

Oregon's Willamette Valley Real Estate Market Updates/Stats for November 2024.

*Provided By: Sandie Gray w/ Valley Home Sales Team
Oregon Licensed Broker with Keller Williams - Capital City*



*Happy
Holidays*



All info pulled from WVMLS
on: 12.04.2024



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All of WVMLS Under .5 Acre

Comparing 2024 to 2023

November 2023 vs. November 2024, Median Sales Price has increased **2.3%** with it being \$434,978.00 in 2024 from \$425,000.00 in 2023. Closed sales have increased **13.4%** with 356 in 2024 from 374 in 2023. Active Inventory has decreased **11.4%** with 1,002 in 2024 from 1,131 in 2023. Median days on Market has increased by **1** day with 68 in 2024 from 67 in 2023. New listings have increased **7.4%** with 365 in 2024 from 340 in 2023. Median Price per sq. foot has remained the same **0.0%** with it being \$273.00 in 2024 from \$273.00 in 2023.

Market Highlights

Median Sold price increased by **2.3% (\$9,978.00)** from \$425,000.00 in November 2023 to \$434,978.00 in 2024, it additionally increased by **1.2% (\$4,978.00)** from \$430,000.00 in October 2024 to \$434,978.00 in November 2024. Closed Sales have increased by **13.4% (42)** from 314 in November 2023 to 356 in 2024. Median Days on Market **remained the same** from 68 in October 2024 to 68 in November 2024. New Listings have increased by **7.4% (25)** from 340 in November 2023 to 365 in 2024. Average Sold per Sq. ft. remained the same **0.0% (\$0)** from \$273.00 in November 2023 to \$273.00 in 2024.



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Residence (Under 0.5 Acres)

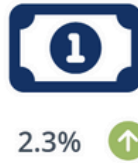
4 Counties selected

66 Cities selected

Compare to Same Month Prior Year ☐ Prior Month

Median Sales Price

\$434,978



356

Closed Sales



Active Inventory

↓ -11.4%



1,002

Median Days on Market

68



↓ -5.6%

Median Sold \$/SqFt

0.0%



\$273

New Listings



365

↑ 7.4%

Percent change compares results from November 2023 to November 2024

Data provided by the WVMLS. ©2024 [Domus Analytics](#)



November 2024 Market Statistics

Residence (Under 0.5 Acres)

