

WENATCHEE MARKET AREA

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	<u>APRIL 2009</u>	<u>APRIL 2010</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 49,433,140	\$ 58,337,505	18%
\$ Volume M.H. Sold YTD	\$ 2,958,850	\$ 3,619,360	22%
# Homes/Condos Sold YTD	182	222	22%
# M.H. Sold YTD	22	27	23%
# Homes/Condos Sold Month	58	80	38%
# M.H. Sold Month	7	11	57%
Average Home/Condo Sales Price YTD	\$ 271,611	\$ 262,782	-3%
Median Home/Condo Sales Price YTD	\$ 227,400	\$ 227,500	0%
\$ Volume Homes/Condos Listed YTD	\$ 261,173,078	\$ 272,874,262	4%
\$ Volume M.H. Listed YTD	\$ 11,524,800	\$ 14,826,199	29%
# Homes/Condos Listed YTD	702	792	13%
# M.H. Listed YTD	61	82	34%
<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 40,360,437	\$ 37,518,055	-7%
\$ Volume M.H. Sold YTD	\$ 2,031,850	\$ 2,638,460	30%
# Homes/Condos Sold YTD	153	154	1%
# M.H. Sold YTD	21	19	-10%
# Homes/Condos Sold Month	50	56	12%
# M.H. Sold Month	6	7	17%
Average Home/Condo Sales Price YTD	\$ 263,794	\$ 243,624	-8%
Median Home/Condo Sales Price YTD	\$ 226,450	\$ 222,900	-2%
\$ Volume Homes/Condos Listed YTD	\$ 146,347,194	\$ 155,936,747	7%
\$ Volume M.H. Listed YTD	\$ 7,637,800	\$ 8,852,150	16%
# Homes/Condos Listed YTD	470	520	11%
# M.H. Listed YTD	42	50	19%
# Homes/Condos Listed Month	127	125	-2%
# M.H. Listed Month	10	17	70%
# Homes/Condos/MH On Market	588	620	5%
Indicated Month's Supply Homes on Market	12	13	8%

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	79	105	138	74	53	58	20	24	18	11	4	4	32
AVERAGE NUMBER SOLD PER MO.	8	12.6	13.3	6.1	2.8	2.1	1	0.5	0.17	0.17	-	-	0.5
INDICATED MOS. PRESENT SUPPLY	9.8	8.2	10.3	12	18.7	26.7	20	48	108	66	-	-	64

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

	<u>APRIL 2009</u>	<u>APRIL 2010</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 61,940,295	\$ 92,662,063	50%
<u>TOTAL MLS UNITS SOLD YTD</u>	252	396	
<small>(All MLS listings; including residential, residential income, lots, commercial, orchard)</small>			

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 76,328,537	\$ 82,038,895	7%
Douglas County YTD	\$ 39,367,155	\$ 34,695,814	-12%
	\$ 115,695,692	\$ 116,734,709	1%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	65	53	-18%
Plex Units	8	-	-100%
Apartments (units)	-	-	-
Manufactured Homes	8	4	-50%

RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	3%	12%	300%
Single Family	3%	4%	33%
Multi-Family	5%	5%	0%
Plex Units (2-4 units)	<u>6%</u>	<u>8%</u>	<u>33%</u>
Overall	5%	5%	0%

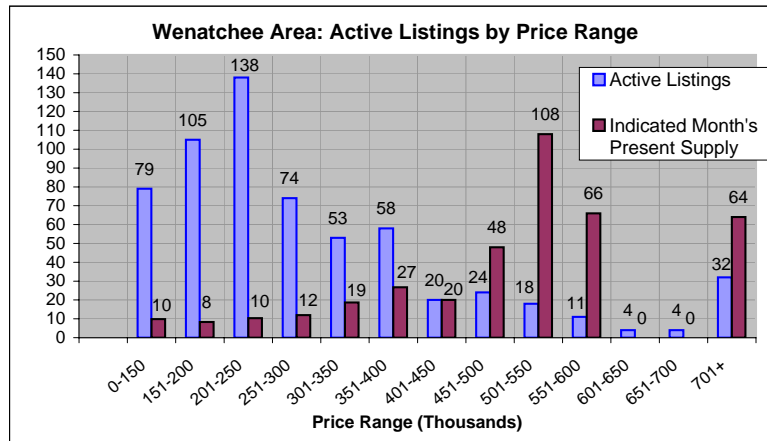
WENATCHEE MARKET COMMENTS & OBSERVATIONS:

YTD dollar volume of homes/condos sold is down 7% from last year, however the number sold is relatively the same (up 1%). Monthly home sales are up 12% over last year. The median home/condo sales price is currently at \$222,900 a 2% decrease over last year.

The supply of homes from 2007 through 2010 ranged between 164 and 685 units available for sale. Currently there are 620 units on the market.

# Homes/Condos/MH On Market				
Apr-06	Apr-07	Apr-08	Apr-09	Apr-10
164	302	595	588	620

Of those active listings the \$201,000-\$250,000 price range has the highest supply (138) -indicating a 10 month supply.



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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