

# MARKET ACTION

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

Residential Review: Mid-Columbia

June 2018 Reporting Period

## June Residential Highlights

The Mid-Columbia region saw some mixed activity this June, but activity is still ahead for the year compared to 2017. Closed sales (104) outpaced June 2017 (98) by 6.1% and warmed 16.9% from the 89 closings recorded last month in May 2018. This was the strongest June for closings in the area since at least 2006.

New listings (149) edged one ahead of the listings offered last month in May 2018, but ended 13.9% below the 173 new listings offered last year in June 2017.

Pending sales, at 109, fell 12.1% short of June 2017 (124) and 4.4% short of May 2018 (114).

Inventory decreased very slightly in June to end at 3.4 months. During the same time, total market time decreased to 89 days.

## Year to Date Summary

Comparing the first six months of 2018 to 2017, closed sales (486) rose 7.3%, pending sales (547) rose 2.8%, and new listings (693) rose 0.4%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through June, the average sale price rose 4.3% from \$295,500 to \$308,200. In the same comparison, the median sale price rose 10.2% from \$245,000 to \$270,000.

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	
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	
<b>Average Sale Price % Change:</b>	+7.4% (\$316,300 v. \$294,600)
<b>Median Sale Price % Change:</b>	+6.4% (\$266,000 v. \$250,000)

\*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.

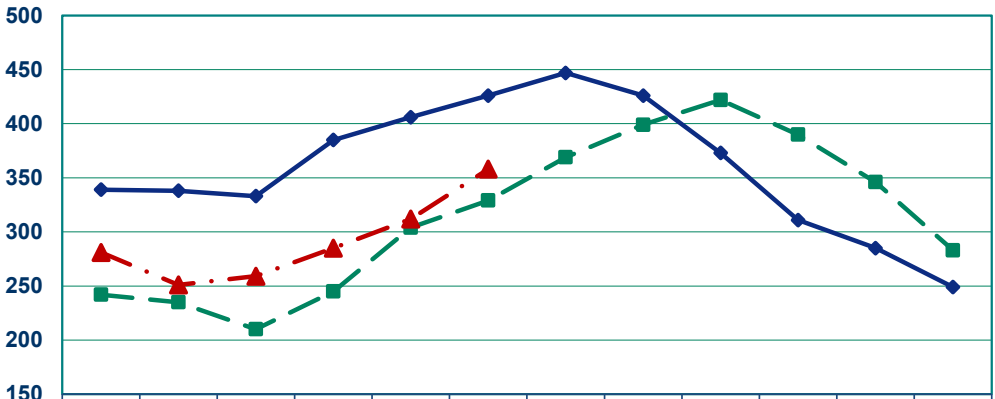
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	June	149	109	104	327,000	283,000	89
	May	148	114	89	304,700	277,000	98
	Year-to-date	693	547	486	308,200	270,000	97
2017	June	173	124	98	313,000	257,900	102
	Year-to-date	690	532	453	295,500	245,000	109
Change	June	-13.9%	-12.1%	6.1%	4.5%	9.7%	-13.5%
	Prev Mo 2018	0.7%	-4.4%	16.9%	7.3%	2.2%	-9.2%
	Year-to-date	0.4%	2.8%	7.3%	4.3%	10.2%	-11.1%

