

MARKET ACTION



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

Residential Review: Mid-Columbia

June 2010 Reporting Period

March Residential Highlights

When comparing June 2010 with June 2009, closed sales went up 7.4%. Pending sales and new listings fell 19.7% and 11.8%, respectively.

A comparison between June 2010 and May 2010 shows a 9.4% (58 v. 64) drop in closed sales. Pending sales declined 3.9% (49 v. 51) and new listings were up 4.7% (135 v. 129).

At the month's rate of sales, the 828 active residential listings would last approximately 14.3 months.

Sale Prices

Compared with June 2009, average

and median sale prices dropped 15.8% and 16.2%, respectively. See residential highlights table below.

When compared with May 2010, average sale price decreased a slight 0.3% (\$206,400 v. \$207,000) and median sale price fell 0.6% (\$187,400 v. \$186,300).

Second Quarter Report

Comparing the Second quarter of 2010 with that of 2009, closed sales increased 15.5% (179 v. 155), while pending sales fell 5.7% (164 v. 174). New listings increased 4.1% (457 v. 439).

Inventory in Months*

	2008	2009	2010
January	17.3	33.5	19
February	17.6	31	21.5
March	16.3	27.3	17.5
April	16.8	20.5	13.7
May	13.3	13.5	12.8
June	18.8	15.8	14.3
July	14.8	13.2	
August	16.2	17.1	
September	13.6	14.3	
October	12.6	9.6	
November	20.9	12.9	
December	16.4	15.2	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

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

Average Sale Price % Change:

-5.9% (\$229,100 v. \$243,500)

Median Sale Price % Change:

-7.0% (\$200,000 v. \$215,000)

% Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/09-6/30/10) with 12 months before (7/1/08-6/30/09).

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	June	135	49	58	206,400	187,400	171
	Year-to-date	814	311	287	219,600	187,500	190
2009	June	153	61	54	245,200	223,500	196
	Year-to-date	760	226	225	222,800	190,000	202
Change	June	-11.8%	-19.7%	7.4%	-15.8%	-16.2%	-12.9%
	Year-to-date	7.1%	37.6%	27.6%	-1.4%	-1.3%	-5.7%

*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.

