

How to Calculate Appreciation

Below you will find instructions for using this tool. If you have any questions please contact our Help Desk at 503-872-8002 or toll-free at 1-877-256-2169 outside of Portland.

The Basics

Appreciation is a comparison of the average sales price of a specific area from two consecutive time periods. The time periods are up to you – but should be consecutive, and the same in length (for example, you can compare a month to a month, year to a year or a 12-month period to another 12-month period).

In the RMLS™ Market Action report, the appreciation rate compares the last 12 months to the 12 months before (Example: 10/1/2019 – 9/30/2020 vs. 10/1/2018 – 9/30/2019).

The Appreciation Equation

Avg. Price (Most recent time period) – Avg. Price (Previous time period) / Avg. Price (Previous time period)

For example:

\$337,700 (10/1/2019 – 9/30/2020) minus (-)

\$315,800 (10/1/2018 – 9/30/2019)

= \$21,900

\$21,900 ÷ \$315,800 = .069

Appreciation = 6.9%

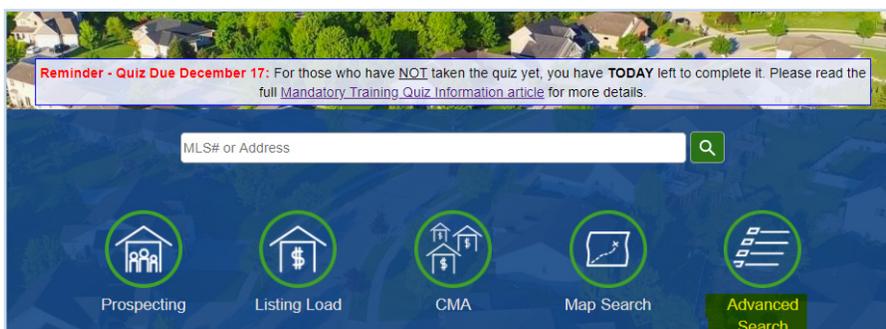
Finding the Average Sales Price in RMLSweb

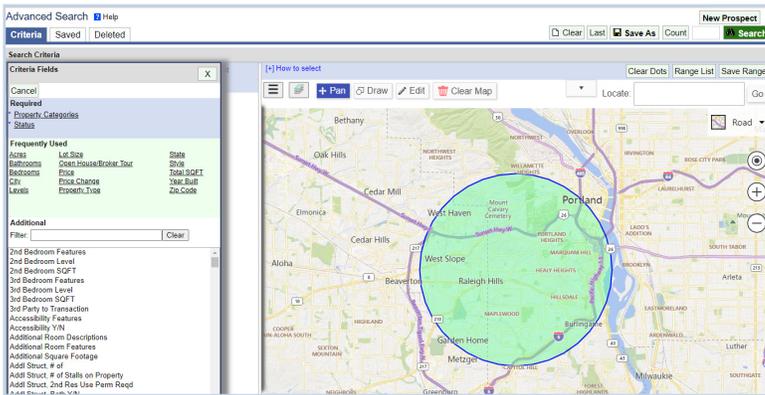
Using Advanced Search

Advanced Search will allow you to find average sales price if you are looking for appreciation rates for listings in a very narrow geographic region or for properties with very specific characteristics. You can only use Advanced Search to calculate appreciation if you can limit the search results to **LESS THAN 2000** listings. If you are performing a broader search for appreciation, see the next section, **USING MARKET STATS**.

To use Advanced Search to find the average sales price for your neighborhood:

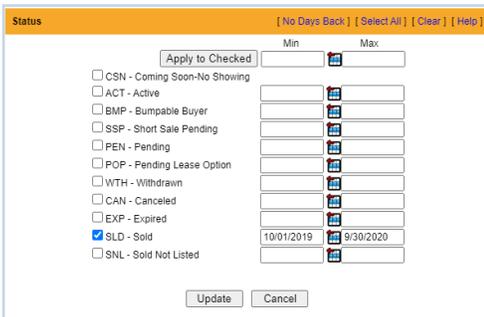
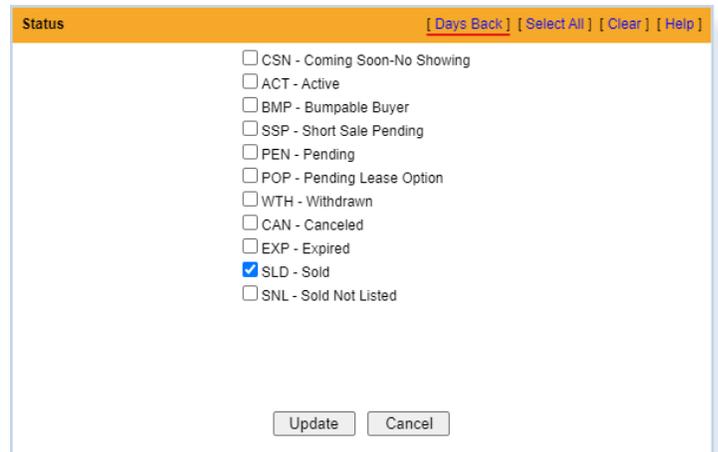
1. Click on Search and select “Advanced Search”





