



MARKET ACTION REPORT

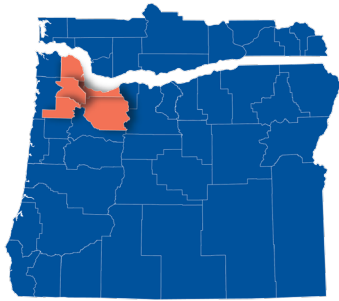
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro April 2026 Reporting Period

Portland Metro

April 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (3,396) increased 1.1% from the 3,358 listed in April 2025, and increased 24.0% from the 2,738 listed in March 2026.

Pending Sales

Pending sales (2,356) increased 5.9% from the 2,225 offers accepted in April 2025, and increased 1.6% from the 2,319 offers accepted in March 2026.

Closed Sales

Closed sales (2,013) increased 7.1% from the 1,880 closings in April 2025, and increased 12.5% from the 1,790 closings in March 2026.

Inventory and Time on Market

Inventory increased to 3.1 months in April. Total market time decreased to 63 days.

Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (10,658) increased 3.4%, pending sales (7,822) increased 5.6%, and closed sales (6,477) increased 2.9%.

Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has decreased 1.1% from \$606,700 to \$600,000. In the same comparison, the median sale price has decreased 0.9% from \$540,000 to \$535,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.4% (\$610,200 v. \$612,500)

Median Sale Price % Change: -0.2% (\$545,000 v. \$546,000)

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 | |
| 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

April 2026 vs. March 2026

| | | |
|--------------------|---------------|---|
| New Listings | +24.0% | ↑ |
| Pending Sales | +1.6% | ↑ |
| Closed Sales | +12.5% | ↑ |
| Average Sale Price | +0.1% | ↑ |
| Median Sale Price | +1.1% | ↑ |
| Inventory | +0.1 | ↑ |
| Total Market Time | -16 | ↓ |

April 2026 vs. April 2025

| | | |
|--------------------|--------------|---|
| New Listings | +1.1% | ↑ |
| Pending Sales | +5.9% | ↑ |
| Closed Sales | +7.1% | ↑ |
| Average Sale Price | -0.3% | ↓ |
| Median Sale Price | 0.0% | — |
| Inventory | 0.0 | — |
| Total Market Time | +1 | ↑ |

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| Residential Sales by Price Range | | | | | | |
|----------------------------------|--------------|-------|--------------|-------|--------------|-------|
| Price Range | Apr 2024 | | Apr 2025 | | Apr 2026 | |
| 0K-100K | 20 | 1.0% | 21 | 1.1% | 30 | 1.5% |
| 100K-200K | 43 | 2.2% | 58 | 3.0% | 37 | 1.8% |
| 200K-300K | 110 | 5.6% | 93 | 4.7% | 105 | 5.2% |
| 300K-400K | 204 | 10.5% | 221 | 11.3% | 208 | 10.3% |
| 400K-500K | 408 | 20.9% | 404 | 20.6% | 420 | 20.9% |
| 500K-600K | 378 | 19.4% | 347 | 17.7% | 372 | 18.5% |
| 600K-700K | 258 | 13.2% | 294 | 15.0% | 278 | 13.8% |
| 700K-800K | 165 | 8.5% | 151 | 7.7% | 196 | 9.7% |
| 800K-900K | 122 | 6.3% | 123 | 6.3% | 119 | 5.9% |
| 900K-1M | 66 | 3.4% | 62 | 3.2% | 72 | 3.6% |
| 1MM-1.1MM | 33 | 1.7% | 46 | 2.3% | 29 | 1.4% |
| 1.1MM-1.2MM | 34 | 1.7% | 42 | 2.1% | 36 | 1.8% |
| 1.2MM-1.3MM | 21 | 1.1% | 21 | 1.1% | 35 | 1.7% |
| 1.3MM-1.4MM | 24 | 1.2% | 20 | 1.0% | 23 | 1.1% |
| 1.4MM-1.5MM | 14 | 0.7% | 11 | 0.6% | 15 | 0.7% |
| 1.5MM-1.6MM | 11 | 0.6% | 9 | 0.5% | 5 | 0.2% |
| 1.6MM-1.7MM | 10 | 0.5% | 8 | 0.4% | 10 | 0.5% |
| 1.7MM-1.8MM | 2 | 0.1% | 6 | 0.3% | 8 | 0.4% |
| 1.8MM-1.9MM | 4 | 0.2% | 5 | 0.3% | 2 | 0.1% |
| 1.9MM-2MM | 1 | 0.1% | 3 | 0.2% | 2 | 0.1% |
| 2MM+ | 20 | 1.0% | 13 | 0.7% | 11 | 0.5% |
| Total Closed Sales | 1,948 | | 1,958 | | 2,013 | |

