

**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		
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	70%	A
	# of Pending Transactions	594	781	947	954	1,057	1,043	897	796	591	655	642	438	9,395	-12%	T
	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	15%	TA
	Months Supply of Inventor	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	92%	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
	# of Pending Transactions	713	745	995	918	1,068	1,062	863	941	751	801	723	550	10,130	10,130	T
	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
	Months Supply of Inventor	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
	# of Pending Transactions	603	791	1,067	997	1,040	1,061	992	965	913	926	730	538	10,623	10,623	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	\$ 378,943	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	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
	# 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**

**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	699	167	3
\$350,000 to \$499,999	154	154	204	228	244	225	220	192	160	133	122	153	2,189	445	3
\$500,000 to \$749,999	88	109	176	177	193	209	188	192	120	128	105	108	1,793	374	3
\$750,000 to \$999,999	23	25	50	55	67	77	56	62	39	34	36	30	554	142	5
\$1,000,000 to \$1,499,999	10	16	18	38	36	29	46	27	19	26	18	19	302	66	3
\$1,500,000 to \$2,999,999	6	3	12	14	24	21	15	18	13	11	7	8	152	65	8
\$3,000,000 an up	-	-	-	4	4	1	3	10	-	4	2	1	29	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>5,718</b>	<b>1,278</b>	<b>3</b>

