



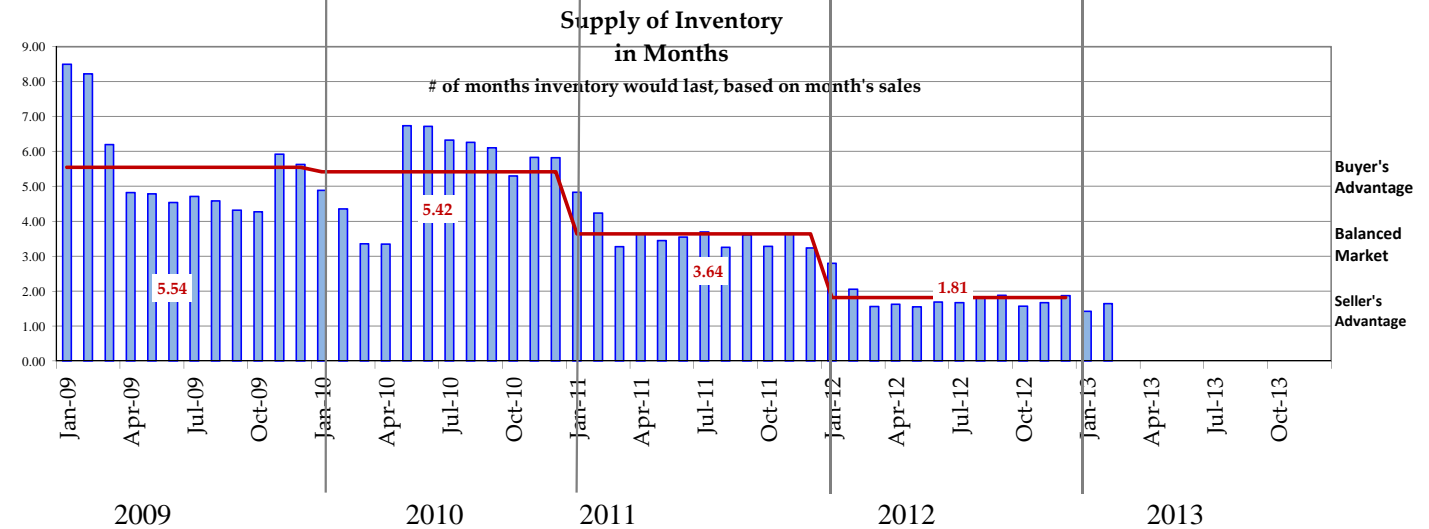
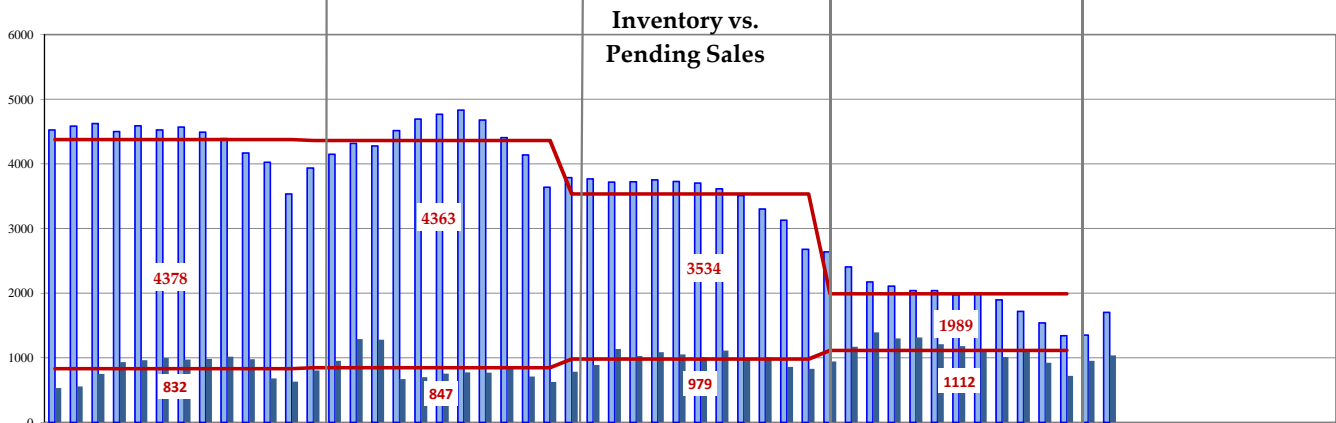
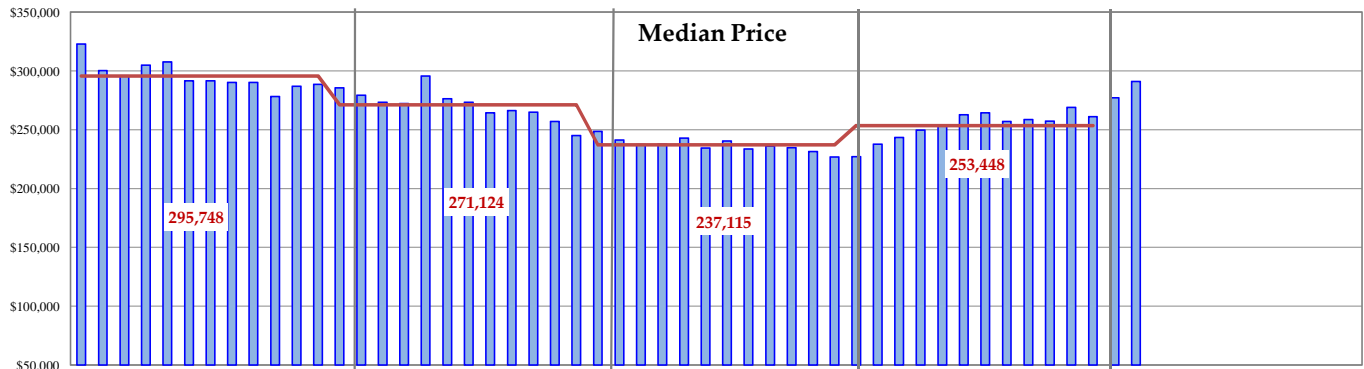
Snohomish County

