MARKET ACTION REPORT

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

Mid-Columbia July 2026 Reporting Period

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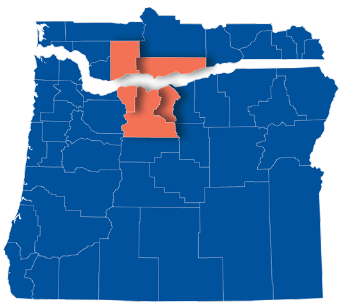

Residential Highlights

New Listings

New listings (112) decreased 7.4% from the 121 listed in July 2025, and decreased 24.8% from the 149 listed in June 2026.

Pending Sales

Pending sales (89) increased 14.1% from the 78 offers accepted in July 2025, and decreased 18.3% from the 109 offers accepted in June 2026.

Closed Sales

Closed sales (102) increased 29.1% from the 79 closings in July 2025, and increased 1.0% from the 101 closings in June 2026.

Inventory and Time on Market

Inventory decreased to 3.9 months in July. Total market time increased to 81 days.

Year-to-Date Summary

Comparing the first seven months of 2026 to the same period in 2025, new listings (832) increased 2.8%, pending sales (553) increased 16.4%, and closed sales (494) increased 16.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through July, the average sale price has increased 1.1% from $547,200 to $553,100. In the same comparison, the median sale price has increased 3.1% from $455,500 to $469,500.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +6.8% ($556,900 v. $521,500)
Median Sale Price % Change: +3.3% ($465,000 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	4.0
July	6.0	5.4	3.9
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

July 2026 vs. June 2026

New Listings **-24.8%**
Pending Sales **-18.3%**
Closed Sales **+1.0%**
Average Sale Price **+4.6%**
Median Sale Price **+0.4%**
Inventory **-0.1**
Total Market Time **+11**

July 2026 vs. July 2025

New Listings **-7.4%**
Pending Sales **+14.1%**
Closed Sales **+29.1%**
Average Sale Price **+8.8%**
Median Sale Price **+14.9%**
Inventory **-1.5**
Total Market Time **+10**

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Residential Sales by Price Range

Price Range	Jul 2024		Jul 2025		Jul 2026	
0K-100K	2	2.9%	1	1.2%	2	2.0%
100K-200K	2	2.9%	2	2.4%	4	3.9%
200K-300K	8	11.8%	10	12.2%	8	7.8%
300K-400K	10	14.7%	20	24.4%	27	26.5%
400K-500K	18	26.5%	11	13.4%	8	7.8%
500K-600K	7	10.3%	12	14.6%	9	8.8%
600K-700K	8	11.8%	6	7.3%	13	12.7%
700K-800K	4	5.9%	4	4.9%	9	8.8%
800K-900K	4	5.9%	5	6.1%	8	7.8%
900K-1M	2	2.9%	2	2.4%	2	2.0%
1MM-1.1MM	0	0.0%	2	2.4%	4	3.9%
1.1MM-1.2MM	1	1.5%	3	3.7%	2	2.0%
1.2MM-1. 3MM	1	1.5%	1	1.2%	1	1.0%
1.3MM-1.4MM	1	1.5%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	2	2.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	1	1.2%	1	1.0%
1.8MM-1.9MM	0	0.0%	1	1.2%	1	1.0%
1.9MM-2MM	0	0.0%	1	1.2%	0	0.0%
2MM+	0	0.0%	0	0.0%	1	1.0%
Total Closed Sales	**68**		**82**		**102**	

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	**July**	112	89	102	615,900	517,000	81
	June	149	109	101	588,600	515,000	70
	Year-To-Date	832	553	494	553,100	469,500	99
2025	**July**	121	78	79	565,900	450,000	71
	Year-To-Date	809	475	426	547,200	455,500	85
Change	**July 2025**	-7.4%	14.1%	29.1%	8.8%	14.9%	14.1%
	Prev Mo 2026	-24.8%	-18.3%	1.0%	4.6%	0.4%	15.7%
	Year-To-Date	2.8%	16.4%	16.0%	1.1%	3.1%	16.5%

