



MARKET ACTION REPORT

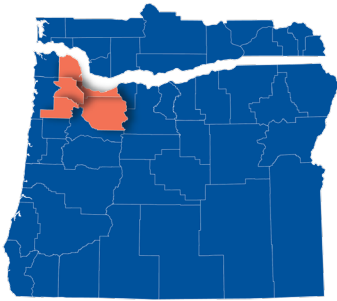
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro September 2026 Reporting Period

Portland Metro

September 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,487) decreased 0.4% from the 2,498 listed in September 2025, and increased 1.9% from the 2,440 listed in August 2026.

Pending Sales

Pending sales (1,760) decreased 17.9% from the 2,145 offers accepted in September 2025, and decreased 12.6% from the 2,013 offers accepted in August 2026.

Closed Sales

Closed sales (1,752) decreased 4.0% from the 1,825 closings in September 2025, and decreased 7.9% from the 1,902 closings in August 2026.

Inventory and Time on Market

Inventory increased to 4.2 months in September. Total market time increased to 68 days.

Year-to-Date Summary

Comparing the first nine months of 2026 to the same period in 2025, new listings (25,390) increased 0.4%, pending sales (17,727) decreased 0.0%, and closed sales (16,973) increased 2.3%.

Average and Median Sale Prices

Comparing 2026 to 2025 through September, the average sale price has increased 0.3% from \$616,200 to \$618,200. 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: +0.4% (\$613,800 v. \$611,300)

Median Sale Price % Change: -0.6% (\$545,000 v. \$548,400)

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	3.8
September	3.5	3.8	4.2
October	2.9	3.1	
November	3.0	3.8	
December	2.7	2.9	

Residential Trends

September 2026 vs. August 2026

New Listings **+1.9%** ↑

Pending Sales **-12.6%** ↓

Closed Sales **-7.9%** ↓

Average Sale Price **+3.8%** ↑

Median Sale Price **+0.9%** ↑

Inventory **+0.4** ↑

Total Market Time **+11** ↑

September 2026 vs. September 2025

New Listings **-0.4%** ↓

Pending Sales **-17.9%** ↓

Closed Sales **-4.0%** ↓

Average Sale Price **+2.2%** ↑

Median Sale Price **0.0%** —

Inventory **+0.4** ↑

Total Market Time **+6** ↑

Portland Metro

September 2026 Reporting Period

Residential Sales by Price Range						
Price Range	Sep 2024		Sep 2025		Sep 2026	
0K-100K	22	1.3%	22	1.2%	16	0.9%
100K-200K	37	2.1%	58	3.0%	54	3.1%
200K-300K	87	4.9%	92	4.8%	98	5.6%
300K-400K	197	11.2%	191	10.0%	193	11.0%
400K-500K	356	20.2%	427	22.4%	362	20.7%
500K-600K	369	21.0%	360	18.9%	312	17.8%
600K-700K	251	14.3%	270	14.2%	246	14.0%
700K-800K	154	8.8%	173	9.1%	154	8.8%
800K-900K	97	5.5%	105	5.5%	86	4.9%
900K-1M	56	3.2%	68	3.6%	57	3.3%
1MM-1.1MM	32	1.8%	30	1.6%	36	2.1%
1.1MM-1.2MM	19	1.1%	21	1.1%	38	2.2%
1.2MM-1.3MM	18	1.0%	23	1.2%	22	1.3%
1.3MM-1.4MM	8	0.5%	16	0.8%	14	0.8%
1.4MM-1.5MM	11	0.6%	7	0.4%	10	0.6%
1.5MM-1.6MM	6	0.3%	6	0.3%	10	0.6%
1.6MM-1.7MM	4	0.2%	9	0.5%	7	0.4%
1.7MM-1.8MM	4	0.2%	4	0.2%	5	0.3%
1.8MM-1.9MM	5	0.3%	1	0.1%	6	0.3%
1.9MM-2MM	2	0.1%	5	0.3%	4	0.2%
2MM+	24	1.4%	18	0.9%	22	1.3%
Total Closed Sales	1,759		1,906		1,752	

