



11430 NE 120th Street
 Kirkland WA 98034
 425.820.9200
 www.nwrealestate.com

<i>CONTENTS</i>	<u>Page #</u>
Map with county prices.....	2
MLS Profile.....	3
Maps and Area Descriptions	4-5
New Listings, By County & Month	6-7
New Listings, 2008, 2007, 2006	8
Active Listings (by month)	9-10
Pending Sales	11-15
Ratios (Listings/Pendings, Mo Supply)...	16-19
Closed Sales, 2008 vs. 2007	
Units & Median Prices	20-22
Closed Sales, SFH by Co., Prices.....	23-25
Closed Sales by # Bdrms, by Area.....	26
Ratio: List Price to Sales price	27
Closed Sales by \$ Volume	28
Condo Snapshot	29
High End Sales by Area	30
Comparisons, 3 Bdrm, Pre-owned vs	
Newly Built (by county).....	31-32
Avg Prices (3-co area) since 1990	33-34
Median Prices since 2002	35
Price comparisons by school district	36-41

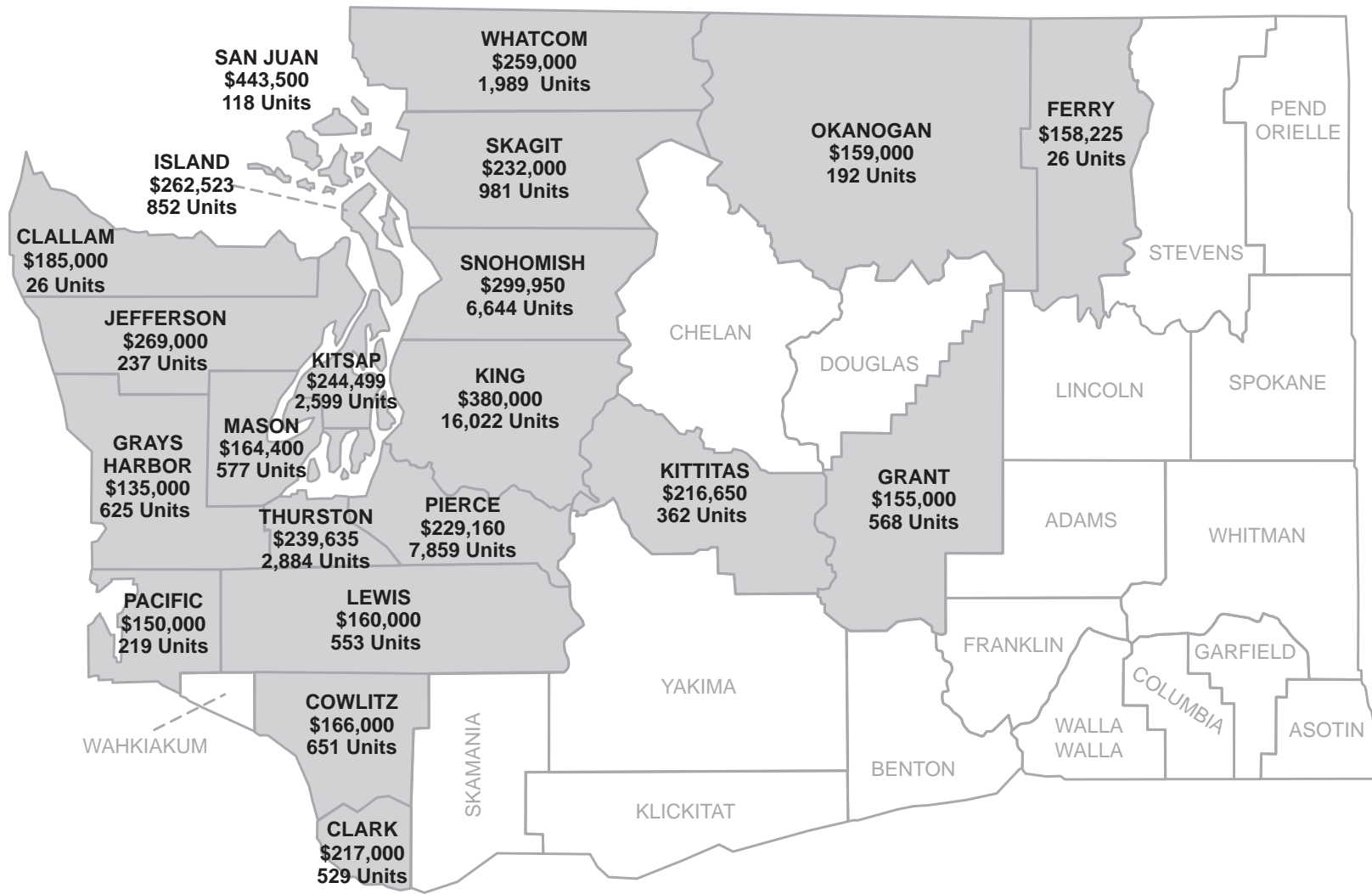
NWMLS at a Glance

of Member Brokerages (Dec. 2009)2,051
 # of Sales Associatesapprox. 23,582
 # of Counties included in Summary Report 19

2009 Statistical Review and Highlights

During 2009, members of NWMLS:

- Reported more than **52,000** closed sales, valued at more than **\$17 billion** (p.28).
- Maintained a high ratio of cross-sales: more than eight of every 10 transactions (**83 percent**) were listed by one office and sold by a different office (p.3).
- Reported an area-wide median price of **\$275,000** for single-family homes and condos that sold last year, down about 9.8 percent from 2008 (p.22).
- Added **117,583** new listings of SFH and condos to inventory, (pp. 6-7).
- Represented more than **39,000** home sellers, on average, each month (p.9).
- Reported **802** sales of single family homes and **66** sales of condominiums priced at **\$1 million** or more. **392** condos sold for **\$500,000** or more (p.30).
- The MLS area covering Bellevue/West of 405 (map area 520) had the highest number of **million dollar-plus sales** with **126**, followed by Central Seattle (area 390) with 85. For high-end condos (\$500,000-plus), Belltown/Downtown Seattle claimed the highest number of sales (105) involving MLS member-brokers (p. 30). (Many pre-sales by builders are not reflected here)
- Among the 19 counties in the MLS service area, San Juan claimed **the highest median price (\$443,500)** for single family homes that sold last year; King County followed at **\$380,000** (p.20).
- Among school districts, homes on Mercer Island had the highest median selling price, at **\$832,500**, followed by Bellevue (\$569,000); the most affordably priced homes were in the Raymond (\$68,500), Grand Coulee Dam (\$73,500) and Wilson Creek (\$73,750) districts. (pp. 36-41).
- In the four-county Puget Sound region (King, Snohomish, Pierce and Kitsap), only about **15.3 percent** of single family homes sold for under \$200,000, about twice the percentage for 2008 (p.23).
- Sold nearly **7,000 condominiums** during 2009; approximately **61 percent** of all condos that sold system-wide were in King Co. **73 percent** had two or fewer bedrooms (p.29).
- Found wide variation in **prices of 3-bedroom homes**. For pre-owned homes (built 2007 or earlier), the median price ranged from \$140,000 in Grant Co. to \$512,000 in San Juan Co. Newly built homes ranged from \$158,225 to \$655,000 (p.31).
- NWMLS expanded service to two counties during 2009 (Ferry Co., added to reports in Nov.) and Clallam Co. (added to reports in Dec.).



2009 Median Price
 Closed Sales, Single Family Homes Only

Northwest MLS Profile (as of 12/31/09)

County	# Companies	# Offices	# Sales Associates	% Cross Sales	
				Co-op	In-house
King	874	957	11,955	87%	13%
Snohomish	239	255	3,258	86%	14%
Pierce	274	289	3,128	84%	16%
Kitsap	107	117	878	80%	20%
Mason	25	27	179	72%	28%
Skagit	59	62	408	74%	26%
Grays Harbor	26	27	159	67%	33%
Lewis	33	34	183	68%	32%
Cowlitz	25	25	183	68%	32%
Grant	22	24	188	63%	37%
Thurston	86	88	813	81%	19%
San Juan	20	20	124	53%	47%
Island	36	44	324	74%	26%
Kittitas	19	21	126	60%	40%
Jefferson	17	20	115	65%	35%
Okanogan	23	25	106	45%	55%
Whatcom	75	92	845	74%	26%
Clark	19	19	243	89%	11%
Pacific	15	18	91	55%	45%
Clallam	17	17	121	68%	32%
Out of Area	40	40	155		
Total	2,051	2,221	23,582	83%	17%



11430 NE 120th Street
 Kirkland WA 98034
 425.820.9200
 www.nwrealestate.com

<i>CONTENTS</i>	<u>Page #</u>
Map with county prices.....	2
MLS Profile.....	3
Maps and Area Descriptions	4-5
New Listings, By County & Month	6-7
New Listings, 2008, 2007, 2006	8
Active Listings (by month)	9-10
Pending Sales	11-15
Ratios (Listings/Pendings, Mo Supply)...	16-19
Closed Sales, 2008 vs. 2007	
Units & Median Prices	20-22
Closed Sales, SFH by Co., Prices.....	23-25
Closed Sales by # Bdrms, by Area.....	26
Ratio: List Price to Sales price	27
Closed Sales by \$ Volume	28
Condo Snapshot	29
High End Sales by Area	30
Comparisons, 3 Bdrm, Pre-owned vs	
Newly Built (by county).....	31-32
Avg Prices (3-co area) since 1990	33-34
Median Prices since 2002	35
Price comparisons by school district	36-41

NWMLS at a Glance

of Member Brokerages (Dec. 2009)2,051
 # of Sales Associatesapprox. 23,582
 # of Counties included in Summary Report 19

2009 Statistical Review and Highlights

During 2009, members of NWMLS:

- Reported more than **52,000** closed sales, valued at more than **\$17 billion** (p.28).
- Maintained a high ratio of cross-sales: more than eight of every 10 transactions (**83 percent**) were listed by one office and sold by a different office (p.3).
- Reported an area-wide median price of **\$275,000** for single-family homes and condos that sold last year, down about 9.8 percent from 2008 (p.22).
- Added **117,583** new listings of SFH and condos to inventory, (pp. 6-7).
- Represented more than **39,000** home sellers, on average, each month (p.9).
- Reported **802** sales of single family homes and **66** sales of condominiums priced at **\$1 million** or more. **392** condos sold for **\$500,000** or more (p.30).
- The MLS area covering Bellevue/West of 405 (map area 520) had the highest number of **million dollar-plus sales** with **126**, followed by Central Seattle (area 390) with 85. For high-end condos (\$500,000-plus), Belltown/Downtown Seattle claimed the highest number of sales (105) involving MLS member-brokers (p. 30). (Many pre-sales by builders are not reflected here)
- Among the 19 counties in the MLS service area, San Juan claimed **the highest median price (\$443,500)** for single family homes that sold last year; King County followed at **\$380,000** (p.20).
- Among school districts, homes on Mercer Island had the highest median selling price, at **\$832,500**, followed by Bellevue (\$569,000); the most affordably priced homes were in the Raymond (\$68,500), Grand Coulee Dam (\$73,500) and Wilson Creek (\$73,750) districts. (pp. 36-41).
- In the four-county Puget Sound region (King, Snohomish, Pierce and Kitsap), only about **15.3 percent** of single family homes sold for under \$200,000, about twice the percentage for 2008 (p.23).
- Sold nearly **7,000 condominiums** during 2009; approximately **61 percent** of all condos that sold system-wide were in King Co. **73 percent** had two or fewer bedrooms (p.29).
- Found wide variation in **prices of 3-bedroom homes**. For pre-owned homes (built 2007 or earlier), the median price ranged from \$140,000 in Grant Co. to \$512,000 in San Juan Co. Newly built homes ranged from \$158,225 to \$655,000 (p.31).
- NWMLS expanded service to two counties during 2009 (Ferry Co., added to reports in Nov.) and Clallam Co. (added to reports in Dec.).

NWMLS MAP AREA DESCRIPTIONS

(new maps: Clallam, King, Kitsap, Pierce, Snohomish & Whatcom counties)

COWLITZ COUNTY

401 West Kelso
 402 Highlands
 403 St. Helens
 404 Westside
 405 Olympic
 406 Columbia Heights
 407 Hillside
 408 Northlake
 409 Pacific Way
 410 Beacon Hill
 411 Robert Gray
 412 West County
 413 Wahkiakum County
 414 North County
 415 Ostrander
 416 North Kelso
 417 Kelso Hill
 418 South Kelso
 419 East County
 420 South Co. Woodland

GRANT COUNTY

289 East Grant County
 290 Marlin, North Grant County
 291 N Central Grant County
 292 West Grant County
 293 South Grant County
 293 Othello (Adams Co.)
 294 Central Grant County
 295 South Moses Lake
 296 Peninsula
 297 Central Moses Lake
 298 North Moses Lake
 299 West Moses Lake

GRAYS HARBOR COUNTY

190 Taholah
 191 Pacific Beach
 192 Copalis Beach
 193 Copalis Crossing
 194 Ocean Shores
 195 Quinault
 196 Humptulips
 197 Hoquiam
 198 Aberdeen
 199 Satsop
 200 Elma
 201 McCleary
 202 Cosmopolis
 203 Montesano
 204 Oakville

(Grays Harbor, cont'd)

206 Westport
 208 Grayland
 214 Amanda Park
 215 Malone
 216 Neilton
 217 Aloha
 218 Moclips
 219 Central Park
 220 Ocosta

ISLAND COUNTY

780 Camano Island
 811 South Whidbey Island
 812 Central Whidbey Island
 813 North Whidbey Island

JEFFERSON COUNTY

480 Port Townsend
 481 Cape George
 482 Discovery
 483 Marrowstone
 484 Kala Point
 485 Tri-Area
 486 West
 487 Oak Bay
 488 Center
 489 Ludlow
 490 Shine
 491 Coyle
 492 Quilcene
 493 Brinnon
 494 West Jefferson County
 495 Discovery Bay

KING COUNTY

100 Jovita/West Hill Auburn
 110 Dash Point, Fed. Way
 120 Des Moines, Redondo
 130 Burien, Normandy Park
 140 West Seattle
 300 Enumclaw
 310 Auburn
 320 Bick Diamond, Maple Val.
 330 Kent
 340 Renton–Benson Hill
 350 Renton Highlands
 360 Skyway Area
 380 Cen.Sea. SE/Leshi, Mt Baker
 385 SODO/Beacon Hill
 390 Cen.Sea. Mad Prk, Cap. Hill
 500 East Side–South of I-90

(King Co., cont'd)

510 Mercer Island
 520 Bellevue–West of 405
 530 Bellevue–East of 405
 540 E. of Lake Sammamish
 550 Redmond, Carnation
 560 Kirkland–Bridle Trails
 600 Juanita, Woodinville
 610 Bothell
 700 Queen Anne, Magnolia
 701 Belltown, Dwtwn Seattle
 705 Ballard/Grnlk/Grnwood
 710 North Seattle
 715 Richmond Beach, Shoreline
 720 Lk For. Park, Kenmore
 800 Vashon Island

KITSAP COUNTY

141 S. Kitsap–W. of Hwy 16
 142 S. Kitsap–East of Hwy 16
 143 Port Orchard
 144 Retsil, Manchester
 145 Seabeck, Hilly
 146 Chico
 147 Silverdale
 148 West Bremerton
 149 East Bremerton
 150 East Central Kitsap
 161 Hansville
 162 Kingston
 163 Gamblewood
 164 Lofall
 165 Finn Hill
 166 Poulsbo
 167 Suquamish
 168 Indianola
 170 Bainbridge Island

KITTITAS COUNTY

948 Upper Kittitas County
 949 Lower Kittitas County

LEWIS COUNTY

426 Centralia
 428 Adna/Pe Ell
 430 Chehalis
 432 Napavine
 434 Onalaska
 436 Morton

MASON COUNTY

171 Belfair, Hood Canal
 172 Mason Lk Region
 173 South Shore Hood
 174 Hartstine Island
 175 Shelton
 176 Agate
 177 SW Mason County
 178 NW Mason County
 179 Arcadia, Kamilche
 180 Grapeview

OKANOGAN COUNTY

620 Okanogan Valley
 966 Methow Valley
 967 Brewster/Pateros

PIERCE COUNTY

1 Gig Harbor
 2 Purdy
 3 Rosedale
 4 Key Peninsula South
 5 Fox Island
 6 Gig Harbor South
 7 Artondale
 8 Gig Harbor North
 9 Key Peninsula North
 12 Anderson Island
 13-25 North Tacoma
 26-30 Central Tacoma
 31 Tacoma
 32-35 University Pl., Fircrest
 36-40 Lakewood
 41 Lakewood/Tillicum
 42 Dupont
 43 Steilacoom
 44 Ketron Island
 45-55 South Tacoma
 56-62 Southeast Tacoma
 63-69 Parkland
 70 Fife
 71 Milton
 72 Edgewood
 73-74 Sumner
 78 Port of Tacoma
 79-88 Puyallup
 89 Graham, Fredrickson
 94-95 Browns Point
 99 Spanaway
 109 Lk. Tapps, Bonney Lk.
 111 Buckley
 112 Wilkeson, Crbnado, S.Prairie
 113 Sumner
 114 Orting
 119 Roy, McKenna
 121 Harts Lake
 122 Graham
 123 Tanwax, Kapowsin Lakes
 more

PIERCE COUNTY =cont'd

124-125 Eatonville
 126 Alder
 127 Elbe
 128 Ashford
 129 Clear Lake
 134 E Pierce Co./Mt. Rainier
 135 Greenwater

SAN JUAN COUNTY

899 Waldron
 900 San Juan Island
 901 Orcas, Shaw, Obstruxrion
 902 Lopez, Frost Islands
 903 Decatur, Center, Blakely
 904 Stuart, Henry, Pearl, Johns
 905 Other San Juan Islands

SKAGIT COUNTY

815 Anacortes
 816 Guemes Island
 817 Other Skagit Isl. Counties
 820 La Conner
 825 Burlington
 830 Sedro Woolley
 835 Mount Vernon
 840 Lyman, Hamilton
 845 Concrete & Up River

