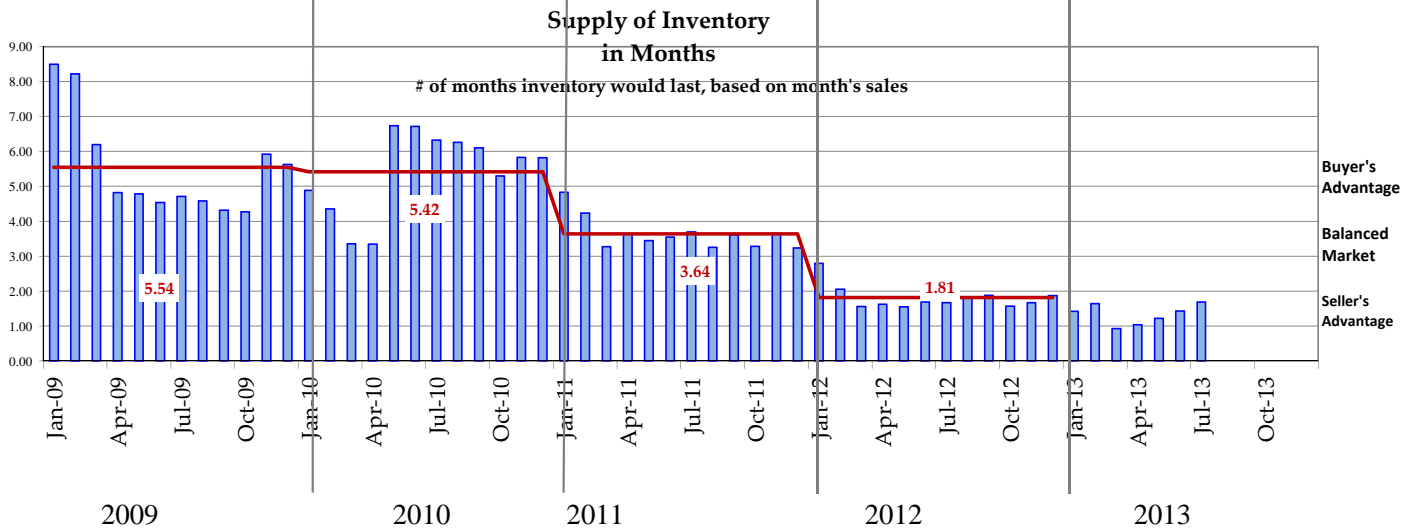
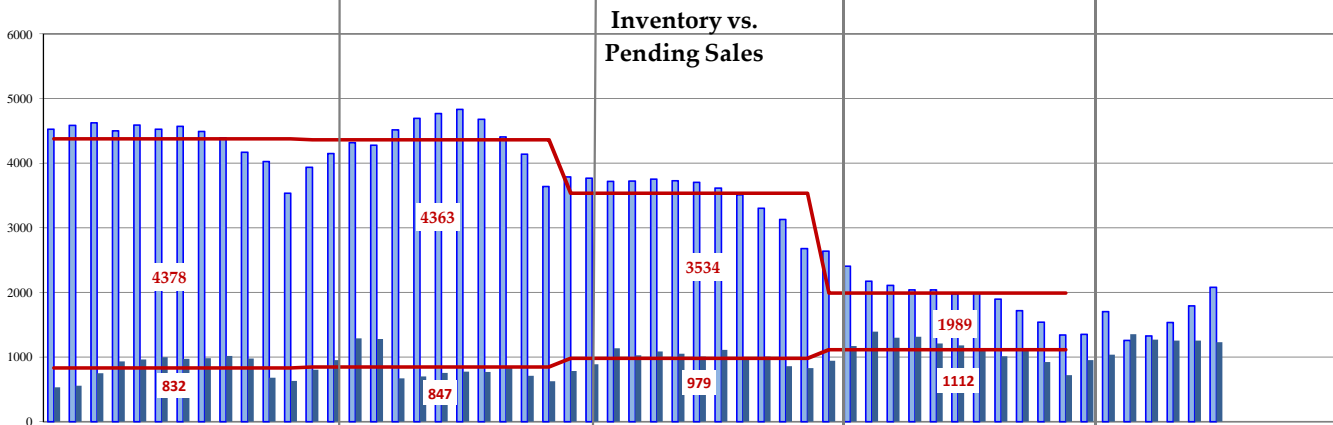
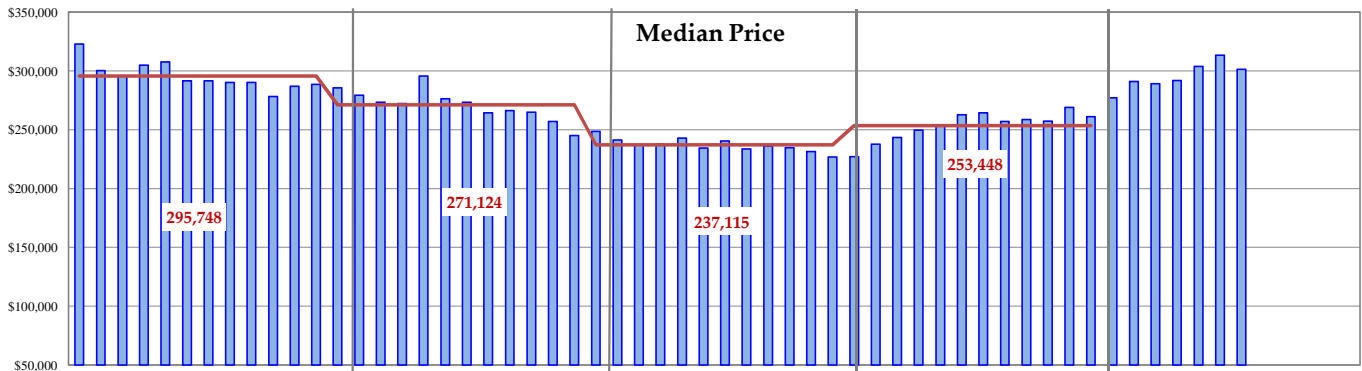
