



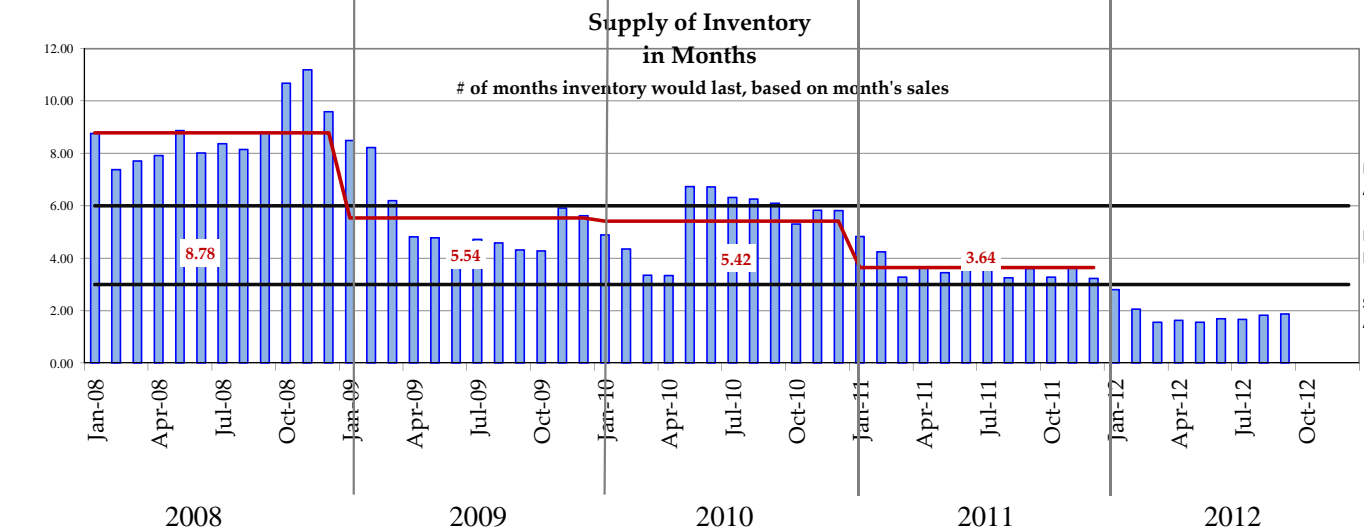
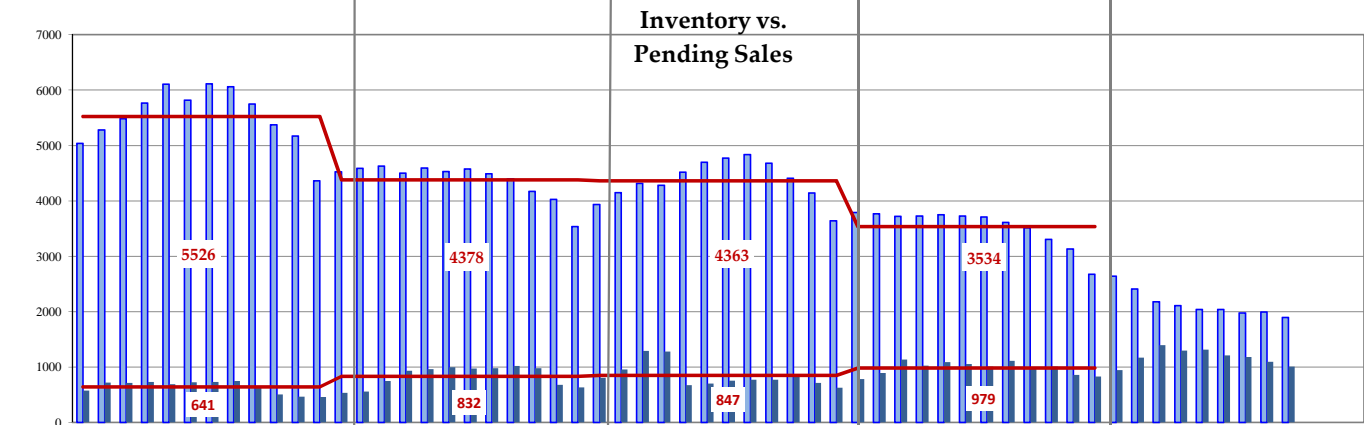
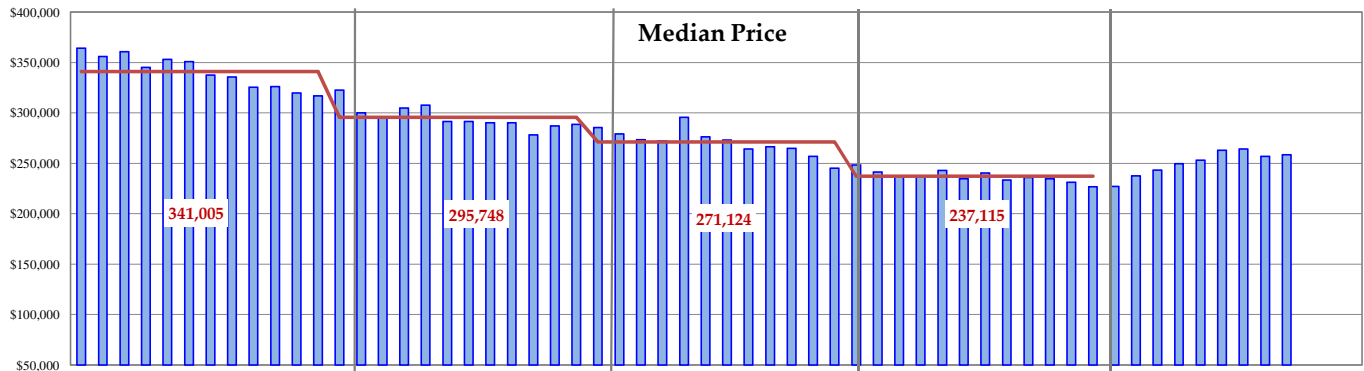
Snohomish County

