

MARKET ACTION



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

Residential Review: Mid-Columbia

February 2018 Reporting Period

February Residential Highlights

The Mid-Columbia region saw gains this February across the board when compared to February 2017. Closed sales, at 68, outpaced February 2017 (51) by 33.3%, exactly matching the 68 closings recorded last month in January 2018. It was the strongest February for closings in the region since at least 2006.

Pending sales (75) outpaced February 2017 (62) by 21.0% but fell 3.8% short of the 78 offers accepted last month in January 2018.

New listings (66) fared similarly, surging 11.9% ahead of the 59 new listings offered back in February 2017 but showing a 18.5% decrease from the 81 new listings offered last month in January 2018.

Total market time decreased to 94 days in February, with inventory decreasing slightly to 3.7 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$316,600) with the average price of homes ending February 2017 (\$281,900) shows an increase of 12.3%. The same comparison of the median shows an increase of 6.1% over the same period.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+12.3% (\$316,600 v. \$281,900)
Median Sale Price % Change:	+6.1% (\$260,000 v. \$245,000)

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

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	
April	4.7	2.8	
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	

*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.

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	66	75	68	293,800	266,500	94
	January	81	78	68	331,700	252,100	112
	Year-to-date	148	150	138	315,600	262,500	103
2017	February	59	62	51	238,300	214,000	130
	Year-to-date	103	116	112	261,600	212,000	120
Change	February	11.9%	21.0%	33.3%	23.3%	24.5%	-27.6%
	Prev Mo 2017	-18.5%	-3.8%	0.0%	-11.4%	5.7%	-16.1%
	Year-to-date	43.7%	29.3%	23.2%	20.6%	23.8%	-14.0%

