

Eastside Summary Report

NWMLS Area 500-600

Residential and Condominium, Active Inventory, and Pending Sales

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total for Entire Year	
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	-6%	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	42%	A
	# of Pending Transactions	495	593	701	734	733	829	730	698	686	473	427	320	7,419	-33%	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	0%	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	111%	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	2.9	TA
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	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	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	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	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	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	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	4,264	A
	# of Pending Transactions	738	806	949	875	1,068	900	855	1,046	885	912	785	644	10,463	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	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	4.9	TA

**East King County by Price Range
NWMLS Area 500-600
Residential Only, Active Inventory, and Closed Sales**

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	-	38	123	-
Totals	326	307	446	481	431	486	513	475	424	329	199	240	4,657	2,907	12

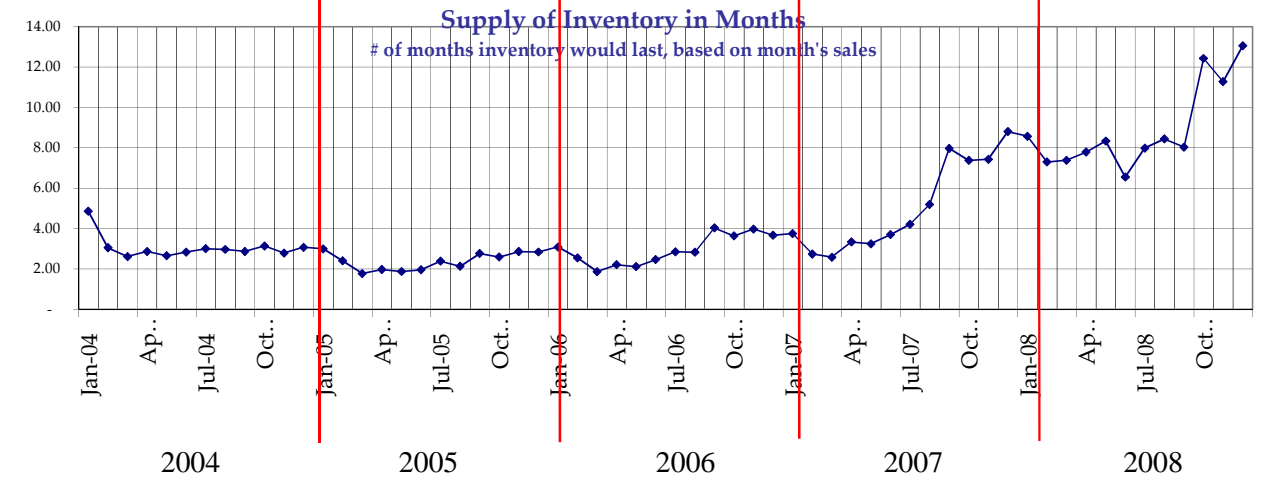
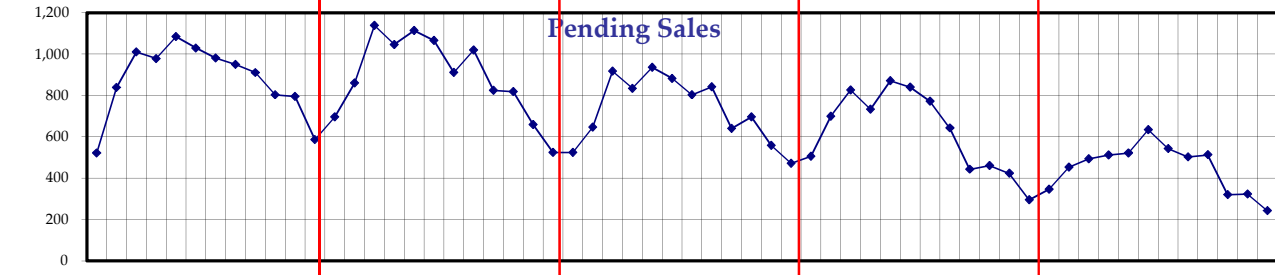
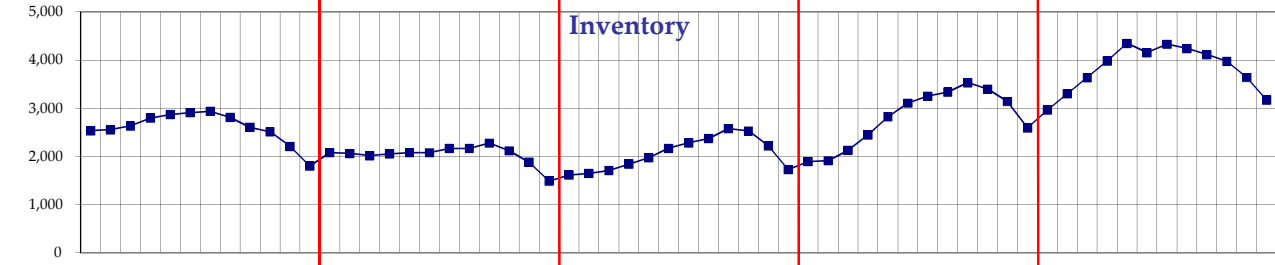
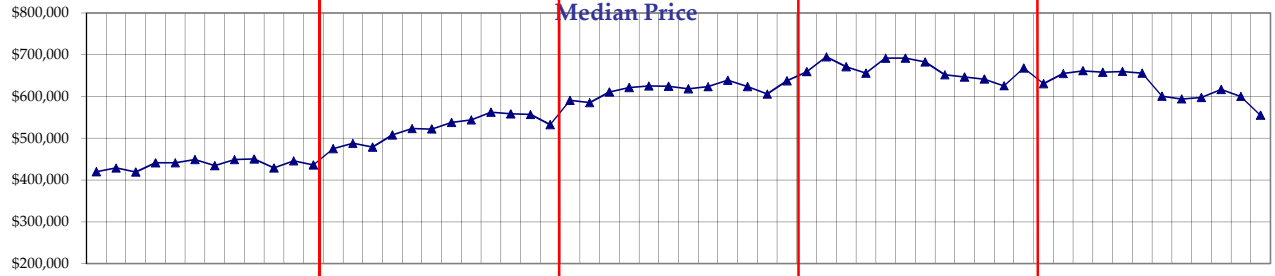
2007															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/07 by List Price	Months Supply of Inventory *
\$0 to \$349,999	18	13	26	25	21	30	33	25	23	31	13	14	272	57	4
\$350,000 to \$499,999	138	118	133	129	187	171	177	159	126	151	106	101	1,696	397	4
\$500,000 to \$749,999	165	164	288	254	245	313	321	274	196	187	162	134	2,703	769	6
\$750,000 to \$999,999	83	75	122	117	164	139	154	158	92	90	42	58	1,294	515	9
\$1,000,000 to \$1,499,999	36	41	66	54	69	72	80	78	39	32	40	30	637	316	11
\$1,500,000 to \$2,999,999	20	16	39	32	42	45	58	44	22	19	25	17	379	307	18
\$3,000,000 and up	1	3	6	2	14	9	10	5	9	4	2	5	70	88	18
Totals	461	430	680	613	742	779	833	743	507	514	390	359	7,051	2,449	7

