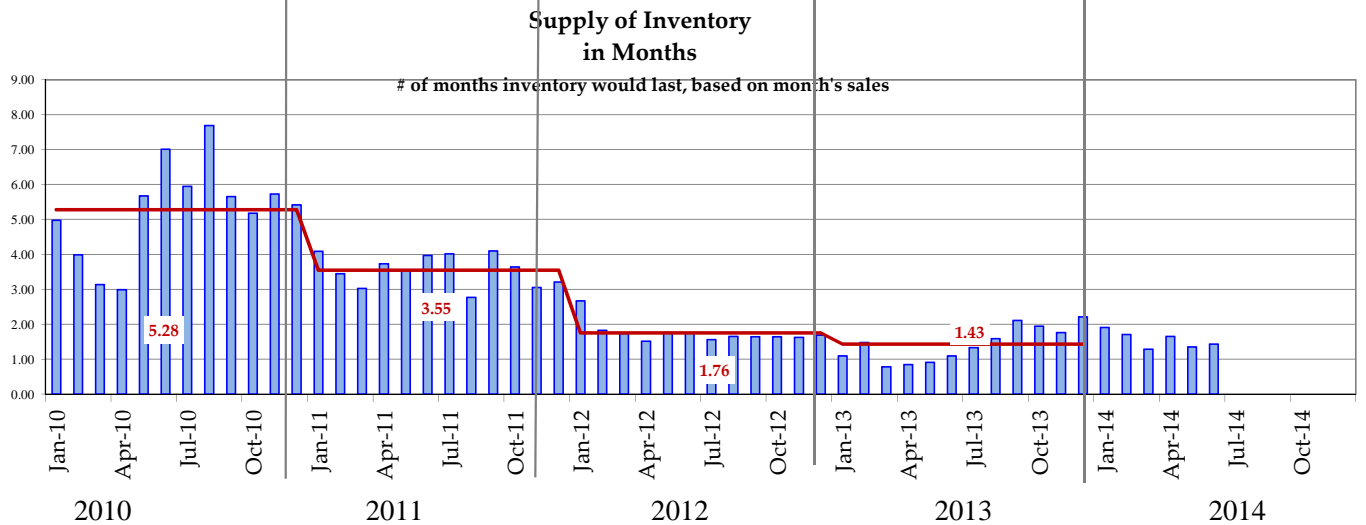
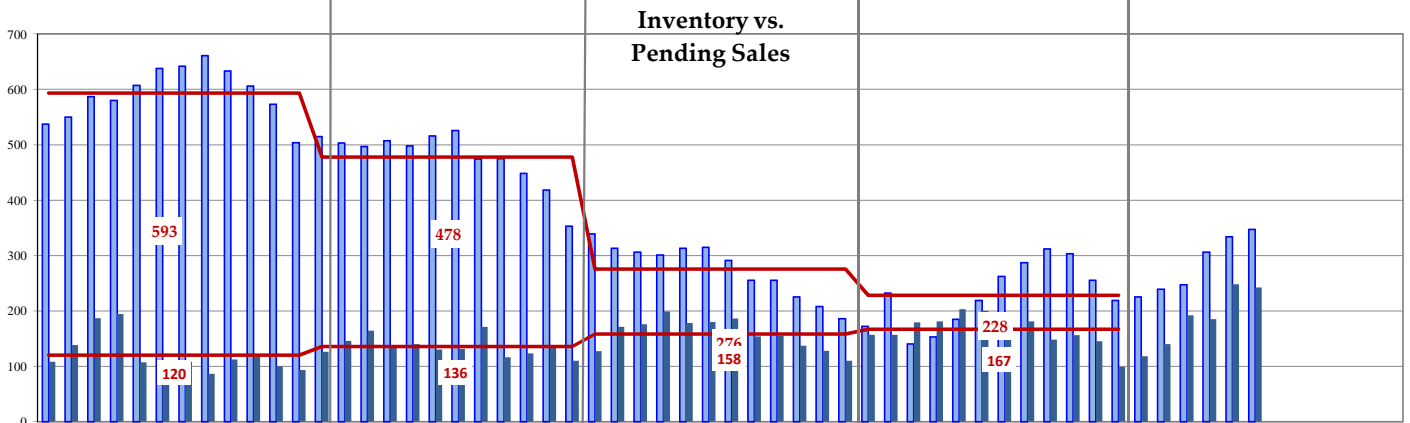
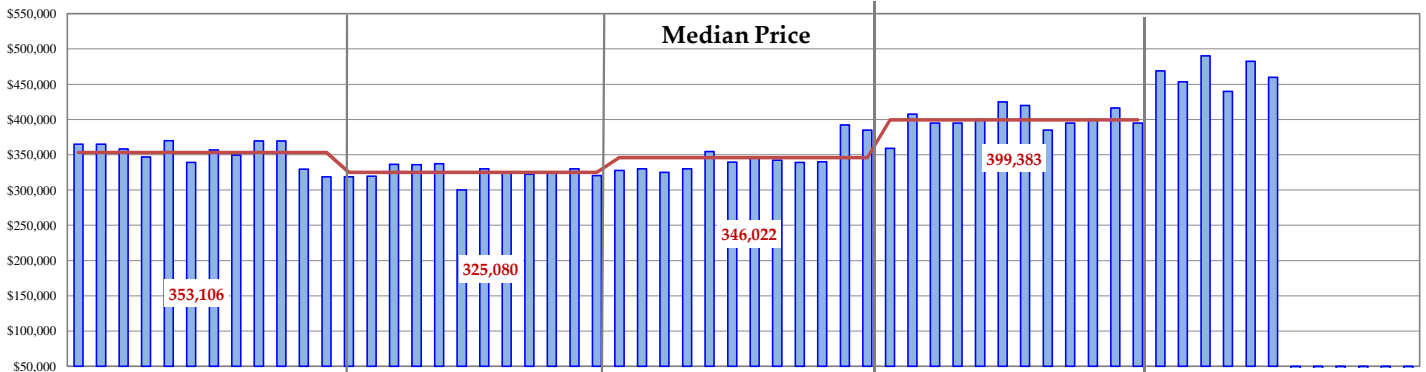