# AREA REPORT • 6/2018

## Mid-Columbia

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	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	21	7	1	3	-66.7%	5	692,300	93	39	25	-32.4%	28	463,600	455,800	6.6%	-	-	13	190,200	-	-
101	Snowden	6	3	1	1	0.0%	-	-	-	7	3	-66.7%	0	0	-	1.6%	-	-	9	152,400	-	-
102	Trout Lake/ Glenwood	15	5	0	1	-75.0%	1	520,000	7	16	6	-45.5%	5	432,900	454,000	-8.1%	-	-	5	67,700	-	-
103	Husum/ BZ Corner	7	1	0	1	-	0	-	-	7	2	-50.0%	2	542,500	542,500	5.2%	-	-	1	101,000	-	-
104	Lyle/ High Prairie	14	3	1	1	-80.0%	4	436,000	20	18	8	-20.0%	6	428,200	322,000	11.7%	-	-	4	102,200	-	-
105	Dallesport/ Murdock	7	2	2	0	-100.0%	3	202,300	300	16	13	-23.5%	14	197,200	208,500	6.5%	-	-	3	66,700	-	-
106	Appleton/ Timber Valley	2	1	-	0	-	0	-	-	3	2	100.0%	1	214,200	214,200	-3.0%	-	-	1	70,000	-	-
108	Goldendale/ Centerville	38	13	1	13	-31.6%	10	188,600	193	66	47	-17.5%	37	226,700	195,000	27.4%	-	-	38	63,000	2	139,300
109	Bickleton/ East County	1	1	1	0	-	0	-	-	1	-	-	0	0	-	-	-	-	1	11,500	-	-
110	Klickitat	5	2	0	0	-100.0%	-	-	-	8	4	-33.3%	5	87,300	57,500	46.0%	-	-	3	70,000	1	266,800
	<b>Klickitat Co. Total</b>	<b>116</b>	<b>38</b>	<b>7</b>	<b>20</b>	<b>-55.6%</b>	<b>23</b>	<b>357,300</b>	<b>147</b>	<b>181</b>	<b>110</b>	<b>-27.6%</b>	<b>98</b>	<b>312,200</b>	<b>272,500</b>	<b>4.8%</b>	<b>-</b>	<b>0</b>	<b>78</b>	<b>97,200</b>	<b>3</b>	<b>181,800</b>
111	Skamania	3	-	0	-	-100.0%	0	-	-	3	0	-100.0%	0	0	-	15.0%	-	-	1	120,000	-	-
112	North Bonneville	1	2	0	3	0.0%	3	111,700	78	10	11	57.1%	9	226,600	228,600	0.2%	-	-	3	45,000	-	-
113	Stevenson	15	4	-	5	66.7%	2	182,100	10	25	19	111.1%	13	270,900	269,000	-5.1%	-	-	16	94,100	1	530,000
114	Carson	8	6	0	3	50.0%	4	377,800	65	18	22	29.4%	23	309,600	270,000	4.1%	-	-	8	112,000	-	-
115	Home Valley	5	2	0	1	-	0	-	-	6	1	0.0%	0	-	-	4.0%	0	-	0	-	0	-
116	Cook, Underwood, Mill A, Willard	3	0	0	2	100.0%	0	-	-	5	10	42.9%	7	431,700	419,000	51.0%	-	-	-	-	-	-
117	Unincorporated North	26	2	1	1	0.0%	1	217,500	737	18	7	0.0%	6	201,100	120,500	74.9%	-	-	1	175,000	-	-
