

RESIDENTIAL

	<u>February 2013</u>	<u>February 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.1	1.7	(0.6)	-34%
Total Active Listings	687	1,058	(371)	-35%
Median Active List Price	\$617,619	\$459,075	\$ 158,544	35%
Average Active Market Time	80	97	(17)	-18%
Pending (MTD)	633	639	(6)	-1%
Pending (YTD)	1,127	1,107	20	2%
Pending Active Market Time	46	56	(10)	-18%
Number of Closed Sales (MTD)	357	316	41	13%
Number of Closed Sales (YTD)	741	626	115	18%
Median Closed Sale Price (YTD)	\$425,926	\$373,649	\$ 52,277	14%

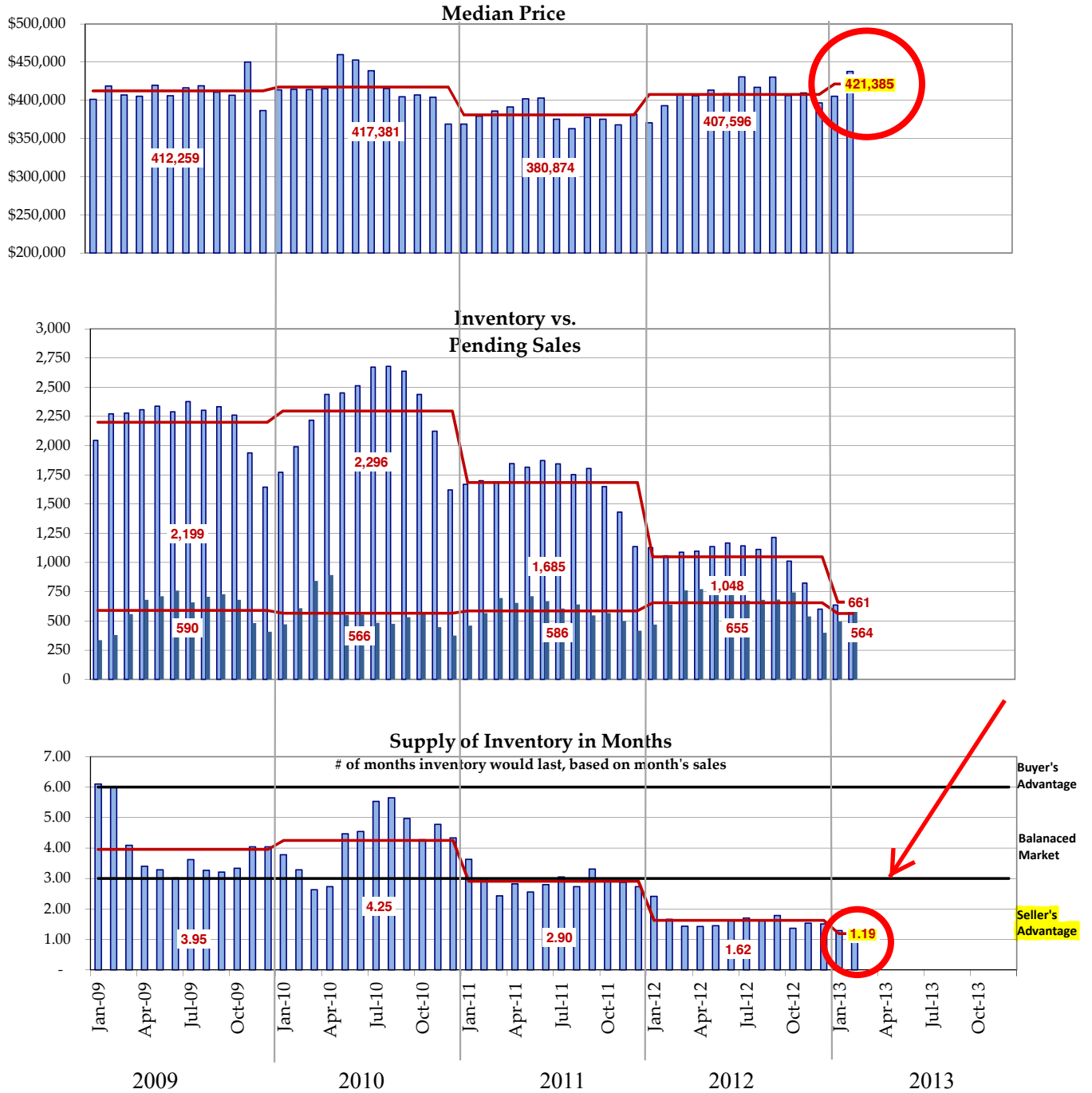
CONDOMINIUM

	<u>February 2013</u>	<u>February 2012</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.4	2.7	(1.2)	-46%
Total Active Listings	353	672	(319)	-47%
Median Active List Price	\$409,967	\$296,379	\$ 113,588	38%
Average Active Market Time	98	123	-25	-20%
Pending (MTD)	244	252	(8)	-3%
Pending (YTD)	498	425	73	17%
Pending Active Market Time	72	92	(20)	-22%
Number of Closed Sales (MTD)	155	128	27	21%
Number of Closed Sales (YTD)	292	251	41	16%
Median Closed Sale Price (YTD)	\$268,327	\$188,641	\$ 79,685	42%

