



Statistics for NWMLS Areas 500-600

RESIDENTIAL				
	<u>December 2009</u>	<u>December 2008</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	5.5	13.0	(7.6)	-58%
Total Active Listings	2,404	3,169	(765)	-24%
Median Active List Price	\$714,852	\$796,434	\$ (81,582)	-10%
Average Active Market Time	150	136	14	11%
Pending (MTD)	439	243	196	81%
Pending Active Market Time	109	92	(17)	-19%
Number of Closed Sales (YTD)	4,705	4,749	(44)	-1%
Median Closed Sale Price (YTD)	\$531,780	\$614,486	\$ (82,705)	-13%

CONDOMINIUM				
	<u>December 2009</u>	<u>December 2008</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	7.9	13.8	(6.0)	-43%
Total Active Listings	1,056	1,066	(10)	-1%
Median Active List Price	\$324,665	\$398,131	\$ (73,466)	-18%
Average Active Market Time	122	132	(9)	-7%
Pending (MTD)	134	77	57	74%
Pending Active Market Time	95	86	9	11%
Number of Closed Sales (YTD)	1,475	1,757	(282)	-16%
Median Closed Sale Price (YTD)	\$289,817	\$340,403	\$ (50,586)	-15%

Figures compiled using NWMLS data. Information has not been verified and is not published by the NWMLS. (printed 1/8/2010)



Eastside Summary Report

NWMLS Area 500-600 Residential and Condominium

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD		Year over year
2009	# of Agents	4,605	4,668	4,690	4,666	4,638	4,454	4,413	4,486	4,498	4,483	4,494	4,491	4,549	A	-10%
	# of Active Listings	4,407	4,736	4,927	5,001	5,249	5,144	5,190	4,920	4,780	4,441	4,156	3,460	4,701	A	-9%
	# of Pending Transactions	428	431	569	777	825	942	872	948	908	926	643	573	8,842	T	19%
	Average List Price	562,344	540,112	569,890	584,115	605,897	566,660	551,844	574,807	539,565	539,695	547,589	553,345	562,116	TA	-13%
	Months Supply of Inventory	10.3	11.0	8.7	6.4	6.4	5.5	6.0	5.2	5.3	4.8	6.5	6.0	6.0	TA	-28%
2008	# of Agents	5,214	5,203	5,229	5,199	5,134	5,050	5,038	4,975	4,923	4,925	4,870	4,741	5,042	A	
	# of Active Listings	4,022	4,533	4,914	5,377	5,821	5,581	5,808	5,696	5,531	5,299	4,881	4,235	5,142	A	
	# of Pending Transactions	495	593	701	734	733	829	730	698	686	473	427	320	7,419	T	
	Average List Price	629,432	671,549	661,645	666,396	663,402	683,005	613,765	613,030	642,208	605,591	637,766	556,719	642,762	TA	
