



RESIDENTIAL

	<u>January 2013</u>	<u>January 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.3	2.4	(1.1)	-47%
Total Active Listings	635	1,128	(493)	-44%
Median Active List Price	\$594,431	\$453,692	\$ 140,739	31%
Average Active Market Time	93	101	(8)	-8%
Pending (MTD)	494	468	26	6%
Pending (YTD)	494	468	26	6%
Pending Active Market Time	46	61	(15)	-25%
Number of Closed Sales (MTD)	384	310	74	24%
Number of Closed Sales (YTD)	384	310	74	24%
Median Closed Sale Price (YTD)	\$422,953	\$373,387	\$ 49,566	13%

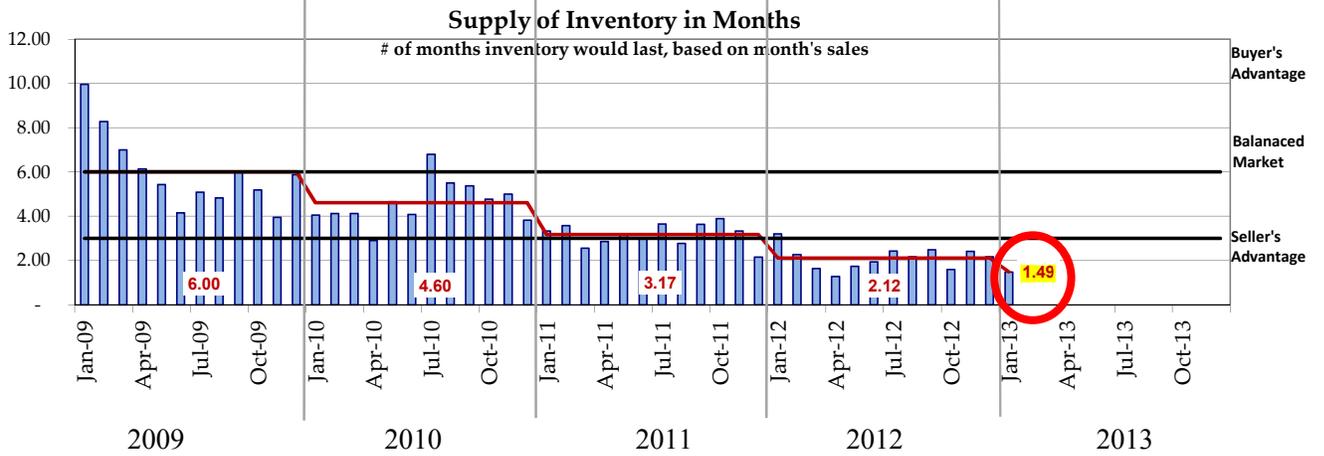
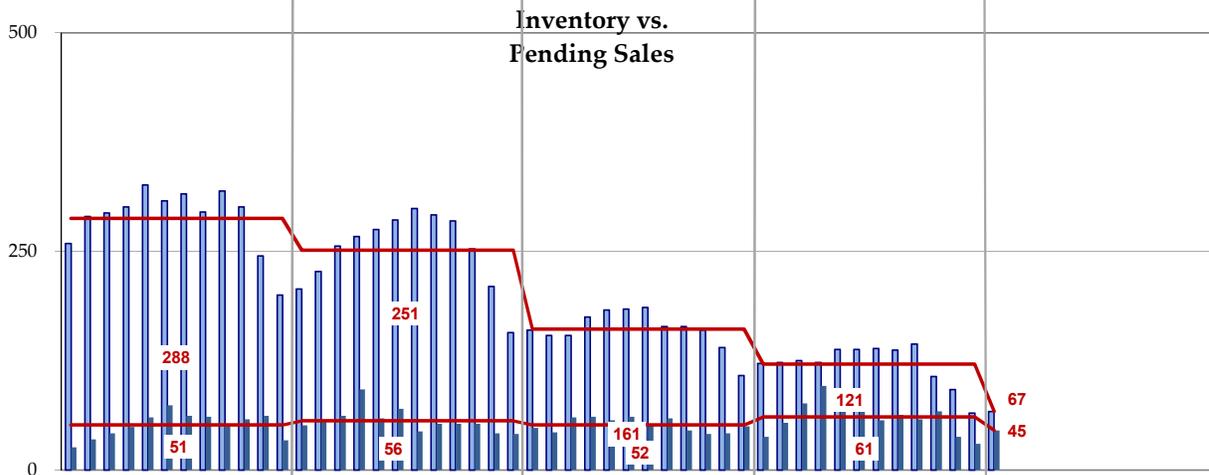
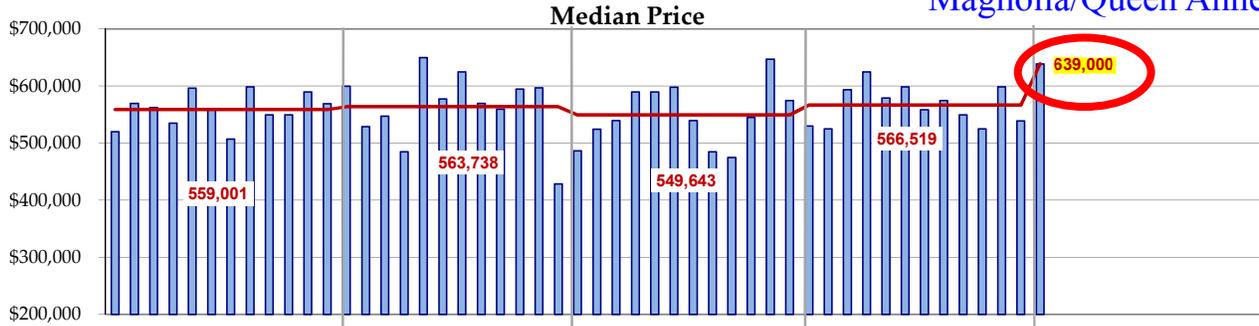
CONDOMINIUM

