MARKET ACTION REPORT

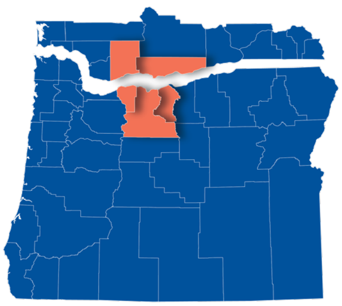
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Mid-Columbia May 2026 Reporting Period

Mid-Columbia

May 2026 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (141) decreased 17.1% from the 170 listed in May 2025, and decreased 17.1% from the 170 listed in April 2026.

Pending Sales

Pending sales (126) increased 23.5% from the 102 offers accepted in May 2025, and increased 35.5% from the 93 offers accepted in April 2026.

Closed Sales

Closed sales (79) increased 17.9% from the 67 closings in May 2025, and increased 36.2% from the 58 closings in April 2026.

Inventory and Time on Market

Inventory decreased to 4.7 months in May. Total market time decreased to 69 days.

Year-to-Date Summary

Comparing the first five months of 2026 to the same period in 2025, new listings (557) decreased 1.2%, pending sales (374) increased 14.4%, and closed sales (284) increased 12.3%.

Average and Median Sale Prices

Comparing 2026 to 2025 through May, the average sale price has decreased 0.3% from $520,500 to $519,000. In the same comparison, the median sale price has decreased 2.8% from $448,500 to $436,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +6.4% ($553,300 v. $519,900)
Median Sale Price % Change: +1.1% ($455,000 v. $450,000)

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	4.7
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

May 2026 vs. April 2026

New Listings	**-17.1%**
Pending Sales	**+35.5%**
Closed Sales	**+36.2%**
Average Sale Price	**+22.8%**
Median Sale Price	**+32.8%**
Inventory	**-1.6**
Total Market Time	**-50**

May 2026 vs. May 2025

New Listings	**-17.1%**
Pending Sales	**+23.5%**
Closed Sales	**+17.9%**
Average Sale Price	**+0.1%**
Median Sale Price	**+5.8%**
Inventory	**-1.1**
Total Market Time	**+4**

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Residential Sales by Price Range

Price Range	May 2024		May 2025		May 2026	
0K-100K	4	5.2%	0	0.0%	2	2.5%
100K-200K	6	7.8%	4	5.8%	3	3.8%
200K-300K	6	7.8%	3	4.3%	9	11.4%
300K-400K	12	15.6%	16	23.2%	13	16.5%
400K-500K	8	10.4%	11	15.9%	11	13.9%
500K-600K	9	11.7%	12	17.4%	10	12.7%
600K-700K	7	9.1%	3	4.3%	8	10.1%
700K-800K	11	14.3%	6	8.7%	8	10.1%
800K-900K	6	7.8%	5	7.2%	6	7.6%
900K-1M	2	2.6%	3	4.3%	1	1.3%
1MM-1.1MM	0	0.0%	1	1.4%	2	2.5%
1.1MM-1.2MM	4	5.2%	2	2.9%	1	1.3%
1.2MM-1. 3MM	1	1.3%	1	1.4%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	1	1.3%
1.4MM-1.5MM	0	0.0%	1	1.4%	1	1.3%
1.5MM-1.6MM	0	0.0%	0	0.0%	2	2.5%
1.6MM-1.7MM	0	0.0%	1	1.4%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	1	1.3%	0	0.0%	1	1.3%
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	**77**		**69**		**79**	

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	**May**	141	126	79	579,600	529,000	69
	April	170	93	58	472,000	398,300	119
	Year-To-Date	557	374	284	519,000	436,000	114
2025	**May**	170	102	67	579,100	500,000	65
	Year-To-Date	564	327	253	520,500	448,500	93
Change	**May 2025**	-17.1%	23.5%	17.9%	0.1%	5.8%	6.4%
	Prev Mo 2026	-17.1%	35.5%	36.2%	22.8%	32.8%	-42.0%
	Year-To-Date	-1.2%	14.4%	12.3%	-0.3%	-2.8%	22.5%

