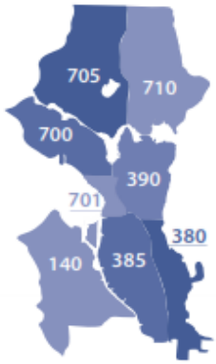


Windermere
REAL ESTATE

SEATTLE AREA STATISTICS YOU MUST KNOW

Including: West Seattle (140), Southeast Seattle (380), SODO-Beacon Hill (385), Central Seattle (390), Queen Anne-Magnolia (700), North Seattle-East of I-5 (705), Ballard-Greenlake & North Seattle (710)

RESIDENTIAL

	February 2014	February 2013	Difference	% Change
Months Supply of Inventory	1.1	1.1	(0.0)	-2%
Total Active Listings	646	687	(41)	-6%
Median Active List Price	$529,733	$617,619	($87,886)	-14%
Average Active Market Time	74	80	(6)	-7%
Pending (MTD)	610	633	(23)	-4%
Pending (YTD)	1,135	1,127	8	1%
Pending Active Market Time	36	45	(9)	-21%
Number of Closed Sales (MTD)	379	357	22	6%
Number of Closed Sales (YTD)	774	741	33	4%
Median Closed Sale Price (YTD)	$465,314	$425,926	$39,388	9%

CONDOMINIUM

	February 2014	February 2013	Difference	% Change
Months Supply of Inventory	1.6	1.4	0.1	8%
Total Active Listings	390	353	37	10%
Median Active List Price	$366,809	$409,967	-$43,158	-11%
Average Active Market Time	85	98	(12)	-13%
Pending (MTD)	249	244	5	2%
Pending (YTD)	488	498	(10)	-2%
Pending Active Market Time	41	71	(30)	-43%
Number of Closed Sales (MTD)	146	155	(9)	-6%
Number of Closed Sales (YTD)	261	292	(31)	-11%
Median Closed Sale Price (YTD)	$313,430	$268,327	$45,103	17%

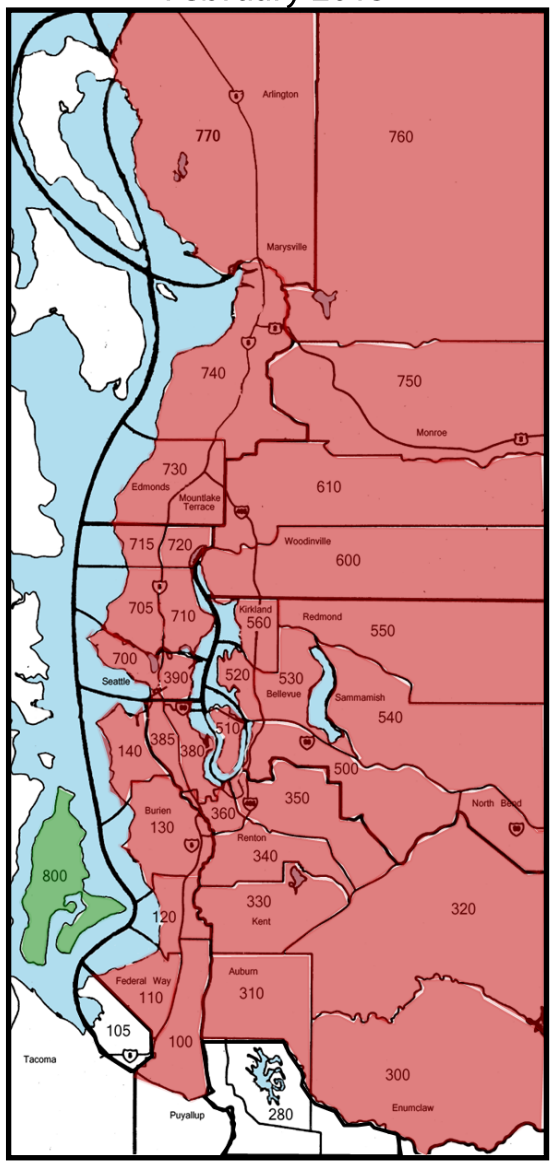
Created by Windermere Real Estate/East Inc. using NWMLS data, but information was not verified or published by NWMLS. 3/10/2014