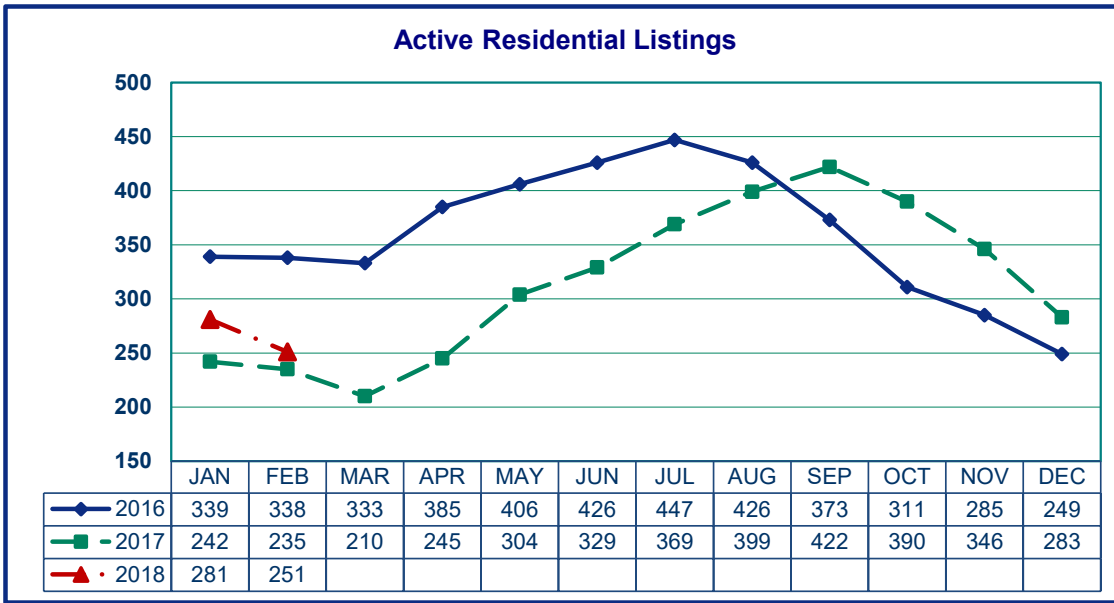
AREA REPORT • 2/2018

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	14	4	1	4	-20.0%	5	449,400	148	11	7	-22.2%	12	471,400	416,000	9.6%	-	-	1	320,000	-	-
101	Snowden	5	1	0	-	-100.0%	0	-	-	2	-	-100.0%	0	0	-	11.1%	-	-	1	145,000	-	-
102	Trout Lake/ Glenwood	5	-	0	-	-100.0%	2	399,800	122	3	3	0.0%	2	399,800	399,800	-12.8%	-	-	2	115,000	-	-
103	Husum/ BZ Corner	3	1	2	1	-	0	-	-	2	1	0.0%	1	525,000	525,000	19.7%	-	-	-	-	-	-
104	Lyle/ High Prairie	5	-	0	0	-	1	270,000	168	1	1	-	1	270,000	270,000	6.9%	-	-	-	-	-	-
105	Dallesport/ Murdock	11	2	-	1	0.0%	3	143,400	36	6	4	33.3%	5	138,100	150,000	0.2%	-	-	-	-	-	-
106	Appleton/ Timber Valley	1	-	0	0	-	0	-	-	-	1	-	0	0	-	4.9%	-	-	1	70,000	-	-
108	Goldendale/ Centerville	26	6	1	7	16.7%	3	195,000	15	10	10	-28.6%	9	250,600	195,000	18.7%	-	-	7	72,100	1	126,000
109	Bickleton/ East County	1	-	0	0	-	0	-	-	-	-	-	0	-	-	-	0	-	0	-	0	-
110	Klickitat	4	0	-	0	-100.0%	4	94,800	63	3	2	-33.3%	5	87,300	57,500	-3.3%	-	-	2	55,000	-	-
	Klickitat Co. Total	75	14	4	13	-18.8%	18	261,700	87	38	29	-14.7%	35	303,800	270,000	-100.0%	-	0	14	98,500	1	126,000
111	Skamania	1	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	8.5%	0	-	0	-	0	-
112	North Bonneville	1	1	1	1	-	1	288,000	166	2	1	-	3	306,000	288,000	11.2%	-	-	2	37,500	-	-
113	Stevenson	7	3	3	3	200.0%	3	297,300	137	5	8	300.0%	4	315,500	315,000	4.5%	-	-	5	106,500	-	-
114	Carson	7	2	3	4	33.3%	3	227,800	106	5	10	100.0%	5	238,000	248,000	10.8%	-	-	2	102,500	-	-
115	Home Valley	1	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-20.6%	0	-	0	-	0	-
116	Cook, Underwood, Mill A, Willard	4	-	0	3	50.0%	0	-	-	0	3	-25.0%	1	419,000	419,000	46.7%	-	-	-	-	-	-
117	Unincorporated North	15	1	2	0	-	0	-	-	5	0	-100.0%	0	-	-	27.2%	0	-	0	-	0	-
	Skamania Co. Total	36	8	9	11	37.5%	7	266,200	128	18	22	15.8%	13	291,500	260,000	17.8%	-	-	9	90,300	-	-
351	The Dalles	36	23	7	25	8.7%	21	250,300	62	43	49	36.1%	42	227,500	220,500	10.2%	2	211,500	2	153,000	-	-
352	Dufur	3	1	1	1	-50.0%	3	296,300	74	3	3	0.0%	4	323,800	350,500	-3.1%	-	-	-	-	-	-
353	Tygh Valley	9	-	0	-	-100.0%	0	-	-	1	-	-100.0%	1	117,500	117,500	93.5%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	7	1	0	4	300.0%	0	-	-	4	5	400.0%	0	-	-	9.7%	0	-	0	-	0	-
355	Maupin/ Pine Grove	12	2	1	1	0.0%	0	-	-	3	1	0.0%	0	-	-	-22.0%	0	-	0	-	0	-
356	Rowena	1	0	0	0	-100.0%	1	350,000	199	0	0	-100.0%	1	350,000	350,000	112.9%	-	-	-	-	-	-
357	Mosier	2	1	2	1	0.0%	2	321,000	129	2	3	50.0%	3	282,300	230,000	1.9%	-	-	2	164,500	-	-
	Wasco Co. Total	70	28	11	32	6.7%	27	264,300	73	56	61	35.6%	51	238,500	230,000	9.1%	2	211,500	4	158,700	-	-
361	Cascade Locks	18	-	2	3	-	3	239,700	112	6	6	500.0%	4	221,800	185,000	8.7%	-	-	2	141,000	-	-
362	Hood River City	22	7	2	8	100.0%	11	443,800	128	15	20	81.8%	28	457,100	457,500	14.7%	1	900,000	1	173,000	1	380,000
363	Hood River-W	8	3	4	2	-33.3%	1	330,000	203	5	5	66.7%	3	650,000	745,000	17.7%	-	-	3	334,800	-	-
364	Hood River-E	5	1	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	23.6%	0	-	0	-	0	-
366	Odell	4	0	0	2	-	1	335,900	25	1	3	-	1	335,900	335,900	6.5%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	5	2	1	3	-	0	0	0	4	3	50.0%	1	678,000	678,000	18.0%	-	-	2	110,000	-	-
	Hood River Co. Total	62	13	9	18	125.0%	16	391,700	123	32	37	105.6%	37	450,000	435,000	16.3%	1	900,000	8	209,900	1	380,000
370	Sherman Co.	8	3	0	1	-	0	-	-	4	1	-	2	156,500	156,500	8.2%	-	-	-	-	-	-

