

WENATCHEE MARKET AREA

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	<u>FEBRUARY 2008</u>	<u>FEBRUARY 2009</u>	<u>% CHANGE</u>
<u>MLS MARKET AREA TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 30,178,172	\$ 20,156,846	-33%
\$ Volume M.H. Sold YTD	\$ 900,400	\$ 713,750	-21%
# Homes/Condos Sold YTD	105	72	-31%
# M.H. Sold YTD	9	7	-22%
#Homes/Condos Sold Month	61	44	-28%
# M.H. Sold Month	6	5	-17%
Average Home/Condo Sales Price YTD	\$ 287,411	\$ 279,956	-3%
Median Home/Condo Sales Price YTD	\$ 248,500	\$ 227,800	-8%
\$ Volume Homes/Condos Listed YTD	\$ 99,570,302	\$ 111,549,487	12%
\$ Volume M.H. Listed YTD	\$ 3,760,450	\$ 6,426,300	71%
#Homes/Condos Listed YTD	306	297	-3%
#M.H. Listed YTD	23	34	48%

<u>WENATCHEE MARKET TOTALS</u>			
\$ Volume Homes/Condos Sold YTD	\$ 22,098,172	\$ 16,458,346	-26%
\$ Volume M.H. Sold YTD	\$ 656,400	\$ 274,306	-58%
#Homes/Condos Sold YTD	80	60	-25%
#M.H. Sold YTD	6	7	17%
#Homes/Condos Sold Month	43	36	-16%
#M.H. Sold Month	3	5	67%
Average Home/Condo Sales Price YTD	\$ 276,227	\$ 274,306	-1%
Median Home/Condo Sales Price YTD	\$ 240,000	\$ 227,400	-5%
\$ Volume Homes/Condos Listed YTD	\$ 77,170,402	\$ 66,284,651	-14%
\$ Volume M.H. Listed YTD	\$ 2,764,550	\$ 4,932,400	78%
#Homes/Condos Listed YTD	249	211	-15%
#M.H. Listed YTD	16	27	69%
#Homes/Condos Listed Month	121	112	-7%
#M.H. Listed Month	9	13	44%
#Homes/Condos On Market	520	561	8%
Indicated Month's Supply Homes on Market	8	10	25%

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	55	88	94	99	58	47	28	26	15	13	4	10	24
AVERAGE NUMBER SOLD PER MO.	10.1	9.3	12.5	9.1	5	2.8	1.1	1.3	1.1	0.67	0.33	0.17	0.67
INDICATED MOS. PRESENT SUPPLY	5.4	9.4	7.5	10.8	11.6	16.5	24	19.5	12.8	19.5	12	60	36

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

	<u>FEBRUARY 2008</u>	<u>FEBRUARY 2009</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 37,665,147	\$ 27,835,696	-26%
<u>TOTAL MLS UNITS SOLD YTD</u>	148	108	-27%
(All MLS listings; including residential, residential income, lots, commercial, orchard)			

REAL ESTATE EXCISE TAX VALUATION

Chelan County YTD	\$ 59,935,195	\$ 44,647,889	-26%
Douglas County YTD	\$ 23,130,225	\$ 16,481,040	-29%
	\$ 83,065,420	\$ 61,128,929	-26%

BUILDING PERMITS YTD (Wenatchee Market)

Single Family	43	Not all data is available at this time.	
Plex Units	8	Please check our website for updated	
Apartments (units)	-	Building Permit Data.	
Manufactured Homes	5		

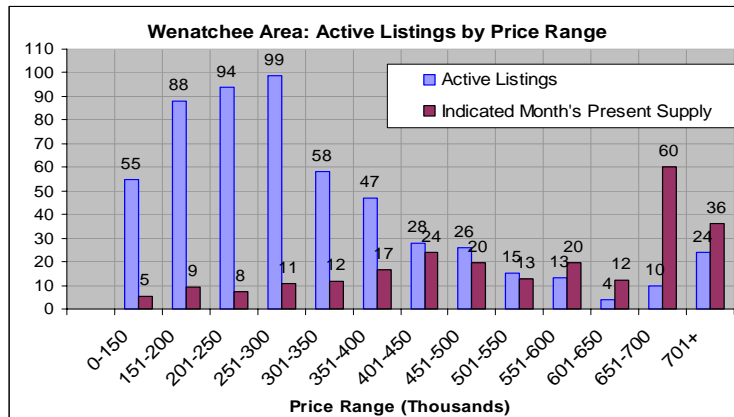
RENTAL HOUSING VACANCY (Wenatchee Market)

Condo	3%	9%	200%
Single Family	3%	4%	33%
Multi-Family	4%	9%	125%
Plex Units (2-4 units)	<u>4%</u>	6%	<u>50%</u>
Overall	4%	7%	75%

WENATCHEE MARKET COMMENTS & OBSERVATIONS:

Through the first 2 months of 2009 the market remains on a similar pace as the last 6 months. Dollar volume and units sold are both down roughly 25%. The median sale remains similar to last year at this time.

The graph included breaks down the active listings by price range and compares it to the supply. As can be seen, the highest number of listings is in the \$251-300,000 price range and the highest month's supply is in the \$401-450,000 price range.



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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