— Annual Average



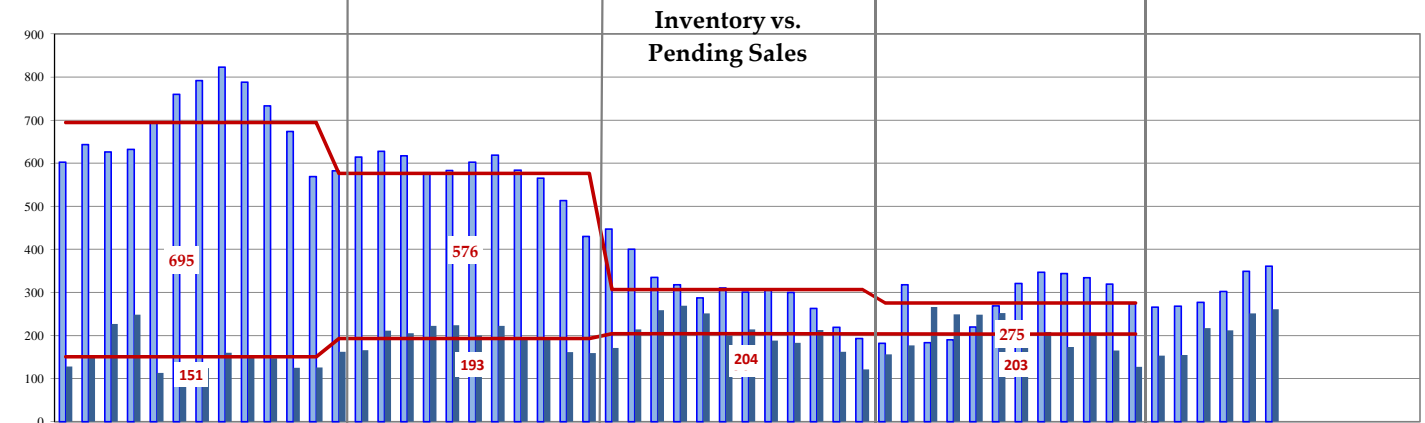
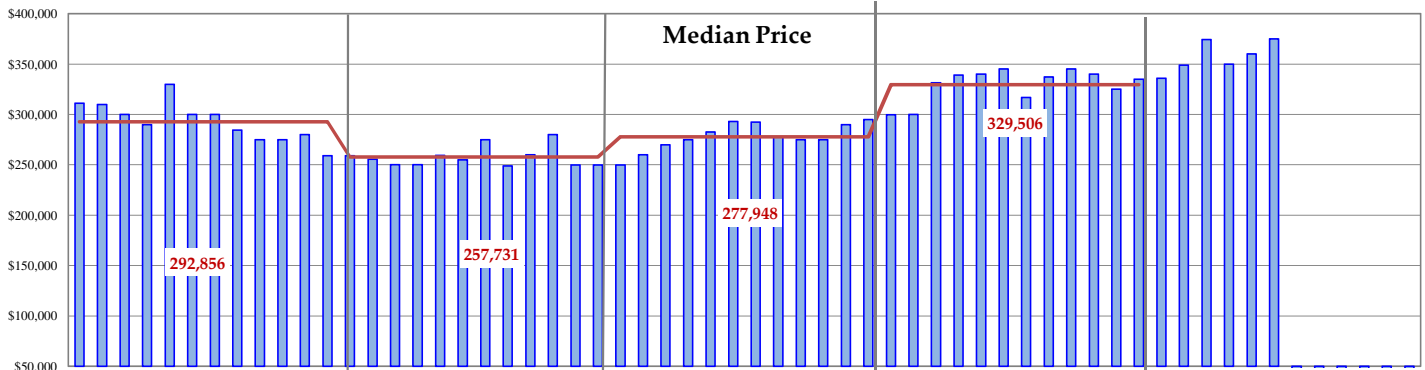
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
June	337,375	313,434	7.64%	2,388	1,791	33.33%	1310	1252	4.63%
							YTD 6979	7113	-1.88%