4 Counties selected

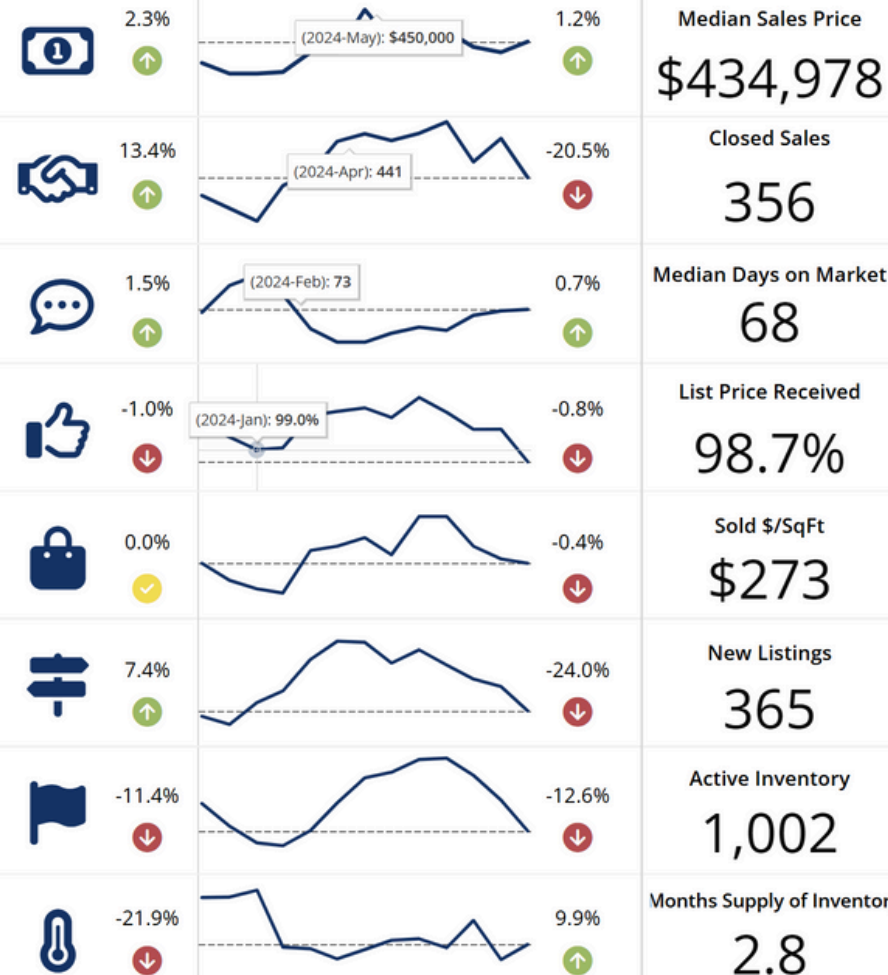
66 Areas selected

13 months ☐ YTD

Compared to November 2023

Compared to October 2024

November 2024



All of WVMLS Over .5 Acre

Comparing 2024 to 2023

November 2023 vs. November 2024, Median Sales Price increased **10.0%** with it being \$702,039.00 in 2024 from \$638,250.00 in 2023. Closed sales have increased **3.6%** with 58 in 2024 from 56 in 2023. Active Inventory has decreased **20.4%** with 305 in 2024 from 383 in 2023. Median days on Market has increased by **17** days with 91 in 2024 from 74 in 2023. New listings have increased **1.8%** with 57 in 2024 from 56 in 2023. Median Price per sq. foot has increased **2.4%** with it being \$302.00 in 2024 from \$295.00 in 2023.

Market Highlights

Median Soldprice increased by **10.0% (\$63,789.00)** from \$638,250.00 in November 2023 to \$702,039.00 in 2024, it additionally increased by **12.3% (\$77,039.00)** from \$625,000.00 in October 2024 to \$702,039.00 in November 2024. Closed Sales have increased by **3.6% (2)** from 56 in November 2023 to 58 in 2024. Median Days on Market decreased by **5** Days from 96 in October 2024 to 91 in November 2024. New Listings have increased by **1.8% (1)** from 56 in November 2023 to 57 in 2024. Average Sold per Sq. ft. increased by **2.4% (\$7)** from \$295.00 in November 2023 to \$302.00 in 2024.



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Residence (0.5+ Acres) ▼

4 Counties selected ▼

66 Cities selected ▼

Compare to Same Month Prior Year ☐ Prior Month

Median Sales Price

\$702,039



10.0% ↑

58

Closed Sales



3.6% ↑

Active Inventory

↓ -20.4%



305

Median Days on Market

91



↓ -24.8%

New Listings



57

↑ 1.8%

Median Sold \$/SqFt

2.4%

↑



\$302

Percent change compares results from November 2023 to November 2024

Data provided by the WVMLS. ©2024 Domus Analytics

November 2024 Market Statistics

Residence (0.5+ Acres) ▼

4 Counties selected ▼

66 Areas selected ▼

13 months ☐ YTD

Compared to November 2023

Compared to October 2024

November 2024 ▼



10.0%

↑



12.3%

↑

Median Sales Price

\$702,039



3.6%

↑



-20.5%

↓

Closed Sales

58



23.0%

↑



-5.2%

↓

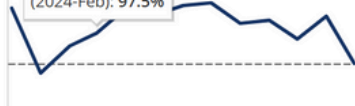
Median Days on Market

91



-2.5%

↓



-2.1%

↓

List Price Received

96.1%



2.4%

↑



-8.1%

↓

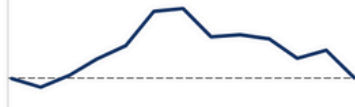
Sold \$/SqFt

\$302



1.8%

↑



-41.8%

↓

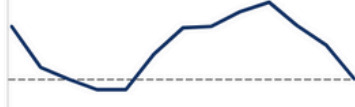
New Listings

57



-20.4%

↓



-14.1%

↓

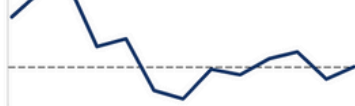
Active Inventory

305



-23.1%

↓



8.1%

↑

Months Supply of Inventory

5.3

Marion County Under .5 Acre

Comparing 2024 to 2023

November 2023 vs. November 2024, Median Sales Price increased **2.5%** with it being \$430,500.00 in 2024 from \$420,000.00 in 2023. Closed sales have decreased **0.6%** with 160 in 2024 from 161 in 2023. Active Inventory has decreased **8.6%** with 523 in 2024 from 572 in 2023. Median days on Market has remained the same **0** days with 65 in 2024 from 65 in 2023. New listings have increased **12.4%** with 208 in 2024 from 185 in 2023. Median Price per sq. foot increased **1.5%** with it being \$273.00 in 2024 from \$269.00 in 2023.

