



# MARKET ACTION REPORT

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

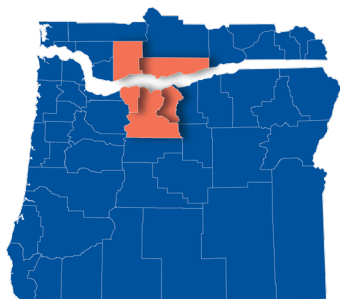
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**Mid-Columbia** May 2025 Reporting Period

# Mid-Columbia

## May 2025 Reporting Period

### MARKET ACTION REPORT



## Residential Highlights

### New Listings

New listings (170) increased 11.1% from the 153 listed in May 2024, and increased 10.4% from the 154 listed in April 2025.

### Pending Sales

Pending sales (102) increased 12.1% from the 91 offers accepted in May 2024, and increased 12.1% from the 91 offers accepted in April 2025.

### Closed Sales

Closed sales (67) decreased 6.9% from the 72 closings in May 2024, and increased 3.1% from the 65 closings in April 2025.

### Inventory and Time on Market

Inventory increased to 5.8 months in May. Total market time decreased to 65 days.

### Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (564) increased 15.1%, pending sales (327) increased 2.5%, and closed sales (253) decreased 2.3%.

### Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has decreased 1.0% from \$525,500 to \$520,500. In the same comparison, the median sale price has increased 3.1% from \$435,000 to \$448,500.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.8% (\$520,600 v. \$524,600)

Median Sale Price % Change: +1.6% (\$451,700 v. \$444,800)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

### Inventory in Months

	2023	2024	2025
January	3.9	5.5	4.9
February	3.8	4.0	5.6
March	3.4	5.2	7.0
April	3.5	4.9	5.1
May	2.6	4.4	5.8
June	3.4	4.4	
July	3.3	6.0	
August	3.7	5.1	
September	4.6	7.4	
October	4.1	3.9	
November	4.8	4.3	
December	4.5	4.5	

### Residential Trends

#### May 2025 vs. April 2025

New Listings **+10.4%** ↑

Pending Sales **+12.1%** ↑

Closed Sales **+3.1%** ↑

Average Sale Price **+16.9%** ↑

Median Sale Price **+18.8%** ↑

Inventory **+0.7** ↑

Total Market Time **-28** ↓

#### May 2025 vs. May 2024

New Listings **+11.1%** ↑

Pending Sales **+12.1%** ↑

Closed Sales **-6.9%** ↓

Average Sale Price **+2.4%** ↑

Median Sale Price **-9.0%** ↓

Inventory **+1.4** ↑

Total Market Time **-8** ↓

# Mid-Columbia

May 2025 Reporting Period

Residential Sales by Price Range						
Price Range	May 2023		May 2024		May 2025	
0K-100K	2	2.4%	4	5.2%	0	0.0%
100K-200K	7	8.3%	6	7.8%	3	4.5%
200K-300K	13	15.5%	6	7.8%	3	4.5%
300K-400K	10	11.9%	12	15.6%	16	23.9%
400K-500K	19	22.6%	8	10.4%	10	14.9%
500K-600K	8	9.5%	9	11.7%	12	17.9%
600K-700K	11	13.1%	7	9.1%	3	4.5%
700K-800K	3	3.6%	11	14.3%	6	9.0%
800K-900K	1	1.2%	6	7.8%	5	7.5%
900K-1M	9	10.7%	2	2.6%	3	4.5%
1MM-1.1MM	0	0.0%	0	0.0%	1	1.5%
1.1MM-1.2MM	0	0.0%	4	5.2%	2	3.0%
1.2MM-1.3MM	0	0.0%	1	1.3%	1	1.5%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	1	1.2%	0	0.0%	1	1.5%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	1	1.5%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	1	1.3%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	84		77		67	

