

MARKET ACTION

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

Residential Review: Mid-Columbia

October 2020 Reporting Period

October Residential Highlights

New listings (80) decreased 9.1% from the 88 listed in October 2019, and decreased 28.6% from the 112 listed in September 2020.

Pending sales (101) increased 4.1% from the 97 offers accepted in October 2019, and decreased 16.5% from the 121 offers accepted in September 2020.

Closed sales (127) increased 22.1% from the 104 closings in October 2019, and increased 8.5% from the 117 closings in September 2020.

Inventory and Total Market Time

Inventory decreased to 1.2 months in October, the lowest on RMLS™ record. Total market time decreased to 71 days.

Year to Date Summary

Comparing the first ten months of 2020 to the same period in 2019, new listings (1,111) decreased 12.9%, pending sales (1,028) increased 17.5%, and closed sales (935) increased 16.1%.

Average and Median Sale Prices

Comparing 2020 to 2019 through October, the average sale price has increased 12.3% from \$351,600 to \$394,700. In the same comparison, the median sale price has increased 10.9% from \$320,000 to \$355,000.

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	2.5
July	3.6	4.3	1.9
August	3.5	4.1	1.5
September	5.3	4.8	1.5
October	3.8	3.6	1.2
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:	+11.7% (\$389,100 v. \$348,400)
Median Sale Price % Change:	+11.0% (\$349,900 v. \$315,300)

*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.

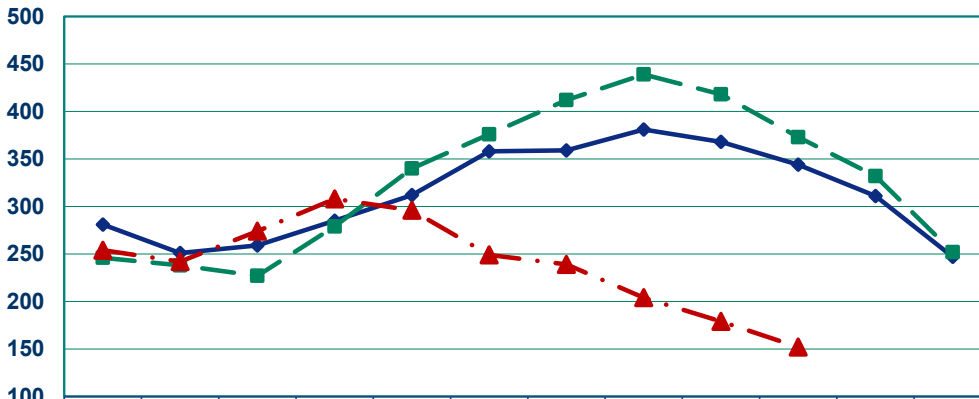
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	October	80	101	127	435,400	400,000	71
	September	112	121	117	426,200	365,000	85
	Year-to-date	1,111	1,028	935	394,700	355,000	101
2019	October	88	97	104	386,100	345,000	86
	Year-to-date	1,276	875	805	351,600	320,000	79
Change	October	-9.1%	4.1%	22.1%	12.8%	15.9%	-17.6%
	Prev Mo 2020	-28.6%	-16.5%	8.5%	2.2%	9.6%	-16.5%
	Year-to-date	-12.9%	17.5%	16.1%	12.3%	10.9%	28.5%

