

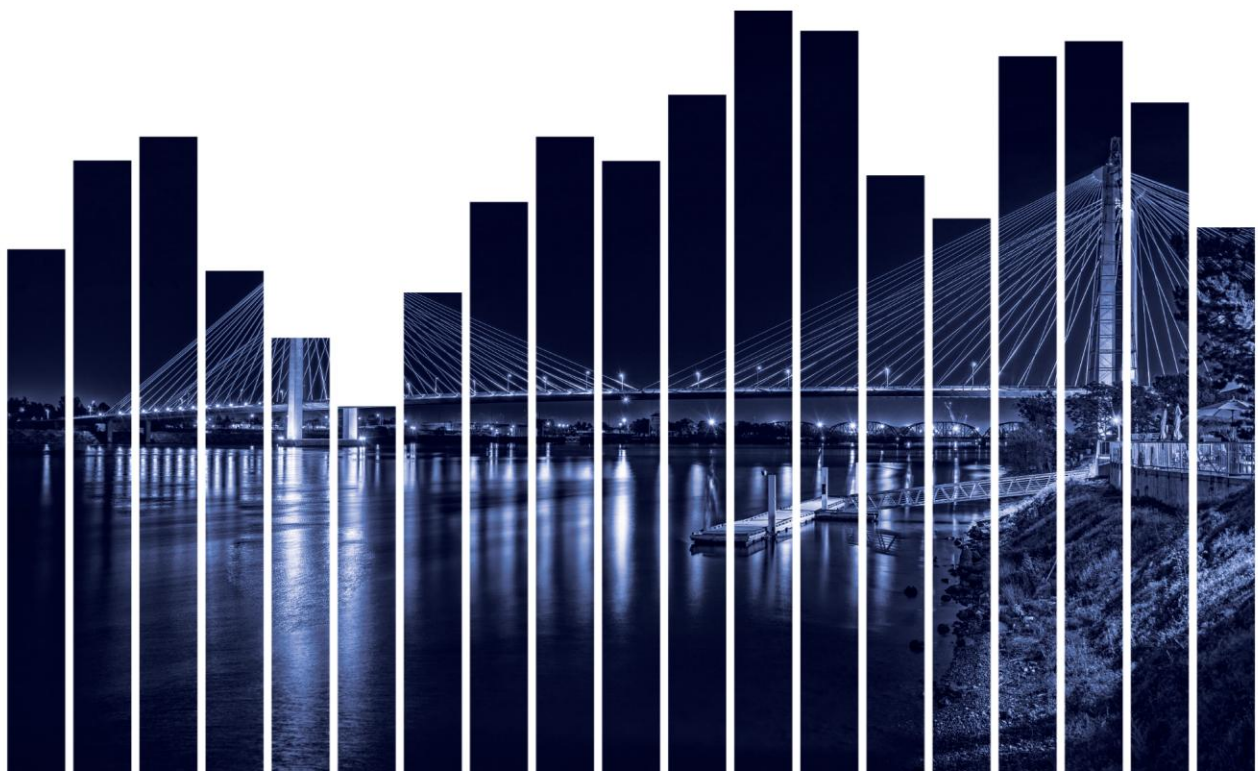
2026



COLDWELL BANKER
TOMLINSON

Monthly Market Report

Tri-Cities 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

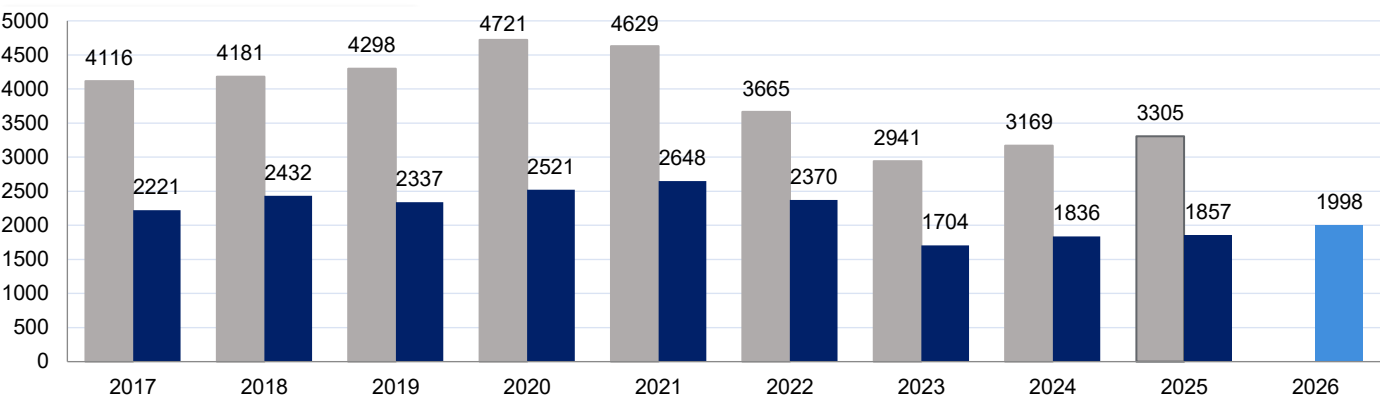
Closed Sales Year-to-Date

2,225

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

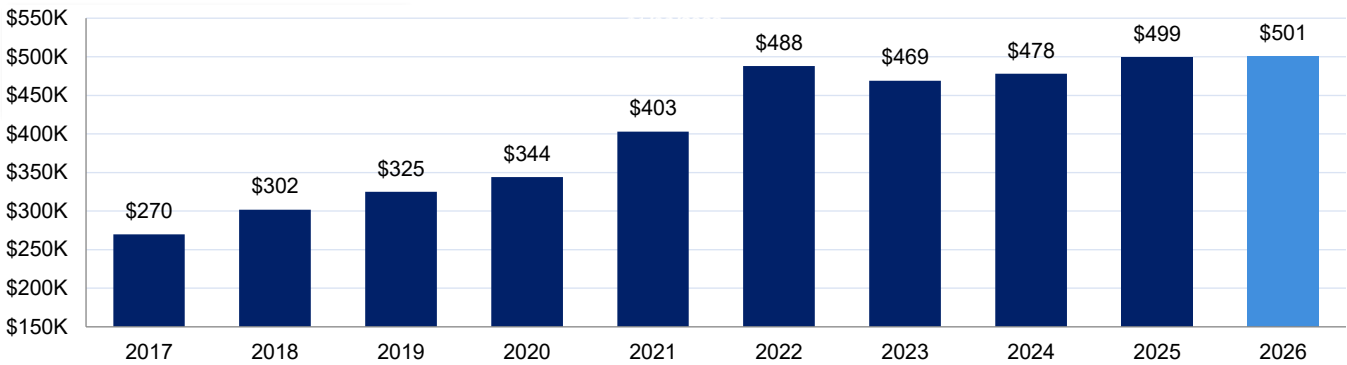
Annual Residential Sales

