



Windermere

REAL ESTATE

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

RESIDENTIAL				
	<u>July 2012</u>	<u>July 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.7	3.0	(1.4)	-44%
Total Active Listings	1,142	1,845	(703)	-38%
Median Active List Price	\$546,359	\$481,046	\$ 65,313	14%
Average Active Market Time	88	82	6	7%
Pending (MTD)	672	605	67	11%
Pending (YTD)	4,821	4,359	462	11%
Pending Active Market Time	36	55	(19)	-34%
Number of Closed Sales (MTD)	603	504	99	20%
Number of Closed Sales (YTD)	3,464	3,123	341	11%
Median Closed Sale Price (YTD)	\$418,723	\$394,977	\$ 23,746	6%

CONDOMINIUM				
	<u>July 2012</u>	<u>July 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	2.3	5.2	(3.0)	-57%
Total Active Listings	576	1,086	(510)	-47%
Median Active List Price	\$337,641	\$303,138	\$ 34,503	11%
Average Active Market Time	121	117	4	4%
Pending (MTD)	255	208	47	23%
Pending (YTD)	1,871	1,456	415	29%
Pending Active Market Time	115	86	29	34%
Number of Closed Sales (MTD)	191	136	55	40%
Number of Closed Sales (YTD)	1,257	1,007	250	25%
Median Closed Sale Price (YTD)	\$267,025	\$233,295	\$ 33,730	14%



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		over
2012	# of Agents	4,621	4,652	4,659	4,617	4,675	4,707	4,706						4,662	A	
	# of Active Listings	1,832	1,730	1,709	1,722	1,733	1,773	1,718						1,745	A	-39%
	# of Pending Transactions	641	891	1,071	1,069	1,097	996	927						6,692	T	15%
	Average Median List Price	399,867	422,376	411,077	405,023	425,264	434,350	434,092						419,957	TA	-5%
	Months Supply of Inventory	2.9	1.9	1.6	1.6	1.6	1.8	1.9						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	2,871	A	-23%
	# of Pending Transactions	635	731	928	884	944	880	813	849	748	776	683	579	5,815	T	-2%
	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	443,895	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	3.5	TA	-22%
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	3,742	A	4%
	# of Pending Transactions	657	817	1,109	1,257	703	714	652	661	681	520	596	497	5,909	T	9%
	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	469,161	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	4.4	TA	-5%
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	3,608	A	-11%
	# of Pending Transactions	485	517	700	900	971	989	869	904	978	951	633	556	5,431	T	-1%
	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	424,407	TA	-3%
	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	4.7	TA	-10%
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	4,053	A	47%
	# of Pending Transactions	584	755	824	809	836	889	792	765	779	578	477	386	5,489	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	437,920	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	5.2	TA	107%
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	2,756	A	49%
	# of Pending Transactions	754	967	1,160	1,186	1,308	1,253	1,087	958	716	786	743	529	7,715	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	441,453	TA	6%
	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	49%
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	1,845	A	2%
	# of Pending Transactions	857	897	1,235	1,096	1,293	1,264	1,045	1,156	959	989	874	685	7,687	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	416,805	TA	12%
	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	1.7	TA	5%
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	1,802	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	7,906	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	372,811	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%



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		over
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	2,364	A	-18%
	# of Pending Transactions	692	935	1,234	1,161	1,204	1,309	1,077	996	973	990	944	662	7,612	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	329,739	TA	7%
	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	-30%
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	2,881	A	19%
	# of Pending Transactions	605	771	958	978	1,003	1,042	1,093	1,020	1,138	1,548	704	588	6,450	T	21%
	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	308,242	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	3.1	TA	-1%
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	2,424	A	7%
	# of Pending Transactions	630	721	734	802	923	755	787	818	765	802	697	567	5,352	T	3%
	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	293,275	TA	7%
	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	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	2,269	A	85%
	# of Pending Transactions	588	691	779	745	823	788	791	775	560	650	652	535	5,205	T	24%
	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	274,201	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	3.1	TA	49%



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

Residential & Condo, Active Inventory, and Closed Sales

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 7/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	248	236	299	286	342	379	345	-	-	-	-	-	2,135	678	2.0
\$350,000 to \$499,999	87	112	140	212	237	238	227	-	-	-	-	-	1,253	340	1.5
\$500,000 to \$749,999	57	61	107	138	167	177	151	-	-	-	-	-	858	302	2.0
\$750,000 to \$999,999	23	19	35	39	64	65	49	-	-	-	-	-	294	147	3.0
\$1,000,000 to \$1,499,999	13	10	18	25	17	26	16	-	-	-	-	-	125	108	6.8
\$1,500,000 to \$2,999,999	2	4	18	6	10	4	8	-	-	-	-	-	52	127	15.9
\$3,000,000 and up	1	1	3	1	3	1	1	-	-	-	-	-	11	42	42.0
Totals	431	443	620	707	840	890	797	-	-	-	-	-	4,728	1,744	2.2

