



REAL ESTATE SNAPSHOT

Volume 1, Issue 3
April 2009

LEAVENWORTH MARKET AREA

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	MARCH 2008	MARCH 2009	% CHANGE
LEAVENWORTH MARKET TOTALS			
\$Volume Homes Sold YTD	\$ 9,387,500	\$ 3,717,500	-60%
\$Volume Condos Sold YTD	\$ 1,419,000	\$ 570,000	-60%
\$Volume M.H. Sold YTD	\$ 158,000	\$ -	-100%
#Homes Sold YTD	22	9	-59%
#Condos Sold YTD	5	2	-60%
#M.H. Sold YTD	1	0	-100%
#Homes Sold Month	12	5	-58%
#Condos Sold Month	1	1	0%
#M.H. Sold Month	0	0	-
Average Home Sale Price YTD	\$ 426,705	\$ 413,056	-3%
Average Condo Sale Price YTD	\$ 283,800	\$ 285,000	0%
Median Home Sales Price YTD	\$ 389,750	\$ 420,000	8%
Median Condo Sales Price YTD	\$ 300,000	\$ 285,000	-5%
\$Volume Homes Listed YTD	\$ 17,564,800	\$ 21,519,876	23%
\$Volume Condos Listed YTD	\$ 3,120,800	\$ 5,042,400	62%
\$Volume M.H Listed YTD	\$ 771,800	\$ 865,500	12%
#Homes Listed YTD	39	46	18%
#Condos Listed YTD	11	17	55%
#MH Listed YTD	4	4	0%
#Homes Listed Month	16	17	6%
#Condos Listed Month	1	4	300%
#MH Listed Month	1	3	200%
#Homes on Market		121	
#Condos on Market		61	
#MH on Market		15	

LEAVENWORTH MARKET COMMENTS:

Historically, the Leavenworth area market has always experienced reduced sales volume during the winter months, with the spring typically bringing a resurgence of listing and sales activity. However, the current sales statistics indicate that both the number of homes sold and the volume of homes sold are down 60% from last year. This is also true in the condominium market.

The small number of homes sold year to date, (9), have sold for higher prices than last year, creating an interesting phenomenon where the average home sale price is down only 3% and the median home sales price is actually up 8%. This appears to be due to the fact that nearly half of the homes sold this year have been either newer homes or waterfront homes of higher value.

Areas included in this report: Leavenworth, Peshastin

NOTE: This representation is based in whole or in part on Data supplied by the North Central Washington Multiple Listing Service. The MLS does not guarantee nor are in any way responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activity in the Market.