



MARKET ACTION REPORT

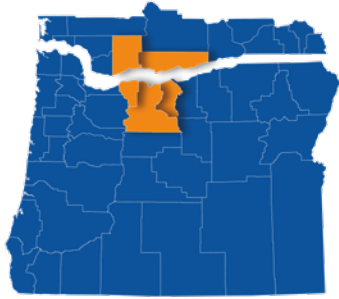
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Mid-Columbia March 2024 Reporting Period

Mid-Columbia

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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (95) increased 17.3% from the 81 listed in March 2023, and increased 61.0% from the 59 listed in February 2024.

Pending Sales

Pending sales (62) decreased 7.5% from the 67 offers accepted in March 2023, and increased 14.8% from the 54 offers accepted in February 2024.

Closed Sales

Closed sales (45) decreased 11.8% from the 51 closings in March 2023, and decreased 8.2% from the 49 closings in February 2024.

Inventory and Time on Market

Inventory increased to 5.2 months in March. Total market time decreased to 89 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (199) decreased 1.5%, pending sales (150) decreased 11.2%, and closed sales (132) decreased 7.0%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has decreased 1.0% from \$482,700 to \$478,100. In the same comparison, the median sale price has held steady at \$400,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -2.0% (\$510,600 v. \$521,200)

Median Sale Price % Change: 0.0% (\$430,000 v. \$430,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2022	2023	2024
January	1.3	3.9	5.5
February	2.0	3.8	4.0
March	1.7	3.4	5.2
April	1.6	3.5	
May	2.0	2.6	
June	1.9	3.4	
July	2.9	3.3	
August	2.8	3.7	
September	2.8	4.6	
October	3.9	4.1	
November	3.1	4.8	
December	3.9	4.5	

Residential Trends

March 2024 vs. February 2024

New Listings **+61.0%** ↑

Pending Sales **+14.8%** ↑

Closed Sales **-8.2%** ↓

Average Sale Price **+3.5%** ↑

Median Sale Price **-5.9%** ↓

Inventory **+1.2** ↑

Total Market Time **-5** ↓

March 2024 vs. March 2023

New Listings **+17.3%** ↑

Pending Sales **-7.5%** ↓

Closed Sales **-11.8%** ↓

Average Sale Price **+0.6%** ↑

Median Sale Price **-3.6%** ↓

Inventory **+1.8** ↑

Total Market Time **+17** ↑

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Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	4	1	3
100K-200K	1	6	4
200K-300K	6	8	7
300K-400K	16	14	8
400K-500K	16	4	7
500K-600K	5	11	4
600K-700K	7	4	5
700K-800K	3	1	1
800K-900K	2	3	2
900K-1M	0	2	1
1MM-1.1MM	0	1	1
1.1MM-1.2MM	1	1	1
1.2MM-1.3MM	1	2	1
1.3MM-1.4MM	2	0	0
1.4MM-1.5MM	0	0	1
1.5MM-1.6MM	0	1	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	1
1.9MM-2MM	0	0	0
2MM+	0	0	0



90th Percentile



50th Percentile



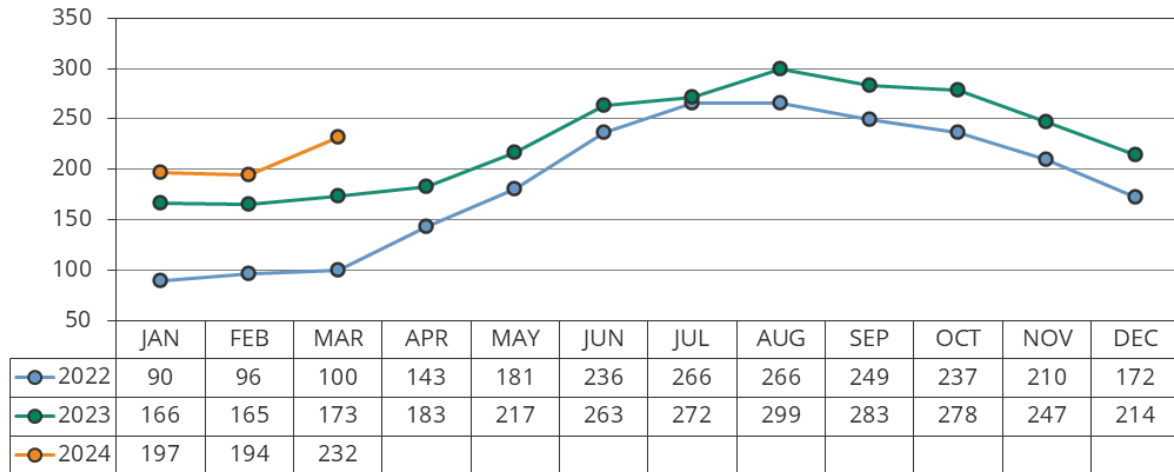
10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	95	62	45	493,000	400,000	89
	February	59	54	49	476,200	425,000	94
	Year-To-Date	199	150	132	478,100	400,000	92
2023	March	81	67	51	490,200	415,000	72
	Year-To-Date	202	169	142	482,700	400,000	83
Change	March 2023	17.3%	-7.5%	-11.8%	0.6%	-3.6%	23.9%
	Prev Mo 2024	61.0%	14.8%	-8.2%	3.5%	-5.9%	-5.2%
	Year-To-Date	-1.5%	-11.2%	-7.0%	-1.0%	0.0%	10.7%

