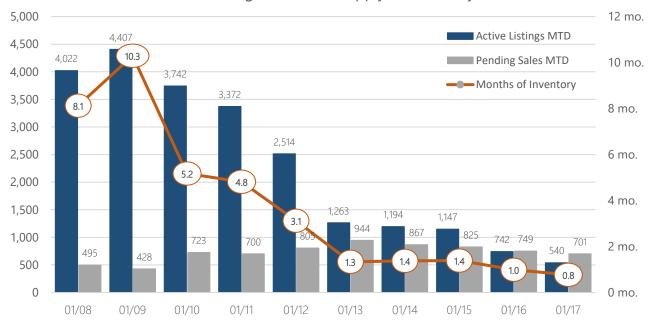


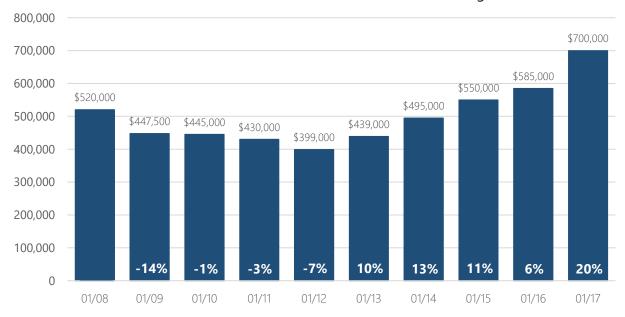
# **Eastside (All Areas)**

#### **RESIDENTIAL & CONDOMINIUM**

### Active, Pending, & Months Supply of Inventory



### Median Closed Sales Price for Current Month Closings



Created by Windermere Real Estate/East Inc. using NWMLS data, but information was not verified or published by NWMLS.



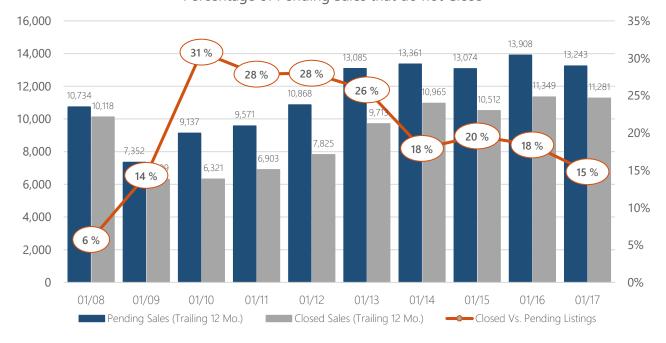
# **Eastside (All Areas)**

#### **RESIDENTIAL & CONDOMINIUM**

#### What Are The Odds of Selling?



#### Percentage of Pending Sales that do not Close



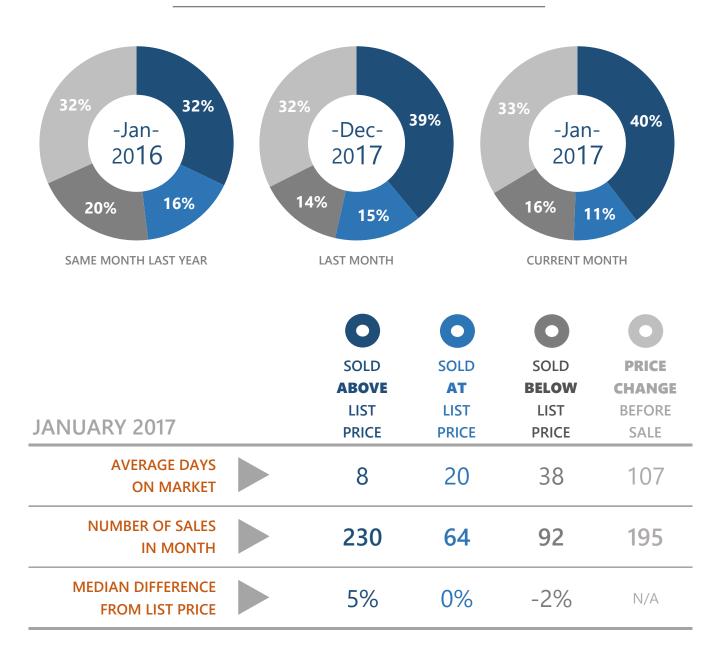
Created by Windermere Real Estate/East Inc. using NWMLS data, but information was not verified or published by NWMLS.



