



REAL ESTATE SNAPSHOT

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	OCTOBER 2007	OCTOBER 2008	% CHANGE
MLS MARKET AREA TOTALS			
\$ Volume Homes/Condos Sold YTD	\$ 289,142,356	\$ 211,558,499	-27%
\$ Volume M.H. Sold YTD	\$ 19,715,330	\$ 12,774,954	-35%
# Homes/Condos Sold YTD	1,017	744	-27%
# M.H. Sold YTD	134	94	-30%
#Homes/Condos Sold Month	102	72	-29%
# M.H. Sold Month	18	9	-50%
Average Home/Condo Sales Price YTD	\$ 284,309	\$ 284,353	0%
Median Home/Condo Sales Price YTD	\$ 249,280	\$ 239,000	-4%
\$ Volume Homes/Condos Listed YTD	\$ 718,302,173	\$ 701,599,280	-2%
\$ Volume M.H. Listed YTD	\$ 39,574,900	\$ 39,231,943	-1%
#Homes/Condos Listed YTD	2,064	1,988	-4%
#M.H. Listed YTD	216	208	-4%

WENATCHEE MARKET TOTALS

\$ Volume Homes/Condos Sold YTD	\$ 219,706,352	\$ 158,400,033	-28%
\$Volume M.H. Sold YTD	\$ 12,622,730	\$ 8,930,700	-29%
#Homes/Condos Sold YTD	817	583	-29%
#M.H. Sold YTD	89	64	-28%
#Homes/Condos Sold Month	81	57	-30%
#M.H. Sold Month	7	7	0%
Average Home/Condo Sales Price YTD	\$ 268,918	\$ 271,698	1%
Median Home/Condo Sales Price YTD	\$ 235,000	\$ 234,900	0%
\$ Volume Homes/Condos Listed YTD	\$ 420,624,630	\$ 466,573,265	11%
\$Volume M.H. Listed YTD	\$ 22,983,750	\$ 26,893,945	17%
#Homes/Condos Listed YTD	1,398	1,450	4%
#M.H. Listed YTD	136	146	7%
#Homes/Condos Listed Month	82	133	62%
#M.H. Listed Month	4	12	200%
#Homes/Condos On Market	532	637	20%
Indicated Month's Supply Homes on Market	6	8	33%

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	93	110	119	65	52	29	30	22	19	9	10	26
AVERAGE NUMBER SOLD PER MO.	11	15.6	19.5	11.3	8.5	5	1.8	1.6	2	1	0.67	0.33	1
INDICATED MOS. PRESENT SUPPLY	4.8	5.9	5.6	10.5	7.6	10.4	15.8	18	11	19	13.5	30	26

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

	<u>OCTOBER 2007</u>	<u>OCTOBER 2008</u>	<u>% CHANGE</u>
<u>TOTAL MLS SALES VOLUME YTD</u>	\$ 386,768,238	\$ 260,682,528	-33%
<u>TOTAL MLS UNITS SOLD YTD</u>	1,552	1,051	-32%

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

<u>REAL ESTATE EXCISE TAX VALUATION</u>			
Chelan County YTD	\$ 587,498,279	\$ 355,290,001	-40%
Douglas County YTD	\$ 236,195,945	\$ 151,748,311	-36%
	<u>\$ 823,694,225</u>	<u>\$ 507,038,312</u>	-38%

<u>BUILDING PERMITS YTD (Wenatchee Market)</u>			
Single Family	402	199	-50%
Plex Units	12	12	0%
Apartments (units)	-	-	-
Manufactured Homes	57	46	-19%

<u>RENTAL HOUSING VACANCY (Wenatchee Market)</u>			
Condo	3%	10%	233%
Single Family	2%	5%	150%
Multi-Family	3%	5%	67%
Plex Units (2-4 units)	<u>4%</u>	<u>4%</u>	<u>0%</u>
Overall	4%	5%	25%

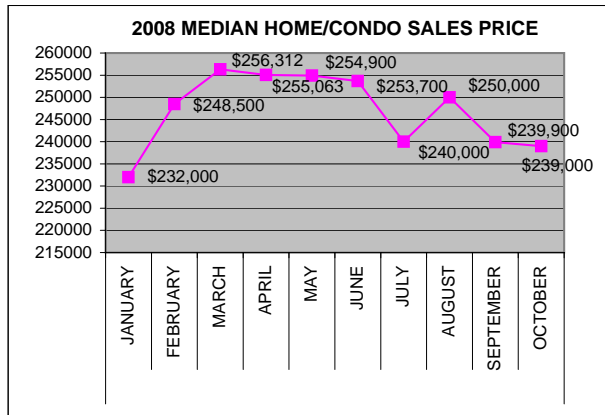
COMMENTS & OBSERVATIONS:

Wenatchee market trends continue along the same path as seen in the past few months. Current month sales show 57 homes were sold in the Wenatchee Area. YTD the average number of homes sold each month is 58. Also, following a similar trend is home sales by dollar volume and number of units sold, which currently are down 28%-29% each.

Home sales by price range show most home sales occur in the \$200,000-\$250,000 price range, followed by \$151,000-\$200,000, \$251,000-\$300,000 and \$301,000-\$350,000. See the "Average Number of Homes Sold per month by Price Range" on the previous page for other price breakdowns.

Median home prices have stabilized when compared to last year, but down approximately 6.8% from the peak in March.

Questions & comments are always welcome.



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