— Annual Average



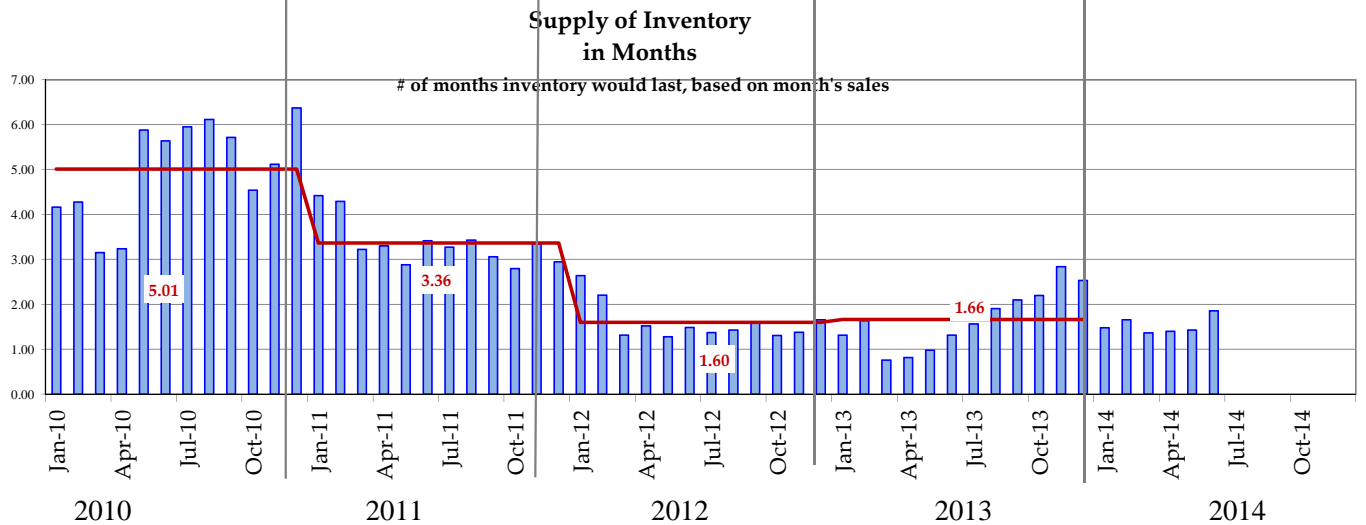
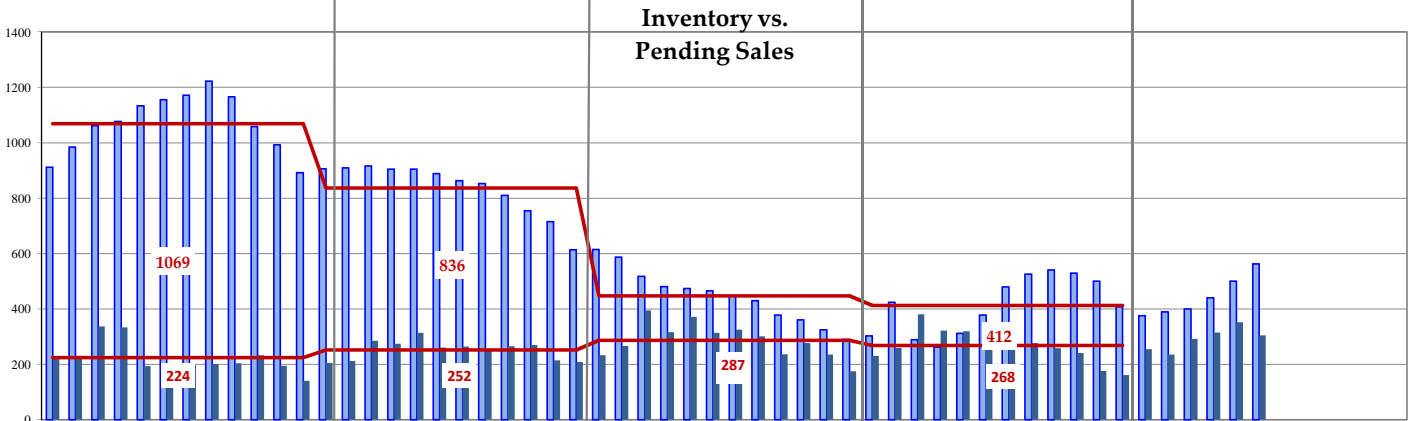
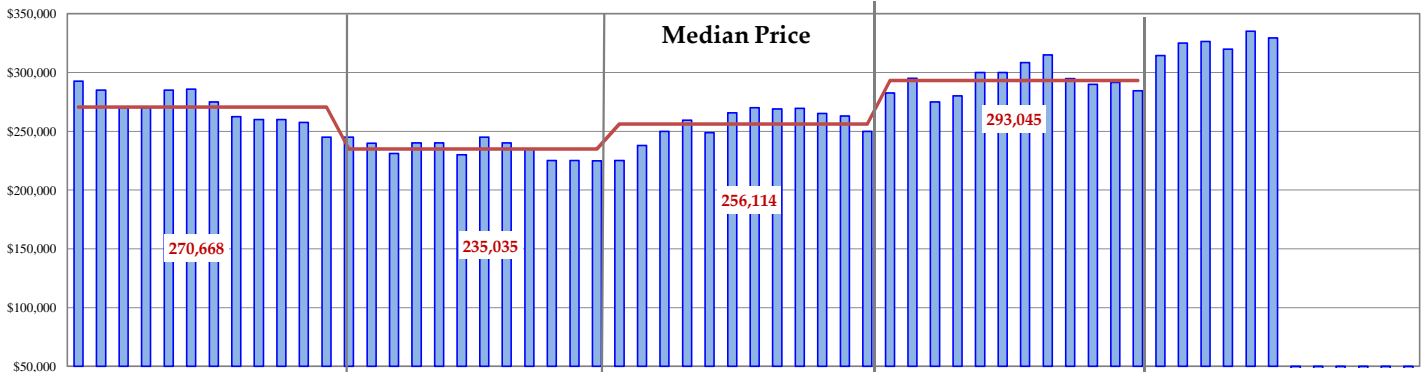
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
June	459,725	424,995	8.17%	347	219	58.45%	242	200	21.00%
						YTD	1125	1077	4.46%

