

MARKET ACTION



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

Residential Review: Mid-Columbia

August 2017 Reporting Period

August Residential Highlights

Closed sales rose this August in the Mid-Columbia region. There were 123 closings, a 7.9% increase over August 2016 (114) and a 32.3% increase from last month in July 2017 (93). This is the strongest August for closings since at least 2006, when RMLS™ began keeping statistics for this region.

New listings, at 151, surged 15.3% ahead of August 2016 (131) despite a 3.2% decrease from July 2017 (156).

Pending sales (102) showed a 22.7% decrease from August 2016 (132) and a 8.1% decrease from July 2017 (111).

Total market time increased by three days in August, ending at 80 days. In the same period, inventory decreased to 3.2 months.

Year to Date Summary

Comparing the first eight months of 2017 to 2016, new listings (1,010) have increased 3.2% and closed sales (675) have increased 0.4%, while pending sales (736) have decreased 5.4%.

Average and Median Sale Prices

Comparing 2017 to 2016 through August of each year, the average sale price has increased 14.7% from \$271,800 to \$311,800. In the same comparison, the median sale price rose 8.7% from \$241,000 to \$262,000.

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	
October	4.6	3.2	
November	6.7	3.1	
December	4.2	2.9	

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+15.4% (\$307,600 v. \$266,600)
Median Sale Price % Change:	+9.7% (\$257,800 v. \$235,000)

*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	August	151	102	123	376,200	314,900	80
	July	156	111	93	301,400	275,000	77
	Year-to-date	1,010	736	675	311,800	262,000	100
2016	August	131	132	114	269,100	241,500	87
	Year-to-date	979	778	672	271,800	241,000	128
Change	August	15.3%	-22.7%	7.9%	39.8%	30.4%	-8.0%
	Prev Mo 2017	-3.2%	-8.1%	32.3%	24.8%	14.5%	3.9%
	Year-to-date	3.2%	-5.4%	0.4%	14.7%	8.7%	-21.5%

