

# MARKET ACTION



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

## Residential Review: Mid-Columbia

May 2020 Reporting Period

### May Residential Highlights

New listings (129) decreased 32.5% from the 191 listed in May 2019, and increased 31.6% from the 98 listed in April 2020.

Pending sales (121) increased 1.7% from the 119 offers accepted in May 2019, and increased 75.4% from the 69 offers accepted in April 2020.

Closed sales (52) decreased 42.2% from the 90 closings in May 2019, and decreased 17.5% from the 63 closings in April 2020.

### Inventory and Total Market Time

Inventory increased to 5.7 months in May. Total market time increased to 201 days.

### Year to Date Summary

Comparing the first five months of 2020 to the same period in 2019, new listings (503) decreased 9.4%, pending sales (386) held steady, and closed sales (318) increased 3.2%.

### Average and Median Sale Prices

Comparing 2020 to 2019 through May, the average sale price has increased 7.9% from \$322,700 to \$348,200. In the same comparison, the median sale price has increased 11.2% from \$287,800 to \$320,000.

### Inventory in Months\*

	2018	2019	2020
January	4.1	4.8	3.8
February	3.7	5.4	4.6
March	3.5	3.5	3.4
April	4.1	5.1	4.9
May	3.5	3.8	5.7
June	3.4	4.0	
July	3.6	4.3	
August	3.5	4.1	
September	5.3	4.8	
October	3.8	3.6	
November	3.8	4.2	
December	4.3	3.2	

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

#### Average Sale Price % Change:

+8.3% (\$360,300 v. \$332,800)

#### Median Sale Price % Change:

+11.9% (\$330,000 v. \$295,000)

\*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
2020	May	129	121	52	380,000	396,300	201
	April	98	69	63	384,600	343,000	92
	Year-to-date	503	386	318	348,200	320,000	123
2019	May	191	119	90	358,100	323,000	58
	Year-to-date	555	386	308	322,700	287,800	89
Change	May	-32.5%	1.7%	-42.2%	6.1%	22.7%	245.8%
	Prev Mo 2020	31.6%	75.4%	-17.5%	-1.2%	15.5%	118.5%
	Year-to-date	-9.4%	0.0%	3.2%	7.9%	11.2%	37.7%