	<u>January 2013</u>	<u>January 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.4	4.1	(2.7)	-67%
Total Active Listings	343	704	(361)	-51%
Median Active List Price	\$380,569	\$308,535	\$ 72,034	23%
Average Active Market Time	118	134	-15	-11%
Pending (MTD)	254	173	81	47%
Pending (YTD)	254	173	81	47%
Pending Active Market Time	88	92	(5)	-5%
Number of Closed Sales (MTD)	137	123	14	11%
Number of Closed Sales (YTD)	137	123	14	11%
Median Closed Sale Price (YTD)	\$253,248	\$179,875	\$ 73,373	41%

NWMLS Area **700** Residential Only

— Annual Average

Magnolia/Queen Anne

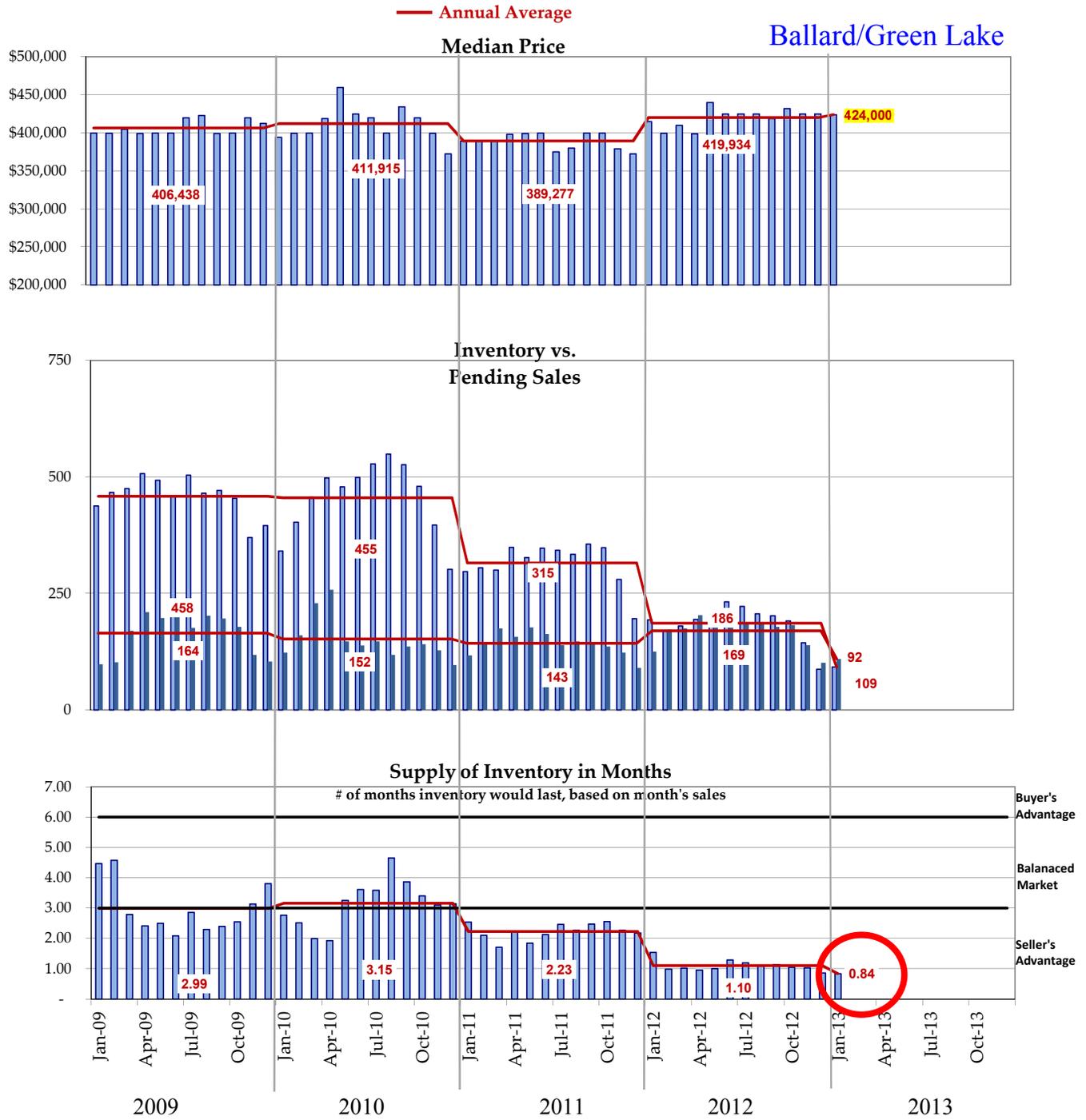


