



MARKET ACTION REPORT

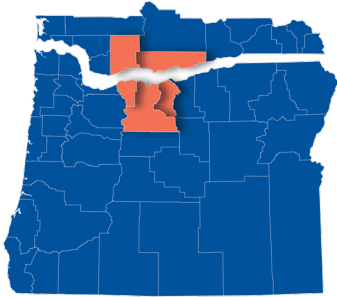
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Mid-Columbia April 2026 Reporting Period

Mid-Columbia

April 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (170) increased 10.4% from the 154 listed in April 2025, and increased 61.9% from the 105 listed in March 2026.

Pending Sales

Pending sales (93) increased 2.2% from the 91 offers accepted in April 2025, and increased 38.8% from the 67 offers accepted in March 2026.

Closed Sales

Closed sales (58) decreased 10.8% from the 65 closings in April 2025, and decreased 13.4% from the 67 closings in March 2026.

Inventory and Time on Market

Inventory increased to 6.3 months in April. Total market time increased to 119 days.

Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (411) increased 5.7%, pending sales (255) increased 9.0%, and closed sales (205) increased 10.2%.

Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has decreased 0.8% from \$499,400 to \$495,600. In the same comparison, the median sale price has held steady at \$425,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +6.4% (\$552,200 v. \$519,200)

Median Sale Price % Change: +0.5% (\$454,000 v. \$451,700)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2024	2025	2026
January	5.5	4.9	5.1
February	4.0	5.6	9.6
March	5.2	7.0	4.4
April	4.9	5.1	6.3
May	4.4	5.8	
June	4.4	4.3	
July	6.0	5.4	
August	5.1	6.8	
September	7.4	6.2	
October	3.9	4.0	
November	4.3	5.0	
December	4.5	3.9	

Residential Trends

April 2026 vs. March 2026

New Listings **+61.9%** ↑

Pending Sales **+38.8%** ↑

Closed Sales **-13.4%** ↓

Average Sale Price **-4.3%** ↓

Median Sale Price **-6.3%** ↓

Inventory **+1.9** ↑

Total Market Time **+2** ↑

April 2026 vs. April 2025

New Listings **+10.4%** ↑

Pending Sales **+2.2%** ↑

Closed Sales **-10.8%** ↓

Average Sale Price **-4.7%** ↓

Median Sale Price **-5.4%** ↓

Inventory **+1.2** ↑

Total Market Time **+26** ↑

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Residential Sales by Price Range						
Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	0	0.0%	3	4.6%	1	1.7%
100K-200K	1	1.8%	5	7.7%	2	3.4%
200K-300K	4	7.0%	6	9.2%	9	15.5%
300K-400K	13	22.8%	15	23.1%	17	29.3%
400K-500K	13	22.8%	9	13.8%	14	24.1%
500K-600K	8	14.0%	9	13.8%	5	8.6%
600K-700K	6	10.5%	6	9.2%	3	5.2%
700K-800K	3	5.3%	4	6.2%	2	3.4%
800K-900K	1	1.8%	2	3.1%	0	0.0%
900K-1M	0	0.0%	3	4.6%	3	5.2%
1MM-1.1MM	0	0.0%	0	0.0%	1	1.7%
1.1MM-1.2MM	2	3.5%	0	0.0%	0	0.0%
1.2MM-1.3MM	3	5.3%	1	1.5%	0	0.0%
1.3MM-1.4MM	1	1.8%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	1	1.5%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	1	1.8%	1	1.5%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	1	1.8%	0	0.0%	1	1.7%
Total Closed Sales	57		65		58	

