

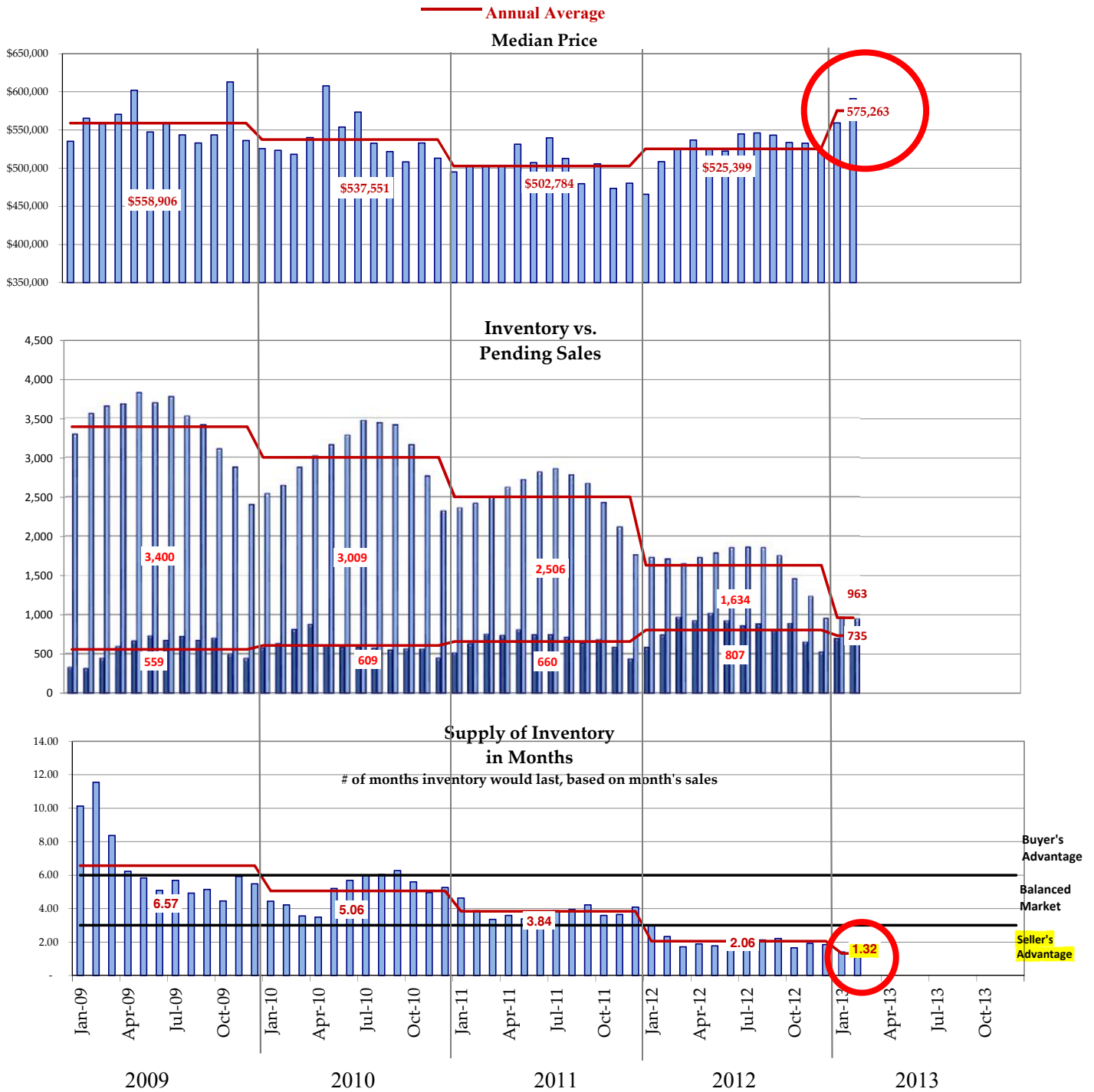


RESIDENTIAL

	<u>February 2013</u>	<u>February 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.2	2.3	(1.1)	-47%
Total Active Listings	951	1,710	(759)	-44%
Median Active List Price	\$832,855	\$649,677	\$ 183,178	28%
Average Active Market Time	93	121	(28)	-23%
Pending (MTD)	778	735	43	6%
Pending (YTD)	1,469	1,312	157	12%
Pending Active Market Time	51	84	(32)	-39%
Number of Closed Sales (MTD)	452	376	76	20%
Number of Closed Sales (YTD)	897	732	165	23%
Median Closed Sale Price (YTD)	\$541,098	\$489,251	\$ 51,847	11%