**2006**

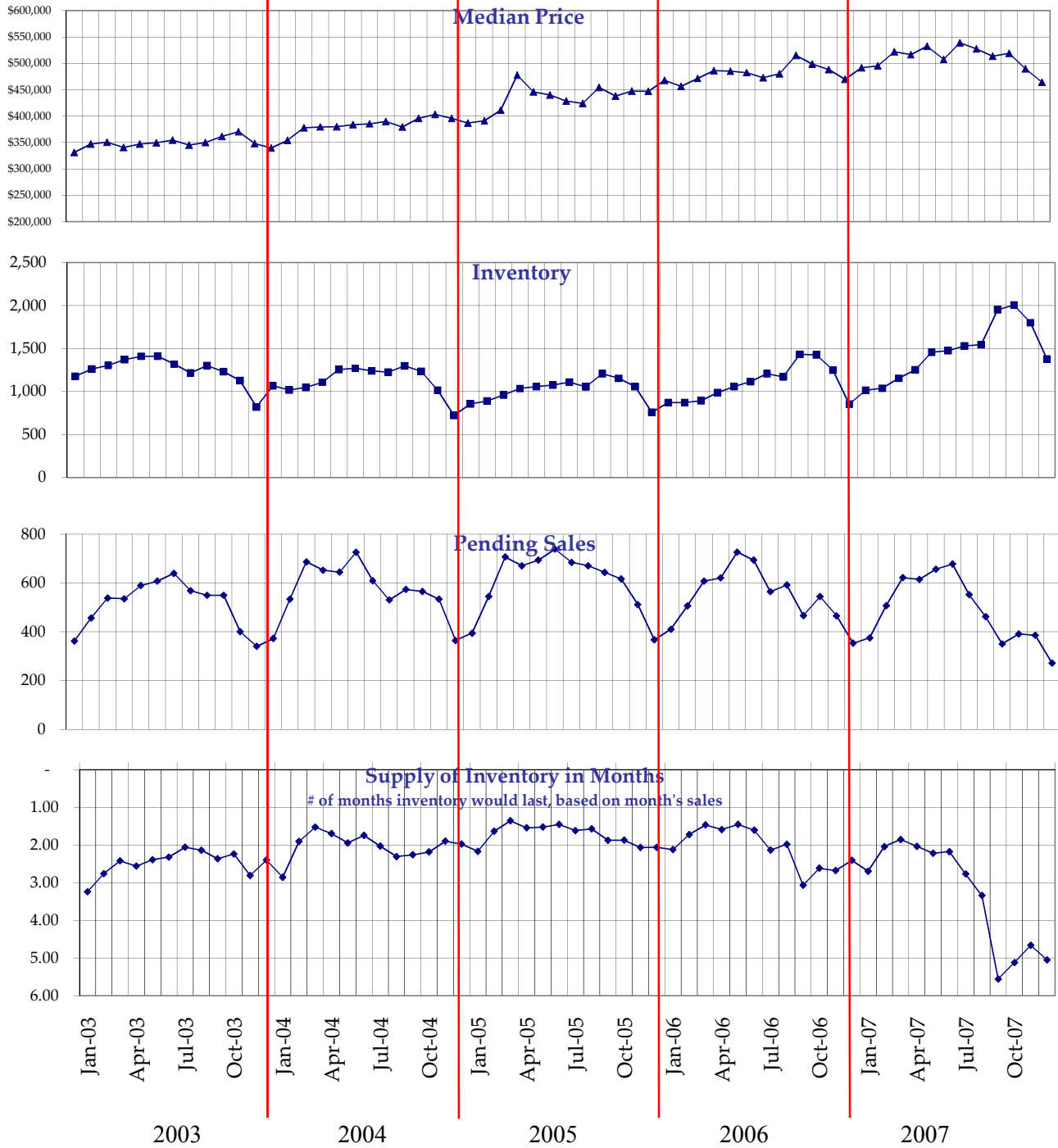
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active on 12/31/06 by List Price	Months Supply of Inventory *
\$0 to \$349,999	87	79	122	76	103	111	82	99	73	60	72	52	1,016	81	2
\$350,000 to \$499,999	152	167	216	228	259	273	243	258	212	183	205	175	2,571	245	1
\$500,000 to \$749,999	77	88	123	139	157	191	152	189	123	175	140	153	1,707	240	2
\$750,000 to \$999,999	18	30	62	36	48	63	75	63	45	39	43	32	554	78	2
\$1,000,000 to \$1,499,999	8	13	23	23	26	35	17	18	14	27	24	24	252	42	2
\$1,500,000 to \$2,999,999	7	2	9	13	9	16	16	14	14	9	6	11	126	44	4
\$3,000,000 an up	1	-	3	-	3	1	1	3	3	1	1	2	19	21	11
<b>Totals</b>	<b>350</b>	<b>379</b>	<b>558</b>	<b>515</b>	<b>605</b>	<b>690</b>	<b>586</b>	<b>644</b>	<b>484</b>	<b>494</b>	<b>491</b>	<b>449</b>	<b>6,245</b>	<b>751</b>	<b>2</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	-28%	-52%	-46%	-17%	-46%	-34%	-21%	-36%	-36%	-5%	-29%	10%	-31%	106%	88%
\$350,000 to \$499,999	1%	-8%	-6%	0%	-6%	-18%	-9%	-26%	-25%	-27%	-40%	-13%	-15%	82%	108%
\$500,000 to \$749,999	14%	24%	43%	27%	23%	9%	24%	2%	-2%	-27%	-25%	-29%	5%	56%	121%
\$750,000 to \$999,999	28%	-17%	-19%	53%	40%	22%	-25%	-2%	-13%	-13%	-16%	-6%	0%	82%	94%
\$1,000,000 to \$1,499,999	25%	23%	-22%	65%	38%	-17%	171%	50%	36%	-4%	-25%	-21%	20%	57%	98%
\$1,500,000 to \$2,999,999	-14%	50%	33%	8%	167%	31%	-6%	29%	-7%	22%	17%	-27%	21%	48%	103%
\$3,000,000 an up	-100%			#DIV/0!	33%	0%	200%	233%		300%	100%	-50%	53%	-10%	81%
<b>Totals</b>	<b>-2%</b>	<b>-9%</b>	<b>-6%</b>	<b>12%</b>	<b>3%</b>	<b>-8%</b>	<b>1%</b>	<b>-12%</b>	<b>-18%</b>	<b>-20%</b>	<b>-31%</b>	<b>-16%</b>	<b>-8%</b>	<b>70%</b>	<b>103%</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.

