

MARKET ACTION

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

Residential Review: Mid-Columbia

September 2018 Reporting Period

September Residential Highlights

September brought some cooler numbers to the Mid-Columbia region. Closed sales (69) fell 16.9% short compared with last year in September 2017 (83) and 37.3% short compared with last month in August 2018 (110).

New listings (101) ended 15.1% cooler than in September 2017 (119) and 34.8% cooler than last month in August 2018 (155).

Pending sales, at 79, dipped 12.2% from the 90 recorded back in September 2017, and cooled 25.5% from the 106 offers accepted in August 2018.

Inventory rose to 5.3 months in the region in September. During the same period, total market time decreased to 72 days.

Year to Date Summary

Comparing the first nine months of 2018 to 2017, closed sales (780) rose 2.0% and pending sales (833) rose 1.7%. New listings (1,086) decreased 4.6%.

Average and Median Sale Prices

Comparing 2018 to 2017 through September, the average sale price rose 3.8% from \$310,800 to \$322,700. In the same comparison, the median sale price rose 6.9% from \$262,000 to \$280,000.

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	3.5
June	4.8	3.4	3.4
July	4.2	4.0	3.6
August	3.7	3.2	3.5
September	4.7	5.1	5.3
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:	+3.6% (\$319,400 v. \$308,200)
Median Sale Price % Change:	+5.4% (\$272,000 v. \$258,000)

*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.

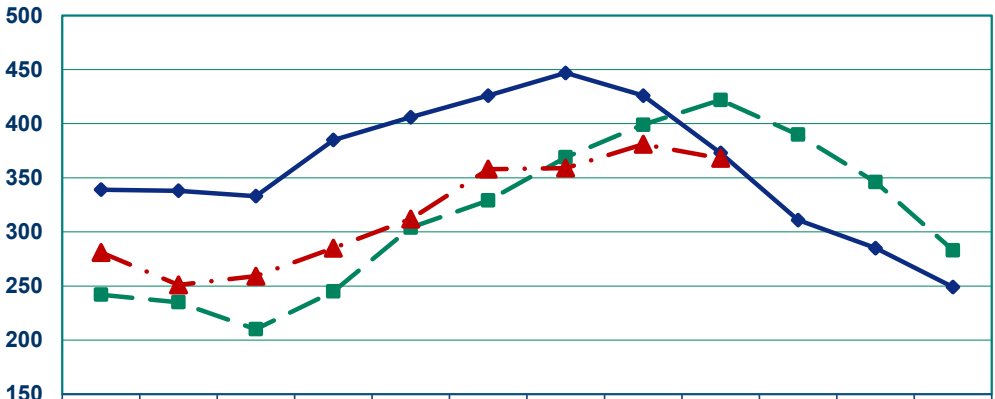
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	101	79	69	332,400	308,900	72
	August	155	106	110	358,700	288,300	117
	Year-to-date	1,086	833	780	322,700	280,000	93
2017	September	119	90	83	309,500	275,000	51
	Year-to-date	1,138	819	765	310,800	262,000	96
Change	September	-15.1%	-12.2%	-16.9%	7.4%	12.3%	40.7%
	Prev Mo 2018	-34.8%	-25.5%	-37.3%	-7.3%	7.1%	-38.5%
	Year-to-date	-4.6%	1.7%	2.0%	3.8%	6.9%	-3.2%