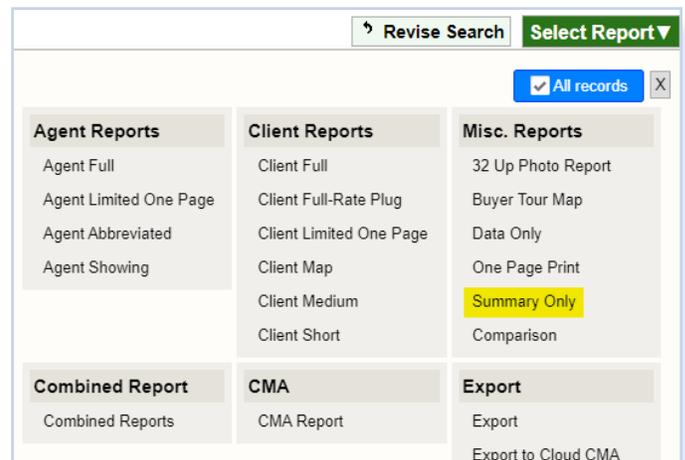
2. Enter the three required fields, which are Property Categories, MLS Area or Map Draw, and Status.

3. For Status – select SOLD and then click “Days Back”.



Two boxes will appear next to sold – this is where you will enter the minimum and maximum date ranges for your first time period. Note: It’s best to type in the date range (ie. 10/1/2019 – 9/30/2020) so that you can assure you are comparing correctly.

4. Enter any other criteria you want to narrow your search by, such as Zip Code or number of bedrooms or Property Type.
5. To assure that your results will be less than 2000 listings, click the “Count” button toward the top of the page. If your results are less than 2000, click Search. If not, narrow your search down more or see the **USING MARKET STATS** section of this document instead.
6. On the Search Results page, click Check All and then in the “Select Report” dropdown menu, select “Summary Only”.



- The screen will give you the average sale price for your search results. Write down or print the page to keep the average price information.
- Use the Revise Search button to return to the search page.
- Click on "Status" again and change the date range to the other time period.
- Repeat steps 5 through 7 and then plug these numbers into the appreciation equation.

Summary Only Report					
Residential					
Total 65 Sold					
%SPLP: 99.86	High DOM/CDOM: 177 / 177	High List: \$2,650,000	High Sale: \$2,650,000		
%SPLP: 96.93	Low DOM/CDOM: 1 / 1	Low List: \$190,000	Low Sale: \$192,000		
Median %SPLP: 101.67	Avg DOM/CDOM: 27 / 34	Avg List: \$698,090	Avg Sold: \$697,132		
	Median DOM/CDOM: 6 / 10	Median List: \$600,000	Median Sold: \$610,000		
	Avg SQFT: 2458	Avg LS/SQFT: \$284	Avg SS/SQFT: \$284		
	Median SQFT: 2436				
Total 65					
	High DOM/CDOM: 177 / 177	High List: \$2,650,000	High Sale: \$2,650,000		
	Low DOM/CDOM: 1 / 1	Low List: \$190,000	Low Sale: \$192,000		
	Avg DOM/CDOM: 27 / 34	Avg List: \$698,090	Avg Sold: \$697,132		
	Median DOM/CDOM: 6 / 10	Median List: \$600,000	Median Sold: \$610,000		
	Avg SQFT: 2458	Avg LS/SQFT: \$284	Avg SS/SQFT: \$284		
	Median SQFT: 2436				

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Using Market Stats

Market Stats can be used to find the average sale price for a larger number of listings, such as several MLS areas. The most you can narrow a search down by geographic region in Market Stats is by Zip Code. However, it does have a few other property features to search by under Additional Search Features.

To use Market Stats:

- Click on Statistics and select "Market Stats"



- Select the "Dollar Value Report by Area" in the report field
- Enter the three required fields, which are Property Category, Status and MLS Area. For Status – select SOLD and Sold Not Listed (SNL), as appreciation rates are based on SOLD data.
- Enter your first date range in the two boxes next to "Sold Date". Do not enter dates anywhere else.
- Fill out other fields as you desire, then click Search.



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