

MARKET ACTION

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

Residential Review: Mid-Columbia

December 2020 Reporting Period

December Residential Highlights

New listings (50) increased 42.9% from the 35 listed in December 2019, and decreased 42.5% from the 87 listed in November 2020.

Pending sales (75) increased 10.3% from the 68 offers accepted in December 2019, and decreased 12.8% from the 78 offers accepted in November 2020.

Closed sales (96) increased 21.5% from the 79 closings in December 2019, and decreased 6.8% from the 103 closings in November 2020.

Inventory and Total Market Time

Inventory decreased to 1.0 months in December, the lowest on RMLS™ record. Total market time increased to 73 days.

Year to Date Summary

Comparing the twelve months of 2020 to the same period in 2019, new listings (1,253) decreased 9.4%, pending sales (1,179) increased 16.8%, and closed sales (1,137) increased 17.7%.

Average and Median Sale Prices

Comparing 2020 to 2019 through December, the average sale price has increased 13.6% from \$351,900 to \$399,900. In the same comparison, the median sale price has increased 11.3% from \$323,500 to \$360,000.

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	1.4
December	4.3	3.2	1.0

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+13.6% (\$399,900 v. \$351,900)
Median Sale Price % Change:	+11.3% (\$360,000 v. \$323,500)

*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.

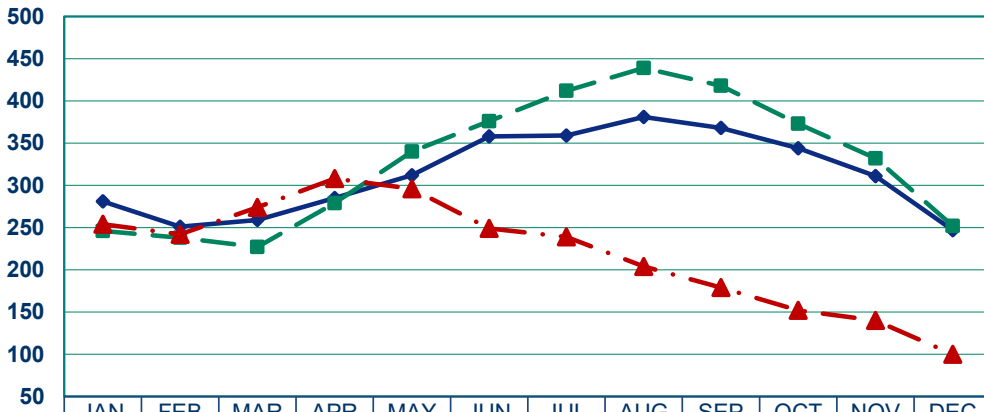
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	December	50	75	96	413,400	335,000	73
	November	87	78	103	435,000	400,000	63
	Year-to-date	1,253	1,179	1,137	399,900	360,000	95
2019	December	35	68	79	366,700	343,500	96
	Year-to-date	1,383	1,009	966	351,900	323,500	79
Change	December	42.9%	10.3%	21.5%	12.7%	-2.5%	-24.2%
	Prev Mo 2020	-42.5%	-12.8%	-6.8%	-5.0%	-16.3%	15.9%
	Year-to-date	-9.4%	16.8%	17.7%	13.6%	11.3%	20.0%

