



MARKET ACTION REPORT

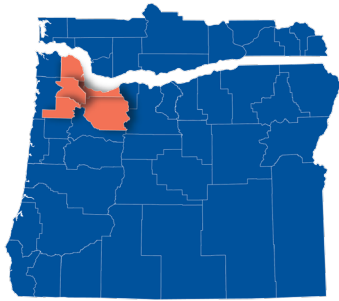
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro January 2025 Reporting Period

Portland Metro

January 2025 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,205) increased 13.6% from the 1,941 listed in January 2024, and increased 106.5% from the 1,068 listed in December 2024.

Pending Sales

Pending sales (1,719) increased 15.2% from the 1,492 offers accepted in January 2024, and increased 29.6% from the 1,326 offers accepted in December 2024.

Closed Sales

Closed sales (1,213) increased 8.3% from the 1,120 closings in January 2024, and decreased 20.9% from the 1,534 closings in December 2024.

Inventory and Time on Market

Inventory increased to 3.7 months in January. Total market time increased to 88 days.

Year-to-Date Summary

Comparing the first month of 2025 to the same period in 2024, new listings (2,205) increased 13.6%, pending sales (1,719) increased 15.2%, and closed sales (1,213) increased 8.3%.

Average and Median Sale Prices

Comparing 2025 to 2024 through January, the average sale price has increased 6.3% from \$564,600 to \$600,300. In the same comparison, the median sale price has increased 6.3% from \$505,000 to \$537,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.9% (\$610,300 v. \$599,100)

Median Sale Price % Change: +2.3% (\$545,000 v. \$532,500)

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

	2023	2024	2025
January	2.7	3.2	3.7
February	1.9	2.8	
March	1.6	2.3	
April	1.9	2.4	
May	1.9	2.3	
June	2.0	2.6	
July	2.4	2.8	
August	2.2	3.0	
September	2.9	3.5	
October	2.9	2.9	
November	3.5	3.0	
December	2.7	2.7	

Residential Trends

January 2025 vs. December 2024

New Listings	+106.5%	↑
Pending Sales	+29.6%	↑
Closed Sales	-20.9%	↓
Average Sale Price	+3.8%	↑
Median Sale Price	+2.3%	↑
Inventory	+1.0	↑
Total Market Time	+14	↑

January 2025 vs. January 2024

New Listings	+13.6%	↑
Pending Sales	+15.2%	↑
Closed Sales	+8.3%	↑
Average Sale Price	+6.3%	↑
Median Sale Price	+6.3%	↑
Inventory	+0.5	↑
Total Market Time	+20	↑

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Residential Sales by Price Range						
Price Range	Jan 2023		Jan 2024		Jan 2025	
0K-100K	23	2.0%	9	0.8%	14	1.1%
100K-200K	30	2.7%	30	2.5%	24	1.9%
200K-300K	83	7.4%	73	6.2%	68	5.5%
300K-400K	187	16.6%	184	15.5%	160	12.9%
400K-500K	254	22.5%	281	23.7%	258	20.8%
500K-600K	231	20.5%	231	19.5%	256	20.7%
600K-700K	114	10.1%	136	11.5%	156	12.6%
700K-800K	86	7.6%	79	6.7%	103	8.3%
800K-900K	34	3.0%	55	4.6%	68	5.5%
900K-1M	27	2.4%	35	3.0%	46	3.7%
1MM-1.1MM	11	1.0%	18	1.5%	19	1.5%
1.1MM-1.2MM	5	0.4%	16	1.4%	14	1.1%
1.2MM-1.3MM	18	1.6%	9	0.8%	8	0.6%
1.3MM-1.4MM	5	0.4%	9	0.8%	9	0.7%
1.4MM-1.5MM	4	0.4%	6	0.5%	6	0.5%
1.5MM-1.6MM	4	0.4%	3	0.3%	10	0.8%
1.6MM-1.7MM	2	0.2%	2	0.2%	1	0.1%
1.7MM-1.8MM	1	0.1%	1	0.1%	2	0.2%
1.8MM-1.9MM	2	0.2%	1	0.1%	1	0.1%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	6	0.5%	7	0.6%	16	1.3%
Total Closed Sales	1,127		1,185		1,239	

