

# SNAPSHOT

## REAL ESTATE

Vol 20, Issue 6, June 2007

<u>MLS MARKET AREA TOTALS</u>	<u>MAY</u> <u>2006</u>	<u>MAY</u> <u>2007</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 102,836,900	\$ 121,090,838	18%
\$ Volume M.H. Sold YTD	\$ 6,951,650	\$ 6,764,250	-3%
# Homes Sold YTD	496	445	-10%
# M.H. Sold YTD	77	58	-25%
#Homes Sold Month	138	133	-4%
# M.H. Sold Month	24	18	-25%
Average Home Sales Price YTD	\$ 207,332	\$ 272,114	31%
Median Home Sales Price YTD	\$ 202,000	\$ 229,900	14%
\$ Volume Homes Listed YTD	\$ 200,064,154	\$ 319,897,348	60%
\$ Volume M.H. Listed YTD	\$ 11,481,050	\$ 17,293,525	51%
#Homes Listed YTD	726	949	31%
#M.H. Listed YTD	102	99	-3%

### WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 86,658,934	\$ 100,884,671	16%
\$Volume M.H. Sold YTD	\$ 5,063,950	\$ 5,221,850	3%
#Homes Sold YTD	415	376	-9%
#M.H. Sold YTD	50	47	-6%
#Homes Sold Month	115	111	-3%
#M.H. Sold Month	50	12	-76%
Average Home Sale Price YTD	\$ 208,817	\$ 274,319	31%
Median Home Sales Price YTD	\$ 194,500	\$ 225,000	16%
\$Volume Homes Listed YTD	\$ 145,261,940	\$ 197,565,381	36%
\$Volume M.H. Listed YTD	\$ 7,721,350	\$ 8,756,575	13%
#Homes Listed YTD	571	663	16%
#M.H. Listed YTD	76	61	-20%
#Homes Listed Month	127	151	19%
#M.H. Listed Month	10	20	100%
#Homes On Market Ending	164	305	86%
Indicated Month's Supply Homes on Market	1	4	257%

### 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 +
May 2007	2	2	3	1	2	4	7	4	8	22	10	8	12

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 156,025,601	\$ 161,258,240	3%
<u>TOTAL MLS UNITS SOLD YTD</u>	799	682	-15%

(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

	<b>MAY 2006</b>	<b>MAY 2007</b>	<b>% CHANGE</b>
<b><u>REAL ESTATE EXCISE TAX VALUATION</u></b>			
Chelan County YTD	\$ 241,337,036	\$ 240,611,626	0%
Douglas County YTD	<u>\$ 100,096,701</u>	<u>\$ 108,098,766</u>	8%
	\$ 341,433,737	\$ 348,710,392	2%
 Total Recordings (Title Company)	 6,597	 6,167	 -7%
<b><u>MORTGAGE RECORDINGS (\$ Volume YTD)</u></b>			
Chelan County	\$ 481,001,884	\$ 555,177,197	15%
Douglas County	<u>\$ 158,297,549</u>	<u>\$ 219,990,054</u>	<u>39%</u>
	\$ 639,299,433	\$ 775,167,251	21%
<b><u>Recorded Mortgages</u></b>			
Chelan County	2,384	2,425	2%
Douglas County	<u>1,149</u>	<u>1,357</u>	<u>18%</u>
	3,533	3,782	7%
<b><u>BUILDING PERMITS YTD</u></b>			
Single Family	166	200	20%
Plex Units	4	2	-50%
Apartments	-	2	-
Manufactured Homes	20	23	15%
<b><u>RENTAL HOUSING VACBNCY</u></b>			
Condo	3%	6%	100%
Single Family	3%	4%	33%
Multi-Family	5%	4%	-20%
Plex Units (2-4 units)	<u>6%</u>	<u>5%</u>	-17%
Overall	5%	5%	0%

**COMMENTS & OBSERVATIONS:**

Supply of homes in the Wenatchee Market is up over 86% from last year with 305 homes on the market versus 164. This provides additional selection for prospective purchasers to choose from. Demand is down 9% with home sales totaling 376 versus 415 last year. Overall, supply continues to see increased inventory over \$450,000. Supply in lower price ranges remain tight. Overall, supply is shown at 4%, but again this is somewhat skewed, with both ends of the price ranges significantly different.

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.