

Real Estate SNAPSHOT

Provided by Pacific Appraisal Associates

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

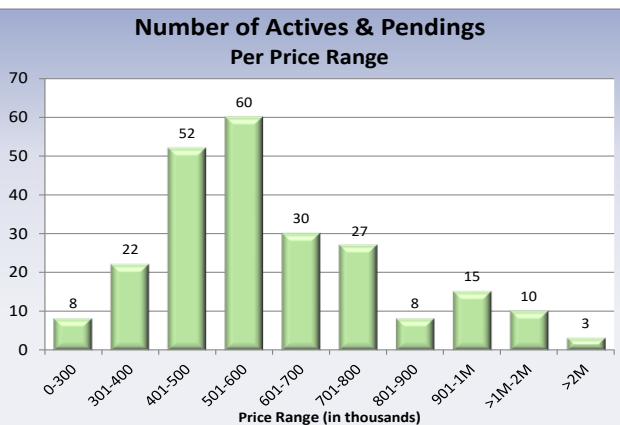
▼-10%

From Dec 2025

▲ 17%

From Jan 2025

Jan	2025	2026
133	155	



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.

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



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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.