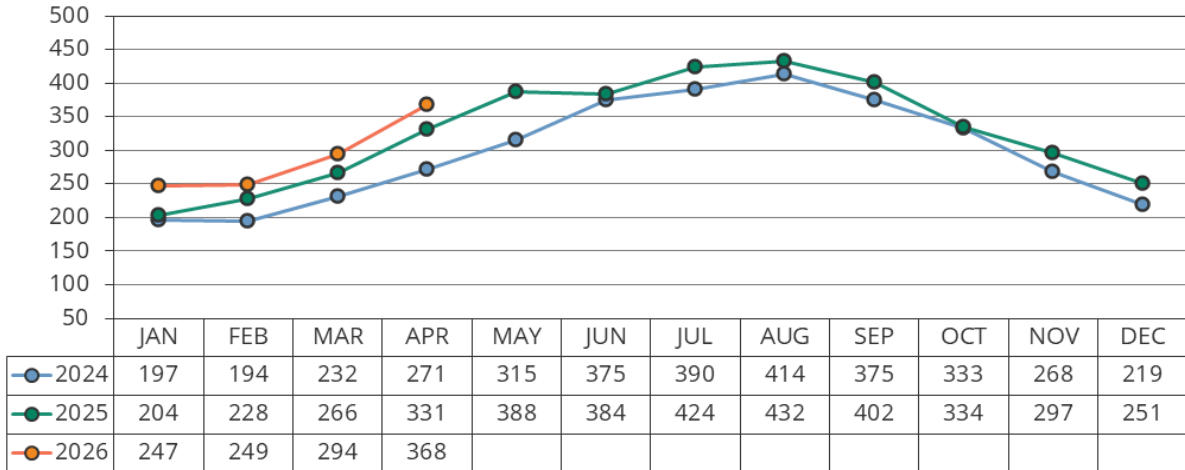
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	170	93	58	472,000	398,300	119
	March	105	67	67	493,100	425,000	117
	Year-To-Date	411	255	205	495,600	425,000	131
2025	April	154	91	65	495,400	421,000	93
	Year-To-Date	389	234	186	499,400	425,000	103
Change	April 2025	10.4%	2.2%	-10.8%	-4.7%	-5.4%	28.0%
	Prev Mo 2025	61.9%	38.8%	-13.4%	-4.3%	-6.3%	1.7%
	Year-To-Date	5.7%	9.0%	10.2%	-0.8%	0.0%	27.2%

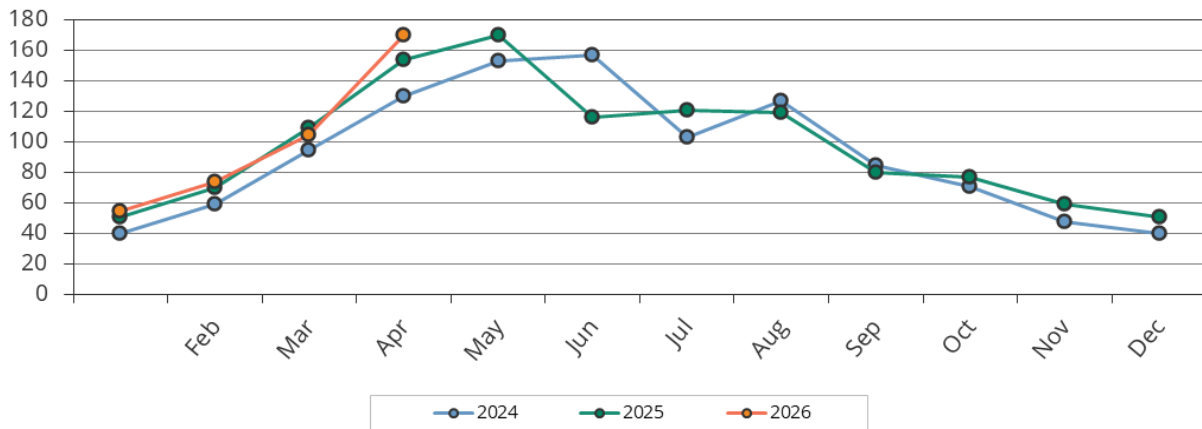
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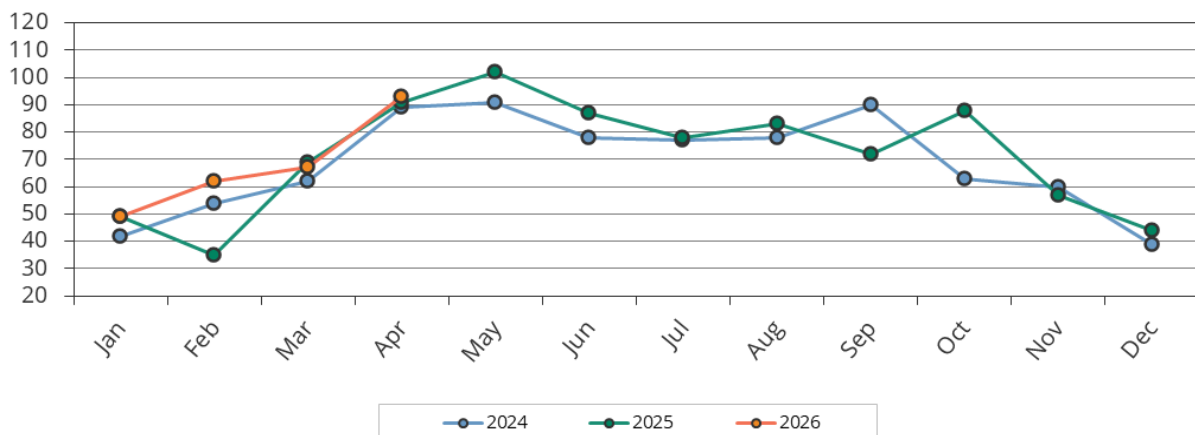
Active Residential Listings