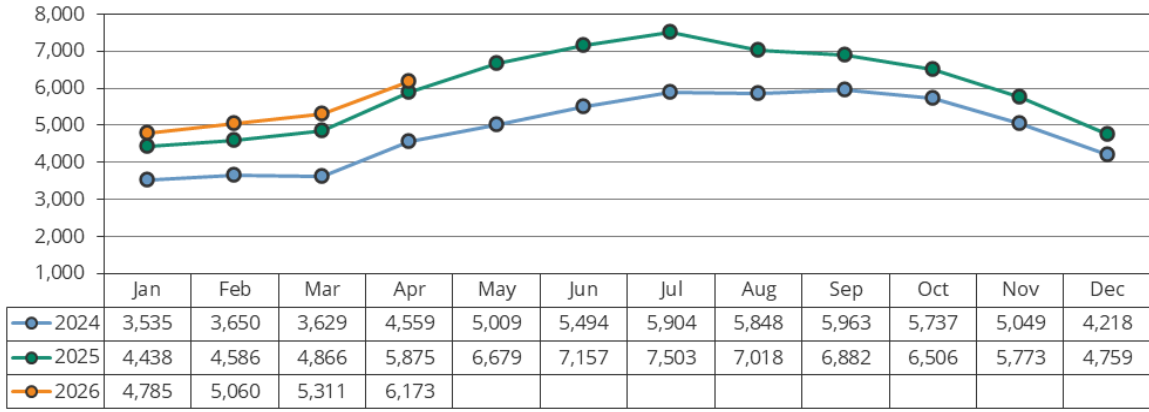
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Portland Metro Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2026 | April | 3,396 | 2,356 | 2,013 | 615,100 | 550,000 | 63 |
| | March | 2,738 | 2,319 | 1,790 | 614,200 | 543,800 | 79 |
| | Year-To-Date | 10,658 | 7,822 | 6,477 | 600,000 | 535,000 | 79 |
| 2025 | April | 3,358 | 2,225 | 1,880 | 616,700 | 550,000 | 62 |
| | Year-To-Date | 10,307 | 7,410 | 6,295 | 606,700 | 540,000 | 73 |
| Change | April 2025 | 1.1% | 5.9% | 7.1% | -0.3% | 0.0% | 1.6% |
| | Prev Mo 2025 | 24.0% | 1.6% | 12.5% | 0.1% | 1.1% | -20.3% |
| | Year-To-Date | 3.4% | 5.6% | 2.9% | -1.1% | -0.9% | 8.2% |

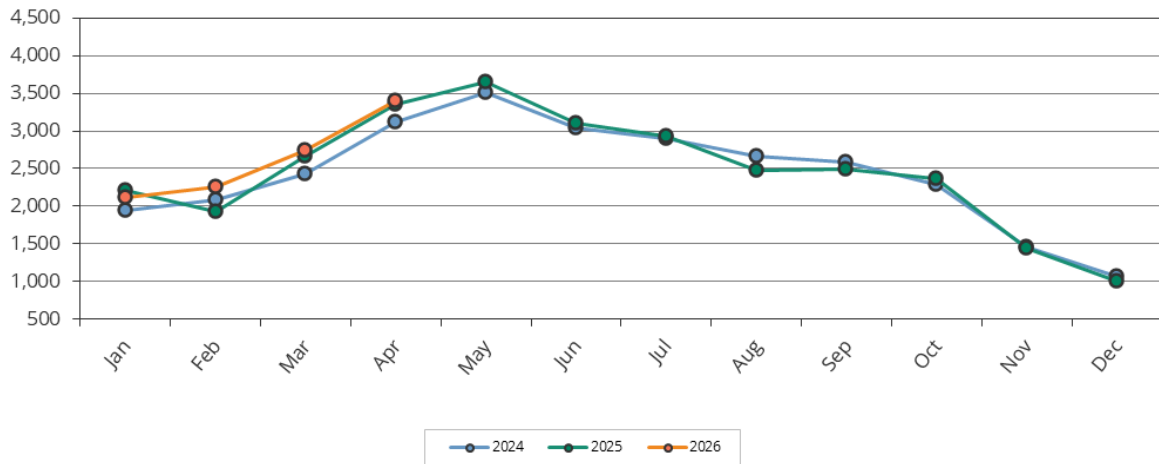
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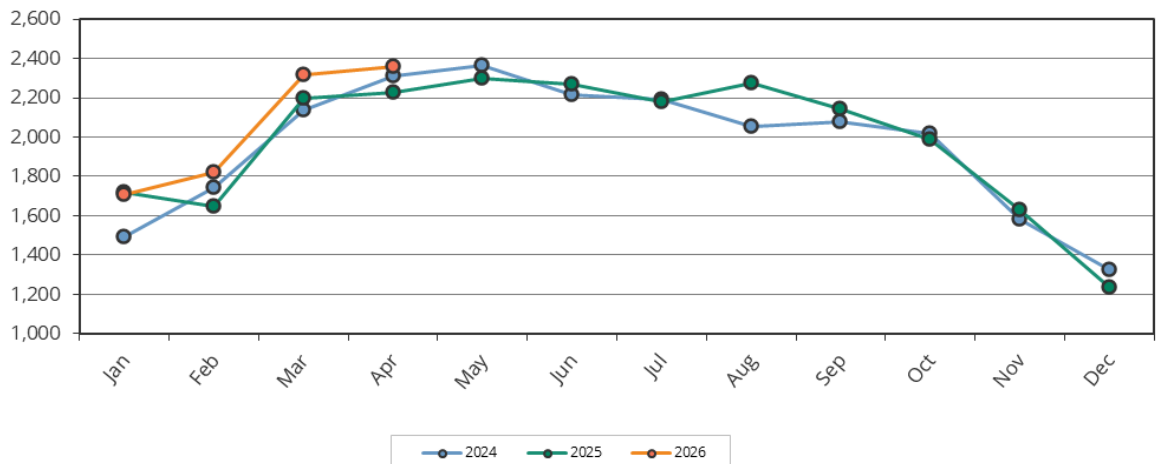
Active Residential Listings



