

MARKET ACTION

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

Residential Review: Mid-Columbia

August 2019 Reporting Period

August Residential Highlights

Pending sales saw a strong month this August in the Mid-Columbia region. There were 118 pending sales, a 11.3% gain over August 2018 (106) and a 10.3% gain from July 2019 when 107 offers were accepted.

New listings, at 167, showed a 7.7% increase over August 2018 (155) despite decreasing 5.1% from July 2019, when 176 new listings were offered.

Similarly, the 106 closings recorded fell four short of the 110 recorded in August 2018 (-3.6%) but outpaced July 2019 (95) by 11.6%.

Total market time rose to 87 days in August, and inventory decreased slightly to end at 4.1 months.

Year to Date Summary

Comparing the first eight months of 2019 to 2018, new listings (1,070) have increased 8.7%, while pending sales (698) decreased 8.0% and closed sales (609) decreased 14.1%.

Average and Median Sale Prices

Comparing 2019 to 2018 through August of each year, the average sale price has increased 6.5% from \$322,200 to \$343,100. In the same comparison, the median sale price has increased 13.6% from \$279,900 to \$318,000.

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	3.8
June	3.4	3.4	4.0
July	4.0	3.6	4.3
August	3.2	3.5	4.1
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:	+6.9% (\$339,500 v. \$317,700)
Median Sale Price % Change:	+15.2% (\$310,000 v. \$269,000)

*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.

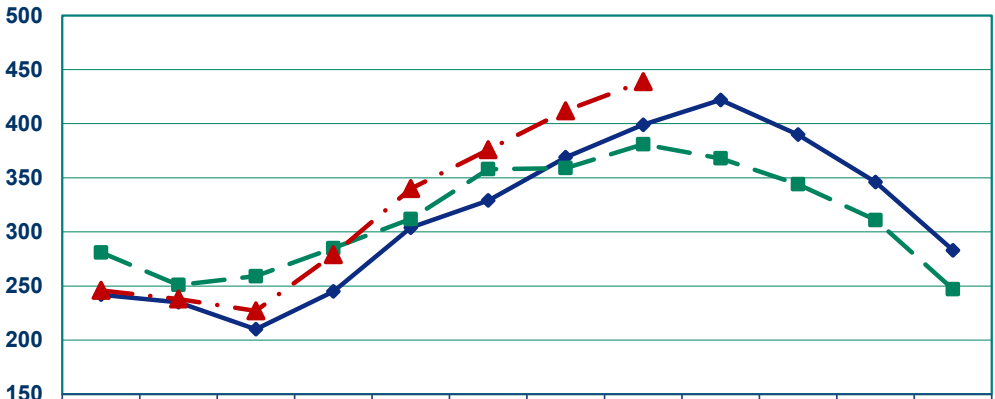
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	August	167	118	106	350,200	331,800	87
	July	176	107	95	358,800	340,000	65
	Year-to-date	1,070	698	609	343,100	318,000	81
2018	August	155	106	110	358,700	288,300	117
	Year-to-date	984	759	709	322,200	279,900	96
Change	August	7.7%	11.3%	-3.6%	-2.4%	15.1%	-26.1%
	Prev Mo 2019	-5.1%	10.3%	11.6%	-2.4%	-2.4%	33.8%
	Year-to-date	8.7%	-8.0%	-14.1%	6.5%	13.6%	-15.6%

