

Chelan Residential Sales Summary, data from Lake Chelan Cooperating Brokers'

2-Feb-09

Residential Sales Only, (no land or lots, commercial), Excludes South Chelan County (Wenatchee), Time Share and "Other"

2005						
	Q1 Jan - Mar	Q2 Apr - Jun	Q3 Jul - Sep	Q4 Oct - Dec	Annual	Sale Price/List Price Ratio
Number	11	95	79	69	254	
Avg Sale Price	\$220,681	\$382,565	\$303,151	\$313,570	\$332,112	96.95%
Annual Sales Thousands Dollars					\$84,356	
2006						
	Q1 Jan - Mar	Q2 Apr - Jun	Q3 Jul - Sep	Q4 Oct - Dec	Annual	
Number	29	79	75	43	226	
Avg Sale Price	\$318,631	\$318,204	\$439,694	\$429,771	\$379,804	96.76%
Annual Sales Thousands Dollars					\$85,836	
2007						
	Q1 Jan - Mar	Q2 Apr - Jun	Q3 Jul - Sep	Q4 Oct - Dec	Annual	
Number	29	45	78	40	192	
Avg Sale Price	\$413,023	\$388,646	\$474,628	\$409,538	\$431,611	95.80%
Annual Sales Thousands Dollars					\$82,869	
2008						
	Q1 Jan - Mar	Q2 Apr - Jun	Q3 Jul - Sep	Q4 Oct - Dec	Annual	
Number	21	40	35	12	108	
Avg Sale Price	\$474,995	\$453,535	\$526,594	\$240,291	\$457,691	92.94%
Annual Sales Thousands Dollars					\$49,431	
2009						
	Q1 Jan - Jan	Q2 Apr - Jun	Q3 Jul - Sep	Q4 Oct - Dec	Annual	
Number	5	0	0	0	5	
Avg Sale Price	\$820,887	\$0	\$0	\$0	\$820,887	82.06%
Annual Sales Thousands Dollars					\$4,104	

	Jan 2009 Sales	Jan 2008 Sales	
Number	5	9	
Avg Sale Price	\$820,887.00	\$378,766.00	
Sale Price/List Price Ratio	82.06%	96.60%	
Total Sales \$	4,104,435	3,408,894	2009 to 2008 Jan Sales \$ Ratio %
Avg DOM Sold	150	152	120.40%
Total Listed	44	34	

Graphs below for:
 Average Sales Price by Quarter
 Residential Closed Sales by Quarter
 Annual Combined Sales Totals

Comments:

The number of January Closed Transactions, 5, were down from 9 in January 2008 but were up from 4 in December. A more positive development is the Average Sale Price skyrocketed to \$820,887 on the strength of two higher priced property sales. That compares to an average sale price of \$240,491 during all of November and December of 2008. Sale price to list price ratio dropped to 82%.