# AREA REPORT • MAY 2020

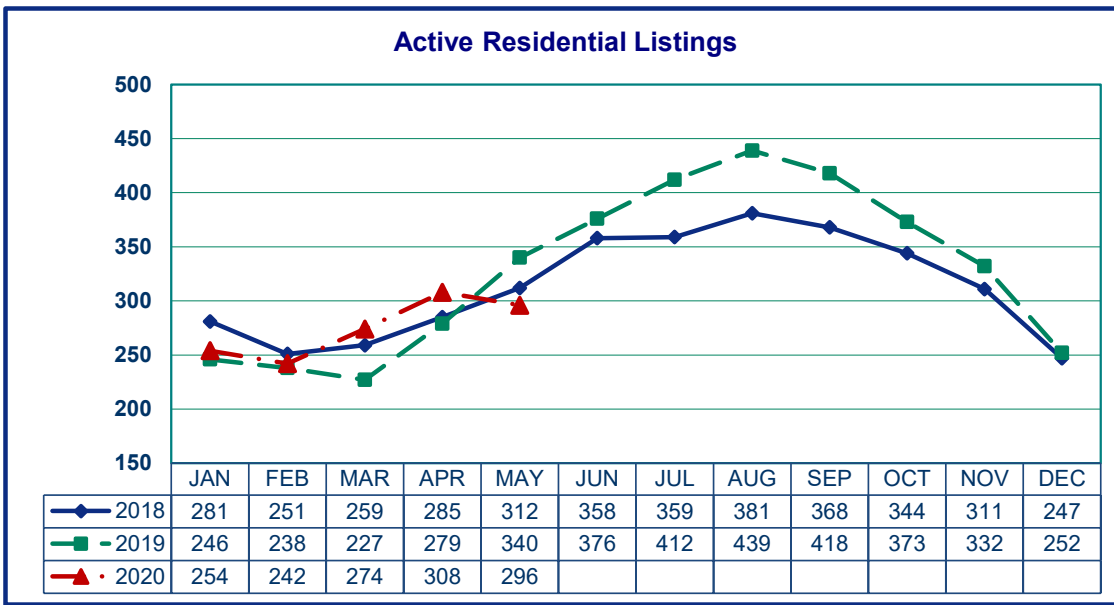
## Mid-Columbia

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Avg. Sale Price % Change <sup>6</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2020 v. 2019 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2020 v. 2019 <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	8	5	17	88.9%	5	534,400	87	48	35	40.0%	21	525,600	525,000	-9.7%	1	210,000	4	256,300	-	-	
101	Snowden	3	0	0	1	0.0%	0	-	-	5	2	-50.0%	2	457,700	457,700	10.4%	-	-	2	154,000	-	-	
102	Trout Lake/ Glenwood	4	-	0	1	0.0%	-	-	-	2	3	-25.0%	2	500,000	500,000	3.8%	-	-	2	71,500	-	-	
103	Husum/ BZ Corner	2	-	0	-	-100.0%	2	677,500	74	4	3	0.0%	3	576,200	465,000	16.8%	-	-	2	85,000	-	-	
104	Lyle/ High Prairie	7	5	-	1	-66.7%	3	368,200	404	12	14	40.0%	13	393,700	348,500	13.5%	-	-	4	87,500	-	-	
105	Dallesport/ Murdock	6	2	1	1	0.0%	0	-	-	8	6	200.0%	3	246,000	179,000	12.8%	-	-	1	110,000	-	-	
106	Appleton/ Timber Valley	-	0	0	1	-50.0%	1	269,500	240	-	2	-33.3%	3	256,500	269,500	-2.2%	-	-	2	41,500	-	-	
108	Goldendale/ Centerville	21	10	2	9	-35.7%	4	400,400	140	33	30	-37.5%	30	257,200	227,300	26.2%	2	103,500	35	59,600	1	135,900	
109	Bickleton/ East County	-	0	-	0	-100.0%	-	-	-	2	3	50.0%	1	40,000	40,000	-14.6%	-	-	2	58,800	-	-	
110	Klickitat	3	1	1	-	-100.0%	0	-	-	4	2	-33.3%	1	80,000	80,000	-35.1%	-	-	2	135,000	-	-	
	Klickitat Co. Total	70	26	9	31	-13.9%	15	466,800	173	118	100	-3.8%	79	368,900	365,000	7.9%	3	139,000	56	83,200	1	135,900	
111	Skamania	2	2	0	3	200.0%	0	-	-	5	5	0.0%	2	333,800	333,800	-7.9%	-	-	2	1,637,000	-	-	
112	North Bonneville	1	2	0	1	0.0%	0	-	-	4	3	-57.1%	1	375,000	375,000	29.5%	-	-	-	-	-	-	
113	Stevenson	12	2	-	1	-83.3%	0	0	0	19	13	30.0%	14	379,600	390,500	22.5%	1	280,000	13	83,900	-	-	
114	Carson	9	3	1	1	-66.7%	1	395,000	99	14	11	0.0%	13	325,700	306,000	-7.4%	-	-	2	201,500	-	-	
115	Home Valley	-	1	1	1	-	0	-	-	2	4	0.0%	3	269,700	225,000	18.3%	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	3	3	-	3	50.0%	1	578,000	90	8	4	33.3%	1	578,000	578,000	23.8%	-	-	3	752,000	-	-	
117	Unincorporated North	5	1	-	6	100.0%	3	104,200	1874	6	15	66.7%	10	124,100	108,500	-4.7%	-	-	2	117,500	-	-	
	Skamania Co. Total	32	14	2	16	0.0%	5	257,100	1162	58	55	12.2%	44	300,400	305,500	7.5%	1	280,000	22	330,000	-	-	
351	The Dalles	66	37	5	35	16.7%	13	282,500	34	141	106	-0.9%	83	278,500	270,000	9.7%	2	506,300	8	121,100	2	1,155,000	
352	Dufur	2	2	0	2	-33.3%	0	-	-	5	3	-62.5%	2	205,000	205,000	17.0%	1	50,000	1	48,000	-	-	
353	Tygh Valley	9	2	0	-	-100.0%	1	252,500	173	7	9	-10.0%	8	187,500	182,500	17.4%	1	180,000	2	99,000	-	-	
354	Wamic/ Pine Hollow	7	1	0	1	-	-	-	-	5	4	33.3%	5	152,800	117,500	-21.4%	-	-	1	45,500	-	-	
355	Maupin/ Pine Grove	10	-	-	2	100.0%	0	-	-	6	4	0.0%	4	239,400	243,800	-15.9%	1	435,000	1	94,000	-	-	
356	Rowena	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
357	Mosier	9	1	1	3	50.0%	2	458,500	215	13	9	50.0%	6	461,100	458,500	-22.1%	-	-	6	219,900	-	-	
	Wasco Co. Total	104	43	6	43	10.3%	16	302,600	65	177	135	-2.2%	108	273,300	260,000	5.9%	5	335,500	19	140,700	2	1,155,000	
361	Cascade Locks	5	2	-	4	300.0%	3	275,000	99	13	14	40.0%	13	293,400	310,000	6.0%	-	-	1	47,500	-	-	
362	Hood River City	43	23	2	14	0.0%	6	483,800	50	65	33	-13.2%	27	484,500	471,500	6.6%	-	-	5	429,000	1	460,000	
363	Hood River-W	13	4	3	3	-25.0%	4	496,000	87	24	20	17.6%	24	528,400	523,500	-16.0%	-	-	2	240,000	-	-	
364	Hood River-E	9	4	1	-	-	0	-	-	9	1	-50.0%	1	1,345,000	1,345,000	30.5%	-	-	-	-	-	-	
366	Odell	7	6	0	5	66.7%	2	425,000	13	17	11	-15.4%	10	387,500	382,500	2.6%	-	-	-	-	-	-	
367	Parkdale/ Mt. Hood	6	4	1	4	33.3%	0	-	-	11	10	42.9%	7	493,800	450,000	8.7%	-	-	-	-	-	-	
	Hood River Co. Total	83	43	7	30	20.0%	15	437,500	65	139	89	2.3%	82	466,500	434,800	2.8%	-	-	8	334,100	1	460,000	
370	Sherman Co.	7	3	0	1	-66.7%	1	69,900	7	11	7	-12.5%	5	118,600	130,000	0.3%	1	130,000	1	52,500	-	-	

