

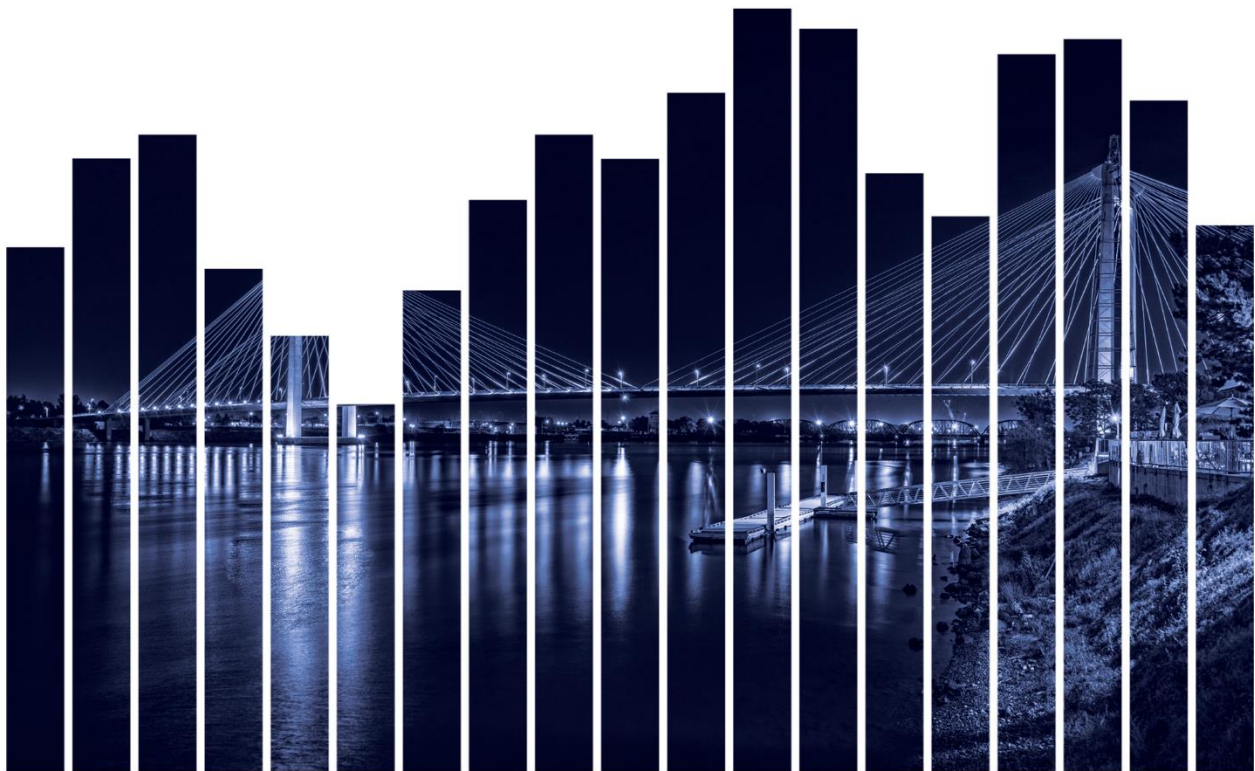
2026



COLDWELL BANKER
TOMLINSON

Monthly Market Report

Tri-Cities Area | January 2026



Tri-Cities Area January Market Snapshot

Tri-Cities Area includes: Kennewick, Pasco, Richland, West Richland, Benton City, Basin City, Burbank, Connell, Eltopia, Kahlotus, Kiona, Mesa, Paterson, Plymouth, and Wallula

Average Sales Price Year-to-Date

\$462,283

Current Listing Inventory

908

Average Days on Market

65

Median Sales Price Year-to-Date

\$427,000

Monthly Closed Sales

191

Closed Sales Year-to-Date

191

Lower Valley Area January Market Snapshot

Lower-Valley Area includes: Prosser, Grandview, Mabton, Sunnyside, Granger, Zillah, Toppenish, and Wapato

