

# MARKET ACTION



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

Residential Review: Mid-Columbia

October 2017 Reporting Period

## October Residential Highlights

Pending sales saw some gains this October in the Mid-Columbia region. There were 91 accepted offers, edging one over September 2017 (90) for a 1.1% increase, but also showing a 7.1% increase over the 85 offers accepted last year in October 2016.

New listings (90) showed a 21.6% increase over October 2016 (74) but fell 24.4% short of the 119 new listings offered just last month in September 2017.

Closed sales (96) outpaced September 2017 (83) by 15.7% but fell two short of matching the 98 closings recorded last year in October 2016.

Total market time increased to 80 days in October, with inventory decreasing by one month to end at 4.1 months.

## Year to Date Summary

Comparing the first ten months of 2017 to 2016, new listings (1,230) have increased 7.1% and closed sales (864) have increased 1.2%, while pending sales (903) have decreased 5.9%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through October of each year, the average sale price has increased 13.8% from \$276,900 to \$315,000. In the same comparison, the median sale price rose 6.2% from \$244,900 to \$260,000.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+12.4% (\$312,800 v. \$278,300)
<b>Median Sale Price % Change:</b>	+6.8% (\$259,900 v. \$243,300)

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

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	4.0
August	6.2	3.7	3.2
September	5.2	4.7	5.1
October	4.6	3.2	4.1
November	6.7	3.1	
December	4.2	2.9	

\*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.

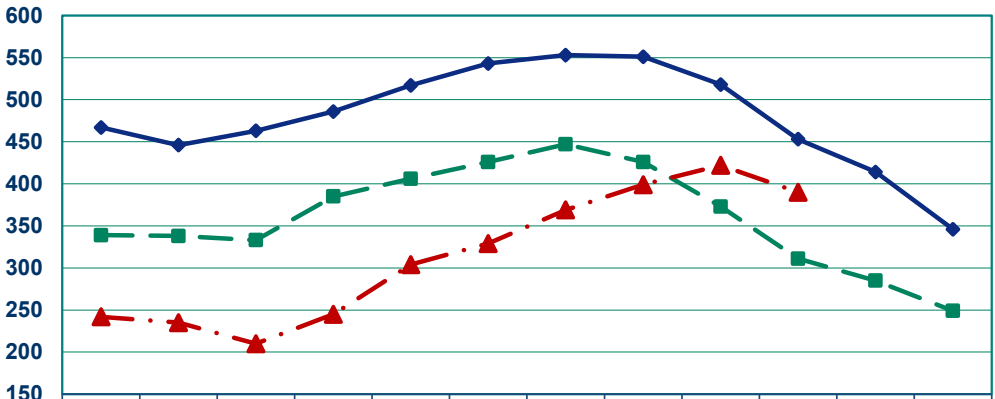
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	October	90	91	96	342,500	239,300	80
	September	119	90	83	309,500	275,000	51
	Year-to-date	1,230	903	864	315,000	260,000	94
2016	October	74	85	98	295,300	249,500	122
	Year-to-date	1,148	960	854	276,900	244,900	127
Change	October	21.6%	7.1%	-2.0%	16.0%	-4.1%	-34.5%
	Prev Mo 2017	-24.4%	1.1%	15.7%	10.7%	-13.0%	56.9%
	Year-to-date	7.1%	-5.9%	1.2%	13.8%	6.2%	-25.7%

