

MARKET ACTION

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

Residential Review: Mid-Columbia

June 2017 Reporting Period

June Residential Highlights

Activity in the Mid-Columbia region was bright this June. New listings, at 173, surged past the 143 new listings offered last year in June 2016 by 21.0%, and even outpaced the 169 new listings offered last month in May 2017.

Pending sales, at 124, fared 15.9% better than in June 2016 (107) and 12.7% better than in May 2017 (110). It was the strongest June for accepted offers in the area on the RMLS™ record, dating to 2006.

Closed sales, at 98, pushed 10.1% ahead of the 89 closings recorded last year in June 2016 and 27.3% ahead of last month in May 2017. The last time closings were stronger in June was in 2006, when 100 were recorded for the month.

Inventory decreased slightly to 3.4 months this June.

Year to Date Summary

Comparing the first six months of 2017 to 2016, closed sales (453) have increased 2.5%, while new listings (690) have decreased 3.9%, and pending sales (532) have decreased 5.7%.

Average and Median Sale Prices

Comparing 2017 to 2016 through June of each year, the average sale price has increased 11.1% from \$265,900 to \$295,500. In the same comparison, the median sale price rose 4.3% from \$235,000 to \$245,000.

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	
August	6.2	3.7	
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:	+13.1% (\$294,700 v. \$260,500)
Median Sale Price % Change:	+9.9% (\$250,000 v. \$227,500)

*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	June	173	124	98	313,000	257,900	102
	May	169	110	77	318,000	275,000	59
	Year-to-date	690	532	453	295,500	245,000	109
2016	June	143	107	89	276,500	279,900	96
	Year-to-date	718	564	442	265,900	235,000	135
Change	June	21.0%	15.9%	10.1%	13.2%	-7.9%	6.9%
	Prev Mo 2017	2.4%	12.7%	27.3%	-1.6%	-6.2%	72.9%
	Year-to-date	-3.9%	-5.7%	2.5%	11.1%	4.3%	-19.4%

