



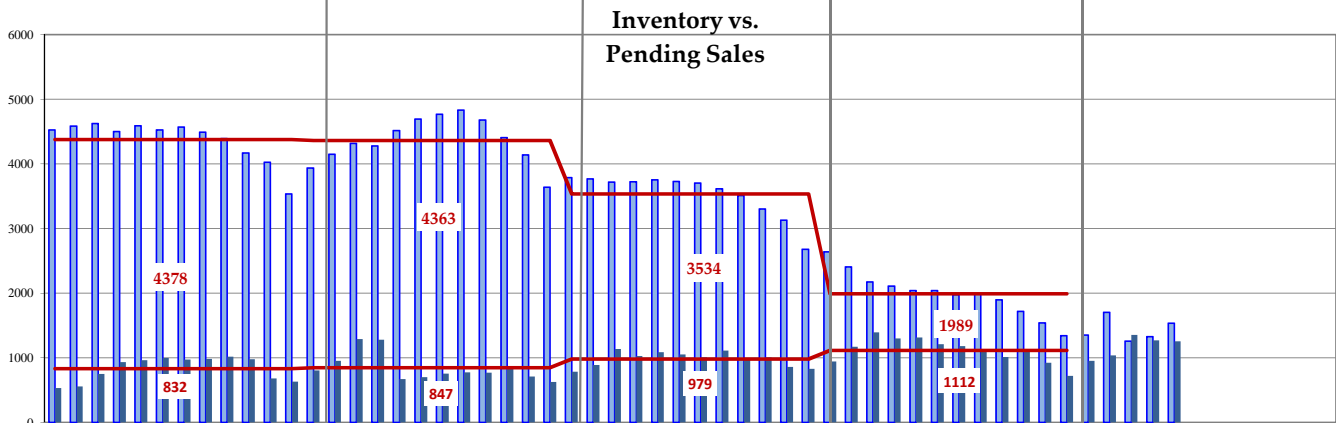
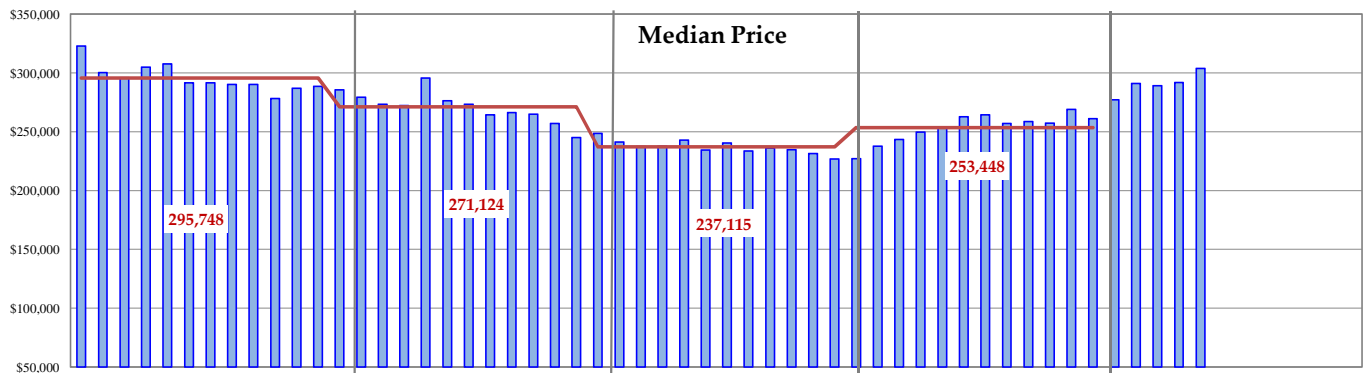
## Snohomish County

NWMLS Areas

610-770

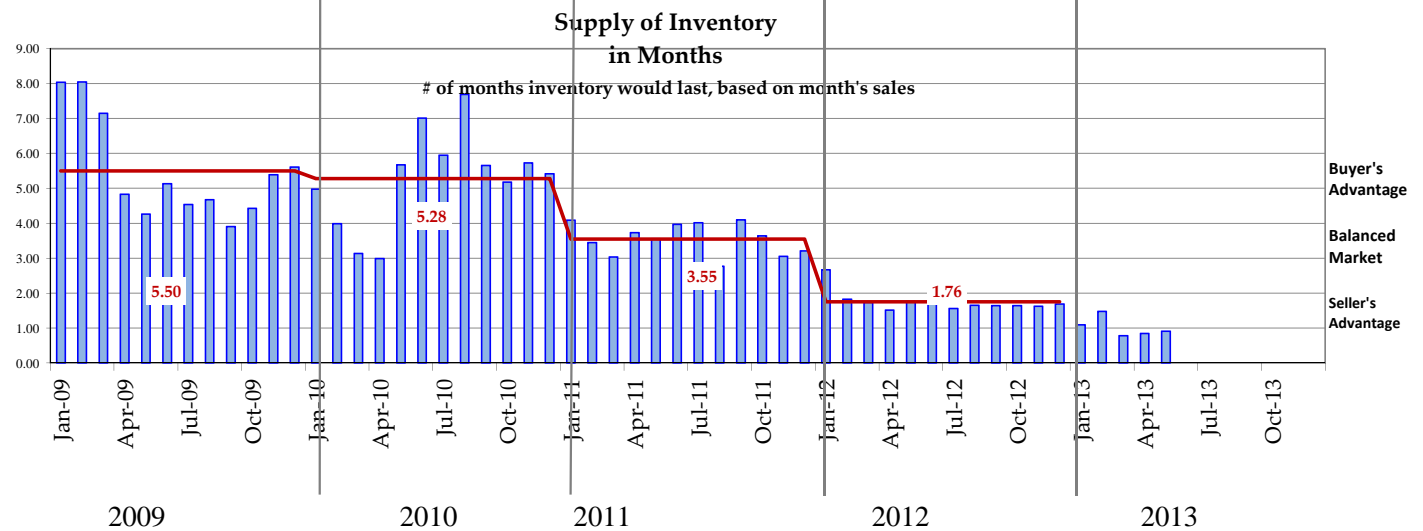
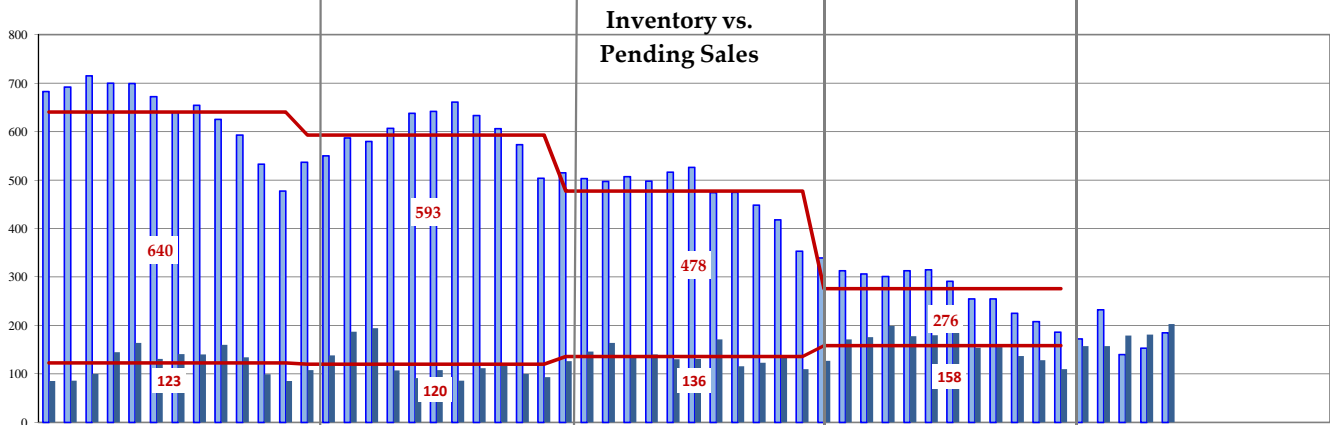
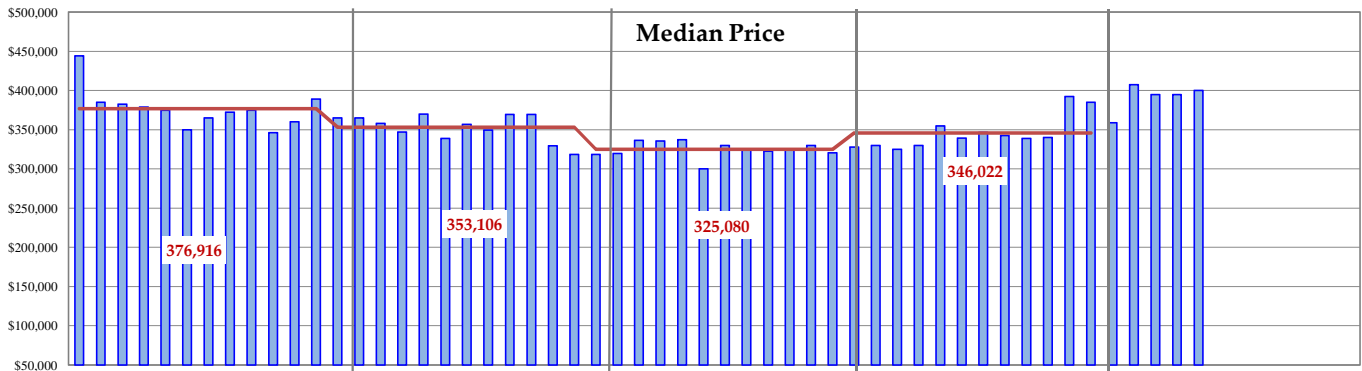
Residential Only