CONDOMINIUM

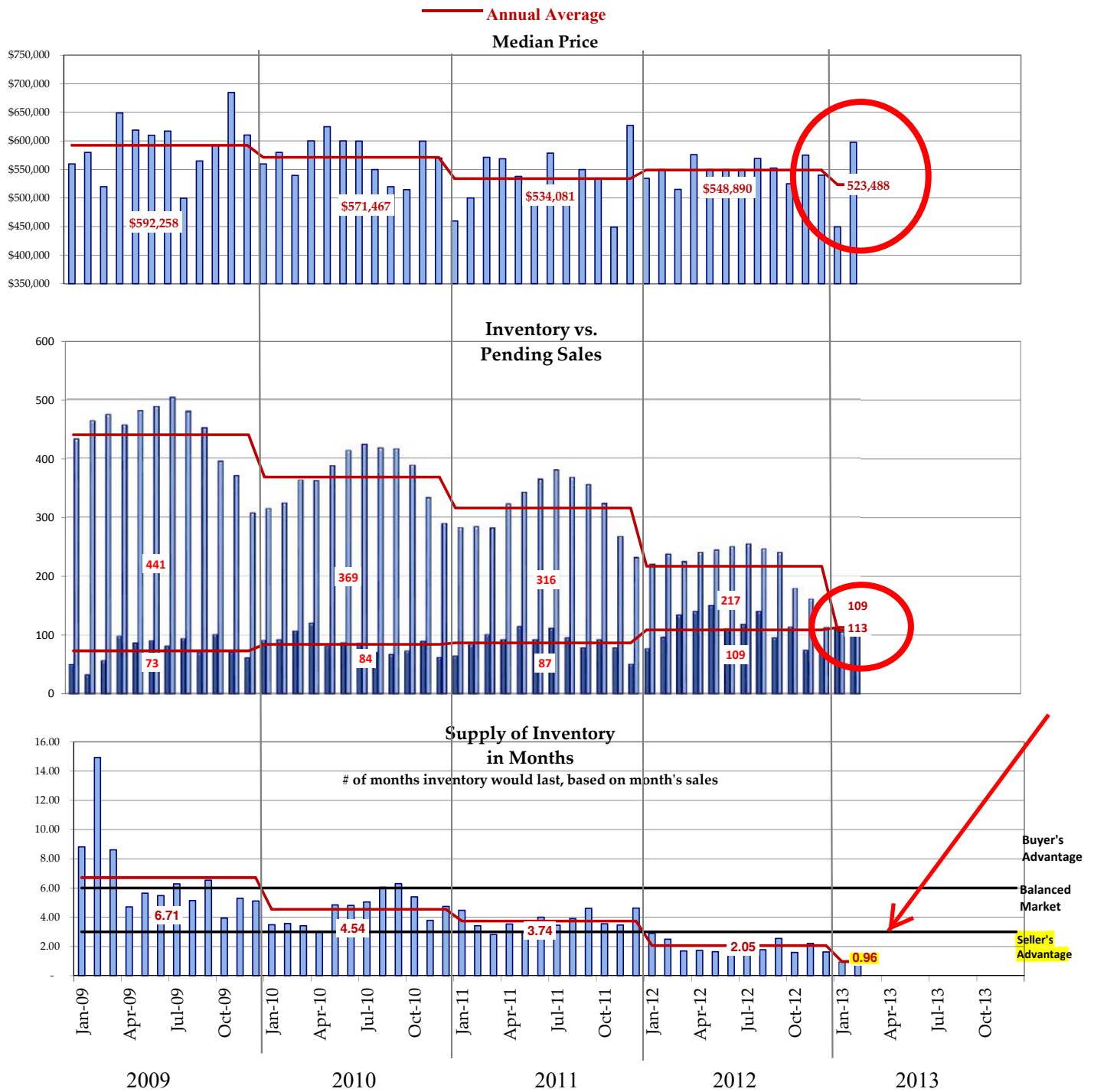
	<u>February 2013</u>	<u>February 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.1	2.5	(1.4)	-54%
Total Active Listings	308	702	(394)	-56%
Median Active List Price	\$471,603	\$301,196	\$ 170,407	57%
Average Active Market Time	70	140	-70	-50%
Pending (MTD)	269	280	(11)	-4%
Pending (YTD)	522	508	14	3%
Pending Active Market Time	46	124	(78)	-63%
Number of Closed Sales (MTD)	153	143	10	7%
Number of Closed Sales (YTD)	327	233	94	40%
Median Closed Sale Price (YTD)	\$250,902	\$173,254	\$ 77,648	45%



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	591,057	508,626	16.2%	951	1,710	-44.4%	778	735	5.9%
						YTD	1,469	1,312	12.0%