SNOHOMISH COUNTY

610 SE Snohomish County
 730 SW Snohomish County
 740 Everett / Mukilteo
 750 E. Snohomish County
 760 NE Snohomish County
 770 NW Snohomish County
 780 Camano Island (Isl. Co.)
 959 Stevens Pass

THURSTON COUNTY

441 Thurston Northwest
 442 Black Hills
 443 Tumwater
 444 Olympia Westside
 445 Boston Harbor
 446 Thurston Northeast
 447 Olympia North
 448 Olympia South
 449 East Olympia
 450 Lacey
 451 Hawks Prairie
 452 Thurston Southeast
 453 Yelm, Rainier
 454 Tenino, Bucoda
 455 Rochester

WHATCOM COUNTY

850 Sud. Val. Rd. name change
 860 Bellingham
 865 Meridian
 870 Ferndale/Custer
 880 Blaine/Birch Bay
 881 Point Roberts
 885 Lynden
 890 Everson, Nooksack Val.
 895 Mount Baker/Deming

CLARK COUNTY

1026 East Orchard
 1031 Camp Bonneville
 1033 Camas-Washougal
 1042 Evergreen Hwy
 1043 City Center-West
 1045 Salmon Creek
 1046 Minnehaha
 1047 West Orchard
 1051 Ridgefield
 1061 Battle Ground
 1062 Brush Pr/Hockenson
 1064 Vennersborg
 1075 LaCenter
 1071 North County

PACIFIC COUNTY

207 Bay Center
 209 Tokeland
 210 Raymond
 211 South Bend
 212 Menlo
 213 Lebam
 230 S. Pacific County

FERRY COUNTY*

465 Ferry County

CLALLAM COUNTY**

911 Miller Peninsula
 912 SE Clallam
 913 NE Sequim
 913 Sequim Detail
 914 N Central Sequim
 915 NW Sequim
 916 SE Sequim
 917 SW Sequim
 918 E of Pt Angeles N
 919 E of Pt Angeles S.
 920-923 Pt Angeles
 920 NE Pt Angeles
 921 Central E Pt Angeles
 922 Central W Pt Angeles
 923 NW Pt Angeles Ediz Hook
 924 SE Pt Angeles
 925 SW Pt Angeles
 927 NW-928 SW Clallam
 928 Forks Detail

* added 11/09; ** added 12/09

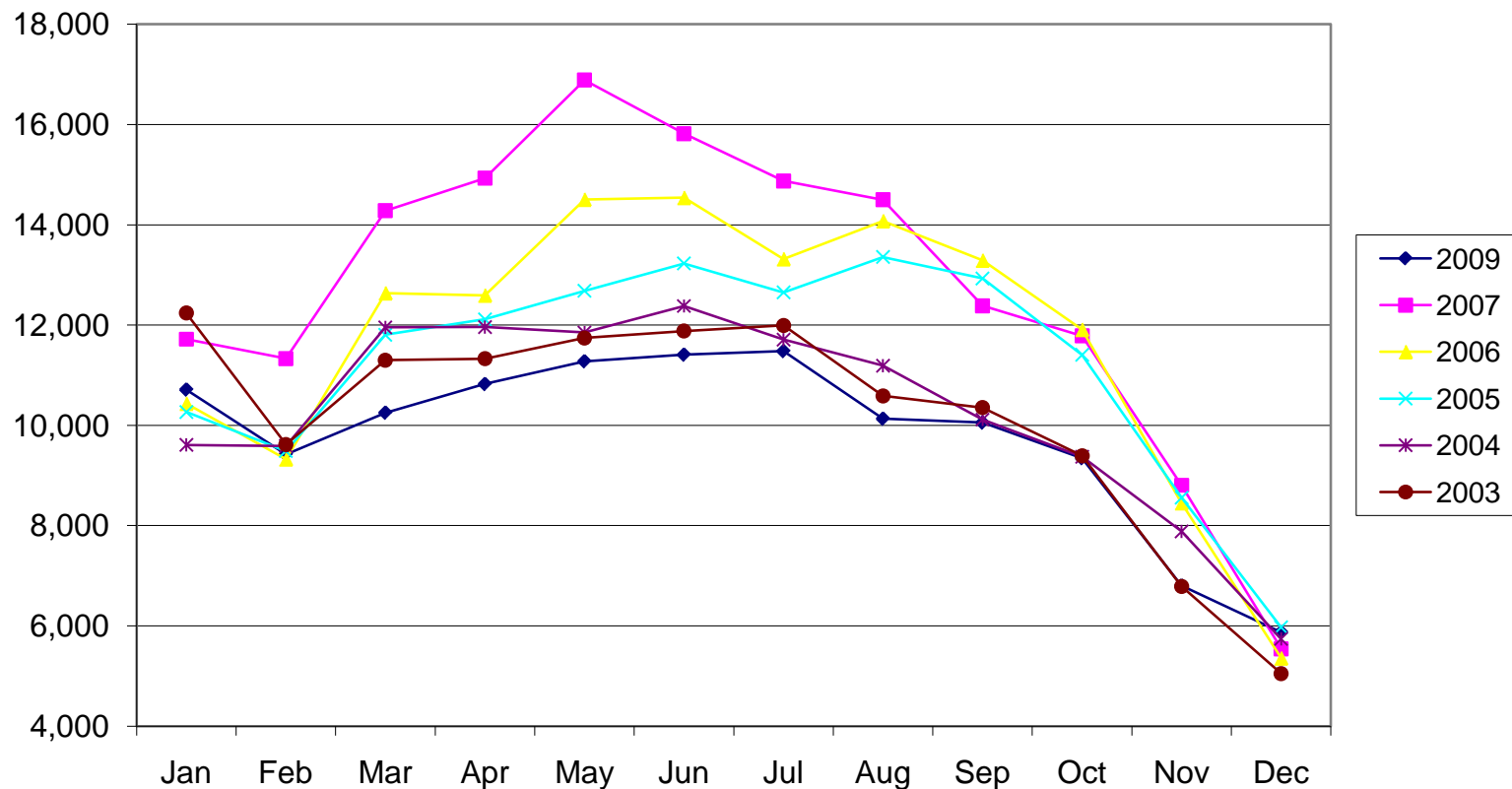
NEW LISTINGS, Single Family Homes & Condominiums - 2009

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Ttl 2008
King	4,159	3,652	4,017	4,123	4,310	4,373	4,261	3,791	4,052	3,764	2,571	1,986	45,059	51,751
Snoh	1,980	1,495	1,549	1,579	1,759	1,730	1,711	1,587	1,551	1,474	1,128	935	18,478	21,536
Pierce	1,647	1,480	1,611	1,556	1,632	1,668	1,781	1,619	1,513	1,456	1,120	1,071	18,154	22,213
Kitsap	514	418	470	539	531	522	524	445	498	405	328	267	5,461	6,417
Mason	136	112	148	163	182	163	162	134	118	123	72	78	1,591	1,917
Skagit	246	272	240	267	258	282	256	238	261	208	146	132	2,806	2,946
GraHrb	146	143	153	168	180	204	196	136	132	120	149	132	1,859	2,094
Lewis	93	102	141	140	152	154	157	153	136	133	84	104	1,549	1,774
Cowlitz	127	110	116	166	113	152	148	141	152	123	101	90	1,539	1,821
Grant	84	135	170	112	145	133	160	155	127	120	70	71	1,482	1,706
Thurs	484	384	441	494	521	500	607	503	473	437	328	326	5,498	6,413
SanJ	43	46	61	57	64	47	47	33	30	25	24	25	502	608
Isl	200	188	208	239	253	296	233	209	188	162	143	117	2,436	2,487
Kittitas	82	99	80	136	152	140	126	79	71	76	65	68	1,174	1,206
Jefferson	57	66	71	84	84	110	105	83	62	50	33	40	845	902
Okanog	28	37	45	68	86	73	65	76	42	38	21	25	604	662
Whatcom	346	418	398	521	496	488	513	468	356	364	228	235	4,831	5,249
Clark	105	75	68	113	106	86	93	87	92	69	48	29	971	1,772
Pacific	61	57	62	63	60	58	84	49	41	51	34	40	660	688
Out of Area	175	132	203	236	194	231	252	146	159	146	108	102	2,084	3,116
Total	10,713	9,421	10,252	10,824	11,278	11,410	11,481	10,132	10,054	9,344	6,801	5,873	117,583	137,278

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2009	10,713	9,421	10,252	10,824	11,278	11,410	11,481	10,132	10,054	9,344	6,801	5,873	117,583
2008	13,186	12,104	13,274	13,607	14,176	13,187	13,093	11,415	10,889	9,647	7,270	5,430	137,278
2007	11,719	11,333	14,281	14,930	16,888	15,818	14,875	14,500	12,385	11,785	8,805	5,543	152,862
2006	10,436	9,327	12,639	12,594	14,505	14,541	13,319	14,077	13,291	11,910	8,453	5,357	140,449
2005	10,266	9,487	11,808	12,116	12,684	13,228	12,652	13,358	12,929	11,405	8,560	5,969	134,462
2004	9,610	9,590	11,954	11,962	11,853	12,380	11,710	11,192	10,114	9,375	7,886	5,738	123,364
2003	12,240	9,618	11,300	11,330	11,743	11,881	11,992	10,586	10,354	9,394	6,788	5,049	122,275

Avg. 9,799/mo
 Avg. 11,440/mo
 Avg. 12,738/mo
 Avg. 11,704/mo
 Avg. 11,205/mo
 Avg. 10,280/mo
 Avg. 10,189/mo

New Listings, 2003-2009



NEW LISTINGS, Single Family Homes & Condominiums, 2009 vs 2008, 2007

	King	Snoh	Pierce	Kitsap	Mason	Skagit	GrayH	Lewis	Cwitz	Grant	Thrstn	SanJn	Island	Kttas	Jefrsn	Okan.	Wtcm	Clark	Pacific	Other	Total	% chg v.08
Jan 09	4159	1980	1647	514	136	246	146	93	127	84	484	43	200	82	57	28	346	105	61	175	10,713	-18.75%
Jan 08	4937	2239	2158	709	175	257	172	161	169	145	616	29	251	84	50	39	448	191	66	290	13,186	
Jan 07	4030	2017	2035	539	160	335	177	135	158	112	632	29	203	71	60	31	480	289	49	177	11,719	
Feb 09	3652	1495	1480	418	112	272	143	102	110	135	384	46	188	99	66	37	418	75	57	132	9,421	-22.17%
Feb 08	4430	2102	2011	628	165	273	149	150	162	124	571	28	223	74	97	31	439	176	69	202	12,104	
Feb 07	4068	1756	2000	533	125	247	175	142	128	91	576	39	184	105	66	132	485	273	47	161	11,333	
Mar 09	4017	1549	1611	470	148	240	153	141	116	170	441	61	208	80	71	45	398	68	62	203	10,252	-22.77%
Mar 08	4985	2057	2190	612	203	298	183	152	152	166	626	78	252	116	89	72	509	179	73	282	13,274	
Mar 07	5093	2333	2392	650	204	306	175	153	205	140	720	74	263	141	103	38	638	342	66	245	14,281	
Apr 09	4123	1579	1556	539	163	267	168	140	166	112	494	57	239	136	84	68	521	113	63	236	10,824	-20.45%
Apr 08	5169	2038	2210	618	201	300	204	162	177	168	620	72	236	146	91	74	532	208	64	317	13,607	
Apr 07	5318	2301	2537	732	201	354	190	229	173	147	773	49	266	115	112	82	655	330	78	288	14,930	
May 09	4310	1759	1632	531	182	258	180	152	113	145	521	64	253	152	84	86	496	106	60	194	11,278	-20.44%
May 08	5473	2254	2092	639	209	255	260	196	169	179	629	79	232	159	91	68	622	167	82	321	14,176	
May 07	6056	2476	2857	851	264	391	269	223	215	198	843	109	332	157	124	74	707	328	83	331	16,888	
Jun 09	4373	1730	1668	522	163	282	204	154	152	133	500	47	296	140	110	73	488	86	58	231	11,410	-13.48%
Jun 08	4974	1961	1969	618	210	277	214	180	178	184	640	66	287	128	107	93	501	160	79	361	13,187	
Jun 07	5960	2481	2470	711	259	375	215	192	216	173	731	60	254	125	105	77	630	375	67	342	15,818	
Jul 09	4261	1711	1781	524	162	256	196	157	148	160	607	47	233	126	105	65	513	93	84	252	11,481	-12.31%
Jul 08	4862	1973	2100	603	202	281	229	181	162	167	615	96	264	163	90	97	527	157	58	266	13,093	
Jul 07	5357	2242	2337	704	223	327	268	179	197	162	693	49	290	150	105	66	596	502	92	336	14,875	
Aug 09	3791	1587	1619	445	134	238	136	153	141	155	503	33	209	79	83	76	468	87	49	146	10,132	-11.24%
Aug 08	4182	1800	1871	503	141	251	183	148	136	179	514	45	207	121	89	67	462	136	67	313	11,415	
Aug 07	5123	2353	2291	656	217	341	229	227	214	171	686	53	282	174	99	69	657	251	77	330	14,500	
Sept 09	4052	1551	1513	498	118	261	132	136	152	127	473	30	188	71	62	42	356	92	41	159	10,054	-7.67%
Sept 08	4377	1660	1689	479	147	208	157	145	167	147	574	34	164	61	81	45	365	119	39	231	10,889	
Sept 07	5149	1929	1912	527	146	271	149	151	159	151	503	31	169	94	83	54	438	196	40	233	12,385	
Oct 09	3764	1474	1456	405	123	208	120	133	123	120	437	25	162	76	50	38	364	69	51	146	9,344	-3.14%
Oct 08	3753	1546	1515	411	131	195	144	120	154	116	455	41	156	64	51	33	343	128	43	248	9,647	
Oct 07	4442	1923	2033	592	155	203	175	129	142	148	483	27	194	93	70	46	401	185	41	303	11,785	
Nov 09	2571	1128	1120	328	72	146	149	84	101	70	328	24	143	65	33	21	228	48	34	108	6,801	-6.45%
Nov 08	2686	1104	1368	337	79	176	121	94	107	66	337	19	142	54	33	21	247	80	27	172	7,270	
Nov 07	3248	1361	1505	437	103	285	142	121	135	86	405	23	139	77	42	38	278	145	23	212	8,805	
Dec 09	1986	935	1071	267	78	132	132	104	90	71	326	25	117	68	40	25	235	29	40	102	5,873	8.16%
Dec 08	1923	802	1040	260	54	175	78	85	88	65	216	21	73	36	33	22	254	71	21	113	5,430	
Dec 07	1826	906	1111	316	76	133	87	64	71	54	191	36	90	50	22	24	239	68	27	152	5,543	
Ttl 09	45059	18478	18154	5461	1591	2806	1859	1549	1539	1482	5498	502	2436	1174	845	604	4831	971	660	2084	117,583	-14.35%
Ttl 08	51751	21536	22213	6417	1917	2946	2094	1774	1821	1706	6413	608	2487	1206	902	662	5249	1772	688	3116	137,278	
Ttl 07	55670	24078	25480	7248	2133	3568	2251	1945	2013	1633	7236	579	2666	1352	991	731	6204	3284	690	3110	152,862	
Ttl chg 09 vs 08	-12.9%	-14.2%	-18.3%	-14.9%	-17.0%	-4.8%	-11.2%	-12.7%	-15.5%	-13.1%	-14.3%	-17.4%	-2.1%	-2.7%	-6.3%	-8.8%	-8.0%	-45.2%	-4.1%	-33.1%	-14.3%	