— Annual Average



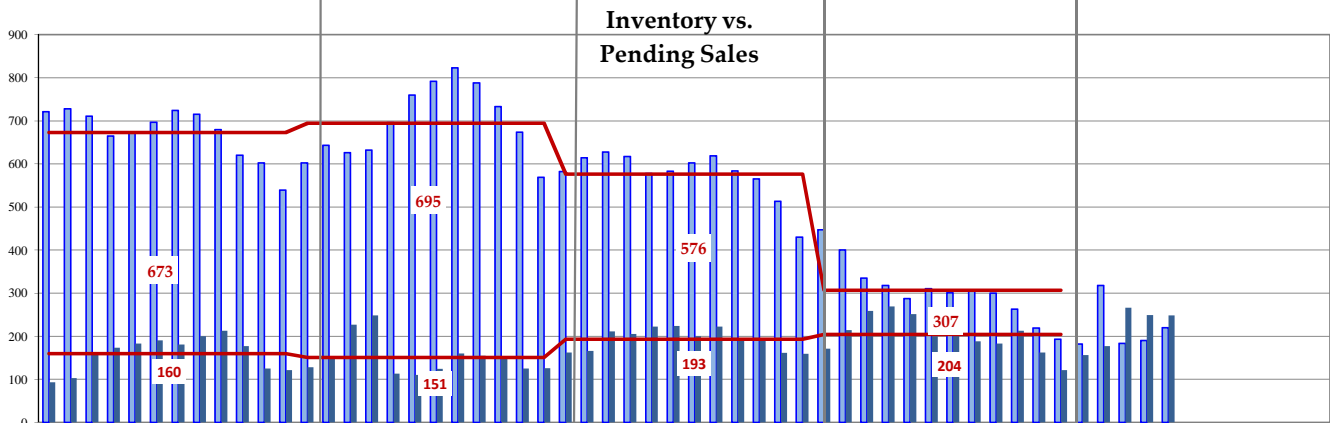
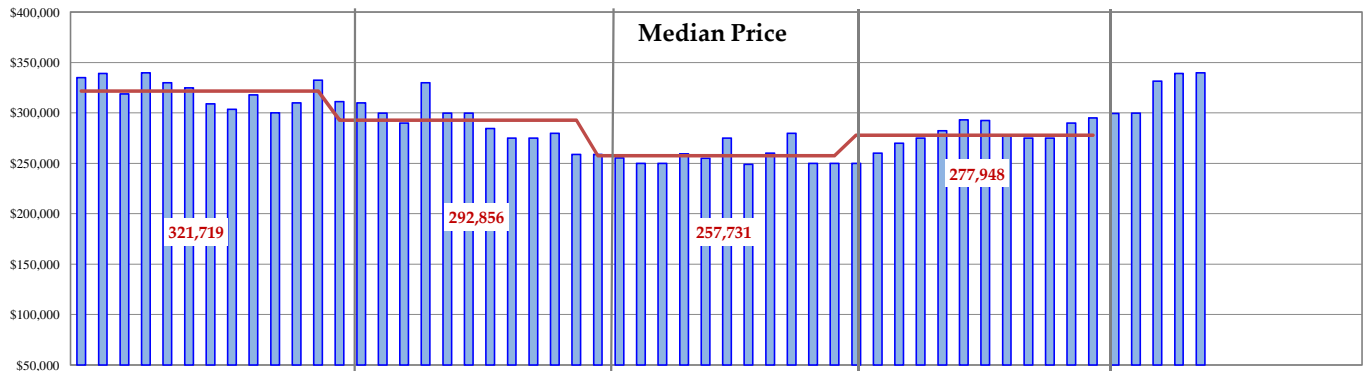
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
May	303,731	253,294	19.91%	1,534	2,041	-24.84%	1255	1314	-4.49%
						YTD	5861	6120	-4.23%

— Annual Average



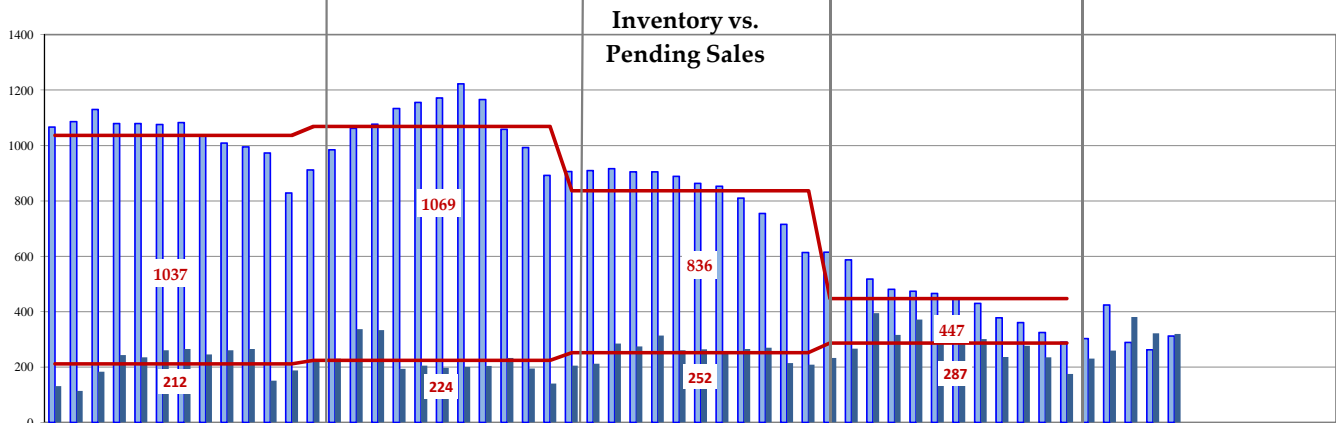
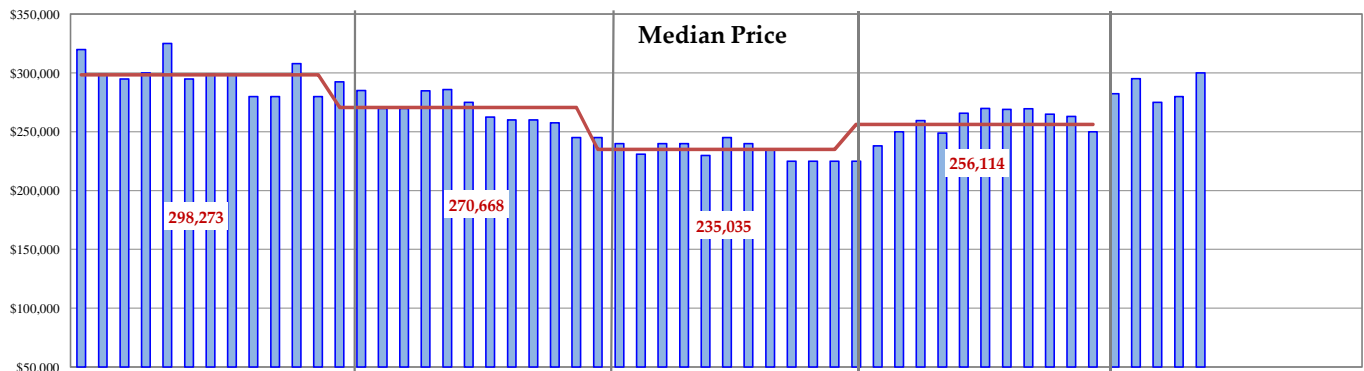
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
May	399,990	354,745	12.75%	185	313	-40.89%	203	178	14.04%
						YTD	877	851	3.06%