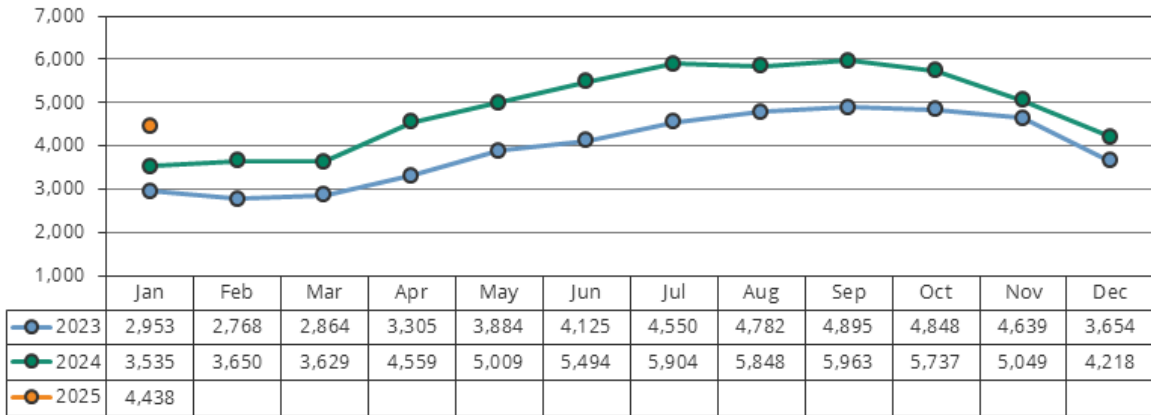
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	January	2,205	1,719	1,213	600,300	537,000	88
	December	1,068	1,326	1,534	578,300	525,000	74
	Year-To-Date	2,205	1,719	1,213	600,300	537,000	88
2024	January	1,941	1,492	1,120	564,600	505,000	68
	Year-To-Date	1,941	1,492	1,120	564,600	505,000	68
Change	January 2024	13.6%	15.2%	8.3%	6.3%	6.3%	29.0%
	Prev Mo 2024	106.5%	29.6%	-20.9%	3.8%	2.3%	19.3%
	Year-To-Date	13.6%	15.2%	8.3%	6.3%	6.3%	29.0%

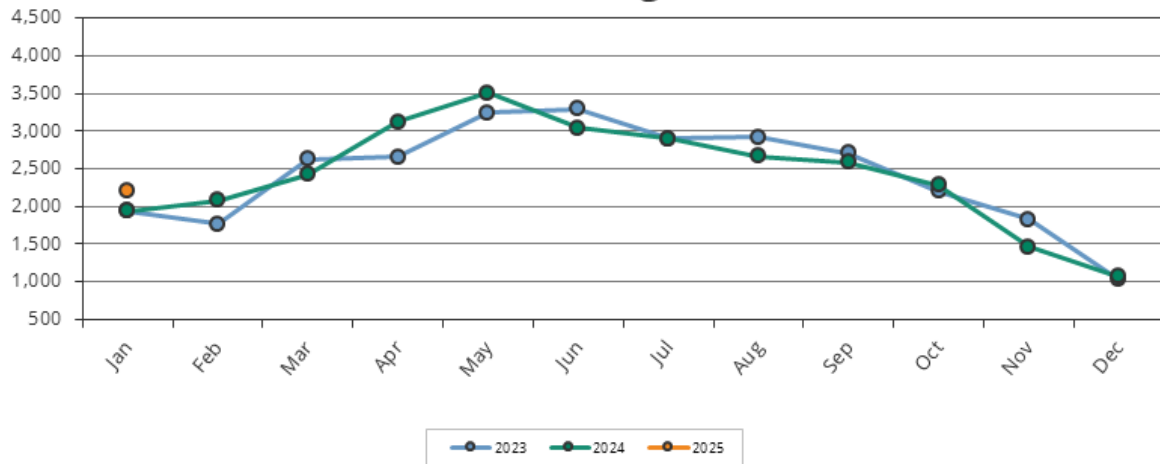
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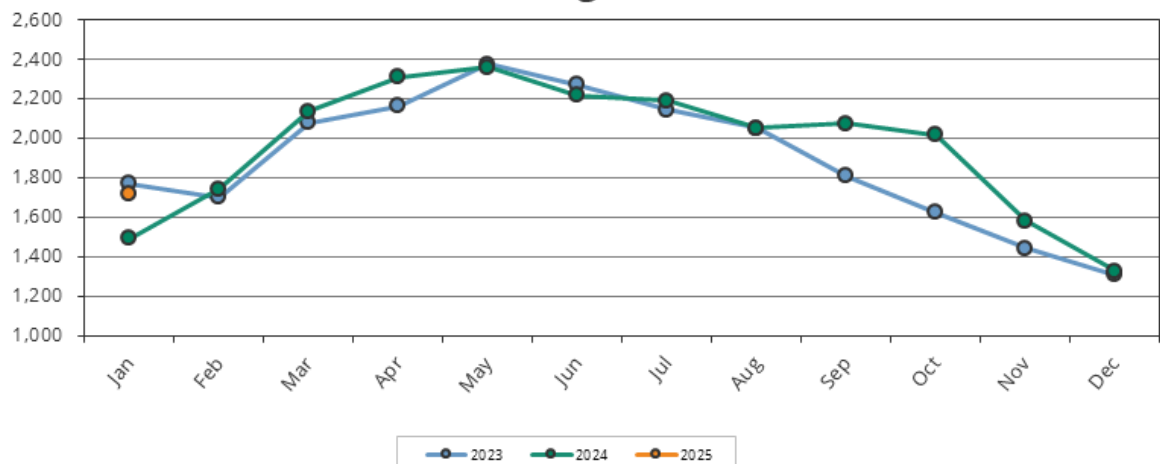
Active Residential Listings