# AREA REPORT • 10/2017

## 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 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <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	24	5	3	5	-16.7%	7	309,300	76	77	57	-12.3%	54	449,900	343,800	8.0%	7	573,100	23	183,600	2	365,000
101	Snowden	4	-	0	-	-	1	350,000	9	10	12	71.4%	11	430,800	454,000	2.4%	-	-	3	103,000	-	-
102	Trout Lake/ Glenwood	11	1	-	3	-25.0%	2	446,000	51	23	19	26.7%	17	377,000	356,000	7.4%	-	-	5	158,400	-	-
103	Husum/ BZ Corner	8	1	-	0	-100.0%	1	200,000	2	10	6	-25.0%	6	399,800	406,500	-4.2%	1	625,000	7	109,700	-	-
104	Lyle/ High Prairie	8	1	1	1	-50.0%	1	320,000	15	22	15	-28.6%	15	322,100	300,000	3.7%	1	265,000	17	71,100	-	-
105	Dallesport/ Murdock	10	1	1	2	-	3	120,000	192	40	31	138.5%	29	220,100	189,500	3.4%	-	-	8	65,200	-	-
106	Appleton/ Timber Valley	2	-	0	2	-	2	152,500	111	6	5	66.7%	4	192,000	195,000	0.9%	-	-	4	52,500	-	-
108	Goldendale/ Centerville	40	6	5	5	66.7%	10	175,800	185	140	91	2.2%	93	194,700	171,000	5.1%	1	66,900	74	57,400	1	146,300
109	Bickleton/ East County	1	1	-	-	-	-	-	-	1	-	-100.0%	1	359,000	359,000	452.3%	-	-	2	41,300	-	-
110	Klickitat	4	-	1	0	-	0	-	-	9	9	50.0%	9	125,100	100,000	-17.5%	-	-	2	127,500	1	145,000
	<b>Klickitat Co. Total</b>	<b>112</b>	<b>16</b>	<b>11</b>	<b>18</b>	<b>12.5%</b>	<b>27</b>	<b>235,200</b>	<b>122</b>	<b>338</b>	<b>245</b>	<b>7.5%</b>	<b>239</b>	<b>290,400</b>	<b>245,000</b>	<b>6.4%</b>	<b>10</b>	<b>496,900</b>	<b>145</b>	<b>87,000</b>	<b>4</b>	<b>255,300</b>
111	Skamania	1	0	0	2	100.0%	0	-	-	9	12	300.0%	10	346,600	358,000	-6.5%	1	525,000	4	151,300	-	-
112	North Bonneville	4	2	0	1	0.0%	1	320,000	47	17	12	-20.0%	12	249,400	263,500	4.6%	-	-	1	52,000	2	390,800
113	Stevenson	16	2	-	5	0.0%	7	193,500	123	40	24	-50.0%	25	296,800	260,000	-1.1%	-	-	16	101,600	-	-
114	Carson	15	3	0	2	-60.0%	4	279,400	12	43	32	-15.8%	32	267,000	256,500	45.1%	-	-	7	109,900	1	352,000
115	Home Valley	-	0	0	1	0.0%	0	-	-	1	2	-33.3%	2	312,500	312,500	9.5%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	6	2	0	2	-	4	984,200	109	19	14	75.0%	12	553,300	339,500	15.5%	-	-	2	642,500	-	-
117	Unincorporated North	20	1	1	1	0.0%	0	-	-	13	9	-30.8%	8	142,500	120,000	16.8%	-	-	1	15,000	-	-