New Listings

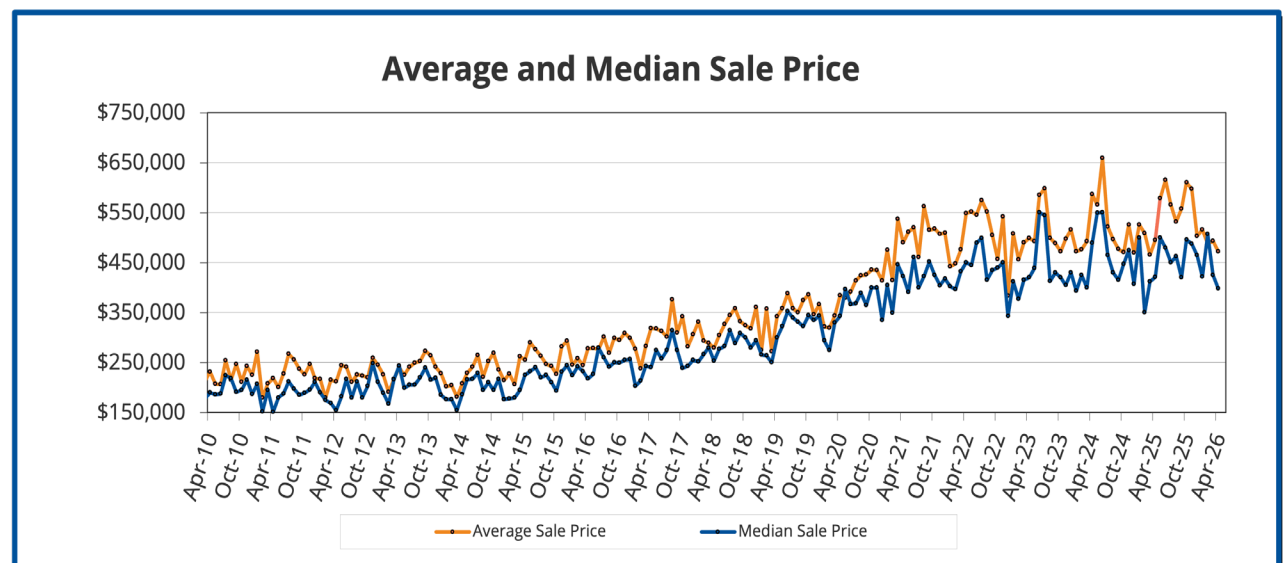
