



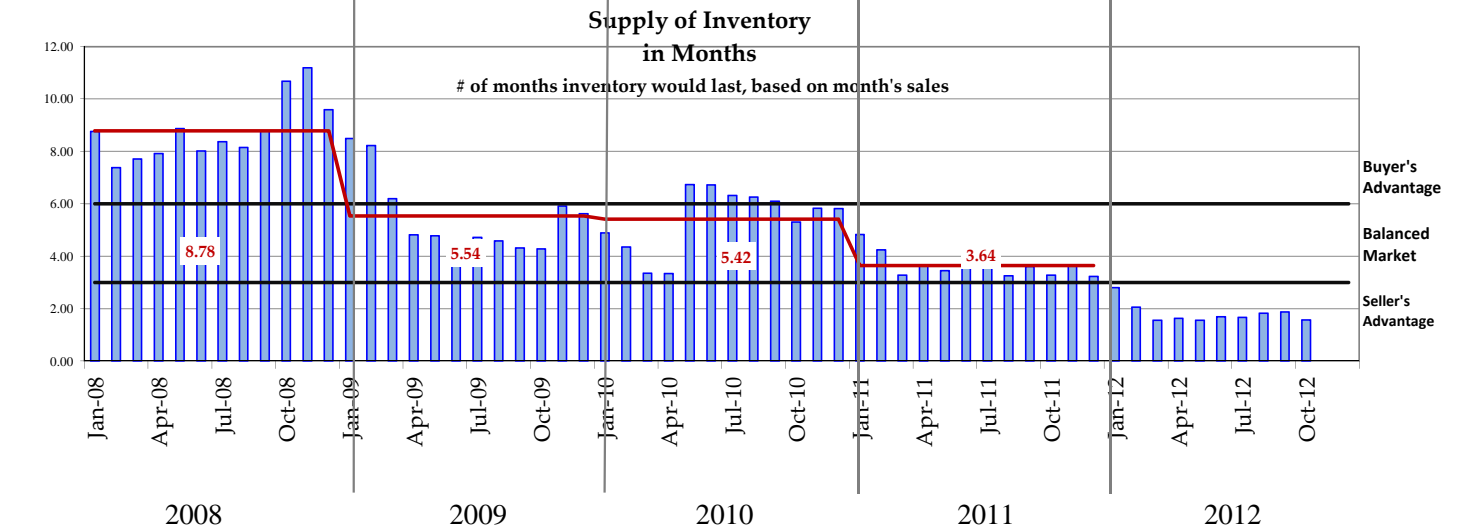
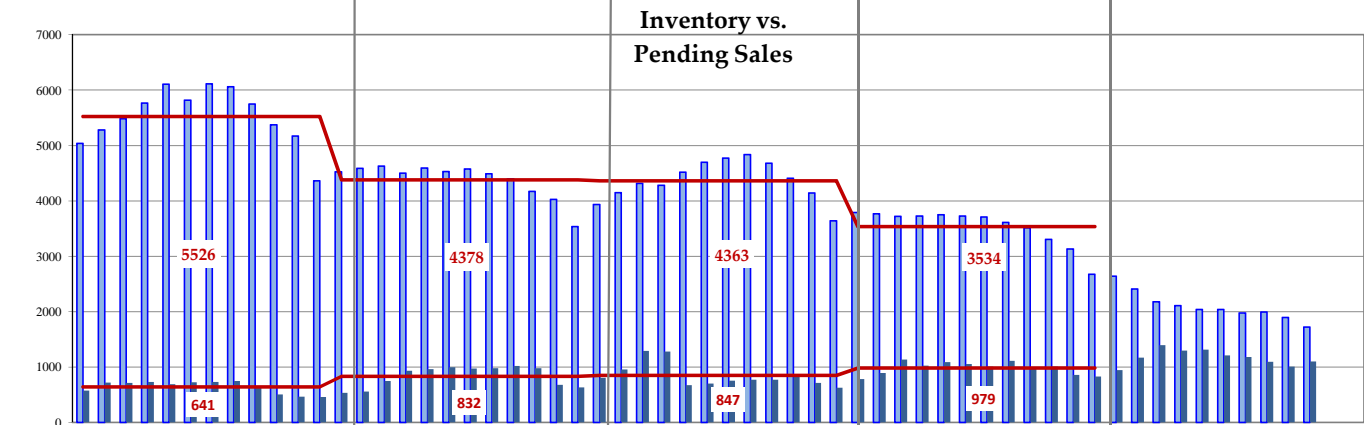
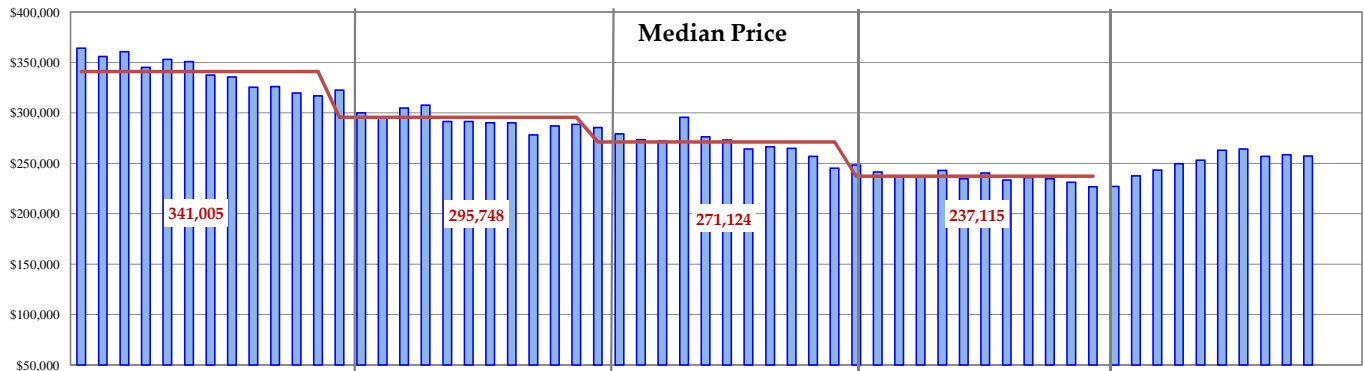
Snohomish County