NWMLS Areas

610-770

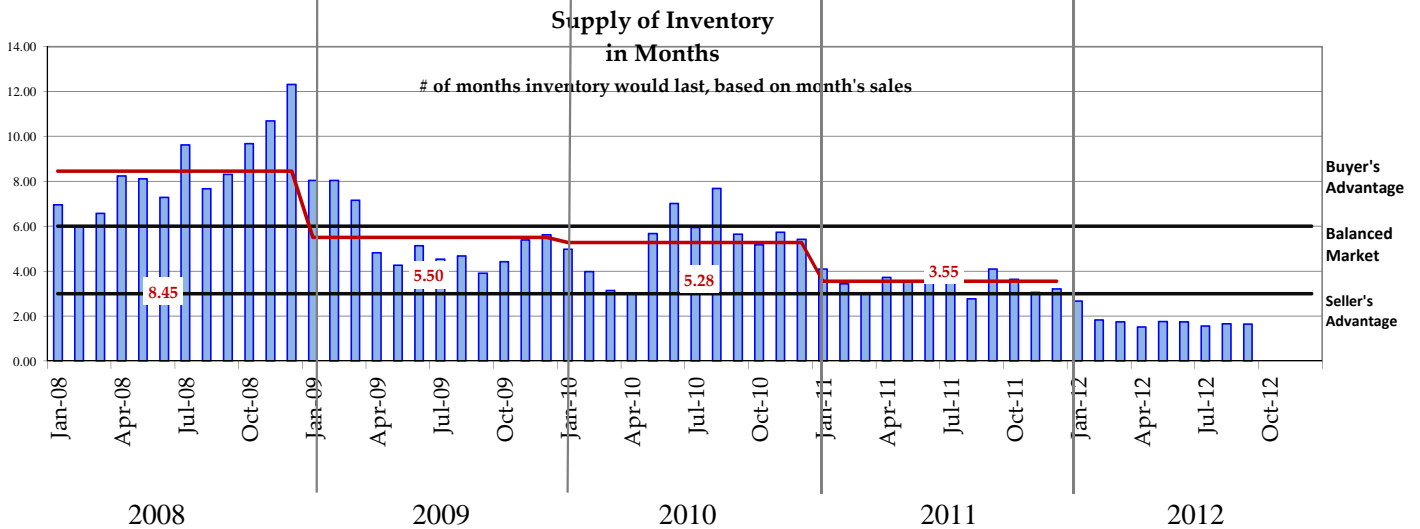
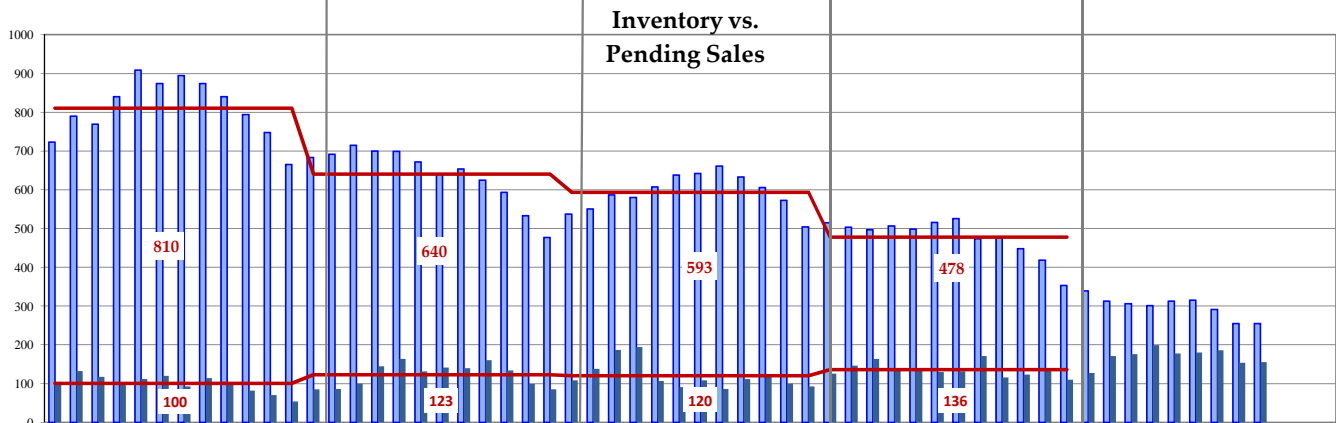
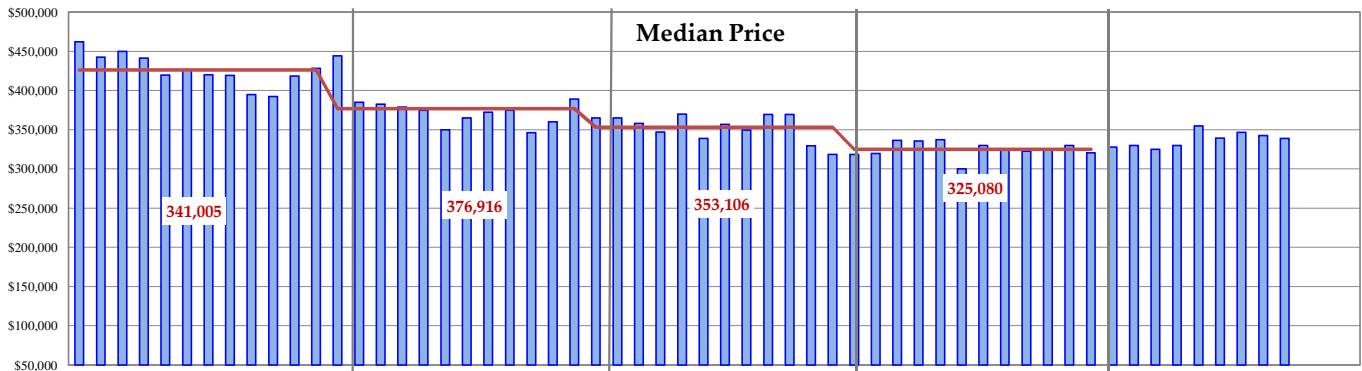
Residential Only

