

# MARKET ACTION



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

Residential Review: Mid-Columbia

June 2021 Reporting Period

## June Residential Highlights

New listings (123) decreased 5.4% from the 130 listed in June 2020, and decreased 2.4% from the 126 listed in May 2021.

Pending sales (108) decreased 33.3% from the 162 offers accepted in June 2020, and matched the 108 offers accepted in May 2021.

Closed sales (103) increased 3.0% from the 100 closings in June 2020, and increased 17.0% from the 88 closings in May 2021.

## Inventory and Total Market Time

Inventory decreased to 1.1 months in June. Total market time decreased to 38 days.

## Year to Date Summary

Comparing the first six months of 2021 to the same period in 2020, new listings (606) decreased 4.3%, pending sales (525) decreased 3.3%, and closed sales (477) increased 13.8%.

## Average and Median Sale Prices

Comparing 2021 to 2020 through June, the average sale price has increased 37.1% from \$360,300 to \$494,000. In the same comparison, the median sale price has increased 22.7% from \$330,000 to \$405,000.

## Inventory in Months\*

	2019	2020	2021
January	4.8	3.8	1.3
February	5.4	4.6	1.7
March	3.5	3.4	1.6
April	5.1	4.9	0.9
May	3.8	5.7	1.2
June	4	2.5	1.1
July	4.3	1.9	
August	4.1	1.5	
September	4.8	1.5	
October	3.6	1.2	
November	4.2	1.4	
December	3.2	1.0	

\*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.

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

<b>Average Sale Price % Change:</b>	+24.7% (\$450,800 v. \$361,500)
<b>Median Sale Price % Change:</b>	+18.2% (\$390,000 v. \$330,000)

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

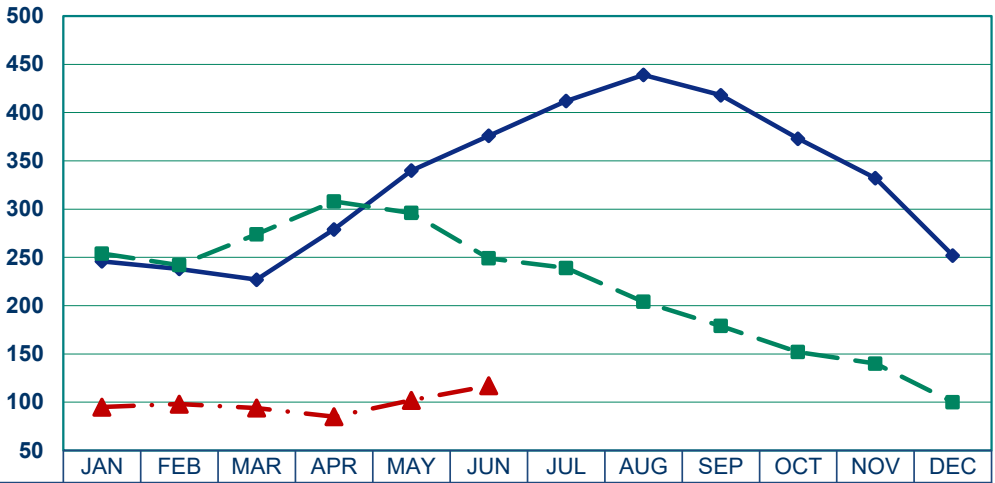
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2021	June	123	108	103	520,400	461,000	38
	May	126	108	88	511,600	391,200	40
	Year-To-Date	606	525	477	494,000	405,000	54
2020	June	130	162	100	392,100	367,000	92
	Year-To-Date	633	543	419	360,300	330,000	115
Change	June	-5.4%	-33.3%	3.0%	32.7%	25.6%	-59.1%
	Prev Mo 2021	-2.4%	0.0%	17.0%	1.7%	17.8%	-5.8%
	Year-To-Date	-4.3%	-3.3%	13.8%	37.1%	22.7%	-52.8%

