

Wenatchee

City · WA · Washington > Chelan County

BALANCED MARKET

\$492K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

584

SALES (12 MO)

\$440K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



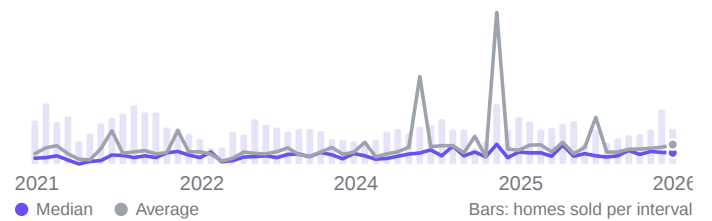
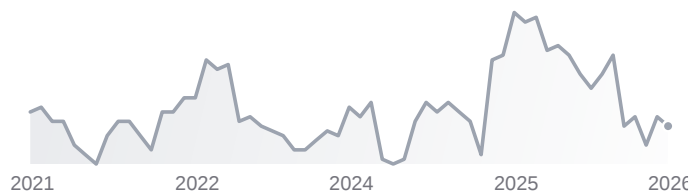
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$485K · Average \$581K

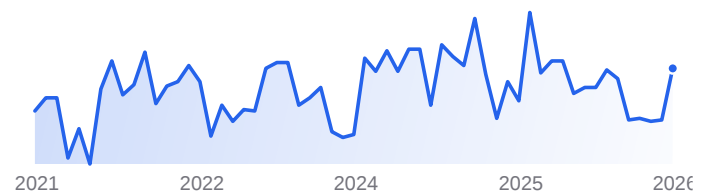
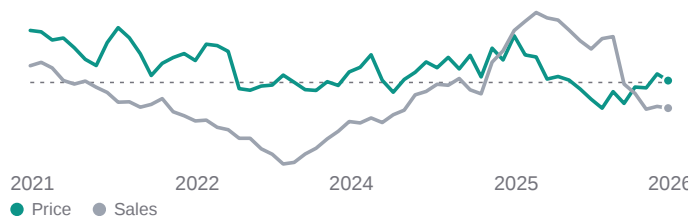


Growth (year over year)

Price +0.7% · Sales -9.9%

Price per square foot

\$321/ft²

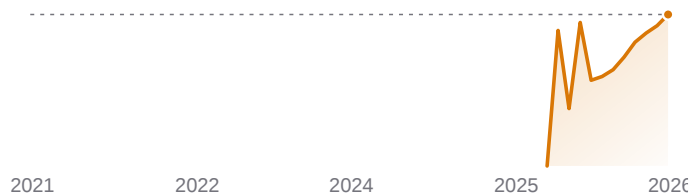


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

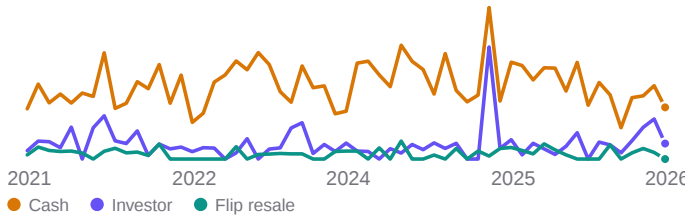
3.8%



BUYERS & OUTCOMES

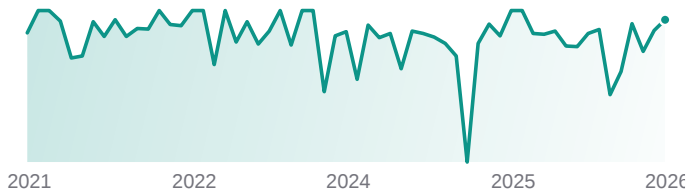
Buyer mix

Cash 20% · Investor 5.9% · Flip resale 0%



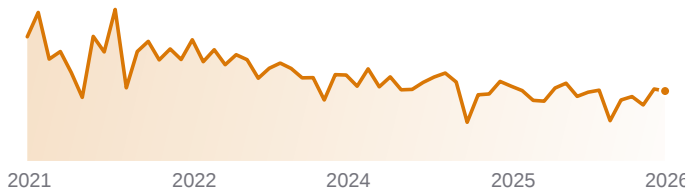
Sellers who sold at a gain

98%

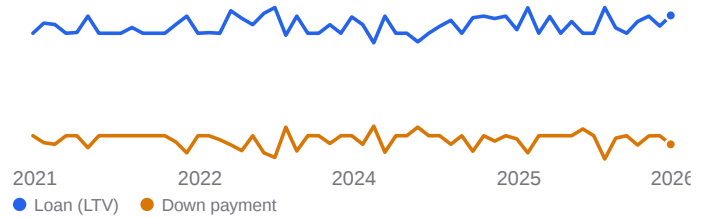


Median annualized return at resale

+6.5%

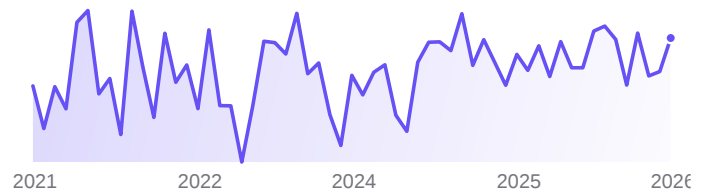


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



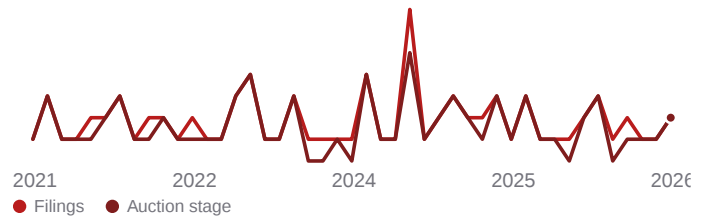
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,393
Median value (AVM)	\$440K
Median size	1,506 ft²
Median bedrooms	3
Median year built	1977
Single family	83%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.2%
Owner occupied	71%
Company owned	13%
Median loan-to-value	45%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	36,616
Density	3,462 / mi²
Median household income	\$64K
Average household income	\$84K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	96
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	8.8%
Unemployment	1.5%
Average temp	50°F
Annual precip	11 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.