



Seattle Statistics for NWMLS Areas 140,380,385,390,700,701,705,710

RESIDENTIAL				
	<u>February 2013</u>	<u>February 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.1	1.7	(0.6)	-34%
Total Active Listings	687	1,058	(371)	-35%
Median Active List Price	\$617,619	\$459,075	\$ 158,544	35%
Average Active Market Time	80	97	(17)	-18%
Pending (MTD)	633	639	(6)	-1%
Pending (YTD)	1,127	1,107	20	2%
Pending Active Market Time	46	56	(10)	-18%
Number of Closed Sales (MTD)	357	316	41	13%
Number of Closed Sales (YTD)	741	626	115	18%
Median Closed Sale Price (YTD)	\$425,926	\$373,649	\$ 52,277	14%

CONDOMINIUM				
	<u>February 2013</u>	<u>February 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.4	2.7	(1.2)	-46%
Total Active Listings	353	672	(319)	-47%
Median Active List Price	\$409,967	\$296,379	\$ 113,588	38%
Average Active Market Time	98	123	-25	-20%
Pending (MTD)	244	252	(8)	-3%
Pending (YTD)	498	425	73	17%
Pending Active Market Time	72	92	(20)	-22%
Number of Closed Sales (MTD)	155	128	27	21%
Number of Closed Sales (YTD)	292	251	41	16%
Median Closed Sale Price (YTD)	\$268,327	\$188,641	\$ 79,685	42%



Seattle Summary Report

NWMLS Area 140, 380, 385, 390, 700, 701, 705, 710 Residential and Condominium

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD		Year over year
2013	# of Agents	4,585	4,612											4,599	A	-1%
	# of Active Listings	978	1,040											1,009	A	-43%
	# of Pending Transactions	748	877											1,625	T	6%
	Average Median List Price	365,782	388,180											378,334	TA	11%
	Months Supply of Inventory	1.3	1.2											1.2	TA	-47%
2012	# of Agents	4,621	4,652	4,659	4,617	4,675	4,707	4,706	4,754	4,842	4,811	4,586	4,590	4,637	A	
	# of Active Listings	1,832	1,730	1,709	1,722	1,733	1,773	1,718	1,664	1,781	1,510	1,257	966	1,781	A	-35%
	# of Pending Transactions	641	891	1,071	1,069	1,097	996	927	922	888	982	746	525	1,532	T	12%
	Average Median List Price	338,290	344,525	411,077	405,023	425,264	434,350	434,092	422,708	469,971	440,990	371,129	371,390	342,362	TA	-21%
	Months Supply of Inventory	2.9	1.9	1.6	1.6	1.6	1.8	1.9	1.8	2.0	1.5	1.7	1.8	2.3	TA	-42%
2011	# of Active Listings	2,711	2,799	2,775	2,954	2,927	2,999	2,931	2,801	2,788	2,561	2,256	1,826	2,755	A	-12%
	# of Pending Transactions	635	731	928	884	944	880	813	849	748	776	683	579	1,366	T	-7%
	Average Median List Price	427,841	434,300	431,860	452,423	451,121	459,916	439,982	412,174	395,410	407,421	373,893	400,676	431,929	TA	-4%
	Months Supply of Inventory	4.3	3.8	3.0	3.3	3.1	3.4	3.6	3.3	3.7	3.3	3.3	3.2	4.0	TA	-5%
2010	# of Active Listings	2,973	3,297	3,659	3,960	3,999	4,076	4,227	4,171	4,068	2,756	3,321	2,611	3,135	A	-7%
	# of Pending Transactions	657	817	1,109	1,257	703	714	652	661	681	520	596	497	1,474	T	47%
	Average Median List Price	454,370	449,467	457,694	462,174	489,397	506,922	473,491	453,334	463,608	479,019	434,377	417,997	452,266	TA	20%
	Months Supply of Inventory	4.5	4.0	3.3	3.2	5.7	5.7	6.5	6.3	6.0	5.3	5.6	5.3	4.3	TA	-37%
2009	# of Active Listings	3,220	3,555	3,641	3,670	3,716	3,667	3,788	3,697	3,685	3,599	3,169	2,553	3,388	A	-4%
	# of Pending Transactions	485	517	700	900	971	989	869	904	978	951	633	556	1,002	T	-25%
	Average Median List Price	370,942	382,071	391,580	434,216	451,366	443,342	440,693	451,516	394,335	449,114	489,753	456,958	377,436	TA	-14%
	Months Supply of Inventory	6.6	6.9	5.2	4.1	3.8	3.7	4.4	4.1	3.8	3.8	5.0	4.6	6.8	TA	28%
2008	# of Active Listings	3,426	3,650	3,935	4,020	4,588	4,388	4,366	4,228	4,290	4,128	3,777	3,082	3,538	A	64%
	# of Pending Transactions	584	755	824	809	836	889	792	765	779	578	477	386	1,339	T	-22%
	Average Median List Price	432,430	442,629	449,971	445,546	450,493	428,655	410,415	430,132	416,628	408,732	431,501	389,139	438,834	TA	1%
	Months Supply of Inventory	5.9	4.8	4.8	5.0	5.5	4.9	5.5	5.5	5.5	7.1	7.9	8.0	5.3	TA	111%
2007	# of Active Listings	2,086	2,223	2,442	2,737	3,061	3,314	3,428	3,465	4,091	4,197	3,776	2,963	2,155	A	34%
	# of Pending Transactions	754	967	1,160	1,186	1,308	1,253	1,087	958	716	786	743	529	1,721	T	-2%
	Average Median List Price	413,111	449,670	448,370	435,965	414,677	457,816	462,933	438,741	428,805	447,873	436,034	417,102	434,154	TA	8%
	Months Supply of Inventory	2.8	2.3	2.1	2.3	2.3	2.6	3.2	3.6	5.7	5.3	5.1	5.6	2.5	TA	36%

