



REAL ESTATE SNAPSHOT

Volume 1, Issue 6
July 2009

LEAVENWORTH MARKET AREA

135 S. Worthen, Suite 100; P.O. Box 1607, Wenatchee, WA 98807
509.662-8900 / Fax: 509.664.3260 www.pacapp.com

	<u>JUNE 2008</u>	<u>JUNE 2009</u>	<u>% CHANGE</u>
<u>LEAVENWORTH MARKET TOTALS</u>			
\$Volume Homes Sold YTD	\$ 20,150,600	\$ 9,601,000	-52%
\$Volume Condos Sold YTD	\$ 3,241,500	\$ 1,455,000	-55%
\$Volume M.H. Sold YTD	\$ 719,000	\$ 376,000	-48%
#Homes Sold YTD	51	23	-55%
#Condos Sold YTD	9	5	-44%
#M.H. Sold YTD	3	3	0%
#Homes Sold Month	8	9	13%
#Condos Sold Month	0	2	-
#M.H. Sold Month	1	1	0%
Average Home Sale Price YTD	\$ 395,110	\$ 417,435	6%
Average Condo Sale Price YTD	\$ 360,167	\$ 291,000	-19%
Median Home Sales Price YTD	\$ 349,500	\$ 375,000	7%
Median Condo Sales Price YTD	\$ 291,750	\$ 245,000	-16%
\$Volume Homes Listed YTD	\$ 69,161,000	\$ 68,209,716	-1%
\$Volume Condos Listed YTD	\$ 11,826,089	\$ 12,614,290	7%
\$Volume M.H. Listed YTD	\$ 3,728,650	\$ 3,008,000	-19%
#Homes Listed YTD	141	148	5%
#Condos Listed YTD	36	41	14%
#MH Listed YTD	15	12	-20%
#Homes Listed Month	32	29	-9%
#Condos Listed Month	6	4	-33%
#MH Listed Month	1	3	200%
#Homes on Market		183	
#Condos on Market		3	
#MH on Market		15	

LEAVENWORTH MARKET COMMENTS:

Sales remain slow this year and are 55% lower than last year. Through June 23 homes have sold vs 51 through June 2008. Average and median home prices are holding their own over last year, up 6% & 7% respectively. Condominium prices, however, have corrected downward by 19% average price and 16% by median price. It is interesting to note that with the slow market conditions Day on Market (DOM) stayed consistent.

2007 147 average DOM
2008 146 average DOM
2009 131 average DOM

Areas included in this report: Leavenworth, Peshastin

NOTE: This representation is based in whole or in part on Data supplied by the North Central Washington Multiple Listing Service. The MLS does not guarantee nor are in any way responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activity in the Market.