



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

RESIDENTIAL				
	<u>May 2013</u>	<u>May 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.0	1.4	(0.4)	-30%
Total Active Listings	919	1,137	(218)	-19%
Median Active List Price	\$616,587	\$544,786	\$ 71,801	13%
Average Active Market Time	76	79	(3)	-4%
Pending (MTD)	912	786	126	16%
Pending (YTD)	3,700	3,425	275	8%
Pending Active Market Time	24	45	(20)	-46%
Number of Closed Sales (MTD)	778	608	170	28%
Number of Closed Sales (YTD)	2646	2213	433	20%
Median Closed Sale Price (YTD)	\$456,850	\$408,758	\$ 48,093	12%

CONDOMINIUM				
	<u>May 2013</u>	<u>May 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.7	1.9	(0.2)	-12%
Total Active Listings	470	596	(126)	-21%
Median Active List Price	\$620,091	\$461,234	\$ 158,857	34%
Average Active Market Time	94	116	-22	-19%
Pending (MTD)	278	311	(33)	-11%
Pending (YTD)	1,360	1,344	16	1%
Pending Active Market Time	31	85	(54)	-63%
Number of Closed Sales (MTD)	237	228	9	4%
Number of Closed Sales (YTD)	964	823	141	17%
Median Closed Sale Price (YTD)	\$287,027	\$212,992	\$ 74,035	35%



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	4,666	4,668	4,666								4,639	A	0%
	# of Active Listings	978	1,040	1,069	1,146	1,389								1,124	A	-36%
	# of Pending Transactions	748	877	1,111	1,134	1,190								5,060	T	6%
	Average Median List Price	365,782	388,180	399,099	415,369	409,444								398,751	TA	11%
	Months Supply of Inventory	1.3	1.2	1.0	1.0	1.2								1.1	TA	-39%
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	4,645	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	1,745	A	-38%
	# of Pending Transactions	641	891	1,071	1,069	1,097	996	927	922	888	982	746	525	4,769	T	16%
	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	360,766	TA	-18%
	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	1.8	TA	-47%
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	2,833	A	-21%
	# of Pending Transactions	635	731	928	884	944	880	813	849	748	776	683	579	4,122	T	-9%
	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	441,028	TA	-5%
	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	3.4	TA	-13%
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	3,578	A	0%
	# of Pending Transactions	657	817	1,109	1,257	703	714	652	661	681	520	596	497	4,543	T	27%
	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	462,388	TA	11%
	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	3.9	TA	-21%
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	3,560	A	-9%
	# of Pending Transactions	485	517	700	900	971	989	869	904	978	951	633	556	3,573	T	-6%
	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	414,958	TA	-7%
	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	5.0	TA	-3%
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	3,924	A	56%
	# of Pending Transactions	584	755	824	809	836	889	792	765	779	578	477	386	3,808	T	-29%
	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	445,583	TA	3%
	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	5.2	TA	121%
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	2,510	A	47%
	# of Pending Transactions	754	967	1,160	1,186	1,308	1,253	1,087	958	716	786	743	529	5,375	T	0%
	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	433,124	TA	4%
	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	2.3	TA	47%

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	1,711	A	-3%
	# of Pending Transactions	857	897	1,235	1,096	1,293	1,264	1,045	1,156	959	989	874	685	5,378	T	-1%
	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	414,830	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	1.6	TA	-2%
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	1,771	A	-24%
	# of Pending Transactions	728	970	1,293	1,210	1,246	1,270	1,189	1,176	1,106	1,107	893	667	5,447	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	366,797	TA	13%
	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	1.6	TA	-27%
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	2,331	A	-18%
	# of Pending Transactions	692	935	1,234	1,161	1,204	1,309	1,077	996	973	990	944	662	5,226	T	21%
	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	324,506	TA	6%
	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	2.2	TA	-32%
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	2,839	A	24%
	# of Pending Transactions	605	771	958	978	1,003	1,042	1,093	1,020	1,138	1,548	704	588	4,315	T	13%
	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	307,026	TA	5%
	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	3.3	TA	9%
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	2,298	A	9%
	# of Pending Transactions	630	721	734	802	923	755	787	818	765	802	697	567	3,810	T	5%
	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	292,435	TA	9%
	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	3.0	TA	4%
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	2,099	A	88%
	# of Pending Transactions	588	691	779	745	823	788	791	775	560	650	652	535	3,626	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	268,709	TA	-1%
	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	2.9	TA	58%

