

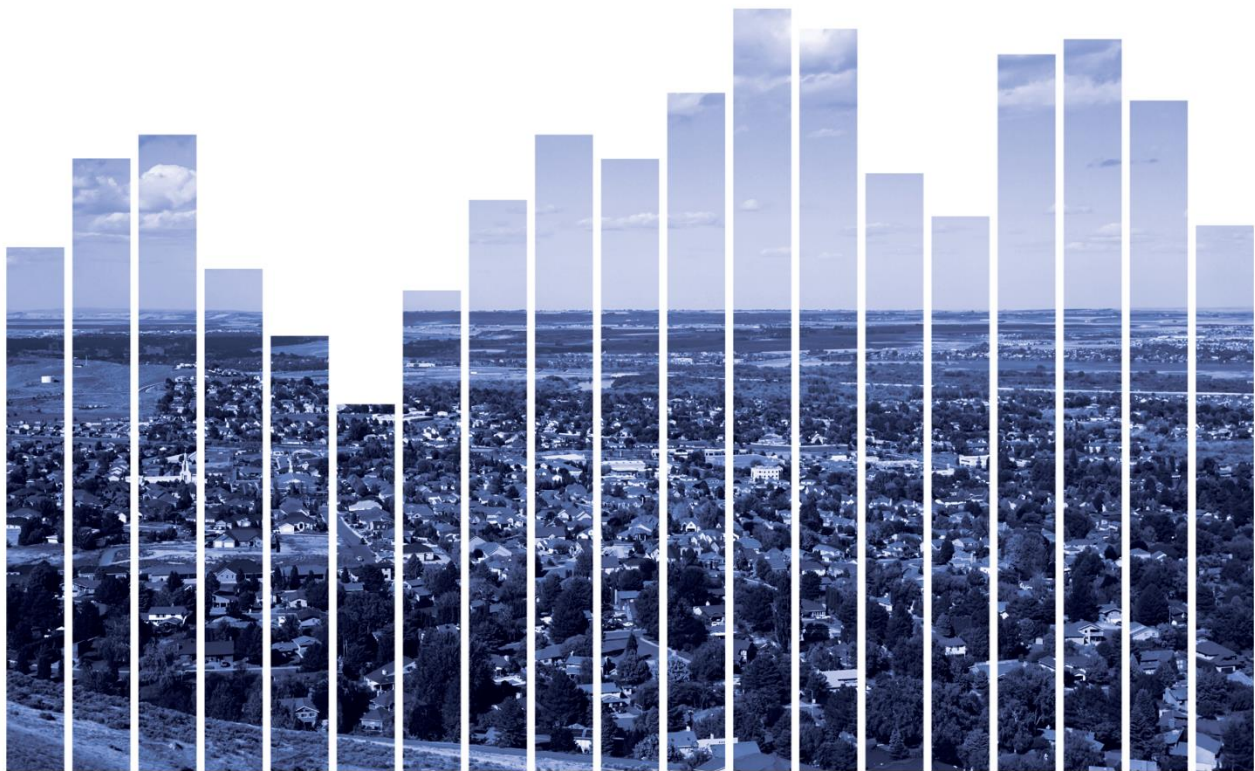
2026



COLDWELL BANKER  
TOMLINSON

# Monthly Market Report

Lower Valley Area | May 2026



# Tri-Cities Area May 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

**\$500,937**

Current Listing Inventory

**1,018**

Average Days on Market

**63**

Median Sales Price Year-to-Date

**\$449,425**

Monthly Closed Sales

**334**

Closed Sales Year-to-Date

**1,324**

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# Lower Valley Area May Market Snapshot

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

Average Sales Price Year-to-Date

**\$404,027**

Current Listing Inventory

**165**

Average Days on Market

**70**

Median Sales Price Year-to-Date

**\$373,920**

Monthly Closed Sales

**28**

Closed Sales Year-to-Date

**160**

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# Tri-Cities + Lower Valley Area May Market Snapshot