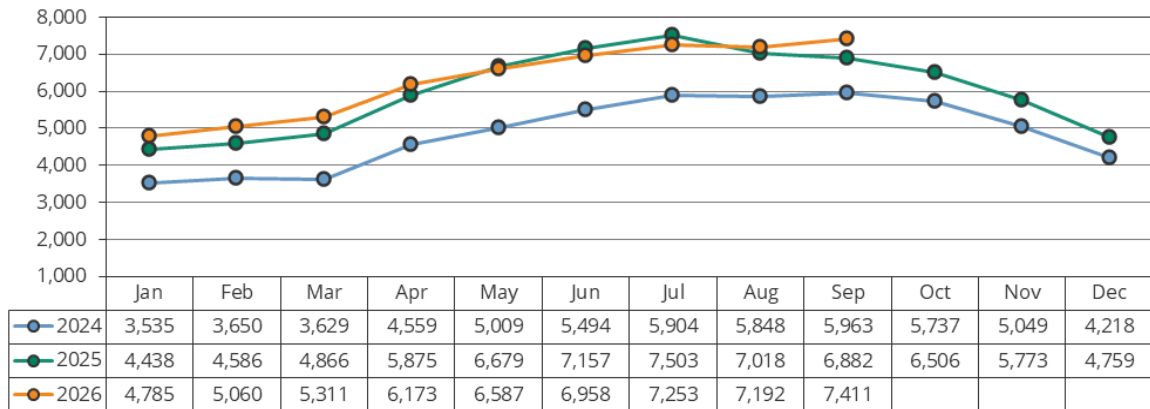
90th Percentile
 50th Percentile
 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	September	2,487	1,760	1,752	630,500	545,000	68
	August	2,440	2,013	1,902	607,200	540,000	57
	Year-To-Date	25,390	17,727	16,973	618,200	549,000	66
2025	September	2,498	2,145	1,825	616,900	545,000	62
	Year-To-Date	25,290	17,733	16,597	616,200	550,000	63
Change	September 2025	-0.4%	-17.9%	-4.0%	2.2%	0.0%	9.7%
	Prev Mo 2026	1.9%	-12.6%	-7.9%	3.8%	0.9%	19.3%
	Year-To-Date	0.4%	0.0%	2.3%	0.3%	-0.2%	4.8%