South Bellevue

NWMLS Area **500** Residential Only

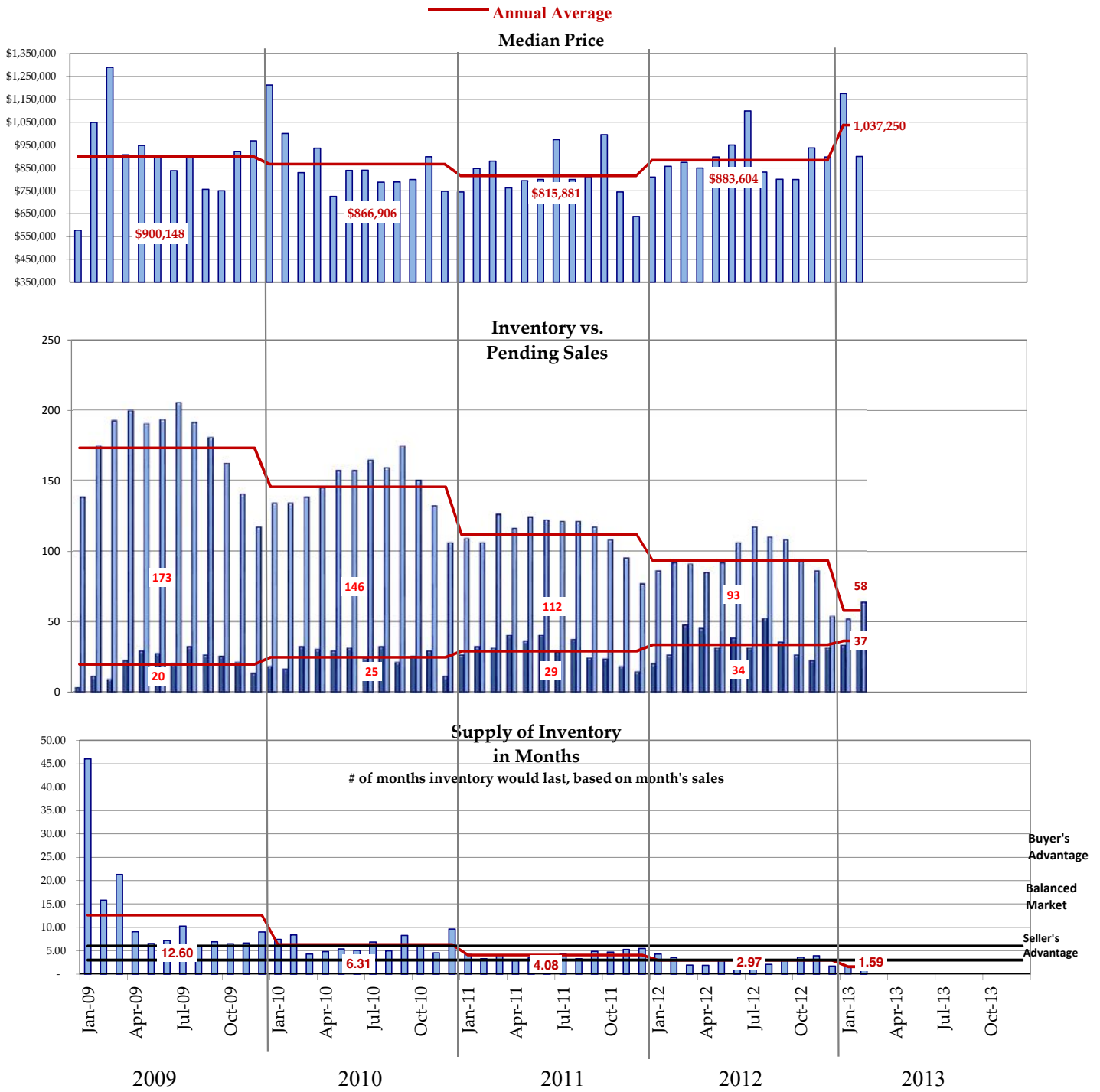


Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	597,500	549,999	8.6%	112	237	-52.7%	114	95	20.0%
						YTD	226	171	32.2%

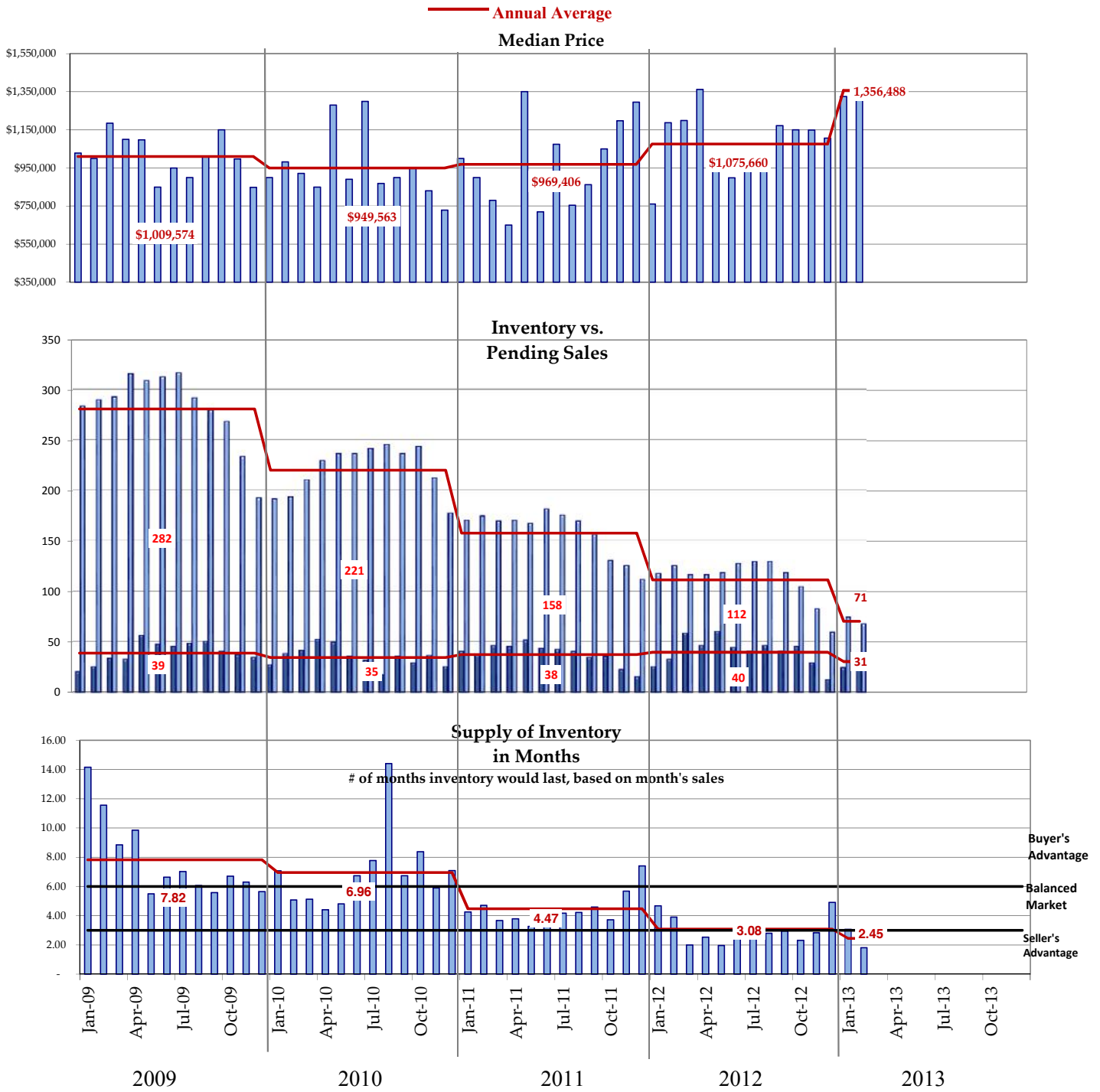
Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 500,510,520,530,540,550,560,600, but information was not verified or published by NWMLS.

