Your Local Market Report

Portland, OR 97230

REPORT FOR 7/31/2026

Single-Family Homes

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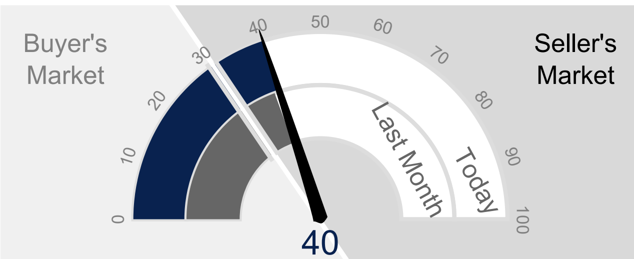
Portland, OR 97230

This week the median list price for Portland, OR 97230 is $499,949 with the market action index hovering around 40. This is an increase over last month's market action index of 39. Inventory has increased to 76.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Seller's Advantage

Market Narrative

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller’s market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile

Median List Price	$499,949
Median Price of New Listings	$469,450
Per Square Foot	$278
Average Days on Market	100
Median Days on Market	63
Price Decreased	47%
Price Increased	3%
Relisted	3%
Inventory	76
Median Rent	$2,295
Market Action	40

Slight Seller's Advantage

Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$725,000	2,834	8,000 - 10,000 sqft	4	3	47	1	1	63
$565,000	2,040	8,000 - 10,000 sqft	4	2.5	64	2	7	42
$469,000	1,616	4,500 - 6,500 sqft	3	2	46	3	6	63
$325,000	947		2	1	63	2	1	84