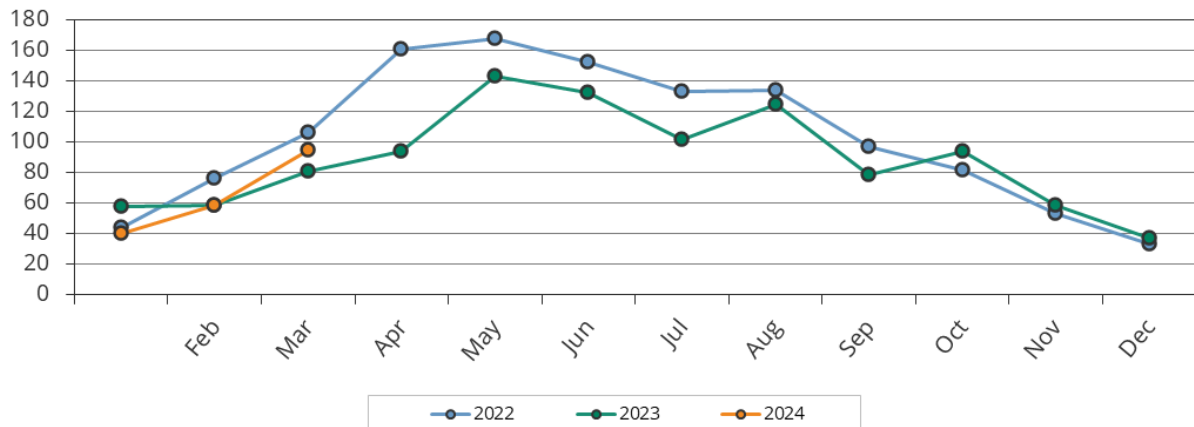
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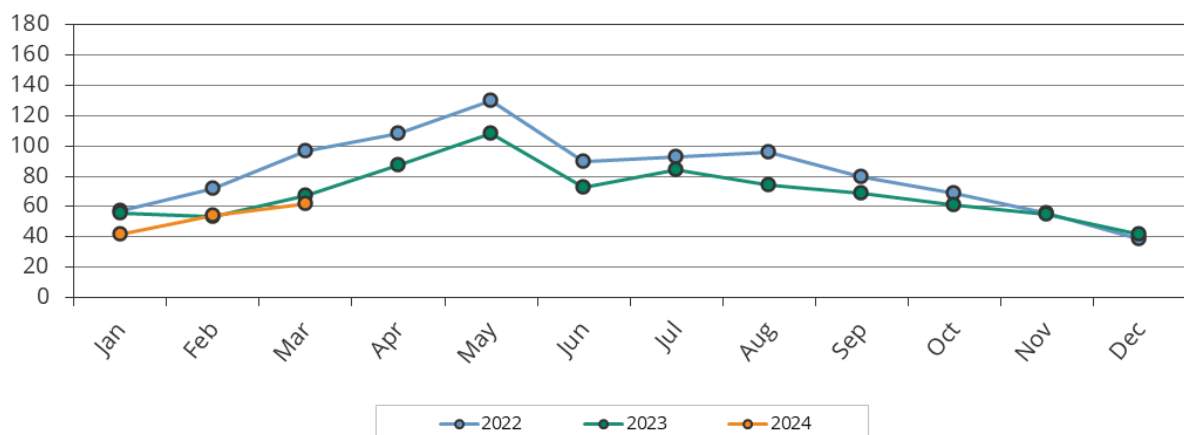
Active Residential Listings



