

Published Aug. 2009**

Location : KING COUNTY

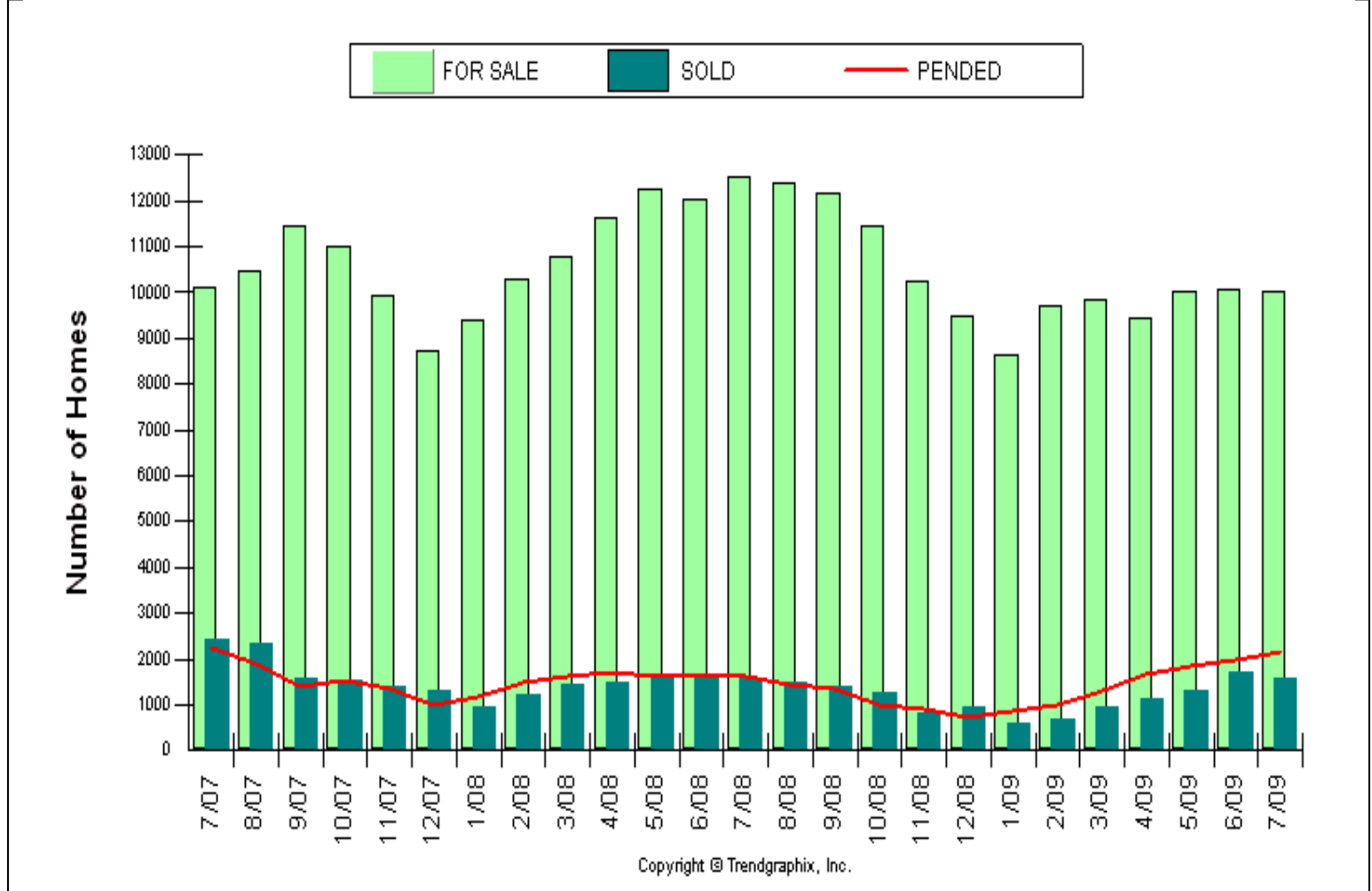
Number of Homes For Sale vs. Sold (Last 2 years)

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes - All Property Statuses - All Properties