AREA REPORT • OCTOBER 2020

Mid-Columbia

	RESIDENTIAL														Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Total Market Time ³	Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price		New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	18	14	1	13	62.5%	11	596,900	11	103	84	37.7%	69	585,300	549,000	16.7%	2	524,500	19	323,900	-	-
101	Snowden	3	1	0	0	-100.0%	3	403,300	170	10	8	14.3%	9	429,400	387,500	-1.1%	-	-	2	154,000	-	-
102	Trout Lake/ Glenwood	3	2	0	-	-	5	613,200	293	13	16	128.6%	15	530,300	500,000	39.5%	-	-	16	154,800	-	-
103	Husum/ BZ Corner	-	-	-	1	0.0%	4	592,900	3	12	11	37.5%	10	573,800	527,500	21.1%	-	-	9	177,500	-	-
104	Lyle/ High Prairie	1	1	0	4	0.0%	4	316,500	52	26	33	57.1%	27	423,300	350,000	28.7%	-	-	21	97,100	-	-
105	Dallesport/ Murdock	2	-	1	0	-100.0%	2	441,300	16	17	12	0.0%	12	353,300	346,000	22.4%	1	975,000	3	89,200	2	957,500
106	Appleton/ Timber Valley	1	-	1	2	-	1	254,000	5	5	6	0.0%	6	276,700	281,300	8.0%	-	-	5	70,400	-	-
108	Goldendale/ Centerville	18	15	3	15	7.1%	11	297,300	71	107	87	-20.9%	74	258,400	239,000	14.8%	3	162,400	98	83,000	1	135,900
109	Bickleton/ East County	1	-	0	-	-	-	-	-	3	3	50.0%	3	66,700	65,000	7.5%	-	-	4	69,100	-	-
110	Klickitat	-	-	0	-	-	-	-	-	5	7	75.0%	7	249,700	228,000	126.2%	-	-	8	161,900	-	-
	Klickitat Co. Total	47	33	6	35	20.7%	41	460,600	76	301	267	12.2%	232	415,300	379,000	27.4%	6	418,500	185	123,800	3	683,600
111	Skamania	3	-	1	0	-	0	-	-	11	8	-11.1%	10	382,700	351,300	-30.9%	-	-	5	816,800	-	-
112	North Bonneville	-	0	0	0	-	2	222,000	27	9	9	0.0%	9	357,500	359,000	12.4%	-	-	1	85,000	2	464,200
113	Stevenson	3	3	1	3	-25.0%	4	504,500	69	39	38	58.3%	35	445,800	409,900	-4.1%	1	280,000	29	85,800	-	-
114	Carson	3	2	-	-	-100.0%	2	352,500	11	28	28	7.7%	32	343,700	328,900	11.4%	-	-	8	185,200	-	-
115	Home Valley	0	0	0	0	-	1	370,000	4	3	5	0.0%	6	339,800	360,000	-1.7%	-	-	3	116,200	-	-
116	Cook, Underwood, Mill A, Willard	3	0	0	0	-100.0%	0	0	0	15	13	85.7%	11	614,100	526,000	9.0%	-	-	7	433,400	-	-
117	Unincorporated North	3	0	0	1	0.0%	3	137,200	30	17	28	55.6%	27	151,800	124,000	-29.4%	-	-	10	108,300	-	-
	Skamania Co. Total	15	5	2	4	-55.6%	12	329,100	37	122	129	31.6%	130	358,000	351,300	-5.1%	1	280,000	63	200,100	2	464,200
351	The Dalles	25	12	1	23	4.5%	32	312,300	51	292	275	16.0%	248	304,800	290,000	12.4%	3	420,800	27	179,600	7	568,700
352	Dufur	1	1	0	1	0.0%	2	270,000	71	12	8	-27.3%	6	243,200	242,500	10.3%	2	160,000	3	147,700	-	-
353	Tygh Valley	4	1	0	0	-100.0%	1	257,000	29	15	21	40.0%	22	238,300	206,800	7.5%	1	180,000	3	109,000	-	-
354	Wamic/ Pine Hollow	6	0	-	2	100.0%	2	180,000	266	11	10	42.9%	10	163,900	167,500	-38.2%	-	-	4	92,800	-	-
355	Maupin/ Pine Grove	5	0	-	4	100.0%	1	179,000	2	15	15	114.3%	14	232,800	198,600	12.1%	1	435,000	6	101,300	-	-
356	Rowena	-	0	0	1	-	0	-	-	-	1	-	0	-	-	-	0	-	0	-	0	-
357	Mosier	3	1	1	1	-50.0%	3	756,300	90	25	24	41.2%	22	593,800	523,500	23.6%	-	-	21	220,300	-	-
	Wasco Co. Total	44	15	2	32	6.7%	41	331,700	63	370	354	20.4%	322	311,300	288,800	-	7	313,900	64	175,400	7	568,700
361	Cascade Locks	-	2	0	3	-40.0%	2	293,300	36	25	29	-3.3%	29	279,800	287,900	3.8%	-	-	5	81,800	-	-
362	Hood River City	20	10	4	16	0.0%	15	694,900	126	141	116	8.4%	97	528,700	490,000	6.0%	1	1,250,000	13	314,800	1	460,000
363	Hood River-W	8	6	0	5	0.0%	5	442,200	29	64	62	31.9%	62	592,400	542,400	6.4%	-	-	4	282,500	-	-
364	Hood River-E	5	1	-	-	-	2	634,500	74	12	8	300.0%	8	733,300	598,500	-0.7%	-	-	2	1,025,000	-	-
366	Odell	5	4	-	6	500.0%	5	467,200	89	35	29	-3.3%	22	461,200	441,700	-0.2%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	5	3	-	-	-100.0%	4	510,600	27	26	24	33.3%	24	531,500	457,500	-4.2%	1	330,000	7	258,100	-	-
	Hood River Co. Total	43	26	4	30	3.4%	33	571,800	85	303	268	14.5%	242	516,100	473,300	5.3%	2	790,000	31	306,100	1	460,000
370	Sherman Co.	3	1	0	0	-	0	-	-	15	10	-9.1%	9	110,800	129,000	-37.8%	1	130,000	1	52,500	-	-

Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	281	251	259	285	312	358	359	381	368	344	311	247
2019	246	238	227	279	340	376	412	439	418	373	332	252
2020	254	242	274	308	296	249	239	204	179	152		

ACTIVE RESIDENTIAL LISTINGS

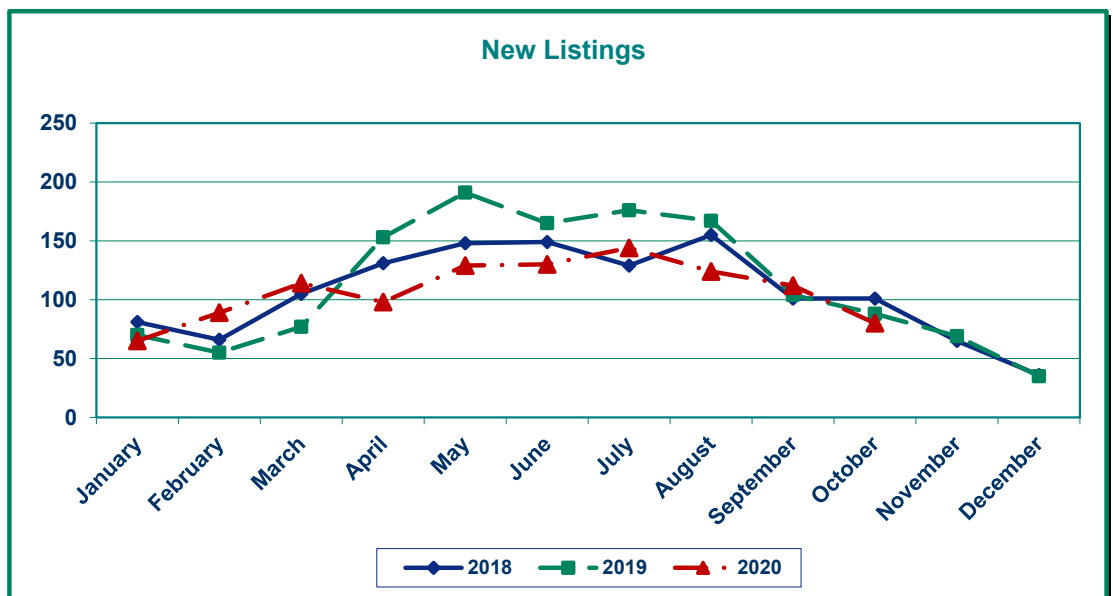
MID-COLUMBIA

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 October 2020 with October 2019. The Year-To-Date section compares 2020 year-to-date statistics through October with 2019 year-to-date statistics through October.

