

In-City Summary Report
NWMLS Area 380, 385, 390, 700, 701, 705, 710
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		
2005	# of Active Listings	1,403	1,415	1,444	1,561	1,528	1,547	1,570	1,472	1,695	1,628	1,815	1,130	1,517	-16%	A
	# of Pending Transactions	603	791	1,067	997	1,040	1,061	992	965	913	926	730	538	10,623	7%	T
	Average Median List Price	355,752	357,774	363,656	368,565	368,248	381,642	385,310	375,854	411,332	394,929	395,426	389,926	378,943	11%	TA
	Months Supply of Inventor	2.3	1.8	1.4	1.6	1.5	1.5	1.6	1.5	1.9	1.8	2.5	2.1	1.7	22%	TA
2004	# of Active Listings	1,861	1,801	1,856	1,881	1,989	2,010	1,961	1,895	1,939	1,886	1,563	1,147	1,816	1,816	A
	# of Pending Transactions	536	778	1,005	947	960	1,067	892	809	809	806	786	540	9,935	9,935	T
	Average Median List Price	285,505	313,517	333,861	335,155	341,613	341,814	335,624	336,744	334,732	422,903	351,036	351,333	341,382	\$ 341,382	TA
	Months Supply of Inventor	3.5	2.3	1.8	2.0	2.1	1.9	2.2	2.3	2.4	2.3	2.0	2.1	2.2	2.2	TA
2003	# of Active Listings	2,170	2,269	2,315	2,398	2,461	2,490	2,337	2,117	2,226	2,101	1,786	1,728	2,200	2,200	A
	# of Pending Transactions	484	637	771	788	825	860	917	863	782	1,365	542	471	9,305	9,305	T
	Average Median List Price	310,467	319,264	316,816	294,859	308,970	316,749	311,885	310,877	319,550	295,394	324,926	314,078	310,476	\$ 310,476	TA
	Months Supply of Inventor	4.5	3.6	3.0	3.0	3.0	2.9	2.5	2.5	2.8	1.5	3.3	3.7	2.8	2.8	TA
2002	# of Active Listings	1,743	1,746	1,788	1,988	2,163	2,240	2,251	2,209	2,591	2,529	2,301	1,706	2,105	2,105	A
	# of Pending Transactions	495	594	583	641	771	614	646	669	594	629	568	459	7,263	7,263	T
	Average Median List Price	273,523	296,544	299,535	296,705	291,753	308,211	284,912	304,892	304,021	303,624	299,433	300,482	297,141	\$ 297,141	TA
	Months Supply of Inventor	3.5	2.9	3.1	3.1	2.8	3.6	3.5	3.3	4.4	4.0	4.1	3.7	3.5	3.5	TA
2001	# of Active Listings	1,250	1,543	1,734	2,005	2,149	2,261	2,203	2,128	2,356	2,302	2,195	1,639	1,980	1,980	A
	# of Pending Transactions	497	556	631	601	689	646	638	616	467	521	537	447	6,846	6,846	T
	Average Median List Price	277,261	280,996	289,281	283,832	272,636	291,627	285,091	295,217	285,471	281,713	274,877	279,595	283,349	\$ 283,349	TA
	Months Supply of Inventor	2.5	2.8	2.7	3.3	3.1	3.5	3.5	3.5	5.0	4.4	4.1	3.7	3.5	3.5	TA
2000	# of Active Listings	945	965	1,070	1,170	1,420	1,507	1,505	1,442	1,787	1,781	1,525	1,193	1,359	1,359	A
	# of Pending Transactions	420	653	663	649	664	579	573	669	555	593	554	336	6,908	6,908	T
	Average Median List Price	278,294	272,953	264,706	262,905	282,973	273,140	259,951	268,383	269,348	271,299	268,173	275,620	270,315	\$ 270,315	TA
	Months Supply of Inventor	2.3	1.5	1.6	1.8	2.1	2.6	2.6	2.2	3.2	3.0	2.8	3.6	2.4	2.4	TA

In-City by Price Range
NWMLS Area 380, 385, 390, 700, 701, 705, 710
Residential Only, Active Inventory, and Closed Sales

2005

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 12/31/05 by List Price	Months Supply of Inventory *
\$0 to \$249,999	27	31	38	38	33	21	27	24	29	13	20	12	313	12	1
\$250,000 to \$349,999	93	94	181	160	147	134	185	189	152	140	118	108	1,701	97	1
\$350,000 to \$499,999	103	120	251	213	223	242	268	260	271	234	232	217	2,634	224	1
\$500,000 to \$749,999	46	67	117	112	140	159	152	160	129	127	120	102	1,431	143	1
\$750,000 to \$999,999	21	13	36	43	38	51	51	40	32	46	43	63	477	57	1
\$1,000,000 to \$1,499,999	7	11	11	13	22	15	15	27	23	23	13	12	192	47	4
\$1,500,000 an up	5	5	7	13	14	22	14	19	12	9	9	4	133	63	16
Totals	302	341	641	592	617	644	712	719	648	592	555	518	6,881	643	1

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	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/04 by List Price	Months Supply of Inventory *
\$0 to \$249,999	85	58	66	69	67	75	66	51	49	54	49	57	746	47	1
\$250,000 to \$349,999	139	127	179	206	201	210	212	213	161	167	160	159	2,134	152	1
\$350,000 to \$499,999	101	117	162	191	197	268	254	216	183	189	200	229	2,307	207	1
\$500,000 to \$749,999	44	45	53	84	97	101	117	96	82	82	83	111	995	117	1
\$750,000 to \$999,999	11	4	17	31	30	34	34	25	24	21	31	27	289	46	2
\$1,000,000 to \$1,499,999	6	9	16	8	5	11	10	8	20	8	9	14	124	29	2
\$1,500,000 an up	6	1	11	12	6	10	2	6	13	6	7	8	88	60	8
Totals	392	361	504	601	603	709	695	615	532	527	539	605	6,683	658	1

% 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 \$249,999	-68%	-47%	-42%	-45%	-51%	-72%	-59%	-53%	-41%	-76%	-59%	-79%	-58%	-74%	21%
\$250,000 to \$349,999	-33%	-26%	1%	-22%	-27%	-36%	-13%	-11%	-6%	-16%	-26%	-32%	-20%	-36%	-6%
\$350,000 to 499,999	2%	3%	55%	12%	13%	-10%	6%	20%	48%	24%	16%	-5%	14%	8%	14%
\$500,000 to \$749,999	5%	49%	121%	33%	44%	57%	30%	67%	57%	55%	45%	-8%	44%	22%	33%
\$750,000 to \$999,999	91%	225%	112%	39%	27%	50%	50%	60%	33%	119%	39%	133%	65%	24%	-47%
\$1,000,000 to \$1,499,999	17%	22%	-31%	63%	340%	36%	50%	238%	15%	188%	44%	-14%	55%	62%	89%
\$1,500,000 an up	-17%	400%	-36%	8%	133%	120%	600%	217%	-8%	50%	29%	-50%	51%	5%	110%
Totals	-23%	-6%	27%	-1%	2%	-9%	2%	17%	22%	12%	3%	-14%	3%	-2%	14%

* 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.