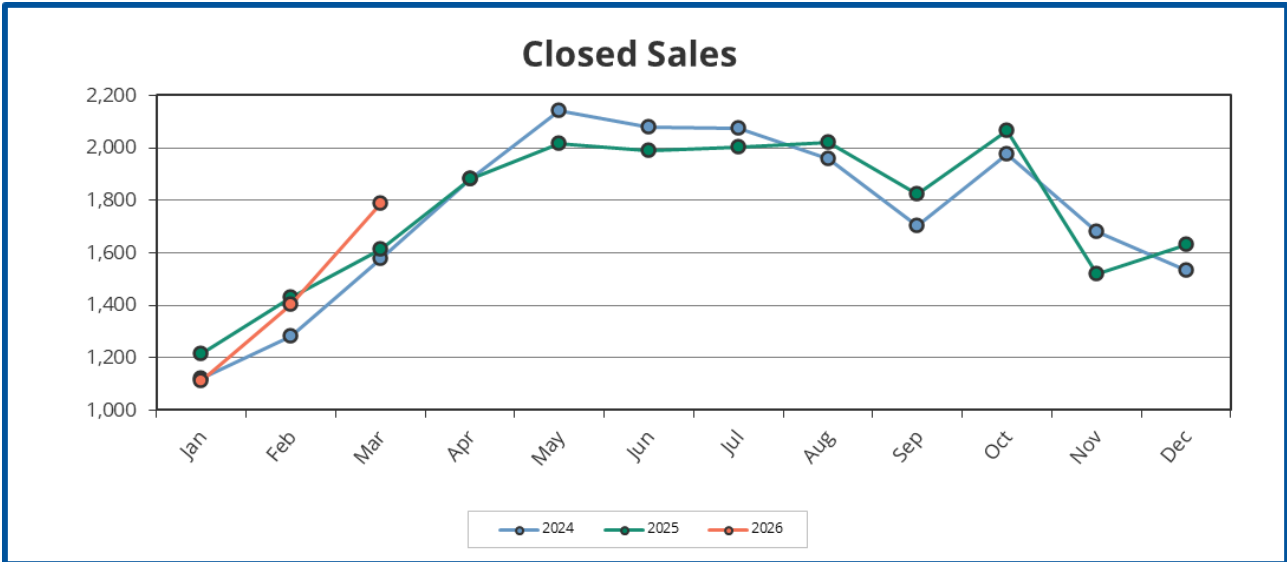


Pending Sales



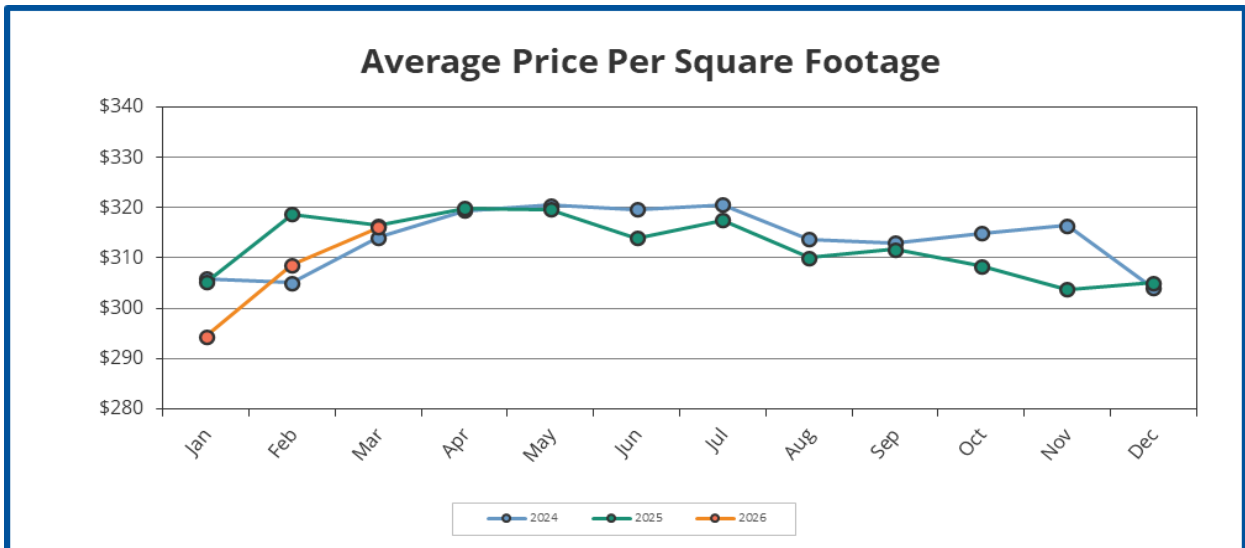
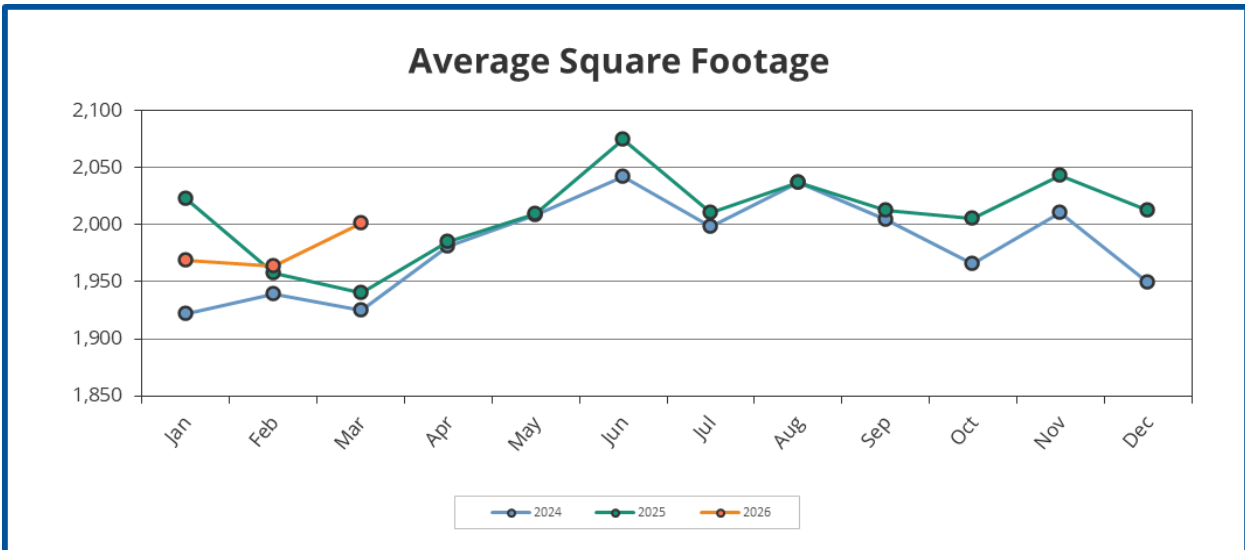