Month	Median Price	Median Price	% change	Inventory	Inventory	% change	Pending Units	Pending Units	% change
	This Year	Last Year		This Year	Last Year		This Year	Last Year	
January	639,000	530,000	20.6%	67	122	-45.1%	45	38	18.4%
	YTD						45	38	18.4%

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 140, 380, 385, 390, 700, 701, 705, 710, but information was not verified or published by NWMLS.

NWMLS Area 705 Residential Only

Ballard/Green Lake



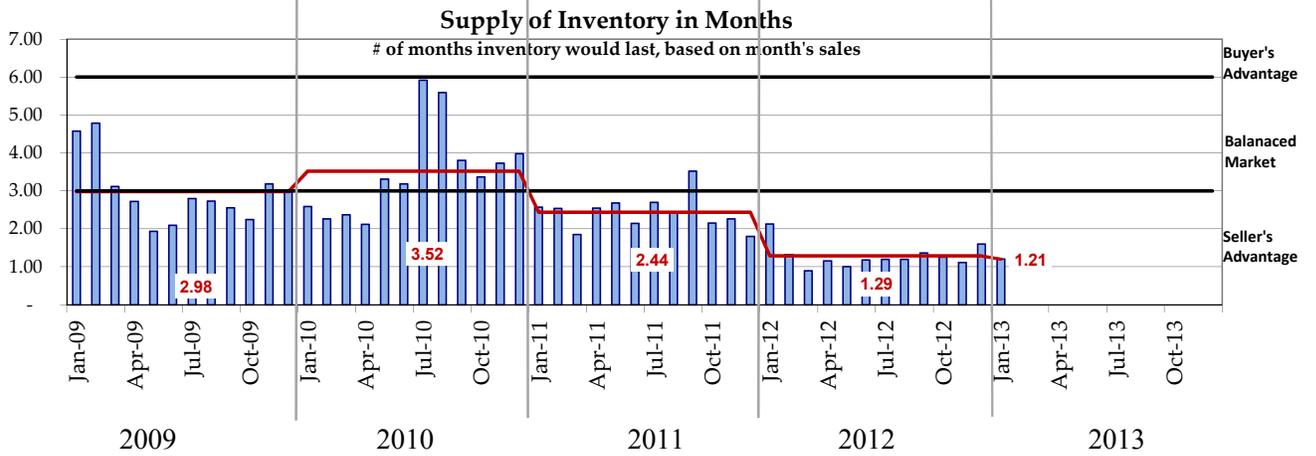
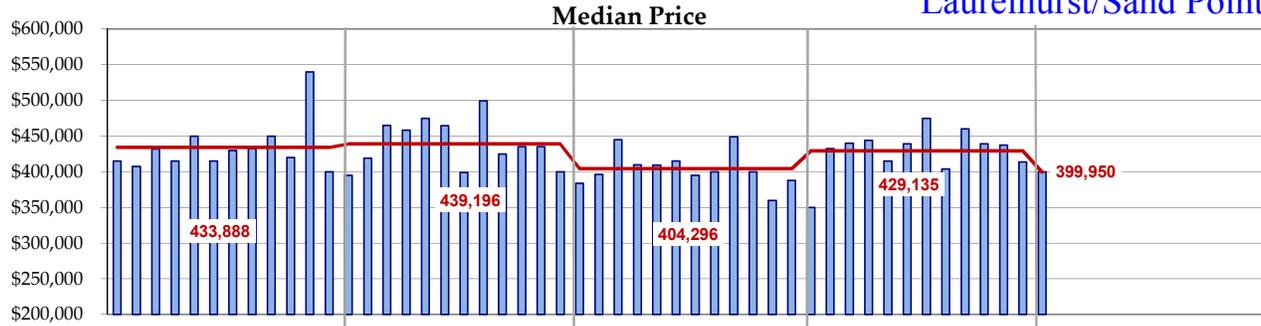
Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
January	424,000	415,000	2.2%	92	193	-52.3%	109	125	-12.8%
						YTD	109	125	-12.8%

