

## Residential Real Estate Market

## Total Sales

**88** ▲ **22%**  
from Mar 2020  
72

**Sold Last 90 days: 196**

## Closed Sales Year-to-Date

YTD: 2020 2021  
▼ **214** **196**  
 -8%

**Avg DOM 54**

**Pendings 128**

**New Listings 98**

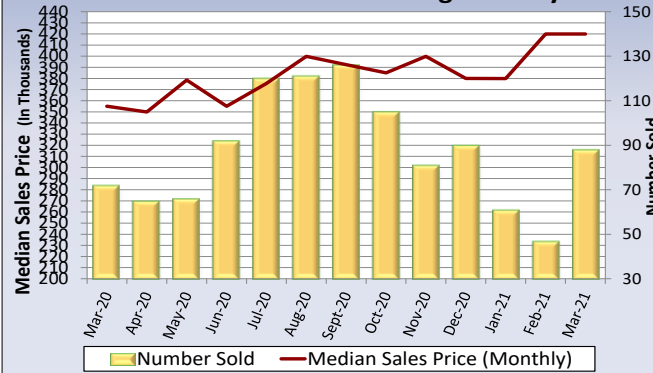
2020 YTD 2021 YTD Change  
 242 247 2%

## Active Listings

**30** ▼ **-17%** ▼ **-77%**  
 From Feb 2021 From Mar 2020

Mar 2020 2021  
**132** **30**

## Sold Trend - Residential Single Family



## Median Sales Price

**\$410,000** ▲ **22%**  
 YTD from 2020 YTD  
 \$335,000

**Last 90 days: \$410,000**

## Average Sales Price

YTD: 2020 2021  
▲ **\$370,549** **\$437,081**  
 18%

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)

**101%** **100%**  
 YTD Average 6 Month Average

YTD: 2020 2021  
**98%** **101%**

## Sum of "Sold" in Price Ranges Over Last 6 Months

CLOSED	0-150	151-200	201-250	251-300	301-350	351-400	401-450	451-500	501-550	551-600	601-650	651-700	701+	Total
Sum for Last 6 Months	5	7	16	45	75	105	60	56	23	23	15	16	33	479

## Wenatchee Market - Single Family Homes / Condominiums

Price Range (thousands)	0-150	151-200	201-250	251-300	301-350	351-400	401-450	451-500	501-550	551-600	601-650	651-700	701+	All Ranges
Number of Active Listings & Pendings	0	1	2	8	21	35	28	14	4	9	5	5	26	158
Average Number Sold per Month	0.8	1.2	2.7	7.5	12.5	17.5	10.0	9.3	3.8	3.8	2.5	2.7	5.5	79.8
Indicated Mos. Present Supply	0.0	0.9	0.8	1.1	1.7	2.0	2.8	1.5	1.0	2.3	2.0	1.9	4.7	2.0

1st Qtr 2021 Rental market data shows SFR had fewer vacancies as did Multi-Family. There were a total of 12 Condo units reported of which 2 are vacant. So 16% represents 2 units available. By far the highest units are in multi family with 745 units reported and only 12 vacancies. For Real Estate sales, total sales for March 2021 were up by 22% from last year. YTD new listing are up by 2%. Current pending sales were 128 and average DOM declined 21% from 69 in February to 54 in March.

## 1st QTR 2021 Rental Market Info

## Current Rental Housing Vacancy

	2020	2021
Condo	0%	16.0%
Single Family Homes	6%	2.5%
Multi-Family	3%	1.6%
Plex	0%	1.1%
Overall	0%	1.8%

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)



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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 North Central Washington Association of Realtors or its Multiple Listing Service. Neither the Association nor its MLS guarantees or are 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.