

MARKET ACTION

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

Residential Review: Mid-Columbia

April 2019 Reporting Period

April Residential Highlights

April brought mixed numbers to the Mid-Columbia region, but there was a strong increase in new listings. At 153, new listings increased 16.8% compared with April 2018 (131) and were nearly double the 77 new listings offered last month in March 2019.

Pending sales, at 87, fell 18.7% short of the 107 offers accepted last year in April 2018 but showed a 10.1% increase from the 79 accepted last month in March 2019.

There were 55 closed sales, 21.4% cooler than back in April 2018 (70) and 14.1% cooler than last month in March 2019 when 64 closings were recorded.

Total market time rose to 137 days in April, with inventory rising to 5.1 months in the same period. There were 279 active residential listings in the region this April.

Average and Median Sale Prices

Comparing 2019 to 2018 through April of each year, the average sale price has increased 2.1% from \$301,700 to \$308,100. In the same comparison, the median sale price has increased 2.0% from \$260,000 to \$265,300.

Inventory in Months*			
	2017	2018	2019
January	4.2	4.1	4.8
February	4.6	3.7	5.4
March	2.9	3.5	3.5
April	2.8	4.1	5.1
May	3.9	3.5	
June	3.4	3.4	
July	4.0	3.6	
August	3.2	3.5	
September	5.1	5.3	
October	4.1	3.8	
November	3.9	3.8	
December	4.2	4.3	

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+3.9% (\$327,800 v. \$315,500)
Median Sale Price % Change:	+8.9% (\$287,500 v. \$264,000)

*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.

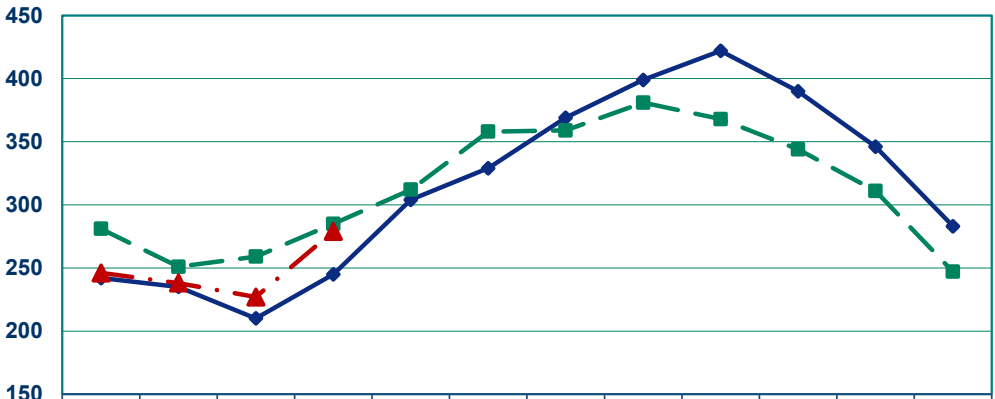
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	153	87	55	342,500	300,000	137
	March	77	79	64	272,300	250,300	105
	Year-to-date	360	271	218	308,100	265,300	101
2018	April	131	107	70	279,600	253,300	100
	Year-to-date	388	339	284	301,700	260,000	98
Change	April	16.8%	-18.7%	-21.4%	22.5%	18.4%	36.6%
	Prev Mo 2019	98.7%	10.1%	-14.1%	25.8%	19.9%	30.5%
	Year-to-date	-7.2%	-20.1%	-23.2%	2.1%	2.0%	3.3%

