

# SNAPSHOT

## REAL ESTATE

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<u>MLS MARKET AREA TOTALS</u>	<u>NOVEMBER</u> <u>2006</u>	<u>NOVEMBER</u> <u>2007</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 289,686,060	\$ 315,079,718	9%
\$ Volume M.H. Sold YTD	\$ 20,003,347	\$ 21,443,380	7%
# Homes Sold YTD	1,232	1,096	-11%
# M.H. Sold YTD	175	145	-17%
#Homes Sold Month	92	79	-14%
# M.H. Sold Month	12	11	-8%
Average Home Sales Price YTD	\$ 235,135	\$ 287,481	22%
Median Home Sales Price YTD	\$ 215,000	\$ 249,900	16%
\$ Volume Homes Listed YTD	\$ 498,525,353	\$ 761,371,418	53%
\$ Volume M.H. Listed YTD	\$ 32,229,099	\$ 41,620,400	29%
#Homes Listed YTD	1,640	2,186	33%
#M.H. Listed YTD	234	225	-4%

### WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 220,919,758	\$ 238,667,702	8%
\$Volume M.H. Sold YTD	\$ 12,757,247	\$ 14,243,780	12%
#Homes Sold YTD	975	879	-10%
#M.H. Sold YTD	121	99	-18%
#Homes Sold Month	61	62	2%
#M.H. Sold Month	10	10	0%
Average Home Sale Price YTD	\$ 226,584	\$ 271,522	20%
Median Home Sales Price YTD	\$ 210,000	\$ 244,500	16%
\$Volume Homes Listed YTD	\$ 318,162,846	\$ 454,787,080	43%
\$Volume M.H. Listed YTD	\$ 20,172,599	\$ 24,182,450	20%
#Homes Listed YTD	1,178	1,500	27%
#M.H. Listed YTD	167	141	-16%
#Homes Listed Month	77	102	32%
#M.H. Listed Month	12	5	-58%
#Homes On Market	197	515	161%
Indicated Month's Supply Homes on Market	2	6	200%

### 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 +
Nov. 2007	2	3	5	4	5	6	11	9	10	16	19	10	23

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 385,990,802	\$ 421,271,595	9%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,936	1,673	-14%

(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

<u>REAL ESTATE EXCISE TAX VALUATION</u>	NOVEMBER 2006	NOVEMBER 2007	% <u>CHANGE</u>
Chelan County YTD	\$ 691,851,716	\$ 634,311,614	-8%
Douglas County YTD	\$ 259,762,017	\$ 260,015,351	0%
	\$ 951,613,733	\$ 894,326,965	-6%

Total Recordings (Title company) 15,278 Not available at this time

**MORTGAGE RECORDINGS (\$ Volume YTD)**

Chelan County	\$1,311,992,582	\$ 1,265,735,158	-4%
Douglas County	\$ 481,886,380	\$ 519,370,007	8%
	\$1,793,878,962	\$ 1,785,105,165	0%

**Recorded Mortgages**

Chelan County	5,726	5,026	-12%
Douglas County	2,633	2,599	-1%
	8,359	7,625	-9%

**BUILDING PERMITS YTD**

Single Family	474	427	-10%
Plex Units	23	21	-9%
Apartments	-	2	-
Manufactured Homes	44	59	34%

**RENTAL HOUSING VACANCY**

Condo	3%	12%	300%
Single Family	4%	3%	-25%
Multi-Family	4%	3%	-25%
Plex Units (2-4 units)	6%	8%	33%
Overall	5%	4%	20%

**COMMENTS & OBSERVATIONS:**

Through November 879 homes have been sold in the Wenatchee Market Area versus 975 last year, a reduction of 10%. To put this characteristic in perspective here are the numbers for the last 5 years. (January through November each year)

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
# Homes	757	851	1010	975	879
\$ Volume	\$118M	\$150M	\$200M	\$221M	\$239M

As can be seen, 2005 was the peak in the market followed by 2006 & 2007. Viewing the market from overall gross sales, however, shows a steady increase from 2003 through 2007.

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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.