Mercer Island

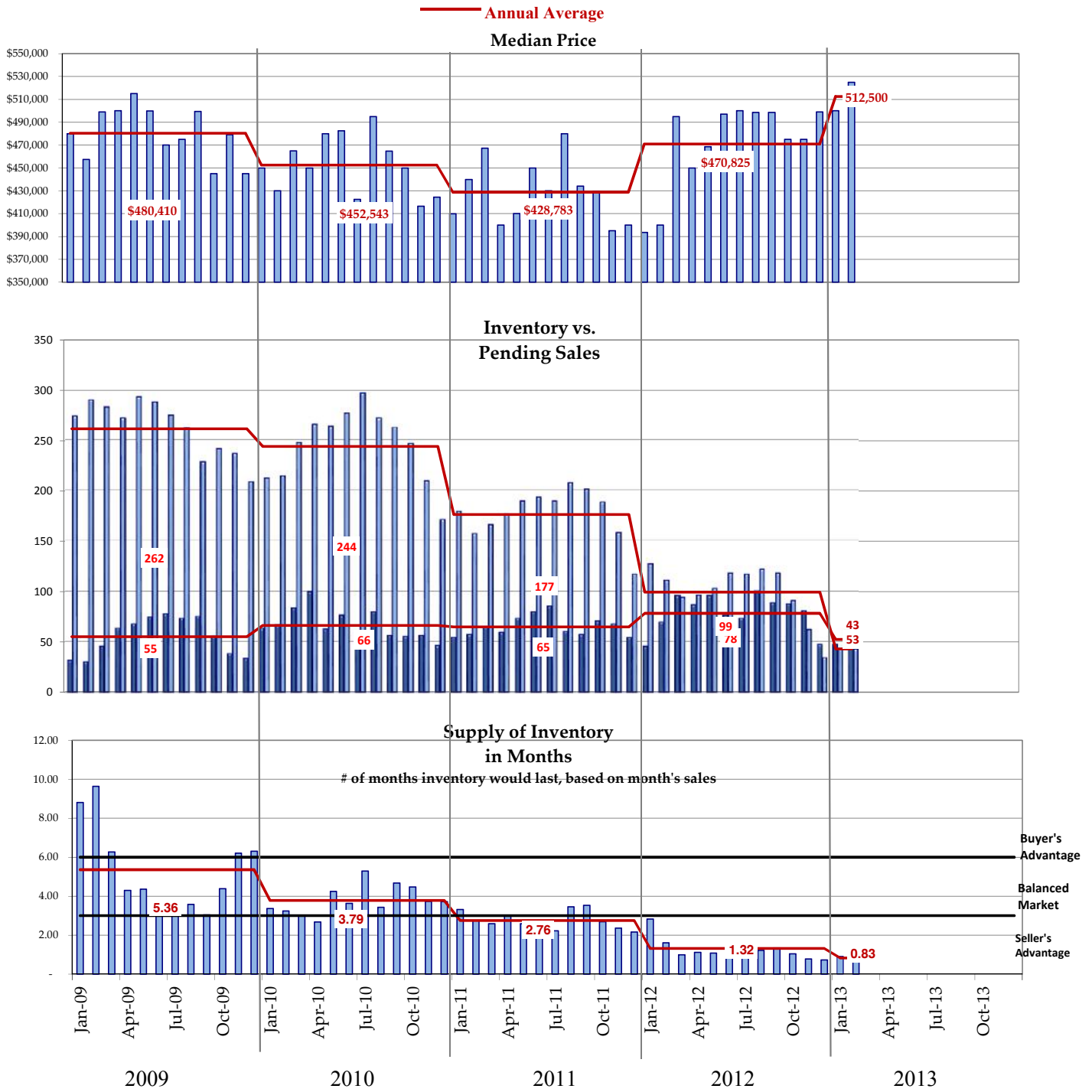
NWMLS Area **510** Residential Only



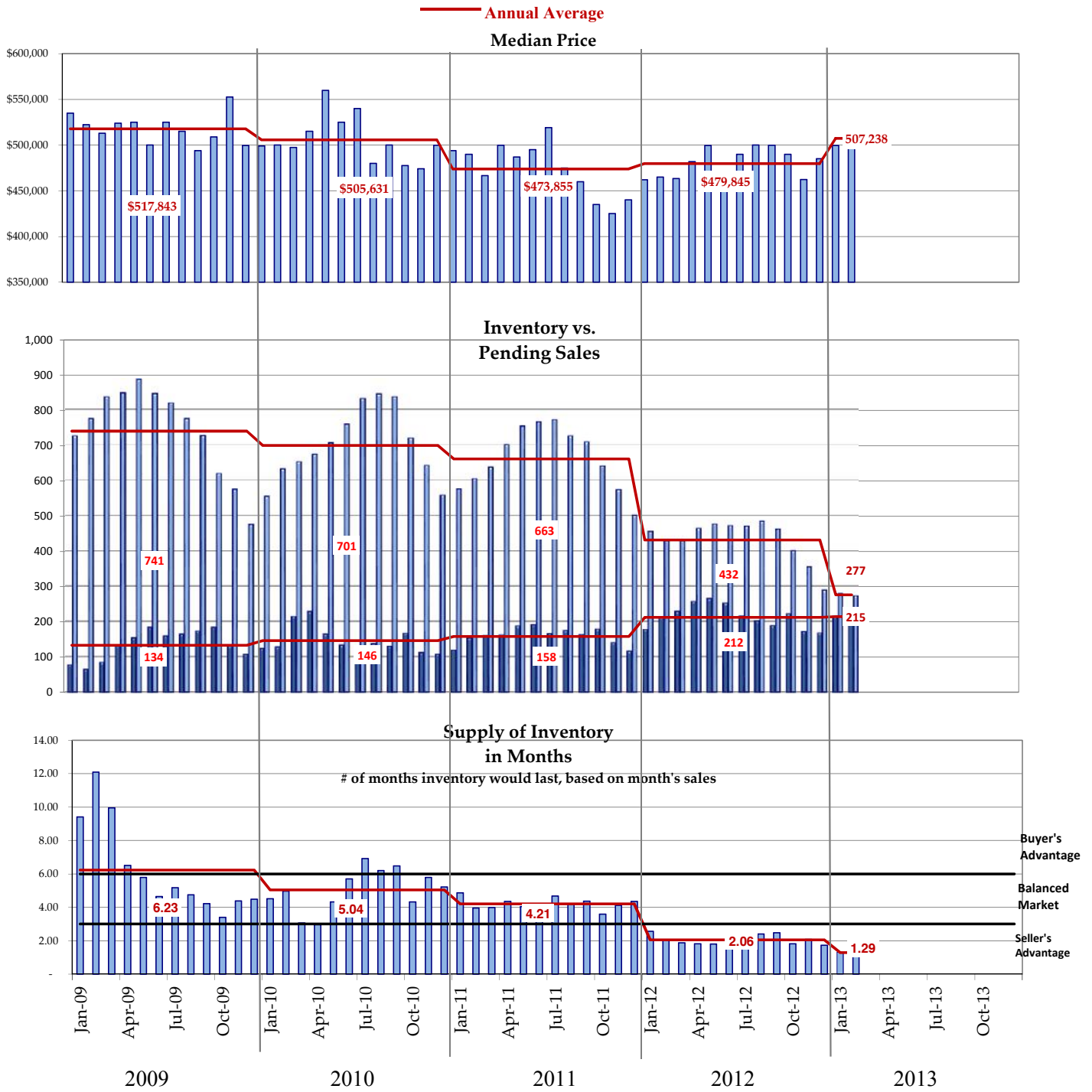
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	899,500	856,700	5.0%	64	92	-30.4%	40	26	53.8%
