

MARKET ACTION

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

Residential Review: Mid-Columbia

April 2018 Reporting Period

April Residential Highlights

April was a good month for accepted offers in the Mid-Columbia region. There were 107 pending sales, a 13.8% increase from April 2017 (94) and a 17.6% increase from last month in March 2018 (91). This is the strongest April for pendings in the area since 2015, when 118 offers were accepted for the month.

New listings, at 131, fell 0.8% short of the 132 new listings offered in April 2017, but warmed 24.8% from the 105 new listings offered last month in March 2018.

Closed sales, at 70, fell short of both the 86 closings recorded last year in April 2017 (-18.6%) and the 73 closings recorded last month in March 2018 (-4.1%).

Inventory rose in April to 4.1 months. Total market time increasing to 100 days during the same period.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$315,600) with the average price of homes ending April 2017 (\$287,800) shows an increase of 9.7%. The same comparison of the median shows an increase of 7.8% over the same period.

Inventory in Months*			
	2016	2017	2018
January	6.3	4.2	4.1
February	7.5	4.6	3.7
March	4.8	2.9	3.5
April	4.7	2.8	4.1
May	4.4	3.9	
June	4.8	3.4	
July	4.2	4.0	
August	3.7	3.2	
September	4.7	5.1	
October	3.2	4.1	
November	3.1	3.9	
December	2.9	4.2	

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+9.7% (\$315,600 v. \$287,800)
Median Sale Price % Change:	+7.8% (\$264,000 v. \$245,000)

*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

For further explanation of this measure, see the second footnote on page 3.

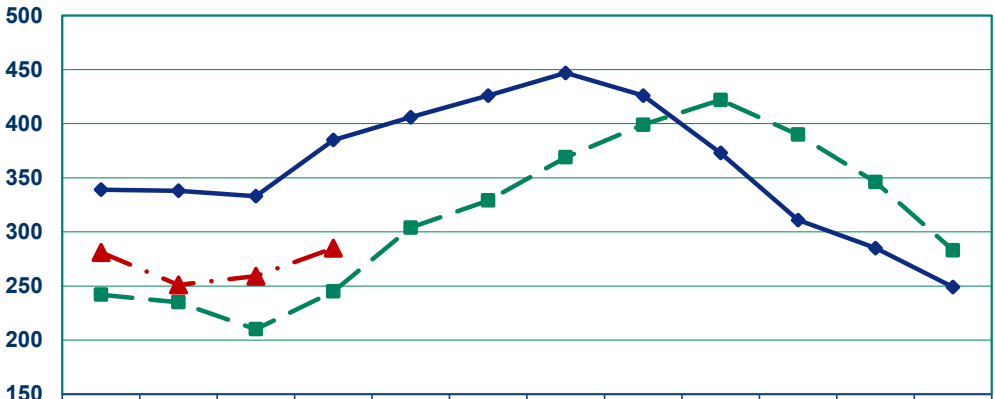
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	April	131	107	70	279,600	253,300	100
	March	105	91	73	289,600	280,000	88
	Year-to-date	388	339	284	301,700	260,000	98
2017	April	132	94	86	318,600	240,900	147
	Year-to-date	337	307	272	284,600	237,000	127
Change	April	-0.8%	13.8%	-18.6%	-12.2%	5.1%	-31.7%
	Prev Mo 2018	24.8%	17.6%	-4.1%	-3.5%	-9.5%	13.6%
	Year-to-date	15.1%	10.4%	4.4%	6.0%	9.7%	-22.3%