New Listings

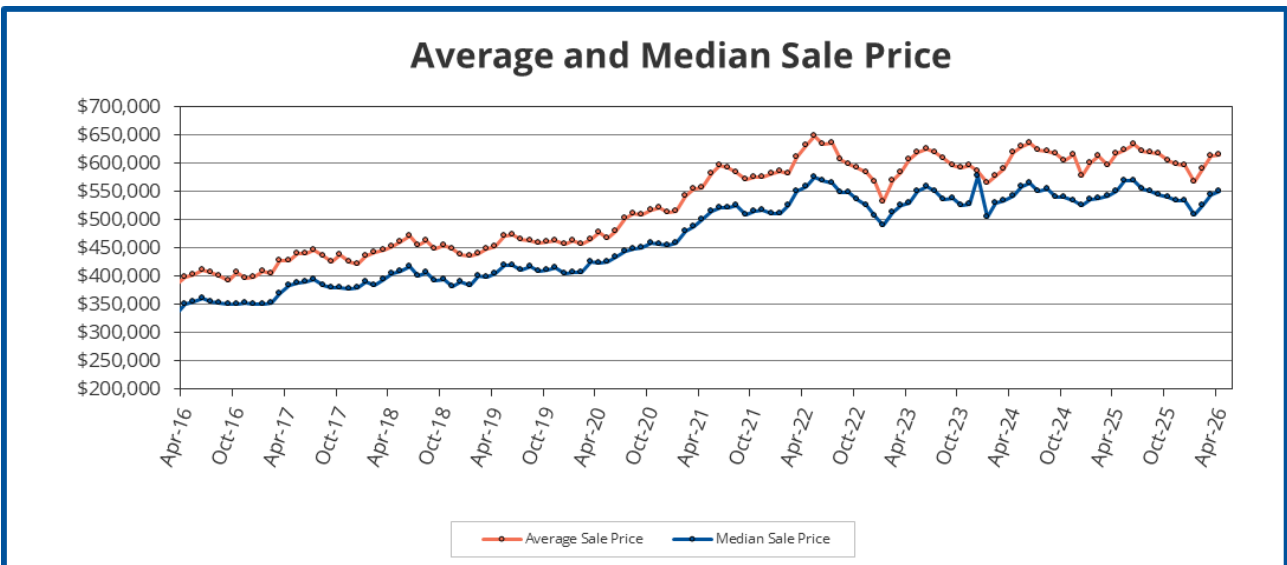
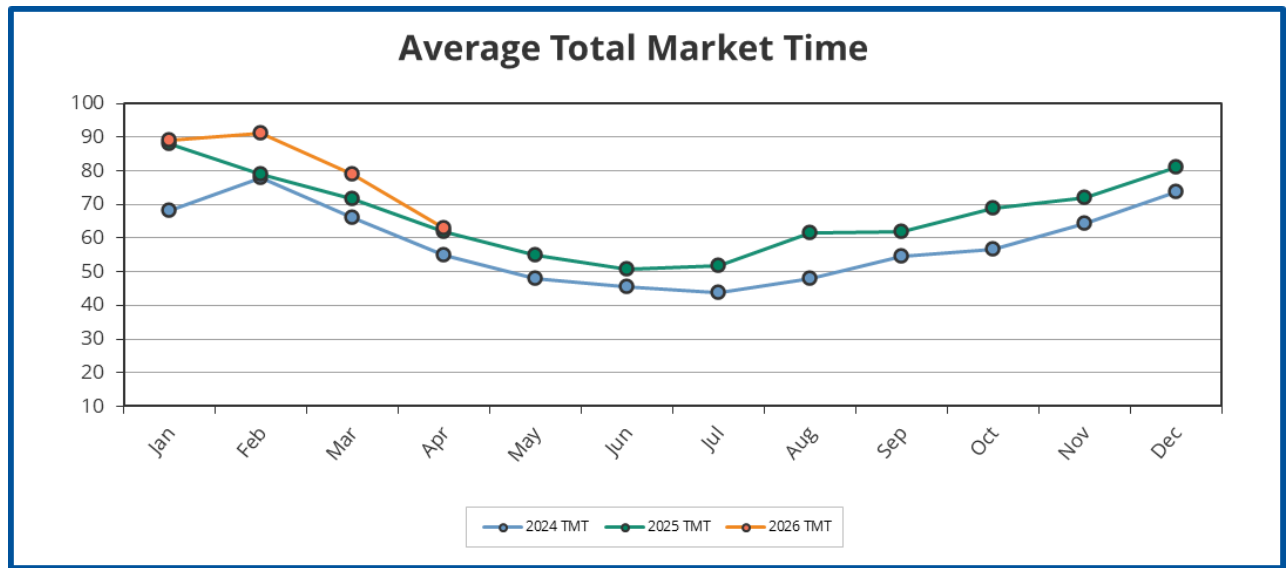