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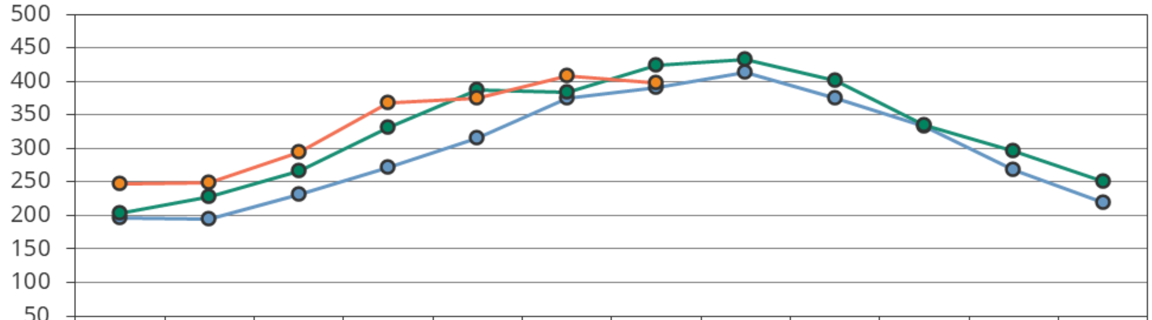
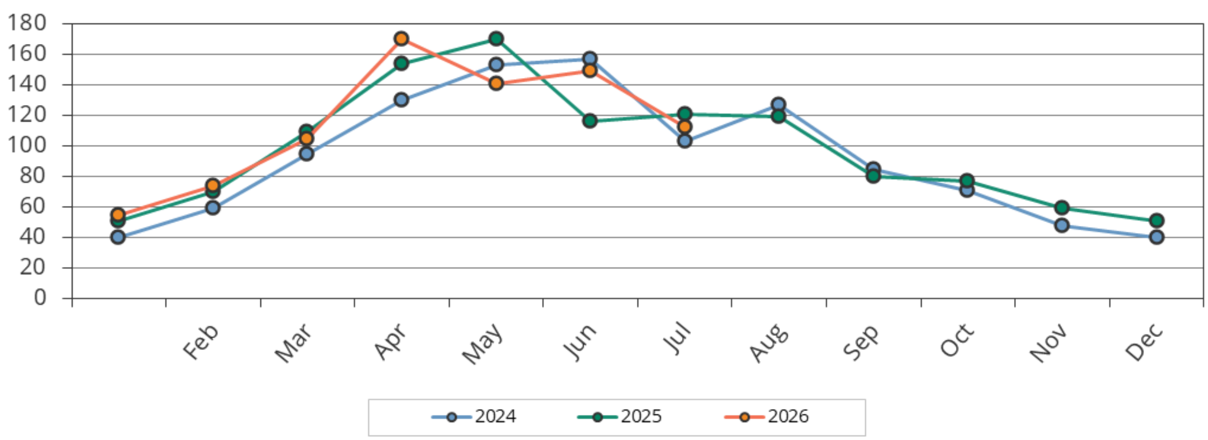
Active Residential Listings

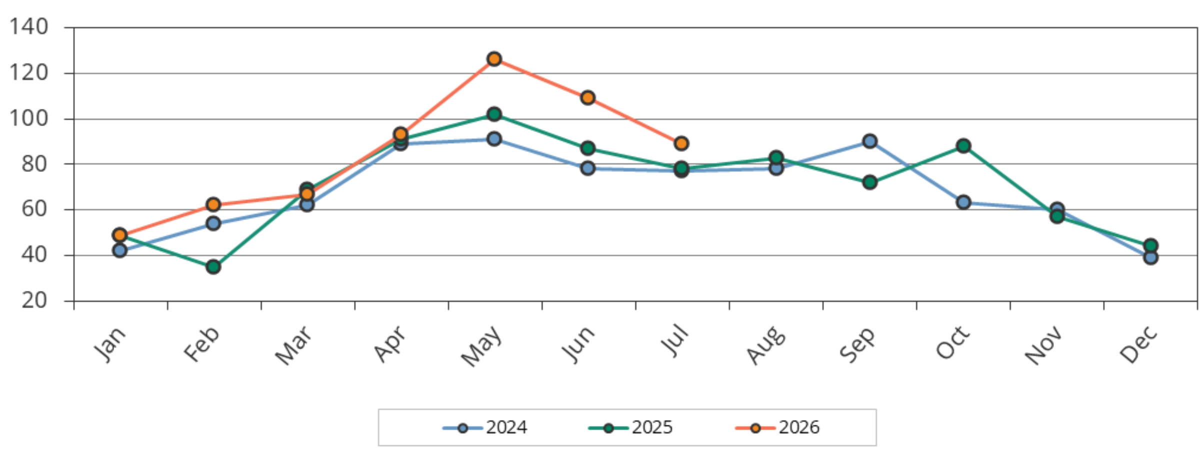


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2024	197	194	232	271	315	375	390	414	375	333	268	219
2025	204	228	266	331	388	384	424	432	402	334	297	251
2026	247	249	294	368	375	408	398					

