

Wenatchee Area

June 2025

Real Estate **SNAPSHOT**

Provided by Pacific Appraisal Associates

Residential Real Estate Market

Total Sales

94 ▲ **15%**from June 2024
82Sold Last 90 days: **250**

Closed Sales Year-to-Date

YTD: **2024** **2025**
373 **404**▲ 8%Avg DOM **64**Pending **88**New Listings **125**

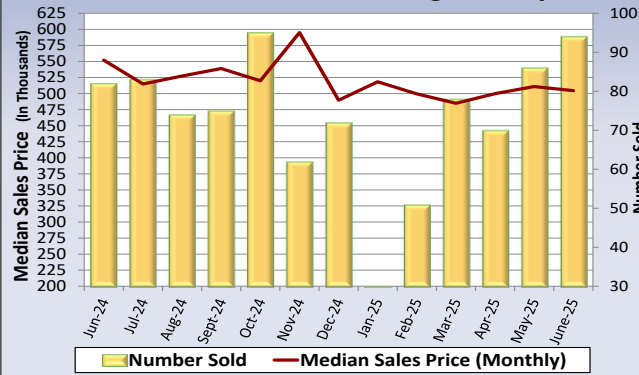
2024 YTD	2025 YTD	Change
524	635	21%

Active Listings

248▲ **16%**
From
May 2025▲ **23%**
From
June 2024

June	2024	2025
	201	248

Sold Trend - Residential Single Family



YTD Median Sales Price

\$502,250 ▲ **0%**from 2024 YTD
\$500,000Last 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%YTD
Average**98%**6 Month
Average

YTD:	2024	2025
	97%	98%

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	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.

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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