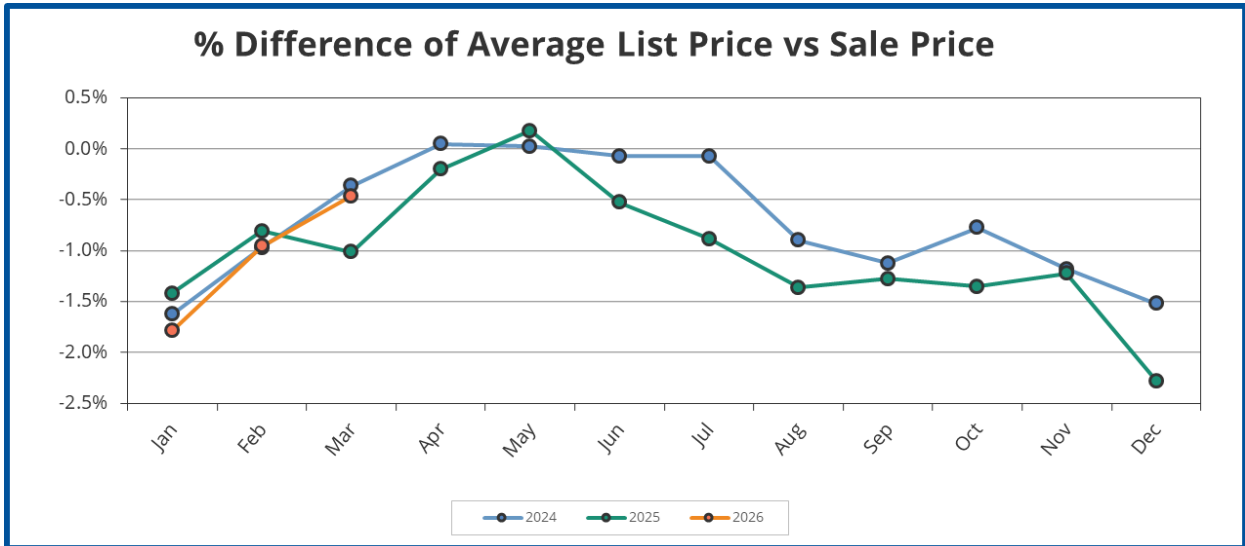
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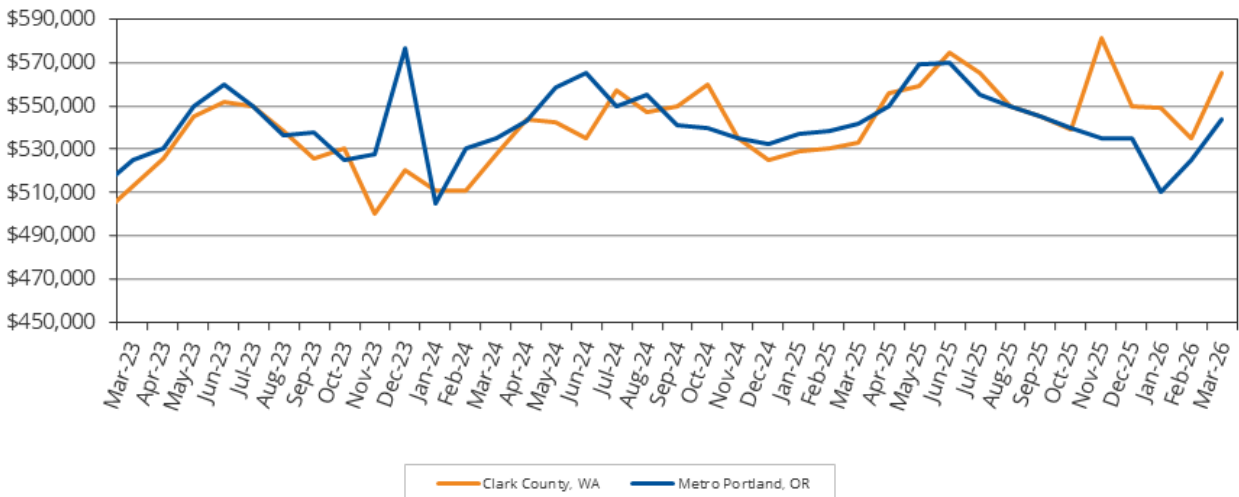
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