AREA REPORT • 9/2018

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	23	9	4	6	-14.3%	4	459,300	48	71	49	-7.5%	46	459,500	469,500	-2.5%	-	-	21	229,100	1	260,000
101	Snowden	2	0	2	0	-	0	-	-	7	5	-58.3%	5	375,200	368,000	-14.1%	-	-	9	152,400	-	-
102	Trout Lake/ Glenwood	16	2	0	1	-50.0%	1	395,000	212	25	12	-29.4%	8	434,700	445,800	0.4%	-	-	7	189,500	-	-
103	Husum/ BZ Corner	6	2	2	1	0.0%	1	356,000	35	15	7	16.7%	5	488,000	525,000	10.5%	-	-	3	152,800	-	-
104	Lyle/ High Prairie	19	4	1	2	100.0%	1	309,000	7	31	14	0.0%	10	363,700	297,000	17.6%	-	-	11	104,000	-	-
105	Dallesport/ Murdock	7	1	1	2	-33.3%	1	425,000	877	22	18	-37.9%	18	206,500	208,500	-19.5%	-	-	6	111,300	1	229,000
106	Appleton/ Timber Valley	1	0	-	1	0.0%	0	-	-	3	3	0.0%	2	204,600	204,600	-4.8%	-	-	2	63,000	-	-
108	Goldendale/ Centerville	29	10	2	9	-40.0%	6	200,600	17	101	81	-6.9%	69	214,000	185,000	12.6%	-	-	69	66,500	2	139,300
109	Bickleton/ East County	2	1	0	0	-	0	-	-	2	1	-	1	299,000	299,000	-16.7%	-	-	3	87,800	-	-
110	Klickitat	6	2	-	0	-	0	-	-	13	7	-22.2%	9	163,600	90,000	39.6%	-	-	3	70,000	1	266,800
	Klickitat Co. Total	111	31	12	22	-26.7%	14	323,300	102	290	197	-14.3%	173	307,700	280,000	-1.4%	-	0	134	111,700	5	206,900
111	Skamania	2	-	-	-	-100.0%	0	0	0	6	4	-63.6%	2	410,000	410,000	1.2%	-	-	4	404,300	-	-
112	North Bonneville	5	1	0	0	-100.0%	2	304,000	15	20	16	45.5%	16	235,300	255,000	-2.6%	-	-	4	40,700	-	-
113	Stevenson	15	5	3	4	0.0%	2	373,000	115	40	26	36.8%	22	306,700	283,000	-9.7%	-	-	19	90,900	1	530,000
114	Carson	9	2	-	1	-75.0%	1	275,000	4	25	26	-13.3%	27	321,500	305,000	8.5%	-	-	11	110,800	-	-
115	Home Valley	4	0	0	0	-	1	283,000	47	7	3	200.0%	3	257,000	283,000	-12.3%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	6	0	2	0	-100.0%	2	385,000	164	11	12	0.0%	13	494,200	398,000	53.4%	-	-	1	65,000	-	-
117	Unincorporated North	25	5	2	1	-	2	86,000	117	27	13	62.5%	12	176,200	120,500	28.6%	-	-	3	73,300	-	-
	Skamania Co. Total	66	13	7	6	-50.0%	10	285,400	87	136	100	8.7%	95	308,700	290,000	11.4%	-	-	42	119,300	1	530,000
351	The Dalles	54	25	9	25	0.0%	20	246,300	47	285	253	3.7%	244	241,800	232,000	6.4%	6	615,800	32	55,600	6	303,800
352	Dufur	2	-	-	1	-50.0%	2	227,500	163	10	10	25.0%	13	302,700	295,000	56.2%	-	-	4	252,000	-	-
353	Tygh Valley	14	2	0	0	-	1	169,500	7	23	13	85.7%	14	170,500	160,000	-4.1%	1	415,000	2	52,500	-	-
354	Wamic/ Pine Hollow	8	2	3	3	-	1	135,000	103	20	15	50.0%	12	289,500	185,000	54.8%	-	-	3	151,700	-	-
355	Maupin/ Pine Grove	8	0	-	1	-	1	70,000	17	10	9	0.0%	6	137,700	130,500	3.4%	-	-	2	34,500	-	-
356	Rowena	1	0	0	0	-	0	-	-	2	2	0.0%	3	273,000	240,000	16.2%	-	-	-	-	-	-
357	Mosier	11	2	1	0	-100.0%	0	-	-	24	14	55.6%	13	514,600	525,000	28.6%	-	-	7	214,100	-	-
	Wasco Co. Total	98	31	13	30	7.1%	25	230,200	56	374	316	9.3%	305	252,900	228,000	13.1%	7	587,100	50	98,300	6	303,800
361	Cascade Locks	8	4	1	1	0.0%	3	227,300	40	29	31	93.8%	31	257,500	244,000	2.7%	-	-	5	88,200	-	-
362	Hood River City	36	11	-	10	66.7%	9	588,700	77	127	106	12.8%	102	472,400	440,000	5.7%	5	1,154,000	9	178,400	4	442,300
363	Hood River-W	24	7	2	3	-57.1%	2	411,500	68	51	27	-43.8%	22	645,400	560,500	23.7%	-	-	8	313,400	-	-
364	Hood River-E	8	0	0	1	-66.7%	1	577,000	25	14	8	-27.3%	7	645,600	577,000	4.8%	-	-	-	-	-	-
366	Odell	4	2	-	2	-	2	565,000	90	16	14	100.0%	12	426,200	446,800	17.4%	-	-	2	291,300	-	-
367	Parkdale/ Mt. Hood	8	1	2	1	-66.7%	3	430,300	42	34	23	-4.2%	23	465,300	420,000	-8.4%	-	-	5	174,800	-	-
	Hood River Co. Total	88	25	5	18	-10.0%	20	490,100	64	271	209	4.5%	197	460,400	425,000	1.9%	5	1,154,000	29	207,300	4	442,300
370	Sherman Co.	5	1	1	3	-	0	-	-	15	11	37.5%	10	134,200	140,300	-10.5%	-	-	2	24,000	-	-