AREA REPORT • 6/2010

Mid-Columbia

	RESIDENTIAL															Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings ³	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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	74	8	10	2	-33.3%	4	228,600	135	53	17	30.8%	20	268,900	238,000	-11.3%	1	282,500	4	75,800	0	0	
101	Snowden	12	2	0	0	-	-	-	-	7	1	-66.7%	-	-	-	-52.5%	-	-	-	-	-	-	
102	Trout Lake/ Glenwood	19	0	4	0	-	1	230,000	563	9	0	-100.0%	1	230,000	230,000	12.8%	0	0	10	150,300	0	0	
103	Husum/ BZ Corner	18	0	1	0	-	1	213,000	0	9	2	-66.7%	1	213,000	213,000	-43.0%	0	0	1	80,000	0	0	
104	Lyle	19	7	1	0	-100.0%	2	248,000	419	24	7	133.3%	7	263,300	270,000	33.0%	0	0	4	59,600	0	0	
105	Dallesport/ Murdock	19	6	0	1	-	0	0	0	19	6	50.0%	4	141,200	128,000	-25.7%	0	0	3	206,800	0	0	
106	Appleton/ Timber Valley	11	0	0	0	-	-	-	-	8	1	-50.0%	1	125,000	125,000	-9.7%	0	0	1	39,000	0	0	
107	Centerville/ High Prairie	4	0	0	0	-	-	-	-	3	0	-100.0%	-	-	-	127.9%	-	-	-	-	-	-	
108	Goldendale	68	13	3	5	400.0%	4	162,100	44	72	22	69.2%	17	135,600	130,000	-19.0%	0	0	16	68,200	1	305,000	
109	Bickleton/ East County	1	-	1	0	-	0	0	0	1	0	-	0	0	-	-	-	0	0	2	19,000	0	0
110	Klickitat	12	1	4	1	0.0%	-	-	-	9	1	-66.7%	-	-	-	-100.0%	-	-	-	-	-	-	
	Klickitat Co. Total	257	37	24	9	28.6%	12	208,500	176	214	57	16.3%	51	209,000	200,000	25.0%	1	282,500	41	95,400	1	305,000	
111	Skamania	10	2	0	0	-	-	-	-	10	1	0.0%	1	130,000	130,000	-52.9%	0	0	0	0	0	0	
112	North Bonneville	9	1	-	0	-100.0%	2	150,800	97	12	10	-28.6%	10	142,500	134,600	-19.2%	0	0	0	0	0	0	
113	Stevenson	25	2	7	2	0.0%	1	315,000	397	21	7	40.0%	9	244,600	211,000	5.4%	0	0	1	55,000	0	0	
114	Carson	21	3	1	4	300.0%	3	112,200	246	20	12	50.0%	14	143,400	132,500	-20.4%	0	0	1	79,000	0	0	
115	Home Valley	3	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-		
116	Cook, Underwood, Mill A, Willard	13	1	1	1	0.0%	1	295,000	106	14	6	200.0%	5	271,700	295,000	-41.8%	0	0	0	0	0	0	
117	Unincorporated North	24	2	3	1	-	3	180,800	154	15	6	50.0%	5	157,500	152,500	20.4%	0	0	1	25,500	0	0	
	Skamania Co. Total	105	11	13	8	60.0%	10	179,100	190	93	42	23.5%	44	179,800	153,800	25.0%	0	-	3	53,200	0	-	
351	The Dalles	167	37	16	12	-40.0%	17	151,600	174	180	90	26.8%	82	154,800	149,000	-9.8%	1	385,400	3	205,000	3	119,300	
352	Dufur	4	0	-	1	-	-	-	-	5	4	100.0%	3	116,300	114,000	47.3%	0	0	0	0	0	0	
353	Tygh Valley	6	0	1	0	-100.0%	-	-	-	4	2	-	2	154,500	154,500	-	0	0	1	115,000	0	0	
354	Wamic/ Pine Hollow	29	5	2	-	-	-	-	-	22	0	-100.0%	0	0	-	-48.0%	0	0	1	30,000	0	0	
355	Maupin/ Pine Grove	13	3	0	0	-	-	-	-	12	2	-	3	116,700	135,000	-60.1%	0	0	1	57,000	0	0	
356	Rowena	6	1	0	0	-	-	-	-	6	1	-	1	410,000	410,000	-	0	0	0	0	0	0	
357	Mosier	24	2	0	2	100.0%	-	-	-	27	6	50.0%	3	232,000	215,000	13.2%	0	0	3	169,000	0	0	
	Wasco Co. Total	249	48	19	15	-31.8%	17	151,600	174	256	105	34.6%	94	157,500	149,500	25.0%	1	385,400	9	147,100	3	119,300	
361	Cascade Locks	14	3	3	1	0.0%	0	0	0	19	6	20.0%	6	161,300	148,500	3.3%	0	0	3	39,000	0	0	
362	Hood River City	99	17	8	9	-18.2%	8	287,200	173	119	58	163.6%	54	304,100	279,500	-4.8%	4	516,800	2	96,100	1	370,000	
363	Hood River-W	45	11	3	3	-66.7%	2	298,500	151	54	17	6.3%	17	361,200	325,000	-6.0%	0	0	2	157,500	0	0	
364	Hood River-E	6	-	0	2	100.0%	-	-	-	5	6	100.0%	3	641,700	610,000	27.9%	0	0	0	0	0	0	
366	Odell	14	4	1	2	100.0%	5	253,700	129	16	10	-16.7%	9	242,800	185,000	-3.5%	0	0	1	235,000	0	0	
367	Parkdale/ Mt. Hood	27	2	1	0	-100.0%	4	234,800	152	27	9	80.0%	9	223,000	217,500	-16.4%	0	0	2	190,000	0	0	
	Hood River Co. Total	205	37	16	17	-34.6%	19	268,500	155	240	106	68.3%	98	302,500	271,000	25.0%	4	516,800	10	123,900	1	370,000	
370	Sherman Co.	12	2	0	0	-100.0%	-	-	-	11	1	-50.0%	-	-	-	113.0%	-	-	-	-	-	-	