— Annual Average



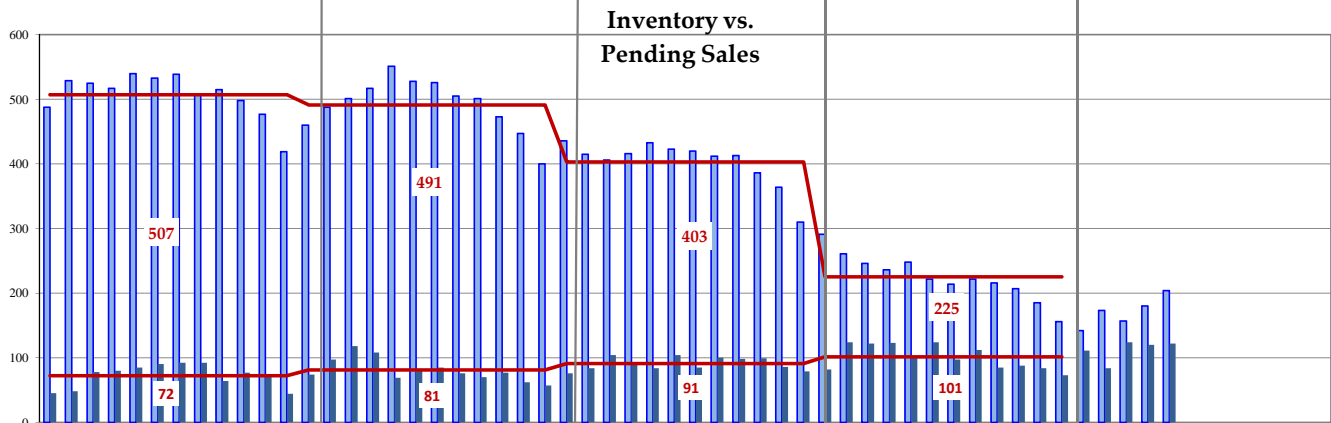
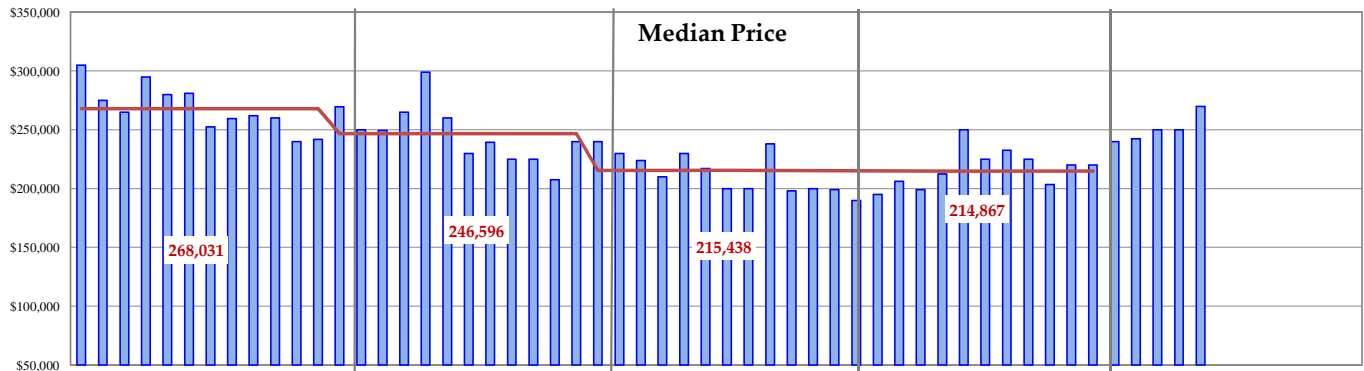
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
May	339,950	282,500	20.34%	220	287	-23.34%	248	251	-1.20%
						YTD	1096	1164	-5.84%

— Annual Average



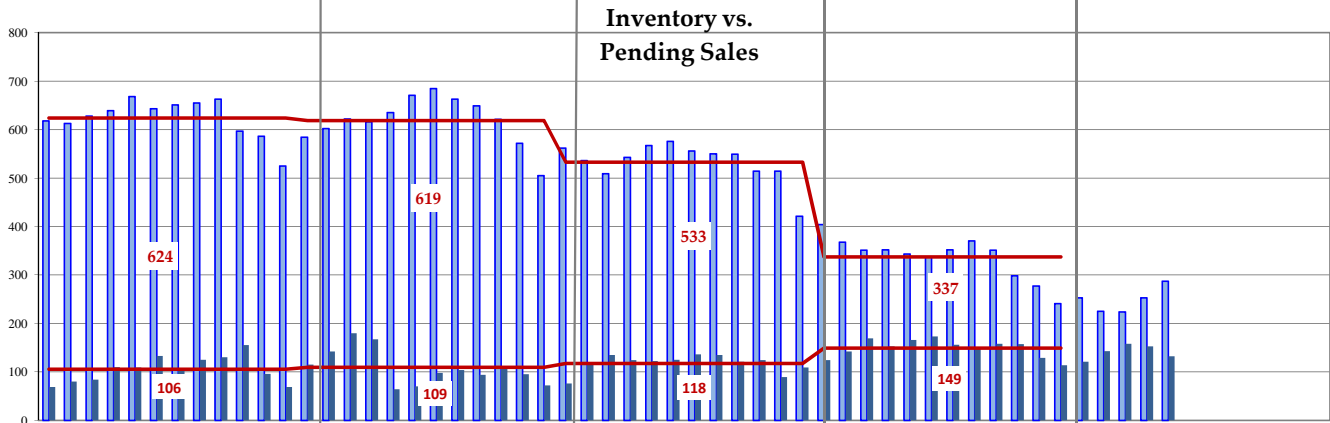
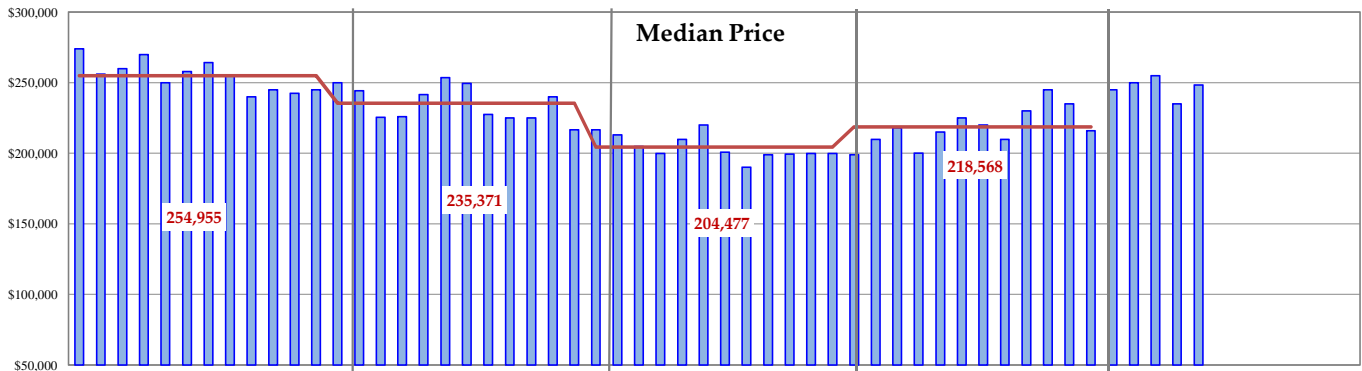
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
May	299,950	248,921	20.50%	312	474	-34.18%	319	371	-14.02%
						YTD	1509	1580	-4.49%

— Annual Average



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
May	269,750	212,500	26.94%	204	248	-17.74%	122	102	19.61%
						YTD	561	553	1.45%

— Annual Average



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
May	248,475	214,973	15.58%	287	343	-16.33%	132	166	-20.48%
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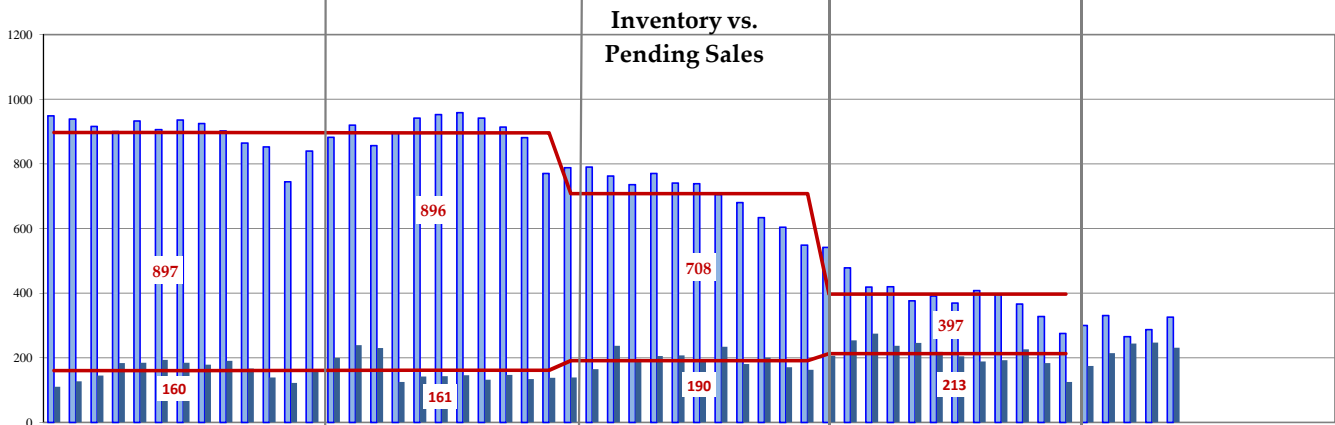
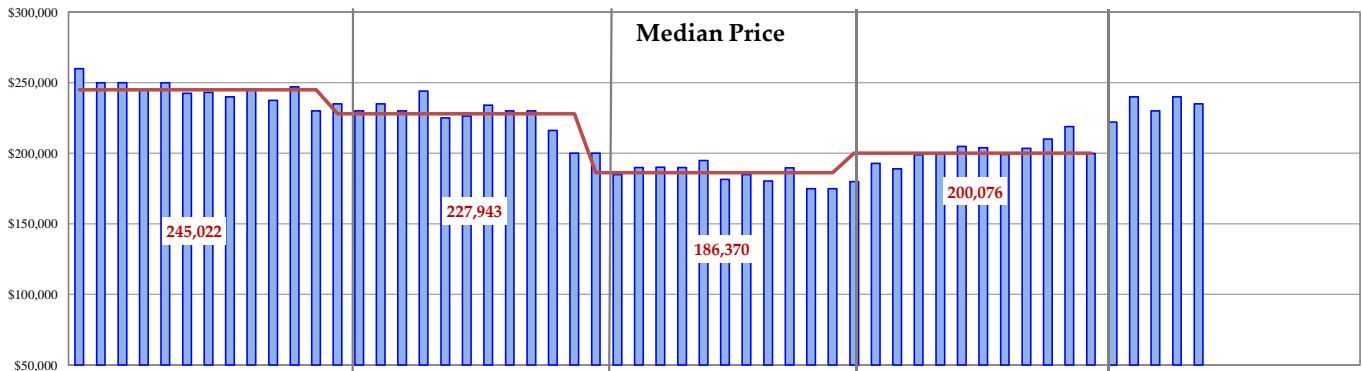
Snohomish County

