

MARKET ACTION



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

Residential Review: Mid-Columbia

December 2018 Reporting Period

December Residential Highlights

December brought more cooling to the Mid-Columbia region to close out the year. Closed sales (58) ended December ten closings short of the 68 closings recorded last year in December 2017 (-14.7%) and 28.4% lower than last month in November 2018 (81).

Pending sales (48) fared similarly, cooling 21.3% from December 2017 (61) and 20.0% from November 2018 (60).

New listings, at 36, cooled 21.7% from December 2017 (46) and 44.6% from November 2018 (65).

Total market time rose by two days in December, ending at 79 days. Inventory rose to 4.3 months during the same period.

Year to Date Summary

Comparing the entirety of 2018 to 2017, closed sales (1,023) decreased 0.2%. Pending sales (1,010) decreased 1.6% and new listings (1,300) decreased 4.2%.

Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price rose 4.4% from \$311,200 to \$325,000. In the same comparison, the median sale price rose 10.7% from \$256,500 to \$284,000.

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	3.8
November	3.1	3.9	3.8
December	2.9	4.2	4.3

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:
+4.6% (\$325,000 v. \$310,800)
Median Sale Price % Change:
+10.7% (\$284,000 v. \$256,500)

*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.

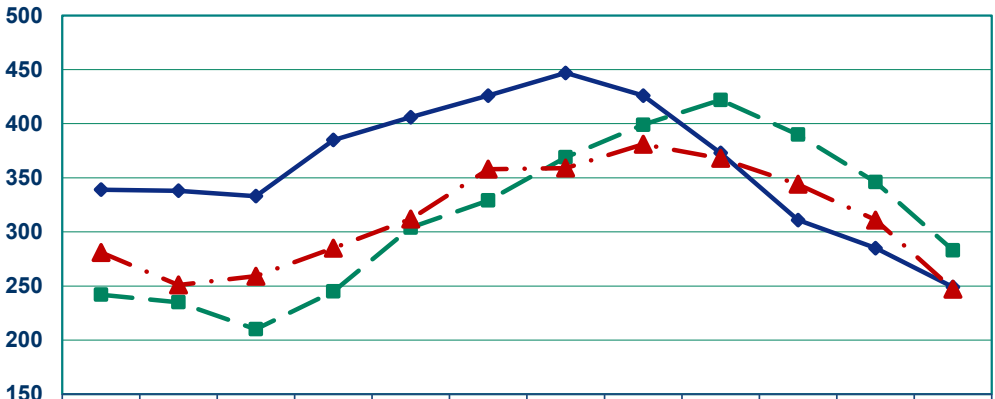
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	36	48	58	361,000	294,500	79
	November	65	60	81	318,000	280,000	77
	Year-to-date	1,300	1,010	1,023	325,000	284,000	89
2017	December	46	61	68	306,600	255,000	86
	Year-to-date	1,357	1,026	1,025	311,200	256,500	92
Change	December	-21.7%	-21.3%	-14.7%	17.7%	15.5%	-8.0%
	Prev Mo 2018	-44.6%	-20.0%	-28.4%	13.5%	5.2%	2.6%
	Year-to-date	-4.2%	-1.6%	-0.2%	4.4%	10.7%	-3.9%