Market Highlights

Median Sold price increased by **2.5% (\$10,500.00)** from \$420,000.00 in November 2023 to \$430,500.00 in 2024, it additionally increased by **0.8% (\$3,500.00)** from \$427,000.00 in October 2024 to \$430,500.00 in November 2024. Median Days on Market **remained the same** from 65 in November 2023 to 65 in 2024, it additionally decreased by **2** Days from 67 in October 2024 to 65 in November 2024. New Listings have increased by **12.4% (23)** from 185 in November 2023 to 208 in 2024. Average Sold per Sq. ft. increased by **1.5% (\$4)** from \$269.00 in November 2023 to \$273.00 in 2024.



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Residence (Under 0.5 Acres) ▼

Marion ▼

33 Cities selected ▼

Compare to Same Month Prior Year ☐ Prior Month ☐

Median Sales Price

\$430,500



2.5% ↑

160



-0.6% ↓

Closed Sales

Active Inventory

-8.6% ↓



523

Median Days on Market

65



-10.4% ↓

New Listings



208

↑ 12.4%

Median Sold \$/SqFt

1.5% ↑



\$273

Percent change compares results from November 2023 to November 2024

Data provided by the WMLS. ©2024 [Domus Analytics](#)

November 2024 Market Statistics

Residence (Under 0.5 Acres) ▼

Marion ▼

33 Areas selected ▼

13 months ☐ YTD ☐

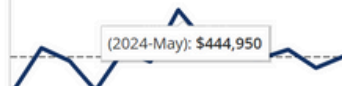
Compared to November 2023

Compared to October 2024

November 2024 ▼



2.5% ↑



0.8% ↑

Median Sales Price
\$430,500



-0.6% ↓



-30.7% ↓

Closed Sales
160



-0.8% ↓



-3.7% ↓

Median Days on Market
65



-0.6% ↓



-0.0% ↓

List Price Received
99.1%



1.5% ↑



-1.1% ↓

Sold \$/SqFt
\$273



12.4% ↑

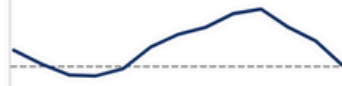


-20.9% ↓

New Listings
208



-8.6% ↓



-12.8% ↓

Active Inventory
523



-8.0% ↓



25.8% ↑

Months Supply of Inventory
3.3

Marion County Over .5 Acre

Comparing 2024 to 2023

November 2023 vs. November 2024, Median Sales Price increased **12.4%** with it being \$770,000.00 in 2024 from \$685,000.00 in 2023. Closed sales have increased **3.8%** with 27 in 2024 from 26 in 2023. Active Inventory has decreased **18.4%** with 115 in 2024 from 141 in 2023. Median days on Market has increased by **44** days with 122 in 2024 from 78 in 2023. New listings have increased **4.5%** with 23 in 2024 from 22 in 2023. Median Price per sq. foot decreased **1.1%** with it being \$301.00 in 2024 from \$305.00 in 2023.

Market Highlights

Median Sold price increased by **12.4% (\$85,000.00)** from \$685,000.00 in November 2023 to \$770,000.00 in 2024, it additionally increased by **18.5% (\$120,000.00)** from \$650,000.00 in October 2024 to \$770,000.00 in November 2024. Closed Sales have increased by **3.8% (1)** from 26 in November 2023 to 27 in 2024, they have additionally increased by **0.0% (0)** from 27 in October 2024 to 27 in November 2024. New Listings have increased by **4.5% (1)** from 22 in November 2023 to 23 in 2024.