NWMLS Areas

770

Residential Only

— Annual Average



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May	235,000	199,455	17.82%	326	376	-13.30%	231	246	-6.10%
						YTD	1111	1218	-8.78%

Graphs were created by Windermere Real Estate/M2, llc using Data from the NWMLS. Data was not verified.



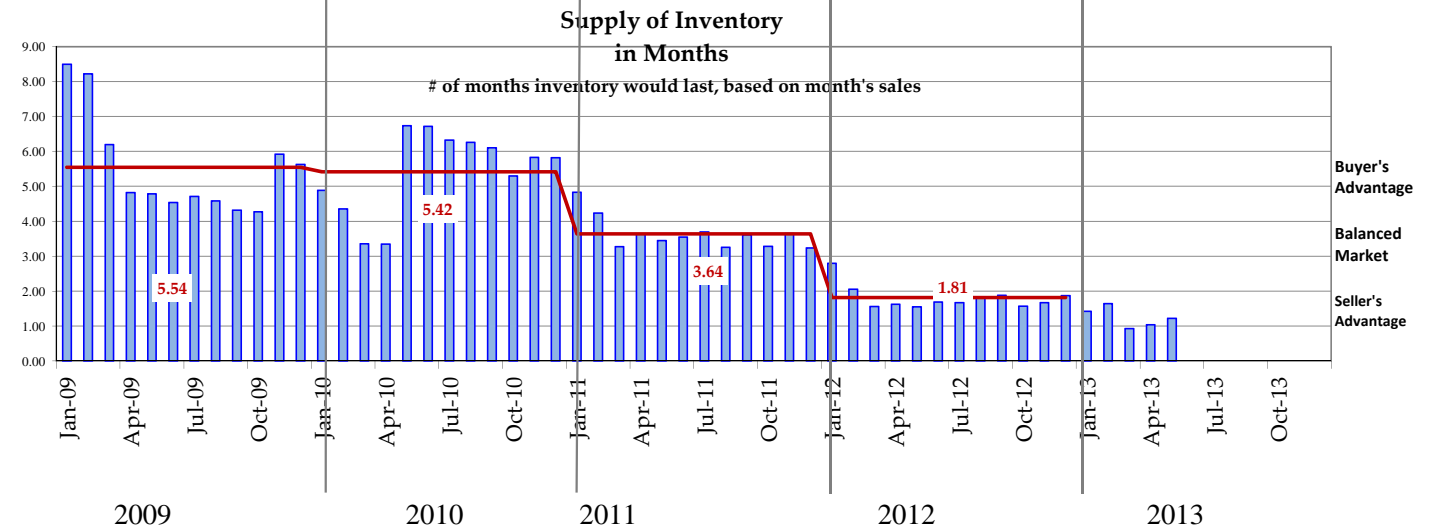
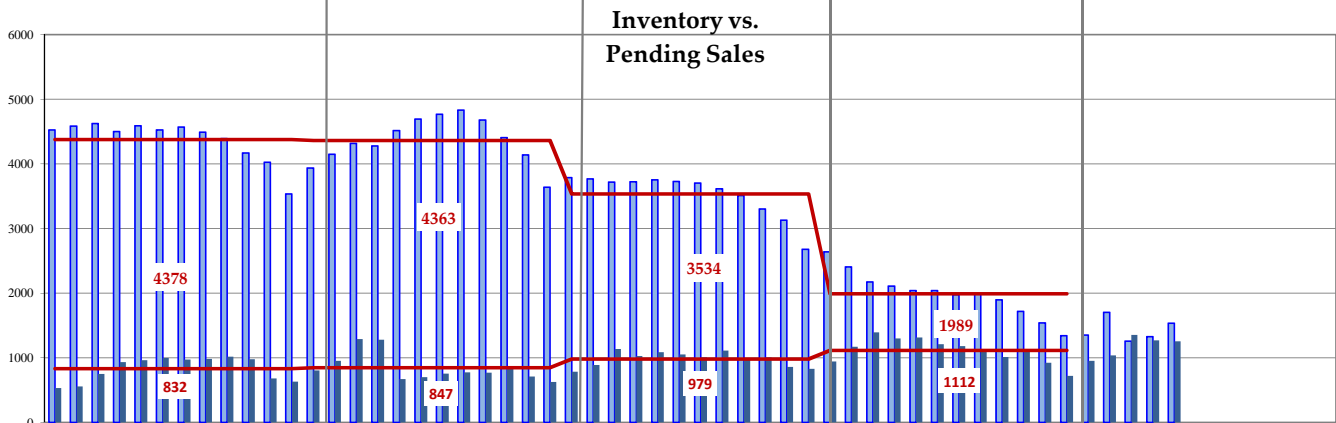
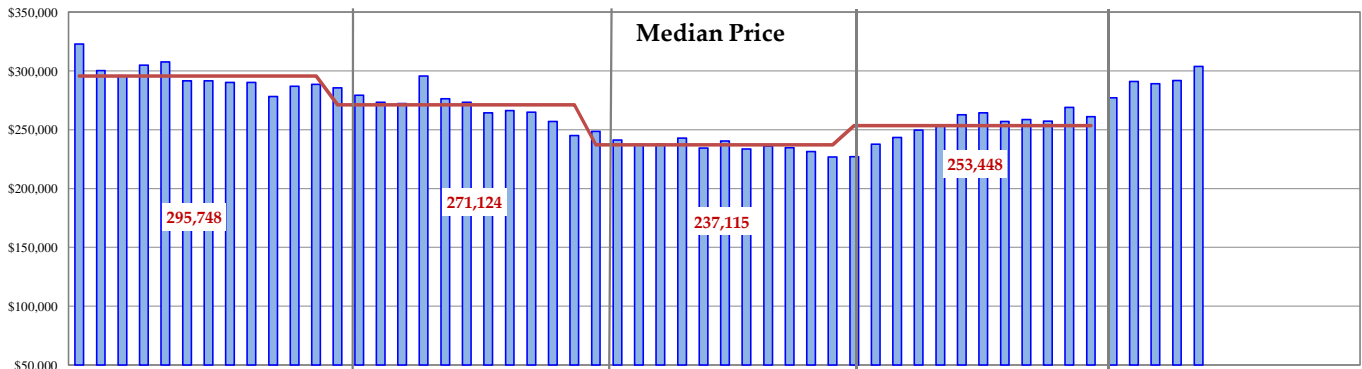
Snohomish County

