

MARKET ACTION



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

Residential Review: Mid-Columbia

February 2015 Reporting Period

February Residential Highlights

The Mid-Columbia region saw another month of strong real estate activity. Pending sales, at 101, rose 26.3% compared to January and 119.6% compared to last February. In fact, it was the best February for pending sales in the region on the RMLS™ record! New listings (95) outpaced January (83) by 14.5% and last February (66) by 43.9%. Closed sales fared similarly well, the 52 closings a 23.8% increase over January (42) and a 13.0% increase over February 2014 (46).

Total market time increased in February to 253 days, and inventory decreased to 8.6 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$232,500) with the average price of homes ending February 2014 (\$239,500) shows a decrease of 2.8%. The same comparison of the median shows a decrease of 6.3% over the same period.

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

Average Sale Price % Change:

-2.8% (\$232,500 v. \$239,500)

Median Sale Price % Change:

-6.3% (\$199,300 v. \$212,800)

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

Inventory in Months*

	2013	2014	2015
January	13.4	13.6	11.1
February	12.9	11.2	8.6
March	8.1	9.9	
April	9.1	8.9	
May	10.0	8.1	
June	10.0	7.4	
July	8.5	8.9	
August	9.4	9.2	
September	11.4	7.7	
October	7.3	8.3	
November	10.8	8.4	
December	6.9	7.9	

*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
2015	February	95	101	52	206,500	179,300	253
	January	83	80	42	227,500	178,300	164
	Year-to-date	179	179	94	215,900	179,300	213
2014	February	66	46	46	204,700	176,000	195
	Year-to-date	143	90	83	203,500	176,000	171
Change	February	43.9%	119.6%	13.0%	0.9%	1.9%	29.7%
	Prev Mo 2015	14.5%	26.3%	23.8%	-9.2%	0.6%	54.3%
	Year-to-date	25.2%	98.9%	13.3%	6.1%	1.9%	24.5%