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
September	258,652	236,066	9.57%	1,895	3,511	-46.03%	1009	972	3.81%
						YTD	10613	9057	17.18%

— Annual Average



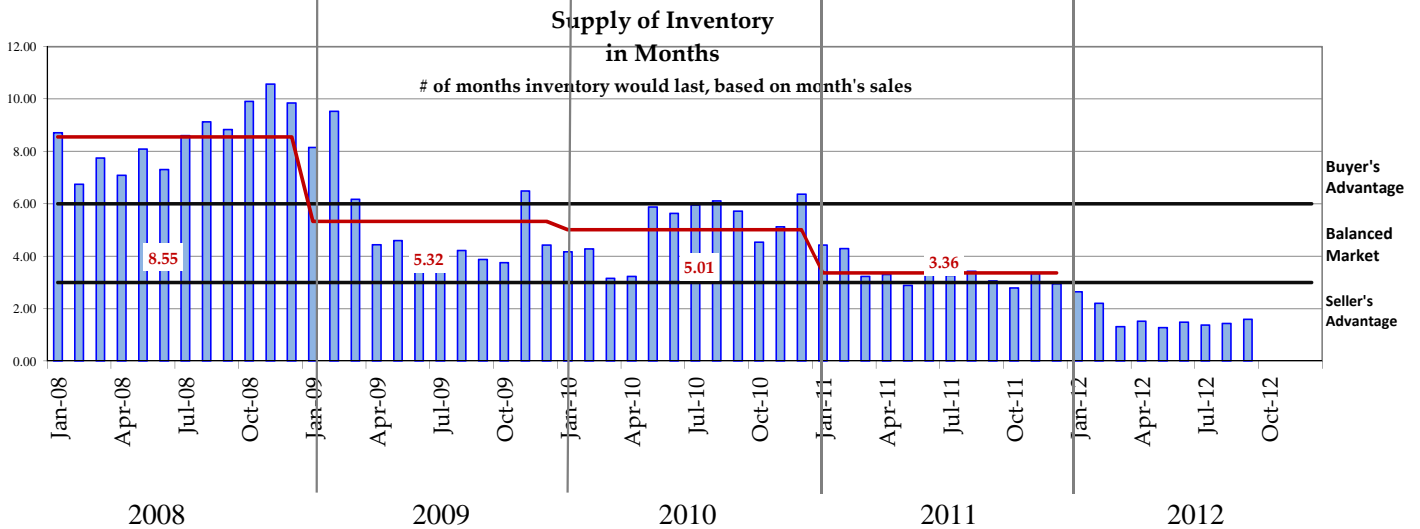
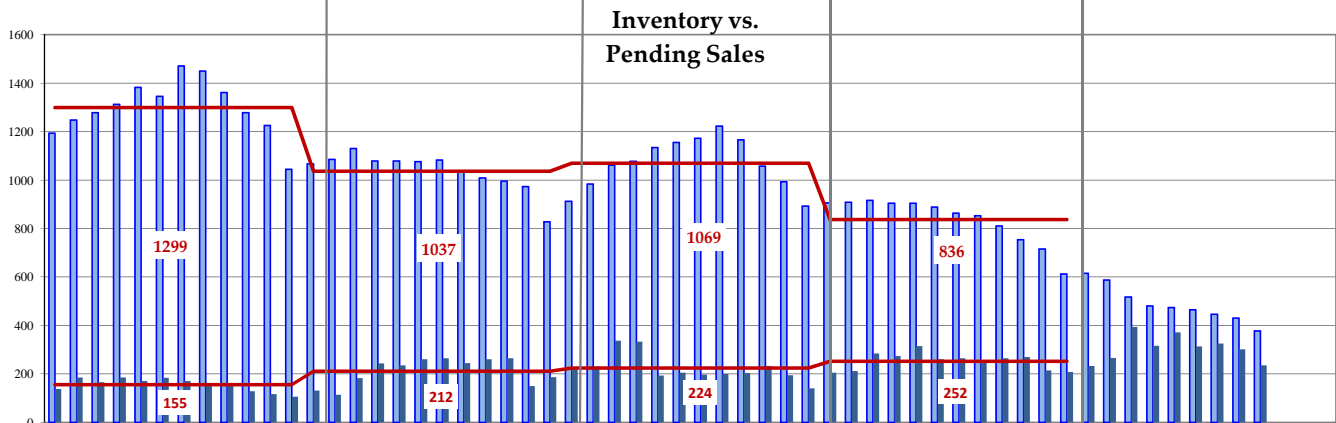
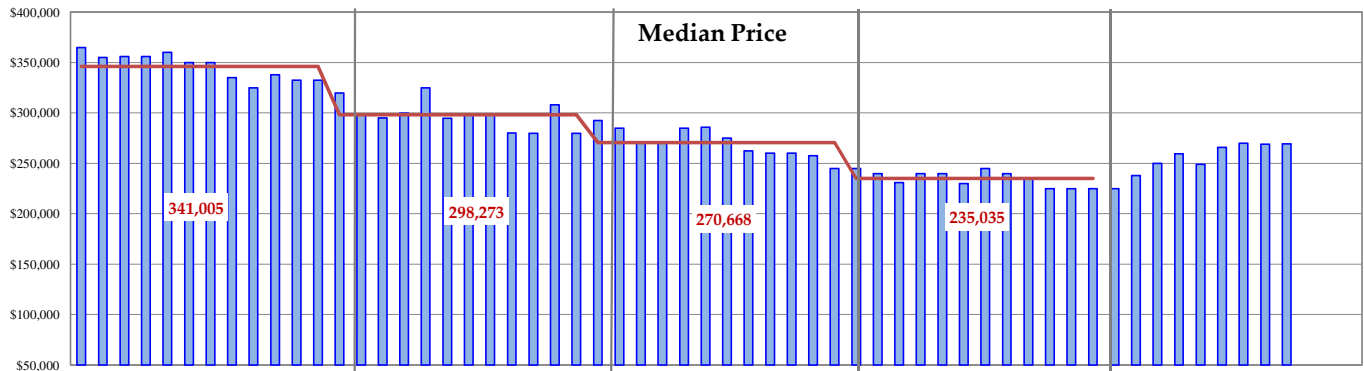
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
September	338,950	322,495	5.10%	255	475	-46.32%	155	116	33.62%
						YTD	1526	1260	21.11%