Grey represents total sales; Blue represents total sales through July



Annual Average Sales Price

Year-to-date as of July



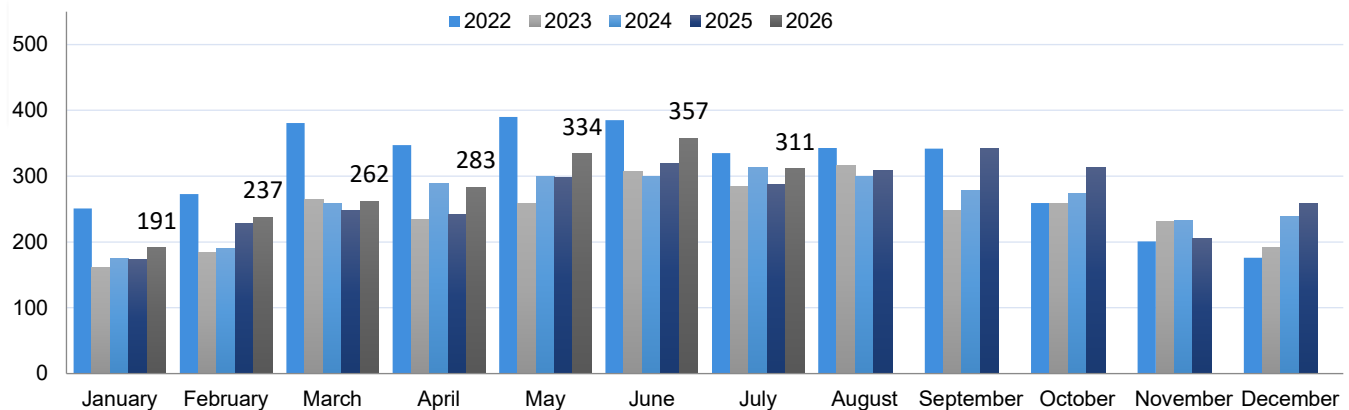
Average Number of Homes Sold

Year-to-date as of July

YEAR	Total Homes Sold Per Year	Average Homes Sold Per Month	Average Homes Sold Per Day
2026	1998	285.43	9.51
2025	1857	265.29	8.84
2024	1836	262.29	8.74
2023	1704	243.43	8.11
2022	2370	338.57	11.29