NWMLS Areas

610-770

Residential Only

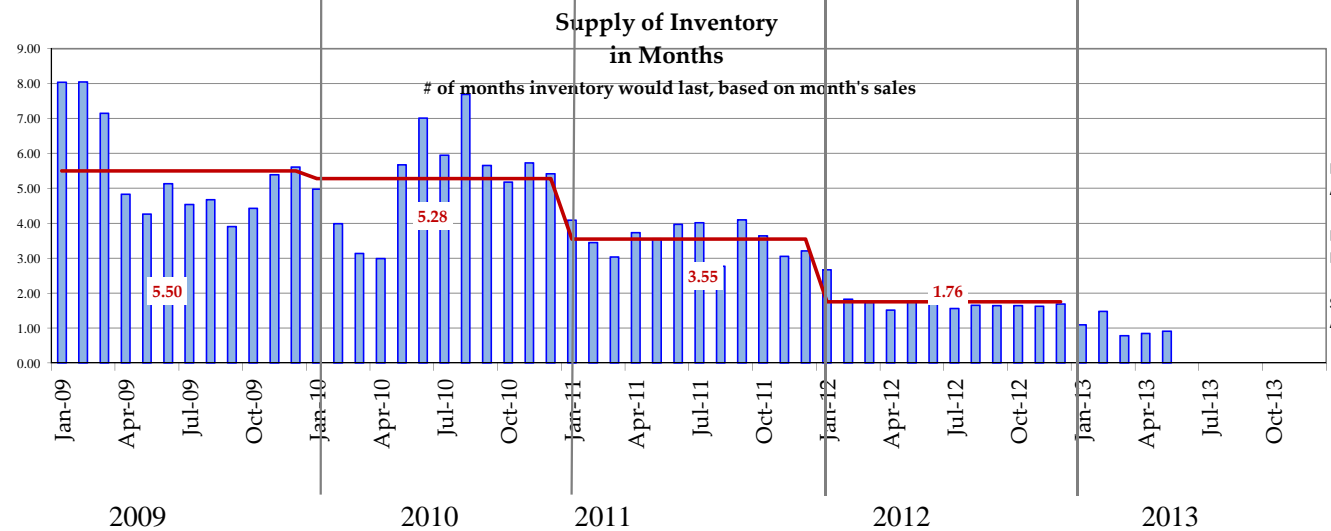
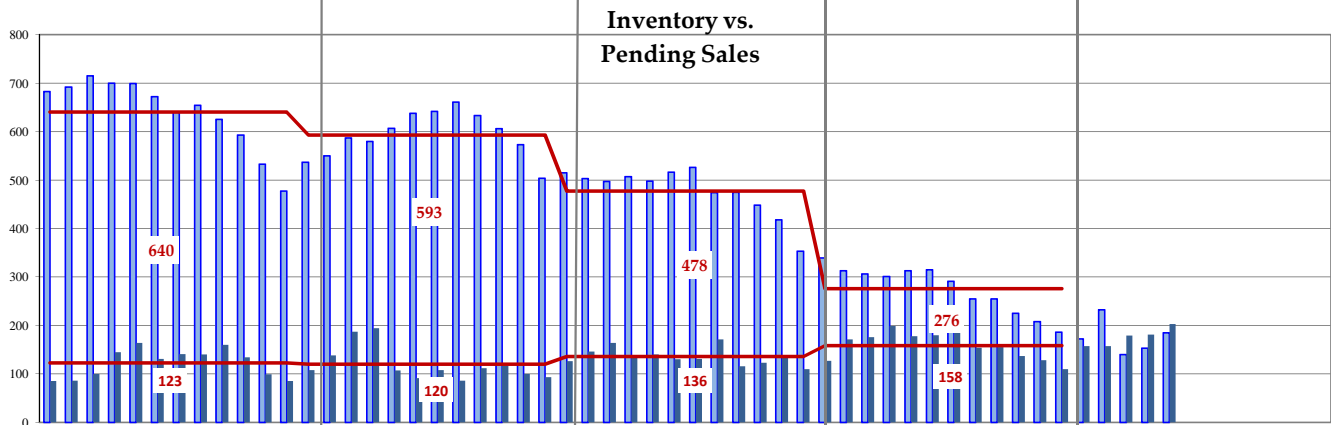
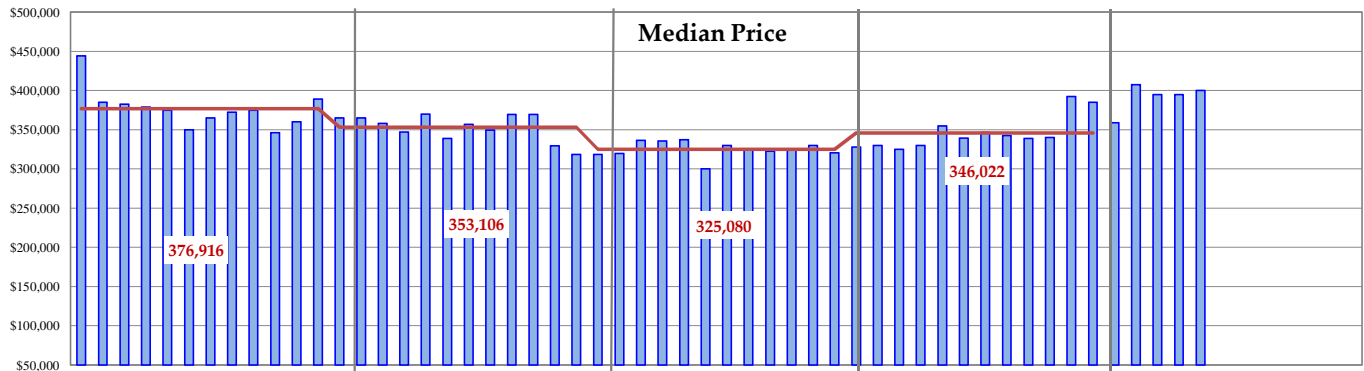
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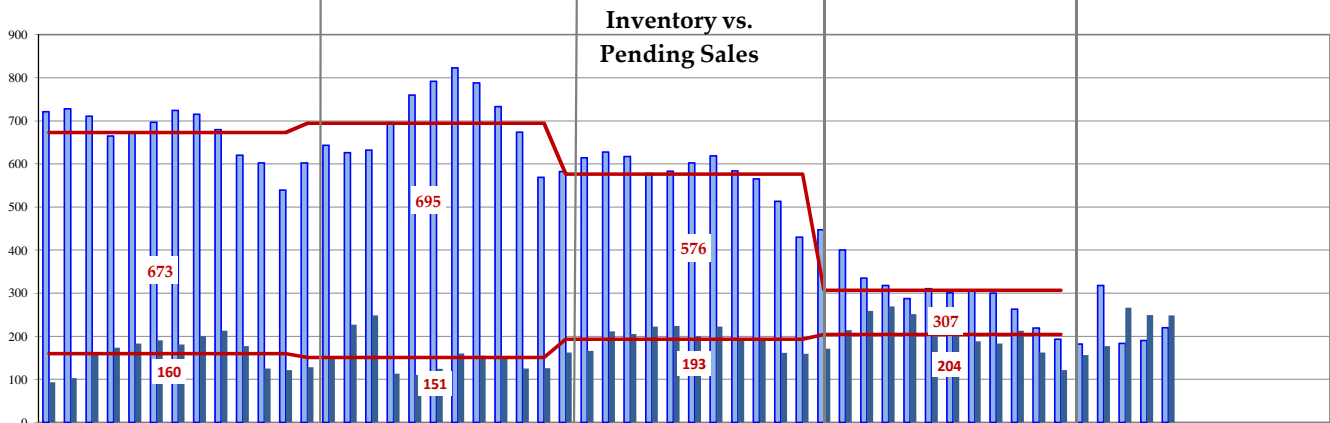
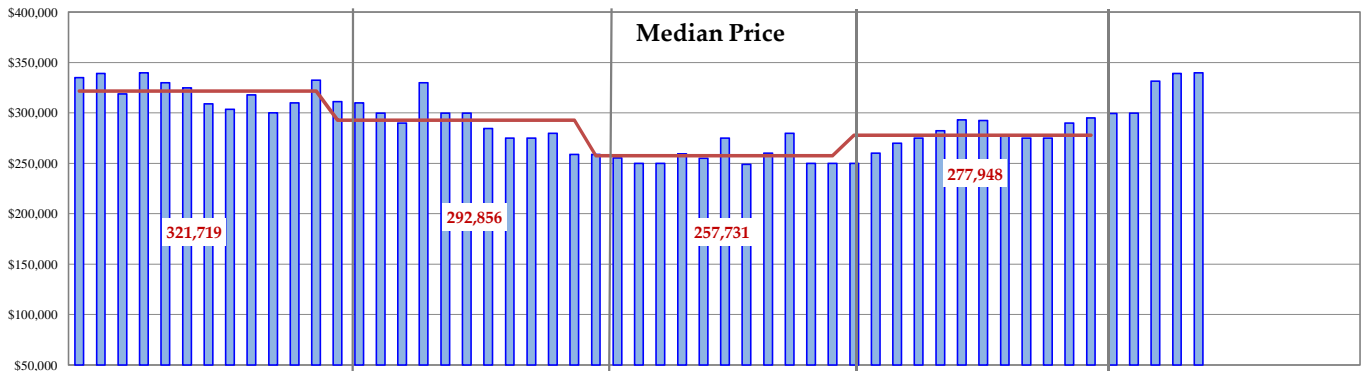