90th Percentile
  50th Percentile
  10th Percentile

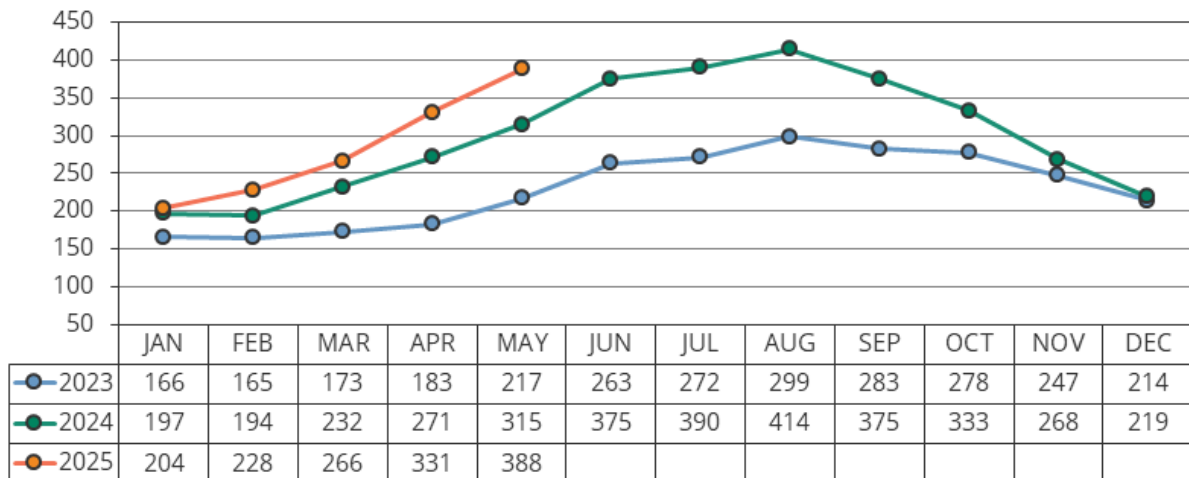
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	May	170	102	67	579,100	500,000	65
	April	154	91	65	495,400	421,000	93
	Year-To-Date	564	327	253	520,500	448,500	93
2024	May	153	91	72	565,500	549,500	72
	Year-To-Date	490	319	259	525,500	435,000	84
Change	May 2024	11.1%	12.1%	-6.9%	2.4%	-9.0%	-10.4%
	Prev Mo 2025	10.4%	12.1%	3.1%	16.9%	18.8%	-30.3%
	Year-To-Date	15.1%	2.5%	-2.3%	-1.0%	3.1%	10.4%



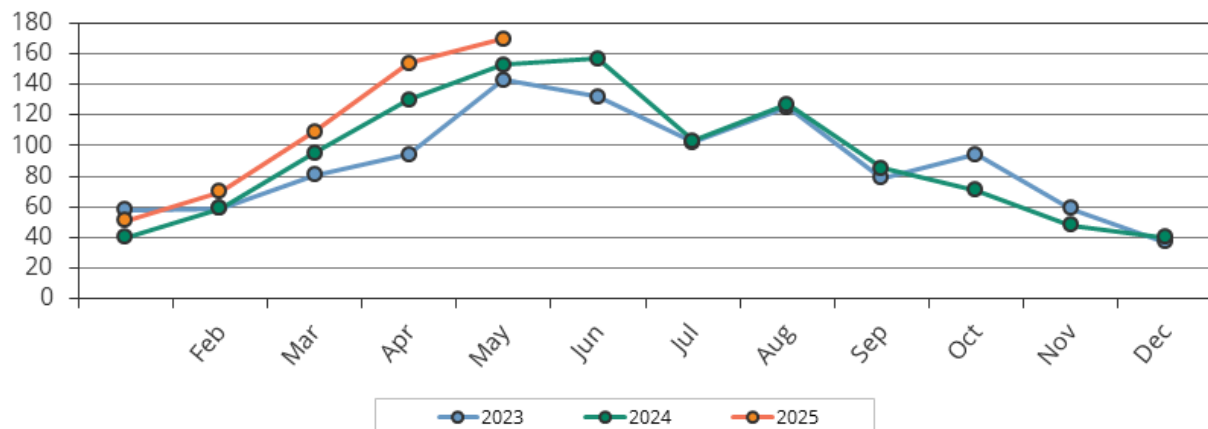
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## May 2025 Reporting Period