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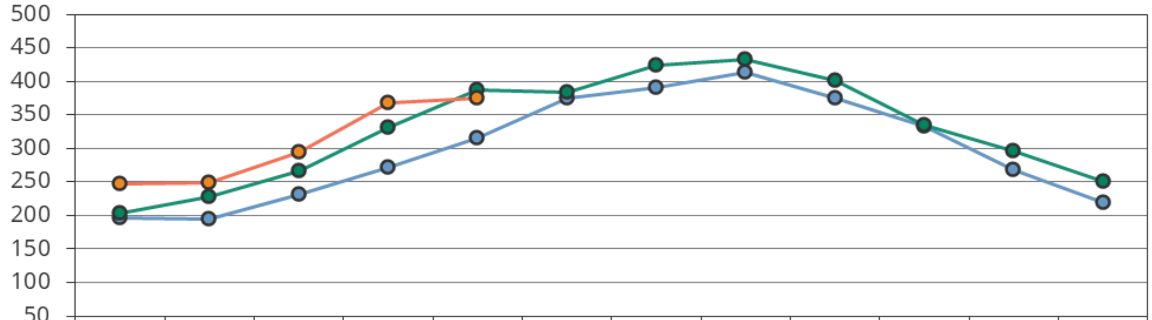
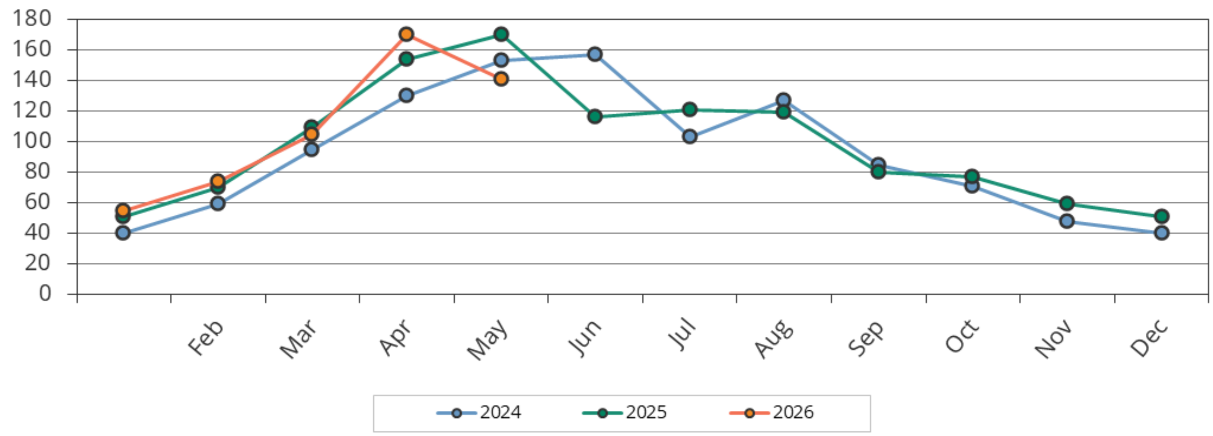
Active Residential Listings