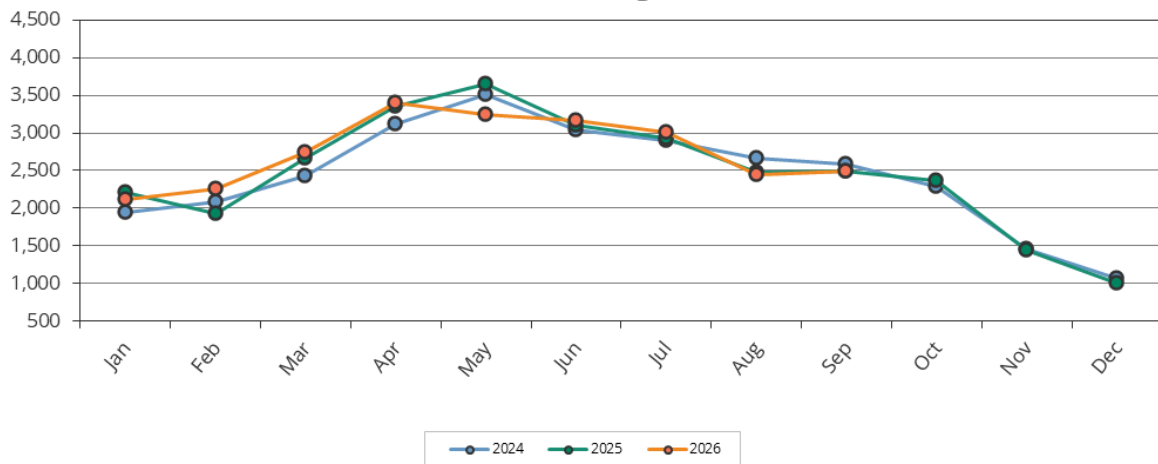
Portland Metro

September 2026 Reporting Period

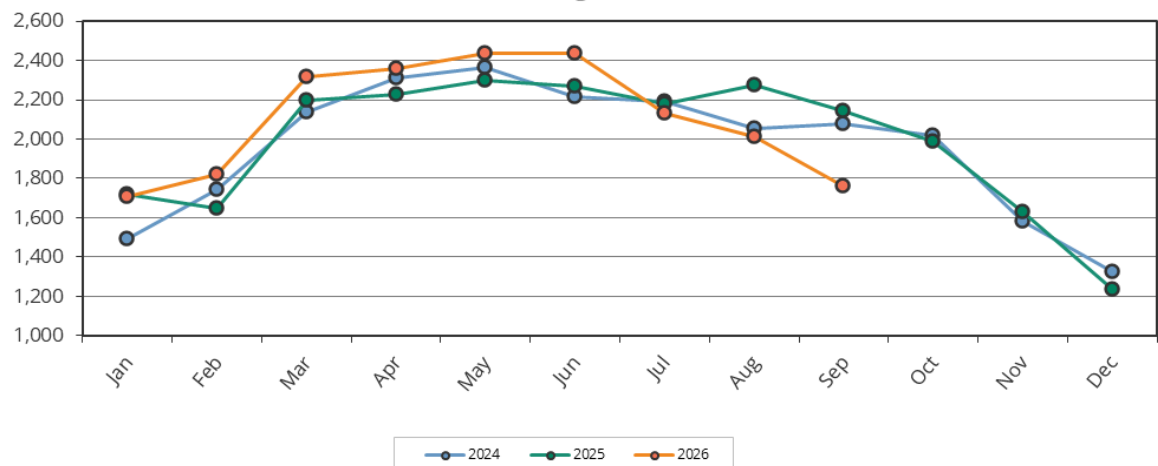
Active Residential Listings



New Listings



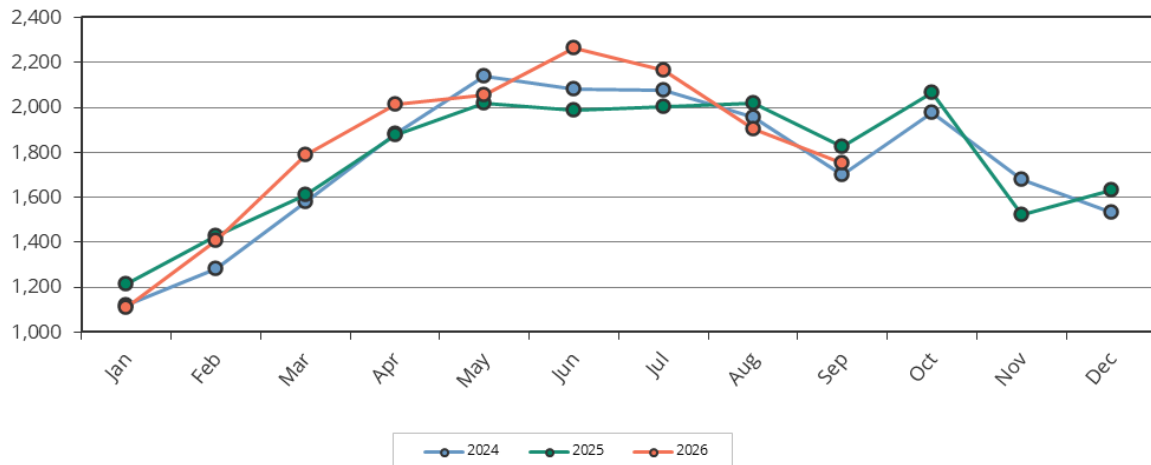
Pending Sales



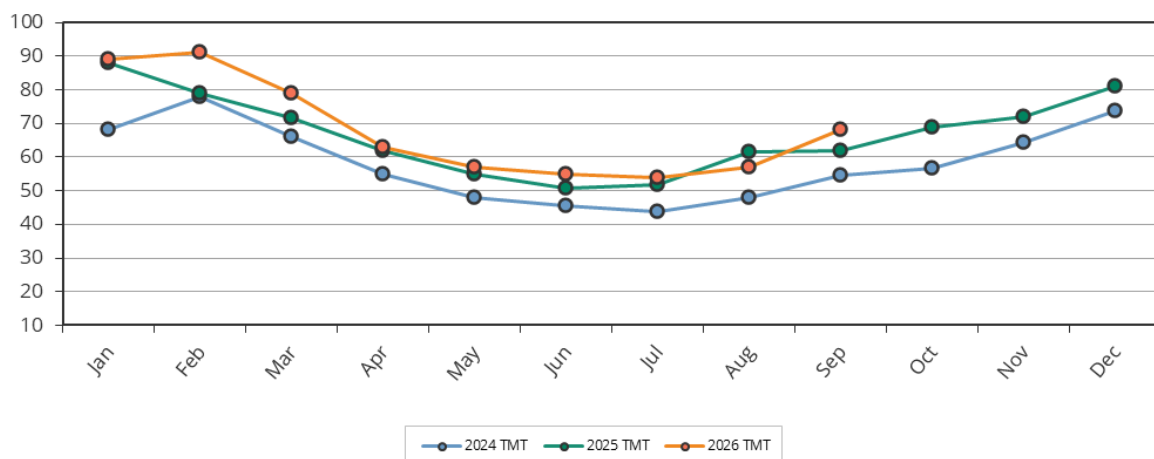
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September 2026 Reporting Period