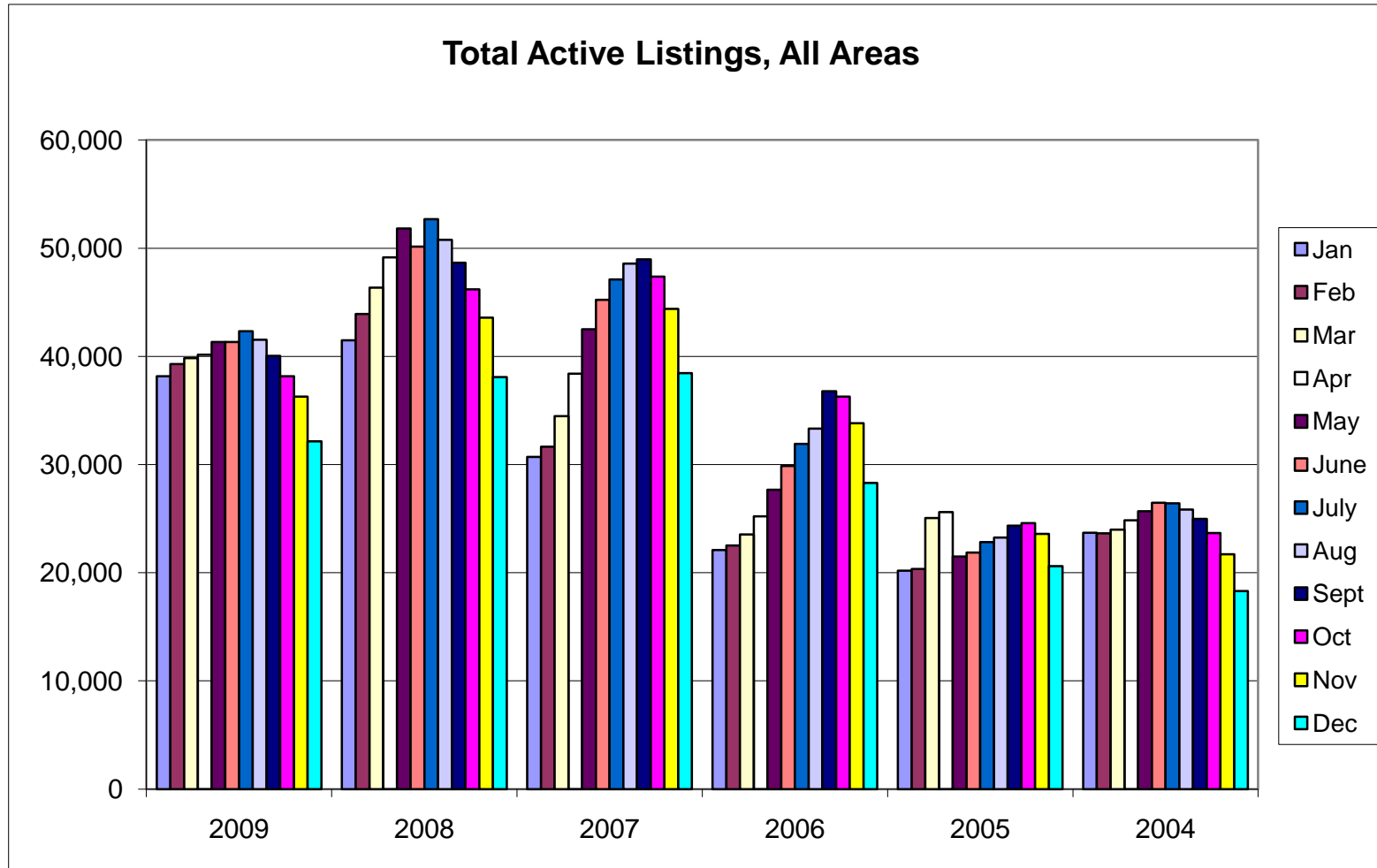
TOTAL ACTIVE LISTINGS 2009 - Single Family Homes & Condominiums **Avg**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
King	12,035	12,787	13,069	13,164	13,537	13,351	13,589	13,145	12,912	12,321	11,474	9,652	12,586
Snoh	5,595	5,697	5,739	5,592	5,656	5,627	5,659	5,559	5,445	5,171	5,063	4,436	5,437
Pierce	6,183	6,262	6,268	6,145	6,088	5,953	6,101	6,031	5,720	5,591	5,471	5,106	5,910
Kitsap	2,060	2,014	2,010	1,926	2,005	1,996	2,081	2,029	1,954	1,795	1,719	1,549	1,928
Mason	680	693	705	746	812	832	854	839	778	735	678	603	746
Skagit	1,082	1,174	1,224	1,308	1,369	1,407	1,401	1,384	1,341	1,282	1,228	1,106	1,276
GrHrbr	795	782	781	814	840	888	953	920	855	833	758	742	830
Lewis	679	665	681	710	722	744	779	792	772	763	742	681	728
Cowlitz	622	626	605	652	657	651	693	681	690	675	663	621	653
Grant	580	630	682	682	724	710	737	750	726	696	664	586	681
Thurston	1,584	1,603	1,615	1,657	1,722	1,752	1,881	1,831	1,754	1,729	1,668	1,499	1,691
SanJuan	367	388	417	457	499	509	522	524	491	439	441	429	457
Island	946	955	981	1,040	1,136	1,244	1,260	1,263	1,204	1,087	1,036	917	1,089
Kittitas	523	503	515	553	612	658	678	671	607	550	511	455	570
Jefferson	452	469	502	533	562	614	632	653	622	577	532	483	553
Okanogan	389	288	311	343	386	405	411	421	403	379	352	324	368
Whatcom	1,646	1,770	1,792	1,942	2,024	2,017	2,066	2,091	1,935	1,821	1,687	1,509	1,858
Clark	574	572	458	399	408	370	368	351	334	310	285	248	390
Pacific	331	349	371	396	404	399	438	435	401	378	362	338	384
Other	1,048	1,072	1,099	1,088	1,155	1,190	1,217	1,158	1,097	1,027	932	868	1,079
TOTAL	38,171	39,299	39,825	40,147	41,318	41,317	42,320	41,528	40,041	38,159	36,266	32,152	39,212

Next page: charts

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2009	38,171	39,299	39,825	40,147	41,318	41,317	42,320	41,528	40,041	38,159	36,266	32,152
2008	41,498	43,927	46,358	49,141	51,817	50,143	52,694	50,772	48,665	46,189	43,584	38,089
2007	30,700	31,658	34,463	38,408	42,514	45,223	47,106	48,585	48,969	47,381	44,399	38,440
2006	22,084	22,504	23,533	25,215	27,660	29,856	31,910	33,316	36,786	36,282	33,817	28,307
2005	20,196	20,343	25,047	25,607	21,499	21,871	22,839	23,260	24,336	24,570	23,597	20,595
2004	23,703	23,650	23,971	24,849	25,670	26,464	26,403	25,834	24,965	23,665	21,717	18,312
2003	27,134	28,291	28,856	29,541	30,338	30,393	30,450	29,669	28,501	27,061	25,473	21,633

month with highest volume

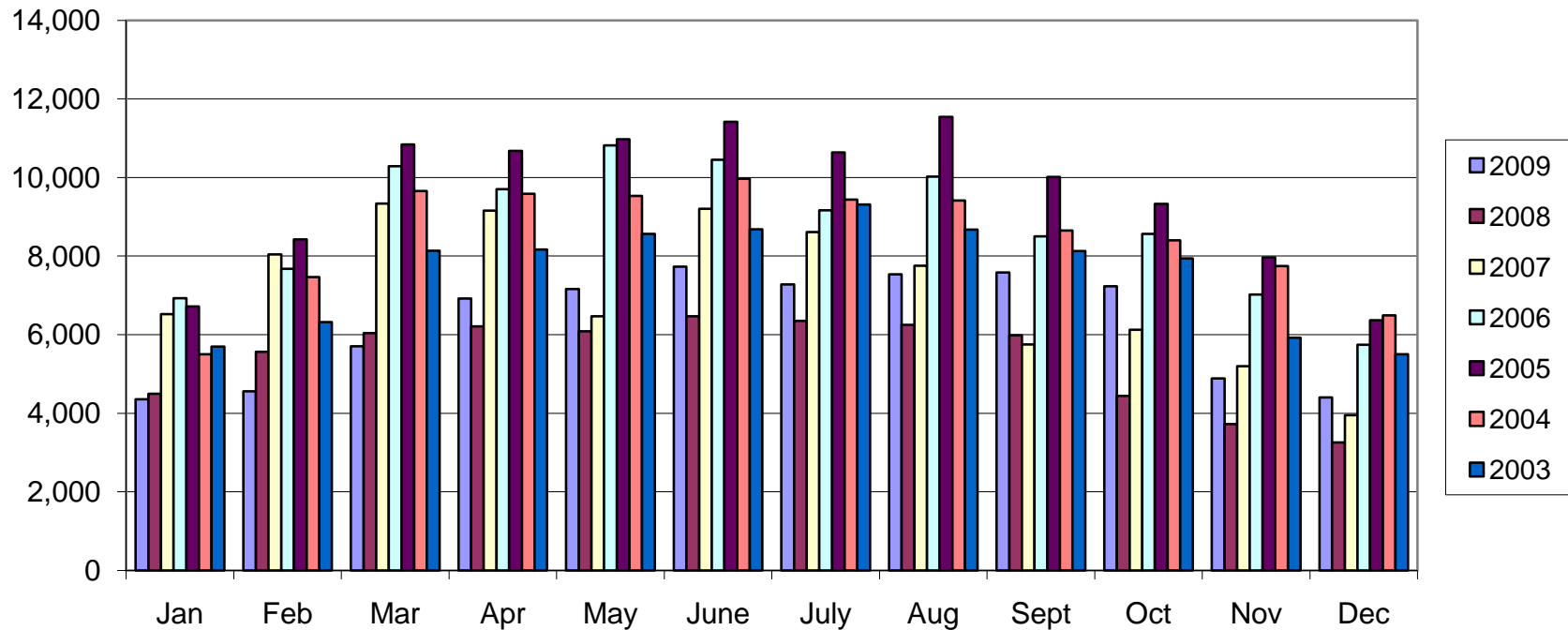


PENDING SALES 2009 - Single Family Homes & Condominiums (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% all res
King	1,500	1,611	2,058	2,646	2,801	3,042	2,777	2,893	2,927	2,951	1,984	1,767	28,957	38.43%
Snoh	668	663	865	1,111	1,160	1,191	1,164	1,189	1,222	1,197	787	719	11,936	15.84%
Pierce	832	866	1,043	1,238	1,196	1,341	1,251	1,320	1,303	1,174	840	746	13,150	17.45%
Kitsap	250	267	300	377	341	389	359	362	373	380	218	208	3,824	5.08%
Mason	41	58	68	70	73	99	78	100	83	70	61	42	843	1.12%
Skagit	81	90	117	127	140	171	141	153	144	140	88	99	1,491	1.98%
GrHrbr	58	86	94	86	75	90	65	114	116	85	75	51	995	1.32%
Lewis	43	51	72	72	78	81	90	71	80	75	43	56	812	1.08%
Cowlitz	66	67	86	78	82	105	82	99	85	83	50	66	949	1.26%
Grant	42	44	71	70	73	76	71	85	95	63	39	37	766	1.02%
Thurston	291	283	320	343	406	391	396	386	391	295	222	209	3,933	5.22%
San Juan	9	7	11	11	14	18	23	18	23	20	10	8	172	0.23%
Island	70	74	104	109	107	117	112	113	111	116	83	76	1,192	1.58%
Kittitas	27	40	38	52	48	50	65	54	42	41	32	34	523	0.69%
Jefferson	21	23	29	24	34	26	32	38	49	34	13	14	337	0.45%
Okanogan	16	16	16	21	27	31	30	27	26	15	23	8	256	0.34%
Whatcom	194	192	258	274	311	308	324	312	314	315	195	156	3,153	4.18%
Clark	48	53	66	87	64	74	66	58	72	65	42	37	732	0.97%
Pacific	19	23	17	21	39	33	33	34	34	27	19	19	318	0.42%
Other	77	45	68	101	91	100	120	113	91	89	64	47	1,006	1.34%
TOTAL	4,353	4,559	5,701	6,918	7,160	7,733	7,279	7,539	7,581	7,235	4,888	4,399	75,345	100.00%
% by Q	19.39%			28.95%			29.73%			21.93%				100.00%

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% chg 09 vs 08
2009	4,353	4,559	5,701	6,918	7,160	7,733	7,279	7,539	7,581	7,235	4,888	4,399	75,345	16.14%
2008	4,499	5,563	6,040	6,208	6,085	6,470	6,350	6,248	5,982	4,445	3,727	3,255	64,872	
2007	6,522	8,043	9,340	9,156	6,470	9,206	8,614	7,751	5,748	6,127	5,194	3,950	86,121	
2006	6,931	7,673	10,289	9,702	10,817	10,448	9,165	10,022	8,499	8,567	7,022	5,744	104,879	
2005	6714	8426	10841	10677	10973	11420	10640	11546	10014	9332	7966	6368	114,917	
2004	5503	7464	9660	9586	9530	9969	9438	9418	8647	8400	7746	6492	101,853	
2003	5698	6316	8133	8171	8563	8685	9316	8673	8132	7941	5920	5502	91,050	

Pending Sales, 2003-2009, SFH + Condo



PENDING SALES 2009 - Single Family Homes only														% all SFH
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	65,469
King	1,159	1,264	1,683	2,114	2,246	2,447	2,217	2,311	2,289	2,295	1,581	1,413	23,019	35.16%
Snoh	533	558	747	934	960	997	970	980	1,017	975	680	628	9,979	15.24%
Pierce	764	813	975	1,156	1,124	1,256	1,171	1,240	1,221	1,091	782	697	12,290	18.77%
Kitsap	240	255	287	362	332	372	346	348	350	359	205	196	3,652	5.58%
Mason	41	58	68	70	72	99	77	99	83	70	59	42	838	1.28%
Skagit	80	85	110	113	132	160	134	147	132	133	82	93	1,401	2.14%
GrHrbr	56	81	92	84	72	86	59	109	106	79	63	45	932	1.42%
Lewis	43	51	72	71	78	81	90	71	80	75	43	56	811	1.24%
Cowlitz	66	67	86	75	79	103	80	98	85	81	50	65	935	1.43%
Grant	42	44	70	68	73	73	71	82	95	63	38	37	756	1.15%
Thurston	289	277	315	334	401	384	389	378	380	289	214	203	3,853	5.89%
San Juan	9	6	11	9	12	18	20	17	21	19	9	8	159	0.24%
Island	68	68	91	100	102	106	105	104	106	105	80	73	1,108	1.69%
Kittitas	25	38	31	34	46	47	64	54	37	41	32	32	481	0.73%
Jefferson	17	21	28	23	31	25	31	36	40	30	11	13	306	0.47%
Okanogan	15	16	16	21	27	31	29	27	26	15	23	8	254	0.39%
Whatcom	172	172	228	240	287	258	276	266	254	278	167	139	2,737	4.18%
Clark	45	48	65	85	60	65	64	56	69	57	40	34	688	1.05%
Pacific	18	21	13	20	38	33	31	31	30	26	17	18	296	0.45%
Other	75	44	68	97	89	98	116	107	87	86	62	45	974	1.49%
TOTAL	3,757	3,987	5,056	6,010	6,261	6,739	6,340	6,561	6,508	6,167	4,238	3,845	65,469	100.00%

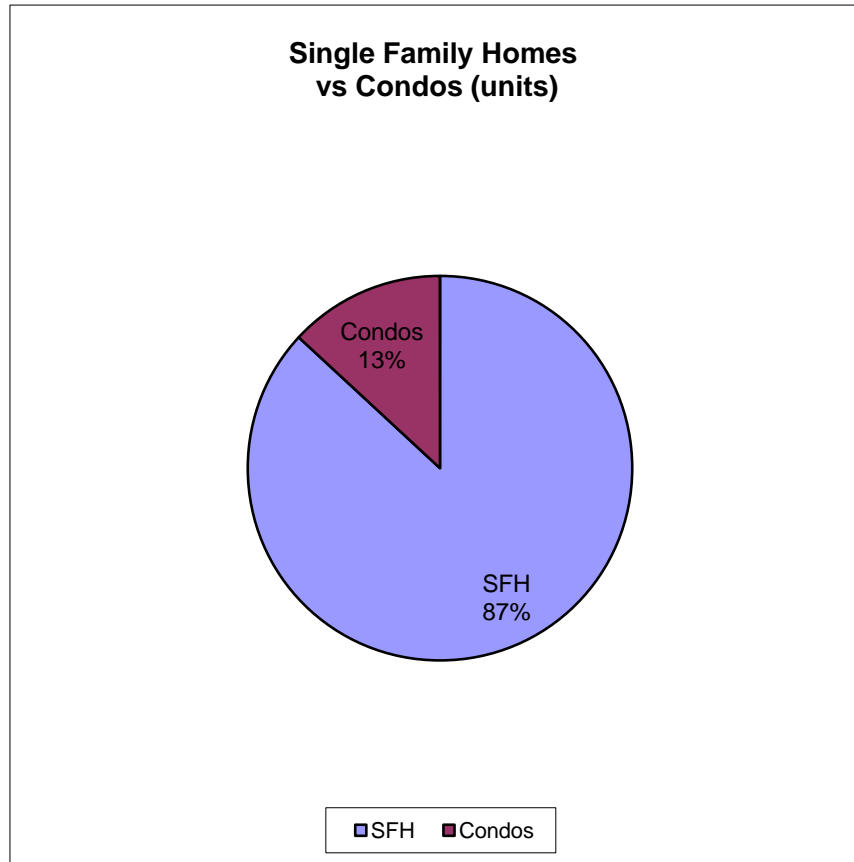
PENDING SALES 2008 - Condominiums only														% all cndo
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	9,876
King	341	347	375	532	555	595	560	582	638	656	403	354	5,938	60.13%
Snoh	135	105	118	177	200	194	194	209	205	222	107	91	1,957	19.82%
Pierce	68	53	68	82	72	85	80	80	82	83	58	49	860	8.71%
Kitsap	10	12	13	15	9	17	13	14	23	21	13	12	172	1.74%
Mason	0	0	0	0	1	0	1	1	0	0	2	0	5	0.05%
Skagit	1	5	7	14	8	11	7	6	12	7	6	6	90	0.91%
GrHrbr	2	5	2	2	3	4	6	5	10	6	12	6	63	0.64%
Lewis	0	0	0	1	0	0	0	0	0	0	0	0	1	0.01%
Cowlitz	0	0	0	3	3	2	2	1	0	2	0	1	14	0.14%
Grant	0	0	1	2	0	3	0	3	0	0	1	0	10	0.10%
Thurston	2	6	5	9	5	7	7	8	11	6	8	6	80	0.81%
San Juan	0	1	0	2	2	0	3	1	2	1	1	0	13	0.13%
Island	2	6	13	9	5	11	7	9	5	11	3	3	84	0.85%
Kittitas	2	2	7	18	2	3	1	0	5	0	0	2	42	0.43%
Jefferson	4	2	1	1	3	1	1	2	9	4	2	1	31	0.31%
Okanogan	1	0	0	0	0	0	1	0	0	0	0	0	2	0.02%
Whatcom	22	20	30	34	24	50	48	46	60	37	28	17	416	4.21%
Clark	3	5	1	2	4	9	2	2	3	8	2	3	44	0.45%
Pacific	1	2	4	1	1	0	2	3	4	1	2	1	22	0.22%
Other	2	1	0	4	2	2	4	6	4	3	2	2	32	0.32%
TOTAL	596	572	645	908	899	994	939	978	1,073	1,068	650	554	9,876	100.00%

SFH = 54,914 of 64,872 pending residential sales (84.65%); Condos = 9,958 of 64,872 pendings (15.35%)