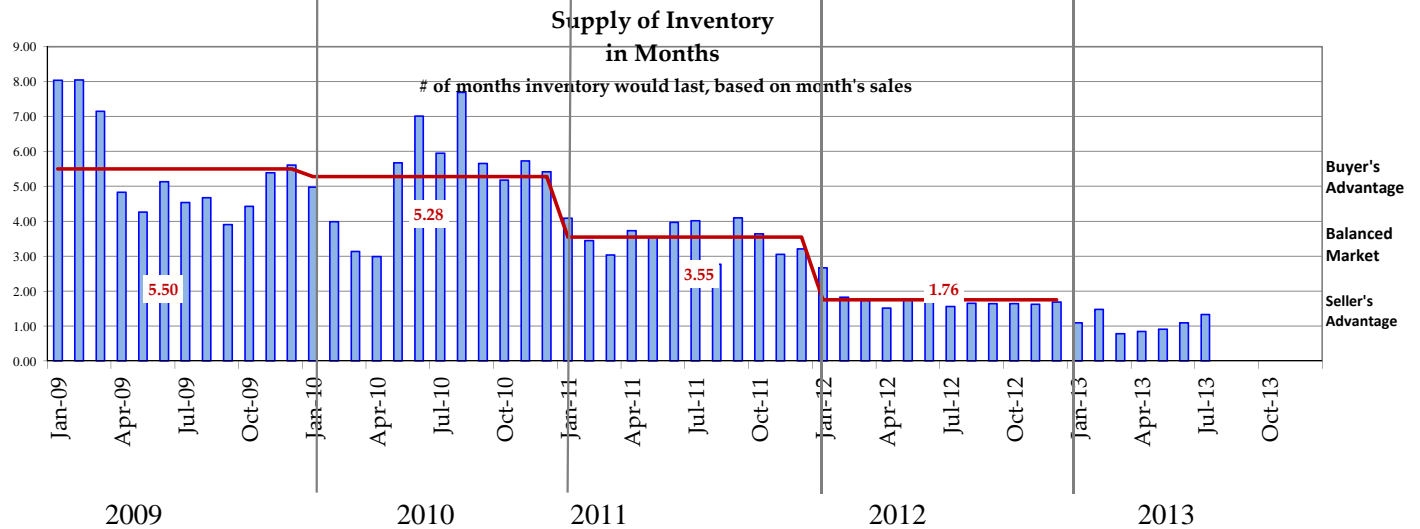
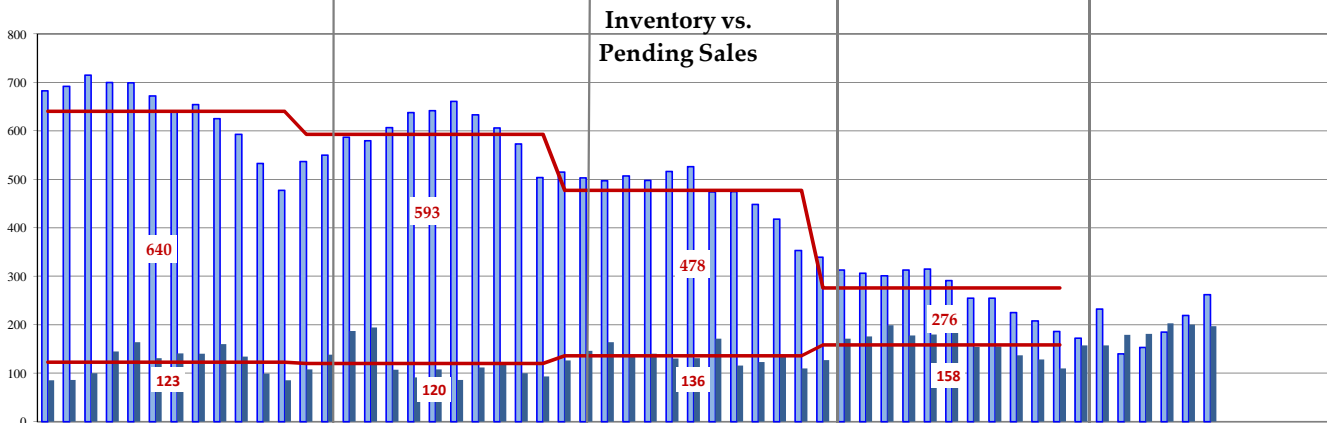
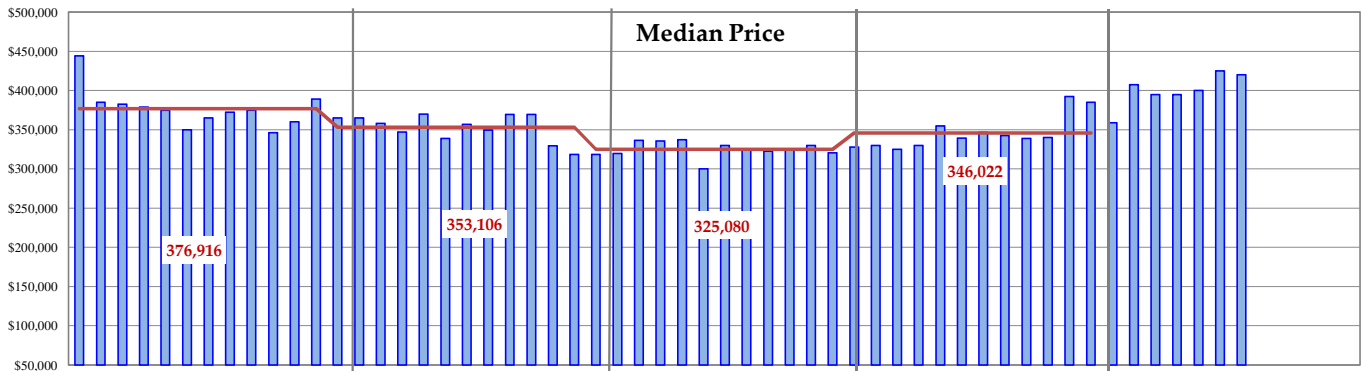