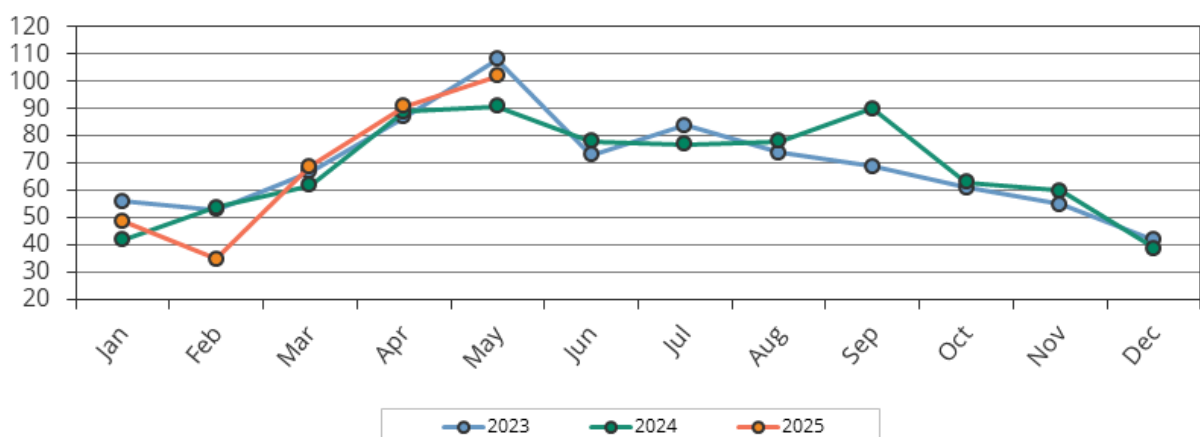
### Active Residential Listings



### New Listings



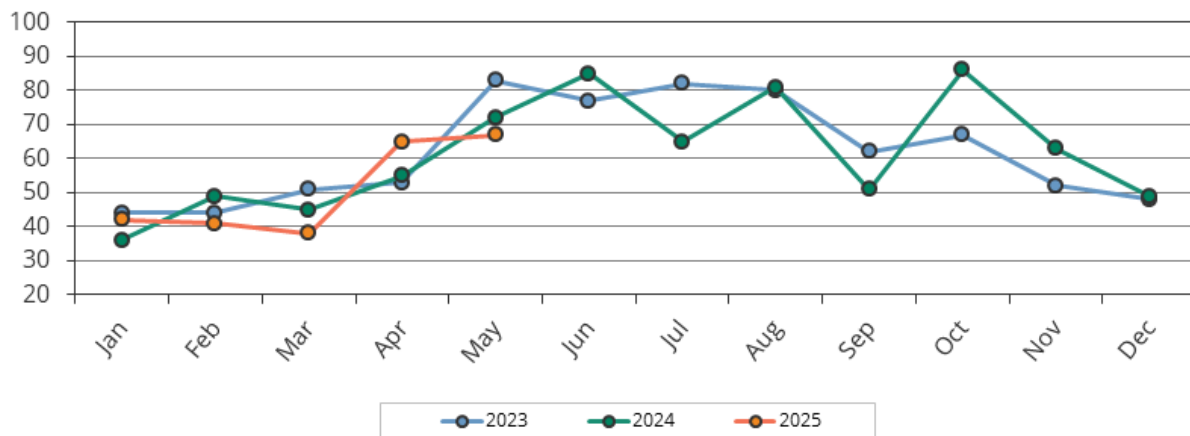