Ratio of SFH to Condos

	SFH	Condos	Total	% SFH	% Condo	Total
King	23,019	5,938	28,957	79.49%	20.51%	100.0%
Snoh	9,979	1,957	11,936	83.60%	16.40%	100.0%
Pierce	12,290	860	13,150	93.46%	6.54%	100.0%
Kitsap	3,652	172	3,824	95.50%	4.50%	100.0%
Mason	838	5	843	99.41%	0.59%	100.0%
Skagit	1,401	90	1,491	93.96%	6.04%	100.0%
GrHrbr	932	63	995	93.67%	6.33%	100.0%
Lewis	811	1	812	99.9%	0.12%	100.0%
Cowlitz	935	14	949	98.52%	1.48%	100.0%
Grant	756	10	766	98.69%	1.31%	100.0%
Thurston	3,853	80	3,933	97.97%	2.03%	100.0%
San Juan	159	13	172	92.44%	7.56%	100.0%
Island	1,108	84	1,192	92.95%	7.05%	100.0%
Kittitas	481	42	523	91.97%	8.03%	100.0%
Jefferson	306	31	337	90.80%	9.20%	100.0%
Okanogan	254	2	256	99.2%	0.78%	100.0%
Whatcom	2,737	416	3,153	86.81%	13.19%	100.0%
Clark	688	44	732	93.99%	6.01%	100.0%
Pacific	296	22	318	93.08%	6.92%	100.0%
Others	974	32	1,006	11.53%	3.18%	14.7%
TOTAL	65,469	9,876	75,345	86.89%	13.11%	100.0%

SFH	Condos
65,469	9,876
86.89%	13.11%

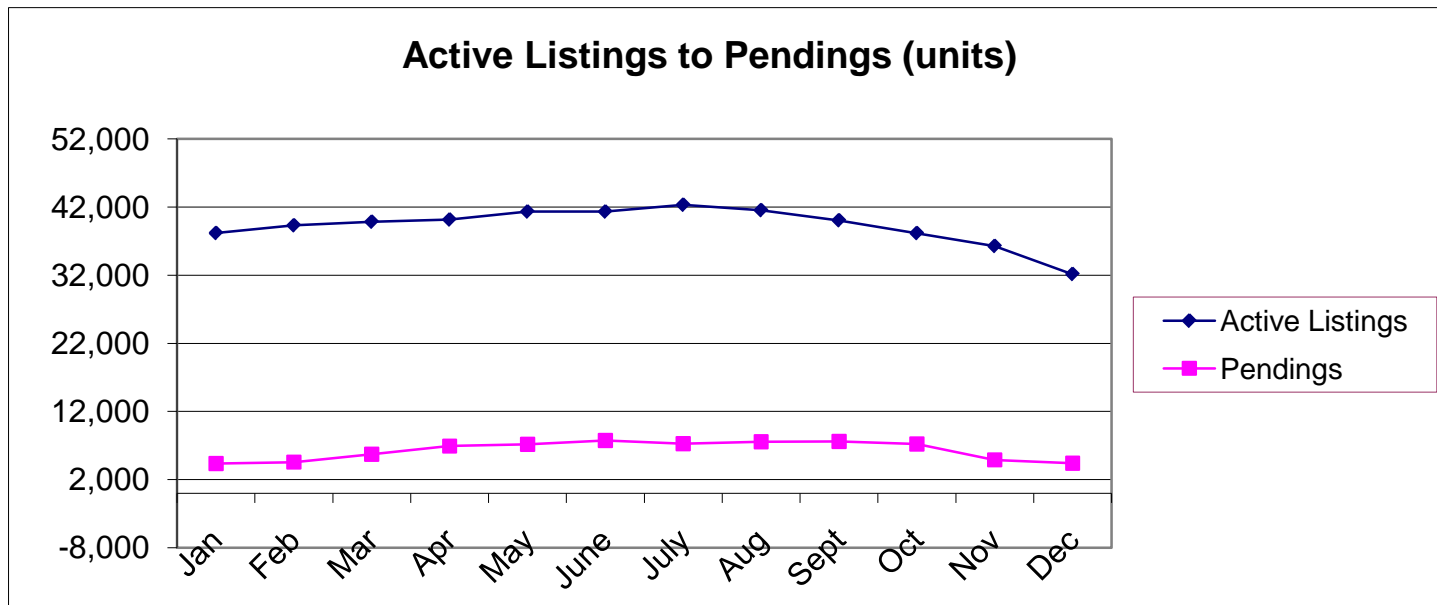


Ratio: 2009 Active Listings to Pending Sales - Single Family Homes + Condos (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
King Co													
Active Listings	12,035	12,787	13,069	13,164	13,537	13,351	13,589	13,145	12,912	12,321	11,474	9,652	151,036
Pendings	1,500	1,611	2,058	2,646	2,801	3,042	2,777	2,893	2,927	2,951	1,984	1,767	28,957
Mo. Supply	8.02	7.94	6.35	4.98	4.83	4.39	4.89	4.54	4.41	4.18	5.78	5.46	5.22
Snohomish													
Active Listings	5,595	5,697	5,739	5,592	5,656	5,627	5,659	5,559	5,445	5,171	5,063	4,436	65,239
Pendings	668	663	865	1,111	1,160	1,191	1,164	1,189	1,222	1,197	787	719	11,936
Mo. Supply	8.38	8.59	6.63	5.03	4.88	4.72	4.86	4.68	4.46	4.32	6.43	6.17	5.47
Pierce													
Active Listings	6,183	6,262	6,268	6,145	6,088	5,953	6,101	6,031	5,720	5,591	5,471	5,106	70,919
Pendings	832	866	1,043	1,238	1,196	1,341	1,251	1,320	1,303	1,174	840	746	13,150
Mo. Supply	7.43	7.23	6.01	4.96	5.09	4.44	4.88	4.57	4.39	4.76	6.51	6.84	5.39
Kitsap													
Active Listings	2,060	2,014	2,010	1,926	2,005	1,996	2,081	2,029	1,954	1,795	1,719	1,549	23,138
Pendings	250	267	300	377	341	389	359	362	373	380	218	208	3,824
Mo. Supply	8.24	7.54	6.70	5.11	5.88	5.13	5.80	5.60	5.24	4.72	7.89	7.45	6.05
4 Co. ttl	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	25,873	26,760	27,086	26,827	27,286	26,927	27,430	26,764	26,031	24,878	23,727	20,743	310,332
Pendings	3,250	3,407	4,266	5,372	5,498	5,963	5,551	5,764	5,825	5,702	3,829	3,440	57,867
Mo. Supply	7.96	7.85	6.35	4.99	4.96	4.52	4.94	4.64	4.47	4.36	6.20	6.03	5.36
Mason Co	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
Active Listings	680	693	705	746	812	832	854	839	778	735	678	603	8,955
Pendings	41	58	68	70	73	99	78	100	83	70	61	42	843
Mo. Supply	16.59	11.95	10.37	10.66	11.12	8.40	10.95	8.39	9.37	10.50	11.11	14.36	10.62
Skagit													
Active Listings	1,082	1,174	1,224	1,308	1,369	1,407	1,401	1,384	1,341	1,282	1,228	1,106	15,306
Pendings	81	90	117	127	140	171	141	153	144	140	88	99	1,491
Mo. Supply	13.36	13.04	10.46	10.30	9.78	8.23	9.94	9.05	9.31	9.16	13.95	11.17	10.27
Grays Hrbr													
Active Listings	795	782	781	814	840	888	953	920	855	833	758	742	9,961
Pendings	58	86	94	86	75	90	65	114	116	85	75	51	995
Mo. Supply	13.71	9.09	8.31	9.47	11.20	9.87	14.66	8.07	7.37	9.80	10.11	14.55	10.01
Lewis													
Active Listings	679	665	681	710	722	744	779	792	772	763	742	681	8,730
Pendings	43	51	72	72	78	81	90	71	80	75	43	56	812
Mo. Supply	15.79	13.04	9.46	9.86	9.26	9.19	8.66	11.15	9.65	10.17	17.26	12.16	10.75

Cowlitz	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	622	626	605	652	657	651	693	681	690	675	663	621	7,836
Pendings	66	67	86	78	82	105	82	99	85	83	50	66	949
Mo. Supply	9.42	9.34	7.03	8.36	8.01	6.20	8.45	6.88	8.12	8.13	13.26	9.41	8.26
Grant													
Active Listings	580	630	682	682	724	710	737	750	726	696	664	586	8,167
Pendings	42	44	71	70	73	76	71	85	95	63	39	37	766
Ratio	13.81	14.32	9.61	9.74	9.92	9.34	10.38	8.82	7.64	11.05	17.03	15.84	10.66
Thurston													
Active Listings	1,584	1,603	1,615	1,657	1,722	1,752	1,881	1,831	1,754	1,729	1,668	1,499	20,295
Pendings	291	283	320	343	406	391	396	386	391	295	222	209	3,933
Mo. Supply	5.44	5.66	5.05	4.83	4.24	4.48	4.75	4.74	4.49	5.86	7.51	7.17	5.16
San Juan													
Active Listings	367	388	417	457	499	509	522	524	491	439	441	429	5,483
Pendings	9	7	11	11	14	18	23	18	23	20	10	8	172
Mo. Supply	40.78	55.43	37.91	41.55	35.64	28.28	22.70	29.11	21.35	21.95	44.10	53.63	31.88
Island													
Active Listings	946	955	981	1,040	1,136	1,244	1,260	1,263	1,204	1,087	1,036	917	13,069
Pendings	70	74	104	109	107	117	112	113	111	116	83	76	1,192
Mo. Supply	13.51	12.91	9.43	9.54	10.62	10.63	11.25	11.18	10.85	9.37	12.48	12.07	10.96
Kittitas													
Active Listings	523	503	515	553	612	658	678	671	607	550	511	455	6,836
Pendings	27	40	38	52	48	50	65	54	42	41	32	34	523
Mo. Supply	19.37	12.58	13.55	10.63	12.75	13.16	10.43	12.43	14.45	13.41	15.97	13.38	13.07
Jefferson													
Active Listings	452	469	502	533	562	614	632	653	622	577	532	483	6,631
Pendings	21	23	29	24	34	26	32	38	49	34	13	14	337
Mo. Supply	21.52	20.39	17.31	22.21	16.53	23.62	19.75	17.18	12.69	16.97	40.92	34.50	19.68
Okanogan													
Active Listings	389	288	311	343	386	405	411	421	403	379	352	324	4,412
Pendings	16	16	16	21	27	31	30	27	26	15	23	8	256
Mo. Supply	24.31	18.00	19.44	16.33	14.30	13.06	13.70	15.59	15.50	25.27	15.30	40.50	17.23
Whatcom													
Active Listings	1,646	1,770	1,792	1,942	2,024	2,017	2,066	2,091	1,935	1,821	1,687	1,509	22,300
Pendings	194	192	258	274	311	308	324	312	314	315	195	156	3,153
Mo. Supply	8.48	9.22	6.95	7.09	6.51	6.55	6.38	6.70	6.16	5.78	8.65	9.67	7.07
Clark													
Active Listings	574	572	458	399	408	370	368	351	334	310	285	248	4,677
Pendings	48	53	66	87	64	74	66	58	72	65	42	37	732
Mo. Supply	11.96	10.79	6.94	4.59	6.38	5.00	5.58	6.05	4.64	4.77	6.79	6.70	6.39

Pacific	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
Active Listings	331	349	371	396	404	399	438	435	401	378	362	338	4,602
Pendings	19	23	17	21	39	33	33	34	34	27	19	19	318
Mo. Supply	17.42	15.17	21.82	18.86	10.36	12.09	13.27	12.79	11.79	14.00	19.05	17.79	14.47
Other	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
Active Listings	1,048	1,072	1,099	1,088	1,155	1,190	1,217	1,158	1,097	1,027	932	868	12,951
Pendings	77	45	68	101	91	100	120	113	91	89	64	47	1,006
Mo. Supply	13.61	23.82	16.16	10.77	12.69	11.90	10.14	10.25	12.05	11.54	14.56	18.47	12.87
ALL AREAS	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	38,171	39,299	39,825	40,147	41,318	41,317	42,320	41,528	40,041	38,159	36,266	32,152	470,543
Pendings	4,353	4,559	5,701	6,918	7,160	7,733	7,279	7,539	7,581	7,235	4,888	4,399	75,345
Mo. Supply	8.77	8.62	6.99	5.80	5.77	5.34	5.81	5.51	5.28	5.27	7.42	7.31	6.25

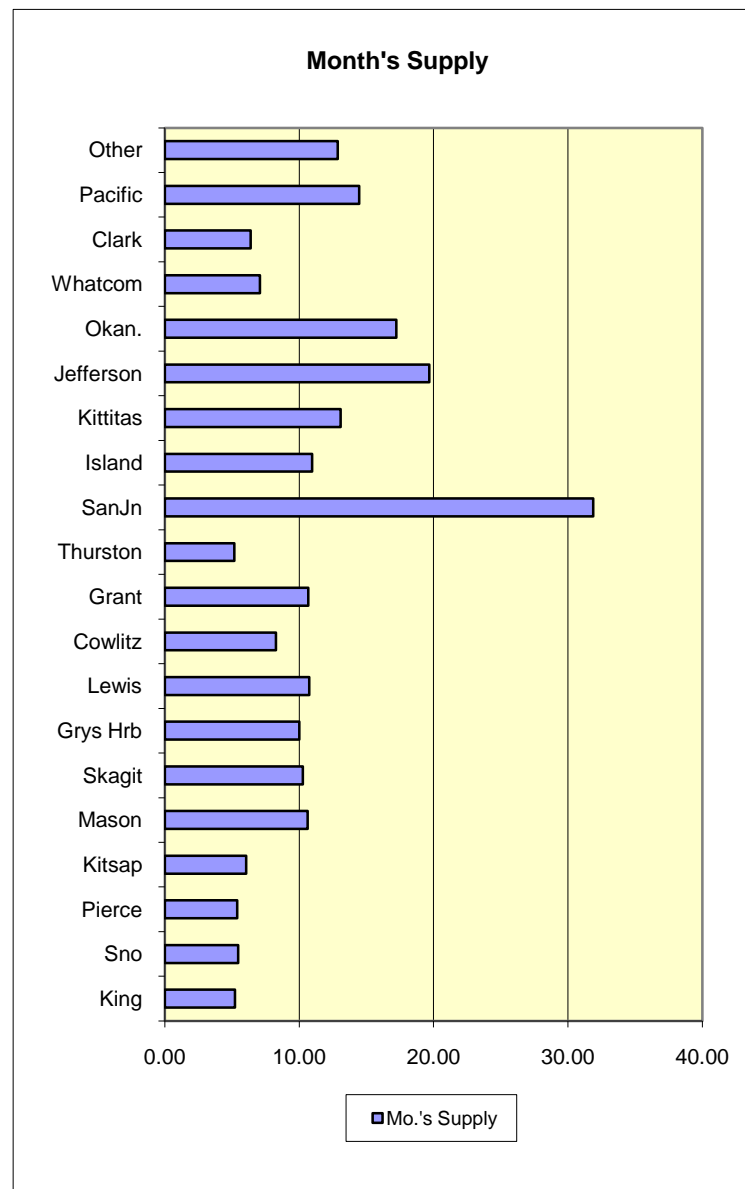


RATIOS: PENDING SALES to ACTIVE LISTINGS (Single Family Homes + Condos combined)

	Active Listings	Pendings	Mo.'s Supply
King	151,036	28,957	5.22
Sno	65,239	11,936	5.47
Pierce	70,919	13,150	5.39
Kitsap	23,138	3,824	6.05
Mason	8,955	843	10.62
Skagit	15,306	1,491	10.27
Grays Hrb	9,961	995	10.01
Lewis	8,730	812	10.75
Cowlitz	7,836	949	8.26
Grant	8,167	766	10.66
Thurston	20,295	3,933	5.16
San Juan	5,483	172	31.88
Island	13,069	1,192	10.96
Kittitas	6,836	523	13.07
Jefferson	6,631	337	19.68
Okanogan	4,412	256	17.23
Whatcom	22,300	3,153	7.07
Clark	4,677	732	6.39
Pacific	4,602	318	14.47
Other	12,951	1,006	12.87
Total	470,543	75,345	6.25

County	Mo.'s Supply
King	5.22
Sno	5.47
Pierce	5.39
Kitsap	6.05
Mason	10.62
Skagit	10.27
Grys Hrb	10.01
Lewis	10.75
Cowlitz	8.26
Grant	10.66
Thurston	5.16
SanJn	31.88
Island	10.96
Kittitas	13.07
Jefferson	19.68
Okan.	17.23
Whatcom	7.07
Clark	6.39
Pacific	14.47
Other	12.87
Total	6.25

Months supply is an estimate of how long it would take for the entire inventory of active listings to sell at the current pace, assuming no new inventory comes onto the market. Economists consider a supply of 3-to-6 months to be a balanced market, meaning the market favors neither buyers nor sellers.