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 140, 380, 385, 390,700, 701, 705, 710, but information was not verified or published by NWMLS.

NWMLS Area 710 Residential Only

— Annual Average

Laurelhurst/Sand Point

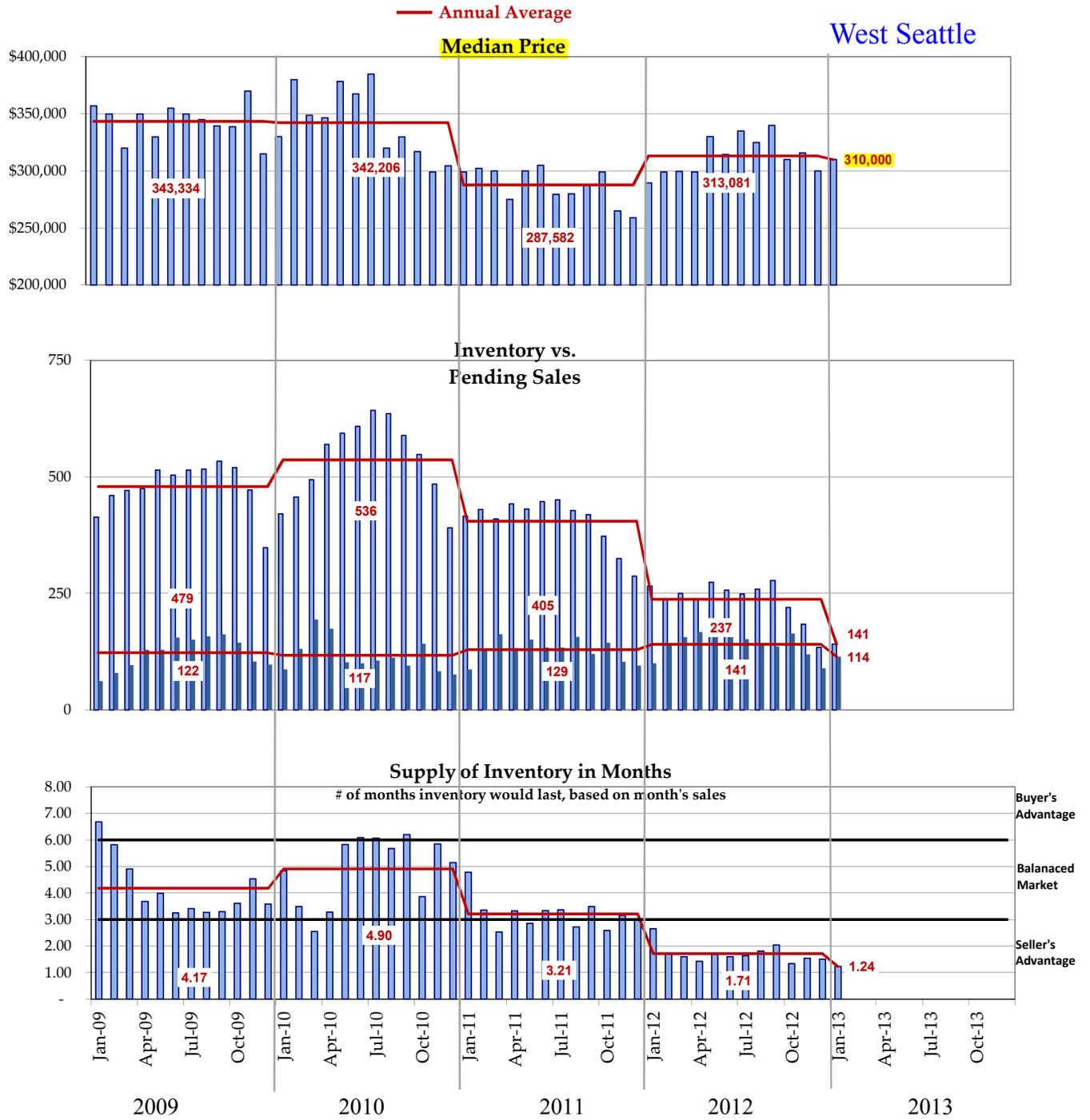


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
January	399,950	349,950	14.3%	94	145	-35.2%	78	68	14.7%
						YTD	78	68	14.7%

