

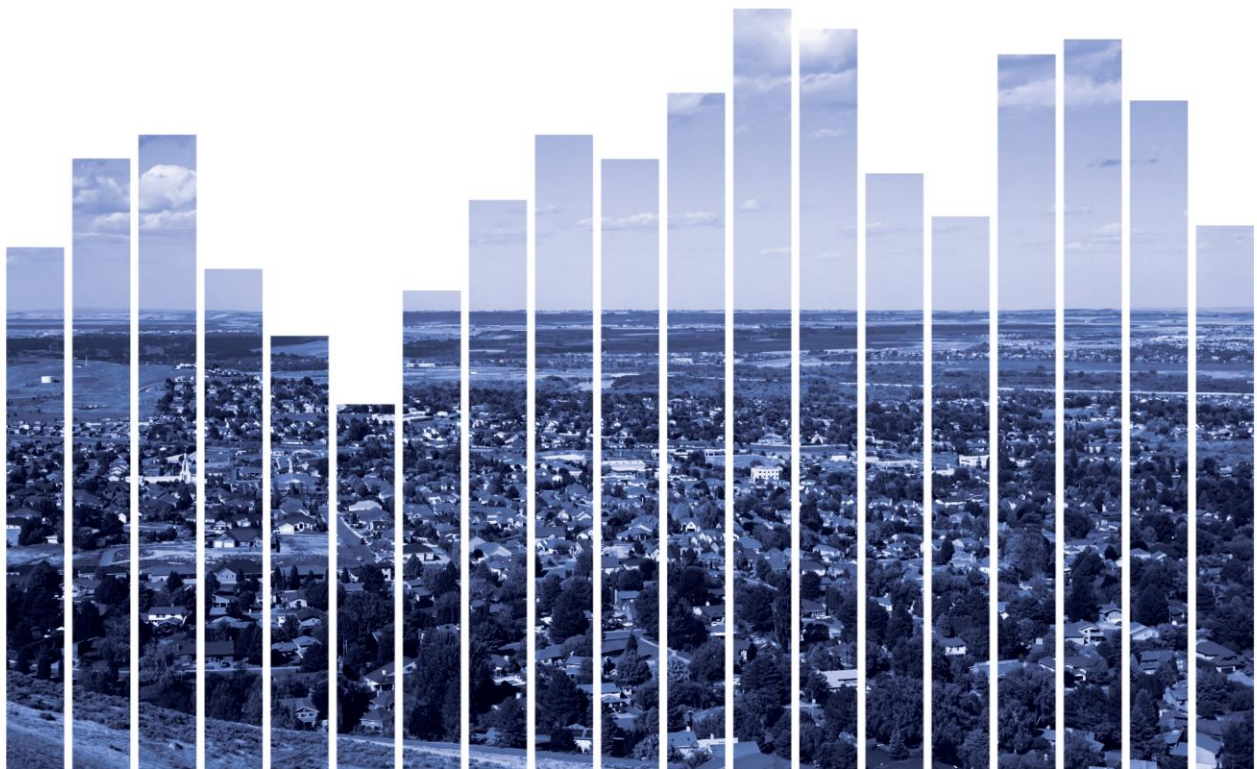
2026



COLDWELL BANKER
TOMLINSON

Monthly Market Report

Lower Valley Area | September 2026



Tri-Cities Area September 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

\$502,416

Current Listing Inventory

1,250

Average Days on Market

54

Median Sales Price Year-to-Date

\$445,000

Monthly Closed Sales

275

Closed Sales Year-to-Date

2,583

Lower Valley Area September Market Snapshot

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

Average Sales Price Year-to-Date

\$393,385

Current Listing Inventory

172

Average Days on Market

68

Median Sales Price Year-to-Date

\$374,500

Monthly Closed Sales

38

Closed Sales Year-to-Date

310

Tri-Cities + Lower Valley Area September Market Snapshot

Average Sales Price Year-to-Date