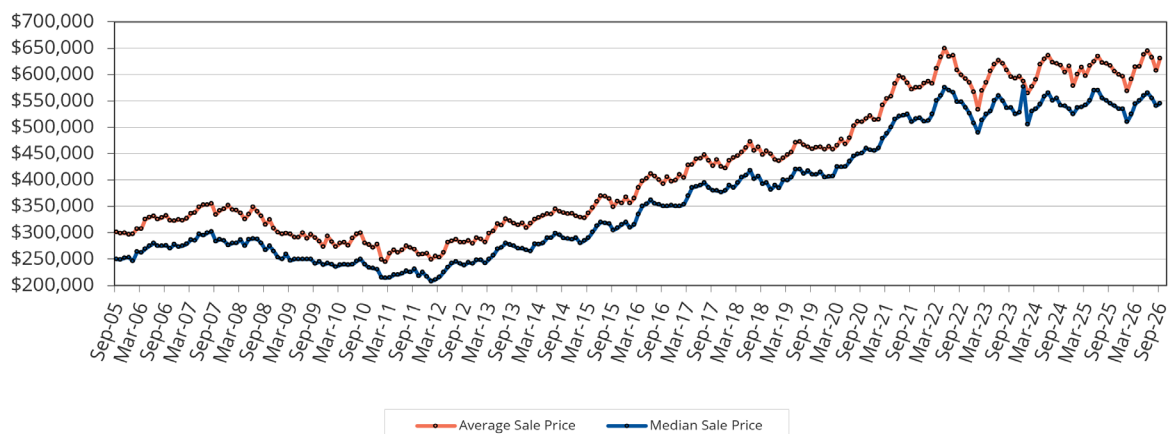
Closed Sales



Average Total Market Time



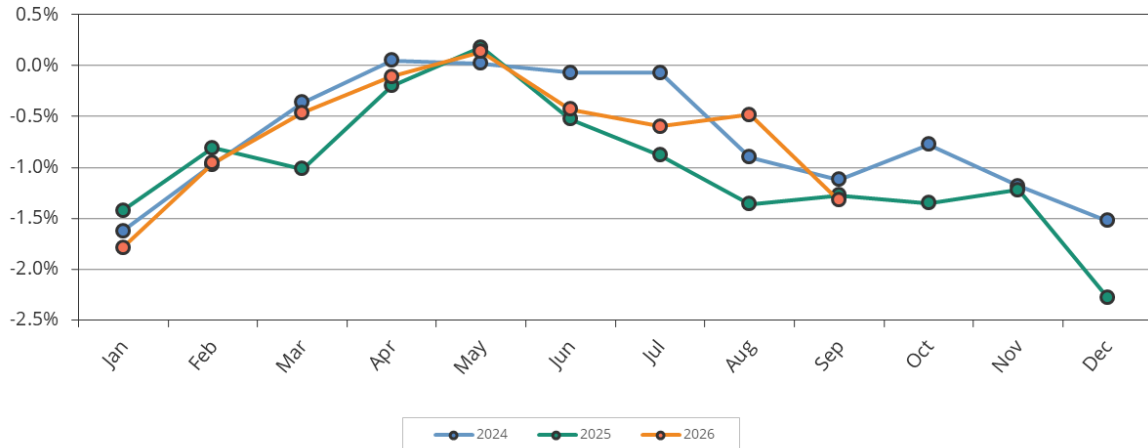
Average and Median Sale Price



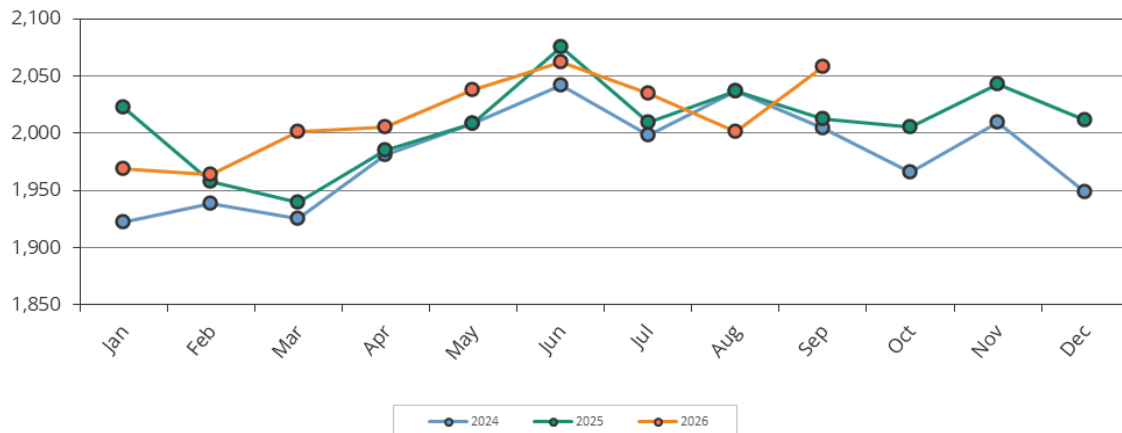
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September 2026 Reporting Period