New Listings

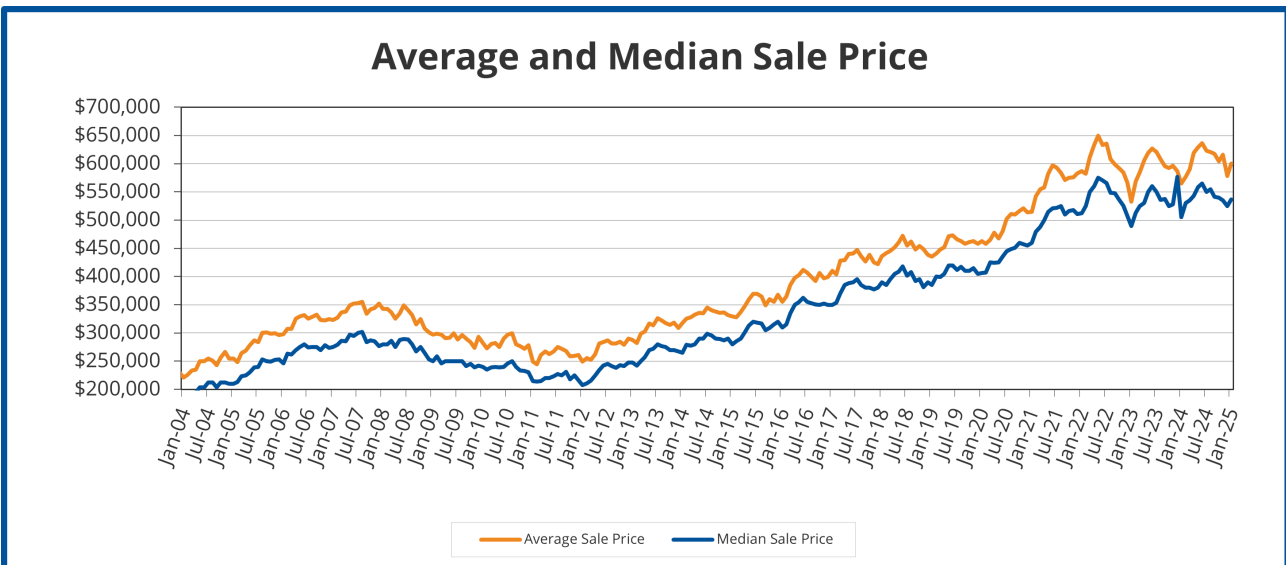
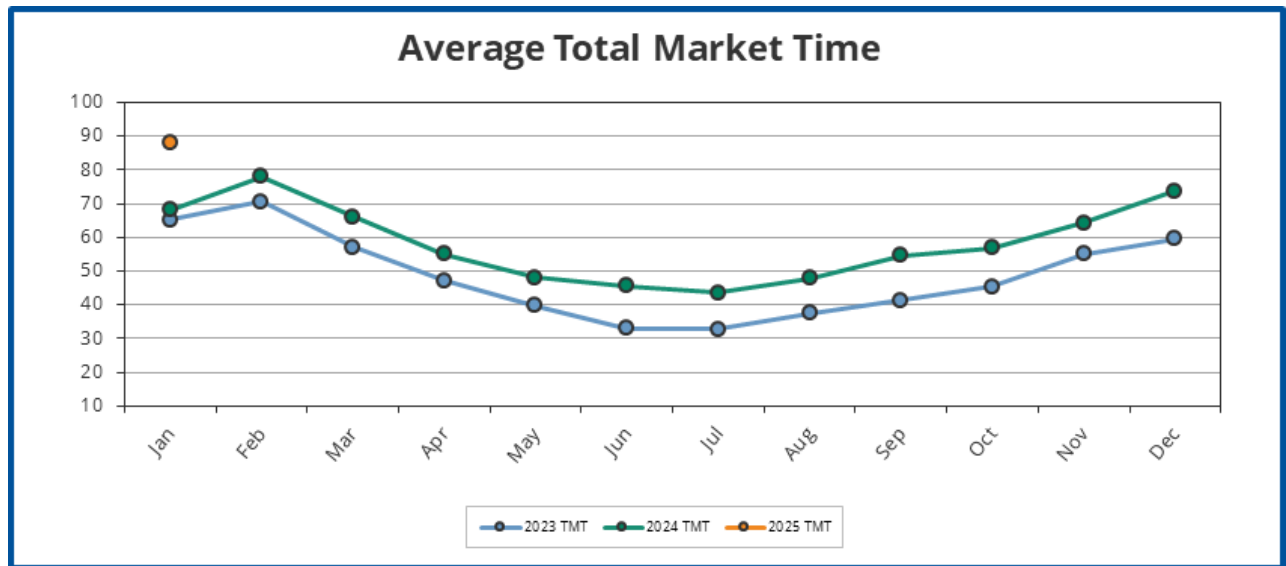
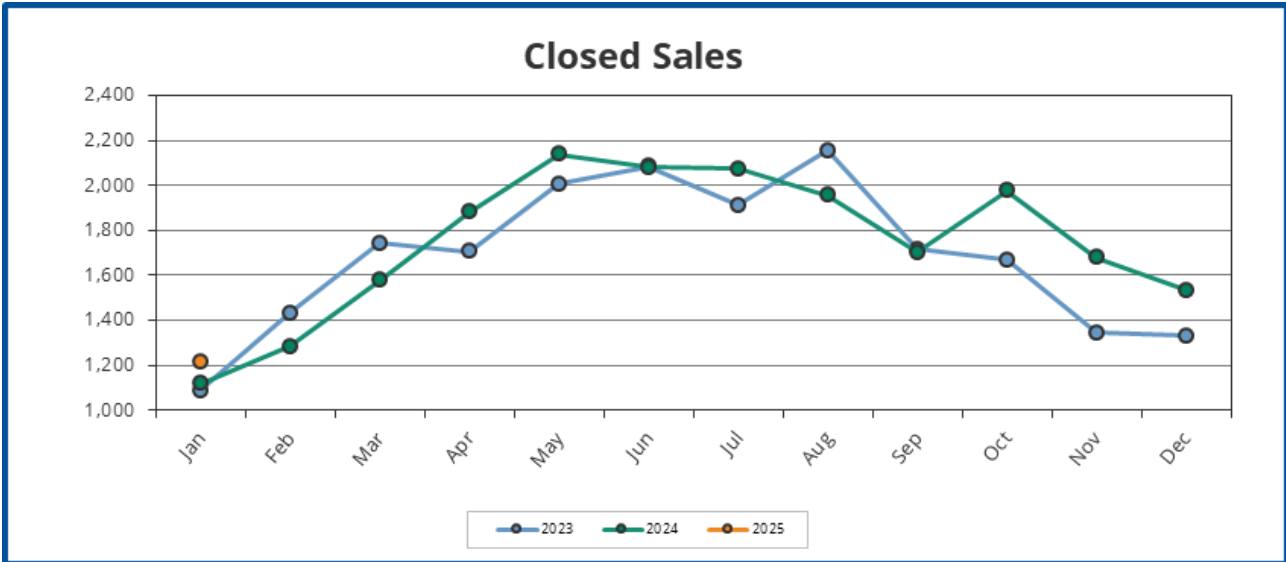