NWMLS Areas

610-770

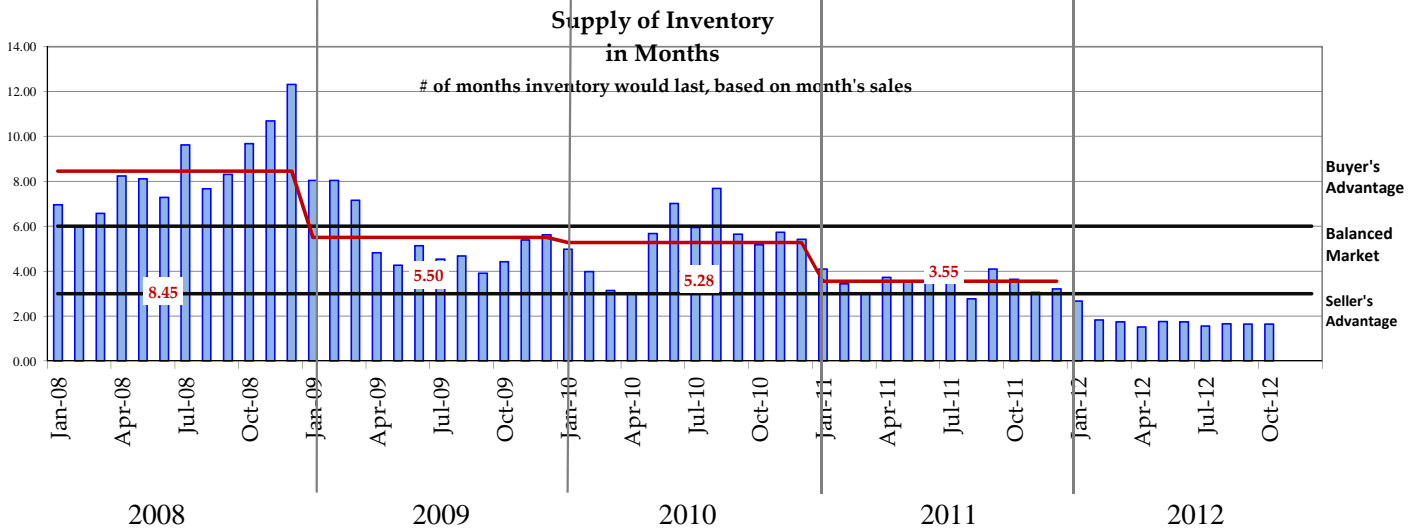
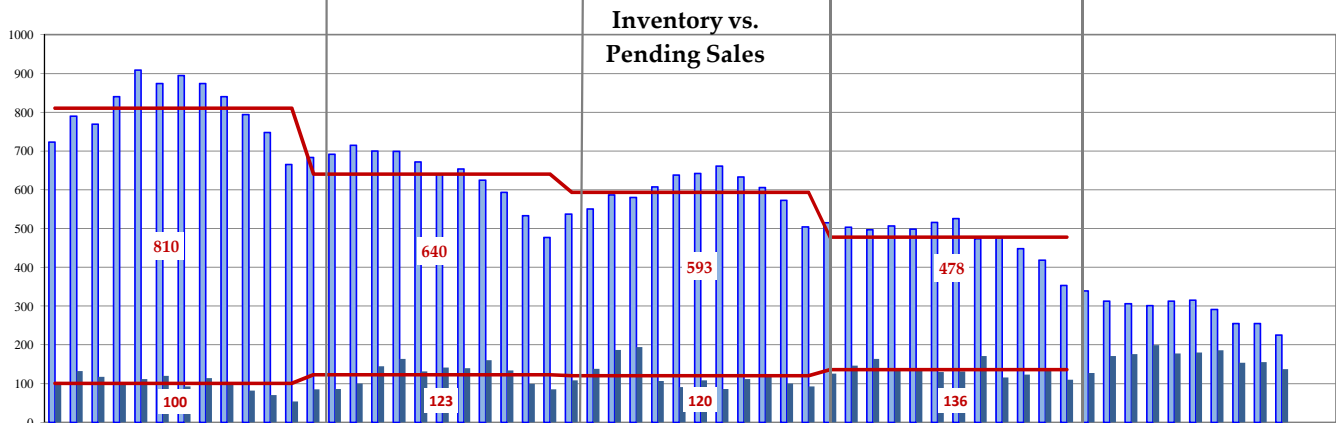
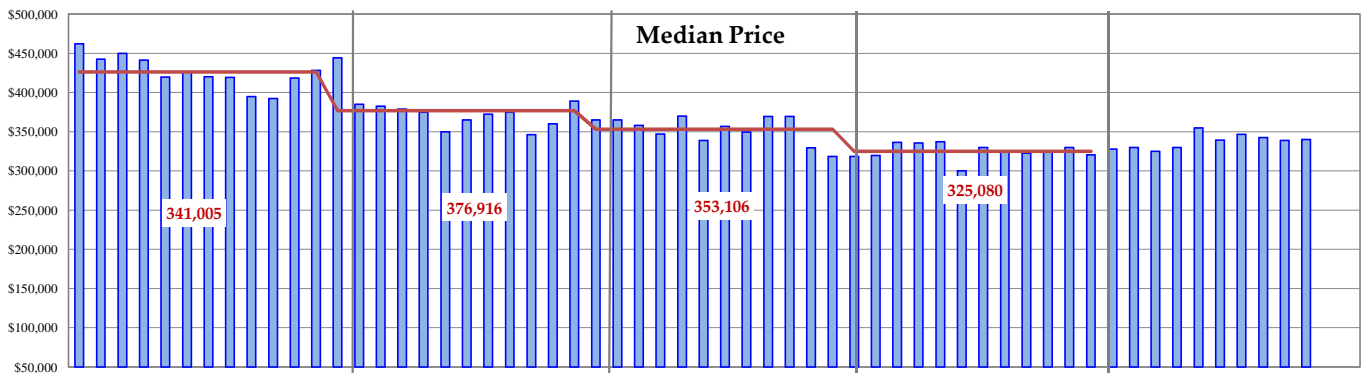
Residential Only

— 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
October	257,181	234,768	9.55%	1,719	3,301	-47.92%	1097	1006	9.05%
						YTD	11710	10063	16.37%