NWMLS Areas

610-770

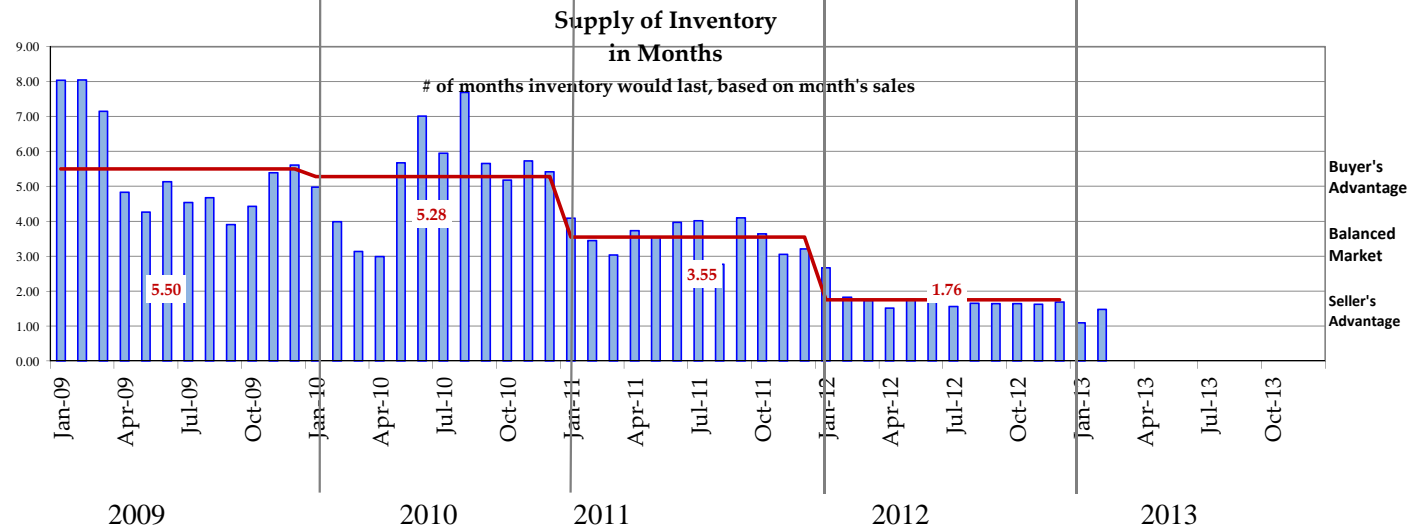
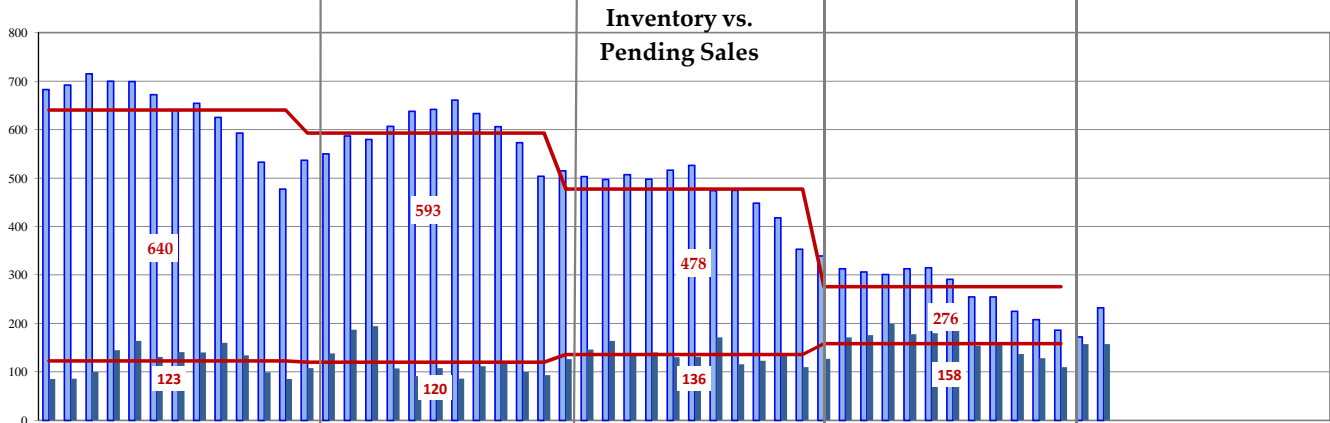
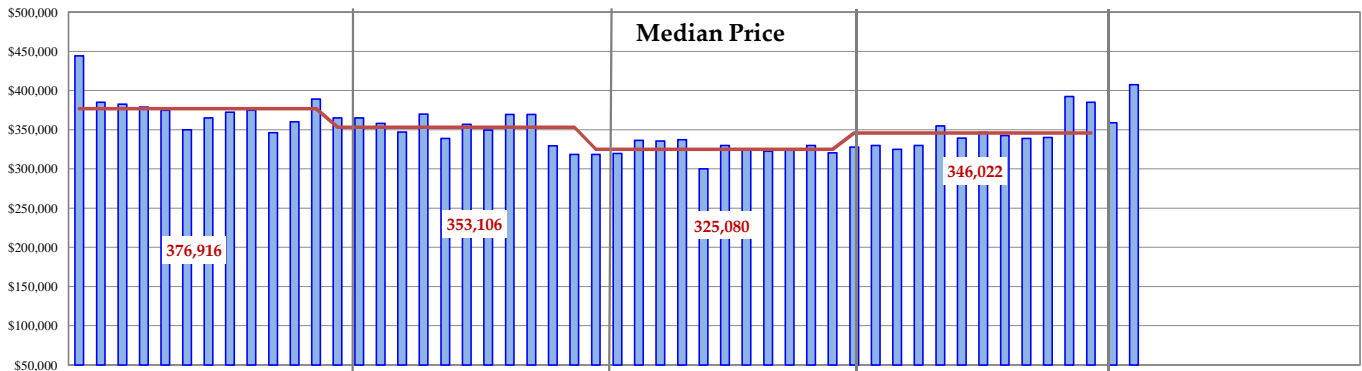
Residential Only