AREA REPORT • 4/2019

Mid-Columbia

	RESIDENTIAL														Avg. Sale Price % Change ⁶	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ⁵	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ⁵	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	16	2	6	-14.3%	4	482,600	184	28	16	6.7%	13	546,600	485,000	18.2%	-	-	11	164,300	-	-
101	Snowden	-	2	0	1	0.0%	0	-	-	3	2	100.0%	2	487,500	487,500	-5.0%	-	-	-	-	-	-
102	Trout Lake/ Glenwood	6	1	1	1	0.0%	1	350,000	157	3	3	-40.0%	3	283,300	350,000	9.6%	1	1,550,000	2	88,500	-	-
103	Husum/ BZ Corner	6	2	-	0	-	1	265,000	4	5	1	0.0%	1	265,000	265,000	-12.2%	-	-	3	419,300	-	-
104	Lyle/ High Prairie	17	11	2	2	0.0%	1	300,000	2	14	7	75.0%	8	267,900	247,000	-6.3%	-	-	5	91,800	-	-
105	Dallesport/ Murdock	6	1	0	1	-50.0%	0	-	-	6	1	-88.9%	0	0	-	5.0%	1	800,000	-	-	-	-
106	Appleton/ Timber Valley	2	2	0	-	-	0	-	-	2	1	0.0%	2	271,300	271,300	18.3%	-	-	-	-	-	-
108	Goldendale/ Centerville	25	20	2	13	-7.1%	3	195,200	497	36	34	25.9%	26	192,300	189,500	-10.0%	-	-	29	53,100	-	-
109	Bickleton/ East County	1	-	1	-	-	-	-	-	2	1	-	1	80,000	80,000	-	-	-	1	25,500	-	-
110	Klickitat	3	-	1	0	-	0	-	-	1	1	-66.7%	2	111,300	111,300	24.2%	-	-	3	76,600	-	-
	Klickitat Co. Total	90	55	9	24	-11.1%	10	343,100	239	100	67	1.5%	58	296,300	263,800	4.4%	2	1,175,000	54	101,800	-	-
111	Skamania	2	4	0	2	100.0%	1	370,000	34	6	4	300.0%	2	420,000	420,000	10.1%	-	-	-	-	-	-
112	North Bonneville	1	5	-	4	300.0%	1	267,500	185	5	6	50.0%	2	287,800	287,800	-8.3%	-	-	-	-	-	-
113	Stevenson	8	1	1	-	-100.0%	1	625,000	3	11	4	-69.2%	5	420,800	430,000	23.2%	-	-	7	82,500	-	-
114	Carson	11	8	5	5	150.0%	1	429,000	183	18	8	-42.9%	4	295,600	257,800	18.3%	-	-	4	81,900	-	-
115	Home Valley	2	2	0	1	-	1	215,000	229	4	4	-	1	215,000	215,000	-24.2%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	6	1	0	1	-50.0%	0	-	-	4	1	-85.7%	1	373,000	373,000	-7.5%	-	-	1	730,000	-	-
117	Unincorporated North	16	4	1	2	0.0%	2	261,300	230	7	6	20.0%	5	173,000	130,000	-19.8%	-	-	1	145,000	-	-
	Skamania Co. Total	46	25	7	15	50.0%	7	347,000	156	55	33	-25.0%	20	307,800	266,800	0.3%	-	-	13	136,900	-	-
351	The Dalles	39	21	2	18	-52.6%	19	256,100	78	91	80	-29.8%	65	233,900	230,000	12.3%	3	430,200	8	97,800	1	219,000
352	Dufur	2	2	0	1	-	2	192,000	94	5	5	25.0%	5	207,300	199,000	2.5%	-	-	1	55,000	-	-
353	Tygh Valley	7	3	0	2	100.0%	1	110,000	777	8	7	133.3%	5	170,600	110,000	-28.5%	-	-	1	30,000	-	-
354	Wamic/ Pine Hollow	7	3	0	0	-100.0%	0	-	-	5	3	-57.1%	3	255,000	220,000	56.1%	1	1,000,000	-	-	-	-
355	Maupin/ Pine Grove	13	2	0	2	-	0	-	-	6	3	50.0%	1	250,000	250,000	0.5%	-	-	1	42,900	-	-
356	Rowena	-	-	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-31.5%	0	-	0	-	0	-
357	Mosier	10	6	1	2	-33.3%	2	705,800	79	8	4	-33.3%	3	595,500	626,500	48.4%	-	-	3	174,800	-	-
	Wasco Co. Total	78	37	3	25	-41.9%	24	282,100	108	123	102	-25.5%	82	242,600	222,000	13.6%	4	572,600	14	102,500	1	219,000
361	Cascade Locks	4	4	1	3	-57.1%	3	227,300	124	10	10	-47.4%	13	272,400	255,000	19.8%	-	-	2	43,500	-	-
362	Hood River City	28	13	3	9	0.0%	6	407,600	102	34	25	-39.0%	19	401,000	430,000	-0.3%	1	130,000	10	199,000	-	-
363	Hood River-W	13	9	0	5	25.0%	3	771,700	93	12	14	7.7%	10	642,200	623,600	11.8%	-	-	3	292,700	-	-
364	Hood River-E	4	-	-	-	-100.0%	0	0	0	1	2	-33.3%	2	472,500	472,500	-15.2%	-	-	1	325,000	-	-
366	Odell	4	3	0	2	-50.0%	2	382,000	86	8	9	12.5%	7	422,900	411,100	19.8%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	8	6	1	3	50.0%	0	0	0	12	4	-20.0%	2	671,000	671,000	-3.4%	-	-	3	231,700	-	-
	Hood River Co. Total	61	35	5	22	-18.5%	14	443,300	102	77	64	-28.1%	53	430,700	405,000	-2.3%	1	130,000	19	209,200	-	-
370	Sherman Co.	4	1	0	1	-	0	-	-	5	5	66.7%	5	221,800	235,000	27.8%	-	-	5	34,700	-	-