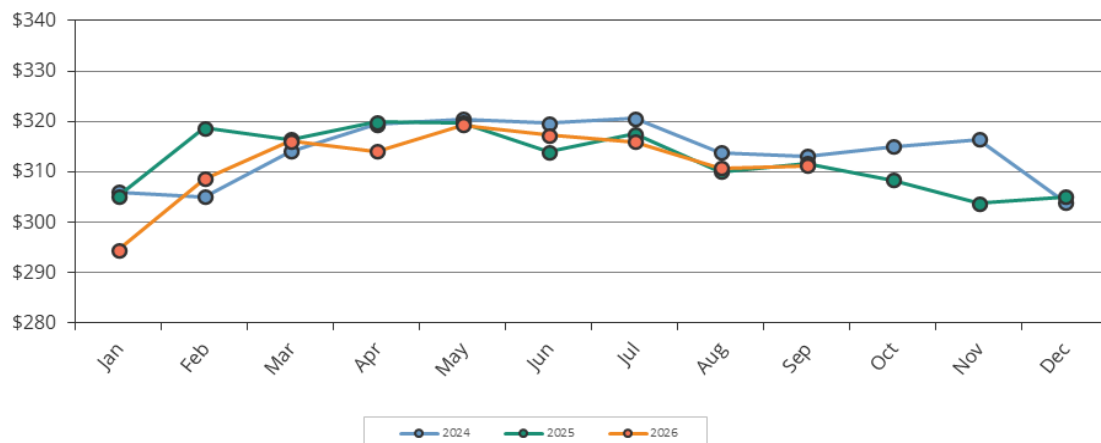
% Difference of Average List Price vs Sale Price