AREA REPORT • 12/2018

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	11	2	4	3	-40.0%	6	721,700	29	85	64	-3.0%	67	497,900	453,000	13.2%	1	550,000	23	225,700	1	260,000
101	Snowden	1	1	-	2	-	1	295,000	85	9	6	-50.0%	5	378,200	368,000	-12.2%	-	-	9	152,400	-	-
102	Trout Lake/ Glenwood	6	-	2	1	-	1	562,500	111	25	14	-33.3%	12	462,500	445,800	19.6%	-	-	9	155,700	-	-
103	Husum/ BZ Corner	3	-	1	0	-	0	-	-	15	8	33.3%	9	453,500	425,000	13.4%	-	-	3	152,800	-	-
104	Lyle/ High Prairie	11	-	2	0	-100.0%	-	-	-	35	15	-16.7%	11	356,100	285,000	12.7%	-	-	17	89,500	1	434,000
105	Dallesport/ Murdock	3	0	-	0	-100.0%	2	199,300	36	28	22	-31.3%	25	218,000	212,000	0.0%	-	-	6	111,300	1	229,000
106	Appleton/ Timber Valley	-	0	1	0	-	0	-	-	6	4	-33.3%	3	228,100	214,200	6.7%	-	-	2	63,000	-	-
108	Goldendale/ Centerville	26	5	9	7	16.7%	5	196,400	191	127	96	-5.9%	91	204,500	179,000	3.0%	-	-	104	62,400	2	139,300
109	Bickleton/ East County	2	1	1	0	-	-	-	-	3	1	-	1	299,000	299,000	-16.7%	-	-	6	92,600	-	-
110	Klickitat	4	1	1	1	-50.0%	3	87,200	21	18	12	0.0%	13	145,300	90,000	3.9%	-	-	6	50,700	1	266,800
	Klickitat Co. Total	67	10	21	14	-6.7%	18	379,400	81	351	242	-12.0%	237	319,500	284,000	10.3%	1	550,000	185	97,700	6	244,700
111	Skamania	2	0	1	0	-	0	0	0	8	3	-75.0%	3	396,700	395,000	17.7%	-	-	6	331,200	-	-
112	North Bonneville	2	0	1	0	-100.0%	0	-	-	21	18	28.8%	20	246,800	255,000	-1.4%	1	155,000	4	40,700	-	-
113	Stevenson	6	1	2	1	-	3	337,500	81	44	32	28.0%	31	330,800	315,000	9.1%	-	-	24	95,500	1	530,000
114	Carson	6	1	4	1	-75.0%	0	-	-	32	30	-26.8%	32	310,700	273,500	19.2%	-	-	12	106,200	1	450,000
115	Home Valley	2	0	0	0	-	0	-	-	7	3	50.0%	3	257,000	283,000	-18.8%	-	-	1	76,000	-	-
116	Cook, Underwood, Mill A, Willard	3	0	1	1	0.0%	1	450,000	54	13	13	-13.3%	13	491,600	398,000	-10.1%	-	-	1	65,000	-	-
117	Unincorporated North	19	0	2	0	-	0	0	0	27	14	40.0%	13	178,100	126,000	22.8%	-	-	5	62,000	-	-
	Skamania Co. Total	40	2	11	3	-50.0%	4	365,600	74	152	113	-5.0%	115	311,300	288,000	3.1%	1	155,000	53	116,400	2	490,000
351	The Dalles	46	12	7	14	-36.4%	16	282,500	47	353	306	-3.5%	321	244,400	235,000	11.7%	9	512,800	41	60,600	7	356,800
352	Dufur	1	-	-	-	-100.0%	0	-	-	11	11	-15.4%	15	305,200	295,000	87.5%	-	-	5	213,600	-	-
353	Tygh Valley	8	-	4	1	-	0	-	-	26	16	100.0%	16	171,700	160,000	-32.4%	1	415,000	2	52,500	-	-
354	Wamic/ Pine Hollow	7	0	-	0	-	3	181,300	90	23	19	58.3%	18	262,500	191,000	38.6%	-	-	4	135,000	-	-
355	Maupin/ Pine Grove	6	2	1	0	-	-	-	-	13	9	0.0%	8	163,500	130,500	9.6%	-	-	3	134,300	-	-
356	Rowena	-	0	0	0	-	0	-	-	2	2	-33.3%	3	273,000	240,000	-2.5%	-	-	-	-	-	-
357	Mosier	6	1	2	1	-50.0%	1	155,000	209	27	19	18.8%	19	465,200	510,000	36.5%	1	400,000	9	213,300	-	-
	Wasco Co. Total	74	15	14	16	-38.5%	20	260,900	62	455	382	1.1%	400	253,700	234,100	15.0%	11	493,600	64	101,900	7	356,800
361	Cascade Locks	6	2	1	4	33.3%	2	299,500	243	38	41	86.4%	37	260,900	248,500	11.4%	-	-	6	80,700	-	-
362	Hood River City	22	4	6	9	0.0%	7	467,200	87	154	131	7.4%	136	468,300	439,500	1.9%	7	975,700	11	209,100	4	442,300
363	Hood River-W	19	-	2	-	-100.0%	3	562,800	90	56	33	-37.7%	31	612,900	550,000	0.8%	-	-	8	313,400	-	-
364	Hood River-E	5	0	1	1	-	1	985,000	145	17	10	0.0%	8	688,000	613,500	-0.2%	-	-	-	-	-	-
366	Odell	4	-	1	0	-	0	-	-	20	17	70.0%	17	395,700	391,000	13.0%	-	-	2	291,300	-	-
367	Parkdale/ Mt. Hood	5	1	1	-	-100.0%	1	570,000	4	38	27	3.8%	28	465,500	447,500	1.1%	-	-	5	174,800	-	-
	Hood River Co. Total	61	7	12	14	0.0%	14	508,100	108	323	259	6.6%	257	457,600	425,000	-3.3%	7	975,700	32	210,900	4	442,300
370	Sherman Co.	5	2	0	1	-	2	155,900	37	19	14	27.3%	14	133,300	140,300	7.6%	-	-	16	25,600	-	-

Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2016	339	338	333	385	406	426	447	426	373	311	285	249
2017	242	235	210	245	304	329	369	399	422	390	346	283
2018	281	251	259	285	312	358	359	381	368	344	311	247

ACTIVE RESIDENTIAL LISTINGS

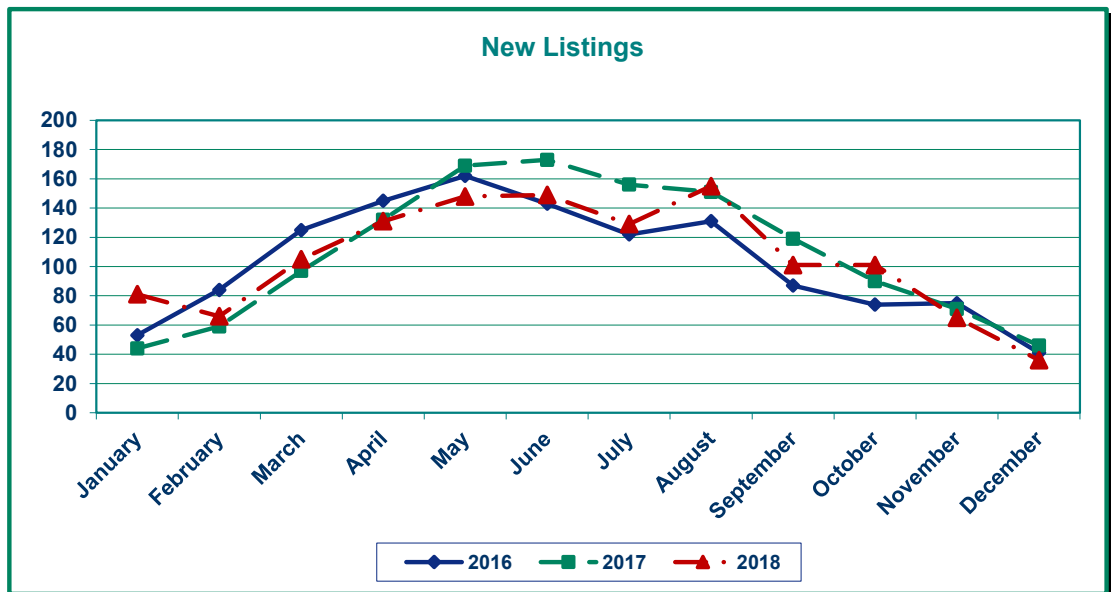
MID-COLUMBIA

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

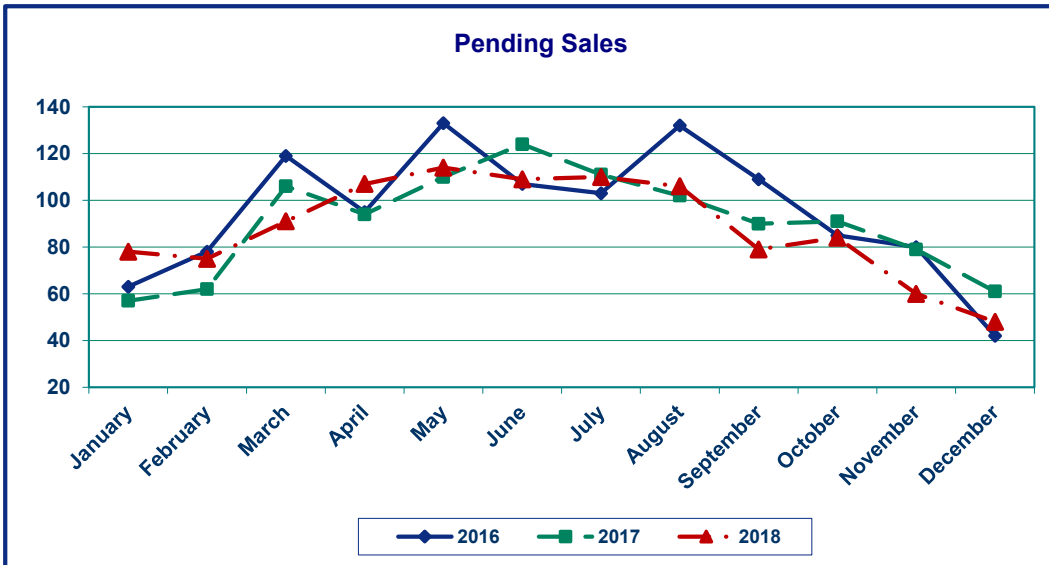
² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/18-12/31/18) with 12 months before (1/1/17-12/31/17).