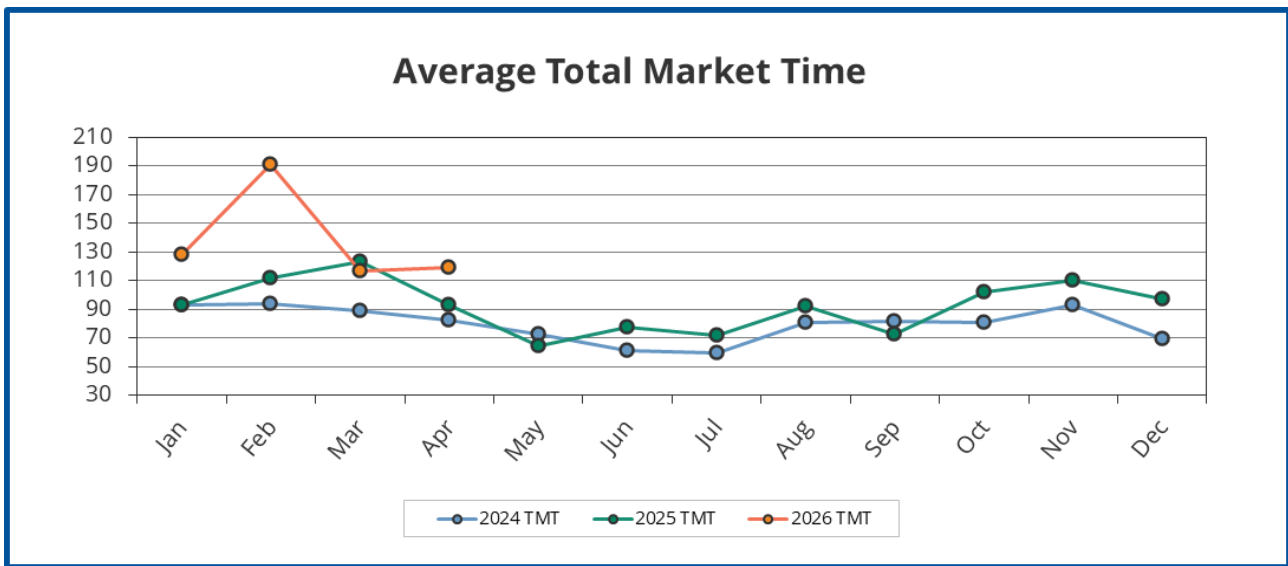
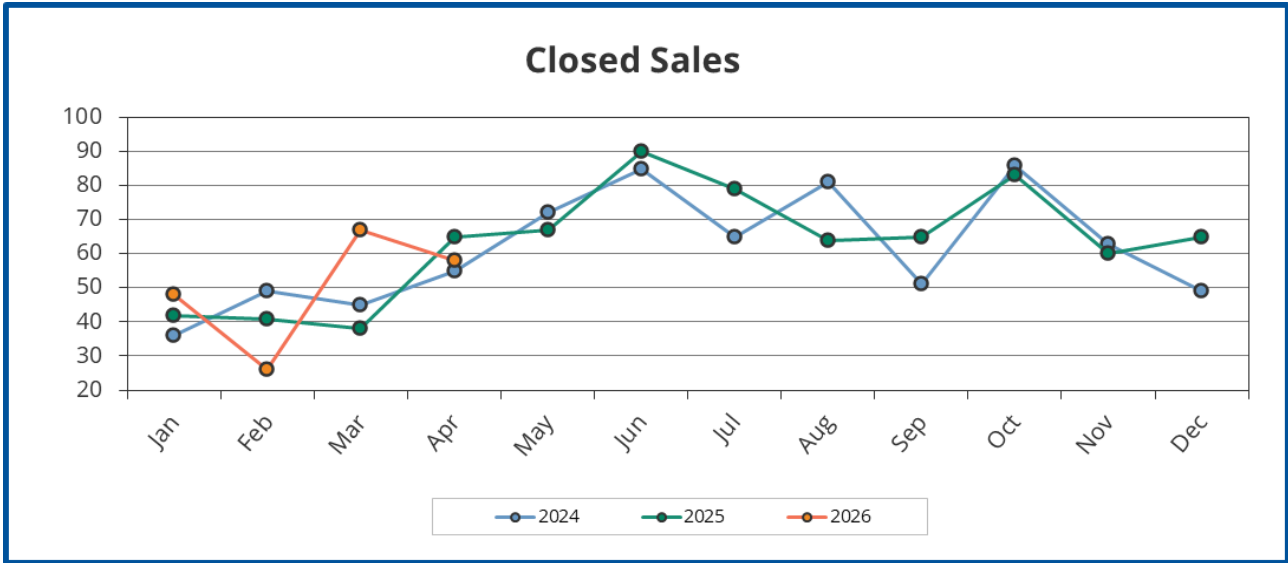