Pending Sales



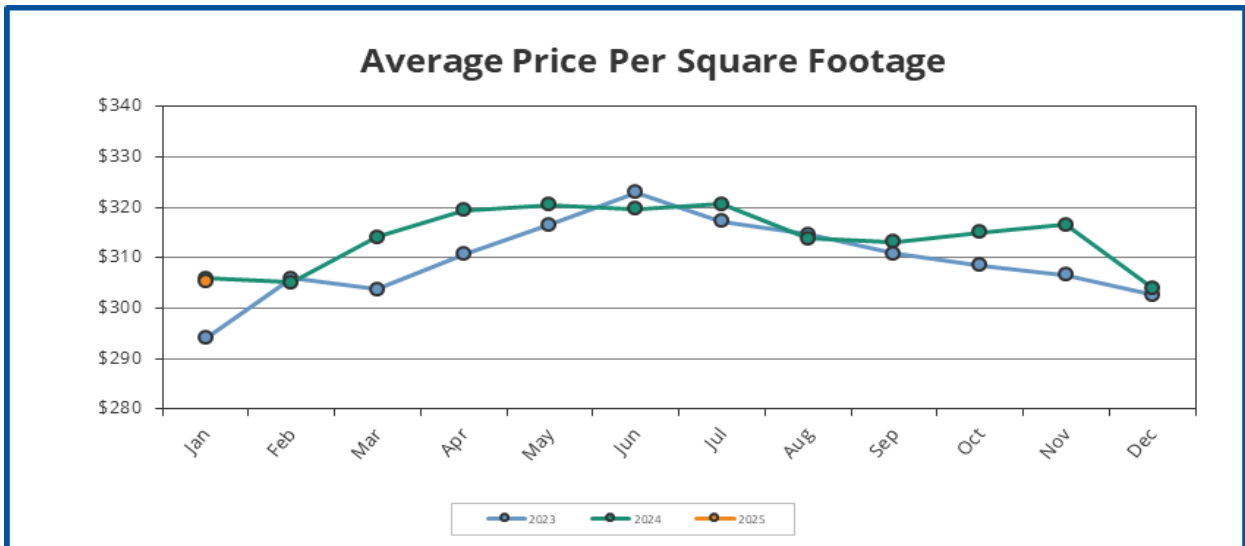
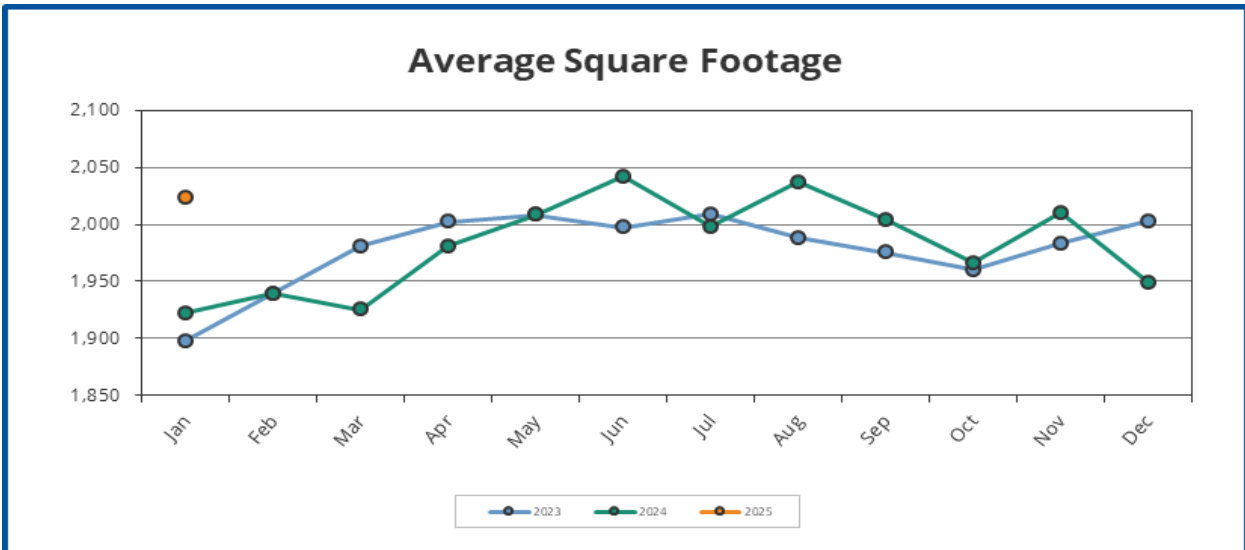
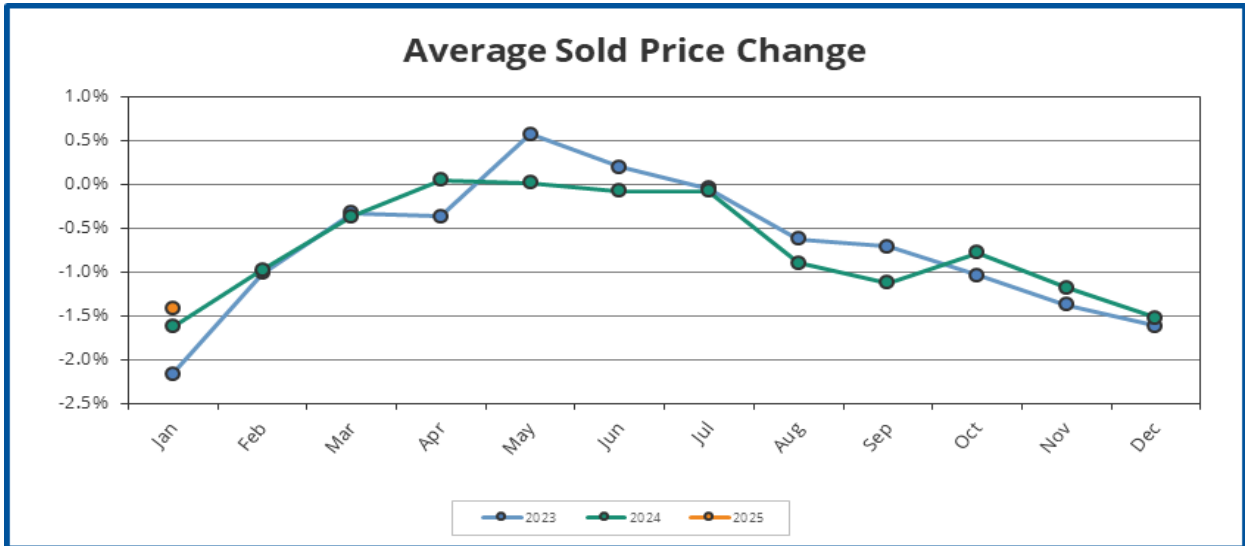
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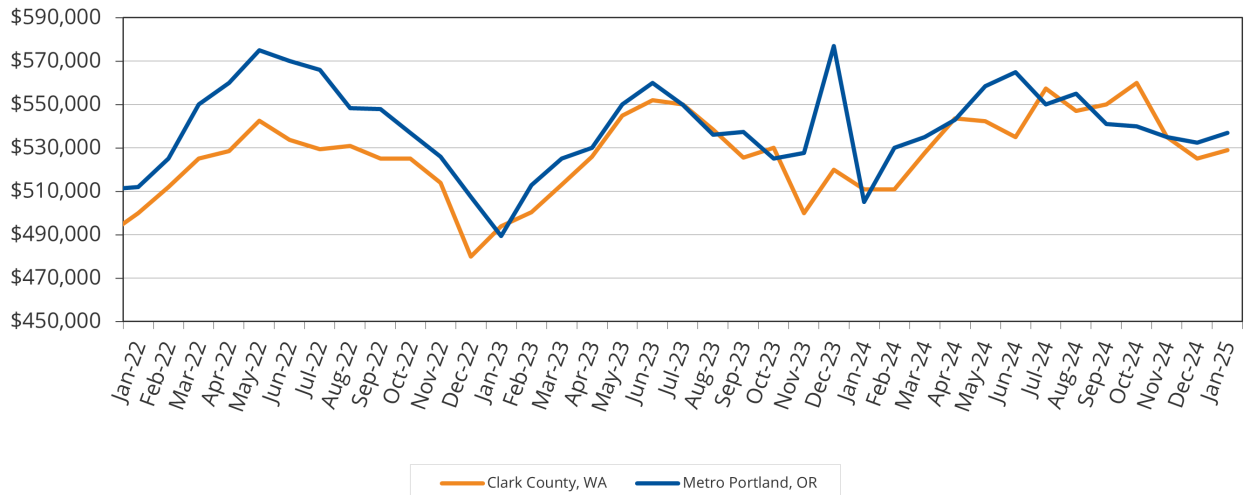