	Months Supply of Inventory	8.1	7.6	7.0	7.3	7.9	6.7	8.0	8.2	8.1	11.2	11.4	13.2	8.3	TA	
2007	# of Agents	5,208	5,258	5,321	5,351	5,380	5,389	5,458	5,485	5,468	5,439	5,400	5,212	5,364	A	
	# of Active Listings	2,402	2,425	2,661	3,065	3,584	3,947	4,171	4,338	4,648	4,519	4,217	3,543	3,627	A	
	# of Pending Transactions	794	1,027	1,231	1,111	1,247	1,223	1,105	952	655	663	595	430	11,033	T	
	Average List Price	585,072	670,353	639,801	619,208	670,272	691,658	662,237	623,225	617,476	644,390	646,994	633,515	645,735	TA	
	Months Supply of Inventory	3.0	2.4	2.2	2.8	2.9	3.2	3.8	4.6	7.1	6.8	7.1	8.2	3.9	TA	
2006	# of Agents	4,834	4,868	4,930	4,990	5,049	5,011	5,100	5,180	5,230	5,280	5,285	5,207	5,080	A	
	# of Active Listings	2,031	2,051	2,134	2,282	2,441	2,711	2,835	2,917	3,218	3,168	2,833	2,165	2,566	A	
	# of Pending Transactions	744	948	1,322	1,235	1,367	1,315	1,196	1,261	981	1,028	831	701	12,929	T	
	Average List Price	561,442	566,824	578,058	587,545	610,432	609,673	586,090	617,884	611,144	608,440	583,783	603,294	595,113	TA	
	Months Supply of Inventory	2.7	2.2	1.6	1.8	1.8	2.1	2.4	2.3	3.3	3.1	3.4	3.1	2.4	TA	
2005	# of Agents	4,219	4,287	4,370	4,415	4,474	4,578	4,662	4,665	4,742	4,787	4,785	4,815	4,567	A	
	# of Active Listings	2,652	2,631	2,537	2,554	2,523	2,480	2,552	2,526	2,654	2,552	2,265	1,843	2,481	A	
	# of Pending Transactions	952	1,165	1,530	1,405	1,518	1,472	1,304	1,375	1,130	1,138	951	761	14,701	T	
	Average List Price	461,942	487,477	491,902	510,209	536,611	516,389	516,431	567,584	587,881	550,240	537,675	530,158	524,519	TA	
	Months Supply of Inventory	2.8	2.3	1.7	1.8	1.7	1.7	2.0	1.8	2.3	2.2	2.4	2.4	2.0	TA	
2004	# of Agents	3,729	3,770	3,811	3,851	3,892	3,933	3,974	4,015	4,056	4,096	4,137	4,178	3,954	A	
	# of Active Listings	3,505	3,507	3,562	3,741	3,828	3,878	3,888	3,688	3,440	3,249	2,819	2,315	3,452	A	
	# of Pending Transactions	723	1,111	1,349	1,348	1,457	1,413	1,413	1,312	1,222	1,140	1,115	794	14,397	T	
	Average List Price	410,390	431,174	438,935	447,270	464,262	441,735	447,567	457,541	461,910	441,564	458,754	453,795	447,576	TA	
	Months Supply of Inventory	4.8	3.2	2.6	2.8	2.6	2.7	2.8	2.8	2.8	2.9	2.5	2.9	2.9	TA	