	<b>Skamania Co. Total</b>	<b>61</b>	<b>16</b>	<b>1</b>	<b>15</b>	<b>25.0%</b>	<b>10</b>	<b>242,800</b>	<b>125</b>	<b>85</b>	<b>70</b>	<b>27.3%</b>	<b>58</b>	<b>291,600</b>	<b>269,500</b>	<b>12.3%</b>	<b>-</b>	<b>-</b>	<b>29</b>	<b>97,600</b>	<b>1</b>	<b>530,000</b>
351	The Dalles	48	40	3	30	-9.1%	28	235,800	35	185	174	0.0%	162	228,700	224,200	4.6%	5	694,400	24	46,900	3	276,200
352	Dufur	3	2	-	1	-	1	125,000	4	7	7	16.7%	9	326,700	295,000	36.0%	-	-	3	324,300	-	-
353	Tygh Valley	12	9	-	6	500.0%	2	235,500	7	15	10	150.0%	6	158,500	125,500	58.2%	1	415,000	-	-	-	-
354	Wamic/ Pine Hollow	10	2	1	2	100.0%	1	80,000	245	14	10	100.0%	7	180,700	132,500	26.0%	-	-	1	170,000	-	-
355	Maupin/ Pine Grove	10	4	1	3	0.0%	2	160,000	219	8	7	0.0%	4	156,800	153,500	4.3%	-	-	2	34,500	-	-
356	Rowena	1	0	0	1	-	0	-	-	2	2	0.0%	1	350,000	350,000	48.9%	-	-	-	-	-	-
357	Mosier	9	3	0	3	0.0%	4	672,500	26	19	13	62.5%	10	489,600	517,500	17.1%	-	-	5	201,800	-	-
	<b>Wasco Co. Total</b>	<b>93</b>	<b>60</b>	<b>5</b>	<b>46</b>	<b>12.2%</b>	<b>38</b>	<b>270,700</b>	<b>47</b>	<b>250</b>	<b>223</b>	<b>8.3%</b>	<b>199</b>	<b>241,600</b>	<b>223,300</b>	<b>9.8%</b>	<b>6</b>	<b>647,800</b>	<b>35</b>	<b>95,600</b>	<b>3</b>	<b>276,200</b>
361	Cascade Locks	11	3	-	3	50.0%	7	268,900	130	18	23	109.1%	21	249,100	244,000	5.6%	-	-	3	109,000	-	-
362	Hood River City	35	17	2	13	44.4%	12	385,200	57	79	67	17.5%	68	437,200	422,300	1.4%	3	1,173,300	6	174,200	1	380,000
363	Hood River-W	16	2	-	4	-60.0%	2	815,000	13	27	17	-39.3%	13	592,600	540,000	9.0%	-	-	6	329,900	-	-
364	Hood River-E	6	2	1	0	-	2	497,000	12	11	5	25.0%	4	593,000	497,000	27.3%	-	-	-	-	-	-
366	Odell	4	3	0	1	-50.0%	1	485,000	35	10	9	125.0%	7	395,400	375,800	14.3%	-	-	1	215,000	-	-
367	Parkdale/ Mt. Hood	12	7	1	3	0.0%	7	463,900	103	23	14	0.0%	12	472,200	407,500	17.0%	-	-	4	166,300	-	-
	<b>Hood River Co. Total</b>	<b>84</b>	<b>34</b>	<b>4</b>	<b>24</b>	<b>-7.7%</b>	<b>31</b>	<b>414,900</b>	<b>77</b>	<b>168</b>	<b>135</b>	<b>14.4%</b>	<b>125</b>	<b>427,800</b>	<b>400,000</b>	<b>5.2%</b>	<b>3</b>	<b>1,173,300</b>	<b>20</b>	<b>211,600</b>	<b>1</b>	<b>380,000</b>
370	Sherman Co.	4	1	1	4	-	2	104,200	197	9	9	800.0%	6	124,100	116,000	-6.8%	-	-	2	24,000	-	-

