

MARKET ACTION

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

Residential Review: Mid-Columbia

December 2017 Reporting Period

December Residential Highlights

The Mid-Columbia region saw some gains in new listings and pending sales this month compared to December 2016. Pending sales, at 61, fared 45.2% better than last year in December 2016 (42), despite cooling 22.8% from last month in November 2017 (79).

Similarly, new listings (46) decreased 35.2% from November 2017 (71) but fared 12.2% better than in December 2016.

Closed sales, at 68, fell 20.0% short of the 85 closings recorded last year in December 2016 and 22.7% short of the 88 closings recorded last month in November 2017.

Total market time increased by six days in December to end at 86 days. Inventory increased to 4.2 months.

Year to Date Summary

Comparing the entirety of 2017 to 2016, new listings (1,357) increased 6.8%, while closed sales (1,025) decreased 1.0% and pending sales (1,026) decreased 4.2%.

Average and Median Sale Prices

Comparing all of 2017 to 2016, the average sale price increased 10.6% from \$281,400 to \$311,200. In the same comparison, the median sale price rose 4.7% from \$245,000 to \$256,500.

Inventory in Months*			
	2015	2016	2017
January	11.1	6.3	4.2
February	8.6	7.5	4.6
March	6.4	4.8	2.9
April	6.0	4.7	2.8
May	5.3	4.4	3.9
June	5.7	4.8	3.4
July	5.8	4.2	4.0
August	6.2	3.7	3.2
September	5.2	4.7	5.1
October	4.6	3.2	4.1
November	6.7	3.1	3.9
December	4.2	2.9	4.2

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+10.5% (\$311,200 v. \$281,600)
Median Sale Price % Change:	+4.7% (\$256,500 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.

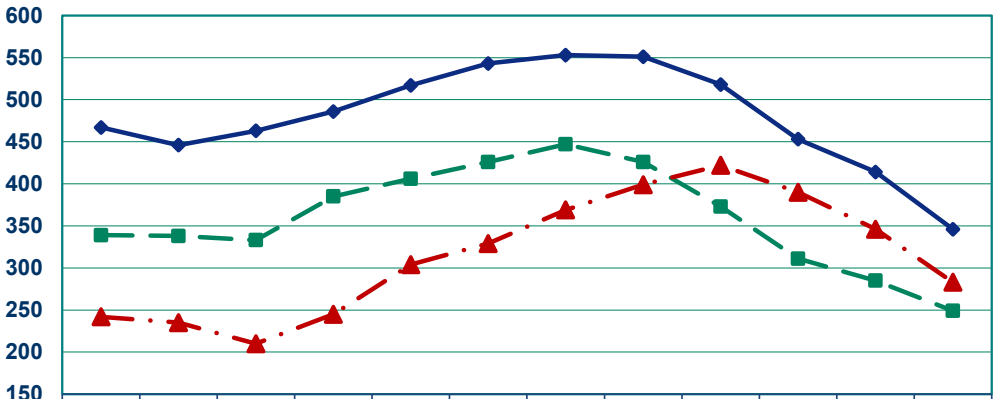
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	46	61	68	306,600	255,000	86
	November	71	79	88	281,900	243,300	80
	Year-to-date	1,357	1,026	1,025	311,200	256,500	92
2016	December	41	42	85	299,100	257,000	135
	Year-to-date	1,271	1,071	1,035	281,400	245,000	126
Change	December	12.2%	45.2%	-20.0%	2.5%	-0.8%	-36.2%
	Prev Mo 2017	-35.2%	-22.8%	-22.7%	8.8%	4.8%	7.5%
	Year-to-date	6.8%	-4.2%	-1.0%	10.6%	4.7%	-27.0%

