

SNAPSHOT

REAL ESTATE

Vol 20, Issue 11, November 2007

<u>MLS MARKET AREA TOTALS</u>	<u>OCTOBER</u> <u>2006</u>	<u>OCTOBER</u> <u>2007</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 266,682,537	\$ 289,142,356	8%
\$ Volume M.H. Sold YTD	\$ 17,648,097	\$ 19,715,330	12%
# Homes Sold YTD	1,140	1,017	-11%
# M.H. Sold YTD	163	134	-18%
#Homes Sold Month	122	102	-16%
# M.H. Sold Month	22	18	-18%
Average Home Sales Price YTD	\$ 233,932	\$ 284,309	22%
Median Home Sales Price YTD	\$ 215,000	\$ 249,280	16%
\$ Volume Homes Listed YTD	\$ 462,004,528	\$ 718,302,173	55%
\$ Volume M.H. Listed YTD	\$ 28,727,099	\$ 39,574,900	38%
#Homes Listed YTD	1,519	2,064	36%
#M.H. Listed YTD	217	216	0%

WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 206,515,839	\$ 219,706,352	6%
\$Volume M.H. Sold YTD	\$ 11,550,847	\$ 12,622,730	9%
#Homes Sold YTD	914	817	-11%
#M.H. Sold YTD	111	89	-20%
#Homes Sold Month	83	81	-2%
#M.H. Sold Month	19	7	-63%
Average Home Sale Price YTD	\$ 225,947	\$ 268,918	19%
Median Home Sales Price YTD	\$ 210,000	\$ 235,000	12%
\$Volume Homes Listed YTD	\$ 295,886,131	\$ 420,624,630	42%
\$Volume M.H. Listed YTD	\$ 17,848,399	\$ 22,983,750	29%
#Homes Listed YTD	1,101	1,398	27%
#M.H. Listed YTD	155	136	-12%
#Homes Listed Month	111	82	-26%
#M.H. Listed Month	12	4	-67%
#Homes On Market	231	532	130%
Indicated Month's Supply Homes on Market	4	6	67%

WENATCHEE MARKET - INDICATED MONTH'S PRESENT SUPPLY BY PRICE RANGE

(Thousands)	\$0-95	\$96-135	\$136-165	\$166-195	\$196-250	\$251-300	\$301-350	\$351-400	\$401-450	\$451-500	\$501-550	\$551-600	\$601 +
Oct. 2007	4	3	6	4	4	5	11	5	9	18	15	12	19

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 353,150,229	\$ 386,768,238	10%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,779	1,552	-13%

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

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

	OCTOBER 2006	OCTOBER 2007	% CHANGE
REAL ESTATE EXCISE TAX VALUATION			
Chelan County YTD	\$ 632,556,201	\$ 587,498,279	-7%
Douglas County YTD	\$ 235,849,173	\$ 236,195,945	0%
	\$ 868,405,373	\$ 823,694,225	-5%

Total Recordings (Title company) 14,125 11,580 -18%

MORTGAGE RECORDINGS (\$ Volume YTD)

Chelan County	\$1,086,299,862	\$ 1,180,464,675	9%
Douglas County	\$ 377,116,049	\$ 461,365,020	17%
	\$1,463,415,911	\$ 1,641,829,695	7%

Recorded Mortgages

Chelan County	5,226	4,832	-8%
Douglas County	2,425	2,509	3%
	7,651	7,341	-4%

BUILDING PERMITS YTD

Single Family	435	402	-8%
Plex Units	23	12	-48%
Apartments	-	2	-
Manufactured Homes	41	57	39%

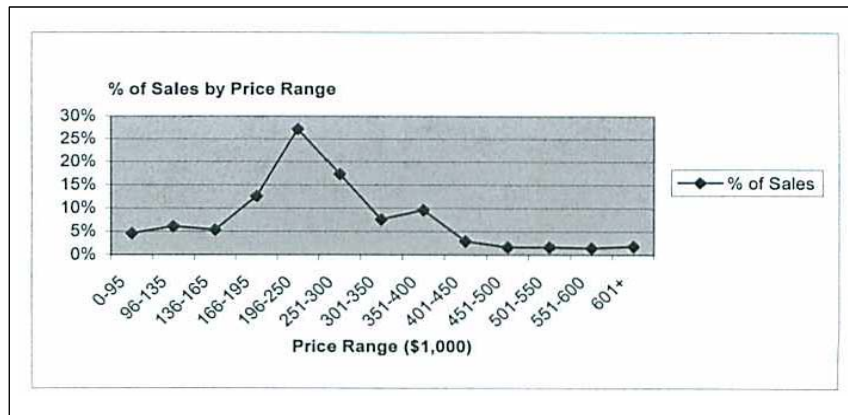
RENTAL HOUSING VACANCY

Condo	3%	0%	-100%
Single Family	3%	2%	-33%
Multi-Family	3%	3%	0%
Plex Units (2-4 units)	5%	4%	-12%
Overall	3%	4%	33%

COMMENTS & OBSERVATIONS:

The market continues along the same trend as seen in the last few months. October home sales for the month were 81 vs 83 at the same time last year. The last 3 months numbers show home sales of 64, 88 and 97 respectively.

Home sales by price range show most home sales occur in the \$198,000 to \$250,000 price range. Other price breakdowns are shown in the following chart.



Prepared by: Pacific Appraisal Associates

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.