						YTD	73	46	58.7%



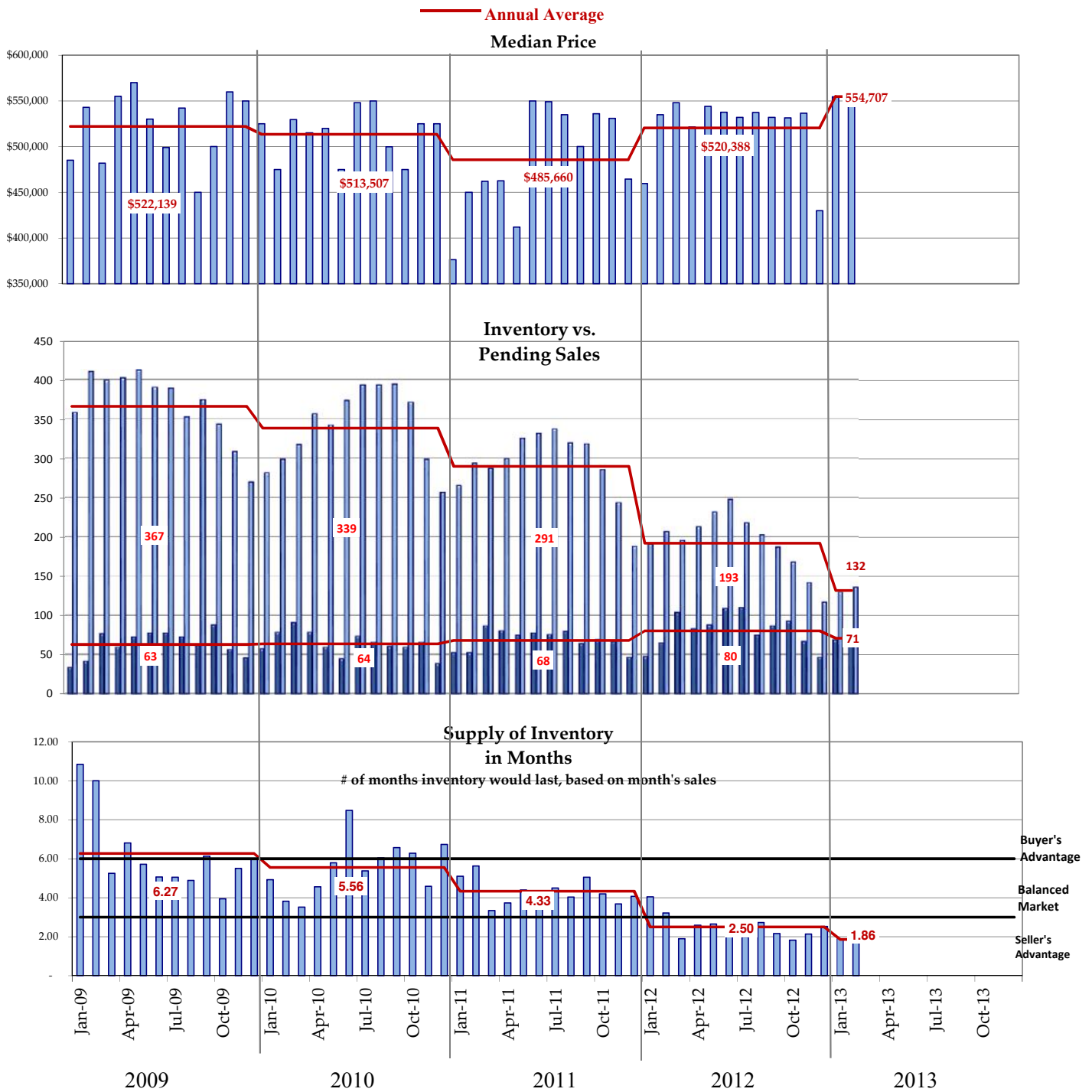
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	1,388,000	1,187,500	16.9%	67	125	-46.4%	37	32	15.6%
						YTD	61	57	7.0%