# AREA REPORT • JUNE 2021

## 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 2021 v. 2020 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2021 v. 2020 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>6</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/ Bingen	8	10	1	6	-50.0%	12	678,700	14	48	42	-8.7%	45	689,300	640,000	34.1%	1	677,100	20	231,100	-	-
101	Snowden	1	0	0	0	-100.0%	0	-	-	0	-	-100.0%	2	581,000	581,000	10.1%	-	-	1	165,000	-	-
102	Trout Lake/ Glenwood	4	4	0	4	33.3%	3	654,000	58	13	10	66.7%	7	617,300	591,000	38.6%	-	-	20	242,700	-	-
103	Husum/ BZ Corner	-	1	-	1	-50.0%	1	781,500	55	5	3	-40.0%	2	579,500	579,500	16.0%	1	360,000	14	299,200	-	-
104	Lyle/ High Prairie	6	2	0	2	0.0%	5	479,800	21	18	14	-12.5%	13	477,500	397,000	12.2%	-	-	18	112,200	1	672,000
105	Dallesport/ Murdock	3	5	0	1	0.0%	2	385,300	8	17	12	71.4%	12	306,800	336,300	16.3%	-	-	7	148,500	-	-
106	Appleton/ Timber Valley	2	2	0	-	-100.0%	-	-	-	4	1	-66.7%	1	325,000	325,000	-4.8%	-	-	7	101,700	-	-
108	Goldendale/ Centerville	15	10	-	9	-50.0%	8	316,700	77	68	56	19.1%	55	282,200	250,000	17.7%	3	116,700	77	90,900	1	140,000
109	Bickleton/ East County	-	-	0	0	-	0	-	-	1	1	-66.7%	1	175,000	175,000	-6.3%	-	-	3	53,500	-	-
110	Klickitat	1	1	0	0	-100.0%	-	-	-	1	-	-100.0%	1	95,000	95,000	107.3%	-	-	5	111,000	-	-
	<b>Klickitat Co. Total</b>	<b>40</b>	<b>35</b>	<b>1</b>	<b>23</b>	<b>-45.2%</b>	<b>31</b>	<b>535,200</b>	<b>37</b>	<b>175</b>	<b>139</b>	<b>-0.7%</b>	<b>139</b>	<b>458,000</b>	<b>377,500</b>	<b>29.6%</b>	<b>5</b>	<b>277,400</b>	<b>172</b>	<b>147,200</b>	<b>2</b>	<b>406,000</b>
111	Skamania	2	1	0	1	0.0%	1	395,000	6	7	8	33.3%	7	579,900	395,000	18.3%	-	-	3	238,300	-	-
112	North Bonneville	1	2	0	1	0.0%	2	370,500	5	6	5	25.0%	3	350,700	366,000	6.4%	-	-	-	-	-	-
113	Stevenson	3	3	0	2	-77.8%	4	558,000	19	21	16	-30.4%	16	545,300	496,500	14.6%	1	275,000	19	225,100	-	-
114	Carson	1	1	0	2	-50.0%	8	360,700	34	21	23	53.3%	18	366,900	345,000	20.5%	-	-	11	124,400	1	460,000
115	Home Valley	0	1	0	1	-	0	-	-	2	2	-50.0%	1	508,000	508,000	22.8%	-	-	1	230,000	-	-
116	Cook, Underwood, Mill A, Willard	-	2	0	2	-60.0%	3	677,700	7	6	6	-33.3%	5	659,800	726,000	7.0%	-	-	3	378,300	-	-
117	Unincorporated North	2	2	0	2	-33.3%	2	161,000	8	12	11	-38.9%	11	180,300	165,000	-6.3%	-	-	13	57,100	-	-
	<b>Skamania Co. Total</b>	<b>9</b>	<b>12</b>	<b>-</b>	<b>11</b>	<b>-52.2%</b>	<b>20</b>	<b>430,400</b>	<b>20</b>	<b>75</b>	<b>71</b>	<b>-10.1%</b>	<b>61</b>	<b>430,000</b>	<b>366,000</b>	<b>17.9%</b>	<b>1</b>	<b>275,000</b>	<b>50</b>	<b>169,300</b>	<b>1</b>	<b>460,000</b>
351	The Dalles	22	32	4	36	-10.0%	22	379,100	28	172	147	1.4%	118	350,000	335,000	14.7%	11	497,200	32	115,400	4	1,117,500
352	Dufur	1	1	-	0	-100.0%	0	-	-	2	4	33.3%	4	421,100	339,700	38.0%	1	48,600	2	1,019,300	-	-
353	Tygh Valley	3	3	0	4	-20.0%	2	197,500	255	13	12	-14.3%	8	260,300	222,500	8.9%	-	-	4	194,300	-	-
354	Wamic/ Pine Hollow	3	1	0	0	-100.0%	0	-	-	4	5	-16.7%	4	321,100	252,800	7.5%	-	-	2	645,000	-	-
355	Maupin/ Pine Grove	3	2	1	2	-33.3%	1	305,000	2	5	4	-42.9%	3	355,000	340,000	30.4%	2	272,000	10	86,100	-	-
356	Rowena	-	-	0	0	-	0	-	-	-	-	-	-	-	-	-	-	-	1	105,000	-	-
357	Mosier	2	1	1	1	-80.0%	3	529,700	31	10	10	-28.6%	7	614,100	629,000	40.5%	-	-	12	205,400	-	-
	<b>Wasco Co. Total</b>	<b>34</b>	<b>40</b>	<b>6</b>	<b>43</b>	<b>-23.2%</b>	<b>28</b>	<b>379,600</b>	<b>43</b>	<b>206</b>	<b>182</b>	<b>-3.7%</b>	<b>144</b>	<b>359,100</b>	<b>333,300</b>	<b>19.2%</b>	<b>14</b>	<b>433,000</b>	<b>63</b>	<b>178,200</b>	<b>4</b>	<b>1,117,500</b>
361	Cascade Locks	3	4	0	2	-50.0%	3	435,000	13	15	11	-35.3%	8	373,300	371,500	-0.5%	-	-	2	100,000	-	-
362	Hood River City	14	18	1	18	-5.3%	14	627,200	64	75	66	26.9%	65	626,500	568,000	25.3%	2	1,087,500	6	263,300	-	-
363	Hood River-W	6	7	0	3	-66.7%	3	1,024,700	7	27	25	-13.8%	27	854,800	780,000	31.7%	1	899,000	5	509,300	-	-
364	Hood River-E	3	2	0	1	-66.7%	2	1,032,000	12	9	9	125.0%	11	945,200	775,000	-38.4%	-	-	5	406,400	-	-
366	Odell	2	3	1	4	100.0%	1	1,600,000	155	8	11	-8.3%	12	771,100	521,600	36.8%	-	-	1	2,000,000	1	575,000
367	Parkdale/ Mt. Hood	4	2	-	3	0.0%	1	950,000	12	13	11	-15.4%	10	756,500	640,000	3.8%	-	-	1	160,000	-	-
	<b>Hood River Co. Total</b>	<b>32</b>	<b>36</b>	<b>2</b>	<b>31</b>	<b>-22.5%</b>	<b>24</b>	<b>740,600</b>	<b>48</b>	<b>147</b>	<b>133</b>	<b>4.7%</b>	<b>133</b>	<b>706,800</b>	<b>630,000</b>	<b>28.2%</b>	<b>3</b>	<b>1,024,700</b>	<b>20</b>	<b>425,900</b>	<b>1</b>	<b>575,000</b>
370	Sherman Co.	2	0	0	0	-100.0%	0	-	-	3	-	-100.0%	-	-	-	-15.1%	1	295,000	1	17,000	-	-

