

## Residential Real Estate Market

**Total Sales**  
**81** ▼ -2%  
 from July 2024  
 83

**Sold Last 90 days:** **261**

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**Closed Sales Year-to-Date**  
 YTD: **2024** **2025**  
**456** **485**  
▲ 6%

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**Avg DOM** **71**

**Pending** **106**

**New Listings** **119**

2024 YTD	2025 YTD	Change
618	754	22%

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**Active Listings**  
**246** ▼ -1% ▲ 14%  
 From June 2025 From July 2024

July	2024	2025
	215	246



**YTD Median Sales Price**  
**\$504,500** ▲ 0%  
 from 2024 YTD  
 \$505,000

**Last 90 days:** **\$514,169**

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**Average Sales Price**  
 YTD: **2024** **2025**  
▼ -2% **\$573,213** **\$563,410**

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

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**Average SP to LP Ratio**  
 (Sold Price to Original Listing Price)

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

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**YTD: 2024 2025**  
**97% 97%**



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	31	52	173	108	51	31	22	21	14	2	505

  

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	20	24	63	52	47	41	26	27	40	11	352
Average Number Sold per Month	5.2	8.7	28.8	18.0	8.5	5.2	3.7	3.5	2.3	0.3	84.2
Indicated Mos. Present Supply	3.9	2.8	2.2	2.9	5.5	7.9	7.1	7.7	17.1	33.0	4.2

Total sales for July 2025 were down by 2% compared to July 2024. YTD Closed Sales were up by 6% year over year while YTD New Listings were up by 22% for the same period. Active Listings were down by 1% from June 2025 and up 14% over July 2024. The Median Sales price for the month of July 2025 was \$508,882. The Average YTD Sales Price for 2025 was \$563,410 while the Median YTD Sales Price was \$504,500. The Average Sold Price to List Price is holding steady at 97%.

**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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