Prepared for you by: Edie E Pew



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	1 year			2 years		
	July 08	July 09	% Change	July 07	July 09	% Change
For Sale	12541	10019	-20.1% ↓	10113	10019	-0.9% ↓
Sold	1556	1586	1.9% ↑	2422	1586	-34.5% ↓
Pended	1638	2168	32.4% ↑	2227	2168	-2.6% ↓

Date	7/07	8/07	9/07	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09
For Sale	10113	10471	11434	11001	9914	8723	9384	10271	10770	11634	12248	12027	12541	12375	12142	11468	10248	9472	8651	9711	9822	9426	10041	10079	10019
Sold	2422	2328	1566	1535	1406	1311	940	1236	1451	1504	1564	1603	1556	1466	1396	1271	808	964	584	686	957	1125	1308	1710	1586
Pended	2227	1871	1396	1541	1357	984	1151	1502	1612	1701	1613	1628	1638	1425	1352	1012	921	748	874	990	1302	1688	1828	1997	2168
MOI* on Sold	4.2	4.5	7.3	7.2	7.1	6.7	10	8.3	7.4	7.7	7.8	7.5	8.1	8.4	8.7	9	12.7	9.8	14.8	14.2	10.3	8.4	7.7	5.9	6.3
MOI* on Pended	4.5	5.6	8.2	7.1	7.3	8.9	8.2	6.8	6.7	6.8	7.6	7.4	7.7	8.7	9	11.3	11.1	12.7	9.9	9.8	7.5	5.6	5.5	5	4.6
Avg. Act Price	723	710	705	709	712	713	713	726	726	726	728	732	723	723	735	741	736	736	731	729	729	752	741	744	742
Avg. Sld Price	599	586	570	549	531	541	527	536	536	549	555	570	543	512	486	488	481	483	451	477	428	440	452	487	464
Avg. Sq Ft Price	263.9	265.6	256.8	254.5	240.7	243.3	240.7	245.9	247.8	248.8	251.4	248.9	246.4	234.1	227	224.3	217.7	213.4	203.9	215.4	197.3	201.9	206.4	212.8	209.5
SP/LP Diff. %	99	99	98	98	98	98	97	98	98	97	98	97	97	96	97	96	96	95	95	95	96	95	95	95	96
Days on Market	52	54	57	61	69	76	83	78	77	75	73	75	71	70	74	76	79	86	92	85	85	81	84	79	77
SP/OLP Diff. %	98	97	96	96	95	94	94	95	95	95	95	95	94	92	93	92	90	90	89	89	90	90	90	90	91
Avg CDOM	59	61	64	68	78	84	93	97	91	89	89	93	99	103	104	115	117	132	141	149	146	136	135	129	118
Median Price	485	469	450	443	439	436	430	435	435	450	442	450	440	420	412	393	392	400	380	379	365	380	380	397	383