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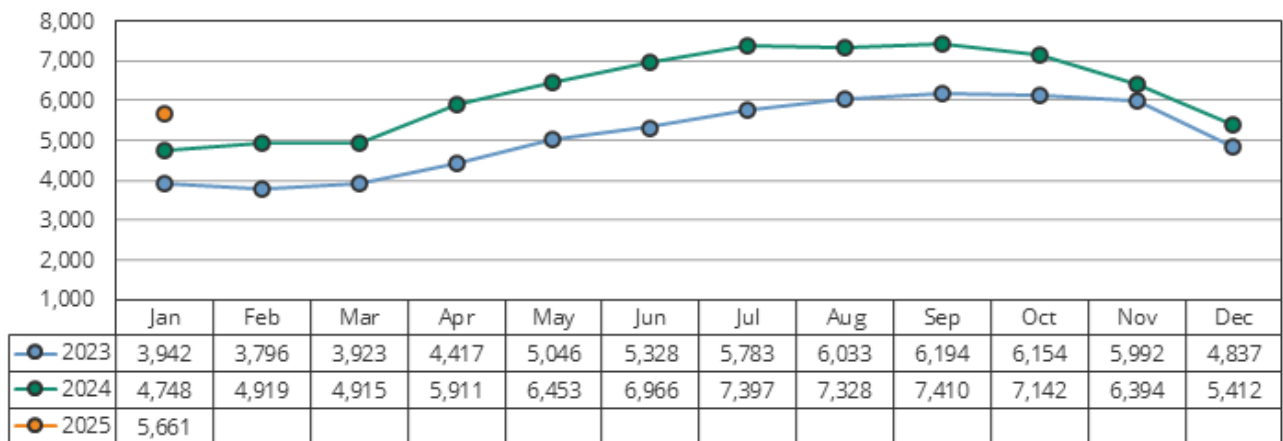
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Median Sale Price: Portland, OR & Clark Co., WA