New Listings



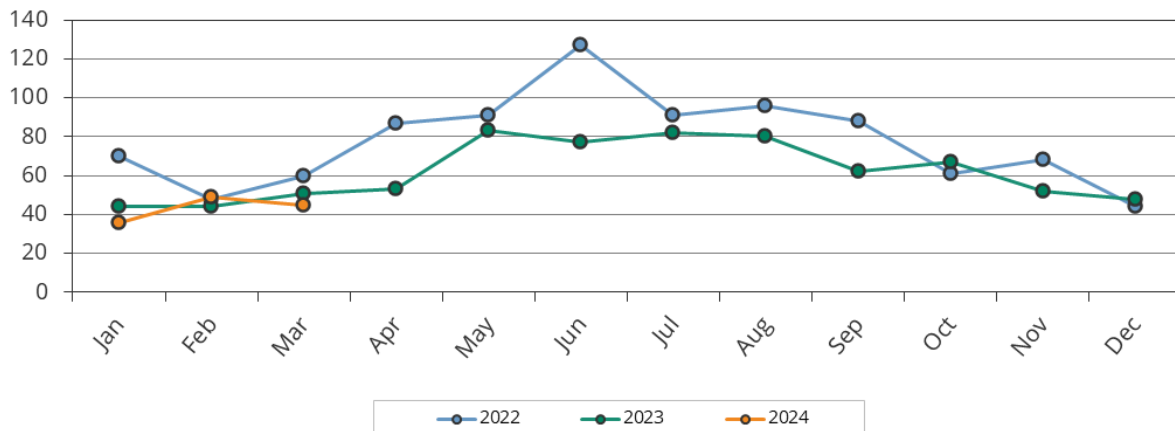
Pending Sales



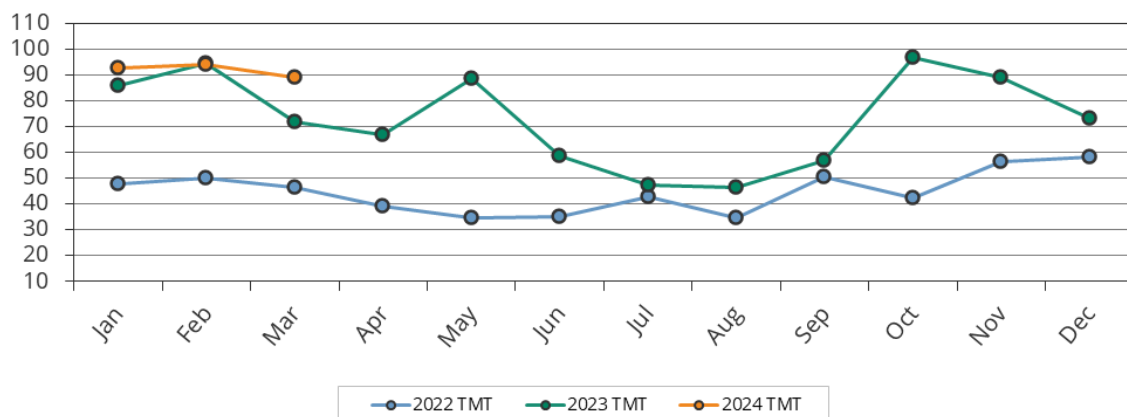
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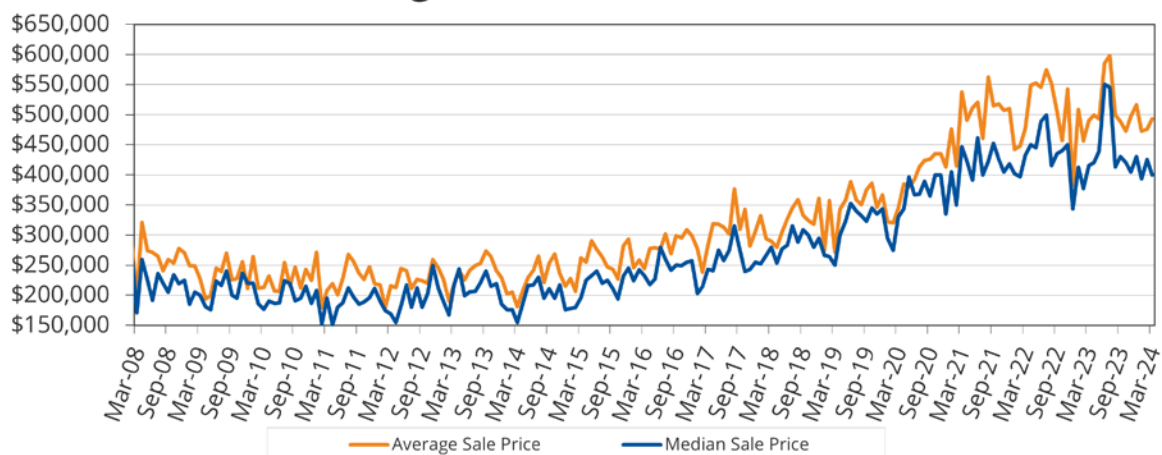
Closed Sales