Pending Sales



Mid-Columbia

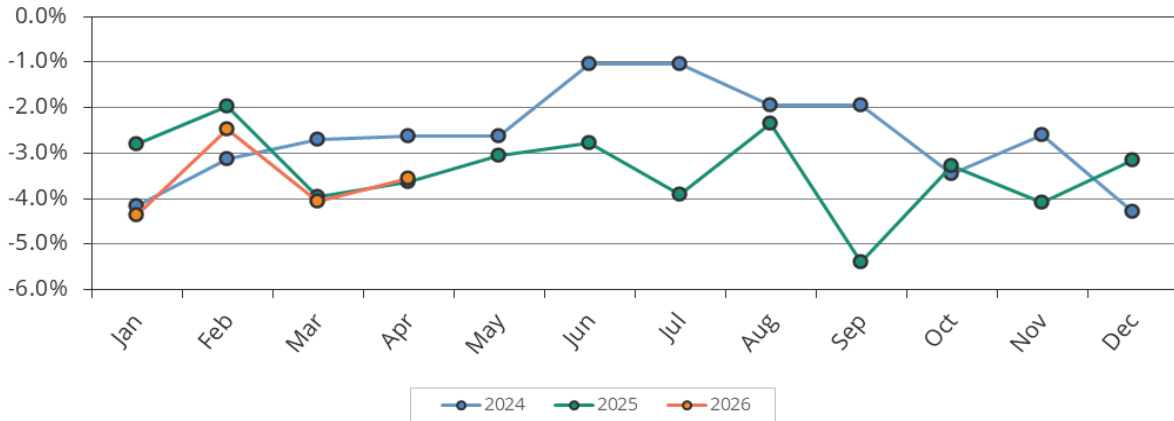
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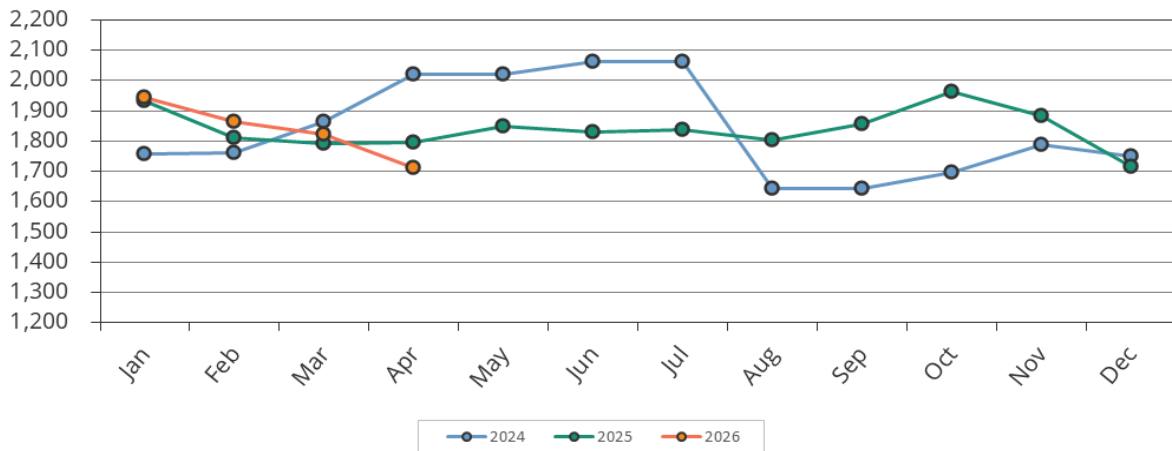
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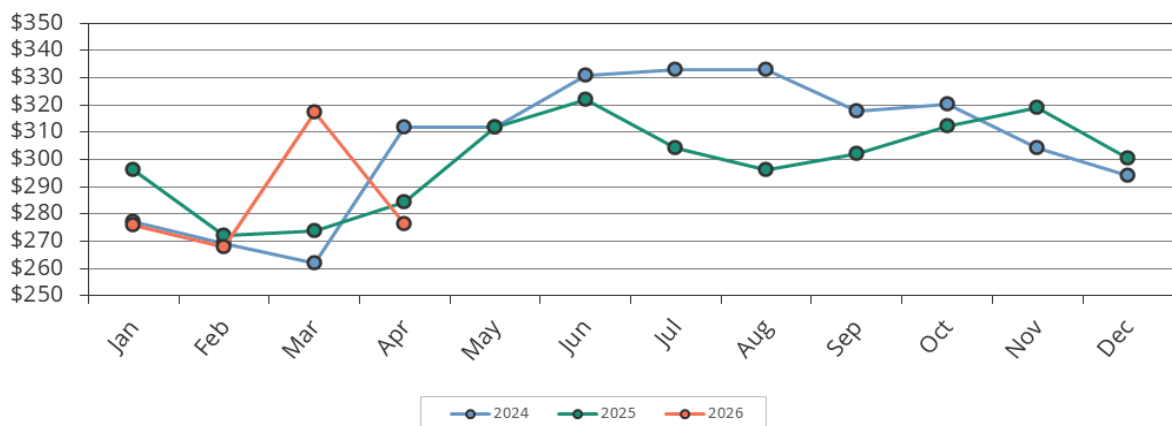
% Difference of Average List Price vs Sale Price



