

## 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>APRIL 2008</u>	<u>APRIL 2009</u>	<u>% CHANGE</u>
<b><u>MLS MARKET AREA TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 70,965,401	\$ 49,433,140	-30%
\$ Volume M.H. Sold YTD	\$ 3,838,700	\$ 2,958,850	-23%
# Homes/Condos Sold YTD	246	182	-26%
# M.H. Sold YTD	31	22	-29%
#Homes/Condos Sold Month	69	58	-16%
# M.H. Sold Month	12	7	-42%
Average Home/Condo Sales Price YTD	\$ 288,477	\$ 271,611	-6%
Median Home/Condo Sales Price YTD	\$ 255,063	\$ 227,400	-11%
\$ Volume Homes/Condos Listed YTD	\$ 254,367,997	\$ 261,173,078	3%
\$ Volume M.H. Listed YTD	\$ 13,922,350	\$ 11,524,800	-17%
#Homes/Condos Listed YTD	738	702	-5%
#M.H. Listed YTD	76	61	-20%
<b><u>WENATCHEE MARKET TOTALS</u></b>			
\$ Volume Homes/Condos Sold YTD	\$ 51,249,401	\$ 40,360,437	-21%
\$ Volume M.H. Sold YTD	\$ 2,801,700	\$ 2,031,850	-27%
#Homes/Condos Sold YTD	190	153	-19%
#M.H. Sold YTD	21	21	0%
#Homes/Condos Sold Month	58	50	-14%
#M.H. Sold Month	8	6	-25%
Average Home/Condo Sales Price YTD	\$ 269,734	\$ 263,794	-2%
Median Home/Condo Sales Price YTD	\$ 246,000	\$ 226,450	-8%
\$ Volume Homes/Condos Listed YTD	\$ 181,347,957	\$ 146,347,194	-19%
\$ Volume M.H. Listed YTD	\$ 9,278,850	\$ 7,637,800	-18%
#Homes/Condos Listed YTD	568	470	-17%
#M.H. Listed YTD	51	42	-18%
#Homes/Condos Listed Month	146	127	-13%
#M.H. Listed Month	25	10	-60%
#Homes/Condos On Market	595	588	-1%
Indicated Month's Supply Homes on Market	10	12	20%

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	53	83	102	105	65	52	31	27	15	16	5	5	29
AVERAGE NUMBER SOLD PER MO.	7.5	9	12.3	7.6	4	3	0.67	1	0.83	0.33	0.33	0	0.5
INDICATED MOS. PRESENT SUPPLY	7	9.2	8.2	13.7	16.2	17.3	46.5	27	18	48	15	30	58

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

	<u>APRIL 2008</u>	<u>APRIL 2009</u>	<u>% CHANGE</u>
<b><u>TOTAL MLS SALES VOLUME YTD</u></b>	\$ 88,449,476	\$ 61,940,295	-30%
<b><u>TOTAL MLS UNITS SOLD YTD</u></b>	353	252	-29%

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

**REAL ESTATE EXCISE TAX VALUATION**

Chelan County YTD	\$ 125,374,081	\$ 76,328,537	-39%
Douglas County YTD	\$ 52,408,630	\$ 39,367,155	-25%
	\$ 177,782,711	\$ 115,695,692	-35%

**BUILDING PERMITS YTD (Wenatchee Market)**

Single Family	81	65	-20%
Plex Units	8	8	0%
Apartments (units)	-	-	-
Manufactured Homes	12	8	-33%

Note: City of Wenatchee has revised Jan.-Mar. building permit numbers (shown in this mos. #'s)

**RENTAL HOUSING VACANCY (Wenatchee Market)**

Condo	3%	11%	267%
Single Family	2%	3%	50%
Multi-Family	3%	5%	67%
Plex Units (2-4 units)	<u>5%</u>	6%	<u>20%</u>
Overall	4%	5%	25%

**WENATCHEE MARKET COMMENTS & OBSERVATIONS:**

Home/Condo sales continue on the same pace as last month, down 21% by dollar volume and 19% by number of units. Last year at this time 190 had sold versus 153 this year. Manufactured Home activity is on pace with last year.

Sales by price category are shown as follows:

	<b>% of Home Sales by Price Range</b>		
Price Range	<b>2007</b>	<b>2008</b>	<b>2009</b>
\$0-\$399,000	89%	90%	91%
\$400,000 +	11%	10%	9%

Reported multi-family vacancy rates overall have reduced back to 5%. Earlier this year they were slightly higher due in part to relocations out of area and first time home buyers.

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