AREA REPORT • 12/2017

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 2017 v. 2016 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2017 v. 2016 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	13	2	7	5	150.0%	5	409,900	67	87	66	-10.8%	63	439,800	345,000	11.3%	8	549,000	27	177,300	2	365,000
101	Snowden	3	1	1	-	-	0	-	-	11	12	71.4%	11	430,800	454,000	11.1%	-	-	3	103,000	-	-
102	Trout Lake/ Glenwood	7	1	2	0	-	2	273,700	121	25	21	50.0%	22	386,600	364,300	-10.8%	-	-	5	158,400	-	-
103	Husum/ BZ Corner	4	1	4	0	-	0	-	-	10	6	-25.0%	6	399,800	406,500	5.0%	1	625,000	7	109,700	-	-
104	Lyle/ High Prairie	6	-	1	1	0.0%	2	370,000	47	27	18	-25.0%	19	318,300	300,000	10.7%	1	265,000	20	73,900	-	-
105	Dallesport/ Murdock	10	1	3	1	0.0%	2	169,800	13	42	32	100.0%	32	218,100	187,300	3.3%	-	-	10	66,100	-	-
106	Appleton/ Timber Valley	2	1	1	0	-	2	257,500	253	8	6	50.0%	6	213,800	227,500	4.9%	-	-	6	51,700	-	-
108	Goldendale/ Centerville	29	3	13	6	50.0%	7	241,600	137	149	102	-1.9%	111	198,500	176,800	12.4%	1	66,900	84	56,500	1	146,300
109	Bickleton/ East County	1	0	-	0	-100.0%	0	-	-	1	-	-100.0%	1	359,000	359,000	452.3%	-	-	7	31,100	-	-
110	Klickitat	1	1	1	2	-	1	273,000	158	11	12	71.4%	10	139,900	107,500	6.3%	-	-	2	127,500	1	145,000
	Klickitat Co. Total	76	11	33	15	66.7%	21	293,100	110	371	275	5.8%	281	289,900	246,900	3.5%	11	486,300	171	83,800	4	255,300
111	Skamania	1	-	-	-	-100.0%	0	-	-	9	12	140.0%	12	337,100	335,500	-5.4%	1	525,000	4	151,300	-	-
112	North Bonneville	1	-	0	1	0.0%	0	-	-	17	14	-12.5%	13	250,200	262,000	0.5%	-	-	1	52,000	2	390,800
113	Stevenson	12	2	2	-	-100.0%	2	260,000	72	43	25	-50.0%	30	303,200	267,200	2.8%	-	-	16	101,600	-	-
114	Carson	15	5	2	4	300.0%	3	281,800	35	55	41	-4.7%	40	261,400	256,500	15.9%	-	-	11	98,500	1	352,000
115	Home Valley	-	0	0	0	-	0	-	-	1	2	-33.3%	3	316,700	325,000	10.9%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	6	2	2	1	-	0	-	-	22	15	66.7%	14	546,900	370,500	25.8%	-	-	3	476,600	-	-
117	Unincorporated North	14	0	5	0	-	0	0	0	14	10	-28.6%	10	145,000	155,000	17.2%	-	-	4	62,500	-	-
	Skamania Co. Total	49	9	11	6	50.0%	5	273,100	50	161	119	-15.0%	122	302,500	263,500	14.3%	1	525,000	39	129,400	3	377,900
351	The Dalles	47	12	5	22	37.5%	24	221,700	55	371	317	1.3%	306	219,400	206,000	8.5%	9	438,400	32	76,000	8	474,000
352	Dufur	4	0	0	2	-	0	-	-	18	13	62.5%	9	162,800	165,000	-29.3%	-	-	2	111,300	-	-
353	Tygh Valley	9	0	1	0	-	0	-	-	18	8	60.0%	7	253,900	219,000	107.4%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	10	0	2	0	-100.0%	1	203,500	222	27	12	-36.8%	13	189,400	152,500	1.2%	-	-	3	83,700	-	-
355	Maupin/ Pine Grove	12	0	1	0	-	0	-	-	18	9	-10.0%	10	149,200	170,000	-24.3%	-	-	5	191,900	1	215,000
356	Rowena	1	0	0	0	-	0	-	-	2	3	50.0%	2	280,000	280,000	96.5%	-	-	-	-	-	-
357	Mosier	3	1	3	2	100.0%	4	519,100	53	24	16	-30.4%	15	340,700	310,000	2.8%	1	375,000	15	190,300	-	-
	Wasco Co. Total	86	13	12	26	44.4%	29	262,100	61	478	378	-0.5%	362	221,000	205,300	6.2%	10	432,100	57	117,900	9	445,200
361	Cascade Locks	20	6	1	3	0.0%	3	203,400	161	45	22	-24.1%	28	239,100	240,900	11.5%	-	-	16	50,800	-	-
362	Hood River City	23	4	4	9	200.0%	6	469,200	95	150	122	-5.4%	116	459,700	420,500	14.3%	9	1,001,000	28	211,700	-	-
363	Hood River-W	9	-	3	1	-66.7%	3	708,300	130	68	53	-1.9%	57	604,600	550,000	23.6%	-	-	6	229,300	-	-
364	Hood River-E	4	0	1	0	-	0	-	-	13	10	66.7%	12	689,600	734,500	12.9%	-	-	-	-	-	-
366	Odell	7	1	0	0	-	0	-	-	20	10	-50.0%	10	353,100	364,400	9.5%	-	-	1	772,800	2	397,500
367	Parkdale/ Mt. Hood	4	1	0	1	-50.0%	0	-	-	31	26	-38.1%	29	460,600	405,000	18.5%	1	230,000	8	208,400	-	-
	Hood River Co. Total	67	12	9	14	27.3%	12	462,500	120	327	243	-13.2%	252	474,800	417,500	18.5%	10	923,900	59	178,900	2	397,500
370	Sherman Co.	5	1	2	-	-	1	176,000	62	20	11	0.0%	8	123,800	146,800	2.8%	2	87,500	2	42,500	-	-

Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2015	467	446	463	486	517	543	553	551	518	453	414	346
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

ACTIVE RESIDENTIAL LISTINGS

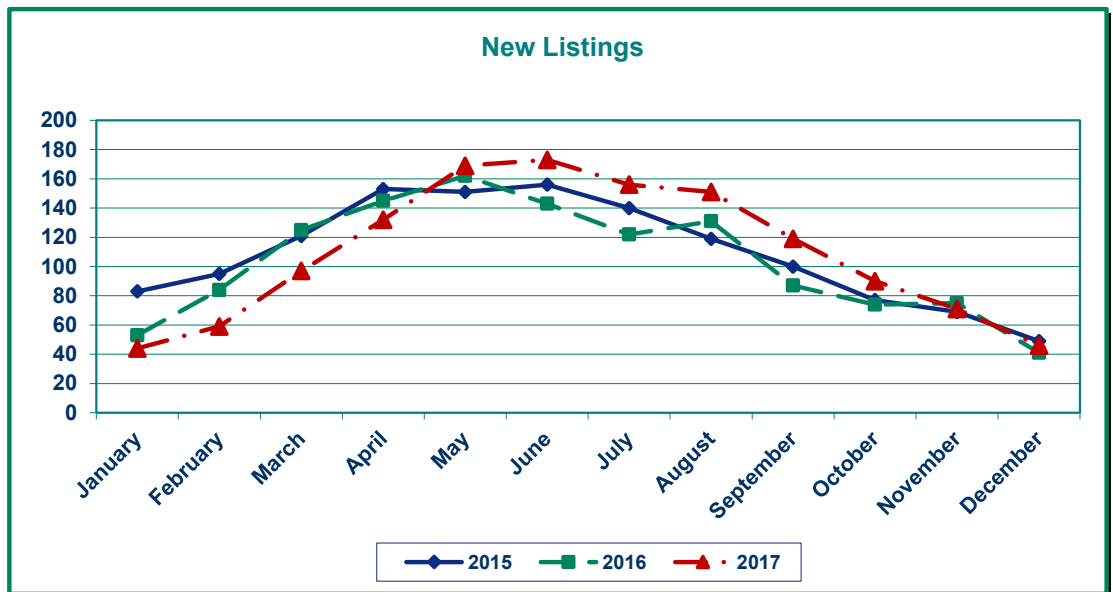
MID-COLUMBIA

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 December 2017 with December 2016. The Year-To-Date section compares 2017 year-to-date statistics through December with 2016 year-to-date statistics through December.

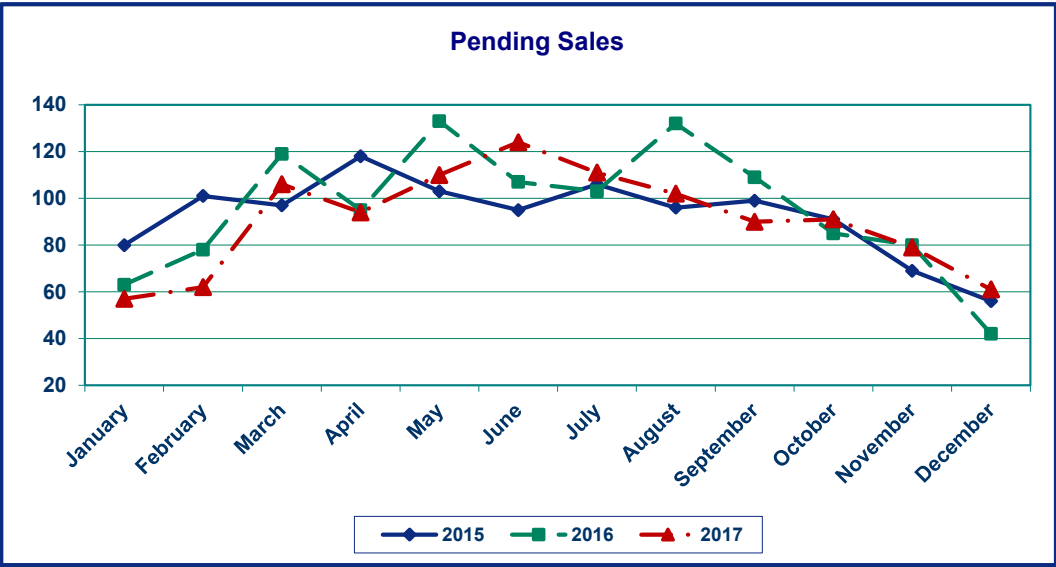
² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/17-12/31/17) with 12 months before (1/1/16-12/31/16).

