



MARKET ACTION REPORT

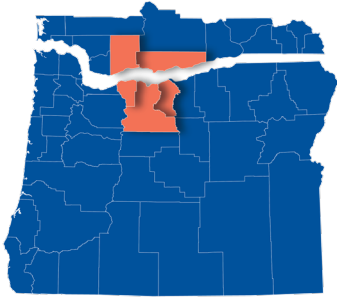
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Mid-Columbia March 2026 Reporting Period

Mid-Columbia

March 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (105) decreased 3.7% from the 109 listed in March 2025, and increased 41.9% from the 74 listed in February 2026.

Pending Sales

Pending sales (67) decreased 2.9% from the 69 offers accepted in March 2025, and increased 8.1% from the 62 offers accepted in February 2026.

Closed Sales

Closed sales (67) increased 76.3% from the 38 closings in March 2025, and increased 157.7% from the 26 closings in February 2026.

Inventory and Time on Market

Inventory decreased to 4.4 months in March. Total market time decreased to 117 days.

Year-to-Date Summary

Comparing the first three months of 2026 to the same period in 2025, new listings (236) increased 0.9%, pending sales (168) increased 15.1%, and closed sales (144) increased 19.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through March, the average sale price has decreased 0.0% from \$501,500 to \$501,300. In the same comparison, the median sale price has increased 1.5% from \$425,000 to \$431,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +4.9% (\$552,900 v. \$526,900)

Median Sale Price % Change: -0.5% (\$457,000 v. \$459,300)

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	
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

March 2026 vs. February 2026

New Listings **+41.9%** ↑

Pending Sales **+8.1%** ↑

Closed Sales **+157.7%** ↑

Average Sale Price **+1.1%** ↑

Median Sale Price **-16.2%** ↓

Inventory **-5.2** ↓

Total Market Time **-74** ↓

March 2026 vs. March 2025

New Listings **-3.7%** ↓

Pending Sales **-2.9%** ↓

Closed Sales **+76.3%** ↑

Average Sale Price **+5.8%** ↑

Median Sale Price **+3.0%** ↑

Inventory **-2.6** ↓

Total Market Time **-6** ↓

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Residential Sales by Price Range						
Price Range	Mar 2024		Mar 2025		Mar 2026	
0K-100K	3	6.7%	1	2.6%	2	3.0%
100K-200K	4	8.9%	5	13.2%	4	6.0%
200K-300K	7	15.6%	5	13.2%	4	6.0%
300K-400K	8	17.8%	7	18.4%	18	26.9%
400K-500K	7	15.6%	10	26.3%	13	19.4%
500K-600K	4	8.9%	3	7.9%	7	10.4%
600K-700K	5	11.1%	2	5.3%	4	6.0%
700K-800K	1	2.2%	1	2.6%	8	11.9%
800K-900K	1	2.2%	1	2.6%	3	4.5%
900K-1M	1	2.2%	1	2.6%	1	1.5%
1MM-1.1MM	1	2.2%	0	0.0%	0	0.0%
1.1MM-1.2MM	0	0.0%	0	0.0%	3	4.5%
1.2MM-1.3MM	1	2.2%	1	2.6%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	1	2.2%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	1	2.2%	1	2.6%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	45		38		67	