— Annual Average



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
June	375,000	345,000	8.70%	361	269	34.20%	261	252	3.57%
						YTD	1249	1348	-7.34%

— Annual Average



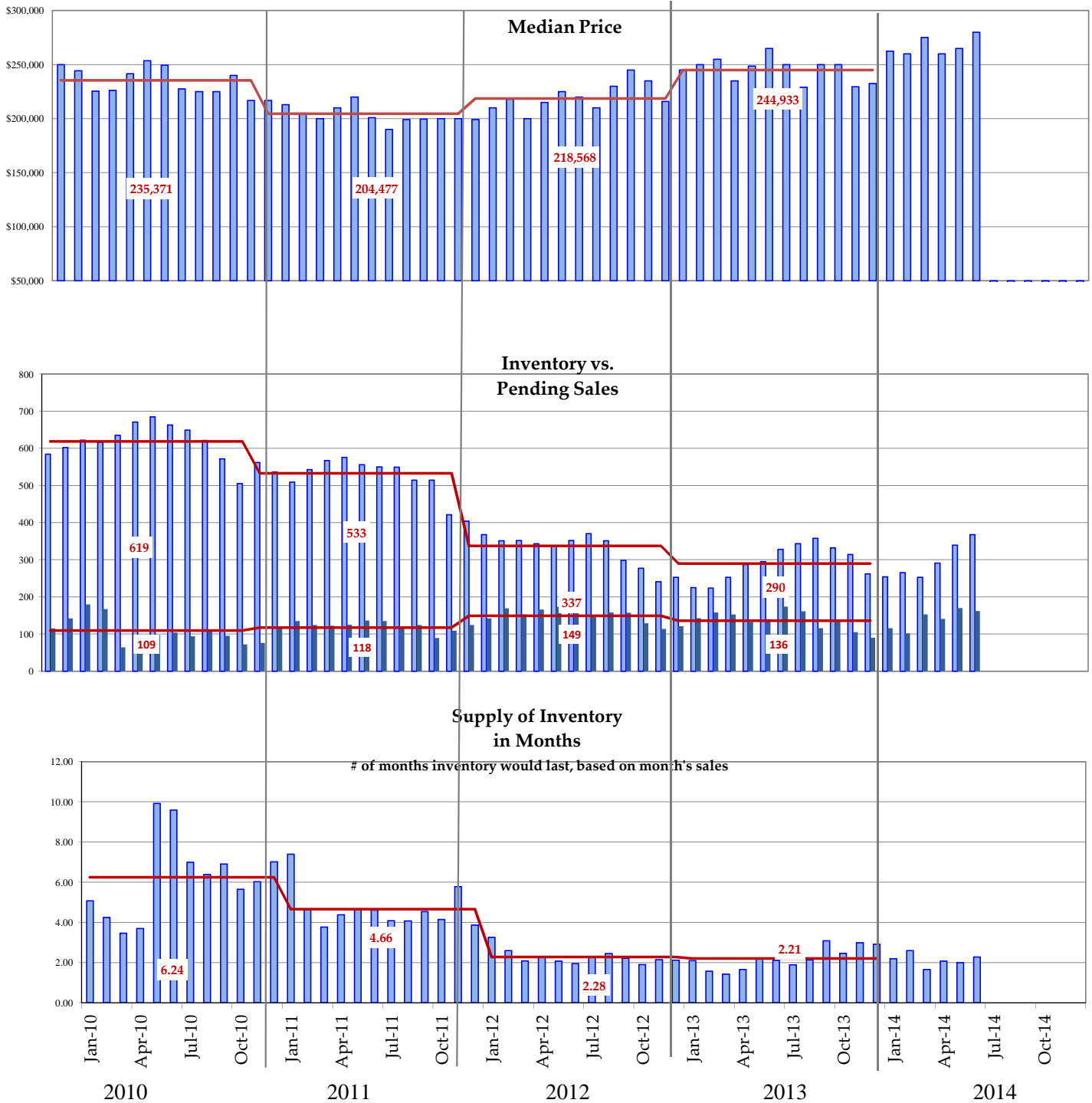
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
June	329,250	300,000	9.75%	563	378	48.94%	304	287	5.92%
						YTD	1751	1796	-2.51%