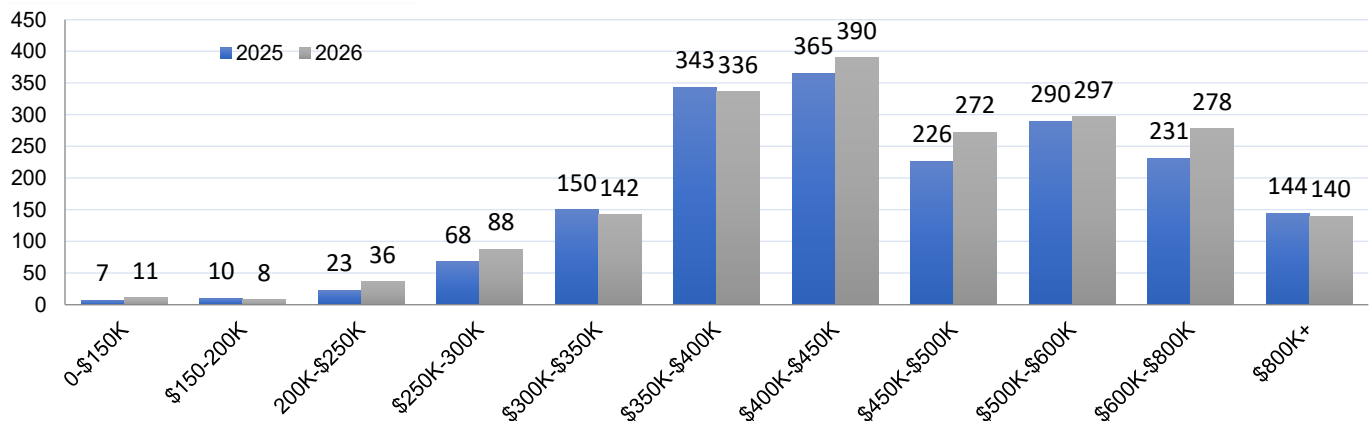
Residential Sales

For the month of July 2026, month/year comparison



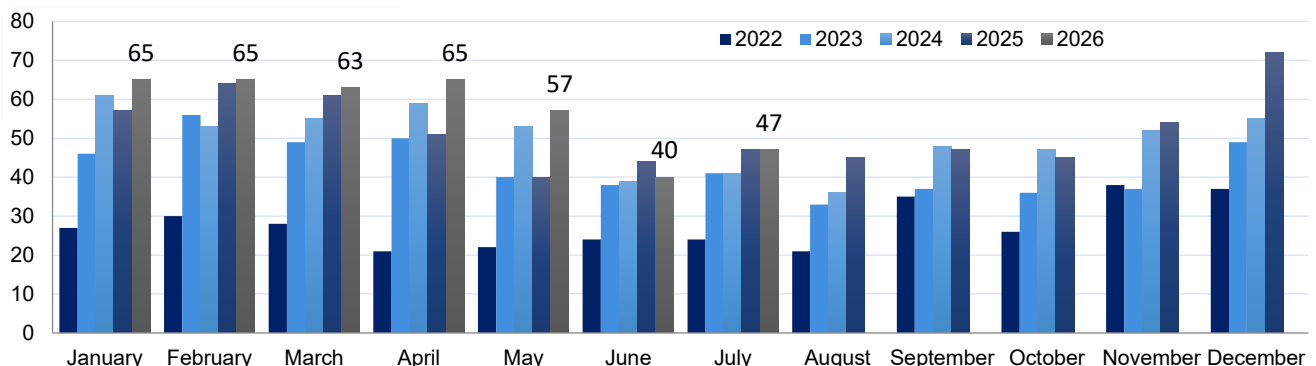
Residential Sales By Price Range

July 2025 vs 2026



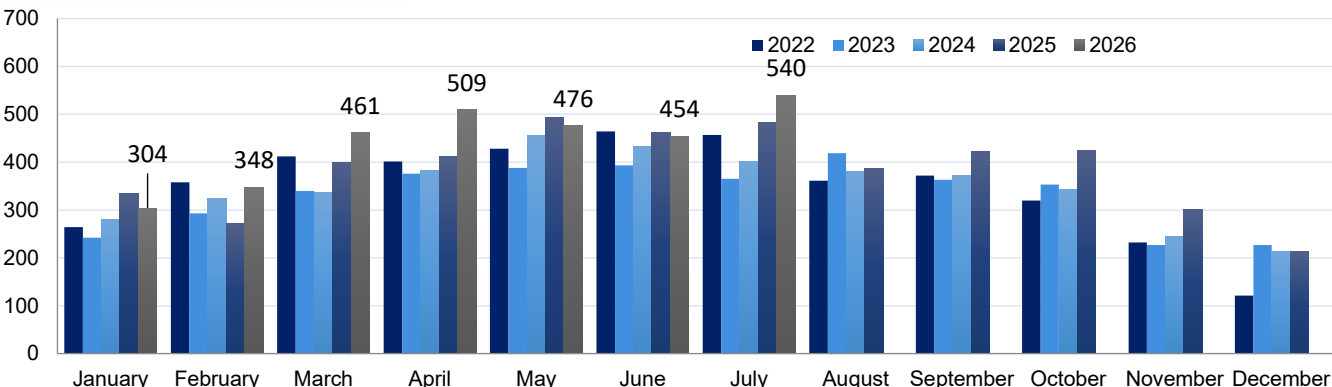
Average Days On Market

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

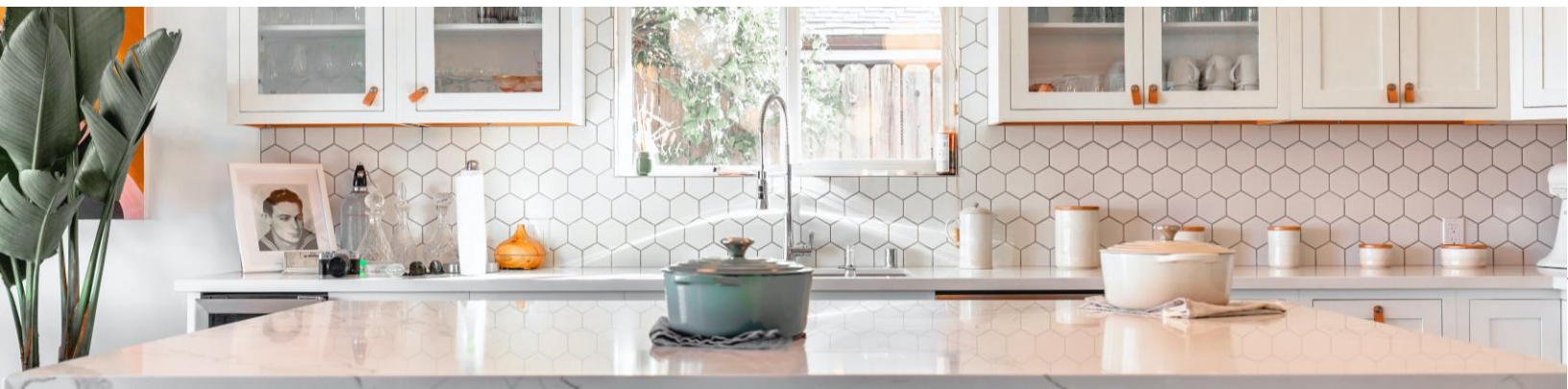
For the month of July 2026

PRICE RANGE	#
\$0-\$199,999	13
\$200,000-\$249,999	2
\$250,000-\$299,999	9
\$300,000-\$349,999	18
\$350,000-\$399,999	48
\$400,000-\$449,999	73
\$450,000-\$499,999	49
\$500,000-\$599,999	70