% 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	28%	54%	0%	-40%	0%	-23%	-15%	40%	74%	6%	46%	93%	14%	193%	52%
\$350,000 to 499,999	-48%	-21%	-12%	6%	-42%	-39%	-25%	-23%	2%	-26%	-51%	-30%	-26%	42%	101%
\$500,000 to \$749,999	-21%	-40%	-38%	-30%	-27%	-34%	-37%	-26%	-24%	-40%	-49%	-33%	-33%	13%	68%
\$750,000 to \$999,999	-23%	-12%	-48%	-32%	-59%	-38%	-47%	-65%	-28%	-53%	-45%	-59%	-44%	-1%	140%
\$1,000,000 to \$1,499,999	-28%	-61%	-44%	-22%	-61%	-43%	-54%	-59%	-28%	-63%	-68%	-30%	-48%	8%	54%
\$1,500,000 to \$2,999,999	-55%	-19%	-54%	-38%	-48%	-53%	-55%	-43%	-41%	-26%	-72%	-59%	-49%	10%	167%
\$3,000,000 and up	0%	-67%	-17%	300%	-50%	-78%	-40%	-60%		0%	0%		-46%	40%	#VALUE!
Totals	-29%	-29%	-34%	-22%	-42%	-38%	-38%	-36%	-16%	-36%	-49%	-33%	-34%	19%	78%

* 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.

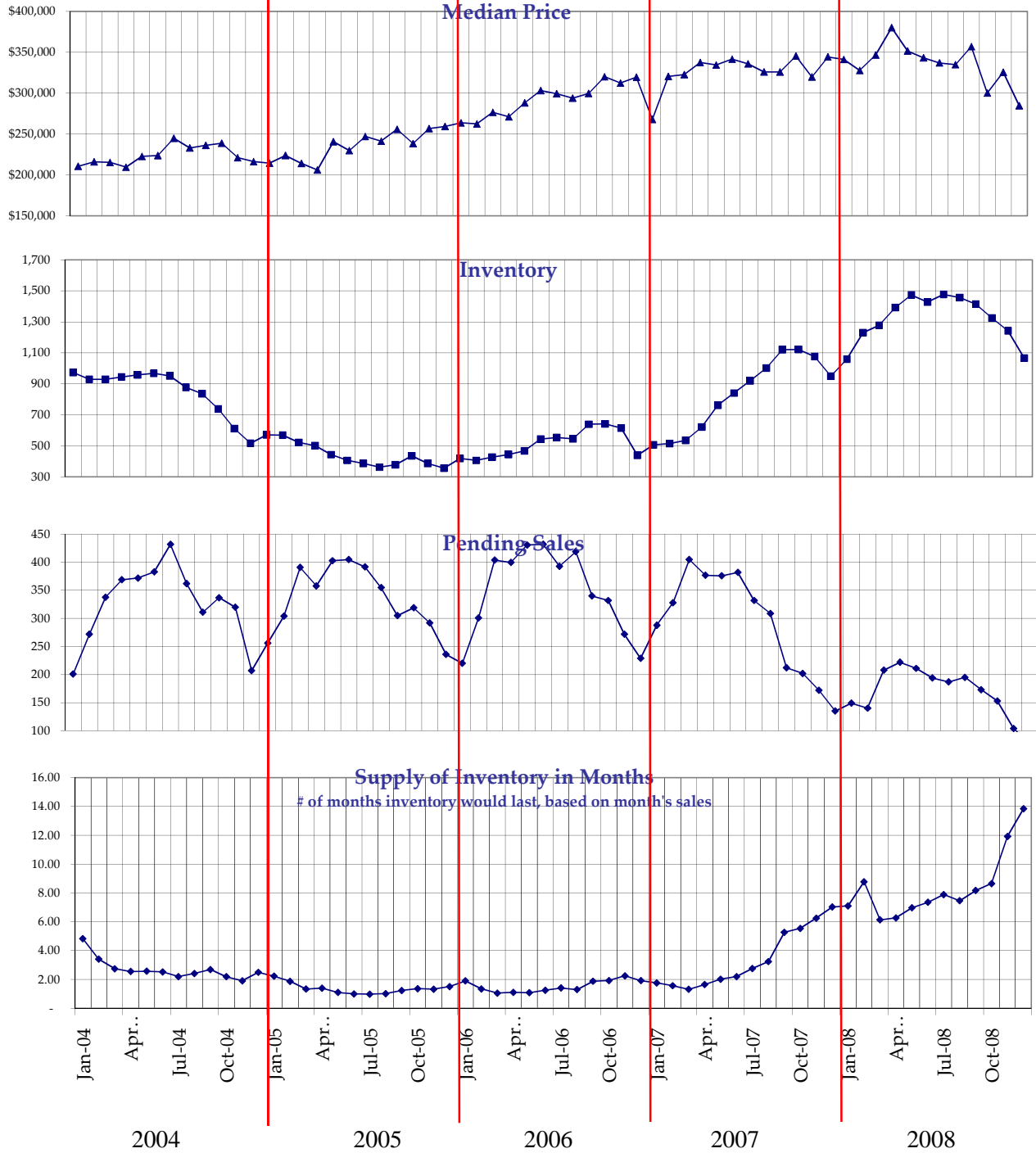
Eastside King County
NWMLS Areas
500-600 Residential Only
Pending Sales



Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	554,958	668,222	-17.0%	3,169	2,594	22.2%	243	295	-17.6%
							YTD 5,406	7,515	-28.1%

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Eastside King County
NWMLS Areas
500-600 Condominium Only
Pending Sales



Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change	
December	284,786	344,414	-17.3%	1,066	949	12.3%	77	135	-43.0%	
							YTD	2,013	3,518	-42.8%

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