Pending Sales



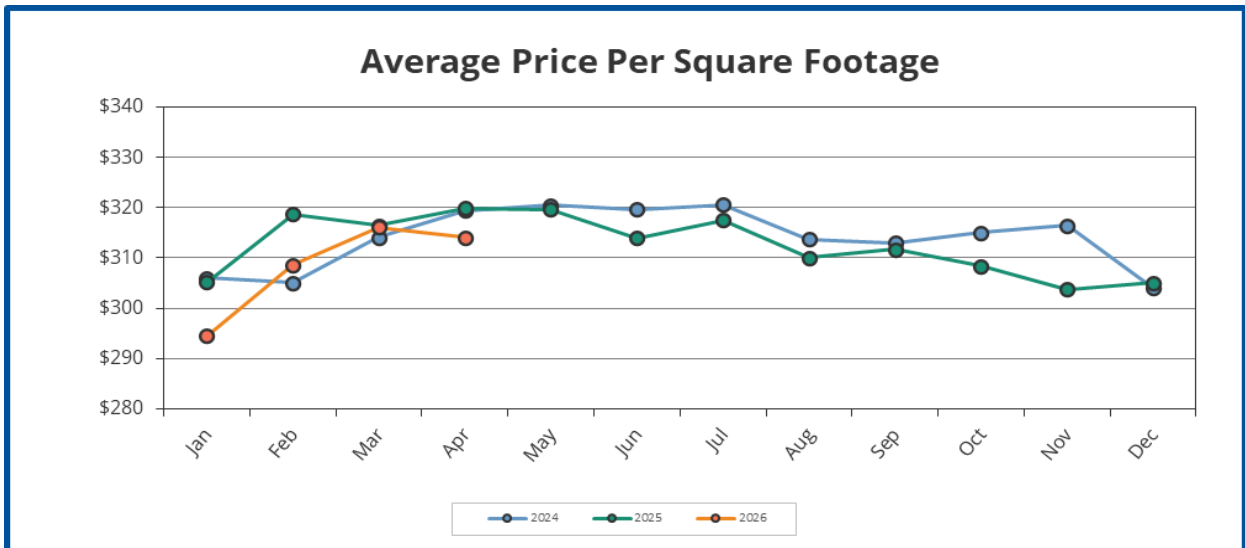
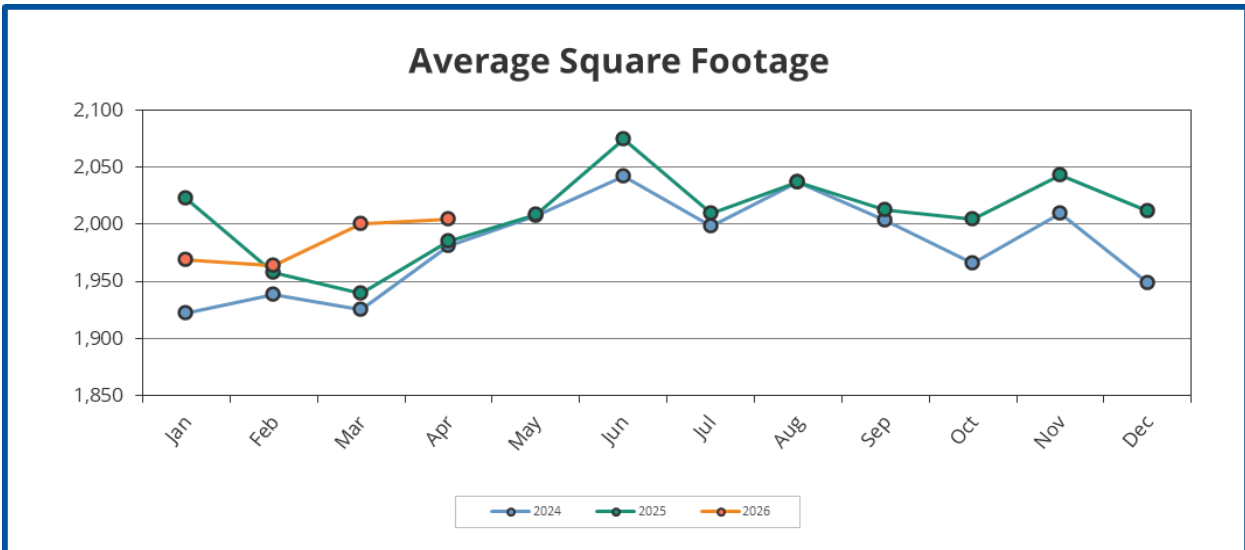
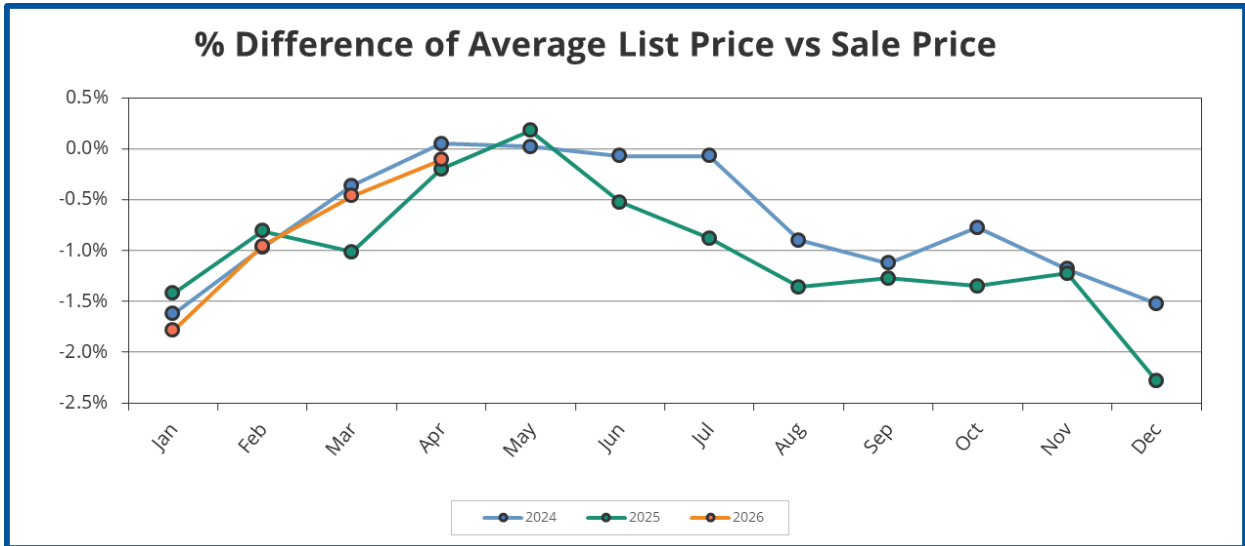
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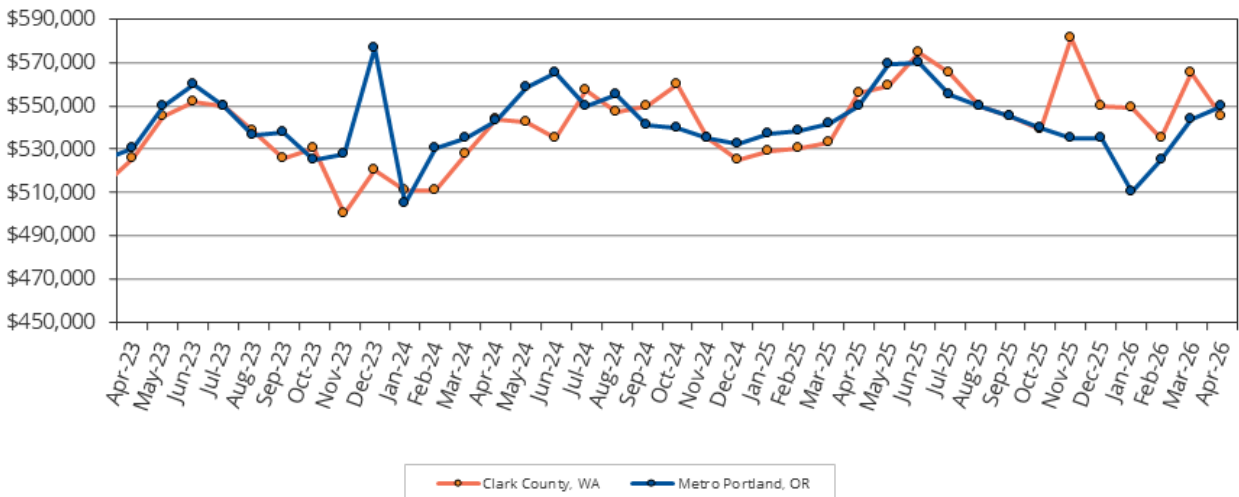
