

WENATCHEE MARKET AREA

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	<u>NOVEMBER 2008</u>	<u>NOVEMBER 2009</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 225,714,629	\$ 186,004,701	-18%
\$ Volume M.H. Sold YTD	\$ 12,914,954	\$ 11,875,750	-8%
# Homes/Condos Sold YTD	798	703	-12%
# M.H. Sold YTD	95	82	-14%
# Homes/Condos Sold Month	54	65	20%
# M.H. Sold Month	1	14	1300%
Average Home/Condo Sales Price YTD	\$ 282,850	\$ 264,587	-6%
Median Home/Condo Sales Price YTD	\$ 240,000	\$ 226,000	-6%
\$ Volume Homes/Condos Listed YTD	\$ 737,353,323	\$ 687,387,880	-7%
\$ Volume M.H. Listed YTD	\$ 44,578,943	\$ 41,948,898	-6%
# Homes/Condos Listed YTD	2,097	1,894	-10%
# M.H. Listed YTD	234	218	-7%
<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 168,923,763	\$ 138,156,499	-18%
\$ Volume M.H. Sold YTD	\$ 8,930,700	\$ 8,162,600	-9%
# Homes/Condos Sold YTD	624	555	-11%
# M.H. Sold YTD	64	65	2%
# Homes/Condos Sold Month	41	47	15%
# M.H. Sold Month	-	13	-
Average Home/Condo Sales Price YTD	\$ 270,711	\$ 248,931	-8%
Median Home/Condo Sales Price YTD	\$ 236,750	\$ 223,000	-6%
\$ Volume Homes/Condos Listed YTD	\$ 492,042,008	\$ 378,950,367	-23%
\$ Volume M.H. Listed YTD	\$ 29,478,045	\$ 24,681,300	-16%
# Homes/Condos Listed YTD	1,532	1,223	-20%
# M.H. Listed YTD	160	144	-10%
# Homes/Condos Listed Month	82	68	-17%
# M.H. Listed Month	14	14	0%
# Homes/Condos On Market	603	502	-17%
Indicated Month's Supply Homes on Market	8	8	0%

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	51	81	110	79	35	41	22	17	16	12	3	7	28
AVERAGE NUMBER SOLD PER MO.	10.1	16.8	16.1	9.1	5	3.5	1.3	0.5	1	0.17	-	-	0.17
INDICATED MOS. PRESENT SUPPLY	5	4.8	6.8	8.6	7	11.7	16.5	34	16	72	-	-	168

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

	<u>NOVEMBER 2008</u>	<u>NOVEMBER 2009</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 277,405,058	\$ 220,797,739	-20%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,119	925	-17%

(All MLS listings; including residential, residential income, lots, commercial, orchard)

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 371,225,776	\$ 266,869,055	-28%
Douglas County YTD	\$ 162,745,586	\$ 118,274,973	-27%
	\$ 533,971,362	\$ 385,144,028	-28%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	214	193	-10%
Plex Units	12	10	-17%
Apartments (units)	-	-	-
Manufactured Homes	46	23	-50%

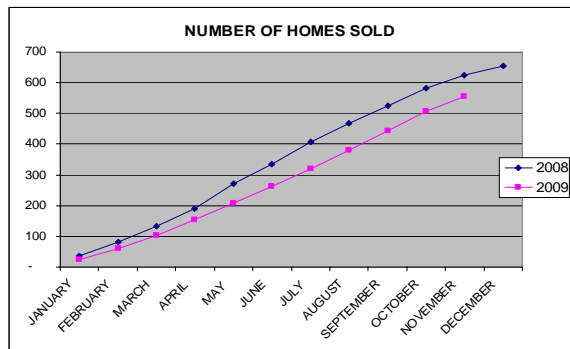
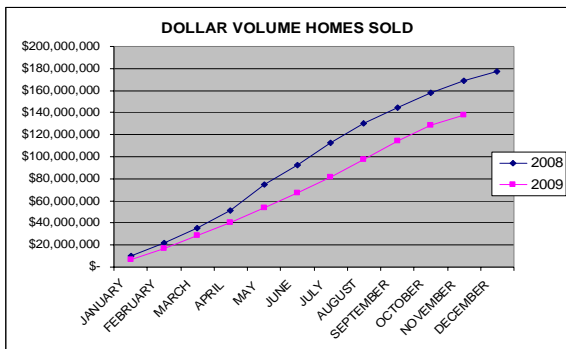
RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	3%	5%	67%
Single Family	5%	7%	40%
Multi-Family	6%	6%	0%
Plex Units (2-4 units)	<u>3%</u>	<u>7%</u>	<u>133%</u>
Overall	5%	6%	20%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:

2009 continues to be below 2008 levels in both Dollar Volume (-18%) and Number of Units Sold (-11%). As can be seen, between June and November the Dollar Volume of Home Sales and Number of Units Sold has been trailing 2008. This means while we haven't really gained ground, we haven't lost ground either.

Homes on Market continues to shrink, currently there are 502 Homes Listed. We have not seen this low supply level since January 2008 when 498 homes were on the market.



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.

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