Average Square Footage



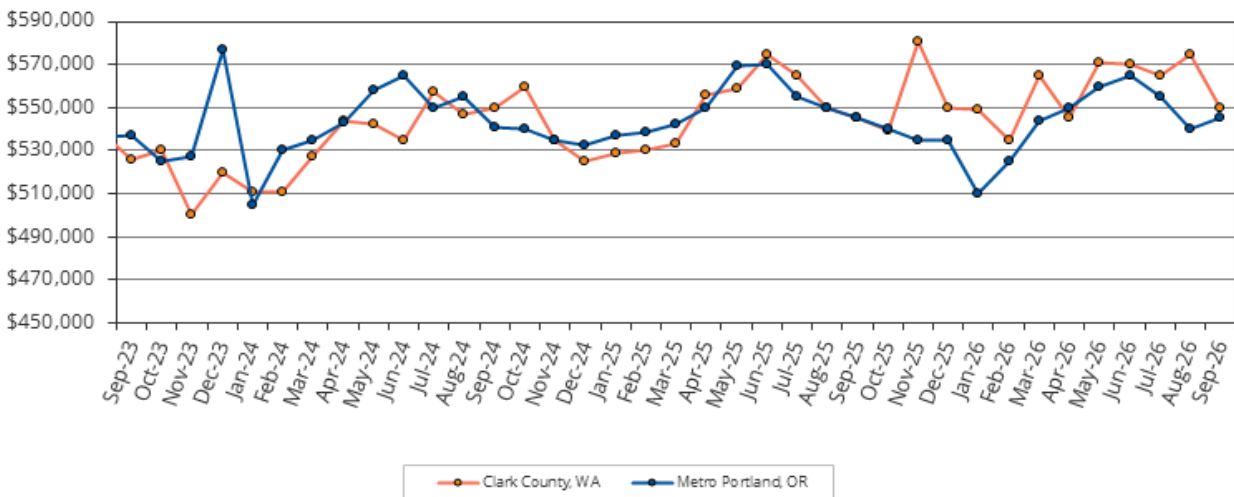
Average Price Per Square Footage



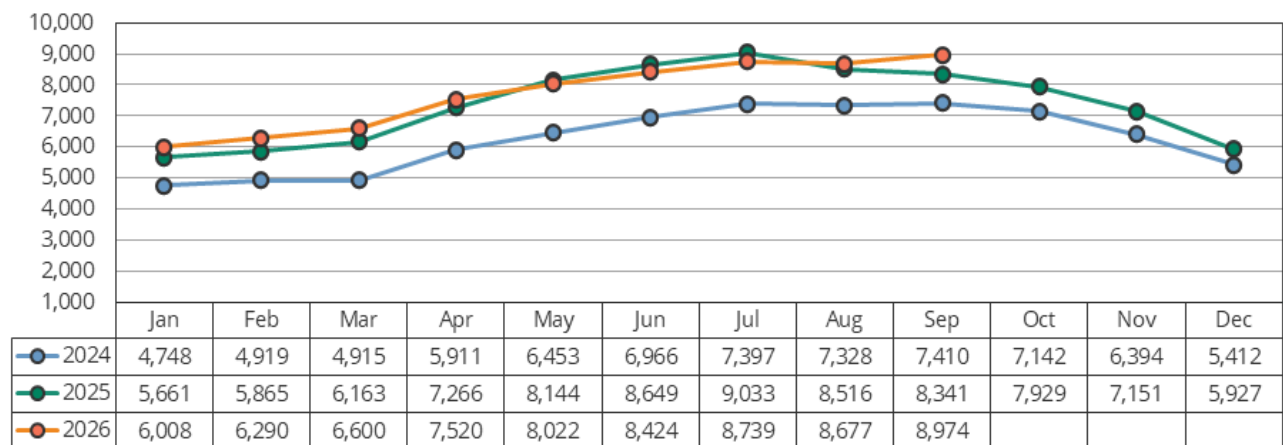
Portland Metro

September 2026 Reporting Period

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



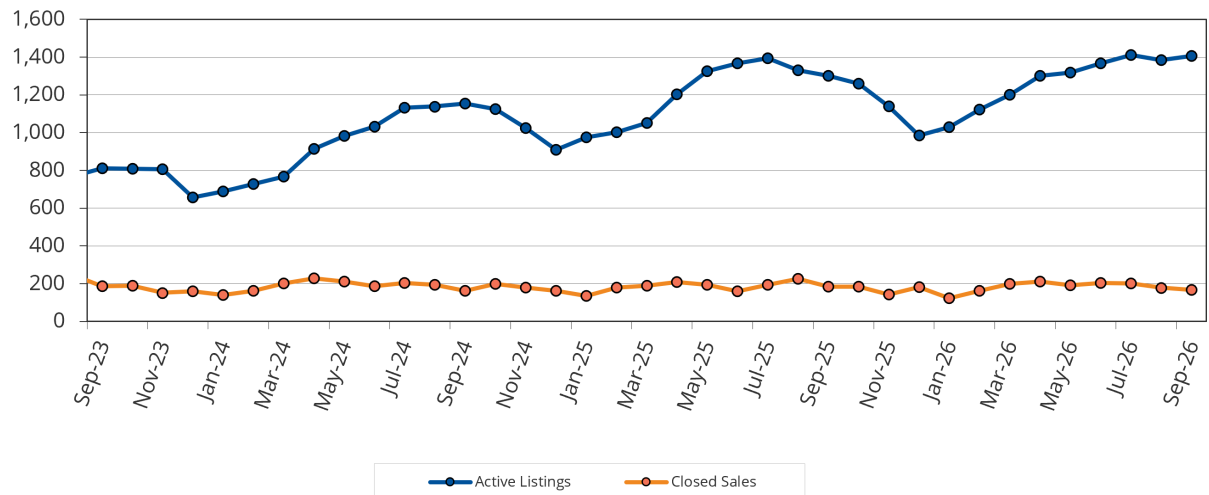
Total Active Listings



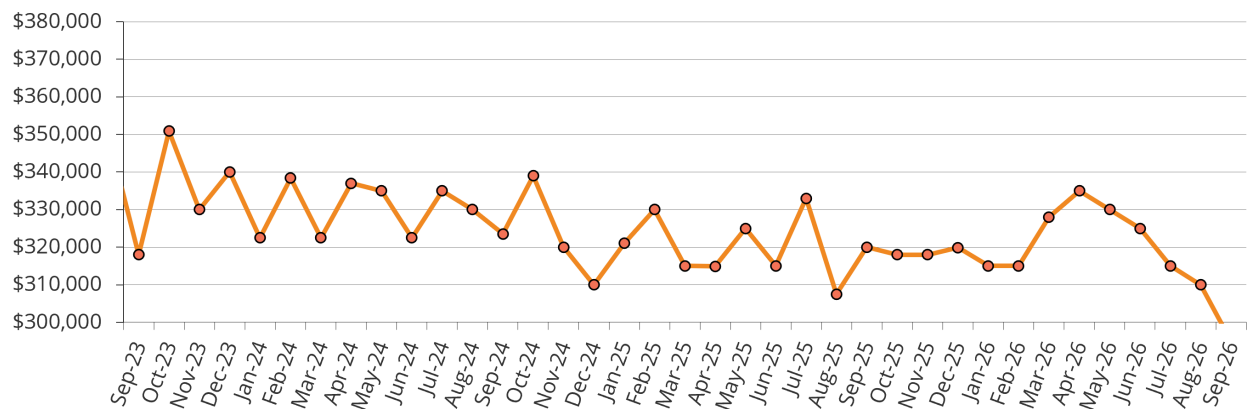
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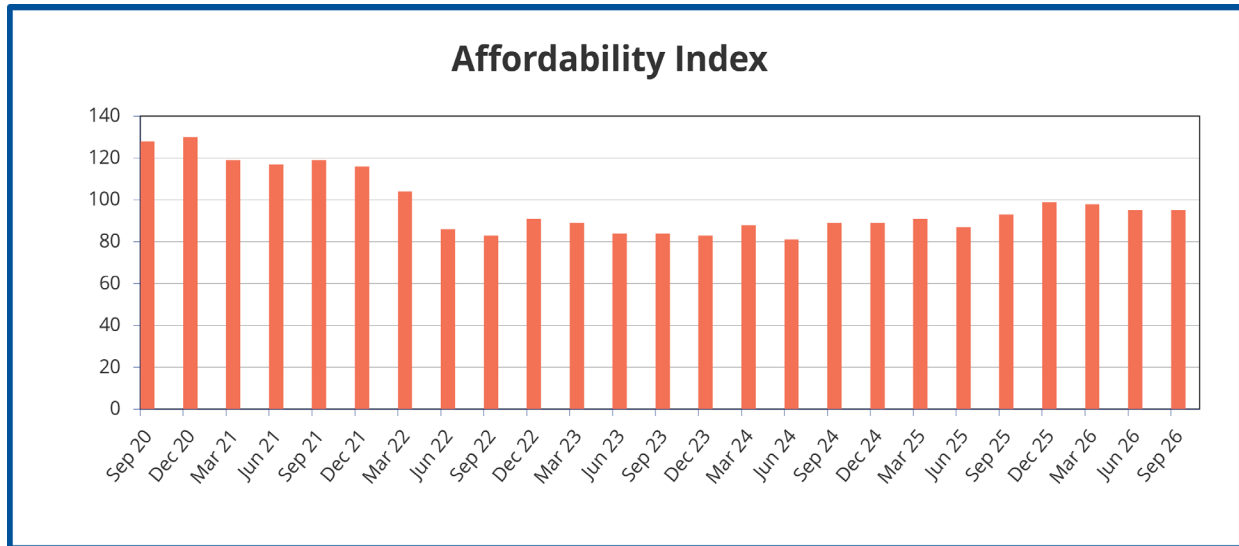
September 2026 Reporting Period