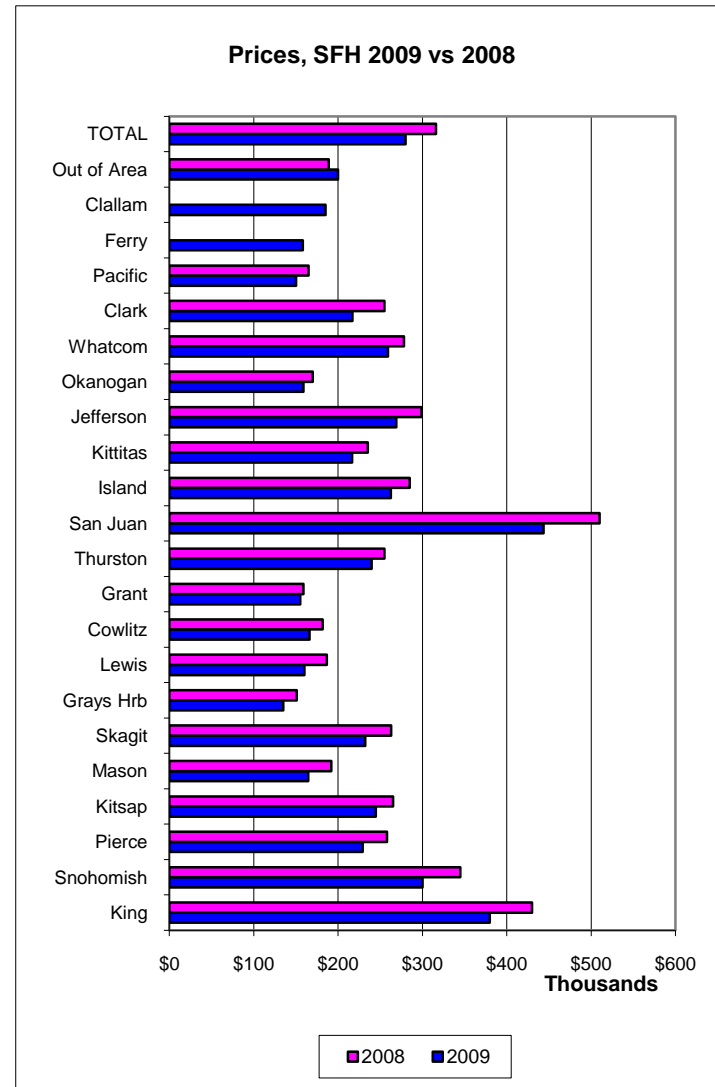


CLOSED SALES, Single Family Homes (excl. condos) 2009 vs 2008

	Median Price			Units		
	2009	2008	% change	2009	2008	% change
King	\$380,000	\$429,950	-11.62%	16,022	15,991	0.19%
Snohomish	\$299,950	\$345,000	-13.06%	6,644	6,291	5.61%
Pierce	\$229,160	\$258,000	-11.18%	7,859	7,639	2.88%
Kitsap	\$244,499	\$265,000	-7.74%	2,599	2,437	6.65%
Mason	\$164,400	\$191,950	-14.35%	577	646	-10.68%
Skagit	\$232,000	\$262,953	-11.77%	981	1,131	-13.26%
Grays Hrb	\$135,000	\$151,000	-10.60%	625	727	-14.03%
Lewis	\$160,000	\$186,500	-14.21%	553	539	2.60%
Cowlitz	\$166,000	\$181,500	-8.54%	651	699	-6.87%
Grant	\$155,000	\$159,000	-2.52%	568	720	-21.11%
Thurston	\$239,635	\$255,000	-6.03%	2,884	3,020	-4.50%
San Juan	\$443,500	\$510,000	-13.04%	118	145	-18.62%
Island	\$262,523	\$285,000	-7.89%	852	833	2.28%
Kittitas	\$216,650	\$235,000	-7.81%	362	387	-6.46%
Jefferson	\$269,000	\$299,000	-10.03%	237	282	-15.96%
Okanogan	\$159,000	\$170,000	-6.47%	192	249	-22.89%
Whatcom	\$259,000	\$278,000	-6.83%	1,989	1,986	0.15%
Clark	\$217,000	\$255,000	-14.90%	529	675	-21.63%
Pacific	\$150,000	\$165,000	-9.09%	219	191	14.66%
Ferry	\$158,225	\$0		26		
Clallam	\$185,000	\$0		26		
Out of Area	\$199,999	\$188,950	5.85%	709	1,026	-30.90%
TOTAL	\$280,000	\$316,000	-11.39%	45,222	45,614	-0.86%

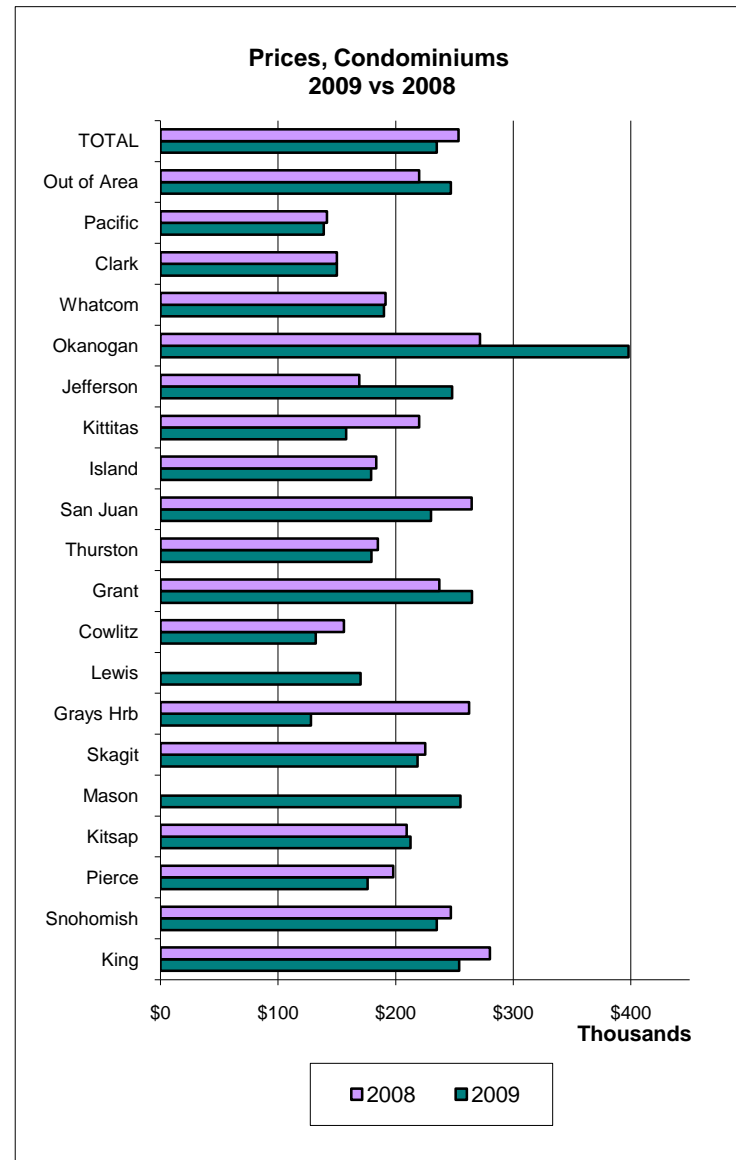
Notes: Ferry Co. added to MLS reports in Nov. 09; Clallam added 12/09

From Dec. reports



CLOSED SALES, Condominiums (excl. SFH) 2009 vs 2008

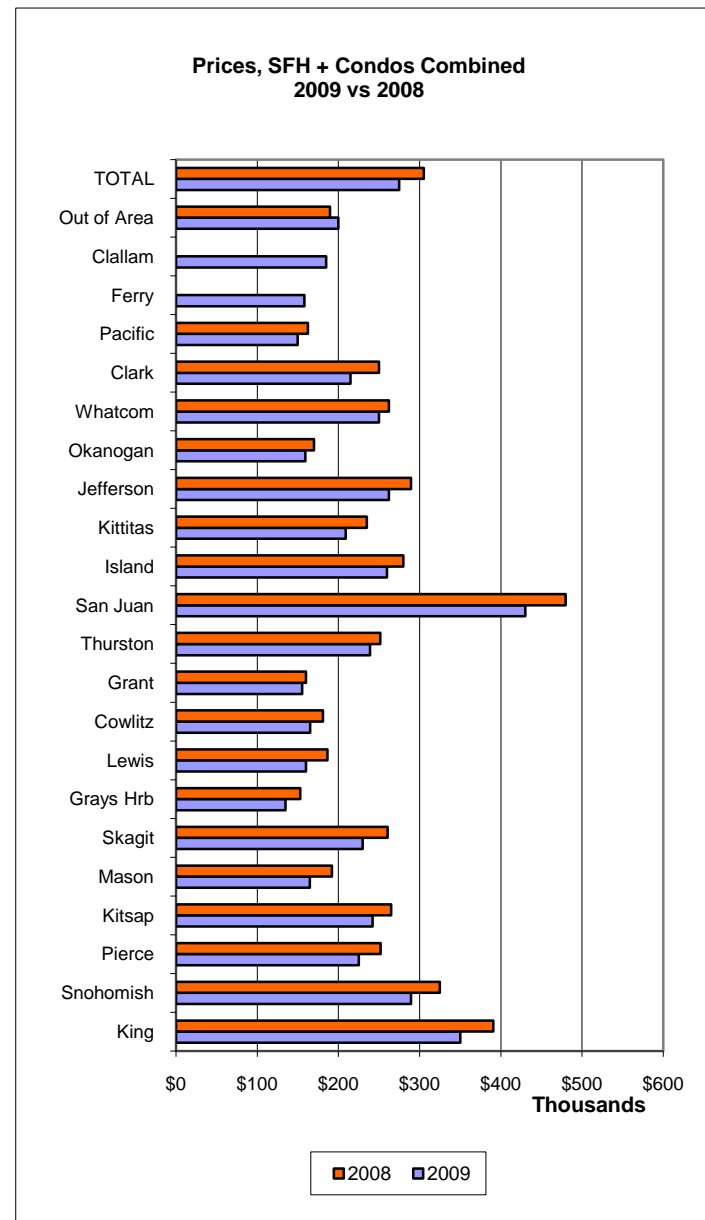
	Median Price			Units		
	2009	2008	% change	2009	2008	% change
King	\$254,000	\$280,000	-9.29%	4,177	5,142	-18.77%
Snohomish	\$235,000	\$247,000	-4.86%	1,331	1,551	-14.18%
Pierce	\$176,250	\$197,950	-10.96%	572	789	-27.50%
Kitsap	\$212,500	\$209,250	1.55%	114	110	3.64%
Mason	\$255,000			3	0	
Skagit	\$218,500	\$225,000	-2.89%	68	61	11.48%
Grays Hrb	\$127,900	\$262,500	-51.28%	39	22	77.27%
Lewis	\$170,000		N/A	1	0	
Cowlitz	\$131,950	\$156,000	-15.42%	10	8	25.00%
Grant	\$265,000	\$237,000	11.81%	4	11	-63.64%
Thurston	\$179,450	\$184,950	-2.97%	54	155	-65.16%
San Juan	\$230,000	\$264,500	-13.04%	9	12	-25.00%
Island	\$179,000	\$183,530	-2.47%	63	48	31.25%
Kittitas	\$158,000	\$220,000	-28.18%	29	18	61.11%
Jefferson	\$248,000	\$169,000	46.75%	15	10	50.00%
Okanogan	\$398,000	\$271,750	46.46%	2	4	-50.00%
Whatcom	\$190,000	\$191,437	-0.75%	323	474	-31.86%
Clark	\$150,000	\$150,000	N/A	27	34	-20.59%
Pacific	\$138,750	\$141,500	N/A	14	18	-22.22%
Out of Area	\$247,000	\$220,000	12.27%	28	42	-33.33%
TOTAL	\$235,000	\$253,500	-7.30%	6,883	8,509	-19.11%



CLOSED SALES, SFH + Condos Combined, 2009 vs 2008

	Median Price			Units		
	2009	2008	% change	2009	2008	% change
King	\$350,000	\$390,888	-10.46%	20,199	21,133	-4.42%
Snohomish	\$289,491	\$325,000	-10.93%	7,975	7,842	1.70%
Pierce	\$225,000	\$252,000	-10.71%	8,431	8,428	0.04%
Kitsap	\$242,000	\$265,000	-8.68%	2,713	2,547	6.52%
Mason	\$164,750	\$191,950	-14.17%	580	646	-10.22%
Skagit	\$230,000	\$260,761	-11.80%	1,049	1,192	-12.00%
Grays Hrb	\$135,000	\$153,000	-11.76%	664	749	-11.35%
Lewis	\$160,000	\$186,500	-14.21%	554	539	2.78%
Cowlitz	\$165,000	\$181,000	-8.84%	661	707	-6.51%
Grant	\$155,480	\$159,900	-2.76%	572	731	-21.75%
Thurston	\$239,000	\$251,495	-4.97%	2,938	3,175	-7.46%
San Juan	\$430,000	\$480,000	-10.42%	127	157	-19.11%
Island	\$259,900	\$280,000	-7.18%	915	881	3.86%
Kittitas	\$209,000	\$235,000	-11.06%	391	405	-3.46%
Jefferson	\$262,000	\$289,500	-9.50%	252	292	-13.70%
Okanogan	\$159,250	\$170,000	-6.32%	194	253	-23.32%
Whatcom	\$249,850	\$262,000	-4.64%	2,312	2,460	-6.02%
Clark	\$215,000	\$250,000	-14.00%	556	709	N/A
Pacific	\$150,000	\$162,500	-7.69%	233	209	11.48%
Ferry	\$158,225			26		
Clallam	\$185,000			26		
Out of Area	\$200,000	\$189,700	5.43%	737	1,068	-30.99%
TOTAL	\$275,000	\$305,000	-9.84%	52,105	54,123	-3.73%

Figures for 2009 and 2008 are from Dec. 2009/Y-T-D reports



2009 Closed Sales by County, Single Family Homes only (excl. condo)

Price	King	Snoh.	Pierce	Kitsap	4-co Ttl	% 4-co ttl	Ttl outside 4-co PS area	All MLS counties ¹
1-99,999	62	46	415	92	615	1.86%	888	1,503
100,000-199,999	969	595	2,225	648	4,437	13.42%	3,576	8,013
200,000-299,999	3,573	2,711	3,418	1,042	10,744	32.50%	4,206	14,950
300,000-399,999	4,165	1,920	1,053	412	7,550	22.84%	1,560	9,110
400,000-499,999	2,811	723	410	177	4,121	12.47%	554	4,675
500,000-599,999	1,628	315	189	73	2,205	6.67%	256	2,461
600,000-699,999	1,020	98	77	52	1,247	3.77%	111	1,358
700,000-799,999	593	38	38	28	697	2.11%	77	774
800,000-899,999	350	29	21	20	420	1.27%	33	453
900,000-999,999	223	10	19	12	264	0.80%	17	281
\$1 mil & more	672	21	25	37	755	2.28%	46	801
Total	16,066	6,506	7,890	2,593	33,055	100.0%	11,324	44,379
Median*	\$380,000	\$298,990	\$229,950	\$244,500	\$306,975			\$282,500
Avg \$*	\$456,165	\$322,638	\$254,670	\$291,794	\$368,884			\$337,761
Lowest	\$18,990	\$5,000	\$20,900	\$19,000	\$5,000			\$5,000
Highest	\$15,560,000	\$3,000,000	\$2,000,000	\$6,275,000	\$15,560,000			\$15,560,000

Other counties (partial)

Mason	Skagit	Grays Hbr	Lewis
85	28	207	110
296	278	267	295
134	404	100	116
38	146	28	27
20	65	10	11
7	27	6	3
3	12	1	1
0	5	0	0
0	4	0	0
0	2	0	0
0	3	0	0
583	974	619	563
\$164,500	\$232,500	\$136,000	\$159,000
\$187,647	\$264,270	\$151,826	\$170,205
\$19,500	\$28,410	\$14,400	\$8,500
\$625,000	\$1,300,000	\$615,000	\$600,000

* from Area Market online surveys using county names; ¹Total does not include Ferry, Clallam counties or Out of Area

Other counties - continued

Price	Cowlitz	Grant	Thurston	San Juan	Island	Kittitas	Jefferson	Okanogan	Whatcom	Clark	Pacific	Ttl outside 4-co PS area	% outside 4 co PS area
1-99,999	99	74	57	0	11	17	14	36	69	13	68	888	7.84%
100,000-199,999	363	300	657	5	147	140	54	90	378	197	109	3,576	31.58%
200,000-299,999	132	95	1,468	20	376	123	80	39	865	220	34	4,206	37.14%
300,000-399,999	46	29	468	23	182	41	48	19	384	69	12	1,560	13.78%
400,000-499,999	8	15	144	15	61	17	16	8	138	22	4	554	4.89%
500,000-599,999	3	1	52	14	41	10	11	2	71	4	4	256	2.26%
600,000-699,999	0	3	14	14	18	2	6	0	35	2	0	111	0.98%
700,000-799,999	0	0	15	11	7	4	6	0	25	4	0	77	0.68%
800,000-899,999	0	0	3	3	5	5	1	0	12	0	0	33	0.29%
900,000-999,999	0	0	2	3	2	0	1	1	5	1	0	17	0.15%
\$1 mil & more	0	0	2	10	5	6	2	1	17	0	0	46	0.41%
Total	651	517	2,882	118	855	365	239	196	1,999	532	231	11,324	100.0%
Median	\$165,800	\$157,500	\$239,500	\$443,500	\$262,250	\$215,300	\$265,000	\$159,750	\$258,000	\$216,782	\$144,000	221,900	
Avg \$*	\$176,713	\$176,716	\$260,332	\$541,032	\$301,829	\$264,298	\$299,109	\$192,934	\$295,939	\$238,106	\$158,557	246,933	
Lowest	\$20,000	\$27,000	\$37,000	\$139,000	\$70,000	\$31,500	\$35,000	\$25,000	\$11,000	\$8,500	\$15,000	8,500	
Highest	\$600,000	\$695,000	\$1,450,000	\$2,500,000	\$1,260,000	\$1,325,000	\$1,450,000	\$1,035,000	2,000,000	925,000	580,000	2,500,000	

King County Sub-areas - SFH only								
Price	SW King	SE King	Seattle	N King	Eastside	Vashon	Subtotal	% of King County
1-99,999	12	37	8	1	2	0	60	0.37%
100,000-199,999	355	445	122	20	25	4	971	6.03%
200,000-299,999	866	1,504	789	142	270	15	3,586	22.25%
300,000-399,999	336	903	1,766	254	901	25	4,185	25.97%
400,000-499,999	121	360	1,131	131	1,056	19	2,818	17.49%
500,000-599,999	41	117	619	39	805	13	1,634	10.14%
600,000-699,999	26	47	354	18	571	8	1,024	6.35%
700,000-799,999	17	21	215	18	317	6	594	3.69%
800,000-899,999	6	19	112	7	204	1	349	2.17%
900,000-999,999	2	4	72	3	141	1	223	1.38%
\$1 mil & more	6	12	232	13	406	3	672	4.17%
Total	1,788	3,469	5,420	646	4,698	95	16,116	100.00%
% of Co. total	11.09%	21.53%	33.63%	4.01%	29.15%	0.59%	100.00%	
Median	\$255,000	\$285,000	\$400,000	\$352,250	\$510,000	\$410,000	\$380,000	
Avg \$	\$283,742	\$308,322	\$495,762	\$397,584	\$612,373	\$468,369	\$456,165	
Lowest	\$55,000	\$40,900	\$48,000	\$75,000	\$89,000	\$150,000	\$40,900	
Highest	\$1,975,000	\$3,800,000	\$11,500,000	\$1,695,000	\$15,560,000	\$2,500,000	\$15,560,000	

