

# SNAPSHOT

## REAL ESTATE

Vol 20, Issue 8, August 2007

<u>MLS MARKET AREA TOTALS</u>	<u>JULY</u> <u>2006</u>	<u>JULY</u> <u>2007</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 170,097,424	\$ 198,965,391	17%
\$ Volume M.H. Sold YTD	\$ 10,761,047	\$ 12,113,930	13%
# Homes Sold YTD	766	705	-8%
# M.H. Sold YTD	110	93	-15%
#Homes Sold Month	123	122	-1%
# M.H. Sold Month	18	15	-17%
Average Home Sales Price YTD	\$ 222,059	\$ 282,220	27%
Median Home Sales Price YTD	\$ 208,750	\$ 249,000	19%
\$ Volume Homes Listed YTD	\$ 296,568,244	\$ 496,921,324	68%
\$ Volume M.H. Listed YTD	\$ 18,497,950	\$ 27,636,825	49%
#Homes Listed YTD	1,026	1,439	40%
#M.H. Listed YTD	145	143	-1%

### WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 138,472,523	\$ 158,685,174	15%
\$Volume M.H. Sold YTD	\$ 7,316,047	\$ 8,470,830	16%
#Homes Sold YTD	633	584	-8%
#M.H. Sold YTD	73	68	-7%
#Homes Sold Month	96	97	1%
#M.H. Sold Month	12	10	-17%
Average Home Sale Price YTD	\$ 218,756	\$ 271,721	24%
Median Home Sales Price YTD	\$ 202,000	\$ 241,000	19%
\$Volume Homes Listed YTD	\$ 199,423,293	\$ 312,220,945	57%
\$Volume M.H. Listed YTD	\$ 11,157,250	\$ 14,943,675	34%
#Homes Listed YTD	772	1,024	33%
#M.H. Listed YTD	103	87	-16%
#Homes Listed Month	103	178	73%
#M.H. Listed Month	6	10	67%
#Homes On Market	167	454	172%
Indicated Month's Supply Homes on Market	2	5	150%

### 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 +
July 2007	2	4	3	3	3	6	13	5	14	14	13	7	23

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 219,645,056	\$ 268,094,073	22%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,150	1,072	-7%

(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

<u>REAL ESTATE EXCISE TAX VALUATION</u>	<u>JULY 2006</u>	<u>JULY 2007</u>	<u>% CHANGE</u>
Chelan County YTD	\$ 413,106,521	\$ 400,818,544	-3%
Douglas County YTD	\$ 144,012,751	\$ 162,619,583	13%
	\$ 557,119,272	\$ 563,438,127	1%

Total Recordings (Title company) 9,634 9,132 -5%

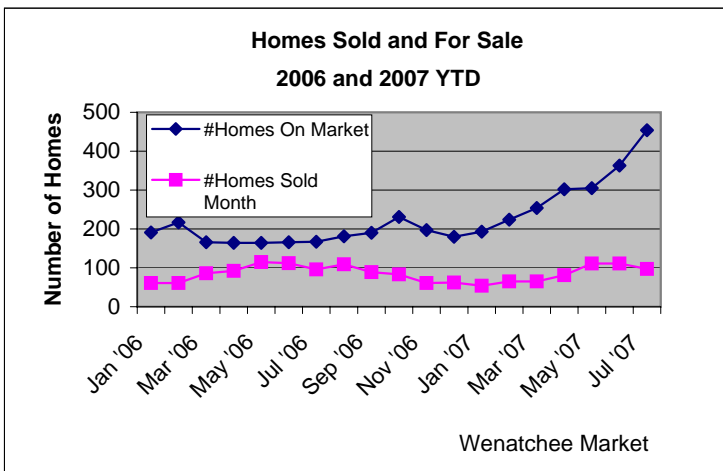
<u>MORTGAGE RECORDINGS (\$ Volume YTD)</u>			
Chelan County	\$ 708,743,833	\$ 820,365,764	16%
Douglas County	\$ 239,877,658	\$ 324,393,078	35%
	\$ 948,621,491	\$ 1,144,758,842	21%

<u>Recorded Mortgages</u>			
Chelan County	3,539	3,633	3%
Douglas County	1,608	1,900	18%
	5,147	5,533	7%

<u>BUILDING PERMITS YTD</u>			
Single Family	246	281	14%
Plex Units	7	2	-71%
Apartments	-	2	-
Manufactured Homes	29	36	24%

<u>RENTAL HOUSING VACANCY</u>			
Condo	3%	7%	133%
Single Family	3%	3%	0%
Multi-Family	5%	4%	-20%
Plex Units (2-4 units)	7%	6%	-14%
Overall	5%	5%	0%

**COMMENTS & OBSERVATIONS:**



*Wenatchee Market:*  
 For a number of months now we have been watching the supply of homes listed for sale increase. The chart to the left graphically shows this increase beginning in January of this year and rising dramatically through July. This indicates a typical buyer now, on average, has twice as many options as before.  
  
 Demand or home sales on the other hand has remained relatively stable, down 8% by number from last year.  
  
 The Average home price over the last three months has somewhat stabilized from the increases seen last year. In May this year the average home price peaked at \$274,000 and currently it is at \$272,000. All market signs are indicating continued price stabilization or a slight correction.

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.