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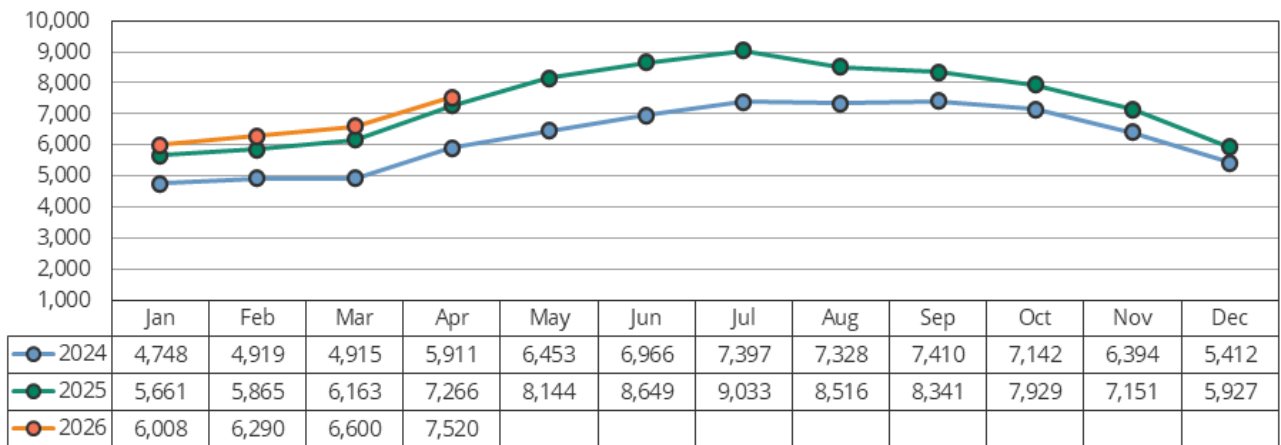
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Median Sale Price: Portland, OR & Clark Co., WA