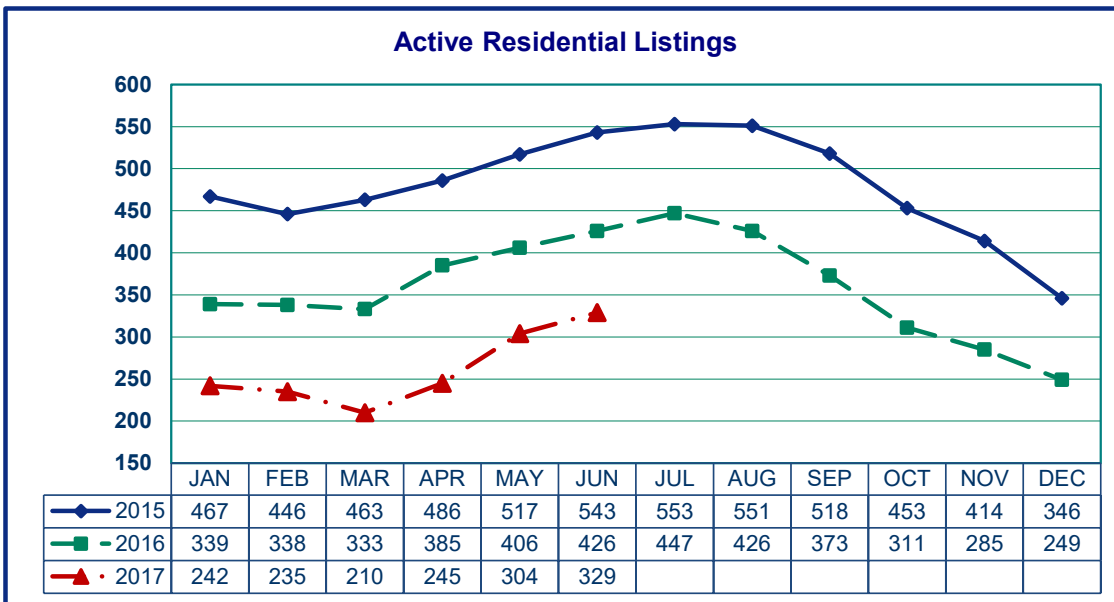
AREA REPORT • 6/2017

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	20	13	6	9	12.5%	6	511,000	232	44	37	8.8%	29	458,400	326,000	15.5%	5	575,400	17	157,500	1	330,000
101	Snowden	4	3	-	1	-	2	582,500	452	7	9	350.0%	5	438,400	535,000	36.5%	-	-	3	103,000	-	-
102	Trout Lake/ Glenwood	12	6	-	4	300.0%	0	-	-	13	11	57.1%	5	342,000	372,500	1.2%	-	-	4	179,800	-	-
103	Husum/ BZ Corner	5	1	0	-	-100.0%	1	685,000	225	4	4	-20.0%	4	444,600	406,500	-5.4%	-	-	6	109,700	-	-
104	Lyle/ High Prairie	11	4	1	5	150.0%	-	-	-	17	10	-23.1%	6	354,100	375,300	-0.2%	-	-	7	83,600	-	-
105	Dallesport/ Murdock	8	6	0	5	400.0%	3	289,000	39	20	17	142.9%	12	189,100	153,300	13.9%	-	-	5	56,800	-	-
106	Appleton/ Timber Valley	3	1	0	0	-	1	230,000	14	3	1	-50.0%	1	230,000	230,000	44.2%	-	-	1	35,000	-	-
108	Goldendale/ Centerville	40	16	2	19	90.0%	13	175,300	222	82	57	3.6%	52	186,000	172,700	2.3%	-	-	38	69,800	-	-
109	Bickleton/ East County	-	-	0	0	-	0	-	-	-	-	-100.0%	1	359,000	359,000	224.2%	-	-	1	27,500	-	-
110	Klickitat	6	3	0	2	-	-	-	-	8	6	50.0%	4	88,000	82,300	-33.2%	-	-	1	25,000	1	145,000
	Klickitat Co. Total	109	53	9	45	87.5%	26	318,900	213	198	152	16.9%	119	285,600	236,000	13.2%	5	575,400	83	96,000	2	237,500
111	Skamania	1	1	0	2	-	0	-	-	4	7	600.0%	4	294,400	285,000	7.1%	-	-	3	181,700	-	-
112	North Bonneville	0	2	0	3	-	1	230,000	39	7	7	-36.4%	4	230,900	235,000	3.9%	-	-	1	52,000	2	390,800
113	Stevenson	11	6	0	3	-50.0%	2	331,200	22	20	9	-67.9%	10	305,900	284,700	1.1%	-	-	10	85,600	-	-
114	Carson	5	4	0	2	-50.0%	2	287,000	47	18	17	-29.2%	17	274,000	237,000	42.8%	-	-	6	105,700	1	352,000
115	Home Valley	-	-	0	0	-	0	-	-	0	1	-50.0%	2	312,500	312,500	8.6%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	8	0	0	1	-	2	484,000	10	11	7	133.3%	7	350,400	399,000	6.1%	-	-	-	-	-	-
117	Unincorporated North	14	2	0	1	0.0%	1	70,000	1379	7	7	0.0%	7	115,000	70,000	3.7%	-	-	1	15,000	-	-
	Skamania Co. Total	39	15	-	12	9.1%	8	313,100	197	67	55	-27.6%	51	268,600	237,000	9.6%	-	-	21	100,100	3	377,900
351	The Dalles	54	35	4	33	-2.9%	37	246,600	33	196	174	4.2%	150	217,600	200,000	13.5%	5	588,000	14	67,600	3	149,000
352	Dufur	2	-	0	-	-100.0%	0	-	-	7	6	20.0%	5	138,000	165,000	30.0%	-	-	1	50,000	-	-
353	Tygh Valley	7	5	1	1	0.0%	0	-	-	7	4	300.0%	1	190,000	190,000	-16.8%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	17	4	1	1	-50.0%	2	134,700	8	18	5	-50.0%	5	105,200	116,900	24.6%	-	-	1	55,000	-	-
355	Maupin/ Pine Grove	8	1	-	3	-	2	176,000	116	9	7	40.0%	6	133,000	139,500	-9.3%	-	-	2	332,500	1	215,000
356	Rowena	2	0	0	0	-100.0%	1	335,000	388	2	2	0.0%	2	280,000	280,000	68.5%	-	-	-	-	-	-
357	Mosier	8	6	-	3	50.0%	1	590,000	4	13	8	-55.6%	5	342,000	356,000	24.9%	-	-	7	198,800	-	-
	Wasco Co. Total	98	51	6	41	-2.4%	43	248,200	43	252	206	-1.0%	174	213,300	196,800	10.7%	5	588,000	25	124,300	4	165,500
361	Cascade Locks	11	10	0	2	100.0%	4	268,800	73	19	11	-31.3%	16	233,200	240,700	34.2%	-	-	7	49,600	-	-
362	Hood River City	22	15	0	9	-30.8%	9	521,100	58	68	57	-17.4%	49	453,300	416,500	23.8%	8	1,055,500	5	303,000	-	-
363	Hood River-W	17	13	2	10	150.0%	3	575,000	56	38	28	7.7%	23	627,600	569,000	17.9%	-	-	2	205,000	-	-
364	Hood River-E	9	2	0	0	-100.0%	0	-	-	9	4	300.0%	5	535,800	540,000	-14.6%	-	-	-	-	-	-
366	Odell	2	4	1	2	-33.3%	0	-	-	7	4	-60.0%	1	385,000	385,000	11.4%	-	-	1	772,800	-	-
367	Parkdale/ Mt. Hood	10	6	0	3	-40.0%	4	390,800	14	20	14	-30.0%	14	389,400	385,000	23.5%	1	230,000	5	216,400	-	-
	Hood River Co. Total	71	50	3	26	-3.7%	20	452,700	52	161	118	-16.9%	108	452,700	416,700	19.7%	9	963,800	20	206,400	-	-
370	Sherman Co.	12	4	1	0	-100.0%	1	150,500	46	12	1	-87.5%	1	150,500	150,500	36.7%	2	87,500	2	42,500	-	-