*MOI: Months of Inventory

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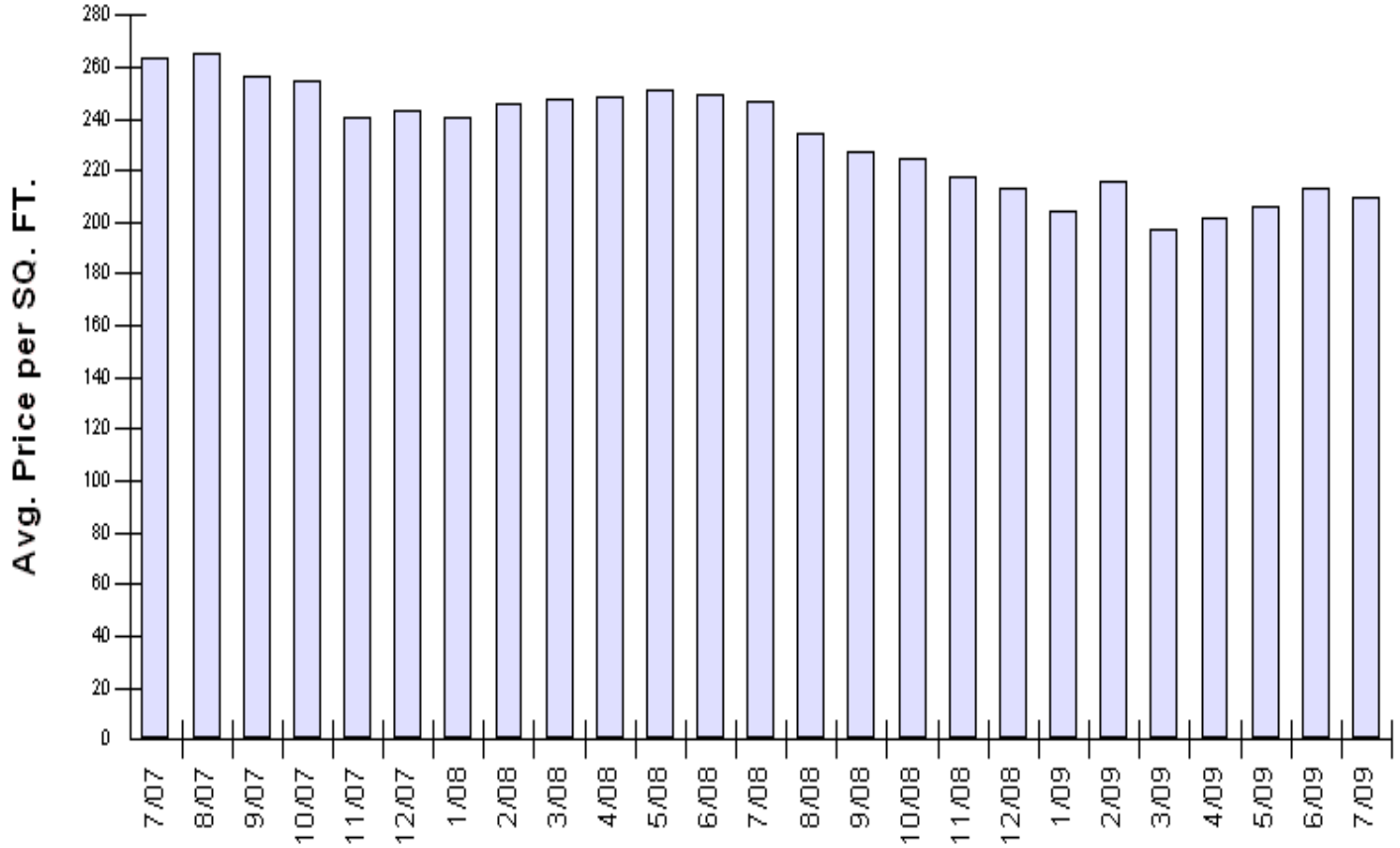
Average Home Sold Price per SQFT (Last 2 years)

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes - All Property Statuses - All Properties