## ACTIVE RESIDENTIAL LISTINGS

### MID-COLUMBIA

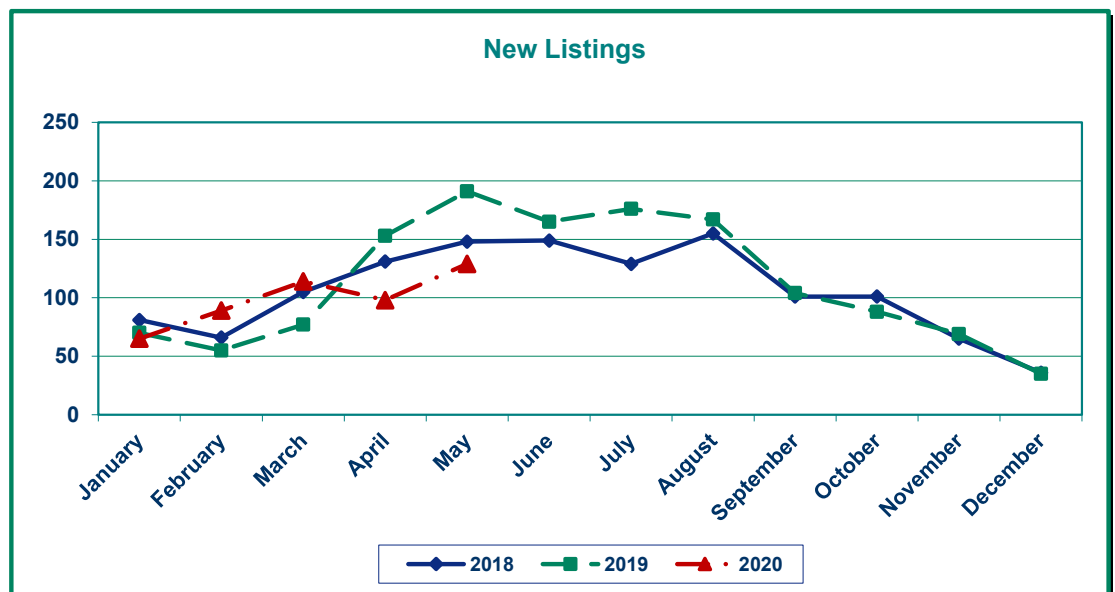
*This graph shows the active residential listings over the past three calendar years in Mid-Columbia.*



## NEW LISTINGS

### MID-COLUMBIA

*This graph shows the new residential listings over the past three calendar years in Mid-Columbia.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2020 with May 2019. The Year-To-Date section compares 2020 year-to-date statistics through May with 2019 year-to-date statistics through May.