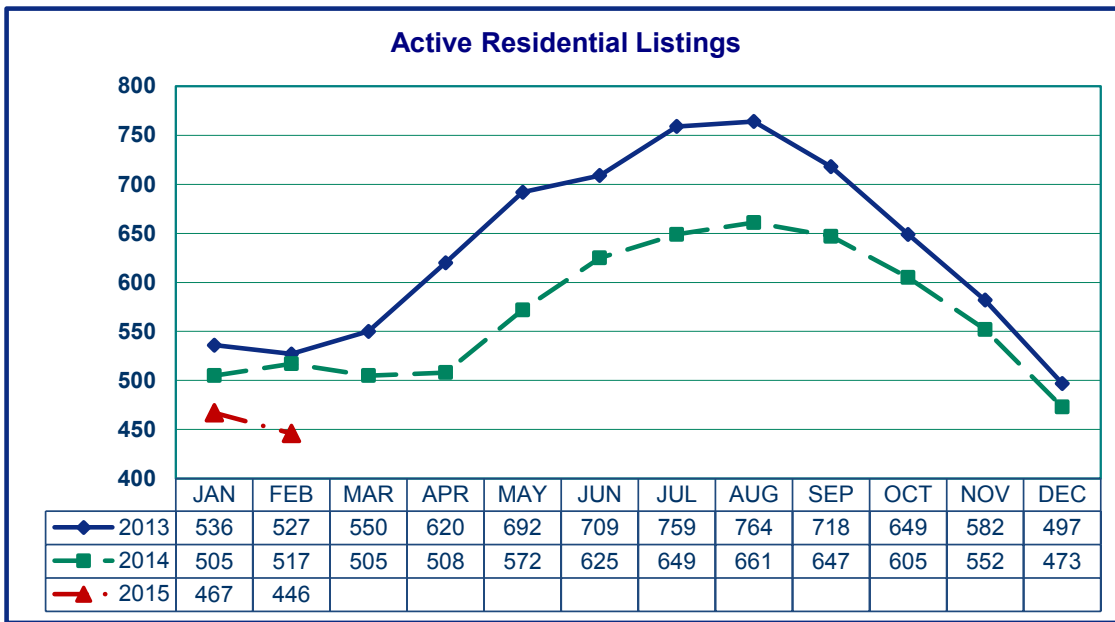
AREA REPORT • 2/2015

Mid-Columbia

		RESIDENTIAL															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 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 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
100	White Salmon/ Bingen	21	1	4	7	75.0%	3	201,700	286	8	14	180.0%	4	280,000	226,000	-4.3%	-	-	3	162,500	-	-
101	Snowden	9	-	-	2	0.0%	1	398,000	115	5	3	50.0%	2	349,000	349,000	11.8%	-	-	1	143,000	-	-
102	Trout Lake/ Glenwood	12	3	-	1	-	1	185,600	90	5	3	-	2	307,800	307,800	11.3%	-	-	3	163,300	-	-
103	Husum/ BZ Corner	8	1	2	1	-50.0%	1	260,000	82	3	1	-50.0%	1	260,000	260,000	35.6%	-	-	-	-	-	-
104	Lyle/ High Prairie	12	-	-	-	-100.0%	2	289,300	1,234	1	2	100.0%	4	249,700	289,300	16.8%	-	-	3	97,000	-	-
105	Dallesport/ Murdock	16	-	-	1	0.0%	2	150,800	38	4	2	0.0%	3	127,300	80,300	-6.4%	-	-	1	100,000	-	-
106	Appleton/ Timber Valley	3	-	-	-	-	0	-	-	-	1	-	0	-	-	5.4%	0	-	0	-	0	-
108	Goldendale/ Centerville	70	12	3	6	-14.3%	6	146,600	508	21	14	-6.7%	12	130,300	114,300	2.5%	-	-	2	170,000	-	-
109	Bickleton/ East County	1	-	-	1	-	2	142,100	9	1	2	-	2	142,100	142,100	-	-	-	4	81,200	-	-
110	Klickitat	5	-	1	1	-	-	-	-	-	2	-	1	187,500	187,500	-21.8%	-	-	3	76,200	-	-
	Klickitat Co. Total	157	17	10	20	17.6%	18	194,000	375	48	44	63.0%	31	197,100	185,600	4.4%	-	-	20	120,200	-	-
111	Skamania	2	1	1	-	-	1	285,000	45	1	0	-100.0%	1	285,000	285,000	-20.0%	-	-	2	230,000	-	-
112	North Bonneville	3	1	-	1	0.0%	0	-	-	2	2	100.0%	0	-	-	11.7%	0	-	0	-	0	-
113	Stevenson	14	3	1	-	-100.0%	0	0	0	4	2	-33.3%	0	0	-	-13.2%	-	-	2	34,000	-	-
114	Carson	5	5	2	3	-	0	-	-	5	3	200.0%	0	-	-	-2.8%	0	-	0	-	0	-
115	Home Valley	1	0	1	-	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
116	Cook, Underwood, Mill A, Willard	13	3	-	2	-	1	125,000	83	4	2	100.0%	1	125,000	125,000	-14.0%	-	-	-	-	-	-
117	Unincorporated North	18	2	-	-	-	0	-	-	4	1	-	0	-	-	-1.1%	0	-	0	-	0	-
	Skamania Co. Total	56	15	5	6	100.0%	2	205,000	64	20	10	42.9%	2	205,000	205,000	-12.9%	-	-	4	132,000	-	-
361	The Dalles	89	18	4	31	63.2%	19	199,400	207	42	60	106.9%	33	179,100	155,000	0.0%	-	-	3	32,000	-	-
362	Dufur	5	0	1	-	-	0	-	-	-	0	-	1	169,000	169,000	51.3%	-	-	-	-	-	-
363	Tygh Valley	2	-	-	2	-	2	55,000	213	-	3	200.0%	2	55,000	55,000	142.1%	-	-	1	25,000	-	-
364	Wamic/ Pine Hollow	15	2	1	2	-	1	126,000	676	2	2	0.0%	1	126,000	126,000	0.2%	-	-	-	-	-	-
365	Maupin/ Pine Grove	4	0	-	1	-	-	-	-	-	1	-	2	118,300	118,300	-49.0%	-	-	1	12,000	-	-
366	Rowena	2	0	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	50,000	-	-	
367	Mosier	10	1	2	1	-	1	34,000	9	5	1	0.0%	2	152,000	152,000	5.0%	-	-	2	102,800	-	-
	Wasco Co. Total	127	21	8	37	94.7%	23	176,500	219	49	68	106.1%	41	167,200	139,000	-1.8%	-	-	8	48,600	-	-
361	Cascade Locks	7	5	1	1	0.0%	0	-	-	5	1	0.0%	0	-	-	10.9%	0	-	0	-	0	-
362	Hood River City	44	21	2	23	475.0%	7	276,100	57	33	32	166.7%	14	319,000	303,500	7.6%	1	1,900,000	2	339,000	1	255,000
363	Hood River-W	20	6	2	3	-	0	0	0	10	9	28.6%	1	419,000	419,000	-7.2%	-	-	2	189,200	-	-
364	Hood River-E	6	2	-	2	-	1	486,000	618	3	3	-	3	458,700	486,000	-2.3%	-	-	-	-	-	-
366	Odell	4	1	2	2	0.0%	0	-	-	3	2	0.0%	0	-	-	-25.0%	0	-	0	-	0	-
367	Parkdale/ Mt. Hood	16	5	1	5	-	1	360,000	219	6	8	-	2	330,000	330,000	14.2%	-	-	-	-	-	-
	Hood River Co. Total	97	40	8	36	414.3%	9	308,700	137	60	55	150.0%	20	346,100	311,500	2.9%	1	1,900,000	4	264,100	1	255,000
370	Sherman Co.	9	2	1	2	-	0	-	-	2	2	100.0%	0	-	-	70.7%	0	-	0	-	0	-