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 140, 380, 385, 390, 700, 701, 705, 710, but information was not verified or published by NWMLS.

NWMLS Area **140** Residential Only

West Seattle



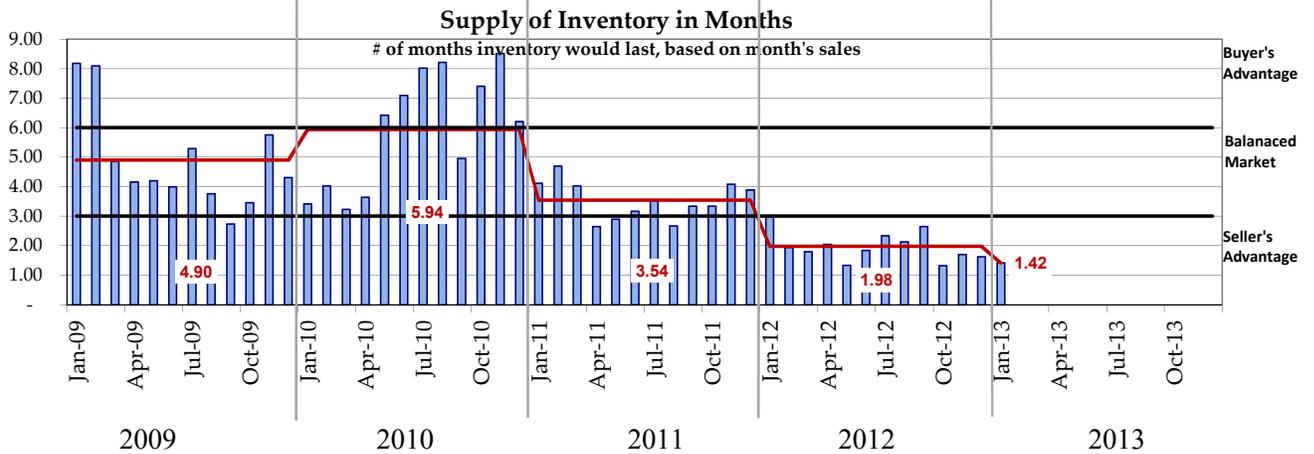
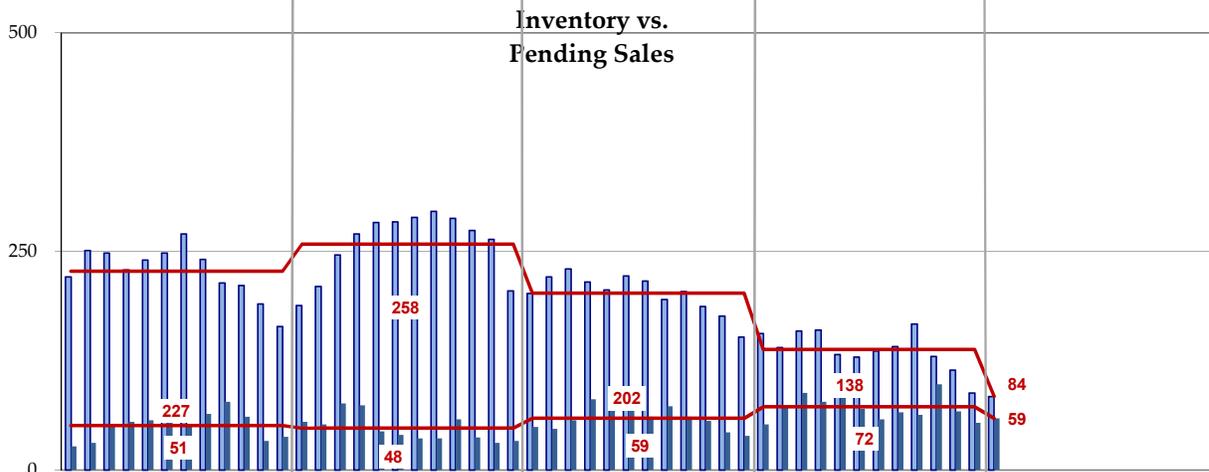
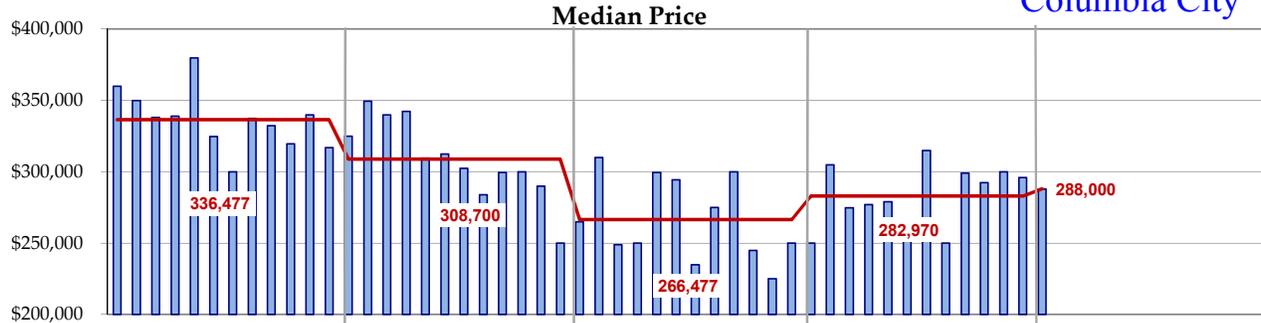
Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
January	310,000	289,450	7.1%	141	266	-47.0%	114	100	14.0%
						YTD	114	100	14.0%