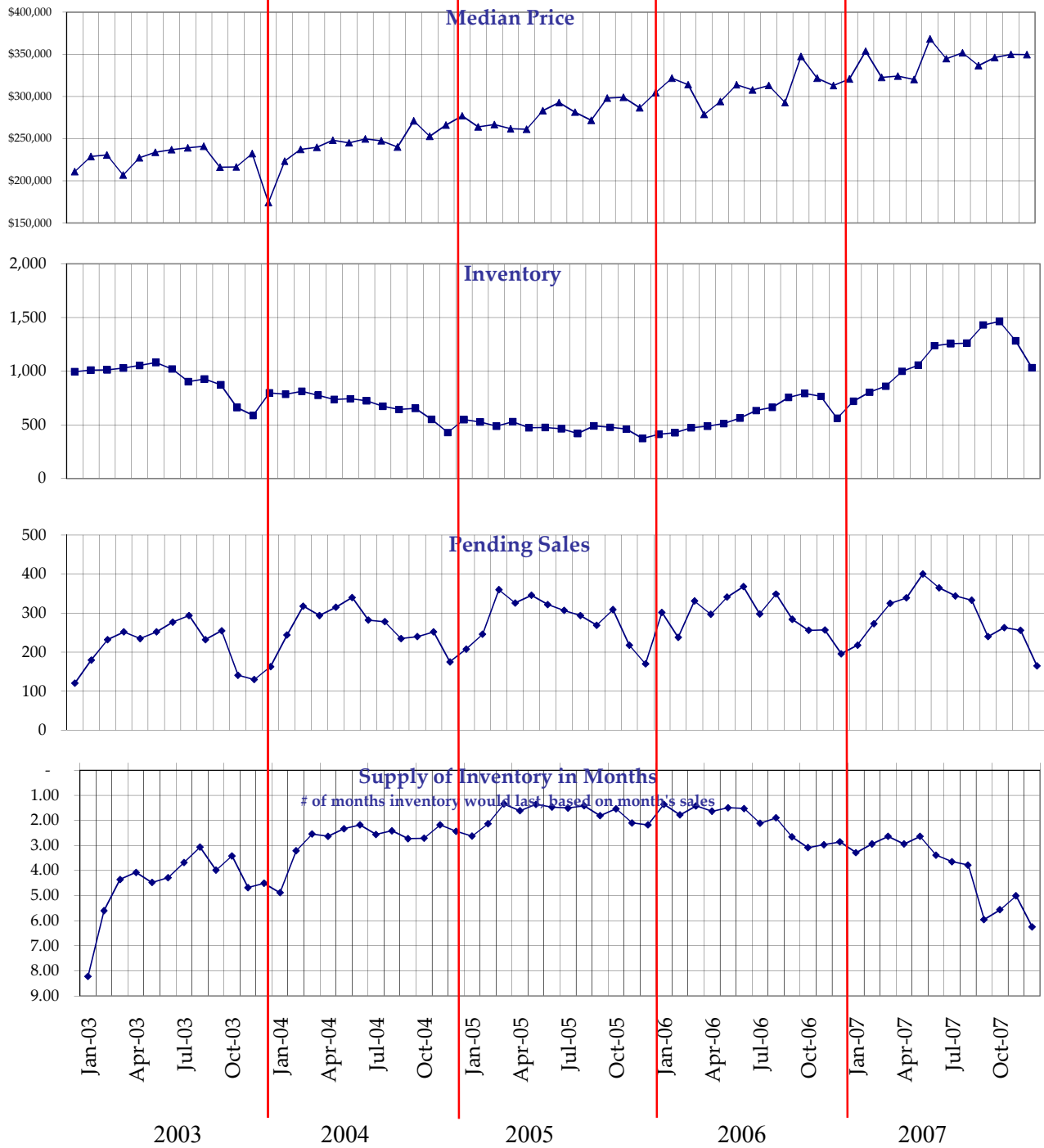
In-City  
NWMLS Areas  
380, 385, 390, 700, 701, 705, 710 Residential Only  
Pending Sales



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	463,888	469,482	-1.2%	1,378	852	61.7%	273	354	-22.9%
							YTD 5,874	6,557	-10.4%

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.

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	349,415	312,961	11.6%	1,030	560	83.9%	165	196	-15.8%
							YTD 3,521	3,517	0.1%