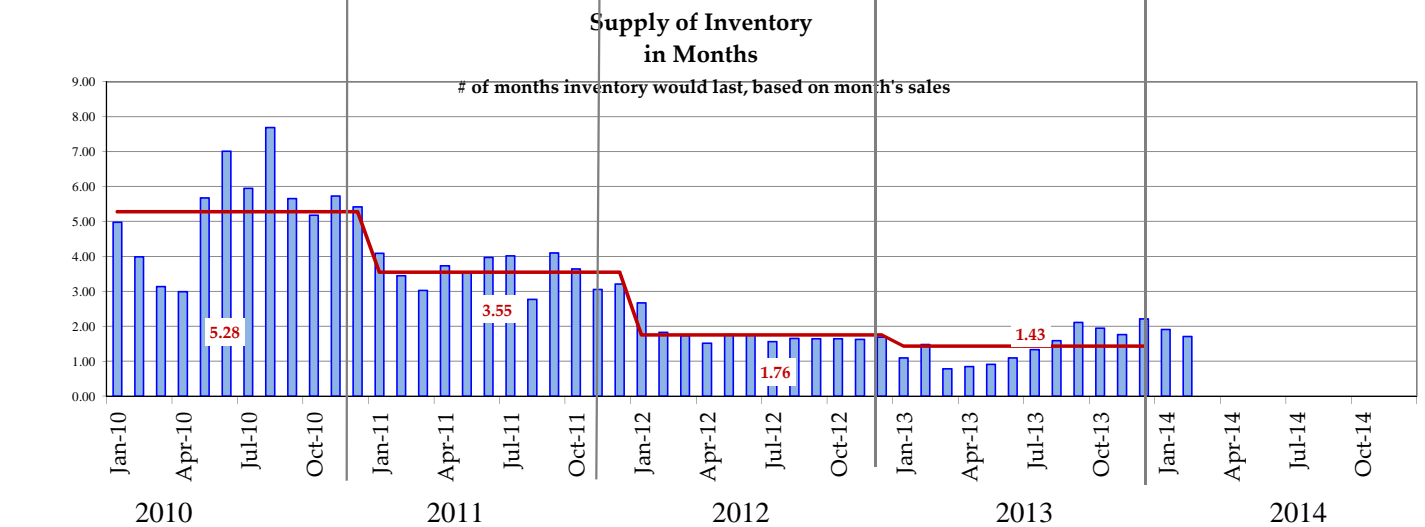
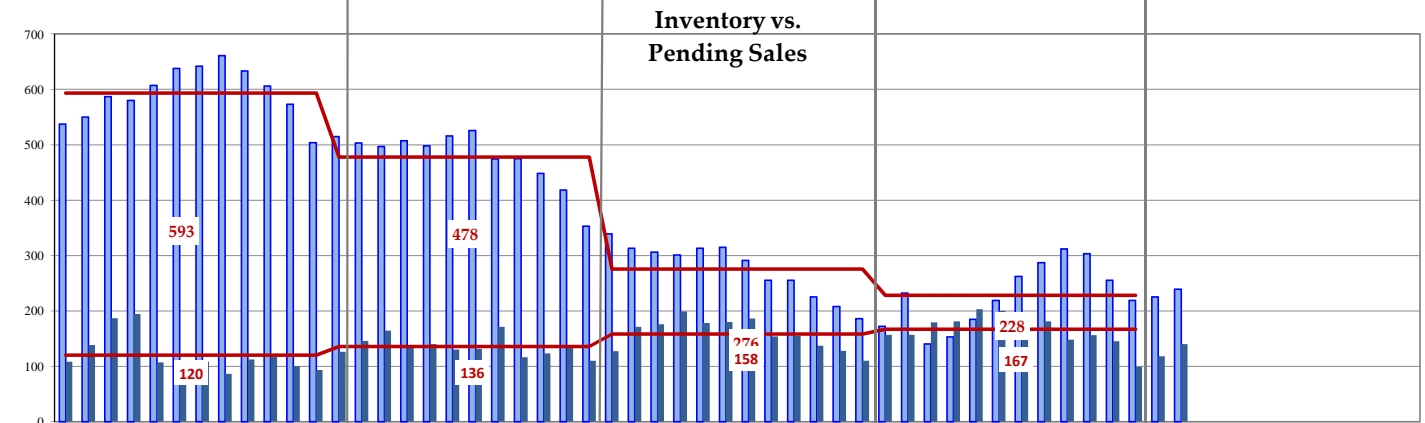