### Active Residential Listings



### ACTIVE RESIDENTIAL LISTINGS

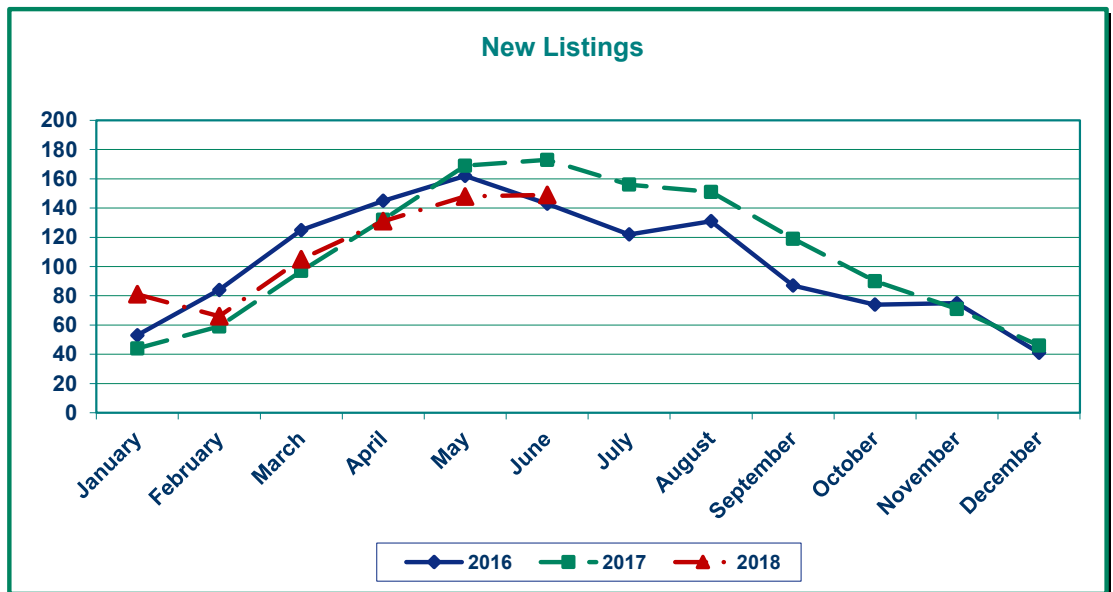
#### MID-COLUMBIA

*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.*



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

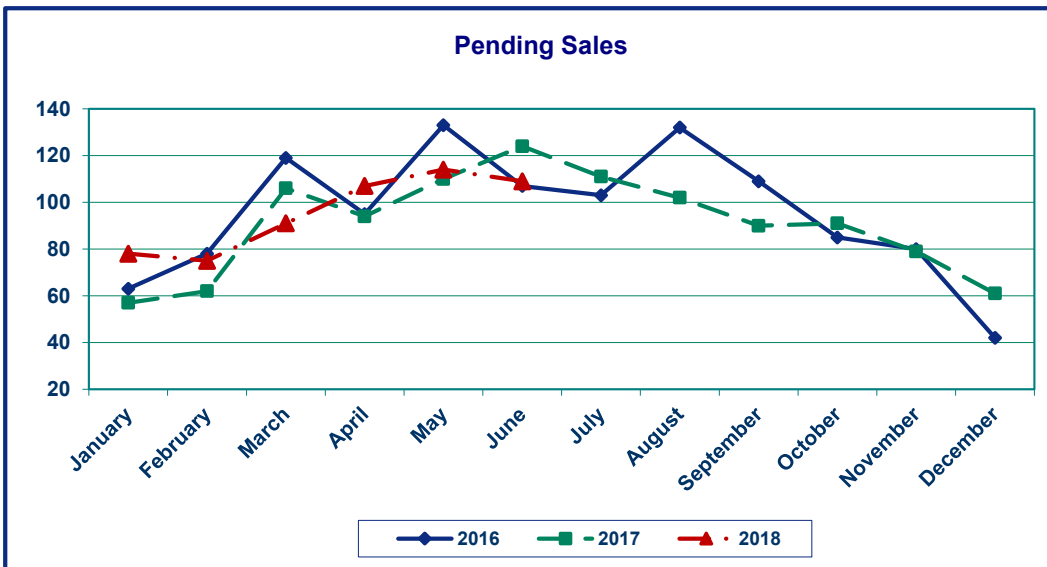
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/17-6/30/18) with 12 months before (7/1/16-6/30/17).

<sup>3</sup> 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

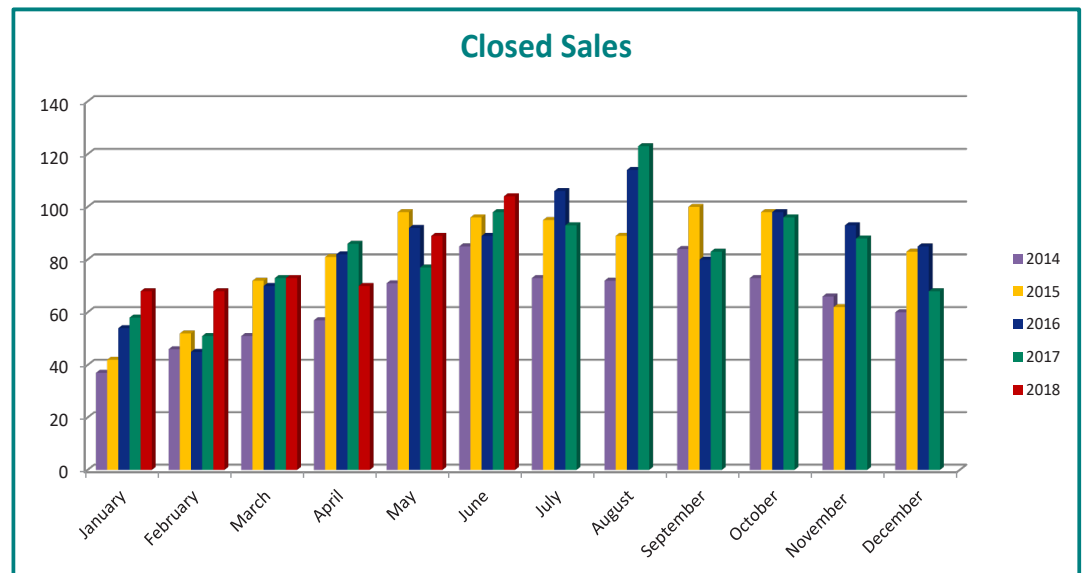
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