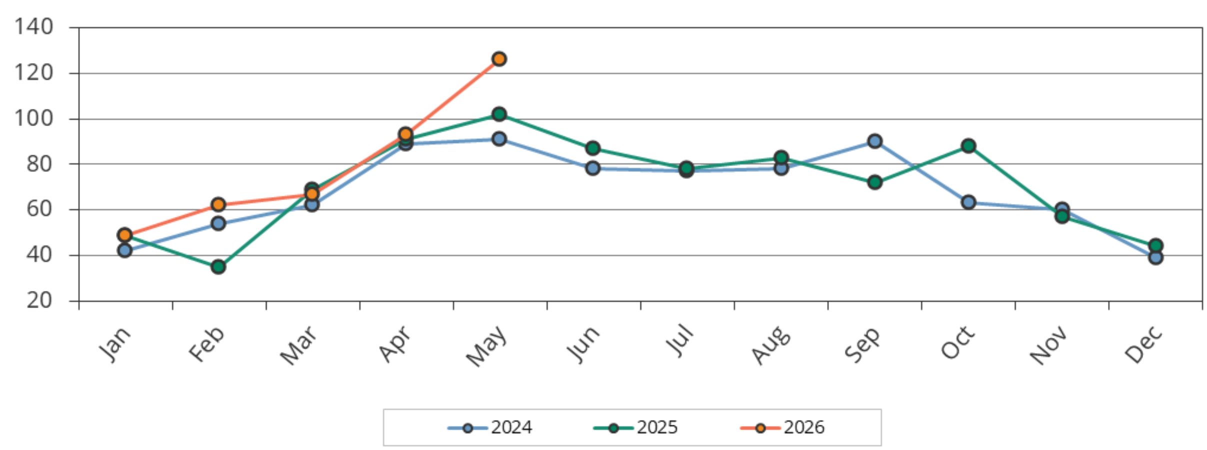


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2024	197	194	232	271	315	375	390	414	375	333	268	219
2025	204	228	266	331	388	384	424	432	402	334	297	251
2026	247	249	294	368	375							

New Listings



Pending Sales



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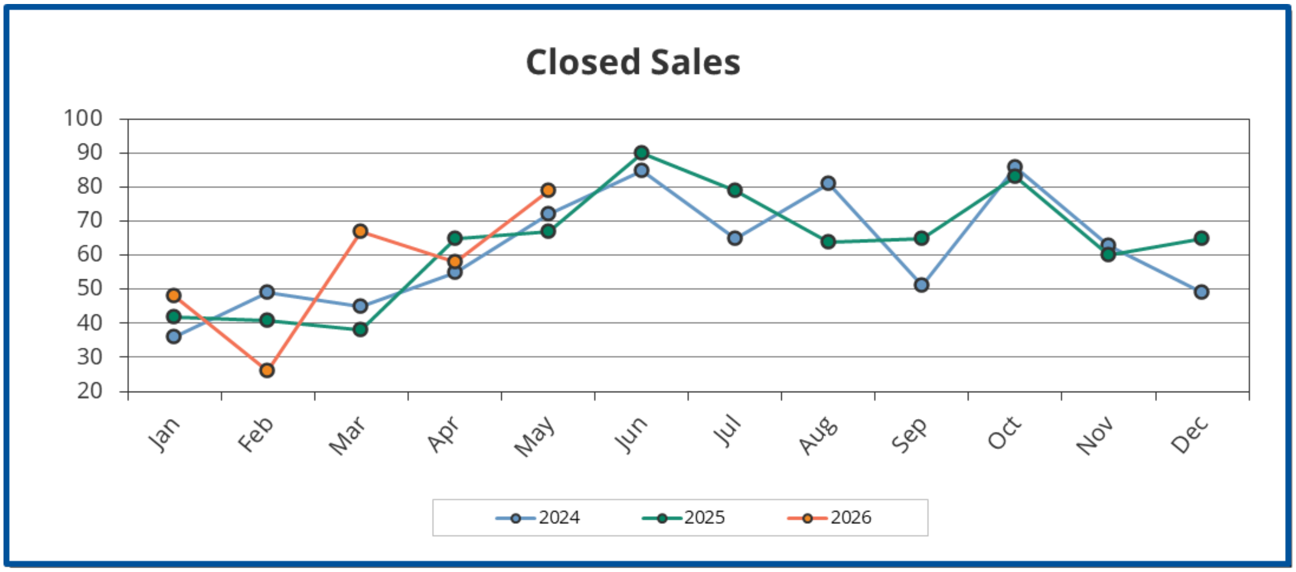

