

Pacific Appraisal  
Associates, P.L.L.C.

# SNAPSHOT

P.O. Box 1607  
Wenatchee, WA 98807  
509-662-8900  
Fax: 509-664-3260

## REAL ESTATE

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<u>MLS MARKET AREA TOTALS</u>	<u>JUNE</u> <u>2005</u>	<u>JUNE</u> <u>2006</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 120,966,404	\$ 136,873,484	13%
\$ Volume M.H. Sold YTD	\$ 7,639,314	\$ 8,774,150	15%
# Homes Sold YTD	610	643	5%
# M.H. Sold YTD	81	92	14%
#Homes Sold Month	140	147	5%
# M.H. Sold Month	13	15	15%
Average Sales Price YTD	\$ 198,306	\$ 212,867	7%
Median Sales Price YTD	\$ 170,000	\$ 202,000	19%
\$ Volume Homes Listed YTD	\$ 209,235,704	\$ 247,979,433	19%
\$ Volume M.H. Listed YTD	\$ 16,133,194	\$ 16,596,350	3%
#Homes Listed YTD	888	876	-1%
#M.H. Listed YTD	144	133	-8%

### WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 90,953,651	\$ 114,734,274	26%
\$Volume M.H. Sold YTD	\$ 5,025,945	\$ 6,184,950	23%
#Homes Sold YTD	487	537	10%
#M.H. Sold YTD	60	61	2%
#Homes Sold Month	110	112	2%
#M.H. Sold Month	10	11	10%
Average Sale Price YTD	\$ 186,763	\$ 214,000	15%
Median Sales Price YTD	\$ 169,500	\$ 195,000	15%
\$Volume Homes Listed YTD	\$ 121,957,293	\$ 171,666,672	41%
\$Volume M.H. Listed YTD	\$ 8,345,595	\$ 10,173,250	22%
#Homes Listed YTD	583	669	15%
#M.H. Listed YTD	84	97	15%
#Homes Listed Month	111	98	-12%
#M.H. Listed Month	19	21	11%
#Homes On Market Ending	254	166	-35%
Indicated Month's Supply Homes on Market	3	1	-67%

### 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+
June 2006	2	1	1	1	1	1	3	1	3	7

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 163,828,968	\$ 203,679,135	24%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,008	1,019	1%
(All listings)			

	<b>JUNE 2005</b>	<b>JUNE 2006</b>	<b>% CHANGE</b>
<b><u>REAL ESTATE EXCISE TAX VALUATION</u></b>			
Chelan County YTD	\$ 291,469,456	\$ 331,504,593	14%
Douglas County YTD	<u>\$ 100,743,643</u>	<u>\$ 123,466,116</u>	<u>23%</u>
	\$ 392,213,099	\$ 454,970,709	16%
 Total Recordings (Title Company)	 8,266	 8,188	 -1%
<b><u>MORTGAGE RECORDINGS (\$ Volume YTD)</u></b>			
Chelan County	\$ 464,778,326	\$ 612,220,687	32%
Douglas County	<u>\$ 225,184,784</u>	<u>\$ 205,868,400</u>	<u>-9%</u>
	\$ 689,963,110	\$ 818,089,087	19%
<b><u>Recorded Mortgages</u></b>			
Chelan County	2,862	2,978	4%
Douglas County	<u>1,330</u>	<u>1,364</u>	<u>3%</u>
	4,192	4,342	4%
<b><u>BUILDING PERMITS YTD</u></b>			
Single Family	248	205	-17%
Plex Units	4	6	50%
Apartments	-	-	-
Manufactured Homes	28	27	-4%
<b><u>RENTAL HOUSING VACANCY</u></b>			
Condo	3%	7%	133%
Single Family	3%	2%	-33%
Multi-Family	5%	5%	0%
Plex Units (2-4 units)	<u>3%</u>	<u>6%</u>	100%
Overall	4%	5%	25%

**COMMENTS & OBSERVATIONS:**

We have reached the half way point for 2006. Believe it or not, sales are outpacing last year by 26% by dollar volume and by 10% in the number of homes. This clearly indicates upward pressure on average and median home prices. Listings for the year have risen by 15%, but is barely enough to meet continued demand. Current housing supply remains very tight at a 1 month supply on average, and a healthy 3-7 month supply in homes above \$400,000. With the apparent demand, it is surprising that the number of building permits is down by 17% for the year. Vacancy rates remain stable, running a healthy 5%.

Prepared By: Brian Vincent  
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.