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

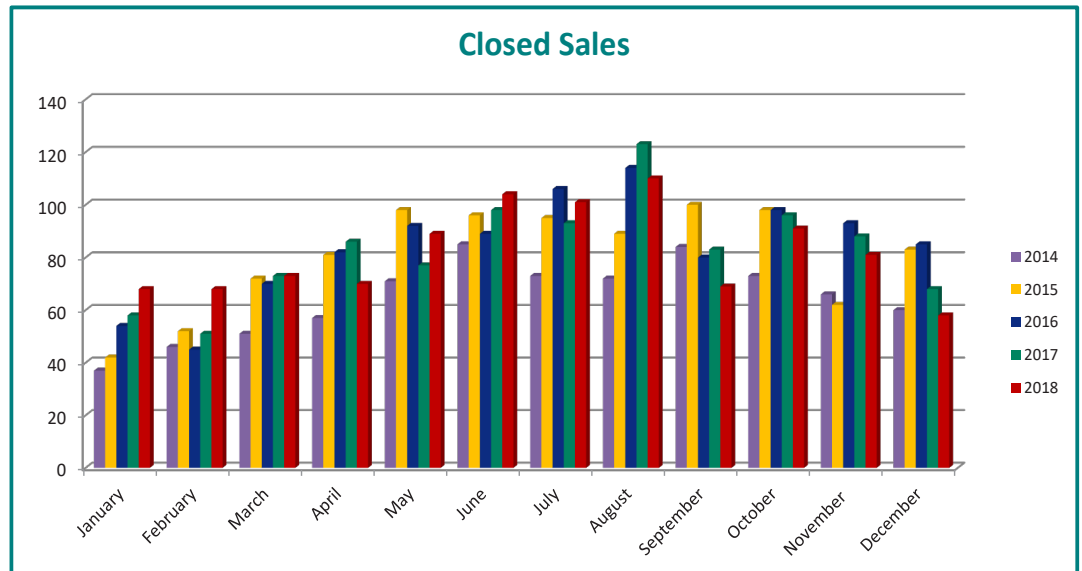
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



CLOSED SALES

MID-COLUMBIA

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

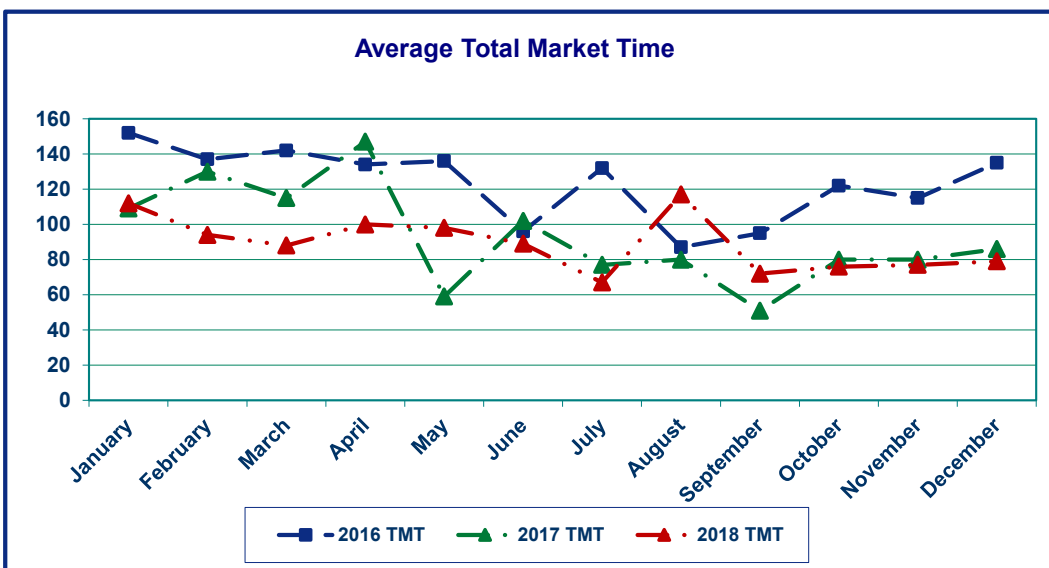


Average Total Market Time

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.