2011															
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 7/31/11 by List Price	Months Supply of Inventory *
\$0 to \$349,999	187	206	297	293	313	372	295	331	274	290	287	287	1,963	We began collecting active listings by price range in 2012 and cannot reproduce historical data.	
\$350,000 to \$499,999	108	102	172	157	191	200	174	163	162	144	140	153	1,104		
\$500,000 to \$749,999	48	53	100	113	107	117	92	112	104	83	68	78	630		
\$750,000 to \$999,999	31	21	27	35	37	40	48	44	34	39	19	22	239		
\$1,000,000 to \$1,499,999	14	7	20	24	18	29	18	24	15	11	13	14	130		
\$1,500,000 to \$2,999,999	9	8	7	5	8	8	12	11	8	4	7	6	57		
\$3,000,000 and up	-	1	2	2	1	2	5	2	2	1	2	-	13		
Totals	397	398	625	629	675	768	644	687	599	572	536	560	4,136		

% 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	33%	15%	1%	-2%	9%	2%	17%						9%		
\$350,000 to 499,999	-19%	10%	-19%	35%	24%	19%	30%						13%		
\$500,000 to \$749,999	19%	15%	7%	22%	56%	51%	64%						36%		
\$750,000 to \$999,999	-26%	-10%	30%	11%	73%	63%	2%						23%		
\$1,000,000 to \$1,499,999	-7%	43%	-10%	4%	-6%	-10%	-11%						-4%		
\$1,500,000 to \$2,999,999	-78%	-50%	157%	20%	25%	-50%	-33%						-9%		
\$3,000,000 and up	100%	0%	50%	-50%	200%	-50%	-80%						-15%		
Totals	9%	11%	-1%	12%	24%	16%	24%						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.

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

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 7/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	149	141	186	165	199	216	197						1,253	341	1.7
\$350,000 to \$499,999	79	90	120	180	189	202	200						1,060	254	1.3
\$500,000 to \$749,999	53	52	97	120	150	152	140						764	242	1.7
\$750,000 to \$999,999	18	17	31	30	53	53	44						246	105	2.4
\$1,000,000 to \$1,499,999	8	10	13	21	15	21	16						104	81	5.1
\$1,500,000 to \$2,999,999	2	3	11	5	7	1	7						36	95	13.6
\$3,000,000 and up	-	1	2	-	-	-	1						4	34	34.0
Totals	309	314	460	521	613	645	605	-	-	-	-	-	3,467	1,152	1.9

2011															
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 7/31/11 by List Price	Months Supply of Inventory *
\$0 to \$349,999	112	140	192	193	195	242	190	212	178	192	179	185	1,264	We began collecting active listings by price range in 2012 to include Area 140 and cannot reproduce historical data.	
\$350,000 to \$499,999	88	84	157	139	155	173	156	138	137	122	115	131	952		
\$500,000 to \$749,999	44	44	91	99	92	108	85	95	95	76	66	70	563		
\$750,000 to \$999,999	21	12	19	30	34	35	47	37	32	33	16	18	198		
\$1,000,000 to \$1,499,999	8	6	15	19	15	23	13	21	12	8	12	13	99		
\$1,500,000 to \$2,999,999	9	3	2	4	6	4	11	9	6	3	6	4	39		
\$3,000,000 and up	-	1	2		1	2	4	2	2	1	2	-	10		
Totals	282	290	478	484	498	587	506	514	462	435	396	421	3,125		

% 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	33%	1%	-3%	-15%	2%	-11%	4%						-1%		
\$350,000 to 499,999	-10%	7%	-24%	29%	22%	17%	28%						11%		
\$500,000 to \$749,999	20%	18%	7%	21%	63%	41%	65%						36%		
\$750,000 to \$999,999	-14%	42%	63%	0%	56%	51%	-6%						24%		
\$1,000,000 to \$1,499,999	0%	67%	-13%	11%	0%	-9%	23%						5%		
\$1,500,000 to \$2,999,999	-78%	0%	450%	25%	17%	-75%	-36%						-8%		
\$3,000,000 and up	-	0%	0%	-	-100%	-200%	-75%						-60%		
Totals	10%	8%	-4%	8%	23%	10%	20%						11%		