Figures compiled using NWMLA data. Information has not been verified and is not published by the NWMLS. NWMLS data is Residential and Condo only. Transaction and Dollar volume are based on transaction reported pending.



Seattle Summary Report

NWMLS Area 140, 380, 385, 390, 700, 701, 705, 710 Residential and Condominium

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD		Year over year	
2006	# of Active Listings	1,600	1,619	1,631	1,790	1,914	2,082	2,279	2,316	2,721	2,750	2,472	1,738	1,610	A	-6%
	# of Pending Transactions	857	897	1,235	1,096	1,293	1,264	1,045	1,156	959	989	874	685	1,754	T	3%
	Average Median List Price	394,414	408,880	421,202	420,115	420,323	422,590	419,171	409,440	423,188	437,584	429,649	399,061	402,270	TA	13%
	Months Supply of Inventory	1.9	1.8	1.3	1.6	1.5	1.6	2.2	2.0	2.8	2.8	2.8	2.5	1.8	TA	-9%
2005	# of Active Listings	1,692	1,730	1,740	1,868	1,827	1,856	1,898	1,821	2,089	2,045	2,194	1,408	1,711	A	-25%
	# of Pending Transactions	728	970	1,293	1,210	1,246	1,270	1,189	1,176	1,106	1,107	893	667	1,698	T	4%
	Average Median List Price	355,852	356,841	373,099	369,177	370,625	386,658	384,923	383,289	407,106	399,176	394,604	388,554	356,837	TA	20%
	Months Supply of Inventory	2.3	1.8	1.3	1.5	1.5	1.5	1.6	1.5	1.9	1.8	2.5	2.1	2.0	TA	-28%
2004	# of Active Listings	2,323	2,252	2,281	2,345	2,454	2,465	2,427	2,321	2,336	2,242	1,906	1,387	2,288	A	-15%
	# of Pending Transactions	692	935	1,234	1,161	1,204	1,309	1,077	996	973	990	944	662	1,627	T	18%
	Average Median List Price	271,904	316,085	333,755	332,522	342,743	344,615	336,415	334,887	336,625	407,713	351,315	350,891	297,655	TA	-3%
	Months Supply of Inventory	3.4	2.4	1.8	2.0	2.0	1.9	2.3	2.3	2.4	2.3	2.0	2.1	2.8	TA	-28%
2003	# of Active Listings	2,619	2,768	2,822	2,943	3,042	3,056	2,917	2,706	3,517	2,728	2,373	2,208	2,694	A	26%
	# of Pending Transactions	605	771	958	978	1,003	1,042	1,093	1,020	1,138	1,548	704	588	1,376	T	2%
	Average Median List Price	307,928	303,632	312,939	298,375	310,350	311,635	309,241	309,131	320,603	299,319	325,870	312,814	305,965	TA	6%
	Months Supply of Inventory	4.3	3.6	2.9	3.0	3.0	2.9	2.7	2.7	3.1	1.8	3.4	3.8	3.9	TA	23%
2002	# of Active Listings	2,130	2,159	2,193	2,400	2,606	2,736	2,744	2,701	3,110	3,039	2,769	2,074	2,145	A	25%
	# of Pending Transactions	630	721	734	802	923	755	787	818	765	802	697	567	1,351	T	6%
	Average Median List Price	275,032	298,554	299,866	293,398	291,208	304,945	285,393	304,731	310,396	299,008	298,332	291,983	288,010	TA	3%
	Months Supply of Inventory	3.4	3.0	3.0	3.0	2.8	3.6	3.5	3.3	4.1	3.8	4.0	3.7	3.2	TA	18%
2001	# of Active Listings	1,579	1,859	2,092	2,386	2,580	2,722	2,666	2,563	2,848	2,789	2,697	2,006	1,719	A	80%
	# of Pending Transactions	588	691	779	745	823	788	791	775	560	650	652	535	1,279	T	19%
	Average Median List Price	275,003	283,852	234,321	279,288	272,838	288,855	284,050	290,983	282,947	278,949	272,693	282,527	280,221	TA	2%
	Months Supply of Inventory	2.7	2.7	2.7	3.2	3.1	3.5	3.4	3.3	5.1	4.3	4.1	3.7	2.7	TA	51%

Figures compiled using NWMLA data. Information has not been verified and is not published by the NWMLS. NWMLS data is Residential and Condo only. Transaction and Dollar volume are based on transaction reported pending.



Seattle by Price Range NWMLS Areas 140,380,385,390,700,701,705,710

Residential & Condo, Active Inventory, and Closed Sales

2013

Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 2/28/13 by List Price	Months Supply of Inventory *
\$0 to \$349,999	246	227	-	-	-	-	-	-	-	-	-	-	473	365	1.6
\$350,000 to \$499,999	125	149	-	-	-	-	-	-	-	-	-	-	274	213	1.4
\$500,000 to \$749,999	95	90	-	-	-	-	-	-	-	-	-	-	185	150	1.7
\$750,000 to \$999,999	30	35	-	-	-	-	-	-	-	-	-	-	65	91	2.6
\$1,000,000 to \$1,499,999	17	11	-	-	-	-	-	-	-	-	-	-	28	108	9.8
\$1,500,000 to \$2,999,999	8	3	-	-	-	-	-	-	-	-	-	-	11	81	27.0
\$3,000,000 and up	-	-	-	-	-	-	-	-	-	-	-	-	-	34	-
Totals	521	515	-	-	-	-	-	-	-	-	-	-	1,036	1,042	2.0