Clark County, WA Metro Portland, OR

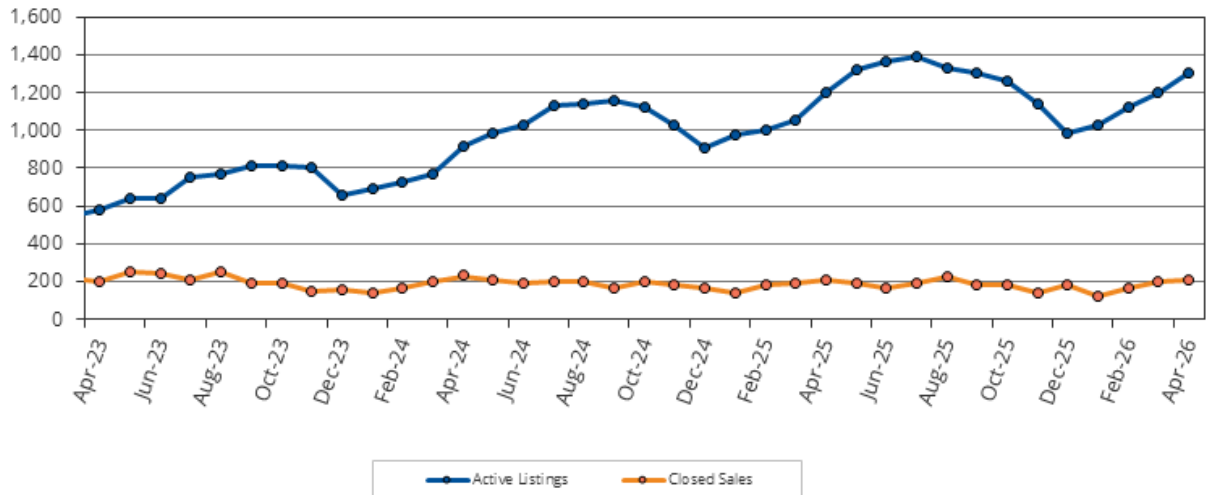
Total Active Listings



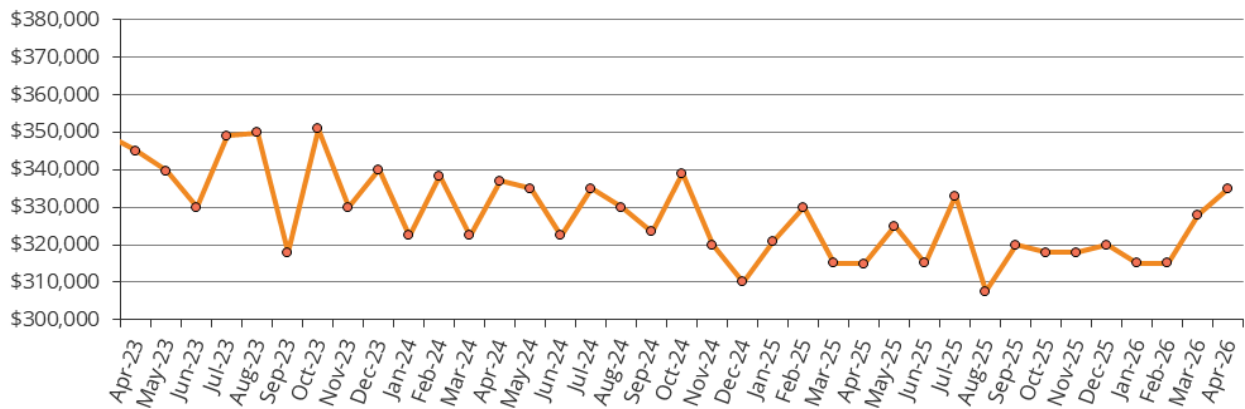
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Active & Closed Condos