* 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

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 7/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	99	95	113	121	143	163	148						882	337	2.3
\$350,000 to \$499,999	8	22	20	32	48	36	27						193	86	3.2
\$500,000 to \$749,999	4	9	10	18	17	25	11						94	60	5.5
\$750,000 to \$999,999	5	2	4	9	11	12	5						48	42	8.4
\$1,000,000 to \$1,499,999	5	-	5	4	2	5	-						21	27	-
\$1,500,000 to \$2,999,999	-	1	7	1	3	3	1						16	32	32.0
\$3,000,000 and up	1	-	1	1	3	1	-						7	8	-
Totals	122	129	160	186	227	245	192	-	-	-	-	-	1,261	592	3.1

2011															
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 7/31/11 by List Price	Months Supply of Inventory *
\$0 to \$349,999	75	66	105	100	118	130	105	119	96	98	108	102	699	We began collecting active listings by price range in 2012 and cannot reproduce historical data.	
\$350,000 to \$499,999	20	18	15	18	36	27	18	25	25	22	25	22	152		
\$500,000 to \$749,999	4	9	9	14	15	9	7	17	9	7	2	8	67		
\$750,000 to \$999,999	10	9	8	5	3	5	1	7	2	6	3	4	41		
\$1,000,000 to \$1,499,999	6	1	5	5	3	6	5	3	3	3	1	1	31		
\$1,500,000 to \$2,999,999	-	5	5	1	2	4	1	2	2	1	1	2	18		
\$3,000,000 and up	-	-	-	2	-	-	1	-	-	-	-	-	3		
Totals	115	108	147	145	177	181	138	173	137	137	140	139	1,011		

% 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	32%	44%	8%	21%	21%	25%	41%						26%		
\$350,000 to 499,999	-60%	22%	33%	78%	33%	33%	50%						27%		
\$500,000 to \$749,999	0%	0%	11%	29%	13%	178%	57%						40%		
\$750,000 to \$999,999	-50%	-78%	-50%	80%	267%	140%	400%						17%		
\$1,000,000 to \$1,499,999	-17%	-	0%	-20%	-33%	-17%	-500%						-32%		
\$1,500,000 to \$2,999,999	-	-80%	40%	-	50%	-25%	0%						-11%		
\$3,000,000 and up	100%	-	-	-50%	300%	100%	-100%						133%		
Totals	6%	19%	9%	28%	28%	35%	39%						25%		

