

Residential Real Estate Market

Closed Sales

43  **-21%**
from Feb. 2015

Sold Last 90 days: 185

YTD:	2015	2016
	93	108



Avg DOM 111

Pendings 141

New Listings 84

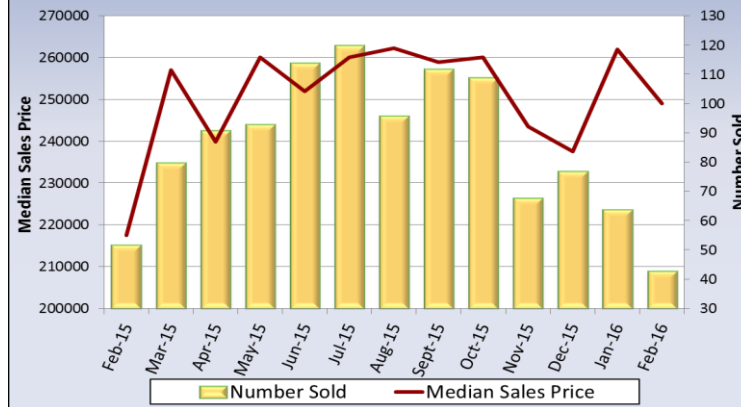
2015 YTD	2016 YTD	Change
185	169	-9%

Active Listings


215  **21%**  **2%**
From Jan. 2016 From Feb. 2015

Feb:	2015	2016
	211	215

Sold Trend - Residential Single Family



Median Sales Price

\$249,000  **13%**
from Feb. 2015

Last 90 days: \$245,000

YTD:	2015	2016
	\$220,000	\$250,000

Building Permits - YTD

	2015	2016
Single Family	27	29
Plex Units	6	2
Apartments (units)	0	0

Average SP to LP Ratio

(Sold Price to Original Listing Price)

96% **96%**
YTD Average 6 Month Average

YTD:	2015	2016
	96%	96%

Number of Actives & Pendings Per Price Range



Wenatchee Market - Single Family/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	14	40	66	69	48	36	24	21	9	6	6	3	14	356
Average Number Sold per Month	5.7	13.3	20.7	14.0	9.2	7.0	3.3	1.7	1.2	0.3	0.5	0.5	1.7	79.0
Indicated Mos. Present Supply	2.5	3.0	3.2	4.9	5.2	5.1	7.2	12.6	7.7	18.0	12.0	6.0	8.4	4.5

Wenatchee Market Comments:

The first month of the year saw a downturn in inventory, but this month the number of homes on the market rose 2% year over year and 21% from the previous month.

Currently there are 141 Single Family/Condo Pendings and 215 Actives. This level of inventory translates to a 4.5 month supply.

Watch for RENTAL VACANCY STATISTICS
in the upcoming March Issue.

Residential Market: Single Family Homes and Condos

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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.

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