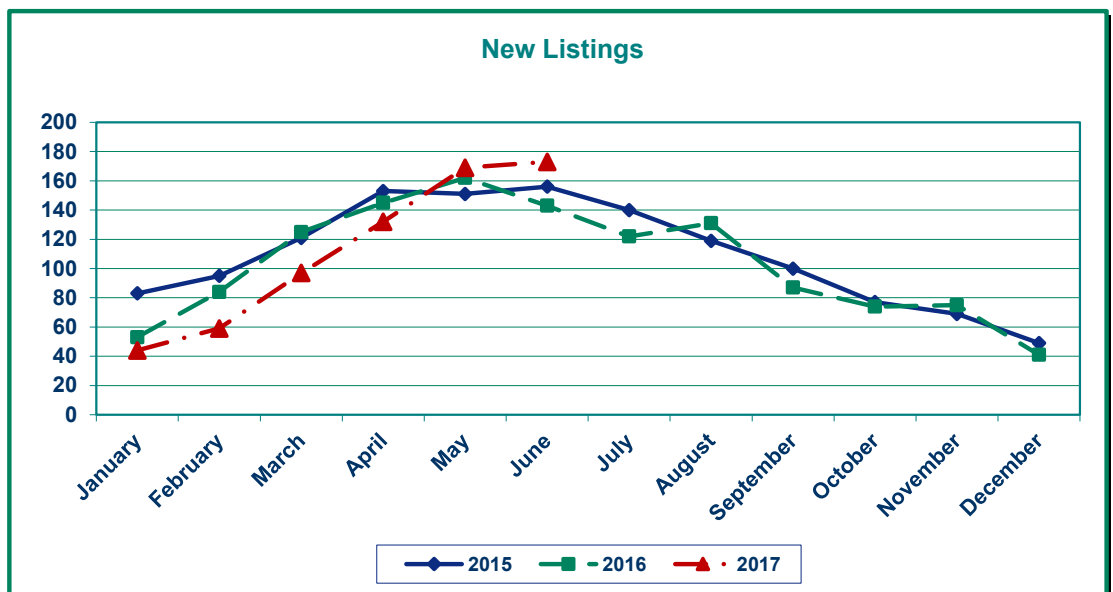
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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