Windermere REAL ESTATE

One year ago

King & Snohomish County Months of Supply - Residential February 2013

Area	Supply
800	10.6
350	2.9
730	2.9
300	2.3
750	1.9
550	1.8
520	1.8
760	1.7
120	1.7
510	1.6
700	1.5
380	1.5
390	1.5
715	1.4
110	1.3
770	1.3
540	1.3
130	1.3
320	1.2
740	1.2
560	1.2
310	1.2
360	1.2
140	1.2
330	1.1
385	1.0
600	1.0
100	1.0
500	1.0
720	1.0
610	0.9
340	0.9
705	0.7
530	0.7
710	0.7

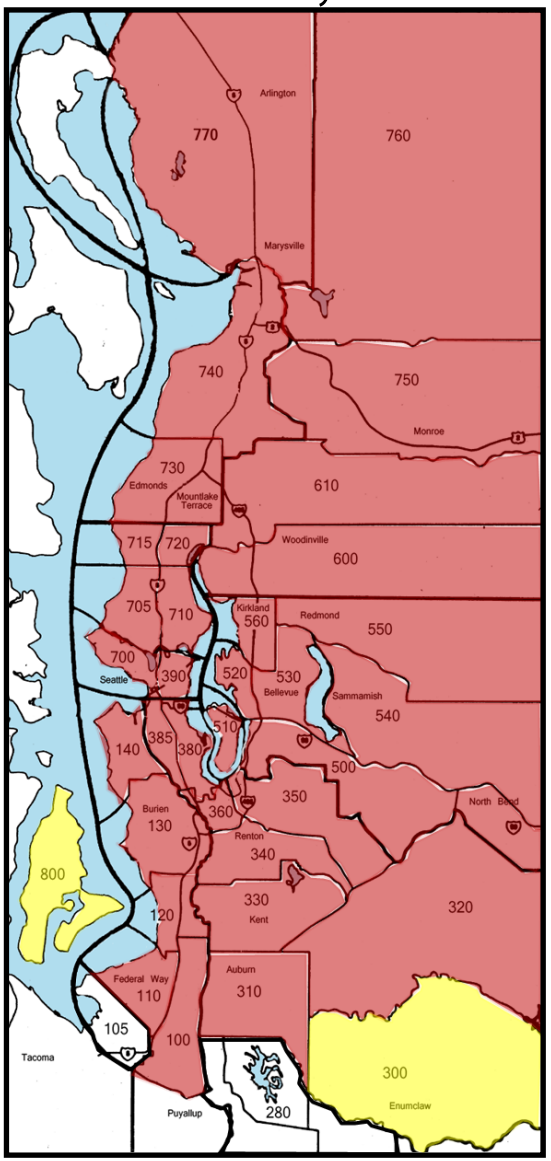


Legend (Months)		
0 to 3	3 to 6	6+
Seller's Advantage	Balanced Market	Buyer's Advantage

Feb-13	Area	Feb-14
1.0	100	1.8
1.3	110	1.8
1.7	120	1.1
1.3	130	1.7
1.2	140	1.1
2.3	300	3.0
1.2	310	2.0
1.2	320	1.5
1.1	330	1.6
0.9	340	2.1
2.9	350	2.1
1.2	360	1.6
1.5	380	2.3
1.0	385	1.5
1.5	390	1.8
1.0	500	0.1
1.6	510	1.5
1.8	520	2.3
0.7	530	0.7
1.3	540	1.4
1.8	550	1.9
1.2	560	2.1
1.0	600	1.6
0.9	610	1.7
1.5	700	1.0
0.7	705	0.7
0.7	710	0.7
1.4	715	1.1
1.0	720	1.5
2.9	730	1.7
1.2	740	1.7
1.9	750	1.9
1.7	760	2.6
1.3	770	2.3
10.6	800	3.0

Current month

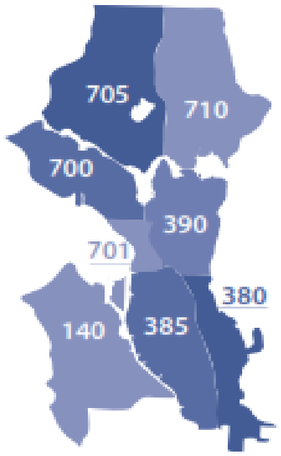
King & Snohomish County Months of Supply - Residential February 2014



Legend (Months)		
0 to 3	3 to 6	6+
Seller's Advantage	Balanced Market	Buyer's Advantage