— Annual Average



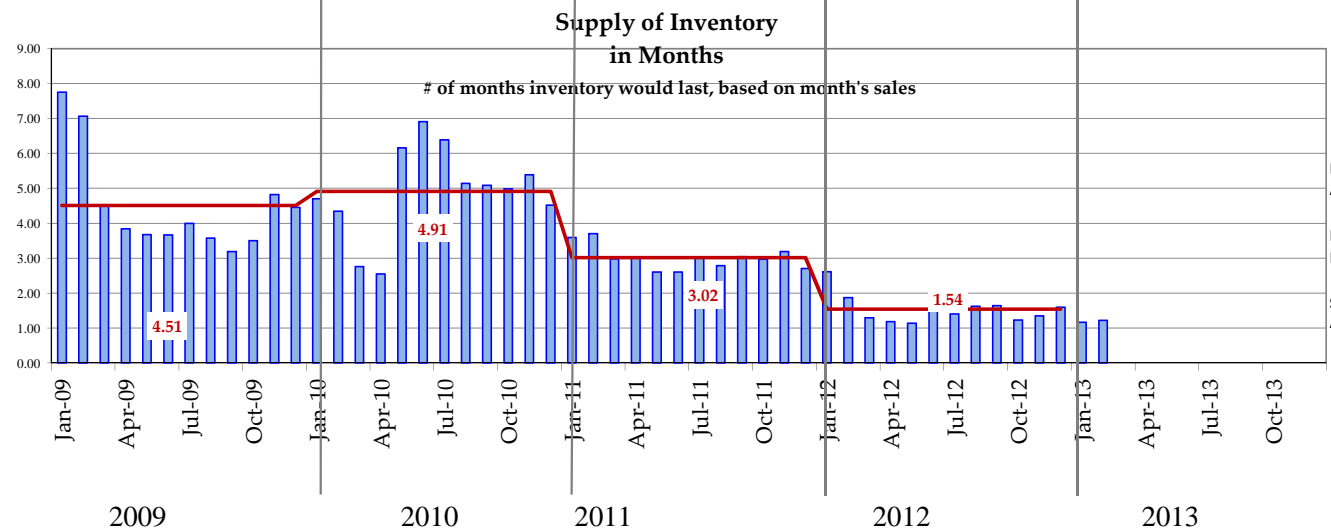
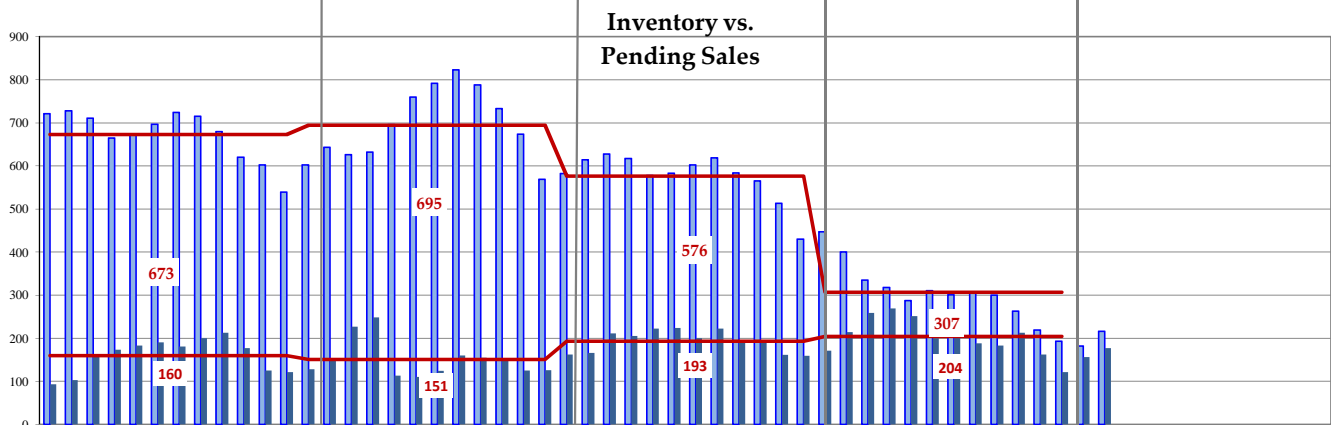
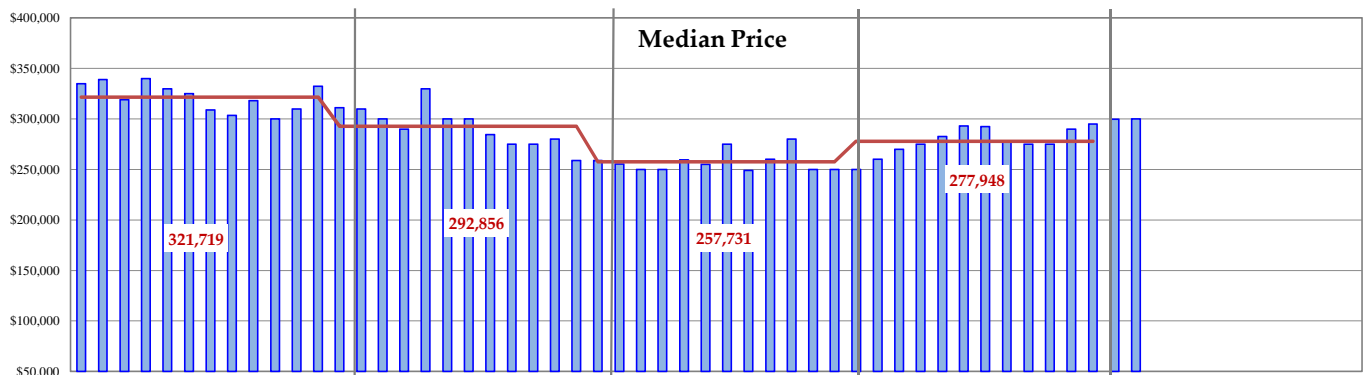
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	291,002	237,695	22.43%	1,703	2,407	-29.25%	1034	1171	-11.70%
						YTD	1034	2114	-51.09%