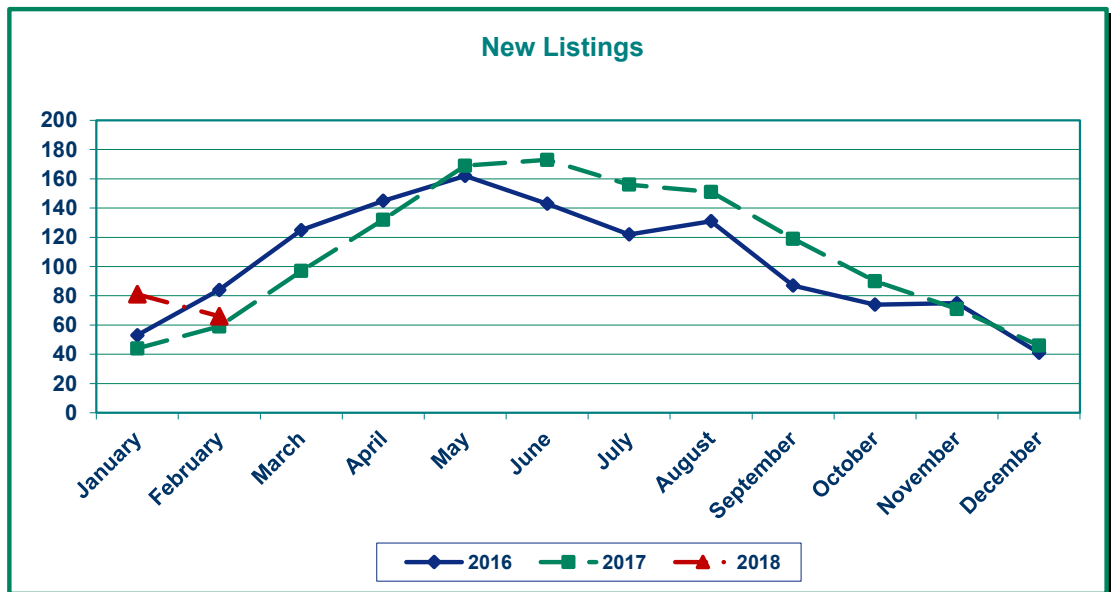
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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