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

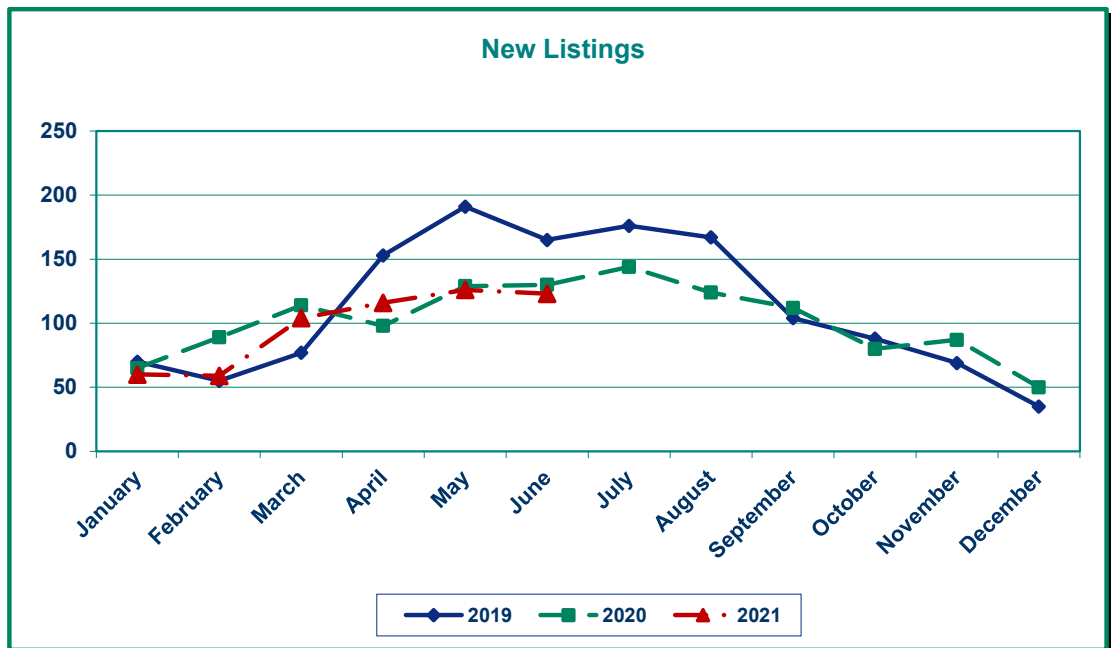
### MID-COLUMBIA

*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 June 2021 with June 2020. The Year-To-Date section compares 2021 Year-To-Date statistics through June with 2020 Year-To-Date statistics through June.