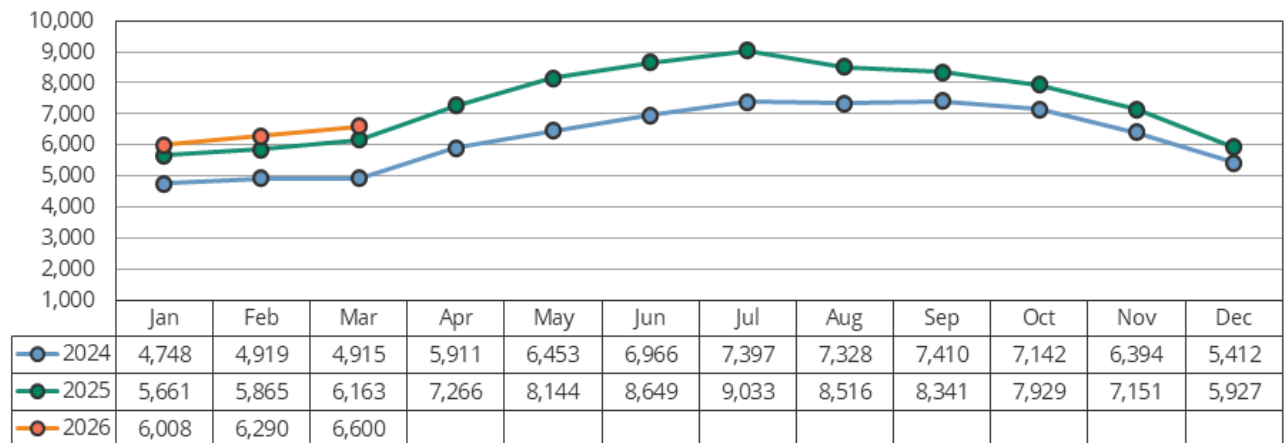
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Median Sale Price: Portland, OR & Clark Co., WA