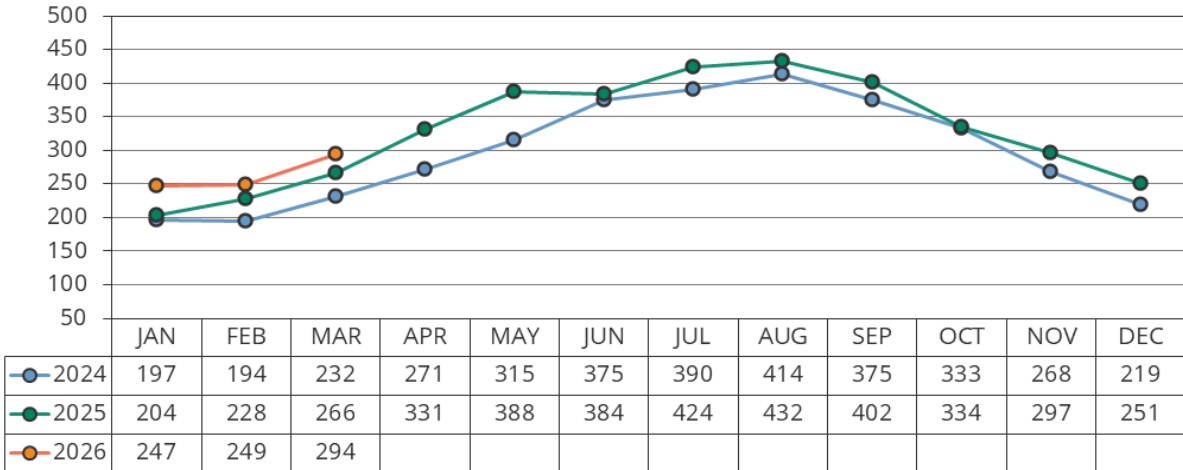
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	March	105	67	67	493,100	425,000	117
	February	74	62	26	487,600	507,000	191
	Year-To-Date	236	168	144	501,300	431,500	137
2025	March	109	69	38	465,900	412,500	123
	Year-To-Date	234	146	121	501,500	425,000	109
Change	March 2025	-3.7%	-2.9%	76.3%	5.8%	3.0%	-4.9%
	Prev Mo 2025	41.9%	8.1%	157.7%	1.1%	-16.2%	-38.7%
	Year-To-Date	0.9%	15.1%	19.0%	0.0%	1.5%	25.7%

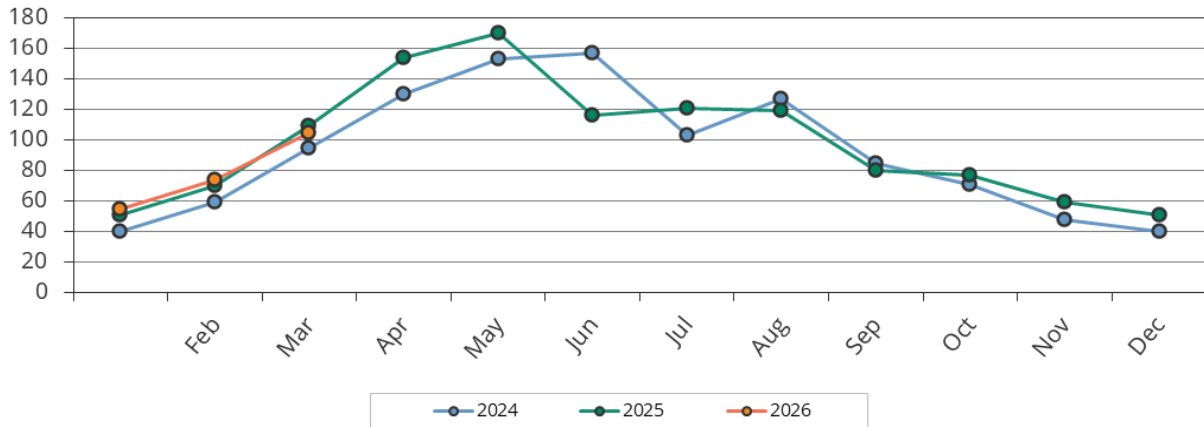
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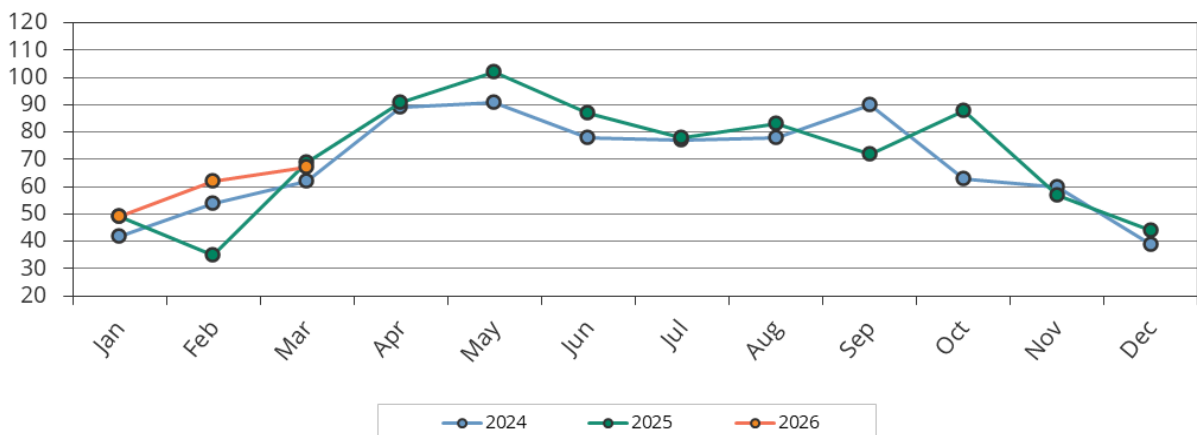
Active Residential Listings



