

## Residential Real Estate Market

**Total Sales**  
**58** ▲ **14%**  
 from Feb 2025  
 51

**Sold Last 90 days:** **188**

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**Closed Sales Year-to-Date**  
 YTD: **2025** **2026**  
 ▲ **76** **111**  
 46%

**Avg DOM** **99**

**Pending** **92**

**New Listings** **85**

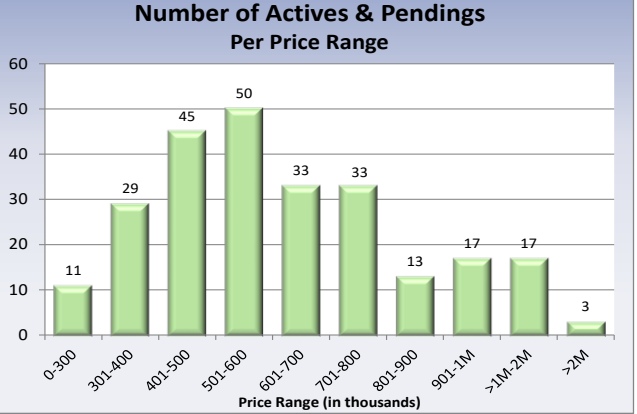
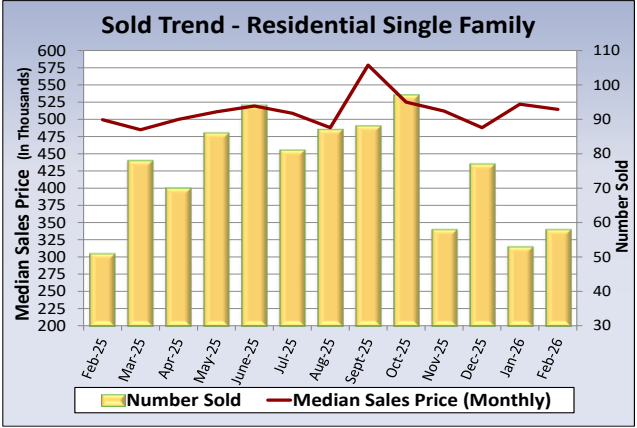
2025 YTD	2026 YTD	Change
125	159	27%

**Active Listings**  
**159**

▲ **3%** From Jan 2026

▲ **31%** From Feb 2025

Feb	2025	2026
	<b>121</b>	<b>159</b>



**YTD Median Sales Price**  
**\$515,000** ▲ **2%**  
 from 2025 YTD  
 \$502,450

**Last 90 days:** **\$510,000**

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**Average Sales Price**  
 YTD: **2025** **2026**  
 ▲ **\$551,037** **\$572,846**  
 4%

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)

**95%** YTD Average

**96%** 6 Month Average

YTD:	2025	2026
	<b>96%</b>	<b>95%</b>

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	22	45	122	117	51	31	17	20	21	0	446

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	11	29	45	50	33	33	13	17	17	3	251
Average Number Sold per Month	3.7	7.5	20.3	19.5	8.5	5.2	2.8	3.3	3.5	0.0	74.3
Indicated Mos. Present Supply	3.0	3.9	2.2	2.6	3.9	6.4	4.6	5.1	4.9	0.0	3.4

Total sales for February 2026 were up by 14% compared to February 2025. YTD New Listings were up by 27% at 159 compared to 125 in 2025. Active Listings were up by 3% from January 2026 and up 31% over February 2025. The Median Sales price for the month of February 2026 was \$514,500 while the YTD Median sales price was \$515,000. The YTD Average sales price was \$572,846, up 4% over last year. The YTD Average Sales Price to Listing Price ratio was 95%, down 1% over last year.

**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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37 S Wenatchee Avenue, Suite A  
 Wenatchee, WA 98801