

WENATCHEE MARKET AREA

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	DECEMBER 2008	DECEMBER 2009	% CHANGE
MLS MARKET AREA TOTALS			
\$ Volume Homes/Condos Sold YTD	\$ 236,584,095	\$ 204,421,051	-14%
\$ Volume M.H. Sold YTD	\$ 14,002,454	\$ 12,262,650	-12%
# Homes/Condos Sold YTD	840	770	-8%
# M.H. Sold YTD	103	86	-17%
# Homes/Condos Sold Month	42	67	60%
# M.H. Sold Month	8	4	-50%
Average Home/Condo Sales Price YTD	\$ 281,648	\$ 265,482	-6%
Median Home/Condo Sales Price YTD	\$ 239,900	\$ 226,000	-6%
\$ Volume Homes/Condos Listed YTD	\$ 778,420,741	\$ 722,583,849	-7%
\$ Volume M.H. Listed YTD	\$ 46,688,143	\$ 43,121,997	-8%
# Homes/Condos Listed YTD	2,212	2,005	-9%
# M.H. Listed YTD	243	229	-6%
WENATCHEE MARKET TOTALS			
\$ Volume Homes/Condos Sold YTD	\$ 177,051,162	\$ 150,679,949	-15%
\$ Volume M.H. Sold YTD	\$ 9,373,200	\$ 8,221,500	-12%
# Homes/Condos Sold YTD	656	604	-8%
# M.H. Sold YTD	69	67	-3%
# Homes/Condos Sold Month	32	49	53%
# M.H. Sold Month	5	2	-60%
Average Home/Condo Sales Price YTD	\$ 269,895	\$ 249,470	-8%
Median Home/Condo Sales Price YTD	\$ 236,500	\$ 223,000	-6%
\$ Volume Homes/Condos Listed YTD	\$ 517,691,943	\$ 400,906,420	-23%
\$ Volume M.H. Listed YTD	\$ 29,798,145	\$ 25,779,400	-13%
# Homes/Condos Listed YTD	1,608	1,301	-19%
# M.H. Listed YTD	163	154	-6%
# Homes/Condos Listed Month	76	78	3%
# M.H. Listed Month	3	10	233%
# Homes/Condos On Market	582	509	-13%
Indicated Month's Supply Homes on Market	9	8	-11%

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	54	84	120	76	34	40	20	16	15	15	2	7	26
AVERAGE NUMBER SOLD PER MO.	9.8	16.6	16.3	8.5	4.3	3.8	1.5	0.5	0.83	0.17	-	-	0.5
INDICATED MOS. PRESENT SUPPLY	5.4	5	7.3	8.9	7.8	10.4	13.3	32	18	90	-	-	52

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

	<u>DECEMBER 2008</u>	<u>DECEMBER 2009</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 290,703,524	\$ 242,288,489	-17%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,178	1,007	-15%

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

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 441,729,692	\$ 292,054,945	-34%
Douglas County YTD	\$ 173,928,138	\$ 128,171,341	-26%
	\$ 615,657,830	\$ 420,226,286	-32%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	220	196	-11%
Plex Units	12	12	0%
Apartments (units)	-	-	-
Manufactured Homes	50	27	-46%

RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	3%	14%	367%
Single Family	6%	4%	-33%
Multi-Family	8%	7%	-13%
Plex Units (2-4 units)	<u>4%</u>	<u>7%</u>	<u>75%</u>
Overall	7%	7%	0%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:

Home sales for December rose 53% and was reported to be a count of 49 vs 32 last year. 43 of those sales ranged between \$108,000 and \$350,000, while 6 were between \$351,000 and \$840,000. The overall average price is \$256,000, slightly above the yearly average.

On the next page you will find 5 graphs showing various trends over the last 15 years. As can be seen by dollar volume, number of units and average price we saw a peak in 2006/2007 and corrections have been made. Multi-family vacancy continues to be low and operating at reasonable levels.

Thank you for viewing the snapshot report, we hope it has been both helpful and interesting -please feel free to recommend it to your friends and clients. Questions and comments are always welcome.