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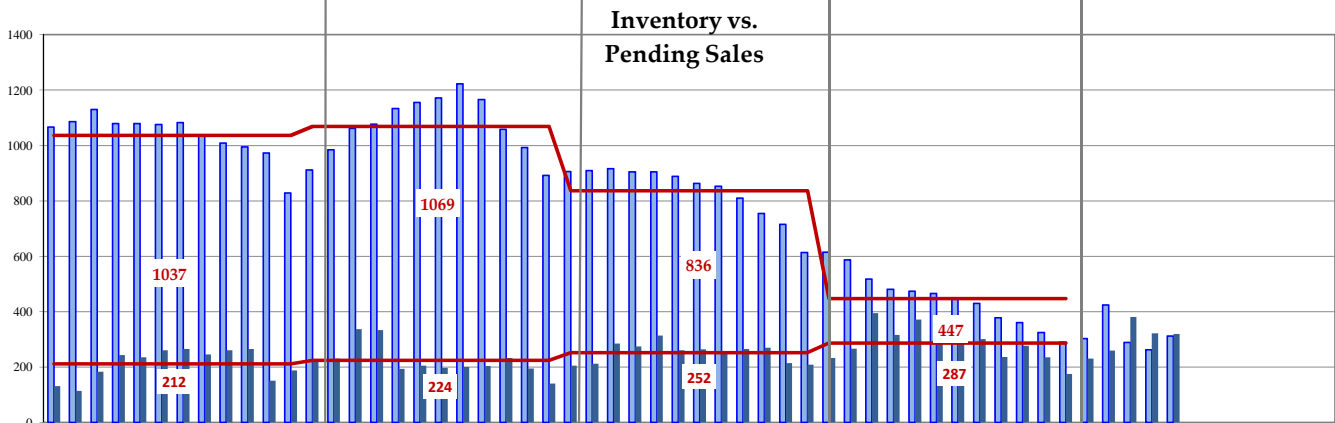
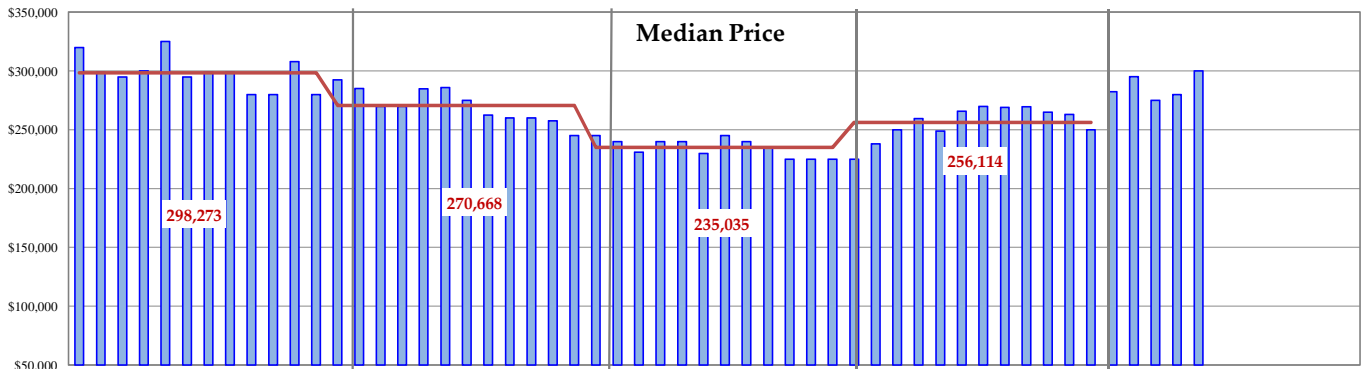
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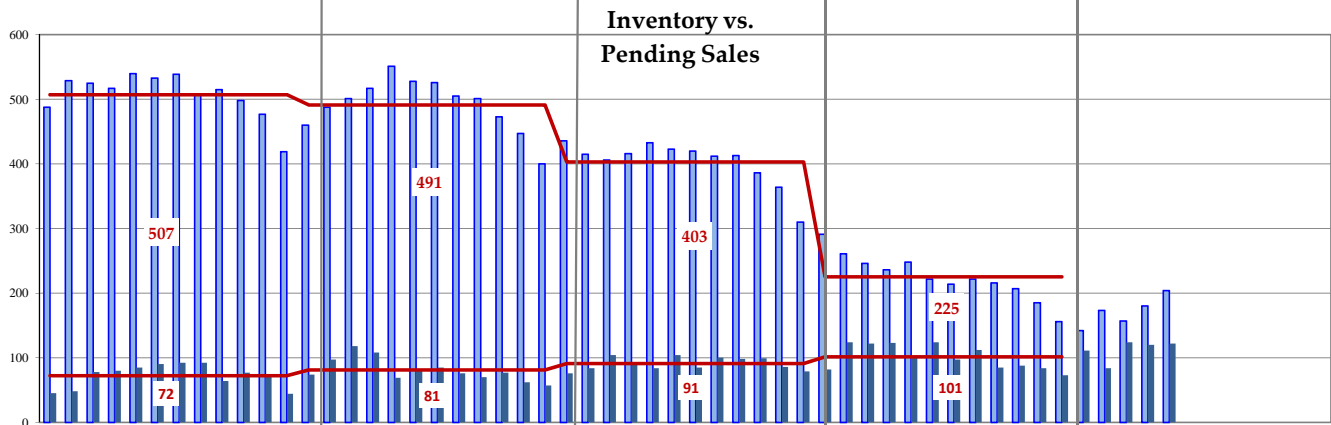
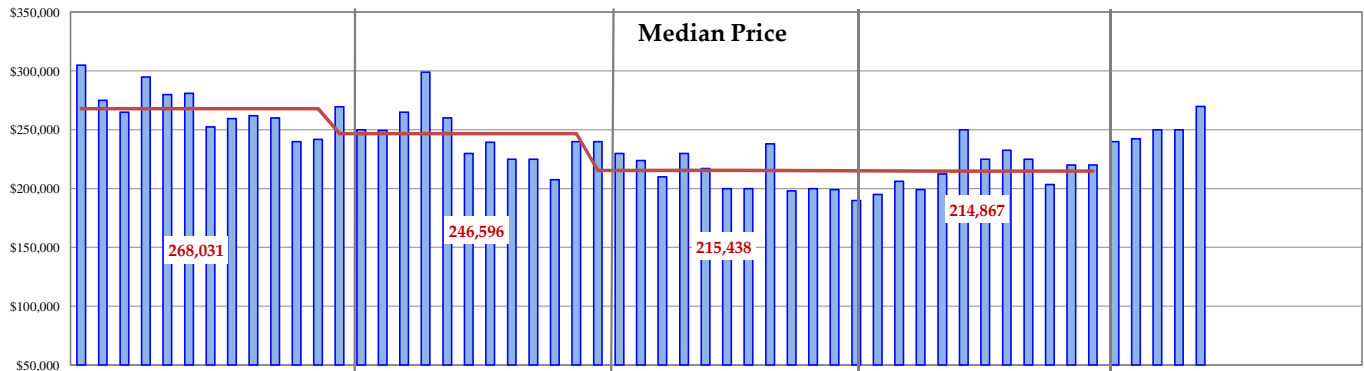
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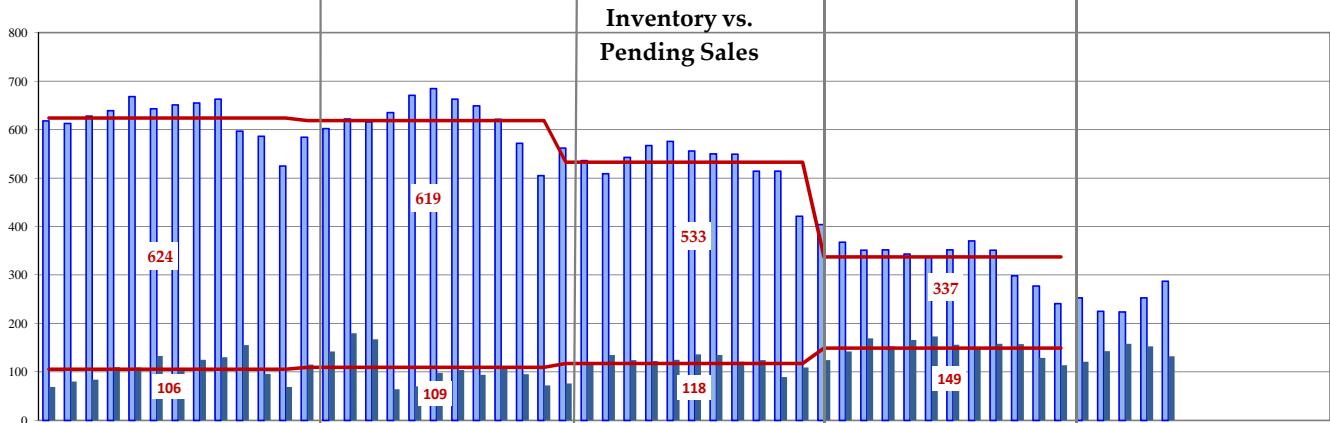
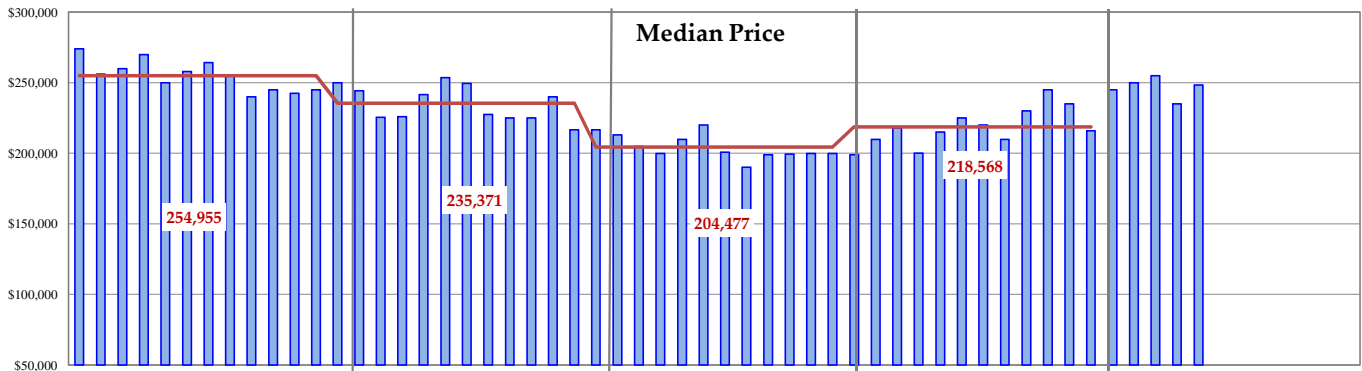
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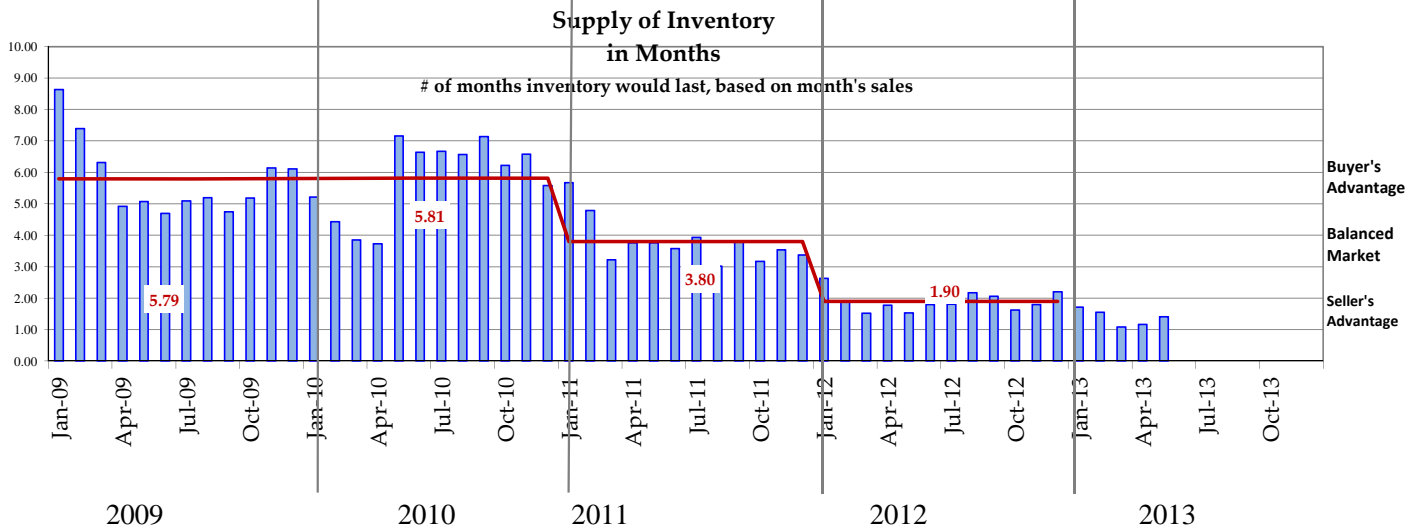
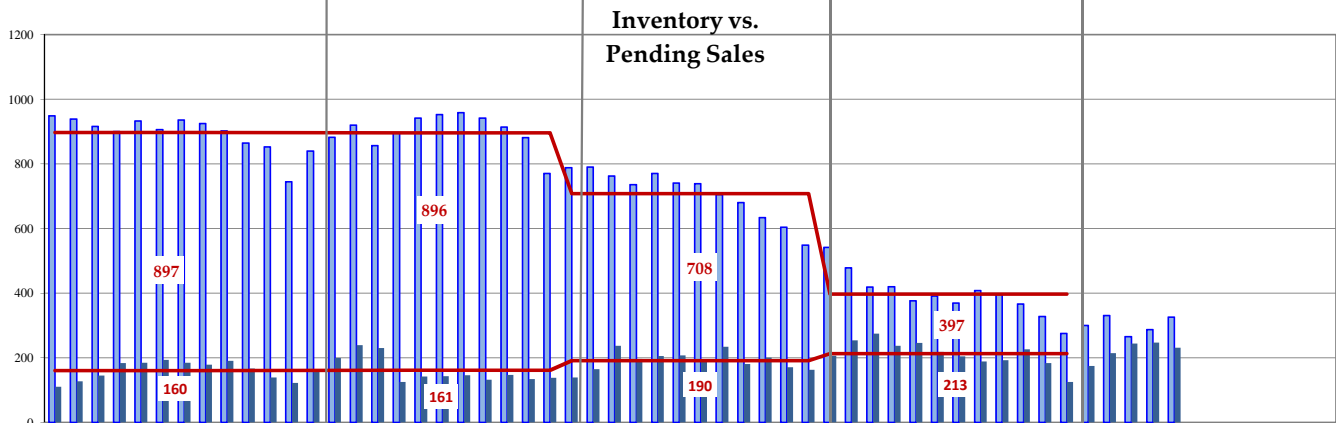
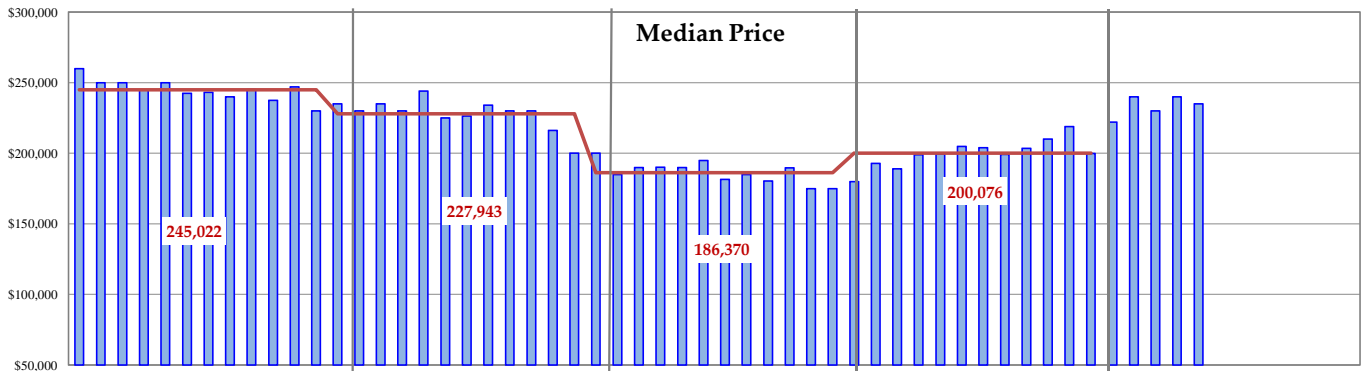
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## Statistics That You Must Know Areas 610-770