Eastside Summary Report

NWMLS Area 500-600 Residential and Condominium

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Year over year
2003	# of Agents	3,239	3,280	3,321	3,361	3,402	3,443	3,484	3,525	3,345	3,606	3,647	3,688	3,445	A
	# of Active Listings	4,126	4,377	4,564	4,705	4,861	4,721	4,659	4,477	4,259	4,160	3,750	3,098	4,313	A
	# of Pending Transactions	794	920	1,150	1,148	1,270	1,343	1,351	1,247	1,184	1,077	871	767	13,122	T
	Average List Price	387,521	380,521	401,523	409,475	415,627	419,184	403,374	411,090	433,276	421,967	410,450	415,176	410,105	TA
	Months Supply of Inventory	5.2	4.8	4.0	4.1	3.8	3.5	3.4	3.6	3.6	3.9	4.3	4.0	3.9	TA
2002	# of Agents	2,790	2,765	2,862	2,923	2,900	2,953	3,345	3,345	3,076	3,116	3,157	3,198	3,036	A
	# of Active Listings	3,714	3,840	3,991	4,214	4,506	4,656	4,587	4,590	4,627	4,594	4,251	3,597	4,264	A
	# of Pending Transactions	738	806	949	875	1,068	900	855	1,046	885	912	785	644	10,463	T
	Average List Price	384,790	388,476	396,635	388,281	403,698	418,385	389,755	381,138	401,728	377,148	376,758	389,380	391,747	TA
	Months Supply of Inventory	5.0	4.8	4.2	4.8	4.2	5.2	5.4	4.4	5.2	5.0	5.4	5.6	4.9	TA
2001	# of Agents	2,927	2,924	2,904	2,933	2,798	2,810	3,345	3,345	2,797	2,836	2,783	2,774	2,931	A
	# of Active Listings	3,263	3,470	3,747	4,100	4,326	3,948	4,351	4,293	4,399	4,410	4,313	3,534	4,013	A
	# of Pending Transactions	676	825	907	855	990	937	947	959	671	659	671	610	9,707	T
	Average List Price	364,568	359,637	369,402	367,375	375,925	369,742	386,715	372,971	354,833	347,991	367,604	326,532	365,518	TA
	Months Supply of Inventory	4.8	4.2	4.1	4.8	4.4	4.2	4.6	4.5	6.6	6.7	6.4	5.8	5.0	TA
2000	# of Agents	2,896	2,888	2,862	2,902	2,899	2,902	2,930	2,960	2,927	2,783	2,948	2,927	2,902	A
	# of Active Listings	2,778	2,979	3,235	3,335	3,738	3,946	3,835	3,687	3,713	3,627	3,317	2,955	3,429	A
	# of Pending Transactions	674	870	1,006	932	942	920	896	1,062	867	803	698	538	10,208	T
	Average List Price	373,800	364,243	402,158	364,988	365,652	381,445	379,037	371,045	378,220	384,553	352,954	276,578	369,758	TA
	Months Supply of Inventory	4.1	3.4	3.2	3.6	4.0	4.3	4.3	3.5	4.3	4.5	4.8	5.5	4.0	TA
1999	# of Agents	2,865	2,833	2,881	2,883	2,869	2,876	2,900	2,883	2,887	2,877	2,867	2,851	2,873	A
	# of Active Listings	2,685	2,714	2,828	2,995	3,049	3,245	3,366	3,330	3,268	3,217	2,991	2,603	3,024	A
	# of Pending Transactions	656	869	1,050	942	960	1,002	924	973	808	775	718	592	10,269	T
	Average List Price	326,532	353,702	353,948	353,620	368,972	358,256	365,314	369,623	339,901	365,153	356,945	363,009	356,951	TA
	Months Supply of Inventory	4.1	3.1	2.7	3.2	3.2	3.2	3.6	3.4	4.0	4.2	4.2	4.4	3.5	TA
1998	# of Agents	2,768	2,738	2,737	3,077	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,781	A
	# of Active Listings	1,966	2,056	2,092	2,265	2,519	2,743	2,868	3,029	3,116	3,156	3,003	2,610	2,619	A
	# of Pending Transactions	777	919	1,017	1,004	927	934	961	849	744	852	697	583	10,264	T
	Average List Price	276,578	299,086	322,148	309,846	335,645	327,624	330,781	312,421	290,178	295,033	332,702	368,613	315,939	TA
	Months Supply of Inventory	2.5	2.2	2.1	2.3	2.7	2.9	3.0	3.6	4.2	3.7	4.3	4.5	3.1	TA



East King County by Price Range
NWMLS Area 500-600

Residential & Condo, Active Inventory, and Closed Sales

2009

Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/09 by List Price	Months Supply of Inventory *
\$0 to \$349,999	33	50	54	62	65	104	101	99	87	145	93	94	987	548	6
\$350,000 to \$499,999	78	91	123	134	151	200	247	208	206	252	224	194	2,108	1,023	5
\$500,000 to \$749,999	74	81	108	111	128	220	199	202	212	205	211	188	1,939	869	5
\$750,000 to \$999,999	35	23	30	27	47	73	69	54	70	74	49	70	621	472	7
\$1,000,000 to \$1,499,999	13	13	12	17	41	38	40	34	28	42	31	33	342	346	10
\$1,500,000 to \$2,999,999	3	3	5	9	13	17	19	13	12	21	13	10	138	315	32
\$3,000,000 and up	2	6	3	1	2	8	6	3	5	6	3	5	50	162	32
Totals	238	267	335	361	447	660	681	613	620	745	624	594	6,185	3,735	6