AREA REPORT • 4/2018

Mid-Columbia

	RESIDENTIAL														Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/ Bingen	20	9	1	7	-12.5%	2	372,800	315	26	15	-34.8%	17	454,300	469,000	8.3%	-	-	3	198,400	-	-
101	Snowden	3	-	-	1	-80.0%	0	-	-	2	1	-83.3%	0	0	-	11.5%	-	-	3	145,000	-	-
102	Trout Lake/ Glenwood	7	2	0	1	-	-	-	-	7	5	25.0%	3	424,800	454,000	-16.6%	-	-	3	86,200	-	-
103	Husum/ BZ Corner	4	1	0	0	-100.0%	0	-	-	4	1	-75.0%	2	542,500	542,500	26.4%	-	-	-	-	-	-
104	Lyle/ High Prairie	11	6	0	2	0.0%	1	555,000	3	9	4	33.3%	2	412,500	412,500	11.8%	-	-	1	60,000	-	-
105	Dallesport/ Murdock	9	4	-	2	-33.3%	3	276,000	29	11	9	0.0%	9	182,100	204,900	21.6%	-	-	2	57,500	-	-
106	Appleton/ Timber Valley	2	1	0	-	-	0	-	-	1	1	-	1	214,200	214,200	4.9%	-	-	1	70,000	-	-
108	Goldendale/ Centerville	33	14	4	14	27.3%	6	305,500	324	36	27	-12.9%	18	258,200	225,000	21.1%	-	-	18	70,800	1	126,000
109	Bickleton/ East County	1	-	0	0	-	0	-	-	-	-	-	0	0	-	-	-	-	1	11,500	-	-
110	Klickitat	2	0	0	-	-	0	-	-	5	3	0.0%	5	87,300	57,500	6.0%	-	-	2	55,000	-	-
	Klickitat Co. Total	92	37	5	27	-10.0%	12	330,100	222	101	66	-20.5%	57	313,100	289,600	7.2%	-	0	34	86,200	1	126,000
111	Skamania	2	0	0	1	-	0	-	-	2	1	-75.0%	0	-	-	27.7%	0	-	0	-	0	-
112	North Bonneville	4	2	0	1	-50.0%	1	228,600	0	6	4	33.3%	4	286,600	258,300	6.0%	-	-	3	45,000	-	-
113	Stevenson	5	3	1	2	0.0%	1	269,000	7	11	13	160.0%	9	277,300	269,000	-0.8%	-	-	8	99,100	-	-
114	Carson	5	2	0	2	-33.3%	3	222,200	48	8	14	16.7%	15	293,500	260,000	8.8%	-	-	3	131,300	-	-
115	Home Valley	3	2	-	0	-	0	-	-	3	0	-100.0%	0	-	-	3.2%	0	-	0	-	0	-
116	Cook, Underwood, Mill A, Willard	7	4	0	2	0.0%	1	300,000	106	5	7	16.7%	5	401,800	419,000	41.8%	-	-	-	-	-	-
117	Unincorporated North	18	1	0	2	100.0%	2	319,000	500	9	5	0.0%	2	319,000	319,000	57.3%	-	-	-	-	-	-
	Skamania Co. Total	44	14	1	10	0.0%	8	262,800	157	44	44	22.2%	35	305,500	270,000	16.5%	-	-	14	94,400	-	-
351	The Dalles	35	39	4	38	52.0%	35	219,200	59	108	114	15.2%	103	221,500	207,000	8.3%	4	755,500	17	47,900	-	-
352	Dufur	3	-	0	-	-100.0%	0	-	-	4	4	-20.0%	7	302,200	295,000	27.2%	-	-	2	461,500	-	-
353	Tygh Valley	8	1	1	1	0.0%	0	-	-	4	3	0.0%	1	117,500	117,500	82.2%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	8	3	1	1	-50.0%	0	-	-	8	7	133.3%	4	134,500	107,000	4.9%	-	-	-	-	-	-
355	Maupin/ Pine Grove	12	1	1	0	-	-	-	-	4	2	-33.3%	-	-	-	10.8%	-	-	1	45,000	-	-
356	Rowena	1	0	0	0	-	0	-	-	1	1	0.0%	1	350,000	350,000	101.5%	-	-	-	-	-	-
357	Mosier	9	3	-	3	200.0%	0	-	-	10	6	100.0%	5	336,100	246,000	6.1%	-	-	2	164,500	-	-
	Wasco Co. Total	76	47	7	43	43.3%	35	219,200	59	139	137	17.1%	121	228,200	210,000	10.4%	4	755,500	22	96,000	-	-
361	Cascade Locks	10	2	-	7	133.3%	2	252,000	162	13	19	111.1%	8	209,900	221,000	5.0%	-	-	3	109,000	-	-
362	Hood River City	24	15	1	9	0.0%	8	476,300	57	45	41	13.9%	44	452,400	440,000	7.7%	3	1,173,300	5	162,600	1	380,000
363	Hood River-W	10	7	2	4	-55.6%	1	623,000	1	18	13	-18.8%	8	549,800	507,500	9.3%	-	-	4	332,400	-	-
364	Hood River-E	5	2	1	1	-	0	-	-	5	3	0.0%	0	-	-	37.5%	0	-	0	-	0	-
366	Odell	5	-	-	4	-	2	339,400	79	6	8	-	3	338,200	335,900	8.6%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	11	5	1	2	-33.3%	0	-	-	11	5	-28.6%	4	499,800	536,500	23.4%	-	-	3	148,300	-	-
	Hood River Co. Total	65	31	5	27	12.5%	13	432,000	72	98	89	25.4%	67	432,800	425,000	11.9%	3	1,173,300	15	194,300	1	380,000
370	Sherman Co.	8	2	1	-	-	2	111,500	49	6	3	-	4	134,000	140,000	-1.1%	-	-	1	23,000	-	-

Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
◆ 2016	339	338	333	385	406	426	447	426	373	311	285	249
■ 2017	242	235	210	245	304	329	369	399	422	390	346	283
▲ 2018	281	251	259	285								

ACTIVE RESIDENTIAL LISTINGS

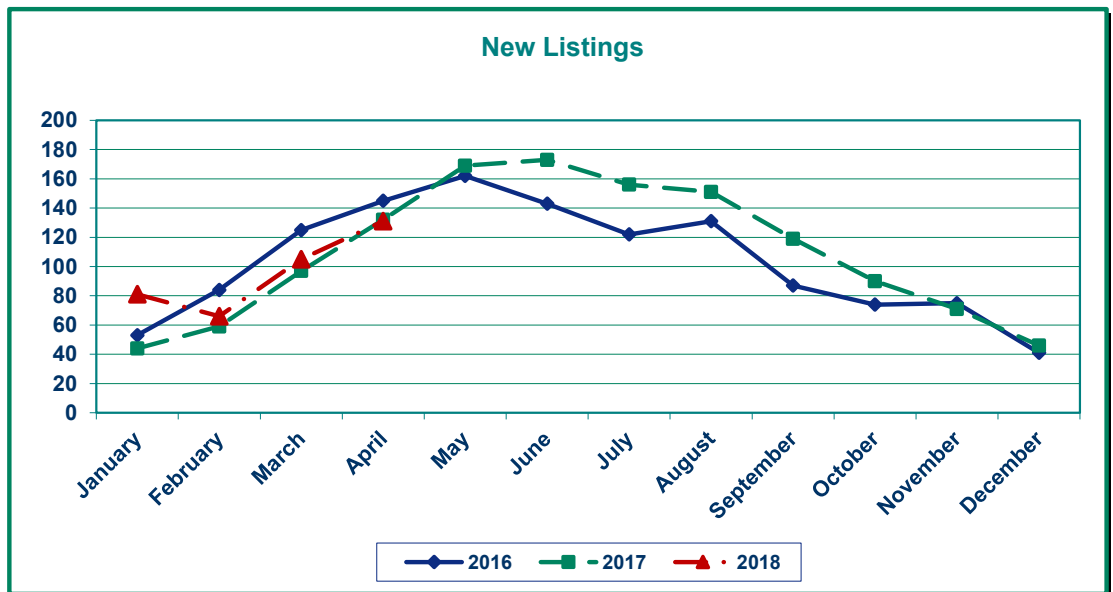
MID-COLUMBIA

This graph shows the active residential listings over the past three calendar years in Mid-Columbia.

