



REAL ESTATE SNAPSHOT

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	<u>JANUARY 2008</u>	<u>JANUARY 2009</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 12,173,300	\$ 7,601,416	-38%
\$ Volume M.H. Sold YTD	\$ 333,000	\$ 224,900	-32%
# Homes/Condos Sold YTD	44	28	-36%
# M.H. Sold YTD	3	2	-33%
#Homes/Condos Sold Month	44	28	-36%
# M.H. Sold Month	3	2	-33%
Average Home/Condo Sales Price YTD	\$ 276,666	\$ 271,479	-2%
Median Home/Condo Sales Price YTD	\$ 232,000	\$ 244,750	5%
\$ Volume Homes/Condos Listed YTD	\$ 51,622,933	\$ 55,772,782	8%
\$ Volume M.H. Listed YTD	\$ 1,495,800	\$ 3,802,000	154%
#Homes/Condos Listed YTD	160	144	-10%
#M.H. Listed YTD	10	18	80%

<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 10,295,300	\$ 6,316,416	-39%
\$ Volume M.H. Sold YTD	\$ 333,000	\$ 224,900	-32%
#Homes/Condos Sold YTD	37	24	-35%
#M.H. Sold YTD	3	2	-33%
#Homes/Condos Sold Month	37	24	-35%
#M.H. Sold Month	3	2	-33%
Average Home/Condo Sales Price YTD	\$ 278,251	\$ 263,184	-5%
Median Home/Condo Sales Price YTD	\$ 225,000	\$ 244,750	9%
\$ Volume Homes/Condos Listed YTD	\$ 39,984,733	\$ 29,976,856	-25%
\$ Volume M.H. Listed YTD	\$ 1,099,300	\$ 2,769,100	152%
#Homes/Condos Listed YTD	128	99	-23%
#M.H. Listed YTD	7	14	100%
#Homes/Condos Listed Month	128	99	-23%
#M.H. Listed Month	7	14	100%
#Homes/Condos On Market	498	522	5%
Indicated Month's Supply Homes on Market	7	9	29%

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	56	74	95	92	51	47	25	20	10	15	5	10	22
AVERAGE NUMBER SOLD PER MO.	10.1	9.1	14	10.5	5.6	3.5	1.1	1.5	1.3	1	0.33	0.17	0.33
INDICATED MOS. PRESENT SUPPLY	5.5	8	6.7	8.7	9	13.4	21.4	13.3	7.5	15	15	60	66

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

	<u>JANUARY 2008</u>	<u>JANUARY 2009</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 15,311,200	\$ 12,009,316	-22%
<u>TOTAL MLS UNITS SOLD YTD</u>	62	45	-27%

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

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 26,383,143	\$ 17,960,833	-32%
Douglas County YTD	\$ 13,735,939	\$ 7,805,837	-43%
	\$ 40,119,082	\$ 25,766,670	-36%

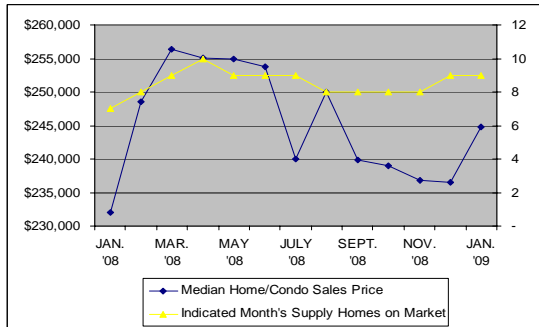
BUILDING PERMITS YTD (Wenatchee Market)

Single Family	13	5	-62%
Plex Units	8	-	-100%
Apartments (units)	-	-	-
Manufactured Homes	4	-	-100%

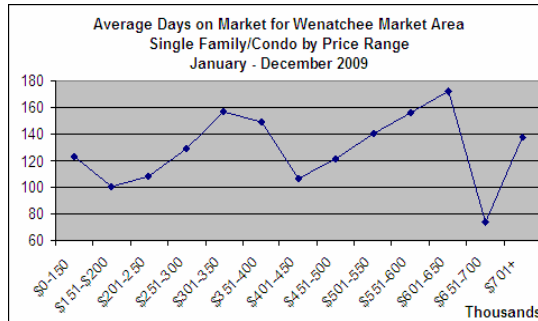
RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	3%	14%	367%
Single Family	4%	8%	100%
Multi-Family	4%	8%	100%
Plex Units (2-4 units)	<u>4%</u>	<u>6%</u>	<u>50%</u>
Overall	5%	8%	60%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:



Median home price shown over the last year indicates fluctuations between roughly \$230,000 upward to \$255,000. Since the peak in March of last year, the median price has softened somewhat and due in part to the relatively level supply of homes for sale.



As you can see, the average days on market range between roughly 75 days to 180 days in all price categories. Within the various price ranges average days on market varies significantly. The \$200,000 and \$400,000 price points clearly have shorter listing times. As you move away from these, listing times increase noticeably.

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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