Average Sales Price Year-to-Date

**\$490,489**

Current Listing Inventory

**1,183**

Average Days on Market

**63**

Median Sales Price Year-to-Date

**\$440,000**

Monthly Closed Sales

**362**

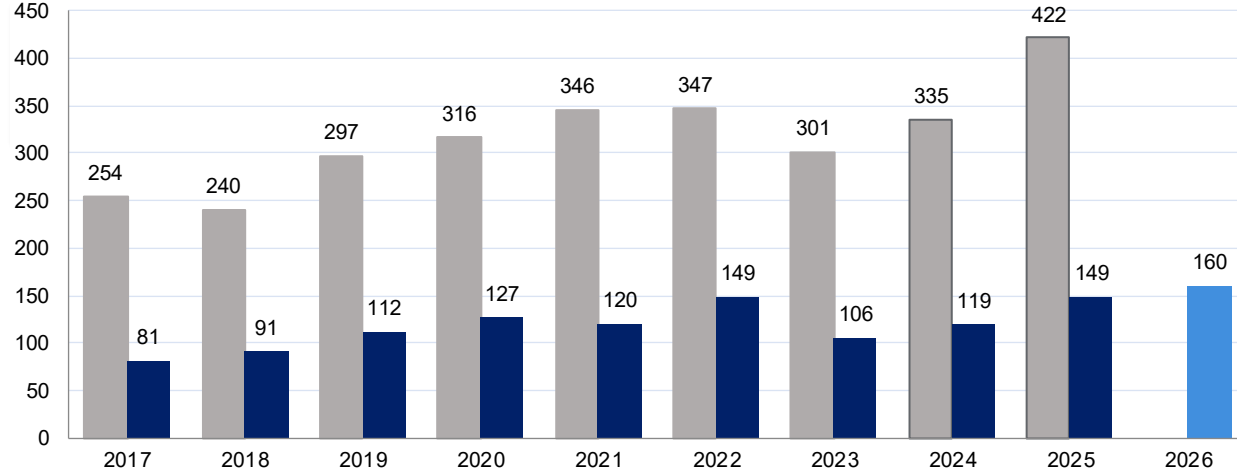
Closed Sales Year-to-Date

**1,484**

\*Information pulled for all stats include the following cities: Prosser, Grandview, Mabton, Sunnyside, Granger, Zillah, Toppenish, and Wapato