### **Eastside (All Areas)**

#### **RESIDENTIAL & CONDOMINIUM**

#### PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE





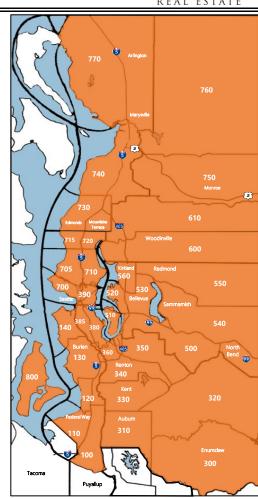
	Mo	nths		Months					
Area	Inver 2016	ntory	Area	Inver					
100	0.8	1.6	530	2016 0.4	0.6				
110	1.0	1.2	540	0.4	0.8				
120		1.1	550						
130	0.7			0.6	0.9				
	8.0	1.2	560	0.7	1.1				
140	0.8	0.7	600	0.6	0.9				
300	1.4	1.9	610	0.5	1.0				
310	0.7	1.3	700	0.9	1.0				
320	8.0	1.1	705	0.5	8.0				
330	0.8	1.0	710	0.6	0.7				
340	0.5	0.9	715	1.0	8.0				
350	0.5	0.6	720	0.7	0.9				
360	0.7	1.2	730	0.7	0.9				
380	0.7	1.2	740	0.6	8.0				
385	0.9	1.4	750	0.9	1.3				
390	0.7	1.2	760	0.9	1.2				
500	0.6	0.9	770	8.0	1.2				
510	2.5	1.7	800	2.3	2.1				
520	1.2	2.5							
0	- 3	3	- 6	6+					

**Months** Supply of Inventory

# **CURRENT MONTH**

KING & **SNOHOMISH COUNTY** 

**RESIDENTIAL & CONDOMINIUM** 



BALANCED

ADVANTAGE

SELLER'S

ADVANTAGE

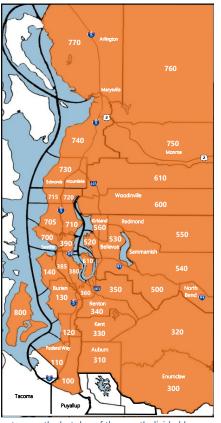
# **3 YEARS AGO**

BUYER'S

ADVANTAGE



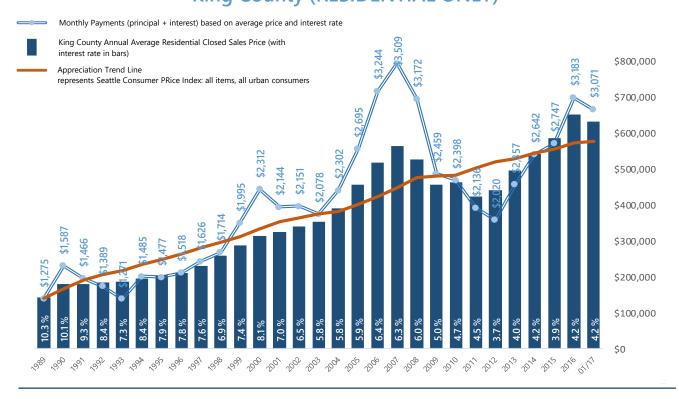
# 1 YEAR AGO



Created by Windermere Real Estate/East Inc. using NWMLS data. Months Supply of Inventory is active inventory on the last day of the month divided by the number of properties that went pending, signed agreement between buyers and sellers, during the month.