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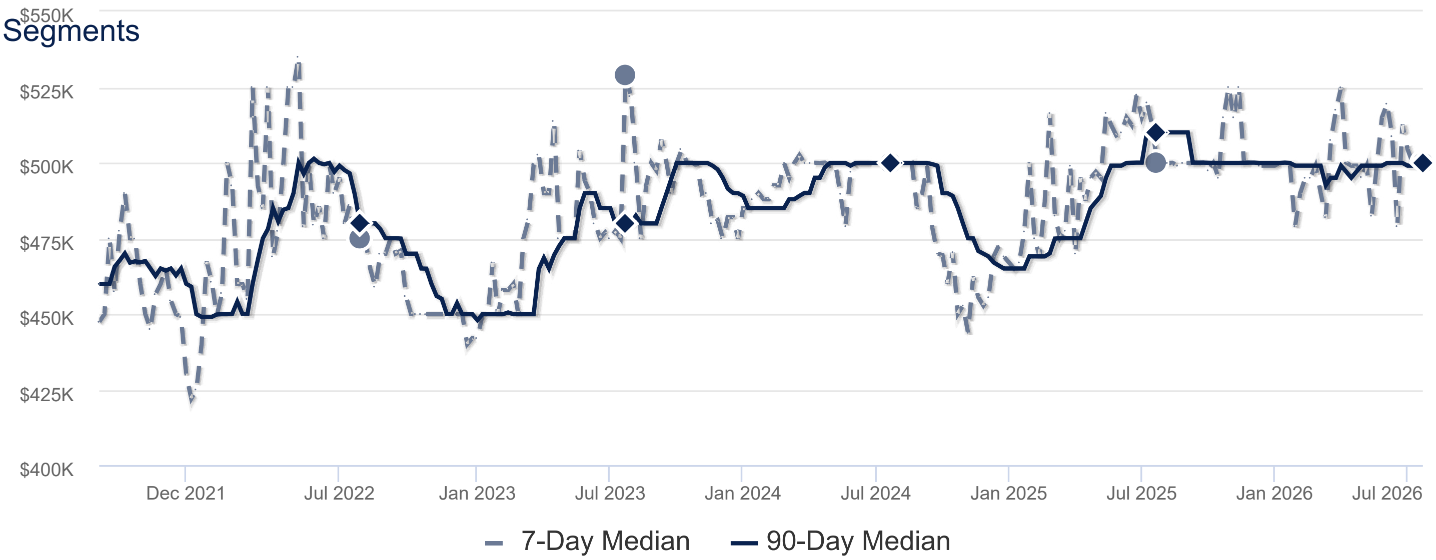
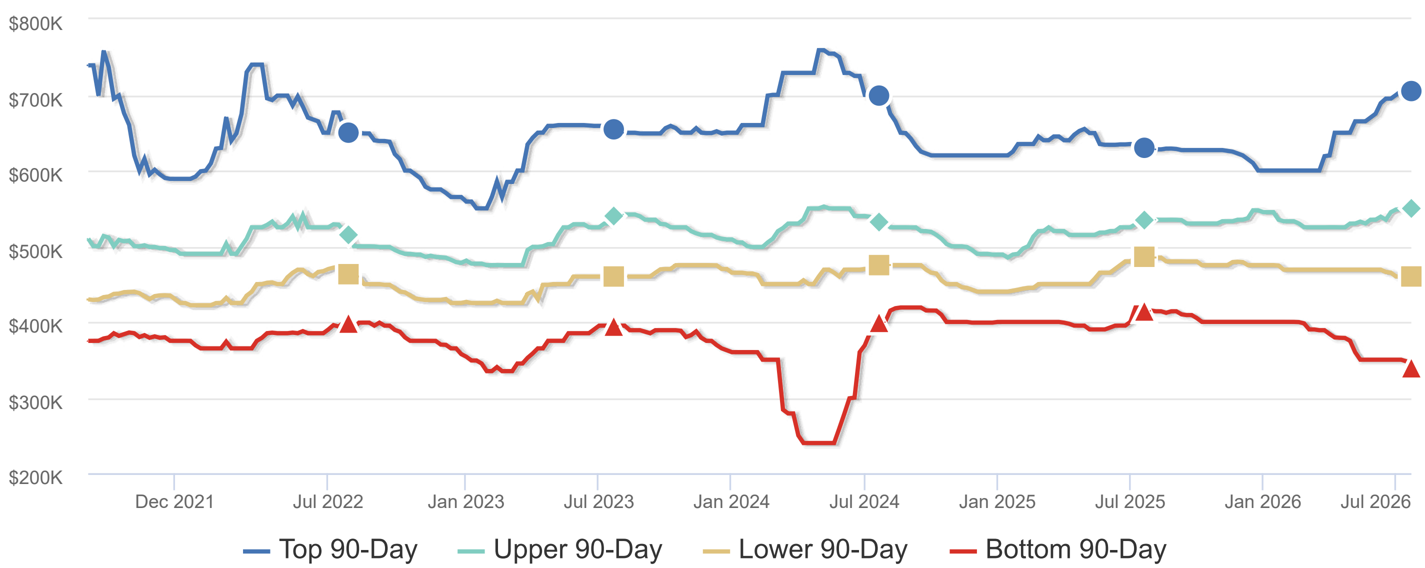
Median List Price

We continue to see prices in this zip code bounce around this plateau. Look for a persistent downshift in the Market Action Index before we see prices deviate from these levels.

