

SNAPSHOT

REAL ESTATE

Vol 20, Issue 9, September 2007

<u>MLS MARKET AREA TOTALS</u>	<u>AUGUST</u> <u>2006</u>	<u>AUGUST</u> <u>2007</u>	<u>%</u> <u>CHANGE</u>
\$ Volume Homes Sold YTD	\$ 200,565,513	\$ 234,184,941	17%
\$ Volume M.H. Sold YTD	\$ 12,656,297	\$ 14,319,930	13%
# Homes Sold YTD	893	823	-8%
# M.H. Sold YTD	124	105	-15%
#Homes Sold Month	127	118	-7%
# M.H. Sold Month	14	12	-14%
Average Home Sales Price YTD	\$ 224,597	\$ 284,550	27%
Median Home Sales Price YTD	\$ 209,135	\$ 249,500	19%
\$ Volume Homes Listed YTD	\$ 357,567,886	\$ 582,671,065	63%
\$ Volume M.H. Listed YTD	\$ 23,700,549	\$ 32,737,150	38%
#Homes Listed YTD	1,207	1,675	39%
#M.H. Listed YTD	179	173	-3%

WENATCHEE MARKET TOTALS

\$Volume Homes Sold YTD	\$ 164,093,366	\$ 180,600,424	10%
\$Volume M.H. Sold YTD	\$ 8,598,847	\$ 9,490,230	10%
#Homes Sold YTD	742	672	-9%
#M.H. Sold YTD	83	74	-11%
#Homes Sold Month	109	88	-19%
#M.H. Sold Month	10	6	-40%
Average Home Sale Price YTD	\$ 221,150	\$ 268,751	22%
Median Home Sales Price YTD	\$ 203,000	\$ 242,000	19%
\$Volume Homes Listed YTD	\$ 233,895,888	\$ 359,513,135	54%
\$Volume M.H. Listed YTD	\$ 14,413,349	\$ 18,326,500	27%
#Homes Listed YTD	891	1,193	34%
#M.H. Listed YTD	127	107	-16%
#Homes Listed Month	119	169	42%
#M.H. Listed Month	24	20	-17%
#Homes On Market	181	525	190%
Indicated Month's Supply Homes on Market	2	6	200%

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 +
Aug. 2007	2	3	4	4	4	6	11	5	15	15	13	7	25

<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 260,810,856	\$ 312,103,273	20%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,381	1,247	-10%

(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

	AUGUST 2006	AUGUST 2007	% CHANGE
<u>REAL ESTATE EXCISE TAX VALUATION</u>			
Chelan County YTD	\$ 487,144,068	\$ 476,749,067	-2%
Douglas County YTD	\$ 171,967,803	\$ 189,763,255	10%
	\$ 659,111,871	\$ 666,512,322	1%
Total Recordings (Title company)	11,210	10,547	-6%
<u>MORTGAGE RECORDINGS (\$ Volume YTD)</u>			
Chelan County	\$ 858,747,230	\$ 990,138,408	15%
Douglas County	\$ 281,481,525	\$ 368,849,364	31%
	\$1,140,228,755	\$ 1,358,987,772	19%
Recorded Mortgages			
Chelan County	4,114	4,193	2%
Douglas County	1,905	2,156	13%
	6,019	6,349	5%
<u>BUILDING PERMITS YTD</u>			
Single Family	308	308	0%
Plex Units	12	10	-17%
Apartments	-	2	-
Manufactured Homes	34	41	21%
<u>RENTAL HOUSING VACANCY</u>			
Condo	3%	7%	133%
Single Family	4%	3%	-25%
Multi-Family	5%	3%	-40%
Plex Units (2-4 units)	7%	5%	-29%
Overall	5%	4%	-20%

COMMENTS & OBSERVATIONS:

August data shows 88 homes were sold in the Wenatchee Market for the month, which is 4 homes above this year's average of 84. Last year at this time the market averaged just under 93 sales per month. As can be seen, demand has waned by approximately 10% compared to last year.

Monthly listings on the other hand are averaging 149 per month versus 111 last year.

The differential between sales (88) and listings (149) shows an increase in supply of 61 homes for the month. When considered over time, it indicates a continued softening of the market.

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.