\$490,733

Current Listing Inventory

1,422

Average Days on Market

56

Median Sales Price Year-to-Date

\$438,000

Monthly Closed Sales

313

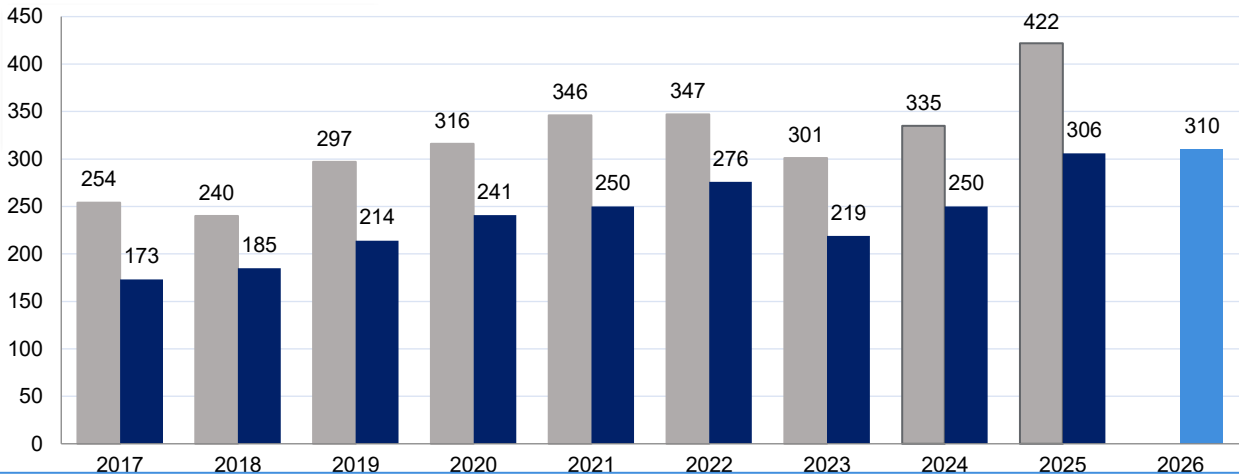
Closed Sales Year-to-Date

2,893

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

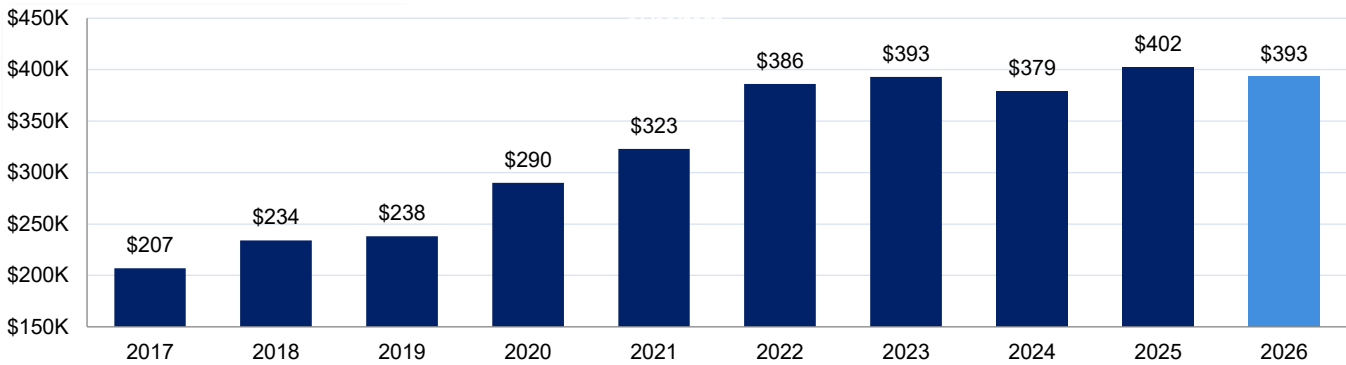
Annual Residential Sales

Grey represents total sales; Blue represents total sales through September



Annual Average Sales Price

Year-to-date as of September



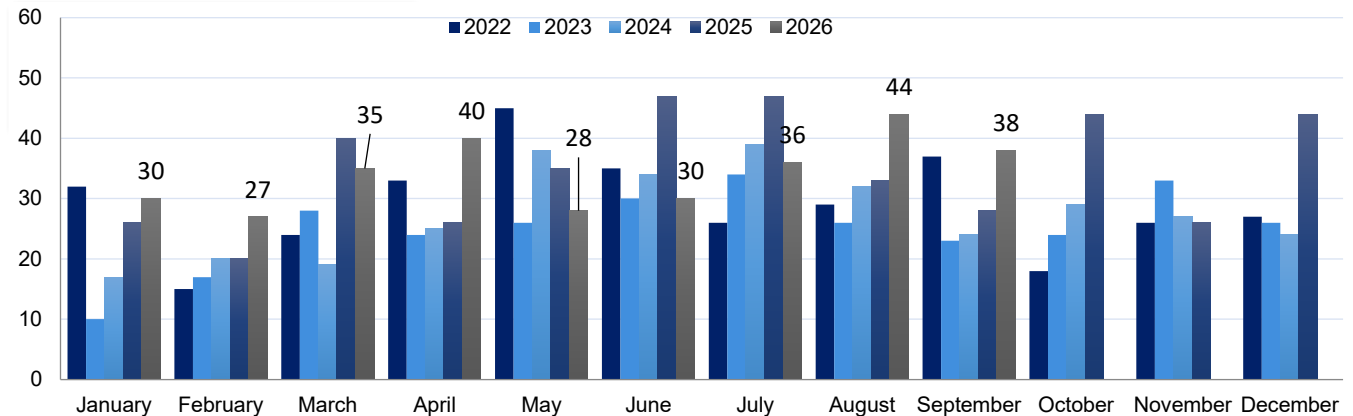
Average Number of Homes Sold

Year-to-date as of September

YEAR	Total Homes Sold Per Year	Average Homes Sold Per Month	Average Homes Sold Per Day
2026	310	34.44	1.15
2025	306	34	1.13
2024	250	27.78	0.93
2023	219	24.33	0.81
2022	276	30.67	1.02