Prepared for you by: Edie E Pew



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Avg. Sq. Ft. Price	1 year			2 years																					
	July 08	July 09	% Change	July 07	July 09	% Change																			
	246	210	-15% ↓	264	210	-20.6% ↓																			
Date	7/07	8/07	9/07	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09
For Sale	10113	10471	11434	11001	9914	8723	9384	10271	10770	11634	12248	12027	12541	12375	12142	11468	10248	9472	8651	9711	9822	9426	10041	10079	10019
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Days on Market	52	54	57	61	69	76	83	78	77	75	73	75	71	70	74	76	79	86	92	85	85	81	84	79	77
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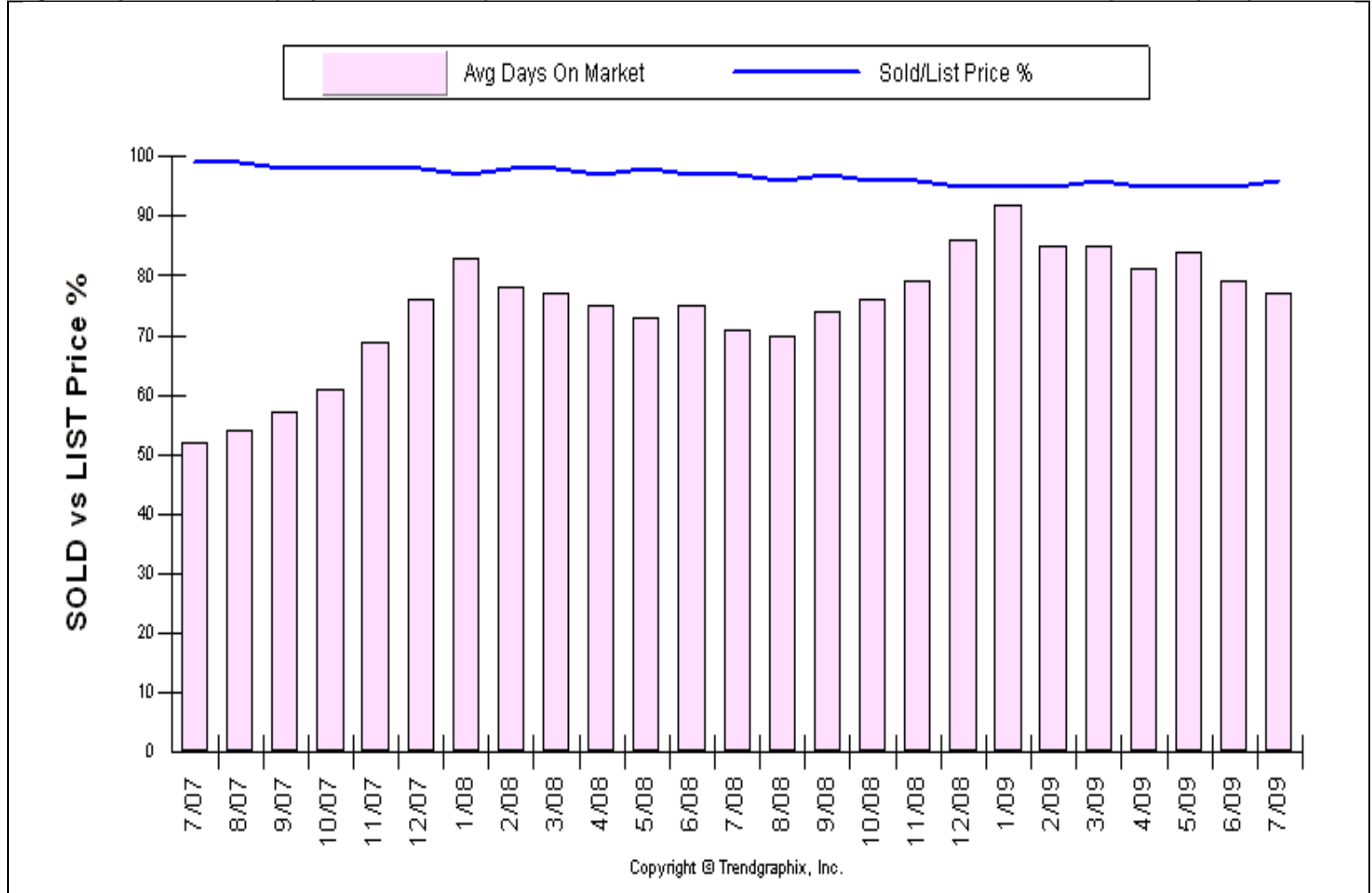
Avg DOM & SP/LP % (Last 2 years)

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes - All Property Statuses - All Properties

Prepared for you by: Edie E Pew



	1 year			2 years		
	July 08	July 09	% Change	July 07	July 09	% Change
Avg. Days on Market	71	77	8.5% ↑	52	77	48.1% ↑
Sold/List Diff. %	97	96	-1% ↓	99	96	-3% ↓

Date	7/07	8/07	9/07	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09
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Facts and Trends™



