

## WENATCHEE MARKET AREA

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	<u>MAY 2008</u>	<u>MAY 2009</u>	<u>% CHANGE</u>
<b><u>MLS MARKET AREA TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 99,506,322	\$ 65,073,266	-35%
\$ Volume M.H. Sold YTD	\$ 5,501,304	\$ 3,917,850	-29%
# Homes/Condos Sold YTD	344	245	-29%
# M.H. Sold YTD	42	28	-33%
#Homes/Condos Sold Month	98	63	-36%
# M.H. Sold Month	11	6	-45%
Average Home/Condo Sales Price YTD	\$ 289,263	\$ 265,605	-8%
Median Home/Condo Sales Price YTD	\$ 254,900	\$ 226,900	-11%
\$ Volume Homes/Condos Listed YTD	\$ 340,011,747	\$ 335,352,991	-1%
\$ Volume M.H. Listed YTD	\$ 20,352,850	\$ 17,458,200	-14%
#Homes/Condos Listed YTD	966	907	-6%
#M.H. Listed YTD	106	86	-19%
<b><u>WENATCHEE MARKET TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 74,963,422	\$ 53,662,563	-28%
\$ Volume M.H. Sold YTD	\$ 3,731,700	\$ 2,614,850	-30%
#Homes/Condos Sold YTD	272	208	-24%
#M.H. Sold YTD	27	25	-7%
#Homes/Condos Sold Month	82	55	-33%
#M.H. Sold Month	6	4	-33%
Average Home/Condo Sales Price YTD	\$ 275,601	\$ 257,993	-6%
Median Home/Condo Sales Price YTD	\$ 243,825	\$ 225,000	-8%
\$ Volume Homes/Condos Listed YTD	\$ 231,776,357	\$ 184,763,567	-20%
\$ Volume M.H. Listed YTD	\$ 12,383,450	\$ 9,675,500	-22%
#Homes/Condos Listed YTD	725	589	-19%
#M.H. Listed YTD	66	56	-15%
#Homes/Condos Listed Month	157	119	-24%
#M.H. Listed Month	15	14	-7%
#Homes/Condos On Market	588	620	5%
Indicated Month's Supply Homes on Market	9	13	44%

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	93	112	116	61	55	36	25	13	16	4	7	31
AVERAGE NUMBER SOLD PER MO.	8.3	9.6	13.8	6.1	3.1	2.8	0.67	0.83	1.1	0.33	0.17	-	0.67
INDICATED MOS. PRESENT SUPPLY	6.1	9.6	8.1	18.8	19.2	19.4	54	30	11.1	48	24	-	46.5

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

	<u>MAY 2008</u>	<u>MAY 2009</u>	<u>% CHANGE</u>
<b><u>TOTAL MLS SALES VOLUME YTD</u></b>	\$ 123,303,101	\$ 79,885,621	-35%
<b><u>TOTAL MLS UNITS SOLD YTD</u></b>	487	330	-32%
(All MLS listings; including residential, residential income, lots, commercial, orchard)			

**REAL ESTATE EXCISE TAX VALUATION**

Chelan County YTD	\$ 173,873,823	\$ 92,503,606	-47%
Douglas County YTD	\$ 71,752,353	\$ 46,104,643	-36%
	\$ 245,626,176	\$ 138,608,249	-44%

**BUILDING PERMITS YTD (Wenatchee Market)**

Single Family	109	80	-27%
Plex Units	8	8	0%
Apartments (units)	-	-	-
Manufactured Homes	16	9	-44%

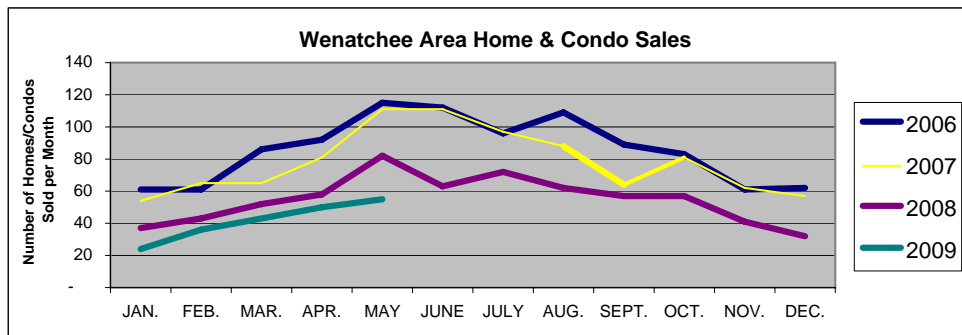
**RENTAL HOUSING VACANCY (Wenatchee Market)**

Condo	3%	12%	300%
Single Family	3%	3%	0%
Multi-Family	3%	5%	67%
Plex Units (2-4 units)	<u>5%</u>	7%	<u>40%</u>
Overall	4%	5%	25%

**WENATCHEE MARKET COMMENTS & OBSERVATIONS:**

The number of homes/condos on the market has increased from 582 in January to 620 in May. This is above last years count of 588. Overall, supply has increased to 13 months.

Home sales per month has increased each month from 32 in January to 55 in May. Most sales were in the \$200,000 to \$250,000 price range. It will be interesting to see if the trend follows the same path as previous years. The graph below shows the number of homes sold per month for the past 3 years. As you can see the sales follow a very similar trend, showing the summer months with the largest volume sold.



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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