

**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	
2008 # of Active Listings	2,824	3,028	3,286	3,290	3,785	3,638	3,632	3,500	3,563	3,386	3,087	2,526	3,295	28%	A
2008 # of Pending Transactions	462	627	679	676	711	755	656	620	634	488	410	325	7,043	-25%	T
2008 Average Median List Price	430,564	438,312	452,062	446,871	430,054	429,047	410,140	424,451	415,096	415,900	436,288	398,050	428,661	-2%	TA
2008 Months Supply of Inventory	6.1	4.8	4.8	4.9	5.3	4.8	5.5	5.6	5.6	6.9	7.5	7.8	5.6	70%	TA
2007 # of Active Listings	1,730	1,839	2,011	2,248	2,512	2,710	2,784	2,806	3,379	3,468	3,082	2,408	2,581	2,581	A
2007 # of Pending Transactions	594	781	947	954	1,057	1,043	897	796	591	655	642	438	9,395	9,395	T
2007 Average Median List Price	414,462	446,788	451,672	433,581	406,151	457,295	459,803	435,679	422,532	435,023	436,554	415,118	436,269	\$ 436,269	TA
2007 Months Supply of Inventory	2.9	2.4	2.1	2.4	2.4	2.6	3.1	3.5	5.7	5.3	4.8	5.5	3.3	3.3	TA
2006 # of Active Listings	1,280	1,296	1,363	1,490	1,567	1,677	1,838	1,833	2,182	2,216	2,011	1,412	1,680	1,680	A
2006 # of Pending Transactions	713	745	995	918	1,068	1,062	863	941	751	801	723	550	10,130	10,130	T
2006 Average Median List Price	386,745	404,695	411,683	414,447	416,553	421,612	412,864	406,155	419,037	441,669	430,200	399,933	414,405	\$ 414,405	TA
2006 Months Supply of Inventory	1.8	1.7	1.4	1.6	1.5	1.6	2.1	1.9	2.9	2.8	2.8	2.6	2.0	2.0	TA
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	1,517	A
2005 # of Pending Transactions	603	791	1,067	997	1,040	1,061	992	965	913	926	730	538	10,623	10,623	T
2005 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	\$ 378,943	TA
2005 Months Supply of Inventory	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	1.7	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
2004 # of Pending Transactions	536	778	1,005	947	960	1,067	892	809	809	806	786	540	9,935	9,935	T
2004 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
2004 Months Supply of Inventory	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
2003 # of Pending Transactions	484	637	771	788	825	860	917	863	782	1,365	542	471	9,305	9,305	T
2003 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
2003 Months Supply of Inventory	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
2002 # of Pending Transactions	495	594	583	641	771	614	646	669	594	629	568	459	7,263	7,263	T
2002 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
2002 Months Supply of Inventory	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
2001 # of Pending Transactions	497	556	631	601	689	646	638	616	467	521	537	447	6,846	6,846	T
2001 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
2001 Months Supply of Inventory	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

Figures compiled using NWMLA 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 transaction reported pending.

In-City Summary Report 2008.xls

**In-City by Price Range**  
**NWMLS Area 380, 385, 390, 700, 701, 705, 710**  
**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	37	47	62	66	66	55	73	78	73	83	50	53	743	234	4
\$350,000 to \$499,999	108	129	148	189	150	170	172	173	150	117	74	108	1,688	405	4
\$500,000 to \$749,999	59	93	103	102	131	128	118	95	96	71	49	56	1,101	315	6
\$750,000 to \$999,999	17	23	38	39	46	40	30	36	26	25	15	26	361	132	5
\$1,000,000 to \$1,499,999	12	8	20	15	20	25	21	19	16	15	3	10	184	102	10
\$1,500,000 to \$2,999,999	5	4	8	7	12	16	9	7	3	3	6	6	86	79	13
\$3,000,000 an up	2	2	1	2	3	2	3	1	-	2	-	1	19	40	40
<b>Totals</b>	<b>240</b>	<b>306</b>	<b>380</b>	<b>420</b>	<b>428</b>	<b>436</b>	<b>426</b>	<b>409</b>	<b>364</b>	<b>316</b>	<b>197</b>	<b>260</b>	<b>4,182</b>	<b>1,307</b>	<b>5</b>