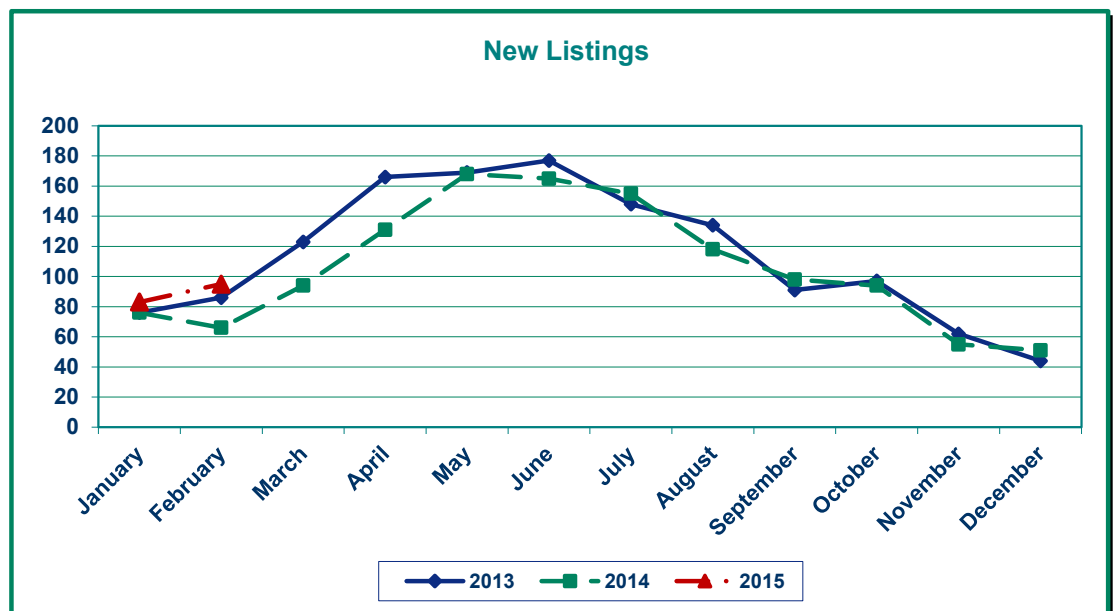
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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 2015 with February 2014. The Year-To-Date section compares 2015 year-to-date statistics through February with 2014 year-to-date statistics through February.