# Monthly Payments Vs. Appreciation Trendline King County (RESIDENTIAL ONLY)



# **Eastside (All Areas)**

#### **RESIDENTIAL & CONDOMINIUM**

# The Cost of Waiting a Year

King County	Median Price	<b>Rate</b> 30-Year-Fixed	P&I Principal & Interest
January, 2017	\$700,000	4.15%	\$3,403
January, 2016	\$585,000	3.87%	\$2,749
	\$115,000	0.28%	\$654 Per Month \$7,842 Per Year

# Sales Price to List Price based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	103.4%	102.9%	314	54.0%
15 - 30	99.1%	100.0%	78	13.4%
31 - 60	97.0%	98.0%	65	11.2%
61 - 90	94.5%	97.7%	46	7.9%
90+	92.2%	97.7%	78	13.4%
Totals			581	100.0%

Data Current Through: January, 2017



# **Eastside (All Areas)**

#### **RESIDENTIAL & CONDOMINIUM**

#### 2017

	CLOSED												
SALES PRICE	SALES												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	23												23
\$250,000 to \$499,999	126												126
\$500,000 to \$749,999	143												143
\$750,000 to \$999,999	103												103
\$1,000,000 to \$1,499,999	88												88
\$1,500,000 to \$2,499,999	28												28
\$2,500,000 and above	9												9
Grand Total	520												520

#### 2016

Grand Total	472	467	696	815	886	1.078	1.038	1.016	876	930	822	689	472
\$2,500,000 and above	12	11	10	13	20	16	24	20	19	20	23	13	12
\$1,500,000 to \$2,499,999	17	19	48	39	51	60	50	47	45	52	54	42	17
\$1,000,000 to \$1,499,999	32	39	72	76	95	125	107	134	117	107	118	113	32
\$750,000 to \$999,999	90	100	124	138	193	210	232	218	157	190	137	143	90
\$500,000 to \$749,999	137	125	201	268	258	361	325	302	279	293	251	206	137
\$250,000 to \$499,999	138	130	187	225	220	253	250	252	215	219	197	129	138
\$0 to \$249,999	46	43	54	56	49	53	50	43	44	49	42	43	46
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
SALES PRICE	SALES												
	CLOSED												

# **YOY % CHANGE**

	CLOSED												
SALES PRICE	SALES												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	ОСТ	NOV	DEC	YTD
\$0 to \$249,999	-50%												-50%
\$250,000 to \$499,999	-9%												-9%
\$500,000 to \$749,999	4%												4%
\$750,000 to \$999,999	14%												14%
\$1,000,000 to \$1,499,999	175%												175%
\$1,500,000 to \$2,499,999	65%												65%
\$2,500,000 and above	-25%												-25%
Grand Total	10%		·		·					·			10%