Segments





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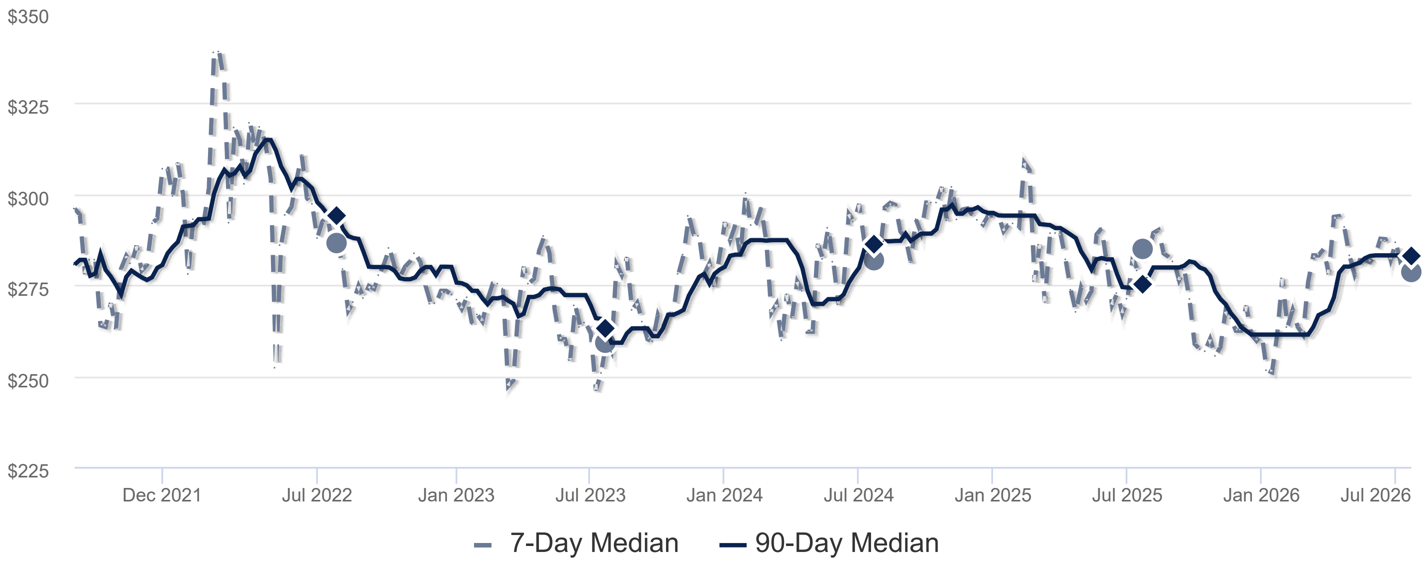
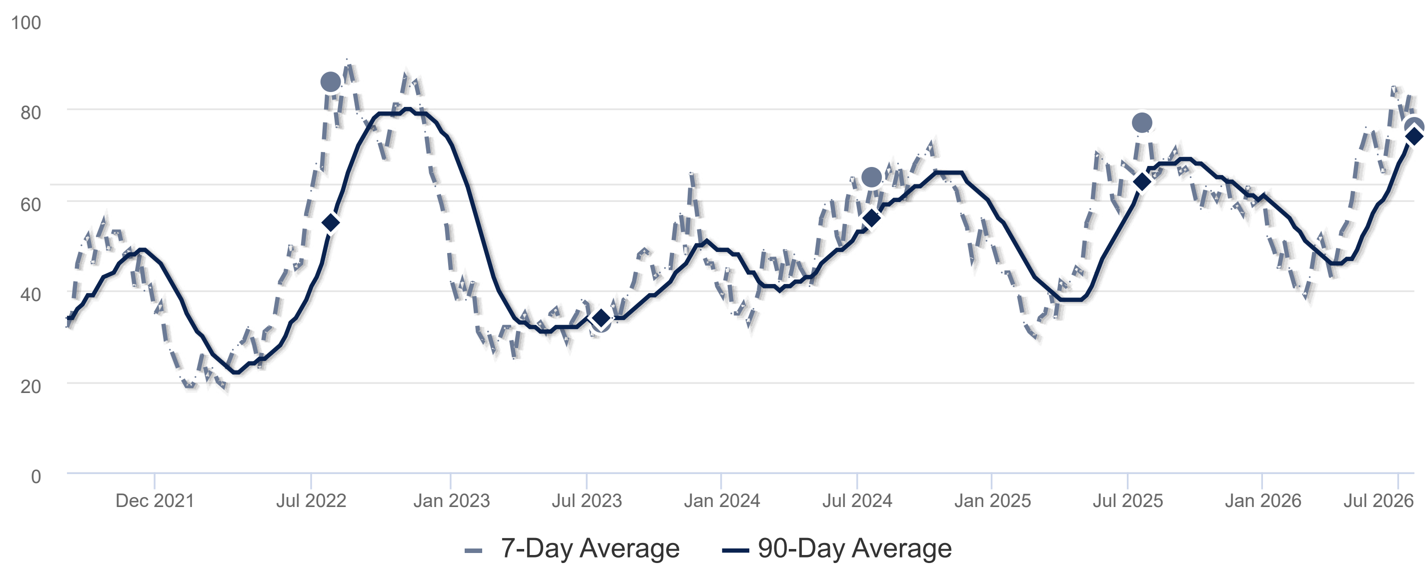
Price Per Square Foot

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.