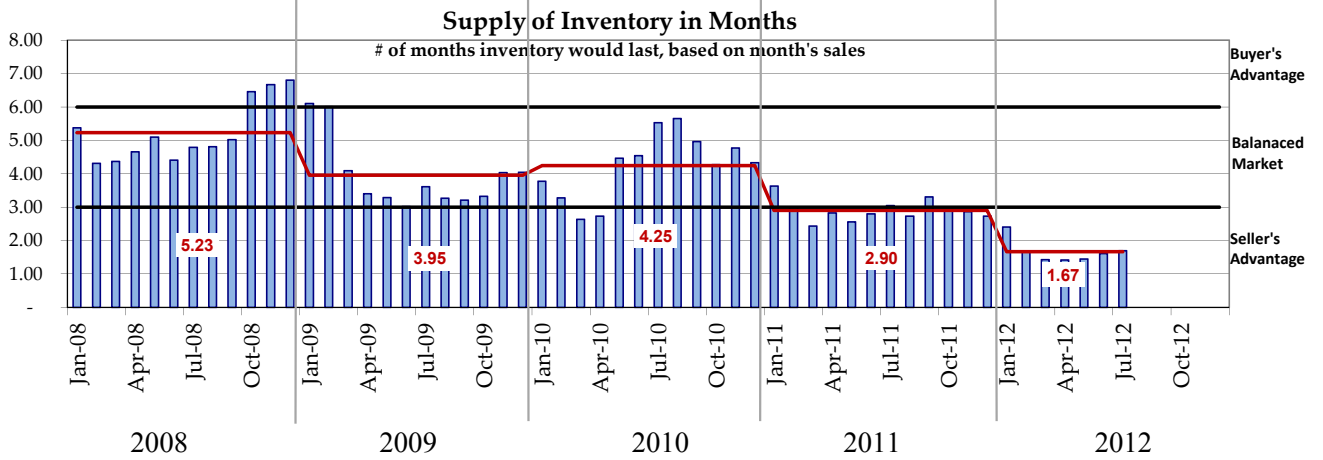
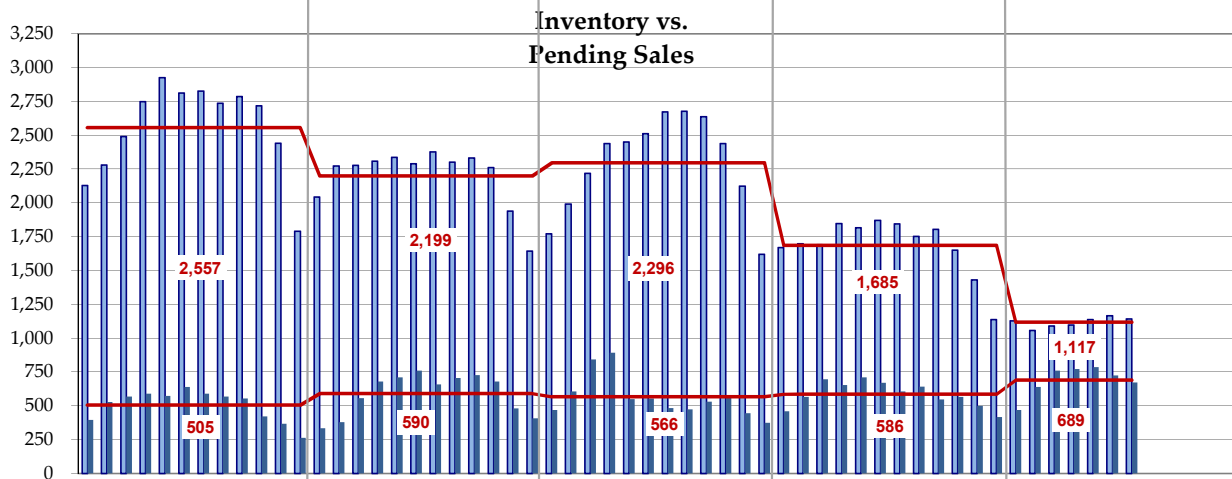
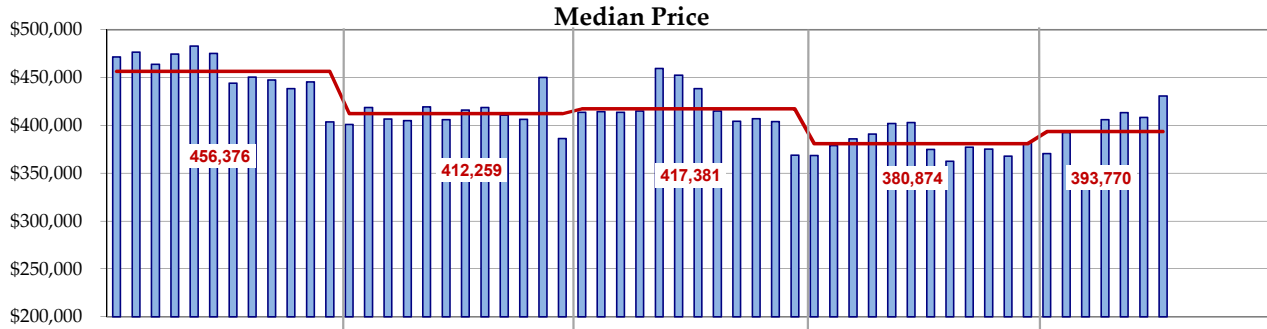
* Months supply of inventory is calculated by dividing Active Inventory by the number of closed sales for the last month, rounded to the nearest month.

