

## WENATCHEE MARKET AREA

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	<u>JUNE 2009</u>	<u>JUNE 2010</u>	<u>% CHANGE</u>
<b>MLS MARKET AREA TOTALS</b>			
\$ Volume Homes/Condos Sold YTD	\$ 84,894,491	\$ 101,516,951	20%
\$ Volume M.H. Sold YTD	\$ 4,913,750	\$ 9,217,160	88%
# Homes/Condos Sold YTD	319	383	20%
# M.H. Sold YTD	35	62	77%
# Homes/Condos Sold Month	74	78	5%
# M.H. Sold Month	7	25	257%
Average Home/Condo Sales Price YTD	\$ 266,127	\$ 265,057	0%
Median Home/Condo Sales Price YTD	\$ 223,450	\$ 235,000	5%
\$ Volume Homes/Condos Listed YTD	\$ 409,122,654	\$ 409,943,310	0%
\$ Volume M.H. Listed YTD	\$ 22,079,150	\$ 21,264,299	-4%
# Homes/Condos Listed YTD	1,099	1,178	7%
# M.H. Listed YTD	113	127	12%

<b>WENATCHEE MARKET TOTALS</b>			
\$ Volume Homes/Condos Sold YTD	\$ 67,072,288	\$ 67,536,601	1%
\$ Volume M.H. Sold YTD	\$ 3,490,750	\$ 5,577,060	60%
# Homes/Condos Sold YTD	262	270	3%
# M.H. Sold YTD	31	39	26%
# Homes/Condos Sold Month	54	54	0%
# M.H. Sold Month	6	16	167%
Average Home/Condo Sales Price YTD	\$ 256,000	\$ 250,136	-2%
Median Home/Condo Sales Price YTD	\$ 221,900	\$ 229,200	3%
\$ Volume Homes/Condos Listed YTD	\$ 225,667,840	\$ 227,762,646	1%
\$ Volume M.H. Listed YTD	\$ 12,249,700	\$ 12,777,600	4%
# Homes/Condos Listed YTD	712	751	5%
# M.H. Listed YTD	72	81	13%
# Homes/Condos Listed Month	123	127	3%
# M.H. Listed Month	16	17	6%
# Homes/Condos/MH On Market	643	654	2%
Indicated Month's Supply (Homes/Condos/MH)	13	11	-15%

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	78	115	142	81	48	58	20	29	23	11	5	7	37
AVERAGE NUMBER SOLD PER MO.	10.3	13	15.3	7.3	4.3	2.1	1.3	0.83	0.83	0.67	0.17	0.17	0.67
INDICATED MOS. PRESENT SUPPLY	7.5	8.8	9.2	11	11	26.7	15	34.8	27.6	16.5	30	42	55.5

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

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<b><u>TOTAL MLS SALES VOLUME YTD</u></b>	\$ 102,389,546	\$ 146,455,459	43%
<b><u>TOTAL MLS UNITS SOLD YTD</u></b>	424	627	48%

(All MLS listings; including residential, residential income, lots, commercial, orchard)

**REAL ESTATE EXCISE TAX VALUATION**

Chelan County YTD	\$ 119,539,106	\$ 141,229,461	18%
Douglas County YTD	\$ 53,736,527	\$ 68,315,031	27%
	\$ 173,275,633	\$ 209,544,492	21%

**BUILDING PERMITS YTD (Wenatchee Market)**

Single Family	98	102	4%
Plex Units	8	2	-75%
Apartments (units)	-	-	-
Manufactured Homes	10	9	-10%

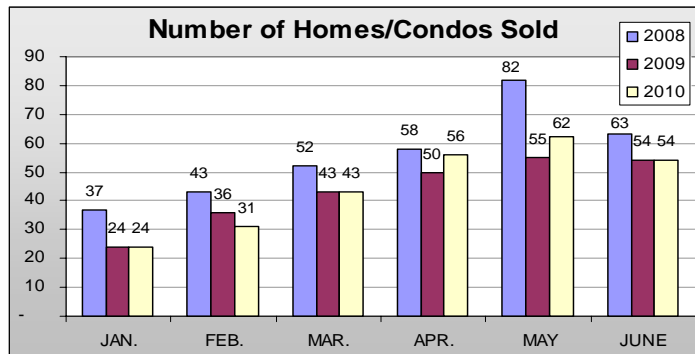
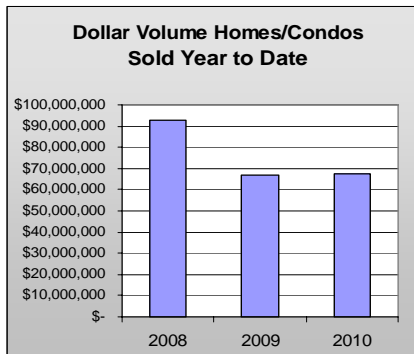
**RENTAL HOUSING VACANCY (Wenatchee Market)**

Condo	3%	17%	467%
Single Family	3%	2%	-33%
Multi-Family	4%	4%	0%
Plex Units (2-4 units)	6%	7%	17%
Overall	5%	4%	-20%

**WENATCHEE MARKET COMMENTS & OBSERVATIONS:**

At the midway point of 2010, supply of homes has increased to 654 units. Month's supply is currently at 11 months. The greatest supply is in the \$701,000+ range, with an average of under 1 unit sold per mo.

Dollar volume of homes/condos sold is at \$67,536,600 and number of sold is 270 with a median price of \$229,200 -a 3% increase over last year. We've included graphs to show the trends over the past 3 years. As you can see dollar volume of homes sold dropped from 2008 to 2009, but is currently up 1% over last year.



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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