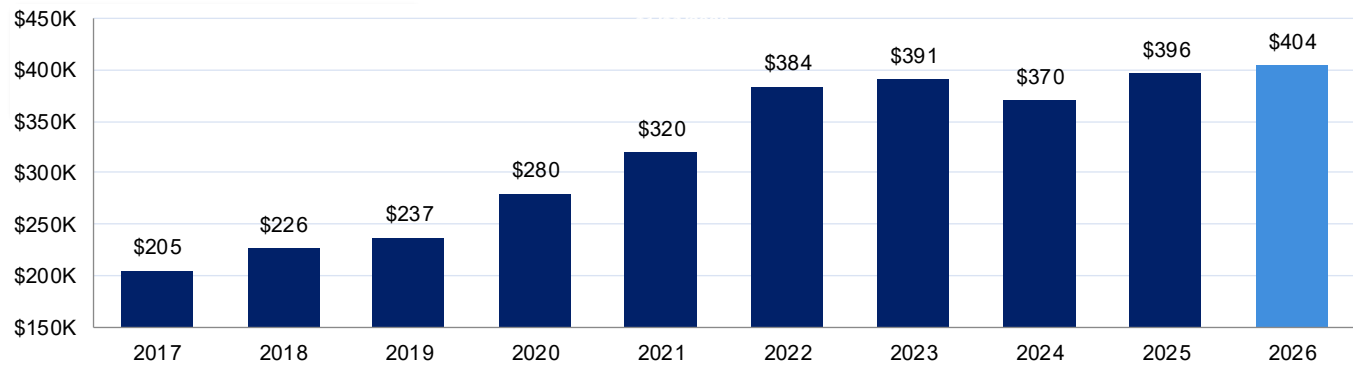
# Annual Residential Sales

Grey represents total sales; Blue represents total sales through May



# Annual Average Sales Price

Year-to-date as of May



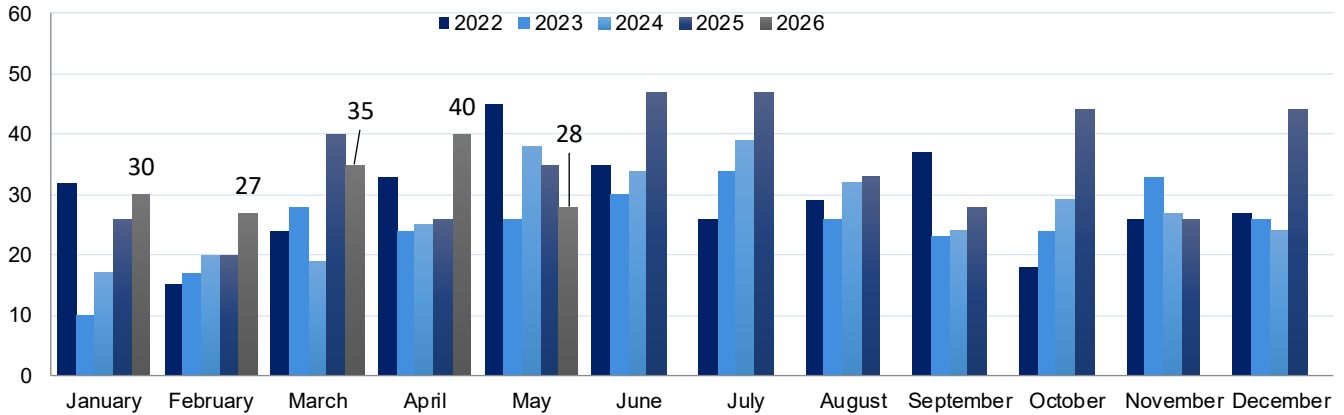
# Average Number of Homes Sold

Year-to-date as of May

YEAR	Total Homes Sold Per Year	Average Homes Sold Per Month	Average Homes Sold Per Day
2026	160	32	1.07
2025	149	29.80	0.99
2024	119	23.80	0.79
2023	106	21.20	0.71
2022	149	29.80	0.99