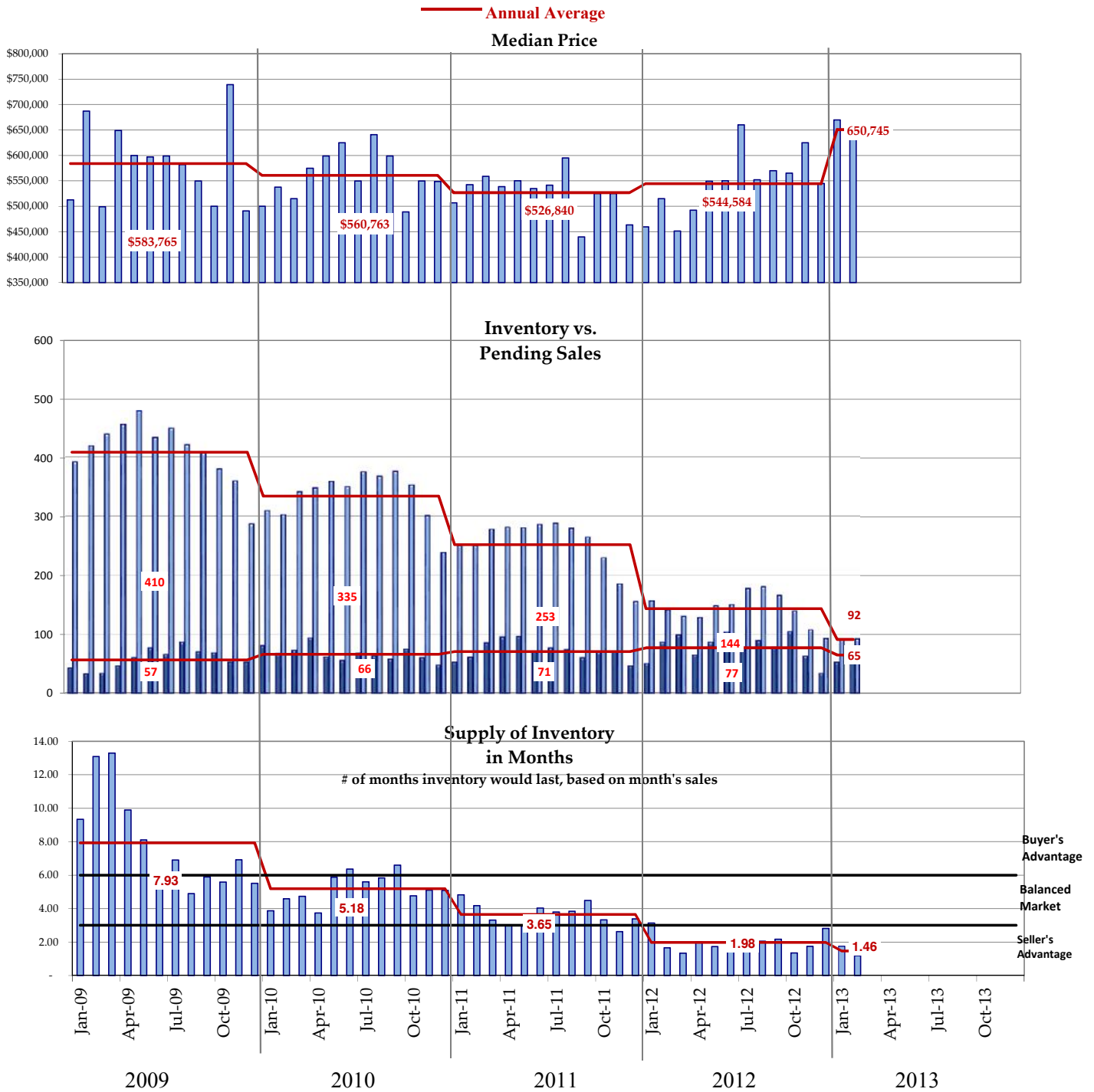
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change	
February	525,000	400,000	31.3%	43	111	-61.3%	58	69	-15.9%	
							YTD	105	114	-7.9%