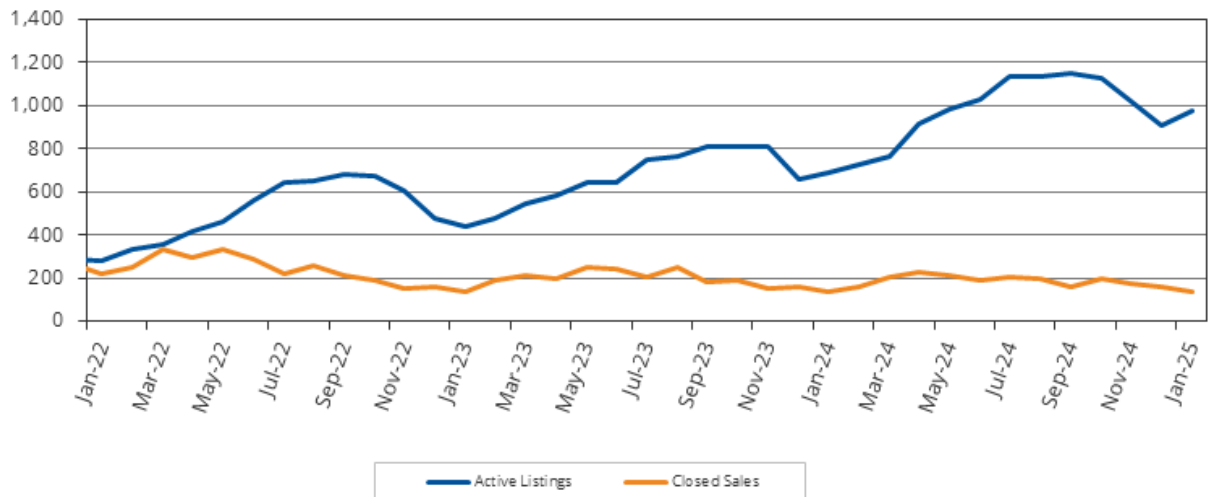
Total Active Listings



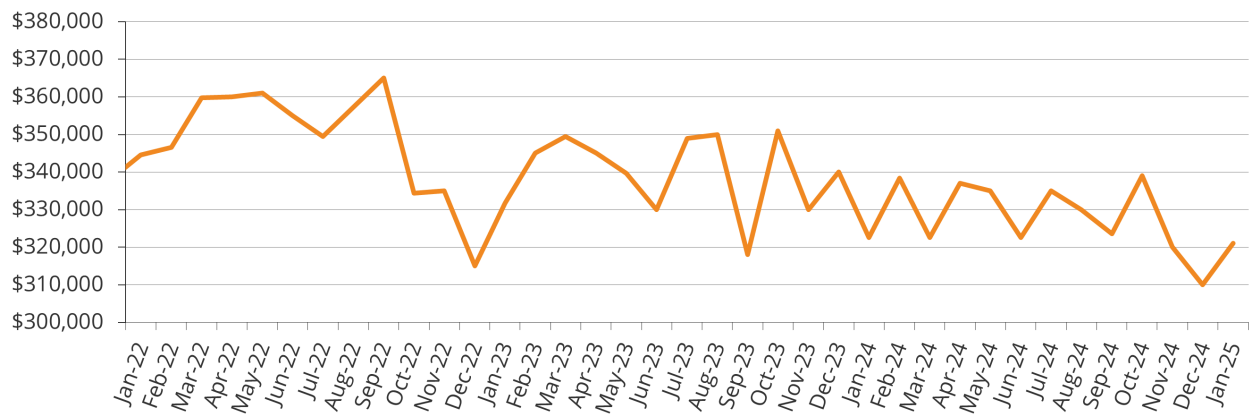
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Active & Closed Condos