— Annual Average



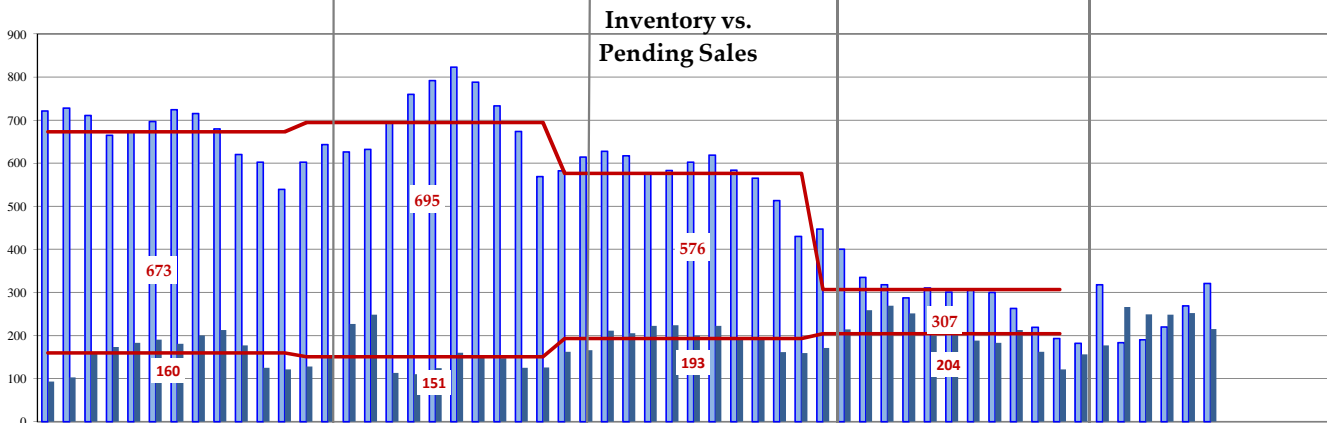
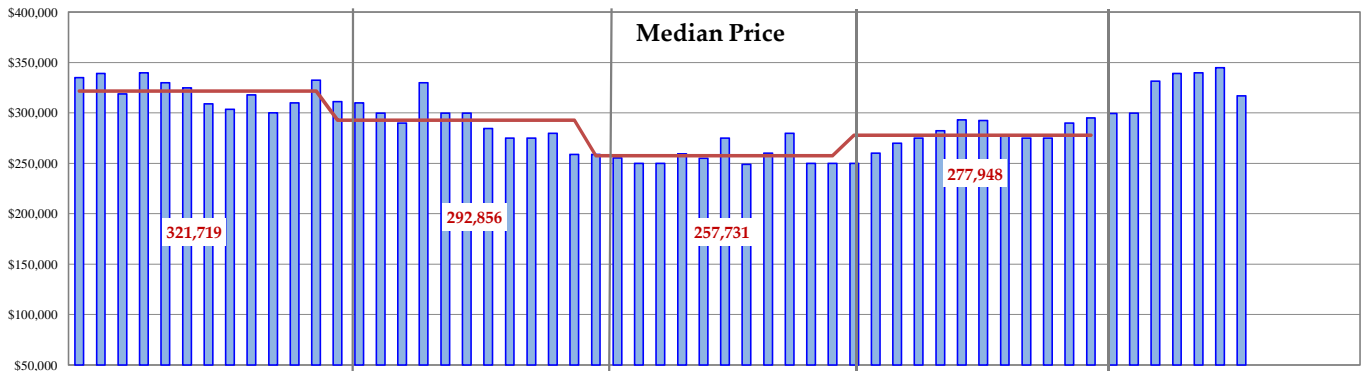
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
July	301,512	264,409	14.03%	2,080	1,973	5.42%	1229	1182	3.98%
						YTD	8342	8510	-1.97%