NEW LISTINGS

MID-COLUMBIA

This graph shows the new residential listings over the past three calendar years in Mid-Columbia.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

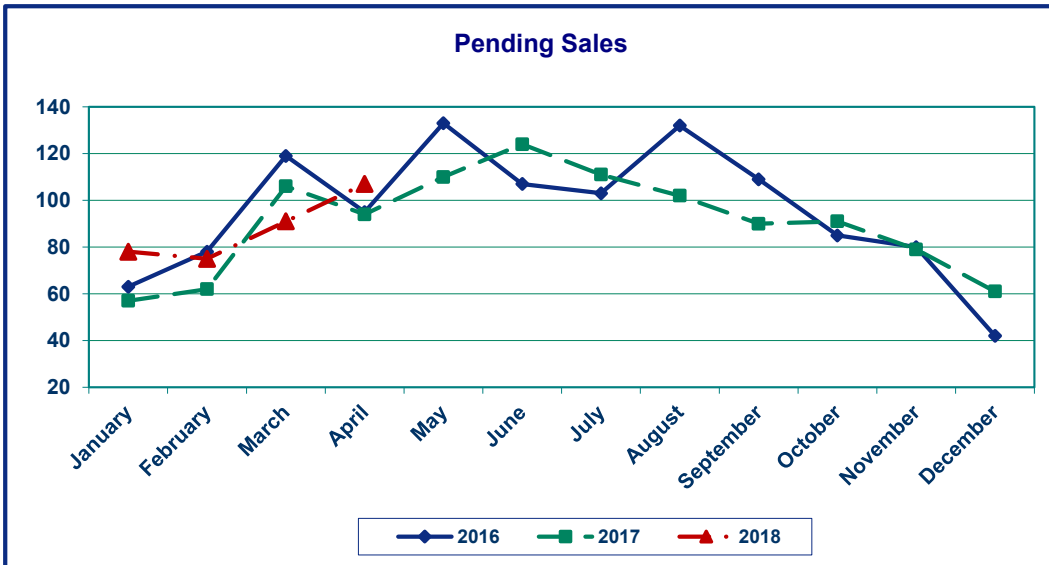
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

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.

PENDING LISTINGS

MID-COLUMBIA

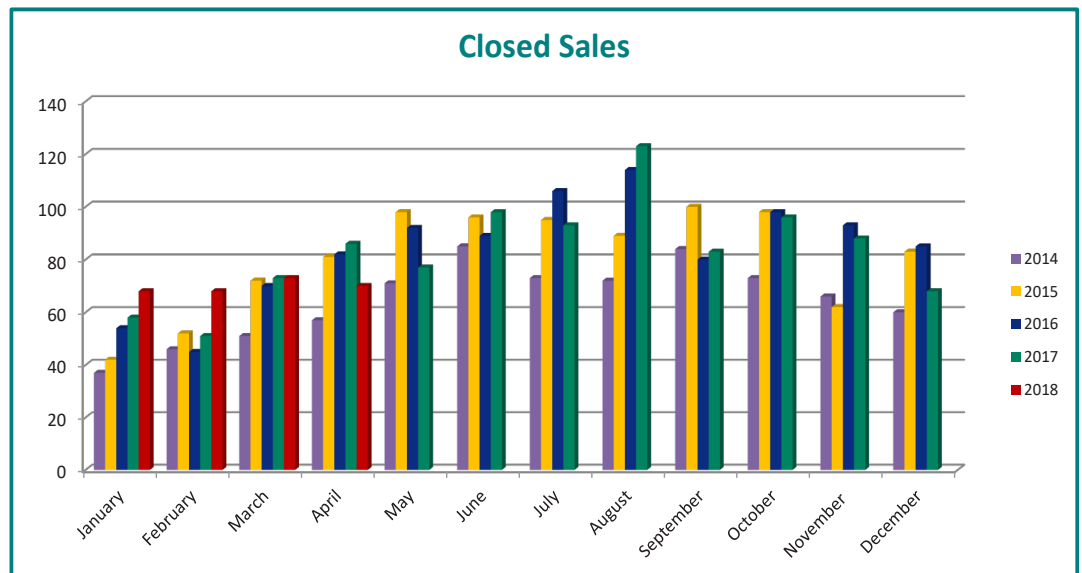
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



CLOSED SALES

MID-COLUMBIA

This graph shows the closed sales over the past five calendar years in Mid-Columbia.