2008

Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/08 by List Price	Months Supply of Inventory *
\$0 to \$349,999	36	26	40	30	31	44	41	53	57	47	26	43	405		
\$350,000 to \$499,999	115	136	174	206	204	171	186	184	185	158	91	101	1,719		
\$500,000 to \$749,999	165	136	219	216	234	255	243	243	194	165	110	125	2,070		
\$750,000 to \$999,999	80	84	87	100	87	115	106	78	87	60	36	32	884		
\$1,000,000 to \$1,499,999	30	21	49	55	42	53	44	43	39	21	16	21	397		
\$1,500,000 to \$2,999,999	11	15	20	24	27	25	28	33	20	16	9	9	219		
\$3,000,000 and up	3	3	8	9	9	3	11	5	0	6	2	2	57		
Totals	440	421	597	640	634	666	659	639	582	473	290	333	5,751		

% Change

Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active by List Price	Months Supply of Inventory *
\$0 to \$349,999	-8%	92%	35%	107%	110%	136%	146%	87%	53%	209%	258%	119%	144%		
\$350,000 to 499,999	-32%	-33%	-29%	-35%	-26%	17%	33%	13%	11%	59%	146%	92%	23%		
\$500,000 to \$749,999	-55%	-40%	-51%	-49%	-45%	-14%	-18%	-17%	9%	24%	92%	50%	-6%		
\$750,000 to \$999,999	-56%	-73%	-66%	-73%	-46%	-37%	-35%	-31%	-20%	23%	36%	119%	-30%		
\$1,000,000 to \$1,499,999	-57%	-38%	-76%	-69%	-2%	-28%	-9%	-21%	-28%	100%	94%	57%	-14%		
\$1,500,000 to \$2,999,999	-73%	-80%	-75%	-63%	-52%	-32%	-32%	-61%	-40%	31%	44%	11%	-37%		
\$3,000,000 and up	-33%	100%	-63%	-89%	-78%	167%	-45%	-40%		0%	50%	150%	-12%		
Totals	-46%	-37%	-44%	-44%	-29%	-1%	3%	-4%	7%	58%	115%	78%	8%		

* Months supply of inventory is calculated by dividing Active Inventory by the number of closed sales for the last month, rounded to the nearest month.

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 500,510,520,530,540,550,560,600, but information was not verified or published by NWMLS.



East King County by Price Range NWMLS Area 500-600

Residential Only, Active Inventory, and Closed Sales

2009															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/09 by List Price	Months Supply of Inventory *
\$0 to \$349,999	17	37	38	42	55	69	65	73	66	100	54	65	681	279	4
\$350,000 to \$499,999	54	71	83	101	116	141	186	153	156	192	172	155	1,580	647	4
\$500,000 to \$749,999	56	63	89	84	104	186	166	170	167	162	161	160	1,568	653	4
\$750,000 to \$999,999	29	13	24	23	36	61	53	43	56	54	32	50	474	372	7
\$1,000,000 to \$1,499,999	7	9	9	16	30	29	32	29	20	32	23	24	260	248	10
\$1,500,000 to \$2,999,999	3	2	3	8	9	16	16	10	11	18	13	9	118	269	30
\$3,000,000 and up	1	6	1	-	2	5	2	3	5	1	3	1	30	105	105
Totals	167	201	247	274	352	507	520	481	481	559	458	464	4,711	2,573	6

2008															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/08 by List Price	Months Supply of Inventory *
\$0 to \$349,999	23	20	26	15	21	23	28	35	40	33	19	27	310	167	6
\$350,000 to \$499,999	72	93	117	137	108	105	133	123	128	111	52	71	1,250	562	8
\$500,000 to \$749,999	131	98	179	179	179	208	201	202	149	113	83	90	1,812	866	10
\$750,000 to \$999,999	64	66	64	80	67	86	82	56	66	42	23	24	720	512	21
\$1,000,000 to \$1,499,999	26	16	37	42	27	41	37	32	28	12	13	21	332	340	16
\$1,500,000 to \$2,999,999	9	13	18	20	22	21	26	25	13	14	7	7	195	337	48
\$3,000,000 and up	1	1	5	8	7	2	6	2	-	4	2	0	38	123	12
Totals	326	307	446	481	431	486	513	475	424	329	199	240	4,657	2,907	12