— Annual Average



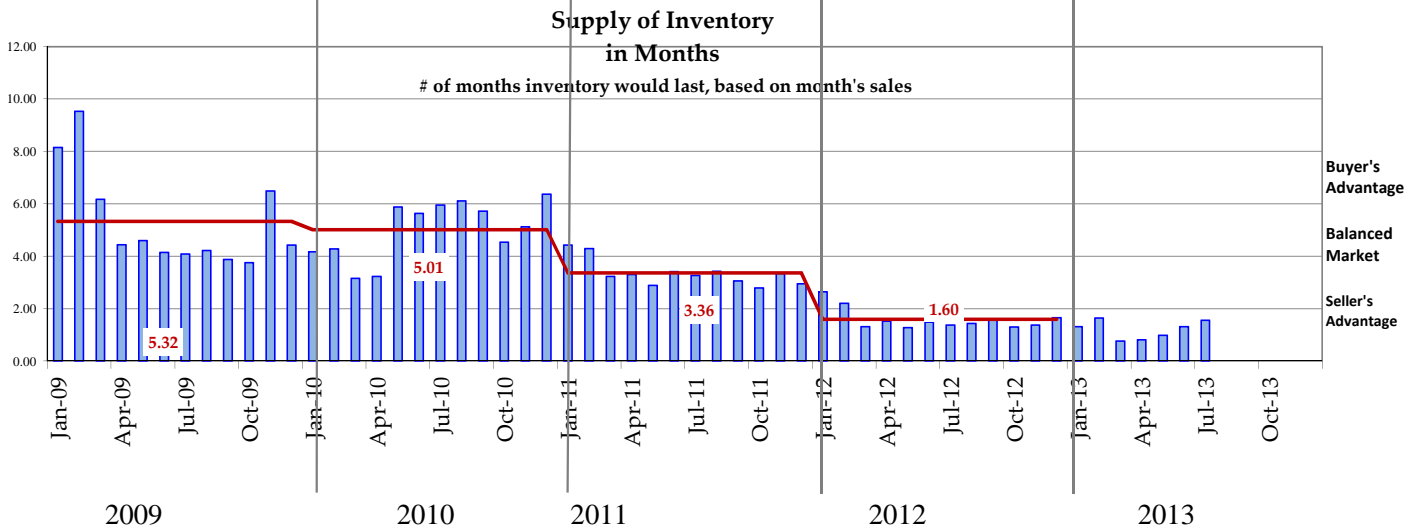
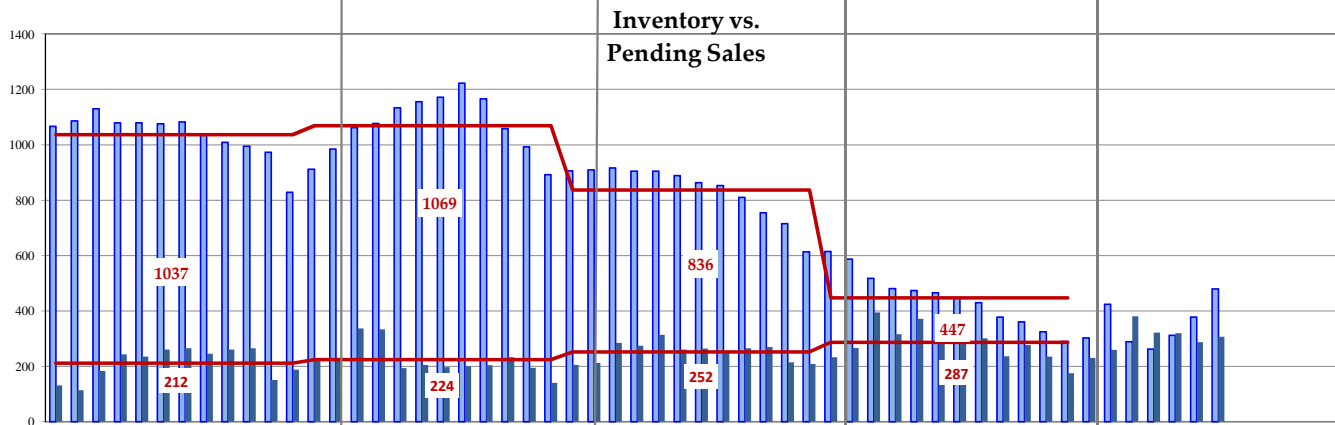
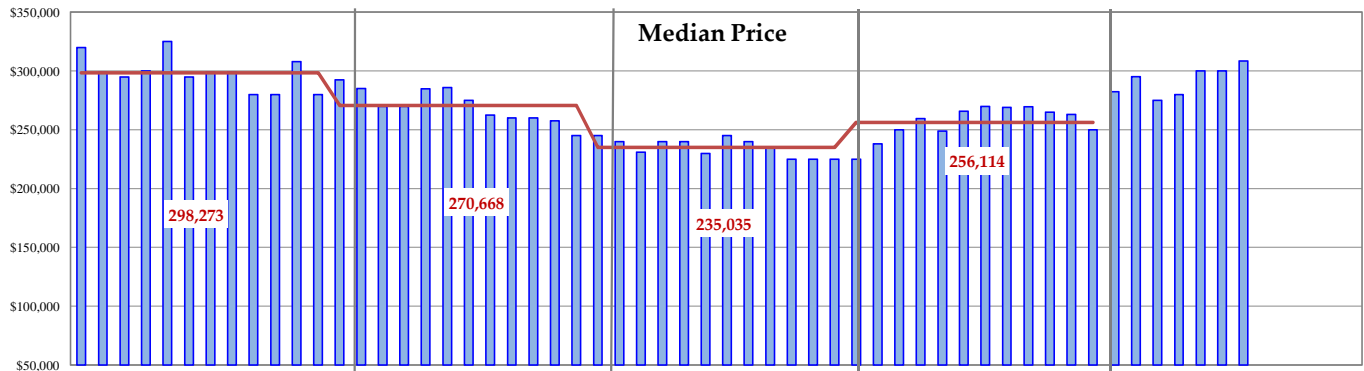
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
July	420,000	346,500	21.21%	262	291	-9.97%	197	186	5.91%
						YTD	1274	1217	4.68%

— Annual Average



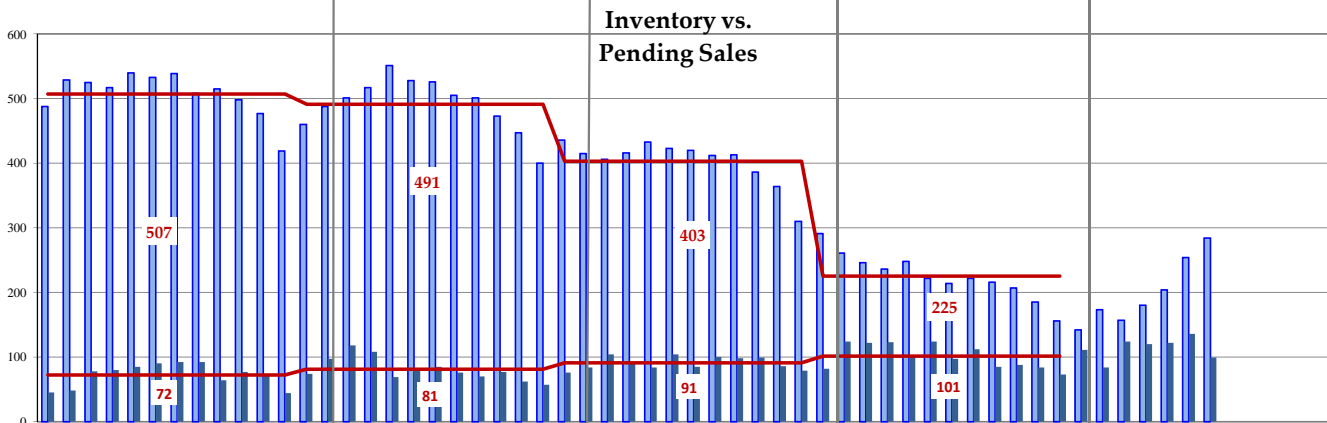
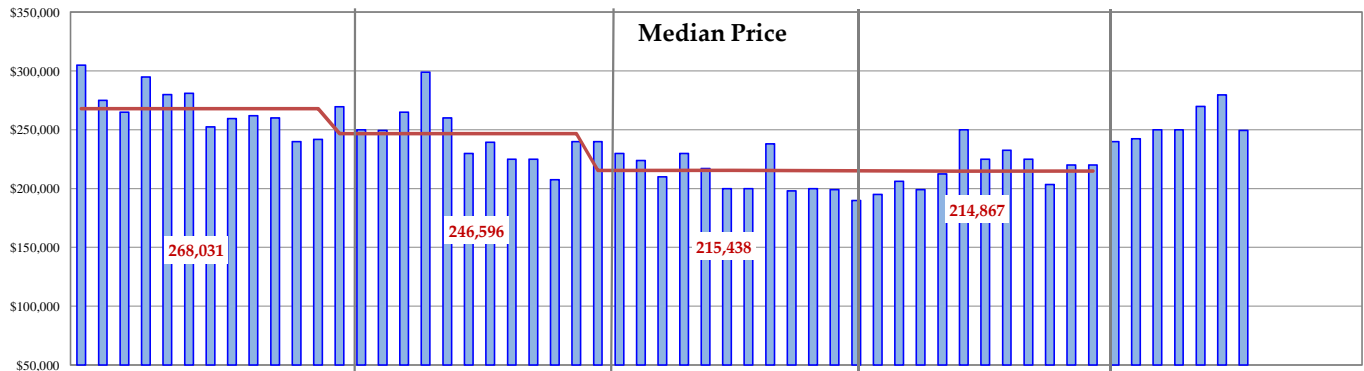
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
July	317,000	292,470	8.39%	321	301	6.64%	215	214	0.47%
						YTD	1563	1578	-0.95%