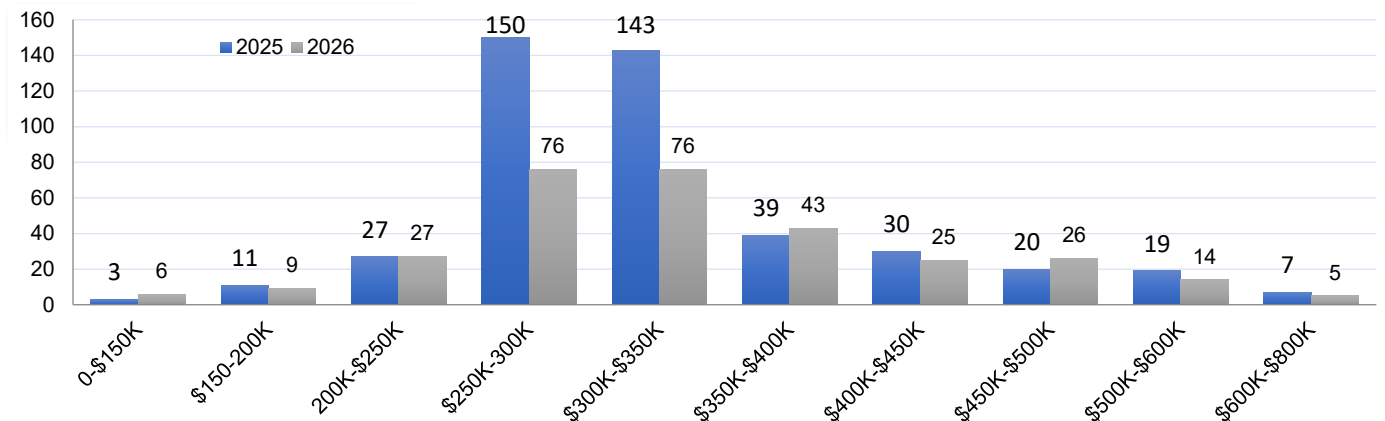
Residential Sales

For the month of September 2026, month/year comparison



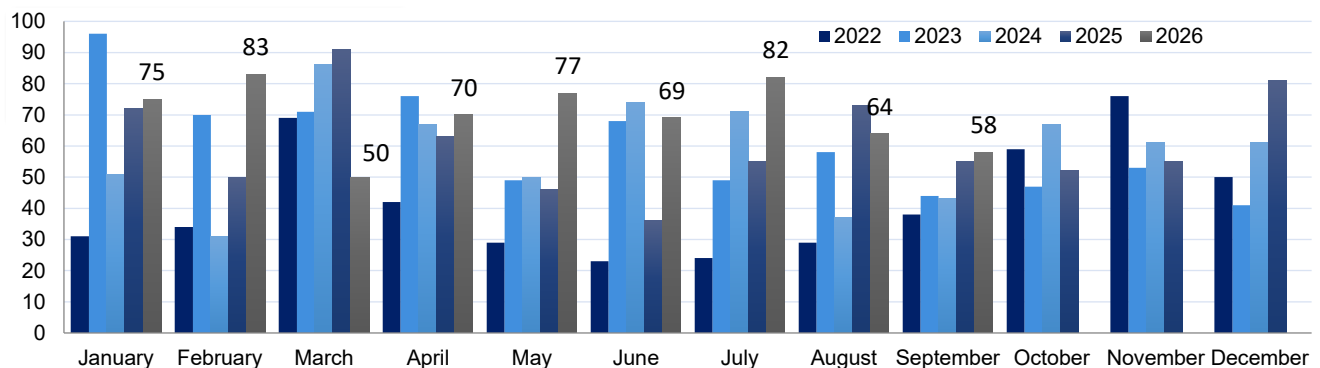
Residential Sales By Price Range

September 2025 vs 2026



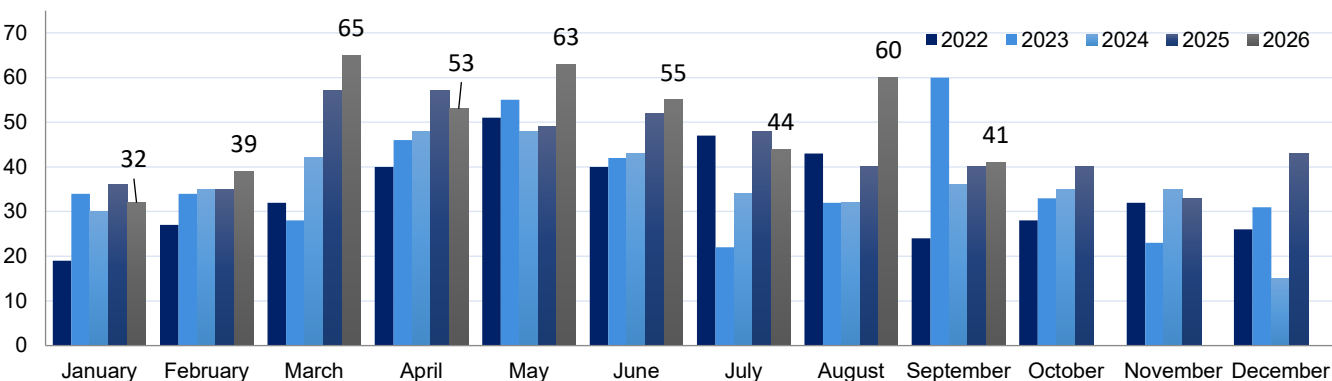
Average Days On Market

For the month of September 2026, month/year comparison



Residential Listing Inflow

For the month of September 2026, month/year comparison



Active Listings By Price Range

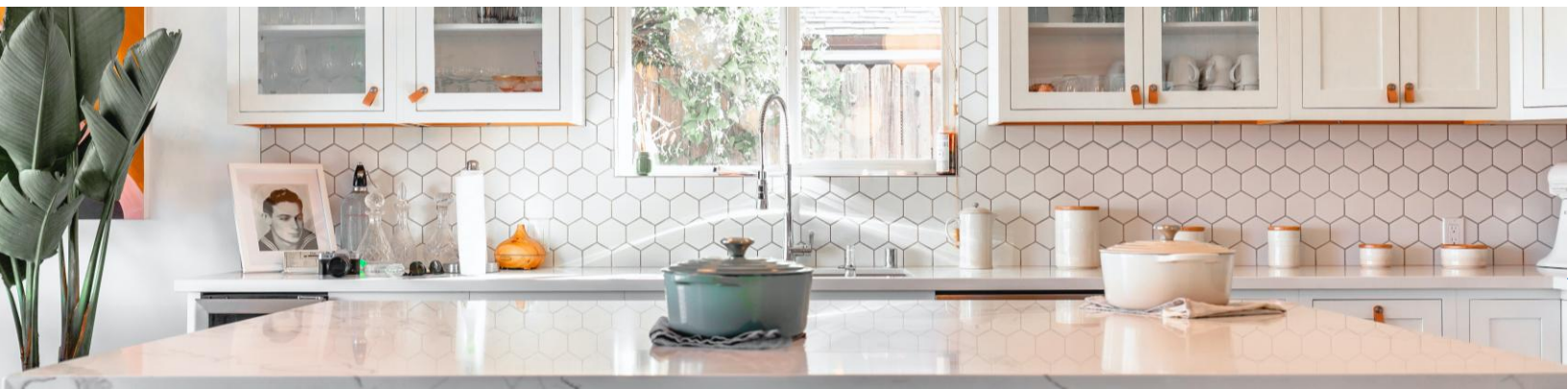
For the month of September 2026

PRICE RANGE1	#
\$0-\$199,999	0
\$200,000-\$249,999	1
\$250,000-\$299,999	0
\$300,000-\$349,999	4
