

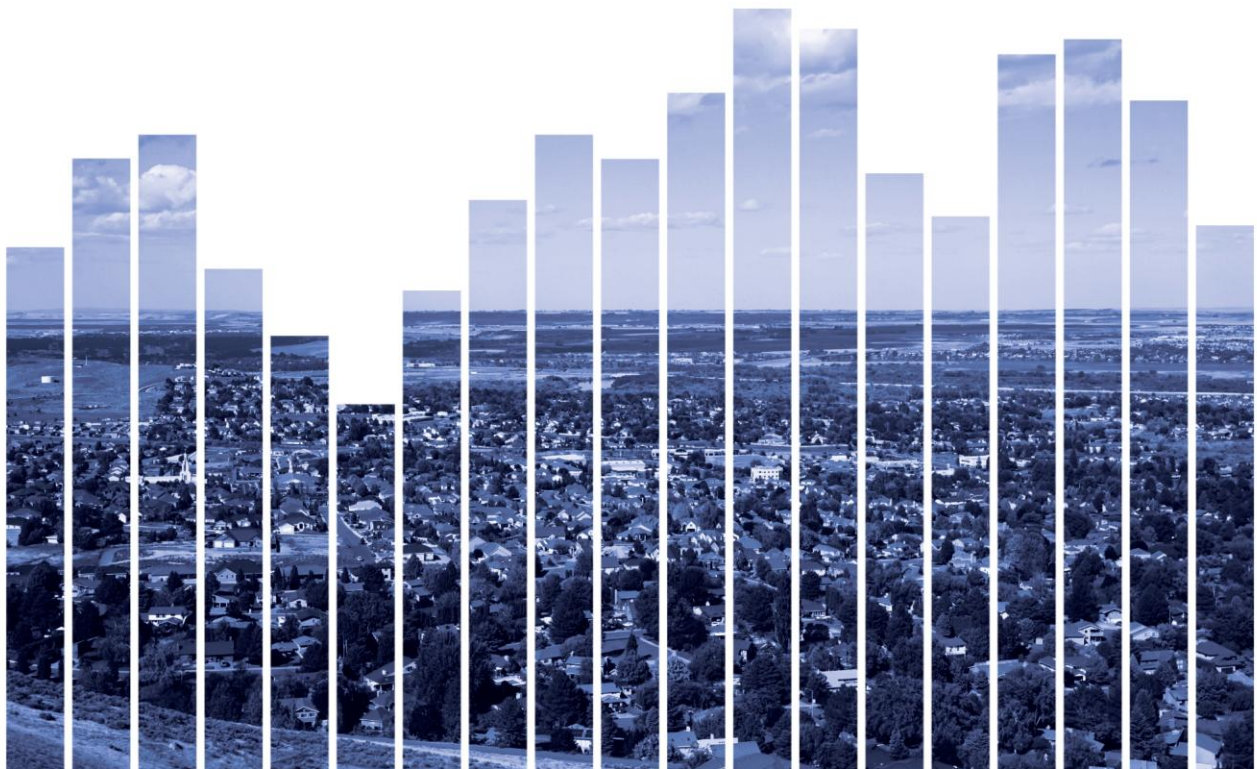
2026



COLDWELL BANKER
TOMLINSON

Monthly Market Report

Lower Valley Area | July 2026



Tri-Cities Area July 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

\$501,216

Current Listing Inventory

1,084

Average Days on Market

56

Median Sales Price Year-to-Date

\$449,000

Monthly Closed Sales

310

Closed Sales Year-to-Date

1,997

Lower Valley Area July Market Snapshot

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

Average Sales Price Year-to-Date

\$399,525

Current Listing Inventory

162

Average Days on Market

71

Median Sales Price Year-to-Date

\$374,990

Monthly Closed Sales

36

Closed Sales Year-to-Date

228

Tri-Cities + Lower Valley Area July Market Snapshot

Average Sales Price Year-to-Date