RESIDENTIAL				
	<u>May 2013</u>	<u>May 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.22	1.55	-0.33	-21.3%
Total Active Listings	1534	2041	-507	-24.8%
Average Active List Price	\$435,807	\$393,672	\$42,135	10.7%
Average Active Market Time	78	112	-34	-30.4%
Pending (Month to date)	1255	1314	-59	-4.5%
Number of Closed Sales (YTD)	3754	3383	371	11.0%
Average Closed Sales Price (YTD)	\$309,623	\$268,736	\$40,887	15.2%

CONDOMINIUM				
	<u>May 2013</u>	<u>May 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.05	1.29	-0.24	-18.8%
Total Active Listings	243	342	-99	-28.9%
Average Active List Price	\$219,826	\$200,349	\$19,477	9.7%
Average Active Market Time	62	114	-52	-45.6%
Pending (Month to date)	232	265	-33	-12.5%
Number of Closed Sales (YTD)	715	622	93	15.0%
Average Closed Sale Price (YTD)	\$178,847	\$162,222	\$16,625	10.2%

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

Snohomish County By Price  
NWMLS Areas 610, 730-770  
Residential Active Inventory and Closed Sales

2013																
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	YTD Closed Sales Total	Active on 5/31/2013 by List Price	Months Supply of Inventory *	YTD % of the Market
\$0 to \$199,999	245	124	136	145	159								809	210	1.32	22.24%
\$200,000 to \$299,999	199	186	240	262	299								1,186	355	1.19	32.61%
\$300,000 to \$399,999	120	139	183	228	245								915	369	1.51	25.16%
\$400,000 to \$499,999	64	43	106	103	140								456	237	1.69	12.54%
\$500,000 to \$599,999	12	27	29	36	44								148	127	2.89	4.07%
\$600,000 to \$699,999	5	9	11	14	17								56	73	4.29	1.54%
\$700,000 to \$799,999	2	5	5	10	9								31	52	5.78	0.85%
\$800,000 to \$899,999	1	1	4	2	5								13	15	3.00	0.36%
\$900,000 to \$999,999	-	-	-	1	2								3	14	7.00	0.08%
\$1,000,000 to \$1,249,999	-	3	-	1	3								7	18	6.00	0.19%
1,250,000 and up	3	3	1	1	5								13	51	10.20	0.36%
Totals	651	540	715	803	928								3,637	1,521	1.64	100.00%