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 140, 380, 385, 390, 700, 701, 705, 710, but information was not verified or published by NWMLS.

NWMLS Area **380** Residential Only

— Annual Average

Columbia City



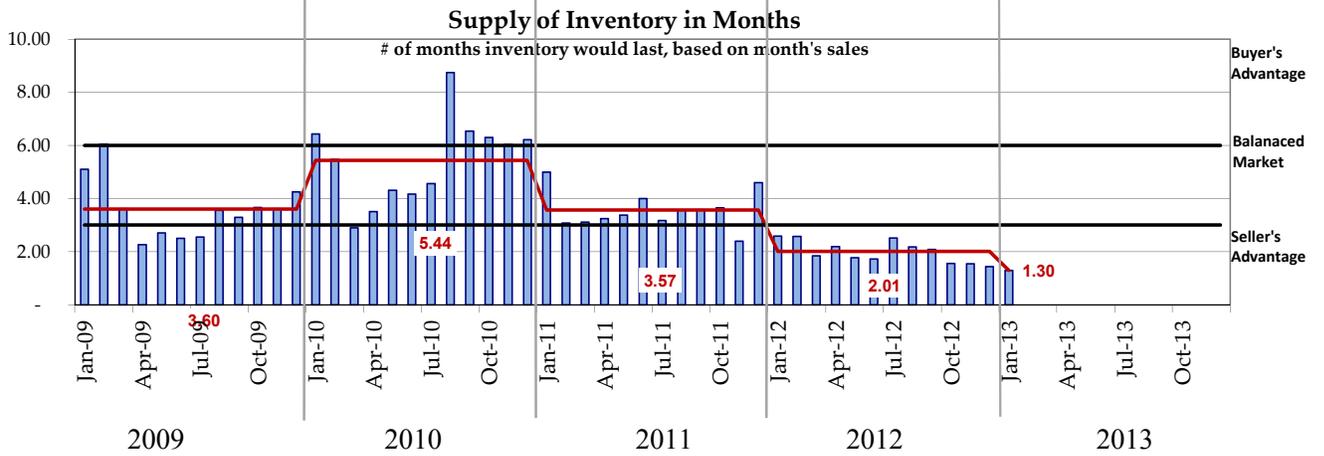
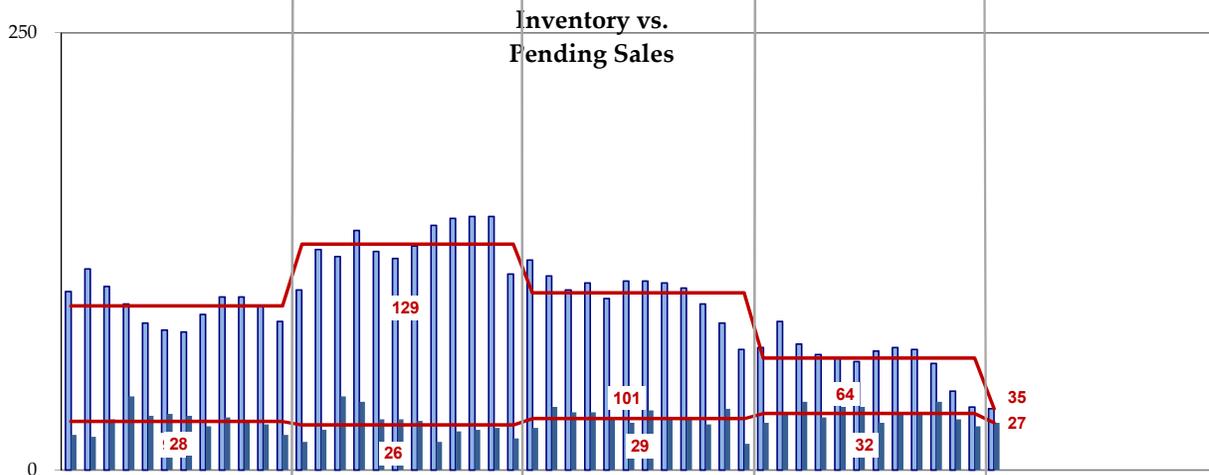
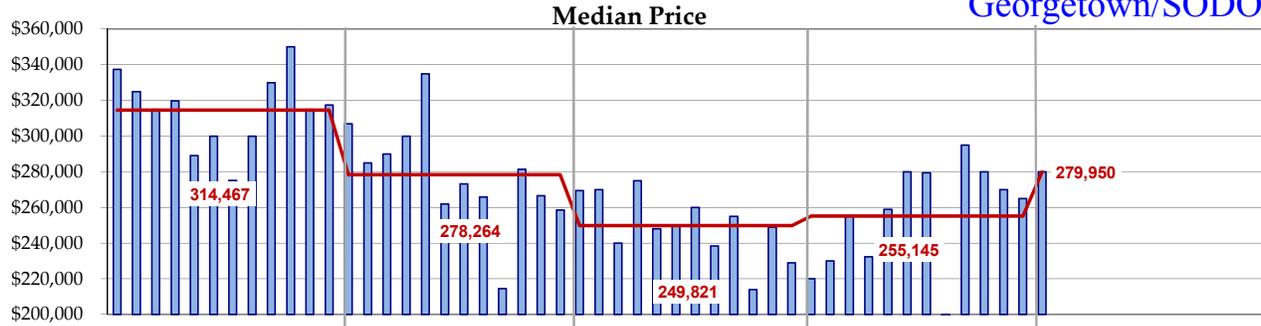
Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
January	288,000	249,950	15.2%	84	156	-46.2%	59	52	13.5%
						YTD	59	52	13.5%

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 140, 380, 385, 390, 700, 701, 705, 710, but information was not verified or published by NWMLS.