— Annual Average



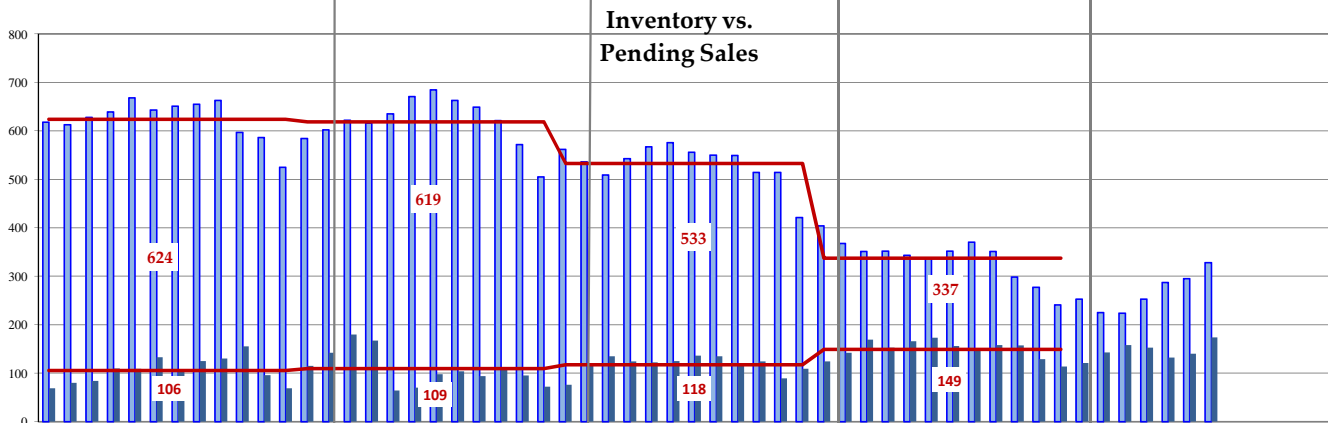
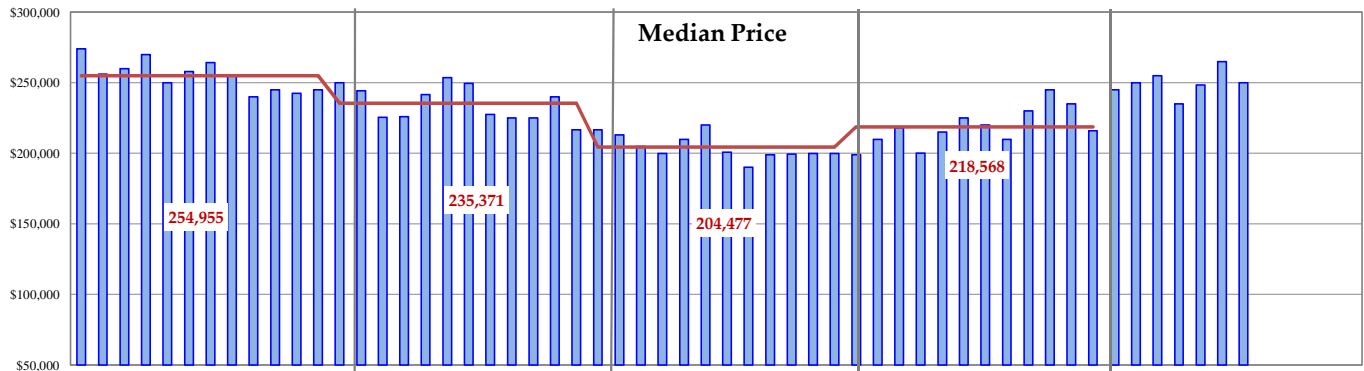
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
July	308,500	269,950	14.28%	479	446	7.40%	307	325	-5.54%
						YTD	2103	2218	-5.18%

— 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
July	249,500	225,000	10.89%	284	214	32.71%	99	97	2.06%
						YTD	796	774	2.84%

— 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
July	249,950	220,000	13.61%	328	352	-6.82%	174	156	11.54%
						YTD	1021	1083	-5.72%