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

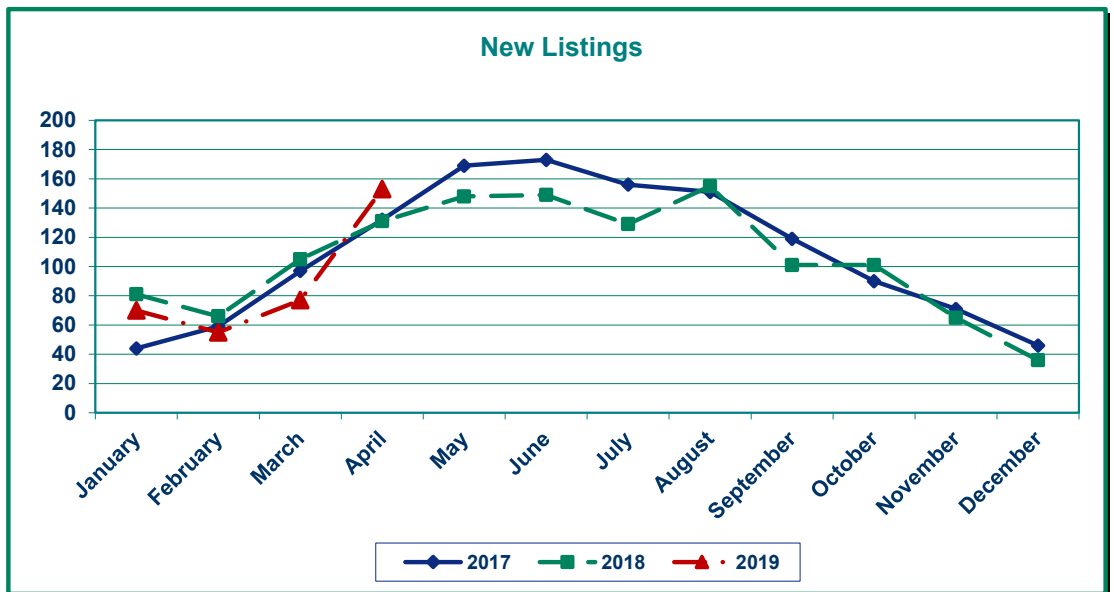
MID-COLUMBIA

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.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2019 with April 2018. The Year-To-Date section compares 2019 year-to-date statistics through April with 2018 year-to-date statistics through April.