Active & Closed Condos



Condo Median Sale Price





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 (\$545,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.7% (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
6,981	94.2%	4.0

Portland Metro

September 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 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	261	95	41	70	-19.5%	88	476,600	89	1,052	752	-1.7%	735	498,900	479,900	-1.0%	8	721,200	7	393,900	18	879,800		
142	NE Portland	478	220	50	159	-32.9%	144	574,200	46	2,113	1,620	1.8%	1,561	598,400	525,000	3.7%	15	783,000	12	238,300	43	791,200		
143	SE Portland	648	317	78	227	-7.7%	169	517,900	55	2,768	2,033	-3.5%	1,914	529,700	469,900	-0.6%	11	1,109,100	35	301,500	86	774,900		
144	Gresham / Troutdale	510	166	50	121	-19.3%	139	519,400	62	1,683	1,192	-1.5%	1,167	508,900	489,000	1.0%	7	1,332,000	22	319,100	25	574,500		
145	Milwaukie / Clackamas	570	198	62	168	-11.1%	160	603,000	54	2,236	1,641	8.2%	1,543	588,000	561,000	0.8%	8	894,300	20	602,900	8	806,500		
146	Oregon City / Canby	430	141	25	99	-8.3%	108	615,400	71	1,397	963	4.2%	905	626,300	582,000	1.8%	4	1,198,200	33	385,100	8	868,700		
147	Lake Oswego / West Linn	491	152	65	89	-8.2%	107	1,130,300	75	1,582	954	8.9%	914	1,094,000	900,000	3.0%	1	2,200,000	17	632,600	1	1,100,000		
148	W Portland	1,092	289	92	183	-20.4%	159	790,800	108	2,939	1,773	-0.8%	1,693	748,400	665,000	0.0%	6	660,800	22	307,000	18	1,365,200		
149	NW Wash Co.	323	103	61	75	-20.2%	95	768,100	67	1,232	857	8.1%	807	742,600	700,000	-2.1%	-	-	22	426,400	2	802,800		
150	Beaverton/ Aloha	592	190	69	137	-14.4%	141	534,400	52	2,126	1,467	5.8%	1,414	542,600	539,500	-2.4%	3	711,300	6	344,200	16	807,100		
151	Tigard / Wilsonville	594	197	53	157	-11.3%	154	663,600	55	2,240	1,682	-4.9%	1,621	632,900	609,000	-3.1%	4	894,300	21	475,800	4	720,300		
152	Hillsboro / Forest Grove	527	187	52	126	-30.8%	128	560,900	68	1,802	1,339	-8.0%	1,311	549,700	510,000	-1.9%	8	682,700	24	530,400	24	648,000		
153	Mt. Hood	100	19	4	13	30.0%	14	570,200	107	200	106	-10.9%	103	513,100	507,000	0.7%	-	-	11	142,000	1	200,000		
155	Columbia Co.	291	89	27	46	-32.4%	57	438,100	93	725	455	-7.9%	424	468,800	460,000	1.6%	7	1,168,900	31	181,900	1	610,000		
156	Yamhill Co.	504	124	36	90	-18.2%	89	623,200	88	1,295	893	-5.1%	861	555,400	480,000	2.2%	11	719,400	37	547,800	17	684,000		

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/25-9/30/26) with 12 months before (10/1/24-9/30/25).

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.