New Listings

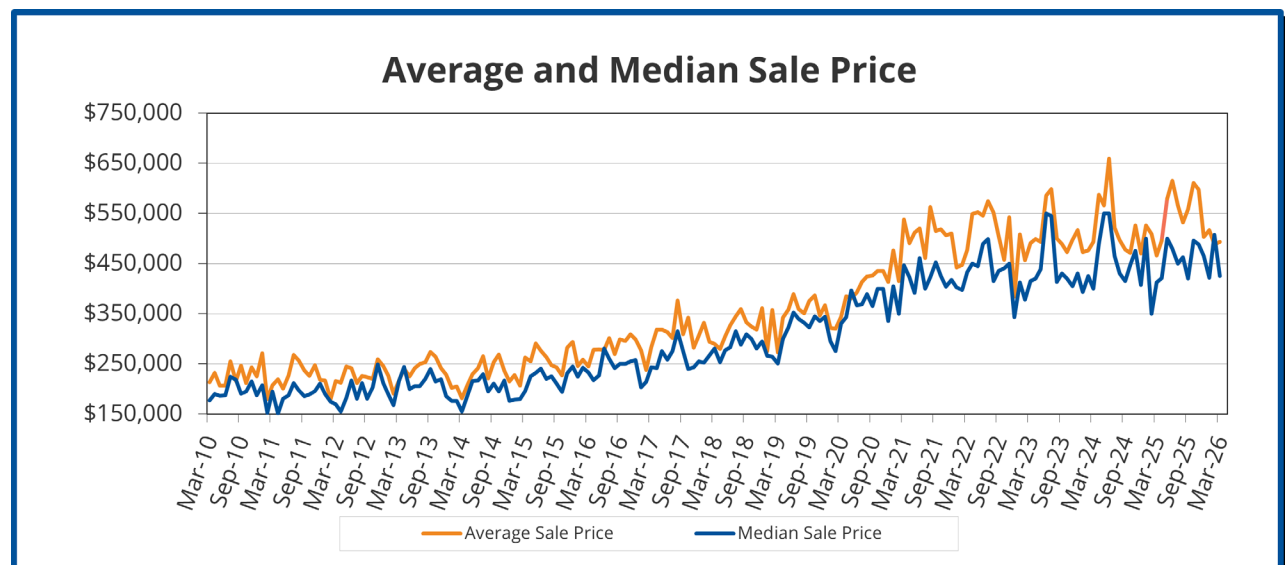