AREA REPORT • DECEMBER 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	10	5	4	6	50.0%	16	513,500	37	118	101	36.5%	94	569,700	540,000	17.9%	4	437,300	28	341,300	-	-
101	Snowden	-	0	1	1	0.0%	1	599,000	61	10	10	25.0%	10	446,400	393,800	-1.6%	-	-	2	154,000	-	-
102	Trout Lake/ Glenwood	1	-	-	-	-	-	-	-	13	18	157.1%	16	584,700	517,500	56.3%	-	-	18	155,100	-	-
103	Husum/ BZ Corner	-	-	1	-	-	1	550,000	46	13	11	37.5%	11	571,600	550,000	30.4%	-	-	10	180,800	-	-
104	Lyle/ High Prairie	3	1	-	1	-50.0%	5	364,900	100	30	34	36.0%	35	409,000	350,000	24.1%	-	-	29	108,400	-	-
105	Dallesport/ Murdock	-	1	-	1	-	-	-	-	19	15	25.0%	12	353,300	346,000	16.2%	1	975,000	4	76,400	2	957,500
106	Appleton/ Timber Valley	-	0	-	-	-100.0%	2	185,800	53	5	6	-25.0%	8	254,000	261,800	1.4%	-	-	6	67,000	-	-
108	Goldendale/ Centerville	8	2	5	8	33.3%	16	306,700	70	121	107	-10.8%	100	266,600	244,500	19.9%	3	162,400	115	84,300	1	135,900
109	Bickleton/ East County	-	0	-	0	-	0	-	-	3	4	33.3%	3	66,700	65,000	-56.3%	1	10,000	5	58,200	-	-
110	Klickitat	-	0	0	1	-	-	-	-	6	8	60.0%	7	249,700	228,000	116.4%	-	-	9	160,000	1	409,000
	Klickitat Co. Total	22	9	11	18	20.0%	41	401,700	59	338	314	16.3%	296	415,000	378,000	28.4%	9	357,900	226	131,600	4	615,000
111	Skamania	1	0	0	1	-50.0%	0	-	-	12	9	-18.2%	10	382,700	351,300	-33.3%	-	-	5	816,800	-	-
112	North Bonneville	-	0	0	0	-	0	0	0	9	9	-18.2%	9	357,500	359,000	16.9%	-	-	3	248,300	2	464,200
113	Stevenson	4	3	-	2	0.0%	2	220,000	2	44	41	57.7%	41	439,000	413,300	-3.9%	1	280,000	37	89,000	-	-
114	Carson	3	1	1	1	-66.7%	0	0	0	32	30	-3.2%	34	341,700	328,900	14.3%	-	-	9	171,100	-	-
115	Home Valley	1	0	0	0	-100.0%	0	-	-	4	5	-28.6%	6	339,800	360,000	-1.7%	-	-	3	116,200	-	-
116	Cook, Underwood, Mill A, Willard	1	-	1	-	-100.0%	0	-	-	15	13	62.5%	12	650,300	552,000	16.0%	-	-	7	433,400	-	-
117	Unincorporated North	2	2	-	2	0.0%	1	190,000	58	20	31	47.6%	30	157,900	131,200	-19.1%	-	-	11	103,700	-	-
	Skamania Co. Total	12	6	2	6	-45.5%	3	210,000	20	136	138	20.0%	142	360,900	351,300	-0.8%	1	280,000	75	189,100	2	464,200
351	The Dalles	23	13	4	24	33.3%	25	353,000	58	335	317	18.3%	302	308,000	292,000	11.7%	6	328,800	34	163,400	9	497,900
352	Dufur	4	2	0	1	-	2	315,000	57	17	10	-16.7%	10	272,400	265,000	6.6%	2	160,000	3	147,700	-	-
353	Tygh Valley	3	1	1	-	-100.0%	-	-	-	17	23	43.8%	23	236,000	205,000	7.9%	1	180,000	4	169,300	-	-
354	Wamic/ Pine Hollow	6	0	1	1	0.0%	0	-	-	12	11	10.0%	12	172,700	167,500	-34.0%	-	-	4	92,800	-	-
355	Maupin/ Pine Grove	4	0	-	1	-66.7%	2	240,000	82	16	17	41.7%	18	230,700	198,600	35.6%	1	435,000	10	83,000	-	-
356	Rowena	-	0	0	0	-	1	1,700,000	532	-	1	-	1	1,700,000	1,700,000	-	-	-	-	-	-	-
357	Mosier	2	2	-	2	0.0%	5	286,000	218	29	28	47.4%	27	536,800	448,000	23.7%	-	-	23	219,200	-	-
	Wasco Co. Total	42	18	6	29	11.5%	35	373,300	96	426	407	20.8%	393	314,500	290,000	12.4%	10	290,800	78	165,600	9	497,900
361	Cascade Locks	-	1	1	1	0.0%	3	270,300	19	29	32	-5.9%	33	276,700	285,000	-3.1%	-	-	8	83,000	-	-
362	Hood River City	9	9	4	13	160.0%	6	740,000	96	156	137	12.3%	123	555,100	512,000	16.8%	2	1,400,000	18	343,100	3	1,220,000
363	Hood River-W	4	2	1	3	-25.0%	5	624,000	93	68	67	13.6%	70	604,400	553,500	7.8%	-	-	7	304,600	-	-
364	Hood River-E	2	1	0	1	-	0	-	-	13	11	450.0%	8	733,300	598,500	8.4%	-	-	3	983,300	-	-
366	Odell	4	4	1	4	0.0%	0	-	-	43	35	-7.9%	35	456,500	447,700	5.5%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	3	0	1	0	-100.0%	2	438,000	8	29	28	40.0%	27	524,100	465,000	-3.5%	1	330,000	9	524,600	-	-
	Hood River Co. Total	22	17	8	22	37.5%	16	577,900	70	338	310	12.7%	296	526,100	485,000	12.1%	3	1,043,300	45	369,800	3	1,220,000
370	Sherman Co.	2	0	1	-	-	1	280,000	40	15	10	-16.7%	10	127,700	129,500	-38.5%	1	130,000	3	311,200	-	-