Area	Supply
300	3.0
800	3.0
760	2.6
380	2.3
770	2.3
520	2.3
350	2.1
560	2.1
340	2.1
310	2.0
750	1.9
550	1.9
110	1.8
100	1.8
390	1.8
730	1.7
130	1.7
610	1.7
740	1.7
360	1.6
600	1.6
330	1.6
320	1.5
385	1.5
510	1.5
720	1.5
540	1.4
120	1.1
715	1.1
140	1.1
700	1.0
710	0.7
530	0.7
705	0.7
500	0.1

*Active inventory divided by Pending Sales during the month. Graphs created by Windermere Real Estate/East using NWMLS data, but information not verified or published by NWMLS.



Windermere
REAL ESTATE

SEATTLE AREA SUMMARY REPORT - RESIDENTIAL AND CONDOMINUM

Including: West Seattle (140), Southeast Seattle (380), SODO-Beacon Hill (385), Central Seattle (390), Queen Anne-Magnolia (700), Belltown-Downtown (701), North Seattle-East of I-5 (705), Ballard-Greenlake & North Seattle (710)

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Year to Date	YTD over YTD % Change		Annual Totals
2014	# of Agents	4,832	4,784											4,808	5%	A	
	# of Active Listings	1,026	1,036											1,031	2%	A	
	# of Pending Transactions	764	859											1,623	0%	T	
	Average Median List Price	414,976	431,136											424,050	12%	TA	
	Months Supply of Inventory	1.3	1.2											1.3	2%	TA	
2013	# of Agents	4,585	4,612	4,666	4,668	4,666	4,717	4,724	4,767	4,816	4,815	4,803	4,790	4,599	-1%	A	4,719
	# of Active Listings	978	1,040	1,069	1,146	1,389	1,511	1,581	1,671	1,709	1,567	1,240	960	1,009	-43%	A	1,322
	# of Pending Transactions	748	877	1,111	1,134	1,190	1,208	1,197	1,070	1,062	1,066	811	549	1,625	6%	T	12,023
	Average Median List Price	365,782	388,180	399,099	415,369	409,444	415,758	415,724	416,981	423,379	441,529	421,916	417,588	378,334	11%	TA	412,409
	Months Supply of Inventory	1.3	1.2	1.0	1.0	1.2	1.3	1.3	1.6	1.6	1.5	1.5	1.7	1.2	-47%	TA	1.3
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	4,685
	# 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	-35%	A	1,616
	# of Pending Transactions	641	891	1,071	1,069	1,097	996	927	922	888	982	746	525	1,532	12%	T	10,755
	Average Median List Price	338,290	344,525	368,964	372,325	366,190	364,562	374,763	362,368	383,493	381,704	371,129	371,390	342,362	-21%	TA	367,730
	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	-42%	TA	1.8
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	-12%	A	2,694
	# of Pending Transactions	635	731	928	884	944	880	813	849	748	776	683	579	1,366	-7%	T	9,450
	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	-4%	TA	426,715
	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	-5%	TA	3.4

MONTHLY AVERAGES BASED ON 10 YEARS OF DATA FROM 2004 THROUGH 2013

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Year to Date			Annual Totals
# of Active Listings	2,284	2,390	2,488	2,621	2,761	2,813	2,864	2,816	2,956	2,736	2,537	1,949	2,337		A	2,581
% of monthly active vs. Avg. Month	89%	93%	96%	102%	107%	109%	111%	109%	115%	106%	98%	76%	91%		A	101%
# of Pending Transactions	678	836	1,067	1,071	1,079	1,077	965	946	889	875	740	564	1,514		T	10,785
% of monthly pending vs. Avg. Month	75%	93%	119%	119%	120%	120%	107%	105%	99%	97%	82%	63%				
Months Supply of Inventory	3.4	2.9	2.3	2.4	2.6	2.6	3.0	3.0	3.3	3.1	3.4	3.5	3.1		WA	2.9
Months Supply month vs. Avg. Month	116%	99%	81%	85%	88%	90%	103%	103%	115%	108%	118%	120%				