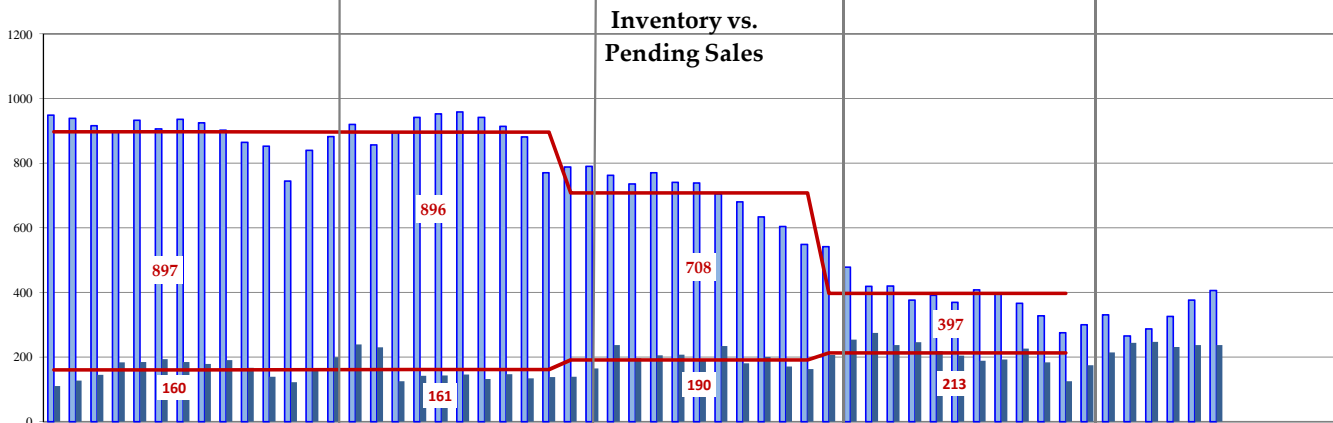
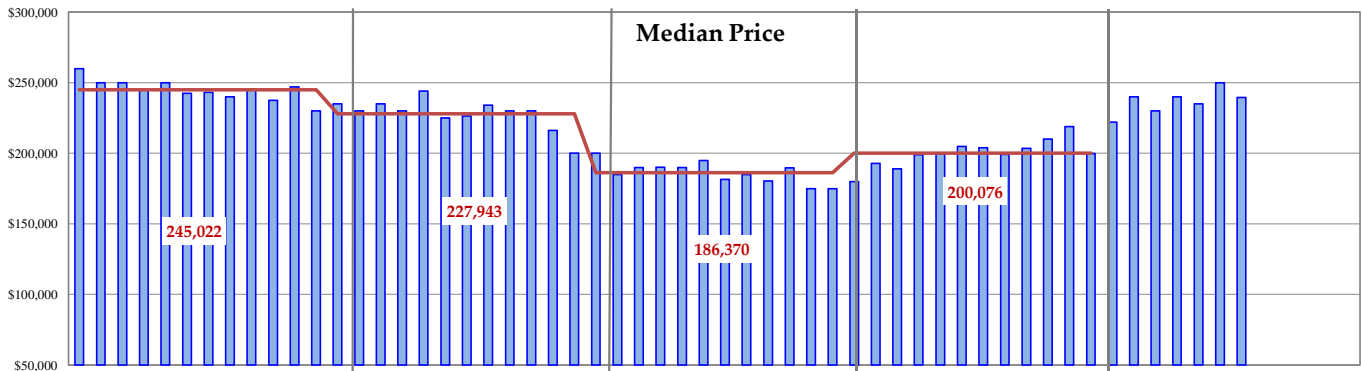
Snohomish County

NWMLS Areas

770

Residential Only

— Annual Average



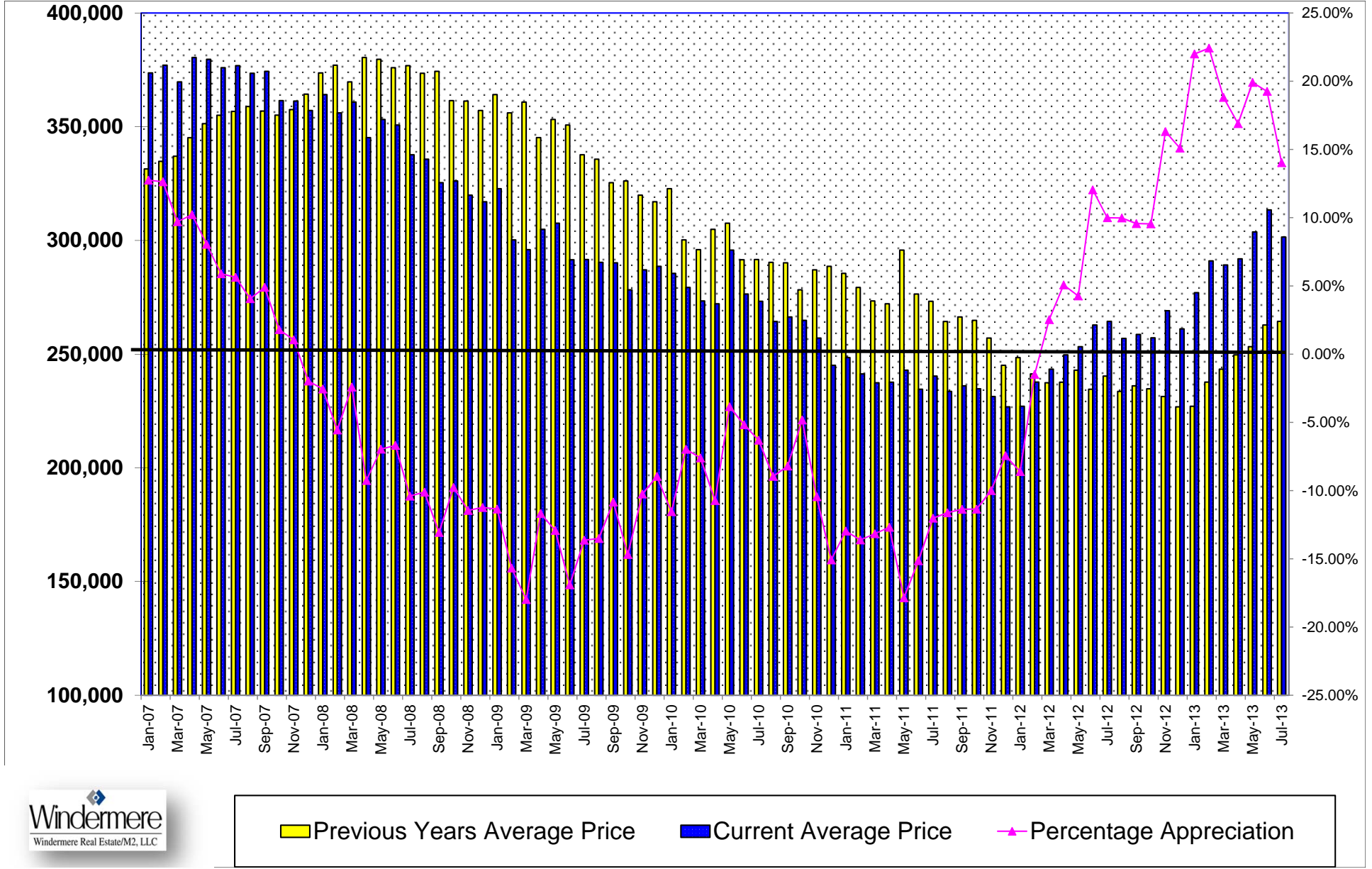
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
July	239,500	203,995	17.40%	406	369	10.03%	237	204	16.18%
						YTD	1585	1640	-3.35%

