

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	
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	6%	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	41%	A
	# of Pending Transactions	794	1,027	1,231	1,111	1,247	1,223	1,105	952	655	663	595	430	11,033	-15%	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	9%	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	66%	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
2001	# of Agents	2,927	2,924	2,904	2,933	2,798	2,810	3,345	3,345	2,797	2,836	2,783	2,774	2,931	2,931	A
	# 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 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

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

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

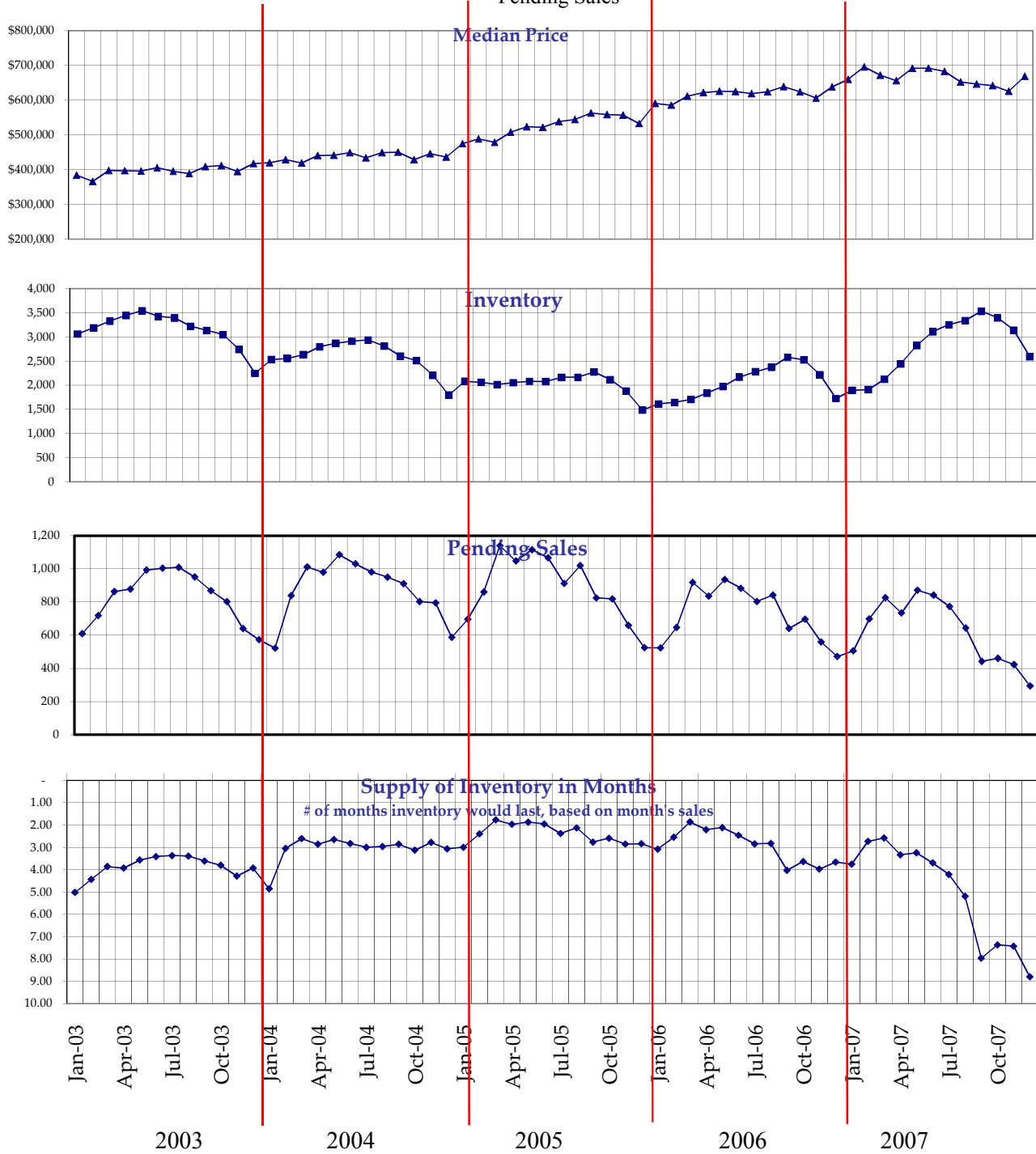
2006															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/06 by List Price	Months Supply of Inventory *
\$0 to \$349,999	60	48	55	70	58	55	40	38	49	23	31	22	549	45	2
\$350,000 to \$499,999	161	152	182	207	209	228	229	276	203	182	165	165	2,359	201	1
\$500,000 to \$749,999	144	174	267	260	303	346	306	336	260	272	245	214	3,127	481	2
\$750,000 to \$999,999	73	75	89	106	124	154	98	137	115	118	80	91	1,260	343	4
\$1,000,000 to \$1,499,999	24	28	56	52	58	86	58	85	51	46	47	42	633	201	5
\$1,500,000 to \$2,999,999	13	11	19	30	29	42	36	34	30	31	34	22	331	219	10
\$3,000,000 and up	2	2	2	4	6	7	7	7	4	6	3	4	54	65	16
Totals	477	490	670	729	787	918	774	913	712	678	605	560	8,313	1,555	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	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	-70%	-73%	-53%	-64%	-64%	-45%	-18%	-34%	-53%	35%	-58%	-36%	-50%	27%	99%
\$350,000 to 499,999	-14%	-22%	-27%	-38%	-11%	-25%	-23%	-42%	-38%	-17%	-36%	-39%	-28%	98%	223%
\$500,000 to \$749,999	15%	-6%	8%	-2%	-19%	-10%	5%	-18%	-25%	-31%	-34%	-37%	-14%	60%	155%
\$750,000 to \$999,999	14%	0%	37%	10%	32%	-10%	57%	15%	-20%	-24%	-48%	-36%	3%	50%	136%
\$1,000,000 to \$1,499,999	50%	46%	18%	4%	19%	-16%	38%	-8%	-24%	-30%	-15%	-29%	1%	57%	120%
\$1,500,000 to \$2,999,999	54%	45%	105%	7%	45%	7%	61%	29%	-27%	-39%	-26%	-23%	15%	40%	81%
\$3,000,000 and up	-50%	50%	200%	-50%	133%	29%	43%	-29%	125%	-33%	-33%	25%	30%	35%	8%
Totals	-3%	-12%	1%	-16%	-6%	-15%	8%	-19%	-29%	-24%	-36%	-36%	-15%	57%	146%