\$350,000-\$399,999	10
\$400,000-\$449,999	2
\$450,000-\$499,999	2
\$500,000-\$599,999	3
\$600,000-\$699,999	2
\$700,000-\$799,999	2
\$800,000-\$899,999	0
\$900,000-\$999,999	2
\$1,000,000-\$1,199,999	1
\$1,200,000+	3
TOTAL	32

Under Contract Listings By Price Range

For the month of September 2026

PRICE RANGE0	#
\$0-\$199,999	1
\$200,000-\$249,999	0
\$250,000-\$299,999	7
\$300,000-\$349,999	5
\$350,000-\$399,999	5
\$400,000-\$449,999	6
\$450,000-\$499,999	2
\$500,000-\$599,999	2
\$600,000-\$699,999	1
\$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	29



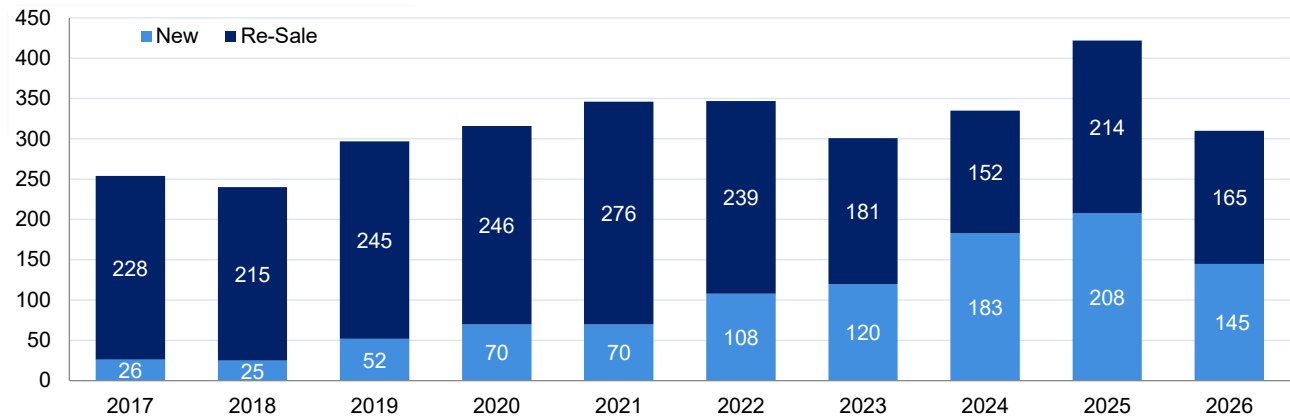
Absorption Rate

Year-to-date as of September 2026.

PRICE RANGE	Number of Listings Active*	Number of Pendings*	Absorption Ratio	Months of Supply
\$0-\$199,999	0	1	0.00	0.00
\$200,000-\$249,999	3	0	0.00	0.00
\$250,000-\$299,999	3	10	0.30	1.00
\$300,000-\$349,999	20	14	1.43	2.00
\$350,000-\$399,999	47	22	2.14	3.00
\$400,000-\$449,999	26	5	5.20	6.00
\$450,000-\$499,999	16	4	4.00	4.00
\$500,000-\$599,999	24	4	6.00	6.00
\$600,000-\$699,999	11	1	11.00	11.00
\$700,000-\$799,999	8	0	0.00	0.00
\$800,000-\$899,999	3	0	0.00	0.00
\$900,000-\$999,999	2	0	0.00	0.00
\$1,000,000-\$1,199,999	3	0	0.00	0.00
\$1,200,000+	6	0	0.00	0.00
TOTALS	172	52	3.31	4.00