Average Sales Price Year-to-Date

\$391,373

Current Listing Inventory

130

Average Days on Market

75

Median Sales Price Year-to-Date

\$381,425

Monthly Closed Sales

30

Closed Sales Year-to-Date

30

Tri-Cities + Lower Valley Area January Market Snapshot

Average Sales Price Year-to-Date

\$452,624

Current Listing Inventory

1,038

Average Days on Market

66

Median Sales Price Year-to-Date

\$420,000

Monthly Closed Sales

221

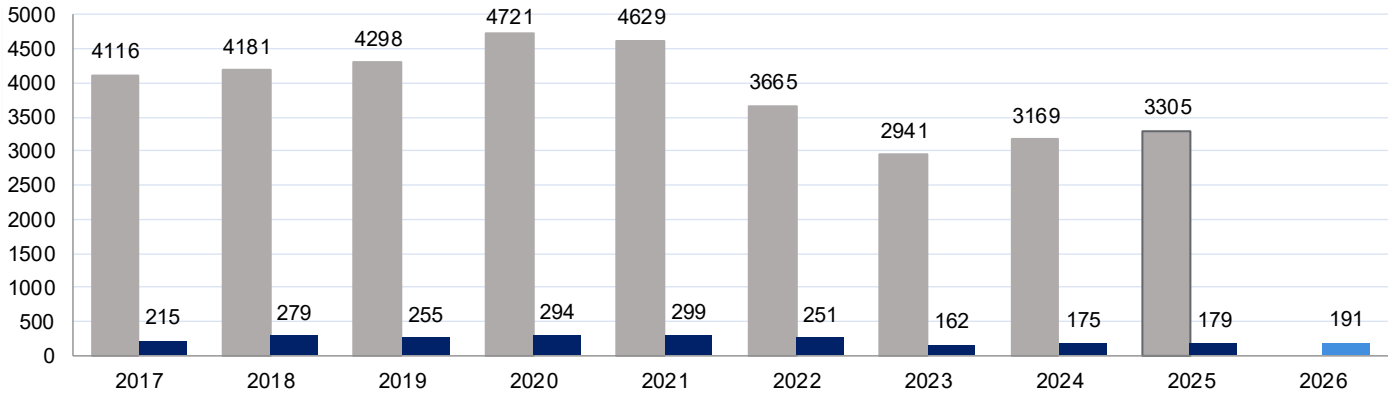
Closed Sales Year-to-Date

221

*Information pulled for all stats include the following cities: Kennewick, Pasco, Richland, West Richland, Benton City, Basin City, Burbank, Connell, Eltopia, Kahlotus, Kiona, Mesa, Paterson, Plymouth, and Wallula