Seattle values

NWMLS Areas 140, 380, 385, 390, 700, 701, 705, 710 Residential Only

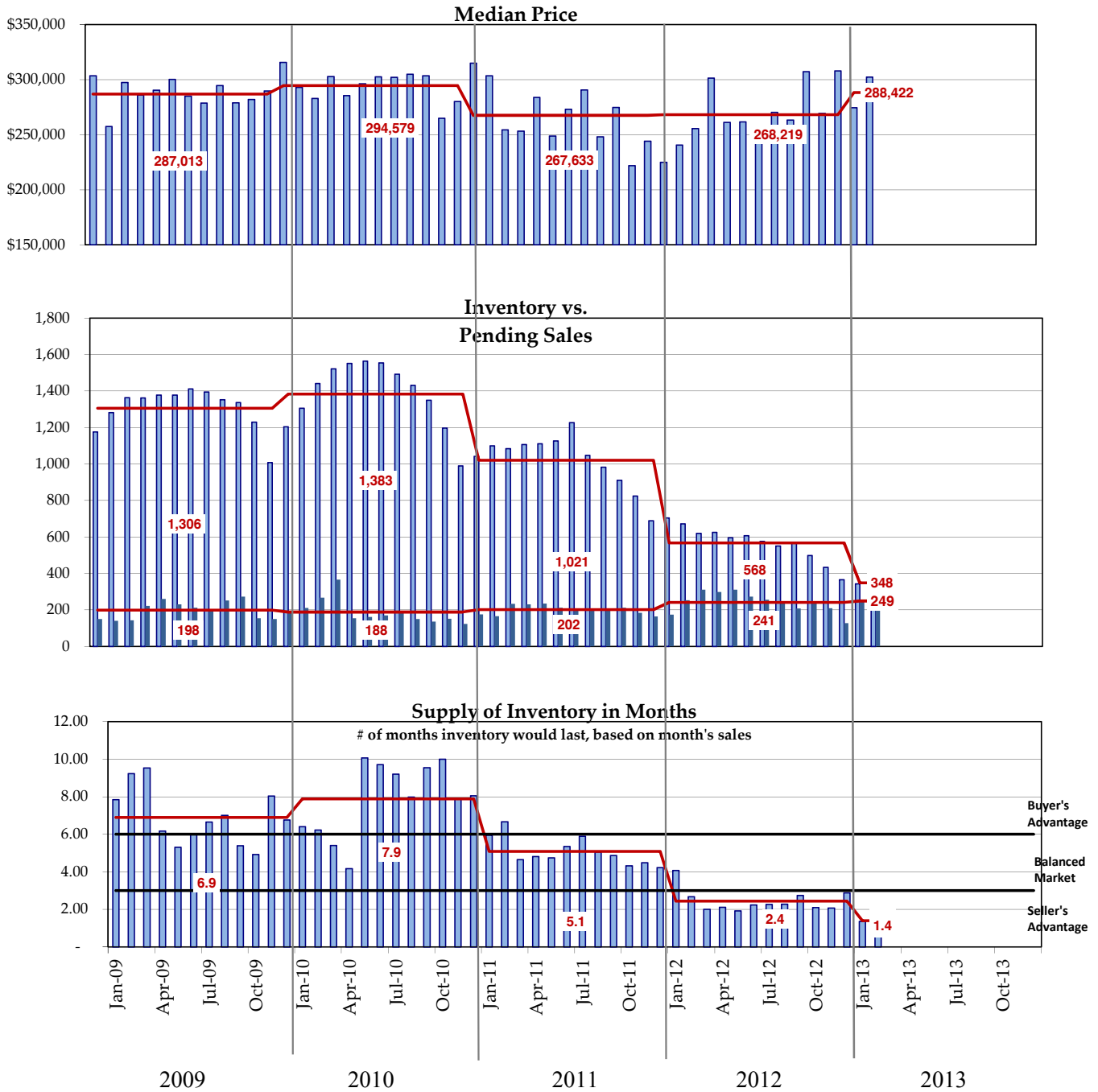
— Annual Average



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
February	437,595	392,908	11.4%	687	1,058	-35.1%	633	639	-0.9%
							YTD 1,127	1,107	1.8%

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 Areas **140, 380, 385, 390, 700, 701, 705, 710** Condominium Only
 — Annual Average