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		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Year to Date	YTD over YTD % Change		Annual Totals
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	-7%	A	3,593
	# of Pending Transactions	657	817	1,109	1,257	703	714	652	661	681	520	596	497	1,474	47%	T	8,864
	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	20%	TA	463,178
	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	-37%	TA	4.9
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	-4%	A	3,497
	# of Pending Transactions	485	517	700	900	971	989	869	904	978	951	633	556	1,002	-25%	T	9,453
	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	-14%	TA	432,902
	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	28%	TA	4.4
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	64%	A	3,990
	# of Pending Transactions	584	755	824	809	836	889	792	765	779	578	477	386	1,339	-22%	T	8,474
	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	1%	TA	430,930
	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	111%	TA	5.6
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	34%	A	3,149
	# of Pending Transactions	754	967	1,160	1,186	1,308	1,253	1,087	958	716	786	743	529	1,721	-2%	T	11,447
	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	8%	TA	439,588
	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	36%	TA	3.3
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	-6%	A	2,076
	# of Pending Transactions	857	897	1,235	1,096	1,293	1,264	1,045	1,156	959	989	874	685	1,754	3%	T	12,350
	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	13%	TA	418,370
	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	-9%	TA	2.0
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	-25%	A	1,847
	# 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	4%	T	12,855
	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	20%	TA	381,475
	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	-28%	TA	1.7
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	-15%	A	2,228
	# of Pending Transactions	692	935	1,234	1,161	1,204	1,309	1,077	996	973	990	944	662	1,627	18%	T	12,177
	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	-3%	TA	340,018
	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	-28%	TA	2.2

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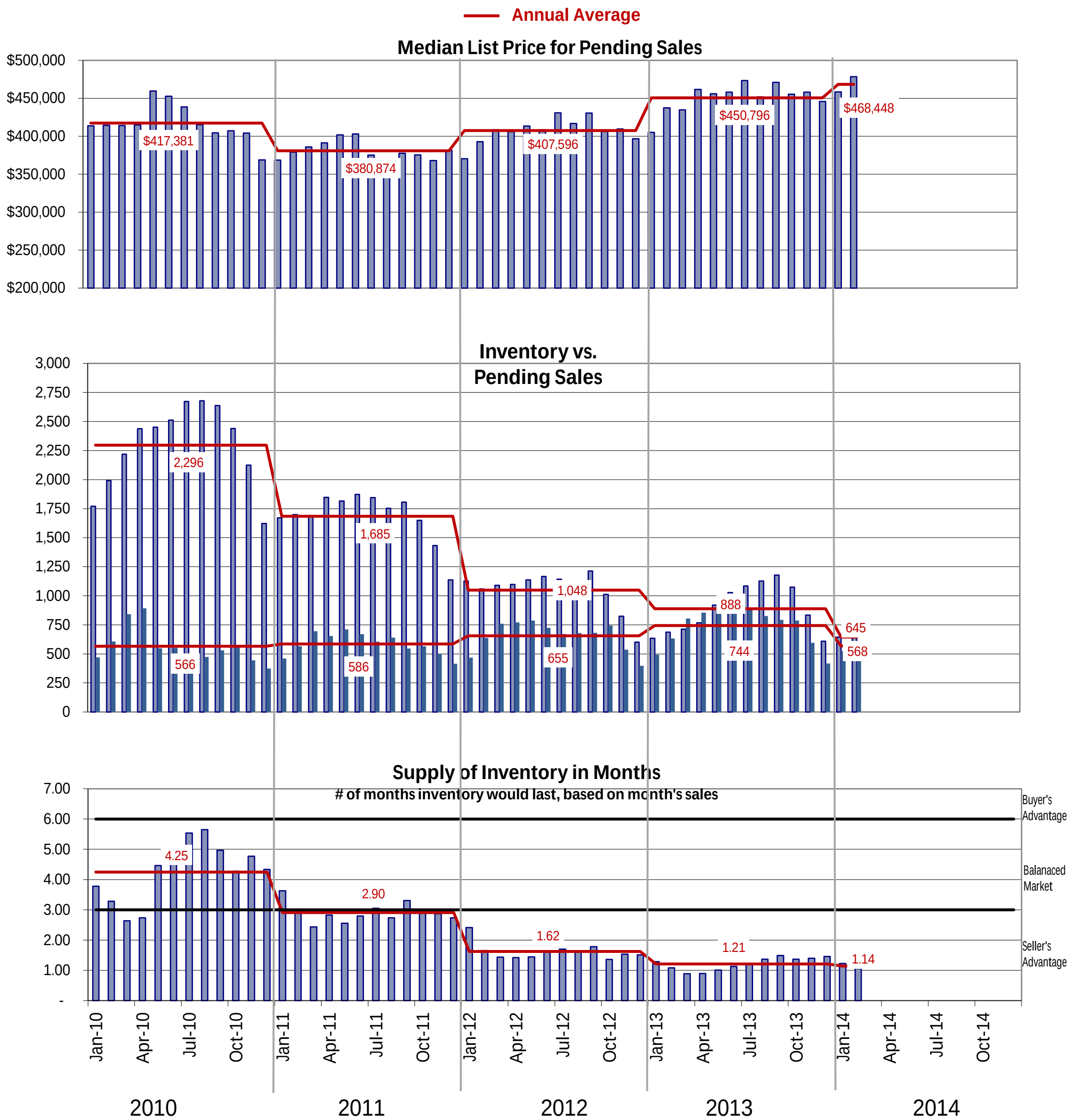
Windermere
REAL ESTATE