— Annual Average



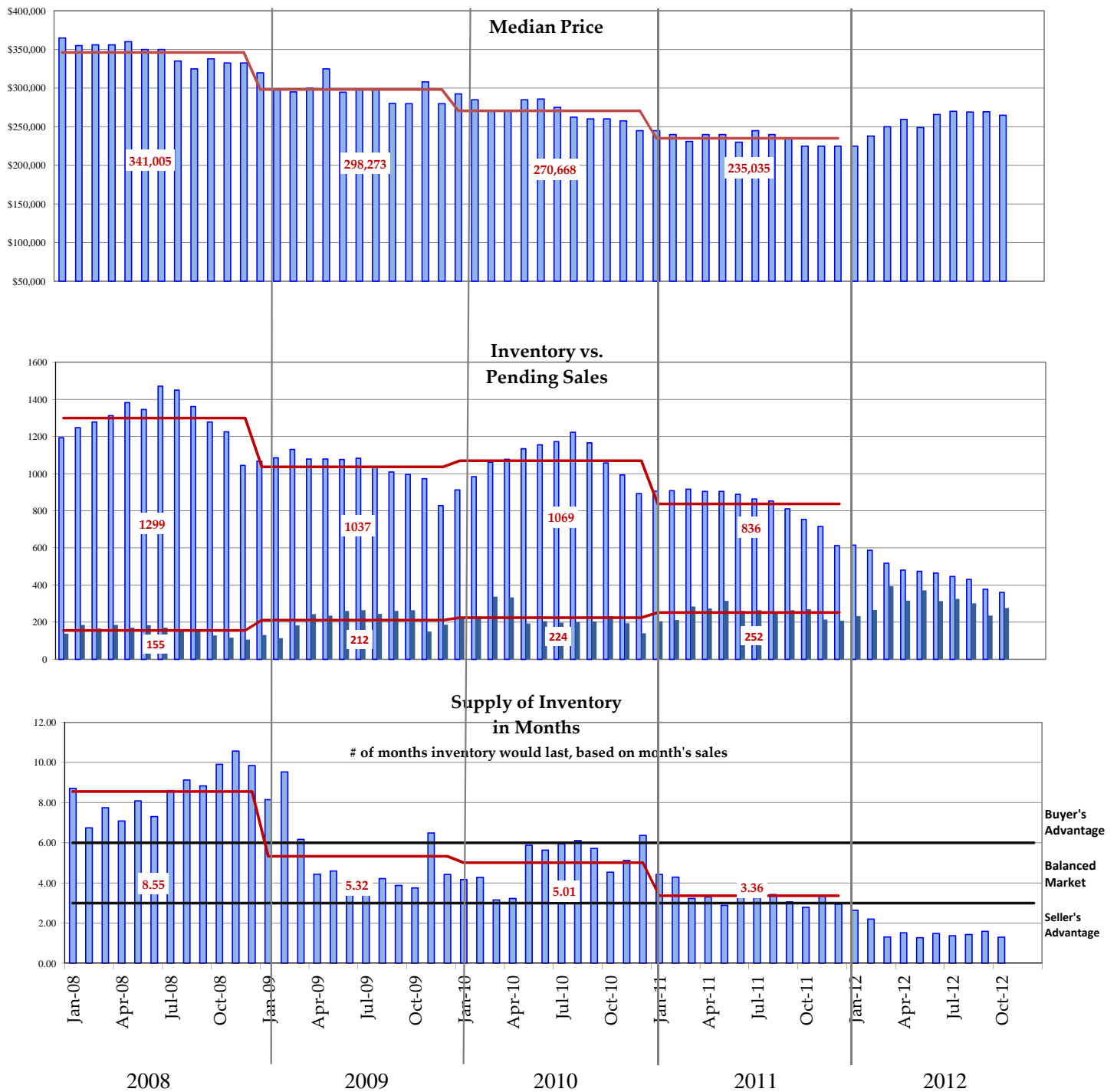
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
October	340,000	324,950	4.63%	225	448	-49.78%	137	123	11.38%
						YTD	1663	1383	20.25%