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

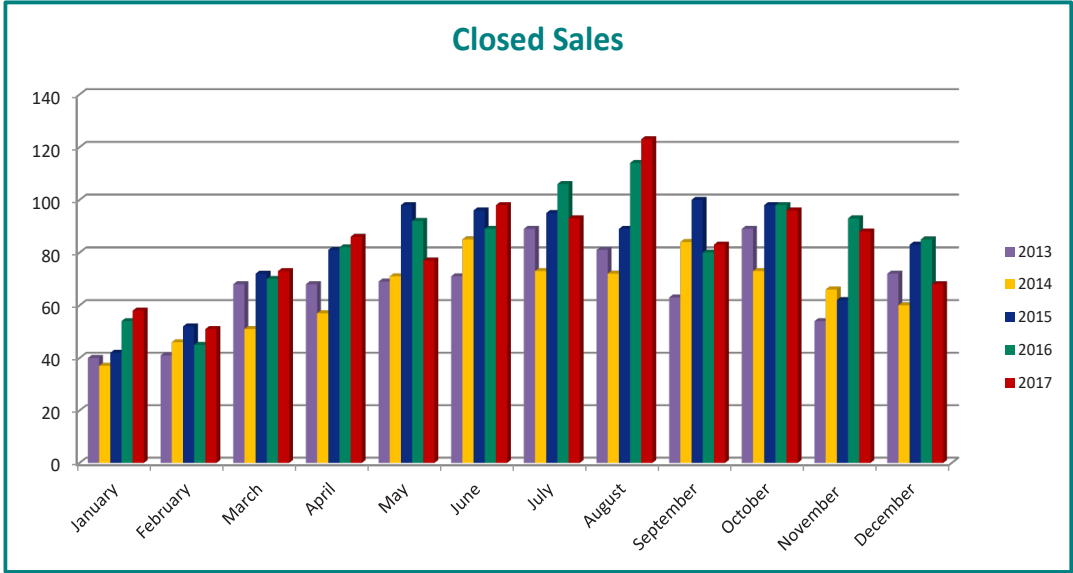
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



CLOSED SALES

MID-COLUMBIA

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

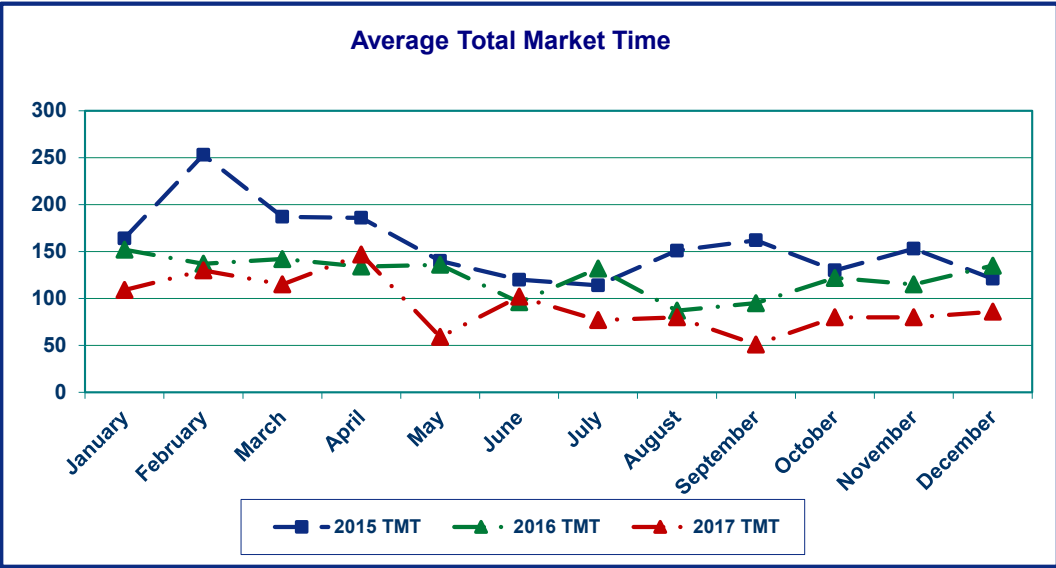


Average Total Market Time

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.