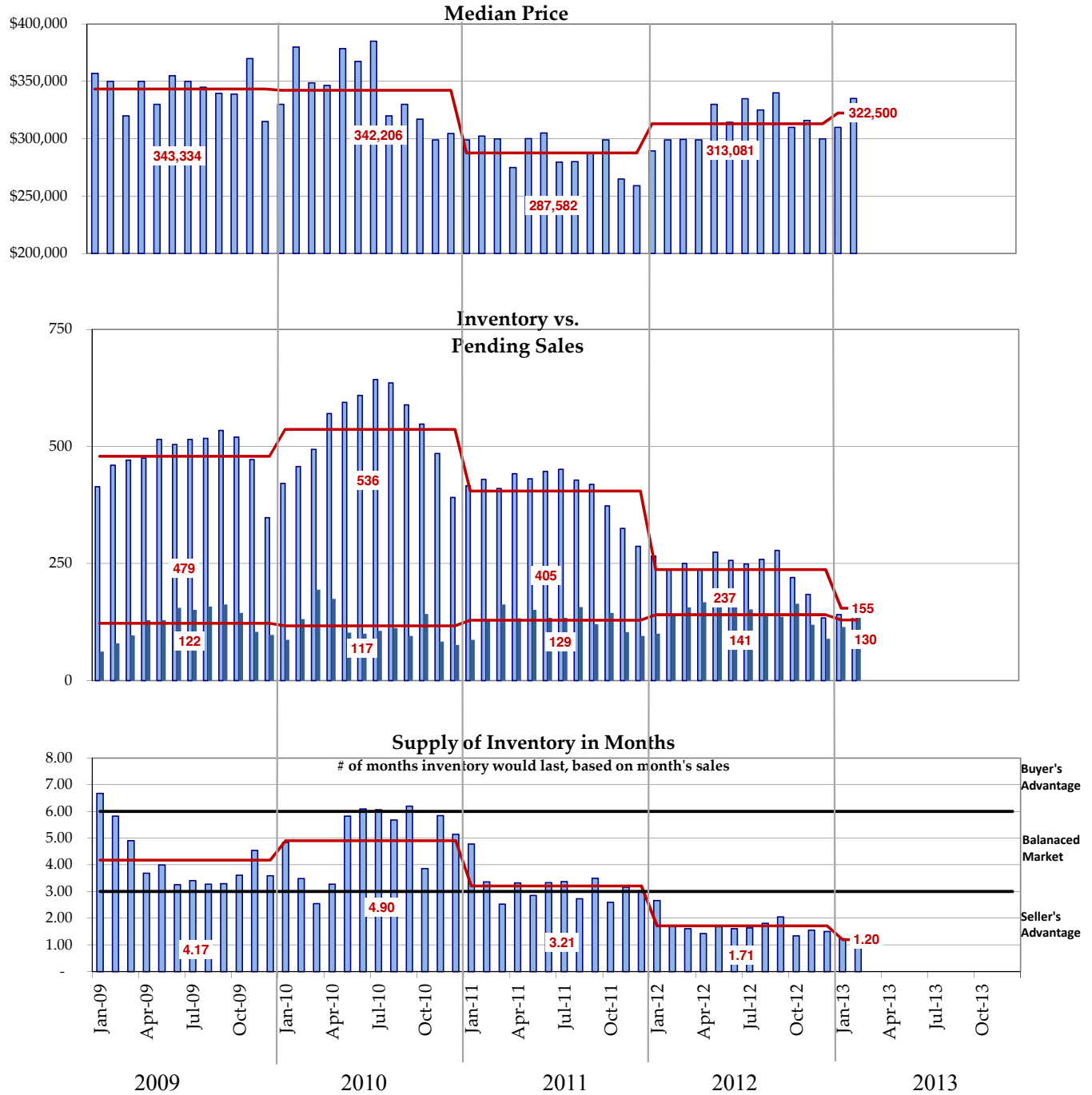


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	302,287	240,547	25.7%	353	672	-47.5%	244	252	-3.2%
YTD							498	425	17.2%