Annual Average



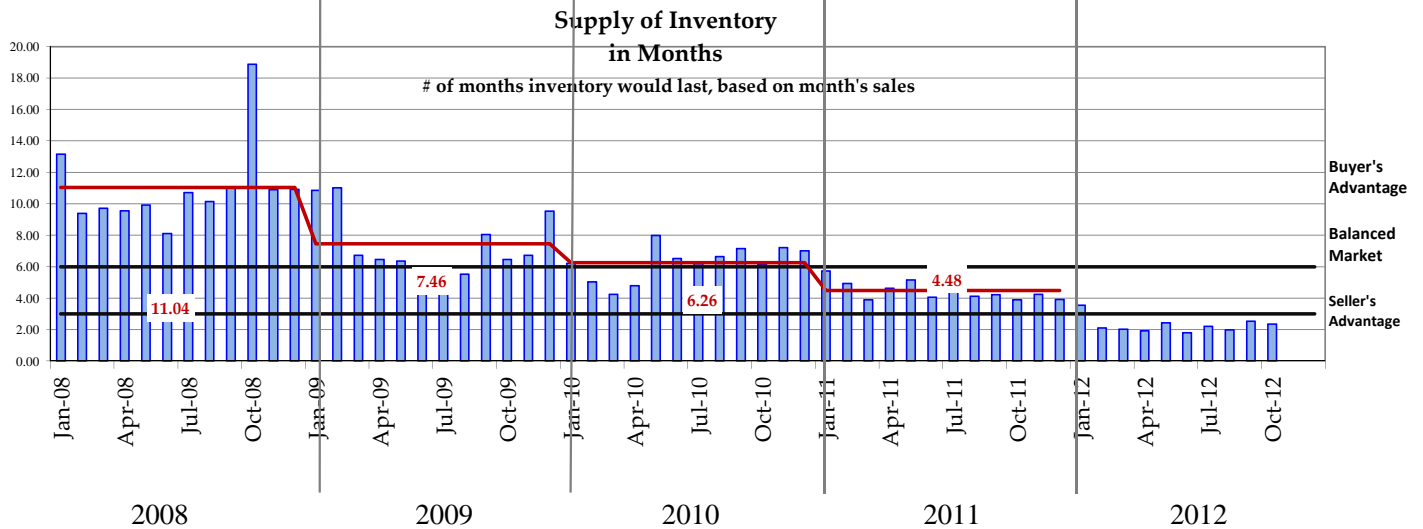
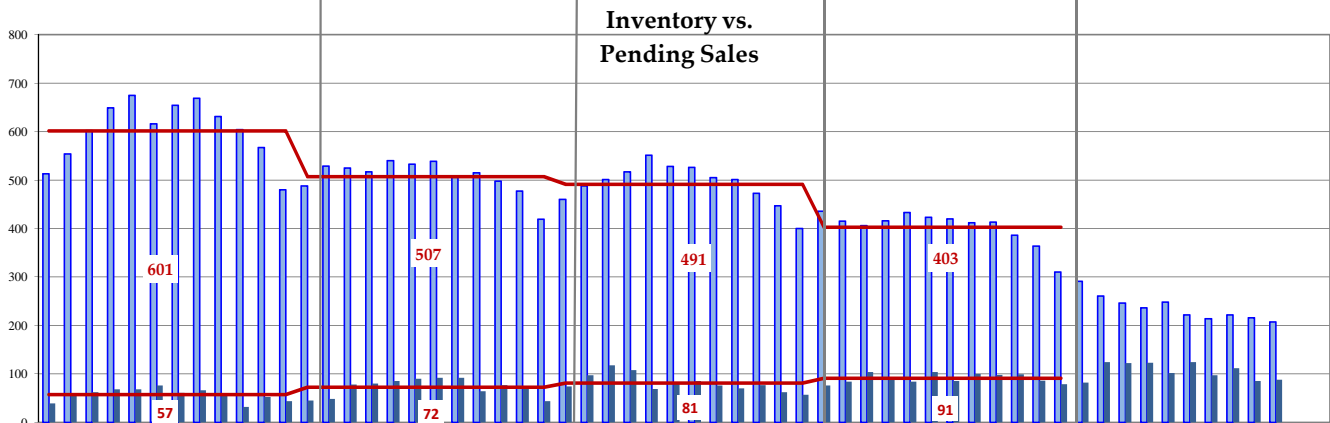
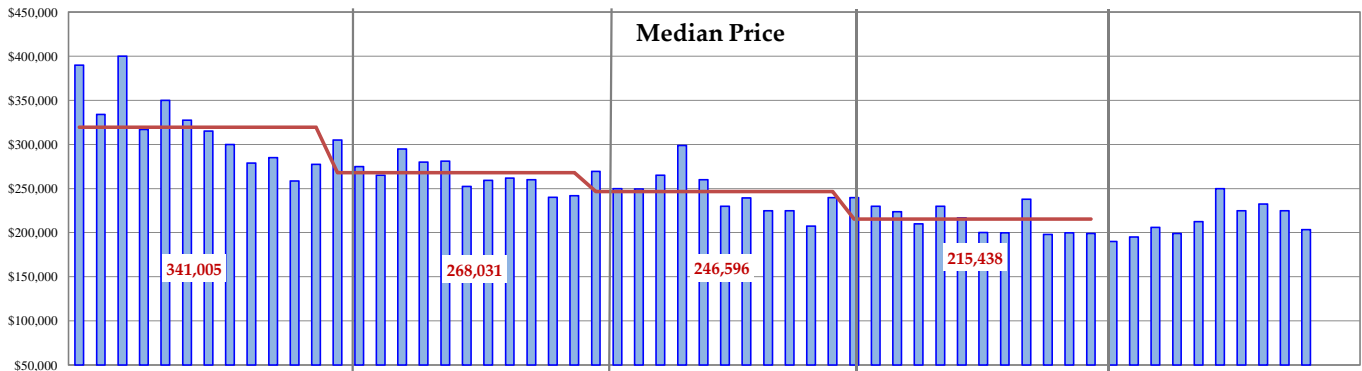
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
October	275,000	279,950	-1.77%	263	565	-53.45%	213	190	12.11%
						YTD	2162	1994	8.43%