**2007**

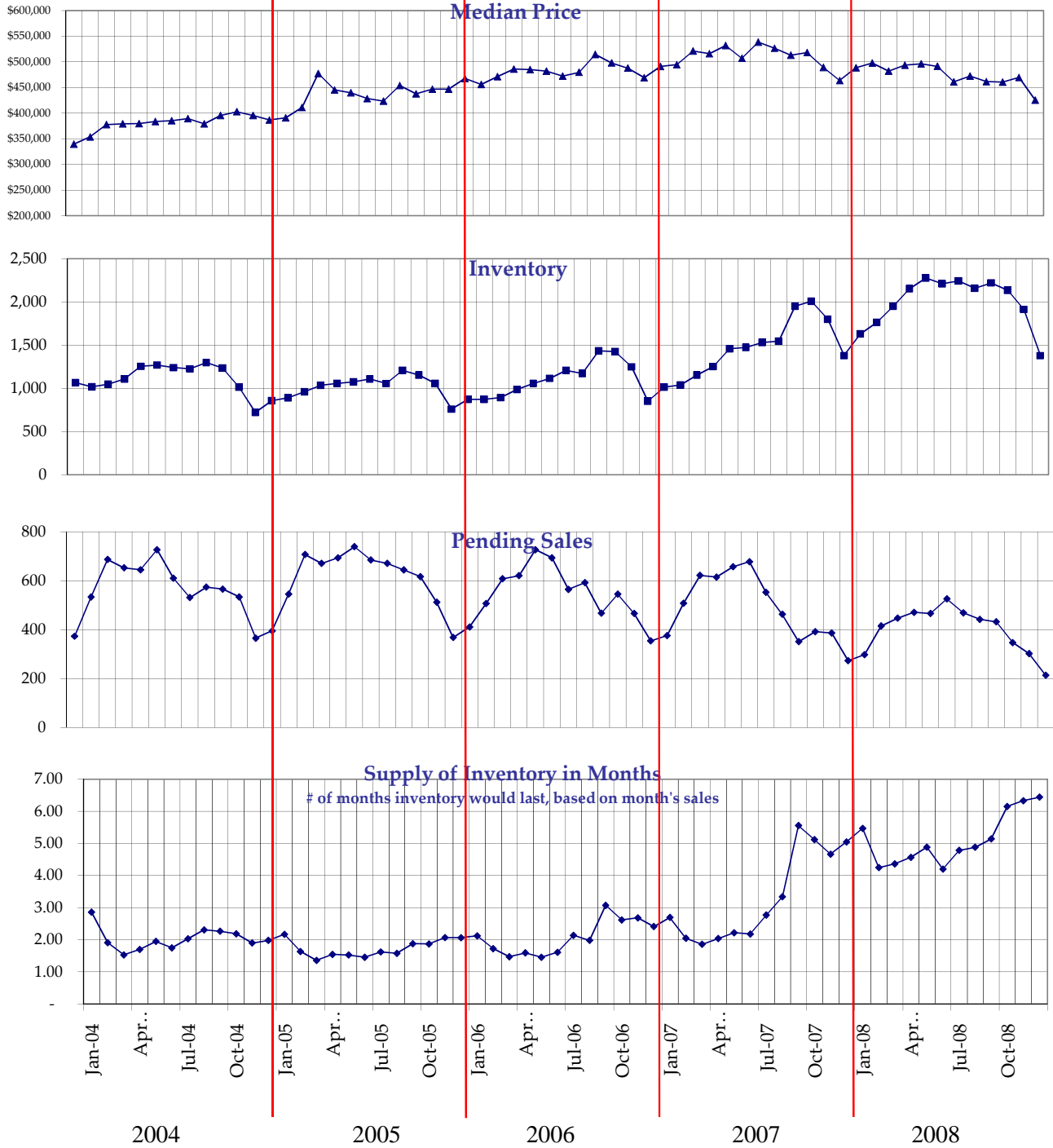
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/07 by List Price	Months Supply of Inventory *
\$0 to \$349,999	63	38	66	63	56	73	65	63	47	57	51	57	642	167	3
\$350,000 to \$499,999	154	154	204	228	244	225	220	192	160	133	122	153	2,036	445	3
\$500,000 to \$749,999	88	109	176	177	193	209	188	192	120	128	105	108	1,685	374	3
\$750,000 to \$999,999	23	25	50	55	67	77	56	62	39	34	36	30	524	142	5
\$1,000,000 to \$1,499,999	10	16	18	38	36	29	46	27	19	26	18	19	283	66	3
\$1,500,000 to \$2,999,999	6	3	12	14	24	21	15	18	13	11	7	8	144	65	8
\$3,000,000 an up	-	-	-	4	4	1	3	10	-	4	2	1	28	19	19
<b>Totals</b>	<b>344</b>	<b>345</b>	<b>526</b>	<b>579</b>	<b>624</b>	<b>635</b>	<b>593</b>	<b>564</b>	<b>398</b>	<b>393</b>	<b>341</b>	<b>376</b>	<b>5,342</b>	<b>1,278</b>	<b>3</b>