— Annual Average



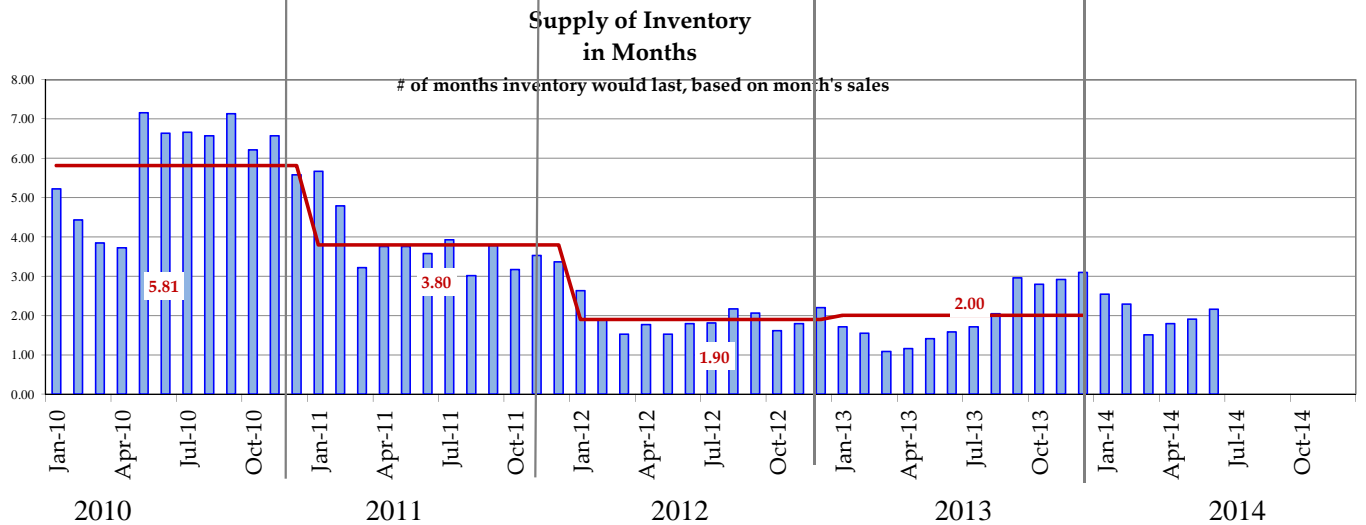
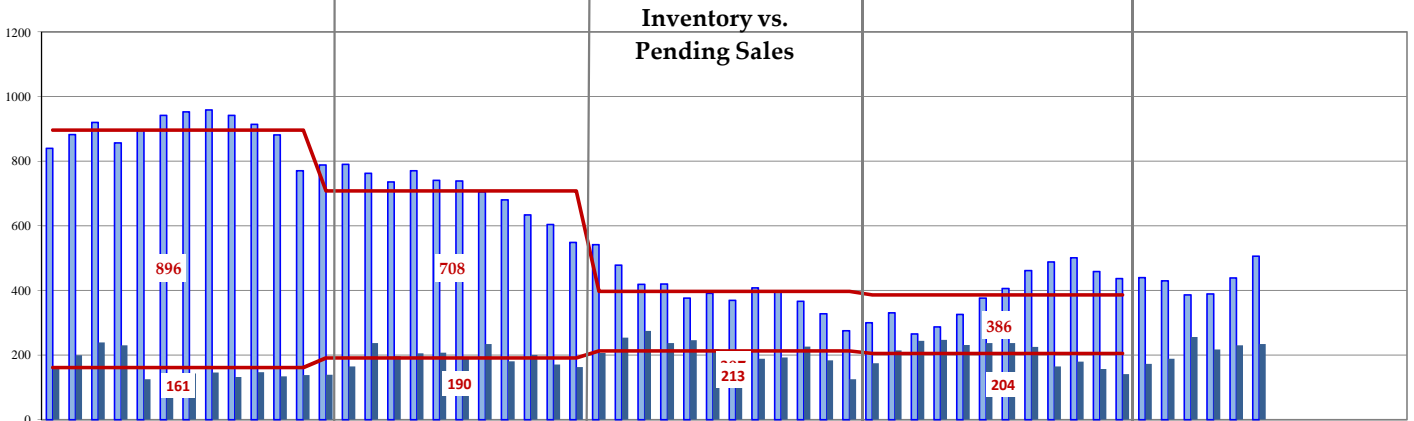
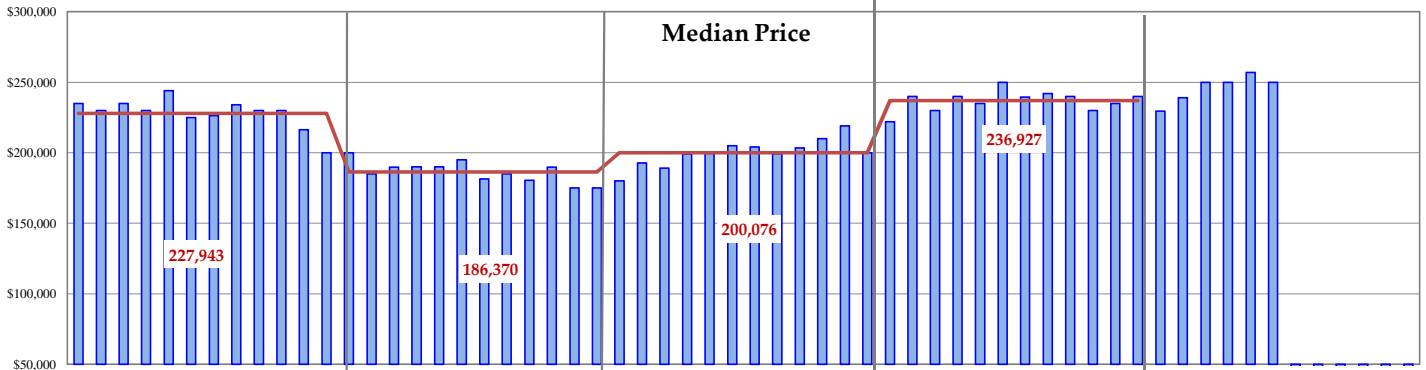
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
June	269,950	279,725	-3.49%	243	254	-4.33%	107	136	-21.32%
						YTD	712	697	2.15%

