

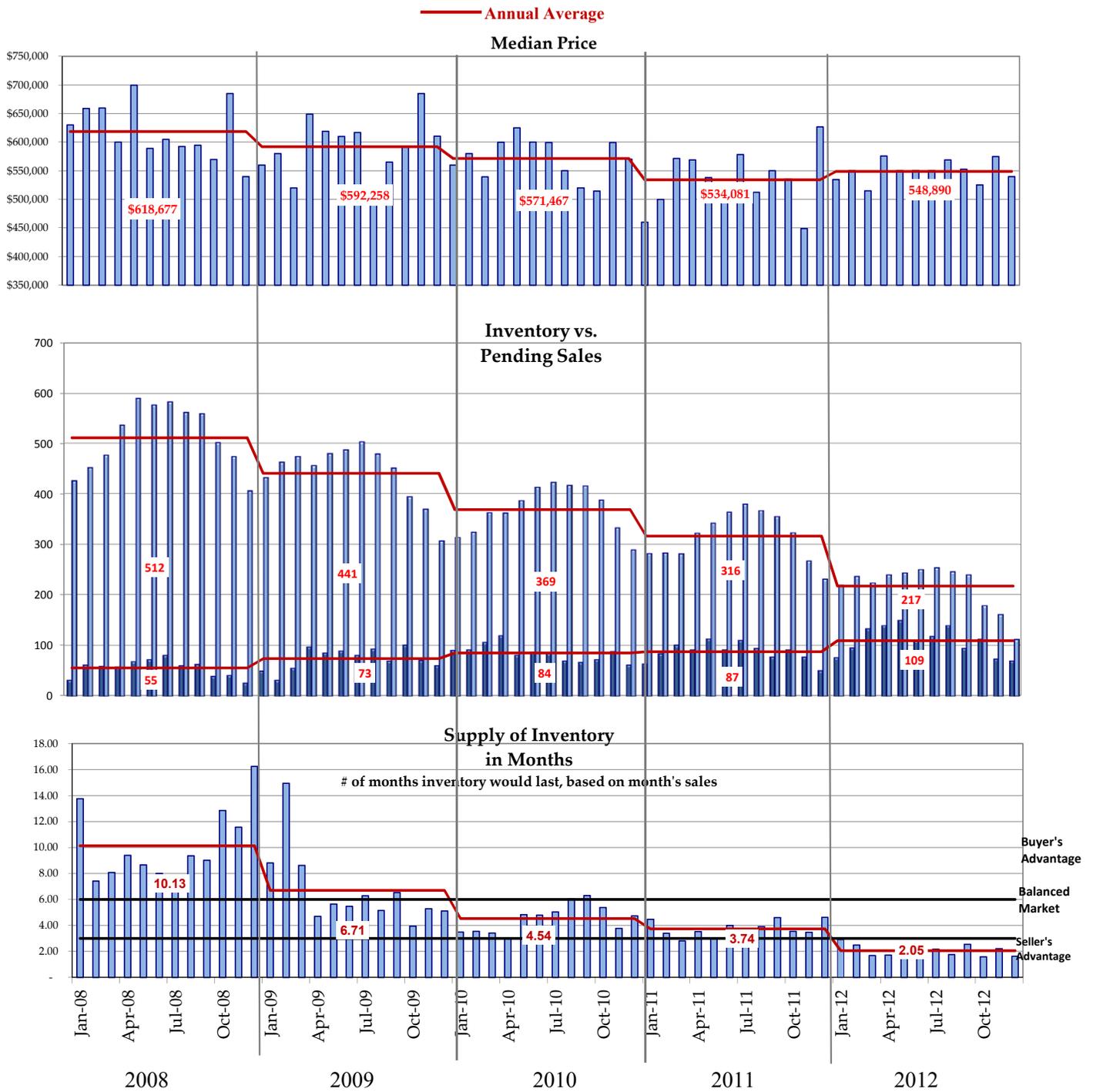


Eastside Statistics for NWMLS Areas 500-600

RESIDENTIAL				
	<u>December 2012</u>	<u>December 2011</u>	<u>Difference</u>	<u>% Change</u>
<u>Months Supply of Inventory</u>	<u>1.8</u>	<u>4.1</u>	<u>(2.2)</u>	<u>-55%</u>
<u>Total Active Listings</u>	<u>957</u>	<u>1,768</u>	(811)	<u>-46%</u>
Median Active List Price	\$795,123	\$613,741	\$ 181,381	30%
Average Active Market Time	131	146	(15)	-10%
Pending (MTD)	518	432	86	20%
Pending (YTD)	9,678	7,918	1,760	22%
Pending Active Market Time	83	94	(12)	-12%
Number of Closed Sales (MTD)	622	468	154	33%
<u>Number of Closed Sales (YTD)</u>	<u>7,287</u>	<u>5,951</u>	<u>1,336</u>	<u>22%</u>
<u>Median Closed Sale Price (YTD)</u>	<u>\$526,455</u>	<u>\$506,711</u>	<u>\$ 19,744</u>	<u>4%</u>