\$490,795

Current Listing Inventory

1,246

Average Days on Market

58

Median Sales Price Year-to-Date

\$439,990

Monthly Closed Sales

346

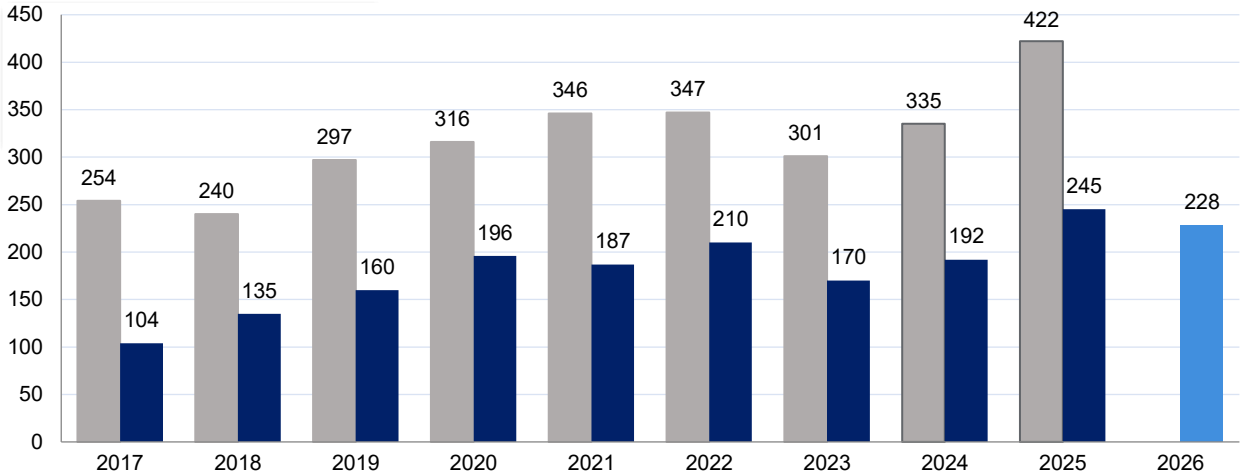
Closed Sales Year-to-Date

2,225

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

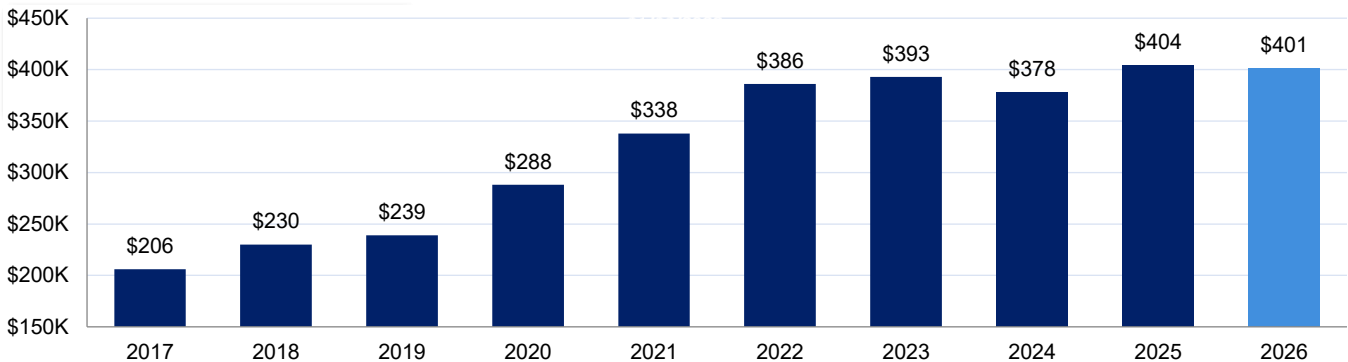
Annual Residential Sales

Grey represents total sales; Blue represents total sales through July



Annual Average Sales Price

Year-to-date as of July



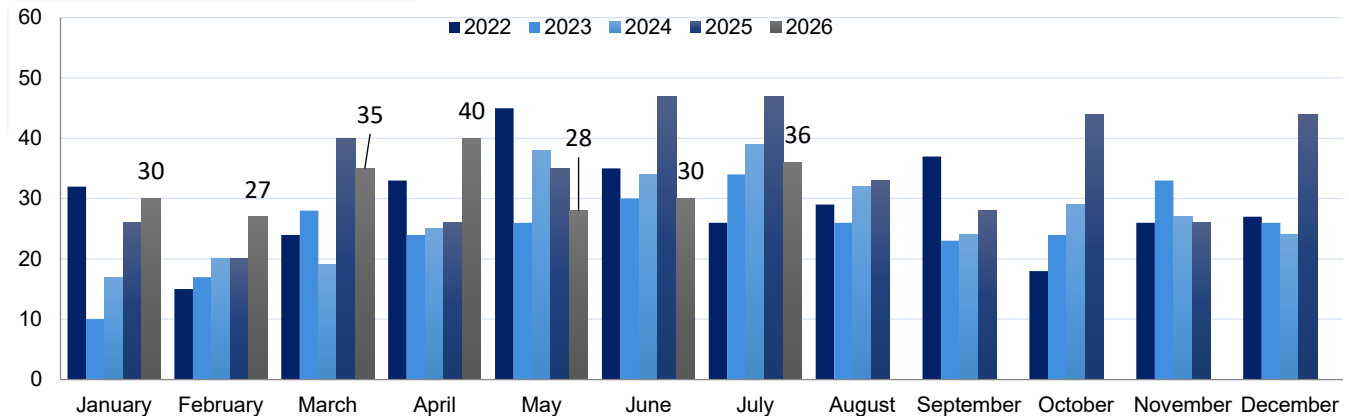
Average Number of Homes Sold

Year-to-date as of July

YEAR	Total Homes Sold Per Year	Average Homes Sold Per Month	Average Homes Sold Per Day
2026	228	32.57	1.09
2025	245	35	1.17
2024	192	27.43	0.91
2023	170	24.29	0.81
2022	210	30	1.00