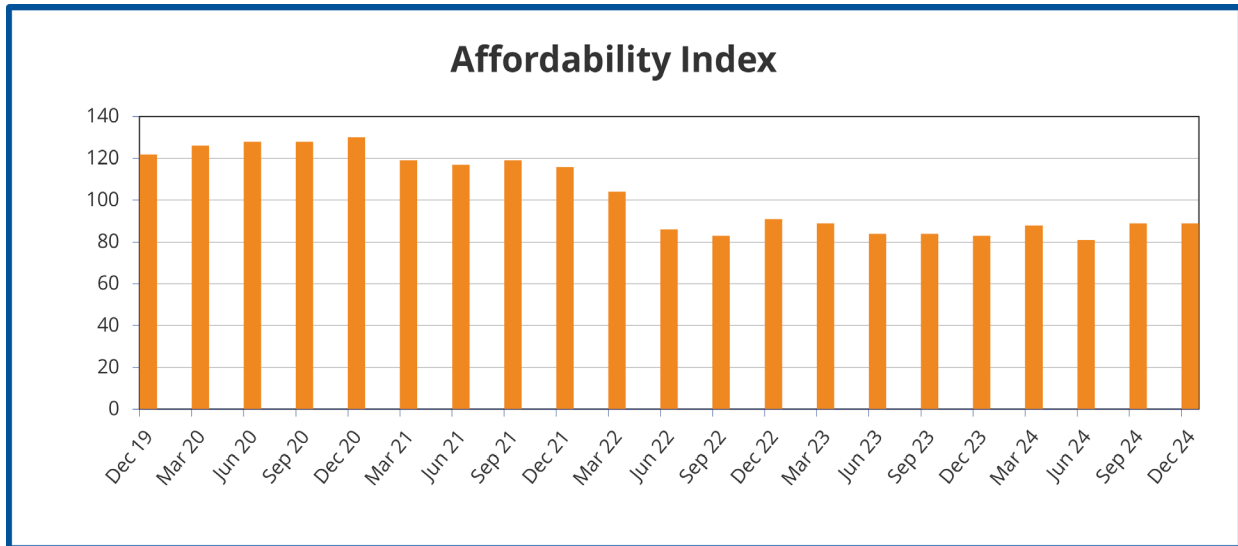


Condo Median Sale Price



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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 (\$116,900 in 2024, per HUD) can afford 89% of a monthly mortgage payment on a median priced home (\$535,000 in November). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.63% (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

3,937

Percent of Total
Active Listings

88.7%

Purchase- and
Occupancy-Ready
Inventory in Months

3.2

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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 25 vs 24 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 25 vs 24 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	201	95	27	81	39.7%	64	499,600	111	95	81	39.7%	64	499,600	468,000	-2.2%	-	-	-	-	1	649,000
142	NE Portland	288	179	38	155	12.3%	101	531,500	69	179	155	12.3%	101	531,500	480,000	-2.4%	1	2,350,000	4	790,500	6	645,400
143	SE Portland	390	259	60	191	25.7%	142	491,200	91	259	191	25.7%	142	491,200	425,000	1.7%	-	-	-	-	8	952,000
144	Gresham / Troutdale	257	130	23	100	11.1%	80	513,600	94	130	100	11.1%	80	513,600	505,000	6.0%	-	-	2	282,500	3	599,000
145	Milwaukie / Clackamas	369	173	33	160	22.1%	95	620,900	75	173	160	22.1%	95	620,900	586,000	1.6%	1	595,000	-	-	-	-
146	Oregon City / Canby	237	93	27	85	1.2%	65	613,700	94	93	85	1.2%	65	613,700	587,000	4.0%	1	970,000	1	305,000	3	602,000
147	Lake Oswego / West Linn	218	94	25	64	-7.2%	52	981,300	70	94	64	-7.2%	52	981,300	767,500	0.5%	-	-	4	1,145,000	1	1,275,000
148	W Portland	679	258	77	169	30.0%	118	757,000	106	258	169	30.0%	118	757,000	636,300	3.8%	1	50,000	3	298,200	2	1,195,800
149	NW Wash Co.	212	119	20	95	14.5%	66	723,800	69	119	95	14.5%	66	723,800	700,000	3.0%	-	-	2	455,000	-	-
150	Beaverton/ Aloha	317	181	31	148	1.4%	106	523,700	81	181	148	1.4%	106	523,700	520,000	1.7%	-	-	1	693,000	-	-
151	Tigard / Wilsonville	418	237	42	175	12.2%	109	648,400	95	237	175	12.2%	109	648,400	630,000	0.0%	-	-	5	798,000	1	703,000
152	Hillsboro / Forest Grove	365	193	27	143	24.3%	97	566,800	93	193	143	24.3%	97	566,800	540,000	0.0%	1	500,000	-	-	-	-
153	Mt. Hood	34	15	5	9	-18.2%	9	522,900	45	15	9	-18.2%	9	522,900	397,800	-1.7%	-	-	2	272,500	-	-
155	Columbia Co.	168	61	13	51	8.5%	31	439,800	109	61	51	8.5%	31	439,800	450,000	3.0%	-	-	7	193,500	-	-
156	Yamhill Co.	285	118	18	93	13.4%	78	578,800	82	118	93	13.4%	78	578,800	467,000	3.2%	2	2,414,500	6	329,300	1	535,200

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2025 with January 2024. The year-to-date section compares 2025 year-to-date statistics through January with 2024 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/24-1/31/25) with 12 months before (2/1/23-1/31/24).