SW King = NWMLS Map Area 100,110,120,130

SE King = #s 300,310,320,330,340,350,360

Seattle = #s 140,380,385,390,700,701,705,710

N. King = #s 715,720 +610 (in King Co)

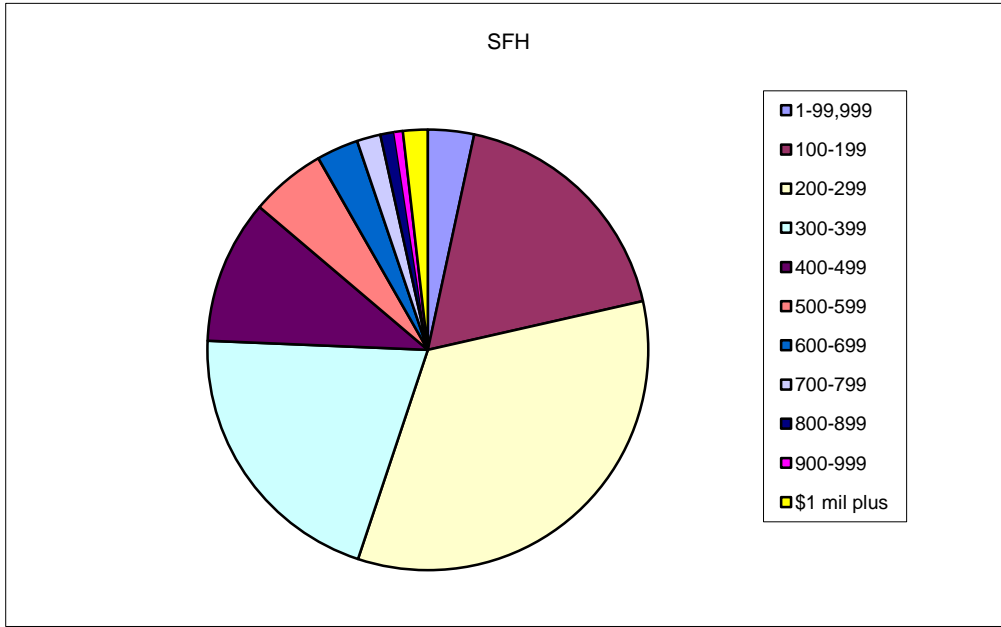
Eastside = #s 500,510,520,530,540,550,560,600

Vashon = #800

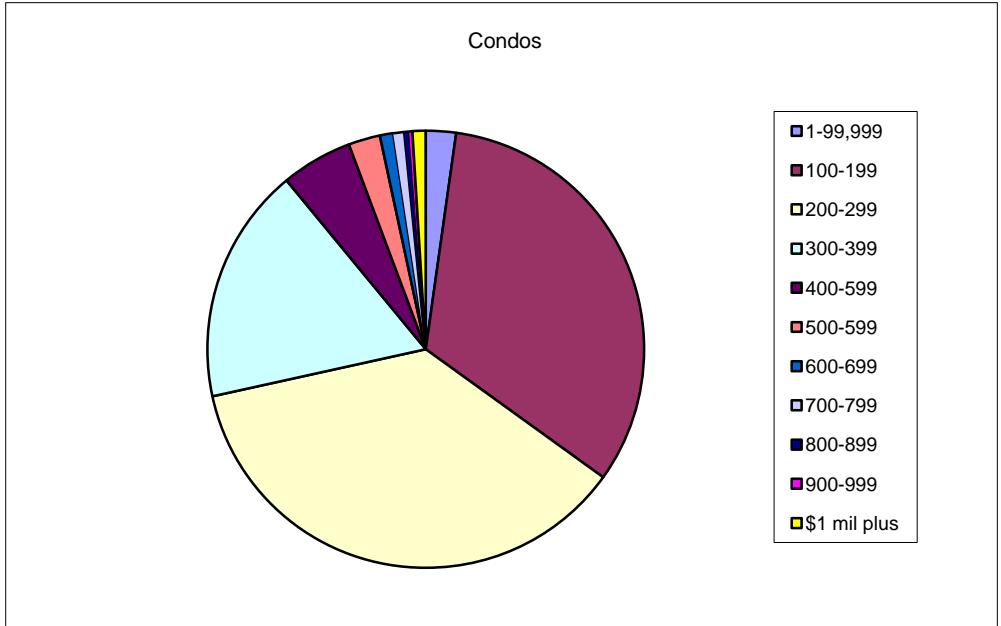
2009 Closed Sales by Price Range

Price in 000s	SFH	Condos
1-99,999	1,503	153
100-199	8,013	2,235
200-299	14,950	2,501
300-399	9,110	1,195
400-499	4,675	360
500-599	2,461	160
600-699	1,358	67
700-799	774	55
800-899	453	25
900-999	281	17
\$1 mil plus	801	66
Total**	44,379	6,834
Median	\$316,000	\$235,000
Avg \$	\$381,665	\$276,117
Lowest	\$3,737	\$18,000
Highest	\$15,800,000	\$9,750,000

Condos excludes moorage, garage storage



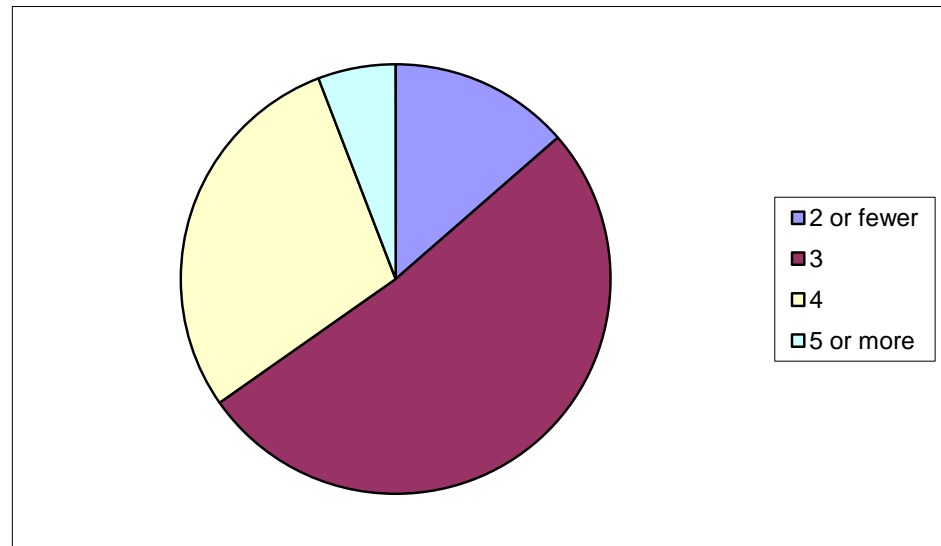
Price in 000s	Condos
1-99,999	153
100-199	2,235
200-299	2,501
300-399	1,195
400-599	360
500-599	160
600-699	67
700-799	55
800-899	25
900-999	17
\$1 mil plus	66
Total	6,834
Median	\$235,000
Avg	\$276,117
Highest	\$18,000
Lowest	\$9,750,000



Distribution of Sales by # of Bedrooms - SINGLE FAMILY HOMES only, 2009

Closed Sales (Single Family homes only) by # of Bedrooms									
Single Family	2 or fewer bdrm	% of total (in that co)	3 bdrm	% of total (in that co)	4 bdrm	% of total (in that co)	5+ bdrm	% of total (in that co)	Total
King	2,137	13.30%	7,017	43.68%	5,482	34.12%	1,430	8.90%	16,066
Snoh	470	7.22%	3,388	52.02%	2,290	35.16%	365	5.60%	6,513
Pierce	846	10.72%	4,257	53.95%	2,379	30.15%	408	5.17%	7,890
Kitsap	386	14.89%	1,685	64.98%	478	18.43%	44	1.70%	2,593
Mason	195	33.45%	337	57.80%	46	7.89%	5	0.86%	583
Skagit	170	17.45%	616	63.24%	153	15.71%	35	3.59%	974
Grays Hrbr	191	30.86%	324	52.34%	89	14.38%	15	2.42%	619
Lewis	118	20.96%	353	62.70%	83	14.74%	9	1.60%	563
Cowlitz	123	18.87%	356	54.60%	149	22.85%	24	3.68%	652
Grant	66	12.77%	294	56.87%	127	24.56%	30	5.80%	517
Thurston	305	10.58%	1,790	62.11%	704	24.43%	83	2.88%	2,882
San Juan	46	38.98%	57	48.31%	14	11.86%	1	0.85%	118
Island	247	28.86%	487	56.89%	109	12.73%	13	1.52%	856
Kittitas	92	25.21%	209	57.26%	59	16.16%	5	1.37%	365
Jefferson	90	37.66%	128	53.56%	18	7.53%	3	1.26%	239
Okanogan	76	38.78%	90	45.92%	25	12.76%	5	2.55%	196
Whatcom	325	16.23%	1,165	58.16%	434	21.67%	79	3.94%	2,003
Clark	29	5.45%	301	56.58%	165	31.02%	37	6.95%	532
Pacific	117	50.65%	87	37.66%	22	9.52%	5	2.16%	231
TOTAL	6,029		22,941		12,826		2,596		44,392
% of total	13.58%		51.68%		28.89%		5.85%		100.00%

TOTALS	2 or fewer	3	4	5 or more
	6,029	22,941	12,826	2,596



From online surveys (AMS/Mrkt Statistics); excludes "Out of Area"

Ratios: % of List Price Received (on closed sales, 2009)

Single Family home only	Median List Price (LP) ¹	Median Selling Price (SP)	% SP/LP (Median)	Average List Price	Average Sales Price	% SP/LP (Avg)
King *	\$389,950	\$380,000	97.45%	\$476,543	\$456,165	95.72%
Snoh	\$299,950	\$298,990	99.68%	\$331,069	\$322,638	97.45%
Pierce	\$229,998	\$229,950	99.98%	\$261,517	\$254,670	97.38%
Kitsap	\$249,900	\$244,500	97.84%	\$302,896	\$291,794	96.33%
Mason	\$169,997	\$164,500	96.77%	\$196,128	\$187,647	95.68%
Skagit	\$239,000	\$232,500	97.28%	\$277,304	\$264,270	95.30%
Grays Hrbr	\$139,900	\$136,000	97.21%	\$160,370	\$151,826	94.67%
Lewis	\$164,500	\$159,000	96.66%	\$178,899	\$170,205	95.14%
Cowlitz	\$169,900	\$165,800	97.59%	\$183,813	\$176,713	96.14%
Grant	\$159,000	\$157,500	99.06%	\$183,868	\$176,716	96.11%
Thurston	\$239,950	\$239,500	99.81%	\$265,871	\$260,332	97.92%
San Juan	\$486,000	\$443,500	91.26%	\$592,825	\$541,032	91.26%
Island	\$269,900	\$262,250	97.17%	\$316,546	\$301,829	95.35%
Kittitas	\$224,900	\$215,300	95.73%	\$281,443	\$264,298	93.91%
Jefferson	\$289,900	\$265,000	91.41%	\$323,062	\$299,109	92.59%
Okanogan	\$169,900	\$159,750	94.03%	\$206,419	\$192,934	93.47%
Whatcom	\$264,900	\$258,000	97.40%	\$308,481	\$295,939	95.93%
Clark	\$224,900	\$216,782	96.39%	\$246,780	\$238,106	96.49%
Pacific	\$150,000	\$144,000	96.00%	\$170,694	\$158,557	92.89%
Total		\$280,000			\$335,601	

Sales figures from online statistics report (not Dec. YTD); list price at time of pending sale
 Totals from Dec. 09 monthly report; includes Out of Area

SUMMARY OF CONDOMINIUM SALES 2009

SP=\$1+)

	# Units	% of total	Median	Average	Low	High	\$ value
King	4,189	61.03%	\$254,900	\$307,767	\$46,500	\$9,750,000	\$1,288,313,351
Sno	1,277	18.60%	\$234,495	\$243,289	\$60,000	\$1,220,000	\$310,679,979
Pierce	597	8.70%	\$179,990	\$204,240	\$48,000	\$946,000	\$121,931,453
Kitsap	114	1.66%	\$212,500	\$255,579	\$78,000	\$1,200,000	\$29,136,050
Mason	3	0.04%	\$255,000	\$258,667	\$240,000	\$281,000	\$776,000
Skagit	68	0.99%	\$218,500	\$253,202	\$52,500	\$780,000	\$17,217,704
Grays Hrb	41	0.60%	\$144,900	\$161,464	\$41,000	\$559,000	\$6,620,040
Lewis	1	0.00%	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000
Cowlitz	10	0.15%	\$131,950	\$139,240	\$105,000	\$189,500	\$1,392,400
Grant	4	0.06%	\$265,000	\$262,225	\$199,900	\$319,000	\$1,048,900
Thurston	49	0.71%	\$176,750	\$202,316	\$91,000	\$520,000	\$9,913,500
San Juan	10	0.15%	\$212,500	\$317,400	\$65,000	\$795,000	\$3,174,000
Island	63	0.92%	\$179,000	\$209,047	\$98,500	\$750,000	\$13,169,985
Kittitas	28	0.41%	\$156,000	\$152,743	\$105,000	\$250,000	\$4,276,804
Jefferson	15	0.22%	\$248,000	\$275,024	\$125,000	\$575,000	\$4,125,360
Okanogan	3	0.04%	\$398,000	\$348,667	\$250,000	\$398,000	\$1,046,000
Whatcom	323	4.71%	\$190,000	\$208,816	\$55,000	\$740,000	\$67,447,682
Clark	27	0.39%	\$150,000	\$160,922	\$73,000	\$310,000	\$4,344,900
Pacific	15	0.22%	\$140,000	\$146,660	\$18,000	\$290,000	\$2,199,900
Out of Area	27	0.39%	\$235,000	\$239,370	\$77,000	\$600,000	\$6,463,001
TOTAL	6,864	99.99%	\$253,500	\$301,065	\$19,500	\$9,000,000	\$2,066,510,160

Data from online surveys. Excludes boat moorage, storage garages

Condo sales by # of bedrooms

	2 or fewer	3	4	5+	All
# units	5,037	1,555	242	26	6,860
Avg price	\$268,869	\$291,956	\$313,059	\$355,045	\$275,988
Median \$	\$220,000	\$259,000	\$299,950	\$329,970	\$235,000
Lowest	\$18,000	\$73,000	\$90,000	\$205,000	\$18,000
Highest	\$8,036,530	\$9,750,000	\$2,400,000	\$975,000	\$9,750,000

73.4% of all condos sold during 2008 had 2 or fewer bedrooms

SUMMARY OF CONDOMINIUM SALES IN KING COUNTY 2009

SP=\$1+; Areas = map areas +King Co)

	# Units	% of total	Median	Average	Low	High	\$ value
SW King	349	8.35%	\$150,500	\$182,054	\$46,500	\$735,000	\$63,536,893
SE King	444	10.62%	\$195,000	\$196,324	\$68,000	\$580,000	\$87,167,641
Seattle	1,790	42.82%	\$279,000	\$360,106	\$66,500	\$9,750,000	\$644,590,227
N King	129	3.09%	\$215,000	\$246,929	\$119,000	\$512,000	\$31,853,855
Eastside	1,466	35.07%	\$279,950	\$313,337	\$54,000	\$2,349,000	\$459,352,735
Vashon	2	0.05%	\$187,000	\$187,000	\$159,000	\$215,000	\$374,000
Total	4,180	100.00%	\$254,900	\$307,767	\$46,500	\$9,750,000	\$1,288,313,351

SW King = NWMLS Map Area 100,110,120,130
 SE King = #s 300,310,320,330,340,350,360
 Seattle = #s 140,380,385,390,700, 701, 705, 710

N. King = #s 715,720 +610 (in King Co)
 Eastside = #s 500,510,520,530,540,550,560,600
 Vashon = #800

HIGH END PROPERTY SALES, BY COUNTY, 2009							
SFH	MLS Map Area	Description	SFH, Sales Price = \$1 mil +	Condos	MLS Map Area	Description	Condomniums, \$500,000-plus
King Co	100, 110, 120, 130	SW King Co	6	King Co	100, 110, 120, 130	SW King Co	3
	300, 310, 320, 330, 340, 350, 360	SE King Co	12		300, 310, 320, 330, 340, 350, 360	SE King Co	2
	140, 380, 385, 390, 700, 701, 705, 710	Seattle	232		140, 380, 385, 390, 700, 701, 705, 710	Seattle	203
	715, 720, 610	North King Co	13		715, 720	North King Co	1
	500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)	406		500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co)	120
	800	Vashon	3		800	Vashon	0
		TOTAL - King Co	672			TOTAL - King Co	329
		Snoh	21			Snohomish	24
		Pierce	25			Pierce	14
		Kitsap	37			Kitsap	9
		Mason	0			Mason	0
		Skagit	3			Skagit	2
		Grays Hrb	0			Grays Hrb	1
		Lewis	0			Lewis	0
		Cowlitz	0			Cowlitz	0
		Grant	0			Grant	0
		Thurston	2			Thurston	1
		San Juan	10			San Juan	2
		Island	5			Island	1
		Kittitas	6			Kittitas	0
		Jefferson	2			Jefferson	2
		Okanogan	1			Okanogan	0
		Whatcom	17			Whatcom	6
		Clark	0			Clark	0
		Pacific	0			Pacific	0
		Out of area	1			Out of area	1
		TOTAL - 19 Counties*	802				392

MLS Map Area 520 (Bellevue/West of 405) had highest volume of million-dollar plus sales of single family homes, with 126.

Other leaders of million dollar-plus sales were area 390-Central Seattle with 85, area 560-Kirkland/Bridge Trails with 66, and area 510-Mercer Island with 56 sales.

Among high-end condo sales (\$500,000-plus), there were 66 sales of \$1 million or more. Leading map areas with the most sales of \$500,000+ condos were area 701 (Belltown/downtown Seattle) with 105 units and areas 520 (Bellevue/W. of 405) with 53, 560 (Kirkland) and 390 (Central Seattle), each with 52..