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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 5/31/13 by List Price	Months Supply of Inventory *
\$0 to \$349,999	246	227	273	316	354	-	-	-	-	-	-	-	1,416	463	1.3
\$350,000 to \$499,999	125	149	198	233	281	-	-	-	-	-	-	-	986	300	1.1
\$500,000 to \$749,999	95	90	161	176	231	-	-	-	-	-	-	-	753	235	1.0
\$750,000 to \$999,999	30	35	54	61	75	-	-	-	-	-	-	-	255	121	1.6
\$1,000,000 to \$1,499,999	17	11	35	32	47	-	-	-	-	-	-	-	142	114	2.4
\$1,500,000 to \$2,999,999	8	3	9	12	12	-	-	-	-	-	-	-	44	106	8.8
\$3,000,000 and up	-	-	1	1	6	-	-	-	-	-	-	-	8	51	8.5
Totals	521	515	731	831	1,006	-	-	-	-	-	-	-	3,604	1,390	1.4

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 5/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	248	236	299	286	342	379	345	346	316	320	298	253	1,411	711	2.1
\$350,000 to \$499,999	87	112	140	212	237	238	227	213	180	234	220	179	788	333	1.4
\$500,000 to \$749,999	57	61	107	138	167	177	151	150	130	125	122	110	530	286	1.7
\$750,000 to \$999,999	23	19	35	39	64	65	49	38	45	43	46	37	180	158	2.5
\$1,000,000 to \$1,499,999	13	10	18	25	17	26	16	24	26	26	29	18	83	112	6.6
\$1,500,000 to \$2,999,999	2	4	18	6	10	4	8	9	8	12	11	10	40	115	11.5
\$3,000,000 and up	1	1	3	1	3	1	1	2	1	1	2	1	9	41	13.7
Totals	431	443	620	707	840	890	797	782	706	761	728	608	3,041	1,756	2.1

% 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%	-9%	10%	4%								0%	-35%	-37%
\$350,000 to 499,999	44%	33%	41%	10%	19%								25%	-10%	-24%
\$500,000 to \$749,999	67%	48%	50%	28%	38%								42%	-18%	-41%
\$750,000 to \$999,999	30%	84%	54%	56%	17%								42%	-23%	-35%
\$1,000,000 to \$1,499,999	31%	10%	94%	28%	176%								71%	2%	-63%
\$1,500,000 to \$2,999,999	300%	-25%	-50%	100%	20%								10%	-8%	-23%
\$3,000,000 and up			-67%	0%	100%								-11%	24%	-38%
Totals	21%	16%	18%	18%	20%								19%	-21%	-34%

* 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 5/31/13 by List Price	Months Supply of Inventory *
\$0 to \$349,999	151	119	138	162	190								760	212	1.1
\$350,000 to \$499,999	98	118	158	190	235								799	229	1.0
\$500,000 to \$749,999	86	80	145	159	216								686	183	0.8
\$750,000 to \$999,999	28	30	43	57	72								230	100	1.4
\$1,000,000 to \$1,499,999	14	10	27	28	43								122	81	1.9
\$1,500,000 to \$2,999,999	5	2	5	10	11								33	73	6.6
\$3,000,000 and up	-	-	-	1	6								7	41	6.8
Totals	382	359	516	607	773								2,637	919	1.2

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 5/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	149	141	186	165	199	216	197	206	173	186	177	153	840	344	1.7
\$350,000 to \$499,999	79	90	120	180	189	202	200	180	149	197	199	149	658	243	1.3
\$500,000 to \$749,999	53	52	97	120	150	152	140	132	125	111	112	97	472	227	1.5
\$750,000 to \$999,999	18	17	31	30	53	53	44	37	34	38	41	30	149	121	2.3
\$1,000,000 to \$1,499,999	8	10	13	21	15	21	16	18	22	21	27	17	67	87	5.8
\$1,500,000 to \$2,999,999	2	3	11	5	7	1	7	8	6	8	5	5	28	93	13.3
\$3,000,000 and up	-	1	2	-	-	-	1	2	1	1	2	1	3	34	-
Totals	309	314	460	521	613	645	605	583	510	562	563	452	2,217	1,149	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	1%	-16%	-26%	-2%	-5%								-10%	-38%	-35%
\$350,000 to 499,999	24%	31%	32%	6%	24%								21%	-6%	-24%
\$500,000 to \$749,999	62%	54%	49%	33%	44%								45%	-19%	-44%
\$750,000 to \$999,999	56%	76%	39%	90%	36%								54%	-17%	-39%
\$1,000,000 to \$1,499,999	75%	0%	108%	33%	187%								82%	-7%	-68%
\$1,500,000 to \$2,999,999	150%	-33%	-55%	100%	57%								18%	-22%	-50%
\$3,000,000 and up													133%	21%	-
Totals	24%	14%	12%	17%	26%								19%	-20%	-37%