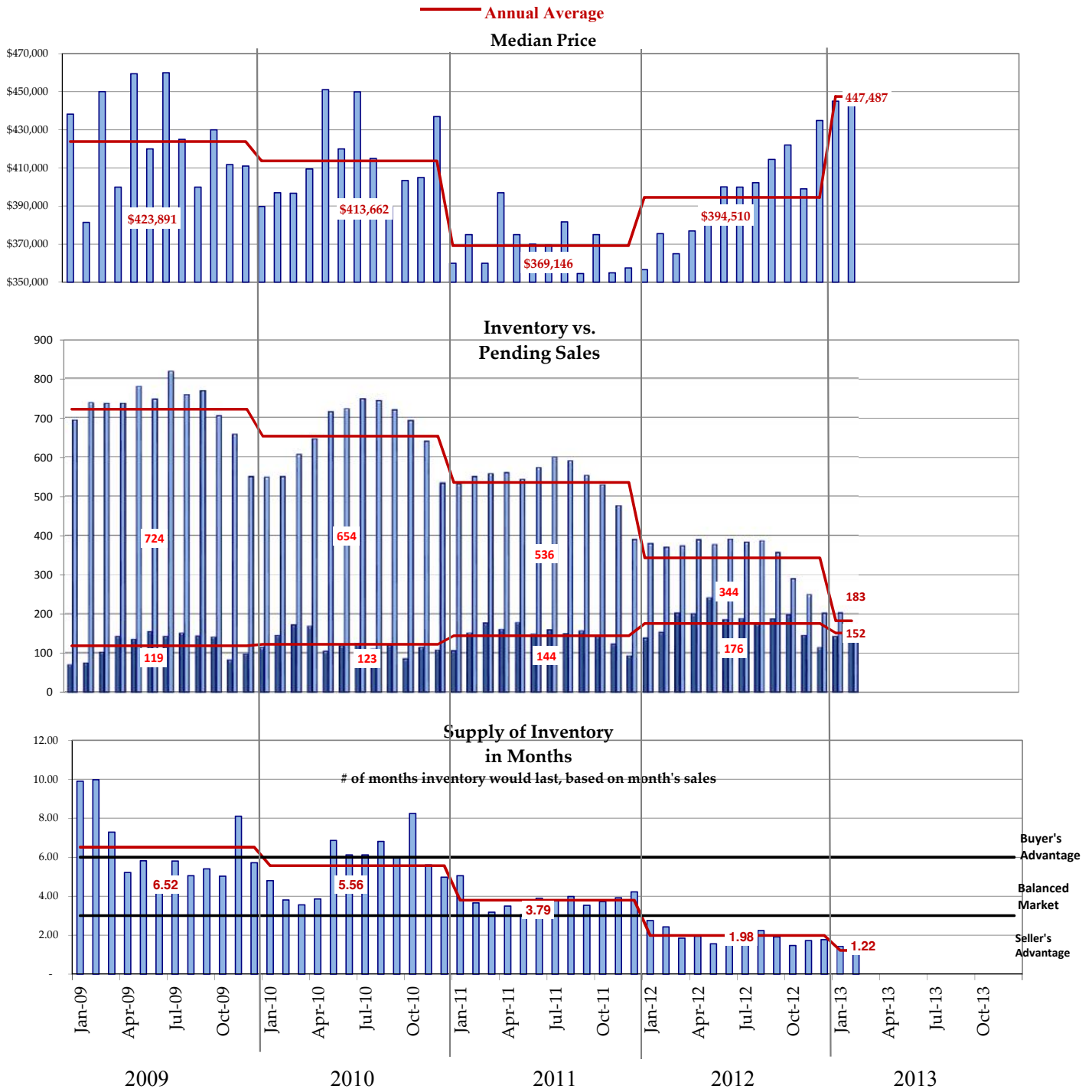
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	515,000	464,995	10.8%	274	429	-36.1%	215	211	1.9%
						YTD	429	388	10.6%



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	554,919	535,000	3.7%	135	206	-34.5%	74	64	15.6%
						YTD	142	111	27.9%



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	631,500	515,000	22.6%	92	142	-35.2%	78	86	-9.3%
						YTD	130	136	-4.4%



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	449,973	375,475	19.8%	164	368	-55.4%	162	152	6.6%
						YTD	303	289	4.8%



East King County by Price Range
NWMLS Area 500-600

Residential & Condo, Active Inventory, and Closed Sales

2013															
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 2/28/13 by List Price	Months Supply of Inventory *
\$0 to \$349,999	211	198	-	-	-	-	-	-	-	-	-	-	409	265	1.3
\$350,000 to \$499,999	159	149	-	-	-	-	-	-	-	-	-	-	308	207	1.4
\$500,000 to \$749,999	152	163	-	-	-	-	-	-	-	-	-	-	315	283	1.7
\$750,000 to \$999,999	57	50	-	-	-	-	-	-	-	-	-	-	107	182	3.6
\$1,000,000 to \$1,499,999	27	31	-	-	-	-	-	-	-	-	-	-	58	140	4.5
\$1,500,000 to \$2,999,999	12	18	-	-	-	-	-	-	-	-	-	-	30	116	6.4
\$3,000,000 and up	5	2	-	-	-	-	-	-	-	-	-	-	7	71	35.5
Totals	623	611	-	-	-	-	-	-	-	-	-	-	1,234	1,264	2.1