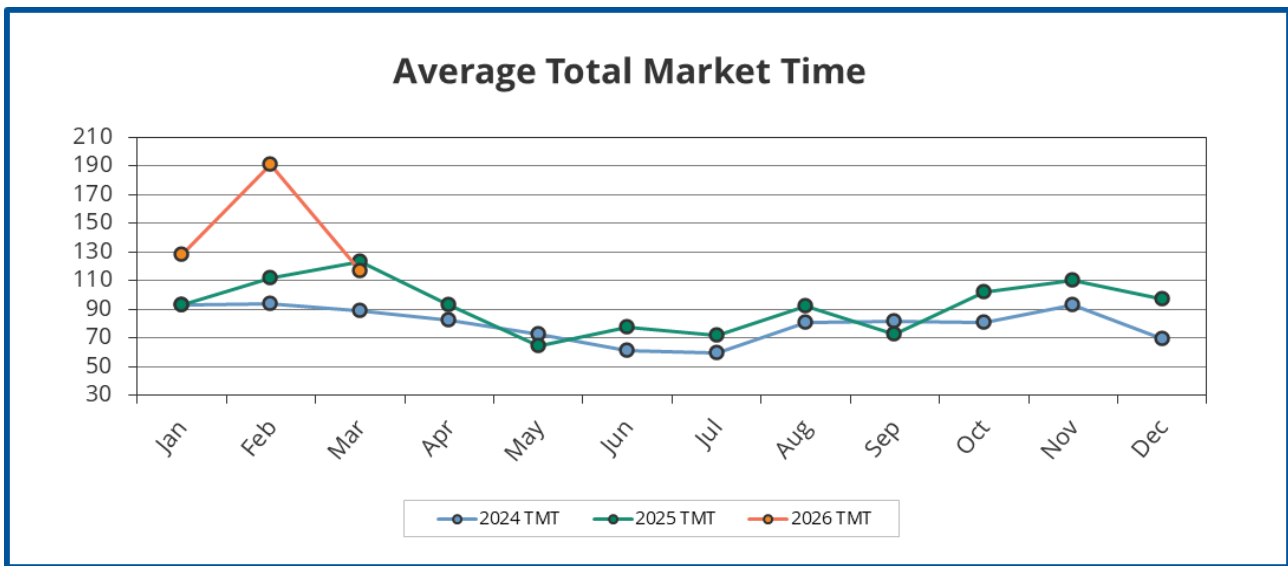
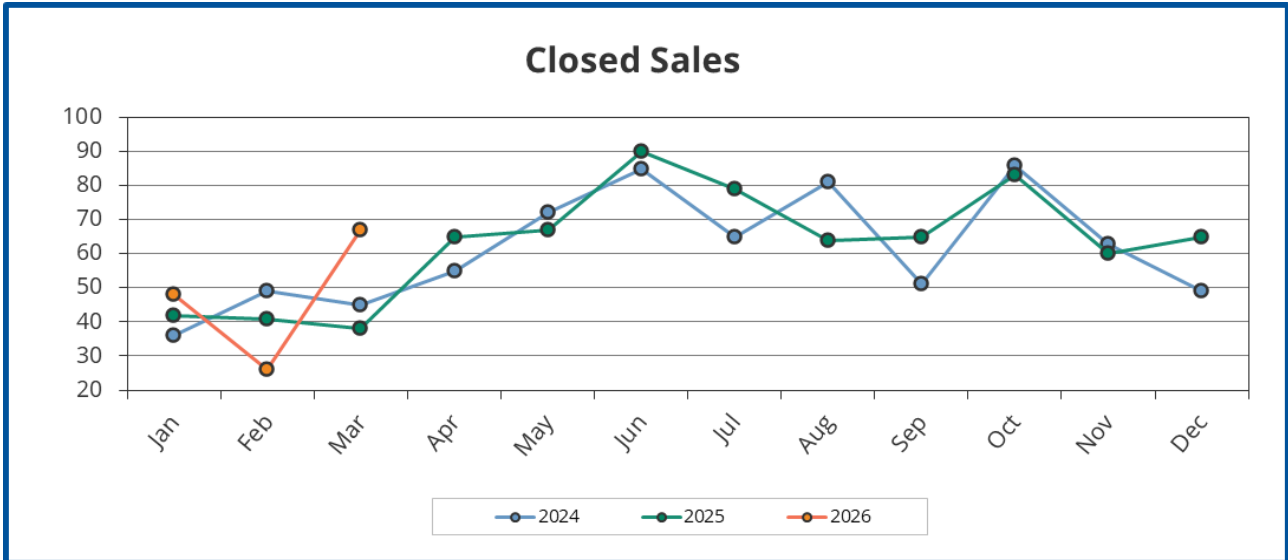