— Annual Average



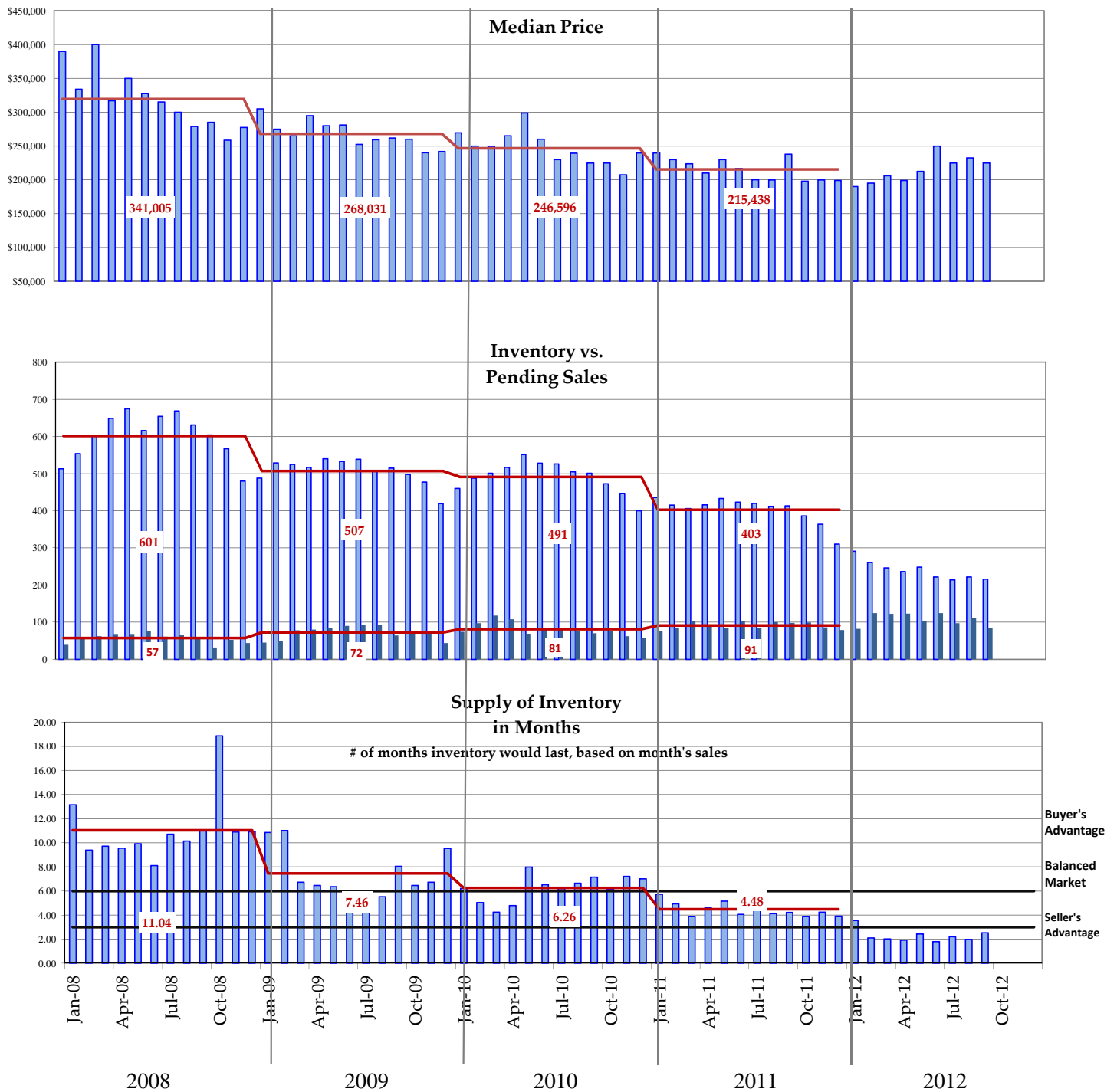
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
September	275,000	259,975	5.78%	300	584	-48.63%	183	192	-4.69%
						YTD	1949	1804	8.04%