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		
2013	#of Active Listings	1351	1703	1257	1325	1534	1791	2080					1577	-28.22%	A	
	# of Pending Listings	950	1034	1351	1271	1255	1252	1229					8342	-1.97%	T	
	Average Median Pending \$	277,047	291,002	289,222	291,884	303,731	313,434	301,512					291,884	16.89%	TA	
	Months Supply of Inventory	1.4	1.6	0.9	1.0	1.2	1.4	1.7					1.3	1.3	TA	
2012	#of Active Listings	2638	2407	2175	2107	2041	2040	1973	1990	1895	1719	1341	2197	1989	A	
	# of Pending Listings	943	1171	1395	1297	1314	1208	1182	1094	1009	1097	921	718	8510	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	249,700	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	1.6	1.8	TA
2011	#of Active Listings	3789	3767	3719	3724	3751	3727	3706	3613	3511	3301	3128	2676	3740	3534	A
	# of Pending Listings	784	889	1135	1025	1087	1050	1004	1111	972	1006	858	828	6974	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	240,376	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	3.2	3.6	TA
2010	#of Active Listings	3935	4149	4318	4279	4518	4694	4770	4834	4679	4405	4140	3640	4380	4363	A
	# of Pending Listings	805	954	1288	1280	671	699	755	772	767	831	710	626	6452	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	276,414	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	4.0	5.2	TA
2009	#of Active Listings	4526	4587	4625	4500	4592	4527	4573	4491	4394	4168	4024	3533	4561	4378	A
	# of Pending Listings	533	558	747	934	960	997	970	980	1017	975	680	628	5699	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	300,245	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	4.8	5.3	TA
2008	#of Active Listings	5037	5283	5484	5763	6104	5819	6111	6058	5749	5371	5170	4362	5657	5526	A
	# of Pending Listings	575	716	711	728	688	726	730	744	655	503	462	455	4874	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	353,214	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	6.9	8.6	TA
2007	#of Active Listings	3547	3655	4036	4502	4988	5382	5532	5922	5968	5822	5422	4617	4520	4949	A
	# of Pending Listings	910	1124	1260	1274	1244	1117	1086	923	703	699	610	525	8015	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	376,856	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	3.3	5.2	TA
2006	#of Active Listings	2792	2791	2902	2976	3255	3483	3688	3804	4055	3993	3775	3128	3127	3387	A
	# of Pending Listings	998	1187	1573	1526	1514	1460	1316	1321	1131	1133	877	763	9574	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	345,173	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	1.9	2.7	TA
2005	#of Active Listings	2762	2755	2662	2570	2734	2747	3012	3039	3163	3163	2832	2447	2749	2824	A
	# of Pending Listings	981	1271	1604	1538	1534	1705	1554	1688	1362	1246	1142	836	10187	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	294,877	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	1.6	2.1	TA
2004	#of Active Listings	3411	3422	3371	3318	3436	3533	1707	3525	3417	3250	3016	2353	3171	3147	A
	# of Pending Listings	873	1108	1508	1411	1492	1457	1288	1363	1221	1203	1068	973	9137	14965	T
	Average Median Pending \$	237,775	240,630	251,475	251,693	250,333	257,560	251,900	257,999	258,654	261,625	264,108	265,100	251,475	254,730	TA
	Months Supply of Inventory	3.9	3.1	2.2	2.4	2.3	2.4	1.3	2.6	2.8	2.7	2.8	2.4	2.2	2.5	TA
2003	#of Active Listings	3867	4042	3935	4002	4200	4153	4152	4163	3892	3755	3557	3088	4050	3901	A
	# of Pending Listings	884	930	1295	1316	1263	1245	1386	1211	1166	1101	806	764	8319	13367	T
	Average Median Pending \$	222,347	229,201	233,430	235,188	233,894	234,287	236,004	231,500	253,287	234,295	241,219	231,500	233,894	234,091	TA
	Months Supply of Inventory	4.4	4.3	3.0	3.0	3.3	3.3	3.0	3.4	3.3	3.4	4.4	4.0	2.9	3.5	TA