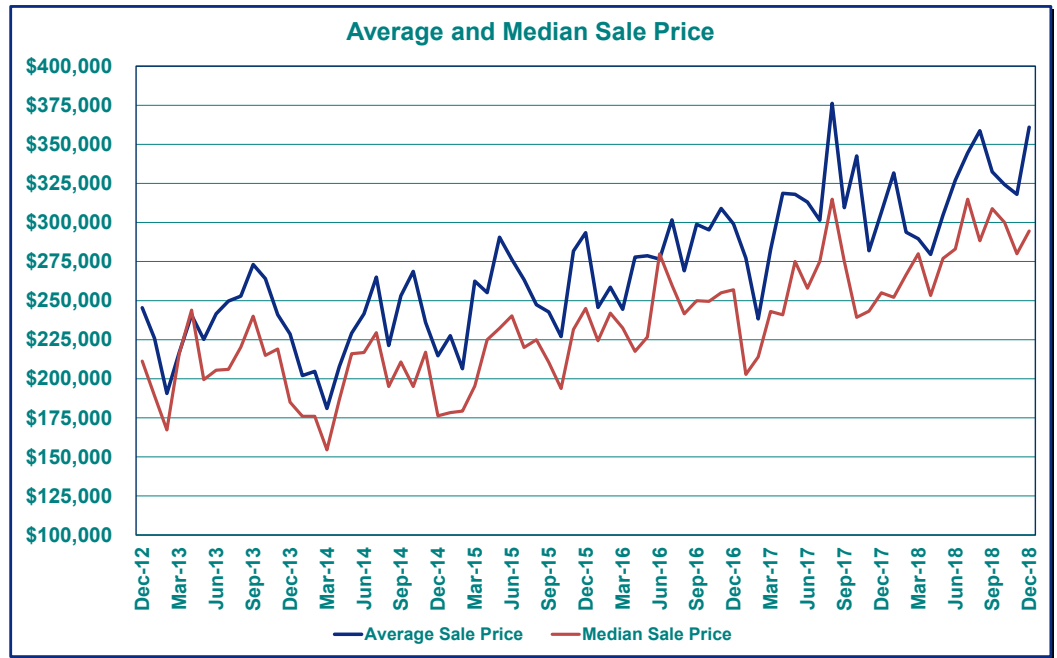
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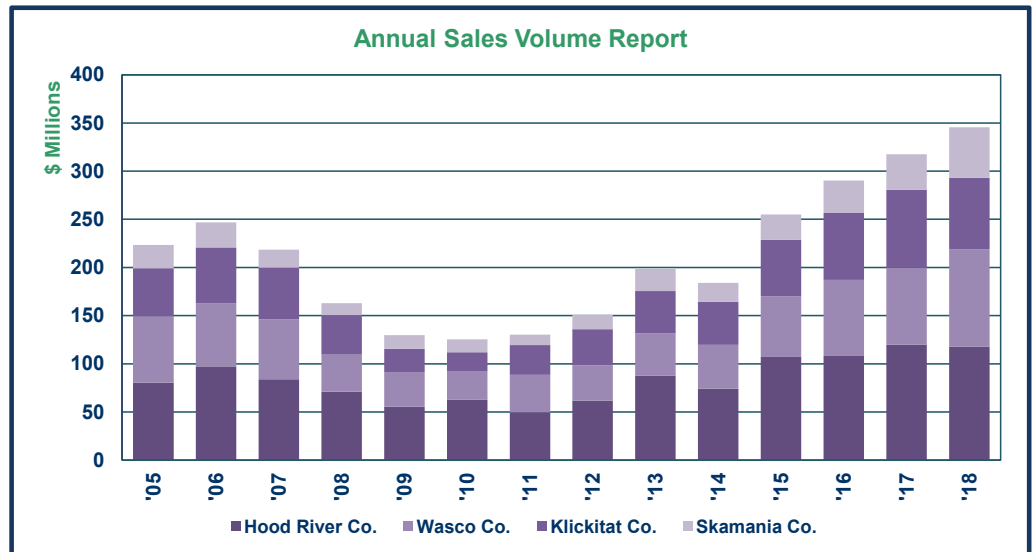
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SALES VOLUME
RESIDENTIAL

This graph shows annual residential sales volume for Skamania County, WA, Klickitat County, WA, Wasco County, OR, and Hood River County, OR.



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