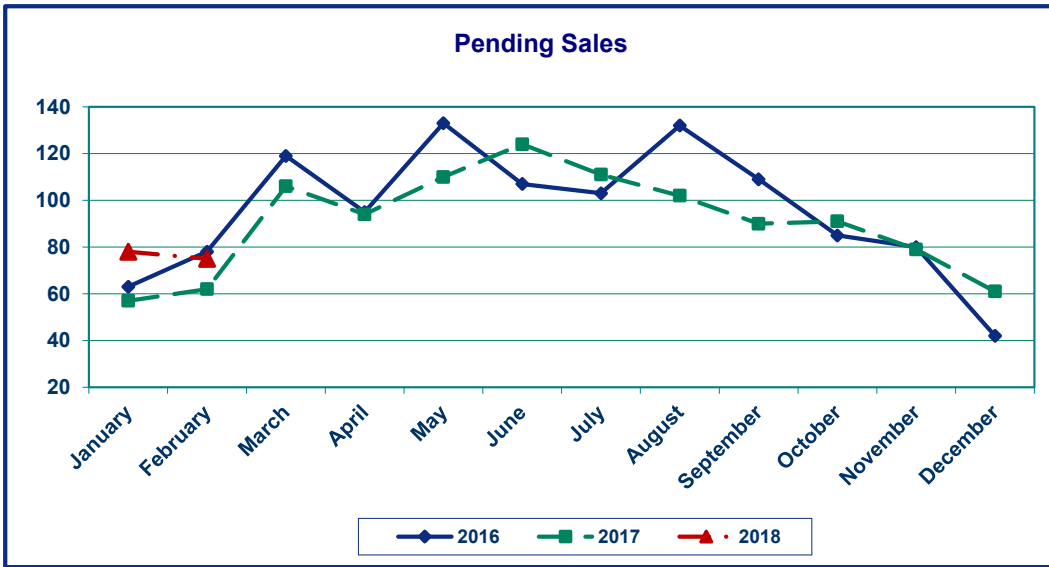
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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

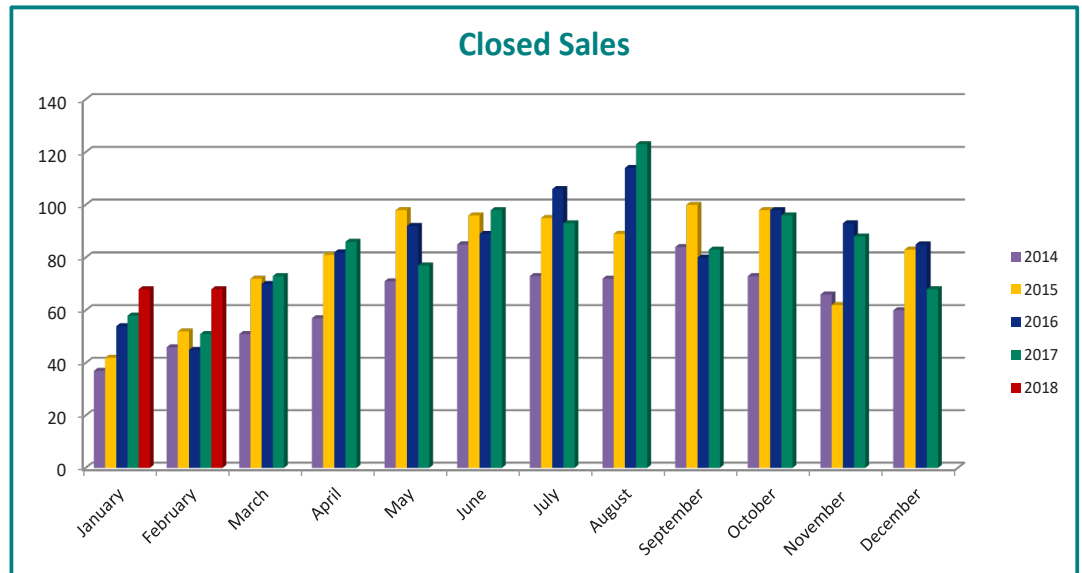
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