— Annual Average



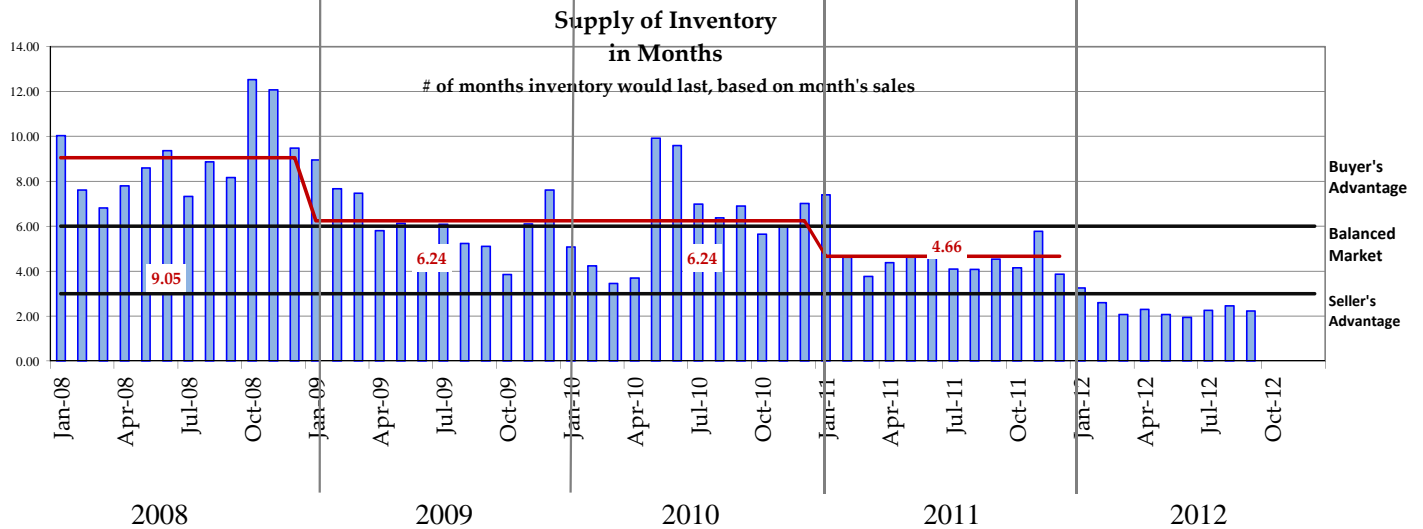
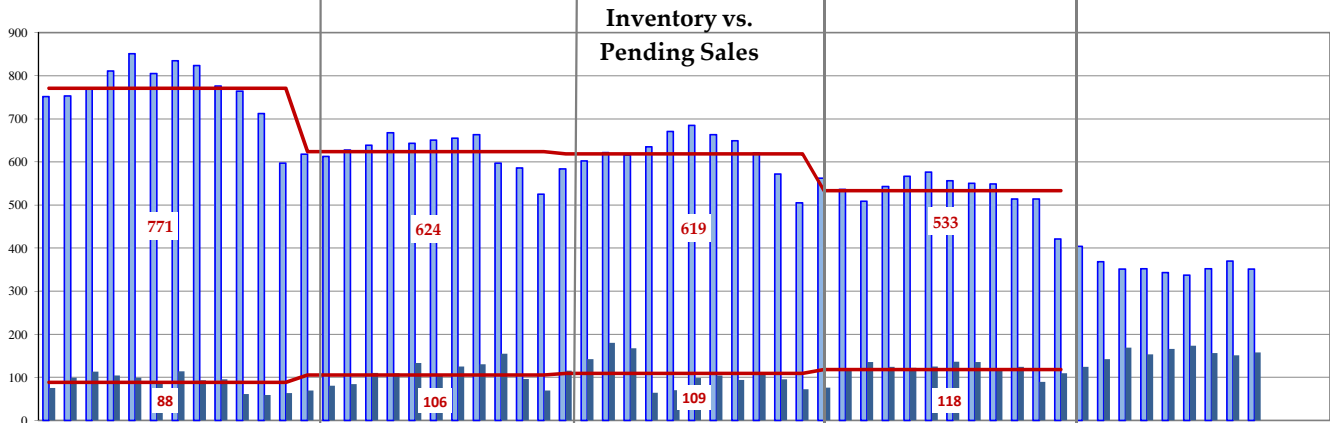
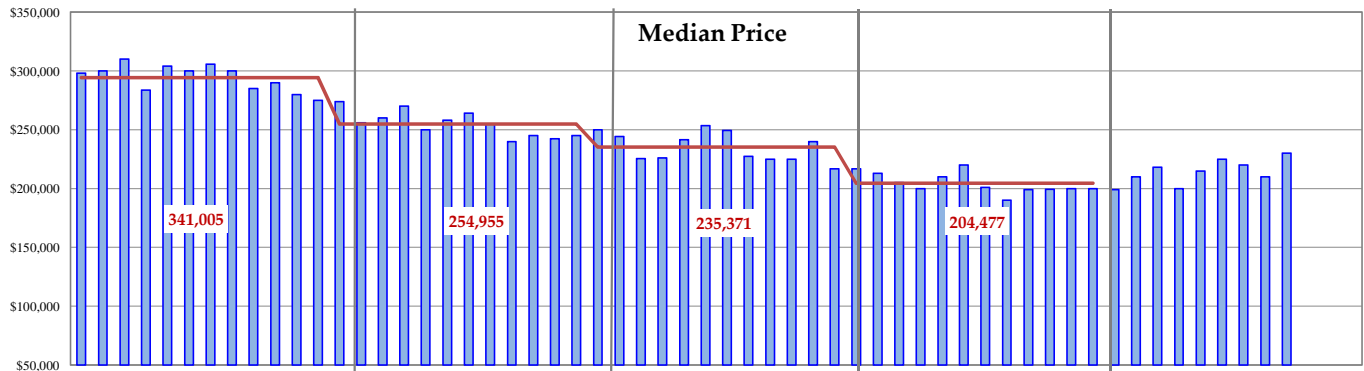
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
September	269,450	234,900	14.71%	377	810	-53.46%	236	265	-10.94%
						YTD	2755	2327	18.39%

