

WENATCHEE MARKET AREA

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	OCTOBER 2008	OCTOBER 2009	% CHANGE
MLS MARKET AREA TOTALS			
\$ Volume Homes/Condos Sold YTD	\$ 211,558,499	\$ 171,226,852	-19%
\$ Volume M.H. Sold YTD	\$ 12,774,954	\$ 9,851,050	-23%
# Homes/Condos Sold YTD	744	638	-14%
# M.H. Sold YTD	94	68	-28%
# Homes/Condos Sold Month	72	88	22%
# M.H. Sold Month	9	12	33%
Average Home/Condo Sales Price YTD	\$ 284,353	\$ 268,381	-6%
Median Home/Condo Sales Price YTD	\$ 239,000	\$ 227,400	-5%
\$ Volume Homes/Condos Listed YTD	\$ 701,599,280	\$ 646,429,998	-8%
\$ Volume M.H. Listed YTD	\$ 39,231,943	\$ 37,996,199	-3%
# Homes/Condos Listed YTD	1,988	1,783	-10%
# M.H. Listed YTD	208	198	-5%
WENATCHEE MARKET TOTALS			
\$ Volume Homes/Condos Sold YTD	\$ 158,400,033	\$ 128,340,500	-19%
\$ Volume M.H. Sold YTD	\$ 8,930,700	\$ 6,387,900	-28%
# Homes/Condos Sold YTD	583	508	-13%
# M.H. Sold YTD	64	52	-19%
# Homes/Condos Sold Month	57	63	11%
# M.H. Sold Month	7	7	0%
Average Home/Condo Sales Price YTD	\$ 271,698	\$ 252,639	-7%
Median Home/Condo Sales Price YTD	\$ 234,900	\$ 224,676	-4%
\$ Volume Homes/Condos Listed YTD	\$ 466,573,265	\$ 358,490,880	-23%
\$ Volume M.H. Listed YTD	\$ 26,893,945	\$ 22,935,600	-15%
# Homes/Condos Listed YTD	1,450	1,155	-20%
# M.H. Listed YTD	146	130	-11%
# Homes/Condos Listed Month	133	85	-36%
# M.H. Listed Month	12	9	-25%
# Homes/Condos On Market	637	569	-11%
Indicated Month's Supply Homes on Market	8	9	13%

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	87	131	95	38	52	21	23	16	12	4	8	31
AVERAGE NUMBER SOLD PER MO.	9.5	15.3	17.3	9.1	5.1	3.5	1.3	0.67	1.3	0.17	-	-	0.33
INDICATED MOS. PRESENT SUPPLY	5.3	5.6	7.5	10.3	7.3	14.8	15.7	34.5	12	72	-	-	93

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

	<u>OCTOBER 2008</u>	<u>OCTOBER 2009</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 260,682,528	\$ 202,199,990	-22%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,051	830	-21%

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

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 355,290,001	\$ 247,452,891	-30%
Douglas County YTD	\$ 151,748,311	\$ 106,097,519	-30%
	\$ 507,038,312	\$ 353,550,410	-30%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	199	184	-8%
Plex Units	12	8	-33%
Apartments (units)	-	-	-
Manufactured Homes	46	23	-50%

RENTAL HOUSING VACANCY (Wenatchee Market)

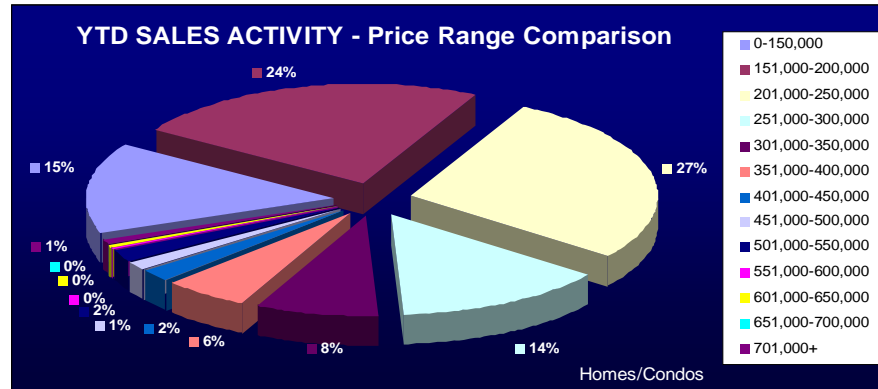
Condo	3%	5%	67%
Single Family	5%	6%	20%
Multi-Family	5%	4%	-20%
Plex Units (2-4 units)	<u>4%</u>	<u>5%</u>	<u>25%</u>
Overall	5%	4%	-20%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:

Currently there have been 508 homes sold this year, a -13% reduction from this time last year. Number of sales has increased monthly throughout 2009, with the 3rd quarter seeing the most activity. Most sales throughout 2009 have occurred in the price ranges of \$151,000 to \$250,000.

Number of Homes/Condos Sold -20 09		
1st Quarter	2nd Quarter	3rd Quarter
103	159	183

To help put the sales activity in perspective, included is a graph illustrating where sales are occurring by price range.



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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