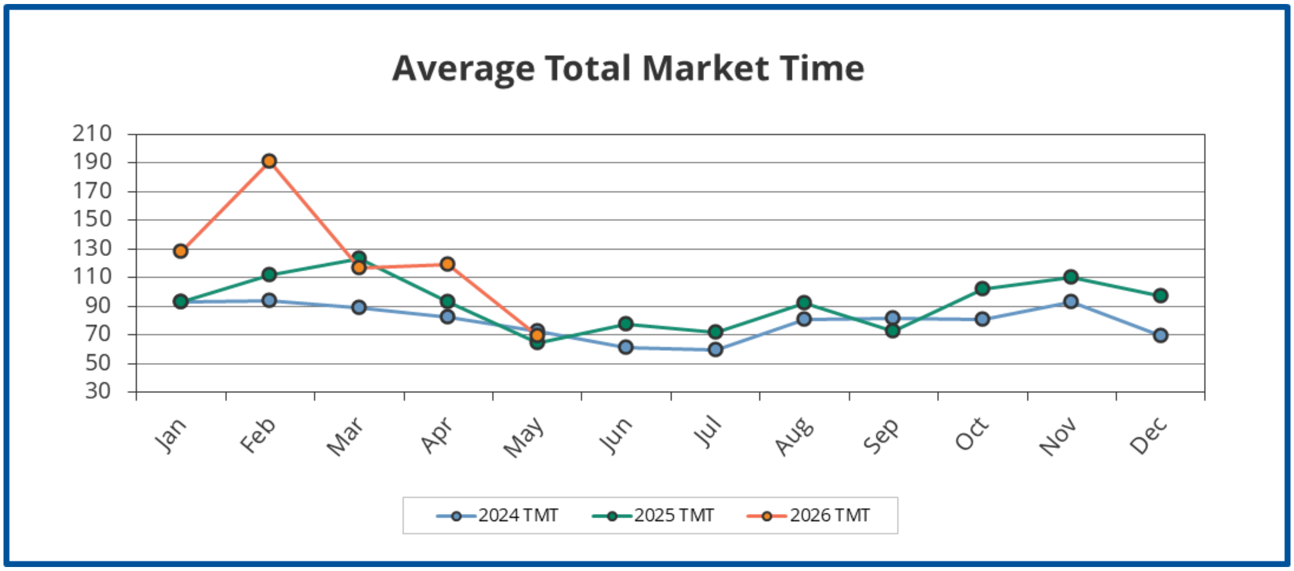

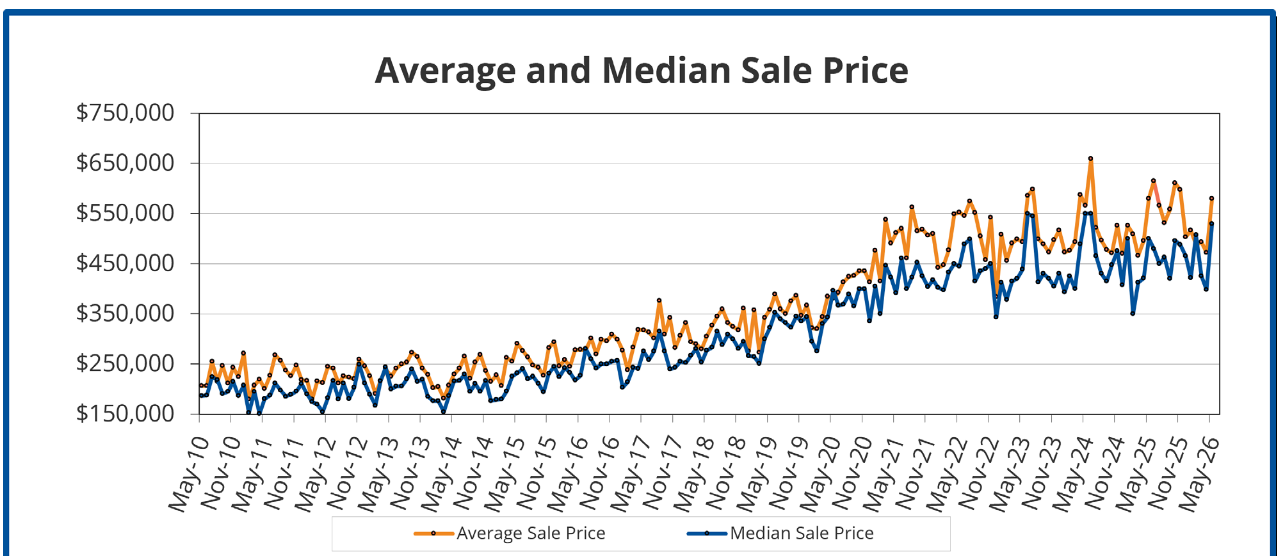

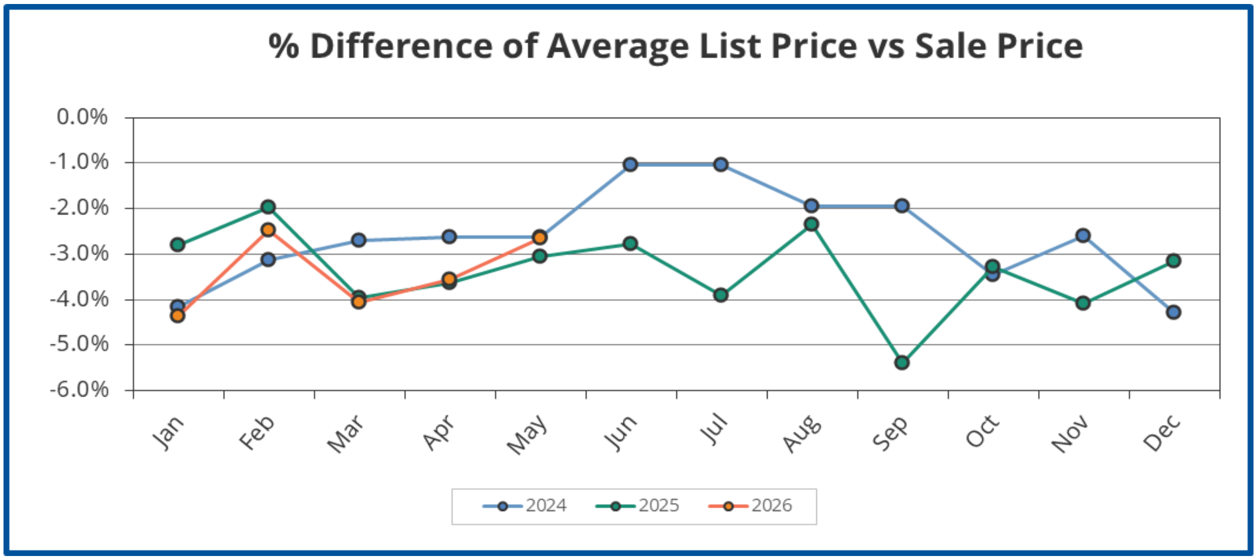
% Difference of Average List Price vs Sale Price
0.0%
-1.0%
-2.0%
-3.0%
-4.0%
-5.0%
-6.0%
