

WENATCHEE MARKET AREA

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	<u>MARCH 2009</u>	<u>MARCH 2010</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 35,746,840	\$ 37,380,475	5%
\$ Volume M.H. Sold YTD	\$ 1,898,650	\$ 2,151,700	13%
# Homes/Condos Sold YTD	124	142	15%
# M.H. Sold YTD	15	16	7%
# Homes/Condos Sold Month	52	60	15%
# M.H. Sold Month	8	10	25%
Average Home/Condo Sales Price YTD	\$ 288,281	\$ 263,243	-9%
Median Home/Condo Sales Price YTD	\$ 223,900	\$ 235,000	5%
\$ Volume Homes/Condos Listed YTD	\$ 174,140,215	\$ 200,318,358	15%
\$ Volume M.H. Listed YTD	\$ 8,692,100	\$ 9,165,049	5%
# Homes/Condos Listed YTD	482	577	20%
# M.H. Listed YTD	46	51	11%
<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 28,361,337	\$ 23,524,025	-17%
\$ Volume M.H. Sold YTD	\$ 1,898,650	\$ 1,661,300	-13%
# Homes/Condos Sold YTD	103	98	-5%
# M.H. Sold YTD	15	12	-20%
# Homes/Condos Sold Month	43	43	0%
# M.H. Sold Month	8	7	-13%
Average Home/Condo Sales Price YTD	\$ 275,353	\$ 240,041	-13%
Median Home/Condo Sales Price YTD	\$ 222,950	\$ 228,700	3%
\$ Volume Homes/Condos Listed YTD	\$ 104,571,230	\$ 119,005,917	14%
\$ Volume M.H. Listed YTD	\$ 5,689,800	\$ 5,744,950	1%
# Homes/Condos Listed YTD	343	395	15%
# M.H. Listed YTD	32	33	3%
# Homes/Condos Listed Month	132	159	20%
# M.H. Listed Month	5	16	220%
# Homes/Condos/MH On Market	558	619	11%
Indicated Month's Supply Homes on Market	11	13	18%

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	85	100	141	76	50	52	25	22	17	15	3	5	28
AVERAGE NUMBER SOLD PER MO.	8.6	13.5	13.5	6.3	2.3	2.3	0.83	0.33	0.17	-	-	-	0.5
INDICATED MOS. PRESENT SUPPLY	9.8	7.4	10.4	12	21.4	22.2	30	66	102	-	-	-	56

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

	<u>MARCH 2009</u>	<u>MARCH 2010</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 46,305,395	\$ 46,622,125	1%
<u>TOTAL MLS UNITS SOLD YTD</u>	177	198	12%

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

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 63,064,409	\$ 53,109,449	-16%
Douglas County YTD	\$ 26,880,367	\$ 25,762,418	-4%
	\$ 89,944,776	\$ 78,871,867	-12%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	30	45	50%
Plex Units	-	-	-
Apartments (units)	-	-	-
Manufactured Homes	5	4	-20%

RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	3%	6%	100%
Single Family	3%	4%	33%
Multi-Family	5%	5%	0%
Plex Units (2-4 units)	<u>6%</u>	<u>5%</u>	<u>-17%</u>
Overall	5%	5%	0%

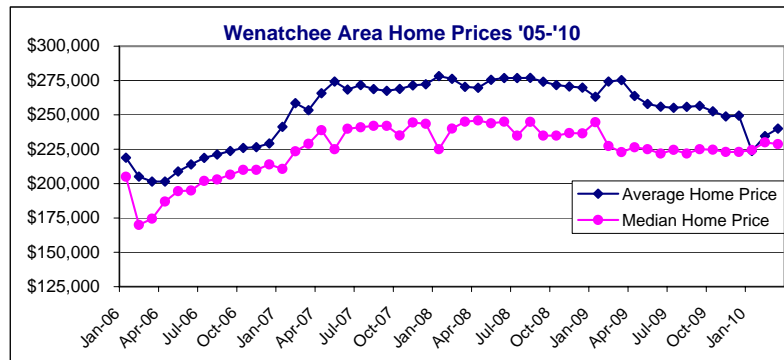
WENATCHEE MARKET COMMENTS & OBSERVATIONS:

Wenatchee Market Area numbers continue to be down in comparison to last year. Dollar volume of units sold is down 17%, number units sold down 5%, and average sale price is down 13%. For many of these categories they are down for 3 to 4 consecutive years in a row. Sales by dollar volume are down 50% from March 2007, sales by units are down 52% from the peak in March 2006.

Average home prices have dropped 14% since the peak in 2008.

Currently there are 619 homes available for sale, approximately 11% above last year.

From January '07 to March '10 average sales price are down 2% per year with the median sales price following a similar trend.



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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