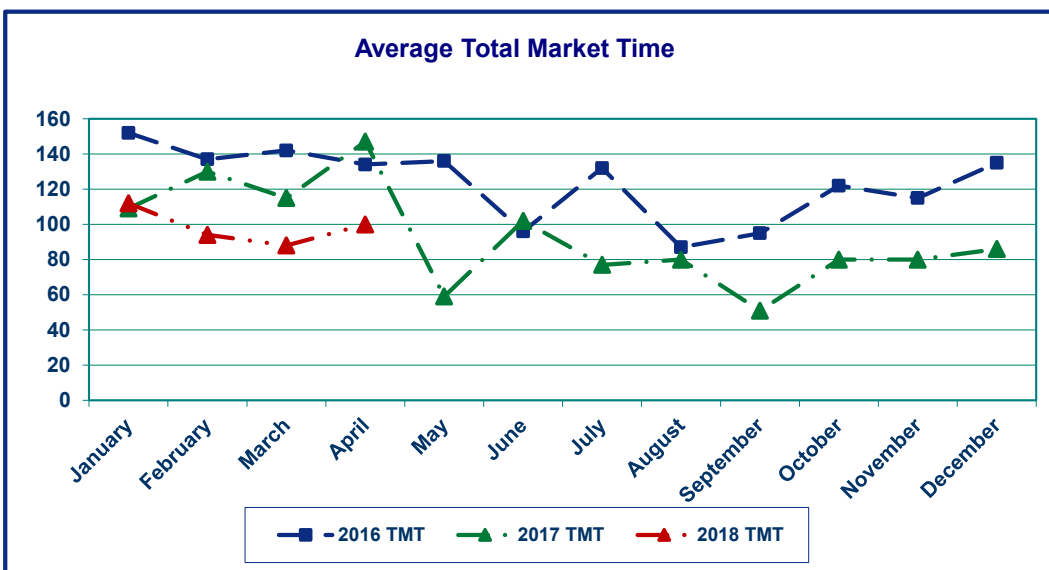


Average Total Market Time

DAYS ON MARKET

MID-COLUMBIA

This graph shows the average market time for sales in Mid-Columbia, over the past three calendar years.



SALE PRICE
MID-COLUMBIA

This graph represents the average and median sale price for all homes sold in Mid-Columbia.

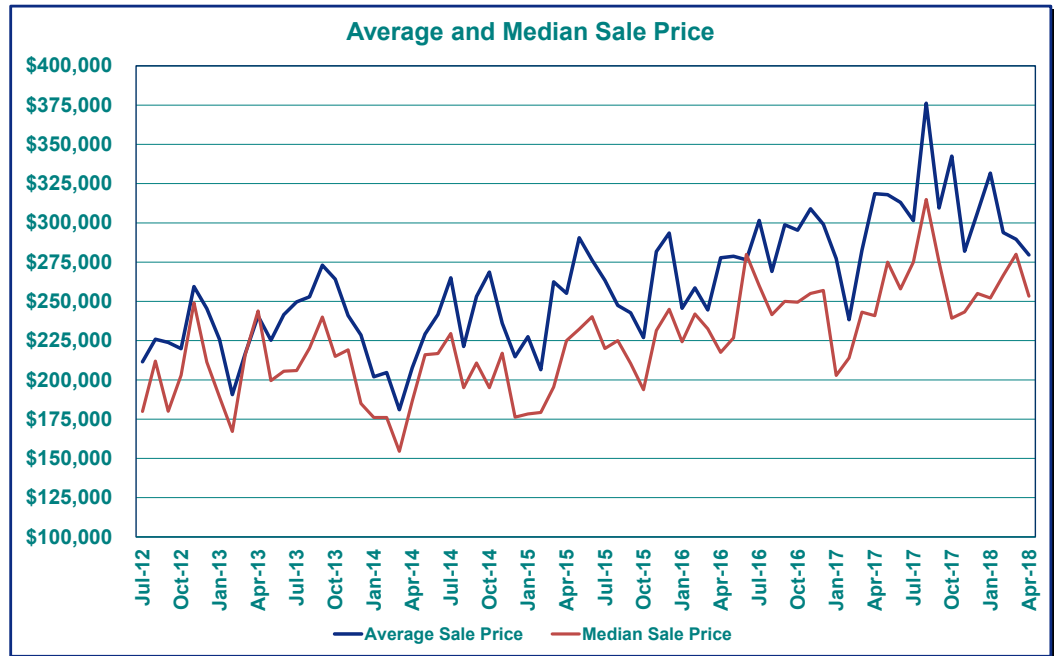
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