% Change															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active by List Price	Months Supply of Inventory *
\$0 to \$349,999	-26%	85%	46%	180%	162%	200%	132%	109%	65%	203%	184%	141%	120%	67%	-31%
\$350,000 to 499,999	-25%	-24%	-29%	-26%	7%	34%	40%	24%	22%	73%	231%	118%	26%	15%	-47%
\$500,000 to \$749,999	-57%	-36%	-50%	-53%	-42%	-11%	-17%	-16%	12%	43%	94%	78%	-13%	-25%	-58%
\$750,000 to \$999,999	-55%	-80%	-63%	-71%	-46%	-29%	-35%	-23%	-15%	29%	39%	108%	-34%	-27%	-65%
\$1,000,000 to \$1,499,999	-73%	-44%	-76%	-62%	11%	-29%	-14%	-9%	-29%	167%	77%	14%	-22%	-27%	-36%
\$1,500,000 to \$2,999,999	-67%	-85%	-83%	-60%	-59%	-24%	-38%	-60%	-15%	29%	86%	29%	-39%	-20%	-38%
\$3,000,000 and up	0%	500%	-80%		-71%	150%	-67%	50%		-75%	50%		-21%	-15%	0
Totals	-49%	-35%	-45%	-43%	-18%	4%	1%	1%	13%	70%	130%	93%	1%	-11%	-54%

* Months supply of inventory is calculated by dividing Active Inventory by the number of closed sales for the last month, rounded to the nearest month.

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 500,510,520,530,540,550,560,600, but information was not verified or published by NWMLS.



East King County by Price Range NWMLS Area 500-600

Condo Only, Active Inventory, and Closed Sales

2009

Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/09 by List Price	Months Supply of Inventory *
\$0 to \$199,999	16	13	16	20	10	35	36	26	21	45	39	29	306	269	9
\$200,000 to \$299,999	24	20	40	33	35	59	61	55	50	60	52	39	528	376	10
\$300,000 to \$399,999	18	18	19	27	24	34	33	32	45	43	50	28	371	216	8
\$400,000 to \$499,999	6	10	6	4	11	12	16	11	14	20	17	20	147	100	5
\$500,000 to \$749,999	6	4	3	1	11	9	8	5	8	10	8	9	82	98	11
\$750,000 to \$999,999	-	1	2	1	4	1	3	3	1	3	-	1	20	46	46
\$1,000,000 and up	1	-	2	1	-	3	4	-	-	5	-	4	20	57	14
Totals	71	66	88	87	95	153	161	132	139	186	166	130	1,474	1,162	9

2008

Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/08 by List Price	Months Supply of Inventory *
\$0 to \$199,999	13	6	14	15	10	21	13	18	17	14	7	16	164		
\$200,000 to \$299,999	43	43	57	69	96	66	53	61	57	47	39	30	661		
\$300,000 to \$399,999	34	38	40	37	55	47	42	41	45	52	27	35	493		
\$400,000 to \$499,999	16	18	23	20	20	29	24	22	21	18	13	8	232		
\$500,000 to \$749,999	4	5	12	13	15	12	7	11	11	9	3	0	102		
\$750,000 to \$999,999	2	2	2	4	5	4	2	8	7	2	2	2	42		
\$1,000,000 and up	2	2	3	1	2	1	5	3	0	2	0	2	23		
Totals	114	114	151	159	203	180	146	164	158	144	91	93	1,717		

