

Residential Real Estate Market

Total Sales

95

▲ **17%**
from July 2025
81

Sold Last 90 days: **288**

Closed Sales Year-to-Date

YTD: **2025** **2026**
▲ **485** **564**
16%

Avg DOM **62**Pending **100**New Listings **122**

2025 YTD	2026 YTD	Change
754	828	10%

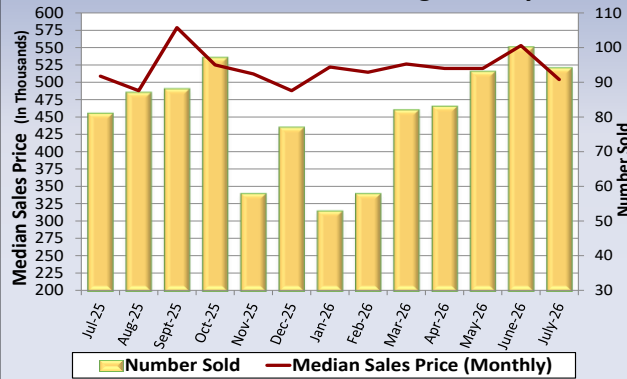
Active Listings

281

▲ **6%** ▲ **14%**
From From
June 2026 July 2025

July **2025** **2026**
246 **281**

Sold Trend - Residential Single Family



YTD Median Sales Price

\$524,533 ▲ **4%**
from 2025 YTD
\$504,500

Last 90 days: **\$525,000**

Average Sales Price

YTD: **2025** **2026**
▲ **\$563,410** **\$595,730**
6%

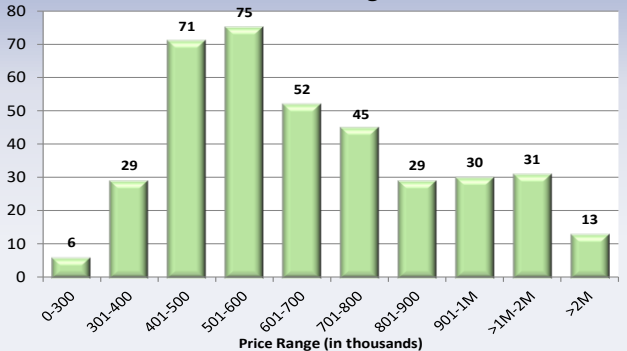
This report shows activity in
the Residential Market
(SFH and Condos) for the
areas of Wenatchee, East
Wenatchee, Malaga, Orondo
and Rock Island

Average SP to LP Ratio

(Sold Price to Original Listing Price)

97% **98%**
YTD 6 Month
Average Average

YTD: **2025** **2026**
97% **97%**

Number of Actives & Pendings
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	29	56	132	140	54	38	28	25	29	4	535

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 & Pendings	6	29	71	75	52	45	29	30	31	13	381
Average Number Sold per Month	4.8	9.3	22.0	23.3	8.8	6.3	4.7	4.2	4.8	0.7	89.0
Indicated Mos. Present Supply	1.2	3.1	3.2	3.2	5.9	7.1	6.2	7.2	6.4	0.0	4.3

Total Sales for July were up by 17% at 95 sales compared to 81 sales in 2025. Active Listings were up by 6% from June 2026 and up 14% over July 2025. The Median Sales price for the "month of July 2026" was \$508,000, while the YTD Median Sales price was \$524,533, up 4% over the same period in 2025. The YTD Average Sales price was \$595,730, up 6% over last year. New Listings were up 10% from July 2025. Active Listings have steadily increased the last 7 months from 155 in January to 281 in July, an 81% increase.

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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