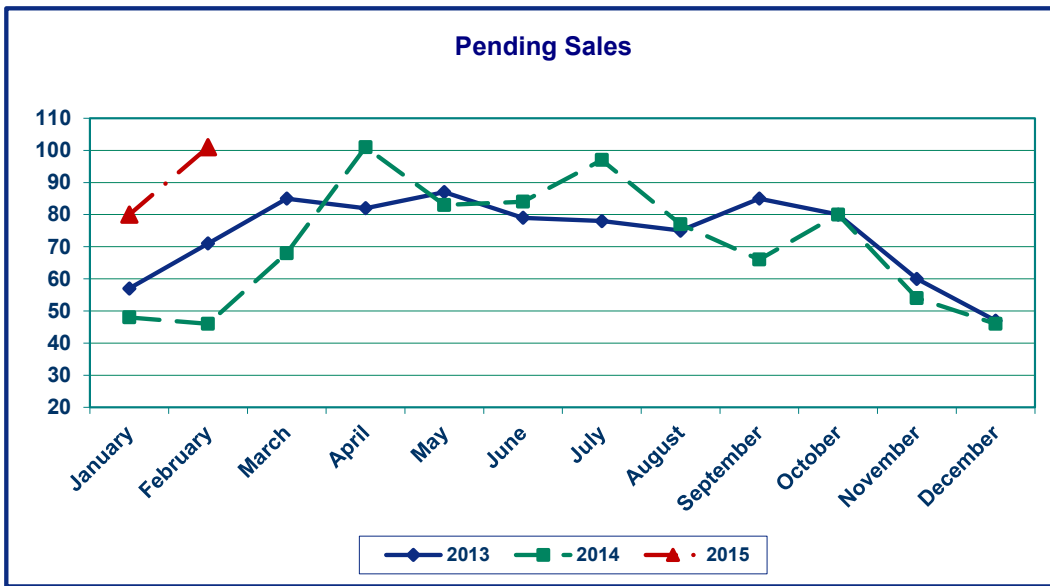
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/14-2/28/15) with 12 months before (3/1/13-2/28/14).

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

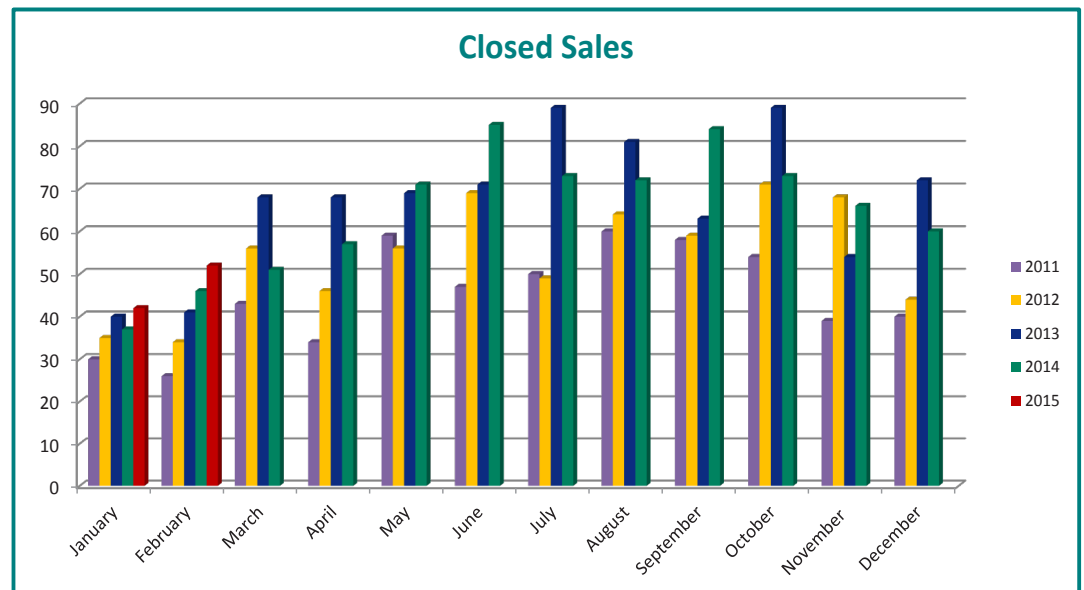
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