— Annual Average



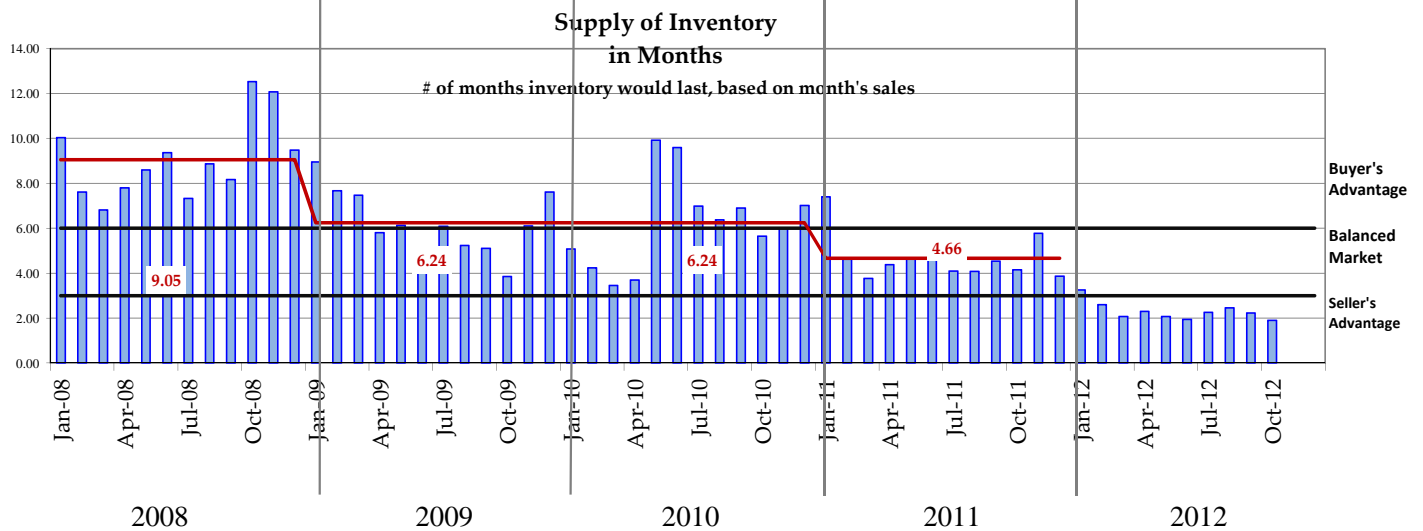
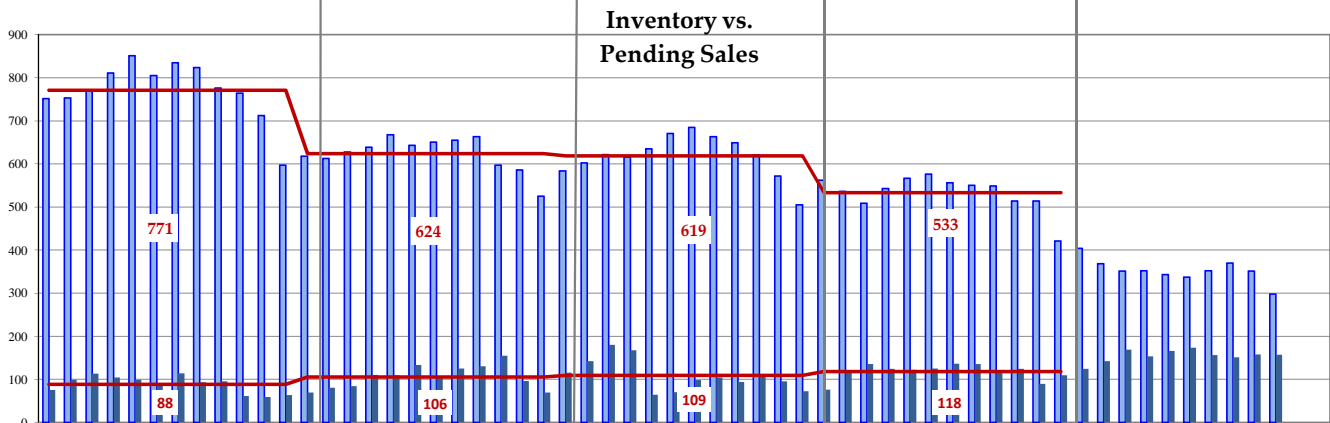
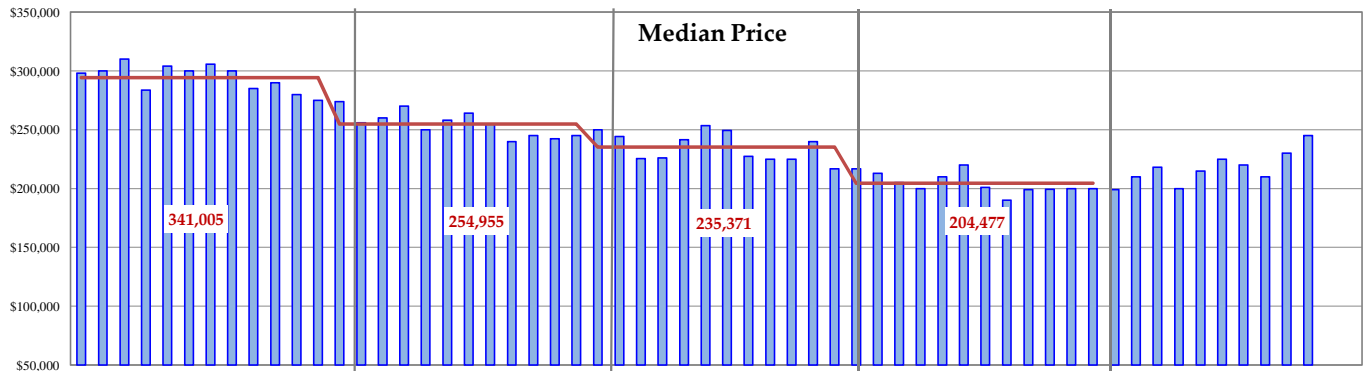
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
October	265,000	224,975	17.79%	360	754	-52.25%	276	270	2.22%
						YTD	3031	2597	16.71%