Pending Sales



Mid-Columbia

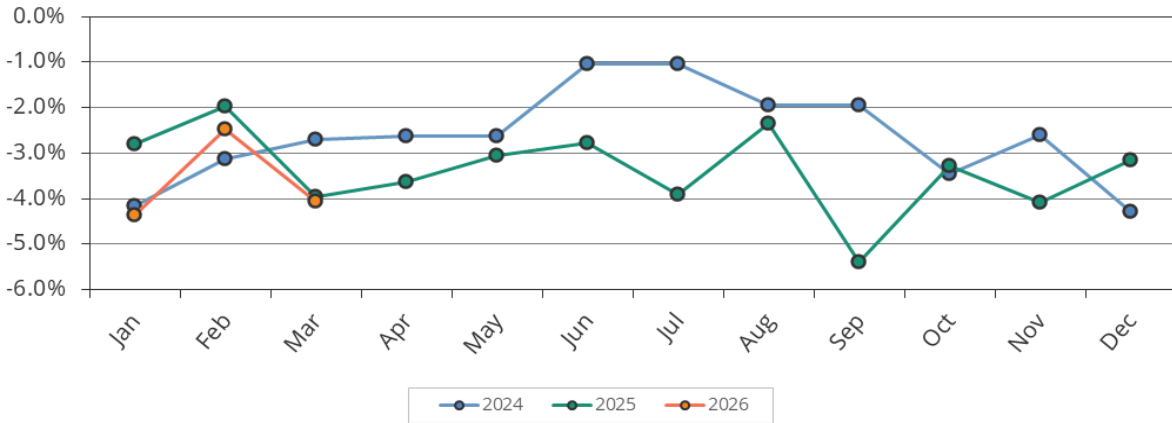
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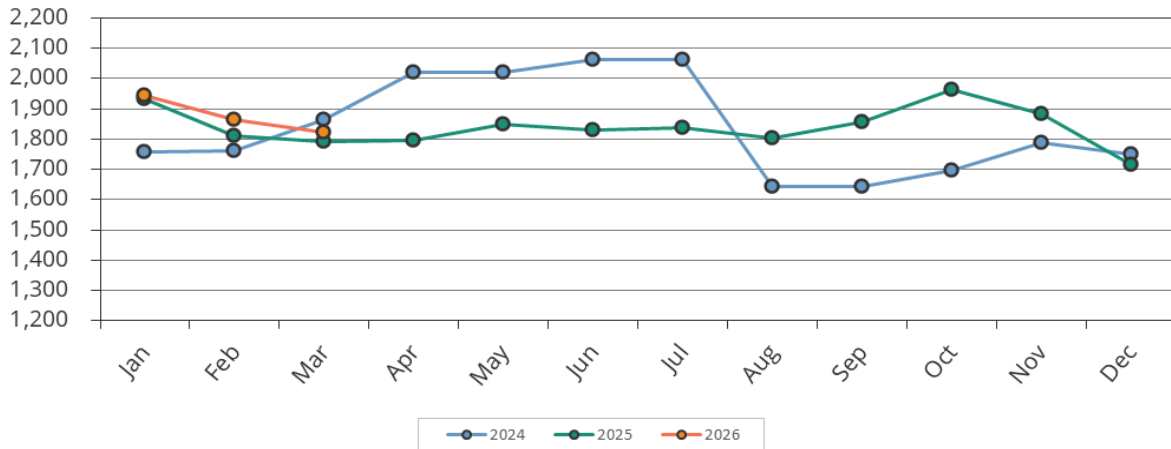
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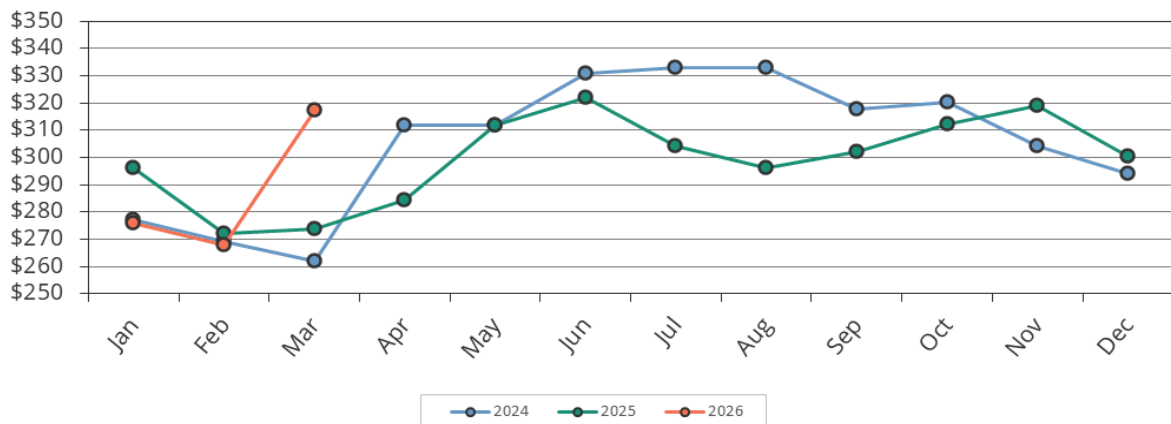
% Difference of Average List Price vs Sale Price