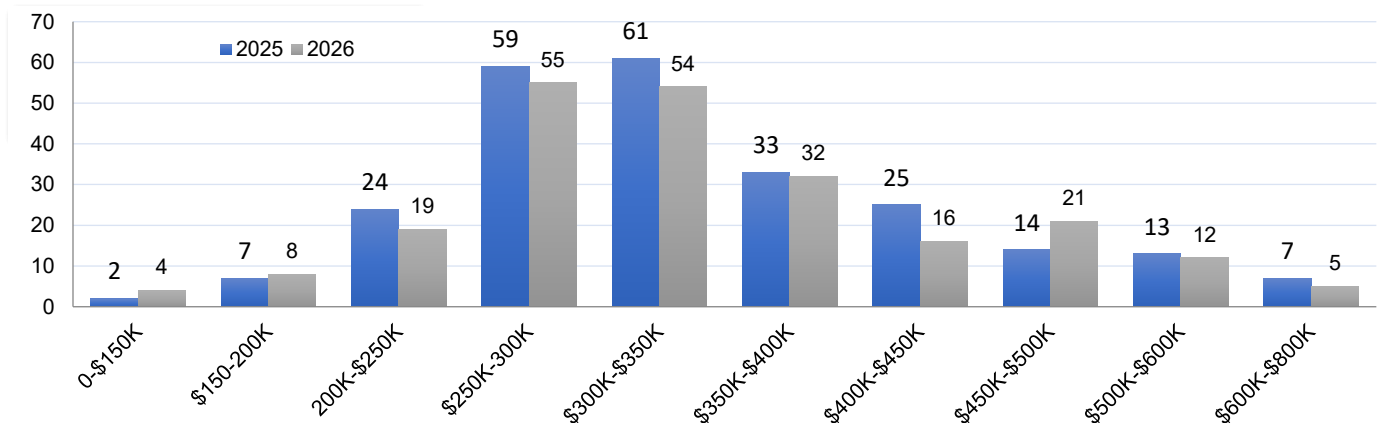
Residential Sales

For the month of July 2026, month/year comparison



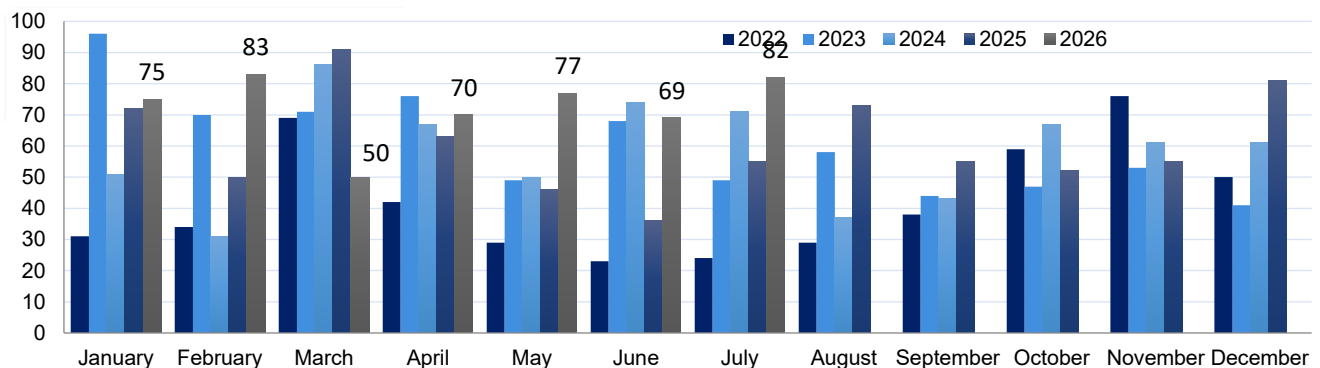
Residential Sales By Price Range

July 2025 vs 2026



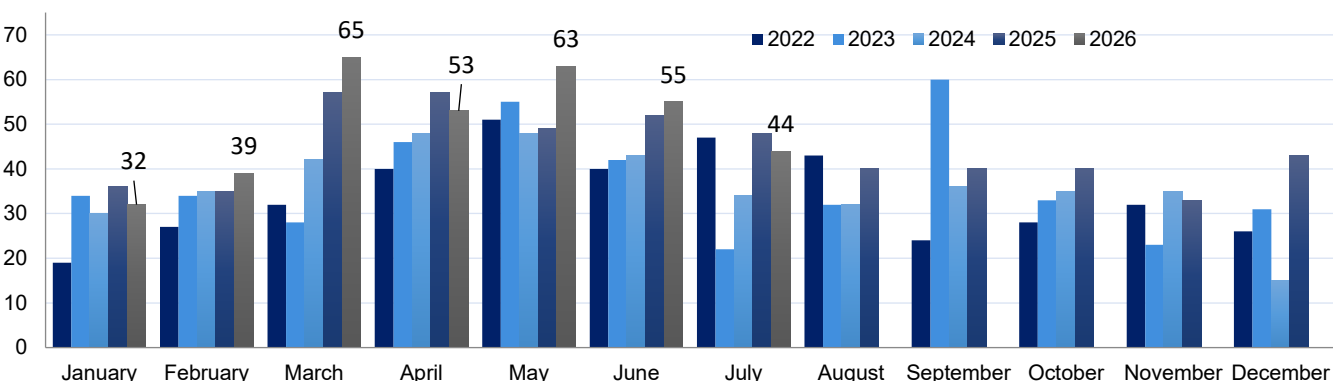
Average Days On Market

For the month of July 2026, month/year comparison



Residential Listing Inflow

For the month of July 2026, month/year comparison



Active Listings By Price Range

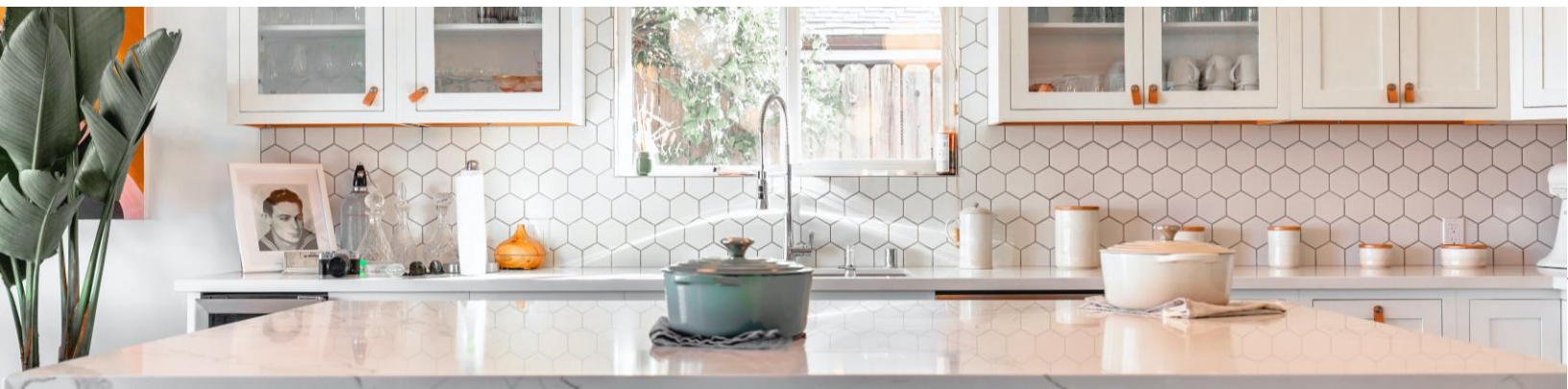
For the month of July 2026

PRICE RANGE1	#
\$0-\$199,999	0
\$200,000-\$249,999	0
\$250,000-\$299,999	2
\$300,000-\$349,999	3
\$350,000-\$399,999	10
