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# SNAPSHOT

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## REAL ESTATE

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<u>MLS MARKET AREA TOTALS</u>	<u>JULY 2007</u>	<u>JULY 2008</u>	<u>% CHANGE</u>
\$ Volume Homes Sold YTD	\$ 198,965,391	\$ 149,023,055	-25%
\$ Volume M.H. Sold YTD	\$ 12,113,930	\$ 8,605,354	-29%
# Homes Sold YTD	705	520	-26%
# M.H. Sold YTD	93	63	-32%
#Homes Sold Month	122	94	-23%
# M.H. Sold Month	15	11	-27%
Average Home Sales Price YTD	\$ 282,220	\$ 286,583	2%
Median Home Sales Price YTD	\$ 249,000	\$ 240,000	-4%
\$ Volume Homes Listed YTD	\$ 496,921,324	\$ 502,829,410	1%
\$ Volume M.H. Listed YTD	\$ 27,636,825	\$ 30,972,243	12%
#Homes Listed YTD	1,439	1,407	-2%
#M.H. Listed YTD	143	160	12%

**WENATCHEE MARKET TOTALS**

\$Volume Homes Sold YTD	\$ 158,685,174	\$ 112,659,489	-29%
\$Volume M.H. Sold YTD	\$ 8,470,830	\$ 5,553,500	-34%
#Homes Sold YTD	584	407	-30%
#M.H. Sold YTD	68	39	-43%
#Homes Sold Month	97	72	-26%
#M.H. Sold Month	10	7	-30%
Average Home Sale Price YTD	\$ 271,721	\$ 276,805	2%
Median Home Sale Price YTD	\$ 241,000	\$ 234,900	-3%
\$Volume Homes Listed YTD	\$ 312,220,945	\$ 330,879,878	6%
\$Volume M.H. Listed YTD	\$ 14,943,675	\$ 19,129,645	28%
#Homes Listed YTD	1,024	1,025	0%
#M.H. Listed YTD	87	105	21%
#Homes Listed Month	178	160	-10%
#M.H. Listed Month	10	20	100%
#Homes On Market	454	685	51%
Indicated Month's Supply Homes on Market	5	9	80%

**WENATCHEE MARKET - INDICATED MONTH'S PRESENT SUPPLY BY 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+
July	6	6	7	10	8	12	15	22	17	26	10	78	30

<b><u>TOTAL MLS SALES VOLUME YTD</u></b>	\$ 268,094,073	\$ 183,119,634	-32%
<b><u>TOTAL MLS UNITS SOLD YTD</u></b>	1,072	737	-31%

(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>JULY 2007</u>	<u>JULY 2008</u>	<u>% CHANGE</u>
Chelan County YTD	\$ 400,818,544	\$ 249,797,538	-38%
Douglas County YTD	\$ 162,619,583	\$ 108,482,930	-33%
	\$ 563,438,127	\$ 358,280,468	-36%

**BUILDING PERMITS YTD (Wenatchee Market)**

Single Family	281	152	-46%
Plex Units	2	8	300%
Apartments (units)	-	-	-
Manufactured Homes	36	31	-14%

**RENTAL HOUSING VACANCY (Wenatchee Market)**

Condo	3%	3%	0%
Single Family	3%	3%	0%
Multi-Family	4%	3%	-25%
Plex Units (2-4 units)	6%	6%	0%
Overall	5%	4%	-20%

**COMMENTS & OBSERVATIONS:**

Data shows 72 homes were sold in the Wenatchee Market for the month of July, which is 25 homes less than last year's count of 97, a decrease of 26%.

The number of homes listed is 1025 this year versus 1024 last year. However, of the listings this year, 685 remain active on the market and last year only 454 were active. Average days on market is currently running at 121.

The following graph shows the Average Home Sales price each year for the past 10 years and the % of change.

**Wenatchee Area Average Home Sales Price**

Year:	Dec-98	Dec-99	Dec-00	Dec-01	Dec-02	Dec-03	Dec-04	Dec-05	Dec-06	Dec-07
Average Home Sales Price YTD	\$ 143,400	\$ 145,500	\$ 150,035	\$ 153,191	\$ 154,486	\$ 156,745	\$ 173,508	\$ 198,802	\$ 229,244	\$ 272,256
% change		1.46%	3.12%	2.10%	0.85%	1.46%	10.69%	14.58%	15.31%	18.76%

The average sale price currently is noted at \$276,805, a 1.67% increase from December.

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.