— Annual Average



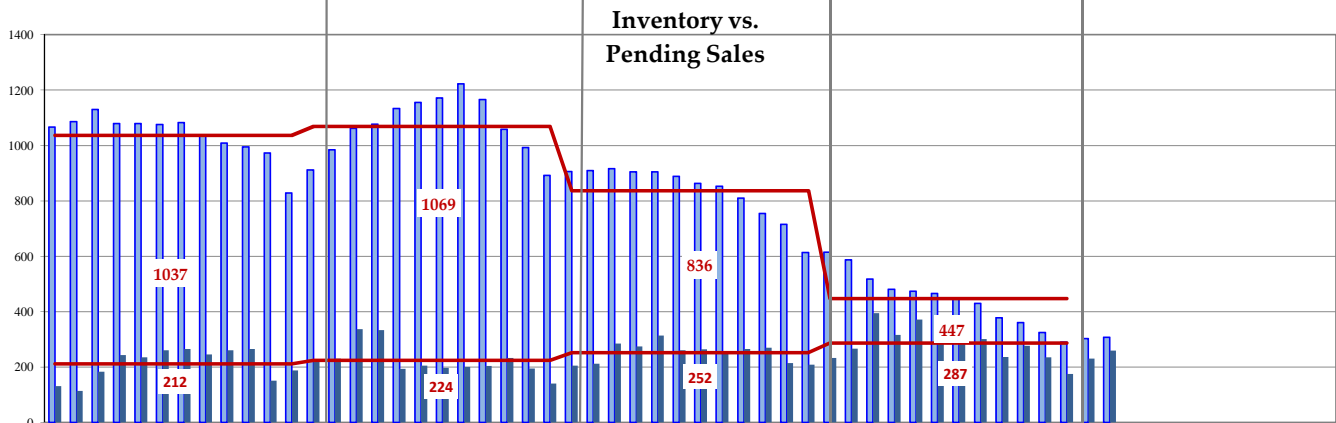
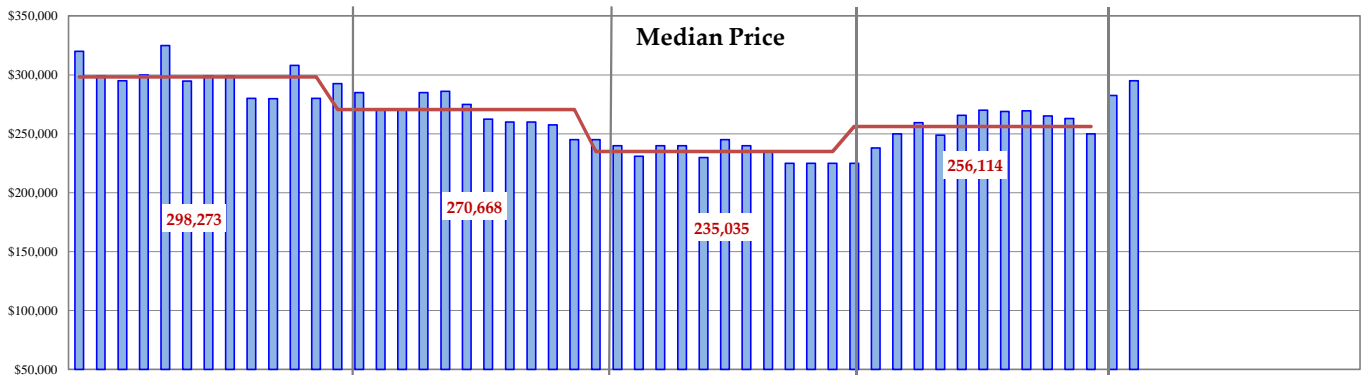
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	407,450	329,990	23.47%	232	313	-25.88%	157	171	-8.19%
						YTD	157	298	-47.32%

— Annual Average



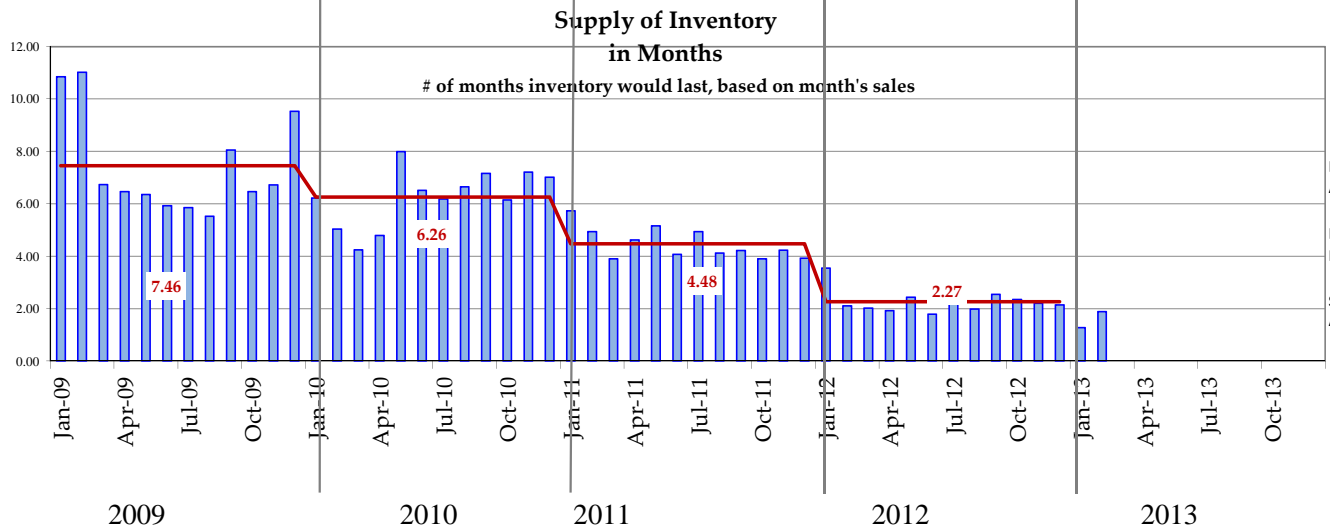
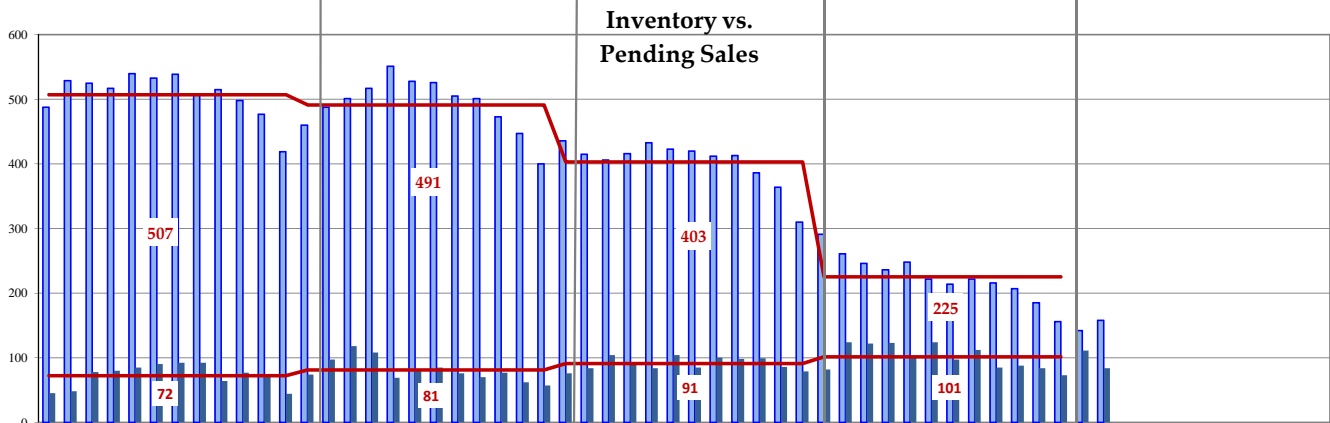
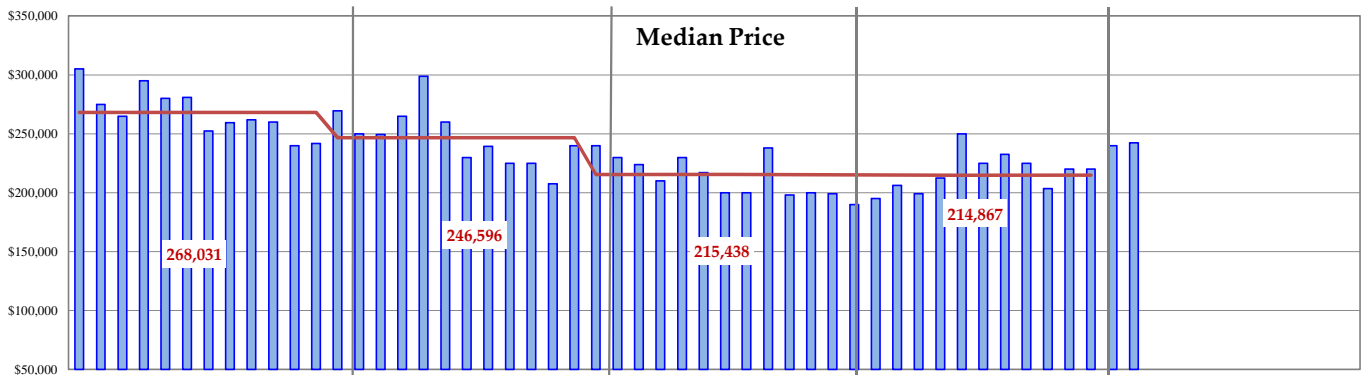
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	299,900	260,000	15.35%	216	400	-46.00%	177	214	-17.29%
						YTD	333	385	-13.51%