New Listings



Pending Sales



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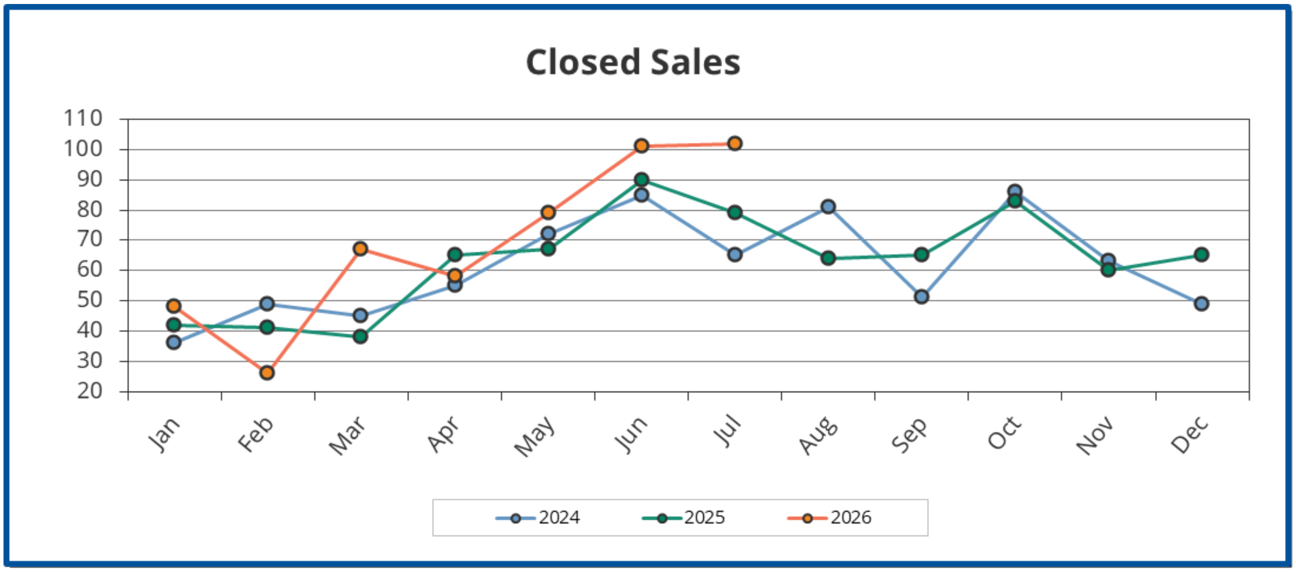