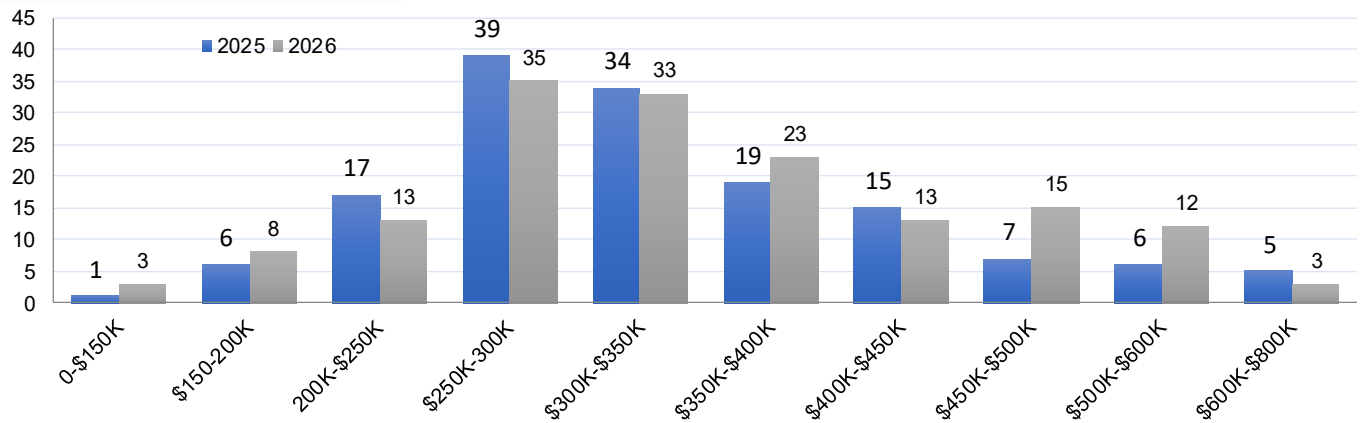
# Residential Sales

For the month of May 2026, month/year comparison



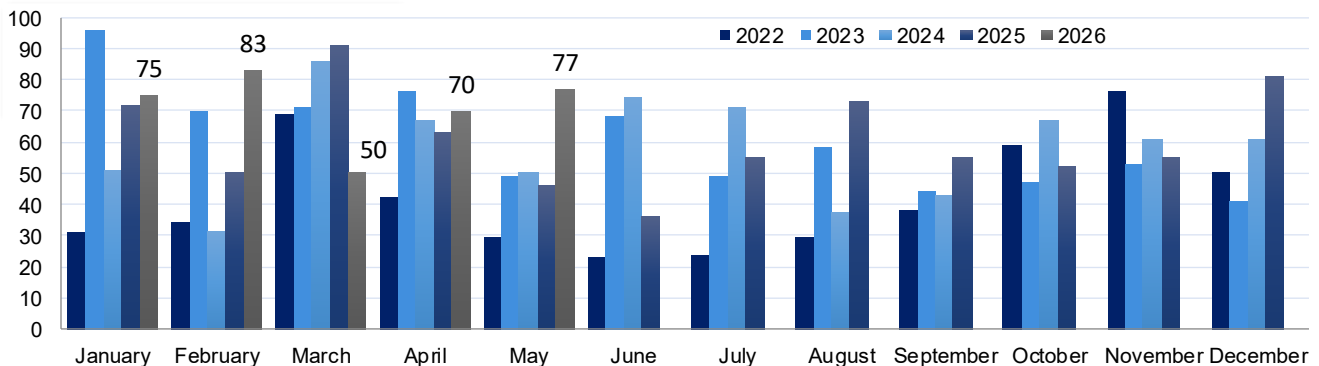
# Residential Sales By Price Range

May 2025 vs 2026



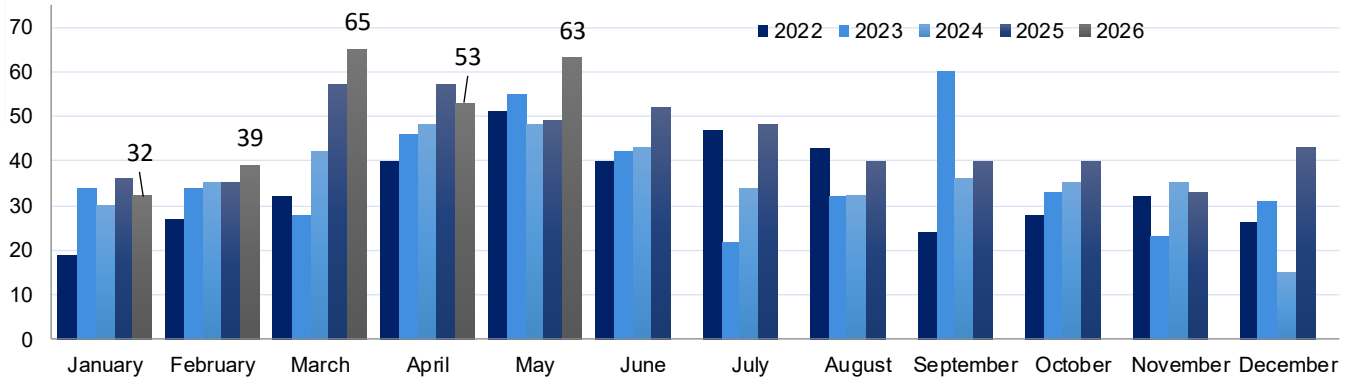
# Average Days On Market

For the month of May 2026, month/year comparison



# Residential Listing Inflow

For the month of May 2026, month/year comparison



## Active Listings By Price Range

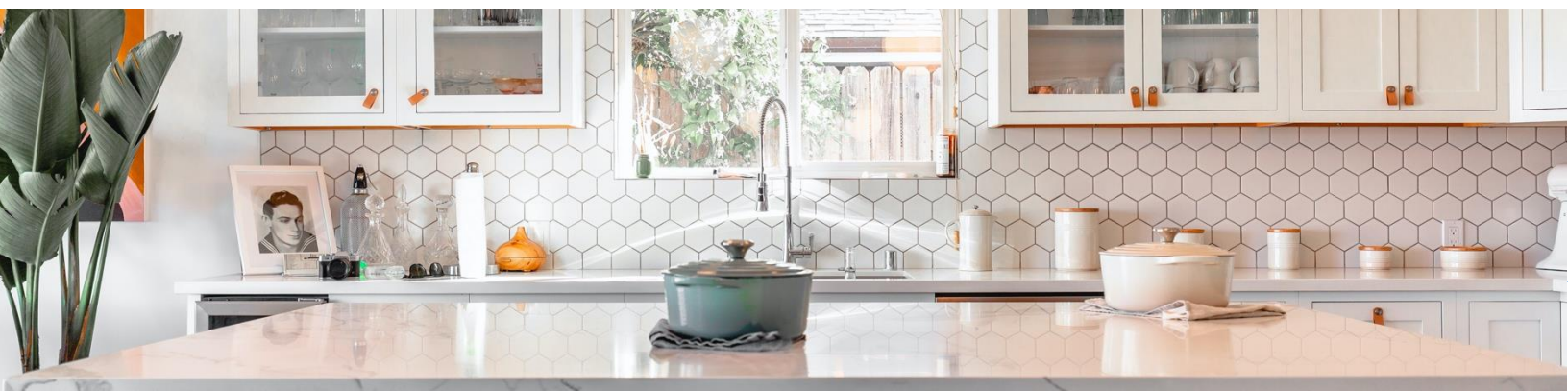
For the month of May 2026

PRICE RANGE1	#
\$0-\$199,999	0
\$200,000-\$249,999	1
\$250,000-\$299,999	2
\$300,000-\$349,999	13
\$350,000-\$399,999	15
\$400,000-\$449,999	6
\$450,000-\$499,999	2
\$500,000-\$599,999	9
\$600,000-\$699,999	2
\$700,000-\$799,999	1
\$800,000-\$899,999	0
\$900,000-\$999,999	0
\$1,000,000-\$1,199,999	1
\$1,200,000+	1
<b>TOTAL</b>	<b>53</b>

## Under Contract Listings By Price Range

For the month of May 2026

PRICE RANGE0	#
\$0-\$199,999	0
\$200,000-\$249,999	1
