



REAL ESTATE SNAPSHOT

LEAVENWORTH MARKET AREA

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	FEBRUARY 2008	FEBRUARY 2009	% CHANGE
LEAVENWORTH MARKET TOTALS			
\$Volume Homes Sold YTD	\$ 4,191,000	\$ 1,789,500	-57%
\$Volume Condos Sold YTD	\$ 1,094,000	\$ 195,000	-82%
\$Volume M.H. Sold YTD	\$ 158,000	\$ -	-100%
#Homes Sold YTD	10	4	-60%
#Condos Sold YTD	4	1	-75%
#M.H. Sold YTD	1	0	-100%
#Homes Sold Month	8	3	-63%
#Condos Sold Month	1	0	-100%
#M.H. Sold Month	1	0	-100%
Average Home Sale Price YTD	\$ 419,100.00	\$ 447,375.00	7%
Average Condo Sale Price YTD	\$ 273,500.00	\$ 195,000.00	-29%
Median Home Sales Price YTD	\$ 465,000.00	\$ 442,500.00	-5%
Median Condo Sales Price YTD	\$ 269,500.00	\$ 195,000.00	-28%
\$Volume Homes Listed YTD	\$ 8,742,500.00	\$ 13,674,426.00	56%
\$Volume Condos Listed YTD	\$ 2,890,800.00	\$ 3,968,700.00	37%
\$Volume M.H Listed YTD	\$ 451,900.00	\$ 150,000.00	-67%
#Homes Listed YTD	23	29	26%
#Condos Listed YTD	10	13	30%
#MH Listed YTD	3	1	-67%
#Homes Listed Month	10	10	0%
#Condos Listed Month	5	5	0%
#MH Listed Month	1	1	0%
#Homes on Market		116	
#Condos on Market		60	
#MH on Market		13	

LEAVENWORTH MARKET COMMENTS:

The Leavenworth area has seen a significant change in its marketplace over the past 12 months. The data indicates a decline in the overall number of sold properties and an increase in the number of homes listed, however the average price has increased by 7%. Median home price (middle) has declined from \$465,000 down to \$442,500 a 5% decrease. These reductions are noted in 4 home sales only, and more data is needed to suggest a trend. Factors to consider that may be influencing this market include, low demand, access to financing, increased listings, affordability, and consumer confidence in general. It will be interesting to see how the year progresses and what trend develops.

Your questions and comments are always welcome.

Areas included in this report: Leavenworth, Peshastin