

SNAPSHOT

REAL ESTATE

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<u>MLS MARKET AREA TOTALS</u>	<u>FEBRUARY</u> <u>2006</u>	<u>FEBRUARY</u> <u>2007</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 33,217,461	\$ 35,240,733	6%
\$ Volume M.H. Sold YTD	\$ 1,470,650	\$ 2,077,500	41%
# Homes Sold YTD	149	136	-9%
# M.H. Sold YTD	21	20	-5%
#Homes Sold Month	74	76	3%
# M.H. Sold Month	7	10	43%
Average Home Sales Price YTD	\$ 222,936	\$ 259,123	16%
Median Sales Price YTD	\$ 171,000	\$ 224,000	31%
\$ Volume Homes Listed YTD	\$ 63,720,860	\$ 80,544,941	26%
\$ Volume M.H. Listed YTD	\$ 3,695,500	\$ 5,602,725	52%
#Homes Listed YTD	253	259	2%
#M.H. Listed YTD	33	35	6%

WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 25,021,046	\$ 30,765,933	23%
\$Volume M.H. Sold YTD	\$ 930,150	\$ 2,168,750	133%
#Homes Sold YTD	122	119	-2%
#M.H. Sold YTD	11	20	82%
#Homes Sold Month	61	65	7%
#M.H. Sold Month	5	7	40%
Average Home Sale Price YTD	\$ 205,091	\$ 258,537	26%
Median Sales Price YTD	\$ 170,000	\$ 223,500	31%
\$Volume Homes Listed YTD	\$ 53,126,746	\$ 57,548,841	8%
\$Volume M.H. Listed YTD	\$ 2,633,200	\$ 2,497,175	-5%
#Homes Listed YTD	214	199	-7%
#M.H. Listed YTD	27	21	-22%
#Homes Listed Month	113	102	-10%
#M.H. Listed Month	16	10	-38%
#Homes On Market Ending	217	224	3%
Indicated Month's Supply Homes on Market	2	3	50%

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 +
Feb. 2007	1	1	2	1	1	3	8	5	4	9	12	36	8

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 45,033,311	\$ 54,347,383	21%
<u>TOTAL MLS UNITS SOLD YTD</u>	269	244	-9%

(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

	FEBRUARY 2006	FEBRUARY 2007	% CHANGE
<u>REAL ESTATE EXCISE TAX VALUATION</u>			
Chelan County YTD	\$ 81,515,960	\$ 86,424,215	6%
Douglas County YTD	<u>\$ 27,463,703</u>	<u>\$ 31,016,758</u>	<u>13%</u>
	\$ 108,979,663	\$ 117,440,973	8%
 Total Recordings (Title Company)	 2,212	 2,172	 -2%
<u>MORTGAGE RECORDINGS (\$ Volume YTD)</u>			
Chelan County	\$ 128,027,900	\$ 156,212,440	22%
Douglas County	<u>\$ 50,613,512</u>	<u>\$ 72,201,759</u>	<u>43%</u>
	\$ 178,641,412	\$ 228,414,199	28%
<u>Recorded Mortgages</u>			
Chelan County	803	842	5%
Douglas County	<u>384</u>	<u>464</u>	<u>21%</u>
	1,187	1,306	10%
<u>BUILDING PERMITS YTD</u>			
Single Family	54	50	-7%
Plex Units	-	1	-
Apartments	-	2	-
Manufactured Homes	5	11	120%
<u>RENTAL HOUSING VACANCY</u>			
Condo	3%	6%	100%
Single Family	3%	3%	0%
Multi-Family	5%	4%	-20%
Plex Units (2-4 units)	<u>2%</u>	<u>6%</u>	<u>200%</u>
Overall	4%	5%	18%

COMMENTS & OBSERVATIONS:

Through February, home sales for the Wenatchee Market remain generally the same as last year, 119 vs. 122. Average prices continue to climb with a 33% increase over last year. Currently the average sale price for the Wenatchee Market is nearly \$273,000. Listings remain tight.

WENATCHEE MARKET - INDICATED MONTH'S PRESENT SUPPLY BY PRICE RANGE:
We have included three new price ranges, \$501,000 - \$550,000, \$551,000 - \$600,000, and \$601,000 and above. As can be seen the range of \$551,000 to \$600,000 has the highest supply at 3 years.

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.