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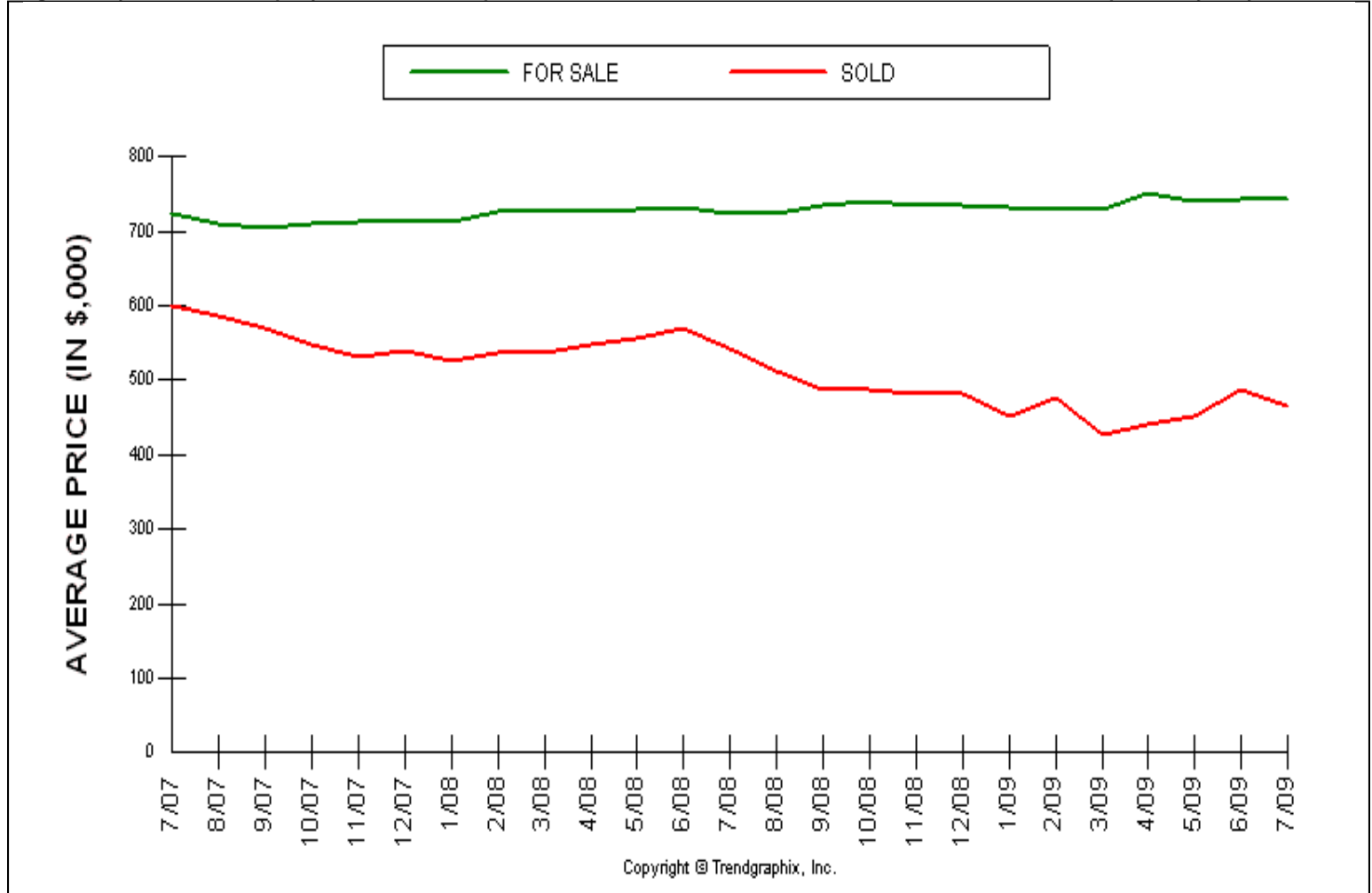
Avg Price For Sale & Sold (Last 2 years)

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes - All Property Statuses - All Properties

Prepared for you by: Edie E Pew



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	1 year			2 years		
	July 08	July 09	% Change	July 07	July 09	% Change
Avg. Active Price	723	742	2.6% ↑	723	742	2.6% ↑
Avg. Sold Price	543	464	-14.5% ↓	599	464	-22.5% ↓