Annual Average



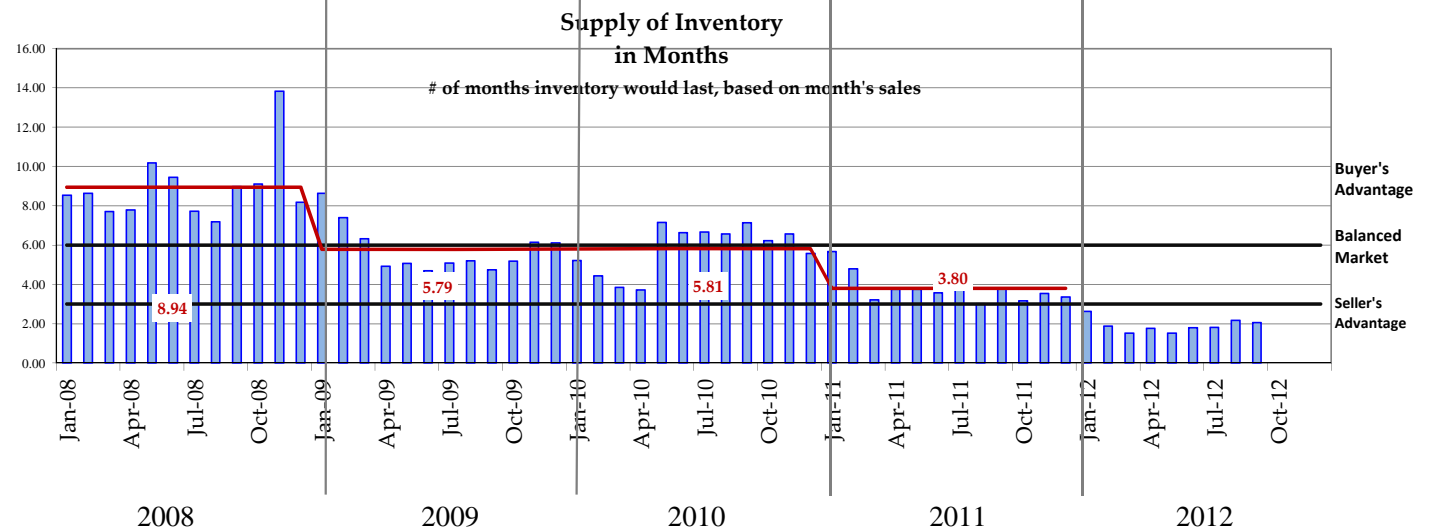
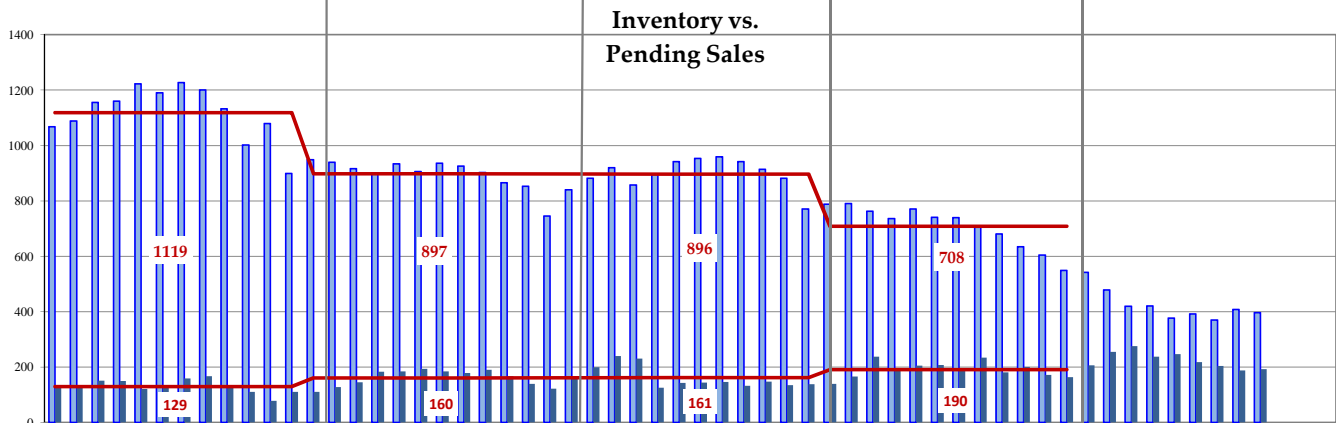
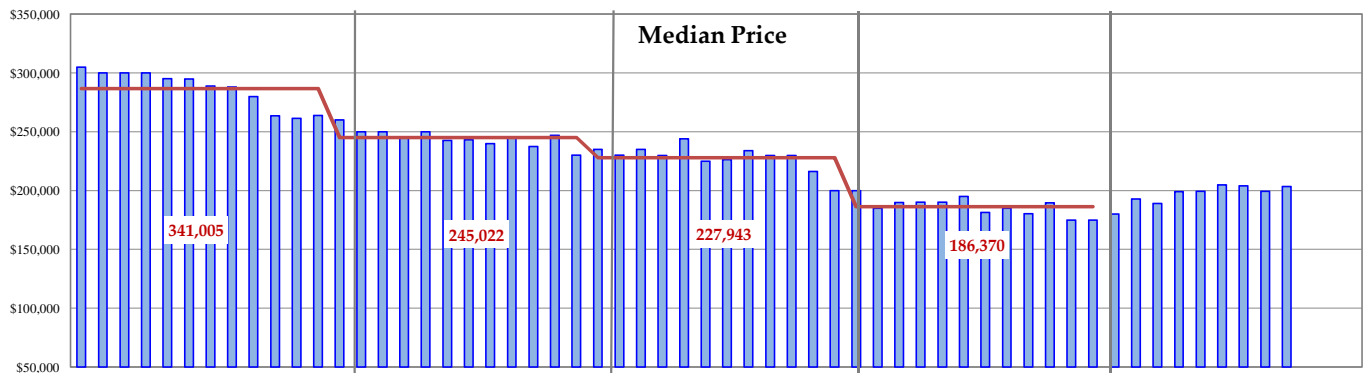
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
September	224,950	238,000	-5.48%	216	413	-47.70%	85	98	-13.27%
						YTD	971	825	17.70%