\$400,000-\$449,999	5
\$450,000-\$499,999	6
\$500,000-\$599,999	0
\$600,000-\$699,999	2
\$700,000-\$799,999	1
\$800,000-\$899,999	3
\$900,000-\$999,999	0
\$1,000,000-\$1,199,999	0
\$1,200,000+	1
TOTAL	33

Under Contract Listings By Price Range

For the month of July 2026

PRICE RANGE0	#
\$0-\$199,999	1
\$200,000-\$249,999	0
\$250,000-\$299,999	5
\$300,000-\$349,999	12
\$350,000-\$399,999	12
\$400,000-\$449,999	1
\$450,000-\$499,999	3
\$500,000-\$599,999	2
\$600,000-\$699,999	0
\$700,000-\$799,999	0
\$800,000-\$899,999	0
\$900,000-\$999,999	0
\$1,000,000-\$1,199,999	0
\$1,200,000+	0
TOTAL	36



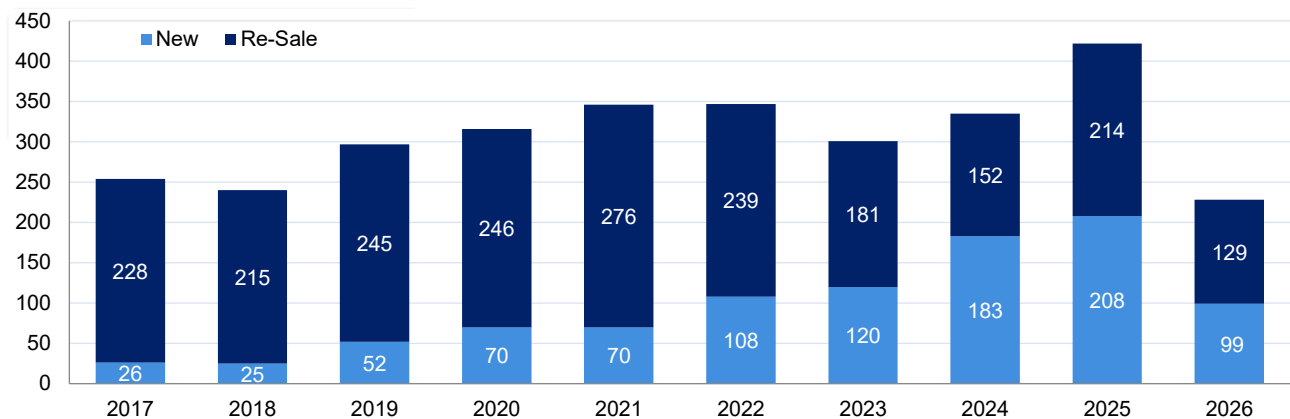
Absorption Rate

Year-to-date as of July 2026.

PRICE RANGE	Number of Listings Active*	Number of Pendings*	Absorption Ratio	Months of Supply
\$0-\$199,999	1	1	1.00	1.00
\$200,000-\$249,999	1	0	0.00	0.00
\$250,000-\$299,999	12	6	2.00	2.00
\$300,000-\$349,999	24	23	1.04	2.00
\$350,000-\$399,999	43	18	2.39	3.00
\$400,000-\$449,999	28	5	5.60	6.00
\$450,000-\$499,999	18	5	3.60	4.00
\$500,000-\$599,999	26	4	6.50	7.00
\$600,000-\$699,999	13	1	13.00	13.00
\$700,000-\$799,999	3	0	0.00	0.00
\$800,000-\$899,999	5	0	0.00	0.00
\$900,000-\$999,999	0	0	0.00	0.00
\$1,000,000-\$1,199,999	1	0	0.00	0.00
\$1,200,000+	3	0	0.00	0.00
TOTALS	178	63	2.83	3.00