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.

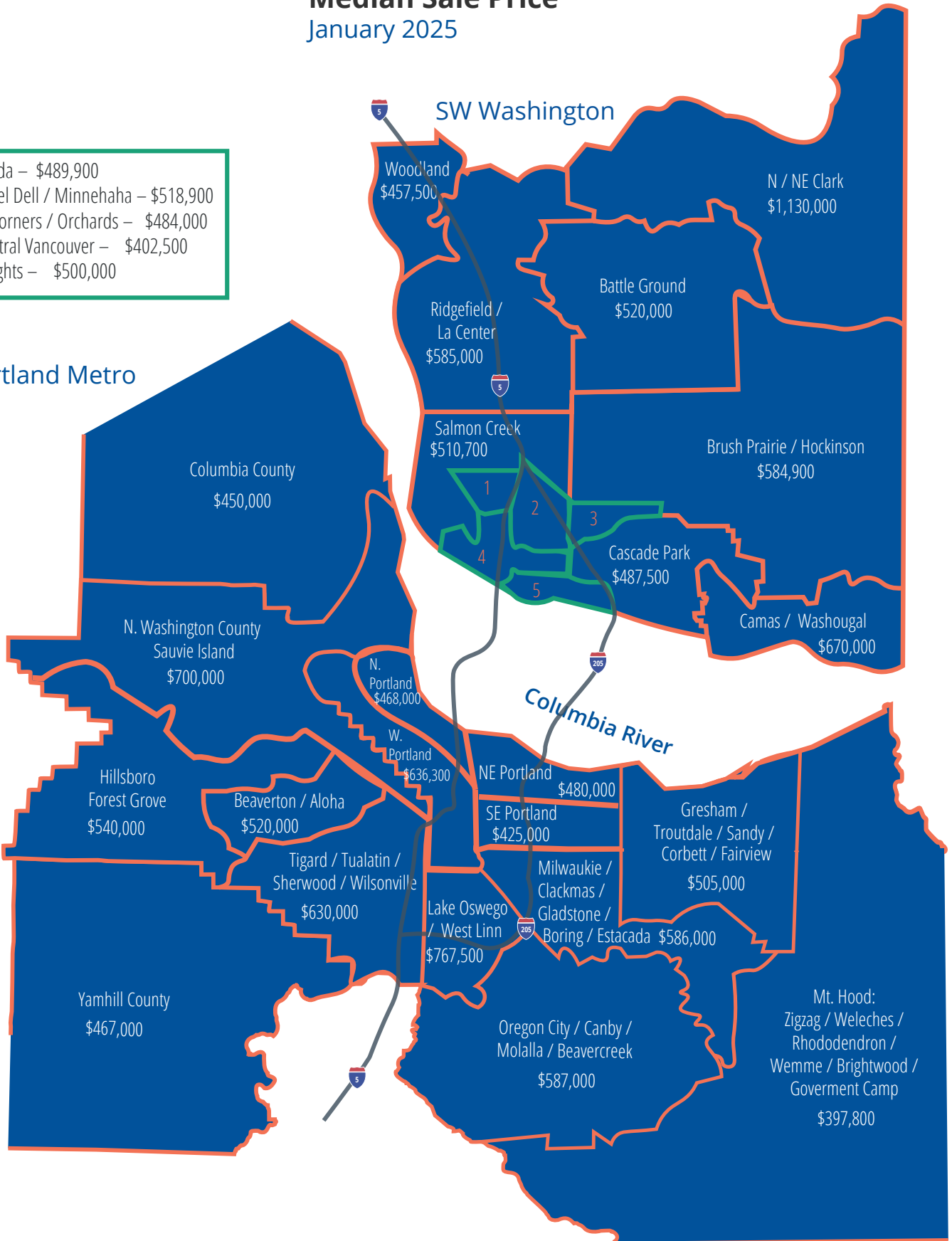
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Median Sale Price January 2025

- 1. Felida – \$489,900
- 2. Hazel Dell / Minnehaha – \$518,900
- 3. 5. Corners / Orchards – \$484,000
- 4. Central Vancouver – \$402,500
- 5. Heights – \$500,000

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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.

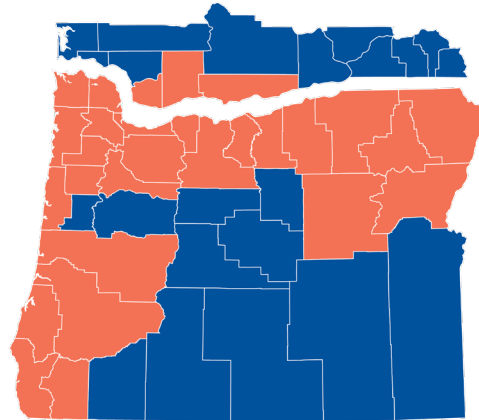
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [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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