

**Pacific Appraisal
Associates, P.L.L.C.**

Visit us at:
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SNAPSHOT

135 S. Worthen
P.O. Box 1607
Wenatchee, WA 98807
509-662-8900 / Fax: 509-664-3260

REAL ESTATE

Vol 21, Issue 3, March 2008

<u>MLS MARKET AREA TOTALS</u>	<u>FEBRUARY</u> <u>2007</u>	<u>FEBRUARY</u> <u>2008</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 35,240,733	\$ 30,178,172	-14%
\$ Volume M.H. Sold YTD	\$ 2,077,500	\$ 900,400	-57%
# Homes Sold YTD	136	105	-23%
# M.H. Sold YTD	20	9	-55%
#Homes Sold Month	76	61	-20%
# M.H. Sold Month	10	6	-40%
Average Home Sales Price YTD	\$ 259,123	\$ 287,411	11%
Median Home Sales Price YTD	\$ 224,000	\$ 248,500	11%
\$ Volume Homes Listed YTD	\$ 80,544,941	\$ 99,570,302	24%
\$ Volume M.H. Listed YTD	\$ 5,602,725	\$ 3,760,450	-33%
#Homes Listed YTD	259	306	18%
#M.H. Listed YTD	35	23	-34%

WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 30,765,933	\$ 22,098,172	-28%
\$Volume M.H. Sold YTD	\$ 2,168,750	\$ 656,400	-70%
#Homes Sold YTD	119	80	-33%
#M.H. Sold YTD	20	6	-70%
#Homes Sold Month	65	43	-34%
#M.H. Sold Month	7	3	-57%
Average Home Sale Price YTD	\$ 258,537	\$ 276,227	7%
Median Home Sales Price YTD	\$ 223,500	\$ 240,000	7%
\$Volume Homes Listed YTD	\$ 57,548,841	\$ 77,170,402	34%
\$Volume M.H. Listed YTD	\$ 2,497,175	\$ 2,764,550	11%
#Homes Listed YTD	199	249	25%
#M.H. Listed YTD	21	16	-24%
#Homes Listed Month	102	121	19%
#M.H. Listed Month	10	9	-10%
#Homes On Market	224	520	132%
Indicated Month's Supply Homes on Market	3	8	167%

WENATCHEE MARKET - INDICATED MONTH'S PRESENT SUPPLY BY PRICE RANGE

(Thousands)

\$0-95 / \$96-135 / \$136-165 / \$166-195 / \$196-250 / \$251-300 / \$301-350 / \$351-400 / \$401-450 / \$451-500 / \$501-550 / \$551-600 / \$601-650 / \$651-700 / \$701+	2	5	7	4	7	9	9	14	12	14	25	9	42	42	11
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<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 54,347,383	\$ 37,665,147	-31%
<u>TOTAL MLS UNITS SOLD YTD</u>	244	148	-39%

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

Wenatchee Market: Wenatchee, Malaga, East Wenatchee, Orondo & Rock Island

M.H.: Includes Mobile and Manufactured Homes as listed in MLS

<u>REAL ESTATE EXCISE TAX VALUATION</u>	<u>FEBRUARY 2007</u>	<u>FEBRUARY 2008</u>	<u>% CHANGE</u>
Chelan County YTD	\$ 86,424,215	\$ 59,935,195	-31%
Douglas County YTD	\$ 31,016,758	\$ 23,130,225	-25%
	\$ 117,440,973	\$ 83,065,420	-29%

<u>MORTGAGE RECORDINGS (\$ Volume YTD)</u>	
Chelan County	\$ 156,212,440
Douglas County	\$ 72,201,759
	\$ 228,414,199

Data not available at this time.

Watch for updated information on our website: www.pacapp.com

<u>Recorded Mortgages</u>	
Chelan County	842
Douglas County	464
	1,306

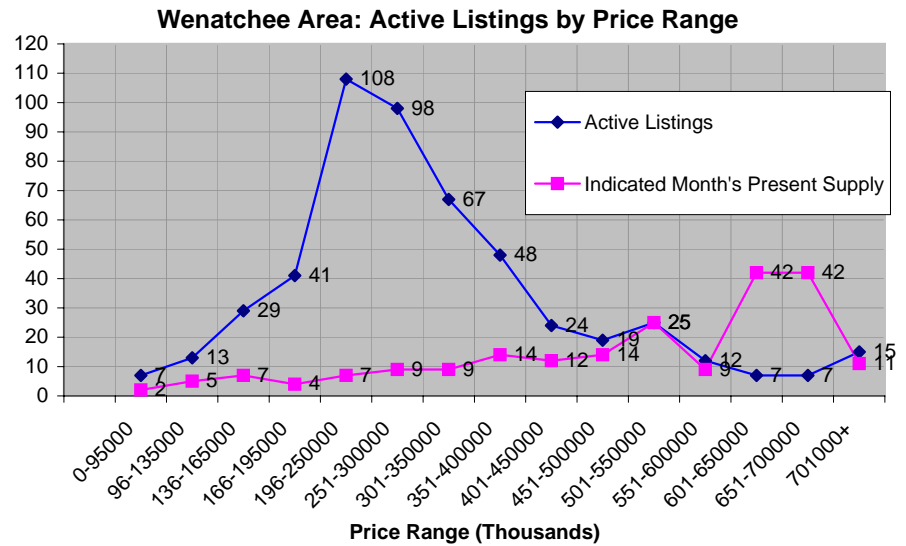
<u>BUILDING PERMITS YTD</u>			
Single Family	50	43	-14%
Plex Units	1	7	600%
Apartments (units)	-	-	-
Manufactured Homes	11	5	-55%

<u>RENTAL HOUSING VACANCY</u>			
Condo	3%	14%	367%
Single Family	3%	3%	0%
Multi-Family	4%	4%	0%
Plex Units (2-4 units)	6%	4%	-33%
Overall	5%	4%	-20%

COMMENTS & OBSERVATIONS:

Note: Wenatchee Market - Indicated Month's Present Supply by Price Range: We have included two new price ranges, \$651,000- \$700,000, and \$701,000+.

The Wenatchee Area had 520 homes for sale in February. The graph to the right shows the breakdown of active listings by price range. As can be seen, the range of \$196,000-250,000 has the most listings at 108 with a 7 month supply.



Prepared by: Pacific Appraisal Associates

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.