



Windermere

REAL ESTATE

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

RESIDENTIAL				
	<u>August 2012</u>	<u>August 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.6	2.7	(1.1)	-40%
Total Active Listings	1,113	1,753	(640)	-37%
Median Active List Price	\$575,858	\$469,376	\$ 106,482	23%
Average Active Market Time	96	85	12	14%
Pending (MTD)	680	641	39	6%
Pending (YTD)	5,501	5,000	501	10%
Pending Active Market Time	42	55	(13)	-24%
Number of Closed Sales (MTD)	580	512	68	13%
Number of Closed Sales (YTD)	4,044	3,635	409	11%
Median Closed Sale Price (YTD)	\$418,860	\$393,987	\$ 24,872	6%

CONDOMINIUM				
	<u>August 2012</u>	<u>August 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	2.3	5.0	(2.8)	-55%
Total Active Listings	551	1,048	(497)	-47%
Median Active List Price	\$343,168	\$299,567	\$ 43,601	15%
Average Active Market Time	126	125	0	0%
Pending (MTD)	242	208	34	16%
Pending (YTD)	2,113	1,664	449	27%
Pending Active Market Time	63	82	(19)	-23%
Number of Closed Sales (MTD)	200	172	28	16%
Number of Closed Sales (YTD)	1,457	1,179	278	24%
Median Closed Sale Price (YTD)	\$265,722	\$232,741	\$ 32,981	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	4,754					4,674	A	
	# of Active Listings	1,832	1,730	1,709	1,722	1,733	1,773	1,718	1,664					1,735	A	-39%
	# of Pending Transactions	641	891	1,071	1,069	1,097	996	927	922					7,614	T	14%
	Average Median List Price	399,867	422,376	411,077	405,023	425,264	434,350	434,092	422,708					420,345	TA	-4%
	Months Supply of Inventory	2.9	1.9	1.6	1.6	1.6	1.8	1.9	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	2,862	A	-25%
	# of Pending Transactions	635	731	928	884	944	880	813	849	748	776	683	579	6,664	T	1%
	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	439,915	TA	-6%
	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	-26%
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	3,795	A	5%
	# of Pending Transactions	657	817	1,109	1,257	703	714	652	661	681	520	596	497	6,570	T	4%
	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	467,637	TA	9%
	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	4.6	TA	1%
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	3,619	A	-11%
	# of Pending Transactions	485	517	700	900	971	989	869	904	978	951	633	556	6,335	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	428,347	TA	-2%
	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	4.6	TA	-12%
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	4,075	A	43%
	# of Pending Transactions	584	755	824	809	836	889	792	765	779	578	477	386	6,254	T	-28%
	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	437,036	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	99%
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	2,845	A	49%
	# of Pending Transactions	754	967	1,160	1,186	1,308	1,253	1,087	958	716	786	743	529	8,673	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	441,204	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	2.6	TA	52%
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	1,904	A	6%
	# of Pending Transactions	857	897	1,235	1,096	1,293	1,264	1,045	1,156	959	989	874	685	8,843	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	415,889	TA	11%
	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	8%
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	1,804	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	9,082	T	6%
	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	374,210	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	-28%



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	2,359	A	-18%
	# of Pending Transactions	692	935	1,234	1,161	1,204	1,309	1,077	996	973	990	944	662	8,608	T	15%
	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	330,373	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	-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	2,859	A	16%
	# of Pending Transactions	605	771	958	978	1,003	1,042	1,093	1,020	1,138	1,548	704	588	7,470	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	308,405	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	-4%
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	2,459	A	7%
	# of Pending Transactions	630	721	734	802	923	755	787	818	765	802	697	567	6,170	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	294,843	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	3%
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	2,306	A	84%
	# of Pending Transactions	588	691	779	745	823	788	791	775	560	650	652	535	5,980	T	23%
	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	276,424	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	3.1	TA	50%