Inventory

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.





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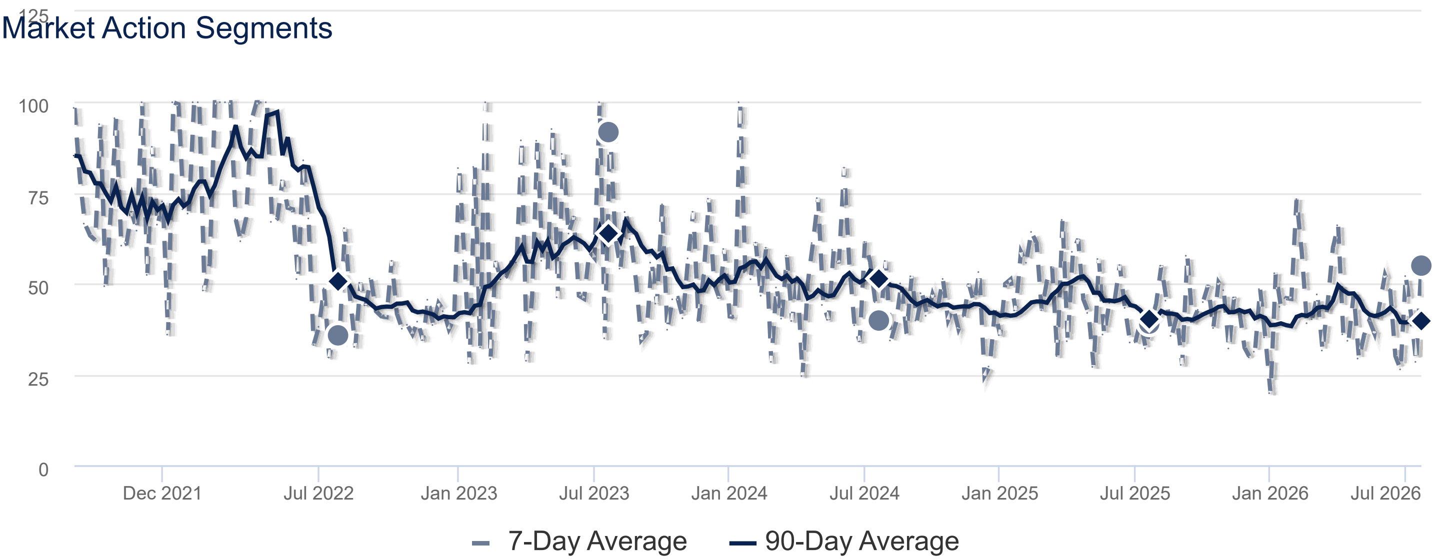
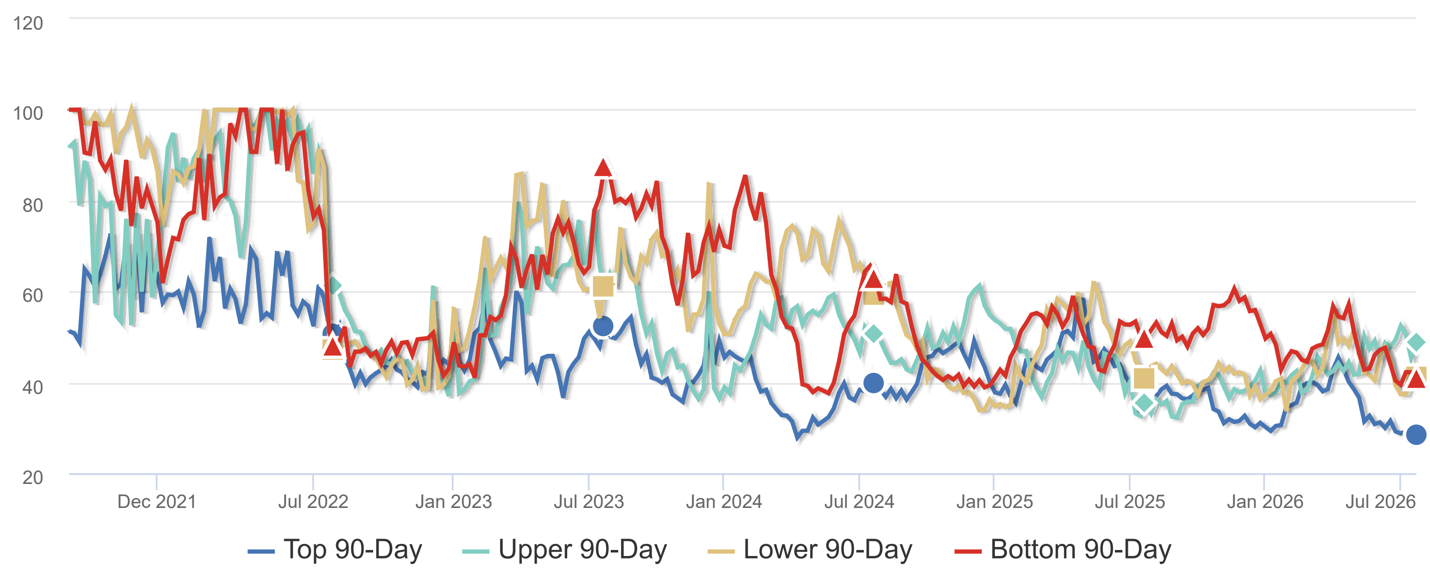
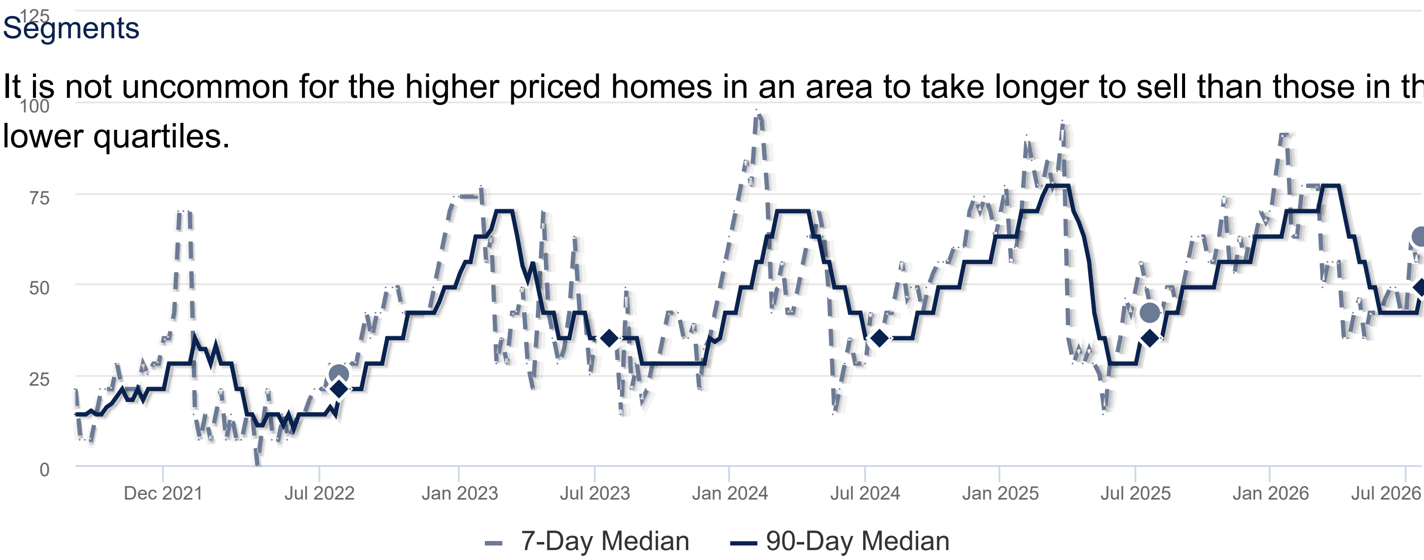
Market Action Segments





Median Days on Market (DOM)

The properties have been on the market for an average of 100 days. Half of the listings have come newly on the market in the past 63 or so days. Watch the 90-day DOM trend for signals of a changing market.



Segments

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.