CONDOMINIUM				
	<u>December 2012</u>	<u>December 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.6	4.0	(2.4)	-60%
Total Active Listings	289	783	(494)	-63%
Median Active List Price	\$439,400	\$276,999	\$ 162,401	59%
Average Active Market Time	105	149	-44	-29%
Pending (MTD)	181	195	(14)	-7%
Pending (YTD)	3,268	2,845	423	15%
Pending Active Market Time	64	117	(53)	-45%
Number of Closed Sales (MTD)	179	136	43	32%
Number of Closed Sales (YTD)	2,304	1,813	491	27%
Median Closed Sale Price (YTD)	\$247,817	\$229,152	\$ 18,664	8%

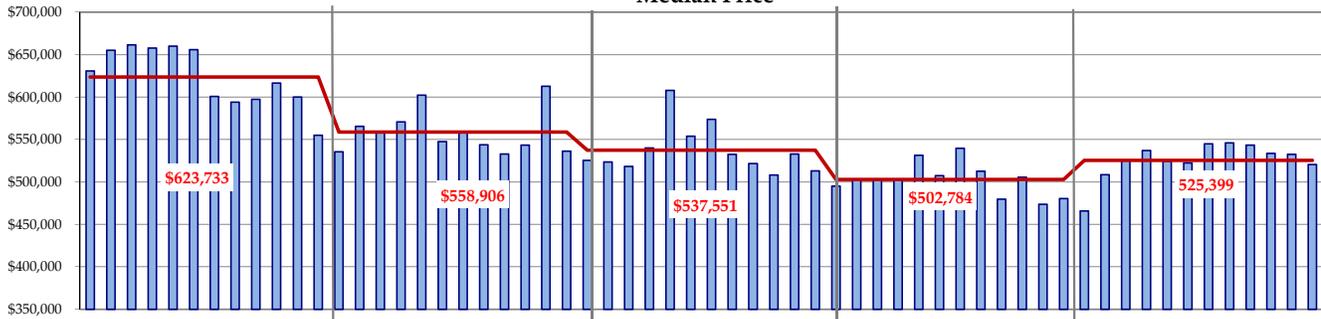
NWMLS Area South Bellevue Residential Only



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
December	539,950	626,975	-13.9%	112	231	-51.5%	69	50	38.0%
						YTD	1,305	1,040	25.5%

— Annual Average

Median Price

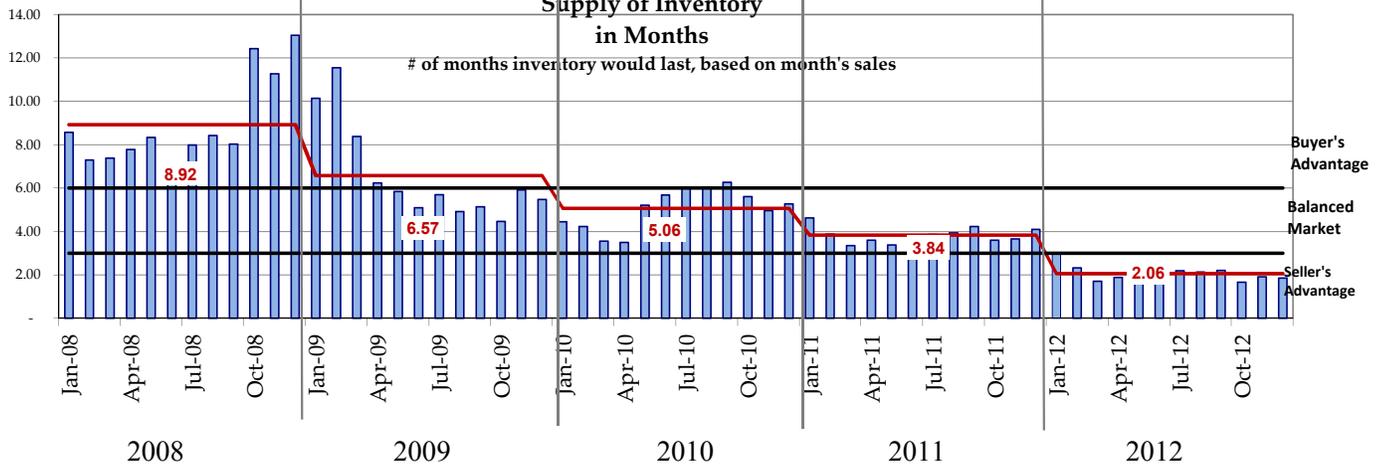


Inventory vs. Pending Sales



Supply of Inventory in Months

of months inventory would last, based on month's sales



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
December	520,734	480,241	8.4%	957	1,768	-45.9%	518	432	19.9%
						YTD	9,678	7,918	22.2%



