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REAL ESTATE

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<u>MLS MARKET AREA TOTALS</u>	<u>JULY</u> <u>2005</u>	<u>JULY</u> <u>2006</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 146,363,727	\$ 170,097,424	16%
\$ Volume M.H. Sold YTD	\$ 9,062,533	\$ 10,761,047	19%
# Homes Sold YTD	726	766	6%
# M.H. Sold YTD	98	110	12%
#Homes Sold Month	116	123	6%
# M.H. Sold Month	17	18	6%
Average Home Sales Price YTD	\$ 201,603	\$ 222,059	10%
Median Sales Price YTD	\$ 174,900	\$ 208,750	19%
\$ Volume Homes Listed YTD	\$ 244,845,454	\$ 296,568,244	21%
\$ Volume M.H. Listed YTD	\$ 18,268,394	\$ 18,497,950	1%
#Homes Listed YTD	1,033	1,026	-1%
#M.H. Listed YTD	165	145	-12%

WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 109,835,727	\$ 138,472,523	26%
\$Volume M.H. Sold YTD	\$ 6,110,445	\$ 7,316,047	20%
#Homes Sold YTD	580	633	9%
#M.H. Sold YTD	73	73	0%
#Homes Sold Month	93	96	3%
#M.H. Sold Month	13	12	-8%
Average Home Sale Price YTD	\$ 189,372	\$ 218,756	16%
Median Sales Price YTD	\$ 170,000	\$ 202,000	19%
\$Volume Homes Listed YTD	\$ 141,171,343	\$ 199,423,293	41%
\$Volume M.H. Listed YTD	\$ 9,589,095	\$ 11,157,250	16%
#Homes Listed YTD	678	772	14%
#M.H. Listed YTD	99	103	4%
#Homes Listed Month	95	103	8%
#M.H. Listed Month	15	6	-60%
#Homes On Market Ending	248	167	-33%
Indicated Month's Supply Homes on Market	2	2	0%

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+
July 2006	2	1	1	1	1	1	3	3	8	8

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 195,711,556	\$ 219,645,056	12%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,189	1,150	-3%

(All listings)

	JULY 2005	JULY 2006	% CHANGE
<u>REAL ESTATE EXCISE TAX VALUATION</u>			
Chelan County YTD	\$ 358,650,286	\$ 413,106,521	15%
Douglas County YTD	<u>\$ 121,917,453</u>	<u>\$ 144,012,751</u>	<u>18%</u>
	\$ 480,567,739	\$ 557,119,272	16%
 Total Recordings (Title Company)	 9,782	 9,634	 -2%
<u>MORTGAGE RECORDINGS (\$ Volume YTD)</u>			
Chelan County	\$ 553,348,371	\$ 708,743,833	28%
Douglas County	<u>\$ 258,433,406</u>	<u>\$ 239,877,658</u>	<u>-7%</u>
	\$ 811,781,777	\$ 948,621,491	17%
<u>Recorded Mortgages</u>			
Chelan County	3,387	3,539	4%
Douglas County	<u>1,592</u>	<u>1,608</u>	<u>1%</u>
	4,979	5,147	3%
<u>BUILDING PERMITS YTD</u>			
Single Family	308	246	-20%
Plex Units	6	7	17%
Apartments	-	-	-
Manufactured Homes	38	29	-24%
<u>RENTAL HOUSING VACANCY</u>			
Condo	3%	7%	133%
Single Family	2%	3%	50%
Multi-Family	5%	5%	0%
Plex Units (2-4 units)	<u>4%</u>	<u>7%</u>	<u>75%</u>
Overall	4%	5%	25%

COMMENTS & OBSERVATIONS:

The market continues along at a similar pace seen throughout the year: Sales are up 26% by volume but only 9% by the number of homes. At the same time listings have increase to 41% by volume and 14% by number. With slowing demand and increasing supply the tendency is a stabilization of prices. It will be interesting to see the next few months of activity.

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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.