— Annual Average



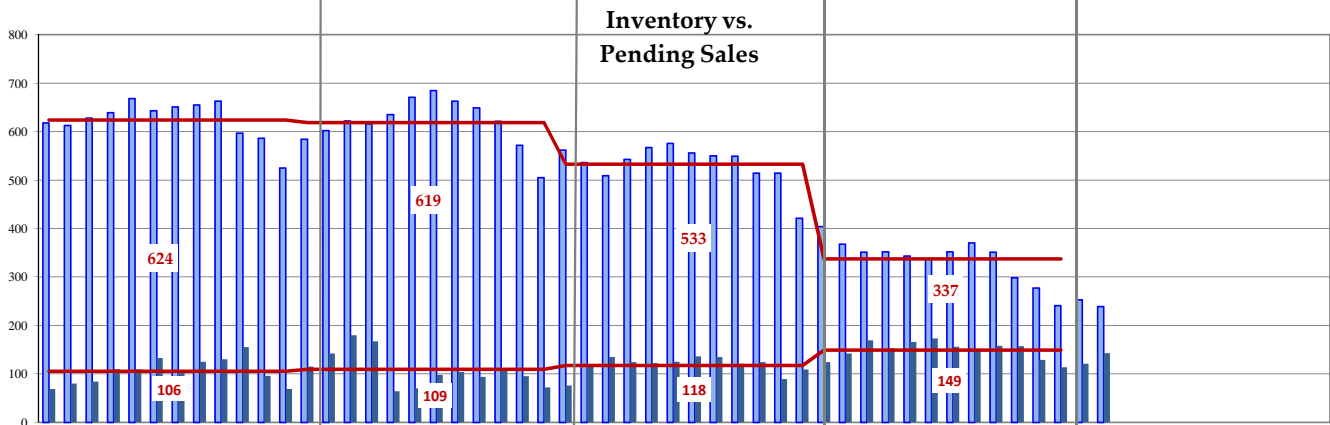
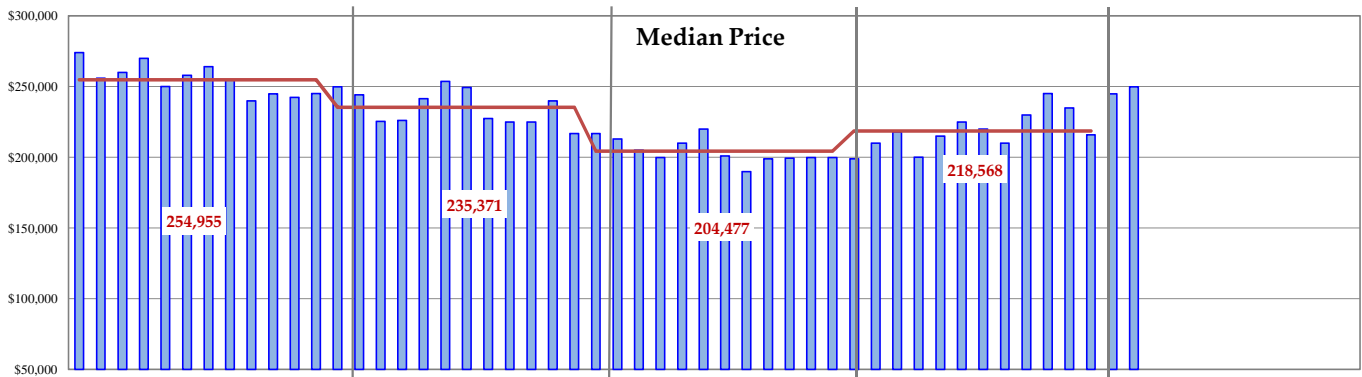
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	295,000	237,950	23.98%	307	587	-47.70%	259	266	-2.63%
						YTD	489	499	-2.00%