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Residence (0.5+ Acres) ▼

Marion ▼

33 Cities selected ▼

Compare to Same Month Prior Year ☐ Prior Month

Median Sales Price

\$770,000



12.4% ↑

27

Closed Sales



3.8% ↑

Active Inventory

↓ -18.4%



115

Median Days on Market

122



74.3% ↑

New Listings



23

4.5% ↑

Median Sold \$/SqFt

↓ -1.1%



\$301

Percent change compares results from November 2023 to November 2024

Data provided by the WMLS. ©2024 [Domus Analytics](#)

November 2024 Market Statistics

Residence (0.5+ Acres) ▼

Marion ▼

33 Areas selected ▼

13 months ☐ YTD

Compared to November 2023

Compared to October 2024

November 2024 ▼



12.4%



18.5%

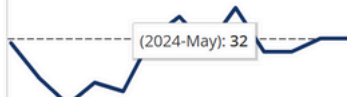


Median Sales Price

\$770,000



3.8%



0.0%



Closed Sales

27



56.4%



64.9%



Median Days on Market

122



-5.7%



-3.7%

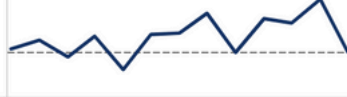


List Price Received

94.2%



-1.1%



-16.6%

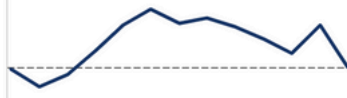


Sold \$/SqFt

\$301



4.5%



-51.1%

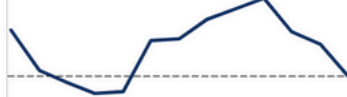


New Listings

23



-18.4%



-13.5%



Active Inventory

115



-21.5%



-13.5%



Months Supply of Inventory

4.3

Linn County Under .5 Acre

Comparing 2024 to 2023

November 2023 vs. November 2024, Median Sales Price decreased **10.9%** with it being \$365,000.00 in 2024 from \$409,857.00 in 2023. Closed sales have increased **12.3%** with 73 in 2024 from 65 in 2023. Active Inventory has decreased **1.8%** with 219 in 2024 from 223 in 2023. Median days on Market has increased by **13** days with 83 in 2024 from 70 in 2023. New listings have increased **27.6%** with 74 in 2024 from 58 in 2023. Median Price per sq. foot decreased **0.7%** with it being \$266.00 in 2024 from \$268.00 in 2023.

Market Highlights

Closed Sales have increased by **12.3% (8)** from 65 in November 2023 to 73 in 2024. New Listings have increased by **27.6% (16)** from 58 in November 2023 to 74 in 2024. Average Sold per Sq. ft. remained the same with **0.0% (\$0)** from \$266.00 in October 2024 to \$266.00 in November 2024.



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Residence (Under 0.5 Acres) ▼

Linn ▼

36 Cities selected ▼

Compare to Same Month Prior Year ☐ Prior Month

Median Sales Price

\$365,000



-10.9% ▼

73

Closed Sales



12.3% ▲

Active Inventory

▼ -1.8%



219

Median Days on Market

83



▲ 7.8%

New Listings



74

▲ 27.6%

Median Sold \$/SqFt

▼ -0.7%



\$266

Percent change compares results from November 2023 to November 2024

Data provided by the WVMLS. ©2024 [Domus Analytics](#)



November 2024 Market Statistics

Residence (Under 0.5 Acres) ▼

Linn ▼

36 Areas selected ▼

13 months ☐ YTD

Compared to November 2023

Compared to October 2024

November 2024 ▼



-10.9%



-6.6%



Median Sales Price

\$365,000



12.3%



-24.0%



Closed Sales

73



18.6%



20.3%

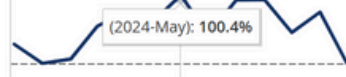


Median Days on Market

83



-0.5%



-1.2%



List Price Received

98.8%



-0.7%



0.2%



Sold \$/SqFt

\$266



27.6%



-30.8%

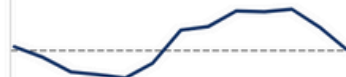


New Listings

74



-1.8%



-10.6%

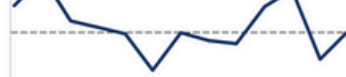


Active Inventory

219



-12.6%



17.5%



Months Supply of Inventory

3.0



Linn County Over .5 Acre

Comparing 2024 to 2023

November 2023 vs. November 2024, Median Sales Price decreased **7.3%** with it being \$575,000.00 in 2024 from \$620,000.00 in 2023. Closed sales have increased **26.7%** with 19 in 2024 from 15 in 2023. Active Inventory has decreased **30.0%** with 91 in 2024 from 130 in 2023. Median days on Market has increased by **19** days with 87 in 2024 from 68 in 2023. New listings have remained the same **0.0%** with 17 in 2024 from 17 in 2023. Median Price per sq. foot decreased **18.6%** with it being \$280.00 in 2024 from \$344.00 in 2023.

