



# REAL ESTATE SNAPSHOT

135 S. Worthen, Suite 100; P.O. Box 1607, Wenatchee, WA 98807  
509.662-8900 / Fax: 509.664.3260 www.pacapp.com

	<u>DECEMBER 2007</u>	<u>DECEMBER 2008</u>	<u>% CHANGE</u>
<b><u>MLS MARKET AREA TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 336,631,033	\$ 236,584,095	-30%
\$ Volume M.H. Sold YTD	\$ 22,469,380	\$ 14,002,454	-38%
# Homes/Condos Sold YTD	1,170	840	-28%
# M.H. Sold YTD	151	103	-32%
#Homes/Condos Sold Month	74	42	-43%
# M.H. Sold Month	6	8	33%
Average Home/Condo Sales Price YTD	\$ 287,719	\$ 281,648	-2%
Median Home/Condo Sales Price YTD	\$ 249,900	\$ 239,900	-4%
\$ Volume Homes/Condos Listed YTD	\$ 793,153,934	\$ 778,420,741	-2%
\$ Volume M.H. Listed YTD	\$ 43,782,000	\$ 46,688,143	7%
#Homes/Condos Listed YTD	2,294	2,212	-4%
#M.H. Listed YTD	236	243	3%

<b><u>WENATCHEE MARKET TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 254,831,617	\$ 177,051,162	-31%
\$Volume M.H. Sold YTD	\$ 15,139,780	\$ 9,373,200	-38%
#Homes/Condos Sold YTD	936	656	-30%
#M.H. Sold YTD	104	69	-34%
#Homes/Condos Sold Month	57	32	-44%
#M.H. Sold Month	5	5	0%
Average Home/Condo Sales Price YTD	\$ 272,256	\$ 269,895	-1%
Median Home/Condo Sales Price YTD	\$ 243,550	\$ 236,500	-3%
\$ Volume Homes/Condos Listed YTD	\$ 477,974,019	\$ 517,691,943	8%
\$Volume M.H. Listed YTD	\$ 25,463,750	\$ 29,798,145	17%
#Homes/Condos Listed YTD	1,581	1,608	2%
#M.H. Listed YTD	147	163	11%
#Homes/Condos Listed Month	81	76	-6%
#M.H. Listed Month	6	3	-50%
#Homes/Condos On Market	467	582	25%
Indicated Month's Supply Homes on Market	6	9	50%

<b>Wenatchee Market Homes/Condos/Manufactured Homes/Mobile Homes</b>													
<b>Price Range (thousands)</b>	<b>\$0-150</b>	<b>\$151-\$200</b>	<b>\$201-250</b>	<b>\$251-300</b>	<b>\$301-350</b>	<b>\$351-400</b>	<b>\$401-450</b>	<b>\$451-500</b>	<b>\$501-550</b>	<b>\$551-600</b>	<b>\$601-650</b>	<b>\$651-700</b>	<b>\$701+</b>
<b>ACTIVE LISTINGS</b>	54	83	111	100	54	44	29	26	18	15	10	11	27
<b>AVERAGE NUMBER SOLD PER MO.</b>	10.8	11.6	16.5	11	6.6	3.6	1.3	1.5	1.5	1	0.5	0.33	0.5
<b>INDICATED MOS. PRESENT SUPPLY</b>	4.9	7.1	6.7	9	8.1	12	21.7	17.3	12	15	20	33	54

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

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<b><u>TOTAL MLS SALES VOLUME YTD</u></b>	\$ 450,759,310	\$ 290,703,524	-36%
<b><u>TOTAL MLS UNITS SOLD YTD</u></b>	1,776	1,178	-34%

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

**REAL ESTATE EXCISE TAX VALUATION**

Chelan County YTD	\$ 670,110,364	\$ 441,729,692	-34%
Douglas County YTD	<u>\$ 308,158,795</u>	<u>\$ 173,928,138</u>	-44%
	\$ 978,269,160	\$ 615,657,830	-37%

**BUILDING PERMITS YTD (Wenatchee Market)**

Single Family	434	220	-49%
Plex Units	43	12	-72%
Apartments (units)	-	-	-
Manufactured Homes	65	50	-23%

**RENTAL HOUSING VACANCY (Wenatchee Market)**

Condo	3%	16%	433%
Single Family	3%	6%	100%
Multi-Family	4%	8%	100%
Plex Units (2-4 units)	<u>5%</u>	<u>4%</u>	<u>-20%</u>
Overall	4%	7%	75%

**COMMENTS & OBSERVATIONS:**

2008 finished the year along the same trends as the last few months. Comparison of this year to last shows that Dollar Volume and Number of Home Sales were down 30%. The Median Sale Price fell by 1%, however we are seeing greater price adjustments in the various price ranges and different locations. Building Permits for the year were off 49% for single family residences, to 2004 levels.

Attached are graphs showing year end historical numbers in the various categories.

We hope you enjoy reading these monthly reports, your questions and comments are always welcome.

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.

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[www.pacapp.com](http://www.pacapp.com)



## Wenatchee Market Area