— Annual Average



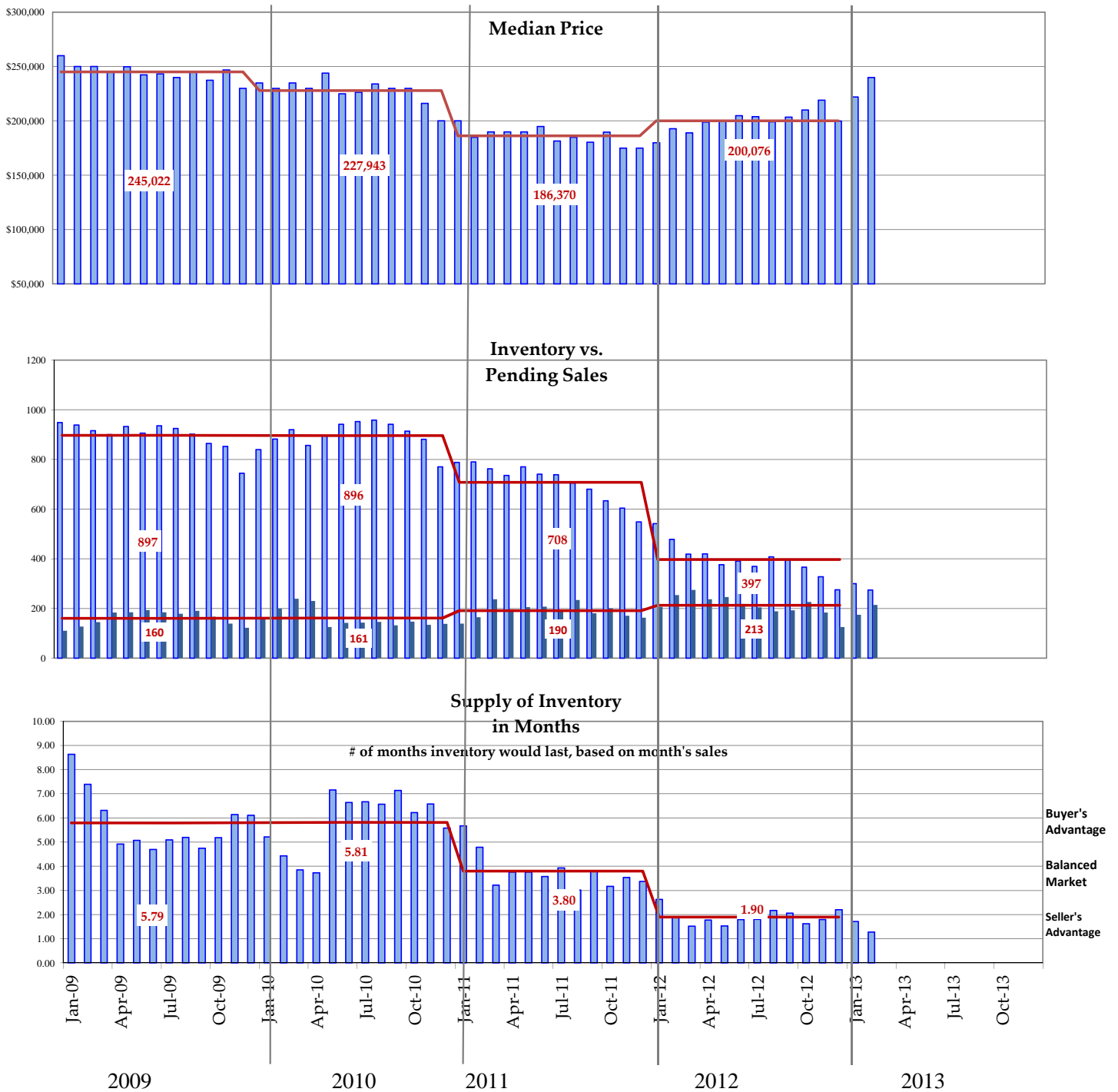
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	242,225	195,000	24.22%	158	261	-39.46%	84	124	-32.26%
						YTD	195	206	-5.34%

— 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
February	249,950	209,950	19.05%	239	368	-35.05%	143	142	0.70%
						YTD	264	266	-0.75%

— 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
February	239,950	192,852	24.42%	274	478	-42.68%	214	254	-15.75%
						YTD	389	460	-15.43%