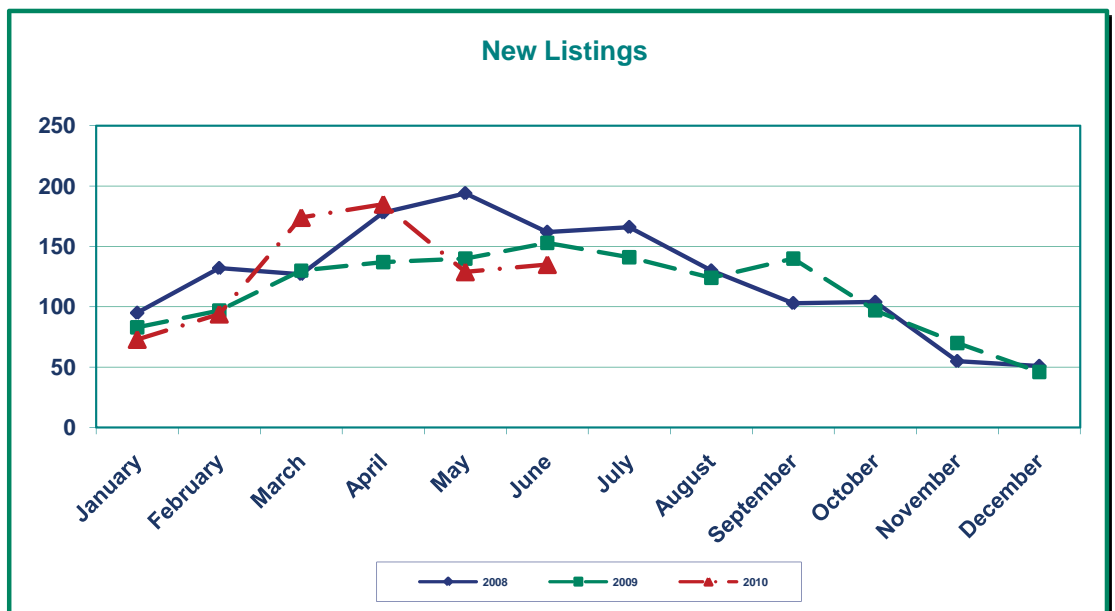
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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 June 2010 with June 2009. The Year-To-Date section compares year-to-date statistics from June 2010 with year-to-date statistics from June 2009.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/09-6/30/10) with 12 months before (7/1/08-6/30/09).