\$250,000-\$299,999	3
\$300,000-\$349,999	11
\$350,000-\$399,999	6
\$400,000-\$449,999	4
\$450,000-\$499,999	2
\$500,000-\$599,999	4
\$600,000-\$699,999	0
\$700,000-\$799,999	0
\$800,000-\$899,999	1
\$900,000-\$999,999	0
\$1,000,000-\$1,199,999	0
\$1,200,000+	0
<b>TOTAL</b>	<b>32</b>



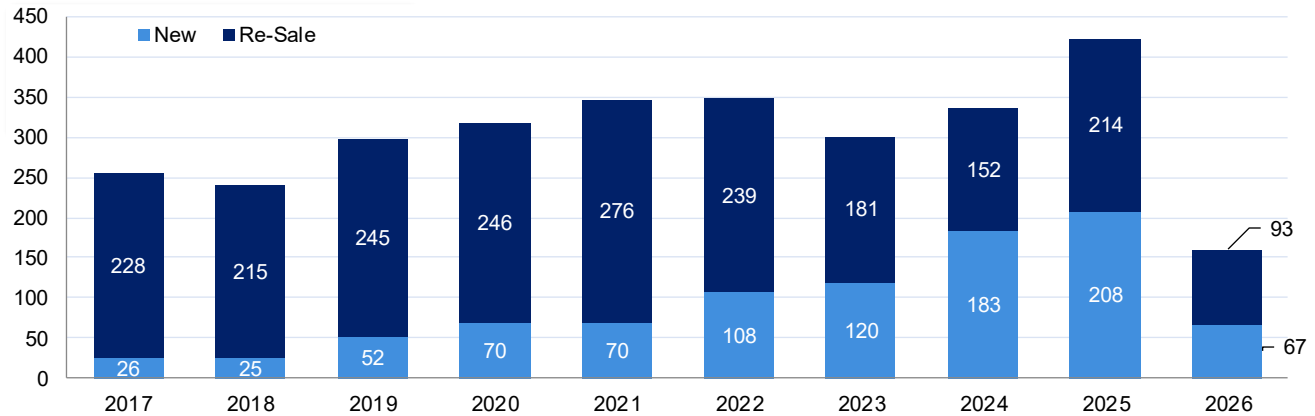
# Absorption Rate

Year-to-date as of May 2026.

PRICE RANGE	Number of Listings Active*	Number of Pendings*	Absorption Ratio	Months of Supply
\$0-\$199,999	1	0	0.00	0
\$200,000-\$249,999	1	1	1.00	1.00
\$250,000-\$299,999	8	3	2.67	3.00
\$300,000-\$349,999	29	24	1.21	2.00
\$350,000-\$399,999	47	14	3.36	4.00
\$400,000-\$449,999	23	7	3.29	4.00
\$450,000-\$499,999	10	4	2.50	3.00
\$500,000-\$599,999	20	5	4.00	4.00
\$600,000-\$699,999	15	0	0.00	0
\$700,000-\$799,999	4	0	0.00	0
\$800,000-\$899,999	3	1	3.00	3.00
\$900,000-\$999,999	2	1	2.00	2.00
\$1,000,000-\$1,199,999	1	0	0.00	0
\$1,200,000+	1	0	0.00	0
<b>TOTALS</b>	<b>165</b>	<b>60</b>	<b>2.75</b>	<b>3.00</b>