Market Highlights

Closed Sales have increased by **26.7% (4)** from 15 in November 2023 to 19 in 2024. Median Days on Market decreased by **7** Days from 94 in October 2024 to 87 in November 2024. New Listings have remained the same **0.0% (0)** from 17 in November 2023 to 17 in 2024.



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Residence (0.5+ Acres) ▼

Linn ▼

36 Cities selected ▼

Compare to Same Month Prior Year ☐ Prior Month

Median Sales Price

\$575,000



-7.3% ▼

19

Closed Sales



26.7% ▲

Active Inventory

▼ -30.0%



91

Median Days on Market

87



▼ -37.4%

New Listings



17

✓ 0.0%

Median Sold \$/SqFt

▼ -18.6%



\$280

Percent change compares results from November 2023 to November 2024

Data provided by the WVMLS. ©2024 Domus Analytics

November 2024 Market Statistics

Residence (0.5+ Acres) ▼

Linn ▼

36 Areas selected ▼

13 months ☐ YTD

Compared to November 2023

Compared to October 2024

November 2024 ▼



-7.3%



-6.6%



Median Sales Price

\$575,000



26.7%



-26.9%

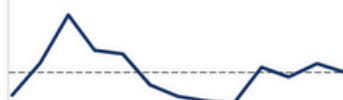


Closed Sales

19



27.9%



-7.4%



Median Days on Market

87



-0.1%



-1.5%



List Price Received

96.8%



-18.6%



-10.5%



Sold \$/SqFt

\$280



0.0%



-34.6%



New Listings

17



-30.0%



-14.2%

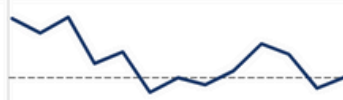


Active Inventory

91



-44.7%



17.5%



Months Supply of Inventory

4.8

Polk County Under .5 Acre

Comparing 2024 to 2023

November 2023 vs. November 2024, Median Sales Price increased **4.8%** with it being \$449,500.00 in 2024 from \$428,838.00 in 2023. Closed sales have increased **10.3%** with 64 in 2024 from 58 in 2023. Active Inventory has decreased **24.5%** with 179 in 2024 from 237 in 2023. Median days on Market has decreased by **37** days with 63 in 2024 from 100 in 2023. New listings have decreased by **20.3%** with 51 in 2024 from 64 in 2023. Median Price per sq. foot decreased **6.0%** with it being \$266.00 in 2024 from \$283.00 in 2023.

Market Highlights

Median Sold price increased by **4.8% (\$20,662.00)** from \$428,838.00 in November 2023 to \$449,500.00 in 2024, it additionally increased by **1.7% (\$7,500.00)** from \$442,000.00 in October 2024 to \$449,500.00 in November 2024. Closed Sales have increased by **10.3% (6)** from 58 in November 2023 to 64 in 2024. Median Days on Market decreased by **37** Days from 100 in November 2023 to 63 in 2024, it additionally decreased by **3** Days from 66 in October 2024 to 63 in November 2024.



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Residence (Under 0.5 Acres) ▼

Polk ▼

12 Cities selected ▼

Compare to Same Month Prior Year ☐ Prior Month ☒

Median Sales Price

\$449,500



4.8% ↑

64

Closed Sales



10.3% ↑

Active Inventory

↓ -24.5%



179

Median Days on Market

63



↓ -15.0%

New Listings



51

↓ -20.3%

Median Sold \$/SqFt

↓ -6.0%



\$266

Percent change compares results from November 2023 to November 2024

Data provided by the WMLS. ©2024 [Domus Analytics](#)