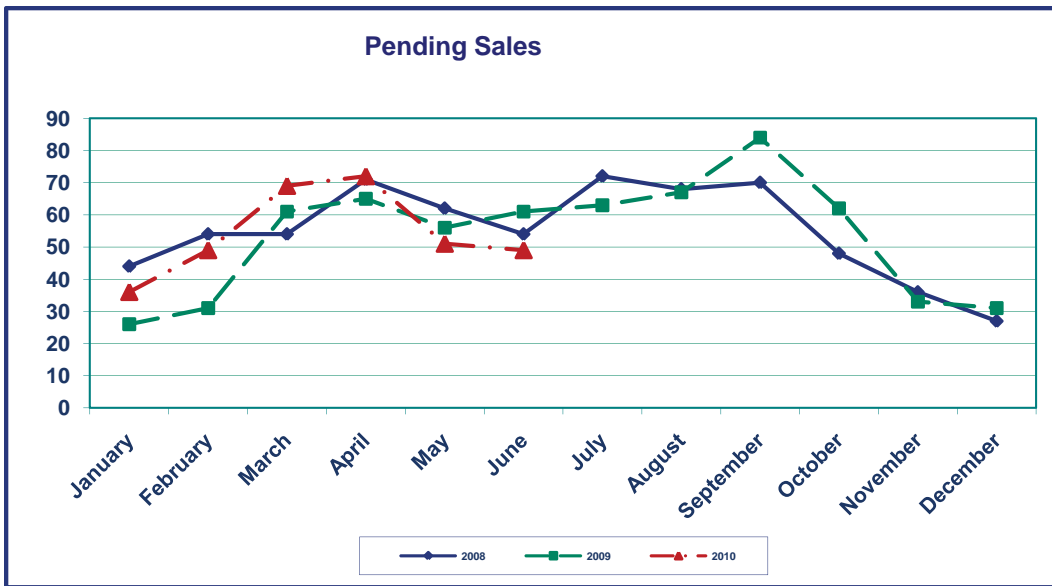
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ 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

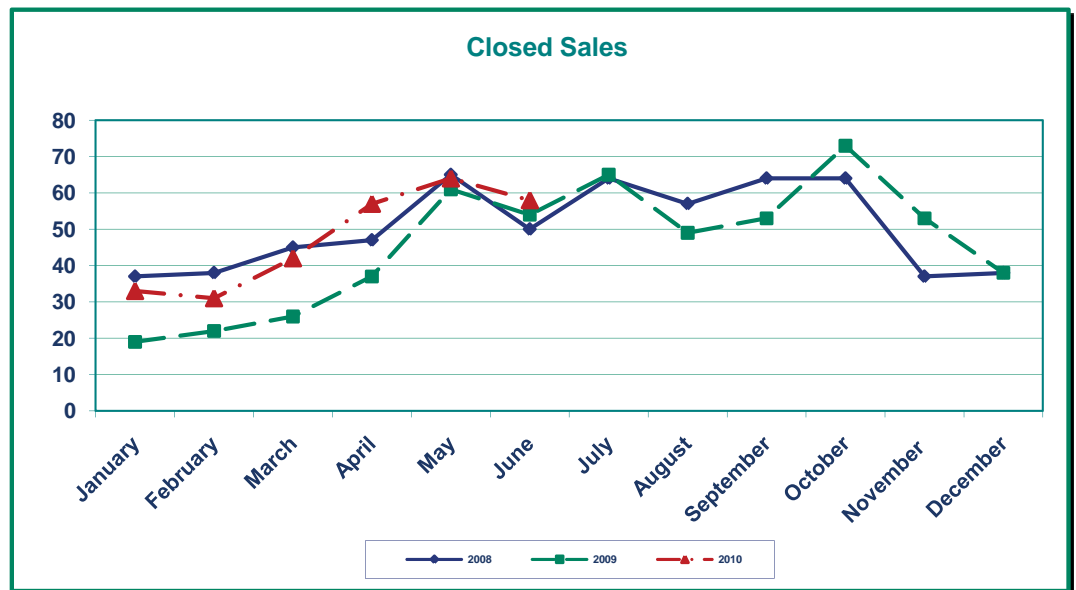
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