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

Seattle Area including: West Seattle, Southeast Seattle, SODO-Beacon Hill, Central Seattle, Queen Anne-Magnolia, Belltown-Downtown, Ballard-Greenlake and North Seattle



February 2014 Report

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Windermere REAL ESTATE

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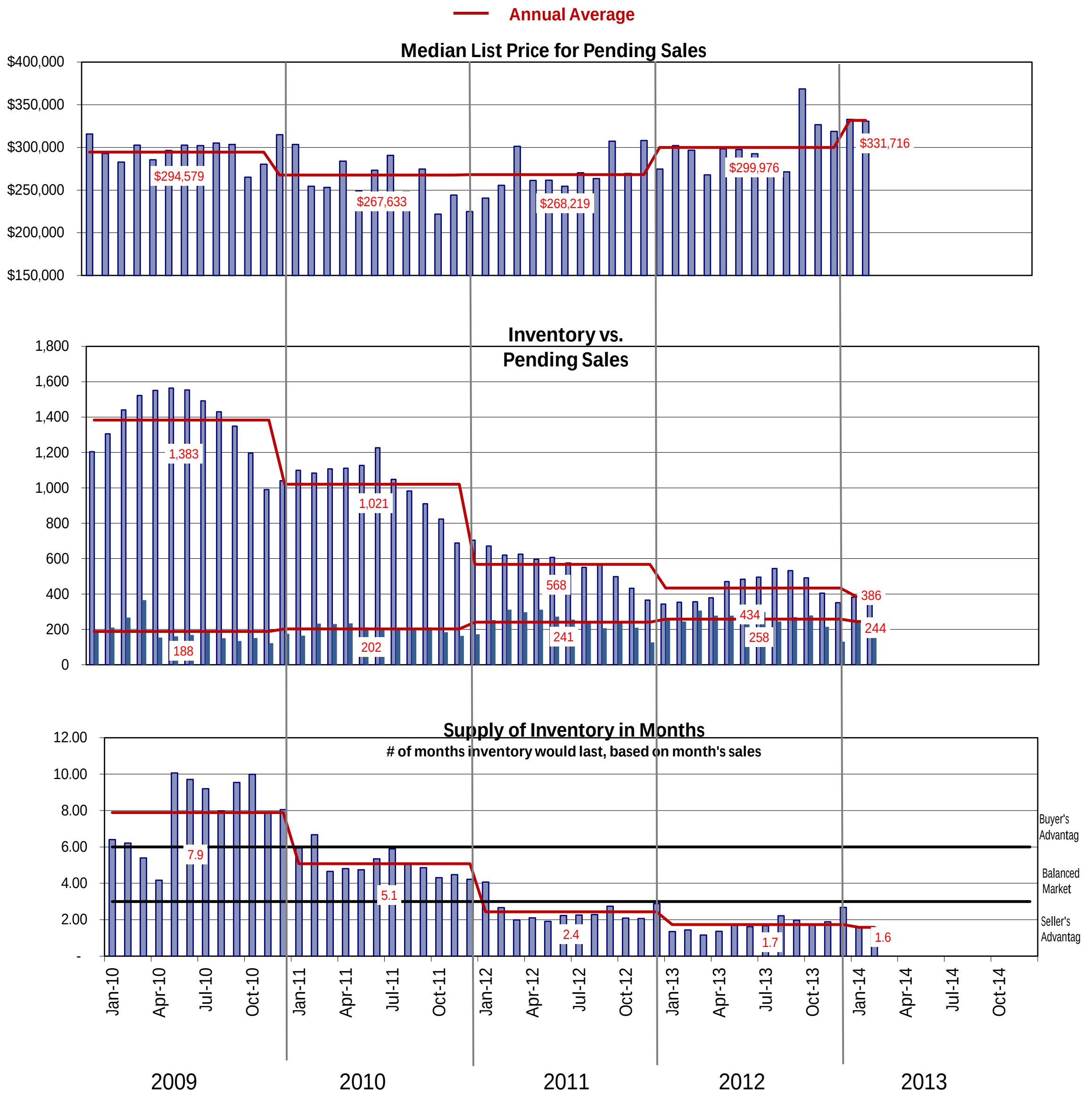

