

Real Estate SNAPSHOT

Provided by Pacific Appraisal Associates

Residential Real Estate Market

Total Sales

77 ▲ 7%

from Dec 2024

72

Sold Last 90 days: 232

Closed Sales Year-to-Date

YTD:	2024	2025
▲	833	892
7%		

Avg DOM 112

Pending 58

New Listings 41

2024 YTD	2025 YTD	Change
1017	1198	18%

Active Listings

173

▼-19%

From Nov 2025

▲ 22%

From Nov 2024

Dec	2024	2025
142	173	



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	28	50	150	120	56	37	18	20	26	2	507

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 & Pending	7	22	47	51	31	31	11	14	14	3	231
Average Number Sold per Month	4.7	8.3	25.0	20.0	9.3	6.2	3.0	3.3	4.3	0.3	84.5
Indicated Mos. Present Supply	1.5	2.6	1.9	2.6	3.3	5.0	3.7	4.2	3.2	9.0	2.7

Total sales for December 2025 were up by 7% compared to December 2024. YTD Closed Sales were up by 7% year over year, while YTD New Listings were up by 18% for the same period. Active Listings were down by 19% from November 2025 and up by 22% over December 2024. The Median Sales price for the month of December 2025 was \$488,000 as reflected on the "Sold Trend" graph, while the "YTD" Median Sales price was down by 2% from last year coming in at \$510,000 for 2025.

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



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.

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