Average Total Market Time



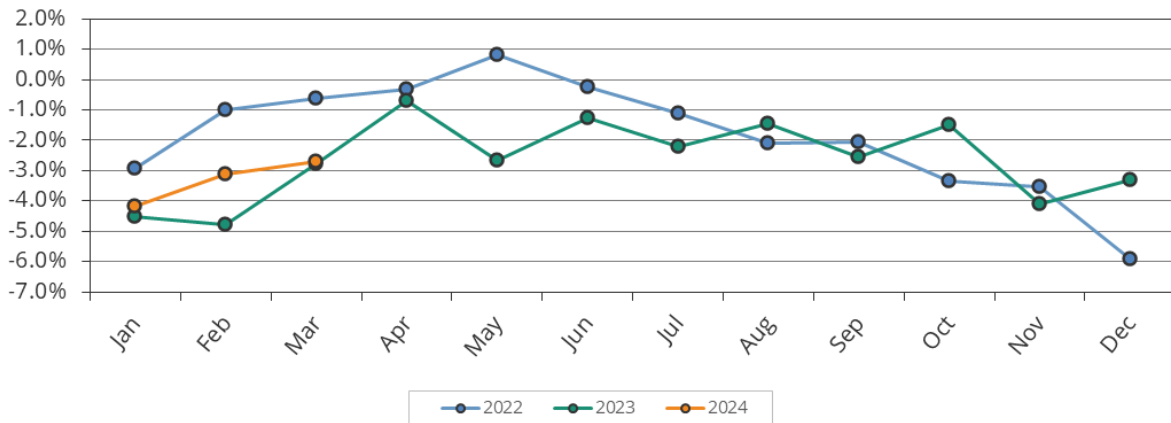
Average and Median Sale Price



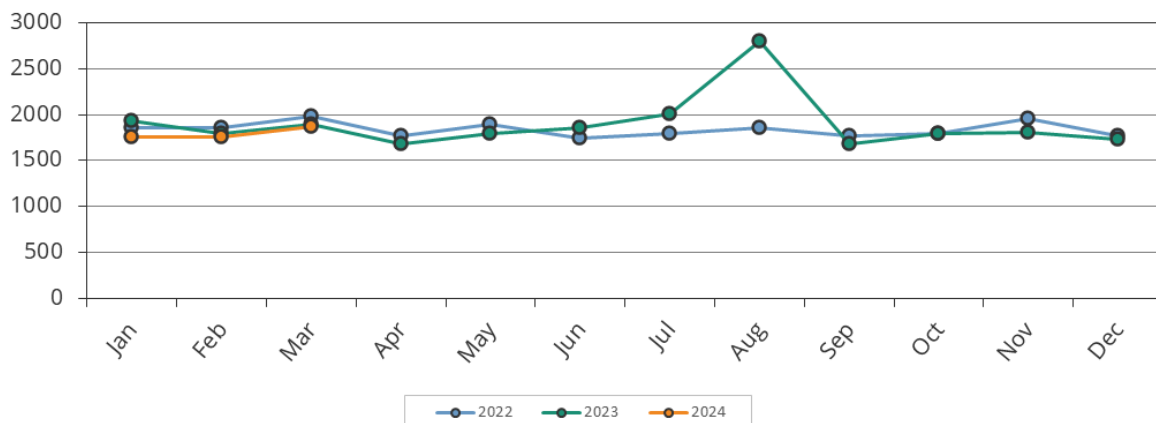
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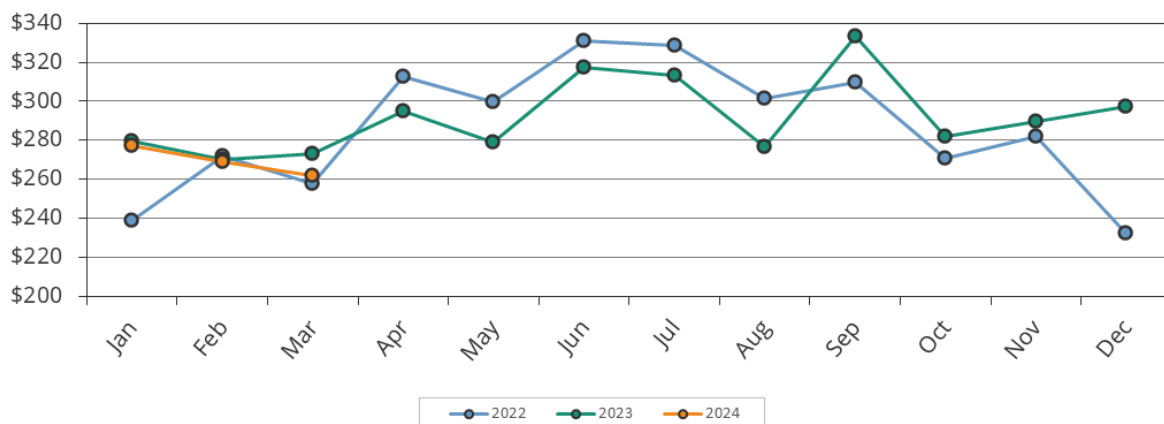
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



