

Residential Real Estate Market**Total Sales**

53 ▲ **112%**
from Jan 2025
25

Sold Last 90 days: 188

Closed Sales Year-to-Date

YTD: **2025** **2026**
▲ **25** **53**
112%

Avg DOM 103

Pending 80

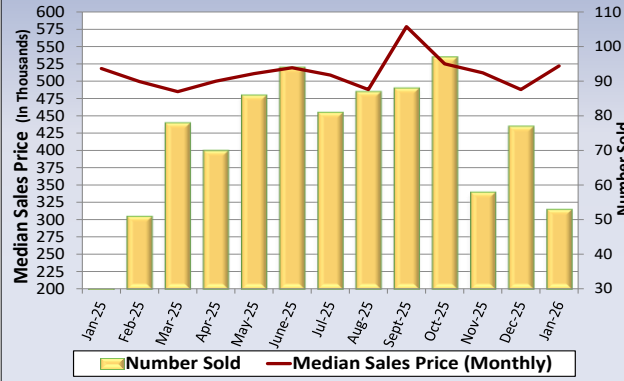
New Listings 74

2025 YTD	2026 YTD	Change
65	74	14%

Active Listings

155 ▲ **17%**
▼ **-10%** ▲ **17%**
From From
Dec 2025 Jan 2025

Jan	2025	2026
	133	155

Sold Trend - Residential Single Family**YTD Median Sales Price**

\$522,056 ▲ **1%**
from 2025 YTD
\$518,305

Last 90 days: \$507,750

Average Sales Price

YTD: **2025** **2026**
▲ **\$588,025** **\$597,757**
2%

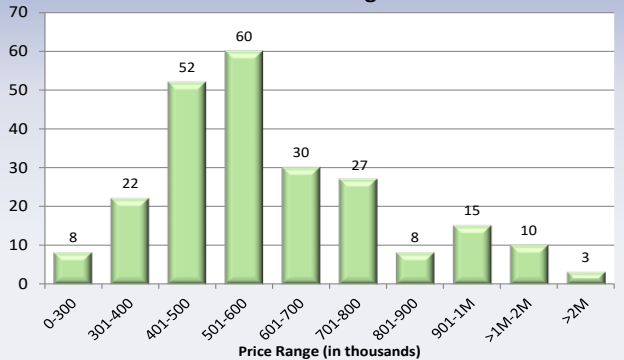
This report shows activity in the Residential Market (SFH and Condos) for the areas of Wenatchee, East Wenatchee, Malaga, Orondo and Rock Island

Average SP to LP Ratio

(Sold Price to Original Listing Price)

94%	96%
YTD Average	6 Month Average

YTD:	2025	2026
	97%	94%

Number of Actives & Pending 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	19	40	104	96	47	29	14	18	25	0	392

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	8	22	52	60	30	27	8	15	10	3	235
Average Number Sold per Month	3.2	6.7	17.3	16.0	7.8	4.8	2.3	3.0	4.2	0.0	65.3
Indicated Mos. Present Supply	2.5	3.3	3.0	3.8	3.8	5.6	3.4	5.0	2.4		3.6

Total sales for January 2026 were up by 112% compared to January 2025 (which had recorded the lowest sales per month since 2010). YTD New Listings were up by 14% while Active Listings were down by 10% from December 2025 and up 17% over January 2025. The Median Sales price for the month of January 2026 was \$522,056 and the Average sales price for the same period was \$597,757, up 2% over last year. The YTD Average Sales Price to Listing Price was 94%, down 3% from 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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