	<b>Skamania Co. Total</b>	<b>62</b>	<b>10</b>	<b>1</b>	<b>14</b>	<b>0.0%</b>	<b>16</b>	<b>420,600</b>	<b>87</b>	<b>142</b>	<b>105</b>	<b>-18.0%</b>	<b>101</b>	<b>305,200</b>	<b>260,000</b>	<b>14.6%</b>	<b>1</b>	<b>525,000</b>	<b>31</b>	<b>140,400</b>	<b>3</b>	<b>377,900</b>
351	The Dalles	76	34	6	26	18.2%	21	183,800	36	336	268	-2.2%	250	219,500	206,800	10.0%	9	438,400	29	80,500	5	564,400
352	Dufur	8	1	0	1	-	0	-	-	16	9	12.5%	7	151,100	165,000	-30.4%	-	-	2	111,300	-	-
353	Tygh Valley	12	2	1	0	-	2	382,500	198	17	7	16.7%	7	253,900	219,000	78.1%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	13	2	2	2	100.0%	1	165,000	101	27	12	-33.3%	11	175,800	141,000	-0.6%	-	-	2	50,500	-	-
355	Maupin/ Pine Grove	9	2	1	-	-100.0%	0	-	-	15	9	-10.0%	10	149,200	170,000	-41.1%	-	-	4	210,100	1	215,000
356	Rowena	1	0	0	1	0.0%	0	-	-	2	3	50.0%	2	280,000	280,000	67.9%	-	-	-	-	-	-
357	Mosier	9	-	0	4	33.3%	2	127,500	28	24	13	-43.5%	12	293,200	292,500	8.2%	1	375,000	13	207,800	-	-
	<b>Wasco Co. Total</b>	<b>128</b>	<b>41</b>	<b>10</b>	<b>34</b>	<b>17.2%</b>	<b>26</b>	<b>194,000</b>	<b>51</b>	<b>437</b>	<b>321</b>	<b>-5.9%</b>	<b>299</b>	<b>218,100</b>	<b>201,500</b>	<b>6.2%</b>	<b>10</b>	<b>432,100</b>	<b>50</b>	<b>124,000</b>	<b>6</b>	<b>506,200</b>
361	Cascade Locks	14	6	0	3	0.0%	0	-	-	33	19	-29.6%	21	242,400	240,700	17.5%	-	-	16	50,800	-	-
362	Hood River City	39	10	2	14	55.6%	9	584,600	64	138	108	-6.9%	102	466,100	430,000	16.6%	9	1,001,000	22	227,300	-	-
363	Hood River-W	11	2	3	4	-33.3%	9	764,100	47	65	52	10.6%	50	608,500	550,000	15.6%	-	-	4	213,000	-	-
364	Hood River-E	6	0	0	0	-100.0%	0	-	-	13	10	100.0%	11	670,500	709,000	-18.8%	-	-	-	-	-	-
366	Odell	5	3	0	2	-	0	-	-	18	9	-50.0%	8	346,500	356,400	15.6%	-	-	1	772,800	2	397,500
367	Parkdale/ Mt. Hood	7	1	1	1	-83.3%	5	430,900	33	29	25	-35.9%	27	470,700	405,000	27.4%	1	230,000	8	208,400	-	-
	<b>Hood River Co. Total</b>	<b>82</b>	<b>22</b>	<b>6</b>	<b>24</b>	<b>-7.7%</b>	<b>23</b>	<b>621,400</b>	<b>50</b>	<b>296</b>	<b>223</b>	<b>-11.5%</b>	<b>219</b>	<b>483,600</b>	<b>425,000</b>	<b>21.1%</b>	<b>10</b>	<b>923,900</b>	<b>51</b>	<b>178,600</b>	<b>2</b>	<b>397,500</b>
370	Sherman Co.	6	1	1	1	-	4	114,700	123	17	9	-18.2%	6	125,400	146,800	-10.1%	2	87,500	2	42,500	-	-

### Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
◆ 2015	467	446	463	486	517	543	553	551	518	453	414	346
■ 2016	339	338	333	385	406	426	447	426	373	311	285	249
▲ 2017	242	235	210	245	304	329	369	399	422	390		

### ACTIVE RESIDENTIAL LISTINGS

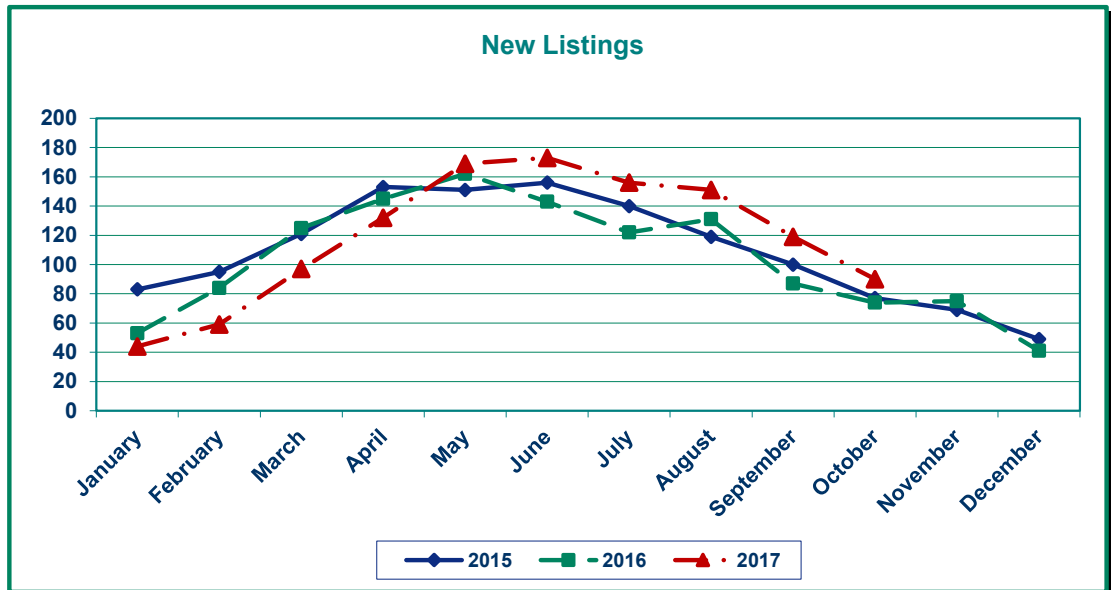
#### MID-COLUMBIA

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

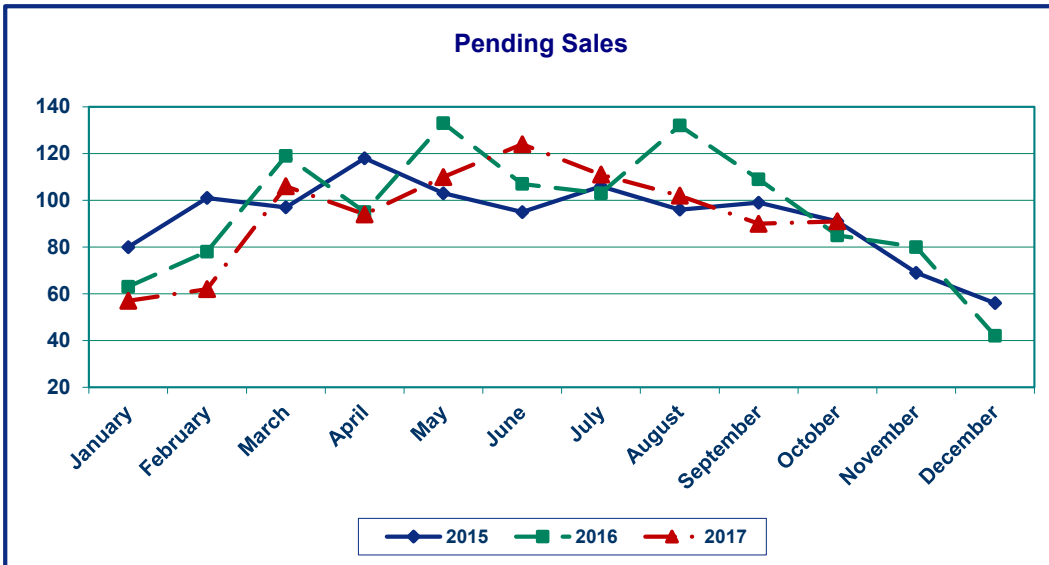
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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

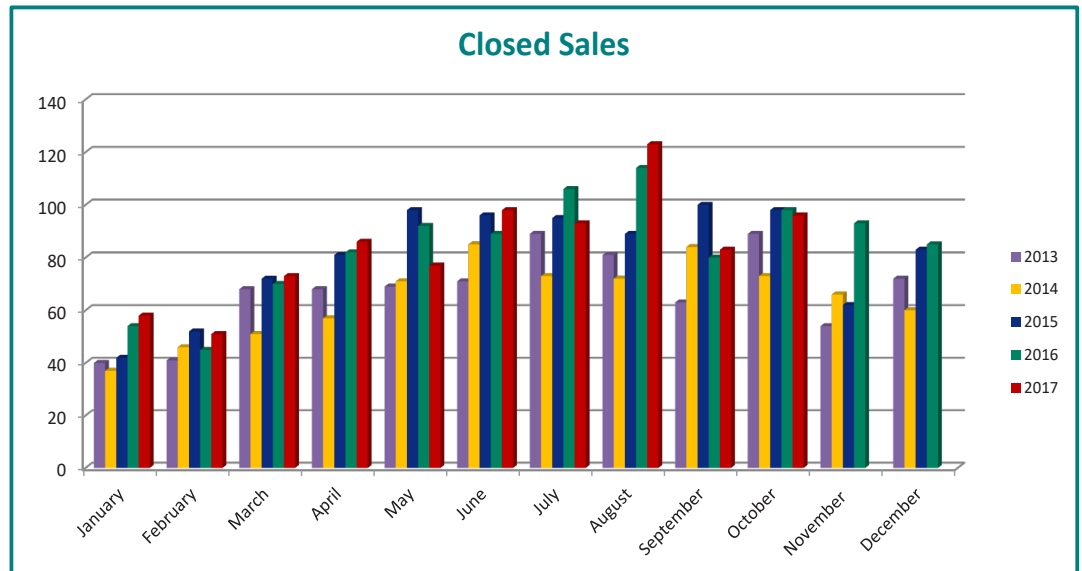
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



