



# REAL ESTATE SNAPSHOT

## LAKE CHELAN VALLEY

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	FEBRUARY 2008	FEBRUARY 2009	% CHANGE
<b>LAKE CHELAN VALLEY MARKET TOTALS</b>			
\$Volume Homes Sold YTD	\$ 1,525,000	\$ 769,000	-50%
\$Volume Mobile Homes Sold YTD	\$ -	\$ 221,937	-
\$Volume Community WF Sold YTD	\$ 269,900	\$ 270,000	0%
\$Volume Waterfront Homes Sold YTD	\$ 2,100,000	\$ 2,700,000	29%
\$Volume Homes/Acreage Sold YTD	\$ 390,000	\$ 1,335,000	242%
\$Volume Full Share Condo Sold YTD	\$ 1,000,000	\$ -	-100%
#Homes Sold YTD	5	3	-40%
#M.H. Sold YTD	0	1	-
#Community Waterfront Sold YTD	4	1	-75%
#Waterfront Homes Sold YTD	1	1	0%
#Homes/Acreage Sold YTD	1	3	200%
#Full Share Condo Sold YTD	2	0	-100%
#Homes Sold Month	2	2	0%
#Mobile Homes Sold Month	0	0	-
#Community Waterfront Sold Month	2	1	-50%
#Waterfront Homes Sold Month	1	0	-100%
#Homes/Acreage Sold Month	1	1	0%
#Full Share Condo Sold Month	0	0	-
Average Home Sale Price YTD	\$ 305,000	\$ 256,333	-16%
Average Waterfront Home Sale Price YTD	\$ 2,100,000	\$ 2,700,000	29%
Median Home Sales Price YTD	\$ 315,000	\$ 212,500	-33%
Median Waterfront Home Sales Price YTD	\$ 2,100,000	\$ 2,700,000	29%
\$Volume Homes Listed YTD	\$ 2,920,900	\$ 8,703,200	198%
\$Volume Waterfront Homes Listed YTD	\$ 11,113,000	\$ 8,658,900	-22%
#Homes Listed YTD	9	19	111%
#Waterfront Homes Listed YTD	7	7	0%
#Homes Listed Month	4	8	100%
#Waterfront Homes Listed Month	3	4	33%

### Lake Chelan Valley Market Comments

Overall, sales by unit are down by 31%. Last year 13 units had sold and so far this year there have been 9 reported sales. Homes and homes with acreage have moved the most with 3 sales in each category. Listings of homes and waterfront homes is higher than last year. A total of 16 last year and 26 this year, an increase of 62.5%.

Questions and comments are always welcome.

**Areas included in this report:** Antilon-Joe Creek, Antioine Creek, Bear Mountain, Bond, Chelan, Chelan Butte, Chelan Falls, Cooper Gulch, First Creek, Howard Flat, Knapp Coulee, Manson, Navaree Coulee, Purtteman Gulch, Southshore, Stehekin, Swanson Gulch, Union Valley, Upper Lake Chelan, Wapato Point.

Pacific Appraisal Associates is proud to present the Snapshot report for the Lake Chelan Valley.

**This report is designed similar to the Snapshot report prepared for the Greater Wenatchee Market. Please feel free to contact us with questions or ideas for this report. We look forward to offering this free report to the Chelan Market.**