West Seattle

NWMLS Area **140** Residential Only

— Annual Average



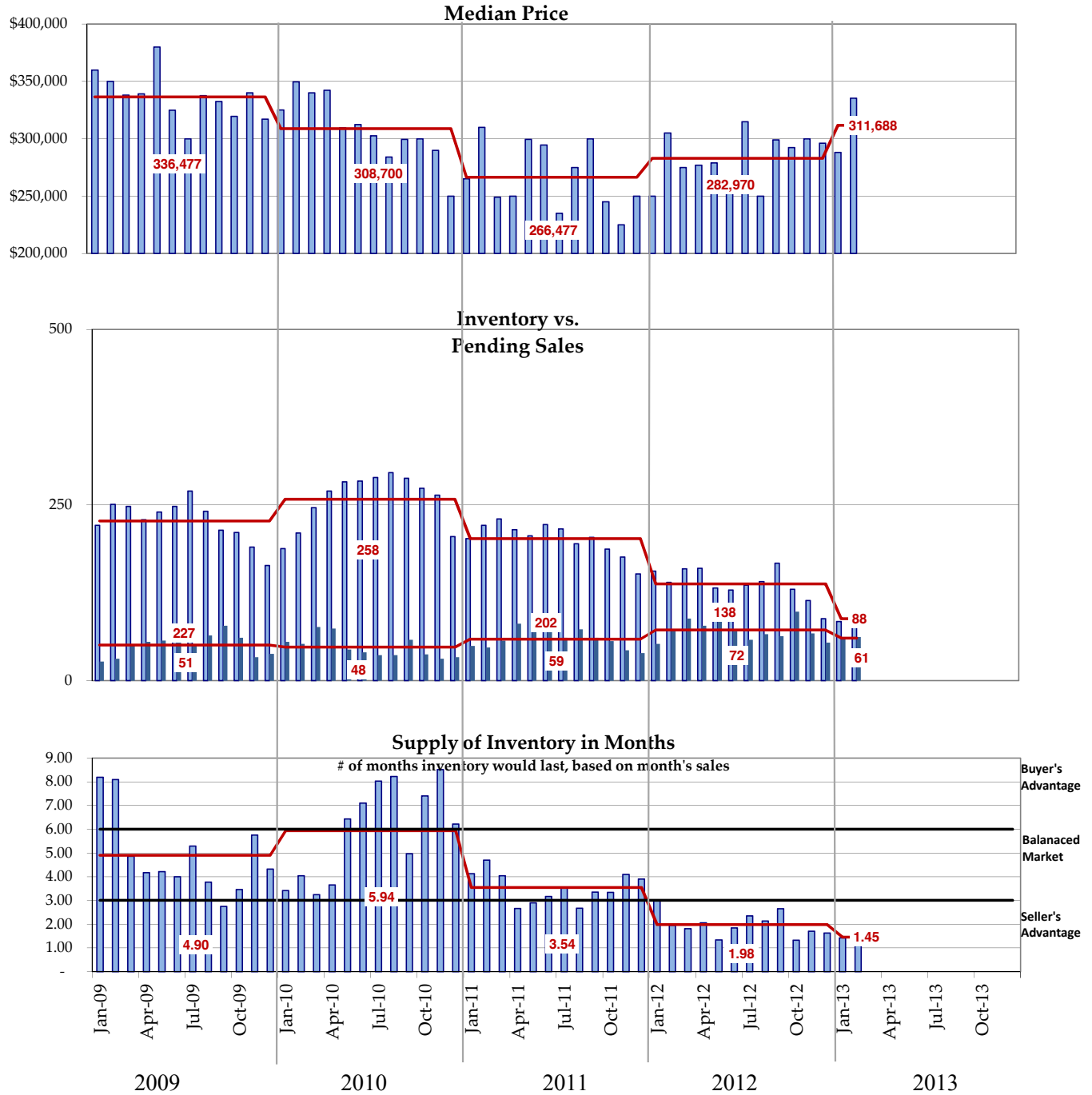
Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	335,000	299,000	12.0%	168	238	-29.4%	145	139	4.3%
							YTD 259	239	8.4%

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NWMLS Area **380** Residential Only