\$600,000-\$699,999	31
\$700,000-\$799,999	27
\$800,000-\$899,999	15
\$900,000-\$999,999	8
\$1,000,000-\$1,199,999	15
\$1,200,000+	11
TOTAL	389

Under Contract Listings By Price Range

For the month of July 2026

PRICE RANGE	#
\$0-\$199,999	1
\$200,000-\$249,999	7
\$250,000-\$299,999	9
\$300,000-\$349,999	17
\$350,000-\$399,999	47
\$400,000-\$449,999	67
\$450,000-\$499,999	27
\$500,000-\$599,999	35
\$600,000-\$699,999	25
\$700,000-\$799,999	8
\$800,000-\$899,999	7
\$900,000-\$999,999	5
\$1,000,000-\$1,199,999	2
\$1,200,000+	4
TOTAL	261



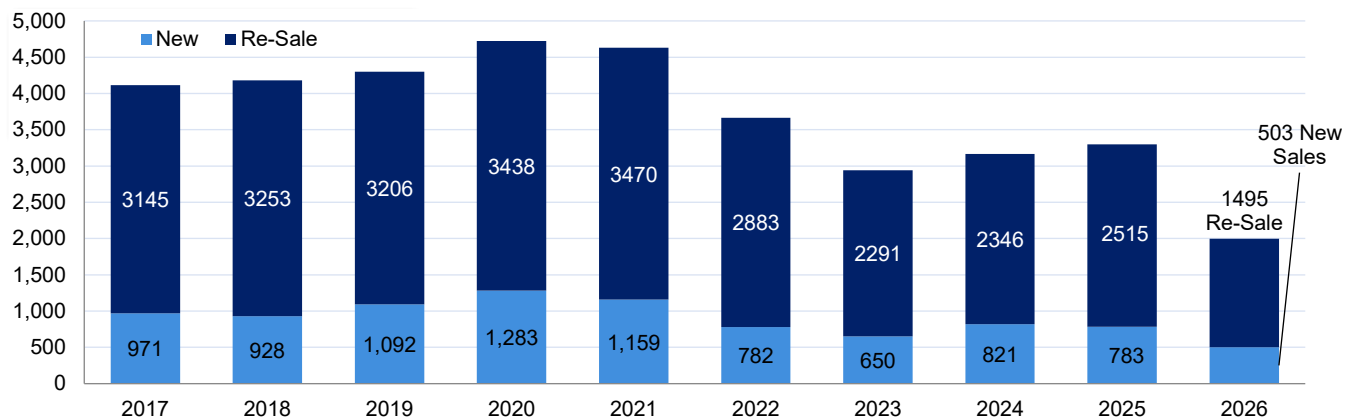
Absorption Rate

Year-to-date as of July 2026.

PRICE RANGE	Number of Listings Active*	Number of Pendings*	Absorption Ratio	Months of Supply
\$0-\$199,999	12	1	12.00	12
\$200,000-\$249,999	9	7	1.29	2
\$250,000-\$299,999	30	13	2.31	3
\$300,000-\$349,999	38	25	1.52	2
\$350,000-\$399,999	125	70	1.79	2
\$400,000-\$449,999	201	114	1.76	2
\$450,000-\$499,999	146	50	2.92	3
\$500,000-\$599,999	216	64	3.38	4
\$600,000-\$699,999	125	39	3.21	4
\$700,000-\$799,999	72	20	3.60	4
\$800,000-\$899,999	60	15	4.00	4
\$900,000-\$999,999	31	9	3.44	4
\$1,000,000-\$1,199,999	37	6	6.17	7
\$1,200,000+	41	11	3.73	4
TOTALS	1143	444	2.57	3