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 8/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	248	236	299	286	342	379	345	346	-	-	-	-	2,481	651	1.9
\$350,000 to \$499,999	87	112	140	212	237	238	227	213	-	-	-	-	1,466	357	1.7
\$500,000 to \$749,999	57	61	107	138	167	177	151	150	-	-	-	-	1,008	271	1.8
\$750,000 to \$999,999	23	19	35	39	64	65	49	38	-	-	-	-	332	129	3.4
\$1,000,000 to \$1,499,999	13	10	18	25	17	26	16	24	-	-	-	-	149	107	4.5
\$1,500,000 to \$2,999,999	2	4	18	6	10	4	8	9	-	-	-	-	61	128	14.2
\$3,000,000 and up	1	1	3	1	3	1	1	2	-	-	-	-	13	44	22.0
Totals	431	443	620	707	840	890	797	782	-	-	-	-	5,510	1,687	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 8/31/11 by List Price	Months Supply of Inventory *
\$0 to \$349,999	187	206	297	293	313	372	295	331	274	290	287	287	2,294	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	1,267		
\$500,000 to \$749,999	48	53	100	113	107	117	92	112	104	83	68	78	742		
\$750,000 to \$999,999	31	21	27	35	37	40	48	44	34	39	19	22	283		
\$1,000,000 to \$1,499,999	14	7	20	24	18	29	18	24	15	11	13	14	154		
\$1,500,000 to \$2,999,999	9	8	7	5	8	8	12	11	8	4	7	6	68		
\$3,000,000 and up	-	1	2	2	1	2	5	2	2	1	2	-	15		
Totals	397	398	625	629	675	768	644	687	599	572	536	560	4,823		

% 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%	5%					8%		
\$350,000 to 499,999	-19%	10%	-19%	35%	24%	19%	30%	31%					16%		
\$500,000 to \$749,999	19%	15%	7%	22%	56%	51%	64%	34%					36%		
\$750,000 to \$999,999	-26%	-10%	30%	11%	73%	63%	2%	-14%					17%		
\$1,000,000 to \$1,499,999	-7%	43%	-10%	4%	-6%	-10%	-11%	0%					-3%		
\$1,500,000 to \$2,999,999	-78%	-50%	157%	20%	25%	-50%	-33%	-18%					-10%		
\$3,000,000 and up	100%	0%	50%	-50%	200%	-50%	-80%	0%					-13%		
Totals	9%	11%	-1%	12%	24%	16%	24%	14%					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 8/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	149	141	186	165	199	216	197	206					1,459	330	1.6
\$350,000 to \$499,999	79	90	120	180	189	202	200	180					1,240	267	1.5
\$500,000 to \$749,999	53	52	97	120	150	152	140	132					896	219	1.7
\$750,000 to \$999,999	18	17	31	30	53	53	44	37					283	90	2.4
\$1,000,000 to \$1,499,999	8	10	13	21	15	21	16	18					122	84	4.7
\$1,500,000 to \$2,999,999	2	3	11	5	7	1	7	8					44	95	11.9
\$3,000,000 and up	-	1	2	-	-	-	1	2					6	35	17.5
Totals	309	314	460	521	613	645	605	583	-	-	-	-	4,050	1,120	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 8/31/11 by List Price	Months Supply of Inventory *
\$0 to \$349,999	112	140	192	193	195	242	190	212	178	192	179	185	1,476	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	1,090		
\$500,000 to \$749,999	44	44	91	99	92	108	85	95	95	76	66	70	658		
\$750,000 to \$999,999	21	12	19	30	34	35	47	37	32	33	16	18	235		
\$1,000,000 to \$1,499,999	8	6	15	19	15	23	13	21	12	8	12	13	120		
\$1,500,000 to \$2,999,999	9	3	2	4	6	4	11	9	6	3	6	4	48		
\$3,000,000 and up	-	1	2		1	2	4	2	2	1	2	-	12		
Totals	282	290	478	484	498	587	506	514	462	435	396	421	3,639		

% 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%	-3%					-1%		
\$350,000 to 499,999	-10%	7%	-24%	29%	22%	17%	28%	30%					14%		
\$500,000 to \$749,999	20%	18%	7%	21%	63%	41%	65%	39%					36%		
\$750,000 to \$999,999	-14%	42%	63%	0%	56%	51%	-6%	0%					20%		
\$1,000,000 to \$1,499,999	0%	67%	-13%	11%	0%	-9%	23%	-14%					2%		
\$1,500,000 to \$2,999,999	-78%	0%	450%	25%	17%	-75%	-36%	-11%					-8%		
\$3,000,000 and up	-	0%	0%	-	-100%	-200%	-75%	0%					-50%		
Totals	10%	8%	-4%	8%	23%	10%	20%	13%					11%		