Eastside Summary Report
NWMLS Area 500-600 Residential and Condominium

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD		Year over year
2012	# of Agents	4,446	4,430	4,472	4,435	4,382	4,385	4,402	4,412	4,364	4,347	4,124	4,121	4,360	A	-5%
	# of Active Listings	2,514	2,412	2,290	2,329	2,360	2,334	2,322	2,323	2,181	1,821	1,570	1,246	2,142	A	-39%
	# of Pending Transactions	805	1,015	1,304	1,232	1,303	1,194	1,151	1,126	1,060	1,202	855	699	12,946	T	20%
	Average List Price of Pending	465,072	476,603	502,394	511,848	531,457	572,348	542,443	559,376	564,456	543,752	559,644	510,082	529,962	WA	4%
	Months Supply of Inventory	3.1	2.4	1.8	1.9	1.8	2.0	2.0	2.1	2.1	1.5	1.8	1.8	2.0	WA	-49%
2011	# of Agents	4,635	4,654	4,631	4,608	4,601	4,619	4,594	4,591	4,566	4,523	4,491	4,477	4,582	A	0%
	# of Active Listings	3,372	3,402	3,557	3,694	3,694	3,932	3,921	3,796	3,634	3,340	2,979	2,551	3,489	A	-19%
	# of Pending Transactions	700	838	994	1,002	1,045	995	1,015	959	873	911	804	627	10,763	T	12%
	Average List Price of Pending	537,592	522,030	509,390	524,907	571,908	498,981	525,700	510,072	479,790	489,865	494,181	439,187	511,080	WA	-7%
	Months Supply of Inventory	4.8	4.1	3.6	3.7	3.5	4.0	3.9	4.0	4.2	3.7	3.7	4.1	3.9	WA	-28%
2010	# of Agents	4,282	4,351	4,507	4,368	4,638	4,712	4,711	4,715	4,825	4,748	4,667	4,627	4,596	A	1%
	# of Active Listings	3,742	3,944	4,173	4,404	4,565	4,724	4,992	4,899	4,825	4,454	3,926	3,325	4,331	A	-8%
	# of Pending Transactions	723	835	1,106	1,187	751	749	734	738	713	742	718	598	9,594	T	9%
	Average List Price of Pending	549,980	545,471	536,226	512,060	646,545	584,256	576,638	548,105	541,974	524,125	556,250	502,366	550,347	WA	-2%
	Months Supply of Inventory	5.2	4.7	3.8	3.7	6.1	6.3	6.8	6.6	6.8	6.0	5.5	5.6	5.4	WA	-15%
2009	# of Agents	4,605	4,668	4,690	4,666	4,638	4,454	4,413	4,486	4,498	4,483	4,494	4,491	4,549	A	-10%
	# of Active Listings	4,407	4,736	4,927	5,001	5,249	5,144	5,190	4,920	4,780	4,441	4,156	3,460	4,701	A	-9%
	# of Pending Transactions	428	431	569	777	825	942	872	948	908	926	643	573	8,842	T	19%
	Average List Price of Pending	562,344	540,112	569,890	584,115	605,897	566,660	551,844	574,807	539,565	539,695	547,589	553,345	562,116	WA	-13%
	Months Supply of Inventory	10.3	11.0	8.7	6.4	6.4	5.5	6.0	5.2	5.3	4.8	6.5	6.0	6.4	WA	-23%
2008	# of Agents	5,214	5,203	5,229	5,199	5,134	5,050	5,038	4,975	4,923	4,925	4,870	4,741	5,042	A	-6%
	# of Active Listings	4,022	4,533	4,914	5,377	5,821	5,581	5,808	5,696	5,531	5,299	4,881	4,235	5,142	A	42%
	# of Pending Transactions	495	593	701	734	733	829	730	698	686	473	427	320	7,419	T	-33%
	Average List Price of Pending	629,432	671,549	661,645	666,396	663,402	683,005	613,765	613,030	642,208	605,591	637,766	556,719	642,762	WA	0%
	Months Supply of Inventory	8.1	7.6	7.0	7.3	7.9	6.7	8.0	8.2	8.1	11.2	11.4	13.2	8.3	WA	111%
2007	# of Agents	5,208	5,258	5,321	5,351	5,380	5,389	5,458	5,485	5,468	5,439	5,400	5,212	5,364	A	6%
	# of Active Listings	2,402	2,425	2,661	3,065	3,584	3,947	4,171	4,338	4,648	4,519	4,217	3,543	3,627	A	41%
	# of Pending Transactions	794	1,027	1,231	1,111	1,247	1,223	1,105	952	655	663	595	430	11,033	T	-15%
	Average List Price of Pending	585,072	670,353	639,801	619,208	670,272	691,658	662,237	623,225	617,476	644,390	646,994	633,515	645,735	WA	9%
	Months Supply of Inventory	3.0	2.4	2.2	2.8	2.9	3.2	3.8	4.6	7.1	6.8	7.1	8.2	3.9	WA	66%
2006	# of Agents	4,834	4,868	4,930	4,990	5,049	5,011	5,100	5,180	5,230	5,280	5,285	5,207	5,080	A	11%
	# of Active Listings	2,031	2,051	2,134	2,282	2,441	2,711	2,835	2,917	3,218	3,168	2,833	2,165	2,566	A	3%
	# of Pending Transactions	744	948	1,322	1,235	1,367	1,315	1,196	1,261	981	1,028	831	701	12,929	T	-12%
	Average List Price of Pending	561,442	566,824	578,058	587,545	610,432	609,673	586,090	617,884	611,144	608,440	583,783	603,294	595,113	WA	13%
	Months Supply of Inventory	2.7	2.2	1.6	1.8	1.8	2.1	2.4	2.3	3.3	3.1	3.4	3.1	2.4	WA	18%