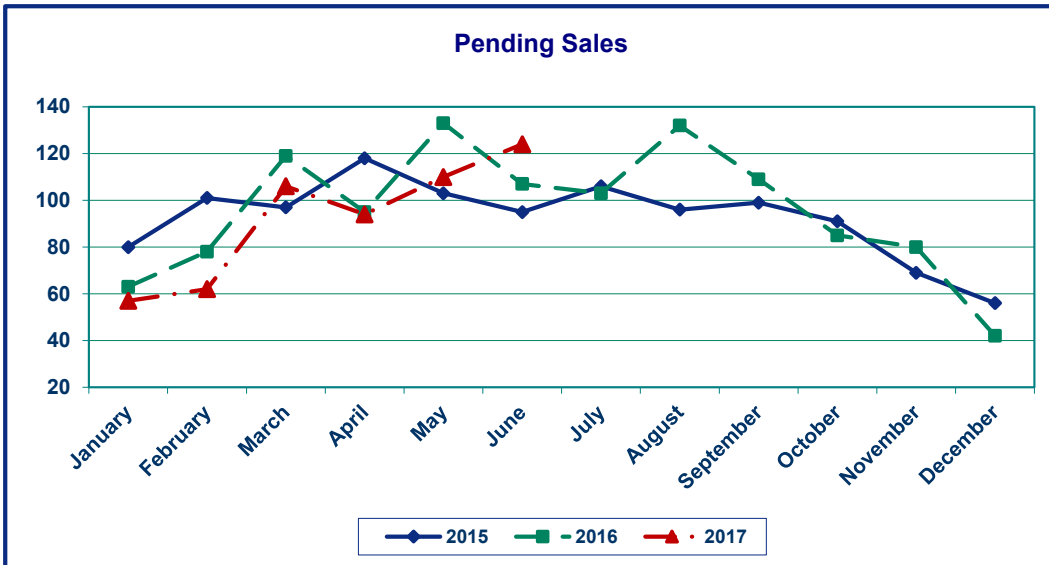
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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

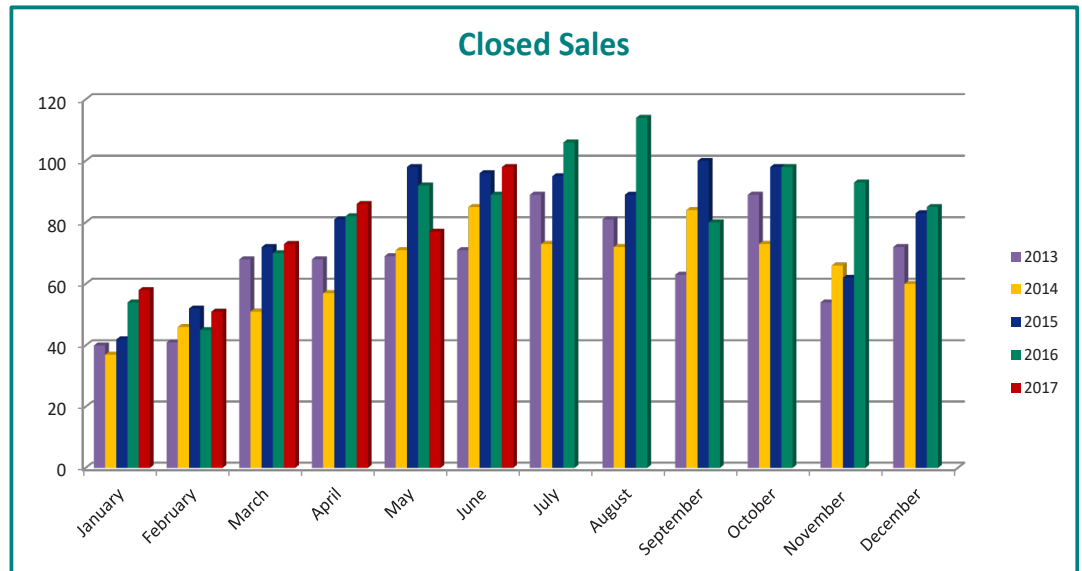
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