## CLOSED SALES

### MID-COLUMBIA

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

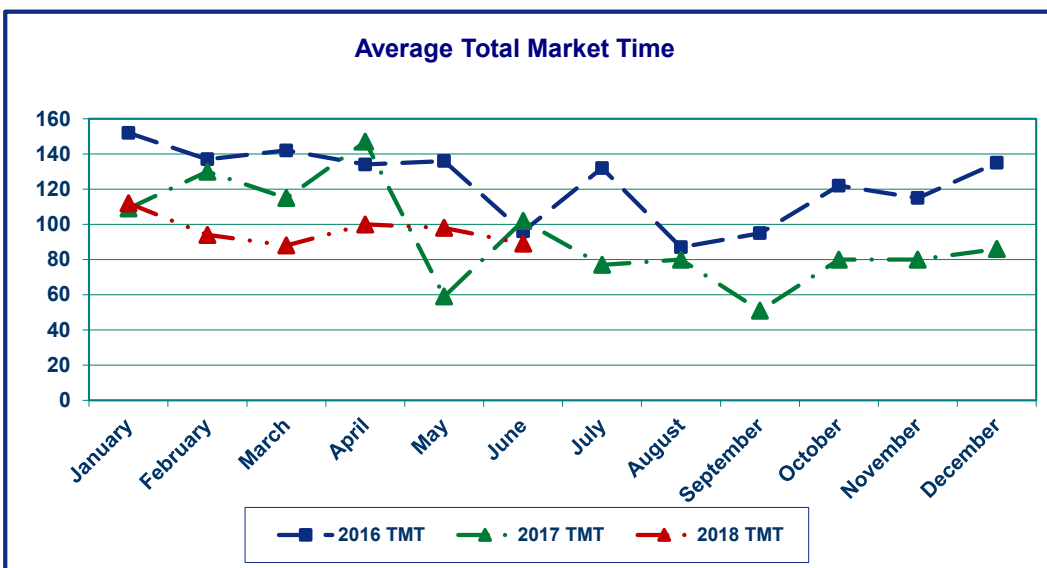


## Average Total Market Time

## 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.*

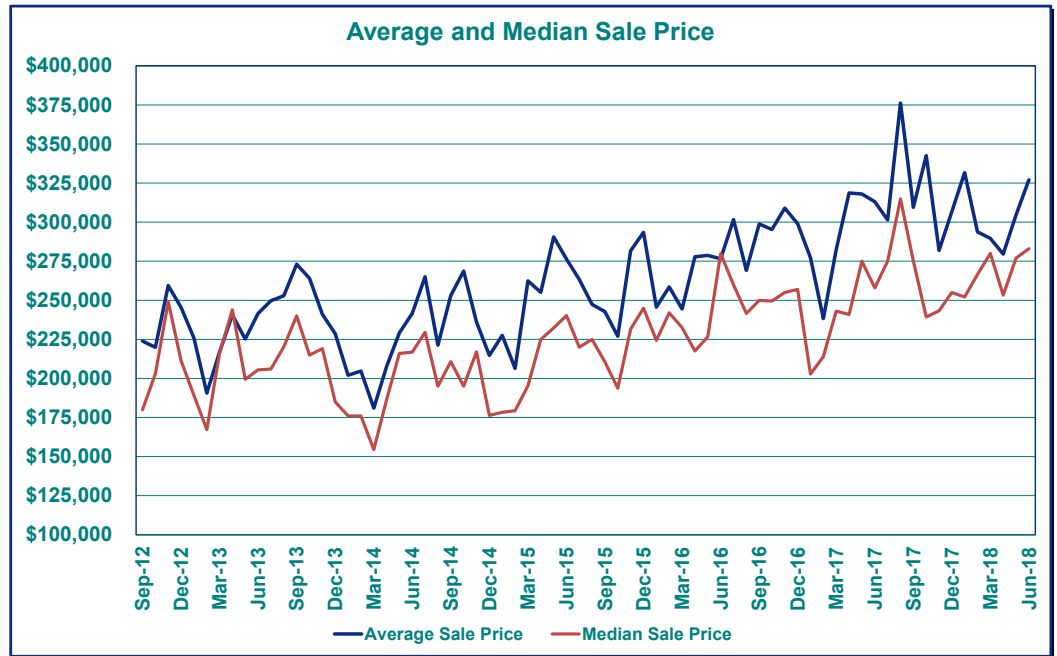
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