* 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.

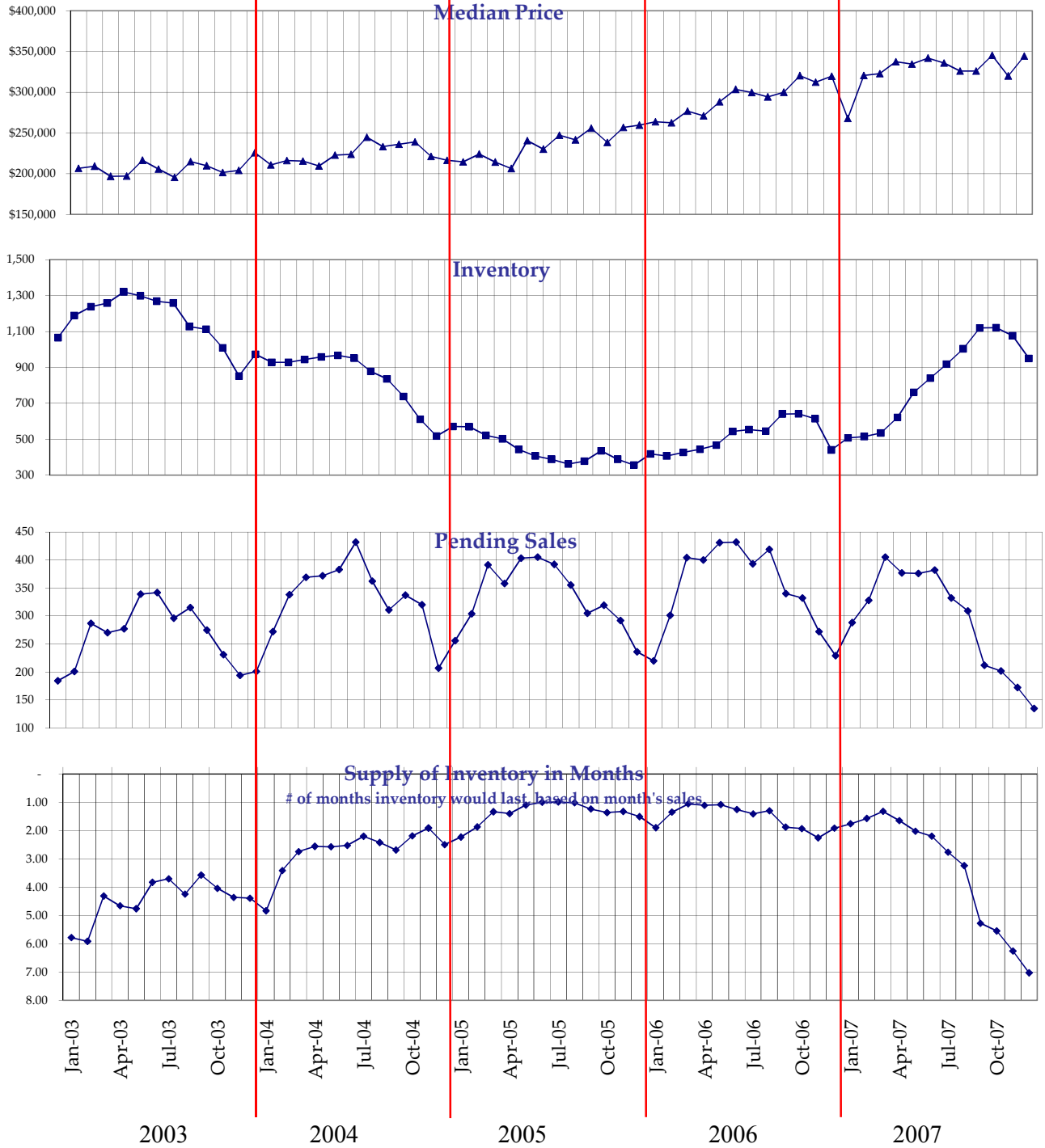
Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 500,510,520,530,540,550,560,600, but information was not verified or published by NWMLS.

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	668,222	637,619	4.8%	2,594	1,726	50.3%	295	472	-37.5%
							YTD 7,515	8,756	-14.2%

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	344,414	319,643	7.7%	949	439	116.2%	135	229	-41.0%
YTD							3,518	4,173	-15.7%

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