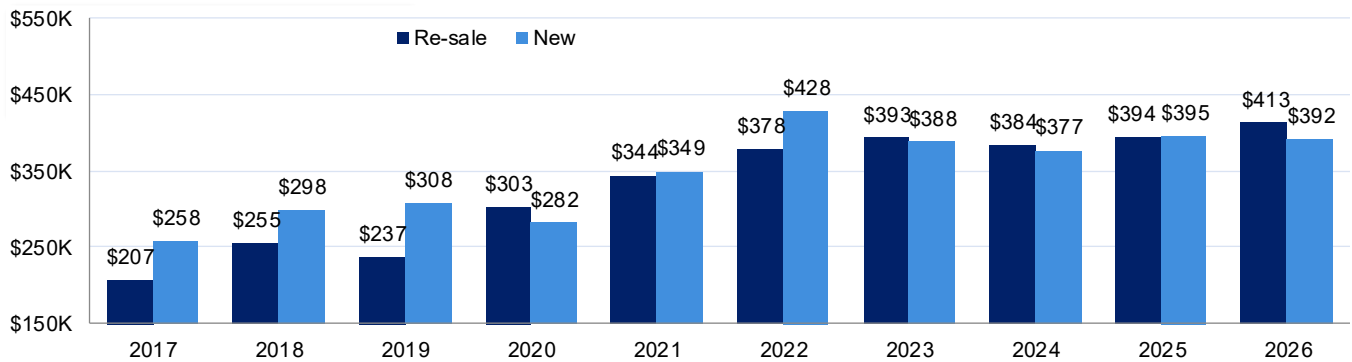
# Re-Sale vs New Construction Sales

May 2026



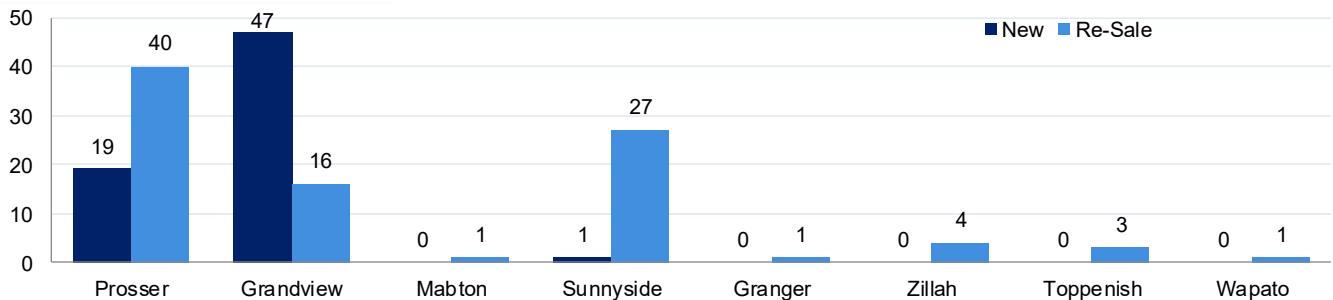
# Annual Average Sales Price

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



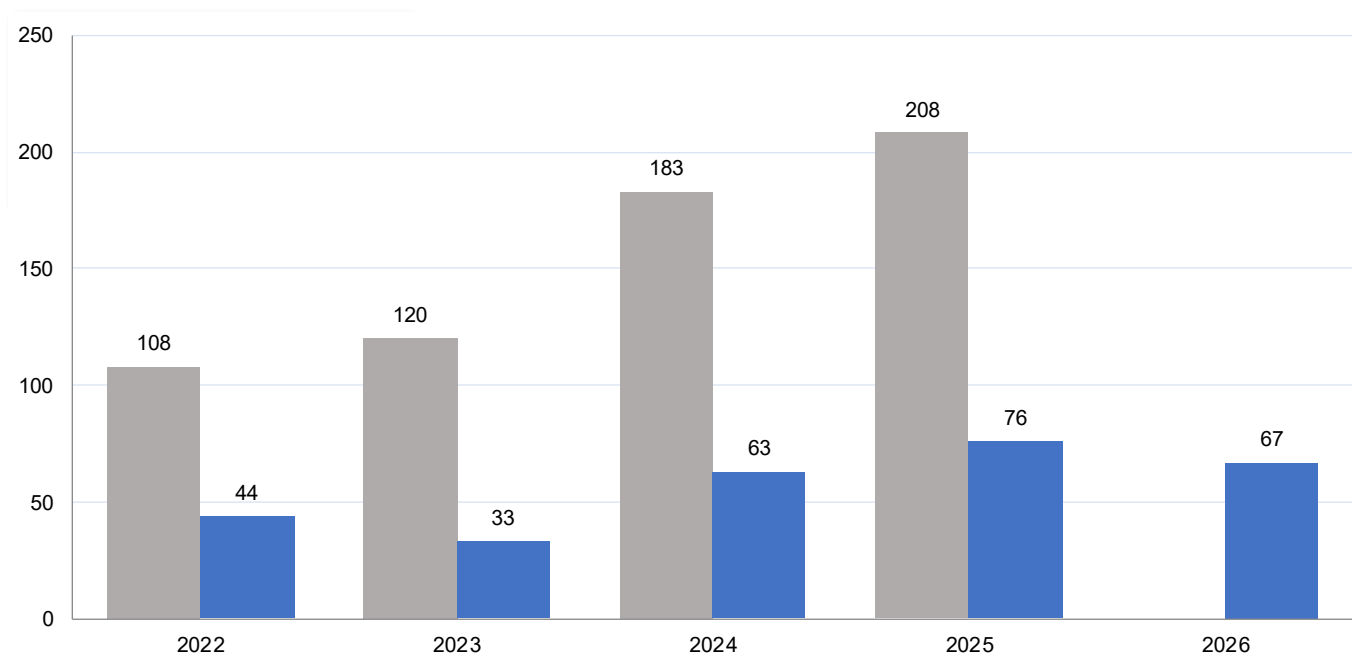
# Sales Activity By Area

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