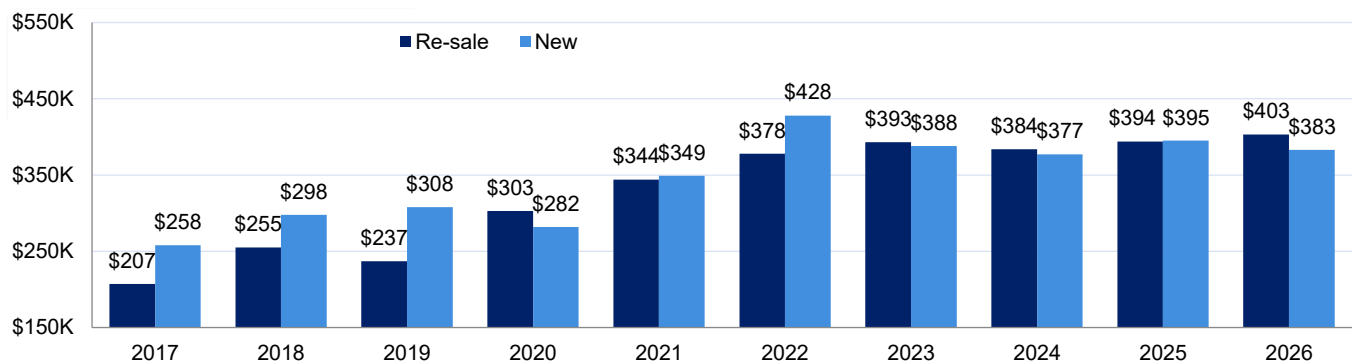
Re-Sale vs New Construction Sales

September 2026



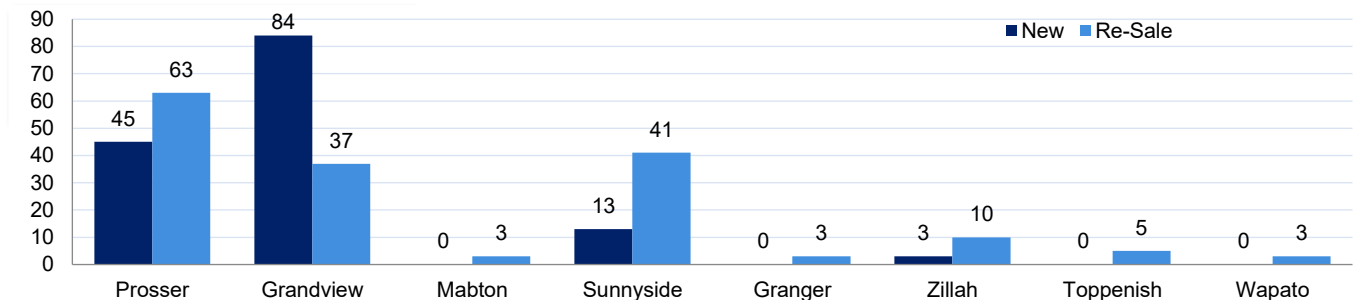
Annual Average Sales Price

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



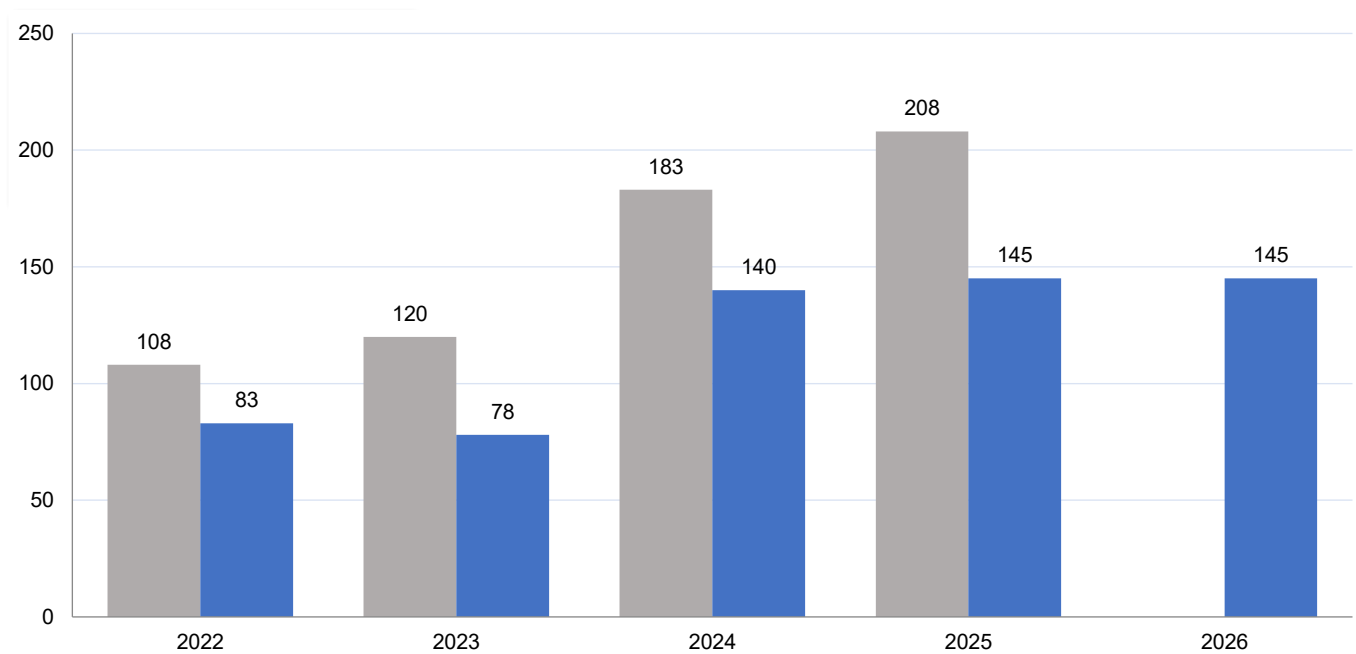
Sales Activity By Area

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