— Clark County, WA — Metro Portland, OR

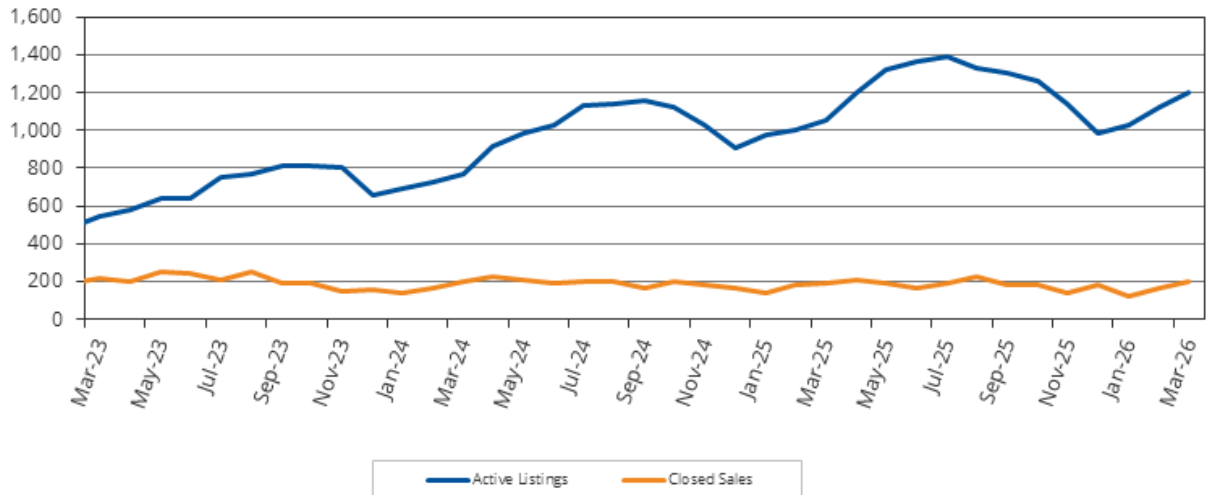
Total Active Listings



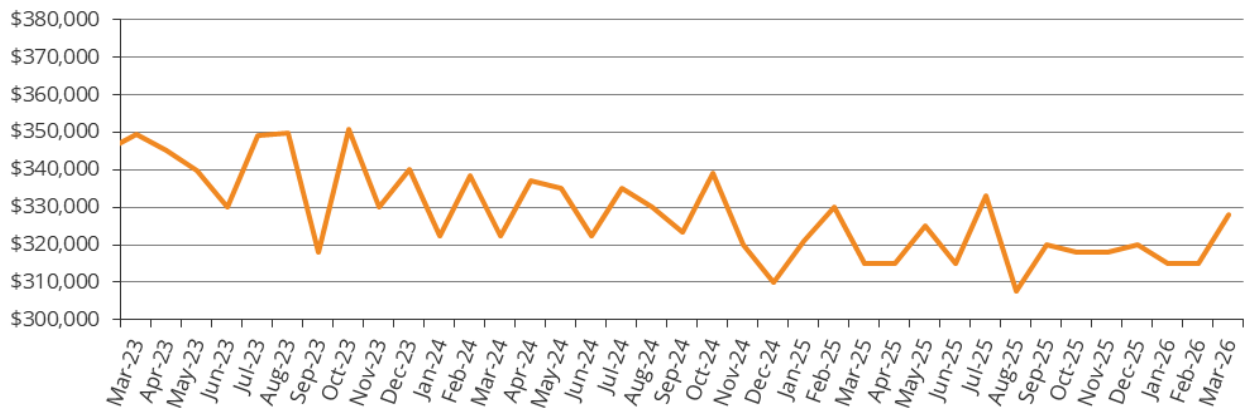
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Active & Closed Condos

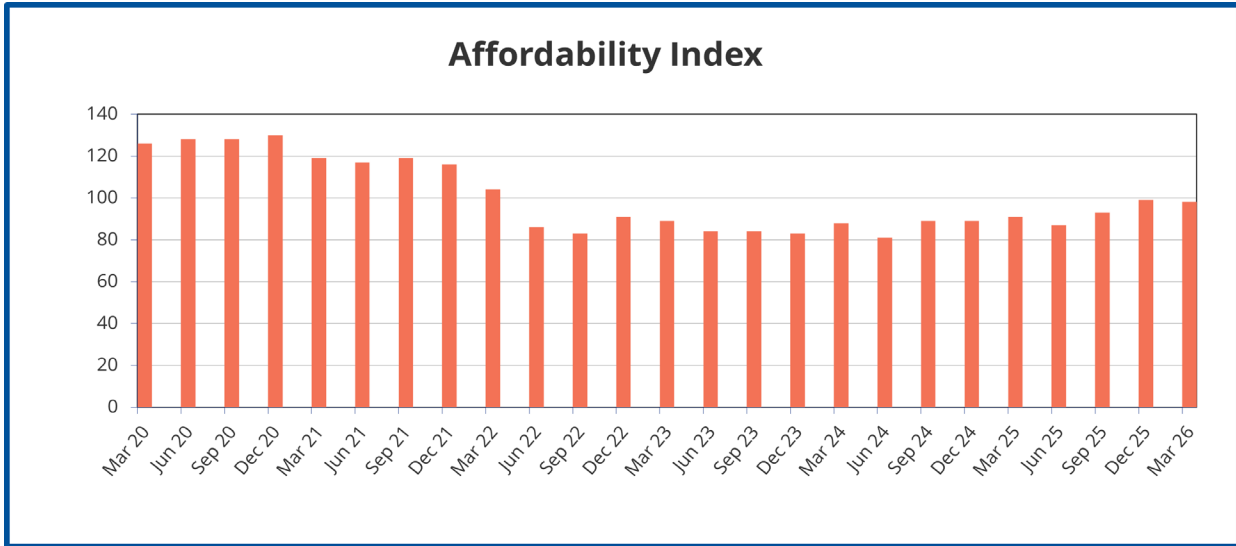


Condo Median Sale Price



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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 98% of a monthly mortgage payment on a median priced home (\$543,800 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.1% (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