Annual Average



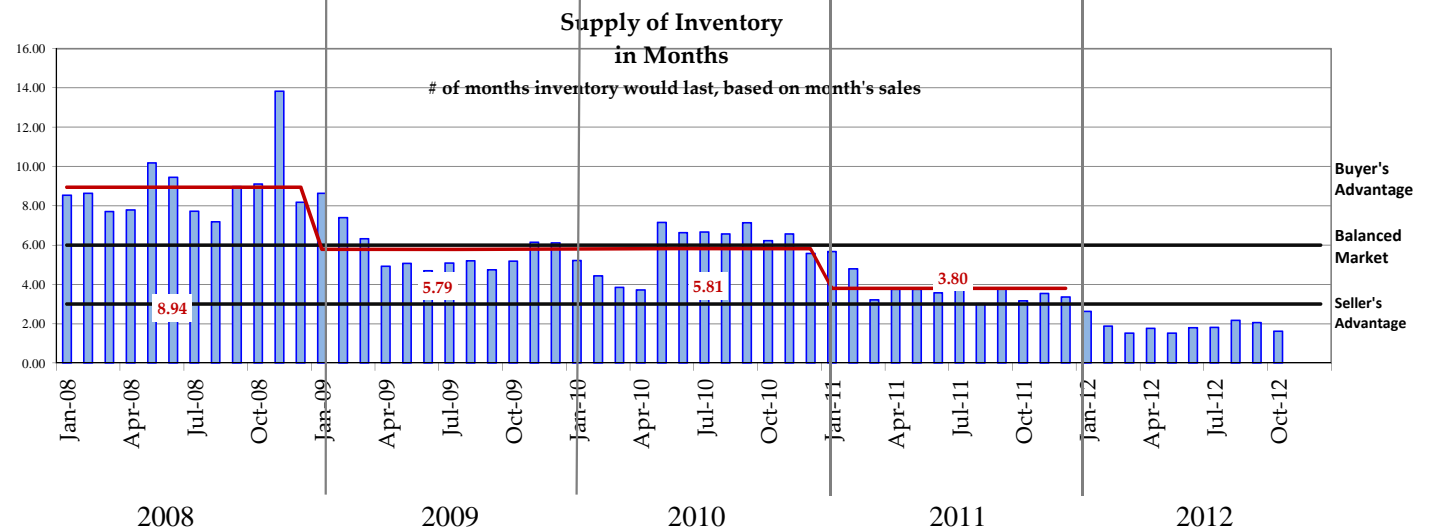
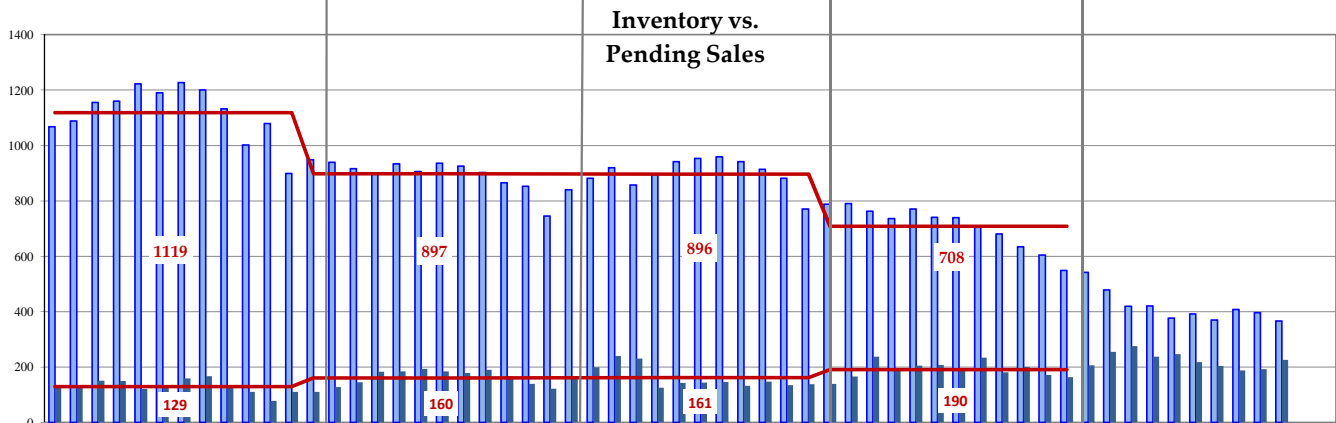
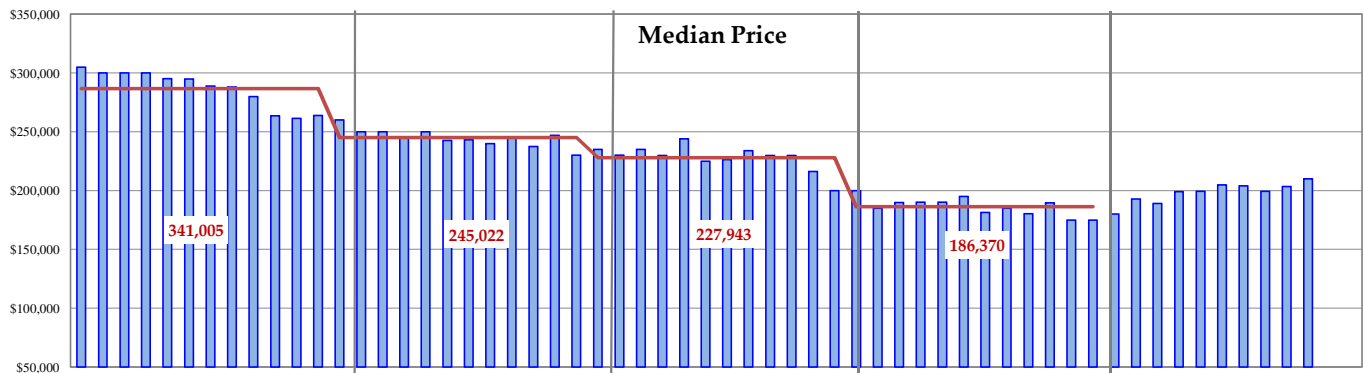
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
October	203,500	198,000	2.78%	207	386	-46.37%	88	99	-11.11%
						YTD	1059	924	14.61%