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
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Nov
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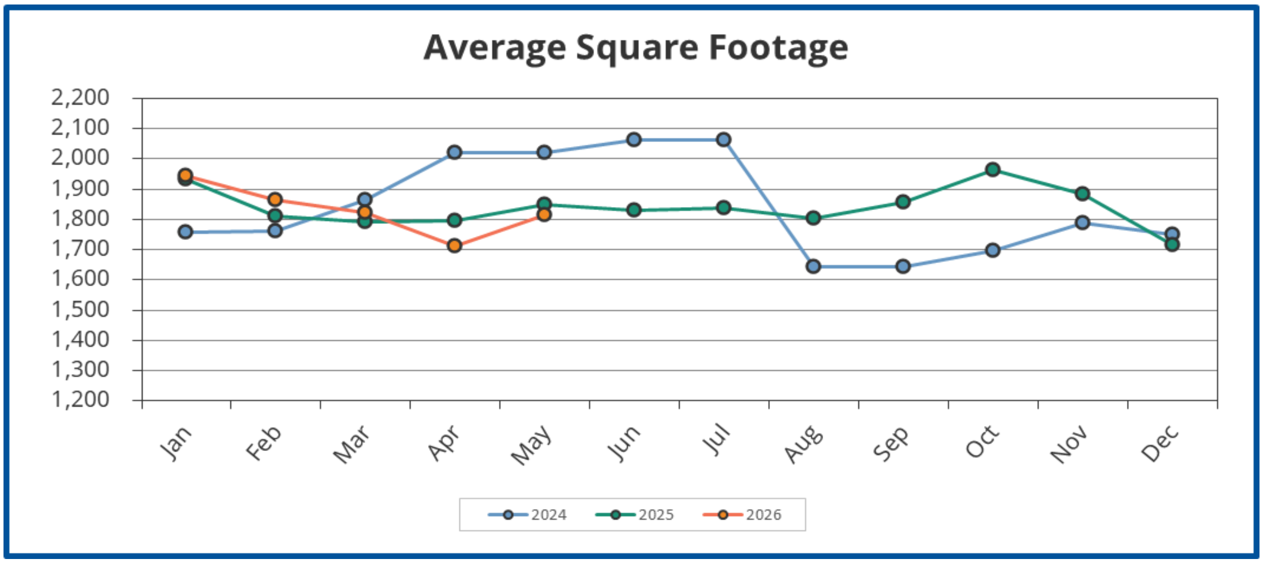
2024
2025
2026