Eastside Summary Report
NWMLS Area 500-600 Residential and Condominium

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Year over year
2005	# of Agents	4,219	4,287	4,370	4,415	4,474	4,578	4,662	4,665	4,742	4,787	4,785	4,815	4,567	A 16%
	# of Active Listings	2,652	2,631	2,537	2,554	2,523	2,480	2,552	2,526	2,654	2,552	2,265	1,843	2,481	A -28%
	# of Pending Transactions	952	1,165	1,530	1,405	1,518	1,472	1,304	1,375	1,130	1,138	951	761	14,701	T 2%
	Average List Price of Pending	461,942	487,477	491,902	510,209	536,611	516,389	516,431	567,584	587,881	550,240	537,675	530,158	524,519	WA 17%
	Months Supply of Inventory	2.8	2.3	1.7	1.8	1.7	1.7	2.0	1.8	2.3	2.2	2.4	2.4	2.0	WA -30%
2004	# of Agents	3,729	3,770	3,811	3,851	3,892	3,933	3,974	4,015	4,056	4,096	4,137	4,178	3,954	A 15%
	# of Active Listings	3,505	3,507	3,562	3,741	3,828	3,878	3,888	3,688	3,440	3,249	2,819	2,315	3,452	A -20%
	# of Pending Transactions	723	1,111	1,349	1,348	1,457	1,413	1,413	1,312	1,222	1,140	1,115	794	14,397	T 10%
	Average List Price of Pending	410,390	431,174	438,935	447,270	464,262	441,735	447,567	457,541	461,910	441,564	458,754	453,795	447,576	WA 9%
	Months Supply of Inventory	4.8	3.2	2.6	2.8	2.6	2.7	2.8	2.8	2.8	2.9	2.5	2.9	2.9	WA -27%
2003	# of Agents	3,239	3,280	3,321	3,361	3,402	3,443	3,484	3,525	3,345	3,606	3,647	3,688	3,445	A 13%
	# of Active Listings	4,126	4,377	4,564	4,705	4,861	4,721	4,659	4,477	4,259	4,160	3,750	3,098	4,313	A 1%
	# of Pending Transactions	794	920	1,150	1,148	1,270	1,343	1,351	1,247	1,184	1,077	871	767	13,122	T 25%
	Average List Price of Pending	387,521	380,521	401,523	409,475	415,627	419,184	403,374	411,090	433,276	421,967	410,450	415,176	410,105	WA 5%
	Months Supply of Inventory	5.2	4.8	4.0	4.1	3.8	3.5	3.4	3.6	3.6	3.9	4.3	4.0	3.9	WA -19%
2002	# of Agents	2,790	2,765	2,862	2,923	2,900	2,953	3,345	3,345	3,076	3,116	3,157	3,198	3,036	A 4%
	# of Active Listings	3,714	3,840	3,991	4,214	4,506	4,656	4,587	4,590	4,627	4,594	4,251	3,597	4,264	A 6%
	# of Pending Transactions	738	806	949	875	1,068	900	855	1,046	885	912	785	644	10,463	T 8%
	Average List Price of Pending	384,790	388,476	396,635	388,281	403,698	418,385	389,755	381,138	401,728	377,148	376,758	389,380	391,747	WA 7%
	Months Supply of Inventory	5.0	4.8	4.2	4.8	4.2	5.2	5.4	4.4	5.2	5.0	5.4	5.6	4.9	WA -1%
2001	# of Agents	2,927	2,924	2,904	2,933	2,798	2,810	3,345	3,345	2,797	2,836	2,783	2,774	2,931	A 1%
	# of Active Listings	3,263	3,470	3,747	4,100	4,326	3,948	4,351	4,293	4,399	4,410	4,313	3,534	4,013	A 17%
	# of Pending Transactions	676	825	907	855	990	937	947	959	671	659	671	610	9,707	T -5%