— 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
October	245,000	199,450	22.84%	298	514	-42.02%	157	124	26.61%
						YTD	1549	1214	27.59%

— 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
October	210,000	189,700	10.70%	366	634	-42.27%	226	200	13.00%
						YTD	2246	1951	15.12%

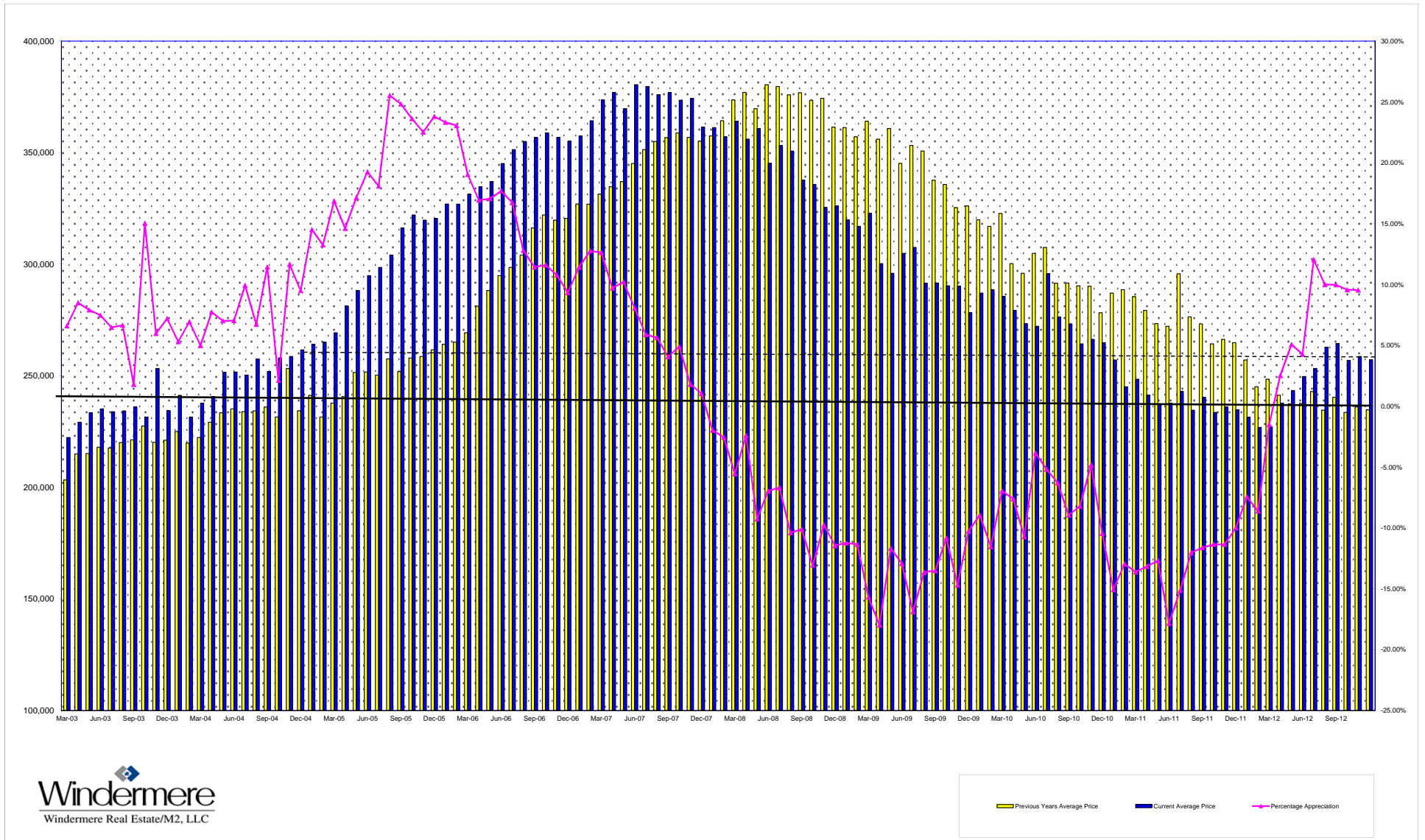
# NWMLS 610-770 Summary Report

## Residential Active and Pending Sales

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total For Entire Year		
2012	#of Active Listings	615	587	518	480	474	465	446	430	377	360		475	-45.44%		
	# of Pending Listings	233	266	394	316	371	313	325	301	236	276		3031	16.71%		
	Average Median Pending \$	227,089	237,695	243,420	249,700	253,294	262,826	264,409	256,911	258,652	257,181		255,103	7.40%		
	Months Supply of Inventory	2.6	2.2	1.3	1.5	1.3	1.5	1.4	1.4	1.6	1.3		1.6	1.6		
2011	#of Active Listings	906	909	916	905	905	888	863	853	810	754	715	613	871	836	A
	# of Pending Listings	205	212	284	274	314	260	264	249	265	270	214	208	2597	3019	T
	Average Median Pending \$	248,487	241,285	237,422	237,639	242,935	234,578	240,376	233,604	236,066	234,768	231,367	226,852	237,530	236,744	TA
	Months Supply of Inventory	4.4	4.3	3.2	3.3	2.9	3.4	3.3	3.4	3.1	2.8	3.3	2.9	3.4	3.3	TA
2010	#of Active Listings	912	984	1062	1077	1134	1155	1172	1223	1166	1058	993	892	1094	1069	A
	# of Pending Listings	219	230	337	333	193	205	197	200	204	233	194	140	2351	2685	T
	Average Median Pending \$	285,502	279,324	273,414	272,167	295,737	276,414	273,228	264,336	266,341	264,855	257,076	245,097	273,321	272,697	TA
	Months Supply of Inventory	4.2	4.3	3.2	3.2	5.9	5.6	5.9	6.1	5.7	4.5	5.1	6.4	4.7	4.8	TA
2009	#of Active Listings	1067	1086	1130	1079	1079	1076	1083	1034	1009	995	973	828	1064	1037	A
	# of Pending Listings	131	114	183	243	235	260	265	245	260	265	150	187	2201	2538	T
	Average Median Pending \$	322,764	300,245	295,934	304,875	307,579	291,495	291,608	290,358	290,146	278,274	287,087	288,612	293,771	291,552	TA
	Months Supply of Inventory	8.1	9.5	6.2	4.4	4.6	4.1	4.1	4.2	3.9	3.8	6.5	4.4	4.8	4.9	TA
2008	#of Active Listings	1194	1248	1278	1312	1382	1345	1471	1450	1361	1278	1225	1044	1332	1299	A
	# of Pending Listings	137	185	165	185	171	184	171	159	154	129	116	106	1640	1862	T
	Average Median Pending \$	364,118	356,080	360,828	345,215	353,214	350,770	337,652	335,725	325,402	326,161	319,889	317,007	347,992	341,433	TA
	Months Supply of Inventory	8.7	6.7	7.7	7.1	8.1	7.3	8.6	9.1	8.8	9.9	10.6	9.8	8.1	8.4	TA
2007	#of Active Listings	775	779	893	1057	1195	1258	1302	1377	1433	1385	1303	1074	1145	1153	A
	# of Pending Listings	243	283	303	318	304	325	291	220	141	165	155	160	2593	2908	T
	Average Median Pending \$	373,672	377,033	369,737	380,449	379,660	375,929	376,856	373,495	374,335	361,484	361,278	357,131	375,132	374,003	TA
	Months Supply of Inventory	3.2	2.8	2.9	3.3	3.9	3.9	4.5	6.3	10.2	8.4	8.4	6.7	4.4	4.8	TA
2006	#of Active Listings	682	672	689	659	727	824	876	856	914	861	839	648	776	771	A
	# of Pending Listings	263	325	425	419	387	377	330	333	273	289	196	178	3421	3795	T
	Average Median Pending \$	331,411	334,755	337,025	345,173	351,361	355,026	356,759	358,899	356,875	355,110	357,547	364,300	353,194	355,068	TA
	Months Supply of Inventory	2.6	2.1	1.6	1.6	1.9	2.2	2.7	2.6	3.3	3.0	4.3	3.6	2.3	2.4	TA
2005	#of Active Listings	626	664	602	601	691	667	726	775	787	771	699	597	691	684	A
	# of Pending Listings	249	354	472	424	407	511	444	429	373	346	303	249	4009	4561	T
	Average Median Pending \$	269,282	281,206	288,224	294,877	298,563	304,140	316,250	322,088	319,766	320,558	326,996	326,952	301,352	310,195	TA
	Months Supply of Inventory	2.5	1.9	1.3	1.4	1.7	1.3	1.6	1.8	2.1	2.2	2.3	2.4	1.7	1.8	TA
2004	#of Active Listings	862	800	786	791	791	793	430	829	809	790	720	553	768	746	A
	# of Pending Listings	218	332	413	410	423	365	331	333	325	336	290	268	3486	4044	T
	Average Median Pending \$	237,775	240,630	251,475	251,693	250,333	257,560	251,900	257,999	258,654	261,625	264,108	265,100	251,797	254,730	TA
	Months Supply of Inventory	4.0	2.4	1.9	1.9	1.9	2.2	1.3	2.5	2.5	2.4	2.5	2.1	2.2	2.2	TA
2003	#of Active Listings	984	1007	961	941	1009	1006	988	1000	979	967	865	739	984	954	A
	# of Pending Listings	256	273	356	379	328	335	400	319	297	295	227	205	3238	3670	T
	Average Median Pending \$	222,347	229,201	233,430	235,188	233,894	234,287	236,004	231,500	253,287	234,295	241,219	231,500	234,091	234,091	TA
	Months Supply of Inventory	3.8	3.7	2.7	2.5	3.1	3.0	2.5	3.1	3.3	3.3	3.8	3.6	3.0	3.1	TA
2002	#of Active Listings	848	872	872	342	860	895	972	1011	988	981	974	855	864	873	A
	# of Pending Listings	212	242	264	284	306	226	250	297	247	234	225	199	2562	2986	T
	Average Median List Price	203,312	255,231	215,141	217,943	217,619	220,046	221,279	227,437	220,181	221,098	225,025	219,847	220,114	220,114	TA
	Months Supply of Inventory	4.0	3.6	3.3	1.2	2.8	4.0	3.9	3.4	4.0	4.2	4.3	4.3	3.4	3.5	TA