### Pending Sales



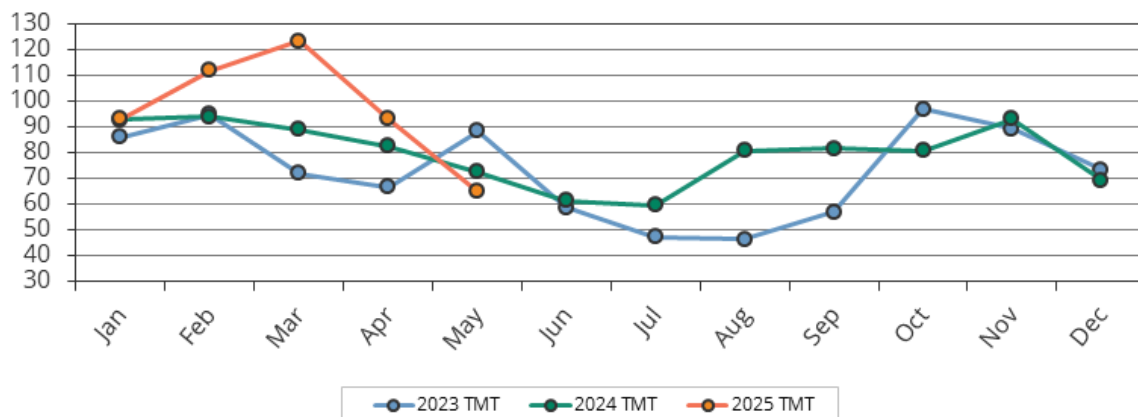
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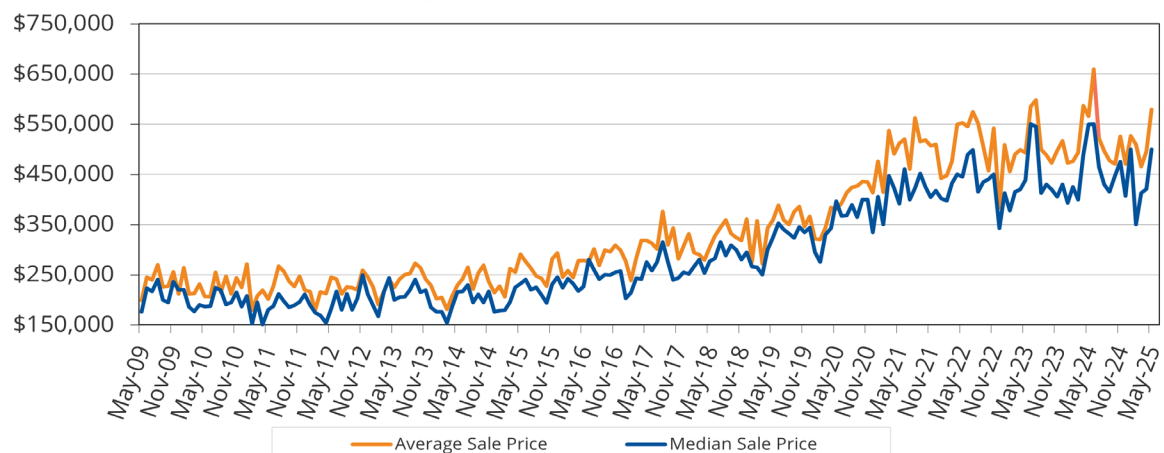
### Closed Sales