	Average List Price of Pending	364,568	359,637	369,402	367,375	375,925	369,742	386,715	372,971	354,833	347,991	367,604	326,532	365,518	WA -1%
	Months Supply of Inventory	4.8	4.2	4.1	4.8	4.4	4.2	4.6	4.5	6.6	6.7	6.4	5.8	5.0	WA 23%
2000	# of Agents	2,896	2,888	2,862	2,902	2,899	2,902	2,930	2,960	2,927	2,783	2,948	2,927	2,902	A 1%
	# of Active Listings	2,778	2,979	3,235	3,335	3,738	3,946	3,835	3,687	3,713	3,627	3,317	2,955	3,429	A 13%
	# of Pending Transactions	674	870	1,006	932	942	920	896	1,062	867	803	698	538	10,208	T -1%
	Average List Price of Pending	373,800	364,243	402,158	364,988	365,652	381,445	379,037	371,045	378,220	384,553	352,954	276,578	369,758	WA 4%
	Months Supply of Inventory	4.1	3.4	3.2	3.6	4.0	4.3	4.3	3.5	4.3	4.5	4.8	5.5	4.0	WA 14%
1999	# of Agents	2,865	2,833	2,881	2,883	2,869	2,876	2,900	2,883	2,887	2,877	2,867	2,851	2,873	A 3%
	# of Active Listings	2,685	2,714	2,828	2,995	3,049	3,245	3,366	3,330	3,268	3,217	2,991	2,603	3,024	A 15%
	# of Pending Transactions	656	869	1,050	942	960	1,002	924	973	808	775	718	592	10,269	T 0%
	Average List Price of Pending	326,532	353,702	353,948	353,620	368,972	358,256	365,314	369,623	339,901	365,153	356,945	363,009	356,951	WA 13%
	Months Supply of Inventory	4.1	3.1	2.7	3.2	3.2	3.2	3.6	3.4	4.0	4.2	4.2	4.4	3.5	WA 15%
1998	# of Agents	2,768	2,738	2,737	3,077	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,781	A
	# of Active Listings	1,966	2,056	2,092	2,265	2,519	2,743	2,868	3,029	3,116	3,156	3,003	2,610	2,619	A
	# of Pending Transactions	777	919	1,017	1,004	927	934	961	849	744	852	697	583	10,264	T
	Average List Price of Pending	276,578	299,086	322,148	309,846	335,645	327,624	330,781	312,421	290,178	295,033	332,702	368,613	315,939	WA
	Months Supply of Inventory	2.5	2.2	2.1	2.3	2.7	2.9	3.0	3.6	4.2	3.7	4.3	4.5	3.1	WA



East King County by Price Range
NWMLS Area 500-600

Residential & Condo, Active Inventory, and Closed Sales

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 12/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	217	245	284	295	298	292	274	294	261	266	213	223	3,162	304	1.4
\$350,000 to \$499,999	104	112	175	187	220	252	258	271	237	242	222	223	2,503	214	1.0
\$500,000 to \$749,999	116	109	172	199	230	259	253	276	209	218	237	226	2,504	321	1.4
\$750,000 to \$999,999	28	33	48	56	69	76	81	82	71	80	69	78	771	162	2.1
\$1,000,000 to \$1,499,999	23	14	21	40	34	48	47	46	42	38	45	31	429	133	4.3
\$1,500,000 to \$2,999,999	7	9	16	10	22	19	24	26	20	22	14	16	205	100	6.3
\$3,000,000 and up	2	1	1	2	1	9	3	4	5	5	4	5	42	60	12.0
Totals	497	523	717	789	874	955	940	999	845	871	804	802	9,616	1,294	1.6