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	140	100

ACTIVE RESIDENTIAL LISTINGS

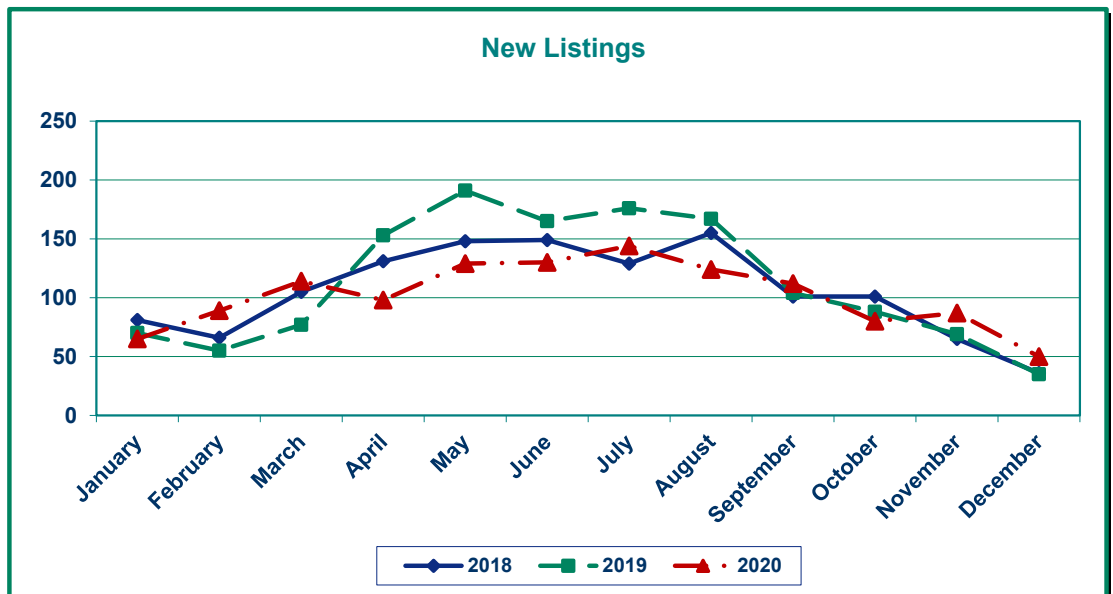
MID-COLUMBIA

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

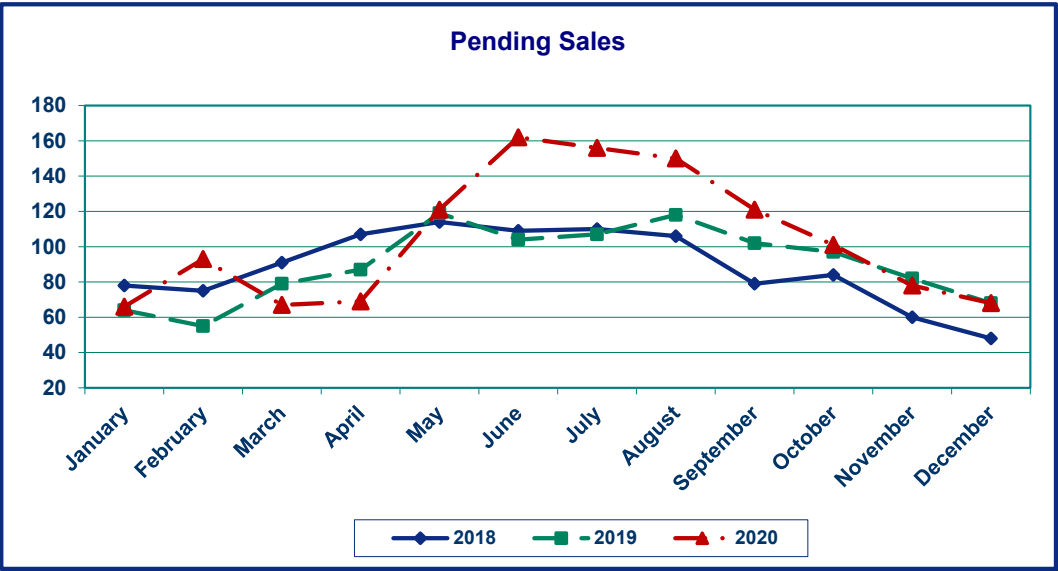
² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/2020-12/31/2020) with 12 months before (1/1/2019-12/31/2019).