Date	7/07	8/07	9/07	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09
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SP/LP Diff. %	99	99	98	98	98	98	97	98	98	97	98	97	97	96	97	96	96	95	95	95	96	95	95	95	96
Days on Market	52	54	57	61	69	76	83	78	77	75	73	75	71	70	74	76	79	86	92	85	85	81	84	79	77
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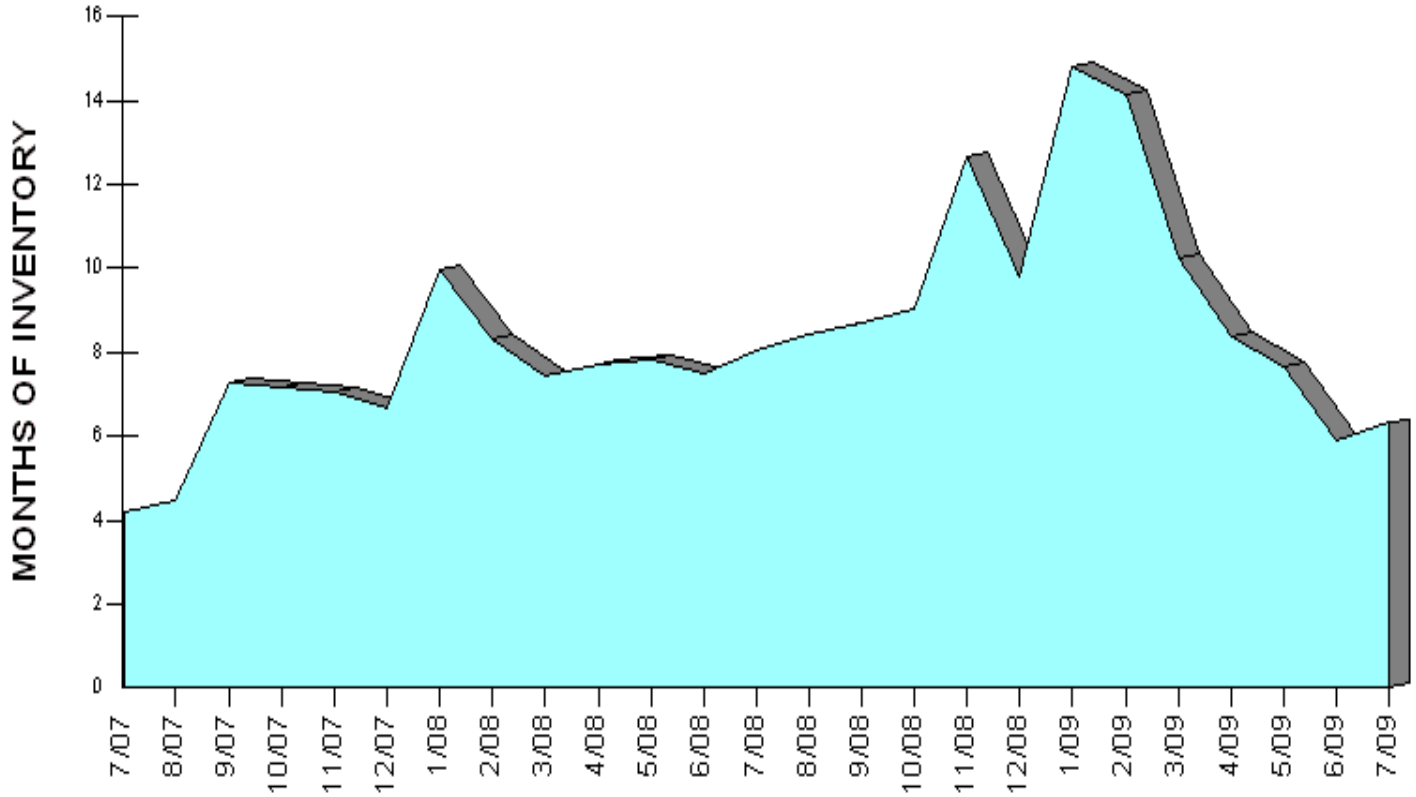
Months of Inventory Based on Closed Sales (Last 2 years)

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Single Family Homes - All Property Statuses - All Properties

Prepared for you by: Edie E Pew



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Months of Inventory (Closed Sales)	1 year			2 years																					
	July 08	July 09	% Change	July 07	July 09	% Change																			
	8.1	6.3	-22.2% ↓	4.2	6.3	50% ↑																			
Date	7/07	8/07	9/07	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09
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SP/LP Diff. %	99	99	98	98	98	98	97	98	98	97	98	97	97	96	97	96	96	95	95	95	96	95	95	95	96
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