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Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 24 v. 23 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 24 v. 23 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon / Bingen	16	7	3	5	-16.7%	6	1,096,300	89	12	10	-41.2%	12	1,042,400	928,200	6.6%	3	649,200	5	288,400	-	-
101	Snowden	3	1	-	1	-	0	-	-	1	2	100.0%	0	-	-	6.6%	0	-	0	-	0	-
102	Trout Lake / Glenwood	2	1	1	1	-	-	-	-	1	2	100.0%	2	509,500	509,500	-16.7%	-	-	4	386,000	-	-
103	Husum / BZ Corner	2	1	0	1	-	1	659,000	66	2	2	100.0%	1	659,000	659,000	73.1%	-	-	-	-	-	-
104	Lyle / High Prairie	7	3	0	1	-50.0%	-	-	-	7	2	-71.4%	1	319,900	319,900	13.2%	-	-	3	150,200	-	-
105	Dallesport / Murdock	6	2	-	0	-100.0%	1	350,000	1	5	2	-50.0%	2	385,000	385,000	10.7%	-	-	1	23,000	-	-
106	Appleton/ Timber Valley	-	0	1	0	-	1	345,000	27	1	1	0.0%	2	317,000	317,000	-7.2%	-	-	-	-	-	-
108	Goldendale / Centerville	34	11	-	9	80.0%	7	265,100	129	20	20	5.3%	20	321,200	302,000	0.3%	1	685,000	8	133,500	1	280,000
109	Bickleton/ East County	-	0	0	0	-	0	-	-	0	0	-	-	-	-	-	-	2	75,000	-	-	
110	Klickitat	2	2	1	0	-	-	-	-	2	-	-100.0%	-	-	-	-55.8%	-	-	1	190,000	-	-
	Klickitat Co. Total	72	28	6	18	20.0%	16	611,700	96	51	41	-21.2%	40	558,400	391,000	-100.0%	4	658,100	24	202,800	1	280,000
111	Skamania	2	-	-	0	-	1	339,000	79	1	4	100.0%	3	741,300	875,000	0.9%	-	-	-	-	-	-
112	North Bonneville	5	1	0	2	100.0%	0	-	-	2	2	-60.0%	1	735,000	735,000	-4.3%	-	-	-	-	-	-
113	Stevenson	7	0	0	3	200.0%	-	-	-	5	7	16.7%	5	503,800	475,000	-1.2%	-	-	6	201,700	-	-
114	Carson	9	7	2	3	-25.0%	-	-	-	11	6	-25.0%	5	365,600	430,000	3.7%	-	-	3	159,800	-	-
115	Home Valley	1	0	0	1	-	1	450,000	144	0	1	0.0%	1	450,000	450,000	0.6%	-	-	-	-	-	-
116	Cook / Underwood / Mill A / Willard	4	2	-	1	-50.0%	0	-	-	5	2	-33.3%	1	855,000	855,000	15.2%	-	-	-	-	-	-
117	Unincorporated North	7	0	0	0	-	1	409,500	137	0	1	-	2	292,300	292,300	4.9%	-	-	-	-	-	-
	Skamania Co. Total	35	10	2	10	25.0%	3	399,500	120	24	23	-8.0%	18	510,900	450,000	5.6%	-	-	9	187,700	-	-