4,864

Percent of Total
Active Listings

91.6%

Purchase- and
Occupancy-Ready
Inventory in Months

2.7

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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	227	135	26	96	-5.9%	75	516,200	99	323	233	-10.4%	191	495,800	459,000	4.0%	5	882,300	-	-	5	1,009,200
142	NE Portland	319	239	43	226	34.5%	185	619,100	44	599	527	20.0%	414	565,000	510,500	1.4%	3	1,050,500	3	328,800	16	1,161,400
143	SE Portland	441	280	42	281	1.4%	199	513,700	65	773	635	-1.4%	471	489,900	443,000	1.1%	4	2,077,000	14	324,300	18	748,200
144	Gresham / Troutdale	331	158	30	146	-8.2%	113	485,500	80	461	378	9.2%	313	492,400	479,900	-1.7%	4	1,218,500	8	307,400	6	547,000
145	Milwaukie / Clackamas	467	255	57	207	14.4%	183	559,100	86	674	538	17.2%	426	561,900	542,000	-1.8%	-	-	5	322,400	4	646,800
146	Oregon City / Canby	250	159	32	132	28.2%	90	619,500	90	380	303	17.0%	205	612,000	581,000	-1.1%	2	1,915,000	14	398,300	4	566,200
147	Lake Oswego / West Linn	345	156	44	105	-14.6%	99	1,065,800	85	433	285	14.9%	223	1,049,100	820,000	-1.1%	-	-	5	999,800	-	-
148	W Portland	821	330	62	232	-1.3%	179	816,500	99	850	541	4.4%	420	746,800	653,500	0.7%	-	-	3	471,700	9	1,055,600
149	NW Wash Co.	255	130	29	121	47.6%	77	649,800	86	342	267	6.0%	191	693,000	650,000	-5.7%	-	-	5	279,200	1	955,500
150	Beaverton/ Aloha	390	215	29	194	16.2%	151	554,100	68	579	478	7.4%	368	543,800	541,000	-0.2%	1	1,299,000	2	590,000	3	837,000
151	Tigard / Wilsonville	451	262	37	226	2.7%	155	625,900	77	657	540	-0.6%	411	622,400	610,000	-1.1%	2	716,500	8	540,500	2	880,500
152	Hillsboro / Forest Grove	405	203	38	180	-2.2%	153	507,300	80	549	451	1.1%	392	522,200	500,000	-2.5%	5	596,500	7	424,000	9	615,500
153	Mt. Hood	59	20	1	15	7.1%	10	556,300	215	46	32	-8.6%	28	525,800	535,000	-5.3%	-	-	6	150,000	-	-
155	Columbia Co.	200	66	15	46	-36.1%	38	468,600	95	191	137	-8.1%	110	470,200	455,000	3.6%	2	532,100	9	135,200	-	-
156	Yamhill Co.	350	130	20	112	0.0%	83	574,600	88	337	283	-6.9%	239	550,800	470,700	1.2%	5	1,055,000	13	859,000	4	572,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/25-3/31/26) with 12 months before (4/1/24-3/31/25).

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.