2011															
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 12/31/11 by List Price	Months Supply of Inventory *
\$0 to \$349,999	150	157	226	228	269	288	246	273	220	232	260	243	2,792	977	4.0
\$350,000 to \$499,999	119	110	154	163	176	177	168	184	132	153	165	134	1,835	534	4.0
\$500,000 to \$749,999	101	114	167	178	195	209	204	228	177	132	172	148	2,025	556	3.8
\$750,000 to \$999,999	36	27	51	48	58	67	55	57	54	33	31	43	560	209	4.9
\$1,000,000 to \$1,499,999	20	17	19	30	27	35	35	27	21	21	33	19	304	148	7.8
\$1,500,000 to \$2,999,999	10	16	13	14	11	26	14	18	10	16	11	12	171	132	11.0
\$3,000,000 and up	1	1	1	5	-	7	2	1	4	4	1	-	27	54	-
Totals	437	442	631	666	736	809	724	788	618	591	673	599	7,714	2,610	4.4

% 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	45%	56%	26%	29%	11%	1%	11%	8%	19%	15%	-18%	-8%	13%	-69%	-66%
\$350,000 to 499,999	-13%	2%	14%	15%	25%	42%	54%	47%	80%	58%	35%	66%	36%	-60%	-76%
\$500,000 to \$749,999	15%	-4%	3%	12%	18%	24%	24%	21%	18%	65%	38%	53%	24%	-42%	-62%
\$750,000 to \$999,999	-22%	22%	-6%	17%	19%	13%	47%	44%	31%	142%	123%	81%	38%	-22%	-57%
\$1,000,000 to \$1,499,999	15%	-18%	11%	33%	26%	37%	34%	70%	100%	81%	36%	63%	41%	-10%	-45%
\$1,500,000 to \$2,999,999	-30%	-44%	23%	-29%	100%	-27%	71%	44%	100%	38%	27%	33%	20%	-24%	-43%
\$3,000,000 and up	100%	0%	0%	-60%	100%	29%	50%	300%	25%	25%	300%	-	56%	11%	-
Totals	14%	18%	14%	18%	19%	18%	30%	27%	37%	47%	19%	34%	25%	-50%	-63%

* 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

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 12/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	94	121	131	132	127	139	125	131	115	119	86	95	1,415	126	1.3
\$350,000 to \$499,999	95	102	154	172	194	217	220	233	195	211	194	198	2,185	192	1.0
\$500,000 to \$749,999	112	104	163	186	215	250	248	261	200	205	220	215	2,379	293	1.4
\$750,000 to \$999,999	25	29	44	51	62	72	75	79	67	72	57	72	705	128	1.8
\$1,000,000 to \$1,499,999	23	13	19	35	31	43	46	38	37	35	42	26	388	110	4.2
\$1,500,000 to \$2,999,999	6	9	14	9	22	19	22	25	19	22	13	13	193	91	7.0
\$3,000,000 and up	2	1	1	2	1	7	3	4	5	3	4	5	38	57	11.4
Totals	357	379	526	587	652	747	739	771	638	667	616	624	7,303	997	1.6

2011															
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 12/31/11 by List Price	Months Supply of Inventory *
\$0 to \$349,999	74	86	110	108	120	141	119	131	101	115	126	144	1,231	381	2.6
\$350,000 to \$499,999	105	96	139	147	157	155	149	166	114	141	151	113	1,520	441	3.9
\$500,000 to \$749,999	96	107	157	159	182	198	194	212	161	129	163	141	1,758	514	3.6
\$750,000 to \$999,999	35	25	51	43	53	62	50	54	50	32	30	40	485	170	4.3
\$1,000,000 to \$1,499,999	20	15	19	28	25	33	31	24	19	21	32	17	267	127	7.5
\$1,500,000 to \$2,999,999	10	13	13	14	11	26	14	17	9	15	11	11	153	125	11.4
\$3,000,000 and up	1	1	1	5	-	7	2	1	3	4	1	-	26	50	-
Totals	341	343	490	504	548	622	559	605	457	457	514	466	5,440	1,808	3.9

% 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	27%	41%	19%	22%	6%	-1%	5%	0%	14%	3%	-32%	-34%	15%	-67%	-50%
\$350,000 to 499,999	-10%	6%	11%	17%	24%	40%	48%	40%	71%	50%	28%	75%	44%	-56%	-75%
\$500,000 to \$749,999	17%	-3%	4%	17%	18%	26%	28%	23%	24%	59%	35%	52%	35%	-43%	-63%
\$750,000 to \$999,999	-29%	16%	-14%	19%	17%	16%	50%	46%	34%	125%	90%	80%	45%	-25%	-58%
\$1,000,000 to \$1,499,999	15%	-13%	0%	25%	24%	30%	48%	58%	95%	67%	31%	53%	45%	-13%	-43%
\$1,500,000 to \$2,999,999	-40%	-31%	8%	-36%	100%	-27%	57%	47%	111%	47%	18%	18%	26%	-27%	-38%
\$3,000,000 and up	100%	0%	0%	-60%	100%	0%	50%	300%	67%	-25%	75%	500%	46%	14%	-
Totals	5%	10%	7%	16%	19%	20%	32%	27%	40%	46%	20%	34%	34%	-45%	-59%