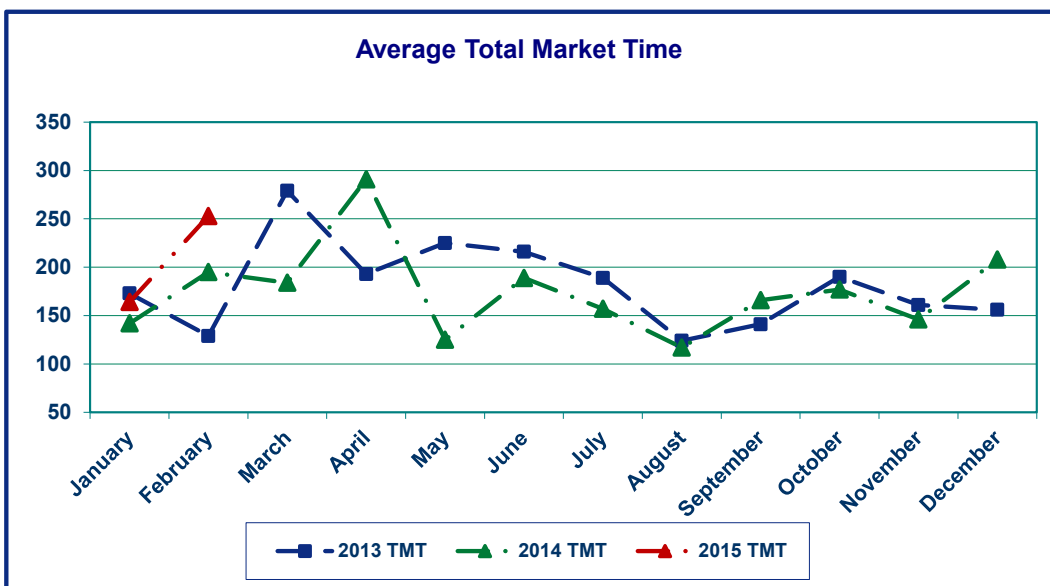
CLOSED SALES

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.

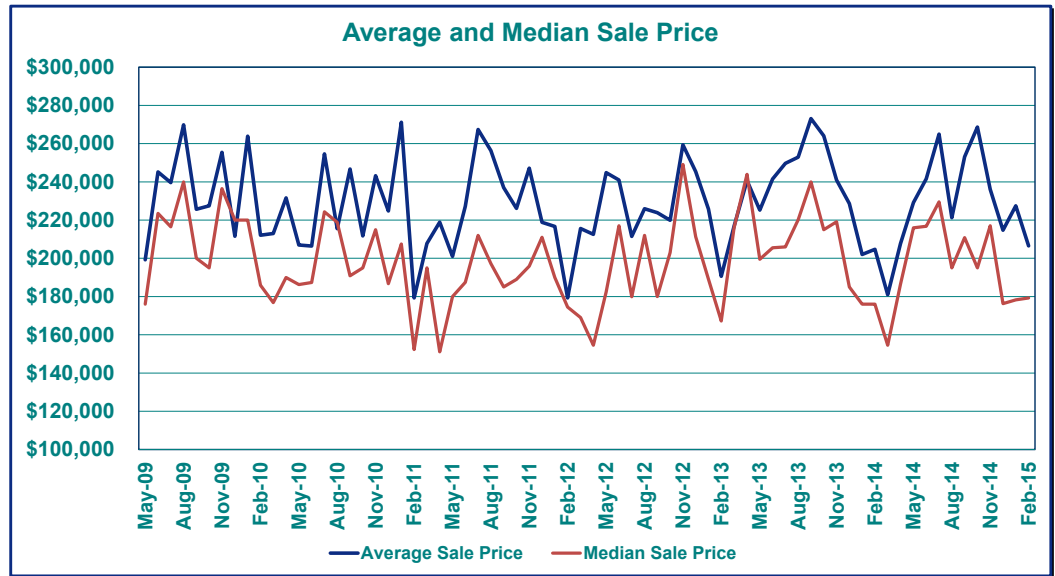
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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