— Annual Average



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
June	279,973	264,995	5.65%	368	295	24.75%	162	140	15.71%
						YTD	844	847	-0.35%

— Annual Average



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
June	250,000	249,950	0.02%	506	376	34.57%	234	237	-1.27%
						YTD	1298	1348	-3.71%



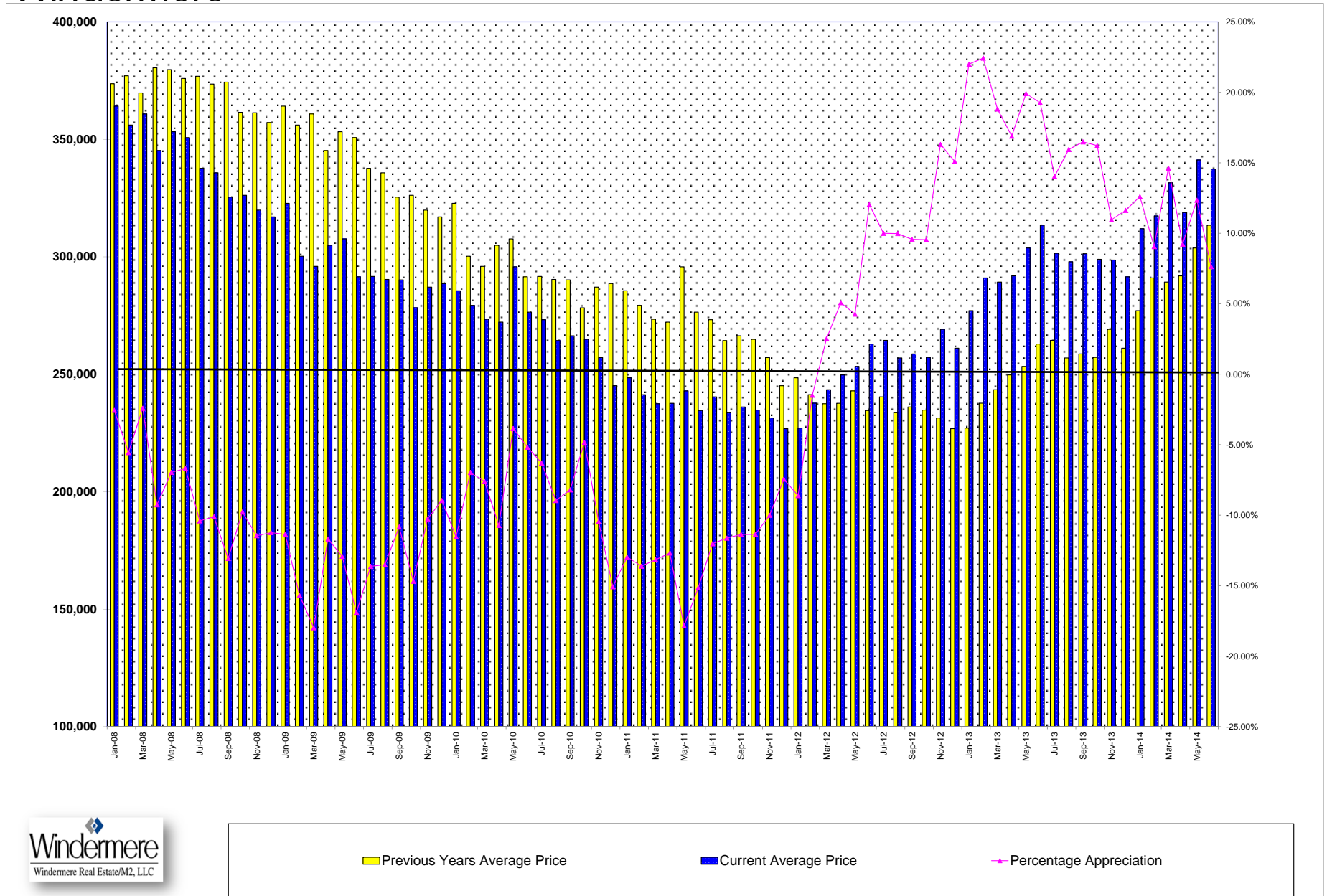
NWMLS 610-770 Summary Report

Residential Active and Pending Sales

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total For Entire Year		
2014	#of Active Listings	1800	1801	1780	1965	2206	2388						1990	33,24%	A	
	# of Pending Listings	928	928	1211	1209	1393	1310						6979	-1.88%	T	
	Average Median Pending \$	311,972	317,356	331,516	318,830	341,241	337,375						325,173	10.46%	TA	
	Months Supply of Inventory	1.9	1.9	1.5	1.6	1.6	1.8						1.7	1.7	TA	
2013	#of Active Listings	1351	1703	1257	1325	1534	1791	2080	2260	2324	2276	2108	1830	1494	1820	A
	# of Pending Listings	950	1034	1351	1271	1255	1252	1229	1156	961	1008	849	700	7113	13016	T
	Average Median Pending \$	277,047	291,002	289,222	291,884	303,731	313,434	301,512	297,869	301,303	298,897	298,607	291,464	294387	298,238	TA
	Months Supply of Inventory	1.4	1.6	0.9	1.0	1.2	1.4	1.7	2.0	2.4	2.3	2.5	2.6	1.3	1.7	TA
2012	#of Active Listings	2638	2407	2175	2107	2041	2040	1973	1990	1895	1719	1541	1341	2235	1989	A
	# of Pending Listings	943	1171	1395	1297	1314	1208	1182	1094	1009	1097	921	718	7328	13349	T
	Average Median Pending \$	227,089	237,695	243,420	249,700	253,294	262,826	264,409	256,911	258,652	257,181	269,102	261,100	245671	257,046	TA
	Months Supply of Inventory	2.8	2.1	1.6	1.6	1.6	1.7	1.7	1.8	1.9	1.6	1.7	1.9	1.9	1.8	TA
2011	#of Active Listings	3789	3767	3719	3724	3751	3727	3706	3613	3511	3301	3128	2676	3746	3534	A
	# of Pending Listings	784	889	1135	1025	1087	1050	1004	1111	972	1006	858	828	5970	11749	T
	Average Median Pending \$	248,487	241,285	237,422	237,639	242,935	234,578	240,376	233,604	236,066	234,768	231,367	226,852	240391	236,744	TA
	Months Supply of Inventory	4.8	4.2	3.3	3.6	3.5	3.5	3.7	3.3	3.6	3.3	3.6	3.2	3.8	3.6	TA
2010	#of Active Listings	3935	4149	4318	4279	4518	4694	4770	4834	4679	4405	4140	3640	4316	4363	A
	# of Pending Listings	805	954	1288	1280	671	699	755	772	767	831	710	626	5697	10158	T
	Average Median Pending \$	285,502	279,324	273,414	272,167	295,737	276,414	273,228	264,336	266,341	264,855	257,076	245,097	280427	272,697	TA
