



Lake Chelan Waterfront Sales Analysis 2008-2009

| Land | | 2009 | | | | | | | | | | |
|--------|---------------------|--------|-----------|--------------------|-------|---------------------------|--------------|-------------|----------------|--------------|-------------|--|
| MLS | Address | Town | Size/Acre | Feet of Waterfront | Slope | Location | Closing Date | Days on MLS | Listing Price | Sold Price | \$/wf-foot | |
| 994906 | NNA S Lakeshore Rd | Chelan | 2.3 | 352 | Yes | S. Shore past first Creek | 6/30/2009 | 25 | \$99,999.00 | \$99,999.00 | \$284.09 | |
| 993207 | NNA State Route 150 | Chelan | 0.41 | 53 | level | Key Bay North Shore | 9/2/2009 | 442 | \$1,650,000.00 | \$750,000.00 | \$14,150.94 | |

| Homes | | 2009 | | | | | | | | | | | | | | |
|--------|----------------------------|--------|-----------|--------------------|-------|--------------------|--------------|-------------|-------------------|-------------------------|----------------|----------|-----------|----------------|----------------|-------------|
| MLS | Address | Town | Size/Acre | Feet of Waterfront | Slope | Location | Closing Date | Days on MLS | Dock/wf amenities | House Size s.f. | Est Year Built | Bedrooms | Bathrooms | Listing Price | Sold Price | \$/wf-foot |
| 993341 | 141 Sunset Place | Manson | 0.62 | 125 | yes | N of Manson | 3/19/2009 | 254 | yes | 2384 | 1988 | 5 | 3 | \$1,250,000.00 | \$810,000.00 | \$6,480.00 |
| 993837 | 3685 Chelan Blvd | Manson | 0.51 | 99 | yes | N of Manson | 8/28/2009 | 60 | yes | 3900 | 1994 | 3 | 3 | \$1,450,000.00 | \$1,000,000.00 | \$10,101.01 |
| 994409 | 230 South Lakeshore | Chelan | 1.43 | 72 | level | Near Pat & Mikes | 7/1/2009 | 112 | yes | 2461 | 2004 | 6 | 3.5 | \$1,999,000.00 | \$1,600,000.00 | \$22,222.22 |
| 994420 | 3124 A SR 150 | Manson | 0.51 | 68 | level | Near Mill Bay | 7/8/2009 | 116 | yes | 3150 | 1995 | 5 | 3 | \$2,399,000.00 | \$1,950,000.00 | \$28,676.47 |
| 993729 | NNA Key Lane | Chelan | 9.98 | 81 | mild | Key Bay/Lord Acres | 1/15/2009 | 129 | yes | 1400 | MFG Home 2002 | 3 | 2 | \$3,450,000.00 | \$2,700,000.00 | \$33,333.33 |
| 993973 | 240-246 S. Lakeshore Drive | Chelan | 1.77 | 340 | level | Near Pat & Mikes | 9/21/2009 | 312 | yes | 2 homes 2800 s.f. total | 1979 | 5 | 4 | \$4,600,000.00 | \$3,500,000.00 | \$10,294.12 |

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| 995529 | 330 SR 150 | Chelan | 0.62 | 90 | WF across Highway | Past Crystal View Estates | 5/1/2008 | 98 | \$425,000.00 | \$415,000.00 | \$4,611.11 | |
| 992853 | 10670 S Lakeshore Road | Chelan | 0.14 | unknown | Steep | Between State Park and Cove Marina | 5/9/2008 | 25 | \$475,000.00 | \$450,000.00 | | |
| 990270 | 3999 Chelan Blvd | Manson | 0.84 | 111 | Steep | N of Manson | 1/29/2008 | 531 | \$997,000.00 | \$680,000.00 | \$6,126.13 | |
| 993286 | 255 Wall Street | Manson | 1.57 | 150 | level | Mill Bay Beach | 10/27/2008 | 117 | \$1,390,000.00 | \$775,000.00 | \$5,166.67 | |



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|--------|-------------------------|--------|-----------|--------------------|----------------|--|--------------|-------------|-------------------|--------------------------------|----------------|----------|-----------|----------------|----------------|-------------|
| MLS | Address | Town | Size/Acre | Feet of Waterfront | Slope | Location | Closing Date | Days on MLS | Dock/wf amenities | House Size s.f. | Est Year Built | Bedrooms | Bathrooms | Listing Price | Sold Price | \$/wf-foot |
| 992729 | 12780 S. Lakeshore Road | Chelan | 0.32 | 100 | moderate slope | between the Cove & Kelly's Resort S. Shore | 4/23/2008 | 40 | yes | 2 homes, about 1900 s.f. total | 1971 average | 4 | 2 | \$1,200,000.00 | \$1,200,000.00 | \$12,000.00 |
| 991499 | 20190 S. Lakeshore Road | Chelan | 1.05 | 900 | sloped | near 25 Mile Creek Park | 2/12/2008 | 243 | yes | 2554 | 1947 | 4 | 2.5 | \$4,500,000.00 | \$2,100,000.00 | \$2,333.33 |
| 992493 | 3406 S.R. 150 | Manson | 0.65 | 65 | level | Near Chelan Winery | 5/1/2008 | 113 | yes | 3734 | 2007 | 5 | 4 | \$2,850,000.00 | \$2,450,000.00 | \$37,692.31 |
| 992790 | 85 Lord Acres Road | Chelan | 1.8 | 220 | mild | Lord Acres/Key Bay | 5/2/2008 | 36 | yes | 4000 | 1949 | 6 | 3.5 | \$2,995,000.00 | \$2,800,000.00 | \$12,727.27 |
| 993743 | 1215 Wapato Way | Manson | 1.05 | 150 | unknown | Past turn in downtown Manson | 8/28/2008 | unknown | yes | 4000 | 1945 | 7 | 4 | \$3,897,000.00 | \$3,400,000.00 | \$22,666.67 |

| | 2008 | 2009 | | 2008 | 2009 |
|--------------------------------|--------------|--------------|-------------------------|----------------|----------------|
| Land Avg Sold Price | \$580,000.00 | \$424,999.50 | Homes Avg Sold Price | \$2,390,000.00 | \$1,926,666.67 |
| Land Median Sold Price | \$565,000.00 | \$425,000.00 | Homes Median Sold Price | \$2,450,000.00 | \$1,775,000.00 |
| Land \$/w.f foot Average Price | \$5,301.30 | \$7,217.52 | Homes Avg \$/wf foot | \$17,483.92 | \$18,517.86 |
| Land \$/wf foot Median Price | \$5,166.67 | \$7,217.52 | Homes Median \$/wf foot | \$12,727.27 | \$16,258.17 |