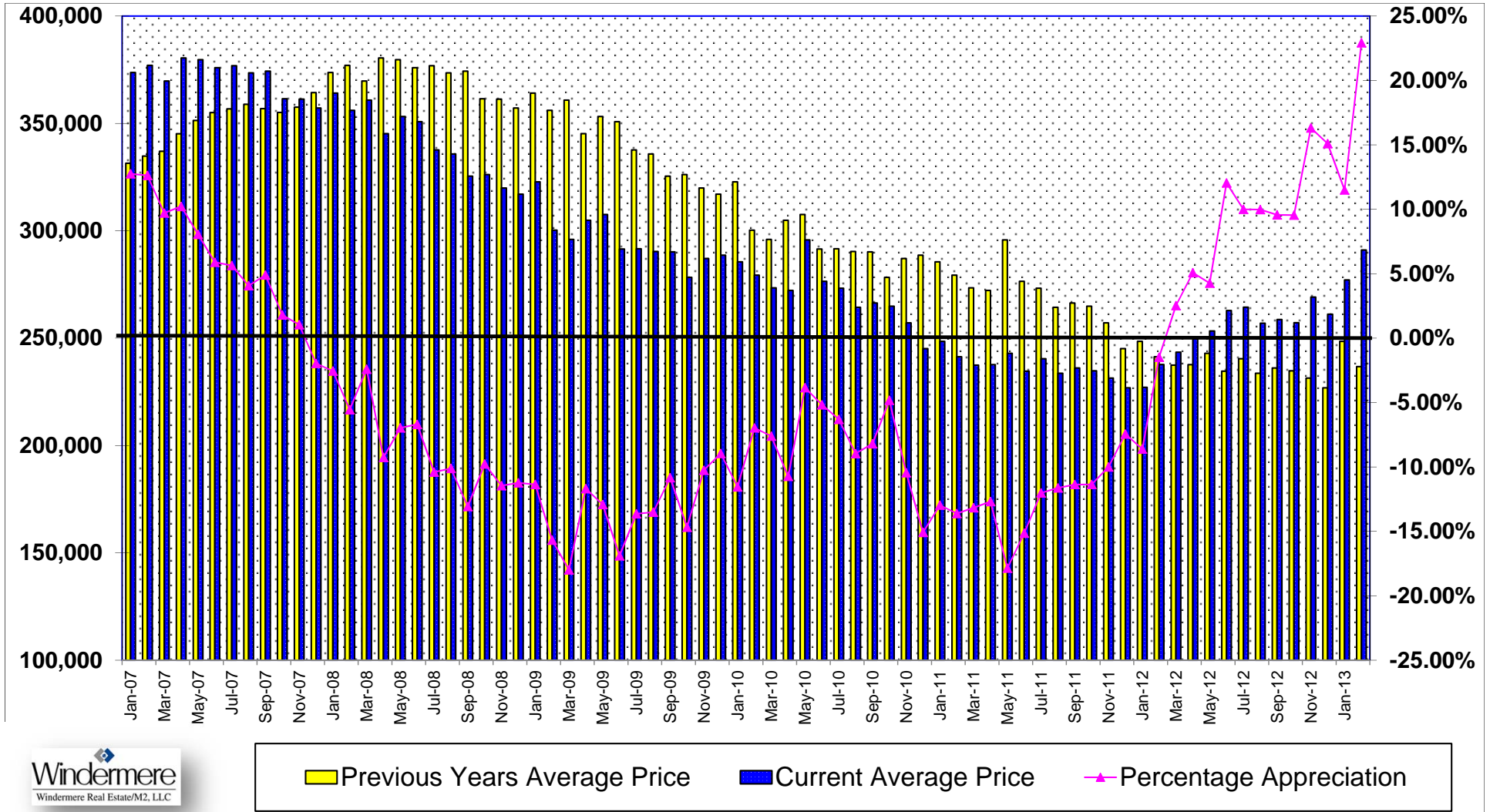
NWMLS 610-770 Summary Report

Residential Active and Pending Sales

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Entire Year		
2013	#of Active Listings	1351	1341										1346	-46.64%	A	
	# of Pending Listings	950	1034										1984	-6.15%	T	
	Average Median Pending \$	277,047	291,002										284,025	22.22%	TA	
	Months Supply of Inventory	1.4	1.3										1.4	1.4	TA	
2012	#of Active Listings	2638	2407	2175	2107	2041	2040	1973	1990	1895	1719	1541	1341	2523	1989	A
	# of Pending Listings	943	1171	1395	1297	1314	1208	1182	1094	1009	1097	921	718	2114	13349	T
	Average Median Pending \$	227,089	237,695	243,420	249,700	253,294	262,826	264,409	256,911	258,652	257,181	269,102	261,100	232,392	257,046	TA
	Months Supply of Inventory	2.8	2.1	1.6	1.6	1.6	1.7	1.7	1.8	1.9	1.6	1.7	1.9	2.4	1.8	TA
2011	#of Active Listings	3789	3767	3719	3724	3751	3727	3706	3613	3511	3301	3128	2676	3778	3534	A
	# of Pending Listings	784	889	1135	1025	1087	1050	1004	1111	972	1006	858	828	1673	11749	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	244,886	236,744	TA
	Months Supply of Inventory	4.8	4.2	3.3	3.6	3.5	3.5	3.7	3.3	3.6	3.3	3.6	3.2	4.5	3.6	TA
2010	#of Active Listings	3935	4149	4318	4279	4518	4694	4770	4834	4679	4405	4140	3640	4042	4363	A
	# of Pending Listings	805	954	1288	1280	671	699	755	772	767	831	710	626	1759	10158	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	282,413	272,697	TA
	Months Supply of Inventory	4.9	4.3	3.4	3.3	6.7	6.7	6.3	6.3	6.1	5.3	5.8	5.8	4.6	5.2	TA
2009	#of Active Listings	4526	4587	4625	4500	4592	4527	4573	4491	4394	4168	4024	3533	4557	4378	A
	# of Pending Listings	533	558	747	934	960	997	970	980	1017	975	680	628	1091	9979	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	311,505	291,552	TA
	Months Supply of Inventory	8.5	8.2	6.2	4.8	4.8	4.5	4.7	4.6	4.3	4.3	5.9	5.6	8.4	5.3	TA
2008	#of Active Listings	5037	5283	5484	5763	6104	5819	6111	6058	5749	5371	5170	4362	5160	5526	A
	# of Pending Listings	575	716	711	728	688	726	730	744	655	503	462	455	1291	7693	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	360,099	341,433	TA
	Months Supply of Inventory	8.8	7.4	7.7	7.9	8.9	8.0	8.4	8.1	8.8	10.7	11.2	9.6	8.0	8.6	TA
2007	#of Active Listings	3547	3655	4036	4502	4988	5382	5532	5922	5968	5822	5422	4617	3601	4949	A
	# of Pending Listings	910	1124	1260	1274	1244	1117	1086	923	703	699	610	525	2034	11475	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	375,352	374,003	TA
	Months Supply of Inventory	3.9	3.3	3.2	3.5	4.0	4.8	5.1	6.4	8.5	8.3	8.9	8.8	3.5	5.2	TA
2006	#of Active Listings	2792	2791	2902	2976	3255	3483	3688	3804	4055	3993	3775	3128	2792	3387	A
	# of Pending Listings	998	1187	1573	1526	1514	1460	1316	1321	1131	1133	877	763	2185	14799	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	333,083	355,068	TA
	Months Supply of Inventory	2.8	2.4	1.8	2.0	2.1	2.4	2.8	2.9	3.6	3.5	4.3	4.1	2.6	2.7	TA
2005	#of Active Listings	2762	2755	2662	2570	2734	2747	3012	3039	3163	3163	2832	2447	2759	2824	A
	# of Pending Listings	981	1271	1604	1538	1534	1705	1554	1688	1362	1246	1142	836	2252	16461	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	275,244	310,195	TA
	Months Supply of Inventory	2.8	2.2	1.7	1.7	1.8	1.6	1.9	1.8	2.3	2.5	2.5	2.9	2.4	2.1	TA
2004	#of Active Listings	3411	3422	3371	3318	3436	3533	1707	3525	3417	3250	3016	2353	3417	3147	A
	# of Pending Listings	873	1108	1508	1411	1492	1457	1288	1363	1221	1203	1068	973	1981	14965	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	239,203	254,730	TA
	Months Supply of Inventory	3.9	3.1	2.2	2.4	2.3	2.4	1.3	2.6	2.8	2.7	2.8	2.4	3.4	2.5	TA
2003	#of Active Listings	3867	4042	3935	4002	4200	4153	4152	4163	3892	3755	3557	3088	3955	3901	A
	# of Pending Listings	884	930	1295	1316	1263	1245	1386	1211	1166	1101	806	764	1814	13367	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	225,774	234,091	TA
	Months Supply of Inventory	4.4	4.3	3.0	3.0	3.3	3.3	3.0	3.4	3.3	3.4	4.4	4.0	4.4	3.5	TA