	Months Supply of Inventory	4.9	4.3	3.4	3.3	6.7	6.7	6.3	6.3	6.1	5.3	5.8	5.8	4.9	5.2	TA
2009	#of Active Listings	4526	4587	4625	4500	4592	4527	4573	4491	4394	4168	4024	3533	4560	4378	A
	# of Pending Listings	533	558	747	934	960	997	970	980	1017	975	680	628	4729	9979	T
	Average Median Pending \$	322,764	300,245	295,934	304,875	307,579	291,495	291,608	290,358	290,146	278,274	287,087	288,612	303815	291,552	TA
	Months Supply of Inventory	8.5	8.2	6.2	4.8	4.8	4.5	4.7	4.6	4.3	4.3	5.9	5.6	6.2	5.3	TA
2008	#of Active Listings	5037	5283	5484	5763	6104	5819	6111	6058	5749	5371	5170	4362	5582	5526	A
	# of Pending Listings	575	716	711	728	688	726	730	744	655	503	462	455	4144	7693	T
	Average Median Pending \$	364,118	356,080	360,828	345,215	353,214	350,770	337,652	335,725	325,402	326,161	319,889	317,007	355037	341,433	TA
	Months Supply of Inventory	8.8	7.4	7.7	7.9	8.9	8.0	8.4	8.1	8.8	10.7	11.2	9.6	8.1	8.6	TA
2007	#of Active Listings	3547	3655	4036	4502	4988	5382	5532	5922	5968	5822	5422	4617	4352	4949	A
	# of Pending Listings	910	1124	1260	1274	1244	1117	1086	923	703	699	610	525	6929	11475	T
	Average Median Pending \$	373,672	377,033	369,737	380,449	379,660	375,929	376,856	373,495	374,335	361,484	361,278	357,131	376080	374,003	TA
	Months Supply of Inventory	3.9	3.3	3.2	3.5	4.0	4.8	5.1	6.4	8.5	8.3	8.9	8.8	3.8	5.2	TA
2006	#of Active Listings	2792	2791	2902	2976	3255	3483	3688	3804	4055	3993	3775	3128	3033	3387	A
	# of Pending Listings	998	1187	1573	1526	1514	1460	1316	1321	1131	1133	877	763	8258	14799	T
	Average Median Pending \$	331,411	334,755	337,025	345,173	351,361	355,026	356,759	358,899	356,875	355,110	357,547	364,300	342458	355,068	TA
	Months Supply of Inventory	2.8	2.4	1.8	2.0	2.1	2.4	2.8	2.9	3.6	3.5	4.3	4.1	2.2	2.7	TA
2005	#of Active Listings	2762	2755	2662	2570	2734	2747	3012	3039	3163	3163	2832	2447	2705	2824	A
	# of Pending Listings	981	1271	1604	1538	1534	1705	1554	1688	1362	1246	1142	836	8633	16461	T
	Average Median Pending \$	269,282	281,206	288,224	294,877	298,563	304,140	316,250	322,088	319,766	320,558	326,996	326,952	289382	310,195	TA
	Months Supply of Inventory	2.8	2.2	1.7	1.7	1.8	1.6	1.9	1.8	2.3	2.5	2.5	2.9	2.0	2.1	TA



Snohomish County Historical Appreciation Graph



Graph developed using data provided by the Northwest Multiple Listing Service by Windermere Real Estate/M2, LLC. Information was not verified.