Snohomish County Historical Appreciation Graph



Snohomish County By Price
NWMLS Areas 610, 730-770
Residential 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	YTD Closed Sales Total	Active on 7/31/2013 by List Price	Months Supply of Inventory *	YTD % of the Market	
\$0 to \$199,999	245	124	136	145	159	154	132						1,095	272	2.06	20.14%	\$0 to \$199,999
\$200,000 to \$299,999	199	186	240	262	299	297	303						1,786	517	1.71	32.84%	\$200,000 to \$299,999
\$300,000 to \$399,999	120	139	183	228	245	215	248						1,378	506	2.04	25.34%	\$300,000 to \$399,999
\$400,000 to \$499,999	64	43	106	103	140	138	148						742	354	2.39	13.64%	\$400,000 to \$499,999
\$500,000 to \$599,999	12	27	29	36	44	44	48						240	184	3.83	4.41%	\$500,000 to \$599,999
\$600,000 to \$699,999	5	9	11	14	17	18	20						94	109	5.45	1.73%	\$600,000 to \$699,999
\$700,000 to \$799,999	2	5	5	10	9	8	9						48	62	6.89	0.88%	\$700,000 to \$799,999
\$800,000 to \$899,999	1	1	4	2	5	3	4						20	31	7.75	0.37%	\$800,000 to \$899,999
\$900,000 to \$999,999	-	-	-	1	2	2	1						6	22	22.00	0.11%	\$900,000 to \$999,999
\$1,000,000 to \$1,249,999	-	3	-	1	3	4	3						14	23	7.67	0.26%	\$1,000,000 to \$1,249,999
1,250,000 and up	3	3	1	1	5	1	1						15	59	59.00	0.28%	\$1,250,000 and up
Totals	651	540	715	803	928	884	917						5,438	2,139	2.33	100.00%	Totals

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	YTD Closed Sales Total	Active on 7/31/2012 by List Price	Months Supply of Inventory *	YTD % of the Market	
\$0 to \$199,999	182	205	222	199	224	220	210						1,462	369	1.76	31.32%	\$0 to \$199,999
\$200,000 to \$299,999	126	172	223	230	273	298	280						1,602	518	1.85	34.32%	\$200,000 to \$299,999
\$300,000 to \$399,999	80	106	138	105	176	185	207						997	442	2.14	21.36%	\$300,000 to \$399,999
\$400,000 to \$499,999	15	31	50	32	64	64	79						335	219	2.77	7.18%	\$400,000 to \$499,999
\$500,000 to \$599,999	10	8	20	24	31	35	27						155	149	5.52	3.32%	\$500,000 to \$599,999
\$600,000 to \$699,999	1	2	10	14	12	17	10						66	81	8.10	1.41%	\$600,000 to \$699,999
\$700,000 to \$799,999	1	1	5	1	1	6	4						19	56	14.00	0.41%	\$700,000 to \$799,999
\$800,000 to \$899,999	2	1	1	2	1	3	3						13	34	11.33	0.28%	\$800,000 to \$899,999
\$900,000 to \$999,999	-	-	1	1	-	1	2						5	16	8.00	0.11%	\$900,000 to \$999,999
\$1,000,000 to \$1,249,999	2	-	-	1	1	1	1						6	22	22.00	0.13%	\$1,000,000 to \$1,249,999
1,250,000 and up	1	1	3	-	1	1	1						8	57	57.00	0.17%	\$1,250,000 and up
Totals	420	527	673	609	784	831	824						4,668	1,963	2.38	100.00%	Totals

% 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	YTD Total	Active by List Price	Months Supply of Inventory *	% of the Market	
\$0 to \$199,999	35%	-40%	-39%	-27%	-29%	-30%	-37%						-25%	-26%	17%	-36%	\$0 to \$199,999
\$200,000 to \$299,999	58%	8%	8%	14%	10%	0%	8%						11%	0%	-8%	-4%	\$200,000 to \$299,999
\$300,000 to \$399,999	50%	31%	33%	117%	39%	16%	20%						38%	14%	-4%	19%	\$300,000 to \$399,999
\$400,000 to \$499,999	327%	39%	112%	222%	119%	116%	87%						121%	62%	-14%	90%	\$400,000 to \$499,999
\$500,000 to \$599,999	20%	238%	45%	50%	42%	26%	78%						55%	23%	-31%	33%	\$500,000 to \$599,999
\$600,000 to \$699,999	400%	350%	10%	0%	42%	6%	100%						42%	35%	-33%	22%	\$600,000 to \$699,999
\$700,000 to \$799,999	100%	400%	0%	900%	800%	33%	125%						153%	11%	-51%	117%	\$700,000 to \$799,999
\$800,000 to \$899,999	-50%	0%	300%	0%	400%	0%	33%						54%	-9%	-32%	32%	\$800,000 to \$899,999
\$900,000 to \$999,000				0%		100%	-50%						20%	38%	175%	3%	\$900,000 to \$999,999
\$1,000,000 to \$1,249,999				0%	200%	300%	200%						133%	5%	-65%	100%	\$1,000,000 to \$1,249,999
1,250,000 and up	200%	200%	-67%		400%	0%	0%						88%	4%	4%	61%	\$1,250,000 and up
Totals	55%	2%	6%	32%	18%	6%	11%						16%	9%	-2%	0%	Totals



Statistics That You Must Know Areas 610-770

RESIDENTIAL				
	<u>July 2013</u>	<u>July 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.69	1.67	0.02	1.4%
Total Active Listings	2080	1973	107	5.4%
Average Active List Price	\$432,960	\$400,754	\$32,206	8.0%
Average Active Market Time	71	104	-33	-31.7%
Pending (Month to date)	1229	1182	47	4.0%
Number of Closed Sales (YTD)	5687	5128	559	10.9%
Average Closed Sales Price (YTD)	\$314,493	\$274,929	\$39,564	14.4%

CONDOMINIUM				
	<u>July 2013</u>	<u>July 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.16	1.39	-0.24	-17.0%
Total Active Listings	279	304	-25	-8.2%
Average Active List Price	\$219,836	\$217,426	\$2,410	1.1%
Average Active Market Time	61	98	-37	-37.8%
Pending (Month to date)	241	218	23	10.6%
Number of Closed Sales (YTD)	1082	931	151	16.2%
Average Closed Sale Price (YTD)	\$189,091	\$163,793	\$25,298	15.4%

Figures compiled using NWMLS data. Information has not been verified and is not published by the NWMLS.
NWMLS data for Areas 610-770