

## Residential Real Estate Market

### Total Sales

**94** ▲ **15%**

from June 2024  
82

**Sold Last 90 days: 250**

### Closed Sales Year-to-Date

YTD: **2024** **2025**  
**373** **404**

▲ 8%

**Avg DOM 64**

**Pending 88**

**New Listings 125**

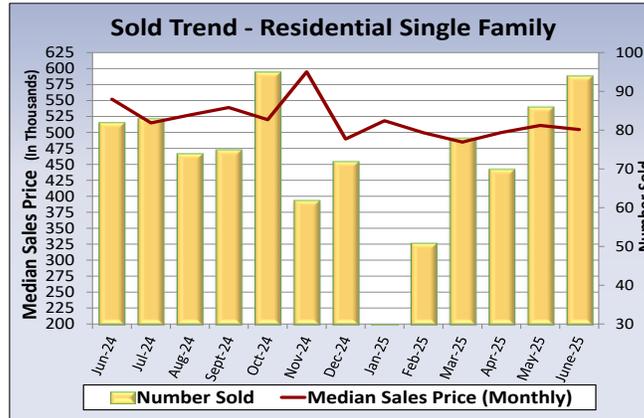
2024 YTD	2025 YTD	Change
524	635	21%

### Active Listings

**248**

▲ **16%** ▲ **23%**  
From May 2025 From June 2024

June **2024** **2025**  
**201** **248**



### YTD Median Sales Price

**\$502,250** ▲ **0%**

from 2024 YTD  
\$500,000

**Last 90 days: \$511,500**

### Average Sales Price

YTD: **2024** **2025**  
**\$571,469** **\$558,499**  
▼ -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)

**98%** **98%**

YTD Average 6 Month Average

YTD: **2024** **2025**  
**97%** **98%**



### 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	23	47	139	90	44	28	18	18	10	0	417

### 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	16	23	58	52	41	44	24	22	43	12	336
Average Number Sold per Month	3.8	7.8	23.2	15.0	7.3	4.7	3.0	3.0	1.7	0.0	69.5
Indicated Mos. Present Supply	4.2	2.9	2.5	3.5	5.6	9.4	8.0	7.3	25.8		4.8

Total sales for June 2025 were up 15% compared to June 2024. YTD Closed Sales were up by 8% year over year while YTD New Listings were up by 21% for the same period. Active Listings were up by 16% from May 2025 and up 23% over June 2024.

### 2nd QTR 2025 Rental Market Info

Current Rental Housing Vacancy		
	2024	2025
Condo	9.5%	6.3%
Single Family Homes	7.3%	4.5%
Multi-Family	3.3%	3.2%
Plex	6.1%	3.6%
Overall	4.9%	3.5%

Thank you to Platinum Property Management, Poltz Rentals LLC, and Herring & Associates, for providing the rental market data.

For past Snapshot Issues, visit us at [www.pacapp.com](http://www.pacapp.com)



37 S Wenatchee Avenue, Suite A  
Wenatchee, WA 98801

### 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.