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	18	3	-	5	-16.7%	5	671,600	4	11	8	-38.5%	10	725,300	697,500	-9.4%	-	-	8	319,400	-	-
101	Snowden	4	1	2	0	-	0	-	-	1	0	-	1	775,000	775,000	43.3%	-	-	1	200,000	-	-
102	Trout Lake / Glenwood	11	6	0	3	50.0%	1	725,000	16	7	5	150.0%	3	553,800	700,000	6.2%	-	-	2	307,500	-	-
103	Husum / BZ Corner	1	1	-	1	-50.0%	0	-	-	1	1	-75.0%	0	-	-	-6.0%	0	-	0	-	0	-
104	Lyle / High Prairie	10	3	2	0	-100.0%	1	900,000	304	6	4	33.3%	4	564,600	516,800	-7.4%	-	-	2	107,500	-	-
105	Dallesport / Murdock	6	-	-	2	100.0%	4	300,000	159	7	11	450.0%	10	293,800	309,800	-11.8%	-	-	-	-	-	-
106	Appleton/ Timber Valley	1	-	1	-	-	-	-	-	-	-	-100.0%	-	-	-	133.3%	-	-	1	260,000	-	-
108	Goldendale / Centerville	29	11	-	12	9.1%	7	413,600	150	27	26	23.8%	15	392,500	339,900	0.7%	-	-	16	142,500	-	-
109	Bickleton/ East County	3	1	1	0	-	-	-	-	1	-	-100.0%	-	-	-	-35.8%	-	-	3	25,000	-	-
110	Klickitat	5	1	0	1	-	1	315,000	245	3	3	200.0%	3	196,300	174,900	-14.3%	1	510,000	1	40,000	-	-
	Klickitat Co. Total	88	27	6	24	0.0%	19	494,400	120	64	58	20.8%	46	464,400	391,500	-14.3%	1	510,000	34	183,500	-	-
111	Skamania	1	-	0	1	-	0	-	-	2	1	0.0%	-	-	-	-41.3%	-	-	1	130,000	-	-
112	North Bonneville	4	1	0	0	-	2	530,000	81	1	3	200.0%	3	460,000	435,000	-4.2%	-	-	1	60,000	-	-
113	Stevenson	17	6	1	2	100.0%	2	590,700	251	9	5	66.7%	4	619,100	590,700	3.2%	-	-	3	255,000	-	-
114	Carson	10	4	2	2	-	3	518,300	9	8	5	0.0%	4	541,300	542,500	-9.4%	-	-	1	955,000	-	-
115	Home Valley	-	0	0	0	-	0	-	-	0	-	-	-	-	-	115.1%	-	-	1	184,000	-	-
116	Cook / Underwood / Mill A / Willard	7	1	0	-	-	0	-	-	3	-	-	1	849,500	849,500	57.2%	-	-	-	-	-	-
117	Unincorporated North	12	3	0	1	-50.0%	1	325,000	209	6	2	0.0%	1	325,000	325,000	3.7%	-	-	1	53,000	-	-
	Skamania Co. Total	51	15	3	6	100.0%	8	515,200	112	29	16	33.3%	13	553,500	562,400	7.7%	-	-	8	268,400	-	-
351	The Dalles	69	28	5	17	-22.7%	22	374,700	90	65	51	15.9%	42	417,100	399,300	9.6%	-	-	4	116,700	2	377,000