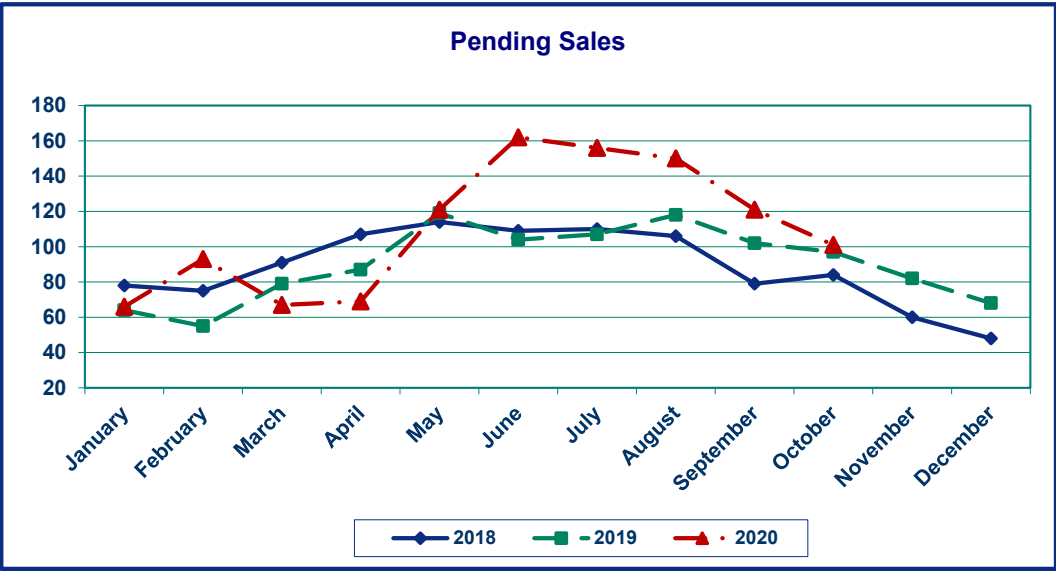
² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/19-10/31/20) with 12 months before (11/1/18-10/31/19).

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

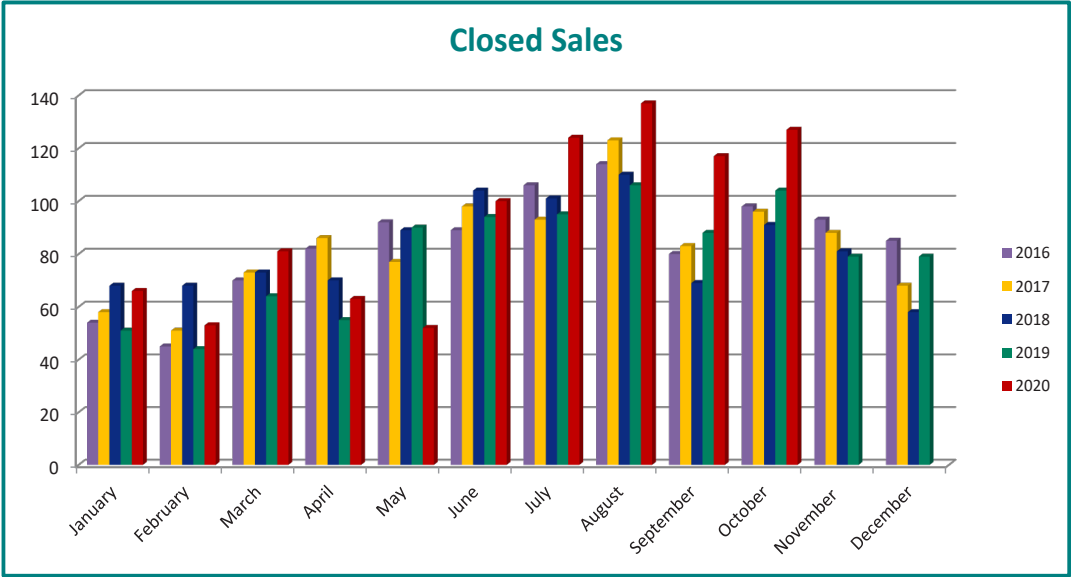
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