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

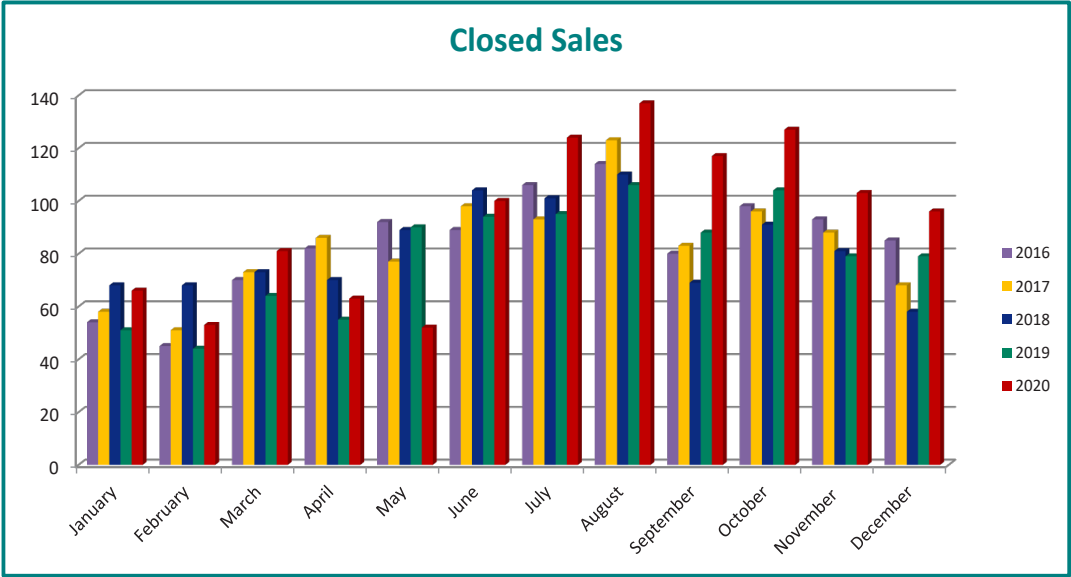
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



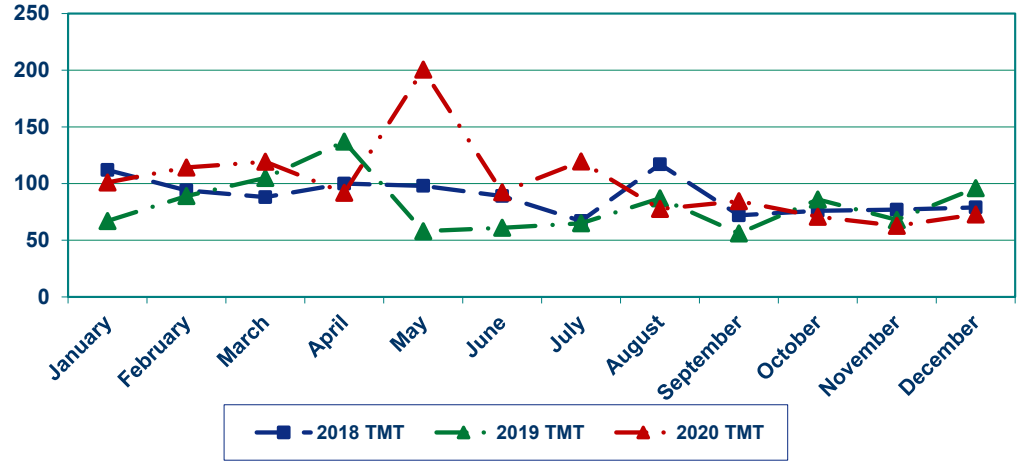
CLOSED SALES

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.