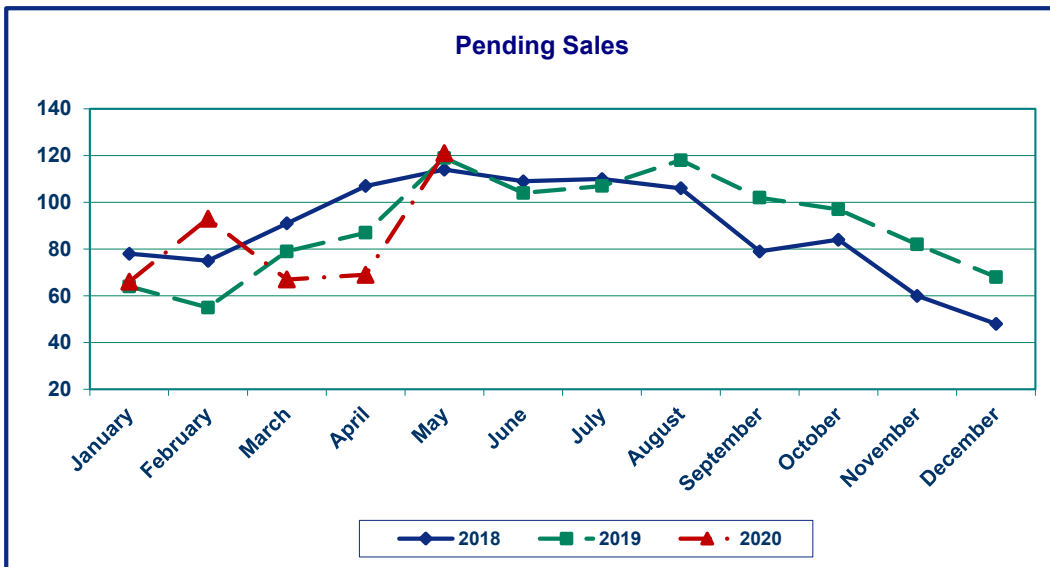
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/19-5/31/20) with 12 months before (6/1/18-5/31/19).

<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

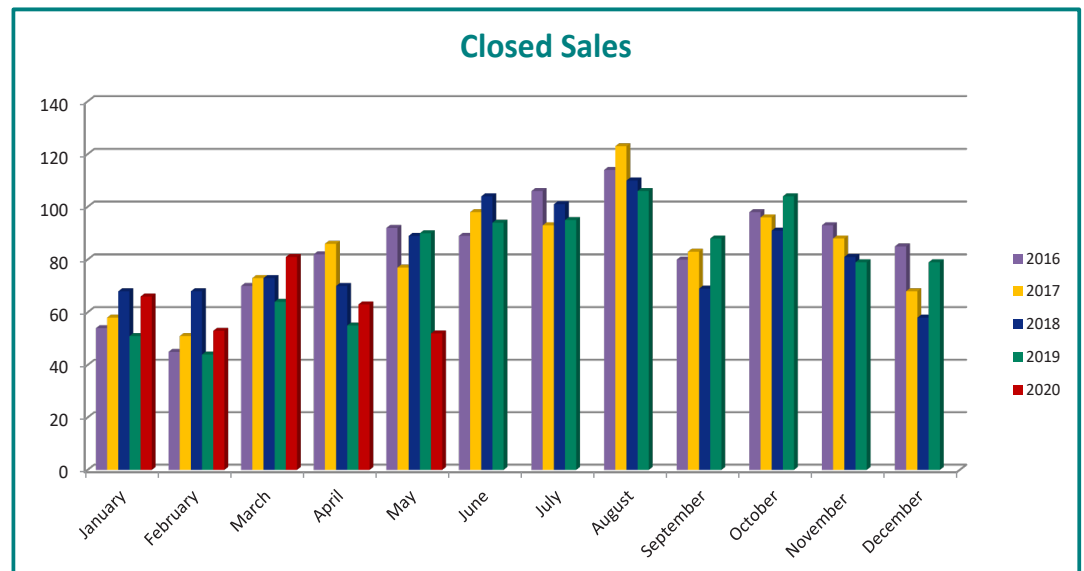
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