Average Square Footage



Average Price Per Square Footage



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Area Report

	RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon / Bingen	26	18	2	8	33.3%	1	2,100,000	133	29	15	-21.1%	11	850,300	705,000	-6.1%	-	-	10	314,100	-	-
101	Snowden	5	1	0	0	-	0	-	-	2	0	-	1	775,000	775,000	35.3%	-	-	1	200,000	-	-
102	Trout Lake / Glenwood	11	1	0	2	-	1	930,000	605	8	6	200.0%	4	647,900	712,500	26.1%	-	-	2	307,500	-	-
103	Husum / BZ Corner	2	1	0	0	-	-	-	-	2	1	-75.0%	-	-	-	2.6%	-	-	1	381,900	-	-
104	Lyle / High Prairie	15	8	-	3	0.0%	0	-	-	14	7	16.7%	4	564,600	516,800	9.7%	-	-	2	107,500	-	-
105	Dallesport / Murdock	5	2	1	2	-50.0%	3	245,700	137	9	13	116.7%	13	282,700	272,400	-9.3%	-	-	-	-	-	-
106	Appleton/ Timber Valley	1	0	0	0	-	0	-	-	-	-	-100.0%	-	-	-	133.3%	-	-	1	260,000	-	-
108	Goldendale / Centerville	39	17	3	9	80.0%	13	436,500	161	45	33	26.9%	28	412,900	362,500	1.2%	-	-	21	131,800	-	-
109	Bickleton/ East County	6	3	0	1	0.0%	-	-	-	4	1	-50.0%	-	-	-	25.4%	-	-	5	29,000	-	-
110	Klickitat	6	1	0	-	-	1	160,000	92	4	3	200.0%	4	187,200	167,500	-19.1%	1	510,000	2	42,500	-	-
	Klickitat Co. Total	116	52	6	25	31.6%	19	505,300	176	117	79	17.9%	65	476,400	399,000	-19.1%	1	510,000	45	173,500	-	-
111	Skamania	2	1	0	0	-	1	390,000	42	3	1	0.0%	1	390,000	390,000	-44.1%	-	-	1	130,000	-	-
112	North Bonneville	3	3	2	1	-50.0%	0	-	-	4	4	33.3%	3	460,000	435,000	-4.2%	-	-	1	60,000	-	-
113	Stevenson	24	10	1	1	0.0%	2	637,500	197	19	6	100.0%	6	625,200	590,700	4.4%	-	-	4	228,700	-	-
114	Carson	12	5	-	2	-71.4%	3	439,700	46	13	7	-41.7%	7	497,700	475,000	-9.0%	-	-	3	436,300	-	-
115	Home Valley	-	0	0	0	-	0	-	-	0	-	-	-	-	-	115.1%	-	-	1	184,000	-	-
116	Cook / Underwood / Mill A / Willard	6	3	0	3	50.0%	1	690,000	189	6	3	50.0%	2	769,800	769,800	40.3%	-	-	-	-	-	-
117	Unincorporated North	13	1	0	0	-100.0%	1	175,000	335	8	2	-33.3%	2	250,000	250,000	5.3%	-	-	1	53,000	-	-
