

## WENATCHEE MARKET AREA

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	<u>MAY 2010</u>	<u>MAY 2011</u>	<u>% CHANGE</u>
<b><u>MLS MARKET AREA TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 79,317,357	\$ 66,748,837	-16%
\$ Volume M.H. Sold YTD	\$ 5,550,060	\$ 2,214,860	-60%
# Homes/Condos Sold YTD	305	280	-8%
# M.H. Sold YTD	37	22	-41%
# Homes/Condos Sold Month	83	52	-37%
# M.H. Sold Month	10	3	-70%
Average Home/Condo Sales Price YTD	\$ 260,057	\$ 238,389	-8%
Median Home/Condo Sales Price YTD	\$ 236,250	\$ 205,100	-13%
\$ Volume Homes/Condos Listed YTD	\$ 336,572,056	\$ 272,387,327	-19%
\$ Volume M.H. Listed YTD	\$ 18,456,399	\$ 14,062,052	-24%
# Homes/Condos Listed YTD	969	837	-14%
# M.H. Listed YTD	104	97	-7%
<b><u>WENATCHEE MARKET TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 52,908,207	\$ 42,537,588	-20%
\$ Volume M.H. Sold YTD	\$ 3,178,860	\$ 1,113,260	-65%
# Homes/Condos Sold YTD	216	194	-10%
# M.H. Sold YTD	23	15	-35%
# Homes/Condos Sold Month	62	36	-42%
# M.H. Sold Month	4	2	-50%
Average Home/Condo Sales Price YTD	\$ 244,945	\$ 219,266	-10%
Median Home/Condo Sales Price YTD	\$ 229,900	\$ 199,000	-13%
\$ Volume Homes/Condos Listed YTD	\$ 191,970,341	\$ 147,173,451	-23%
\$ Volume M.H. Listed YTD	\$ 10,888,150	\$ 10,093,250	-7%
# Homes/Condos Listed YTD	624	535	-14%
# M.H. Listed YTD	64	74	16%
# Homes/Condos Listed Month	104	128	23%
# M.H. Listed Month	14	25	79%
# Homes/Condos/MH On Market	622	570	-8%
Indicated Month's Supply (Homes/Condos/MH)	13	13	0%

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	81	129	116	77	36	38	23	26	10	9	2	5	18
AVERAGE NUMBER SOLD PER MO.	12.5	13.5	8	3.5	2.1	2	1	0.83	0.83	0.33	0	0	0.33
INDICATED MOS. PRESENT SUPPLY	6.4	9.5	14.5	22	16.6	19	23	31.2	12	27	~	~	54

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

	<u>MAY 2010</u>	<u>MAY 2011</u>	<u>% CHANGE</u>
<b><u>TOTAL MLS SALES VOLUME YTD</u></b>	\$ 116,873,515	\$ 78,350,003	-33%
<b><u>TOTAL MLS UNITS SOLD YTD</u></b>	501	371	-26%
(All MLS listings; including residential, residential income, lots, commercial, orchard)			

**REAL ESTATE EXCISE TAX VALUATION**

Chelan County YTD	\$ 107,939,572	\$ 85,900,747	-20%
Douglas County YTD	<u>\$ 51,867,559</u>	<u>\$ 54,051,276</u>	<u>4%</u>
	\$ 159,807,131	\$ 139,952,023	-12%

**BUILDING PERMITS YTD (Wenatchee Market)**

Single Family	74	68	-8%
Plex Units	-	-	-
Apartments (units)	-	-	-
Manufactured Homes	6	9	50%

**RENTAL HOUSING VACANCY (Wenatchee Market)**

Condo	11%	10%	-9%
Single Family	2%	2%	0%
Multi-Family	4%	4%	0%
Plex Units (2-4 units)	7%	4%	<u>-43%</u>
Overall	4%	4%	0%

**WENATCHEE MARKET COMMENTS & OBSERVATIONS:**

Year to date numbers are down from this time last year. Dollar volume of homes/condos sold decreased 20% and the number of homes/condos decreased 10%.

May sales dropped significantly in number of homes/condos sold, a reduction of 42% over last May.

The median home price is off 13% from last year at this time. Currently the median home price is just under \$200,000.

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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