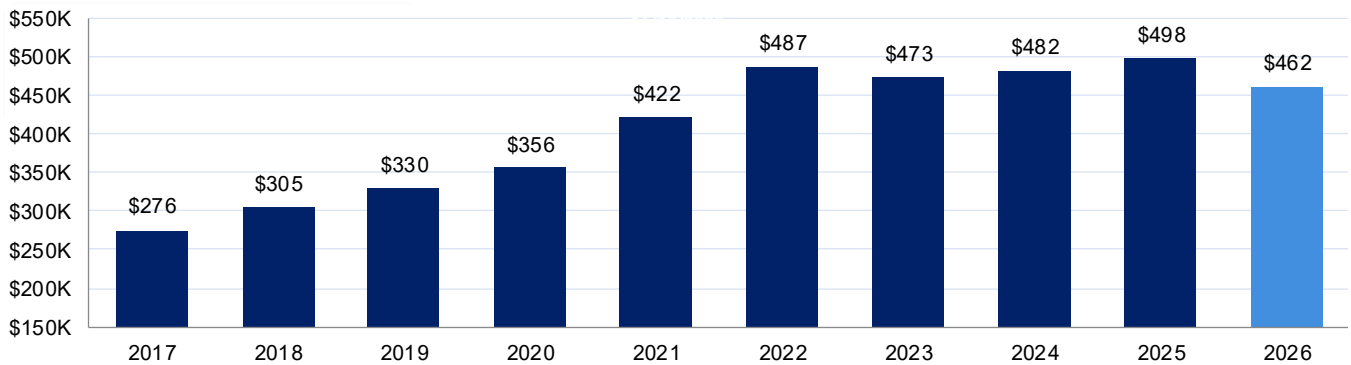
Annual Residential Sales

Grey represents total sales; Blue represents total sales through January



Annual Average Sales Price

Year-to-date as of January



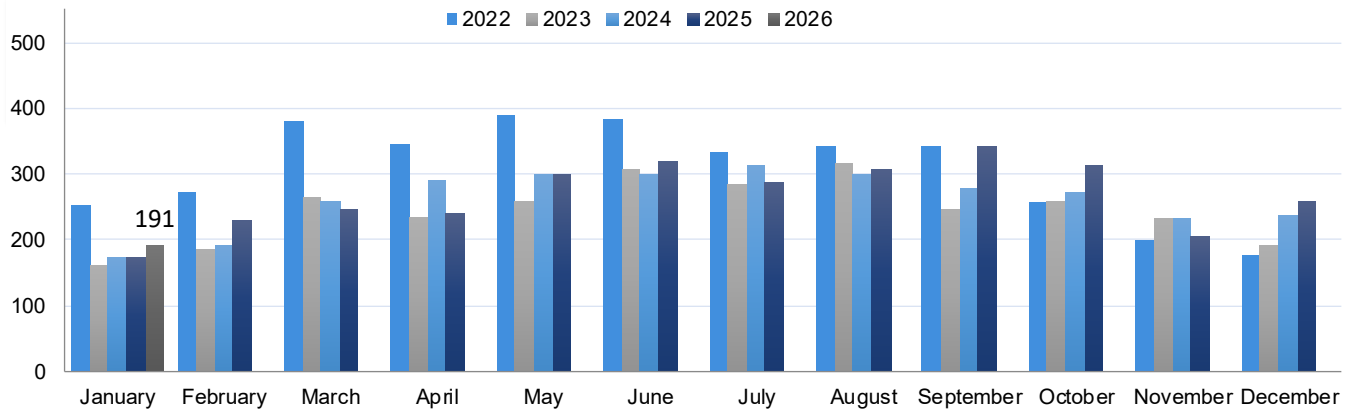
Average Number of Homes Sold

Year-to-date as of January

YEAR	Total Homes Sold Per Year	Average Homes Sold Per Month	Average Homes Sold Per Day
2026	191	191	6.37
2025	179	179	5.97
2024	175	175	5.83
2023	162	162	5.40
2022	251	251	8.37