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

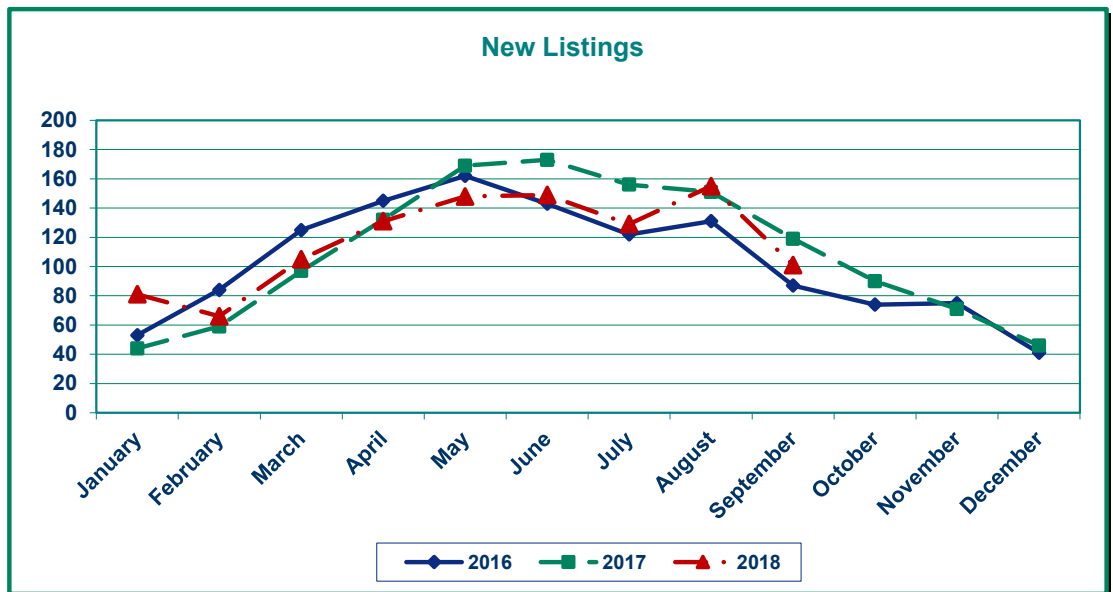
MID-COLUMBIA

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 September 2018 with September 2017. The Year-To-Date section compares 2018 year-to-date statistics through September with 2017 year-to-date statistics through September.

