

## WENATCHEE MARKET AREA

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	<u>JUNE 2010</u>	<u>JUNE 2011</u>	<u>% CHANGE</u>
<b><u>MLS MARKET AREA TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 101,516,951	\$ 84,591,766	-17%
\$ Volume M.H. Sold YTD	\$ 9,217,160	\$ 3,262,760	-65%
# Homes/Condos Sold YTD	383	353	-8%
# M.H. Sold YTD	62	30	-52%
# Homes/Condos Sold Month	78	73	-6%
# M.H. Sold Month	25	8	-68%
Average Home/Condo Sales Price YTD	\$ 265,057	\$ 239,637	-10%
Median Home/Condo Sales Price YTD	\$ 235,000	\$ 210,000	-11%
\$ Volume Homes/Condos Listed YTD	\$ 409,943,310	\$ 340,091,091	-17%
\$ Volume M.H. Listed YTD	\$ 21,264,299	\$ 18,212,102	-14%
# Homes/Condos Listed YTD	1,178	1,049	-11%
# M.H. Listed YTD	127	121	-5%
<b><u>WENATCHEE MARKET TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 67,536,601	\$ 54,517,667	-19%
\$ Volume M.H. Sold YTD	\$ 5,577,060	\$ 1,785,160	-68%
# Homes/Condos Sold YTD	270	244	-10%
# M.H. Sold YTD	39	20	-49%
# Homes/Condos Sold Month	54	50	-7%
# M.H. Sold Month	16	5	-69%
Average Home/Condo Sales Price YTD	\$ 250,136	\$ 223,433	-11%
Median Home/Condo Sales Price YTD	\$ 229,200	\$ 200,000	-13%
\$ Volume Homes/Condos Listed YTD	\$ 227,762,646	\$ 184,186,870	-19%
\$ Volume M.H. Listed YTD	\$ 12,777,600	\$ 12,636,000	-1%
# Homes/Condos Listed YTD	751	666	-11%
# M.H. Listed YTD	81	92	14%
# Homes/Condos Listed Month	127	131	3%
# M.H. Listed Month	17	18	6%
# Homes/Condos/MH On Market	654	593	-9%
Indicated Month's Supply (Homes/Condos/MH)	11	14	27%

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	91	142	110	69	43	36	29	20	13	10	2	6	22
AVERAGE NUMBER SOLD PER MO.	9.6	13.1	8.3	4.8	2	2	1.1	1	0.5	0.17	0.17	0	0.17
INDICATED MOS. PRESENT SUPPLY	9.4	10.7	13.2	14.2	21.5	18	24.8	20	26	60	12	0	132

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

	<u>JUNE 2010</u>	<u>JUNE 2011</u>	<u>% CHANGE</u>
<b><u>TOTAL MLS SALES VOLUME YTD</u></b>	\$ 146,455,459	\$ 99,152,232	-32%
<b><u>TOTAL MLS UNITS SOLD YTD</u></b>	627	463	-26%
(All MLS listings; including residential, residential income, lots, commercial, orchard)			

**REAL ESTATE EXCISE TAX VALUATION**

Chelan County YTD	\$ 141,229,461	\$ 109,943,293	-22%
Douglas County YTD	<u>\$ 68,315,031</u>	<u>\$ 65,002,338</u>	<u>-5%</u>
	\$ 209,544,492	\$ 174,945,631	-17%

**BUILDING PERMITS YTD (Wenatchee Market)**

Single Family	102	77	-25%
Plex Units	2	-	-100%
Apartments (units)	-	-	-
Manufactured Homes	9	9	0%

**RENTAL HOUSING VACANCY (Wenatchee Market)**

Condo	17%	8%	-53%
Single Family	2%	4%	100%
Multi-Family	4%	4%	0%
Plex Units (2-4 units)	7%	4%	<u>-43%</u>
Overall	4%	4%	0%

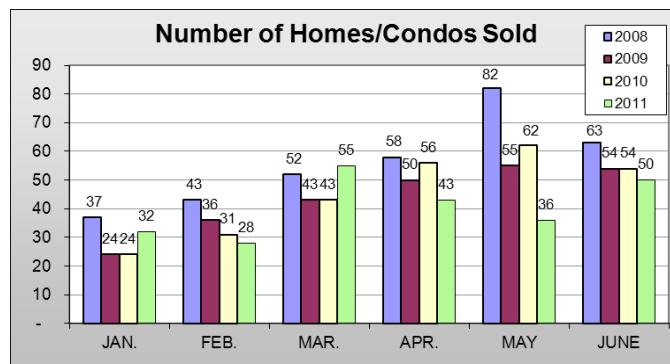
**WENATCHEE MARKET COMMENTS & OBSERVATIONS:**

Midway through 2011 shows the market is down by 10% in the number of homes/condos sold. The median home price is currently at \$200,000, a 13% decrease over last year at this time.

There is a supply of 593 homes/condos on the market, indicating a 14 month supply for all price ranges.

Building permits for single family homes are down by 25%.

S.F. Bulding Permits YTD	Jun-08	Jun-09	Jun-10	Jun-11
	132	98	102	77
% Change	-47%	-26%	4%	-25%



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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