**% 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	-41%	24%	-6%	5%	18%	-25%	12%	24%	55%	46%	-2%	-7%	16%	40%	51%
\$350,000 to \$499,999	-30%	-16%	-27%	-17%	-39%	-24%	-22%	-10%	-6%	-12%	-39%	-29%	-17%	-9%	29%
\$500,000 to \$749,999	-33%	-15%	-41%	-42%	-32%	-39%	-37%	-51%	-20%	-45%	-53%	-48%	-35%	-16%	62%
\$750,000 to \$999,999	-26%	-8%	-24%	-29%	-31%	-48%	-46%	-42%	-33%	-26%	-58%	-13%	-31%	-7%	7%
\$1,000,000 to \$1,499,999	20%	-50%	11%	-61%	-44%	-14%	-54%	-30%	-16%	-42%	-83%	-47%	-35%	55%	194%
\$1,500,000 to \$2,999,999	-17%	33%	-33%	-50%	-50%	-24%	-40%	-61%	-77%	-73%	-14%	-25%	-40%	22%	62%
\$3,000,000 an up	-	-	-	-50%	-25%	100%	0%	-90%	-	-50%	-	0%	-32%	111%	0%
<b>Totals</b>	<b>-30%</b>	<b>-11%</b>	<b>-28%</b>	<b>-27%</b>	<b>-31%</b>	<b>-31%</b>	<b>-28%</b>	<b>-27%</b>	<b>-9%</b>	<b>-20%</b>	<b>-42%</b>	<b>-31%</b>	<b>-22%</b>	<b>2%</b>	<b>48%</b>