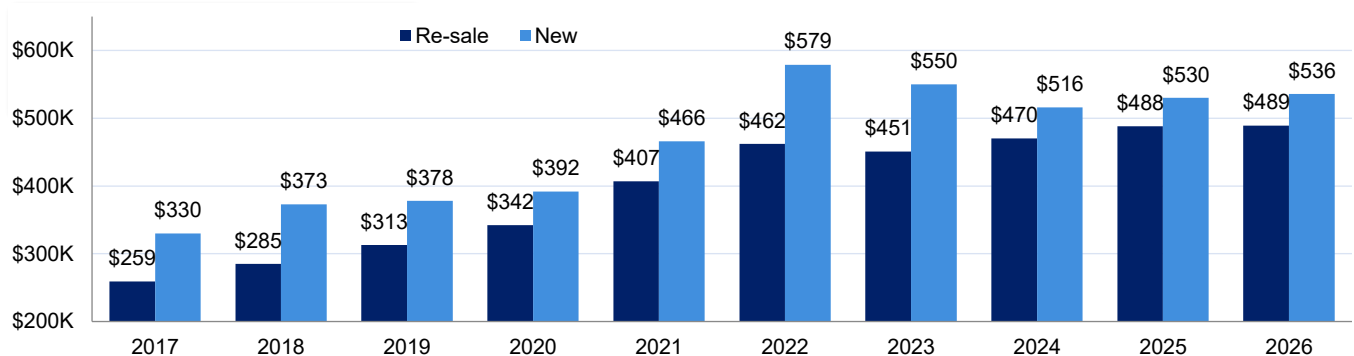
Re-Sale vs New Construction Sales

July 2026



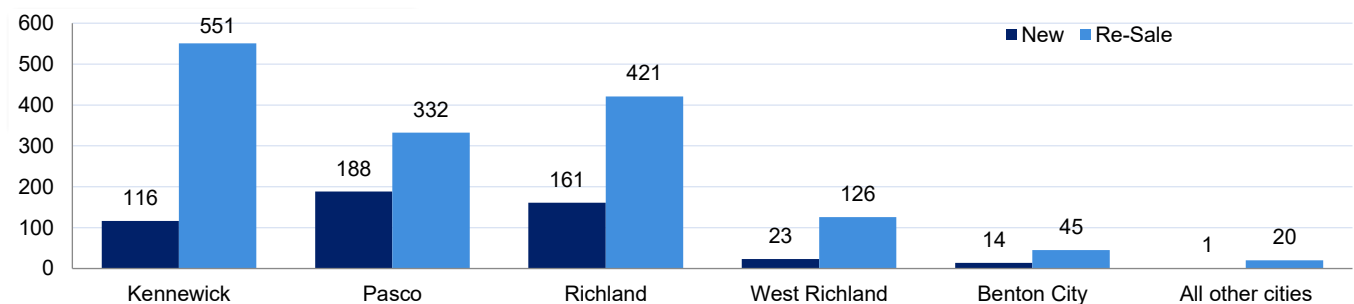
Annual Average Sales Price

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



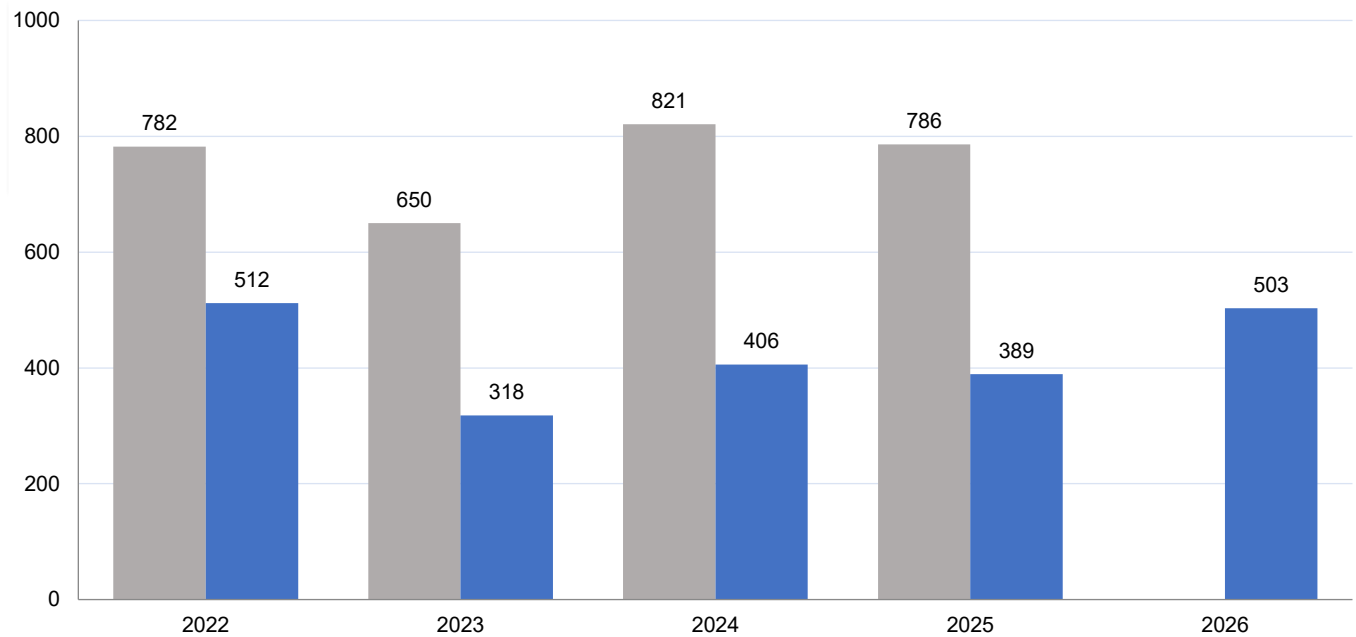