2012

Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 2/28/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	248	236	299	286	342	379	345	346	316	320	298	253	484	We began collecting active listings by price range in 2012 to include Area 140 and cannot reproduce historical data.	
\$350,000 to \$499,999	87	112	140	212	237	238	227	213	180	234	220	179	199		
\$500,000 to \$749,999	57	61	107	138	167	177	151	150	130	125	122	110	118		
\$750,000 to \$999,999	23	19	35	39	64	65	49	38	45	43	46	37	42		
\$1,000,000 to \$1,499,999	13	10	18	25	17	26	16	24	26	26	29	18	23		
\$1,500,000 to \$2,999,999	2	4	18	6	10	4	8	9	8	12	11	10	6		
\$3,000,000 and up	1	1	3	1	3	1	1	2	1	1	2	1	2		
Totals	431	443	620	707	840	890	797	782	706	761	728	608	874		

% Change

Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active by List Price	Months Supply of Inventory *
\$0 to \$349,999	-1%	-4%											-2%		
\$350,000 to 499,999	44%	33%											38%		
\$500,000 to \$749,999	67%	48%											57%		
\$750,000 to \$999,999	30%	84%											55%		
\$1,000,000 to \$1,499,999	31%	10%											22%		
\$1,500,000 to \$2,999,999	300%	-25%											83%		
\$3,000,000 and up															
Totals	21%	16%											19%		

* Months supply of inventory is calculated by dividing Active Inventory by the number of closed sales for the last month, rounded to the nearest month.

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 140,380,385,390,700,701,705,710, but information was not verified or published by NWMLS.



Seattle by Price Range NWMLS Areas 140,380,385,390,700,701,705,710

Residential Only, Active Inventory, and Closed Sales

2013															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 2/28/13 by List Price	Months Supply of Inventory *
\$0 to \$349,999	151	119											270	182	1.5
\$350,000 to \$499,999	98	118											216	159	1.3
\$500,000 to \$749,999	86	80											166	115	1.4
\$750,000 to \$999,999	28	30											58	70	2.3
\$1,000,000 to \$1,499,999	14	10											24	80	8.0
\$1,500,000 to \$2,999,999	5	2											7	54	27.0
\$3,000,000 and up	-	-											-	26	-
Totals	382	359											741	686	1.9

2012															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 2/28/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	149	141	186	165	199	216	197	206	173	186	177	153	290	We began collecting active listings by price range in 2012 to include Area 140 and cannot reproduce historical data.	
\$350,000 to \$499,999	79	90	120	180	189	202	200	180	149	197	199	149	169		
\$500,000 to \$749,999	53	52	97	120	150	152	140	132	125	111	112	97	105		
\$750,000 to \$999,999	18	17	31	30	53	53	44	37	34	38	41	30	35		
\$1,000,000 to \$1,499,999	8	10	13	21	15	21	16	18	22	21	27	17	18		
\$1,500,000 to \$2,999,999	2	3	11	5	7	1	7	8	6	8	5	5	5		
\$3,000,000 and up	-	1	2	-	-	-	1	2	1	1	2	1	1		
Totals	309	314	460	521	613	645	605	583	510	562	563	452	623		

% Change															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active by List Price	Months Supply of Inventory *
\$0 to \$349,999	1%	-16%											-7%		
\$350,000 to 499,999	24%	31%											28%		
\$500,000 to \$749,999	62%	54%											58%		
\$750,000 to \$999,999	56%	76%											66%		
\$1,000,000 to \$1,499,999	75%	0%											33%		
\$1,500,000 to \$2,999,999	150%	-33%											40%		
\$3,000,000 and up															
Totals	24%	14%											19%		

* Months supply of inventory is calculated by dividing Active Inventory by the number of closed sales for the last month, rounded to the nearest month.

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 140,380,385,390,700,701,705,710, but information was not verified or published by NWMLS.