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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 8/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	99	95	113	121	143	163	148	140					1,022	321	2.3
\$350,000 to \$499,999	8	22	20	32	48	36	27	33					226	90	2.7
\$500,000 to \$749,999	4	9	10	18	17	25	11	18					112	52	2.9
\$750,000 to \$999,999	5	2	4	9	11	12	5	1					49	39	39.0
\$1,000,000 to \$1,499,999	5	-	5	4	2	5	-	6					27	23	3.8
\$1,500,000 to \$2,999,999	-	1	7	1	3	3	1	1					17	33	33.0
\$3,000,000 and up	1	-	1	1	3	1	-	-					7	9	-
Totals	122	129	160	186	227	245	192	199	-	-	-	-	1,460	567	2.8

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 8/31/11 by List Price	Months Supply of Inventory *
\$0 to \$349,999	75	66	105	100	118	130	105	119	96	98	108	102	818	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	177		
\$500,000 to \$749,999	4	9	9	14	15	9	7	17	9	7	2	8	84		
\$750,000 to \$999,999	10	9	8	5	3	5	1	7	2	6	3	4	48		
\$1,000,000 to \$1,499,999	6	1	5	5	3	6	5	3	3	3	1	1	34		
\$1,500,000 to \$2,999,999	-	5	5	1	2	4	1	2	2	1	1	2	20		
\$3,000,000 and up	-	-	-	2	-	-	1	-	-	-	-	-	3		
Totals	115	108	147	145	177	181	138	173	137	137	140	139	1,184		

% 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%	18%					25%		
\$350,000 to 499,999	-60%	22%	33%	78%	33%	33%	50%	32%					28%		
\$500,000 to \$749,999	0%	0%	11%	29%	13%	178%	57%	6%					33%		
\$750,000 to \$999,999	-50%	-78%	-50%	80%	267%	140%	400%	-86%					2%		
\$1,000,000 to \$1,499,999	-17%	-	0%	-20%	-33%	-17%	-500%	100%					-21%		
\$1,500,000 to \$2,999,999	-	-80%	40%	-	50%	-25%	0%	-50%					-15%		
\$3,000,000 and up	100%	-	-	-50%	300%	100%	-100%	-					133%		
Totals	6%	19%	9%	28%	28%	35%	39%	15%					23%		