— Annual Average



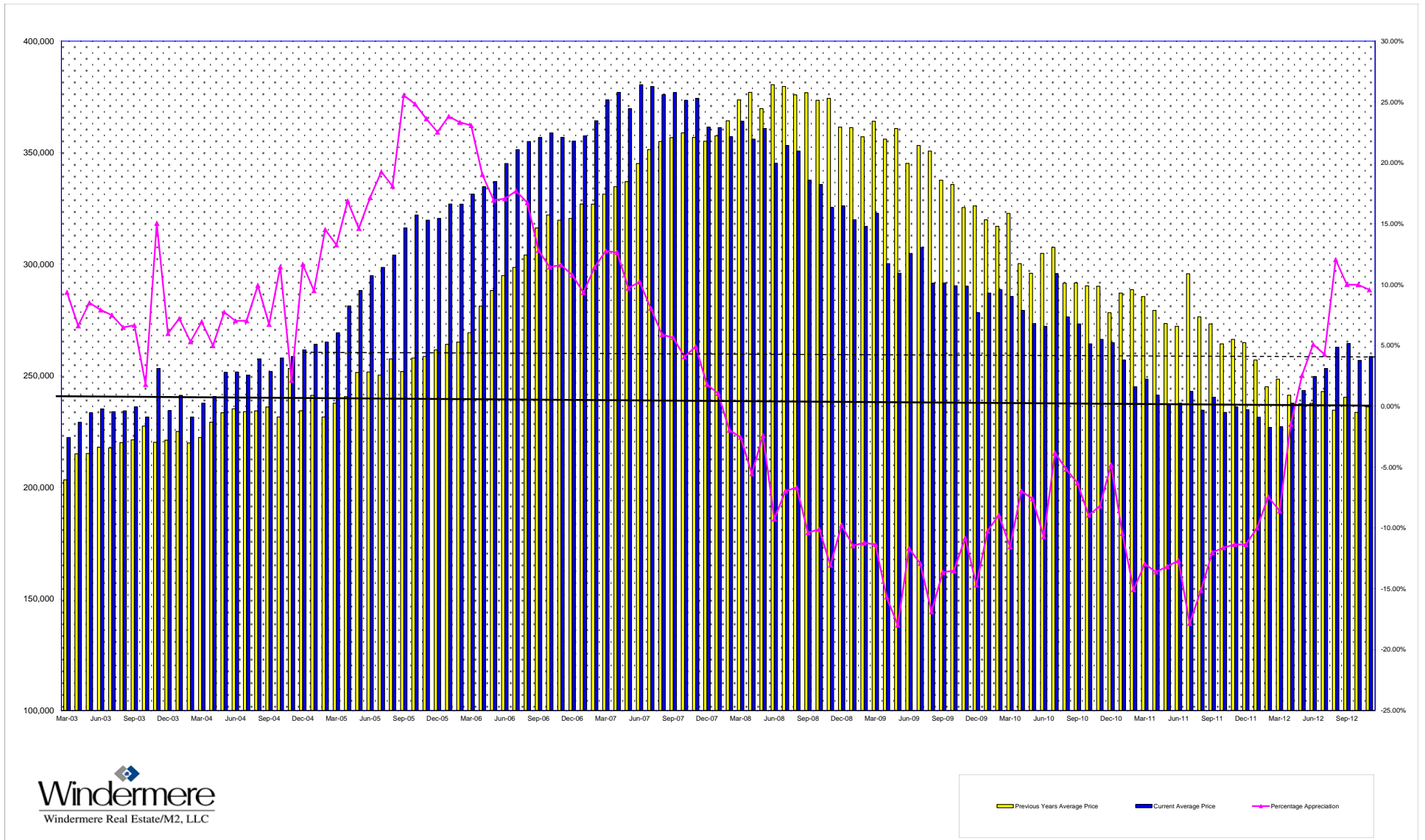
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
September	229,975	199,000	15.57%	351	549	-36.07%	158	121	30.58%
						YTD	1392	1090	27.71%

— 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
September	203,495	180,445	12.77%	396	680	-41.76%	192	180	6.67%
						YTD	2020	1751	15.36%

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 By Price
NWMLS Areas 610, 730-770
Residential 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	YTD Closed Sales Total	Active on 9/30/2012 by List Price	Months Supply of Inventory *	YTD % of the Market
\$0 to \$199,999	182	205	222	199	224	220	210	205	237				1,904	675	2.85	30.35%
\$200,000 to \$299,999	126	172	223	230	273	298	280	256	288				2,146	549	1.91	34.20%
\$300,000 to \$399,999	80	106	138	105	176	185	207	194	177				1,368	466	2.63	21.80%
\$400,000 to \$499,999	15	31	50	32	64	64	79	65	66				466	239	3.62	7.43%
\$500,000 to \$599,999	10	8	20	24	31	35	27	26	47				228	118	2.51	3.63%
\$600,000 to \$699,999	1	2	10	14	12	17	10	6	11				83	86	7.82	1.32%
\$700,000 to \$799,999	1	1	5	1	1	6	4	9	2				30	54	27.00	0.48%
\$800,000 to \$899,999	2	1	1	2	1	3	3	4	3				20	29	9.67	0.32%
\$900,000 to \$999,999	-	-	1	1	-	1	2	1	2				8	17	8.50	0.13%
\$1,000,000 to \$1,249,999	2	-	-	1	1	1	1	-	2				8	21	10.50	0.13%
1,250,000 and up	1	1	3	-	1	1	1	3	2				13	48	24.00	0.21%
Totals	420	527	673	609	784	831	824	769	837	-	-	-	6,274	2,302	2.75	100.00%

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	YTD Closed Sales Total	Active on 8/31/11 by List Price	Months Supply of Inventory *	YTD % of the Market
\$0 to \$199,999	98	110	194	188	172	214	204	234	223	243	209	226	1,637	922	4.13	31.53%
\$200,000 to \$299,999	145	166	213	217	215	229	232	250	240	225	217	232	1,907	1,100	4.58	36.73%
\$300,000 to \$399,999	67	61	113	95	94	119	115	162	121	98	113	116	947	654	5.40	18.24%
\$400,000 to \$499,999	26	26	43	29	38	60	47	63	50	46	46	46	382	388	7.76	7.36%
\$500,000 to \$599,999	11	16	26	22	24	20	17	31	30	19	26	15	197	197	6.57	3.79%
\$600,000 to \$699,999	6	7	7	12	7	10	3	2	5	8	7	9	59	96	19.20	1.14%
\$700,000 to \$799,999	2	2	7	1	7	9	4	3	1	4	5	3	36	46	46.00	0.69%
\$800,000 to \$899,999	-	2	-	2	1	2	2	1	1	1	1	-	11	37	37.00	0.21%
\$900,000 to \$999,999	1	1	-	1	-	-	1	1	-	-	3	1	5	31		0.10%
\$1,000,000 to \$1,249,999	1	-	-	-	-	-	-	2	1	-	1	1	5	24	24.00	0.10%
1,250,000 and up	-	2	1	-	-	1	-	1	1	-	2	1	6	61	61.00	0.12%
Totals	357	393	604	568	558	664	625	750	673	644	630	650	5,192	3,556	5.28	100.00%

% 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	86%	86%	14%	6%	30%	3%	3%	-12%	6%				16%	-27%	-31%	-4%
\$200,000 to \$299,999	-13%	4%	5%	6%	27%	30%	21%	2%	20%				13%	-50%	-58%	-7%
\$300,000 to \$399,999	19%	74%	22%	11%	87%	55%	80%	20%	46%				44%	-29%	-51%	20%
\$400,000 to \$499,999	-42%	19%	16%	10%	68%	7%	68%	3%	32%				22%	-38%	-53%	1%
\$500,000 to \$599,999	-9%	-50%	-23%	9%	29%	75%	59%	-16%	57%				16%	-40%	-62%	-4%
\$600,000 to \$699,999	-83%	-71%	43%	17%	71%	70%	233%	200%	120%				41%	-10%	-59%	16%
\$700,000 to \$799,999	-50%	-50%	-29%	0%	-86%	-33%	0%	200%	100%				-17%	17%	-41%	-31%
\$800,000 to \$899,999		-50%		0%	0%	50%		300%	200%				82%	-22%	-74%	50%
\$900,000 to \$999,999				0%			100%						60%	-45%		32%
\$1,000,000 to \$1,249,999	100%			0%					100%				60%	-13%	-56%	32%
1,250,000 and up			200%			0%		200%	100%				117%	-21%	-61%	79%
Totals	18%	34%	11%	7%	0%	25%	32%	3%	24%				21%	-35%	-48%	0%

* 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.

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		
2012	#of Active Listings	2638	2407	2175	2107	2041	2040	1973	1990	1895			2141	-42.16%		
	# of Pending Listings	943	1171	1395	1297	1314	1208	1182	1094	1009			10613	17.18%		
	Average Median Pending \$	227,089	237,695	243,420	249,700	253,294	262,826	264,409	256,911	258,652			253,294	6.59%		
	Months Supply of Inventory	2.8	2.1	1.6	1.6	1.6	1.7	1.7	1.8	1.9			1.8	1.8		
2011	#of Active Listings	3789	3767	3719	3724	3751	3727	3706	3613	3511	3301	3128	3701	3534	A	
	# of Pending Listings	784	889	1135	1025	1087	1050	1004	1111	972	1006	858	9057	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	237,639	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	3.3	3.6	TA
2010	#of Active Listings	3935	4149	4318	4279	4518	4694	4770	4834	4679	4405	4140	3640	4464	4363	A
	# of Pending Listings	805	954	1288	1280	671	699	755	772	767	831	710	626	7991	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	273,414	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	4.4	5.2	TA
2009	#of Active Listings	4526	4587	4625	4500	4592	4527	4573	4491	4394	4168	4024	3533	4535	4378	A
	# of Pending Listings	533	558	747	934	960	997	970	980	1017	975	680	628	7696	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	295,934	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	4.7	5.3	TA
2008	#of Active Listings	5037	5283	5484	5763	6104	5819	6111	6058	5749	5371	5170	4362	5712	5526	A
	# of Pending Listings	575	716	711	728	688	726	730	744	655	503	462	455	6273	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	350,770	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	7.3	8.6	TA
2007	#of Active Listings	3547	3655	4036	4502	4988	5382	5532	5922	5968	5822	5422	4617	4837	4949	A
	# of Pending Listings	910	1124	1260	1274	1244	1117	1086	923	703	699	610	525	9641	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	375,929	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	3.9	5.2	TA
2006	#of Active Listings	2792	2791	2902	2976	3255	3483	3688	3804	4055	3993	3775	3128	3305	3387	A
	# of Pending Listings	998	1187	1573	1526	1514	1460	1316	1321	1131	1133	877	763	12026	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	351,361	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	2.1	2.7	TA
2005	#of Active Listings	2762	2755	2662	2570	2734	2747	3012	3039	3163	3163	2832	2447	2827	2824	A
	# of Pending Listings	981	1271	1604	1538	1534	1705	1554	1688	1362	1246	1142	836	13237	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	298,563	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	1.7	2.1	TA
2004	#of Active Listings	3411	3422	3371	3318	3436	3533	1707	3525	3417	3250	3016	2353	3238	3147	A
	# of Pending Listings	873	1108	1508	1411	1492	1457	1288	1363	1221	1203	1068	973	11721	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	251,693	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	4045	3901	A
	# of Pending Listings	884	930	1295	1316	1263	1245	1386	1211	1166	1101	806	764	10696	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	3.0	3.5	TA
2002	#of Active Listings	3373	3479	3418	1357	3765	3923	4043	4167	4176	4079	3932	3291	3522	3584	A
	# of Pending Listings	717	811	979	952	1060	862	949	1082	971	1006	847	734	8383	10970	T
	Average Median List Price	203,312	255,231	215,141	217,943	217,619	220,046	221,279	227,437	220,181	221,098	225,025	219,847	220,046	220,114	TA
	Months Supply of Inventory	4.7	4.3	3.5	1.4	3.6	4.6	4.3	3.9	4.3	4.1	4.6	4.5	3.3	3.9	TA



Statistics That You Must Know Areas 610-770

RESIDENTIAL				
	<u>September 2012</u>	<u>September 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.88	3.61	-1.73	-48.0%
Total Active Listings	1895	3508	-1613	-46.0%
Average Active List Price	\$401,712	\$349,431	\$52,281	15.0%
Average Active Market Time	106	122	-16	-13.1%
Pending (Month to date)	1009	972	37	3.8%
Number of Closed Sales (YTD)	6780	5690	1090	19.2%
Average Closed Sales Price (YTD)	\$280,904	\$271,772	\$9,132	3.4%

CONDOMINIUM				
	<u>September 2012</u>	<u>September 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.48	4.23	-2.75	-65.0%
Total Active Listings	292	800	-508	-63.5%
Average Active List Price	\$209,770	\$188,621	\$21,149	11.2%
Average Active Market Time	101	127	-26	-20.5%
Pending (Month to date)	197	189	8	4.2%
Number of Closed Sales (YTD)	1216	1146	70	6.1%
Average Closed Sale Price (YTD)	\$163,027	\$174,556	-\$11,529	-6.6%

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