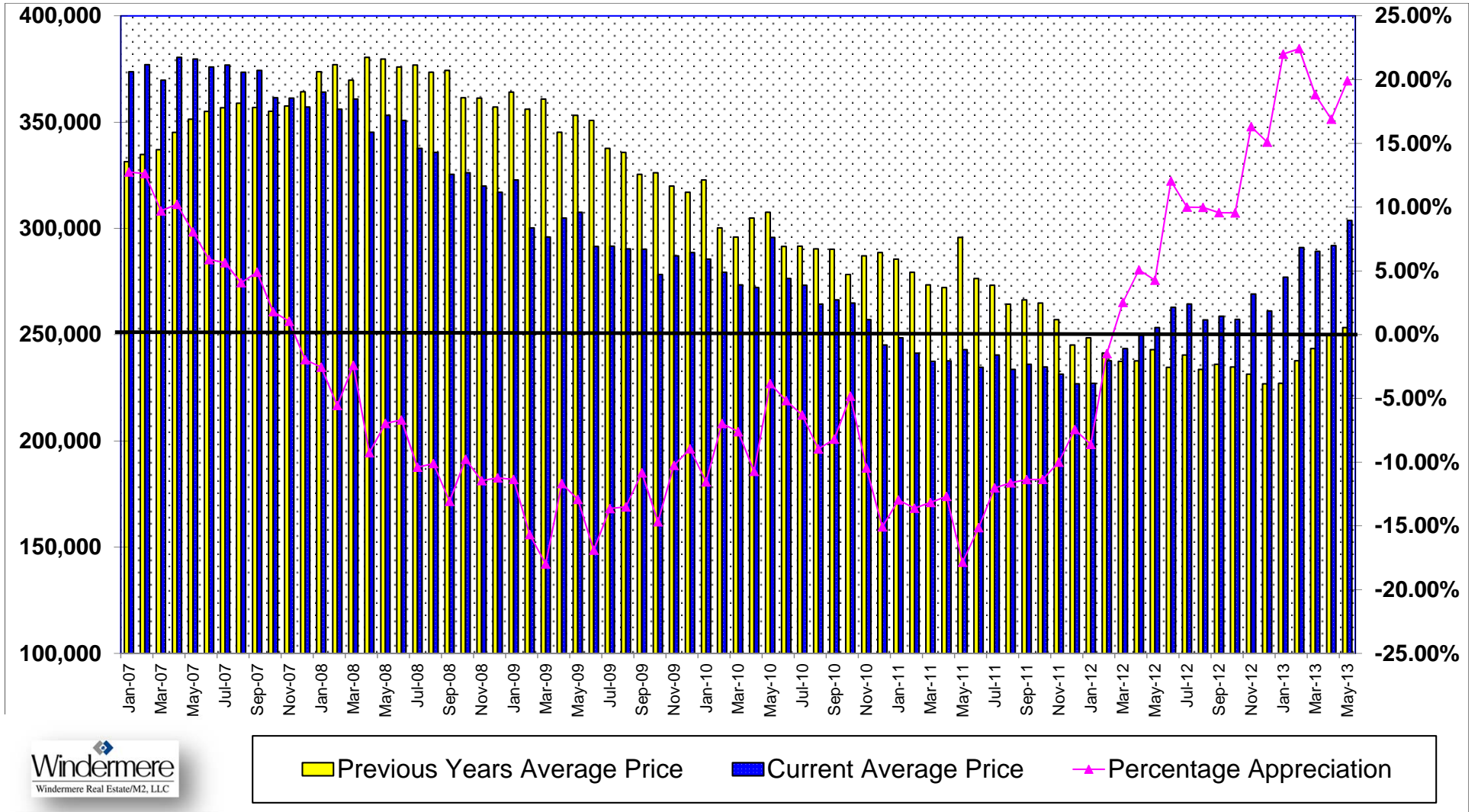
2012																
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	YTD Closed Sales Total	Active on 5/31/2012 by List Price	Months Supply of Inventory *	YTD % of the Market
\$0 to \$199,999	182	205	222	199	224								1,032	412	1.84	34.25%
\$200,000 to \$299,999	126	172	223	230	273								1,024	550	2.01	33.99%
\$300,000 to \$399,999	80	106	138	105	176								605	424	2.41	20.08%
\$400,000 to \$499,999	15	31	50	32	64								192	236	3.69	6.37%
\$500,000 to \$599,999	10	8	20	24	31								93	129	4.16	3.09%
\$600,000 to \$699,999	1	2	10	14	12								39	63	5.25	1.29%
\$700,000 to \$799,999	1	1	5	1	1								9	46	46.00	0.30%
\$800,000 to \$899,999	2	1	1	2	1								7	28	28.00	0.23%
\$900,000 to \$999,999	-	-	1	1	-								2	18		0.07%
\$1,000,000 to \$1,249,999	2	-	-	1	1								4	17	17.00	0.13%
1,250,000 and up	1	1	3	-	1								6	56	56.00	0.20%
Totals	420	527	673	609	784								3,013	1,979	2.52	100.00%

% Change																
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	YTD Total	Active by List Price	Months Supply of Inventory *	% of the Market
\$0 to \$199,999	35%	-40%	-39%	-27%	-29%								-22%	-49%	-28%	-35%
\$200,000 to \$299,999	58%	8%	8%	14%	10%								16%	-35%	-41%	-4%
\$300,000 to \$399,999	50%	31%	33%	117%	39%								51%	-13%	-37%	25%
\$400,000 to \$499,999	327%	39%	112%	222%	119%								138%	0%	-54%	97%
\$500,000 to \$599,999	20%	238%	45%	50%	42%								59%	-2%	-31%	32%
\$600,000 to \$699,999	400%	350%	10%	0%	42%								44%	16%	-18%	19%
\$700,000 to \$799,999	100%	400%	0%	900%	800%								244%	13%	-87%	185%
\$800,000 to \$899,999	-50%	0%	300%	0%	400%								86%	-46%	-89%	54%
\$900,000 to \$999,000				0%									50%	-22%		
\$1,000,000 to \$1,249,999				0%	200%								75%	6%	-65%	45%
1,250,000 and up	200%	200%	-67%		400%								117%	-9%	-82%	79%
Totals	55%	2%	6%	32%	18%								21%	-23%	-35%	0%





# Snohomish County Historical Appreciation Graph



■ Previous Years Average Price    ■ Current Average Price    ▲ Percentage Appreciation

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



## Statistics That You Must Know Areas 610-770

RESIDENTIAL				
	<u>May 2013</u>	<u>May 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.22	1.55	-0.33	-21.3%
Total Active Listings	1534	2041	-507	-24.8%
Average Active List Price	\$435,807	\$393,672	\$42,135	10.7%
Average Active Market Time	78	112	-34	-30.4%
Pending (Month to date)	1255	1314	-59	-4.5%
Number of Closed Sales (YTD)	3754	3383	371	11.0%
Average Closed Sales Price (YTD)	\$309,623	\$268,736	\$40,887	15.2%

CONDOMINIUM				
	<u>May 2013</u>	<u>May 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.05	1.29	-0.24	-18.8%
Total Active Listings	243	342	-99	-28.9%
Average Active List Price	\$219,826	\$200,349	\$19,477	9.7%
Average Active Market Time	62	114	-52	-45.6%
Pending (Month to date)	232	265	-33	-12.5%
Number of Closed Sales (YTD)	715	622	93	15.0%
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NWMLS Areas 610, 730-770  
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\$1,000,000 to \$1,249,999	2	-	-	1	1								4	17	17.00	0.13%
1,250,000 and up	1	1	3	-	1								6	56	56.00	0.20%
Totals	420	527	673	609	784								3,013	1,979	2.52	100.00%

% Change																
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	YTD Total	Active by List Price	Months Supply of Inventory *	% of the Market
\$0 to \$199,999	35%	-40%	-39%	-27%	-29%								-22%	-49%	-28%	-35%
\$200,000 to \$299,999	58%	8%	8%	14%	10%								16%	-35%	-41%	-4%
\$300,000 to \$399,999	50%	31%	33%	117%	39%								51%	-13%	-37%	25%
\$400,000 to \$499,999	327%	39%	112%	222%	119%								138%	0%	-54%	97%
\$500,000 to \$599,999	20%	238%	45%	50%	42%								59%	-2%	-31%	32%
\$600,000 to \$699,999	400%	350%	10%	0%	42%								44%	16%	-18%	19%
\$700,000 to \$799,999	100%	400%	0%	900%	800%								244%	13%	-87%	185%
\$800,000 to \$899,999	-50%	0%	300%	0%	400%								86%	-46%	-89%	54%
\$900,000 to \$999,999				0%									50%	-22%		
\$1,000,000 to \$1,249,999				0%	200%								75%	6%	-65%	45%
1,250,000 and up	200%	200%	-67%		400%								117%	-9%	-82%	79%
Totals	55%	2%	6%	32%	18%								21%	-23%	-35%	0%