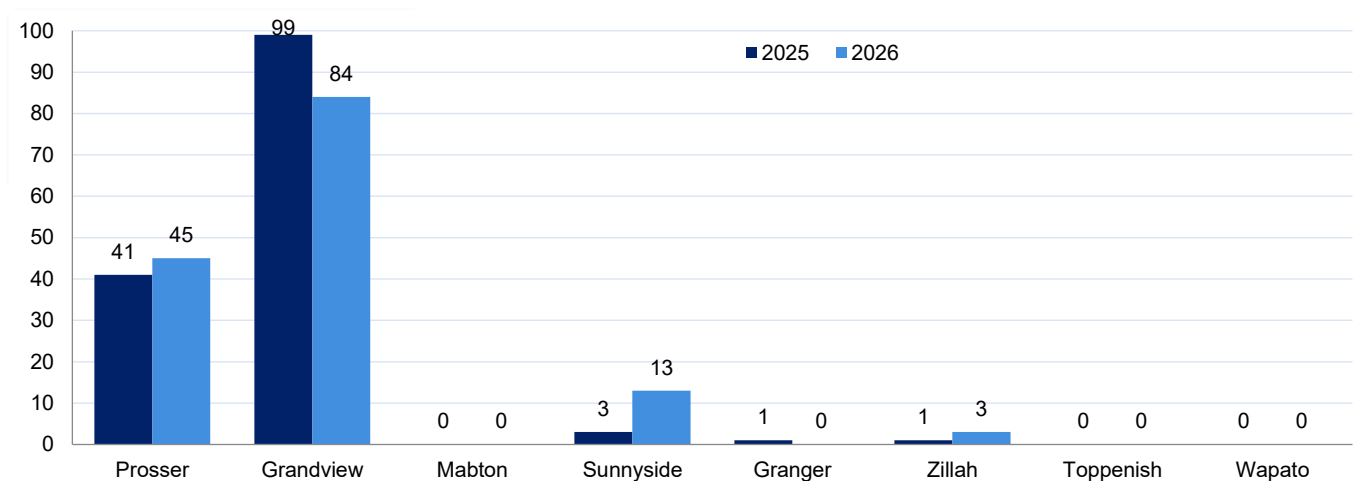
Annual New Construction Sales

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



Comparison New Construction Sales

Year-to-date September 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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