Seattle by Price Range NWMLS Areas 140,380,385,390,700,701,705,710

Condo Only, Active Inventory, and Closed Sales

2013															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 2/28/13 by List Price	Months Supply of Inventory *
\$0 to \$349,999	95	108											203	183	1.7
\$350,000 to \$499,999	27	31											58	54	1.7
\$500,000 to \$749,999	9	10											19	35	3.5
\$750,000 to \$999,999	2	5											7	21	4.2
\$1,000,000 to \$1,499,999	3	1											4	28	28.0
\$1,500,000 to \$2,999,999	3	1											4	27	27.0
\$3,000,000 and up	-	-											-	8	-
Totals	139	156											295	356	2.3

2012															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 2/28/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	99	95	113	121	143	163	148	140	143	134	121	100	194	We began collecting active listings by price range in 2012 to include Area 140 and cannot reproduce historical data.	
\$350,000 to \$499,999	8	22	20	32	48	36	27	33	31	37	21	30	30		
\$500,000 to \$749,999	4	9	10	18	17	25	11	18	5	14	10	13	13		
\$750,000 to \$999,999	5	2	4	9	11	12	5	1	11	5	5	7	7		
\$1,000,000 to \$1,499,999	5	-	5	4	2	5	-	6	4	5	2	1	5		
\$1,500,000 to \$2,999,999	-	1	7	1	3	3	1	1	2	4	6	5	1		
\$3,000,000 and up	1	-	1	1	3	1	-	-	-	-	-	-	1		
Totals	122	129	160	186	227	245	192	199	196	199	165	156	251		