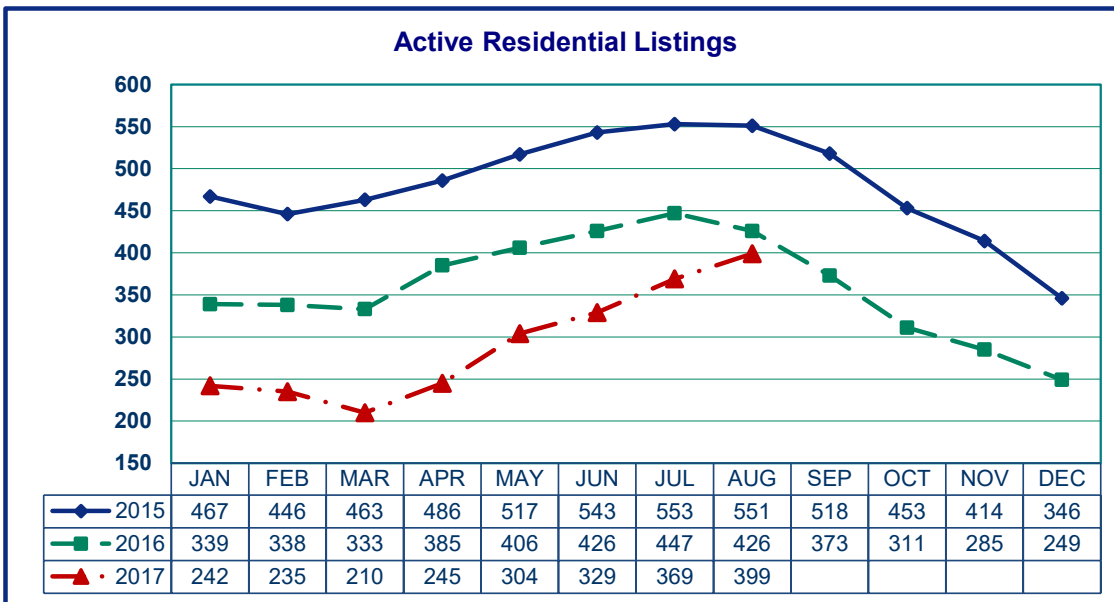
AREA REPORT • 8/2017

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	25	11	3	5	-58.3%	8	626,200	86	63	47	-9.6%	43	479,300	345,000	16.6%	6	545,300	21	191,100	2	365,000
101	Snowden	3	0	-	1	-50.0%	2	424,000	49	10	12	100.0%	9	419,900	454,000	5.8%	-	-	3	103,000	-	-
102	Trout Lake/ Glenwood	12	3	0	0	-100.0%	6	458,300	285	19	15	50.0%	14	378,300	364,300	34.9%	-	-	4	179,800	-	-
103	Husum/ BZ Corner	7	2	0	0	-	-	-	-	8	5	0.0%	5	439,700	417,000	-6.7%	1	625,000	7	109,700	-	-
104	Lyle/ High Prairie	9	0	1	1	-66.7%	3	356,700	119	19	13	-18.8%	14	322,300	296,300	-4.0%	-	-	13	65,000	-	-
105	Dallesport/ Murdock	16	7	0	6	500.0%	7	236,200	128	36	26	160.0%	21	218,200	189,500	39.1%	-	-	7	66,700	-	-
106	Appleton/ Timber Valley	5	0	0	-	-100.0%	-	-	-	6	2	-33.3%	1	230,000	230,000	21.1%	-	-	3	48,300	-	-
108	Goldendale/ Centerville	57	19	5	5	-64.3%	11	240,800	27	125	73	-8.8%	74	197,100	175,900	5.1%	1	66,900	60	60,200	-	-
109	Bickleton/ East County	-	0	-	0	-	0	-	-	-	-	-100.0%	1	359,000	359,000	452.3%	-	-	1	27,500	-	-
110	Klickitat	4	0	1	1	-50.0%	1	274,000	367	9	9	50.0%	6	119,800	89,800	-15.5%	-	-	2	127,500	1	145,000
	Klickitat Co. Total	138	42	10	19	-50.0%	38	375,100	116	295	202	6.9%	188	302,500	254,600	17.5%	8	495,500	121	92,200	3	291,700
111	Skamania	1	1	-	1	0.0%	3	373,700	67	7	10	400.0%	9	332,600	336,000	42.8%	-	-	4	151,300	-	-
112	North Bonneville	5	3	0	1	-50.0%	1	285,000	4	14	9	-35.7%	9	236,400	262,000	3.0%	-	-	1	52,000	2	390,800
113	Stevenson	12	2	1	3	-62.5%	2	287,500	16	29	15	-60.5%	14	299,100	284,700	-5.4%	-	-	12	86,200	-	-
114	Carson	6	7	1	4	33.3%	3	312,300	204	28	26	-3.7%	25	265,800	255,000	52.5%	-	-	6	105,700	1	352,000
115	Home Valley	-	0	0	0	-	0	-	-	0	1	-50.0%	2	312,500	312,500	8.6%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	7	1	1	2	-33.3%	1	250,000	62	16	11	57.1%	8	337,900	324,500	4.5%	-	-	2	642,500	-	-
117	Unincorporated North	19	2	-	1	-50.0%	0	-	-	11	8	-11.1%	8	142,500	120,000	14.1%	-	-	1	15,000	-	-
	Skamania Co. Total	50	16	3	12	-36.8%	10	316,800	91	105	80	-19.2%	75	272,300	258,000	11.3%	-	-	26	139,500	3	377,900
351	The Dalles	62	42	6	32	-11.1%	34	235,400	77	263	223	-1.3%	208	222,000	208,800	11.6%	7	497,600	20	73,700	4	611,800
352	Dufur	6	3	0	1	-50.0%	0	-	-	13	7	0.0%	6	167,200	165,000	-6.6%	-	-	2	111,300	-	-
353	Tygh Valley	10	5	0	3	50.0%	1	330,000	6	14	7	40.0%	3	246,300	219,000	90.1%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	16	1	1	0	-100.0%	2	242,000	42	23	10	-33.3%	7	144,300	116,900	36.2%	-	-	2	50,500	-	-
355	Maupin/ Pine Grove	8	-	2	1	-50.0%	1	184,000	70	12	9	12.5%	8	139,000	145,000	-13.0%	-	-	4	210,100	1	215,000
356	Rowena	2	0	0	0	-	0	-	-	2	2	100.0%	2	280,000	280,000	68.5%	-	-	-	-	-	-
357	Mosier	11	6	2	-	-	2	357,000	4	21	8	-57.9%	9	334,300	354,000	24.9%	-	-	10	207,700	-	-
	Wasco Co. Total	115	57	11	37	-21.3%	40	242,900	70	348	266	-5.3%	243	220,600	207,000	9.5%	7	497,600	38	124,100	5	532,400
361	Cascade Locks	13	4	0	0	-100.0%	3	245,000	41	26	15	-31.8%	20	238,300	240,700	26.5%	-	-	16	50,800	-	-
362	Hood River City	39	16	-	16	45.5%	16	469,900	34	114	87	-5.4%	78	457,800	430,500	20.0%	9	1,001,000	6	295,800	-	-
363	Hood River-W	17	10	3	10	100.0%	5	532,000	72	58	42	10.5%	33	609,300	555,000	19.2%	-	-	3	183,300	-	-
364	Hood River-E	6	0	0	1	-	4	940,000	37	11	8	300.0%	9	715,400	709,000	-3.4%	-	-	-	-	-	-
366	Odell	3	2	0	0	-100.0%	2	421,900	8	12	7	-50.0%	6	338,000	323,400	4.9%	-	-	1	772,800	1	300,000
367	Parkdale/ Mt. Hood	10	4	0	3	0.0%	5	723,800	100	27	21	-30.0%	21	488,100	405,000	32.2%	1	230,000	6	209,500	-	-
	Hood River Co. Total	88	36	3	30	20.0%	35	546,700	48	248	180	-9.1%	167	474,800	430,000	21.6%	10	923,900	32	161,500	1	300,000
370	Sherman Co.	8	0	0	4	33.3%	0	-	-	14	8	-27.3%	2	146,800	146,800	40.7%	2	87,500	2	42,500	-	-