CLOSED SALES

MID-COLUMBIA

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

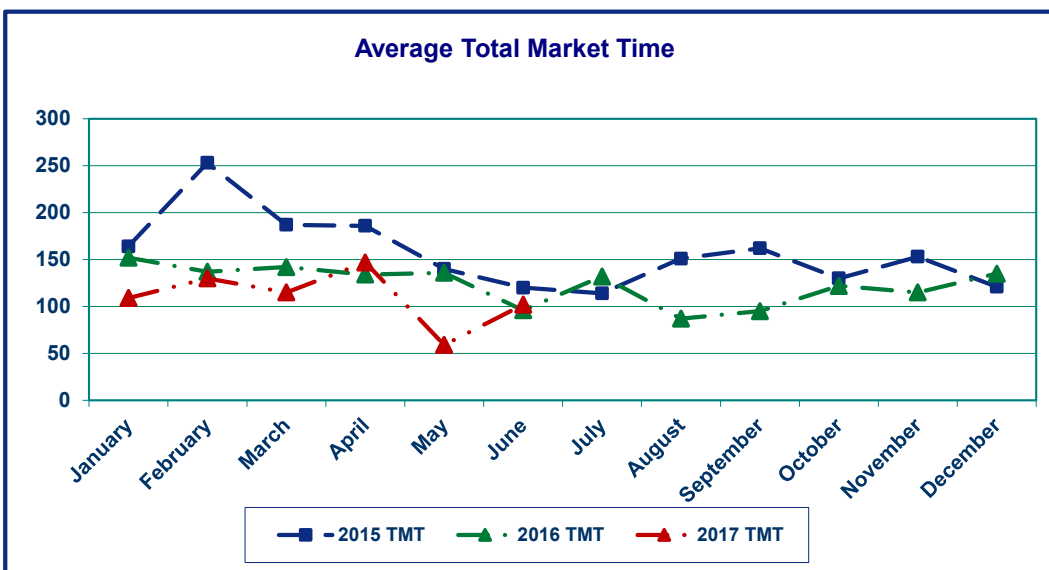


Average Total Market Time

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.

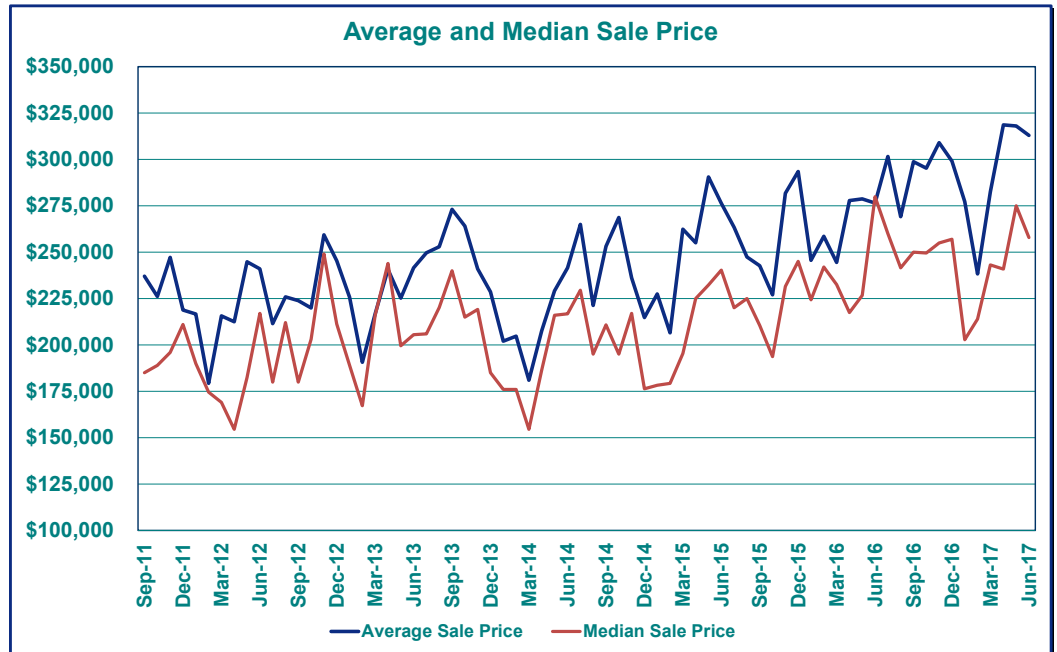
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