Columbia City

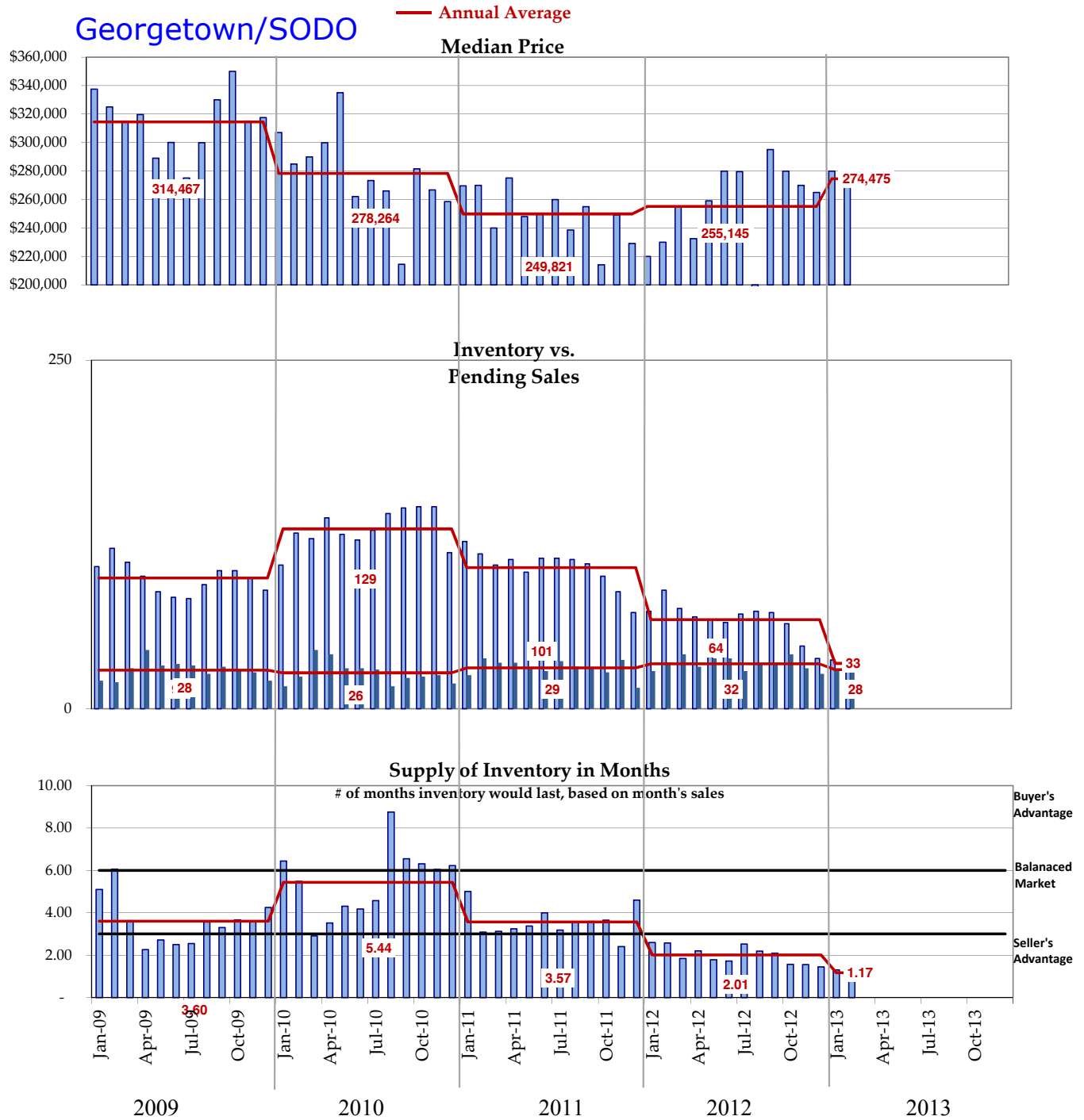
— Annual Average



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
February	335,375	305,000	10.0%	92	140	-34.3%	62	72	-13.9%
						YTD	121	124	-2.4%