### Average Total Market Time



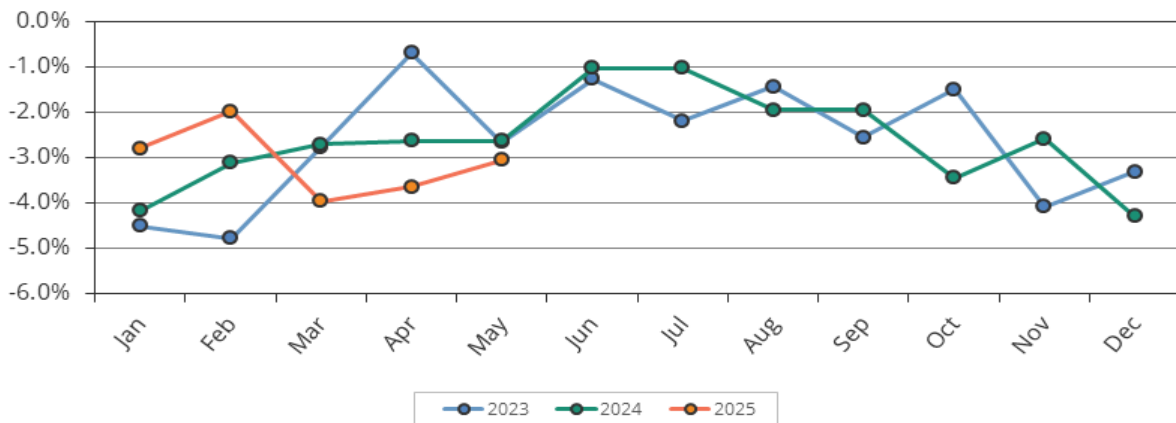
### Average and Median Sale Price



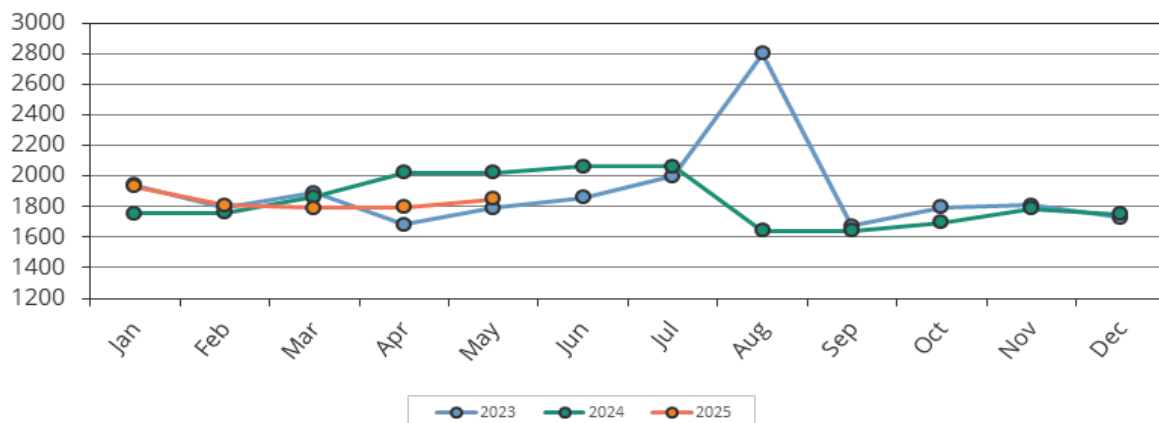
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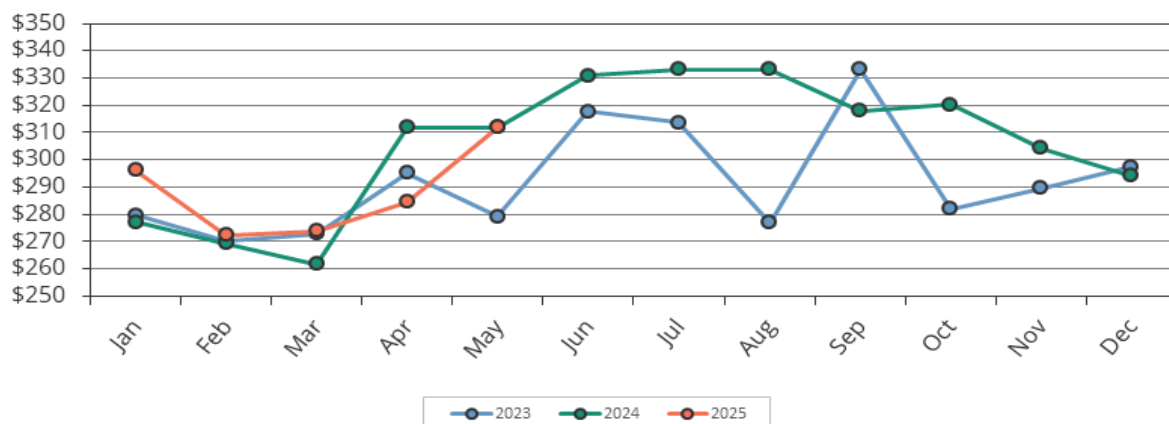
### Average Sold Price Change