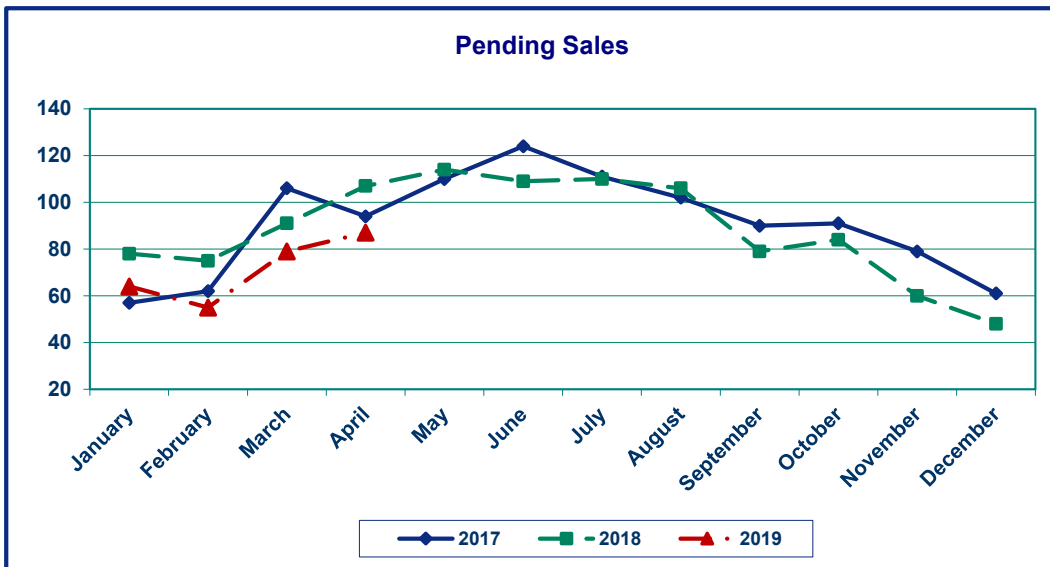
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

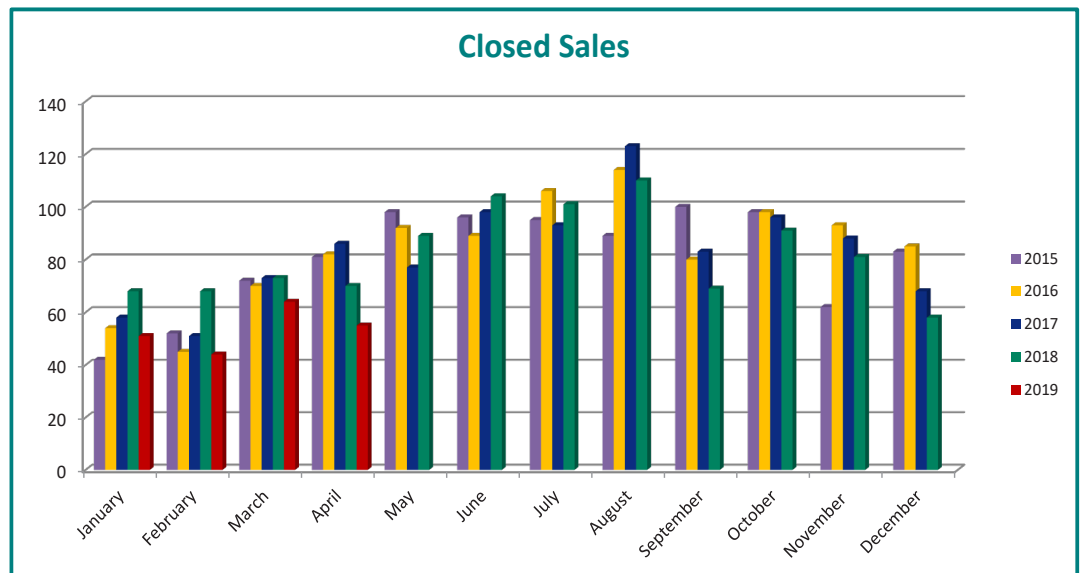
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



CLOSED SALES

MID-COLUMBIA

This graph shows the closed sales over the past five calendar years in Mid-Columbia.