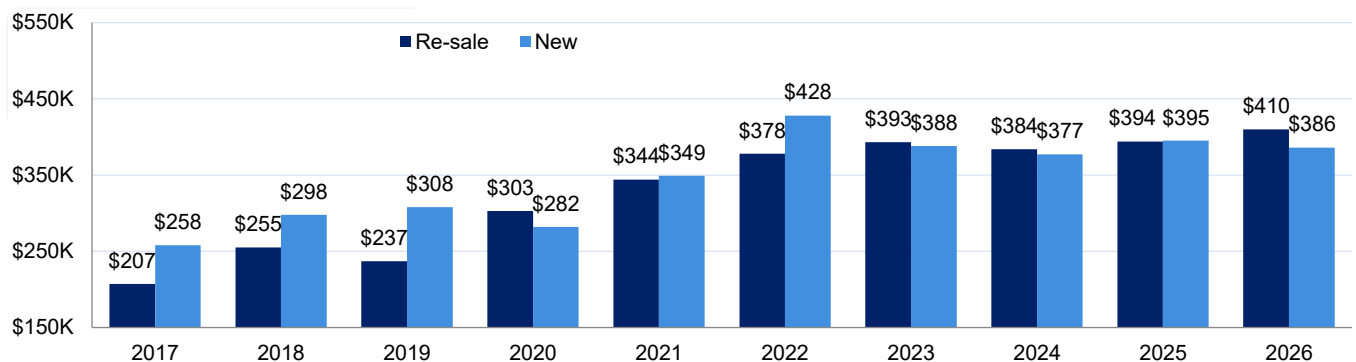
Re-Sale vs New Construction Sales

July 2026



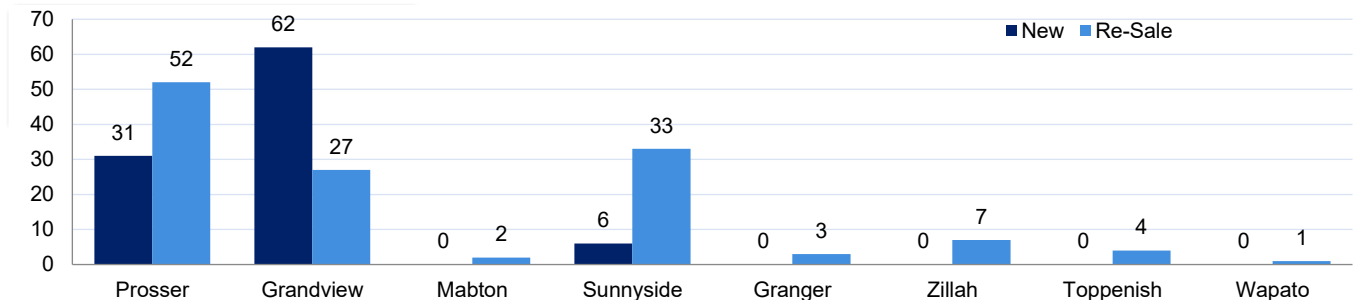
Annual Average Sales Price

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



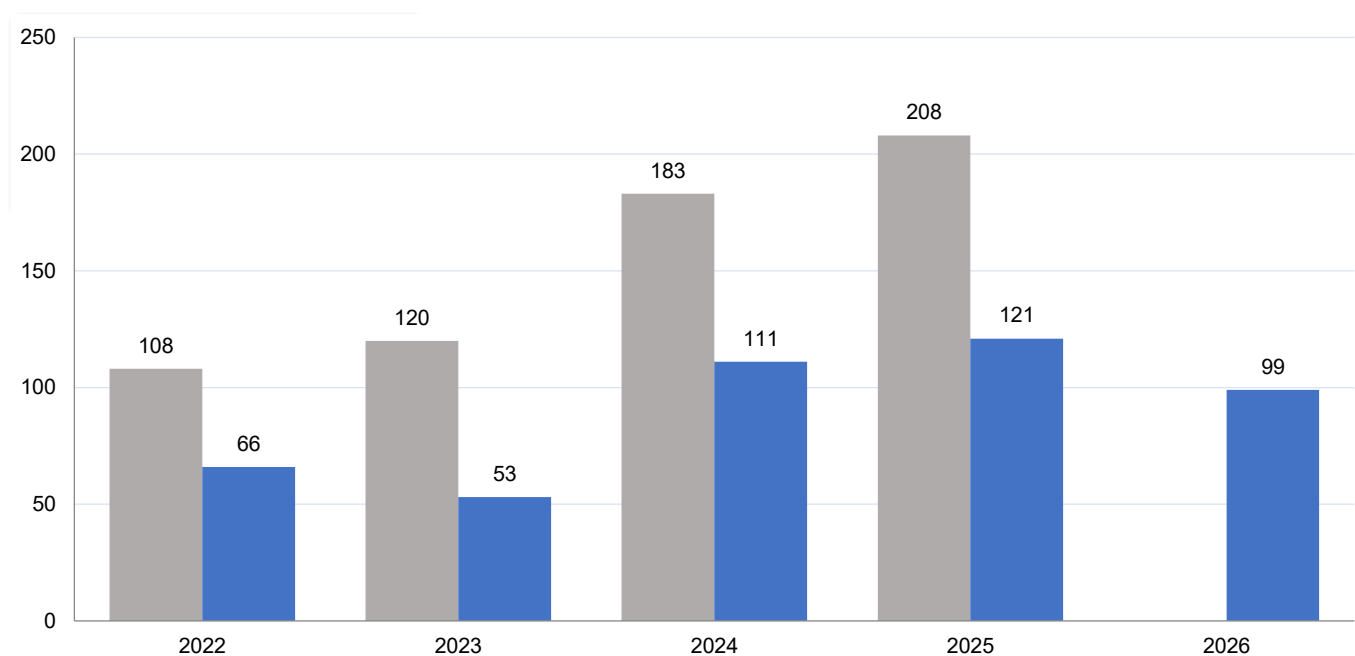
Sales Activity By Area

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



