

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

	<u>JANUARY 2009</u>	<u>JANUARY 2010</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 7,601,416	\$ 8,714,698	15%
\$ Volume M.H. Sold YTD	\$ 224,900	\$ 628,000	179%
# Homes/Condos Sold YTD	28	35	25%
# M.H. Sold YTD	2	5	150%
# Homes/Condos Sold Month	28	35	25%
# M.H. Sold Month	2	5	150%
Average Home/Condo Sales Price YTD	\$ 271,479	\$ 248,991	-8%
Median Home/Condo Sales Price YTD	\$ 244,750	\$ 240,000	-2%
\$ Volume Homes/Condos Listed YTD	\$ 55,772,782	\$ 44,065,916	-21%
\$ Volume M.H. Listed YTD	\$ 3,802,000	\$ 2,398,850	-37%
# Homes/Condos Listed YTD	144	127	-12%
# M.H. Listed YTD	18	12	-33%
<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 6,316,416	\$ 5,369,698	-15%
\$ Volume M.H. Sold YTD	\$ 224,900	\$ 589,500	162%
# Homes/Condos Sold YTD	24	24	0%
# M.H. Sold YTD	2	4	100%
# Homes/Condos Sold Month	24	24	0%
# M.H. Sold Month	2	4	100%
Average Home/Condo Sales Price YTD	\$ 263,184	\$ 223,737	-15%
Median Home/Condo Sales Price YTD	\$ 244,750	\$ 224,450	-8%
\$ Volume Homes/Condos Listed YTD	\$ 29,976,856	\$ 26,574,823	-11%
\$ Volume M.H. Listed YTD	\$ 2,769,100	\$ 976,350	-65%
# Homes/Condos Listed YTD	99	91	-8%
# M.H. Listed YTD	14	5	-64%
# Homes/Condos Listed Month	99	91	-8%
# M.H. Listed Month	14	5	-64%
# Homes/Condos On Market	522	512	-2%
Indicated Month's Supply Homes on Market	9	9	0%

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	91	118	72	32	41	32	14	14	15	5	5	26
AVERAGE NUMBER SOLD PER MO.	9.5	15.5	14.6	7.6	4.1	3.5	1.3	0.33	0.33	0.17	-	-	0.5
INDICATED MOS. PRESENT SUPPLY	5.8	5.8	8	9.3	7.6	11.7	17.2	42	42	90	-	-	52

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

	<u>JANUARY 2009</u>	<u>JANUARY 2010</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 12,009,316	\$ 10,970,598	-9%
<u>TOTAL MLS UNITS SOLD YTD</u>	45	47	4%

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

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 17,960,833	\$ -	-100%
Douglas County YTD	\$ 7,805,837	\$ -	-100%
	\$ 25,766,670	\$ -	-100%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family
Plex Units
Apartments (units)
Manufactured Homes

When building permit data is available, an updated report will be posted on www.pacapp.com

RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	3%	17%	467%
Single Family	8%	4%	-50%
Multi-Family	8%	7%	-13%
Plex Units (2-4 units)	<u>6%</u>	<u>8%</u>	<u>33%</u>
Overall	8%	7%	-13%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:

Sales volume by units is on pace with last year, both years saw 24 homes sold. By dollar volume, however, this year is 15% lower than last year, indicating the homes selling are in the lower price ranges. 20 of 24 sales were less than \$300,000 and the other 4 sales less than \$400,000.

Vacancy rates have crept up in apartments and plex units, which could indicate first time home buyers moving into homes.

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



Pacific Appraisal Associates REAL ESTATE SNAPSHOT