

Pacific Appraisal  
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# SNAPSHOT

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## REAL ESTATE

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<u>MLS MARKET AREA TOTALS</u>	<u>AUGUST</u> <u>2005</u>	<u>AUGUST</u> <u>2006</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 175,333,834	\$ 200,565,513	14%
\$ Volume M.H. Sold YTD	\$ 11,580,042	\$ 12,656,297	9%
# Homes Sold YTD	860	893	4%
# M.H. Sold YTD	120	124	3%
#Homes Sold Month	134	127	-5%
# M.H. Sold Month	22	14	-36%
Average Home Sales Price YTD	\$ 203,877	\$ 224,597	10%
Median Sales Price YTD	\$ 177,500	\$ 209,135	18%
\$ Volume Homes Listed YTD	\$ 280,607,170	\$ 357,567,886	27%
\$ Volume M.H. Listed YTD	\$ 22,272,089	\$ 23,700,549	6%
#Homes Listed YTD	1,199	1,207	1%
#M.H. Listed YTD	200	179	-11%

### WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 131,999,934	\$ 164,093,366	24%
\$Volume M.H. Sold YTD	\$ 7,385,954	\$ 8,598,847	16%
#Homes Sold YTD	681	742	9%
#M.H. Sold YTD	87	83	-5%
#Homes Sold Month	101	109	8%
#M.H. Sold Month	14	10	-29%
Average Home Sale Price YTD	\$ 193,833	\$ 221,150	14%
Median Sales Price YTD	\$ 174,250	\$ 203,000	16%
\$Volume Homes Listed YTD	\$ 168,662,259	\$ 233,895,888	39%
\$Volume M.H. Listed YTD	\$ 11,900,390	\$ 14,413,349	21%
#Homes Listed YTD	808	891	10%
#M.H. Listed YTD	120	127	6%
#Homes Listed Month	130	119	-8%
#M.H. Listed Month	21	24	14%
#Homes On Market Ending	244	181	-26%
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+
August 2006	2	1	1	1	1	2	4	5	6	9

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 233,821,518	\$ 260,810,856	12%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,397	1,381	-1%
(All listings)			

<b><u>REAL ESTATE EXCISE TAX VALUATION</u></b>	<b>AUGUST 2005</b>	<b>AUGUST 2006</b>	<b>% CHANGE</b>
Chelan County YTD	\$ 422,255,375	\$ 487,144,068	15%
Douglas County YTD	<u>\$ 148,773,650</u>	<u>\$ 171,967,803</u>	<u>16%</u>
	\$ 571,029,026	\$ 659,111,871	15%
 Total Recordings (Title Company)	 11,467	 11,210	 -2%
<b><u>MORTGAGE RECORDINGS (\$ Volume YTD)</u></b>			
Chelan County	\$ 654,162,566	\$ 858,747,230	31%
Douglas County	<u>\$ 304,060,273</u>	<u>\$ 281,481,525</u>	<u>-7%</u>
	\$ 958,222,839	\$ 1,140,228,755	19%
 <b>Recorded Mortgages</b>			
Chelan County	3,974	4,114	4%
Douglas County	<u>1,888</u>	<u>1,905</u>	<u>1%</u>
	5,862	6,019	3%
 <b><u>BUILDING PERMITS YTD</u></b>			
Single Family	353	308	-13%
Plex Units	9	12	33%
Apartments	-	-	-
Manufactured Homes	46	34	-26%
 <b><u>RENTAL HOUSING VACANCY</u></b>			
Condo	3%	7%	133%
Single Family	2%	4%	100%
Multi-Family	4%	5%	25%
Plex Units (2-4 units)	<u>2%</u>	<u>7%</u>	<u>250%</u>
Overall	4%	5%	25%

**COMMENTS & OBSERVATIONS:**

Hello All,  
The question asked all the time is "has the bubble burst"? National reports state that in many areas of the country it has. Median home prices have fallen, listing times have lengthened and buyer confidence has waned. How do we compare? In surveying our statistics, listing times have actually shortened. The average listing time for all areas in 2005 was 56 days and in 2006 it is 50 days. The median home price in Wenatchee has increased from \$174,000 to \$203,000. So, as can be seen, our local market continues to "chug" along despite downward activity in other parts of the country.

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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