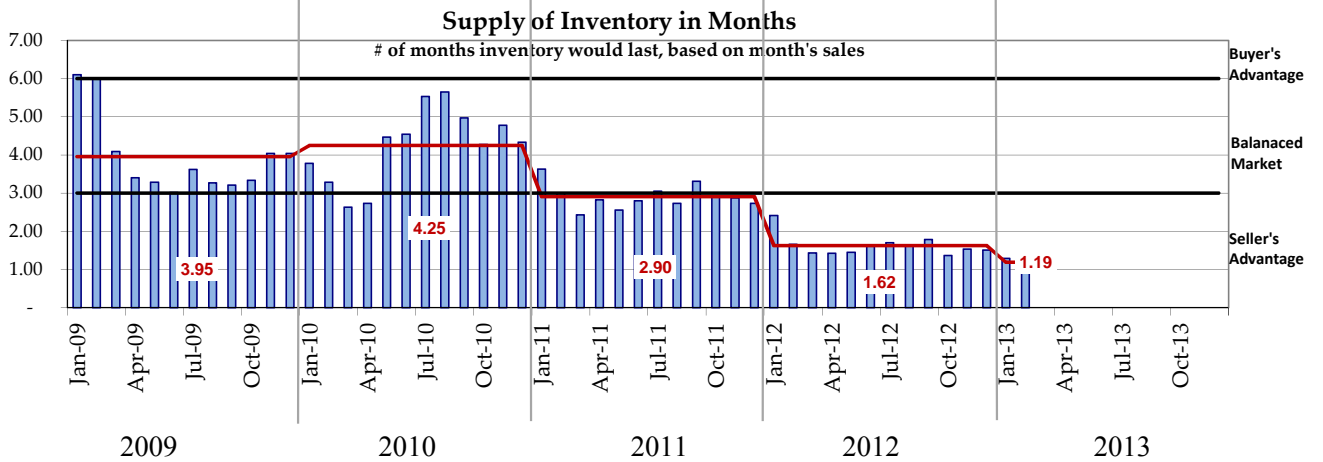
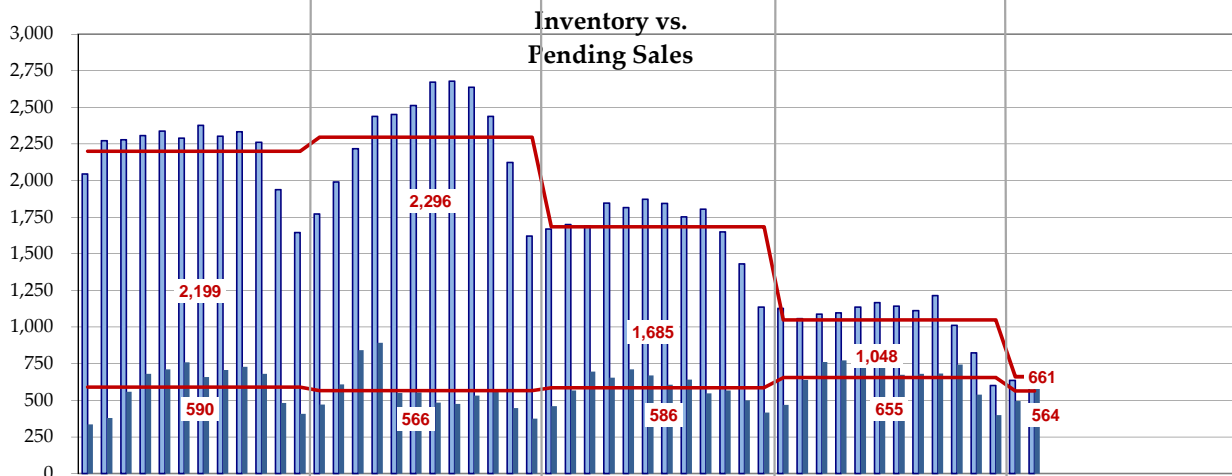
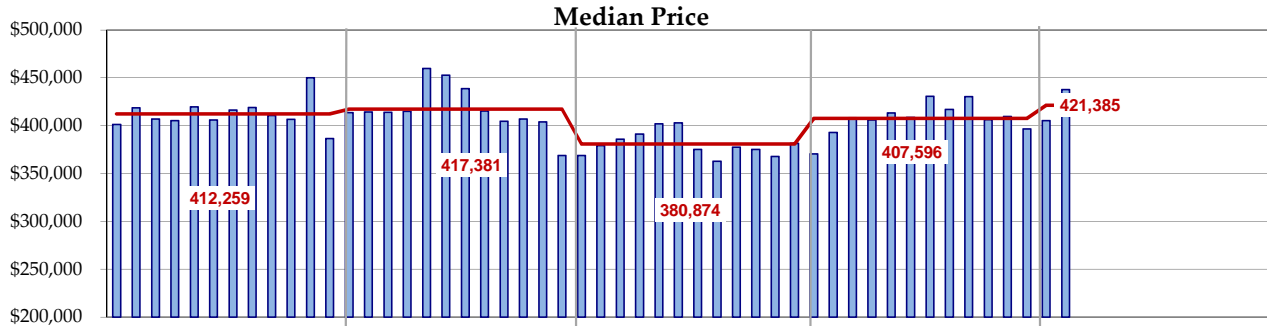
% Change															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active by List Price	Months Supply of Inventory *
\$0 to \$349,999	-4%	14%											5%		
\$350,000 to 499,999	238%	41%											93%		
\$500,000 to \$749,999	125%	11%											46%		
\$750,000 to \$999,999	-60%	150%											0%		
\$1,000,000 to \$1,499,999	-40%	100%											-20%		
\$1,500,000 to \$2,999,999	-	-100%											300%		
\$3,000,000 and up	-	0%													
Totals	14%	21%											18%		

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NWMLS Areas 140, 380, 385, 390, 700, 701, 705, 710 Residential Only