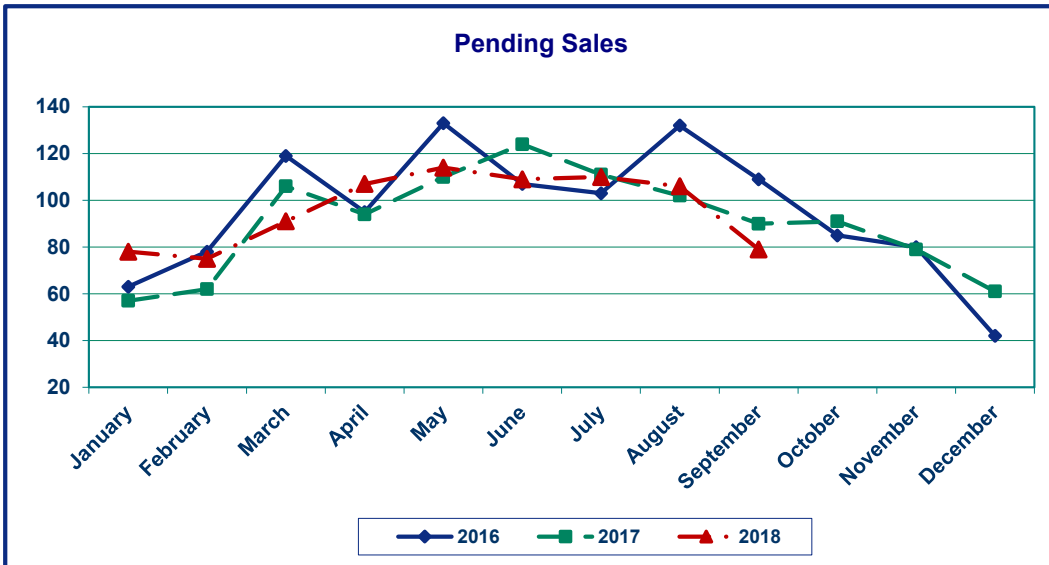
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

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

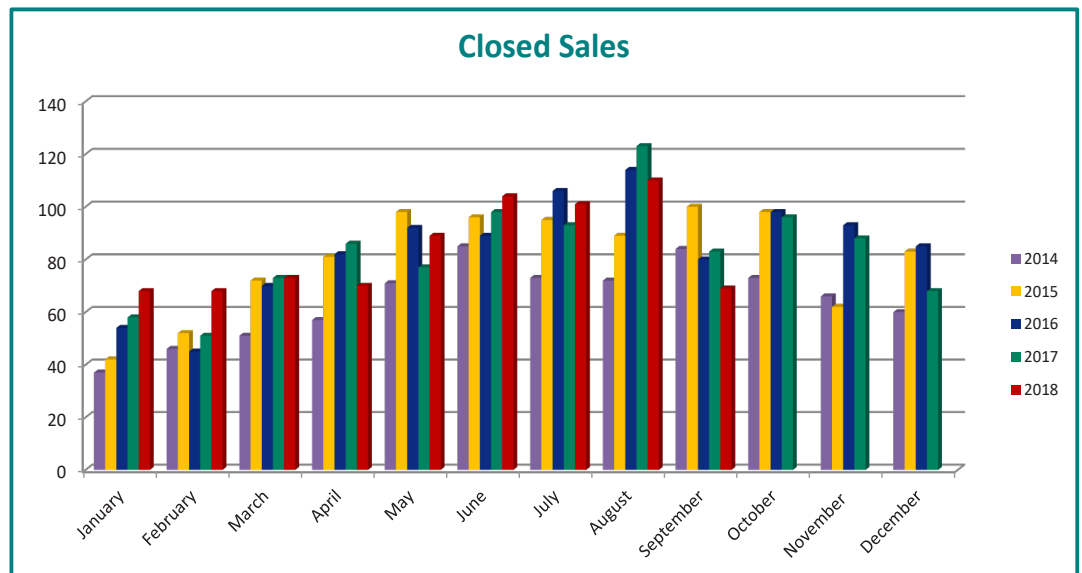
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



