

Pacific Appraisal
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SNAPSHOT

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REAL ESTATE

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<u>MLS MARKET AREA TOTALS</u>	<u>APRIL</u> <u>2005</u>	<u>APRIL</u> <u>2006</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 68,009,164	\$ 70,526,460	4%
\$ Volume M.H. Sold YTD	\$ 4,265,965	\$ 4,650,050	9%
# Homes Sold YTD	351	358	2%
# M.H. Sold YTD	46	53	15%
#Homes Sold Month	105	108	3%
# M.H. Sold Month	14	14	0%
Average Sales Price YTD	\$ 193,758	\$ 197,001	2%
Median Sales Price	\$ 175,100	\$ 200,950	15%
\$ Volume Homes Listed YTD	\$ 125,625,473	\$ 149,529,642	19%
\$ Volume M.H. Listed YTD	\$ 8,797,745	\$ 9,291,150	6%
#Homes Listed YTD	542	556	3%
#M.H. Listed YTD	83	86	4%

WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 54,306,614	\$ 60,438,895	11%
\$Volume M.H. Sold YTD	\$ 2,862,745	\$ 3,257,950	14%
#Homes Sold YTD	295	300	2%
#M.H. Sold YTD	34	32	-6%
#Homes Sold Month	91	92	1%
#M.H. Sold Month	12	9	-25%
Average Sale Price YTD	\$ 184,090	\$ 201,463	9%
Median Sales Price	\$ 171,000	\$ 229,000	34%
\$Volume Homes Listed YTD	\$ 81,831,098	\$ 112,133,228	37%
\$Volume M.H. Listed YTD	\$ 5,356,395	\$ 6,473,750	21%
#Homes Listed YTD	402	444	10%
#M.H. Listed YTD	57	66	16%
#Homes Listed Month	104	125	20%
#M.H. Listed Month	21	17	-19%
#Homes On Market Ending	251	164	-35%
Indicated Month's Supply Homes on Market	3	2	-33%

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+
April 2006	2	2	1	1	1	2	2	3	5	16

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 91,100,029	\$ 95,440,580	5%
<u>TOTAL MLS UNITS SOLD YTD</u>	571	537	-6%

	APRIL 2005	APRIL 2006	% CHANGE
<u>REAL ESTATE EXCISE TAX VALUATION</u>			
Chelan County	\$ 165,144,389	\$ 172,865,509	5%
Douglas County	<u>\$ 58,976,821</u>	<u>\$ 72,038,988</u>	<u>22%</u>
	\$ 224,121,210	\$ 244,904,497	9%
 Total Recordings (Title Company)	 5,089	 4,988	 -2%
<u>MORTGAGE RECORDINGS (\$ Volume)</u>			
Chelan County	\$ 344,121,618	\$ 375,405,499	9%
Douglas County	<u>\$ 159,067,987</u>	<u>\$ 128,181,978</u>	<u>-19%</u>
	\$ 503,189,605	\$ 503,587,477	0%
<u>Recorded Mortgages</u>			
Chelan County	1,770	1,783	1%
Douglas County	<u>798</u>	<u>902</u>	<u>13%</u>
	2,568	2,685	5%
<u>BUILDING PERMITS YTD</u>			
Single Family	141	132	-6%
Plex Units	1	4	300%
Apartments	-	-	-
Manufactured Homes	19	12	-37%
<u>RENTAL HOUSING VACANCY</u>			
Condo	3%	7%	133%
Single Family	3%	3%	0%
Multi-Family	4%	6%	50%
Plex Units (2-4 units)	<u>3%</u>	<u>6%</u>	<u>100%</u>
Overall	4%	5%	25%

COMMENTS & OBSERVATIONS:

SNAPSHOT COMMENTS May 2006, April 2006 Data.

April appears to show moderation in the growth we have recently seen. Year to date home sales are up 2% by number and 11% by sales volume. We have seen slight upward pressure on the number of homes listed however the active supply remains low.

Vacancy rates have increased in condominium, apartment and plex units, all are running 6-7%. It will be interesting to watch vacancy rates to see if there may be more people choosing to purchase over renting.

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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