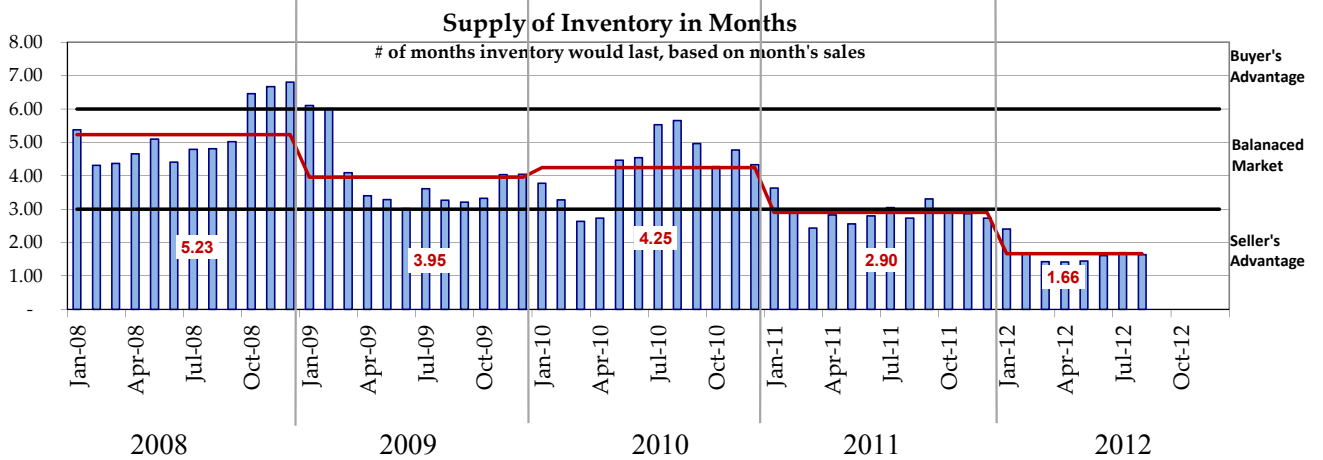
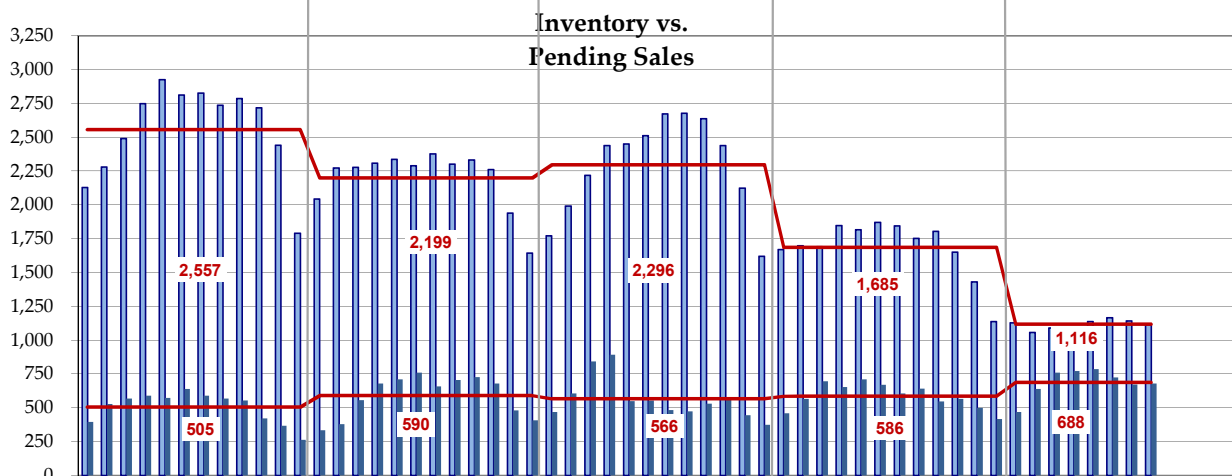
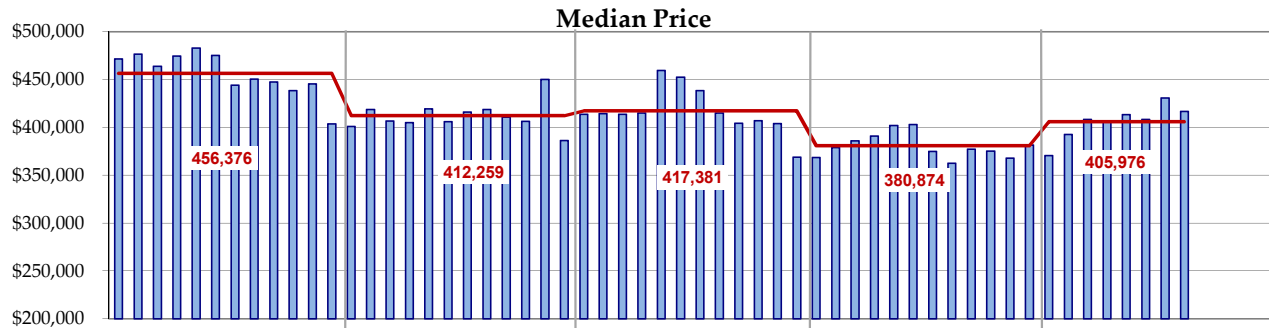
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NWMLS Areas 140, 380, 385, 390, 700, 701, 705, 710 Residential Only