Average Square Footage
2,200
2,100
2,000
1,900
1,800
1,700
1,600
1,500
1,400
1,300
1,200
Jan
Feb
Mar
Apr
May
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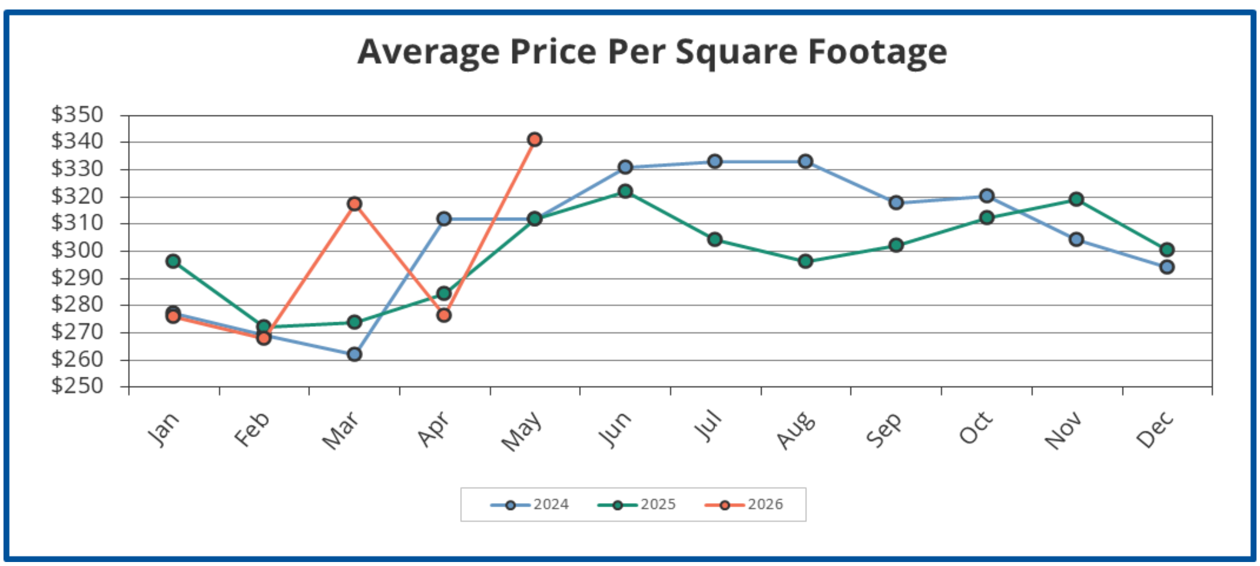
2024
2025
2026