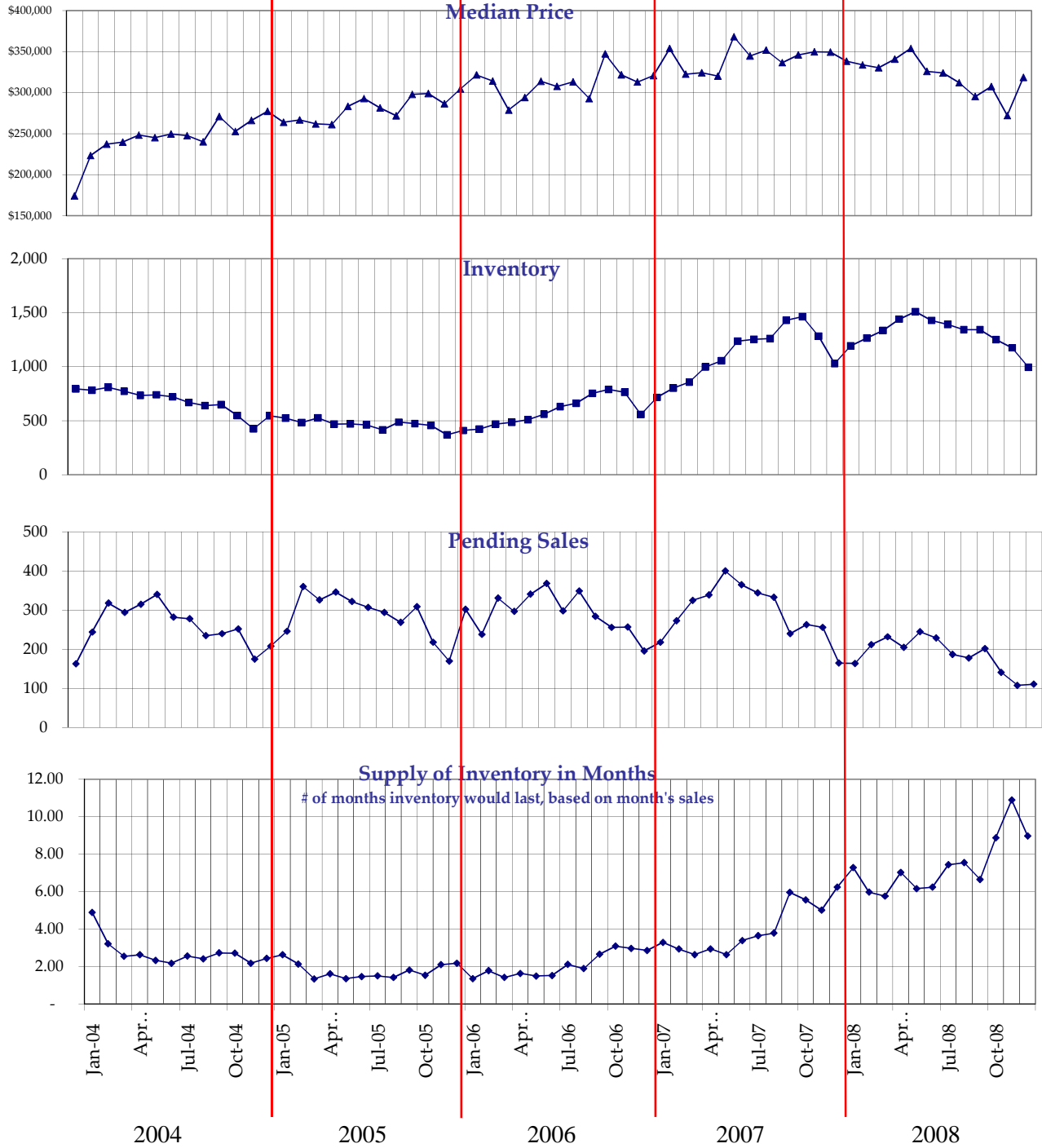
\* Months supply of inventory is calculated by dividing Active Inventory by the number of closed sales for the last month, rounded to the nearest month.

In-City  
NWMLS Areas  
380, 385, 390, 700, 701, 705, 710 Residential Only  
Pending Sales



	Median Price	Median Price		Inventory	Inventory		Pending Units	Pending Units		
Month	This Year	Last Year	% change	This Year	Last Year	% change	MTD	MTD	% change	
December	425,416	463,888	-8.3%	1,378	1,378	0.0%	214	273	-21.6%	
							YTD	4,829	5,874	-17.8%

In-City  
NWMLS Areas  
380, 385, 390, 700, 701, 705, 710 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	318,468	349,415	-8.9%	995	1,030	-3.4%	111	165	-32.7%
							YTD 2,214	3,521	-37.1%

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 390,700, 705, 710, but information was not verified or published by NWMLS.