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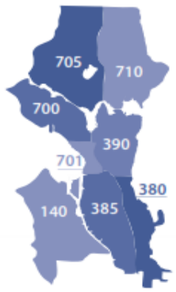


Windermere
REAL ESTATE

SEATTLE AREA CLOSED & ACTIVE INVENTORY BY PRICE RANGE - RESIDENTIAL & CONDO

Including: West Seattle (140), Southeast Seattle (380), SODO-Beacon Hill (385), Central Seattle (390), Queen Anne-Magnolia (700), Belltown-Downtown (701), North Seattle-East of I-5 (705), Ballard-Greenlake & North Seattle (710)

2014

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 2/28/14 by List Price	Months Supply of Inventory*
$0 to $349,999	180	182	-	-	-	-	-	-	-	-	-	-	362	408	2.2
$350,000 to $499,999	135	149	-	-	-	-	-	-	-	-	-	-	284	198	1.3
$500,000 to $749,999	102	127	-	-	-	-	-	-	-	-	-	-	229	166	1.3
$750,000 to $999,999	44	41	-	-	-	-	-	-	-	-	-	-	85	75	1.8
$1,000,000 to $1,499,999	21	16	-	-	-	-	-	-	-	-	-	-	37	67	4.2
$1,500,000 to $2,999,999	11	12	-	-	-	-	-	-	-	-	-	-	23	69	5.8
$3,000,000 and up	1	2	-	-	-	-	-	-	-	-	-	-	3	36	18.0
Totals	494	529	-	-	-	-	-	-	-	-	-	-	1,023	1,019	1.9

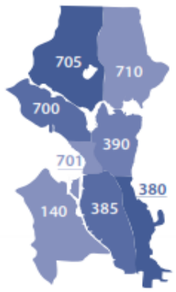
2013

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	273	316	354	339	335	340	294	279	252	244	473	365	1.6
$350,000 to $499,999	125	149	198	233	281	293	339	328	270	289	222	223	274	213	1.4
$500,000 to $749,999	95	90	161	176	231	187	241	239	194	239	150	156	185	150	1.7
$750,000 to $999,999	30	35	54	61	75	80	84	78	56	59	48	46	65	91	2.6
$1,000,000 to $1,499,999	17	11	35	32	47	52	43	33	31	35	34	30	28	108	9.8
$1,500,000 to $2,999,999	8	3	9	12	12	13	16	16	11	14	17	12	11	81	27.0
$3,000,000 and up	-	-	1	1	6	4	2	1	1	-	-	1	-	34	-
Totals	521	515	731	831	1,006	968	1,060	1,035	857	915	723	712	1,036	1,042	2.0

% 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	-27%	-20%											-23%	12%	39%
$350,000 to 499,999	8%	0%											4%	-7%	-7%
$500,000 to $749,999	7%	41%											24%	11%	-22%
$750,000 to $999,999	47%	17%											31%	-18%	-30%
$1,000,000 to $1,499,999	24%	45%											32%	-38%	-57%
$1,500,000 to $2,999,999	38%	300%											109%	-15%	-79%
$3,000,000 and up	-	-								-			-	6%	-
Totals	-5%	3%											-1%	-2%	-5%

* 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.