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

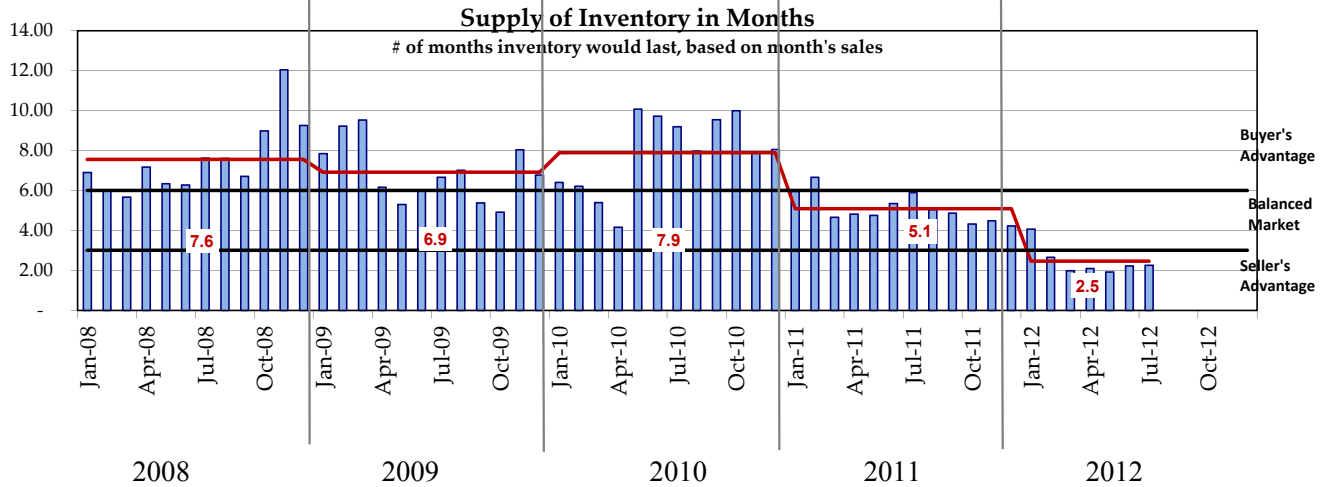
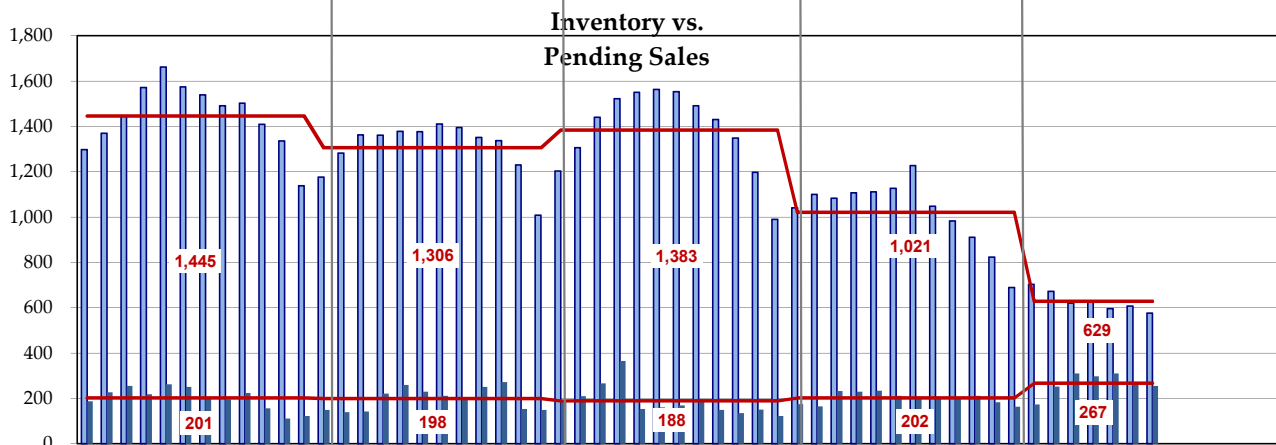
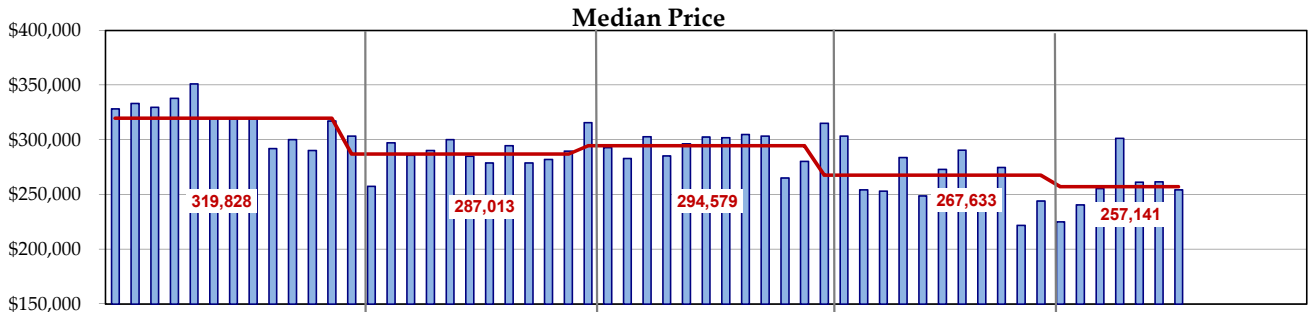


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
July	430,836	375,074	14.9%	1,142	1,845	-38.1%	672	605	11.1%
							YTD 4,821	4,359	10.6%

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** 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
July	254,477	273,201	-6.9%	576	1,227	-53.1%	255	208	22.6%
YTD							1,871	1,456	28.5%

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.