NWMLS Area **385** Residential Only

— Annual Average

Georgetown/SODO

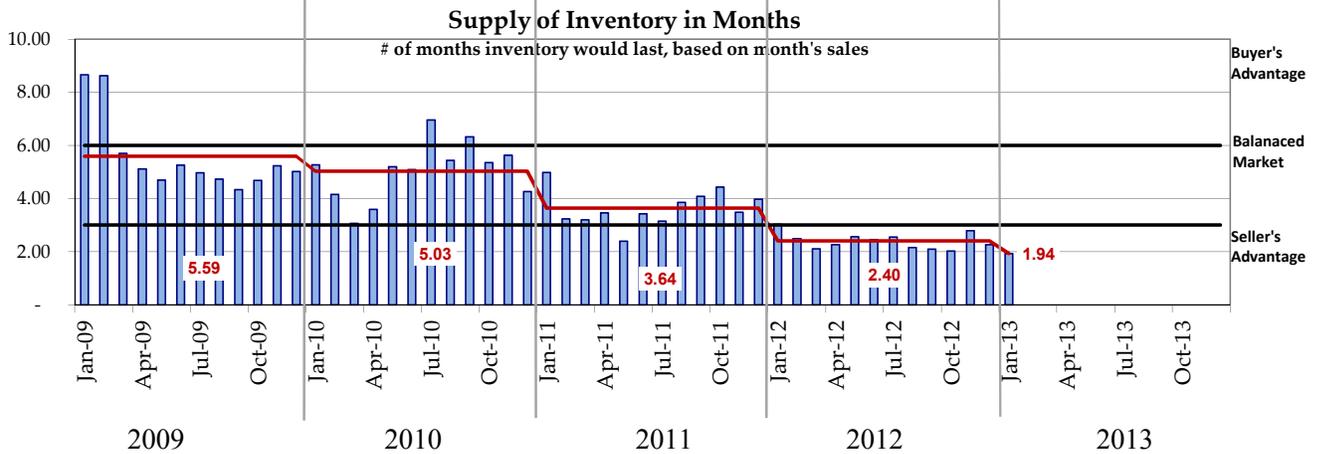
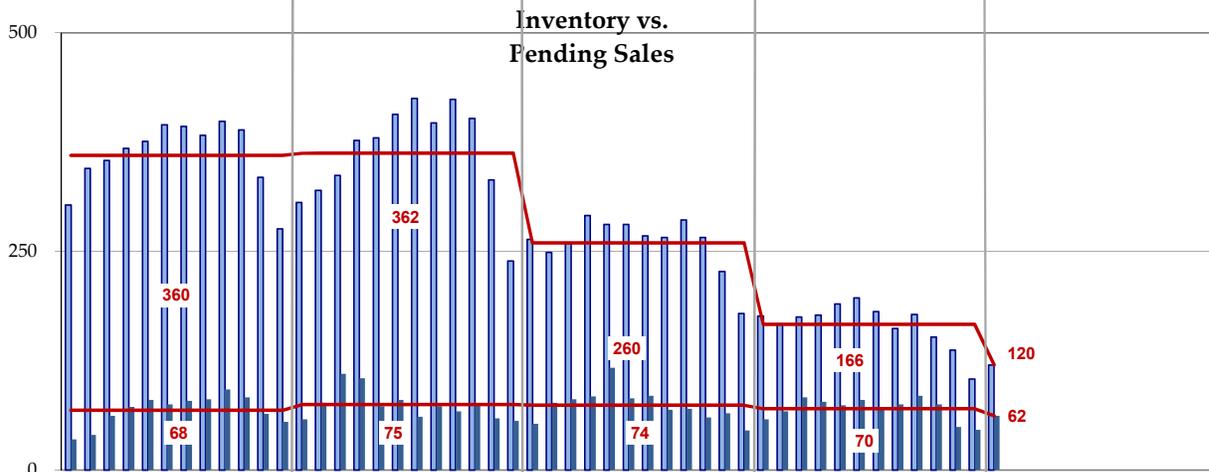
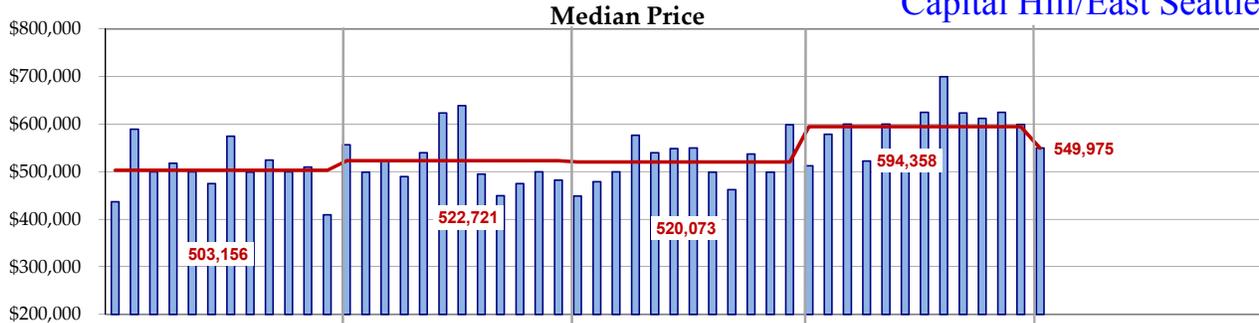


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change	
January	279,950	220,000	27.3%	35	70	-50.0%	27	27	0.0%	
							YTD	27	27	0.0%

NWMLS Area **390** Residential Only

— Annual Average

Capital Hill/East Seattle



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
January	549,975	512,500	7.3%	120	176	-31.8%	62	58	6.9%
						YTD	62	58	6.9%

Graphs were created by Windermere Real Estate/East Inc. using NWMLS data, for areas 140, 380, 385, 390, 700, 701, 705, 710, but information was not verified or published by NWMLS.