

WENATCHEE MARKET AREA

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	<u>AUGUST 2008</u>	<u>AUGUST 2009</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 170,118,348	\$ 128,651,226	-24%
\$ Volume M.H. Sold YTD	\$ 10,010,654	\$ 7,340,950	-27%
# Homes/Condos Sold YTD	597	472	-21%
# M.H. Sold YTD	72	49	-32%
# Homes/Condos Sold Month	77	79	3%
# M.H. Sold Month	9	9	0%
Average Home/Condo Sales Price YTD	\$ 284,955	\$ 272,566	-4%
Median Home/Condo Sales Price YTD	\$ 250,000	\$ 223,900	-10%
\$ Volume Homes/Condos Listed YTD	\$ 569,112,550	\$ 541,185,993	-5%
\$ Volume M.H. Listed YTD	\$ 34,251,743	\$ 31,634,750	-8%
# Homes/Condos Listed YTD	1,600	1,487	-7%
# M.H. Listed YTD	178	162	-9%
<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 129,885,882	\$ 97,471,073	-25%
\$ Volume M.H. Sold YTD	\$ 6,376,400	\$ 4,729,950	-26%
# Homes/Condos Sold YTD	469	381	-19%
# M.H. Sold YTD	44	39	-11%
# Homes/Condos Sold Month	62	62	0%
# M.H. Sold Month	5	5	0%
Average Home/Condo Sales Price YTD	\$ 276,942	\$ 255,830	-8%
Median Home/Condo Sales Price YTD	\$ 244,900	\$ 221,900	-9%
\$ Volume Homes/Condos Listed YTD	\$ 372,142,868	\$ 296,212,561	-20%
\$ Volume M.H. Listed YTD	\$ 20,890,745	\$ 18,524,800	-11%
# Homes/Condos Listed YTD	1,163	958	-18%
# M.H. Listed YTD	116	105	-9%
# Homes/Condos Listed Month	138	92	-33%
# M.H. Listed Month	11	14	27%
# Homes/Condos On Market	663	616	-7%
Indicated Month's Supply Homes on Market	8	11	38%

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	56	94	115	120	54	51	23	23	20	15	7	5	33
AVERAGE NUMBER SOLD PER MO.	8	13.6	17.3	7.3	5.1	3.1	0.83	0.67	1.5	0.17	0.17	-	0.33
INDICATED MOS. PRESENT SUPPLY	7	6.8	6.6	16.3	10.4	16.1	27.6	34.5	13.3	90	42	-	99

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

	<u>AUGUST 2008</u>	<u>AUGUST 2009</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 208,696,927	\$ 153,098,231	-27%
<u>TOTAL MLS UNITS SOLD YTD</u>	842	621	-26%

(All MLS listings; including residential, residential income, lots, commercial, orchard)

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 287,595,490	\$ 180,697,838	-37%
Douglas County YTD	\$ 120,725,544	\$ 80,737,186	-33%
	\$ 408,321,034	\$ 261,435,024	-36%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	171	132	-23%
Plex Units	8	8	0%
Apartments (units)	-	-	-
Manufactured Homes	35	16	-54%

RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	3%	24%	700%
Single Family	3%	5%	67%
Multi-Family	3%	5%	67%
Plex Units (2-4 units)	<u>3%</u>	5%	<u>67%</u>
Overall	3%	5%	67%

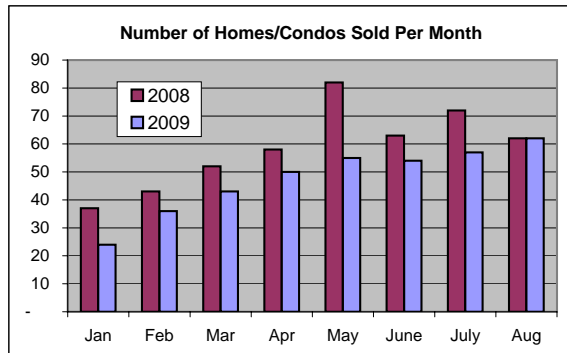
WENATCHEE MARKET COMMENTS & OBSERVATIONS:

Sales remain slow when comparing 2008 & 2009, 381 homes have sold this year compared to 469 last year, a reduction of 19%. Number of homes listed is also down from last year by 18%.

Currently there is an 11 month supply of homes on the market when considering all price ranges.

Building permits for single family homes are down from the previous year by 23%.

132 permits issued - 2009
171 permits issued - 2008



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.

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