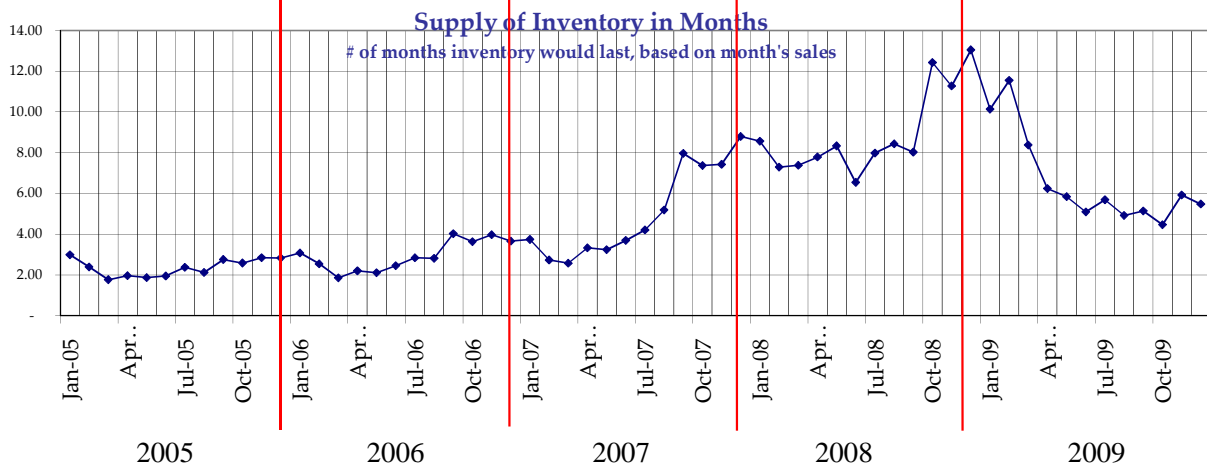
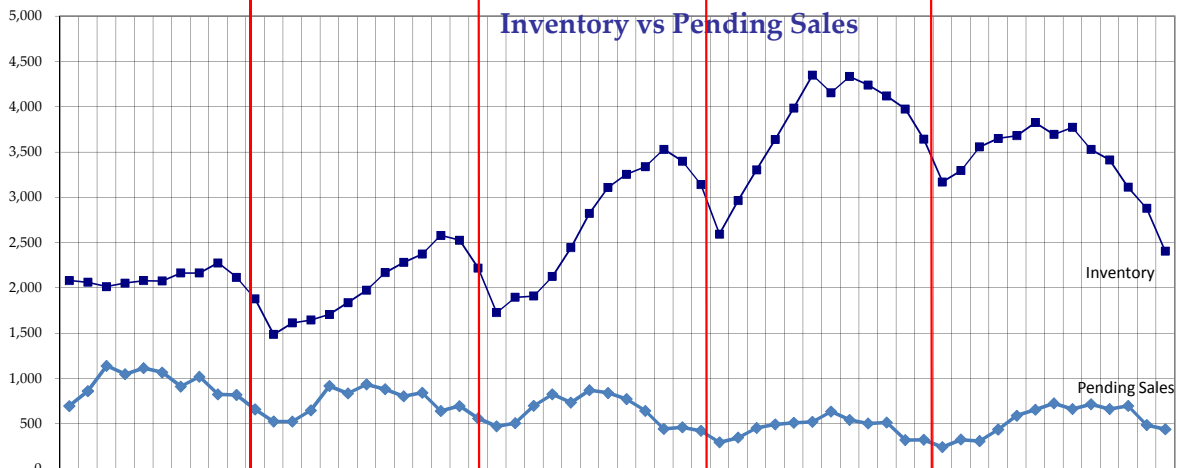
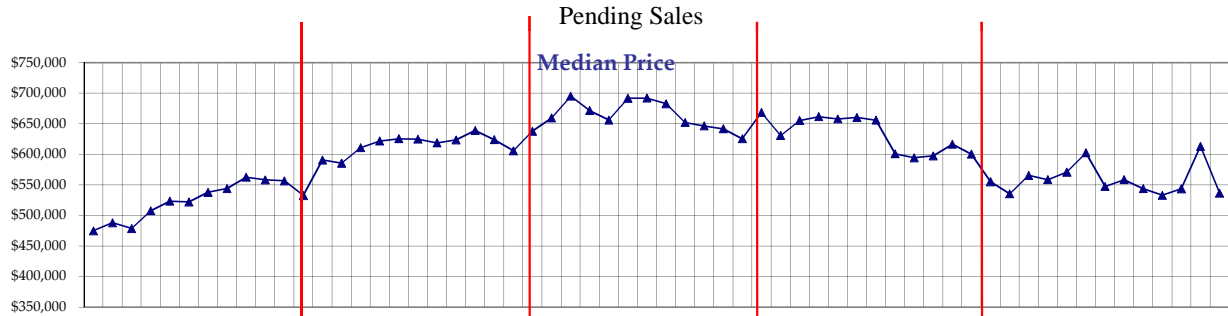
% Change

Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active by List Price	Months Supply of Inventory *
\$0 to \$199,999	23%	117%	14%	33%	0%	67%	177%	44%	24%	221%	457%	81%	87%		
\$200,000 to \$299,999	-44%	-53%	-30%	-52%	-64%	-11%	15%	-10%	-12%	28%	33%	30%	-20%		
\$300,000 to \$399,999	-47%	-53%	-53%	-27%	-56%	-28%	-21%	-22%	0%	-17%	85%	-20%	-25%		
\$400,000 to \$499,999	-63%	-44%	-74%	-80%	-45%	-59%	-33%	-50%	-33%	11%	31%	150%	-37%		
\$500,000 to \$749,999	50%	-20%	-75%	-92%	-27%	-25%	14%	-55%	-27%	11%	300%	350%	-20%		
\$750,000 to \$999,999		-50%	0%	-75%	-20%	-75%	50%	-63%	-86%	50%		-50%	-52%		
\$1,000,000 and up	-50%		-33%	0%		200%	-20%			150%		100%	-13%		
Totals	-38%	-42%	-42%	-45%	-53%	-15%	10%	-20%	-12%	29%	82%	40%	-14%		

* Months supply of inventory is calculated by dividing Active Inventory by the number of closed sales for the last month, rounded to the nearest month.

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 500,510,520,530,540,550,560,600, but information was not verified or published by NWMLS.