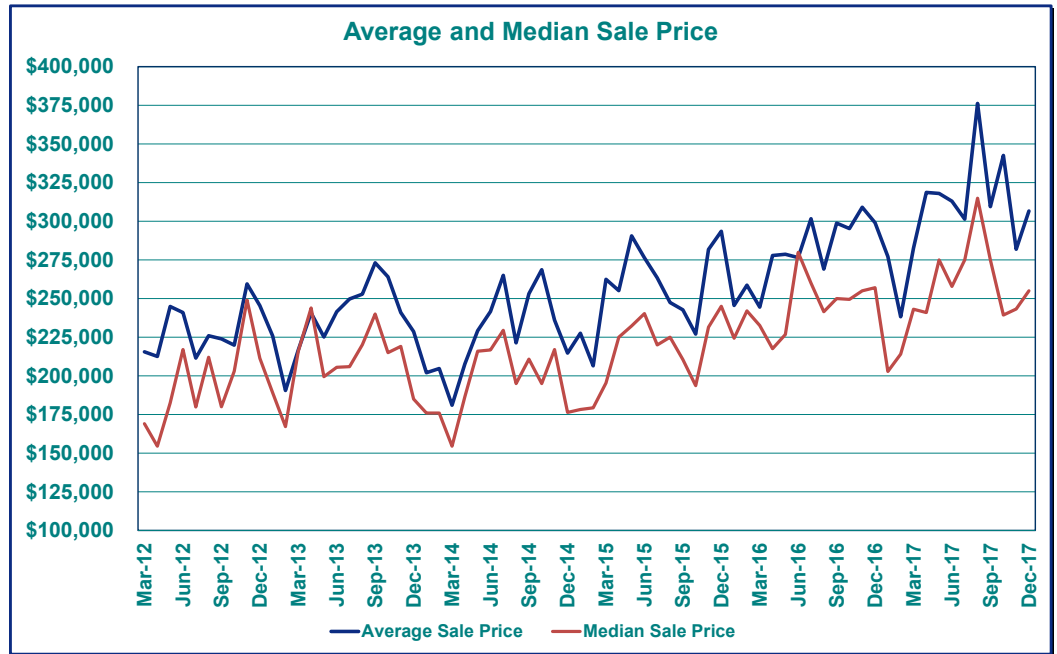
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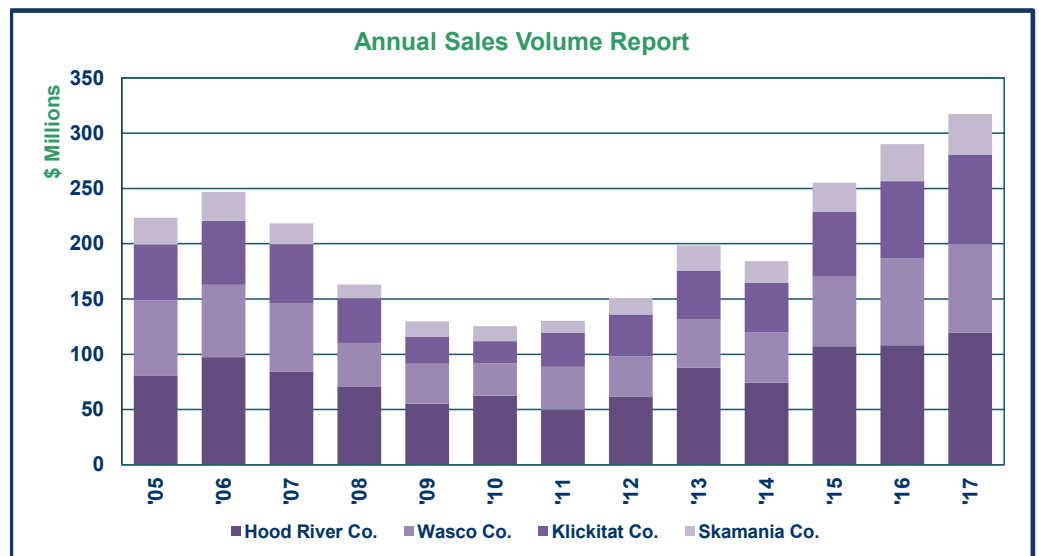
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SALES VOLUME
RESIDENTIAL

This graph shows annual residential sales volume for Skamania County, WA, Klickitat County, WA, Wasco County, OR, and Hood River County, OR.



Lori Palermo, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor