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REAL ESTATE

Vol 21, Issue 6, June 2008

<u>MLS MARKET AREA TOTALS</u>	<u>MAY</u> <u>2007</u>	<u>MAY</u> <u>2008</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 121,090,838	\$ 99,506,322	-18%
\$ Volume M.H. Sold YTD	\$ 6,764,250	\$ 5,501,304	-19%
# Homes Sold YTD	445	344	-23%
# M.H. Sold YTD	58	42	-28%
#Homes Sold Month	133	98	-26%
# M.H. Sold Month	18	11	-39%
Average Home Sales Price YTD	\$ 272,114	\$ 289,263	6%
Median Home Sales Price YTD	\$ 229,900	\$ 254,900	11%
\$ Volume Homes Listed YTD	\$ 319,897,348	\$ 340,011,747	6%
\$ Volume M.H. Listed YTD	\$ 17,293,525	\$ 20,352,850	18%
#Homes Listed YTD	949	966	2%
#M.H. Listed YTD	99	106	7%

WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 100,884,671	\$ 74,963,422	-26%
\$Volume M.H. Sold YTD	\$ 5,221,850	\$ 3,731,700	-29%
#Homes Sold YTD	376	272	-28%
#M.H. Sold YTD	47	27	-43%
#Homes Sold Month	111	82	-26%
#M.H. Sold Month	12	6	-50%
Average Home Sale Price YTD	\$ 274,319	\$ 275,601	0%
Median Home Sale Price YTD	\$ 225,000	\$ 243,825	8%
\$Volume Homes Listed YTD	\$ 197,565,381	\$ 231,776,357	17%
\$Volume M.H. Listed YTD	\$ 8,756,575	\$ 12,383,450	41%
#Homes Listed YTD	663	725	9%
#M.H. Listed YTD	61	66	8%
#Homes Listed Month	151	157	4%
#M.H. Listed Month	20	15	-25%
#Homes On Market	305	588	93%
Indicated Month's Supply Homes on Market	4	9	152%

WENATCHEE MARKET - INDICATED MONTH'S PRESENT SUPPLY BY 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+
May	5	5	7	11	9	19	22	24	22	14	20	54	17

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 161,258,240	\$ 123,303,101	-24%
<u>TOTAL MLS UNITS SOLD YTD</u>	682	487	-29%

(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

<u>REAL ESTATE EXCISE TAX VALUATION</u>	<u>MAY 2007</u>	<u>MAY 2008</u>	<u>% CHANGE</u>
Chelan County YTD	\$ 240,611,626	\$ 173,873,823	-28%
Douglas County YTD	\$ 108,098,766	\$ 71,752,353	-34%
	\$ 348,710,392	\$ 245,626,176	-30%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	200	109	-46%
Plex Units	2	7	250%
Apartments (units)	-	-	-
Manufactured Homes	23	16	-30%

RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	3%	13%	333%
Single Family	4%	3%	-25%
Multi-Family	4%	3%	-25%
Plex Units (2-4 units)	5%	5%	0%
Overall	5%	4%	-20%

COMMENTS & OBSERVATIONS:

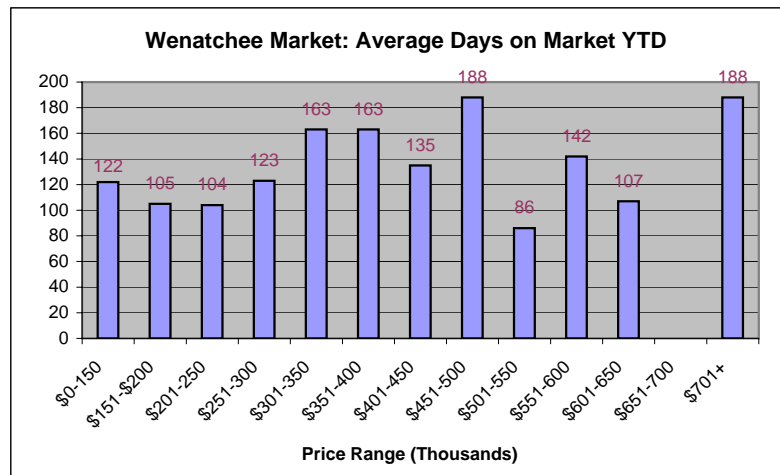
Wenatchee Market:

Year to date, sales by volume continues at a lower pace than last year -down 26%. Sales by number is down 28%.

Number of homes on the market is at 588 indicating a 9 month supply.

As seen in the graph, Average Days on Market for all but one price range are over 3 months. According to data pulled from the MLS, there have been no sales YTD in the range of \$651,000-\$700,000.

Building permits for single family homes has decreased by 46%.
2007 YTD: 299 permits / 2008 YTD: 109 permits



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.