# Snohomish County Historical Appreciation Graph



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>October 2012</u>	<u>October 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.57	3.28	-1.71	-52.2%
Total Active Listings	1719	3301	-1582	-47.9%
Average Active List Price	\$392,614	\$343,669	\$48,945	14.2%
Average Active Market Time	113	127	-14	-11.0%
Pending (Month to date)	1097	1006	91	9.0%
Number of Closed Sales (YTD)	7554	6381	1173	18.4%
Average Closed Sales Price (YTD)	\$283,472	\$258,528	\$24,944	9.6%

CONDOMINIUM				
	<u>October 2012</u>	<u>October 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.06	3.38	-2.32	-68.7%
Total Active Listings	241	744	-503	-67.6%
Average Active List Price	\$210,349	\$189,369	\$20,980	11.1%
Average Active Market Time	111	128	-17	-13.3%
Pending (Month to date)	228	220	8	3.6%
Number of Closed Sales (YTD)	1379	1283	96	7.5%
Average Closed Sale Price (YTD)	\$165,366	\$183,794	-\$18,428	-10.0%

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

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 10/31/2012 by List Price	Months Supply of Inventory *	YTD % of the Market	
\$0 to \$199,999	182	205	222	199	224	220	210	205	237	185			2,089	310	1.68	29.90%	\$0 to \$199,999
\$200,000 to \$299,999	126	172	223	230	273	298	280	256	288	281			2,427	435	1.55	34.74%	\$200,000 to \$299,999
\$300,000 to \$399,999	80	106	138	105	176	185	207	194	177	149			1,517	378	2.54	21.71%	\$300,000 to \$399,999
\$400,000 to \$499,999	15	31	50	32	64	64	79	65	66	56			522	216	3.86	7.47%	\$400,000 to \$499,999
\$500,000 to \$599,999	10	8	20	24	31	35	27	26	47	22			250	105	4.77	3.58%	\$500,000 to \$599,999
\$600,000 to \$699,999	1	2	10	14	12	17	10	6	11	12			95	63	5.25	1.36%	\$600,000 to \$699,999
\$700,000 to \$799,999	1	1	5	1	1	6	4	9	2	4			34	48	12.00	0.49%	\$700,000 to \$799,999
\$800,000 to \$899,999	2	1	1	2	1	3	3	4	3	1			21	22	22.00	0.30%	\$800,000 to \$899,999
\$900,000 to \$999,999	-	-	1	1	-	1	2	1	2	-			8	13		0.11%	\$900,000 to \$999,999
\$1,000,000 to \$1,249,999	2	-	-	1	1	1	1	-	2	3			11	16	5.33	0.16%	\$1,000,000 to \$1,249,999
1,250,000 and up	1	1	3	-	1	1	1	3	2	-			13	41		0.19%	\$1,250,000 and up
Totals	420	527	673	609	784	831	824	769	837	713	-	-	6,987	1,647	2.31	100.00%	Totals

2011																	
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 10/31/11 by List Price	Months Supply of Inventory *	YTD % of the Market	
\$0 to \$199,999	98	110	194	188	172	214	204	234	223	243	209	226	1,637	937	3.86	31.53%	\$0 to \$199,999
\$200,000 to \$299,999	145	166	213	217	215	229	232	250	240	225	217	232	1,907	952	4.23	36.73%	\$200,000 to \$299,999
\$300,000 to \$399,999	67	61	113	95	94	119	115	162	121	98	113	116	947	620	6.33	18.24%	\$300,000 to \$399,999
\$400,000 to \$499,999	26	26	43	29	38	60	47	63	50	46	46	46	382	290	6.30	7.36%	\$400,000 to \$499,999
\$500,000 to \$599,999	11	16	26	22	24	20	17	31	30	19	26	15	197	163	8.58	3.79%	\$500,000 to \$599,999
\$600,000 to \$699,999	6	7	7	12	7	10	3	2	5	8	7	9	59	75	9.38	1.14%	\$600,000 to \$699,999
\$700,000 to \$799,999	2	2	7	1	7	9	4	3	1	4	5	3	36	42	10.50	0.69%	\$700,000 to \$799,999
\$800,000 to \$899,999	-	2	-	2	1	2	2	1	1	1	1	-	11	40	40.00	0.21%	\$800,000 to \$899,999
\$900,000 to \$999,999	1	1	-	1	-	-	1	1	-	-	3	1	5	26		0.10%	\$900,000 to \$999,999
\$1,000,000 to \$1,249,999	1	-	-	1	-	-		2	1	-	1	1	5	19		0.10%	\$1,000,000 to \$1,249,999
1,250,000 and up	-	2	1	-	-	1		1	1	-	2	1	6	61		0.12%	\$1,250,000 and up
Totals	357	393	604	568	558	664	625	750	673	644	630	650	5,192	3,225	5.01	100.00%	Totals

% 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	86%	86%	14%	6%	30%	3%	3%	-12%	6%	-24%			28%	-67%	-57%	-5%	\$0 to \$199,999
\$200,000 to \$299,999	-13%	4%	5%	6%	27%	30%	21%	2%	20%	25%			27%	-54%	-63%	-5%	\$200,000 to \$299,999
\$300,000 to \$399,999	19%	74%	22%	11%	87%	55%	80%	20%	46%	52%			60%	-39%	-60%	19%	\$300,000 to \$399,999
\$400,000 to \$499,999	-42%	19%	16%	10%	68%	7%	68%	3%	32%	22%			37%	-26%	-39%	2%	\$400,000 to \$499,999
\$500,000 to \$599,999	-9%	-50%	-23%	9%	29%	75%	59%	-16%	57%	16%			27%	-36%	-44%	-6%	\$500,000 to \$599,999
\$600,000 to \$699,999	-83%	-71%	43%	17%	71%	70%	233%	200%	120%	50%			61%	-16%	-44%	20%	\$600,000 to \$699,999
\$700,000 to \$799,999	-50%	-50%	-29%	0%	-86%	-33%	0%	200%	100%	0%			-6%	14%	14%	-30%	\$700,000 to \$799,999
\$800,000 to \$899,999		-50%		0%	0%	50%		300%	200%	0%			91%	-45%	-45%	42%	\$800,000 to \$899,999
\$900,000 to \$999,999				0%			100%						60%	-50%		19%	\$900,000 to \$999,999
\$1,000,000 to \$1,249,999	100%			0%					100%				120%	-16%		63%	\$1,000,000 to \$1,249,999
1,250,000 and up			200%			0%		200%	100%				117%	-33%		61%	\$1,250,000 and up
Totals	18%	34%	11%	7%	0%	25%	32%	3%	24%	11%			35%	-49%	-54%	0%	Totals

\* 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.