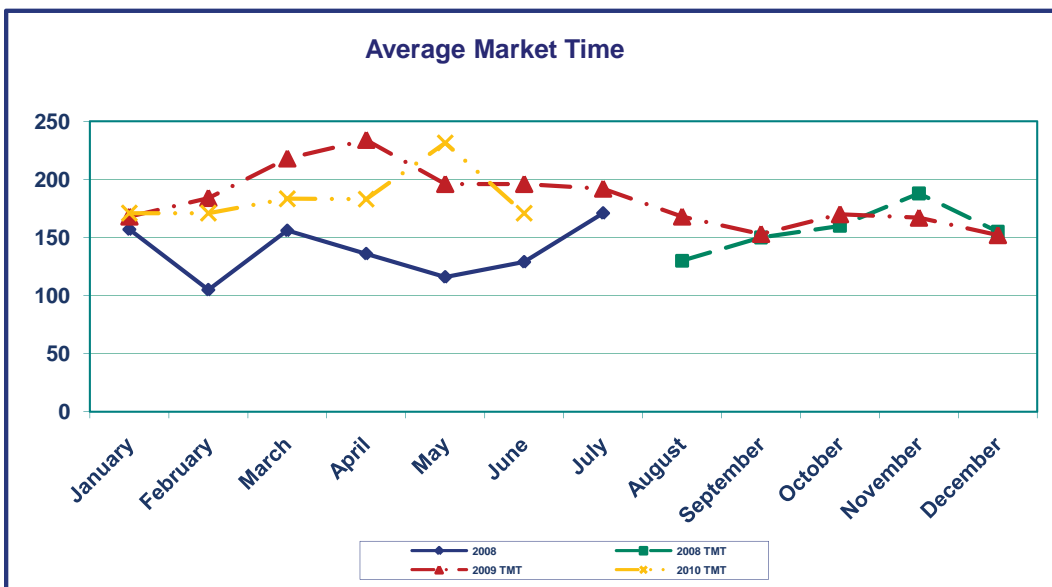
CLOSED SALES

MID-COLUMBIA

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



Average Market Time



DAYS ON MARKET

MID-COLUMBIA

This graph shows the average market time for sales in Mid-Columbia.

**As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*



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Salem, OR 97302
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Lane County: Florence
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Roseburg, OR 97470
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Mid-Columbia

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(541) 436-2956
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Eastern Oregon

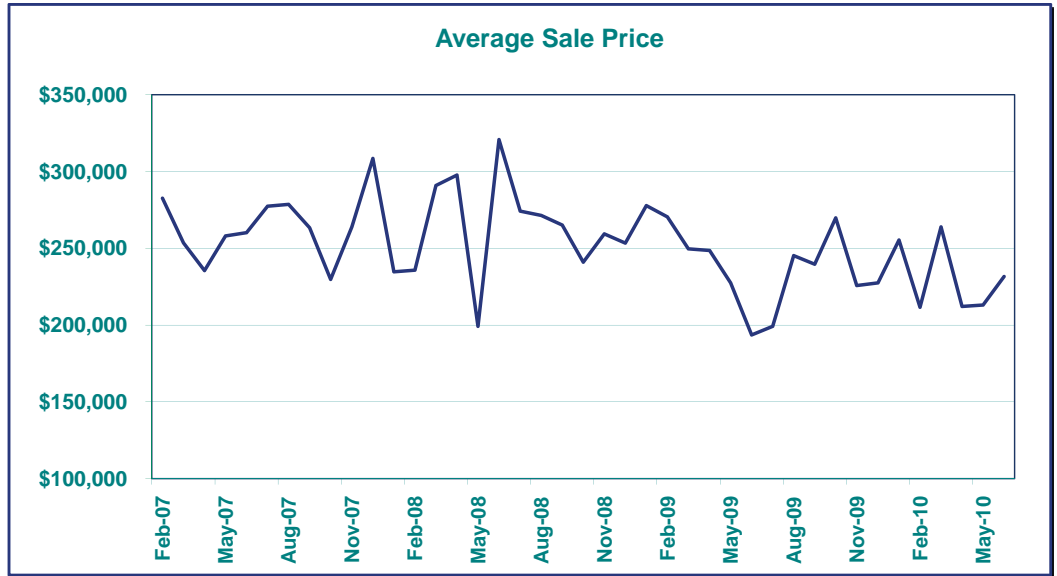
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AVERAGE SALE PRICE
MID-COLUMBIA

This graph represents the average sale price for all homes sold in Mid-Columbia.



The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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