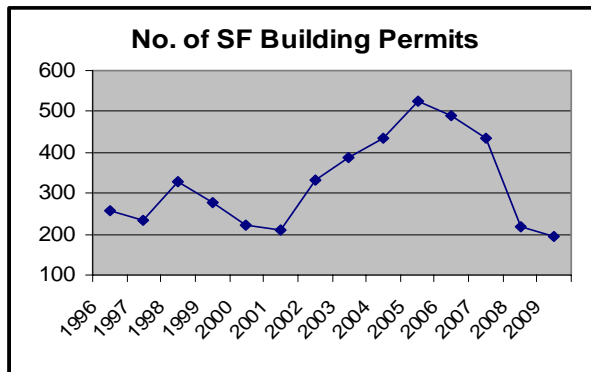
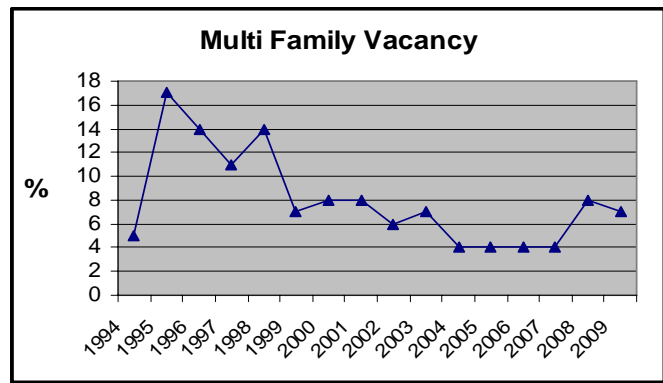
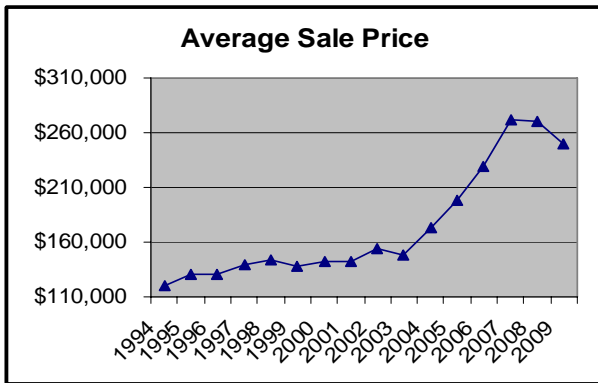
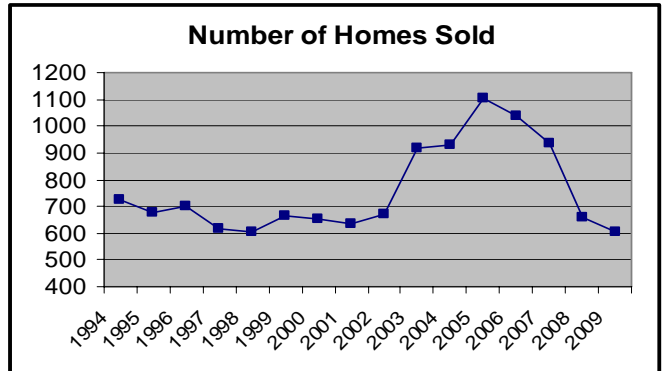
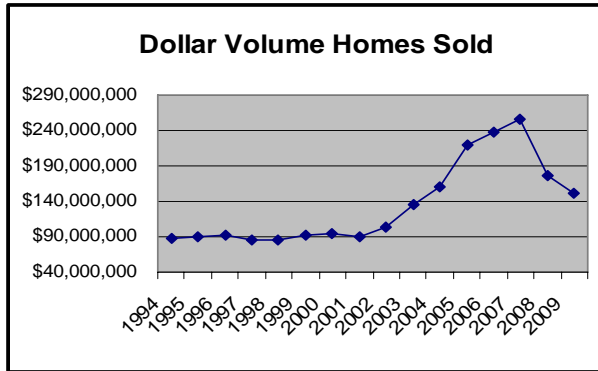
NOTE: This representation is based in whole or in part on data supplied by the North Central Washington Association of Realtors or its Multiple Listing Service. Neither the Association nor its MLS guarantees or are in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the Market.

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Pacific Appraisal Associates REAL ESTATE SNAPSHOT



Wenatchee Market Area



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