351	The Dalles	53	20	6	16	-36.0%	12	310,900	72	62	44	-15.4%	41	340,200	357,500	-5.8%	3	653,300	4	81,100	1	585,000
352	Dufur	4	1	1	1	-50.0%	1	400,000	1	5	3	0.0%	3	391,700	400,000	-11.7%	-	-	-	-	-	-
353	Tygh Valley	6	3	1	1	0.0%	2	351,000	191	4	3	-40.0%	3	347,300	340,000	-18.1%	-	-	2	61,800	-	-
354	Wamic / Pine Hollow	4	1	0	1	0.0%	0	-	-	2	1	0.0%	0	-	-	14.7%	0	-	0	-	0	-
355	Maupin / Pine Grove	6	4	1	1	0.0%	1	205,000	9	5	3	50.0%	2	197,000	197,000	-24.3%	-	-	-	-	-	-
356	Rowena	0	0	0	0	-	0	-	-	0	0	-	1	846,000	846,000	73.4%	-	-	-	-	-	-
357	Mosier	3	2	0	-	-	2	591,900	128	2	2	-	2	591,900	591,900	-26.0%	-	-	-	-	-	-
	Wasco Co. Total	76	31	9	20	-33.3%	18	345,600	84	80	56	-11.1%	52	357,500	356,300	-63.0%	3	653,300	6	74,700	1	585,000
361	Cascade Locks	3	2	0	0	-100.0%	0	-	-	3	0	-100.0%	-	-	-	-15.3%	-	-	1	135,000	-	-
362	Hood River City	16	8	0	5	-28.6%	1	665,000	75	14	11	-21.4%	7	706,900	699,000	1.3%	2	782,000	1	600,000	-	-
363	Hood River-W	13	7	-	3	-25.0%	3	824,300	43	11	6	20.0%	5	790,300	840,000	-21.5%	-	-	3	496,300	-	-
364	Hood River-E	2	1	0	2	-	0	-	-	2	2	-	0	-	-	-0.7%	0	-	0	-	0	-
366	Odell	3	2	0	1	-	3	543,000	63	5	4	300.0%	5	533,800	499,000	11.1%	1	525,000	-	-	-	-
367	Parkdale / Mt. Hood	6	4	1	2	100.0%	0	-	-	6	2	0.0%	1	390,000	390,000	20.5%	-	-	-	-	-	-
	Hood River Co. Total	43	24	1	13	0.0%	7	681,000	56	41	25	0.0%	18	664,400	651,900	-1.8%	3	696,300	5	444,800	-	-
370	Sherman Co.	6	2	0	1	0.0%	1	209,000	211	3	5	25.0%	400.0%	257,200	260,000	-14.1%	-	-	-	-	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2024 with March 2023. The year-to-date section compares 2024 year-to-date statistics through March with 2023 year-to-date statistics through March.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/23-3/31/24) with 12 months before (4/1/22-3/31/23).

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.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

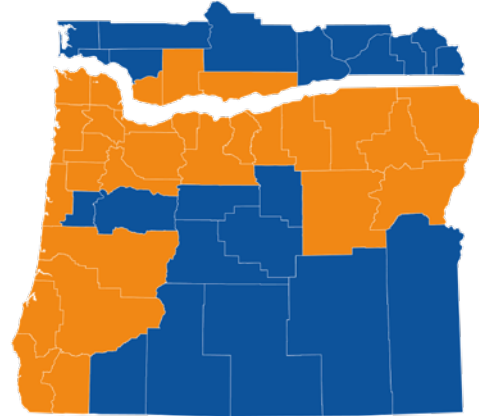
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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