Data Current Through: January, 2017



# **Eastside (All Areas)**

# **RESIDENTIAL & CONDOMINIUM**

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	,	YTD % Change
2017	# of Active Listings	540												-27%	540	AVG	-27%
	# of Pending Transactions	701												-6%	701	YTD	-6%
	Months Supply of Inventory	8.0												-22%	8.0	AVG	-22%
	# of Closed Sales	576												5%	576	YTD	5%
	Median Closed Price	700,000												20%	700,000	WA	20%
2016	# of Active Listings	742	788	932	1,123	1,130	1,341	1,493	1,371	1,352	1,059	756	530	-35%	742	AVG	-35%
	# of Pending Transactions	749	967	1,176	1,251	1,451	1,412	1,267	1,275	1,214	1,137	851	541	-9%	749	YTD	-9%
	Months Supply of Inventory	1.0	0.8	0.8	0.9	8.0	0.9	1.2	1.1	1.1	0.9	0.9	1.0	-29%	1.0	AVG	-29%
	# of Closed Sales	551	543	801	937	1,030	1,247	1,183	1,160	1,013	1,051	950	790	0%	551	YTD	0%
	Median Closed Price	585,000	630,000	616,100	625,000	665,181	658,000	662,500	667,250	650,000	665,900	650,000	692,750	6%	585,000	WA	6%
2015	# of Active Listings	1,147	1,235	1,268	1,425	1,577	1,629	1,659	1,594	1,472	1,277	921	682	-4%	1,147	AVG	-4%
	# of Pending Transactions	825	1,030	1,351	1,386	1,481	1,471	1,383	1,303	1,208	1,111	869	566	-5%	825	YTD	-5%
	Months Supply of Inventory	1.4	1.2	0.9	1.0	1.1	1.1	1.2	1.2	1.2	1.1	1.1	1.2	1%	1.4	AVG	1%
	# of Closed Sales	550	569	881	970	1,087	1,268	1,230	1,144	1,053	995	753	848	1%	550	YTD	1%
	Median Closed Price	550,000	539,950	542,995	575,000	591,000	592,500	600,000	600,000	580,000	560,000	560,000	595,650	11%	550,000	WA	11%
2014	# of Active Listings	1,194	1,265	1,368	1,474	1,820	1,974	2,189	2,284	2,087	1,893	1,499	1,149	-5%	1,194	AVG	-5%
	# of Pending Transactions	867	876	1,186	1,309	1,401	1,315	1,262	1,157	1,123	1,070	879	671	-8%	867	YTD	-8%
	Months Supply of Inventory	1.4	1.4	1.2	1.1	1.3	1.5	1.7	2.0	1.9	1.8	1.7	1.7	3%	1.4	AVG	3%
	# of Closed Sales	543	537	730	879	1,020	1,053	1,180	1,057	960	946	762	838	-12%	543	YTD	-12%
	Median Closed Price	495,000	482,500	495,000	515,000	535,000	559,900	574,500	548,000	540,500	530,000	544,995	543,169	13%	495,000	WA	13%

# MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2007 - 2016

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	
# of Active Listings	2,481	2,600	2,738	2,932	3,161	3,245	3,376	3,337	3,260	2,994	2,643	2,195	2,913	AVG
% of 12 Month Avg.	85%	89%	94%	101%	108%	111%	116%	115%	112%	103%	91%	75%		
# of Pending Transactions	733	866	1,085	1,131	1,162	1,147	1,085	1,042	950	933	747	563	11,443	Т
% of 12 Month Avg.	77%	91%	114%	119%	122%	120%	114%	109%	100%	98%	78%	59%		
Months Supply of Inventory	3.4	3.0	2.5	2.6	2.7	2.8	3.1	3.2	3.4	3.2	3.5	3.9	3.1	AVG
% of 12 Month Avg.	108%	96%	81%	83%	87%	91%	100%	103%	110%	103%	113%	125%		
# of closed units	496	496	721	778	866	965	949	925	808	790	670	678	9,141	Т
% of 12 Month Avg.	65%	65%	95%	102%	114%	127%	125%	121%	106%	104%	88%	89%		