— Annual Average



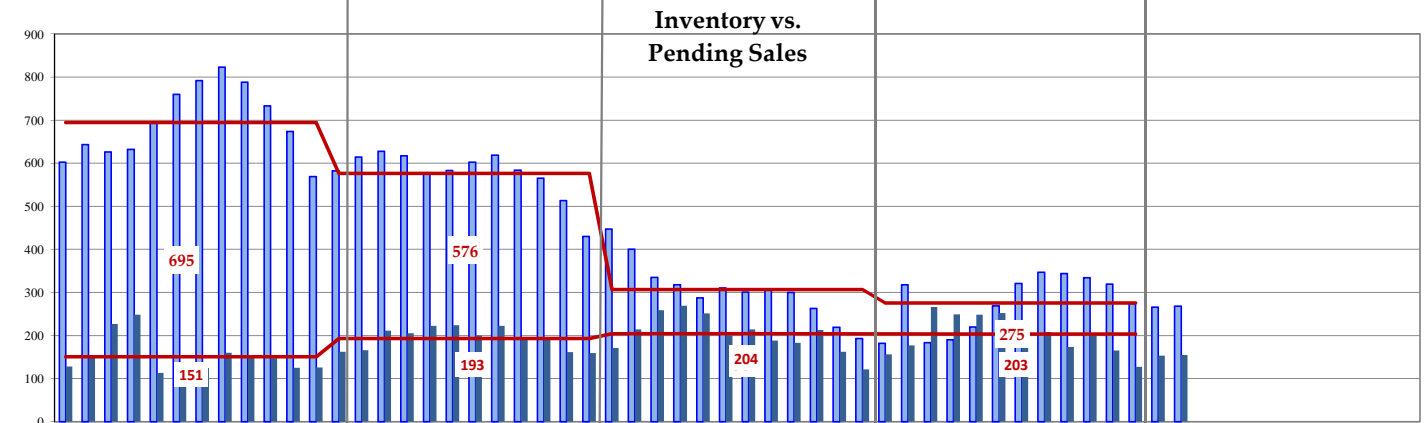
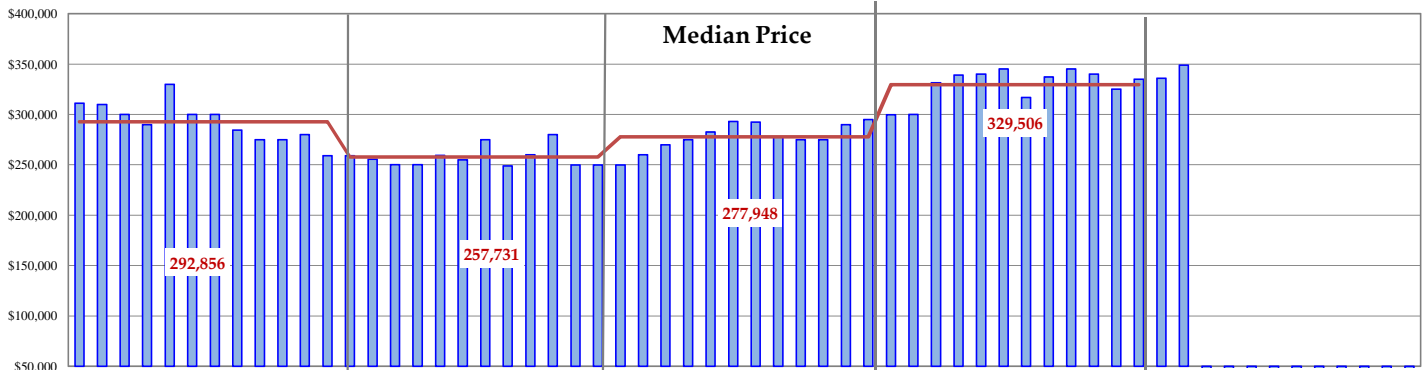
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	317,356	291,002	9.06%	1,801	1,703	5.75%	928	1034	-10.25%
						YTD	1856	1984	-6.45%