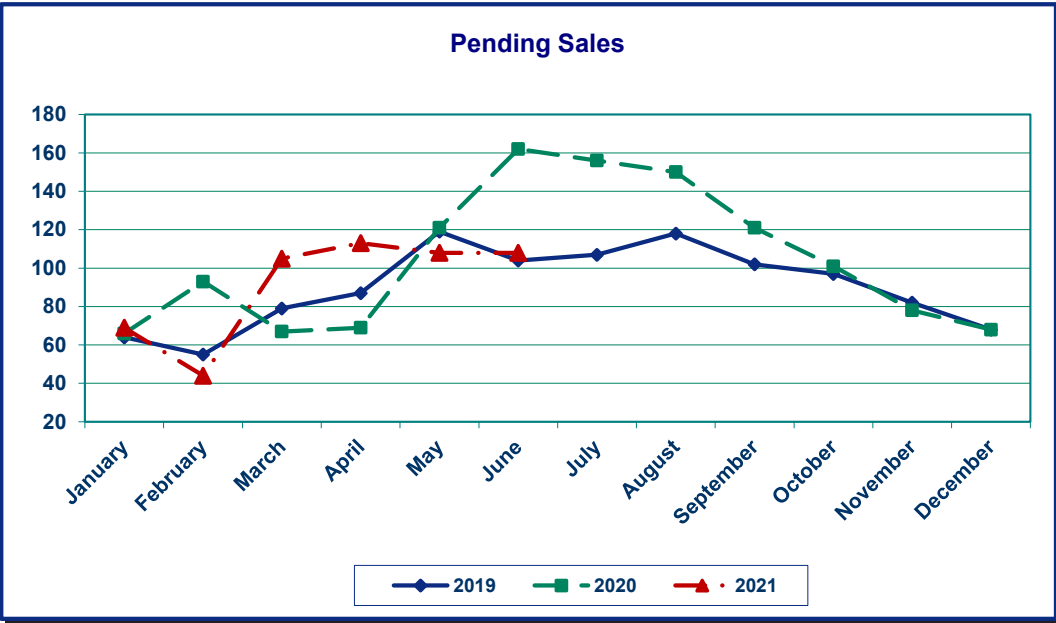
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/2020-6/30/2021) with 12 months before (7/1/2019-6/30/2020).

<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**

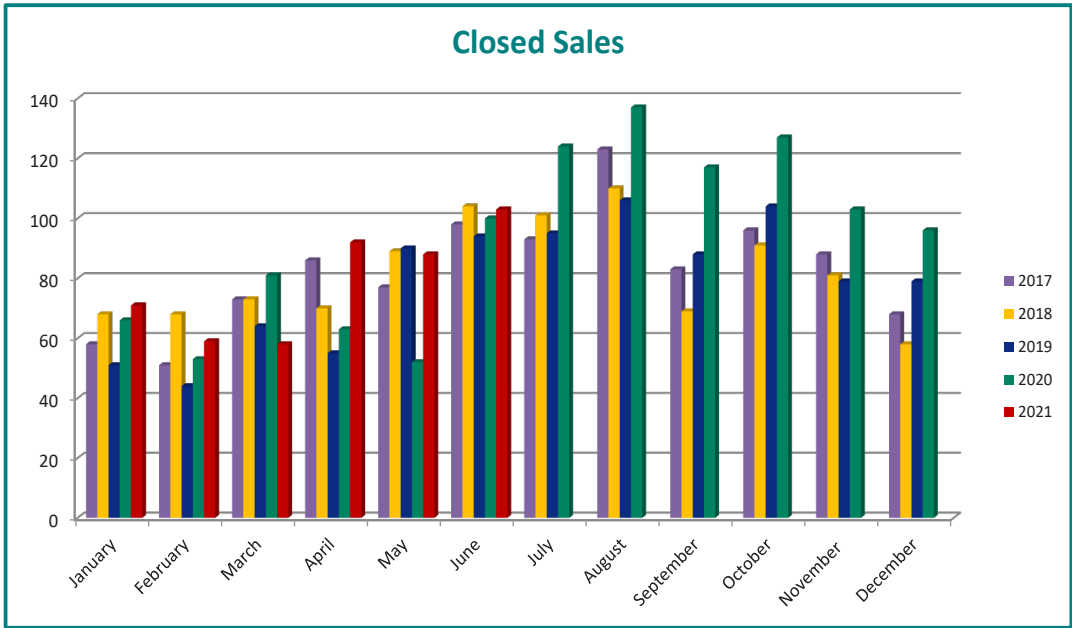
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



