

## WENATCHEE MARKET AREA

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	<u>MARCH 2008</u>	<u>MARCH 2009</u>	<u>% CHANGE</u>
<b><u>MLS MARKET AREA TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 50,997,343	\$ 35,746,840	-30%
\$ Volume M.H. Sold YTD	\$ 2,155,400	\$ 1,898,650	-12%
# Homes/Condos Sold YTD	177	124	-30%
# M.H. Sold YTD	19	15	-21%
#Homes/Condos Sold Month	72	52	-28%
# M.H. Sold Month	10	8	-20%
Average Home/Condo Sales Price YTD	\$ 288,121	\$ 288,281	0%
Median Home/Condo Sales Price YTD	\$ 256,312	\$ 223,900	-13%
\$ Volume Homes/Condos Listed YTD	\$ 176,316,069	\$ 174,140,215	-1%
\$ Volume M.H. Listed YTD	\$ 6,919,050	\$ 8,692,100	26%
#Homes/Condos Listed YTD	522	482	-8%
#M.H. Listed YTD	40	46	15%

<b><u>WENATCHEE MARKET TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 35,688,843	\$ 28,361,337	-21%
\$ Volume M.H. Sold YTD	\$ 1,527,400	\$ 1,898,650	24%
#Homes/Condos Sold YTD	132	103	-22%
#M.H. Sold YTD	13	15	15%
#Homes/Condos Sold Month	52	43	-17%
#M.H. Sold Month	7	8	14%
Average Home/Condo Sales Price YTD	\$ 270,370	\$ 275,353	2%
Median Home/Condo Sales Price YTD	\$ 245,000	\$ 222,950	-9%
\$ Volume Homes/Condos Listed YTD	\$ 134,606,569	\$ 104,571,230	-22%
\$ Volume M.H. Listed YTD	\$ 4,838,550	\$ 5,689,800	18%
#Homes/Condos Listed YTD	422	343	-19%
#M.H. Listed YTD	26	32	23%
#Homes/Condos Listed Month	173	132	-24%
#M.H. Listed Month	10	5	-50%
#Homes/Condos On Market	582	558	-4%
Indicated Month's Supply Homes on Market	9	11	22%

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	90	91	90	65	41	35	26	16	14	5	5	24
AVERAGE NUMBER SOLD PER MO.	9.1	8.3	12	8.3	5.4	2.8	1.4	4.4	1.1	0.67	0.33	0.17	0.83
INDICATED MOS. PRESENT SUPPLY	6.1	10.8	7.5	10.8	12.5	14.4	30	22.2	13.7	21	15	30	28.8

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

	<u>MARCH 2008</u>	<u>MARCH 2009</u>	<u>% CHANGE</u>
<b><u>TOTAL MLS SALES VOLUME YTD</u></b>	\$ 62,904,768	\$ 46,305,395	-26%
<b><u>TOTAL MLS UNITS SOLD YTD</u></b>	247	177	-28%

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

**REAL ESTATE EXCISE TAX VALUATION**

Chelan County YTD	\$ 94,040,793	\$ 63,064,409	-33%
Douglas County YTD	\$ 39,775,290	\$ 26,880,367	-32%
	\$ 133,816,083	\$ 89,944,776	-33%

**BUILDING PERMITS YTD (Wenatchee Market)**

Single Family	56	30	-46%
Plex Units	8	-	-
Apartments (units)	-	-	-
Manufactured Homes	8	5	-38%

**RENTAL HOUSING VACANCY (Wenatchee Market)**

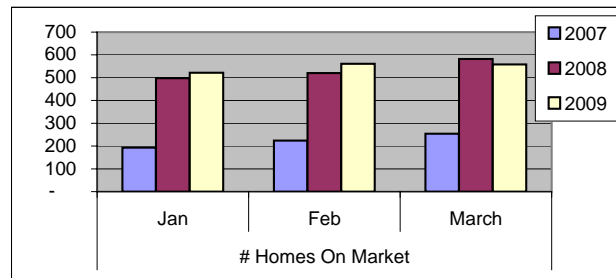
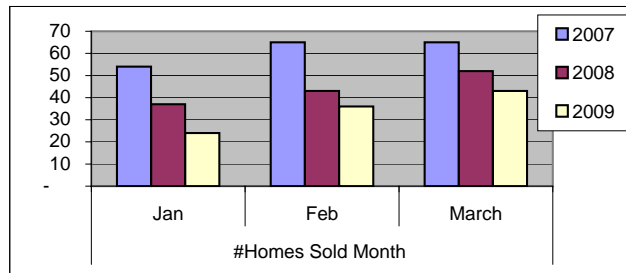
Condo	3%	11%	267%
Single Family	3%	3%	0%
Multi-Family	4%	5%	25%
Plex Units (2-4 units)	4%	6%	50%
Overall	4%	5%	25%

**WENATCHEE MARKET COMMENTS & OBSERVATIONS:**

Sales continue below the 2008 levels, down 21% by volume and 22% by units moved.

Lower price ranges have less than 1 year supply and movement continues to be good.

On the right we have shown sales by month and homes on market for the 1st quarter this year. Sales continue to increase yet still below 2007 & 2008. Homes on market has remained stable and fallen slightly compared to last year.



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

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