## CLOSED SALES

### MID-COLUMBIA

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

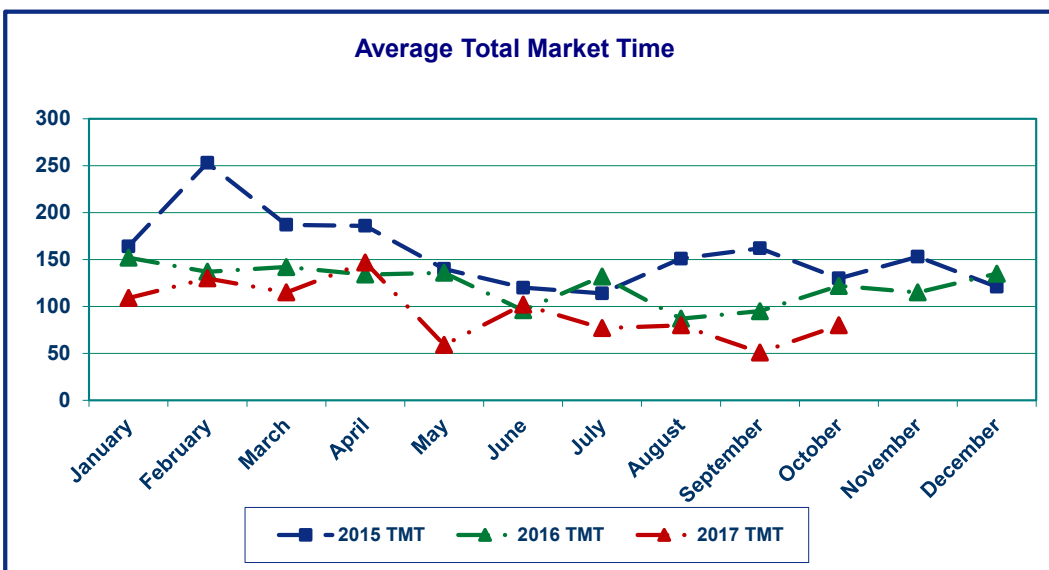


## Average Total Market Time

## 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.*

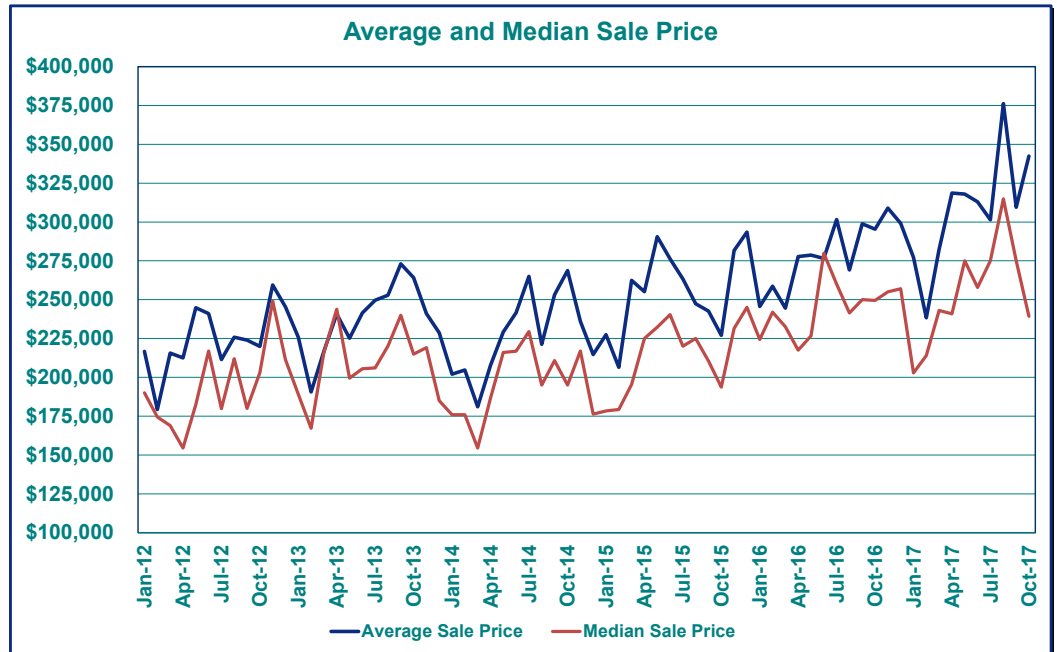
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