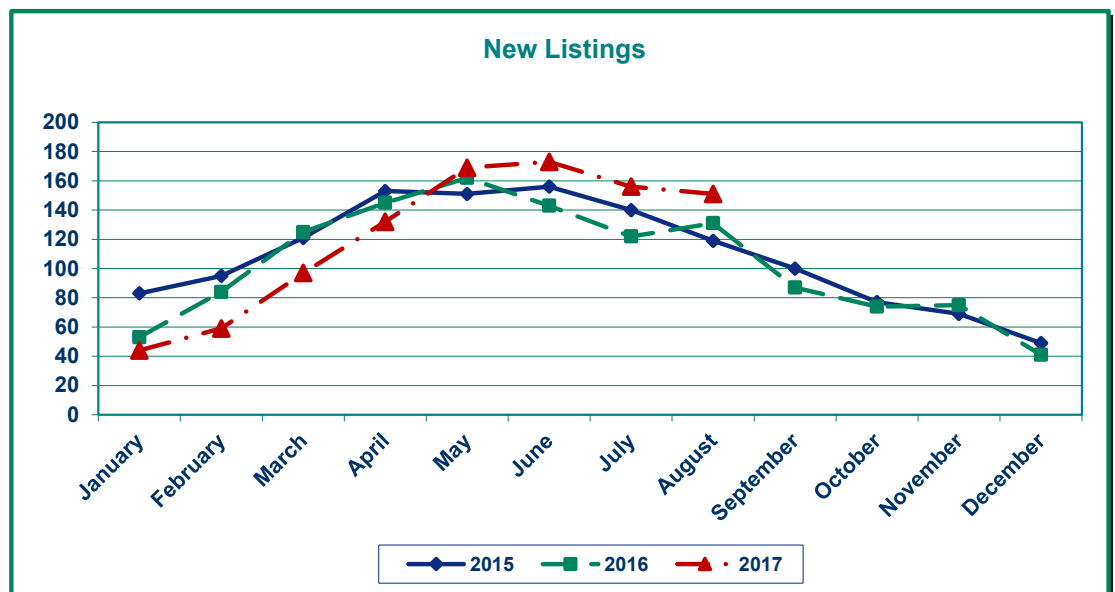
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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