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.

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 2/28/2013 by List Price	Months Supply of Inventory *	YTD % of the Market	
\$0 to \$199,999	245	124											369	231	1.86	30.98%	\$0 to \$199,999
\$200,000 to \$299,999	199	186											385	364	1.96	32.33%	\$200,000 to \$299,999
\$300,000 to \$399,999	120	139											259	303	2.18	21.75%	\$300,000 to \$399,999
\$400,000 to \$499,999	64	43											107	183	4.26	8.98%	\$400,000 to \$499,999
\$500,000 to \$599,999	12	27											39	87	3.22	3.27%	\$500,000 to \$599,999
\$600,000 to \$699,999	5	9											14	43	4.78	1.18%	\$600,000 to \$699,999
\$700,000 to \$799,999	2	5											7	36	7.20	0.59%	\$700,000 to \$799,999
\$800,000 to \$899,999	1	1											2	11	11.00	0.17%	\$800,000 to \$899,999
\$900,000 to \$999,999	-	-											-	16		0.00%	\$900,000 to \$999,999
\$1,000,000 to \$1,249,999	-	3											3	11	3.67	0.25%	\$1,000,000 to \$1,249,999
1,250,000 and up	3	3											6	31	10.33	0.50%	\$1,250,000 and up
Totals	651	540											1,191	1,316	2.44	100.00%	Totals

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 1/31/2012 by List Price	Months Supply of Inventory *	YTD % of the Market	
\$0 to \$199,999	182	205											387	775	3.78	40.87%	\$0 to \$199,999
\$200,000 to \$299,999	126	172											298	785	4.56	31.47%	\$200,000 to \$299,999
\$300,000 to \$399,999	80	106											186	495	4.67	19.64%	\$300,000 to \$399,999
\$400,000 to \$499,999	15	31											46	220	7.10	4.86%	\$400,000 to \$499,999
\$500,000 to \$599,999	10	8											18	122	15.25	1.90%	\$500,000 to \$599,999
\$600,000 to \$699,999	1	2											3	55	27.50	0.32%	\$600,000 to \$699,999
\$700,000 to \$799,999	1	1											2	41	41.00	0.21%	\$700,000 to \$799,999
\$800,000 to \$899,999	2	1											3	22	22.00	0.32%	\$800,000 to \$899,999
\$900,000 to \$999,999	-	-											-	17		0.00%	\$900,000 to \$999,999
\$1,000,000 to \$1,249,999	2	-											2	18		0.21%	\$1,000,000 to \$1,249,999
1,250,000 and up	1	1											2	43	43.00	0.21%	\$1,250,000 and up
Totals	420	527											947	2,593	4.92	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	35%	-40%											-5%	-70%	-51%	-24%	\$0 to \$199,999
\$200,000 to \$299,999	58%	8%											29%	-54%	-57%	3%	\$200,000 to \$299,999
\$300,000 to \$399,999	50%	31%											39%	-39%	-53%	11%	\$300,000 to \$399,999
\$400,000 to \$499,999	327%	39%											133%	-17%	-40%	85%	\$400,000 to \$499,999
\$500,000 to \$599,999	20%	238%											117%	-29%	-79%	72%	\$500,000 to \$599,999
\$600,000 to \$699,999	400%	350%											367%	-22%	-83%	271%	\$600,000 to \$699,999
\$700,000 to \$799,999	100%	400%											250%	-12%	-82%	178%	\$700,000 to \$799,999
\$800,000 to \$899,999	-50%	0%											-33%	-50%	-50%	-47%	\$800,000 to \$899,999
\$900,000 to \$999,999															-6%		\$900,000 to \$999,999
\$1,000,000 to \$1,249,999													50%	-39%			\$1,000,000 to \$1,249,999
1,250,000 and up	200%	200%											200%	-28%	-76%	139%	\$1,250,000 and up
Totals	55%	2%											26%	-49%	-50%	0%	Totals



Statistics That You Must Know Areas 610-770

RESIDENTIAL				
	<u>February 13</u>	<u>February 12</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.30	2.06	-0.76	-36.9%
Total Active Listings	1341	2407	-1066	-44.3%
Average Active List Price	\$389,691	\$336,435	\$53,256	15.8%
Average Active Market Time	100	126	-26	-20.6%
Pending (Month to date)	1034	1171	-137	-11.7%
Number of Closed Sales (YTD)	1146	1081	65	6.0%
Average Closed Sales Price (YTD)	\$294,779	\$252,933	\$41,846	16.5%

CONDOMINIUM				
	<u>February 13</u>	<u>February 12</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	0.93	2.35	-1.42	-60.5%
Total Active Listings	188	518	-330	-63.7%
Average Active List Price	\$218,181	\$186,615	\$31,566	16.9%
Average Active Market Time	77	125	-48	-38.4%
Pending (Month to date)	202	220	-18	-8.2%
Number of Closed Sales (YTD)	240	210	30	14.3%
Average Closed Sale Price (YTD)	\$159,820	\$145,443	\$14,377	9.9%

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