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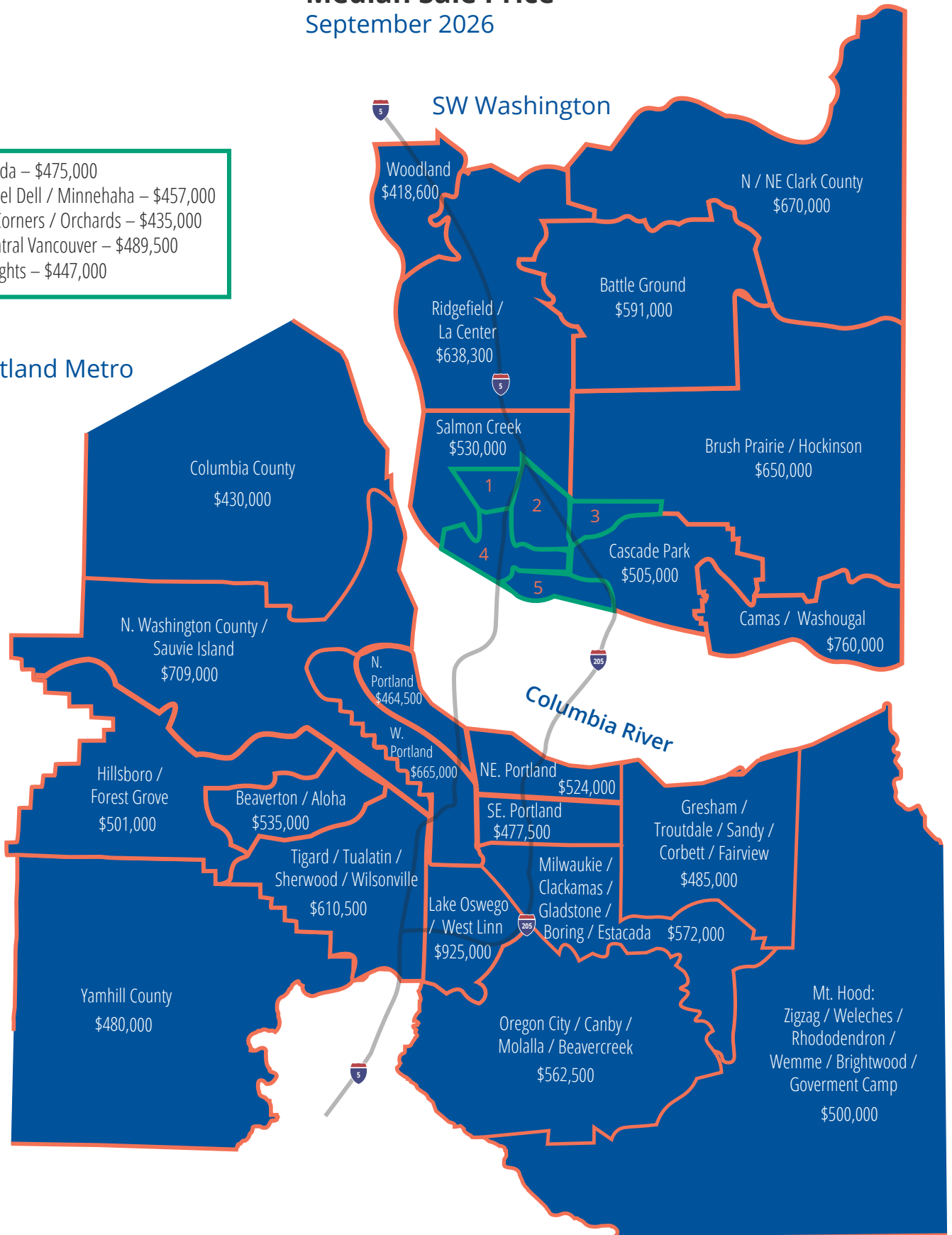
September 2026 Reporting Period

Median Sale Price

September 2026

1. Felida – \$475,000
2. Hazel Dell / Minnehaha – \$457,000
3. 5. Corners / Orchards – \$435,000
4. Central Vancouver – \$489,500
5. Heights – \$447,000

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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.

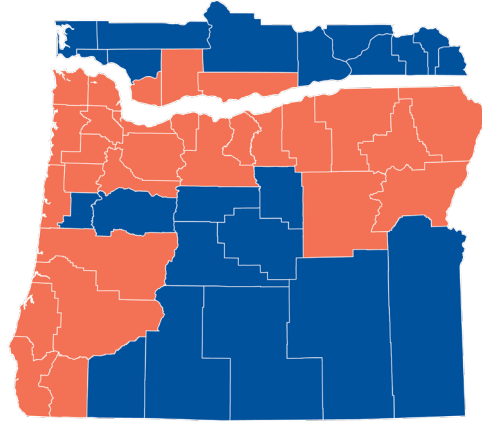
Additional Resources for RMLS Subscribers:

- | | |
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| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Video Highlights | ▶ 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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