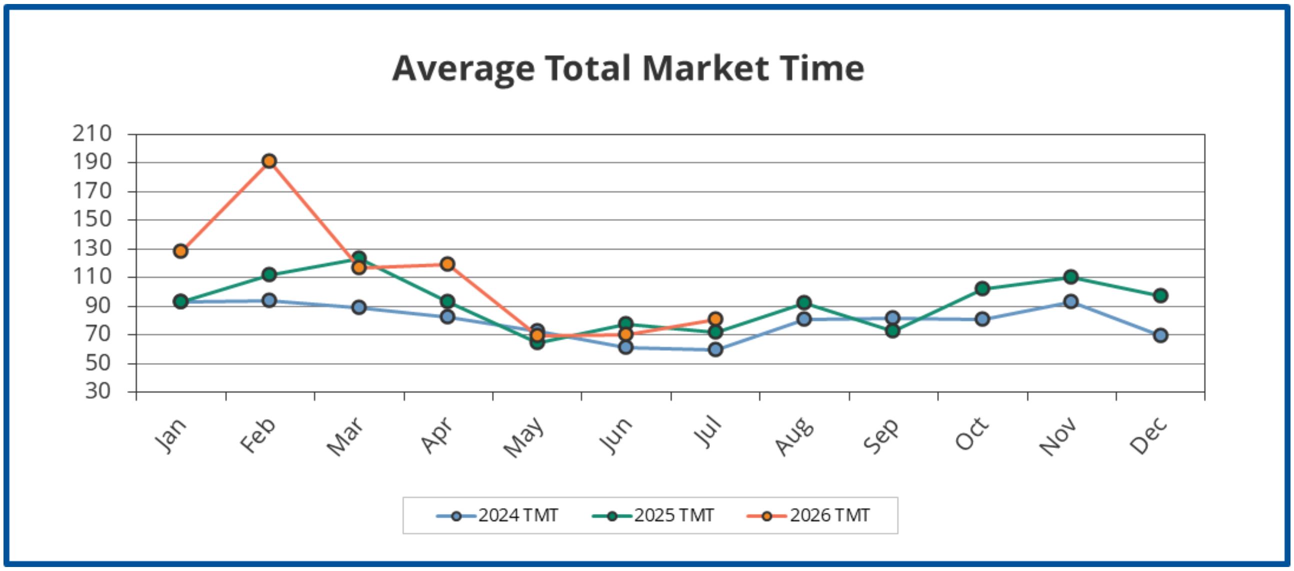

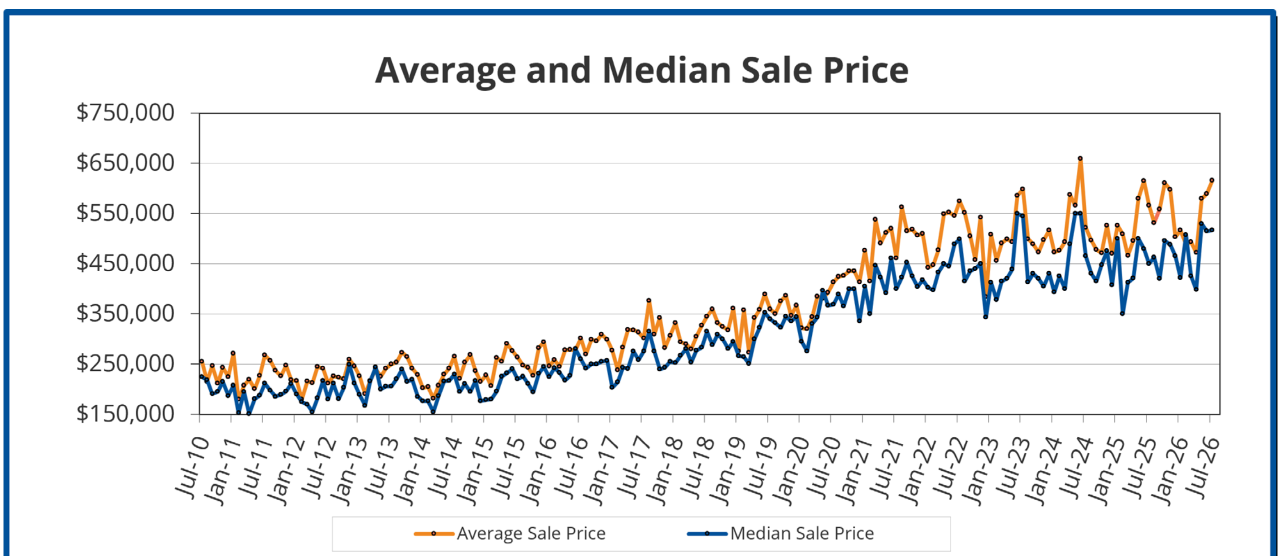

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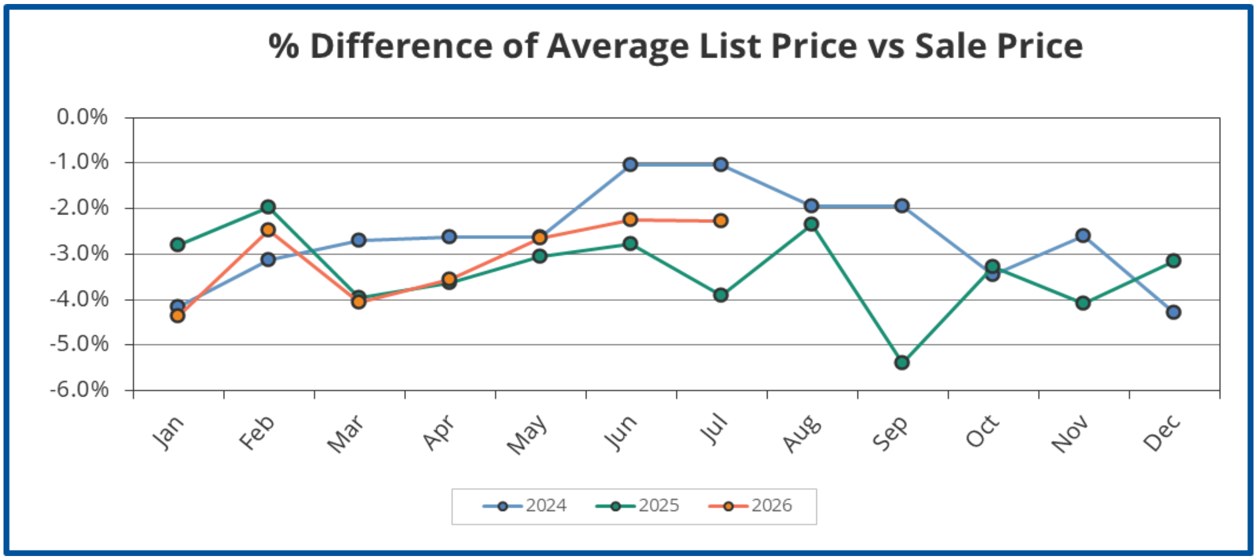