A home on Mercer Island sold for \$15,560,000, the highest selling price during 2009, followed by homes in Seattle's Laurelhurst neighborhood (\$11,500,000) and Madison Park neighborhood (\$10,600,000). The most expensive condos that sold were in downtown Seattle highrises (one for \$9,750,000, another for

COMPARISON OF 3 BEDROOM COSTS BY COUNTY (Pre-Owned vs Newly Built)

Based on Closed Sales 2009, Single Family Homes only (excl. condo)

	Built 2007 or prior		Built 2008 or 2009		Price Difference new vs resale	% change, new vs resale
	# Units	Median Price	# Units	Median Price		
King	5,872	\$343,975	1,143	\$364,000	\$20,025	5.82%
Snoh	2,621	\$265,000	765	\$287,750	\$22,750	8.58%
Pierce	3,766	\$215,000	490	\$230,115	\$15,115	7.03%
Kitsap	1,431	\$239,900	254	\$240,000	\$100	0.04%
Mason	307	\$169,500	30	\$194,925	\$25,425	15.00%
Skagit	548	\$228,000	68	\$237,200	\$9,200	4.04%
Grays Harbor	301	\$140,000	23	\$188,000	\$48,000	34.29%
Lewis	339	\$168,000	14	\$188,250	\$20,250	12.05%
Cowlitz	344	\$167,500	12	\$199,450	\$31,950	19.07%
Grant	230	\$143,000	64	\$158,225	\$15,225	10.65%
Thurston	1,352	\$224,300	438	\$234,950	\$10,650	4.75%
San Juan	54	\$512,000	3	\$655,000	\$143,000	27.93%
Island	441	\$250,900	46	\$261,273	\$10,373	4.13%
Kittitas	168	\$220,000	41	\$206,900	-\$13,100	-5.95%
Jefferson	123	\$273,000	5	\$287,500	\$14,500	5.31%
Okanogan	87	\$164,000	3	\$274,500	\$110,500	67.38%
Whatcom	1,023	\$255,000	142	\$235,000	-\$20,000	-7.84%
Clark	284	\$195,400	17	\$210,300	\$14,900	7.63%
Pacific	78	\$160,000	3	\$235,000	\$75,000	46.88%
All, incl out of area	19,777	\$250,000	3624	\$280,575	\$30,575	12.23%

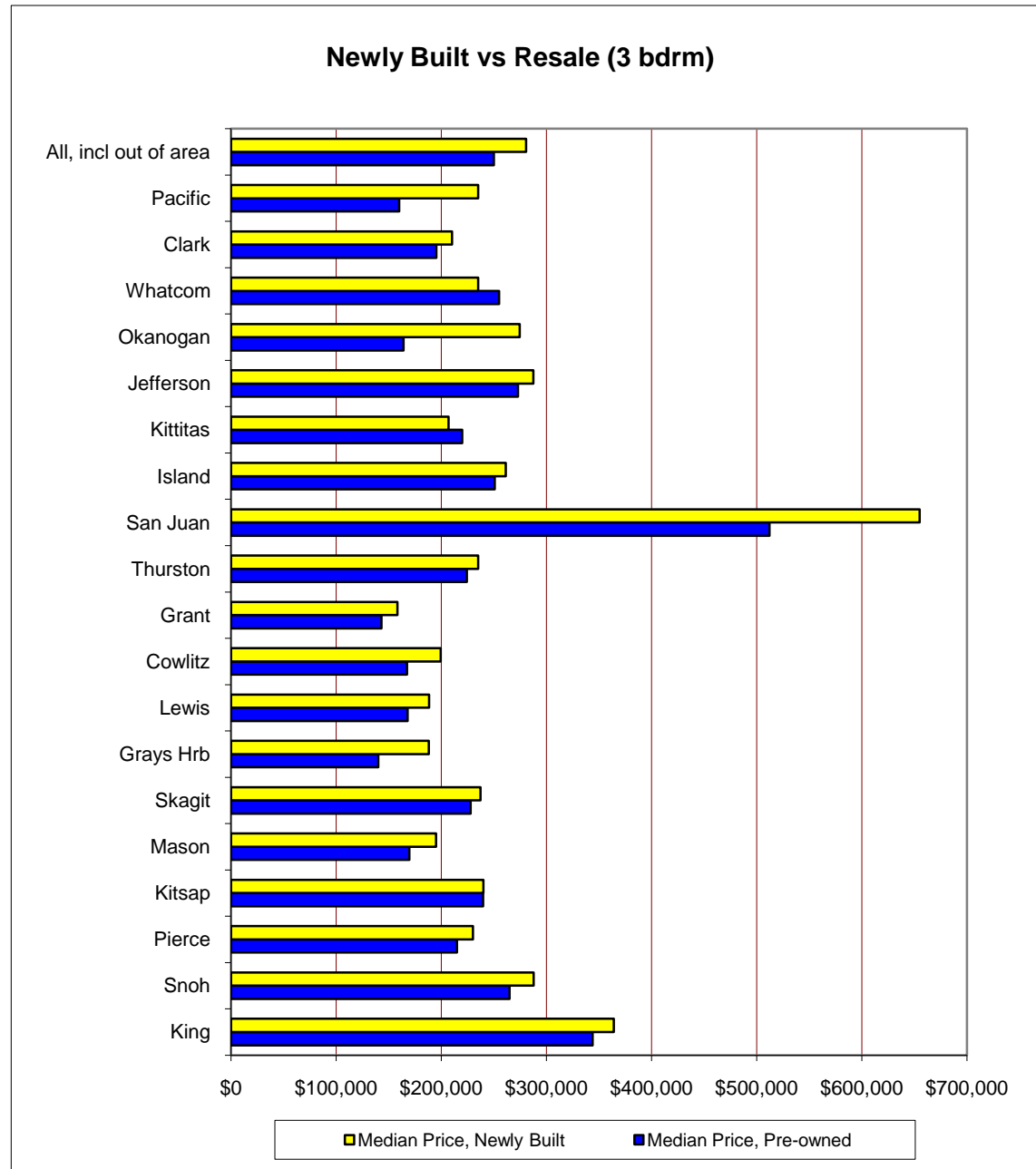
from online Area Market Surveys;

Within the 19 counties in NWMLS service area:

The median price for a 3-bdrm SFH built 2006 or prior ranged from \$143,000 (Grant Co) to \$512,000 (San Juan Co.)

The median price for a 3-bdrm SFH built 2007-2008 ranged from \$158,225 (Grant Co) to \$655,000 (San Juan Co.)

	Median Price, Pre-owned	Median Price, Newly Built
King	\$343,975	\$364,000
Snoh	\$265,000	\$287,750
Pierce	\$215,000	\$230,115
Kitsap	\$239,900	\$240,000
Mason	\$169,500	\$194,925
Skagit	\$228,000	\$237,200
Grays Hrb	\$140,000	\$188,000
Lewis	\$168,000	\$188,250
Cowlitz	\$167,500	\$199,450
Grant	\$143,000	\$158,225
Thurston	\$224,300	\$234,950
San Juan	\$512,000	\$655,000
Island	\$250,900	\$261,273
Kittitas	\$220,000	\$206,900
Jefferson	\$273,000	\$287,500
Okanogan	\$164,000	\$274,500
Whatcom	\$255,000	\$235,000
Clark	\$195,400	\$210,300
Pacific	\$160,000	\$235,000
All, incl out of area	\$250,000	\$280,575



Comparison of Average Prices, Puget Sound (Wash.) Area Since 1990

Average Prices (Closed Sales – Residential & Condominium)

(year-to-date figures, from December statistical reports); avg prices are used because YTD median prices were not compiled until 2003.)

YEAR	King	Snohomish	Pierce*
1989**	\$134,567	\$117,640	\$109,901
1990	\$166,270	\$142,536	\$129,277
1991	\$169,033	\$144,063	\$132,540
1992	\$172,550	\$149,084	\$140,494
1993	\$174,722	\$152,673	\$143,089
1994	\$182,351	\$158,910	\$143,216
1995	\$189,980	\$160,936	\$145,106
1996	\$197,372	\$163,613	\$146,836
1997	\$213,821	\$172,517	\$149,895
1998	\$239,839	\$189,818	\$152,553
1999	\$265,111	\$198,249	\$157,330
2000	\$287,851	\$212,097	\$173,036
2001	\$295,240	\$222,077	\$174,536
2002	\$311,285	\$233,082	\$197,317
2003	\$323,004	\$243,408	\$198,948
2004	\$356,954	\$272,221	\$234,936
2005	\$407,718	\$308,664	\$265,687
2006	\$462,562	\$354,631	\$300,884
2007	\$497,855	\$383,004	\$311,339
2008	\$481,242	\$355,628	\$284,277
2009	\$425,319	\$311,018	\$250,232
% change since 1999	60.43%	56.88%	59.05%

% Change, year to year			
YEAR	King	Snohomish	Pierce
1989			
1990	23.56%	21.16%	17.63%
1991	1.66%	1.07%	2.52%
1992	2.08%	3.49%	6.00%
1993	1.26%	2.41%	1.85%
1994	4.37%	4.09%	0.09%
1995	4.18%	1.27%	1.32%
1996	3.89%	1.66%	1.19%
1997	8.33%	5.44%	2.08%
1998	12.17%	10.03%	1.77%
1999	10.54%	4.44%	3.13%
2000	8.58%	6.99%	9.98%
2001	2.57%	4.71%	0.87%
2002	5.43%	4.96%	13.05%
2003	3.76%	4.43%	0.83%
2004	10.51%	11.84%	18.09%
2005	14.22%	13.39%	13.09%
2006	13.45%	14.89%	13.25%
2007	7.63%	8.00%	3.47%
2008	-3.34%	-7.15%	-8.69%
2009	-11.62%	-12.54%	-11.98%

Notes:

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.)

** figures from Dec. 1990 report

Figures for Pierce County are partial until 1998 (primarily the northern section; NWMLS expanded services in that county during 1996-1997; the Tacoma-Pierce County MLS ceased operations 12/1/97).

Average Prices - Closed Sales

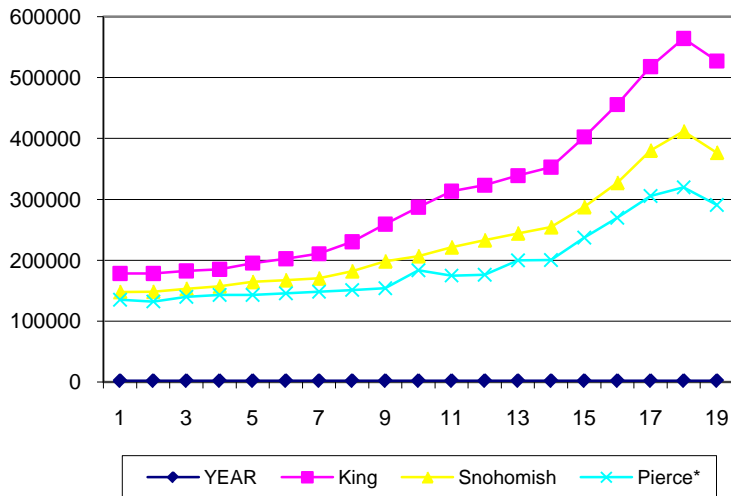
Residential/Single Family only

YEAR	King	Snohomish	Pierce*
1990	\$178,187	\$147,958	\$135,292
1991	\$178,146	\$148,287	132,221
1992	\$182,542	\$153,243	140,027
1993	\$185,272	\$157,252	142,860
1994	\$195,296	\$164,431	143,047
1995	\$202,639	\$167,253	145,626
1996	\$210,673	\$170,257	148,211
1997	\$230,345	\$182,003	151,129
1998	\$259,237	\$198,288	153,906
1999	\$287,075	\$206,756	183,668
2000	\$313,623	\$221,287	174,840
2001	\$323,183	\$232,842	175,972
2002	\$338,969	\$244,192	199,645
2003	\$352,956	\$254,382	200,523
2004	\$402,556	\$287,437	237,215
2005	\$455,774	\$327,259	269,840
2006	\$518,108	\$380,295	305,660
2007	\$564,468	\$411,694	\$319,626
2008	\$527,322	\$376,821	\$290,939
2009	\$455,950	\$324,294	\$253,771

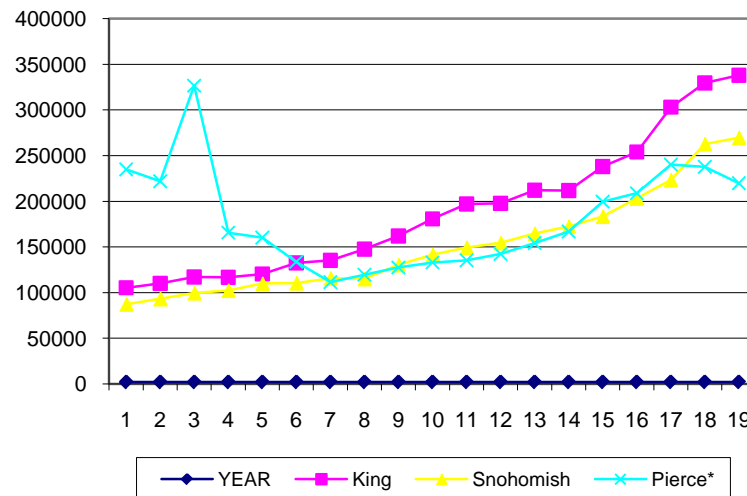
Condominiums only

YEAR	King	Snohomish	Pierce*
1990	\$105,314	\$87,327	\$235,000
1991	\$110,193	\$93,255	221,833
1992	\$117,162	\$99,638	326,666
1993	\$116,836	\$102,454	165,655
1994	\$120,402	\$109,983	160,120
1995	\$132,612	\$110,559	133,701
1996	\$135,391	\$115,821	111,465
1997	\$147,630	\$115,174	119,549
1998	\$161,864	\$130,411	127,446
1999	\$180,786	\$141,552	133,024
2000	\$196,959	\$149,406	135,265
2001	\$197,821	\$154,449	142,303
2002	\$212,220	\$164,773	154,294
2003	\$211,776	\$172,399	166,821
2004	\$238,028	\$183,463	199,640
2005	\$253,987	\$203,346	208,808
2006	\$303,077	\$223,286	240,277
2007	\$329,627	\$262,719	\$237,670
2008	\$337,938	\$269,668	\$219,773
2009	\$307,827	\$244,751	\$201,608

Single Family Homes



Condominiums



COMPARISON OF MEDIAN PRICES, SINGLE FAMILY HOMES, SINCE 2002

County	2002	2003	2004	2005	2006	2007	2008	2009	% chg since 2002
King	\$278,198	\$292,430	\$324,000	\$374,000	\$425,000	\$455,000	\$429,950	\$380,000	36.59%
Snoh	\$219,999	\$230,950	\$250,000	\$297,000	\$345,369	\$371,000	\$345,000	\$299,950	36.34%
Pierce	\$169,800	\$178,500	\$199,000	\$239,500	\$270,000	\$281,400	\$258,000	\$229,160	34.96%
Kitsap	\$166,050	\$184,000	\$206,500	\$250,000	\$275,000	\$290,342	\$265,000	\$244,499	47.24%
Mason	\$117,000	\$126,000	\$138,100	\$169,900	\$191,700	\$206,250	\$191,950	\$164,400	40.51%
Skagit	\$163,500	\$175,000	\$191,200	\$229,900	\$260,000	\$270,000	\$262,953	\$232,000	41.90%
Grays Harbor	\$85,000	\$99,900	\$104,000	\$128,350	\$148,000	\$165,000	\$151,000	\$135,000	58.82%
Lewis	\$105,000	\$115,000	\$124,500	\$142,500	\$170,000	\$197,000	\$186,500	\$160,000	52.38%
Cowlitz	\$111,450	\$118,000	\$125,000	\$149,200	\$174,500	\$186,450	\$181,500	\$186,000	66.89%
Grant	\$92,500	\$99,950	\$105,000	\$113,920	\$133,540	\$154,500	\$159,000	\$155,000	67.57%
Thurston	\$154,000	\$166,970	\$184,900	\$227,950	\$252,200	\$265,000	\$265,000	\$239,635	55.61%
San Juan	\$320,000	\$315,000	\$405,000	\$465,000	\$539,500	\$563,250	\$510,000	\$443,500	38.59%
Island	\$176,900	\$190,000	\$215,900	\$253,000	\$300,000	\$305,000	\$285,000	\$262,523	48.40%
Kittitas	\$156,500	\$159,000	\$174,000	\$200,800	\$248,000	\$260,000	\$235,000	\$216,650	38.43%
Jefferson			\$245,000	\$288,000	\$326,250	\$328,500	\$299,000	\$269,000	
Okanogan			\$123,750	\$124,250	\$143,000	\$162,950	\$170,000	\$159,000	
Whatcom			\$224,900	\$267,000	\$282,250	\$290,000	\$278,000	\$259,000	
Clark					\$269,900	\$275,000	\$255,000	\$217,000	
Pacific					\$159,000	\$180,000	\$165,000	\$150,000	
								\$158,225	
								\$185,000	
Out of Area	\$139,975	\$180,000		\$221,200	\$239,000	\$195,000	\$188,950	\$199,999	42.88%
TOTAL	\$212,000	\$226,900	\$249,500	\$285,500	\$323,000	\$342,000	\$316,000	\$280,000	32.08%

All 14 counties in NWMLS service area since 2002 have had 50% or greater price gains (2002-2008).