AREA REPORT • 8/2019

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 2019 v. 2018	Closed Sales	Average Sale Price		New Listings	Pending Sales	Pending Sales 2019 v. 2018	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	31	16	2	9	-10.0%	7	413,100	51	78	48	11.6%	38	497,100	472,000	22.9%	2	155,800	15	201,200	1	420,000
101	Snowden	3	2	1	1	-	1	628,000	21	10	6	20.0%	6	481,300	493,000	6.7%	-	-	1	620,000	-	-
102	Trout Lake/ Glenwood	11	3	0	1	-66.7%	1	387,000	10	13	7	-36.4%	7	359,400	387,000	1.8%	1	1,550,000	7	176,100	-	-
103	Husum/ BZ Corner	8	2	0	1	0.0%	0	-	-	14	5	-16.7%	3	419,300	458,000	-18.2%	-	-	4	349,500	-	-
104	Lyle/ High Prairie	24	5	1	-	-100.0%	4	376,000	108	36	14	16.7%	16	313,000	316,900	-9.2%	-	-	11	151,300	-	-
105	Dallesport/ Murdock	4	1	1	4	300.0%	2	427,300	170	16	11	-31.3%	5	351,600	368,500	48.3%	1	800,000	-	-	-	-
106	Appleton/ Timber Valley	5	-	0	0	-	1	349,000	15	9	5	150.0%	6	249,800	266,300	21.3%	-	-	3	74,200	-	-
108	Goldendale/ Centerville	39	20	2	14	133.3%	14	242,700	76	117	84	16.7%	73	209,700	205,000	-4.1%	-	-	69	55,000	1	108,300
109	Bickleton/ East County	4	3	-	0	-	0	-	-	5	2	100.0%	2	104,400	104,400	-65.1%	-	-	4	47,600	-	-
110	Klickitat	1	0	1	0	-	1	97,900	458	4	4	-42.9%	5	115,400	97,900	-33.3%	-	-	3	76,600	-	-
	Klickitat Co. Total	130	52	8	30	25.0%	31	326,100	87	302	186	6.3%	161	310,000	274,900	93.7%	4	665,400	117	105,800	2	264,100
111	Skamania	6	3	0	-	-100.0%	2	571,500	16	13	7	75.0%	7	586,900	493,000	49.5%	-	-	3	233,700	-	-
112	North Bonneville	2	0	0	0	-100.0%	1	318,000	3	9	9	-43.8%	9	303,800	308,000	26.5%	-	-	1	65,000	-	-
113	Stevenson	13	6	1	7	133.3%	1	375,000	53	34	20	-9.1%	14	432,300	425,000	36.0%	-	-	18	114,100	-	-
114	Carson	13	7	0	6	200.0%	4	318,000	86	39	24	-4.0%	16	325,800	294,000	3.1%	1	140,000	9	418,900	-	-
115	Home Valley	4	1	0	0	-	2	416,500	128	8	5	66.7%	5	345,600	383,000	23.7%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	6	0	0	1	0.0%	0	-	-	11	5	-58.3%	5	691,600	425,000	-7.6%	-	-	1	730,000	-	-
117	Unincorporated North	14	5	4	0	-100.0%	2	224,300	246	20	15	25.0%	15	223,600	147,000	10.2%	-	-	2	95,000	-	-
	Skamania Co. Total	58	22	5	14	-6.7%	12	365,800	98	134	85	-9.6%	71	375,300	373,000	10.3%	1	140,000	34	220,900	-	-
351	The Dalles	71	39	4	28	-15.2%	30	286,100	53	254	192	-16.9%	172	268,100	260,000	13.0%	7	397,900	21	99,600	3	268,200
352	Dufur	5	2	1	1	-50.0%	2	241,500	86	13	10	11.1%	10	240,500	217,500	-11.1%	-	-	2	127,500	-	-
353	Tygh Valley	17	5	1	1	0.0%	1	209,000	333	26	12	-7.7%	10	212,100	167,000	6.5%	-	-	1	30,000	-	-
354	Wamic/ Pine Hollow	13	1	-	3	200.0%	1	393,500	137	15	6	-50.0%	5	263,700	220,000	-22.5%	1	1,000,000	2	96,000	-	-
355	Maupin/ Pine Grove	14	-	-	1	0.0%	1	80,000	208	13	5	-37.5%	5	209,700	221,800	37.6%	1	172,500	2	71,500	-	-
356	Rowena	-	0	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	0	-
357	Mosier	19	6	0	1	0.0%	3	293,300	29	26	10	-28.6%	12	460,500	496,500	-7.8%	-	-	7	174,900	-	-
	Wasco Co. Total	139	53	6	35	-10.3%	38	279,700	66	347	235	-18.7%	214	273,500	260,000	-100.0%	9	439,800	35	112,500	3	268,200
361	Cascade Locks	12	5	2	6	100.0%	3	268,300	11	35	21	-30.0%	20	269,800	274,500	7.3%	-	-	3	38,500	-	-
362	Hood River City	52	19	3	20	25.0%	9	570,100	78	130	84	-13.4%	67	478,400	445,000	3.5%	1	130,000	14	217,400	1	475,000
363	Hood River-W	25	7	-	6	20.0%	6	457,600	58	50	36	50.0%	32	563,300	529,300	-13.4%	-	-	5	306,600	-	-
364	Hood River-E	7	1	0	0	-	0	-	-	5	2	-71.4%	4	676,500	521,500	10.8%	-	-	1	325,000	-	-
366	Odell	8	2	0	3	200.0%	2	355,500	28	28	22	69.2%	18	390,400	407,500	0.9%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	7	4	1	2	-33.3%	4	638,600	29	30	16	-27.3%	12	539,300	417,500	12.9%	-	-	4	196,500	-	-
	Hood River Co. Total	111	38	6	37	32.1%	24	497,800	52	278	181	-6.2%	153	468,500	427,000	1.0%	1	130,000	27	214,900	1	475,000
370	Sherman Co.	1	2	0	2	-	1	47,000	1555	9	11	37.5%	10	218,200	231,600	51.6%	-	-	6	34,100	-	-

Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2017	242	235	210	245	304	329	369	399	422	390	346	283
2018	281	251	259	285	312	358	359	381	368	344	311	247
2019	246	238	227	279	340	376	412	439				

ACTIVE RESIDENTIAL LISTINGS

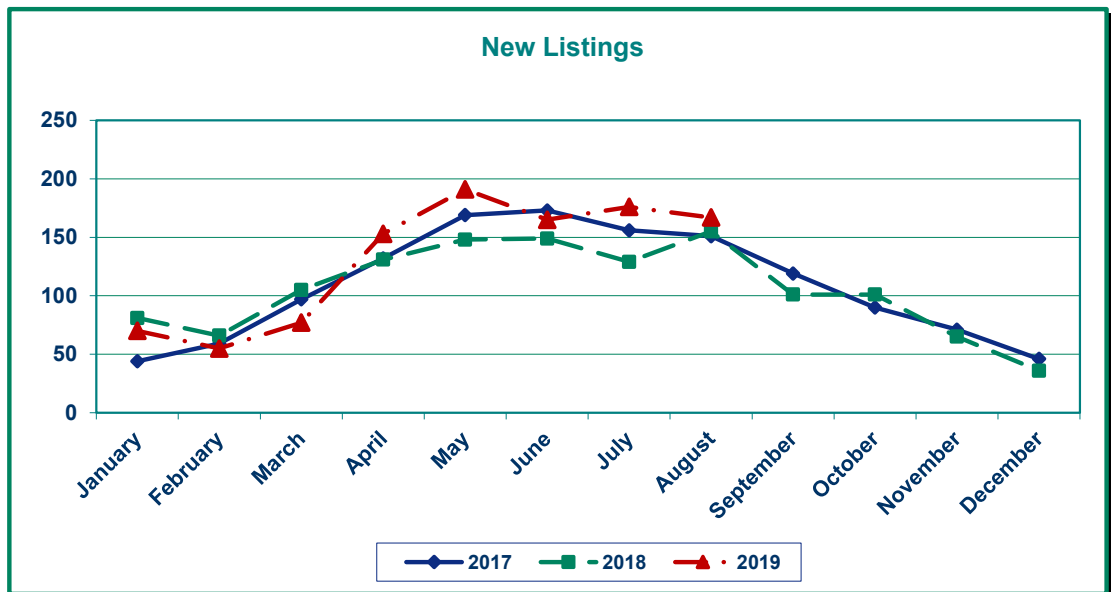
MID-COLUMBIA

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 August 2019 with August 2018. The Year-To-Date section compares 2019 year-to-date statistics through August with 2018 year-to-date statistics through August.