CLOSED SALES

MID-COLUMBIA

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

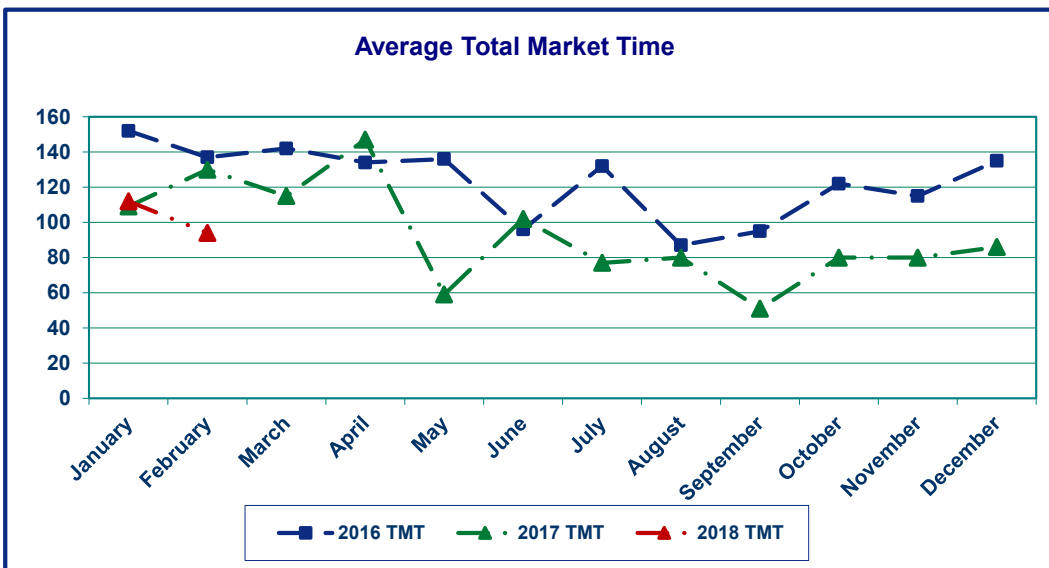


Average Total Market Time

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.

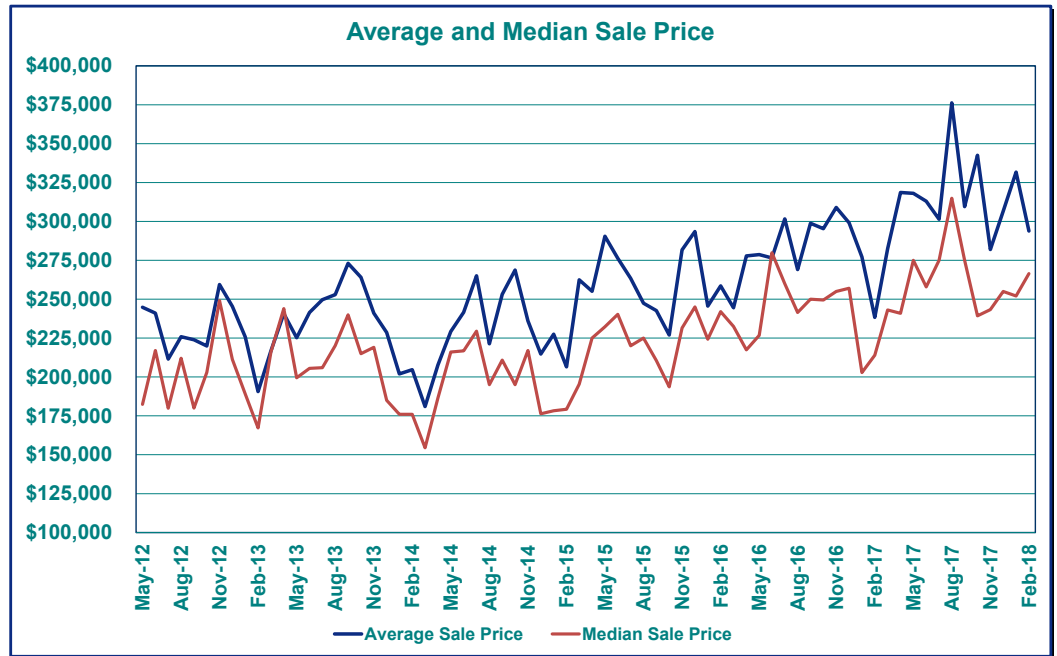
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