Average Price Per Square Footage
$350
$340
$330
$320
$310
$300
$290
$280
$270
$260
$250
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
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Nov
Dec
2024
2025
2026

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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	28	15	2	11	37.5%	6	548,700	6	45	25	-3.8%	17	743,800	649,000	-8.1%	-	-	10	314,100	-	-
101	Snowden	7	3	1	1	-50.0%	0	-	-	5	1	-50.0%	1	775,000	775,000	35.3%	-	-	1	200,000	-	-
102	Trout Lake / Glenwood	11	2	0	2	0.0%	4	1,028,700	149	10	8	100.0%	8	838,300	857,500	60.3%	-	-	2	307,500	-	-
103	Husum / BZ Corner	4	1	0	0	-100.0%	0	-	-	3	1	-83.3%	-	-	-	2.6%	-	-	1	381,900	-	-
104	Lyle / High Prairie	16	7	3	6	0.0%	2	365,000	65	22	12	0.0%	6	498,100	490,000	-7.4%	-	-	4	176,200	-	-
105	Dallesport / Murdock	6	2	1	1	-66.7%	2	205,000	69	12	14	75.0%	15	272,300	272,400	-15.5%	-	-	-	-	-	-
106	Appleton/ Timber Valley	1	1	0	1	-	-	-	-	1	1	0.0%	-	-	-	133.3%	-	-	2	148,800	-	-
108	Goldendale / Centerville	47	23	3	12	-29.4%	7	302,700	116	68	45	4.7%	35	390,900	350,000	-5.3%	-	-	28	188,900	-	-
109	Bickleton/ East County	5	1	0	2	100.0%	1	780,000	9	5	3	0.0%	1	780,000	780,000	113.8%	-	-	5	29,000	-	-
110	Klickitat	6	1	0	1	-	1	292,500	106	5	4	300.0%	5	208,300	174,900	-19.5%	1	510,000	3	55,800	-	-
	Klickitat Co. Total	131	56	10	37	-9.8%	23	510,400	79	176	114	7.5%	88	485,300	399,500	-19.5%	1	510,000	56	195,400	-	-
111	Skamania	3	1	0	1	-	0	-	-	4	2	100.0%	1	390,000	390,000	-45.9%	-	-	1	130,000	-	-
112	North Bonnevile	2	1	0	2	-	1	705,000	248	5	6	100.0%	4	521,300	530,000	3.7%	-	-	1	60,000	-	-
113	Stevenson	23	3	1	6	500.0%	1	665,000	14	22	11	175.0%	7	630,900	619,000	7.9%	-	-	4	228,700	-	-
114	Carson	12	8	2	7	250.0%	4	343,100	122	21	14	7.7%	11	441,500	475,000	-8.9%	-	-	3	436,300	-	-
115	Home Valley	-	-	0	0	-100.0%	0	-	-	-	-	-100.0%	-	-	-	115.1%	-	-	1	184,000	-	-
116	Cook / Underwood / Mill A / Willard	10	5	0	2	0.0%	2	860,300	31	11	5	25.0%	4	815,000	769,800	21.8%	-	-	2	330,000	-	-
117	Unincorporated North	15	4	0	1	-75.0%	-	-	-	11	3	-57.1%	2	250,000	250,000	-7.0%	-	-	3	152,700	-	-
	Skamania Co. Total	65	22	3	19	90.0%	8	557,900	101	74	41	24.2%	29	534,800	515,000	6.4%	-	-	15	247,700	-	-