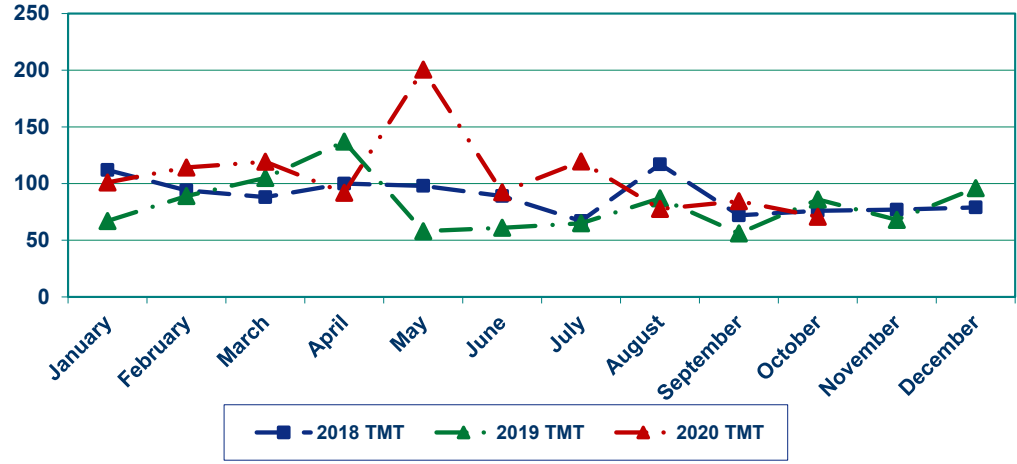
CLOSED SALES

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.

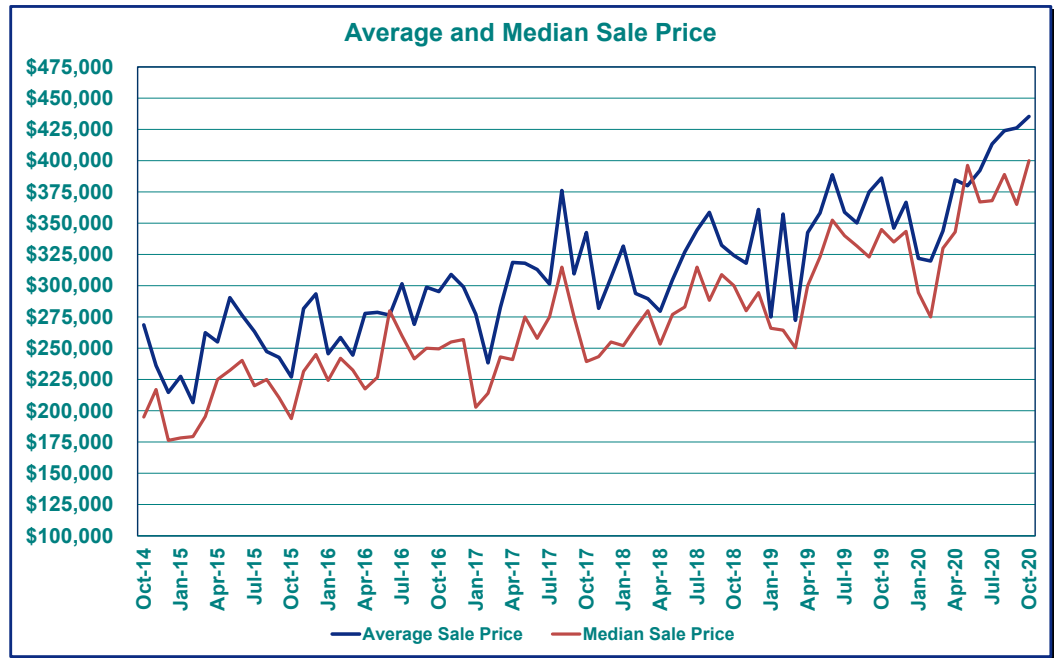
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