— Annual Average

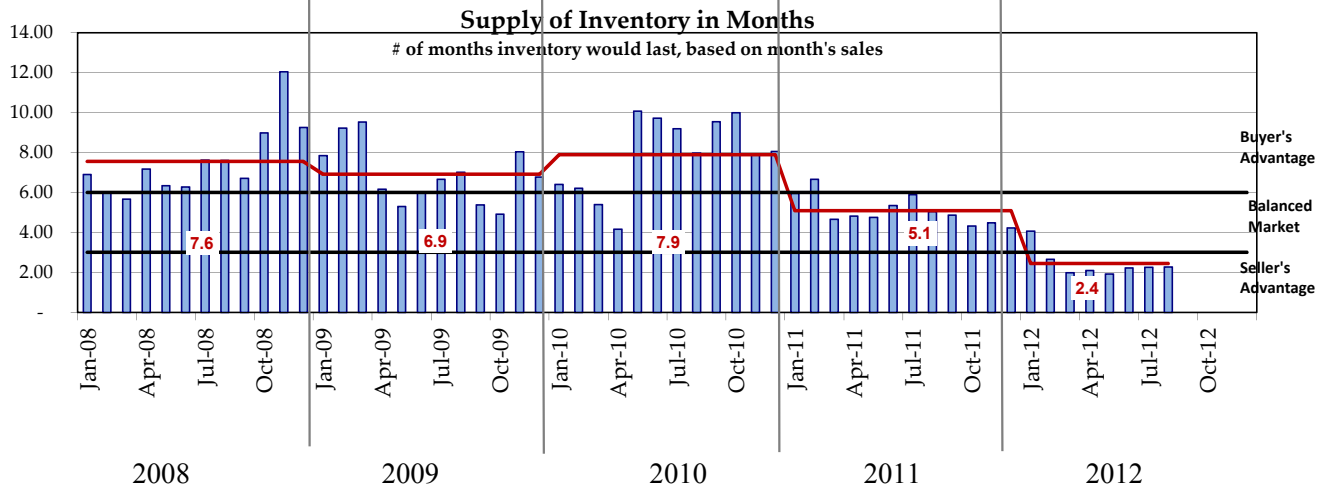
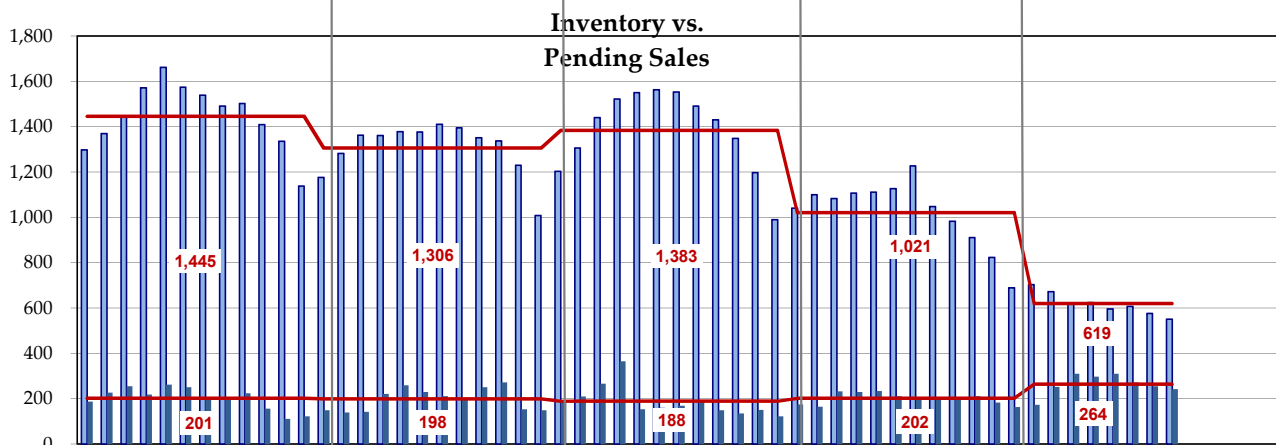
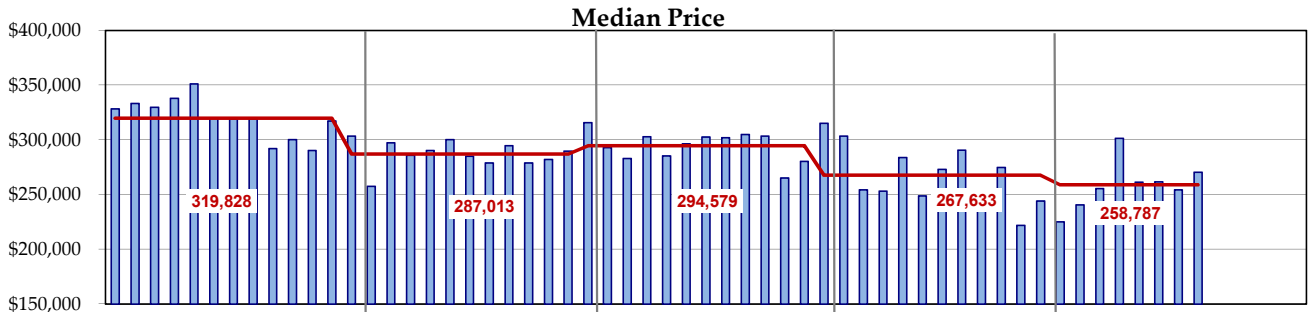


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
August	416,906	362,692	14.9%	1,113	1,753	-36.5%	680	641	6.1%
						YTD	5,501	5,000	10.0%

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
August	270,313	290,658	-7.0%	551	1,048	-47.4%	242	208	16.3%
YTD							2,113	1,664	27.0%

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.