

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>JUNE 2008</u>	<u>JUNE 2009</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 122,408,549	\$ 84,894,491	-31%
\$ Volume M.H. Sold YTD	\$ 7,099,104	\$ 4,913,750	-31%
# Homes/Condos Sold YTD	426	319	-25%
# M.H. Sold YTD	52	35	-33%
#Homes/Condos Sold Month	82	74	-10%
# M.H. Sold Month	10	7	-30%
Average Home/Condo Sales Price YTD	\$ 287,344	\$ 266,127	-7%
Median Home/Condo Sales Price YTD	\$ 253,700	\$ 223,450	-12%
\$ Volume Homes/Condos Listed YTD	\$ 415,940,097	\$ 409,122,654	-2%
\$ Volume M.H. Listed YTD	\$ 25,890,494	\$ 22,079,150	-15%
#Homes/Condos Listed YTD	1,172	1,099	-6%
#M.H. Listed YTD	133	113	-15%
<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 92,722,399	\$ 67,072,288	-28%
\$Volume M.H. Sold YTD	\$ 4,448,500	\$ 3,490,750	-22%
#Homes/Condos Sold YTD	335	262	-22%
#M.H. Sold YTD	32	31	-3%
#Homes/Condos Sold Month	63	54	-14%
#M.H. Sold Month	5	6	20%
Average Home/Condo Sales Price YTD	\$ 276,783	\$ 256,000	-8%
Median Home/Condo Sales Price YTD	\$ 245,000	\$ 221,900	-9%
\$ Volume Homes/Condos Listed YTD	\$ 277,643,707	\$ 225,667,840	-19%
\$Volume M.H. Listed YTD	\$ 15,735,695	\$ 12,249,700	-22%
#Homes/Condos Listed YTD	865	712	-18%
#M.H. Listed YTD	85	72	-15%
#Homes/Condos Listed Month	140	123	-12%
#M.H. Listed Month	19	16	-16%
#Homes/Condos On Market	642	643	0%
Indicated Month's Supply Homes on Market	9	13	44%

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	97	117	121	57	51	36	24	20	18	5	6	35
AVERAGE NUMBER SOLD PER MO.	7.5	11	14.6	6.1	4	2.1	0.83	0.67	1	0.17	0.17	_	0.67
INDICATED MOS. PRESENT SUPPLY	7.4	8.8	7.9	19.6	14.2	23.5	43.2	36	20	108	30	_	52.5

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

	<u>JUNE 2008</u>	<u>JUNE 2009</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 151,351,878	\$ 102,389,546	-32%
<u>TOTAL MLS UNITS SOLD YTD</u>	606	424	-30%

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

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 212,346,412	\$ 119,539,106	-44%
Douglas County YTD	\$ 88,626,748	\$ 53,736,527	-39%
	\$ 300,973,160	\$ 173,275,633	-42%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	132	98	-26%
Plex Units	8	8	0%
Apartments (units)	-	-	-
Manufactured Homes	27	10	-63%

RENTAL HOUSING VACANCY (Wenatchee Market)

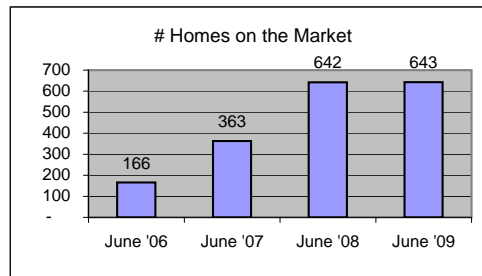
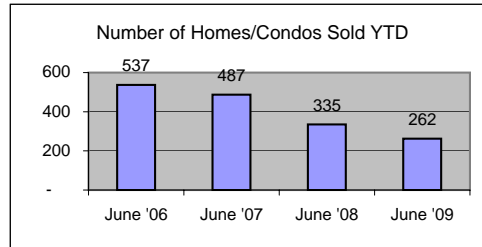
Condo	3%	12%	300%
Single Family	3%	3%	0%
Multi-Family	3%	4%	33%
Plex Units (2-4 units)	<u>7%</u>	6%	<u>-14%</u>
Overall	4%	5%	25%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:

We've reached the midway point of 2009. As can be seen from the data, the dollar volume of homes/condos sold is down 28%, and the number sold is down 22% when compared to 2008.

While home listings has decreased from 865 last year to 712 this year, the supply of homes is similar with 643 homes on the market versus 642 last year. The Price range with the most activity is the \$201,000 to \$250,000 range. With 117 listings and an average of 14 units sold per month. Of the homes sold, the Wenatchee Market represents 82% of the entire NCWAR MLS market area.

The graphs to the right compare the number of homes sold year to date and the number of homes on the market for the past 4 years. As you can see, the number of homes on the market has increased over the years while the number of homes sold has decreased.



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