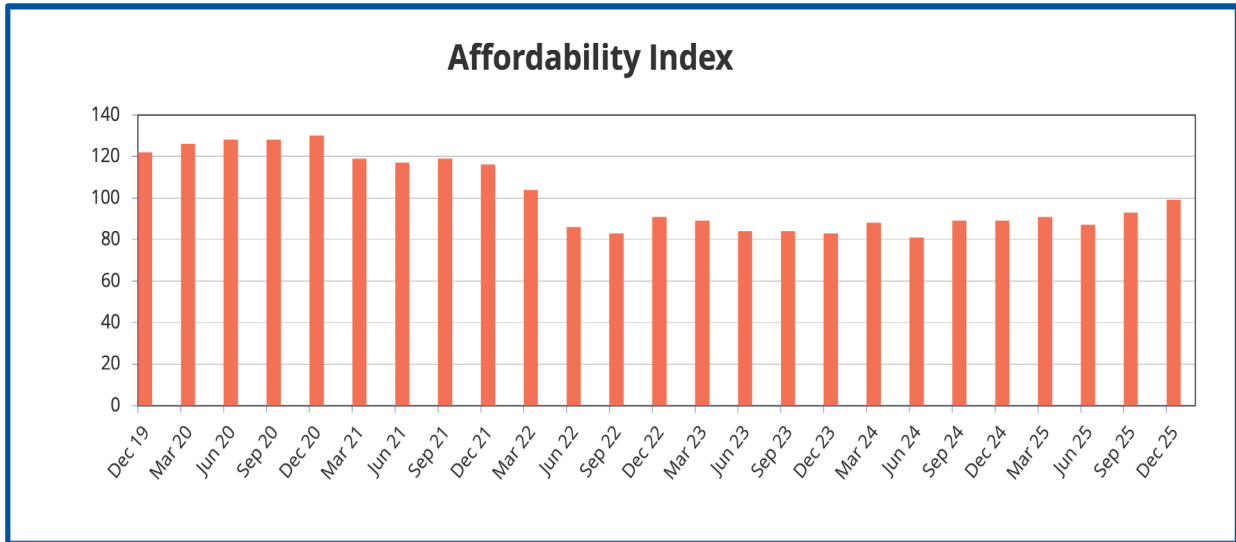


Condo Median Sale Price



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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

5,731

Percent of Total
Active Listings

92.8%

Purchase- and
Occupancy-Ready
Inventory in Months

2.8

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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 | 263 | 146 | 21 | 98 | 8.9% | 83 | 488,700 | 42 | 473 | 325 | -5.5% | 274 | 493,700 | 466,200 | 3.1% | 6 | 889,400 | 3 | 292,500 | 7 | 888,300 |
| 142 | NE Portland | 393 | 290 | 28 | 215 | 3.9% | 191 | 626,900 | 47 | 897 | 734 | 16.1% | 616 | 581,700 | 513,000 | 2.7% | 6 | 1,191,100 | 3 | 328,800 | 23 | 904,800 |
| 143 | SE Portland | 543 | 392 | 43 | 277 | -4.5% | 253 | 539,400 | 55 | 1,172 | 890 | -2.6% | 735 | 507,200 | 455,000 | 0.9% | 5 | 1,718,100 | 18 | 307,600 | 25 | 810,900 |
| 144 | Gresham / Troutdale | 370 | 198 | 25 | 157 | 0.6% | 136 | 501,500 | 62 | 665 | 518 | 6.6% | 456 | 494,400 | 480,800 | -1.0% | 4 | 1,218,500 | 10 | 275,700 | 9 | 539,800 |
| 145 | Milwaukie / Clackamas | 503 | 298 | 53 | 223 | 21.9% | 172 | 602,800 | 69 | 975 | 746 | 18.6% | 599 | 573,400 | 550,000 | -1.6% | 2 | 1,320,000 | 8 | 323,300 | 4 | 646,800 |
| 146 | Oregon City / Canby | 310 | 188 | 14 | 122 | -3.2% | 114 | 653,400 | 69 | 572 | 412 | 7.6% | 322 | 626,900 | 590,000 | 0.2% | 2 | 1,915,000 | 17 | 387,600 | 4 | 566,200 |
| 147 | Lake Oswego / West Linn | 414 | 223 | 32 | 133 | 34.3% | 97 | 1,020,400 | 60 | 662 | 412 | 22.3% | 322 | 1,036,000 | 841,000 | -1.0% | - | - | 8 | 832,400 | - | - |
| 148 | W Portland | 956 | 410 | 66 | 253 | 21.6% | 214 | 704,800 | 84 | 1,269 | 777 | 9.3% | 637 | 731,700 | 650,000 | -0.7% | - | - | 6 | 354,200 | 11 | 1,056,400 |
| 149 | NW Wash Co. | 304 | 177 | 20 | 123 | 20.6% | 104 | 727,900 | 64 | 522 | 381 | 7.9% | 295 | 705,300 | 676,800 | -7.4% | - | - | 10 | 479,600 | 1 | 955,500 |
| 150 | Beaverton / Aloha | 468 | 271 | 39 | 179 | 9.1% | 159 | 552,400 | 43 | 857 | 641 | 8.6% | 532 | 546,100 | 550,000 | 0.0% | 2 | 1,002,000 | 2 | 590,000 | 4 | 819,500 |
| 151 | Tigard / Wilsonville | 507 | 280 | 33 | 211 | -12.4% | 200 | 637,000 | 63 | 943 | 746 | -3.4% | 620 | 627,400 | 610,000 | -1.4% | 2 | 716,500 | 12 | 497,200 | 2 | 880,500 |
| 152 | Hillsboro / Forest Grove | 422 | 215 | 30 | 183 | 13.0% | 144 | 569,100 | 75 | 766 | 626 | 5.7% | 542 | 534,500 | 501,300 | -2.6% | 5 | 596,500 | 10 | 485,800 | 12 | 629,200 |
| 153 | Mt. Hood | 72 | 30 | 6 | 13 | 62.5% | 15 | 498,000 | 61 | 76 | 45 | 7.1% | 43 | 516,100 | 510,000 | -5.8% | - | - | 6 | 150,000 | - | - |
| 155 | Columbia Co. | 234 | 104 | 13 | 63 | -7.4% | 40 | 456,500 | 83 | 295 | 195 | -8.5% | 151 | 465,800 | 443,600 | 1.9% | 2 | 532,100 | 12 | 121,700 | - | - |
| 156 | Yamhill Co. | 414 | 174 | 22 | 106 | -12.4% | 91 | 513,000 | 89 | 514 | 374 | -9.2% | 333 | 538,900 | 470,000 | 1.5% | 6 | 926,700 | 18 | 856,100 | 8 | 513,200 |

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

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.

