

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 | | |
|------|----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------------|------------|----|
| 2004 | # 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 | -20% | 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 | 10% | T |
| | Average Median 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 | 9% | 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 | -27% | TA |
| 2003 | # 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 Median 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 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 Median 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 |
| 2001 | # 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 | 4,013 | A |
| | # of Pending Transactions | 676 | 825 | 907 | 855 | 990 | 937 | 947 | 959 | 671 | 659 | 671 | 610 | 9,707 | 9,707 | T |
| | Average Median 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 | \$ 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 | 5.0 | TA |
| 2000 | # 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 | 3,429 | A |
| | # of Pending Transactions | 674 | 870 | 1,006 | 932 | 942 | 920 | 896 | 1,062 | 867 | 803 | 698 | 538 | 10,208 | 10,208 | T |
| | Average Median 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 | \$ 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 | 4.0 | TA |
| 1999 | # 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 | 3,024 | A |
| | # of Pending Transactions | 656 | 869 | 1,050 | 942 | 960 | 1,002 | 924 | 973 | 808 | 775 | 718 | 592 | 10,269 | 10,269 | T |
| | Average Median 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 | \$ 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 | 3.5 | TA |

Figures compiled using NWMLS data. Information has not been verified and is not published by the NWMLS. NWMLS data is Residential and Condo only. Transaction and Dollar volume are based on transactions reported pending.

Eastside Summary Report.xls

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

| 2004 | | | | | | | | | | | | | | | |
|----------------------------|----------------------|-----------------------|--------------------|--------------------|------------------|-------------------|-------------------|---------------------|-----------------|----------------------|----------------|----------------|--------------|------------------------|------------------------------|
| 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 | Sales September | Closed Sales October | Sales November | Sales December | Total | 12/31/04 by List Price | Months Supply of Inventory * |
| \$0 to \$249,999 | 43 | 31 | 48 | 55 | 59 | 50 | 51 | 43 | 31 | 30 | 26 | 34 | 501 | 45 | 1 |
| \$250,000 to \$349,999 | 164 | 120 | 210 | 227 | 215 | 279 | 247 | 254 | 237 | 197 | 177 | 186 | 2,513 | 183 | 1 |
| \$350,000 to \$499,999 | 180 | 139 | 252 | 287 | 295 | 368 | 369 | 344 | 306 | 294 | 304 | 324 | 3,462 | 361 | 1 |
| \$500,000 to \$749,999 | 111 | 96 | 166 | 151 | 193 | 249 | 221 | 199 | 220 | 193 | 193 | 209 | 2,201 | 373 | 2 |
| \$750,000 to \$999,999 | 32 | 22 | 46 | 55 | 57 | 87 | 78 | 62 | 49 | 47 | 57 | 60 | 652 | 216 | 4 |
| \$1,000,000 to \$1,499,999 | 12 | 7 | 22 | 25 | 19 | 40 | 50 | 37 | 25 | 26 | 19 | 32 | 314 | 174 | 5 |
| \$1,500,000 an up | 10 | 6 | 16 | 14 | 19 | 24 | 32 | 11 | 20 | 10 | 12 | 13 | 187 | 211 | 16 |
| Totals | 552 | 421 | 760 | 814 | 857 | 1,097 | 1,048 | 950 | 888 | 797 | 788 | 858 | 9,830 | 1,563 | 2 |

| 2003 | | | | | | | | | | | | | | | |
|----------------------------|----------------------|-----------------------|--------------------|--------------------|------------------|-------------------|-------------------|---------------------|------------------------|----------------------|-----------------------|-----------------------|--|----------------------------------|------------------------------|
| 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 - Does not include shaded months | Active on 12/31/03 by List Price | Months Supply of Inventory * |
| \$0 to \$249,999 | 75 | 92 | 94 | 70 | 101 | 94 | 83 | 95 | 92 | 92 | 60 | 51 | 999 | 76 | 1 |
| \$250,000 to \$349,999 | 167 | 188 | 213 | 221 | 272 | 271 | 284 | 304 | 305 | 253 | 188 | 206 | 2,872 | 329 | 2 |
| \$350,000 to \$499,999 | 159 | 196 | 209 | 224 | 241 | 273 | 329 | 292 | 314 | 279 | 183 | 242 | 2,941 | 530 | 2 |
| \$500,000 to \$749,999 | 80 | 83 | 108 | 117 | 160 | 172 | 199 | 176 | 173 | 160 | 127 | 134 | 1,689 | 479 | 4 |
| \$750,000 to \$999,999 | 27 | 30 | 22 | 40 | 47 | 48 | 56 | 55 | 42 | 50 | 39 | 36 | 492 | 249 | 7 |
| \$1,000,000 to \$1,499,999 | 15 | 14 | 12 | 12 | 20 | 24 | 20 | 31 | 26 | 13 | 14 | 27 | 228 | 156 | 6 |
| \$1,500,000 an up | 8 | 2 | 6 | 5 | 9 | 10 | 17 | 16 | 12 | 11 | 15 | 8 | 119 | 182 | 23 |
| Totals | 531 | 605 | 664 | 689 | 850 | 892 | 988 | 969 | 964 | 858 | 626 | 704 | 9,340 | 2,001 | 3 |

| % 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 | Sales September | Closed Sales October | Sales November | Sales December | Total | Active by List Price | Months Supply of Inventory * |
| \$0 to \$249,999 | -43% | -66% | -49% | -21% | -42% | -47% | -39% | -55% | -66% | -67% | -57% | -33% | -50% | -41% | -11% |
| \$250,000 to \$349,999 | -2% | -36% | -1% | 3% | -21% | 3% | -13% | -16% | -22% | -22% | -6% | -10% | -13% | -44% | -38% |
| \$350,000 to \$499,999 | 13% | -29% | 21% | 28% | 22% | 35% | 12% | 18% | -3% | 5% | 66% | 34% | 18% | -32% | -49% |
| \$500,000 to \$749,999 | 39% | 16% | 54% | 29% | 21% | 45% | 11% | 13% | 27% | 21% | 52% | 56% | 30% | -22% | -50% |
| \$750,000 to \$999,999 | 19% | -27% | 109% | 38% | 21% | 81% | 39% | 13% | 17% | -6% | 46% | 67% | 33% | -13% | -48% |
| \$1,000,000 to \$1,499,999 | -20% | -50% | 83% | 108% | -5% | 67% | 150% | 19% | -4% | 100% | 36% | 19% | 38% | 12% | -6% |
| \$1,500,000 an up | 25% | 200% | 167% | 180% | 111% | 140% | 88% | -31% | 67% | -9% | -20% | 63% | 57% | 16% | -29% |
| Totals | 4% | -30% | 14% | 18% | 1% | 23% | 6% | -2% | -8% | -7% | 26% | 22% | 5% | -22% | -36% |

* 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.