2012															
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 2/28/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	217	245	284	295	298	292	274	294	261	266	213	223	462	842	3.4
\$350,000 to \$499,999	104	112	175	187	220	252	258	271	237	242	222	223	216	474	4.2
\$500,000 to \$749,999	116	109	172	199	230	259	253	276	209	218	237	226	225	507	4.7
\$750,000 to \$999,999	28	33	48	56	69	76	81	82	71	80	69	78	61	215	6.5
\$1,000,000 to \$1,499,999	23	14	21	40	34	48	47	46	42	38	45	31	37	167	11.9
\$1,500,000 to \$2,999,999	7	9	16	10	22	19	24	26	20	22	14	16	16	152	16.9
\$3,000,000 and up	2	1	1	2	1	9	3	4	5	5	4	5	3	67	67.0
Totals	497	523	717	789	874	955	940	999	845	871	804	802	1,020	2,424	4.6

% 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%	-19%											-11%	-69%	-61%
\$350,000 to 499,999	53%	33%											43%	-56%	-67%
\$500,000 to \$749,999	31%	50%											40%	-44%	-63%
\$750,000 to \$999,999	104%	52%											75%	-15%	-44%
\$1,000,000 to \$1,499,999	17%	121%											57%	-16%	-62%
\$1,500,000 to \$2,999,999	71%	100%											88%	-24%	-62%
\$3,000,000 and up	150%	100%											133%	6%	-47%
Totals	25%	17%											21%	-48%	-55%

* 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.



East King County by Price Range NWMLS Area 500-600

Residential Only, Active Inventory, and Closed Sales

2013															
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 2/28/13 by List Price	Months Supply of Inventory *
\$0 to \$349,999	80	87											167	98	1.1
\$350,000 to \$499,999	140	125											265	167	1.3
\$500,000 to \$749,999	141	155											296	253	1.6
\$750,000 to \$999,999	49	46											95	138	3.0
\$1,000,000 to \$1,499,999	24	25											49	120	4.8
\$1,500,000 to \$2,999,999	10	18											28	109	6.1
\$3,000,000 and up	5	2											7	66	33.0
Totals	449	458	-	-	-	-	-	-	-	-	-	-	907	951	2.1

2012															
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 2/28/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	94	121	131	132	127	139	125	131	115	119	86	95	94	362	3.0
\$350,000 to \$499,999	95	102	154	172	194	217	220	233	195	211	194	198	95	374	3.7
\$500,000 to \$749,999	112	104	163	186	215	250	248	261	200	205	220	215	112	448	4.3
\$750,000 to \$999,999	25	29	44	51	62	72	75	79	67	72	57	72	25	175	6.0
\$1,000,000 to \$1,499,999	23	13	19	35	31	43	46	38	37	35	42	26	23	142	10.9
\$1,500,000 to \$2,999,999	6	9	14	9	22	19	22	25	19	22	13	13	6	143	15.9
\$3,000,000 and up	2	1	1	2	1	7	3	4	5	3	4	5	2	59	59.0
Totals	357	379	526	587	652	747	739	771	638	667	616	624	357	1,703	4.5

% 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	-15%	-28%											78%	-73%	-62%
\$350,000 to 499,999	47%	23%											179%	-55%	-64%
\$500,000 to \$749,999	26%	49%											164%	-44%	-62%
\$750,000 to \$999,999	96%	59%											280%	-21%	-50%
\$1,000,000 to \$1,499,999	4%	92%											113%	-15%	-56%
\$1,500,000 to \$2,999,999	67%	100%											367%	-24%	-62%
\$3,000,000 and up	150%	100%											250%	12%	-44%
Totals	26%	21%											154%	-44%	-54%

* 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.

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East King County by Price Range NWMLS Area 500-600

Condo Only, Active Inventory, and Closed Sales

2013															
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 2/28/13 by List Price	Months Supply of Inventory *
\$0 to \$349,999	131	111											242	167	1.5
\$350,000 to \$499,999	19	24											43	40	1.7
\$500,000 to \$749,999	11	8											19	30	3.8
\$750,000 to \$999,999	8	4											12	44	11.0
\$1,000,000 to \$1,499,999	3	6											9	20	3.3
\$1,500,000 to \$2,999,999	2	-											2	7	-
\$3,000,000 and up	-	-											-	5	-
Totals	174	153											327	313	2.0

2012															
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 2/28/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	123	124	153	163	171	153	149	163	146	147	127	128	247	480	3.9
\$350,000 to \$499,999	9	10	21	15	26	35	38	38	42	31	28	25	19	100	10.0
\$500,000 to \$749,999	4	5	9	13	15	9	5	15	9	13	17	11	9	59	11.8
\$750,000 to \$999,999	3	4	4	5	7	4	6	3	4	8	12	6	7	40	10.0
\$1,000,000 to \$1,499,999	-	1	2	5	3	5	1	8	5	3	3	5	1	25	25.0
\$1,500,000 to \$2,999,999	1	-	2	1	-	-	2	1	1	-	1	3	1	9	-
\$3,000,000 and up	-	-	-	-	-	2	-	-	-	2	-	-	-	8	-
Totals	140	144	191	202	222	208	201	228	207	204	188	178	284	721	5.0

% 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	7%	-10%											-2%	-65%	-61%
\$350,000 to 499,999	111%	140%											126%	-60%	-83%
\$500,000 to \$749,999	175%	60%											111%	-49%	-68%
\$750,000 to \$999,999	167%	0%											71%	10%	10%
\$1,000,000 to \$1,499,999	-	500%											-	-20%	-0.9
\$1,500,000 to \$2,999,999	100%	-											100%	-22%	-
\$3,000,000 and up	-	-											-	-38%	-
Totals	24%	6%											15%	-57%	-59%

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