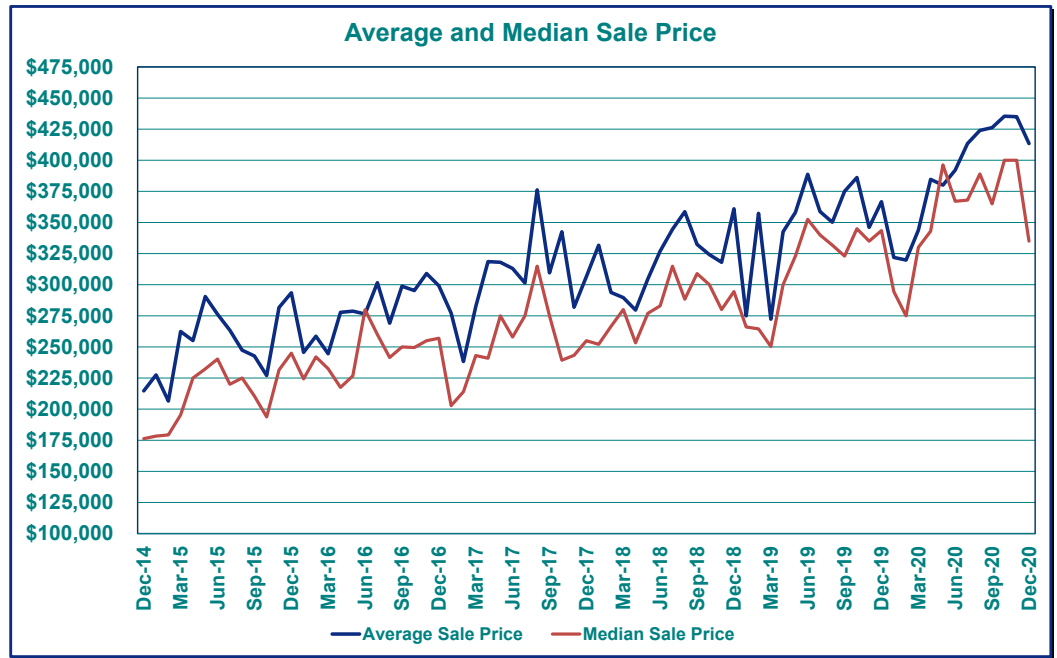
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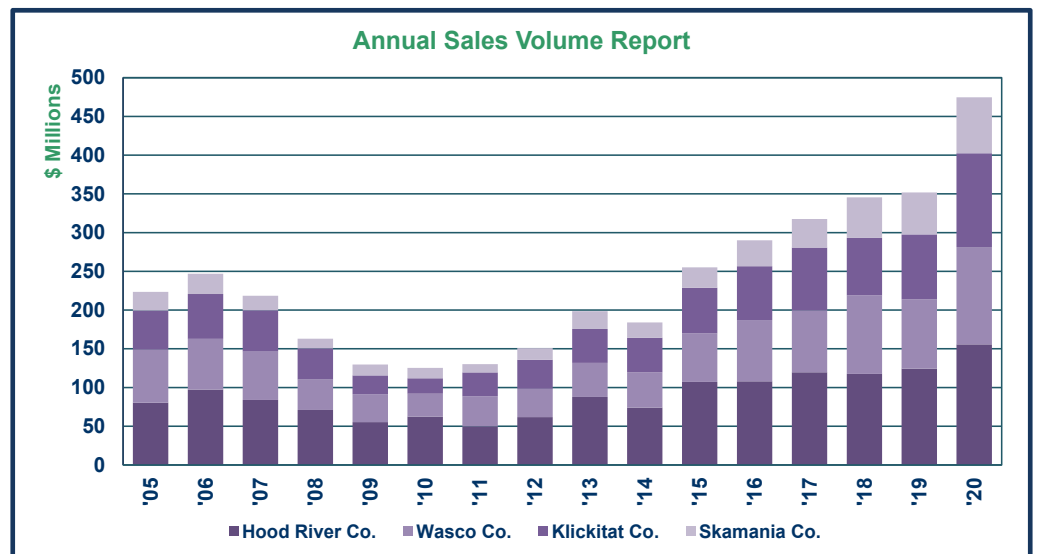
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SALES VOLUME
RESIDENTIAL

This graph shows annual residential sales volume for Skamania County, WA, Klickitat County, WA, Wasco County, OR, and Hood River County, OR.



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