* 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 5/31/13 by List Price	Months Supply of Inventory *
\$0 to \$349,999	95	108	135	154	164								656	251	1.5
\$350,000 to \$499,999	27	31	40	43	46								187	71	1.5
\$500,000 to \$749,999	9	10	16	17	15								67	52	3.5
\$750,000 to \$999,999	2	5	11	4	3								25	21	7.0
\$1,000,000 to \$1,499,999	3	1	8	4	4								20	33	8.3
\$1,500,000 to \$2,999,999	3	1	4	2	1								11	33	33.0
\$3,000,000 and up	-	-	1	-	-								1	10	-
Totals	139	156	215	224	233								967	471	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 5/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	99	95	113	121	143	163	148	140	143	134	121	100	571	367	2.6
\$350,000 to \$499,999	8	22	20	32	48	36	27	33	31	37	21	30	130	90	1.9
\$500,000 to \$749,999	4	9	10	18	17	25	11	18	5	14	10	13	58	59	3.5
\$750,000 to \$999,999	5	2	4	9	11	12	5	1	11	5	5	7	31	37	3.4
\$1,000,000 to \$1,499,999	5	-	5	4	2	5	-	6	4	5	2	1	16	25	12.5
\$1,500,000 to \$2,999,999	-	1	7	1	3	3	1	1	2	4	6	5	12	22	7.3
\$3,000,000 and up	1	-	1	1	3	1	-	-	-	-	-	-	6	7	2.3
Totals	122	129	160	186	227	245	192	199	196	199	165	156	824	607	2.7