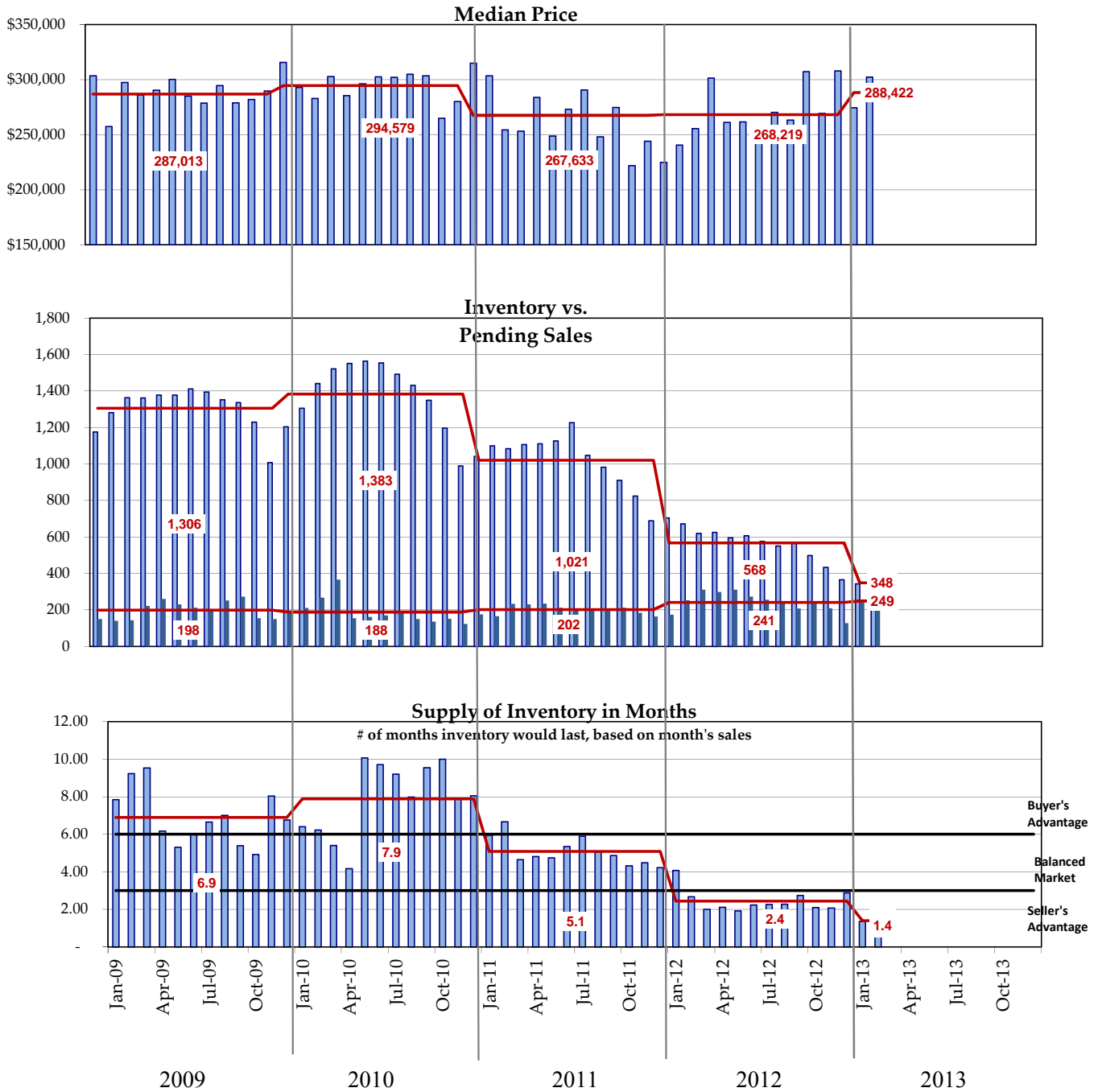
— Annual Average



Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	437,595	392,908	11.4%	687	1,058	-35.1%	633	639	-0.9%
						YTD	1,127	1,107	1.8%

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NWMLS Areas **140, 380, 385, 390, 700, 701, 705, 710** Condominium Only
 — Annual Average



Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	302,287	240,547	25.7%	353	672	-47.5%	244	252	-3.2%
YTD							498	425	17.2%