* 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
Condo Only, Active Inventory, and Closed Sales

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 12/31/12 by List Price	Months Supply of Inventory *
\$0 to \$349,999	123	124	153	163	171	153	149	163	146	147	127	128	1,747	178	1.4
\$350,000 to \$499,999	9	10	21	15	26	35	38	38	42	31	28	25	318	22	0.9
\$500,000 to \$749,999	4	5	9	13	15	9	5	15	9	13	17	11	125	28	2.5
\$750,000 to \$999,999	3	4	4	5	7	4	6	3	4	8	12	6	66	34	5.7
\$1,000,000 to \$1,499,999	-	1	2	5	3	5	1	8	5	3	3	5	41	23	4.6
\$1,500,000 to \$2,999,999	1	-	2	1	-	-	2	1	1	-	1	3	12	9	3.0
\$3,000,000 and up	-	-	-	-	-	2	-	-	-	2	-	-	4	3	-
Totals	140	144	191	202	222	208	201	228	207	204	188	178	2,313	297	1.7

2011															
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 12/31/11 by List Price	Months Supply of Inventory *
\$0 to \$349,999	76	71	116	120	149	147	127	142	119	117	134	99	1,417	596	6.0
\$350,000 to \$499,999	14	14	15	16	19	22	19	18	18	12	14	21	202	93	4.4
\$500,000 to \$749,999	5	7	10	19	13	11	10	16	16	3	9	7	126	42	6.0
\$750,000 to \$999,999	1	2	-	5	5	5	5	3	4	1	1	3	35	39	13.0
\$1,000,000 to \$1,499,999	-	2	-	2	2	2	4	3	2	-	1	2	20	21	10.5
\$1,500,000 to \$2,999,999	-	3	-	-	-	-	-	1	1	1	-	1	7	7	7.0
\$3,000,000 and up	-	-	-	-	-	-	-	-	1	-	-	-	1	4	-
Totals	96	99	141	162	188	187	165	183	161	134	159	133	1,808	802	6.0

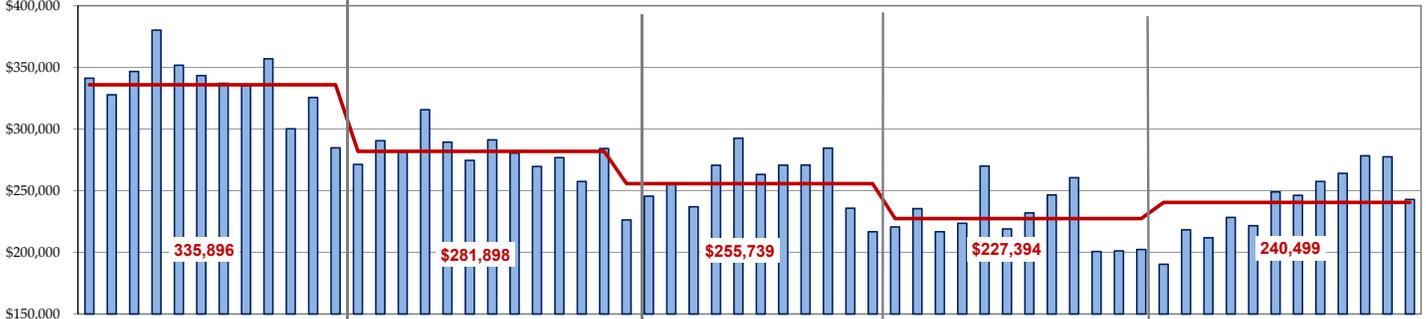
% Change															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total	Active by List Price	Months Supply of Inventory *
\$0 to \$349,999	62%	75%	32%	36%	15%	4%	17%	15%	23%	26%	-5%	29%	23%	-70%	-77%
\$350,000 to 499,999	-36%	-29%	40%	-6%	37%	59%	100%	111%	133%	158%	100%	19%	57%	-76%	-80%
\$500,000 to \$749,999	-20%	-29%	-10%	-32%	15%	-18%	-50%	-6%	-44%	333%	89%	57%	-1%	-33%	-58%
\$750,000 to \$999,999	200%	100%	-	0%	40%	-20%	20%	0%	0%	700%	1100%	100%	89%	-13%	-56%
\$1,000,000 to \$1,499,999	-	-50%	-	150%	50%	150%	-75%	167%	150%	300%	200%	150%	105%	10%	-56%
\$1,500,000 to \$2,999,999	-	-	-	-	-	-	200%	0%	0%	-100%	-	200%	71%	29%	-57%
\$3,000,000 and up	-	-	-	-	-	200%	-	-	-100%	200%	-	-	300%	-25%	-
Totals	46%	45%	35%	25%	18%	11%	22%	25%	29%	52%	18%	34%	28%	-63%	-72%

* 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.