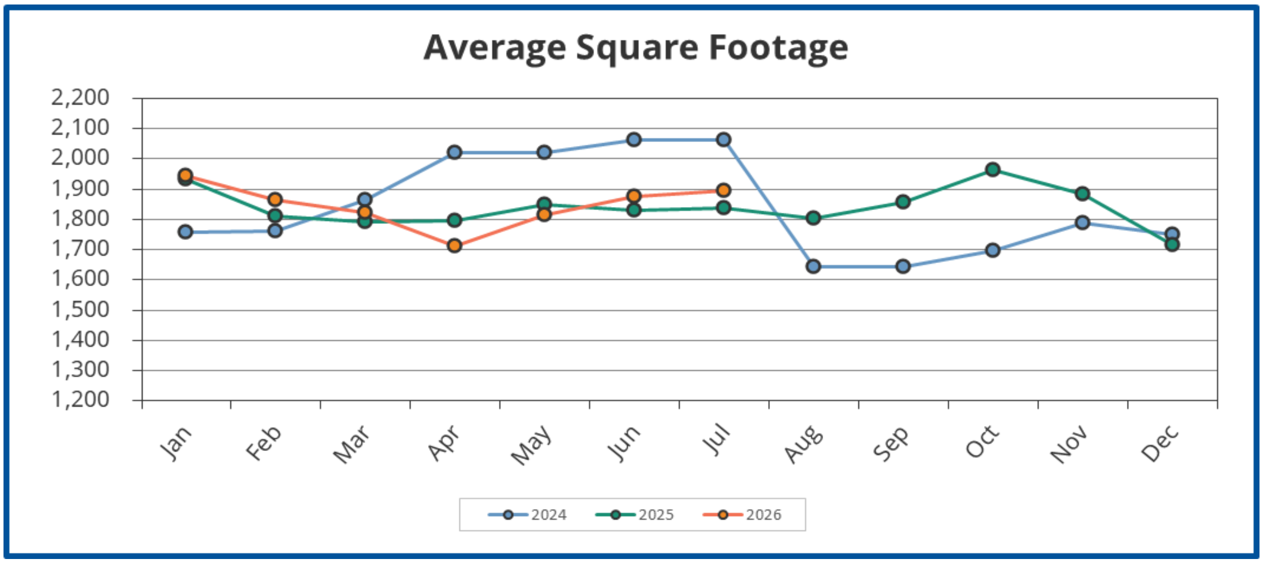

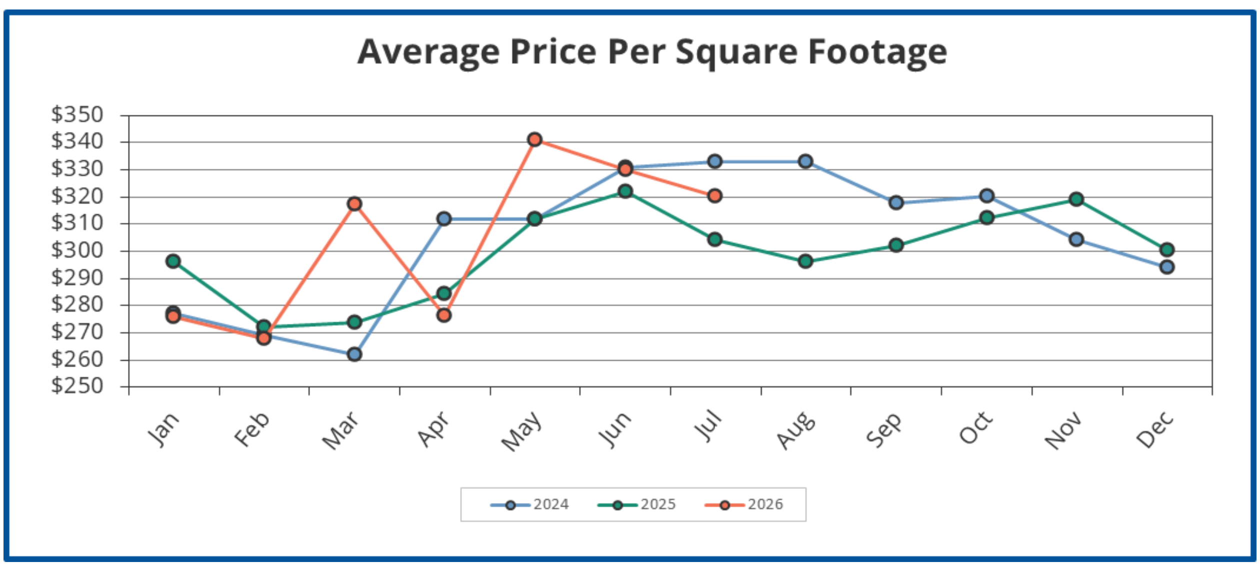

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Area Report

		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	30	4	4	6	-33.3%	7	750,100	121	66	39	5.4%	33	776,700	649,000	-0.8%	1	477,000	15	307,500	-	-
101	Snowden	8	1	-	0	-100.0%	1	410,000	239	7	2	0.0%	3	671,700	775,000	51.8%	-	-	1	200,000	-	-
102	Trout Lake / Glenwood	12	4	1	3	-40.0%	3	746,700	83	19	14	40.0%	12	841,400	857,500	-15.8%	-	-	3	233,300	-	-
103	Husum / BZ Corner	4	1	0	0	-100.0%	0	-	-	5	1	-88.9%	-	-	-	-18.5%	-	-	1	381,900	-	-
104	Lyle / High Prairie	20	4	1	7	600.0%	2	290,500	231	33	17	30.8%	12	470,500	490,000	12.2%	-	-	7	185,600	-	-
105	Dallesport / Murdock	8	5	0	2	100.0%	3	856,000	236	21	19	58.3%	19	362,600	272,400	-6.1%	-	-	2	267,500	-	-
106	Appleton/ Timber Valley	2	1	0	0	-	0	-	-	2	1	0.0%	1	415,200	415,200	155.1%	-	-	3	141,500	-	-
108	Goldendale / Centerville	59	21	3	6	20.0%	17	434,900	93	111	72	33.3%	63	400,500	360,000	1.2%	1	67,000	48	172,600	-	-
109	Bickleton/ East County	5	1	0	0	-	0	-	-	6	3	0.0%	3	390,000	250,000	33.1%	-	-	5	29,000	-	-
110	Klickitat	5	1	1	-	-100.0%	0	-	-	6	5	25.0%	5	208,300	174,900	-37.4%	1	510,000	3	55,800	-	-
	Klickitat Co. Total	153	43	10	24	0.0%	33	558,900	124	276	173	19.3%	151	517,500	415,200	-37.4%	3	351,300	88	190,300	-	-