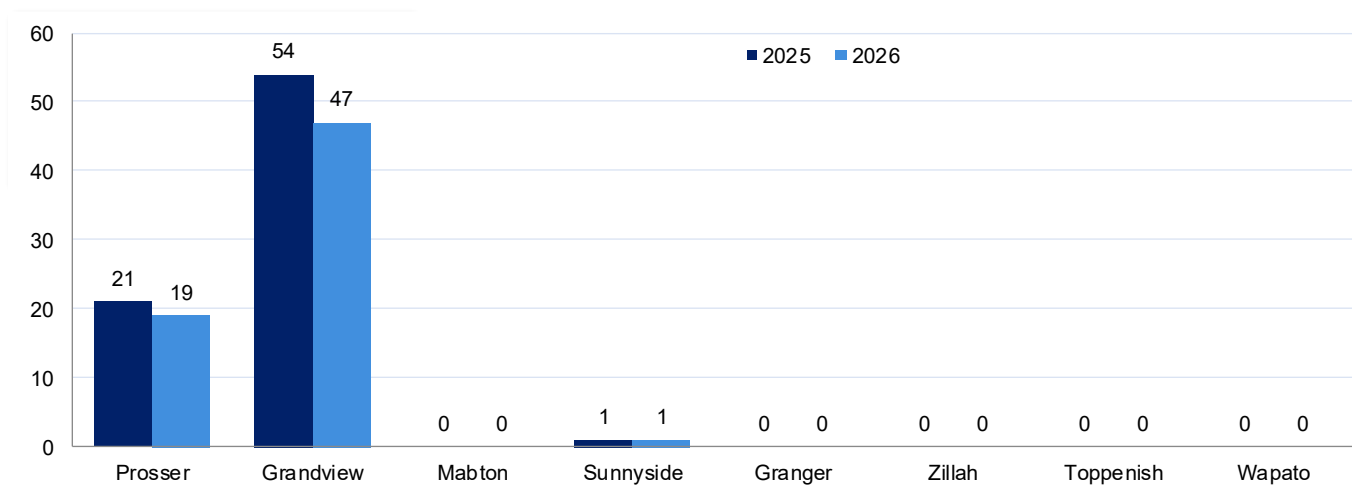
# Annual New Construction Sales

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



# Comparison New Construction Sales

Year-to-date May 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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