

Business in Brief

Clatsop home listings down 38%, prices up 19%

ASTORIA — Clatsop County's housing supply continued to tighten in June in concert with a steep increase in average prices, according to data from the Clatsop Association of Realtors.

There were 194 active home listings in June, down 38 percent from 313 listings in June 2019, according to a July 9 report by the realtors. Looking at the entire first half of 2020, active listings were down 21 percent. Eighty-seven new listings came on the market in June, 29% fewer than a year earlier.

The average selling price climbed to \$460,783 in June, about 19% higher than a year earlier. The median price — half of homes sold for more and half for less — was \$412,750 this June, up from \$350,000 last June. (Median-price calculations correct for high-price sales that can result in a disproportionate upward skew in the reported average.)

Taking note of this sellers' market, homeowners asked more for their houses in June, with the average list price topping \$685,000, up 10 percent from June 2019.

The absorption rate — a key measurement of how fast the real estate inventory turns over — reached 3.0 in June, a 33 percent improvement from a year earlier. Houses sold in June spent an average of 103 days on the market, 13 percent fewer than in June 2019.

Twenty-one of the houses sold in June went for \$500,000 or more, and 90 of June's active listings were for that amount or more. On the affordable end of the scale, 18 active listings were priced below \$250,000 — half as many as a year before.

For more information, visit www.clatsoprealtors.org.

Pacific housing supply gets tighter, but median price drops

LONG BEACH — Only about half as many houses were available for purchase in Pacific County this June compared to a year earlier, but the median sales price declined, according to data from the Northwest Multiple Listing Service. There is only about a two-month supply of houses countywide, based on current inventory and the rate of sales.

There were only 98 houses and 19 condominiums for sale in all of Pacific County at the start of this June. Just 75 houses were available in south Pacific County including the Long Beach Peninsula, compared to 148 in June 2019.

In good news for potential buyers, 69 houses were newly listed countywide in June, up from 54 the year before. The median price of a house in Pacific County this June was a bargain \$235,000, 9.3% more than in June 2019. There were 59 pending sales in south county in June, a 34% increase.

The median price in south county decreased 10.55% to \$237,500, compared to \$265,500 in June 2019. This decline may reflect more sales of relatively inexpensive manufactured houses or older vacation homes on smaller interior lots.

While the south county area of the peninsula, Chinook and Naselle accounts for the bulk of Pacific County residential sales, Raymond represents the next largest sales territory. It had 12 active listings this June, down from 20 last June. Six sales closed this June, down from eight a year earlier, but the median price increased 60% to \$213,000.

All of Pacific County's condominium market is in the south, with four sales closing this June for a median of \$372,790 — 52% higher than a year earlier.

North Coast Food Web's Market Day offers local products

ASTORIA — North Coast Food Web's Thursday farm stand has expended to an online marketplace. Retail and restaurant customers can buy local food products each week with Market Day Online Ordering.

"Shop online for a low-contact option to get products from local farmers and food producers," the nonprofit said in a press release. Registered customers can order Sunday 9 a.m. through Tuesday at midnight each week at northcoastfoodweb.localfoodmarketplace.com, with orders packed and ready for pick-up Thursday from 2 to 6 p.m. at the Food Web office in Astoria at 577 18th St.

Products available for order include farm-fresh eggs, butter, cheese, fruits, vegetables, foraged goods, baked goods and meat. All products are grown, harvested, fished, ranch, produced or foraged in a five-county region around the mouth of the Columbia — Clatsop, Columbia, Tillamook, Pacific, and Wahkiakum.

For more information, visit www.northcoastfoodweb.org.

Clatsop ranks high in state for small businesses

ASTORIA — Based on IRS data showing the number of small businesses operating in each county and how much income they generate, Clatsop County is among the best places in Oregon for small-business owners, according to an analysis by Smart Asset, a financial management firm.

Clatsop is eighth among Oregon's 36 counties, the study concluded. Pacific County was ranked 12th out of 39 in Washington state.

PacifiCorp sets stage for major green energy expansion

PORTLAND — PacifiCorp on July 7 issued the largest request for proposals for energy projects in company history, seeking competitively priced resources that can connect to its 10-state transmission system.

Pacific Power is a division of PacifiCorp, which is already the largest regulated utility owner of wind power in the West. These projects will significantly increase the amount of renewable energy resources serving Pacific Power customers.

PacifiCorp's most recent Integrated Resource Plan outlines the company's plans to add 1,823 megawatts of new solar resources, 595 megawatts of new battery energy storage and 1,920 megawatts of new wind resources by the end of 2023. This is enough to power nearly three million typical homes with renewable energy.

The company will accept bids featuring different resource types and bid structures, including forms of power-purchase, battery storage, and build-transfer agreements. PacifiCorp will not be submitting any self-build resources and therefore won't be competing with independent developers on their projects. Projects must be able to achieve commercial operation by Dec. 31, 2024. Long-lead projects, such as pumped storage, can submit offers with commercial operation dates beyond Dec. 31, 2024.

While it is anticipated that most bids will feature wind and solar resources, projects of any variety of qualifying energy production will be considered, allowing developers to present technologies and resources that fit their business model and best position them to compete in the energy market. PacifiCorp said it anticipates a robust response and a diversity of proposals.

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