111	Skamania	1	3	0	-	-	3	681,000	6	8	5	400.0%	4	608,200	558,400	-24.5%	-	-	1	130,000	-	-
112	North Bonnevile	2	0	-	-	-	0	-	-	5	6	20.0%	6	566,500	570,000	11.9%	-	-	3	145,700	-	-
113	Stevenson	20	5	5	1	-66.7%	3	663,700	107	32	17	112.5%	16	712,300	573,200	25.2%	-	-	4	228,700	-	-
114	Carson	16	4	4	3	50.0%	2	218,500	40	33	18	-5.3%	14	415,600	475,000	-13.9%	-	-	4	366,000	-	-
115	Home Valley	-	0	0	0	-100.0%	-	-	-	-	-	-100.0%	-	-	-	38.9%	-	-	2	317,000	-	-
116	Cook / Underwood / Mill A / Willard	6	2	2	3	200.0%	1	610,000	43	16	9	28.6%	7	757,800	699,900	-41.7%	-	-	2	330,000	-	-
117	Unincorporated North	15	1	2	1	0.0%	2	124,300	25	17	6	-45.5%	4	187,100	161,300	-29.7%	-	-	3	152,700	-	-
	Skamania Co. Total	60	15	13	8	0.0%	11	484,500	46	111	61	15.1%	51	570,600	540,000	-4.7%	-	-	19	247,300	-	-
351	The Dalles	70	20	8	25	25.0%	20	393,500	110	182	146	15.0%	133	428,900	396,500	9.6%	3	521,700	11	198,100	3	367,700
352	Dufur	4	2	0	3	0.0%	2	415,200	204	15	11	0.0%	8	366,400	362,500	21.2%	1	645,000	2	86,300	-	-
353	Tygh Valley	6	1	0	3	50.0%	2	214,000	34	15	13	333.3%	12	354,200	335,000	-18.3%	-	-	3	106,500	-	-
354	Wamic / Pine Hollow	9	0	2	0	-100.0%	0	-	-	15	7	16.7%	6	383,800	333,000	3.5%	-	-	1	64,000	-	-
355	Maupin / Pine Grove	16	1	1	1	-	0	-	-	15	6	20.0%	8	413,900	419,500	14.8%	1	550,000	3	171,800	-	-
356	Rowena	-	0	0	0	-	0	-	-	-	0	-	1	304,000	304,000	-	-	-	-	-	-	-