352	Dufur	5	3	0	2	0.0%	2	306,000	345	7	4	33.3%	3	309,000	315,000	18.8%	1	645,000	1	117,500	-	-
353	Tygh Valley	6	4	1	3	-	0	-	-	7	3	-	1	825,000	825,000	4.2%	-	-	1	129,000	-	-
354	Wamic / Pine Hollow	4	2	1	1	0.0%	-	-	-	3	2	0.0%	2	309,500	309,500	-4.9%	-	-	1	64,000	-	-
355	Maupin / Pine Grove	12	2	0	1	0.0%	1	379,000	327	5	2	-33.3%	4	447,300	467,500	11.5%	-	-	2	57,800	-	-
356	Rowena	0	0	0	0	-	0	-	-	0	0	-	1	304,000	304,000	-57.5%	-	-	-	-	-	-
357	Mosier	8	2	-	1	-	1	795,000	102	5	1	-66.7%	1	795,000	795,000	22.0%	-	-	1	231,500	-	-
	Wasco Co. Total	104	41	7	25	-3.8%	26	385,700	120	92	63	14.5%	54	421,800	399,300	-32.0%	1	645,000	10	112,400	2	377,000
361	Cascade Locks	4	0	-	0	-100.0%	1	375,000	2	2	2	-33.3%	2	444,500	444,500	1.1%	-	-	2	86,500	-	-
362	Hood River City	21	7	-	3	-40.0%	5	903,800	109	17	8	-11.1%	9	874,100	818,000	12.4%	-	-	1	700,000	3	876,700
363	Hood River-W	11	7	1	2	-50.0%	3	541,600	138	13	7	-12.5%	9	810,300	680,000	9.3%	-	-	2	908,000	-	-
364	Hood River-E	3	0	0	0	-	1	780,000	83	3	2	-	1	780,000	780,000	5.4%	-	-	-	-	-	-
366	Odell	3	2	1	0	-100.0%	-	-	-	3	1	-50.0%	1	450,000	450,000	7.9%	-	-	1	190,000	-	-
367	Parkdale / Mt. Hood	5	2	0	4	-20.0%	3	664,300	76	6	5	-16.7%	3	664,300	703,000	-6.2%	-	-	-	-	-	-
	Hood River Co. Total	47	18	2	9	-43.8%	13	714,700	98	44	25	-10.7%	25	770,900	703,000	7.0%	-	-	6	479,800	3	876,700
370	Sherman Co.	4	4	1	3	-	1	202,000	303	7	6	100.0%	6	263,900	263,800	4.4%	1	340,000	1	50,000	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/25-3/31/26) with 12 months before (4/1/24-3/31/25).

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.

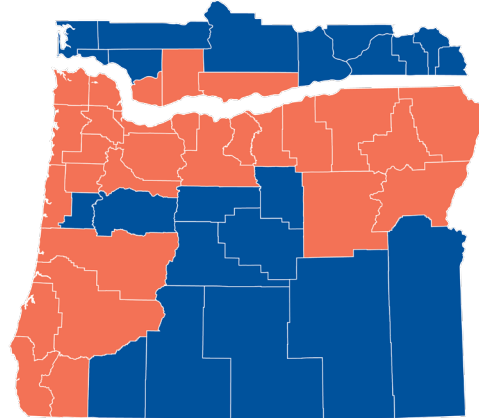
Additional Resources for RMLS Subscribers:

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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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Credits:

Mickey Lindsay, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657