351	The Dalles	72	23	4	29	45.0%	26	476,100	70	133	108	20.0%	86	438,000	411,500	11.9%	1	295,000	10	192,900	3	367,700
352	Dufur	5	-	1	1	0.0%	0	-	-	9	5	-16.7%	4	319,300	332,500	28.0%	1	645,000	2	86,300	-	-
353	Tygh Valley	6	1	0	2	-	2	237,800	32	12	10	-	8	380,900	335,000	-5.9%	-	-	2	84,500	-	-
354	Wamic / Pine Hollow	9	3	0	2	0.0%	2	565,000	24	12	5	25.0%	4	437,300	359,500	-3.3%	-	-	1	64,000	-	-
355	Maupin / Pine Grove	14	3	2	1	0.0%	-	-	-	11	5	25.0%	5	424,300	460,000	23.6%	-	-	3	171,800	-	-
356	Rowena	-	0	0	0	-	0	-	-	-	0	-	1	304,000	304,000	-	-	-	-	-	-	-
357	Mosier	15	4	0	4	33.3%	1	649,000	38	19	6	-25.0%	2	722,000	722,000	19.3%	-	-	2	210,800	-	-
	Wasco Co. Total	121	34	7	39	44.4%	31	472,000	63	196	139	24.1%	110	432,800	398,300	11.2%	2	470,000	20	163,600	3	367,700
361	Cascade Locks	5	2	-	2	-33.3%	0	-	-	5	4	-50.0%	3	426,300	390,000	2.8%	-	-	2	86,500	-	-
362	Hood River City	20	10	2	13	8.3%	7	993,900	97	40	29	-12.1%	19	920,200	818,000	13.8%	1	600,000	1	700,000	3	876,700
363	Hood River-W	5	7	1	10	150.0%	7	967,400	11	29	27	68.8%	18	858,000	772,500	20.5%	-	-	6	575,800	-	-
364	Hood River-E	3	2	0	2	-	0	-	-	5	4	-	1	780,000	780,000	8.9%	-	-	-	-	-	-
366	Odell	5	2	0	2	100.0%	1	522,000	92	9	4	0.0%	2	486,000	486,000	-9.1%	-	-	1	190,000	-	-
367	Parkdale / Mt. Hood	11	4	1	0	-100.0%	1	465,000	32	11	4	-42.9%	5	697,600	703,000	6.6%	-	-	-	-	-	-
	Hood River Co. Total	49	27	4	29	31.8%	16	919,800	55	99	72	5.9%	48	821,800	737,100	12.0%	1	600,000	10	451,800	3	876,700
370	Sherman Co.	9	2	0	2	0.0%	1	240,000	5	12	8	0.0%	9	235,200	228,000	-4.0%	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 May 2026 with May 2025. The year-to-date section compares 2026 year-to-date statistics through May with 2025 year-to-date statistics through May.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/25-5/31/26) with 12 months before (6/1/24-5/31/25).

[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.

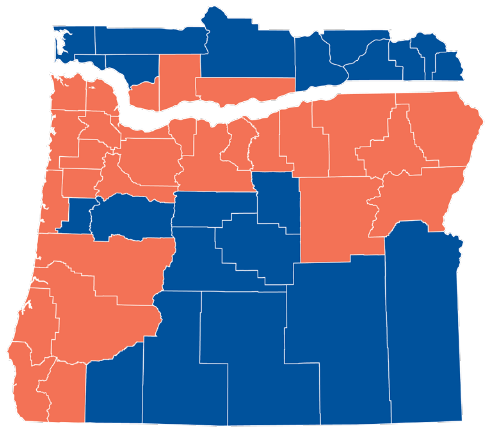
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer 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:
- State Infographics
- 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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