Data Current Through: January, 2017



# **Eastside (All Areas)**

### **RESIDENTIAL & CONDOMINIUM**

# of Active Listings 1,263 1,259 1,292 1,422 1,661 1,844 2,015 2,147 2,092 1,836 1,521 1,230 -50% 1,263 AVG -50% # of Pending Transactions 944 1,047 1,229 1,319 1,386 1,338 1,328 1,263 1,062 1,091 830 601 17% 944 YTD 17% Month's Supply of Inventory 1.3 1.2 1.1 1.1 1.2 1.4 1.5 1.7 2.0 1.7 1.8 2.0 -57% 1.3 AVG -57% # of Closed Sales 619 605 823 909 1,077 1,069 1,153 1,172 1,007 978 807 822 25% 619 YTD 25% Median Closed Price 439,000 450,000 479,000 499,000 516,000 520,500 525,000 497,700 500,000 485,000 488,385 10% 439,000 WA 10% 490,000 499,000 516,000 520,500 525,000 497,700 500,000 485,000 488,385 10% 439,000 WA 10% 490,000 499,000 516,000 520,500 525,000 497,700 500,000 485,000 488,385 10% 439,000 WA 10% 490,000 499,000 516,000 520,500 525,000 497,700 500,000 485,000 488,385 10% 439,000 WA 10% 490,000 499,000 516,000 520,500 525,000 497,700 500,000 485,000 488,385 10% 439,000 WA 10% 490,000 499,000 516,000 520,500 525,000 497,700 500,000 485,000 488,385 10% 439,000 WA 10% 490,000 490,000 490,000 490,000 516,000 520,500 525,000 497,700 500,000 485,000 488,385 10% 439,000 WA 10% 490,000 490,00		Yo\ Cha	,	YTD Summary	MTD % Change	DEC	NOV	ОСТ	SEP	AUG	JUL	JUN	MAY	APR	MAR	FEB	JAN		
# of Closed Sales	)%	-50	AVG	1,263	-50%	1,230	1,521	1,836	2,092	2,147	2,015	1,844	1,661	1,422	1,292	1,259	1,263	# of Active Listings	2013
# of Closed Sales   619   605   823   909   1,077   1,069   1,153   1,172   1,007   978   807   822   25%   619   YTD   25%	%	17	YTD	944	17%	601	830	1,091	1,062	1,263	1,328	1,338	1,386	1,319	1,229	1,047	944	# of Pending Transactions	
Median Closed Price 439,000 450,000 479,000 490,000 499,000 516,000 520,500 525,000 497,700 500,000 485,000 488,385 10% 439,000 WA 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	7%	i -57	AVG	1.3	-57%	2.0	1.8	1.7	2.0	1.7	1.5	1.4	1.2	1.1	1.1	1.2	1.3	Months Supply of Inventory	N
# of Active Listings 2,514 2,412 2,291 2,329 2,360 2,334 2,322 2,323 2,181 1,821 1,570 1,246 -25% 2,514 AVG -25% 4 of Pending Transactions 805 1,015 1,304 1,232 1,303 1,194 1,151 1,126 1,060 1,202 855 699 15% 805 YTD 15% Months Supply of Inventory 3.1 2.4 1.8 1.9 1.8 2.0 2.0 2.1 2.1 1.5 1.8 1.8 1.8 -35% 3.1 AVG -35% 4 of Closed Sales 496 519 715 786 873 948 940 994 844 873 801 801 14% 496 YTD 14% Median Closed Price 399,000 360,000 406,000 429,190 440,000 452,750 452,500 459,125 453,400 441,982 479,950 455,000 -7% 399,000 WA -7% 4 of Pending Transactions 700 838 994 1,002 1,045 995 1,015 959 873 911 804 627 -3% 700 YTD -3% 4 of Closed Sales 435 435 623 655 734 808 724 786 703 588 669 604 15% 435 YTD 15% 435 YTD 15% 435 Wedian Closed Price 430,000 430,000 430,000 435,000 430,000 425,000 444,500 440,000 438,500 415,000 412,000 407,000 -3% 430,000 WA -3% 400,000 400,000 Fine Listings 3,742 3,944 4,173 4,404 4,565 4,724 4,992 4,899 4,825 4,454 3,926 3,325 -15% 3,742 AVG -15% 400,000 Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.3 6.8 6.6 6.8 6.6 6.8 6.0 5.5 5.6 -50% 5.2 AVG -509 400,000 Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.3 6.8 6.6 6.8 6.6 6.8 6.0 5.5 5.6 -50% 5.2 AVG -509 400,000 Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.3 6.8 6.6 6.8 6.6 6.8 6.0 5.5 5.6 -50% 5.2 AVG -509 400,000 Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.8 6.8 6.6 6.8 6.8 6.0 5.5 5.6 6.9 5.0 5.2 AVG -509 400,000 Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.3 6.8 6.8 6.6 6.8 6.0 5.5 5.6 6.0 5.5 5.6 6.9 5.0 5.2 AVG -509 400,000 Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.1 6.3 6.8 6.8 6.6 6.8 6.8 6.0 5.5 5.5 5.6 6.0 5.0 5.2 AVG -509 400,000 Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.1 6.3 6.8 6.8 6.6 6.8 6.8 6.0 5.5 5.5 5.6 6.0 5.0 5.2 AVG -509 400,000 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0	%	25	YTD	619	25%	822	807	978	1,007	1,172	1,153	1,069	1,077	909	823	605	619	# of Closed Sales	
# of Pending Transactions	%_	10	WA	439,000	10%	488,385	485,000	500,000	497,700	525,000	520,500	516,000	499,000	490,000	479,000	450,000	439,000	Median Closed Price	
Months Supply of Inventory 3.1 2.4 1.8 1.9 1.8 2.0 2.0 2.1 2.1 1.5 1.8 1.8 -35% 3.1 AVG -359   # of Closed Sales 496 519 715 786 873 948 940 994 844 873 801 801 14% 496 YTD 14%   Median Closed Price 399,000 360,000 406,000 429,190 440,000 452,750 452,500 459,125 453,400 441,982 479,950 455,000 -7% 399,000 WA -7%   # of Pending Transactions 700 838 994 1,002 1,045 995 1,015 959 873 911 804 627 -3% 700 YTD -3%   # of Closed Sales 435 435 623 655 734 808 724 786 703 588 669 604 15% 435 YTD 15%   Median Closed Price 430,000 430,000 435,000 430,000 425,000 444,500 445,000 440,000 438,500 415,000 412,000 407,000 -3% 430,000 WA -3%   # of Pending Transactions 723 835 1,106 1,187 751 749 734 738 713 742 718 598 69% 723 YTD 69%   Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.3 6.8 6.6 6.8 6.0 5.5 5.6 -50% 5.2 AVG -50%	5%	-25	AVG	2,514	-25%	1,246	1,570	1,821	2,181	2,323	2,322	2,334	2,360	2,329	2,291	2,412	2,514	# of Active Listings	2012
# of Closed Sales	%	15	YTD	805	15%	699	855	1,202	1,060	1,126	1,151	1,194	1,303	1,232	1,304	1,015	805	# of Pending Transactions	
Median Closed Price 399,000 360,000 406,000 429,190 440,000 452,750 452,500 459,125 453,400 441,982 479,950 455,000 -7% 399,000 WA -7% 2011 # of Active Listings 3,372 3,402 3,557 3,694 3,839 3,932 3,921 3,796 3,634 3,340 2,979 2,551 -10% 3,372 AVG -10% 407,000 4	5%	-35	AVG	3.1	-35%	1.8	1.8	1.5	2.1	2.1	2.0	2.0	1.8	1.9	1.8	2.4	3.1	Months Supply of Inventory	N
2011 # of Active Listings 3,372 3,402 3,557 3,694 3,839 3,932 3,921 3,796 3,634 3,340 2,979 2,551 -10% 3,372 AVG -10% # of Pending Transactions 700 838 994 1,002 1,045 995 1,015 959 873 911 804 627 -3% 700 YTD -3% Months Supply of Inventory 4.8 4.1 3.6 3.7 3.7 4.0 3.9 4.0 4.2 3.7 3.7 4.1 -7% 4.8 AVG -7% 4	%	14	YTD	496	14%	801	801	873	844	994	940	948	873	786	715	519	496	# of Closed Sales	