November 2024 Market Statistics

Residence (Under 0.5 Acres) ▼

Polk ▼

12 Areas selected ▼

13 months ☐ YTD ☒

Compared to November 2023

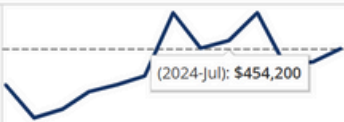
Compared to October 2024

November 2024 ▼



4.8%

↑



1.7%

↑

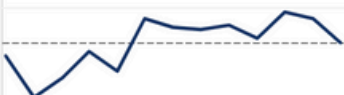
Median Sales Price

\$449,500



10.3%

↑



-14.7%

↓

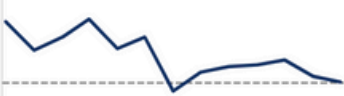
Closed Sales

64



-37.2%

↓



-5.3%

↓

Median Days on Market

63



-1.2%

↓



-1.9%

↓

List Price Received

97.9%



-6.0%

↓



-0.4%

↓

Sold \$/SqFt

\$266



-20.3%

↓



-17.7%

↓

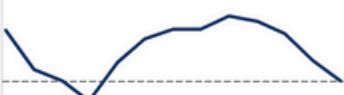
New Listings

51



-24.5%

↓



-11.4%

↓

Active Inventory

179



-31.6%

↓



3.8%

↑

Months Supply of Inventory

2.8



Polk County Over .5 Acre

Comparing 2024 to 2023

November 2023 vs. November 2024, Median Sales Price increased **73.4%** with it being \$830,000.00 in 2024 from \$478,608.00 in 2023. Closed sales have increased **40.0%** with 7 in 2024 from 5 in 2023. Active Inventory has decreased by **10.9%** from 57 in 2024 from 64 in 2023. Median days on Market has decreased by **90** days with 83 in 2024 from 173 in 2023. New listings have decreased by **10.0%** with 9 in 2024 from 10 in 2023. Median Price per sq. foot increased by **16.6%** with it being \$330.00 in 2024 from \$283.00 in 2023.

Market Highlights

Median Sold price increased by **73.4% (\$351,392.00)** from \$478,608.00 in November 2023 to \$830,000.00 in 2024, it additionally increased by **67.7% (\$335,000.00)** from \$495,000.00 in October 2024 to \$830,000.00 in November 2024. Closed Sales have increased by **40.0% (2)** from 5 in November 2023 to 7 in 2024. Median Days on Market decreased by **90** Days from 173 in November 2023 to 83 in 2024, it additionally decreased by **52** Days from 135 in October 2024 to 83 in November 2024. Average Sold per Sq. ft. increased by **16.6% (\$47)** from \$283.00 in November 2023 to \$330.00 in 2024, it additionally has increased by **0.6% (\$2)** from \$328.00 in October 2024 to \$330.00 in November 2024.

Valley Home Sales Team



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Residence (0.5+ Acres) ▼

Polk ▼

12 Cities selected ▼

Compare to Same Month Prior Year ☐ Prior Month

Median Sales Price

\$830,000



73.4% ↑

7

Closed Sales



40.0%

Active Inventory

↓ -10.9%



57

Median Days on Market

83



↓ -44.3%

Median Sold \$/SqFt

16.6%



\$330

New Listings



9

↓ -10.0%

Percent change compares results from November 2023 to November 2024

Data provided by the WVMLS. ©2024 [Domus Analytics](#)



November 2024 Market Statistics

Residence (0.5+ Acres) ▼

Polk ▼

12 Areas selected ▼

13 months ☐ YTD

Compared to November 2023

Compared to October 2024

November 2024 ▼



73.4%



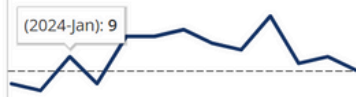
67.7%



Median Sales Price
\$830,000



40.0%



-22.2%



Closed Sales

7



-52.0%



-38.5%

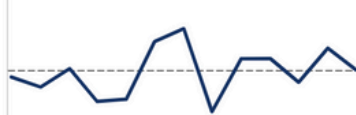


Median Days on Market

83



0.3%



-1.0%



List Price Received

98.5%



16.6%



0.6%



Sold \$/SqFt

\$330



-10.0%



-30.8%



New Listings

9



-10.9%



-14.9%



Active Inventory

57



-36.3%



9.3%



Months Supply of Inventory

8.1

