

In-City Summary Report
NWMLS Area 380, 385, 390, 700, 701, 705, 710 Residential and Condominium

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD		Year over year	
2009	# of Active Listings	2,674	2,967	3,015	3,029	3,037	3,000	3,115	3,028	3,004	2,926	2,550	2,075	2,868	A	-13%
	# of Pending Transactions	408	427	594	756	818	815	689	718	790	785	512	447	7,759	T	10%
	Average Median List Price	372,488	377,646	389,963	440,226	448,114	453,548	456,958	471,095	393,941	463,156	512,870	456,958	439,985	TA	3%
	Months Supply of Inventory	6.6	6.9	5.1	4.0	3.7	3.7	4.5	4.2	3.8	3.7	5.0	4.6	4.4	TA	-21%
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	A	
	# of Pending Transactions	462	627	679	676	711	755	656	620	634	488	410	325	7,043	T	
	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	TA	
	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	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	A	
	# of Pending Transactions	594	781	947	954	1,057	1,043	897	796	591	655	642	438	9,395	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	TA	
	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	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	A	
	# of Pending Transactions	713	745	995	918	1,068	1,062	863	941	751	801	723	550	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	TA	
	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	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	A	
	# of Pending Transactions	603	791	1,067	997	1,040	1,061	992	965	913	926	730	538	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	TA	
	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	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	A	
	# of Pending Transactions	536	778	1,005	947	960	1,067	892	809	809	806	786	540	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	TA	
	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	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	A	
	# of Pending Transactions	484	637	771	788	825	860	917	863	782	1,365	542	471	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	TA	
	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	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	A	
	# of Pending Transactions	495	594	583	641	771	614	646	669	594	629	568	459	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	TA	
	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	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	A	
	# of Pending Transactions	497	556	631	601	689	646	638	616	467	521	537	447	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	TA	
	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	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	A	
	# of Pending Transactions	420	653	663	649	664	579	573	669	555	593	554	336	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	TA	
	Months Supply of Inventory	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	TA	



In-City by Price Range

NWMLS Area 380, 385, 390, 700, 701, 705, 710
Residential Only, Active Inventory, and Closed Sales

2009															
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 12/31/09 by List Price	Months Supply of Inventory *
\$0 to \$349,999	36	52	87	87	112	129	164	119	115	145	127	103	1,276	300	3
\$350,000 to \$499,999	62	61	93	103	131	212	169	165	159	180	144	146	1,625	395	3
\$500,000 to \$749,999	29	43	50	74	87	111	103	83	108	103	78	78	947	277	4
\$750,000 to \$999,999	9	6	11	15	25	31	28	25	25	25	21	22	243	133	6
\$1,000,000 to \$1,499,999	8	10	4	16	12	9	15	17	11	14	17	16	149	71	4
\$1,500,000 to \$2,999,999	2	2	3	4	4	4	3	3	10	7	4	5	51	83	17
\$3,000,000 an up	-	2	-	-	-	1	3	2	-	-	1	1	10	44	44
Totals	146	176	248	299	371	497	485	414	428	474	392	371	4,301	1,303	4

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
Totals	240	306	380	420	428	436	426	409	364	316	197	260	4,182	1,307	5

% 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	-3%	11%	40%	32%	70%	135%	125%	53%	58%	75%	154%	94%	72%	28%	-34%
\$350,000 to \$499,999	-43%	-53%	-37%	-46%	-13%	25%	-2%	-5%	6%	54%	95%	35%	-4%	-2%	-28%
\$500,000 to \$749,999	-51%	-54%	-51%	-27%	-34%	-13%	-13%	-13%	13%	45%	59%	39%	-14%	-12%	-37%
\$750,000 to \$999,999	-47%	-74%	-71%	-62%	-46%	-23%	-7%	-31%	-4%	0%	40%	-15%	-33%	1%	19%
\$1,000,000 to \$1,499,999	-33%	25%	-80%	7%	-40%	-64%	-29%	-11%	-31%	-7%	467%	60%	-19%	-30%	-56%
\$1,500,000 to \$2,999,999	-60%	-50%	-63%	-43%	-67%	-75%	-67%	-57%	233%	133%	-33%	-17%	-41%	5%	26%
\$3,000,000 an up	-100%	0%				-50%	0%	100%				0%	-47%	10%	10%
Totals	-39%	-42%	-35%	-29%	-13%	14%	14%	1%	18%	50%	99%	43%	3%	0%	-30%

* 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.