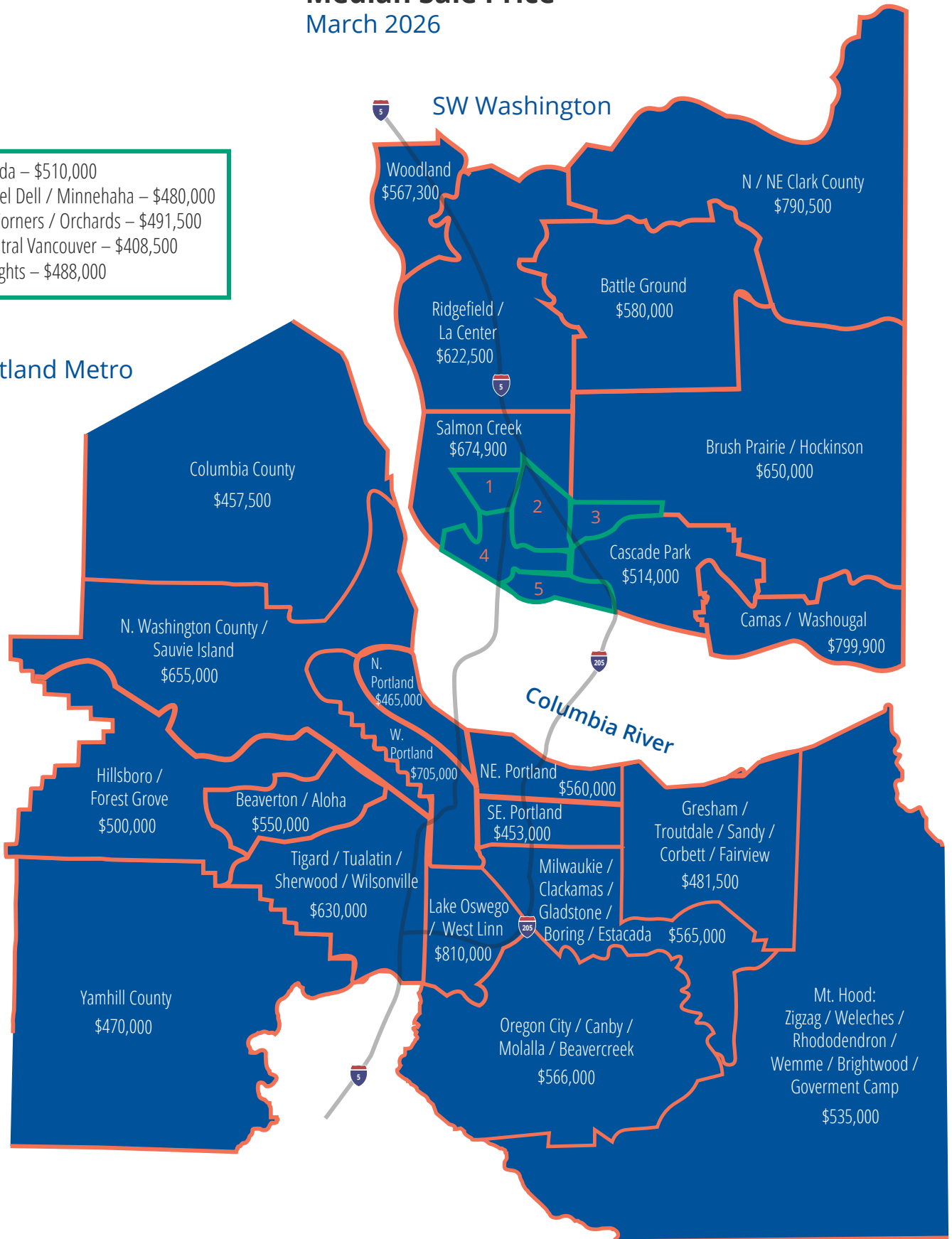
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Median Sale Price March 2026

- 1. Felida – \$510,000
- 2. Hazel Dell / Minnehaha – \$480,000
- 3. 5. Corners / Orchards – \$491,500
- 4. Central Vancouver – \$408,500
- 5. Heights – \$488,000

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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.

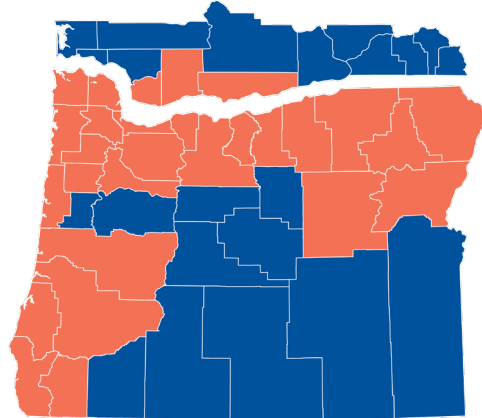
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [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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