357	Mosier	13	1	1	0	-100.0%	3	673,300	85	23	9	-18.2%	8	710,500	722,500	18.3%	-	-	2	210,800	-	-
	Wasco Co. Total	118	25	12	32	10.3%	27	412,900	108	265	192	17.8%	176	430,800	395,000	8.9%	5	552,000	22	166,900	3	367,700
361	Cascade Locks	7	6	0	3	0.0%	0	-	-	12	8	-42.9%	5	444,700	444,300	6.9%	-	-	3	86,300	-	-
362	Hood River City	20	9	1	11	83.3%	16	775,500	21	65	51	6.3%	47	858,600	799,000	11.5%	1	600,000	1	700,000	4	852,500
363	Hood River-W	10	3	1	5	25.0%	6	1,483,700	22	44	35	29.6%	33	951,900	745,000	27.4%	-	-	6	575,800	-	-
364	Hood River-E	5	1	0	0	-100.0%	0	-	-	8	4	300.0%	2	695,000	695,000	-3.7%	-	-	-	-	-	-
366	Odell	5	2	0	3	200.0%	4	661,000	40	14	9	80.0%	7	599,000	550,000	5.5%	-	-	1	190,000	-	-
367	Parkdale / Mt. Hood	13	5	1	3	50.0%	3	1,071,700	34	20	9	-10.0%	8	837,900	741,500	-0.7%	-	-	1	620,000	-	-
	Hood River Co. Total	60	26	3	25	47.1%	29	936,900	25	163	116	10.5%	102	845,800	742,500	13.9%	1	600,000	12	435,300	4	852,500
370	Sherman Co.	7	3	0	0	-	2	364,800	6	17	11	22.2%	14	277,400	271,300	17.2%	2	259,500	2	74,500	-	-

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/25-7/31/26) with 12 months before (8/1/24-7/31/25).

[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.

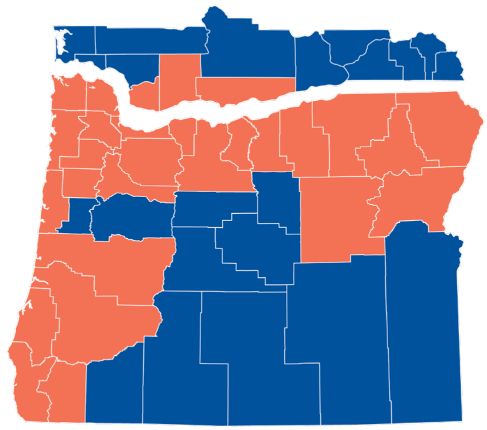
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer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