— Annual Average



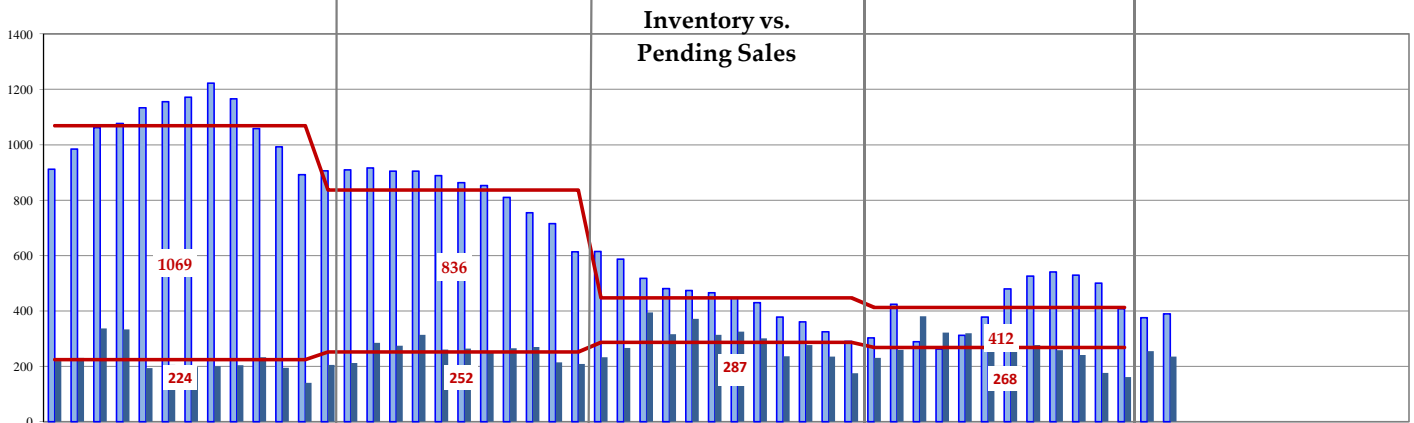
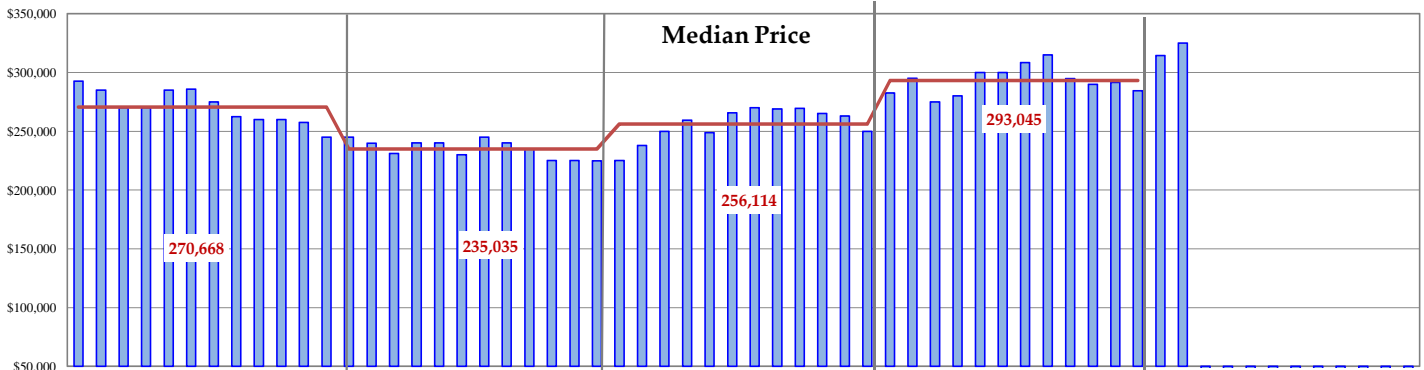
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	453,400	407,450	11.28%	239	232	3.02%	140	157	-10.83%
						YTD	258	314	-17.83%

— Annual Average



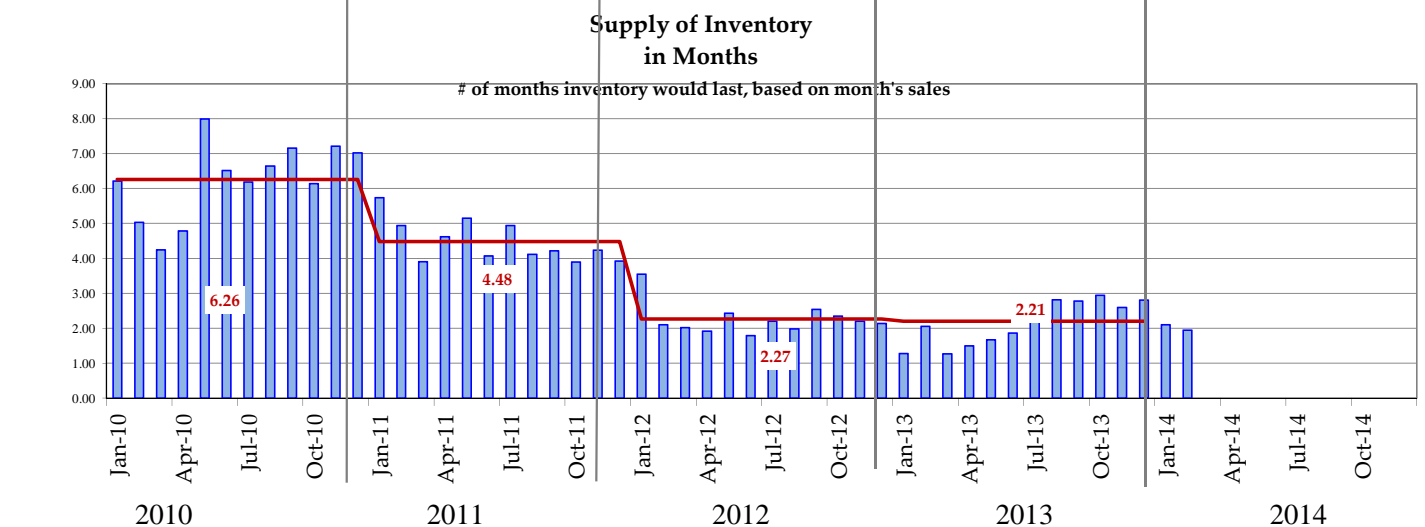
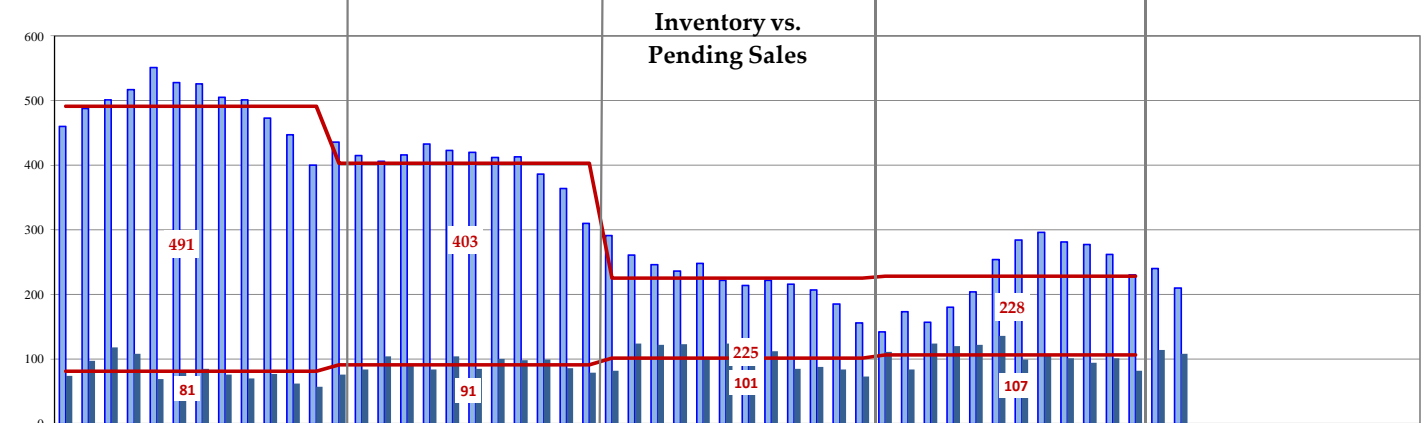
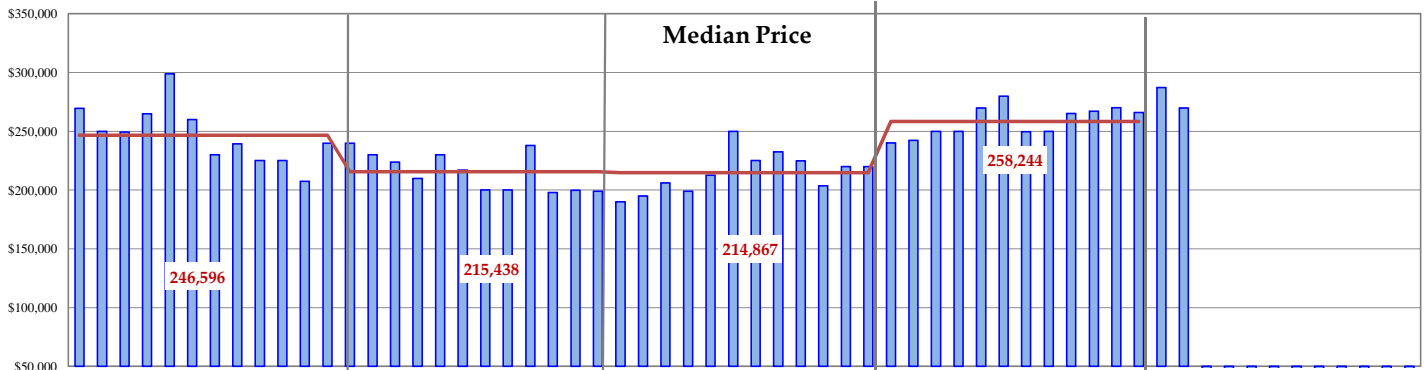
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	348,950	299,900	16.36%	268	318	-15.72%	155	177	-12.43%
						YTD	308	333	-7.51%

— Annual Average



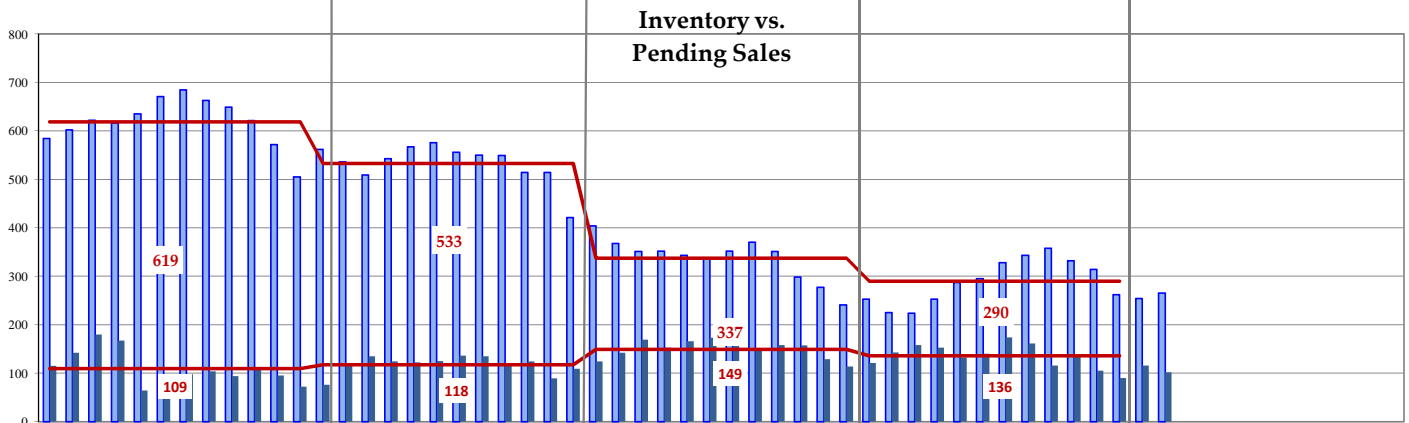
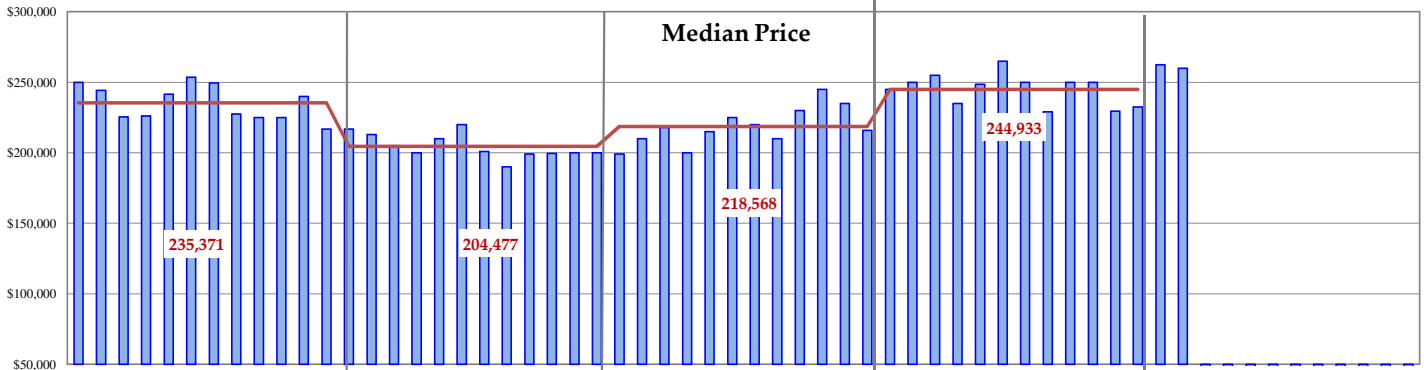
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	324,950	295,000	10.15%	389	424	-8.25%	235	259	-9.27%
						YTD	489	489	0.00%

— 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
February	269,700	242,225	11.34%	210	173	21.39%	108	84	28.57%
						YTD	222	195	13.85%

— 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
February	260,000	249,950	4.02%	265	225	17.78%	102	143	-28.67%
						YTD	218	264	-17.42%

— 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
February	239,000	239,950	-0.40%	430	331	29.91%	188	214	-12.15%
						YTD	361	389	-7.20%

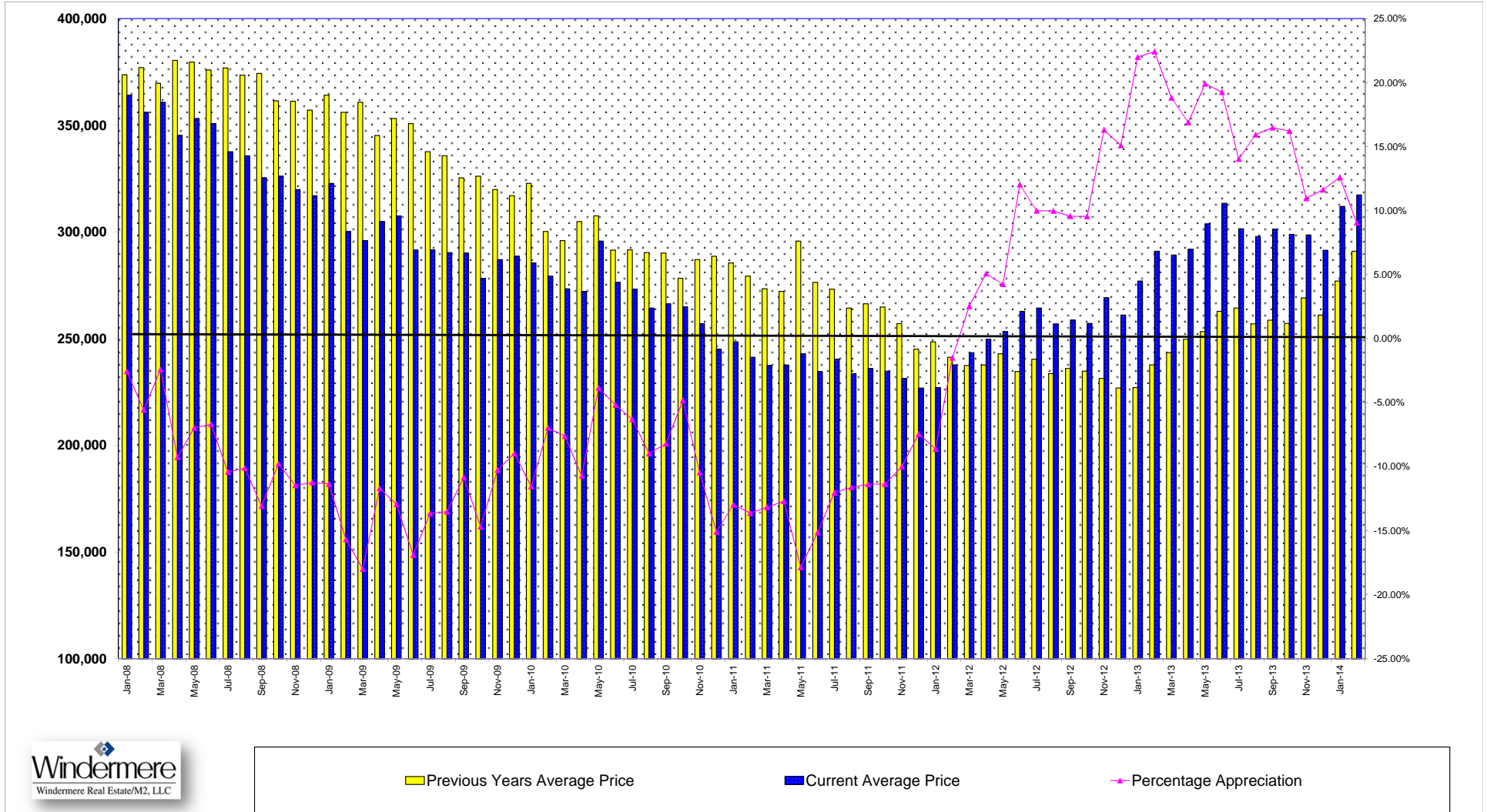
NWMLS 610-770 Summary Report

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										1801	17.91%	A	
	# of Pending Listings	928	928										1856	-6.45%	T	
	Average Median Pending \$	311,972	317,356										314,664	10.79%	TA	
	Months Supply of Inventory	1.9	1.9										1.9	1.9	TA	
2013	#of Active Listings	1351	1703	1257	1325	1534	1791	2080	2260	2324	2276	2108	1830	1527	1820	A
	# of Pending Listings	950	1034	1351	1271	1255	1252	1229	1156	961	1008	849	700	1984	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	284,025	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	1.5	1.7	TA
2012	#of Active Listings	2638	2407	2175	2107	2041	2040	1973	1990	1895	1719	1541	1341	2523	1989	A
	# of Pending Listings	943	1171	1395	1297	1314	1208	1182	1094	1009	1097	921	718	2114	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	232,392	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	2.4	1.8	TA
2011	#of Active Listings	3789	3767	3719	3724	3751	3727	3706	3613	3511	3301	3128	2676	3778	3534	A
	# of Pending Listings	784	889	1135	1025	1087	1050	1004	1111	972	1006	858	828	1673	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	244,886	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	4.5	3.6	TA
2010	#of Active Listings	3935	4149	4318	4279	4518	4694	4770	4834	4679	4405	4140	3640	4042	4363	A
	# of Pending Listings	805	954	1288	1280	671	699	755	772	767	831	710	626	1759	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	282,413	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	4.6	5.2	TA
2009	#of Active Listings	4526	4587	4625	4500	4592	4527	4573	4491	4394	4168	4024	3533	4557	4378	A
	# of Pending Listings	533	558	747	934	960	997	970	980	1017	975	680	628	1091	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	311,505	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	8.4	5.3	TA
2008	#of Active Listings	5037	5283	5484	5763	6104	5819	6111	6058	5749	5371	5170	4362	5160	5526	A
	# of Pending Listings	575	716	711	728	688	726	730	744	655	503	462	455	1291	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	360,099	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	8.0	8.6	TA
2007	#of Active Listings	3547	3655	4036	4502	4988	5382	5532	5922	5968	5822	5422	4617	3601	4949	A
	# of Pending Listings	910	1124	1260	1274	1244	1117	1086	923	703	699	610	525	2034	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	375,352	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	3.5	5.2	TA
2006	#of Active Listings	2792	2791	2902	2976	3255	3483	3688	3804	4055	3993	3775	3128	2792	3387	A
	# of Pending Listings	998	1187	1573	1526	1514	1460	1316	1321	1131	1133	877	763	2185	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	333,083	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	2.6	2.7	TA
2005	#of Active Listings	2762	2755	2662	2570	2734	2747	3012	3039	3163	3163	2832	2447	2759	2824	A
	# of Pending Listings	981	1271	1604	1538	1534	1705	1554	1688	1362	1246	1142	836	2252	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	275,244	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	2.4	2.1	TA



Snohomish County Historical Appreciation Graph



Previous Years Average Price

Current Average Price

Percentage Appreciation

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



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

	February 2014	February 2013	Difference	% Change
Months Supply of Inventory	1.94	1.65	0.29	18%
Total Active Listings	1,801	1,703	98	6%
Median Active List Price	\$360,000	\$319,950	40,050	13%
Average Active Market Time	97	100	(3)	-3%
Pending (MTD)	928	1,034	(106)	-10%
Pending (YTD)	1,856	1,984	(128)	-6%
Pending Active Market Time	73	68	5	7%
Number of Closed Sales (MTD)	544	566	(22)	-4%
Number of Closed Sales (YTD)	1,036	1,146	(110)	-10%
Closed Active Market Time	68	61	7	11%
Median Closed Sale Price (YTD)	\$305,126	\$268,750	36,376	14%

CONDOMINIUM

	February 2014	February 2013	Difference	% Change
Months Supply of Inventory	1.4	0.9	0.46	49%
Total Active Listings	350	188	162.00	86%
Median Active List Price	\$222,425	\$169,950	52,475	31%
Average Active Market Time	85	76	9.00	12%
Pending (MTD)	252	202	50.00	25%
Pending (YTD)	519	406	113.00	28%
Pending Active Market Time	62	48	14.00	29%
Number of Closed Sales (MTD)	124	107	17.00	16%
Number of Closed Sales (YTD)	247	240	7.00	3%
Closed Active Market Time	61	81	(20.00)	-25%
Median Closed Sale Price (YTD)	\$175,000	\$140,000	35,000.00	25%



Snohomish County & ACTIVE INVENTORY BY PRICE RANGE - RESIDENTIAL & CONDO

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 2/28/14 by List Price	Months Supply of Inventory*
\$0 to \$199,999	142	135	-	-	-	-	-	-	-	-	-	-	277	376	2.6
\$200,000 to \$299,999	151	196	-	-	-	-	-	-	-	-	-	-	347	474	3.1
\$300,000 to \$399,000	132	162	-	-	-	-	-	-	-	-	-	-	294	484	3.7
\$400,000 to \$499,999	51	84	-	-	-	-	-	-	-	-	-	-	135	285	5.6
\$500,000 to \$749,999	30	61	-	-	-	-	-	-	-	-	-	-	91	307	10.2
\$750,000 to \$999,999	3	11	-	-	-	-	-	-	-	-	-	-	14	82	27.3
\$1,000,000 and up	2	4	-	-	-	-	-	-	-	-	-	-	6	62	31.0
Totals	511	653	-	-	-	-	-	-	-	-	-	-	1,164	2,070	4.1

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	Active on 2/28/14 by List Price	Months Supply of Inventory*
\$0 to \$199,999	237	186											423		
\$200,000 to \$299,999	222	218											440		
\$300,000 to \$399,000	127	147											274		
\$400,000 to \$499,999	64	43											107		
\$500,000 to \$749,999	17	36											53		
\$750,000 to \$999,999	3	6											9		
\$1,000,000 and up	3	6											9		
Totals	673	642											1,315		

% 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	-40%	-27%											-35%		
\$200,000 to \$299,999	-32%	-10%											-21%		
\$300,000 to \$399,000	4%	10%											7%		
\$400,000 to \$499,999	-20%	95%											26%		
\$500,000 to \$749,999	76%	69%											72%		
\$750,000 to \$999,999	0%	83%											56%		
\$1,000,000 and up	-33%	-33%								-			-33%		
Totals	-24%	2%											-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.



Snohomish County & 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 2/28/14 by List Price	Months Supply of Inventory*
\$0 to \$199,999	71	75											146	226	3.0
\$200,000 to \$299,999	127	163											290	360	2.2
\$300,000 to \$399,000	114	140											254	422	3.0
\$400,000 to \$499,999	48	80											128	270	3.4
\$500,000 to \$699,999	27	61											88	298	4.9
\$700 to \$999,999	3	11											14	82	7.5
\$1,000,000 and up	2	4											6	60	15.0
Totals	392	534											926	1,718	3.2

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	Active on 2/28/13 by List Price	Months Supply of Inventory*
\$0 to \$199,999	145	124	136	145	159	154	132	125	115	131	85	103	269	231	1.9
\$200,000 to \$299,999	199	186	240	262	299	297	303	300	255	286	210	202	385	364	2.0
\$300,000 to \$399,000	120	139	183	228	245	215	248	251	203	212	172	170	259	303	2.2
\$400,000 to \$499,999	64	43	106	103	140	138	148	126	113	94	100	95	107	183	4.3
\$500,000 to \$699,999	17	36	40	50	61	62	68	74	68	63	54	68	53	120	3.3
\$700 to \$999,999	3	6	9	13	16	13	14	24	15	6	11	7	9	63	10.5
\$1,000,000 and up	3	6	1	2	8	5	4	6	3	3	2	4	9	42	7.0
Totals	551	540	715	803	928	884	917	906	772	795	634	649	1,091	1,306	2.4

% 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%	-40%											-46%	-2%	62%
\$200,000 to \$299,999	-36%	-12%											-25%	-1%	13%
\$300,000 to \$399,000	-5%	1%											-2%	39%	38%
\$400,000 to \$499,999	-25%	86%											20%	48%	-21%
\$500,000 to \$699,999	59%	69%											66%	148%	47%
\$700 to \$999,999	0%	83%											56%	30%	-29%
\$1,000,000 and up	-33%	-33%											-33%	43%	114%
Totals	-29%	-1%											-15%	32%	33%

* 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 & ACTIVE INVENTORY BY PRICE RANGE -CONDO

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 2/28/14 by List Price	Months Supply of Inventory*
\$0 to \$199,999	71	60											131	150	2.5
\$200,000 to \$299,999	24	33											57	114	3.5
\$300,000 to \$399,000	18	22											40	62	2.8
\$400,000 to \$499,999	3	4											7	15	3.8
\$500,000 to \$699,999	3	-											3	9	
\$700 to \$999,999	-	-											-	-	
\$1,000,000 and up	-	-											-	2	
Totals	119	119											238	352	3.0

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	Active on 1/31/13 by List Price	Months Supply of Inventory*
\$0 to \$199,999	92	62											92		
\$200,000 to \$299,999	23	32											23		
\$300,000 to \$399,000	7	8											7		
\$400,000 to \$499,999	-	-											-		
\$500,000 to \$699,999	-	-											-		
\$700 to \$999,999	-	-											-		
\$1,000,000 and up	-	-											-		
Totals	122	102	215	224	233	233	243	266	215	228	172	196	122	-	0.0

% 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	-23%	-3%											42%		-
\$200,000 to \$299,999	4%	3%											148%		
\$300,000 to \$399,000	157%	175%											471%		-
\$400,000 to \$499,999															-
\$500,000 to \$699,999															-
\$700 to \$999,999															-
\$1,000,000 and up															-
Totals	-2%	17%											95%		

* 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.