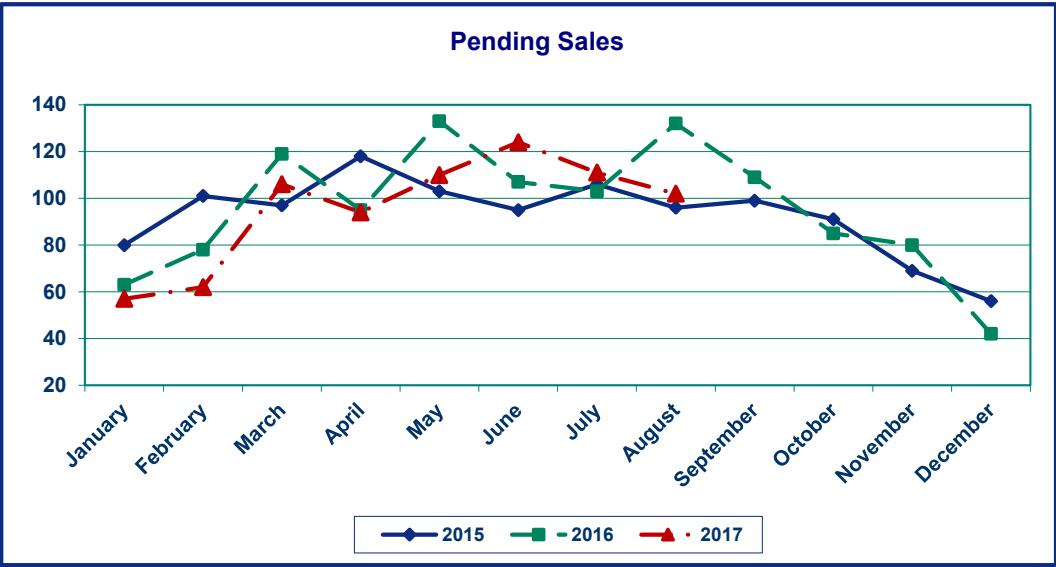
² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

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

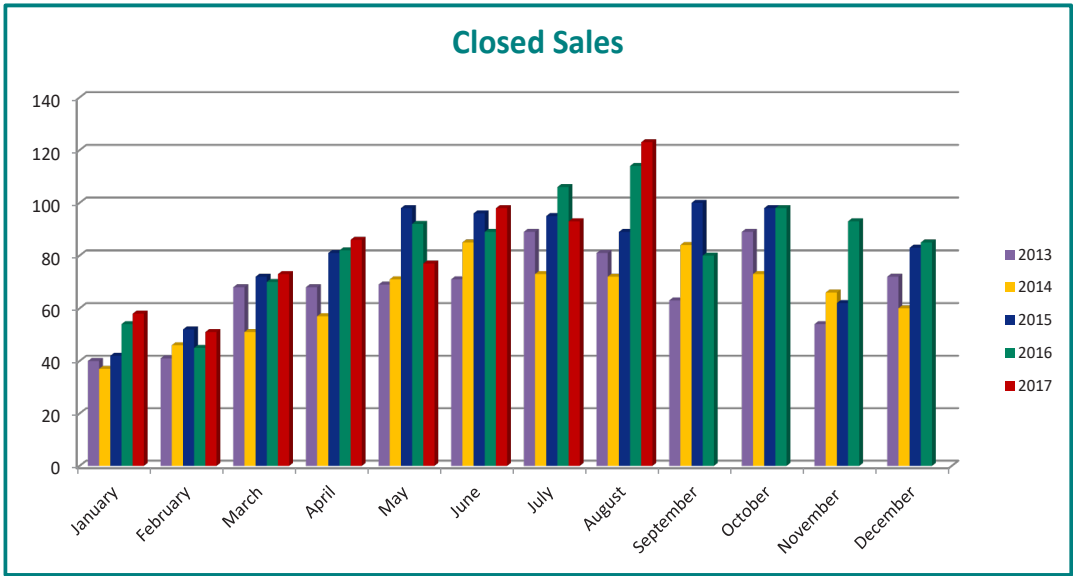
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