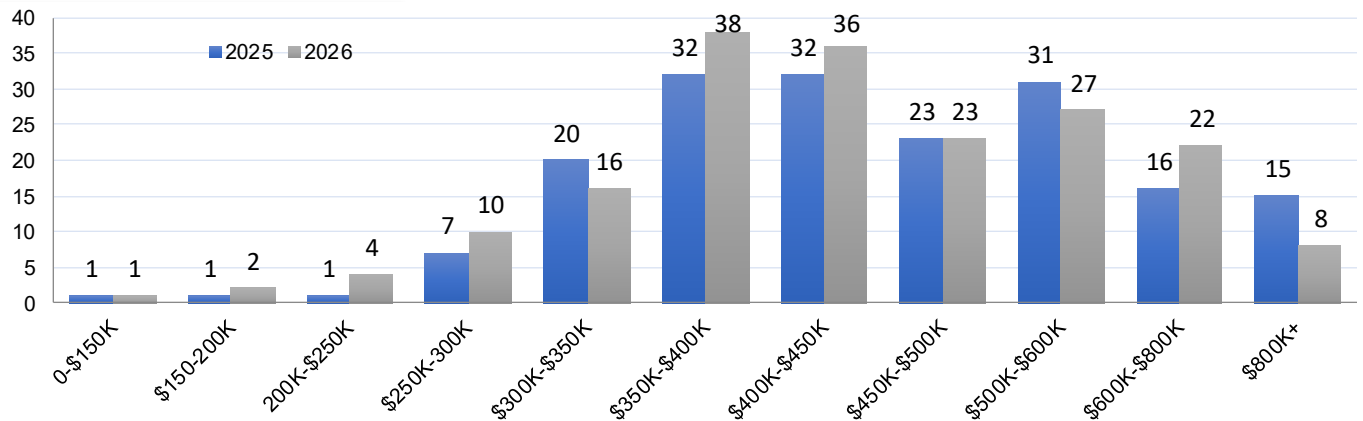
Residential Sales

For the month of January 2026, month/year comparison



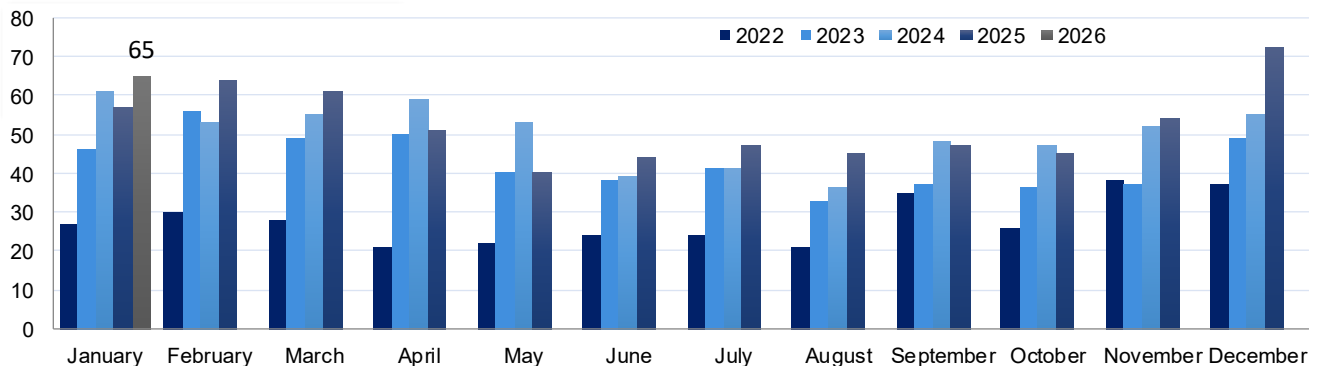
Residential Sales By Price Range

January 2025 vs 2026



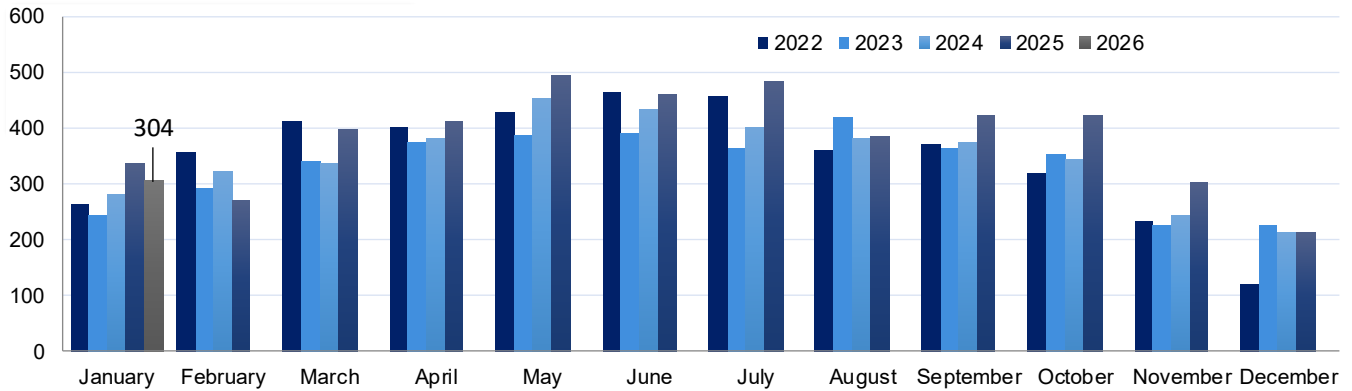
Average Days On Market

For the month of January 2026, month/year comparison



Residential Listing Inflow

For the month of January 2026, month/year comparison



Active Listings By Price Range

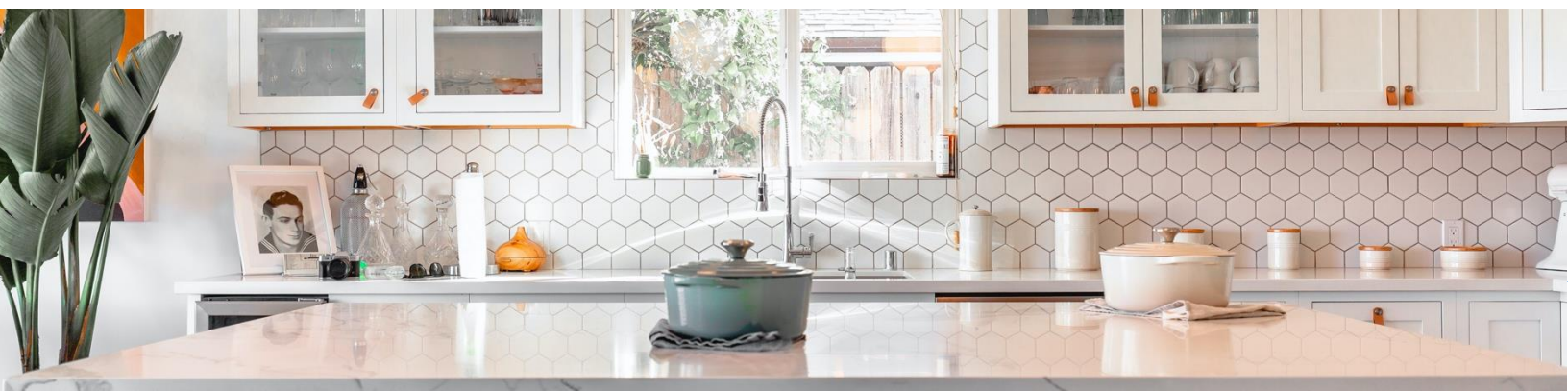
For the month of January 2026

PRICE RANGE	#
\$0-\$199,999	3
\$200,000-\$249,999	5
\$250,000-\$299,999	6
\$300,000-\$349,999	26
\$350,000-\$399,999	44
\$400,000-\$449,999	57
\$450,000-\$499,999	41
\$500,000-\$599,999	48
\$600,000-\$699,999	27
\$700,000-\$799,999	18
\$800,000-\$899,999	7
\$900,000-\$999,999	10
\$1,000,000-\$1,199,999	3
\$1,200,000+	1
TOTAL	302

Under Contract Listings By Price Range

For the month of January 2026

PRICE RANGE	#
\$0-\$199,999	2
\$200,000-\$249,999	3
\$250,000-\$299,999	8
\$300,000-\$349,999	14
\$350,000-\$399,999	27
\$400,000-\$449,999	46
\$450,000-\$499,999	29
\$500,000-\$599,999	27
\$600,000-\$699,999	21
\$700,000-\$799,999	15
\$800,000-\$899,999	2
\$900,000-\$999,999	4
\$1,000,000-\$1,199,999	2
\$1,200,000+	3
TOTAL	203



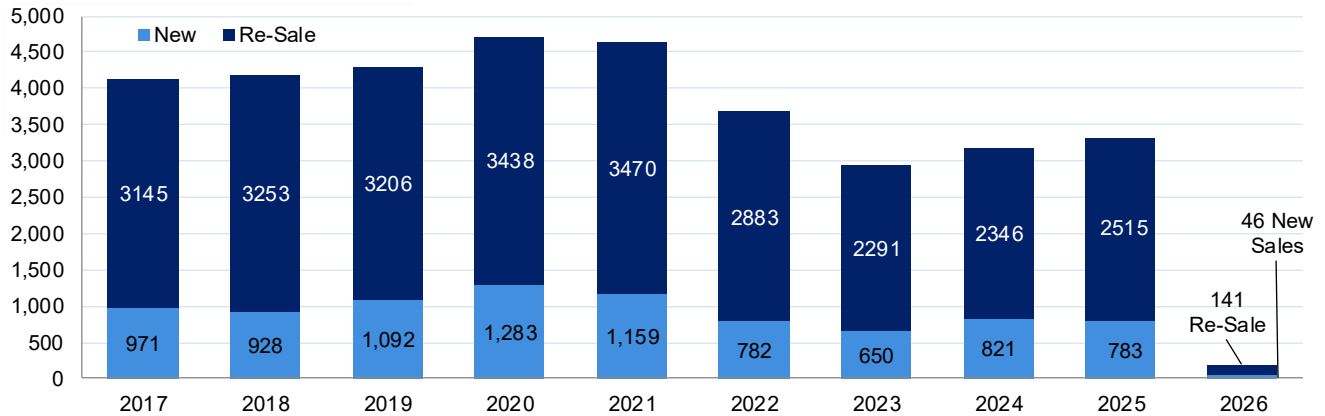
Absorption Rate

Year-to-date as of January 2026.

PRICE RANGE	Number of Listings Active*	Number of Pendings*	Absorption Ratio	Months of Supply
\$0-\$199,999	6	2	3.00	3
\$200,000-\$249,999	10	5	2.00	2
\$250,000-\$299,999	24	8	3.00	3
\$300,000-\$349,999	42	20	2.10	3
\$350,000-\$399,999	142	42	3.38	4
\$400,000-\$449,999	121	69	1.75	2
\$450,000-\$499,999	124	53	2.34	3
\$500,000-\$599,999	162	52	3.12	4
\$600,000-\$699,999	106	38	2.79	3
\$700,000-\$799,999	48	22	2.18	3
\$800,000-\$899,999	29	9	3.22	4
\$900,000-\$999,999	32	9	3.56	4
\$1,000,000-\$1,199,999	15	8	1.88	2
\$1,200,000+	39	9	4.33	5
TOTALS	900	346	2.60	3

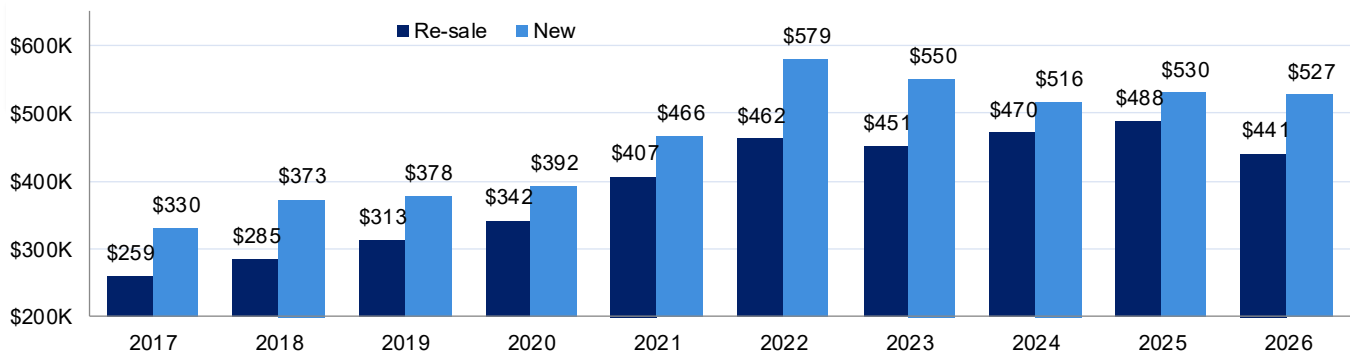
Re-Sale vs New Construction Sales

January 2025



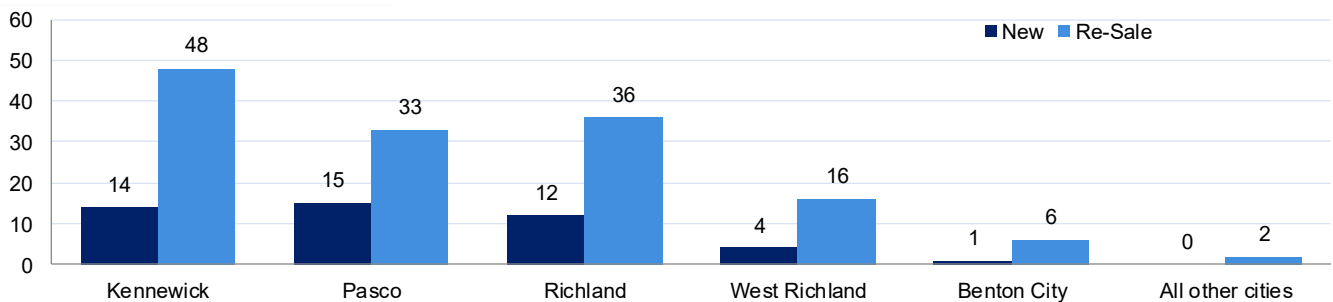
Annual Average Sales Price

Year-to-date Re-Sale vs New Construction as of January



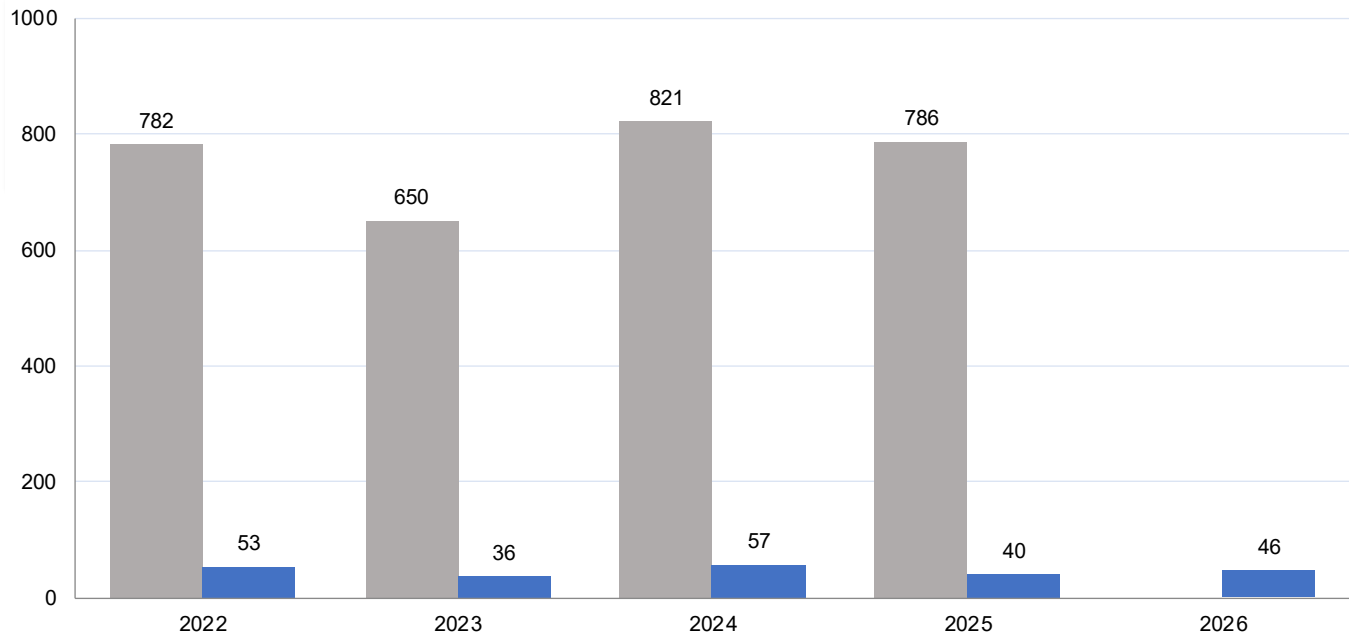
Sales Activity By Area

Year-to-date Re-Sale vs New Construction as of January



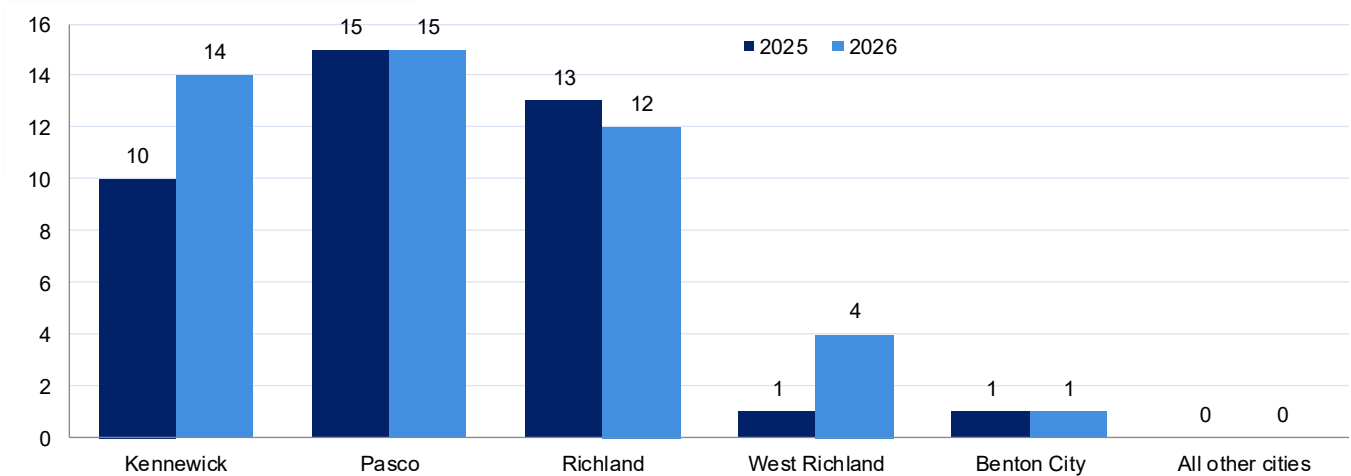
Annual New Construction Sales

Grey represents total sales for that year; Blue represents sales through January



Comparison New Construction Sales

Year-to-date January 2025 vs 2026





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The information in this report is compiled from a report given by the Tri-City Association of REALTOR®'s and to the best of our knowledge is accurate and current.

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