

WENATCHEE MARKET AREA

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	<u>JULY 2010</u>	<u>JULY 2011</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 113,755,001	\$ 106,384,540	-6%
\$ Volume M.H. Sold YTD	\$ 9,998,560	\$ 5,468,710	-45%
# Homes/Condos Sold YTD	435	431	-1%
# M.H. Sold YTD	68	46	-32%
# Homes/Condos Sold Month	52	78	50%
# M.H. Sold Month	6	16	167%
Average Home/Condo Sales Price YTD	\$ 261,506	\$ 246,832	-6%
Median Home/Condo Sales Price YTD	\$ 225,000	\$ 213,000	-5%
\$ Volume Homes/Condos Listed YTD	\$ 469,892,703	\$ 396,360,416	-16%
\$ Volume M.H. Listed YTD	\$ 24,305,399	\$ 22,325,202	-8%
# Homes/Condos Listed YTD	1,359	1,235	-9%
# M.H. Listed YTD	147	149	1%
<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 75,006,851	\$ 69,028,742	-8%
\$ Volume M.H. Sold YTD	\$ 6,061,060	\$ 3,257,110	-46%
# Homes/Condos Sold YTD	303	301	-1%
# M.H. Sold YTD	43	33	-23%
# Homes/Condos Sold Month	33	57	73%
# M.H. Sold Month	4	13	225%
Average Home/Condo Sales Price YTD	\$ 247,547	\$ 229,331	-7%
Median Home/Condo Sales Price YTD	\$ 224,900	\$ 210,850	-6%
\$ Volume Homes/Condos Listed YTD	\$ 264,092,631	\$ 216,035,045	-18%
\$ Volume M.H. Listed YTD	\$ 14,943,800	\$ 14,657,600	-2%
# Homes/Condos Listed YTD	878	762	-13%
# M.H. Listed YTD	97	108	11%
# Homes/Condos Listed Month	127	116	-9%
# M.H. Listed Month	16	16	0%
# Homes/Condos/MH On Market	656	600	-9%
Indicated Month's Supply (Homes/Condos/MH)	11	12	9%

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	107	143	101	71	45	36	20	22	13	11	1	9	21
AVERAGE NUMBER SOLD PER MO.	11.1	15	9.1	6.3	3.5	2.3	1.1	1	0	0	0.17	0.17	0.17
INDICATED MOS. PRESENT SUPPLY	9.5	9.5	11	11.2	12.8	15.4	17.1	22	0	0	6	54	126

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

	<u>JULY 2010</u>	<u>JULY 2011</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 163,696,809	\$ 126,200,181	-23%
<u>TOTAL MLS UNITS SOLD YTD</u>	706	577	-18%
(All MLS listings; including residential, residential income, lots, commercial, orchard)			

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 167,726,011	\$ 137,962,013	-18%
Douglas County YTD	<u>\$ 80,849,788</u>	<u>\$ 86,667,833</u>	<u>7%</u>
	\$ 248,575,799	\$ 224,629,846	-10%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	118	85	-28%
Plex Units	2	-	-100%
Apartments (units)	-	-	-
Manufactured Homes	9	9	0%

RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	5%	5%	0%
Single Family	3%	3%	0%
Multi-Family	4%	5%	25%
Plex Units (2-4 units)	7%	4%	<u>-43%</u>
Overall	4%	5%	25%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:

Through July 2011 home sales have remained generally the same as last year with only a 1% difference in the number of homes sold and a 8% difference in dollar volume.

Homes/Condos Sold	Number Sold	Dollar Volume
2010 YTD:	303	\$ 75,006,851
2011 YTD:	301	\$ 69,028,742
% Change:	-1%	-8%

The median home/condo sales price has seen a slight decrease (-6%) over last year. Currently the median sales price is \$210,850.

Supply remains high, currently at 600 units. Indicating a 13 month supply.

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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.

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