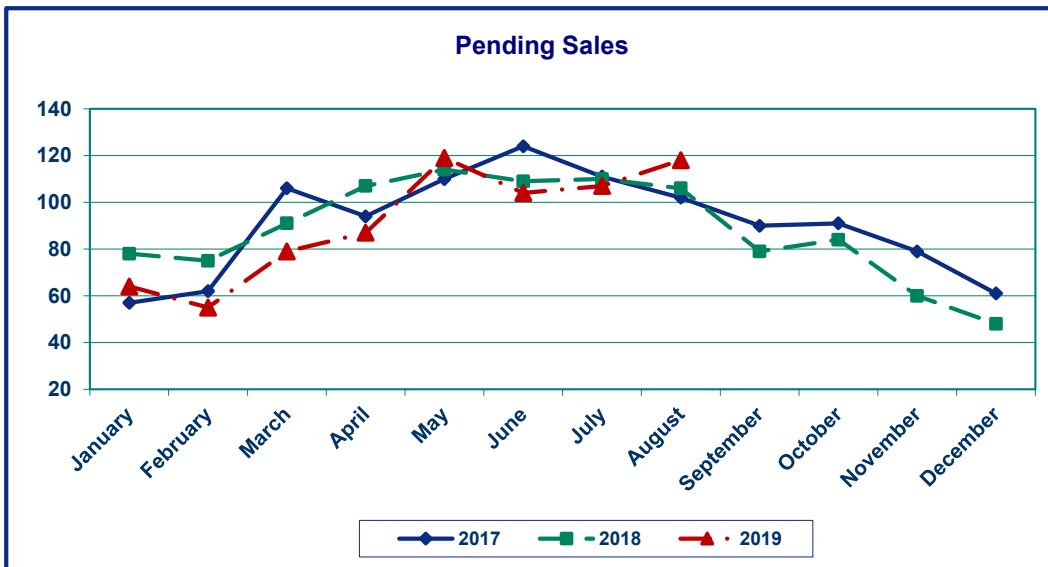
² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/18-8/31/19) with 12 months before (9/1/17-8/31/18).

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

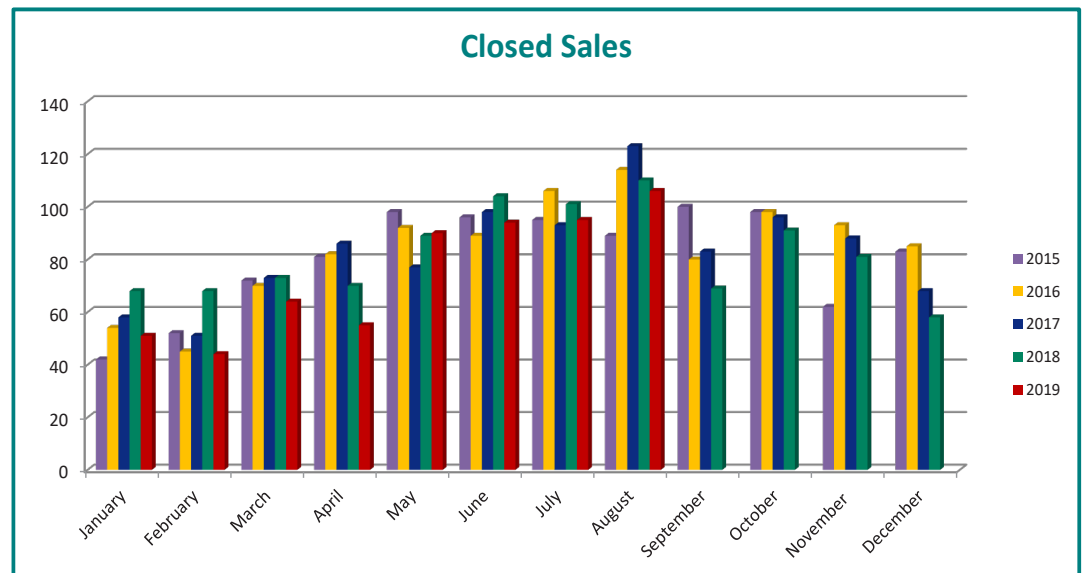
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