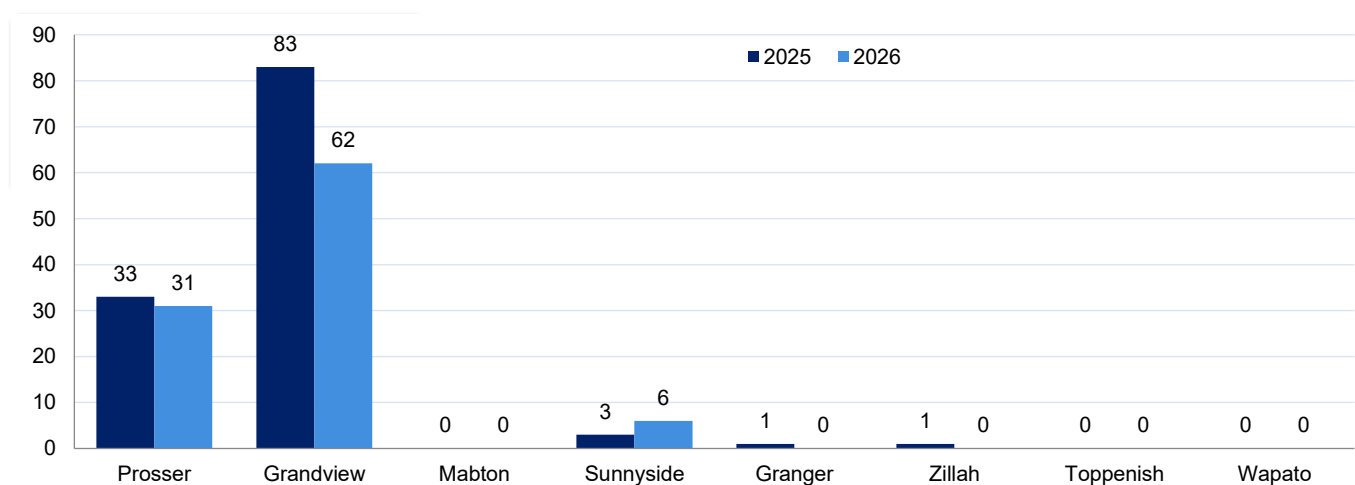
Annual New Construction Sales

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



Comparison New Construction Sales

Year-to-date July 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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