Windermere
REAL ESTATE

SEATTLE AREA CLOSED & ACTIVE INVENTORY BY PRICE RANGE - RESIDENTIAL

Including: West Seattle (140), Southeast Seattle (380), SODO-Beacon Hill (385), Central Seattle (390), Queen Anne-Magnolia (700), Belltown-Downtown (701), North Seattle-East of I-5 (705), Ballard-Greenlake & North Seattle (710)

2014

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 2/28/14 by List Price	Months Supply of Inventory*
$0 to $349,999	109	93											202	175	1.9
$350,000 to $499,999	111	123											234	155	1.3
$500,000 to $749,999	95	111											206	122	1.1
$750,000 to $999,999	41	35											76	55	1.6
$1,000,000 to $1,499,999	17	10											27	52	5.2
$1,500,000 to $2,999,999	7	7											14	44	6.3
$3,000,000 and up	1	2											3	24	12.0
Totals	381	381											762	627	1.6

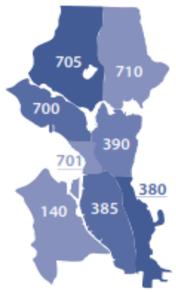
2013

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	138	162	190	185	173	171	140	134	137	121	270	182	1.5
$350,000 to $499,999	98	118	158	190	235	245	287	271	232	237	195	183	216	159	1.3
$500,000 to $749,999	86	80	145	159	216	169	220	215	179	219	135	138	166	115	1.4
$750,000 to $999,999	28	30	43	57	72	72	80	69	52	53	44	39	58	70	2.3
$1,000,000 to $1,499,999	14	10	27	28	43	47	40	30	28	32	25	24	24	80	8.0
$1,500,000 to $2,999,999	5	2	5	10	11	13	15	12	10	12	15	10	7	54	27.0
$3,000,000 and up	-	-	-	1	6	4	2	1	1	-	-	1	-	26	-
Totals	382	359	516	607	773	735	817	769	642	687	551	516	741	686	1.9

% 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	-28%	-22%											-25%	-4%	23%
$350,000 to 499,999	13%	4%											8%	-3%	-6%
$500,000 to $749,999	10%	39%											24%	6%	-24%
$750,000 to $999,999	46%	17%											31%	-21%	-33%
$1,000,000 to $1,499,999	21%	0%											13%	-35%	-35%
$1,500,000 to $2,999,999	40%	250%											100%	-19%	-77%
$3,000,000 and up	-	-								-			-	-8%	-
Totals	0%	6%											3%	-9%	-14%

* 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.



Windermere
REAL ESTATE

SEATTLE AREA CLOSED & ACTIVE INVENTORY BY PRICE RANGE - CONDOMINIUM

Including: West Seattle (140), Southeast Seattle (380), SODO-Beacon Hill (385), Central Seattle (390), Queen Anne-Magnolia (700), Belltown-Downtown (701), North Seattle-East of I-5 (705), Ballard-Greenlake & North Seattle (710)

2014

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 2/28/14 by List Price	Months Supply of Inventory*
$0 to $349,999	71	89											160	233	2.6
$350,000 to $499,999	24	26											50	43	1.7
$500,000 to $749,999	7	16											23	44	2.8
$750,000 to $999,999	3	6											9	20	3.3
$1,000,000 to $1,499,999	4	6											10	15	2.5
$1,500,000 to $2,999,999	4	5											9	25	5.0
$3,000,000 and up	-	-											-	12	-
Totals	113	148											261	392	2.6

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	135	154	164	154	162	169	154	145	115	123	203	183	1.7
$350,000 to $499,999	27	31	40	43	46	48	52	57	38	52	27	40	58	54	1.7
$500,000 to $749,999	9	10	16	17	15	18	21	24	15	20	15	18	19	35	3.5
$750,000 to $999,999	2	5	11	4	3	8	4	9	4	6	4	7	7	21	4.2
$1,000,000 to $1,499,999	3	1	8	4	4	5	3	3	3	3	9	6	4	28	28.0
$1,500,000 to $2,999,999	3	1	4	2	1	-	1	4	1	2	2	2	4	27	27.0
$3,000,000 and up	-	-	1	-	-	-	-	-	-	-	-	-	-	8	-
Totals	139	156	215	224	233	233	243	266	215	228	172	196	295	356	2.3

% 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	-25%	-18%											-21%	27%	55%
$350,000 to 499,999	-11%	-16%											-14%	-20%	-5%
$500,000 to $749,999	-22%	60%											21%	26%	-21%
$750,000 to $999,999	50%	20%											29%	-5%	-21%
$1,000,000 to $1,499,999	33%	500%											150%	-46%	-91%
$1,500,000 to $2,999,999	33%	400%											125%	-7%	-81%
$3,000,000 and up										-				50%	-
Totals	-19%	-5%											-12%	10%	16%

* 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.