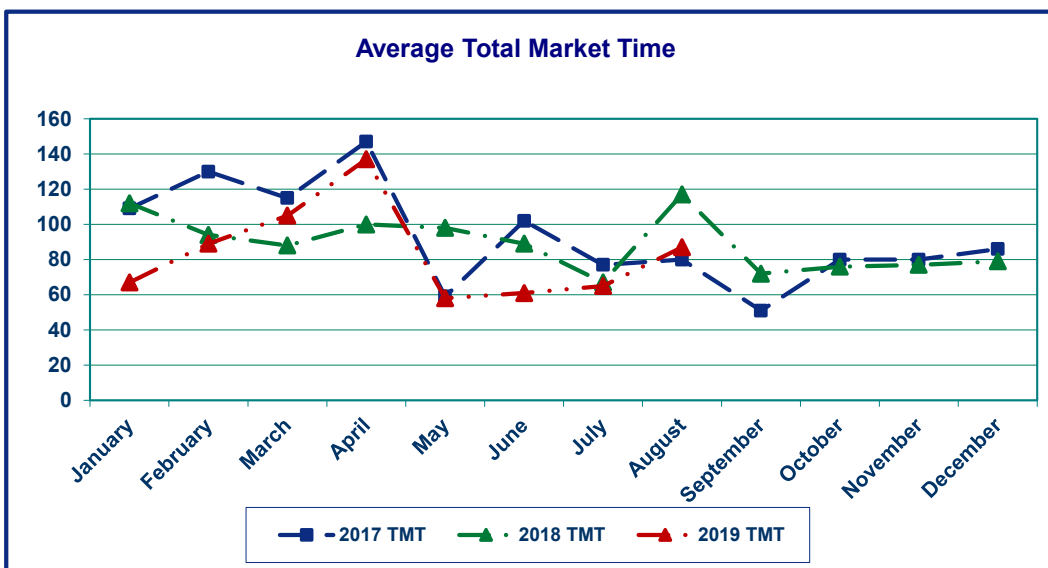
CLOSED SALES

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.

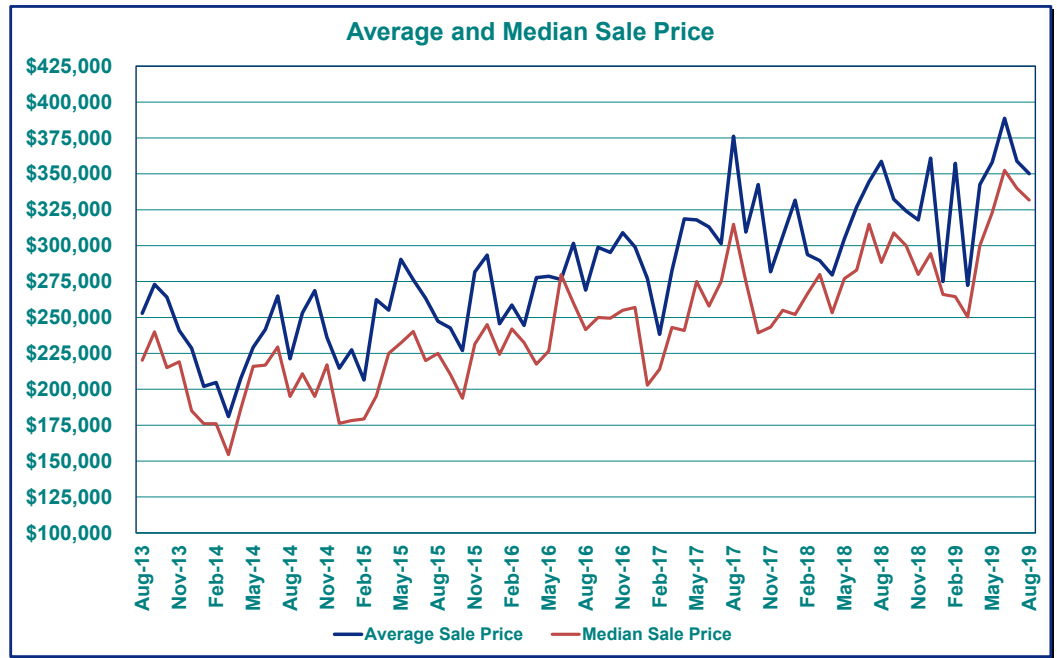
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