



REAL ESTATE SNAPSHOT

LAKE CHELAN VALLEY

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	JANUARY 2008	JANUARY 2009	% CHANGE
LAKE CHELAN VALLEY MARKET TOTALS			
\$Volume Homes Sold YTD	\$ 860,000	\$ 212,500	-75%
\$Volume M.H. Sold YTD	\$ -	\$ 221,937	-
\$Volume Community WF Sold YTD	\$ 1,027,900		-100%
\$Volume Waterfront Homes Sold YTD	\$ -	\$ 2,700,000	-
\$Volume Homes/Acreage Sold YTD	\$ -	\$ 1,105,000	-
\$Volume Full Share Condo Sold YTD	\$ 1,000,000	\$ -	-100%
#Homes Sold YTD	3	1	-67%
#M.H. Sold YTD	0	1	-
#Community WF Sold YTD	2	0	-100%
#Waterfront Homes Sold YTD	0	1	-
#Homes/Acreage Sold YTD	0	2	-
#Full Share Condo Sold YTD	2	0	-100%
#Homes Sold Month	3	1	-67%
#M.H. Sold Month	0	1	-
#Community WF Sold Month	2	0	-100%
#Waterfront Homes Sold Month	0	1	-
#Homes/Acreage Sold Month	0	2	-
#Full Share Condo Sold Month	2	0	-100%
Average Home Sale Price YTD	\$ 286,667	\$ 212,500	-26%
Average WF Home Sale Price YTD	\$ -	\$ 2,700,000	-
Median Home Sales Price YTD	\$ 315,000	\$ 212,500	-33%
Median WF Home Sales Price YTD	\$ -	\$ 2,700,000	-
\$Volume Homes Listed YTD	\$ 1,620,000	\$ 4,523,300	179%
\$Volume WF Homes Listed YTD	\$ 7,844,000	\$ 2,743,900	-65%
#Homes Listed YTD	5	11	120%
#WF Homes Listed YTD	4	3	-25%
#Homes Listed Month	5	11	120%
#WF Homes Listed Month	4	3	-25%

Comments:

Sales for 2009 have started slowly with 5 closed sales of various residential types. Total Dollar Volume Sales for the LCV was \$4,239,400 (residential).

Sales for January 2009 included:

Sold Waterfront Home: 3 bedrooms and 2 baths, on the market for 129 days.

Sold Home: 3 bedrooms and 2 baths, on the market for 181 days.

Areas included in this report: Antilon-Joe Creek, Antioine Creek, Bear Mountain, Bond, Chelan, Chelan Butte, Chelan Falls, Cooper Gulch, First Creek, Howard Flat, Knapp Coulee, Manson, Navaree Coulee, Purtteman Gulch, Southshore, Stehekin, Swanson Gulch, Union Valley, Upper Lake Chelan, Wapato Point.

Pacific Appraisal Associates is proud to present the Snapshot report for the Lake Chelan Valley.

This report is designed similar to the Snapshot report prepared for the Greater Wenatchee Market. Please feel free to contact us with questions or ideas for this report. We look forward to offering this free report to the Chelan Market.