	Skamania Co. Total	60	23	3	7	-46.2%	8	481,100	137	53	23	-4.2%	21	525,900	485,000	9.0%	-	-	11	241,000	-	-
351	The Dalles	80	41	3	32	3.2%	18	431,600	107	108	81	8.0%	60	421,500	400,000	12.6%	-	-	9	206,000	3	367,700
352	Dufur	7	2	0	0	-100.0%	1	350,000	5	9	4	-20.0%	4	319,300	332,500	43.3%	1	645,000	2	86,300	-	-
353	Tygh Valley	7	4	0	5	-	5	349,300	33	11	8	-	6	428,600	335,000	-1.3%	-	-	1	129,000	-	-
354	Wamic / Pine Hollow	9	6	0	1	0.0%	0	-	-	9	3	0.0%	2	309,500	309,500	-14.0%	-	-	1	64,000	-	-
355	Maupin / Pine Grove	13	3	-	2	-	1	332,500	189	8	4	33.3%	5	424,300	460,000	24.2%	-	-	2	57,800	-	-
356	Rowena	-	-	0	0	-	0	-	-	-	0	-	1	304,000	304,000	-57.5%	-	-	-	-	-	-
357	Mosier	17	9	0	1	-50.0%	0	-	-	14	2	-60.0%	1	795,000	795,000	22.0%	-	-	1	231,500	-	-
	Wasco Co. Total	133	65	3	41	13.9%	25	407,900	92	159	102	12.1%	79	417,400	395,000	-31.2%	1	645,000	16	160,400	3	367,700
361	Cascade Locks	5	1	1	0	-100.0%	0	-	-	3	2	-60.0%	3	426,300	390,000	2.9%	-	-	2	86,500	-	-
362	Hood River City	24	12	0	8	-27.3%	2	545,000	63	30	16	-20.0%	12	877,300	808,500	12.4%	1	600,000	1	700,000	3	876,700
363	Hood River-W	8	9	1	11	83.3%	2	690,000	24	22	18	28.6%	11	788,400	680,000	12.1%	-	-	4	657,500	-	-
364	Hood River-E	3	0	0	0	-	0	-	-	3	2	-	1	780,000	780,000	8.9%	-	-	-	-	-	
366	Odell	4	4	-	1	-	0	-	-	7	2	0.0%	1	450,000	450,000	12.1%	-	-	1	190,000	-	-
367	Parkdale / Mt. Hood	7	1	0	0	-100.0%	1	1,030,000	26	7	5	0.0%	4	755,800	741,500	0.1%	-	-	-	-	-	
	Hood River Co. Total	51	27	2	20	0.0%	5	700,000	40	72	45	-2.2%	32	772,900	694,000	8.4%	1	600,000	8	461,600	3	876,700
370	Sherman Co.	8	3	0	0	-100.0%	1	228,000	6	10	6	0.0%	8	234,600	226,500	-0.9%	2	259,500	1	50,000	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

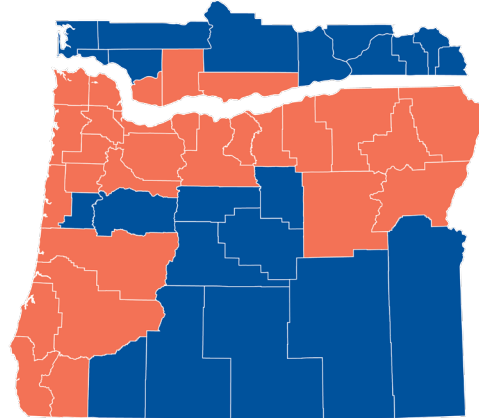
Additional Resources for RMLS Subscribers:

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- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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