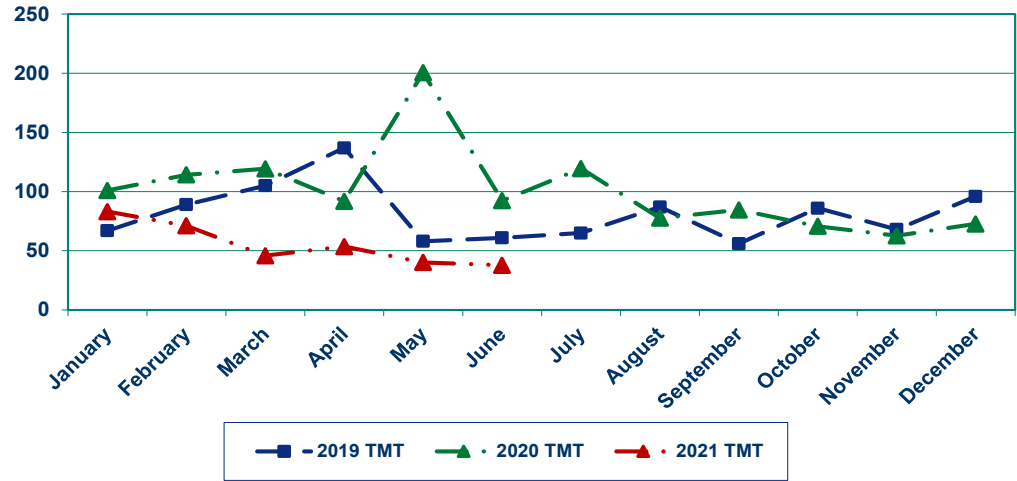
**CLOSED SALES**

**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.*

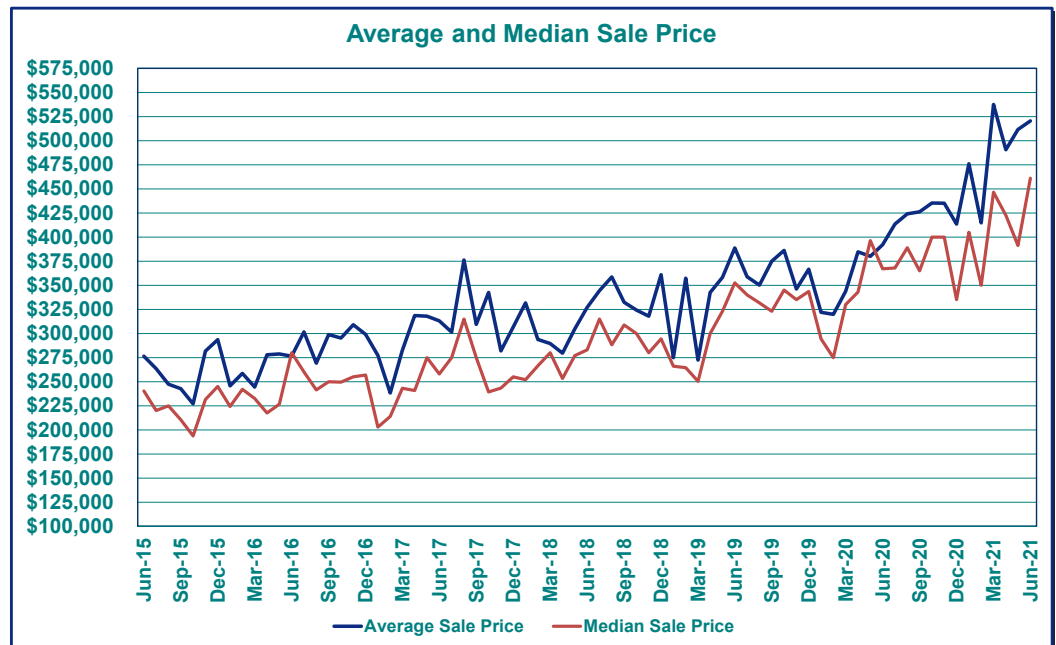
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