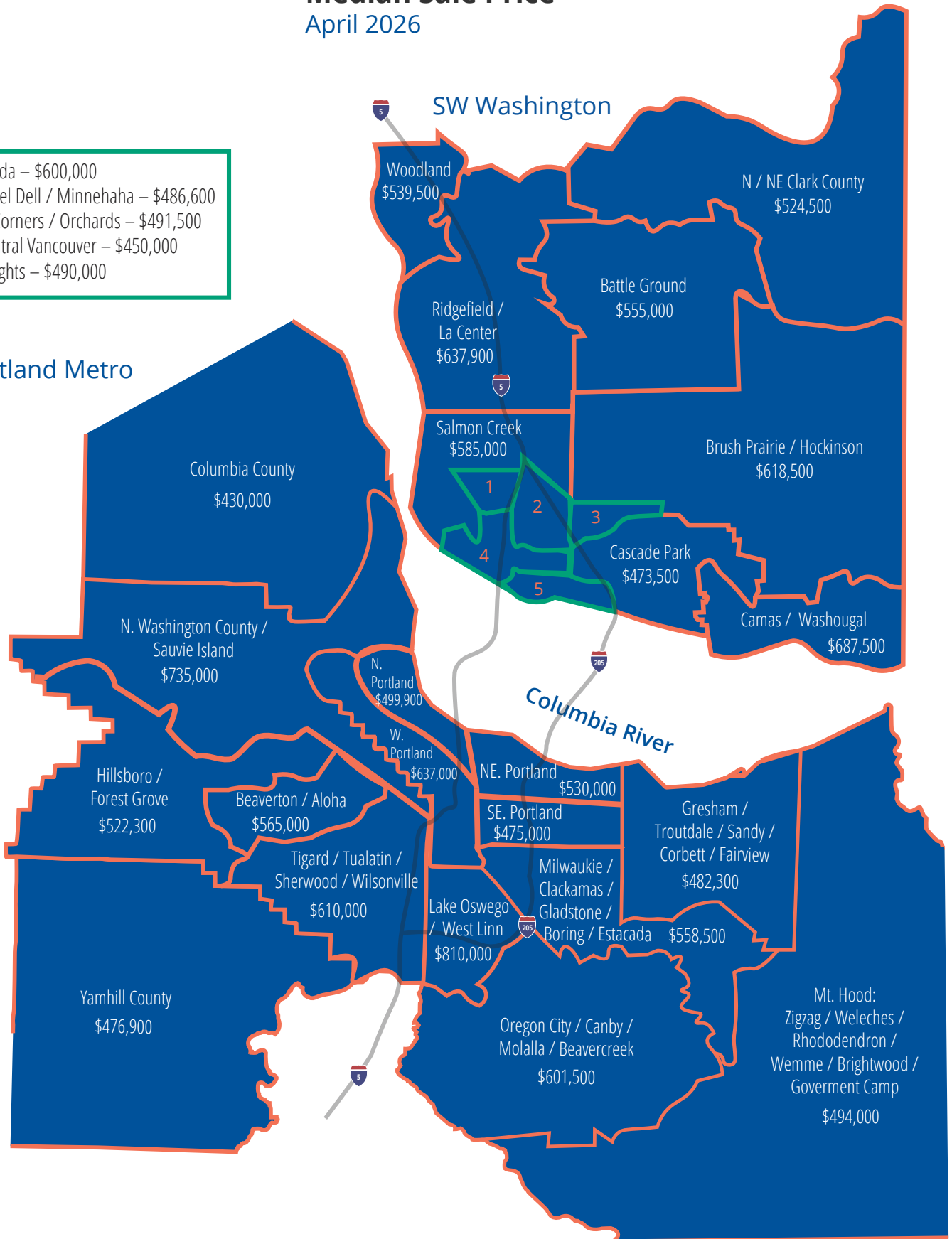
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Median Sale Price April 2026

- 1. Felida – \$600,000
- 2. Hazel Dell / Minnehaha – \$486,600
- 3. 5. Corners / Orchards – \$491,500
- 4. Central Vancouver – \$450,000
- 5. Heights – \$490,000

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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.

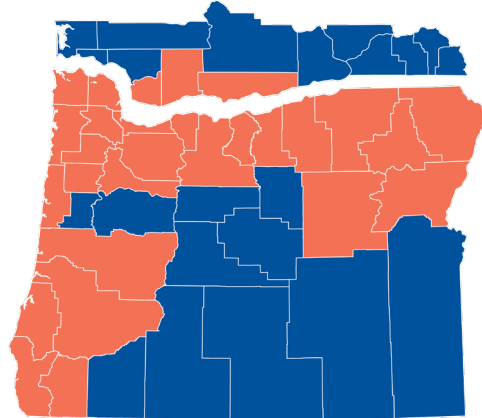
Additional Resources for RMLS Subscribers:

- ▶ [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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