% Change

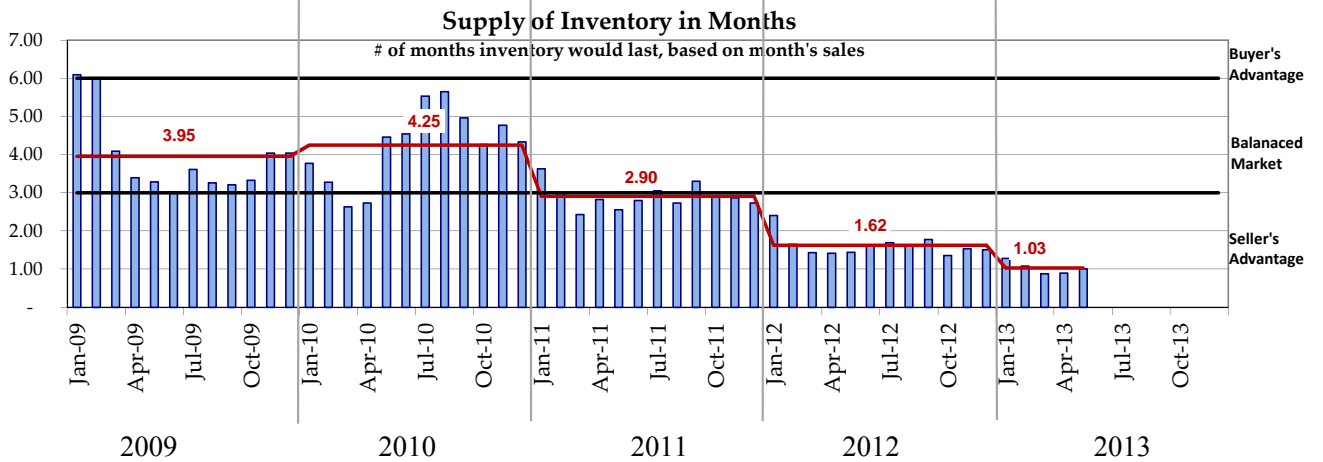
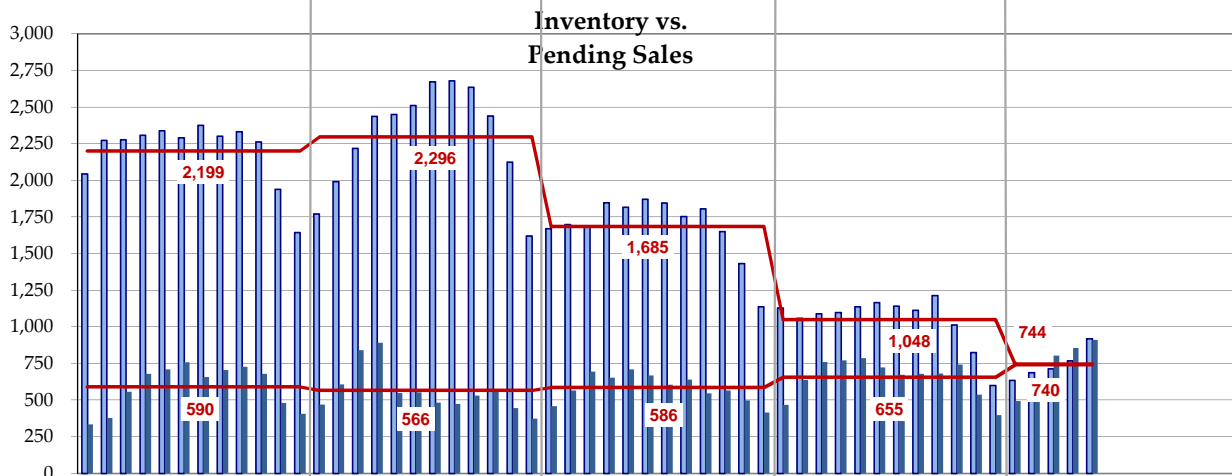
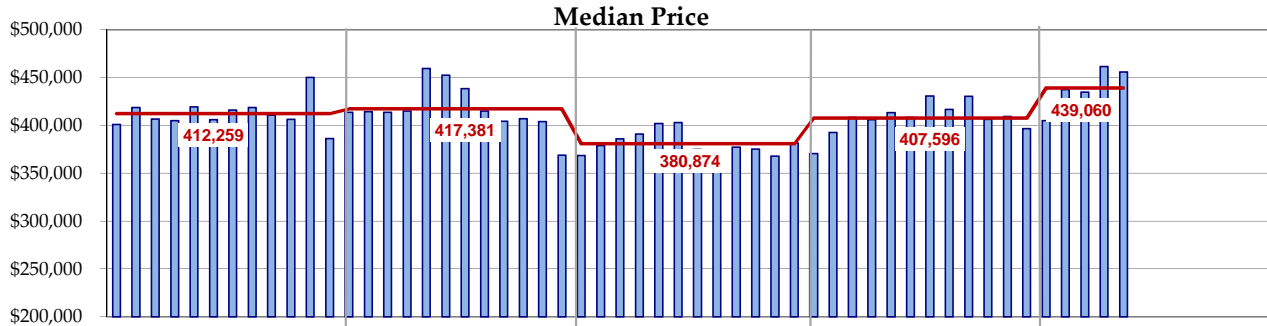
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active by List Price	Months Supply of Inventory *
\$0 to \$349,999	-4%	14%	19%	27%	15%								15%	-32%	-40%
\$350,000 to 499,999	238%	41%	100%	34%	-4%								44%	-21%	-18%
\$500,000 to \$749,999	125%	11%	60%	-6%	-12%								16%	-12%	0%
\$750,000 to \$999,999	-60%	150%	175%	-56%	-73%								-19%	-43%	108%
\$1,000,000 to \$1,499,999	-40%	100%	60%	0%	100%								25%	32%	-34%
\$1,500,000 to \$2,999,999	-	-100%	-43%	100%	-67%								-8%	50%	350%
\$3,000,000 and up	-	0%	0%										-83%	43%	-
Totals	14%	21%	34%	20%	3%								17%	-22%	-24%

* 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.