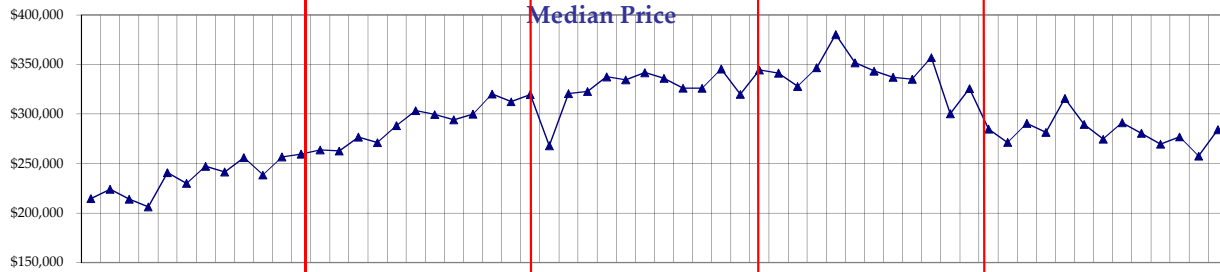
500-600 Residential Only



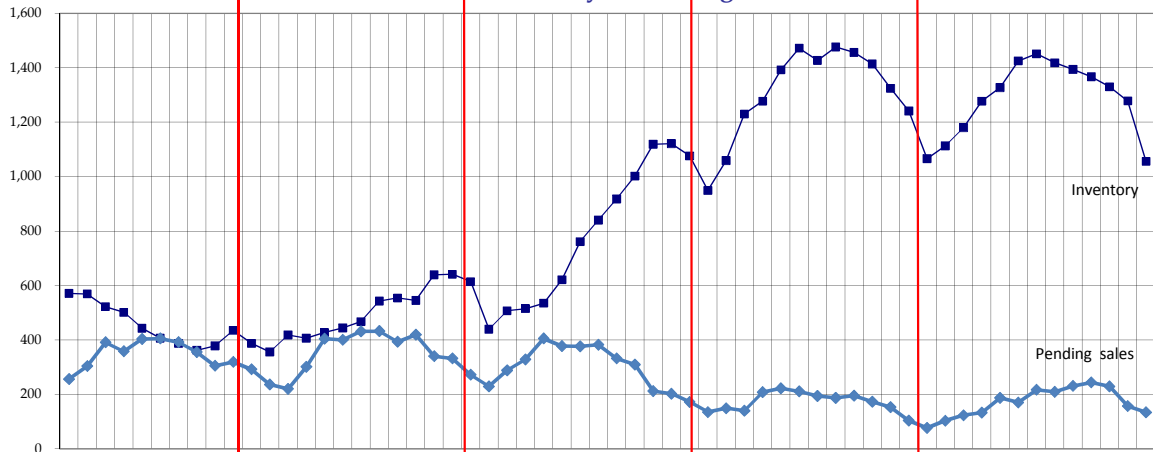
Month	Median list price for pending This Year	Median list price for pending Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	536,205	554,958	-3.4%	2,404	3,169	-24.1%	439	243	80.7%
							YTD 6,705	5,406	24.0%


Windermere
 REAL ESTATE
 Eastside King County
 NWMLS Areas
 500-600 Condominium Only

Pending Sales

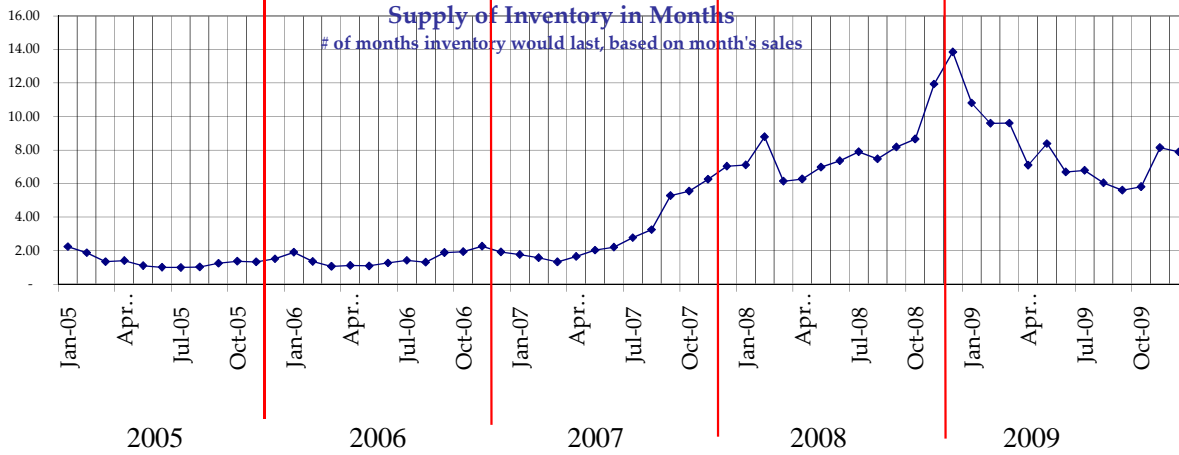


Inventory vs Pending Sales



Supply of Inventory in Months

of months inventory would last, based on month's sales



Month	Median list price for pending This Year	Median list price for pending last year Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change	
December	284,166	284,786	-0.2%	1,056	1,066	-0.9%	134	77	74.0%	
							YTD	2,137	2,013	6.2%