CLOSED SALES

MID-COLUMBIA

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

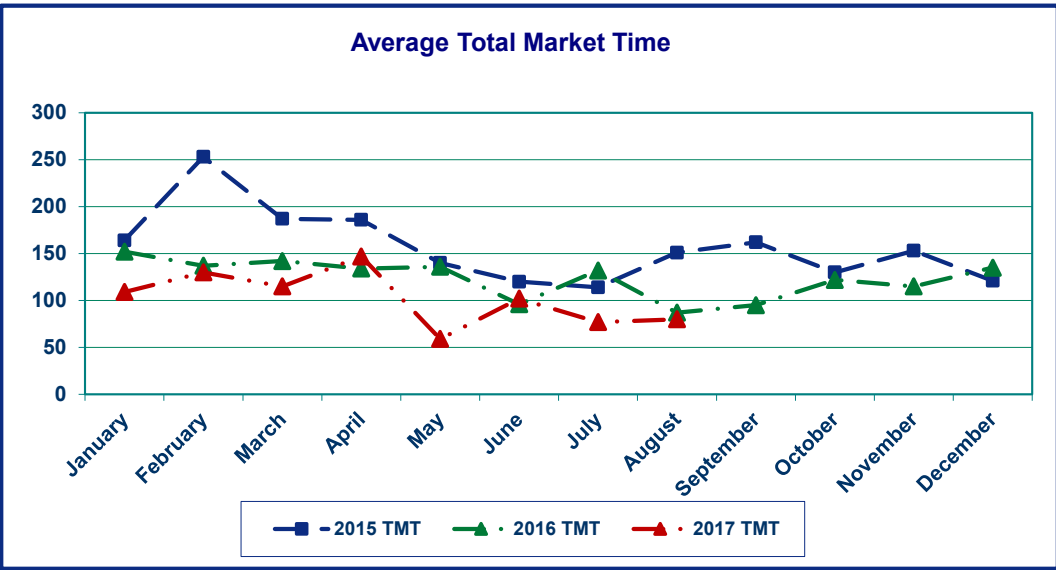


Average Total Market Time

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.

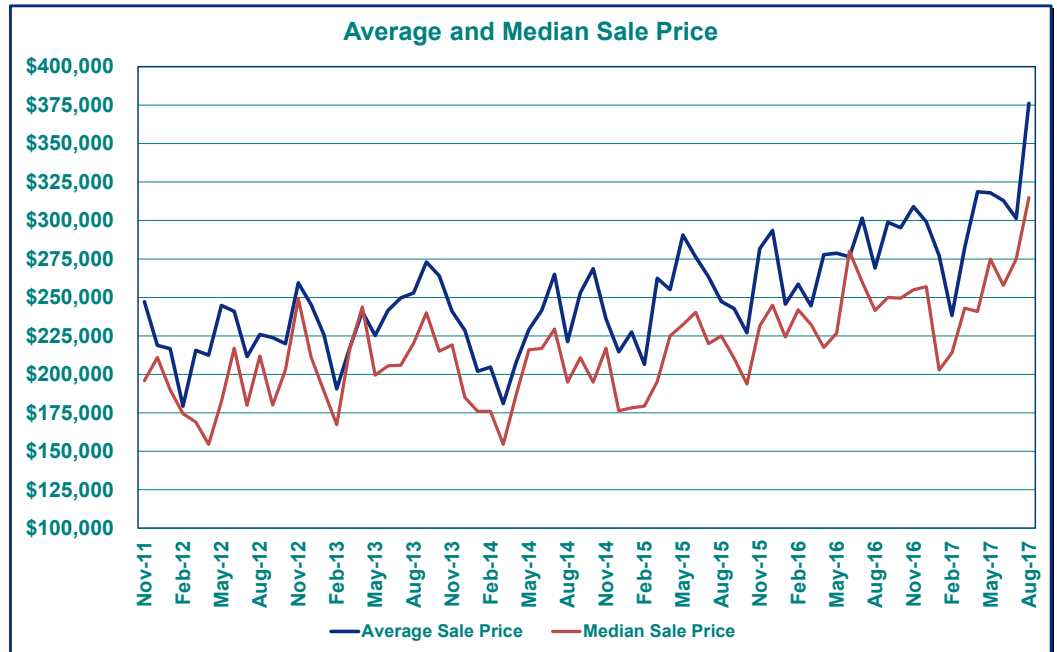
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Jeff Wiren, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor