



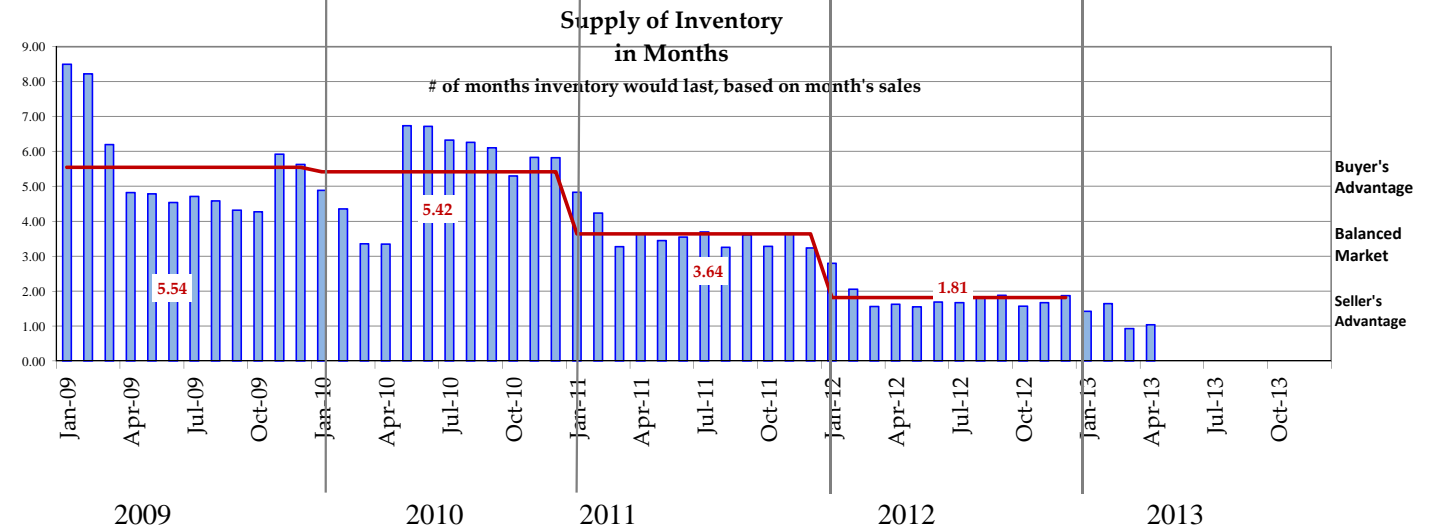
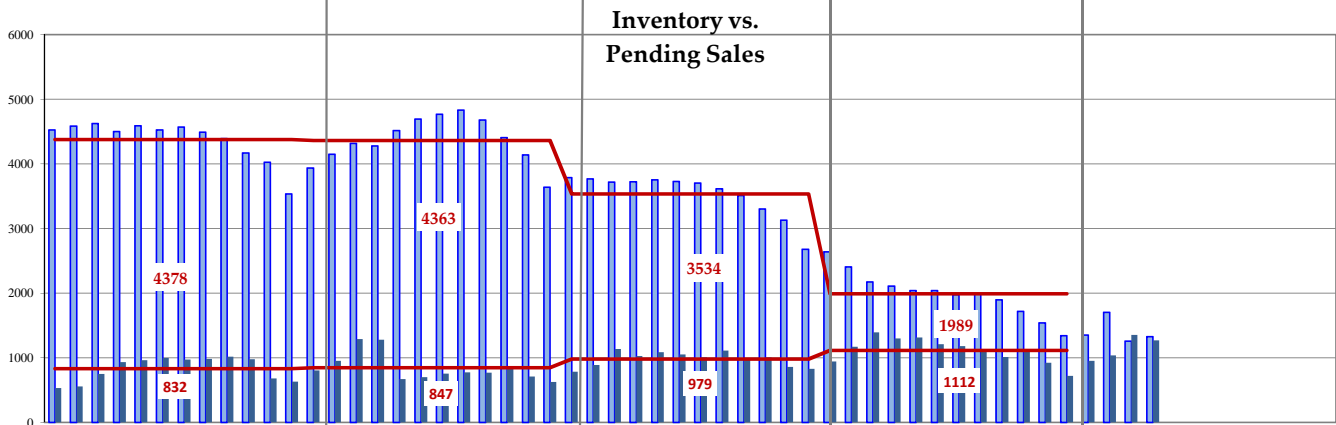
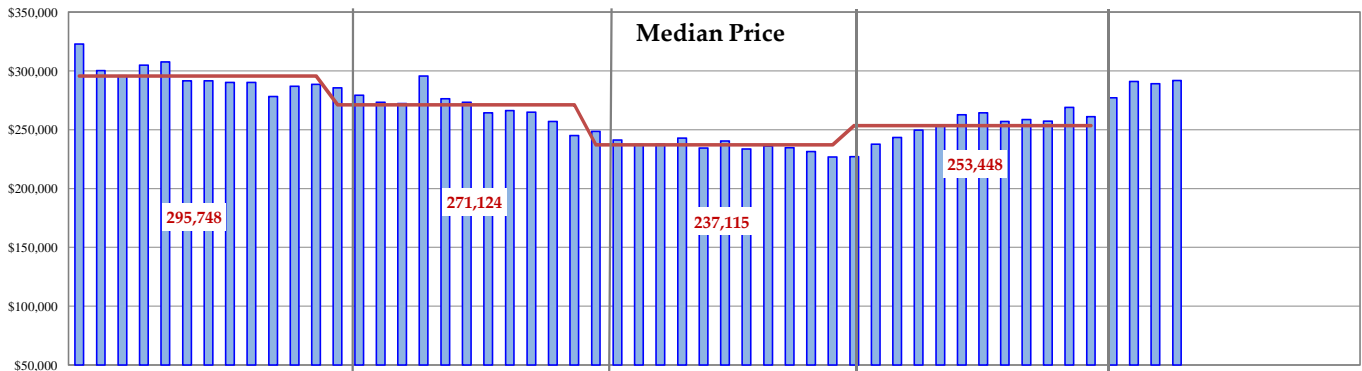
Snohomish County

NWMLS Areas

610-770

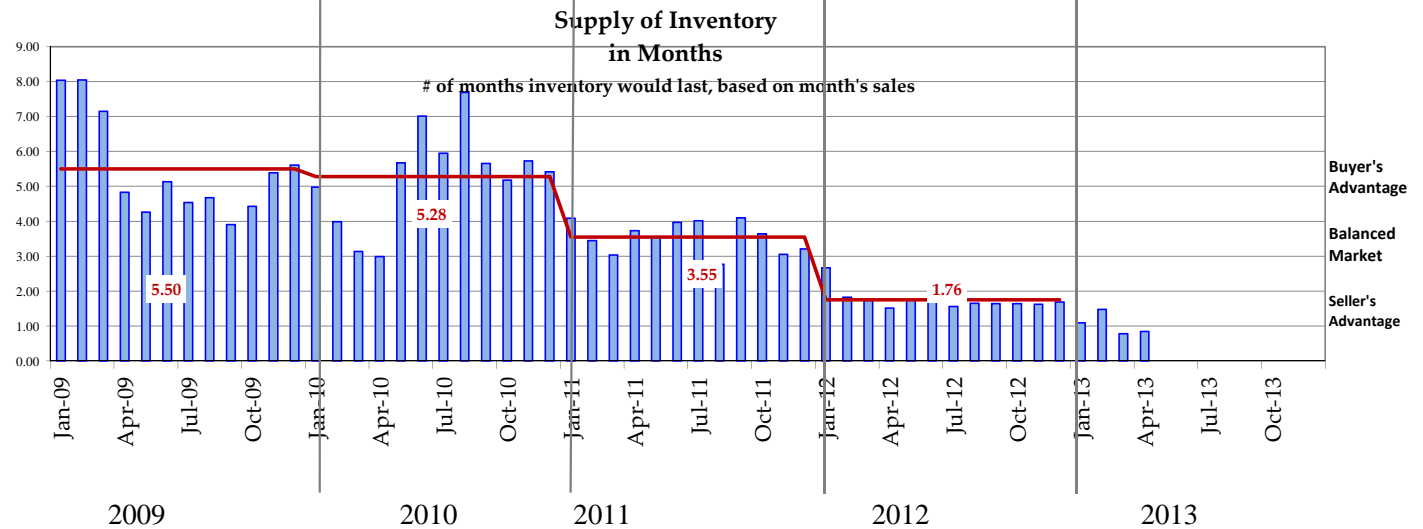
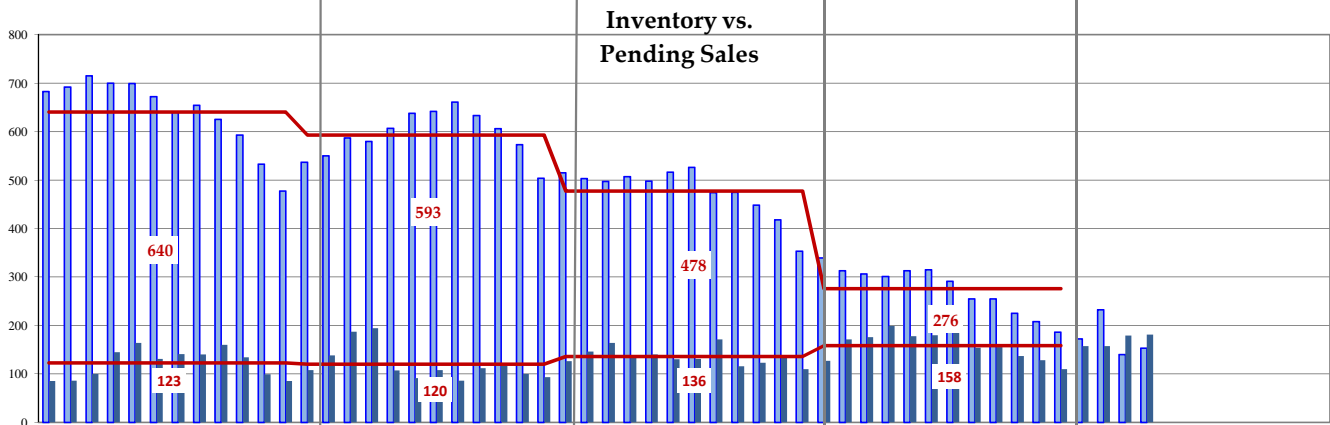
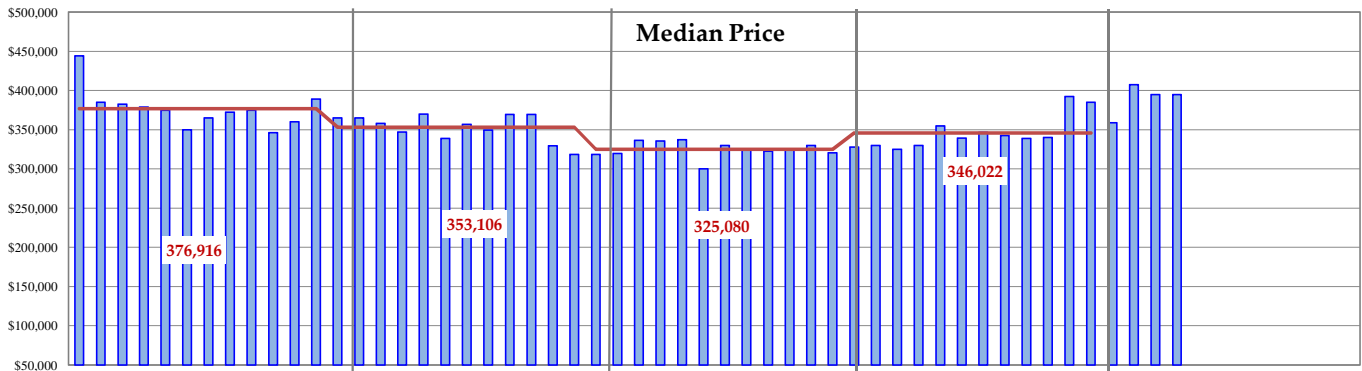
Residential Only

— Annual Average



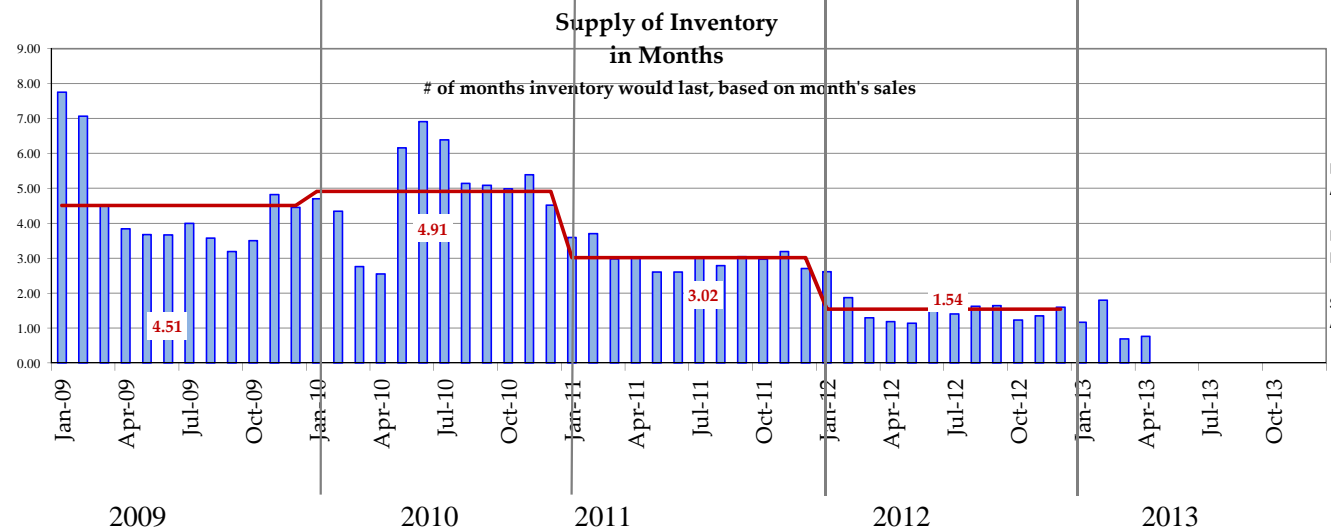
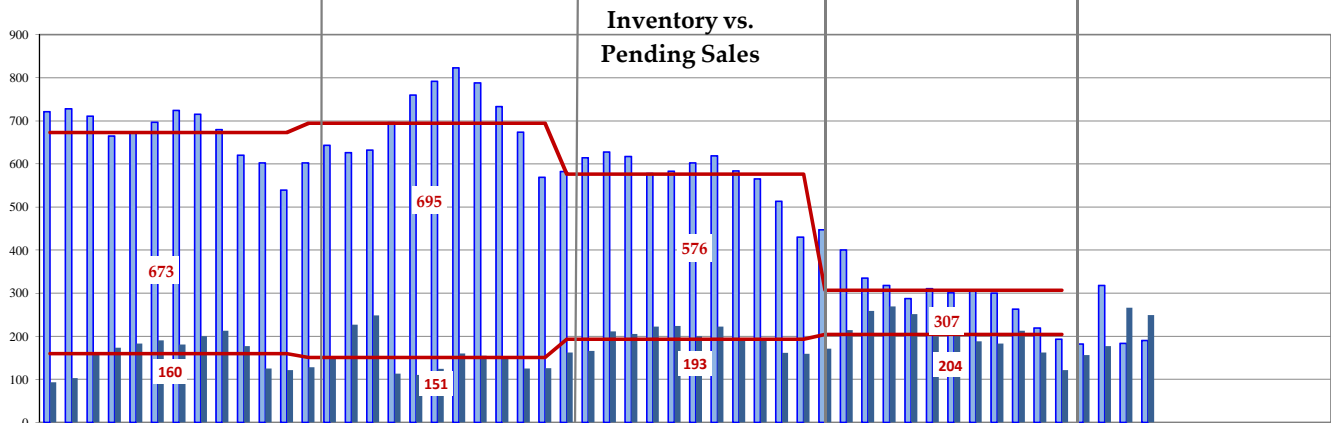
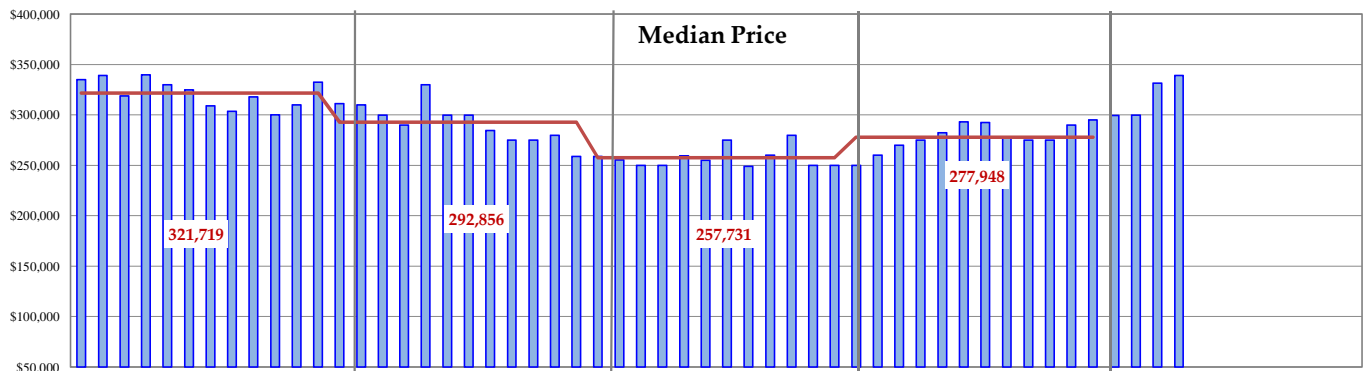
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
April	291,884	249,700	16.89%	1,325	2,107	-37.11%	1271	1297	-2.00%
						YTD	4606	4806	-4.16%

— Annual Average



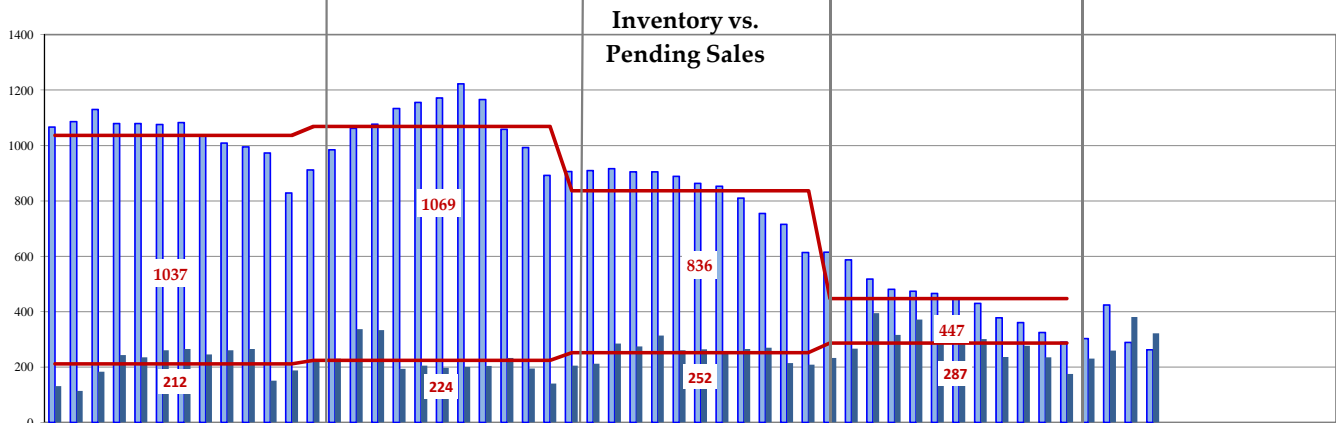
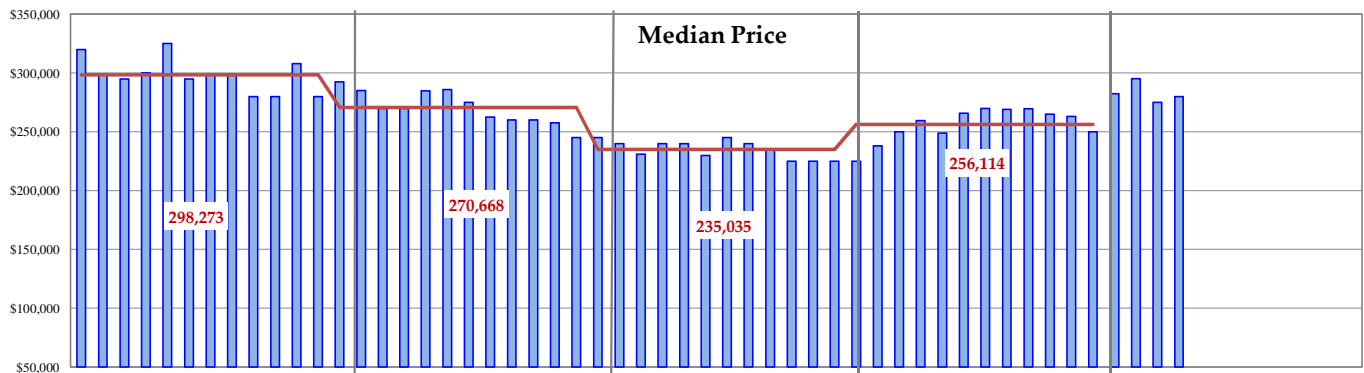
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
April	395,000	329,950	19.72%	153	301	-49.17%	181	199	-9.05%
						YTD	3813	673	466.57%

— Annual Average



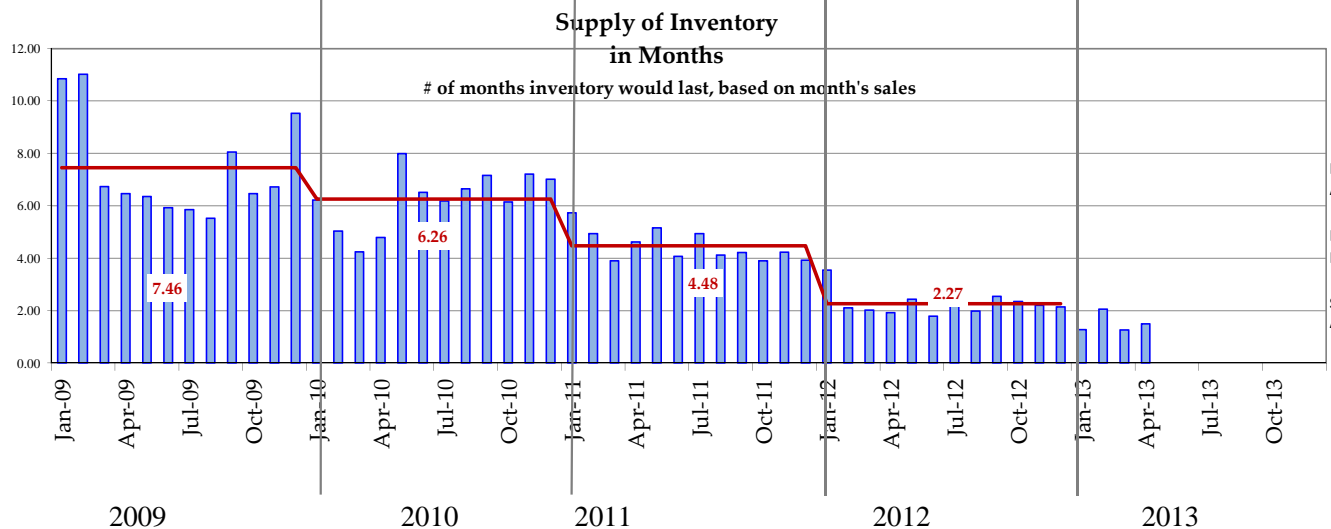
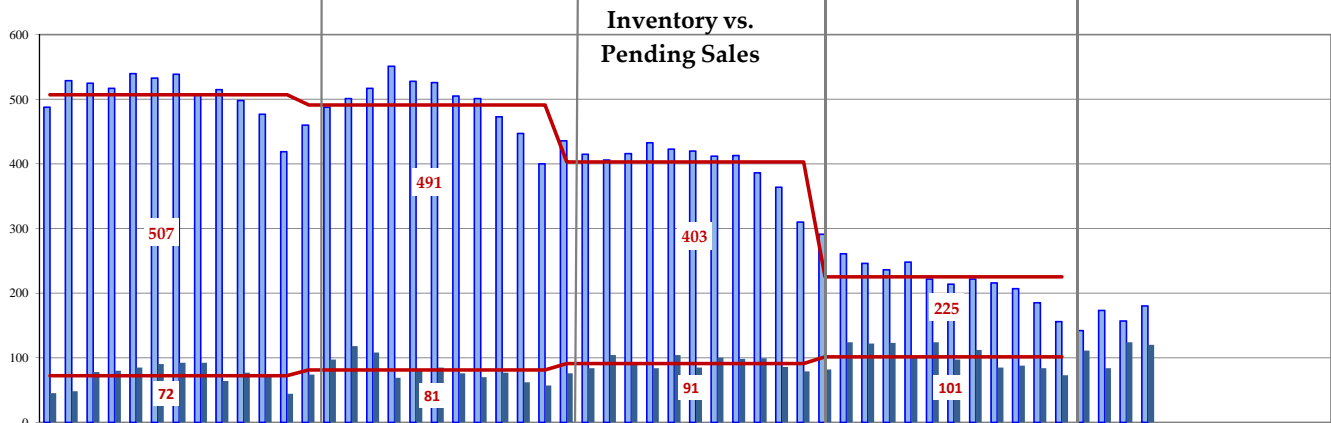
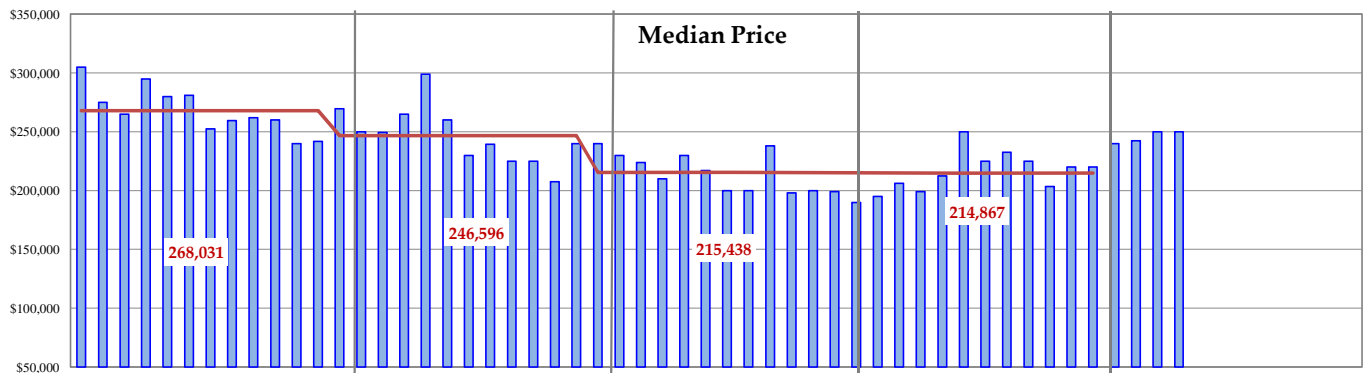
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
April	339,000	275,000	23.27%	190	318	-40.25%	249	269	-7.43%
						YTD	3812	913	317.52%

— Annual Average



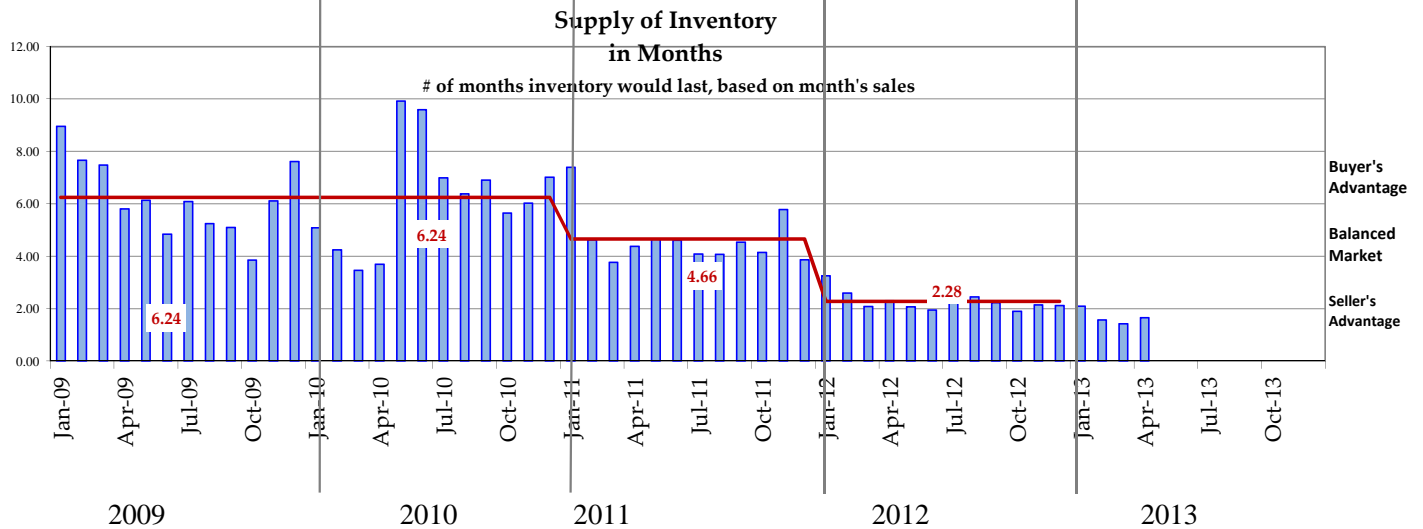
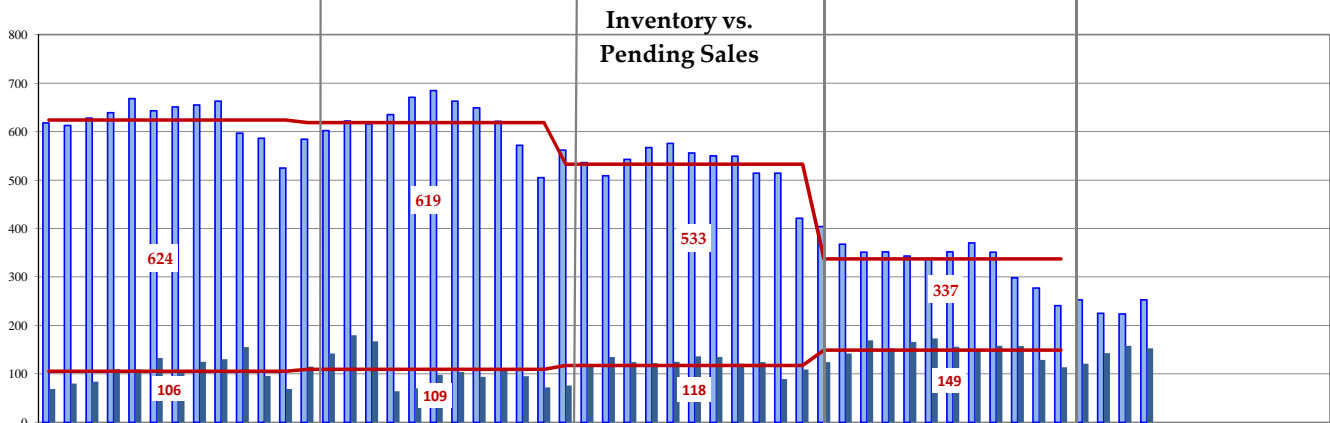
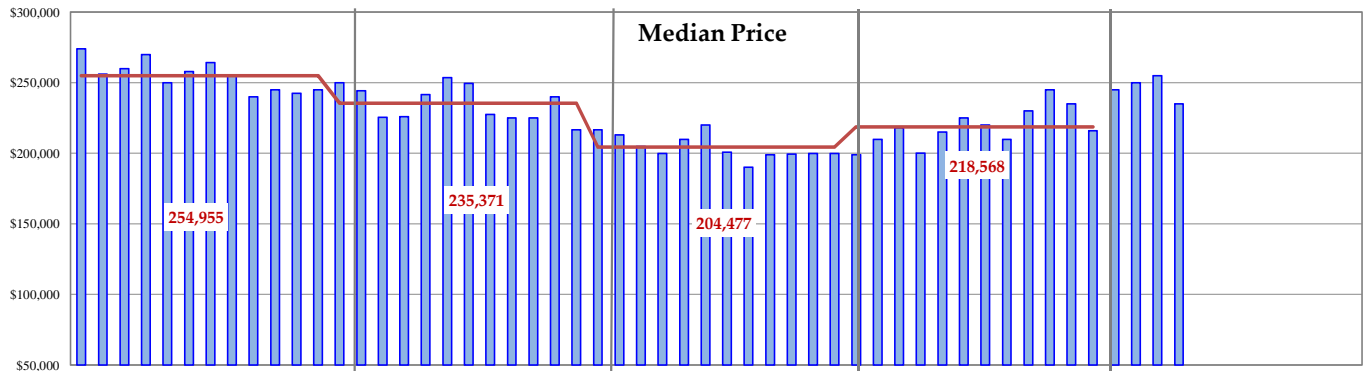
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
April	279,995	259,450	7.92%	262	480	-45.42%	321	316	1.58%
						YTD	3886	1209	221.42%

— Annual Average



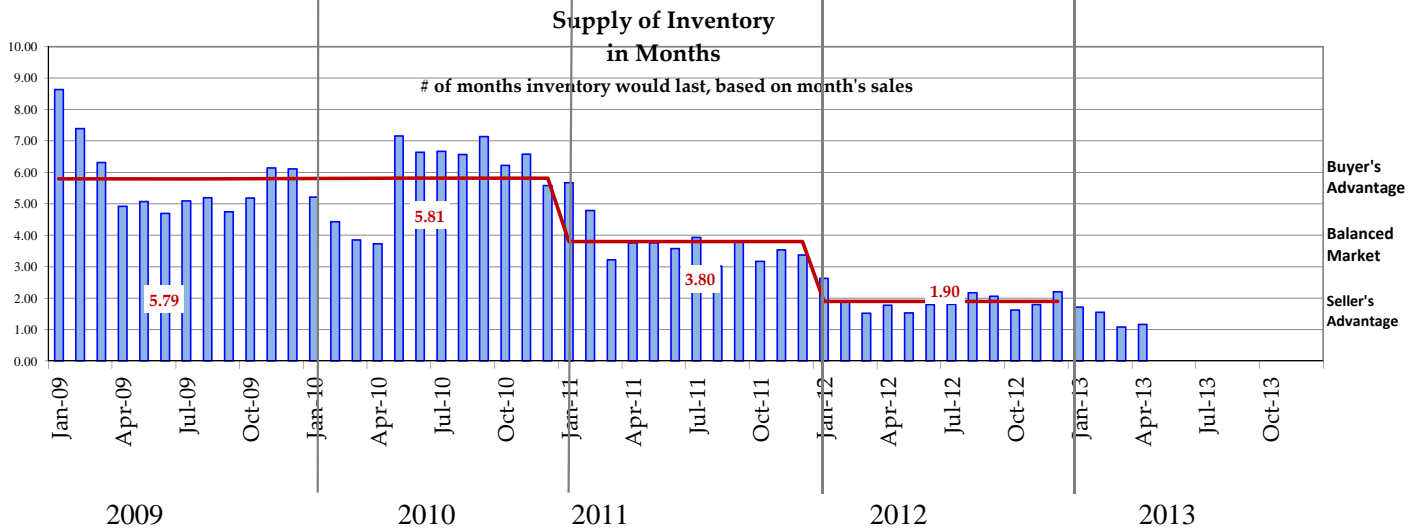
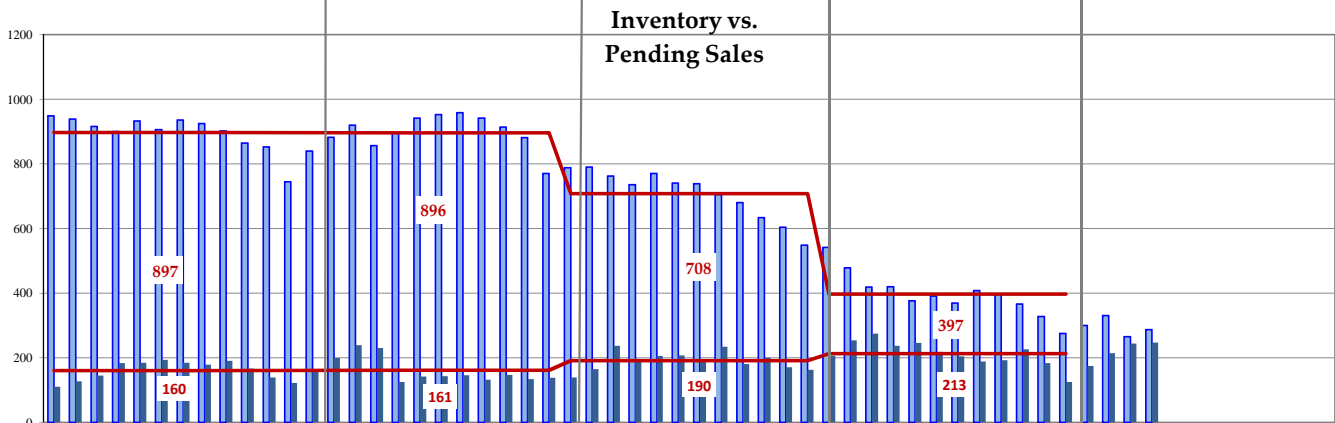
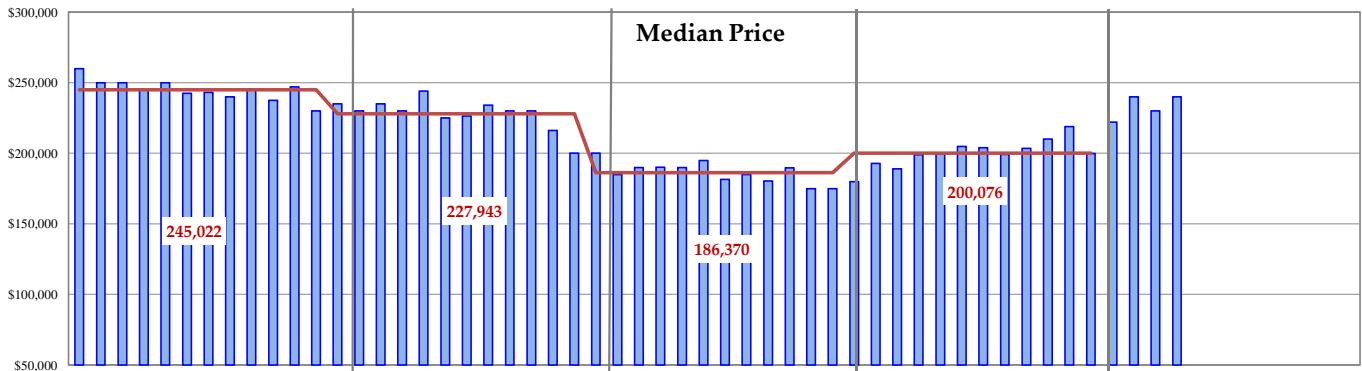
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
April	249,975	199,000	25.62%	180	236	-23.73%	120	123	-2.44%
						YTD	3767	451	735.25%

— 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
April	234,950	200,000	17.48%	253	352	-28.13%	153	153	0.00%
						YTD	3777	588	542.35%

— 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
April	239,900	199,000	20.55%	287	420	-31.67%	247	237	4.22%
						YTD	3831	972	294.14%

# NWMLS 610-770 Summary Report

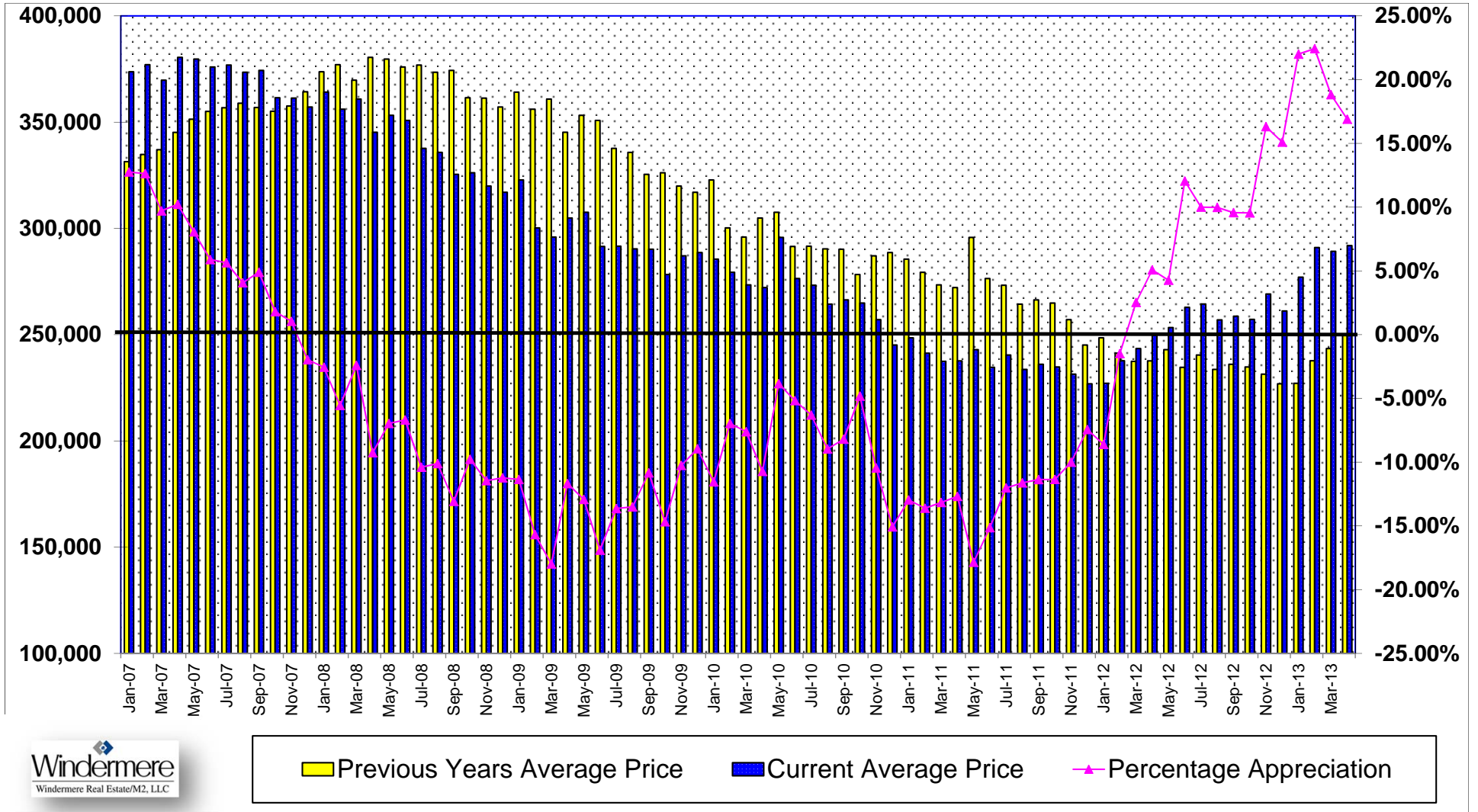
## Residential Active and Pending Sales

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total For Entire Year		
2013	#of Active Listings	300	331	265	287								296	-36.36%	A	
	# of Pending Listings	175	214	244	247								880	-9.47%	T	
	Average Median Pending \$	277,047	291,002	289,222	291,884								290,112	20.60%	TA	
	Months Supply of Inventory	1.7	1.5	1.1	1.2								1.3	1.3	TA	
2012	#of Active Listings	542	478	419	420	376	391	369	408	396	366	328	275	465	397	A
	# of Pending Listings	206	254	275	237	246	218	204	188	192	226	183	125	972	2554	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	240,557	257,046	TA
	Months Supply of Inventory	2.6	1.9	1.5	1.8	1.5	1.8	1.8	2.2	2.1	1.6	1.8	2.2	1.9	1.9	TA
2011	#of Active Listings	788	790	763	736	770	741	739	705	680	634	604	549	769	708	A
	# of Pending Listings	139	165	237	196	205	207	188	234	180	200	171	163	737	2285	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	239,462	236,744	TA
	Months Supply of Inventory	5.7	4.8	3.2	3.8	3.8	3.6	3.9	3.0	3.8	3.2	3.5	3.4	4.2	3.7	TA
2010	#of Active Listings	840	882	920	857	895	942	953	959	942	914	881	770	875	896	A
	# of Pending Listings	161	199	239	230	125	142	143	146	132	147	134	138	829	1936	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	276,369	272,697	TA
	Months Supply of Inventory	5.2	4.4	3.8	3.7	7.2	6.6	6.7	6.6	7.1	6.2	6.6	5.6	4.2	5.6	TA
2009	#of Active Listings	949	939	916	900	933	906	936	925	902	865	853	745	926	897	A
	# of Pending Listings	110	127	145	183	184	193	184	178	190	167	139	122	565	1922	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	302,560	291,552	TA
	Months Supply of Inventory	8.6	7.4	6.3	4.9	5.1	4.7	5.1	5.2	4.7	5.2	6.1	6.1	6.6	5.6	TA
2008	#of Active Listings	1068	1088	1155	1160	1222	1190	1227	1200	1132	1002	1079	899	1118	1119	A
	# of Pending Listings	125	126	150	149	120	126	159	167	126	110	78	110	550	1546	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	358,454	341,433	TA
	Months Supply of Inventory	8.5	8.6	7.7	7.8	10.2	9.4	7.7	7.2	9.0	9.1	13.8	8.2	8.1	8.7	TA
2007	#of Active Listings	786	894	955	1048	1151	1208	1226	1290	1256	1234	1129	997	921	1098	A
	# of Pending Listings	164	214	241	229	240	208	207	197	158	154	131	89	848	2232	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	4.8	4.2	4.0	4.6	4.8	5.8	5.9	6.5	7.9	8.0	8.6	11.2	4.3	5.9	TA
2006	#of Active Listings	609	602	672	673	733	762	770	776	823	829	780	703	639	728	A
	# of Pending Listings	203	241	306	310	287	289	257	307	238	241	169	165	1060	3013	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	335,890	355,068	TA
	Months Supply of Inventory	3.0	2.5	2.2	2.2	2.6	2.6	3.0	2.5	3.5	3.4	4.6	4.3	2.4	2.9	TA
2005	#of Active Listings	601	581	567	504	567	603	621	582	611	598	529	488	563	571	A
	# of Pending Listings	225	286	329	316	314	345	349	357	246	244	234	153	1156	3398	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	284,715	310,195	TA
	Months Supply of Inventory	2.7	2.0	1.7	1.6	1.8	1.7	1.8	1.6	2.5	2.5	2.3	3.2	1.9	2.0	TA
2004	#of Active Listings	828	793	781	759	750	807	344	767	728	680	649	528	790	701	A
	# of Pending Listings	177	235	333	308	330	292	285	269	241	242	238	242	1053	3192	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	246,053	254,730	TA
	Months Supply of Inventory	4.7	3.4	2.3	2.5	2.3	2.8	1.2	2.9	3.0	2.8	2.7	2.2	3.0	2.6	TA
2003	#of Active Listings	899	949	924	935	928	916	943	925	827	839	796	728	927	884	A
	# of Pending Listings	198	204	275	286	300	256	304	260	262	222	179	157	963	2903	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	231,316	234,091	TA
	Months Supply of Inventory	4.5	4.7	3.4	3.3	3.1	3.6	3.1	3.6	3.2	3.8	4.4	4.6	3.8	3.7	TA





# Snohomish County Historical Appreciation Graph



Legend: ■ 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.



## Statistics That You Must Know Areas 610-770

RESIDENTIAL				
	<u>April 2013</u>	<u>April 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.04	1.62	-0.58	-35.8%
Total Active Listings	1325	2107	-782	-37.1%
Average Active List Price	\$425,570	\$373,218	\$52,352	14.0%
Average Active Market Time	86	113	-27	-23.9%
Pending (Month to date)	1271	1297	-26	-2.0%
Number of Closed Sales (YTD)	2788	2529	259	10.2%
Average Closed Sales Price (YTD)	\$303,674	\$265,755	\$37,919	14.3%

CONDOMINIUM				
	<u>April 2013</u>	<u>April 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	0.90	1.39	-0.49	-35.5%
Total Active Listings	205	379	-174	-45.9%
Average Active List Price	\$224,645	\$189,689	\$34,956	18.4%
Average Active Market Time	69	121	-52	-43.0%
Pending (Month to date)	229	273	-44	-16.1%
Number of Closed Sales (YTD)	550	476	74	15.5%
Average Closed Sale Price (YTD)	\$170,825	\$156,596	\$14,229	9.1%

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

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 4/30/2013 by List Price	Months Supply of Inventory *	YTD % of the Market
\$0 to \$199,999	245	124	136	145									650	208	1.43	23.99%
\$200,000 to \$299,999	199	186	240	262									887	369	1.41	32.74%
\$300,000 to \$399,999	120	139	183	228									670	314	1.38	24.73%
\$400,000 to \$499,999	64	43	106	103									316	204	1.98	11.66%
\$500,000 to \$599,999	12	27	29	36									104	101	2.81	3.84%
\$600,000 to \$699,999	5	9	11	14									39	69	4.93	1.44%
\$700,000 to \$799,999	2	5	5	10									22	47	4.70	0.81%
\$800,000 to \$899,999	1	1	4	2									8	11	5.50	0.30%
\$900,000 to \$999,999	-	-	-	1									1	8	8.00	0.04%
\$1,000,000 to \$1,249,999	-	3	-	1									4	16	16.00	0.15%
1,250,000 and up	3	3	1	1									8	43	43.00	0.30%
Totals	651	540	715	803									2,709	1,390	1.73	100.00%

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 4/30/2012 by List Price	Months Supply of Inventory *	YTD % of the Market
\$0 to \$199,999	182	205	222	199									808	471	2.37	36.25%
\$200,000 to \$299,999	126	172	223	230									751	624	2.71	33.69%
\$300,000 to \$399,999	80	106	138	105									429	438	4.17	19.25%
\$400,000 to \$499,999	15	31	50	32									128	233	7.28	5.74%
\$500,000 to \$599,999	10	8	20	24									62	113	4.71	2.78%
\$600,000 to \$699,999	1	2	10	14									27	64	4.57	1.21%
\$700,000 to \$799,999	1	1	5	1									8	46	46.00	0.36%
\$800,000 to \$899,999	2	1	1	2									6	29	14.50	0.27%
\$900,000 to \$999,999	-	-	-	1									2	16	16.00	0.09%
\$1,000,000 to \$1,249,999	2	-	-	1									3	17	17.00	0.13%
1,250,000 and up	1	1	3	-									5	57		0.22%
Totals	420	527	673	609									2,229	2,108	3.46	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	35%	-40%	-39%	-27%									-20%	-56%	-39%	-34%
\$200,000 to \$299,999	58%	8%	8%	14%									18%	-41%	-48%	-3%
\$300,000 to \$399,999	50%	31%	33%	117%									56%	-28%	-67%	29%
\$400,000 to \$499,999	327%	39%	112%	222%									147%	-12%	-73%	103%
\$500,000 to \$599,999	20%	238%	45%	50%									68%	-11%	-40%	38%
\$600,000 to \$699,999	400%	350%	10%	0%									44%	8%	8%	19%
\$700,000 to \$799,999	100%	400%	0%	900%									175%	2%	-90%	126%
\$800,000 to \$899,999	-50%	0%	300%	0%									33%	-62%	-62%	10%
\$900,000 to \$999,999				0%									-50%	-50%	-50%	
\$1,000,000 to \$1,249,999				0%									33%	-6%	-6%	10%
1,250,000 and up	200%	200%	-67%										60%	-25%		32%
Totals	55%	2%	6%	32%									22%	-34%	-50%	0%