### Average Square Footage



### Average Price Per Square Footage



# Mid-Columbia

## May 2025 Reporting Period

### Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 25 v. 24 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 25v. 24 <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	21	8	-	8	0.0%	3	680,100	12	40	26	18.2%	18	805,100	727,500	0.1%	-	-	9	326,600	-	-
101	Snowden	9	4	0	2	-33.3%	0	-	-	8	2	-60.0%	-	-	-	-8.8%	-	-	4	286,900	-	-
102	Trout Lake / Glenwood	15	6	0	2	100.0%	1	378,500	308	13	4	0.0%	4	534,600	551,800	-18.7%	-	-	2	383,500	-	-
103	Husum / BZ Corner	4	1	0	2	0.0%	0	-	-	6	6	20.0%	4	527,700	519,900	-58.1%	-	-	1	240,000	-	-
104	Lyle / High Prairie	13	7	-	6	100.0%	4	712,600	115	25	12	100.0%	8	558,000	522,500	-14.2%	-	-	6	113,700	-	-
105	Dallesport / Murdock	9	5	4	3	0.0%	2	575,000	121	14	8	0.0%	5	422,000	440,000	-15.6%	1	542,000	1	150,000	-	-
106	Appleton/ Timber Valley	1	0	0	0	-	0	-	-	1	1	0.0%	1	150,000	150,000	-59.9%	-	-	-	-	-	-
108	Goldendale / Centerville	52	24	5	17	21.4%	4	485,400	201	72	43	7.5%	29	385,500	347,000	14.6%	1	125,000	34	134,800	1	270,000
109	Bickleton/ East County	3	1	1	1	-	0	-	-	5	3	-	1	45,000	45,000	-	-	-	4	44,000	-	-
110	Klickitat	4	0	0	0	-	0	-	-	2	1	-	1	185,000	185,000	116.7%	-	-	2	127,500	-	-
	Klickitat Co. Total	131	56	10	41	20.6%	14	597,200	132	186	106	16.5%	71	519,400	465,000	-30.8%	2	333,500	63	173,600	1	270,000
111	Skamania	2	-	0	0	-	0	-	-	2	1	-75.0%	1	565,000	565,000	17.9%	-	-	-	-	-	-
112	North Bonneville	5	3	-	0	-	2	420,500	108	6	3	0.0%	2	420,500	420,500	0.1%	-	-	3	161,700	-	-
113	Stevenson	18	5	1	1	-66.7%	1	475,000	14	17	4	-60.0%	5	550,300	499,000	0.8%	-	-	-	-	-	-
114	Carson	13	5	-	2	-66.7%	4	395,300	13	24	13	18.2%	9	452,300	385,000	4.1%	-	-	4	208,500	-	-
115	Home Valley	2	3	0	1	-	0	-	-	3	1	0.0%	0	-	-	-31.5%	0	-	0	-	0	-
116	Cook / Underwood / Mill A / Willard	8	5	0	2	-33.3%	2	1,187,500	5	11	4	-42.9%	3	1,143,300	1,055,000	22.9%	-	-	-	-	-	-
117	Unincorporated North	11	7	0	4	300.0%	0	-	-	13	7	40.0%	3	242,300	282,500	29.2%	-	-	2	145,000	-	-
	Skamania Co. Total	59	28	1	10	-23.1%	9	585,800	32	76	33	-19.5%	23	538,500	470,000	7.8%	-	-	9	178,800	-	-
351	The Dalles	71	31	2	20	-13.0%	20	458,600	30	123	90	-3.2%	80	406,500	350,000	3.1%	-	-	7	426,100	1	365,000
352	Dufur	7	3	-	1	0.0%	3	396,300	128	11	6	50.0%	6	337,100	355,000	-22.2%	-	-	2	103,000	-	-
353	Tygh Valley	7	3	1	-	-100.0%	-	-	-	8	-	-100.0%	-	-	-	9.3%	-	-	1	240,000	-	-
