

WENATCHEE MARKET AREA

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	<u>FEBRUARY 2009</u>	<u>FEBRUARY 2010</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 20,156,846	\$ 20,841,948	3%
\$ Volume M.H. Sold YTD	\$ 713,750	\$ 697,900	-2%
# Homes/Condos Sold YTD	72	82	14%
# M.H. Sold YTD	7	6	-14%
# Homes/Condos Sold Month	44	47	7%
# M.H. Sold Month	5	1	-80%
Average Home/Condo Sales Price YTD	\$ 279,956	\$ 254,170	-9%
Median Home/Condo Sales Price YTD	\$ 227,800	\$ 240,000	5%
\$ Volume Homes/Condos Listed YTD	\$ 111,549,487	\$ 111,720,160	0%
\$ Volume M.H. Listed YTD	\$ 6,426,300	\$ 5,374,250	-16%
# Homes/Condos Listed YTD	297	321	8%
# M.H. Listed YTD	34	29	-15%

<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 16,458,346	\$ 12,901,798	-22%
\$ Volume M.H. Sold YTD	\$ 713,750	\$ 659,400	-8%
# Homes/Condos Sold YTD	60	55	-8%
# M.H. Sold YTD	7	5	-29%
# Homes/Condos Sold Month	36	31	-14%
# M.H. Sold Month	5	1	-80%
Average Home/Condo Sales Price YTD	\$ 274,306	\$ 234,578	-14%
Median Home/Condo Sales Price YTD	\$ 227,400	\$ 230,000	1%
\$ Volume Homes/Condos Listed YTD	\$ 66,284,651	\$ 71,762,217	8%
\$ Volume M.H. Listed YTD	\$ 4,932,400	\$ 2,950,050	-40%
# Homes/Condos Listed YTD	211	236	12%
# M.H. Listed YTD	27	17	-37%
# Homes/Condos Listed Month	112	145	29%
# M.H. Listed Month	13	12	-8%
# Homes/Condos/MH On Market	561	559	0%
Indicated Month's Supply Homes on Market	10	11	10%

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	72	96	121	76	36	50	27	15	15	15	5	5	26
AVERAGE NUMBER SOLD PER MO.	9.1	14	13.8	6.6	3.1	2.5	1.5	0.33	0.17	-	-	-	0.5
INDICATED MOS. PRESENT SUPPLY	7.8	6.8	8.7	11.4	11.3	20	18	45	90	-	-	-	52

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

	<u>FEBRUARY 2009</u>	<u>FEBRUARY 2010</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 27,835,696	\$ 25,221,648	-9%
<u>TOTAL MLS UNITS SOLD YTD</u>	108	108	0%

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

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 44,647,889	\$ 32,150,604	-28%
Douglas County YTD	\$ 16,481,040	\$ 13,603,499	-17%
	\$ 61,128,929	\$ 45,754,103	-25%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	18	27	50%
Plex Units	-	-	-
Apartments (units)	-	-	-
Manufactured Homes	-	3	-

RENTAL HOUSING VACANCY (Wenatchee Market)

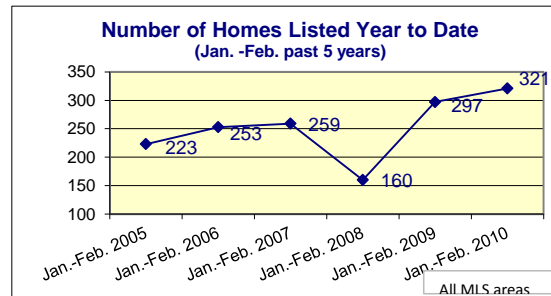
Condo	3%	4%	33%
Single Family	4%	4%	0%
Multi-Family	9%	6%	-33%
Plex Units (2-4 units)	<u>6%</u>	<u>6%</u>	<u>0%</u>
Overall	7%	5%	-29%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:

Dollar volume of homes/condos sold continues to lag the previous year by 22% and the number of homes sold by 8%. Of the 31 homes sold in February, 11 were in the \$201,000 to \$250,000 price range.

Number of homes on the market is right in line with the previous year. Currently there are 559 homes on the market with an indicated month's supply of 11 months.

February has seen an increase of homes listed, a 29% increase over this time last year. The graph to the right shows that 2010 has had the most new listings for the first 2 months of the year compared to the past 5 years.



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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