

Residential Real Estate Market

Total Sales

50

▲ **6%**
from Dec 2022
47

Sold Last 90 days: **159**

Closed Sales Year-to-Date

YTD: **2022** **2023**
▼ **883** **707**
-20%

Avg DOM **73**Pendings **61**New Listings **39**

2022 YTD 2023 YTD Change
1056 888 -16%

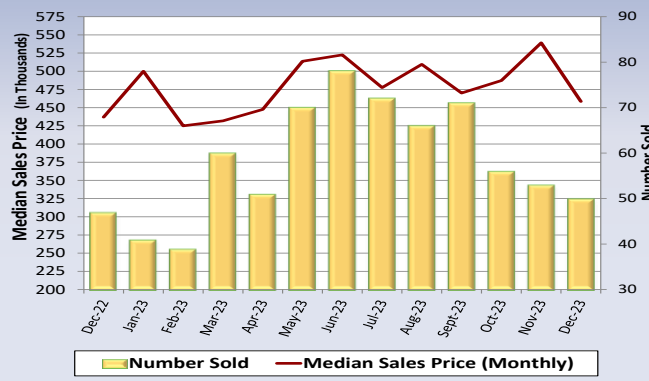
Active Listings

123

▼ **-17%** ▲ **3%**
From From
Nov 2023 Dec 2022

Dec **2022** **2023**
119 **123**

Sold Trend - Residential Single Family



Median Sales Price YTD

\$486,250 ▼ **-3%**
from 2022 YTD
\$500,000

Last 90 days: **\$490,000**

Average Sales Price

YTD: **2022** **2023**
▼ **\$563,205** **\$537,481**
-5%

This report shows activity in the Residential Market (SFH and Condos) for the areas of Wenatchee, East Wenatchee, Malaga, Orondo and Rock Island

Average SP to LP Ratio

(Sold Price to Original Listing Price)

97% **97%**
YTD Average 6 Month Average

YTD: **2022** **2023**
98% **97%**

Number of Actives & Pendings Per Price Range



Sum of "Sold" in Price Ranges Over Last 6 Months

| CLOSED | 0-300 | 301-400 | 401-500 | 501-600 | 601-700 | 701-800 | 801-900 | 901-1M | >1M-2M | >2M | Total |
|-----------------------|-------|---------|---------|---------|---------|---------|---------|--------|--------|-----|-------|
| Sum for Last 6 Months | 17 | 64 | 118 | 60 | 51 | 30 | 16 | 14 | 5 | 0 | 375 |

Wenatchee Market - Single Family Homes / Condominiums

| Price Range (thousands) | 0-300 | 301-400 | 401-500 | 501-600 | 601-700 | 701-800 | 801-900 | 901-1M | >1M-2M | >2M | All Ranges |
|--------------------------------------|-------|---------|---------|---------|---------|---------|---------|--------|--------|-----|------------|
| Number of Active Listings & Pendings | 5 | 19 | 48 | 29 | 29 | 18 | 6 | 10 | 17 | 3 | 184 |
| Average Number Sold per Month | 2.8 | 10.7 | 19.7 | 10.0 | 8.5 | 5.0 | 2.7 | 2.3 | 0.8 | 0.0 | 62.5 |
| Indicated Mos. Present Supply | 1.8 | 1.8 | 2.4 | 2.9 | 3.4 | 3.6 | 2.3 | 4.3 | 20.4 | | 2.9 |

Total sales for December were up by 6% year over year from 47 sales to 50 sales. Closed sales YTD were down by 20% for the same period. YTD New Listings were down 16% year over year, while Active Listings were down by 17% from November 2023, and up by 3% from December 2022.

Wenatchee Market: Wenatchee, Malaga, East Wenatchee, Orondo and Rock Island

NOTE: This representation is based in whole or in part on data supplied by the Northwest Multiple Listing Service. Neither the Association nor its MLS guarantees or is 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.

4th QTR 2023 Rental Market Info

| Current Rental Housing Vacancy | | |
|--------------------------------|------|------|
| | 2022 | 2023 |
| Condo | 6.7% | 0.0% |
| Single Family Homes | 5.1% | 4.6% |
| Multi-Family | 2.3% | 3.4% |
| Plex | 1.0% | 2.3% |
| Overall | 2.3% | 3.2% |

Thank you Platinum Property Mgmt & Sales, Poltz Rentals LLC, Herring & Associates, & Huber Real Estate, for the rental market data.

For past Snapshot Issues, visit us at
www.pacapp.com



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