354	Wamic / Pine Hollow	14	5	1	2	-	0	-	-	13	4	300.0%	2	377,000	377,000	57.0%	-	-	-	-	-	-
355	Maupin / Pine Grove	17	4	2	1	0.0%	0	-	-	16	4	-20.0%	4	304,400	244,500	-25.4%	-	-	3	50,000	1	150,000
356	Rowena	1	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
357	Mosier	13	5	-	3	200.0%	2	734,300	5	15	8	60.0%	6	705,700	750,000	-17.1%	-	-	2	255,000	-	-
	Wasco Co. Total	130	51	6	27	0.0%	25	473,200	40	186	112	-1.8%	98	415,800	350,000	-100.0%	-	-	15	272,600	2	257,500
361	Cascade Locks	6	4	1	3	50.0%	1	399,500	7	11	8	60.0%	5	390,700	399,500	17.6%	-	-	2	80,000	-	-
362	Hood River City	21	16	3	12	140.0%	10	816,400	21	47	33	17.9%	27	766,100	700,000	1.3%	1	1,050,000	3	930,000	4	1,046,500
363	Hood River-W	17	3	-	4	-33.3%	3	632,300	175	23	16	-15.8%	13	748,100	640,000	2.4%	1	862,500	2	352,500	-	-
364	Hood River-E	4	2	0	0	-100.0%	0	-	-	2	0	-100.0%	1	660,000	660,000	-1.1%	-	-	-	-	-	-
366	Odell	5	2	0	1	-	1	1,145,000	9	6	4	-20.0%	2	837,500	837,500	-15.0%	1	625,000	-	-	-	-
367	Parkdale / Mt. Hood	10	5	0	2	0.0%	2	612,500	60	15	7	40.0%	6	908,900	801,000	-21.9%	-	-	-	-	-	-
	Hood River Co. Total	63	32	4	22	37.5%	17	754,700	51	104	68	3.0%	54	743,600	662,500	-1.6%	3	845,800	7	522,100	4	1,046,500
370	Sherman Co.	5	3	1	2	100.0%	2	255,000	173	12	8	14.3%	700.0%	217,900	210,000	4.7%	-	-	-	-	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2025 with May 2024. The year-to-date section compares 2025 year-to-date statistics through May with 2024 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 (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

<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.



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

### Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

### Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

### Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

### % Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

### Total Market Time:

This 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.

### Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

### Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

### Additional Resources for RMLS Subscribers:

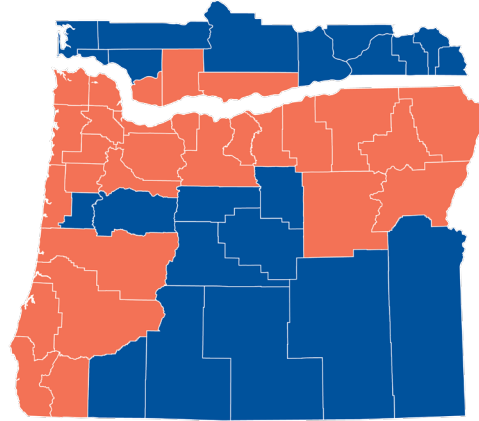
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# Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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**Maggie Wu**, Editor  
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