

## WENATCHEE MARKET AREA

135 S. Worthen, Suite 100; P.O. Box 1607, Wenatchee, WA 98807  
509.662-8900 / Fax: 509.664.3260 www.pacapp.com

	<u>JULY 2008</u>	<u>JULY 2009</u>	<u>% CHANGE</u>
<b><u>MLS MARKET AREA TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 149,023,055	\$ 106,557,733	-28%
\$ Volume M.H. Sold YTD	\$ 8,605,354	\$ 5,606,450	-35%
# Homes/Condos Sold YTD	520	393	-24%
# M.H. Sold YTD	63	40	-37%
# Homes/Condos Sold Month	94	74	-21%
# M.H. Sold Month	11	5	-55%
Average Home/Condo Sales Price YTD	\$ 286,583	\$ 271,139	-5%
Median Home/Condo Sales Price YTD	\$ 240,000	\$ 226,900	-5%
\$ Volume Homes/Condos Listed YTD	\$ 502,829,410	\$ 481,784,353	-4%
\$ Volume M.H. Listed YTD	\$ 30,972,243	\$ 28,213,350	-9%
# Homes/Condos Listed YTD	1,407	1,315	-7%
# M.H. Listed YTD	160	145	-9%
<b><u>WENATCHEE MARKET TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 112,659,489	\$ 81,386,480	-28%
\$ Volume M.H. Sold YTD	\$ 5,553,500	\$ 3,845,450	-31%
# Homes/Condos Sold YTD	407	319	-22%
# M.H. Sold YTD	39	34	-13%
# Homes/Condos Sold Month	72	57	-21%
# M.H. Sold Month	7	3	-57%
Average Home/Condo Sales Price YTD	\$ 276,805	\$ 255,130	-8%
Median Home/Condo Sales Price YTD	\$ 234,900	\$ 224,500	-4%
\$ Volume Homes/Condos Listed YTD	\$ 330,879,878	\$ 269,162,439	-19%
\$ Volume M.H. Listed YTD	\$ 19,129,645	\$ 15,910,900	-17%
# Homes/Condos Listed YTD	1,025	866	-16%
# M.H. Listed YTD	105	91	-13%
# Homes/Condos Listed Month	160	154	-4%
# M.H. Listed Month	20	19	-5%
# Homes/Condos On Market	685	661	-4%
Indicated Month's Supply Homes on Market	9	12	33%

Wenatchee Market Homes/Condos/Manufactured Homes/Mobile Homes													
Price Range (thousands)	\$0-150	\$151-\$200	\$201-250	\$251-300	\$301-350	\$351-400	\$401-450	\$451-500	\$501-550	\$551-600	\$601-650	\$651-700	\$701+
ACTIVE LISTINGS	64	98	130	121	58	55	30	21	20	19	3	6	36
AVERAGE NUMBER SOLD PER MO.	8	12.5	16.6	6.5	4.5	2.1	0.67	0.67	1.3	0.17	0.17	-	0.67
INDICATED MOS. PRESENT SUPPLY	8	7.8	7.8	18.6	12.8	25.3	45	31.5	15	114	18	-	54

Wenatchee Market: Wenatchee, Malaga, East Wenatchee, Orondo & Rock Island  
M.H.: Includes Mobile and Manufactured Homes as listed in MLS

	<u>JULY 2008</u>	<u>JULY 2009</u>	<u>% CHANGE</u>
<b><u>TOTAL MLS SALES VOLUME YTD</u></b>	\$ 183,119,634	\$ 126,812,738	-31%
<b><u>TOTAL MLS UNITS SOLD YTD</u></b>	737	519	-30%
(All MLS listings; including residential, residential income, lots, commercial, orchard)			

**REAL ESTATE EXCISE TAX VALUATION**

Chelan County YTD	\$ 249,797,538	\$ 152,701,370	-39%
Douglas County YTD	\$ 108,482,930	\$ 64,731,808	-40%
	\$ 358,280,468	\$ 217,433,178	-39%

**BUILDING PERMITS YTD (Wenatchee Market)**

Single Family	152	114	-25%
Plex Units	8	8	0%
Apartments (units)	-	-	-
Manufactured Homes	31	13	-58%

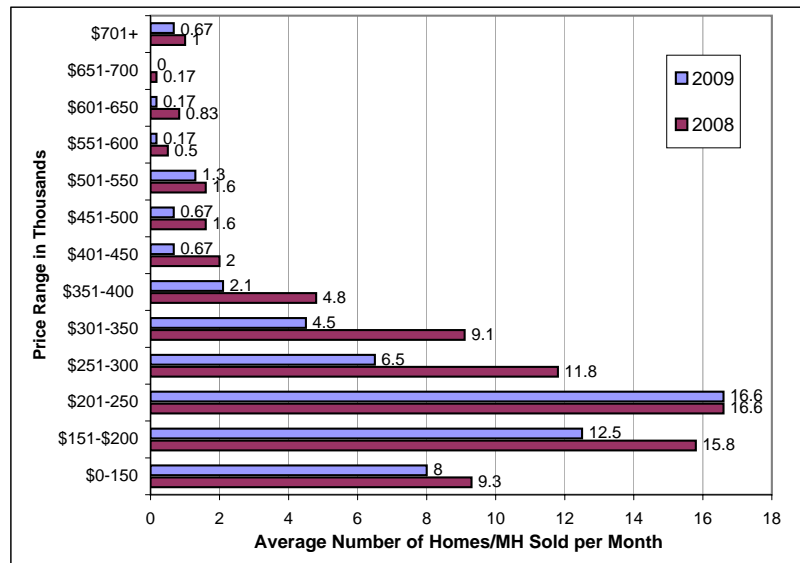
**RENTAL HOUSING VACANCY (Wenatchee Market)**

Condo	3%	12%	300%
Single Family	3%	5%	67%
Multi-Family	3%	6%	100%
Plex Units (2-4 units)	<u>6%</u>	5%	<u>-17%</u>
Overall	4%	6%	50%

**WENATCHEE MARKET COMMENTS & OBSERVATIONS:**

Currently the average home sales price is \$255,130, which is a 8% decrease from \$276,805 in 2008.

The graph to the right breaks down the average number of homes sold per month per price range. We are seeing most sales occurring in the price ranges between \$151,000 to \$250,000.



NOTE: This representation is based in whole or in part on data supplied by the North Central Washington Association of Realtors or its Multiple Listing Service. Neither the Association nor its MLS guarantees or are in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the Market.

Past Issues are available at [www.pacapp.com](http://www.pacapp.com)