COMPARISON OF SINGLE FAMILY HOME PRICES BY SCHOOL DISTRICT (selected areas)

based on Closed Sales (SFH only) from NWMLS online survey (AMS) - Jan. 1 - Dec. 31, 2009

COUNTY	DISTRICT	# SOLD	MEDIAN	AVERAGE	LOWEST	HIGHEST	District Range (median)			
King							Low	High		
<i>Aub</i>	Auburn	621	\$256,000	\$271,697	\$54,900	\$863,000				
<i>Be</i>	Bellevue	811	\$569,000	\$790,800	\$200,000	\$6,095,000				
<i>Enm</i>	Enumclaw	188	\$252,500	\$291,059	\$48,000	\$975,000				
<i>Fed</i>	Federal Way	849	\$250,000	\$273,094	\$55,000	\$925,000				
<i>Hgl</i>	Highline	642	\$266,175	\$305,730	\$90,000	\$1,975,000				
<i>Iss</i>	Issaquah	992	\$547,250	\$605,570	\$165,000	\$3,675,000				
<i>Knt</i>	Kent	1,258	\$276,975	\$292,779	\$40,900	\$1,150,000			Kent	
<i>Lkw</i>	Lake Wash.	1,635	\$504,000	\$575,104	\$122,990	\$4,000,000				
<i>Mis</i>	Mercer Island	170	\$832,500	\$1,094,888	\$233,000	\$15,560,000				Mercer Isl
<i>* Nth</i>	Northshore (King Co portion)	631	\$423,323	\$454,614	\$75,000	\$2,035,000				
<i>Ren</i>	Renton	953	\$320,000	\$356,222	\$95,550	\$2,869,695				
<i>Rvw</i>	Riverview	164	\$383,500	\$428,334	\$180,000	\$1,600,000				
<i>Sea</i>	Seattle	5,520	\$399,000	\$473,263	\$48,000	\$11,500,000				
<i>Sri</i>	Shoreline	482	\$340,750	\$390,774	\$140,000	\$1,695,000				
<i>Sky</i>	Skykomish	9	\$205,000	\$220,639	\$93,000	\$515,000				
<i>Svs</i>	Snoq. Valley	390	\$424,000	\$470,759	\$121,000	\$1,535,000				
<i>Ths</i>	Tahoma	436	\$305,000	\$342,838	\$75,000	\$3,800,000				
<i>Tuk</i>	Tukwila	80	\$243,500	\$253,024	\$72,500	\$600,000				
<i>Vsh</i>	Vashon Island	95	\$410,000	\$468,369	\$150,000	\$2,500,000				
Snohomish										
<i>Ar</i>	Arlington	273	\$257,000	\$281,288	\$42,500	\$600,000				
<i>Dar</i>	Darrington	15	\$176,500	\$180,932	\$52,525	\$258,000				
<i>Ed</i>	Edmonds	1,189	\$323,400	\$362,255	\$109,000	\$2,625,000				
<i>Ev</i>	Everett	1,186	\$299,995	\$308,979	\$55,000	\$1,100,000				
<i>GF</i>	Granite Falls	127	\$201,000	\$230,938	\$56,500	\$585,000				
<i>Ind</i>	Index	7	\$157,000	\$151,266	\$42,000	\$235,000				
<i>Ls</i>	Lake Stevens	575	\$260,225	\$290,005	\$75,000	\$3,000,000			Lk Stevens	
<i>Lkd</i>	Lakewood	132	\$219,000	\$247,447	\$67,500	\$560,000				
<i>Mar</i>	Marysville	796	\$244,000	\$253,721	\$5,000	\$671,800			Marysville	
<i>Mon</i>	Monroe	282	\$307,750	\$338,423	\$75,000	\$775,000				
<i>Muk</i>	Mukilteo	589	\$315,000	\$366,381	\$110,000	\$1,742,000				
<i>* Nth</i>	Northshore (Sno Co. portion)	589	\$386,498	\$401,142	\$82,000	\$850,000				
<i>Sno</i>	Snohomish	416	\$344,950	\$360,617	\$115,000	\$1,134,000				
<i>St</i>	Stanwd-Cam.	355	\$285,000	\$322,235	\$74,000	\$1,257,000				
<i>Sul</i>	Sultan	119	\$213,167	\$218,197	\$30,800	\$575,000				

* Both counties encompass parts of Northshore School District

COUNTY	DISTRICT	# SOLD	MEDIAN	AVERAGE	LOWEST	HIGHEST	District Range (median)		
Pierce							<i>Low</i>	<i>High</i>	
<i>Bth</i>	Bethel	1,342	\$215,000	\$224,951	\$20,900	\$1,750,000	Franklin Pierce		
<i>Crb</i>	Carbonado	10	\$122,450	\$158,940	\$78,500	\$475,000			
<i>Clp</i>	Clover Park	280	\$230,000	\$253,662	\$35,000	\$1,395,000			
<i>Dgr</i>	Dieringer	159	\$330,000	\$409,820	\$130,000	\$2,000,000			Dieringer
<i>Eat</i>	Eatonville	88	\$223,700	\$221,788	\$28,000	\$550,000			
<i>Fif</i>	Fife	210	\$258,998	\$264,598	\$58,000	\$615,000			
<i>Fps</i>	Franklin Pierce	265	\$191,900	\$194,867	\$27,500	\$660,000			
<i>Ort</i>	Orting	166	\$227,400	\$235,240	\$50,000	\$565,000			
<i>Pen</i>	Peninsula	719	\$329,450	\$380,316	\$32,000	\$1,900,000			
<i>Puy</i>	Puyallup	1,136	\$239,950	\$252,737	\$52,000	\$697,000			
<i>Ste</i>	Steilacoom	223	\$289,900	\$302,598	\$40,000	\$710,000			
<i>Sum</i>	Sumner	549	\$252,000	\$279,335	\$35,000	\$1,400,000			
<i>Tac</i>	Tacoma	2,135	\$189,900	\$209,945	\$38,000	\$1,500,000			
<i>Unp</i>	Univ. Place	187	\$274,400	\$320,379	\$125,000	\$1,475,000			
<i>Whr</i>	White River	170	\$229,450	\$254,922	\$50,000	\$1,117,000			

Eatonville overlaps into Lewis Co; all data included here

Kitsap								
<i>Bis</i>	Bainbridge Isl	208	\$546,000	\$664,307	\$170,000	\$6,275,000	C. Kitsap	Bainbridge
<i>Brm</i>	Bremerton	454	\$180,000	\$196,070	\$29,900	\$820,000		
<i>Ck</i>	Central Kitsap	604	\$237,000	\$266,671	\$19,000	\$1,090,000		
<i>Nk</i>	North Kitsap	518	\$288,000	\$321,899	\$41,000	\$1,300,000		
<i>SK</i>	South Kitsap	752	\$235,000	\$246,173	\$40,600	\$1,000,000		

Mason								(tie)
<i>Grp</i>	Grapeview	20	\$192,500	\$224,368	\$62,000	\$490,000	Pioneer	
<i>Hc</i>	Hood Canal	72	\$160,000	\$208,181	\$45,000	\$625,000		Hood Canal
<i>Mk</i>	Mary M Knight	5	\$170,000	\$153,910	\$45,050	\$240,000		N. Mason
<i>Nm</i>	North Mason	172	\$179,950	\$207,018	\$29,500	\$625,000		
<i>Pi</i>	Pioneer	94	\$155,000	\$168,762	\$19,500	\$575,000		
<i>Shl</i>	Shelton	208	\$155,750	\$173,501	\$25,000	\$210,000		
<i>SS</i>	Southside	7	\$182,000	\$186,414	\$125,000	\$328,000		

COUNTY	DISTRICT	# SOLD	MEDIAN	AVERAGE	LOWEST	HIGHEST	District Range (median)	
<i>Skagit</i>							<i>Low</i>	<i>High</i>
Ana	Anacortes	214	\$313,250	\$354,357	\$78,500	\$1,300,000		Anacortes
Brl	Burlington-Edison	143	\$232,500	\$266,127	\$100,500	\$738,450		
Con	Concrete	35	\$125,000	\$130,245	\$28,410	\$275,000	Concrete	
Cwy	Conway Consolidated	14	\$334,500	\$361,632	\$169,950	\$612,000		
Lac	La Conner	37	\$234,000	\$269,458	\$97,500	\$640,000		
Mtv	Mount Vernon	336	\$221,611	\$237,160	\$40,000	\$630,000		
Sdw	Sedro-Woolley	194	\$199,975	\$223,491	\$55,000	\$736,125		
<i>Grays Harbor</i>								
Abr	Aberdeen	179	\$94,500	\$114,256	\$14,400	\$495,000	Aberdeen	
Cos	Cosmopolis	8	\$109,000	\$134,575	\$66,900	\$207,500		
Elm	Elma	42	\$179,900	\$179,049	\$46,000	\$365,000		
Hoq	Hoquiam	60	\$77,028	\$102,600	\$19,653	\$535,000		
Mcc	McCleary	24	\$180,200	\$167,315	\$54,900	\$245,000		
Mot	Montesano	49	\$163,000	\$162,143	\$37,000	\$340,000		
Nbc	N Beach	200	\$160,000	\$183,980	\$31,500	\$599,000		
Oak	Oakville	17	\$176,000	\$188,359	\$30,000	\$449,000		
Oco	Ocosta	43	\$105,000	\$146,504	\$15,000	\$615,000		Ocosta
Qui	Quinault Lake	4	\$425,000	\$152,450	\$206,225	\$95,000		
Sat	Satsop	0	\$0	\$0	\$0	\$0		
Thl	Taholah	2	\$272,500	\$272,500	\$270,000	\$275,000		
Wis	Wishkah Valley	3	\$119,000	\$148,333	\$115,000	\$211,000		
<i>Lewis</i>								
Ad	Adna	28	\$235,500	\$233,284	\$72,000	\$365,000		
Boi	Boistfort	2	\$169,625	\$169,625	\$168,000	\$171,250		
Cen	Centralia	194	\$146,750	\$148,334	\$8,500	\$425,000	Centralia	
Che	Chehalis	112	\$179,475	\$192,951	\$44,500	\$505,000		
Eva	Evaline	0	\$0	\$0	\$0	\$0		
Mor	Morton	18	\$104,950	\$136,436	\$40,000	\$506,000		
Mos	Mossyrock	23	\$159,500	\$186,731	\$39,000	\$438,500		
Nap	Napavine	26	\$188,250	\$199,420	\$75,000	\$350,000		
Ona	Onalaska	28	\$179,750	\$183,012	\$32,500	\$450,000		
Pe	Pe Ell	9	\$139,000	\$183,278	\$60,000	\$550,000		
Tol	Toledo	39	\$160,000	\$185,785	\$64,650	\$460,000		
Vdr	Vader	5	\$108,000	\$91,300	\$39,000	\$125,000		
Wht	White Pass	25	\$110,000	\$153,491	\$30,000	\$600,000		White Pass
Win	Winlock	43	\$169,900	\$182,035	\$56,000	\$364,000		
<i>Centralia overlaps into Thurston; Vader overlaps into Cowlitz; all data included here</i>								

COUNTY	DISTRICT	# SOLD	MEDIAN	AVERAGE	LOWEST	HIGHEST	District Range (median)	
Cowlitz							<i>Low</i>	<i>High</i>
Crk	Castle Rock	56	\$155,700	\$173,073	\$43,000	\$545,000		
Kal	Kalama	48	\$202,400	\$225,154	\$54,500	\$600,000		Kalama
Kel	Kelso	177	\$150,000	\$153,431	\$20,000	\$445,000	Kelso	
Lgv	Longview	307	\$160,000	\$171,302	\$38,900	\$515,000		
Tou	Toutle	21	\$172,000	\$196,105	\$55,000	\$560,000		
Wdl	Woodland	48	\$225,000	\$236,355	\$86,000	\$499,000		
Grant								
Clh	Coulee-Hartline	6	\$140,000	\$209,376	\$64,900	\$493,000		
Eph	Ephrata	89	\$134,900	\$153,882	\$45,000	\$450,000		
Grc	Grand Coulee Dam	4	\$73,500	\$126,000	\$27,000	\$330,000	Grand Coulee Dam	
Mlk	Moses Lake	323	\$168,950	\$187,710	\$42,500	\$695,000		Moses Lake
Qnc	Quincy	38	\$154,825	\$194,469	\$50,000	\$650,000		
Ryl	Royal	4	\$150,000	\$161,875	\$120,000	\$227,500		
Spl	Soap Lake	25	\$115,000	\$132,844	\$40,000	\$275,000		
Wlu	Wahluke	14	\$203,500	\$212,029	\$59,000	\$350,000		
Wrd	Warden	11	\$113,975	\$104,770	\$59,000	\$159,900		
Wlc	Wilson Creek	4	\$73,750	\$92,875	\$39,000	\$185,000		
Thurston								
Grf	Griffin	52	\$322,500	\$349,456	\$90,100	\$736,200		
Ntn	North Thurston	1,219	\$239,000	\$258,596	\$55,500	\$940,000		
Oly	Olympia	553	\$263,000	\$293,411	\$87,000	\$1,200,000		
Rai	Rainier	48	\$229,000	\$248,695	\$45,000	\$774,000		
Roc	Rochester	113	\$212,000	\$214,627	\$58,000	\$560,000		
Ten	Tenino	94	\$199,975	\$236,870	\$45,500	\$1,450,000		Tenino
Tum	Tumwater	356	\$268,000	\$281,564	\$45,000	\$729,000		
Yel	Yelm	451	\$205,000	\$216,287	\$37,000	\$710,000	Yelm	
Rochester overlaps into Lewis								
San Juan								
Lpz	Lopez	12	\$531,000	\$561,417	\$176,000	\$1,275,000		
Orc	Orcas Island	33	\$500,000	\$603,761	\$215,000	\$2,500,000		Orcas Isl
San	San Juan Island	73	\$415,000	\$509,324	\$139,000	\$1,350,000	San Juan Isl	
Shw	Shaw Island	0	\$0	\$0	\$0			
Island								
Cpv	Coupeville	83	\$259,500	\$299,142	\$120,000	\$695,000		
OH	Oak Harbor	398	\$248,000	\$268,474	\$83,000	\$1,260,000		Oak Harbor
Swi	South Whidbey	177	\$319,950	\$348,432	\$70,000	\$1,078,257	S. Whidbey	

COUNTY	DISTRICT	# SOLD	MEDIAN	AVERAGE	LOWEST	HIGHEST	District Range (median)	
Kittitas							<i>Low</i>	<i>High</i>
	Cle Elum-Roslyn	113	\$259,950	\$334,592	\$31,500	\$1,325,000	Cle Elum-Roslyn	Cle Elum-Roslyn
	Damman	0	\$0	\$0	\$0	\$0		
	Easton	20	\$441,000	\$413,374	\$175,000	\$775,000		
	Ellensburg	198	\$200,500	\$219,024	\$39,900	\$762,000		
	Kittitas	28	\$173,473	\$206,025	\$33,000	\$579,000		
	Thorp	6	\$210,000	\$209,500	\$140,000	\$292,000		
Jefferson								
	Brinnon	11	\$126,000	\$135,591	\$35,000	\$370,000	Brinnon	
	Chimacum	86	\$271,500	\$312,877	\$72,000	\$1,150,000		
	Port Townsend	161	\$305,000	\$366,160	\$76,000	\$1,614,000		Pt Townsend
	Queets-Clearwater	0	\$0	\$0	\$0	\$0		
	Quilcene	8	\$108,000	\$132,813	\$70,000	\$294,000		
Okanogan								
	Brewster	5	\$123,000	\$126,000	\$45,000	\$247,000		
	Methow Valley	50	\$253,500	\$286,250	\$105,000	\$960,000		
	Nespelem	0	\$0	\$0	\$0	\$0		
	Okanogan	23	\$130,000	\$156,496	\$60,000	\$406,000		
	Omak	46	\$145,000	\$150,965	\$70,000	\$311,600		
	Oroville	30	\$112,500	\$179,790	\$30,000	\$1,035,000		Oroville
	Pateros	4	\$222,500	\$227,250	\$114,000	\$350,000		
	Tonasket	37	\$154,500	\$150,977	\$25,000	\$310,000	Tonasket	
Whatcom								
	Bellingham	983	\$279,000	\$327,420	\$39,900	\$2,000,000		Bellingham
	Blaine	258	\$223,800	\$268,116	\$55,000	\$1,450,000		
	Ferndale	260	\$265,500	\$291,894	\$58,000	\$850,000		
	Lynden	147	\$267,000	\$287,263	\$160,000	\$665,000		
	Meridian	70	\$280,000	\$337,306	\$122,000	\$1,000,000		
	Mount Baker	174	\$186,000	\$197,352	\$11,000	\$950,000	Mt Baker	
	Nooksack Valley	104	\$214,975	\$241,993	\$55,000	\$1,500,000		

COUNTY	DISTRICT	# SOLD	MEDIAN	AVERAGE	LOWEST	HIGHEST	District Range (median)	
Clark							<i>Low</i>	<i>High</i>
<i>Bg</i>	Battle Ground	93	\$225,000	\$247,047	\$8,500	\$475,000	Battle Grnd	
<i>Cam</i>	Camas	30	\$280,750	\$292,195	\$55,000	\$570,000		
<i>Evg</i>	Evergreen	166	\$204,750	\$218,092	\$79,000	\$760,000		
<i>Gmt</i>	Green Mountain	1	\$305,000	\$305,000	\$305,000	\$305,000		
<i>Hoc</i>	Hockinson	9	\$299,000	\$321,444	\$200,000	\$635,000		
<i>LC</i>	La Center	22	\$216,500	\$246,014	\$125,000	\$399,000		
<i>Rid</i>	Ridgefield	26	\$315,000	\$336,035	\$129,000	\$750,000		
<i>Van</i>	Vancouver	173	\$212,000	\$224,290	\$61,000	\$925,000		Vancouver
<i>Was</i>	Washougal	10	\$228,500	\$234,110	\$105,000	\$381,902		
Pacific								
<i>Nas</i>	Naselle-Grays River	6	\$156,750	\$159,833	\$64,000	\$215,000		
<i>Nrv</i>	North River	0	\$0	\$0	\$0	\$0		
<i>Ocb</i>	Ocean Beach	171	\$159,000	\$178,464	\$18,000	\$580,000	Ocean Beach	Ocean Beach
<i>Ray</i>	Raymond	28	\$68,500	\$87,037	\$18,000	\$201,000	Raymond	
<i>SB</i>	South Bend	14	\$95,000	\$126,614	\$35,000	\$320,000		
<i>Wlp</i>	Willapa Valley	5	\$145,000	\$116,300	\$27,000	\$198,000		

Source: Northwest Multiple Listing Service