

SNAPSHOT

REAL ESTATE

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<u>MLS MARKET AREA TOTALS</u>	<u>JUNE</u> <u>2006</u>	<u>JUNE</u> <u>2007</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 136,873,484	\$ 163,155,529	19%
\$ Volume M.H. Sold YTD	\$ 8,774,150	\$ 9,796,450	12%
# Homes Sold YTD	643	583	-9%
# M.H. Sold YTD	92	78	-15%
#Homes Sold Month	147	138	-6%
# M.H. Sold Month	15	20	33%
Average Home Sales Price YTD	\$ 212,867	\$ 279,855	31%
Median Home Sales Price YTD	\$ 202,000	\$ 245,000	21%
\$ Volume Homes Listed YTD	\$ 247,979,433	\$ 404,379,967	63%
\$ Volume M.H. Listed YTD	\$ 16,596,350	\$ 22,341,325	35%
#Homes Listed YTD	876	1,183	35%
#M.H. Listed YTD	133	121	-9%

WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 114,734,274	\$ 130,714,862	14%
\$Volume M.H. Sold YTD	\$ 6,184,950	\$ 7,031,150	14%
#Homes Sold YTD	537	487	-9%
#M.H. Sold YTD	61	58	-5%
#Homes Sold Month	112	111	-1%
#M.H. Sold Month	11	11	0%
Average Home Sale Price YTD	\$ 214,000	\$ 268,408	25%
Median Home Sales Price YTD	\$ 195,000	\$ 239,900	23%
\$Volume Homes Listed YTD	\$ 171,666,672	\$ 255,043,050	49%
\$Volume M.H. Listed YTD	\$ 10,173,250	\$ 12,505,575	23%
#Homes Listed YTD	669	846	26%
#M.H. Listed YTD	97	77	-21%
#Homes Listed Month	98	183	87%
#M.H. Listed Month	21	16	-24%
#Homes On Market Ending	166	363	119%
Indicated Month's Supply Homes on Market	1	4	300%

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 +
June 2007	2	3	2	2	2	5	7	4	10	16	9	8	15

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 203,679,135	\$ 221,816,031	9%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,019	895	-12%

(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

	JUNE 2006	JUNE 2007	% CHANGE
<u>REAL ESTATE EXCISE TAX VALUATION</u>			
Chelan County YTD	\$ 331,504,593	\$ 321,387,872	-3%
Douglas County YTD	<u>\$ 123,466,116</u>	<u>\$ 135,664,992</u>	<u>10%</u>
	\$ 454,970,709	\$ 457,052,864	0%
 Total Recordings (Title Company)	 8,188	 7,628	 -7%
<u>MORTGAGE RECORDINGS (\$ Volume YTD)</u>			
Chelan County	\$ 612,220,687	\$ 701,391,501	15%
Douglas County	<u>\$ 205,868,400</u>	<u>\$ 273,914,014</u>	<u>33%</u>
	\$ 818,089,087	\$ 975,305,515	19%
<u>Recorded Mortgages</u>			
Chelan County	2,978	3,053	3%
Douglas County	<u>1,364</u>	<u>1,630</u>	<u>20%</u>
	4,342	4,683	8%
<u>BUILDING PERMITS YTD</u>			
Single Family	205	246	20%
Plex Units	6	2	-67%
Apartments	-	2	-
Manufactured Homes	27	30	11%
<u>RENTAL HOUSING VACANCY</u>			
Condo	3%	6%	100%
Single Family	2%	4%	100%
Multi-Family	5%	4%	-20%
Plex Units (2-4 units)	<u>6%</u>	<u>7%</u>	<u>17%</u>
Overall	5%	5%	0%

COMMENTS & OBSERVATIONS:

The midway point of 2007 shows the market is down 9% in the number of homes sold. YTD 487 homes have sold in the Wenatchee Market, which is the same as June 2005 and above 2004 by 17%. Supply at the same time has increased to 363 homes on the market versus 166 last year. Supply is also well above 2004-2005 supply. Indications continue to show signs of a softening market.

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.