CLOSED SALES

MID-COLUMBIA

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

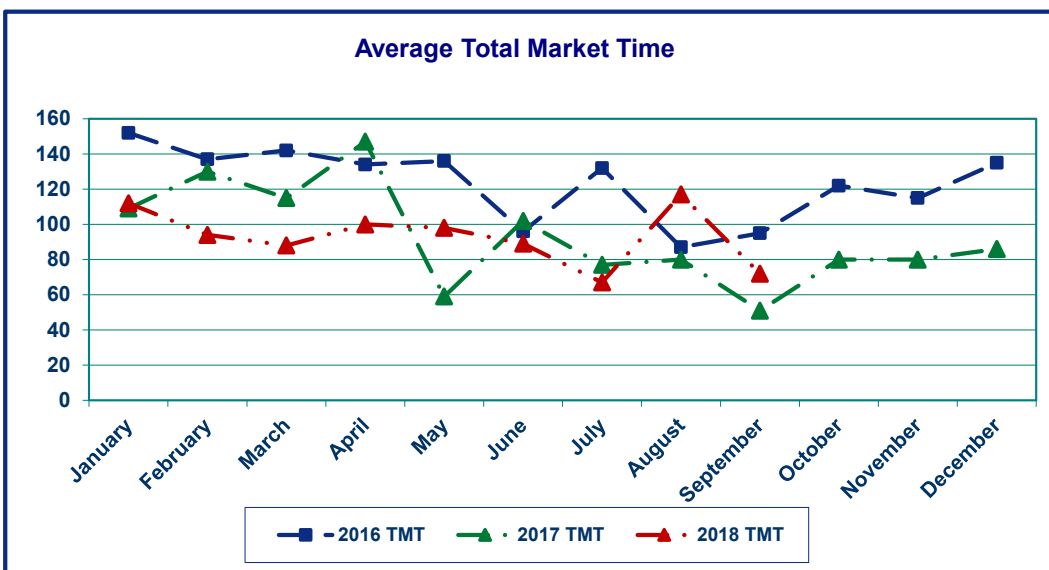


Average Total Market Time

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.

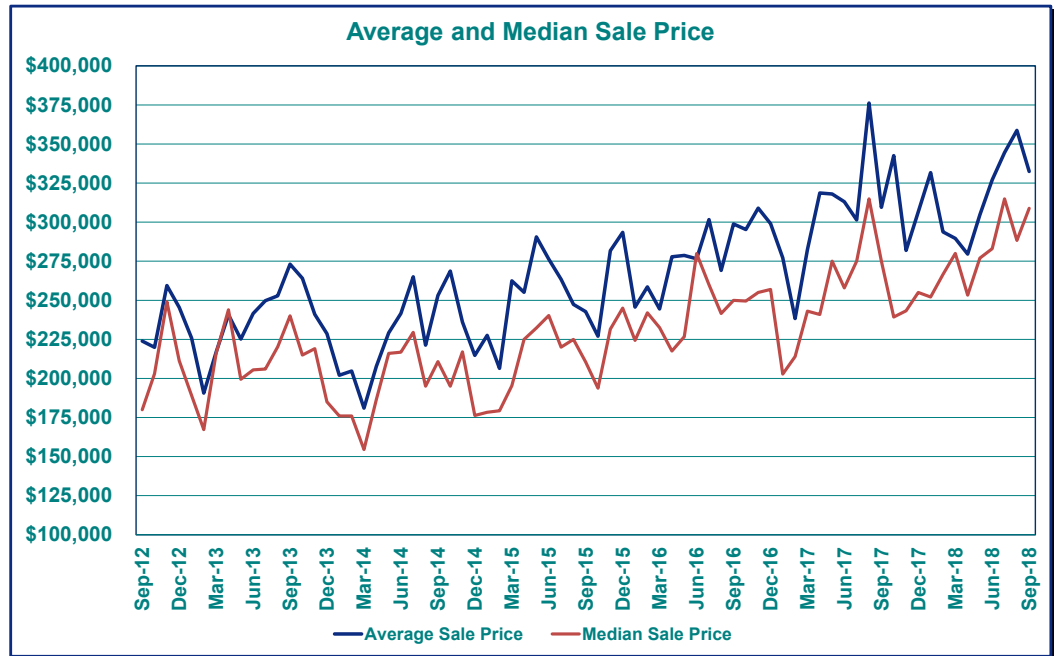
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