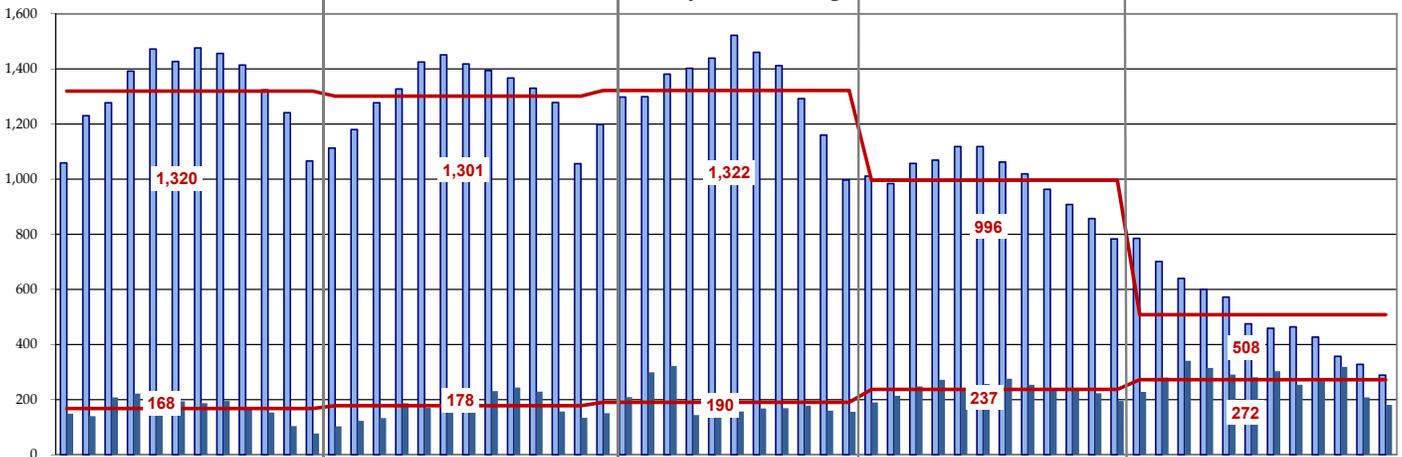
Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 500,510,520,530,540,550,560,600, but information was not verified or published by NWMLS.

— Annual Average

Median Price

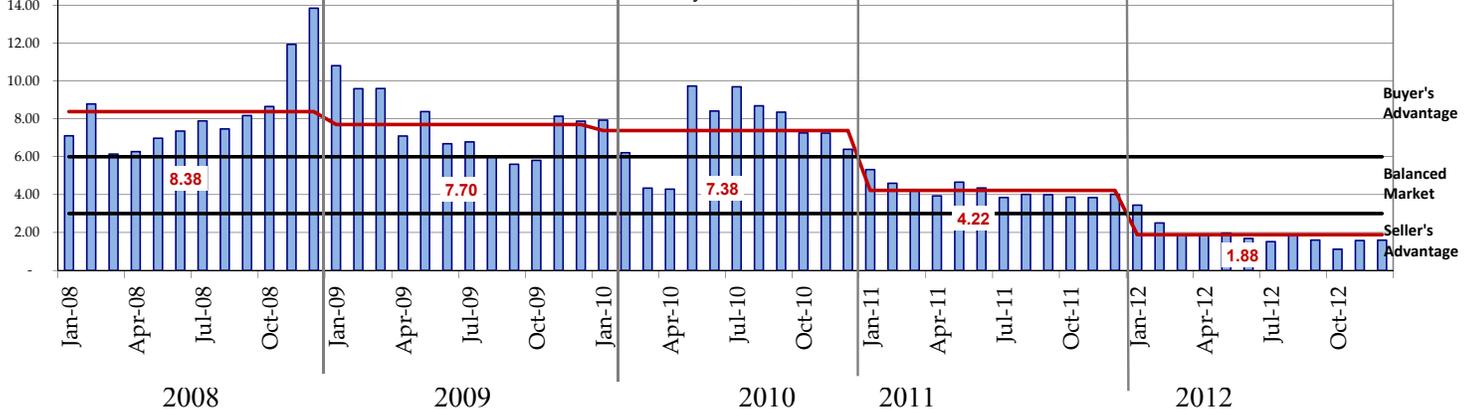


Inventory vs. Pending Sales



Supply of Inventory in Months

of months inventory would last, based on month's sales



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
December	242,920	202,343	20.1%	289	783	-63.1%	181	195	-7.2%
YTD							3,268	2,845	14.9%