Sales Activity By Area

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



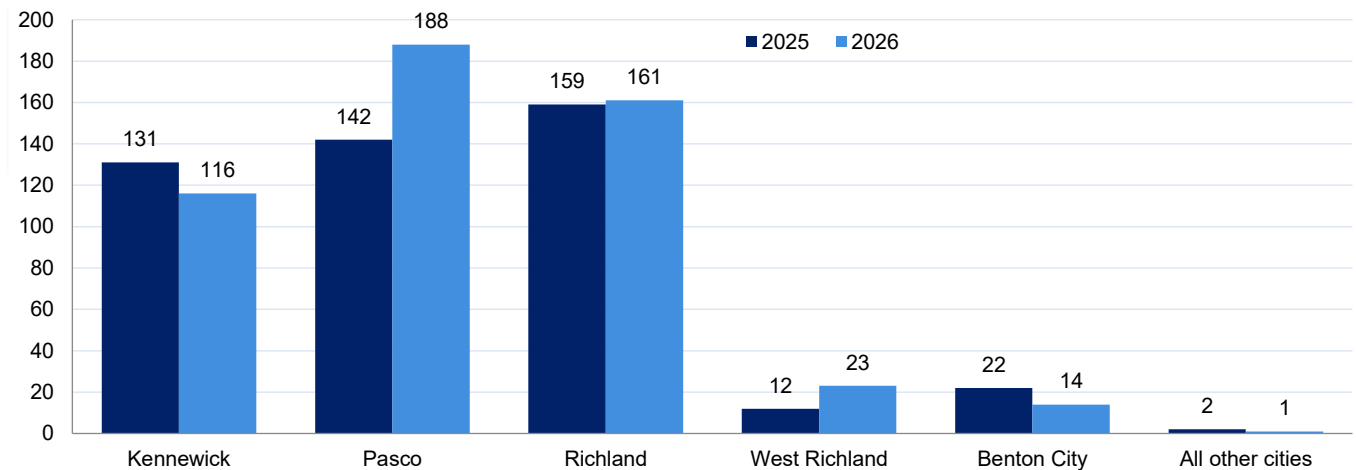
Annual New Construction Sales

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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