Snohomish County Closed and ACTIVE INVENTORY BY PRICE RANGE - RESIDENTIAL

Including: Southeast Snohomish County (610), Southwest Snohomish County (730), Everett-Mukilteo (740), East Snohomish County (750), Northeast Snohomish County (760), Northwest Snohomish County (770)

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 6/30/14 by List Price	Months Supply of Inventory*
\$0 to \$199,999	71	81	103	96	97	75							523	208	2.8
\$200,000 to \$299,999	127	164	245	235	248	279							1,298	468	1.7
\$300,000 to \$399,000	114	145	197	225	247	261							1,189	567	2.2
\$400,000 to \$499,999	48	86	114	113	114	149							624	407	2.7
\$500,000 to \$699,999	27	64	73	89	92	124							469	428	3.5
\$700 to \$999,999	3	10	7	11	15	25							71	134	5.4
\$1,000,000 and up	2	3	1	3	7	5							21	95	19.0
Totals	392	553	740	772	820	918							4,195	2,307	2.5

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	6/30/2014 by list price	Months Supply of Inventory*
\$0 to \$199,999	145	124	136	145	159	154	132	125	115	131	85	103	995	259	1.7
\$200,000 to \$299,999	199	186	240	262	299	297	303	300	255	286	210	202	1,786	407	1.4
\$300,000 to \$399,000	120	139	183	228	245	215	248	251	203	212	172	170	1,378	393	1.8
\$400,000 to \$499,999	64	43	106	103	140	138	148	126	113	94	100	95	742	267	1.9
\$500,000 to \$699,999	17	36	40	50	61	62	68	74	68	63	54	68	334	244	3.9
\$700 to \$999,999	3	6	9	13	16	13	14	24	15	6	11	7	74	85	6.5
\$1,000,000 and up	3	6	1	2	8	5	4	6	3	3	2	4	29	76	15.2
Totals	551	540	715	803	928	884	917	906	772	795	634	649	5,338	1,731	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 \$199,999	-51%	-35%	-24%	-34%	-39%	-51%							-47%	-20%	65%
\$200,000 to \$299,999	-36%	-12%	2%	-10%	-17%	-6%							-27%	15%	22%
\$300,000 to \$399,000	-5%	4%	8%	-1%	1%	21%							-14%	44%	19%
\$400,000 to \$499,999	-25%	100%	8%	10%	-19%	8%							-16%	52%	41%
\$500,000 to \$699,999	59%	78%	83%	78%	51%	100%							40%	75%	-12%
\$700 to \$999,999	0%	67%	-22%	-15%	-6%	92%							-4%	58%	-18%
\$1,000,000 and up	-33%	-50%	0%	50%	-13%	0%				-			-28%	25%	25%
Totals	-29%	2%	3%	-4%	-12%	4%							-21%	33%	28%

* 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.



SNOHOMISH COUNTY STATISTICS YOU MUST KNOW

Including: Bothell (610), Edmonds-Lynnwood (730), Everett-Mill Creek-Mukilteo (740), Monroe-Snohomish (750), Arlington-Lake Stevens (760), Marysville-Stanwood (770)

RESIDENTIAL

	June 2014	June 2013	Difference	% Change
Months Supply of Inventory	1.82	1.43	0.39	27%
Total Active Listings	2,388	1,791	597	33%
Median Active List Price	\$389,950	\$349,950	40,000	11%
Average Active Market Time	79	71	8	11%
Pending (MTD)	1,310	1,252	58	5%
Pending (YTD)	6,979	7,113	(134)	-2%
Pending Active Market Time	45	47	(2)	-4%
Number of Closed Sales (MTD)	991	969	22	2%
Number of Closed Sales (YTD)	4,415	4,723	(308)	-7%
Closed Active Market Time	42	41	1	2%
Median Closed Sale Price (YTD)	\$320,000	\$290,000	30,000	10%

CONDOMINIUM

	June 2014	June 2013	Difference	% Change
Months Supply of Inventory	1.6	1.0	0.59	58%
Total Active Listings	376	239	137.00	57%
Median Active List Price	\$239,500	\$219,950	19,550	9%
Average Active Market Time	57	62	(5.00)	-8%
Pending (MTD)	235	236	(1.00)	0%
Pending (YTD)	1,594	1,328	266.00	20%
Pending Active Market Time	49	44	5.00	11%
Number of Closed Sales (MTD)	229	190	39.00	21%
Number of Closed Sales (YTD)	1,054	905	149.00	16%
Closed Active Market Time	49	46	3.00	7%
Median Closed Sale Price (YTD)	\$201,500	\$160,000	41,500.00	26%