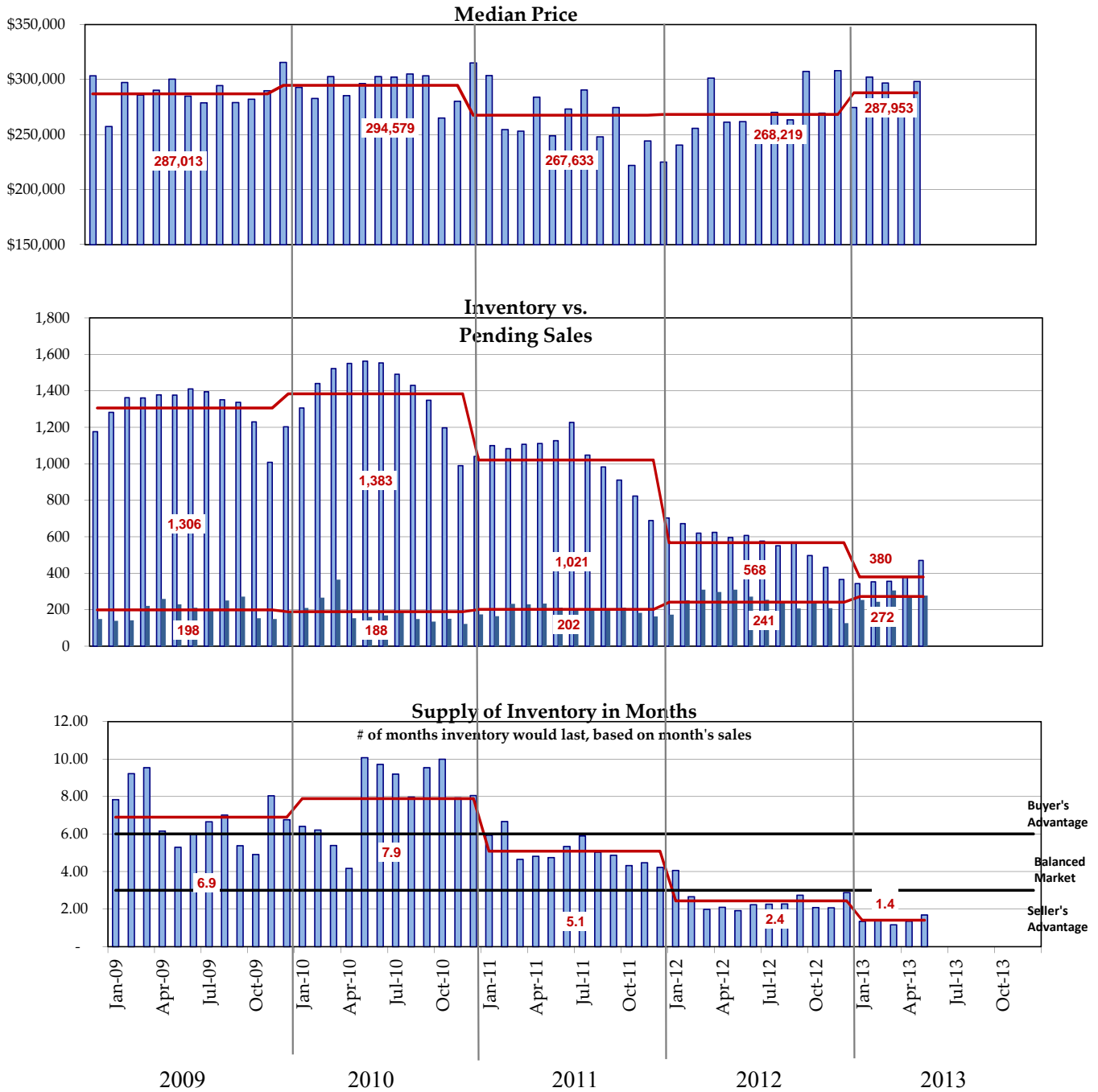
NWMLS Areas 140, 380, 385, 390, 700, 701, 705, 710 Residential Only

— 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
May	456,055	413,504	10.3%	919	1,137	-19.2%	912	786	16.0%
							YTD 3,700	3,425	8.0%

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
May	298,314	261,252	14.2%	470	596	-21.1%	278	311	-10.6%
YTD							1,360	1,344	1.2%