

WENATCHEE MARKET AREA

135 S. Worthen, Suite 100; P.O. Box 1607, Wenatchee, WA 98807
509.662-8900 / Fax: 509.664.3260 www.pacapp.com

	AUGUST 2010	AUGUST 2011	% CHANGE
MLS MARKET AREA TOTALS			
\$ Volume Homes/Condos Sold YTD	\$ 130,867,961	\$ 126,989,439	-3%
\$ Volume M.H. Sold YTD	\$ 10,842,560	\$ 6,949,560	-36%
# Homes/Condos Sold YTD	501	513	2%
# M.H. Sold YTD	80	59	-26%
# Homes/Condos Sold Month	66	82	24%
# M.H. Sold Month	12	13	8%
Average Home/Condo Sales Price YTD	\$ 261,213	\$ 247,543	-5%
Median Home/Condo Sales Price YTD	\$ 233,900	\$ 213,950	-9%
\$ Volume Homes/Condos Listed YTD	\$ 533,067,257	\$ 446,808,631	-16%
\$ Volume M.H. Listed YTD	\$ 26,305,152	\$ 23,952,302	-9%
# Homes/Condos Listed YTD	1,532	1,394	-9%
# M.H. Listed YTD	164	161	-2%
WENATCHEE MARKET TOTALS			
\$ Volume Homes/Condos Sold YTD	\$ 88,988,211	\$ 81,678,792	-8%
\$ Volume M.H. Sold YTD	\$ 6,620,060	\$ 4,627,960	-30%
# Homes/Condos Sold YTD	355	354	0%
# M.H. Sold YTD	53	45	-15%
# Homes/Condos Sold Month	52	53	2%
# M.H. Sold Month	10	12	20%
Average Home/Condo Sales Price YTD	\$ 250,671	\$ 230,731	-8%
Median Home/Condo Sales Price YTD	\$ 227,500	\$ 210,850	-7%
\$ Volume Homes/Condos Listed YTD	\$ 305,116,086	\$ 247,293,710	-19%
\$ Volume M.H. Listed YTD	\$ 16,426,800	\$ 15,990,800	-3%
# Homes/Condos Listed YTD	999	886	-11%
# M.H. Listed YTD	110	118	7%
# Homes/Condos Listed Month	121	104	-14%
# M.H. Listed Month	13	10	-23%
# Homes/Condos/MH On Market	672	577	-14%
Indicated Month's Supply (Homes/Condos/MH)	11	10	-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	88	149	94	71	44	34	22	22	11	9	1	8	24
AVERAGE NUMBER SOLD PER MO.	12.3	16	11	7	4	2.8	1.1	0.67	0.17	0.17	0.17	0.17	0.17
INDICATED MOS. PRESENT SUPPLY	7.1	9.3	8.5	10.1	11	12	18.8	33	66	54	6	48	144

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

	<u>AUGUST 2010</u>	<u>AUGUST 2011</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 183,738,921	\$ 151,945,830	-17%
<u>TOTAL MLS UNITS SOLD YTD</u>	797	690	-13%
(All MLS listings; including residential, residential income, lots, commercial, orchard)			

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 195,614,235	\$ 162,600,579	-26%
Douglas County YTD	<u>\$ 85,767,178</u>	<u>\$ 99,210,322</u>	<u>16%</u>
	\$ 281,381,413	\$ 261,810,901	-13%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	128	100	-22%
Plex Units	2	-	-100%
Apartments (units)	-	-	-
Manufactured Homes	10	9	-10%

RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	5%	5%	0%
Single Family	2%	3%	50%
Multi-Family	4%	5%	25%
Plex Units (2-4 units)	6%	3%	<u>-50%</u>
Overall	4%	5%	25%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:

Number of home/condos sales year to date are unchanged compared to this time last year; 354 units sold this year and 355 sold last year. Dollar volume is down 8%. Currently, the median home sales price is \$210,850.

Supply of homes/condos is at 577 units, indicating a 10 month supply -well above the normal supply of 6 months. Of those listings, 77% or 446 units are under the list price of \$350,000 and 23% or 131 units are \$351,000 and above.

886 homes/condos have been listed this year, a decrease of 11% over last year.

Year to Date / August :	2008	2009	2010	2011
Number of Homes/Condos/MH On Market	663	616	672	577
Percentage of Change :		-7%	9%	-14%
Number of Homes/Condos Listed YTD	1163	958	999	886
Percentage of Change :		-18%	4%	-11%

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.

Past issues are available at
www.pacapp.com