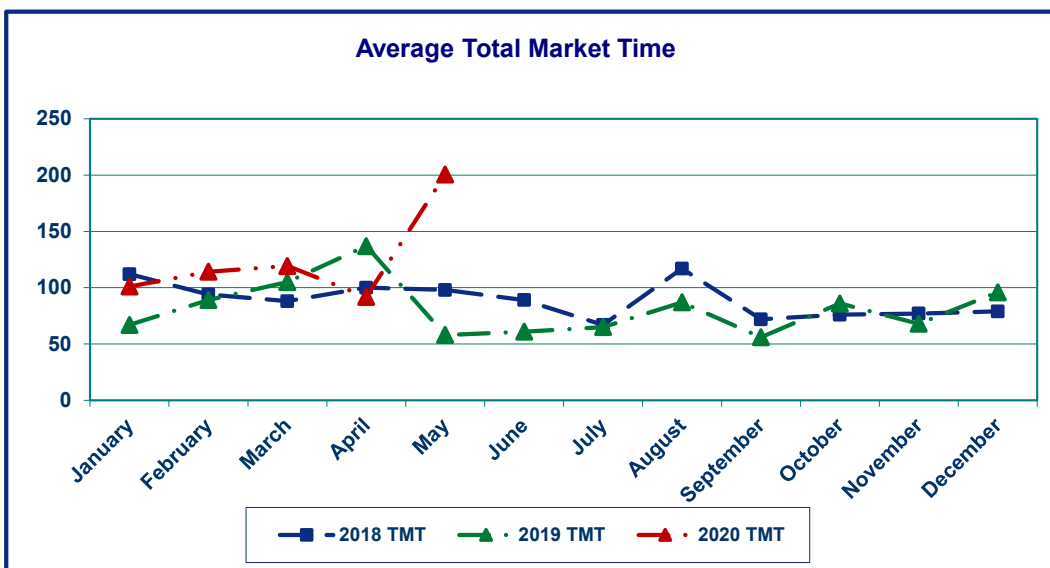
## CLOSED SALES

### 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.*

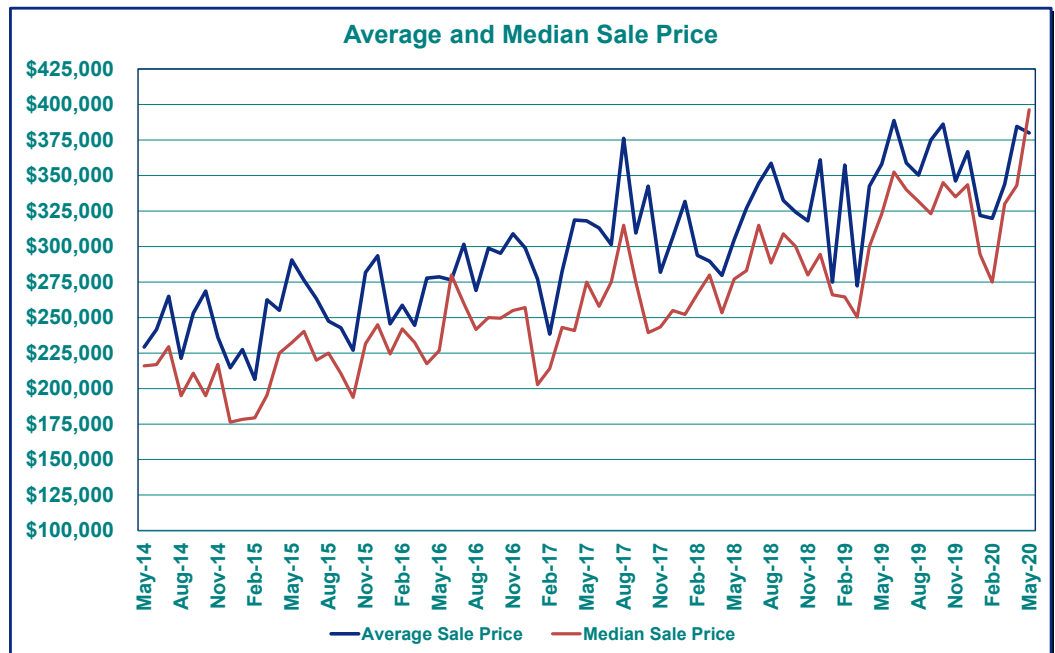
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