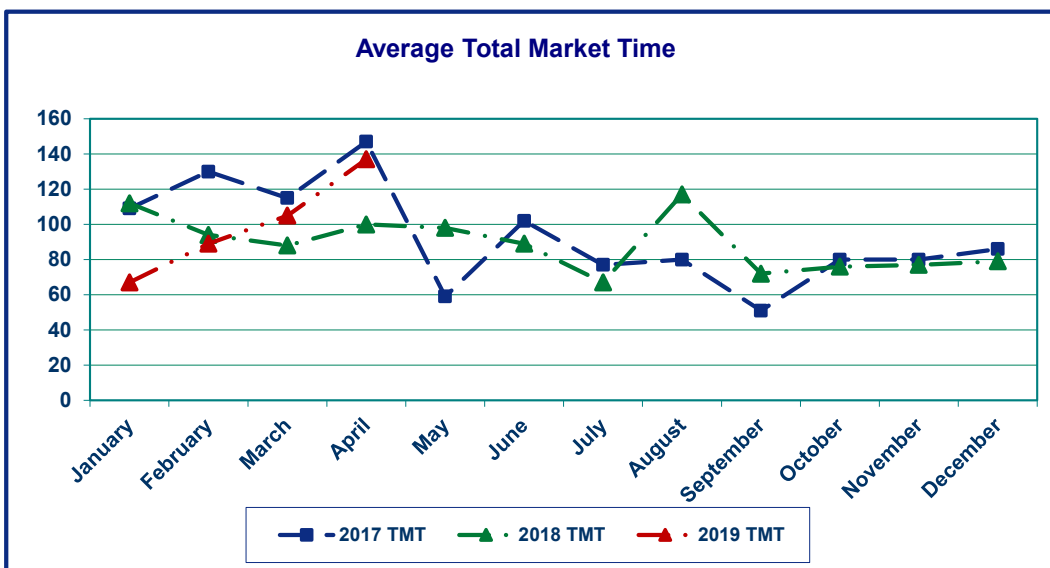


Average Total Market Time

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.

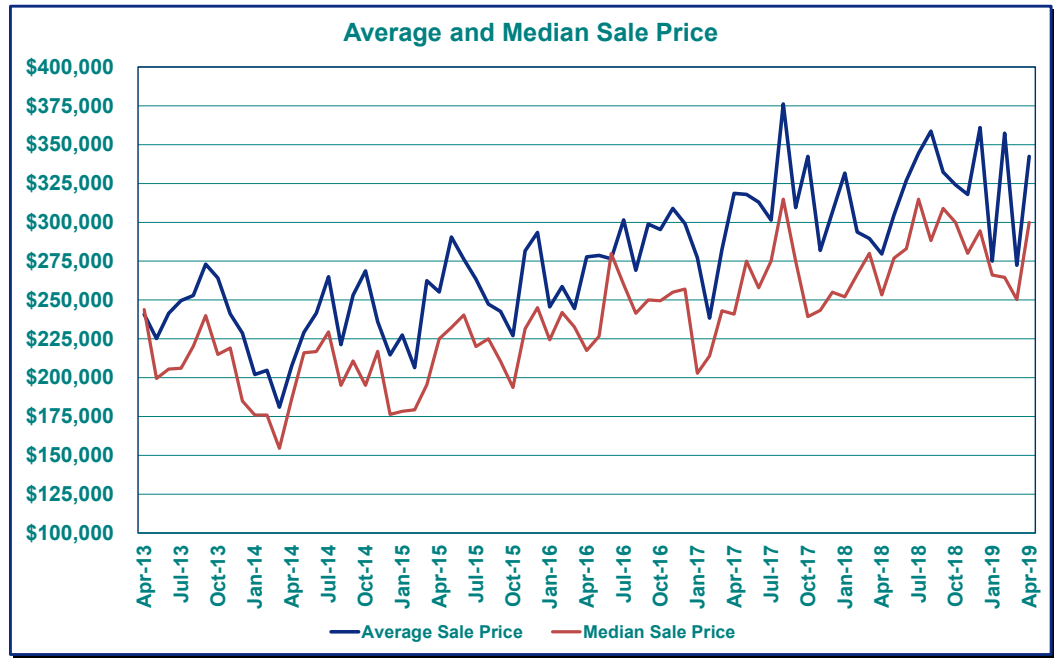
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