# of Pending Transactions 700 838 994 1,002 1,045 995 1,015 959 873 911 804 627 -3% 700 YTD -3% Months Supply of Inventory 4.8 4.1 3.6 3.7 3.7 4.0 3.9 4.0 4.2 3.7 3.7 4.1 -7% 4.8 AVG -7% 4.6 AVG -7%	%	-7	WA	399,000	-7%	455,000	479,950	441,982	453,400	459,125	452,500	452,750	440,000	429,190	406,000	360,000	399,000	Median Closed Price	
Months Supply of Inventory 4.8 4.1 3.6 3.7 3.7 4.0 3.9 4.0 4.2 3.7 3.7 4.1 -7% 4.8 AVG -7% 4.8 AVG -7% 4.0 AVG -7%	)%	-10	AVG	3,372	-10%	2,551	2,979	3,340	3,634	3,796	3,921	3,932	3,839	3,694	3,557	3,402	3,372	# of Active Listings	2011
# of Closed Sales	%	-3	YTD	700	-3%	627	804	911	873	959	1,015	995	1,045	1,002	994	838	700	# of Pending Transactions	
Median Closed Price 430,000 430,000 435,000 430,000 425,000 444,500 445,000 440,000 438,500 415,000 412,000 407,000 -3% 430,000 WA -3% 2010 # of Active Listings 3,742 3,944 4,173 4,404 4,565 4,724 4,992 4,899 4,825 4,454 3,926 3,325 -15% 3,742 AVG -15% 40 Pending Transactions 723 835 1,106 1,187 751 749 734 738 713 742 718 598 69% 723 YTD 69% Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.3 6.8 6.6 6.8 6.0 5.5 5.6 -50% 5.2 AVG -50%	%	i -7	AVG	4.8	-7%	4.1	3.7	3.7	4.2	4.0	3.9	4.0	3.7	3.7	3.6	4.1	4.8	Months Supply of Inventory	N
2010 # of Active Listings 3,742 3,944 4,173 4,404 4,565 4,724 4,992 4,899 4,825 4,454 3,926 3,325 -15% 3,742 AVG -15% # of Pending Transactions 723 835 1,106 1,187 751 749 734 738 713 742 718 598 69% 723 YTD 69% Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.3 6.8 6.6 6.8 6.0 5.5 5.6 -50% 5.2 AVG -50%	%	15	YTD	435	15%	604	669	588	703	786	724	808	734	655	623	435	435	# of Closed Sales	
# of Pending Transactions 723 835 1,106 1,187 751 749 734 738 713 742 718 598 69% 723 YTD 69% Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.3 6.8 6.6 6.8 6.0 5.5 5.6 -50% 5.2 AVG -50%	%	-3	WA	430,000	-3%	407,000	412,000	415,000	438,500	440,000	445,000	444,500	425,000	430,000	435,000	430,000	430,000	Median Closed Price	
Months Supply of Inventory 5.2 4.7 3.8 3.7 6.1 6.3 6.8 6.6 6.8 6.0 5.5 5.6 -50% 5.2 AVG -50%	5%	-15	AVG	3,742	-15%	3,325	3,926	4,454	4,825	4,899	4,992	4,724	4,565	4,404	4,173	3,944	3,742	# of Active Listings	2010
	%	69	YTD	723	69%	598	718	742	713	738	734	749	751	1,187	1,106	835	723	# of Pending Transactions	
	)%	-50	AVG	5.2	-50%	5.6	5.5	6.0	6.8	6.6	6.8	6.3	6.1	3.7	3.8	4.7	5.2	Months Supply of Inventory	N
# of Closed Sales 379 409 669 689 678 805 580 595 496 519 416 612 59% 379 YTD 59%	%	59	YTD	379	59%	612	416	519	496	595	580	805	678	689	669	409	379	# of Closed Sales	
Median Closed Price 445,000 437,500 444,000 425,000 445,000 480,000 491,500 467,500 465,500 465,000 452,871 459,745 -1% 445,000 WA -1%	%	-1	WA	445,000	-1%	459,745	452,871	465,000	465,500	467,500	491,500	480,000	445,000	425,000	444,000	437,500	445,000	Median Closed Price	
2009 # of Active Listings 4,407 4,736 4,927 5,007 5,249 5,144 5,190 4,920 4,780 4,441 4,156 3,460 10% 4,407 AVG 10%	%	10	AVG	4,407	10%	3,460	4,156	4,441	4,780	4,920	5,190	5,144	5,249	5,007	4,927	4,736	4,407	# of Active Listings	2009
# of Pending Transactions 428 431 569 777 825 942 872 948 908 926 643 573 -14% 428 YTD -14%	1%	-14	YTD	428	-14%	573	643	926	908	948	872	942	825	777	569	431	428	# of Pending Transactions	
Months Supply of Inventor 10.3 11.0 8.7 6.4 6.4 5.5 6.0 5.2 5.3 4.8 6.5 6.0 27% 10.3 AVG 27%	%	27	AVG	10.3	27%	6.0	6.5	4.8	5.3	5.2	6.0	5.5	6.4	6.4	8.7	11.0	10.3	Months Supply of Inventor	
# of Closed Sales 238 265 334 361 448 660 683 612 620 742 623 594 -47% 238 YTD -47%	7%	-47	YTD	238	-47%	594	623	742	620	612	683	660	448	361	334	265	238	# of Closed Sales	
Median Closed Price 447,500 435,000 422,500 429,950 464,975 476,000 458,750 459,002 468,500 433,750 445,000 465,000 -14% 447,500 WA -14%	1%_	-14	WA	447,500	-14%	465,000	445,000	433,750	468,500	459,002	458,750	476,000	464,975	429,950	422,500	435,000	447,500	Median Closed Price	
2008 # of Active Listings 4,022 4,533 4,914 5,377 5,821 5,581 5,808 5,696 5,531 5,299 4,881 4,235 67% 4,022 AVG 67%	%	67	AVG	4,022	67%	4,235	4,881	5,299	5,531	5,696	5,808	5,581	5,821	5,377	4,914	4,533	4,022	# of Active Listings	2008
# of Pending Transactions 495 593 701 734 733 829 730 698 686 473 427 320 -38% 495 YTD -38%	3%	-38	YTD	495	-38%	320	427	473	686	698	730	829	733	734	701	593	495	# of Pending Transactions	
Months Supply of Inventor 8.1 7.6 7.0 7.3 7.9 6.7 8.0 8.2 8.1 11.2 11.4 13.2 169% 8.1 AVG 169%	9%	169	AVG	8.1	169%	13.2	11.4	11.2	8.1	8.2	8.0	6.7	7.9	7.3	7.0	7.6	8.1	Months Supply of Inventor	
# of Closed Sales 445 431 605 648 637 677 661 640 583 505 320 354 -37% 445 YTD -37%	7%	-37	YTD	445	-37%	354	320	505	583	640	661	677	637	648	605	431	445	# of Closed Sales	
Median Closed Price 520,000 479,000 525,000 510,817 505,000 539,000 525,000 519,495 481,950 465,000 489,500 470,000 7% 520,000 WA 7%	%	79	WA	520,000	7%	470,000	489,500	465,000	481,950	519,495	525,000	539,000	505,000	510,817	525,000	479,000	520,000	Median Closed Price	
2007 # of Active Listings 2,402 2,425 2,661 3,065 3,584 3,947 4,171 4,338 4,648 4,519 4,217 3,543 18% 2,402 AVG 18%	%	18	AVG	2,402	18%	3,543	4,217	4,519	4,648	4,338	4,171	3,947	3,584	3,065	2,661	2,425	2,402	# of Active Listings	2007
# of Pending Transactions 794 1,027 1,231 1,111 1,247 1,223 1,105 952 655 663 595 430 7% 794 YTD 7%	%	79	YTD	794	7%	430	595	663	655	952	1,105	1,223	1,247	1,111	1,231	1,027	794	# of Pending Transactions	
Months Supply of Inventor 3.0 2.4 2.2 2.8 2.9 3.2 3.8 4.6 7.1 6.8 7.1 8.2 11% 3.0 AVG 11%	%	11	AVG	3.0	11%	8.2	7.1	6.8	7.1	4.6	3.8	3.2	2.9	2.8	2.2	2.4	3.0	Months Supply of Inventor	
# of Closed Sales 703 648 1,029 950 1,072 1,118 1,157 1,087 796 705 598 513 7% 703 YTD 7%	%	79	YTD	703	7%	513	598	705	796	1,087	1,157	1,118	1,072	950	1,029	648	703	# of Closed Sales	
Median Closed Price 485,000 499,975 526,000 510,500 529,950 531,000 550,000 524,760 494,975 499,975 494,000 500,000 <b>8</b> % 485,000 <b>WA 8</b> %	%	89	WA	485,000	8%	500,000	494,000	499,975	494,975	524,760	550,000	531,000	529,950	510,500	526,000	499,975	485,000	Median Closed Price	