NWMLS Area **385** Residential Only

Georgetown/SODO

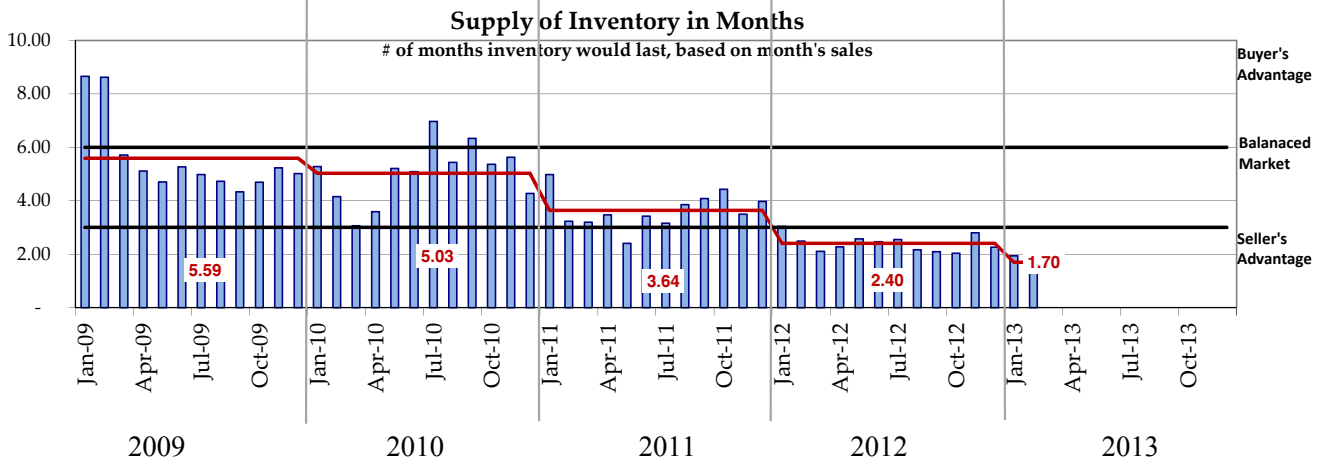
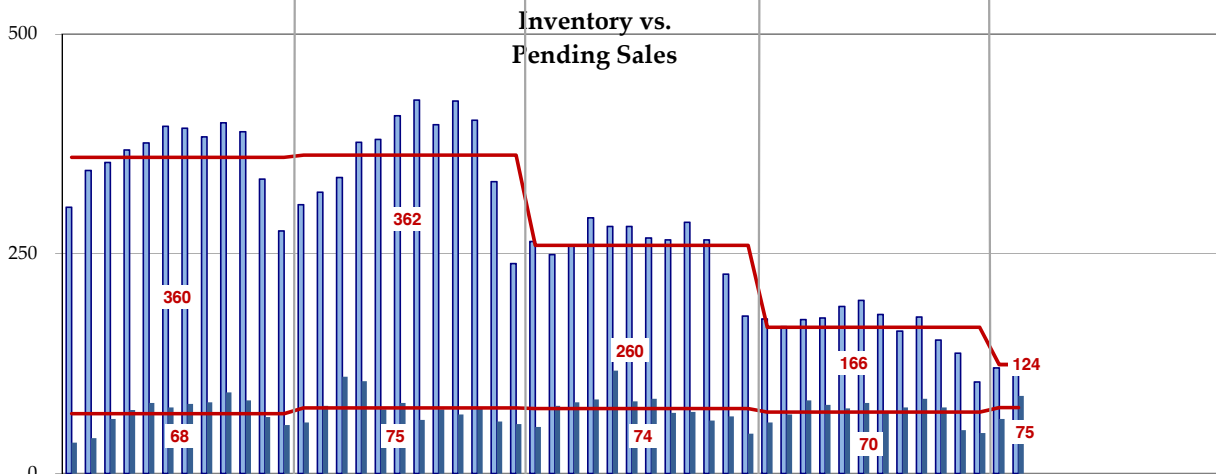
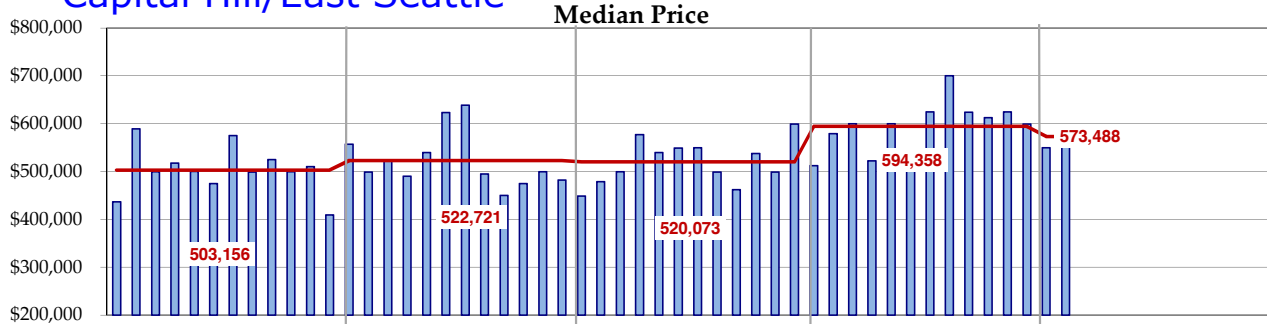


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change	
February	269,000	230,000	17.0%	30	85	-64.7%	29	33	-12.1%	
							YTD	56	60	-6.7%

NWMLS Area **390** Residential Only

Capital Hill/East Seattle

— Annual Average

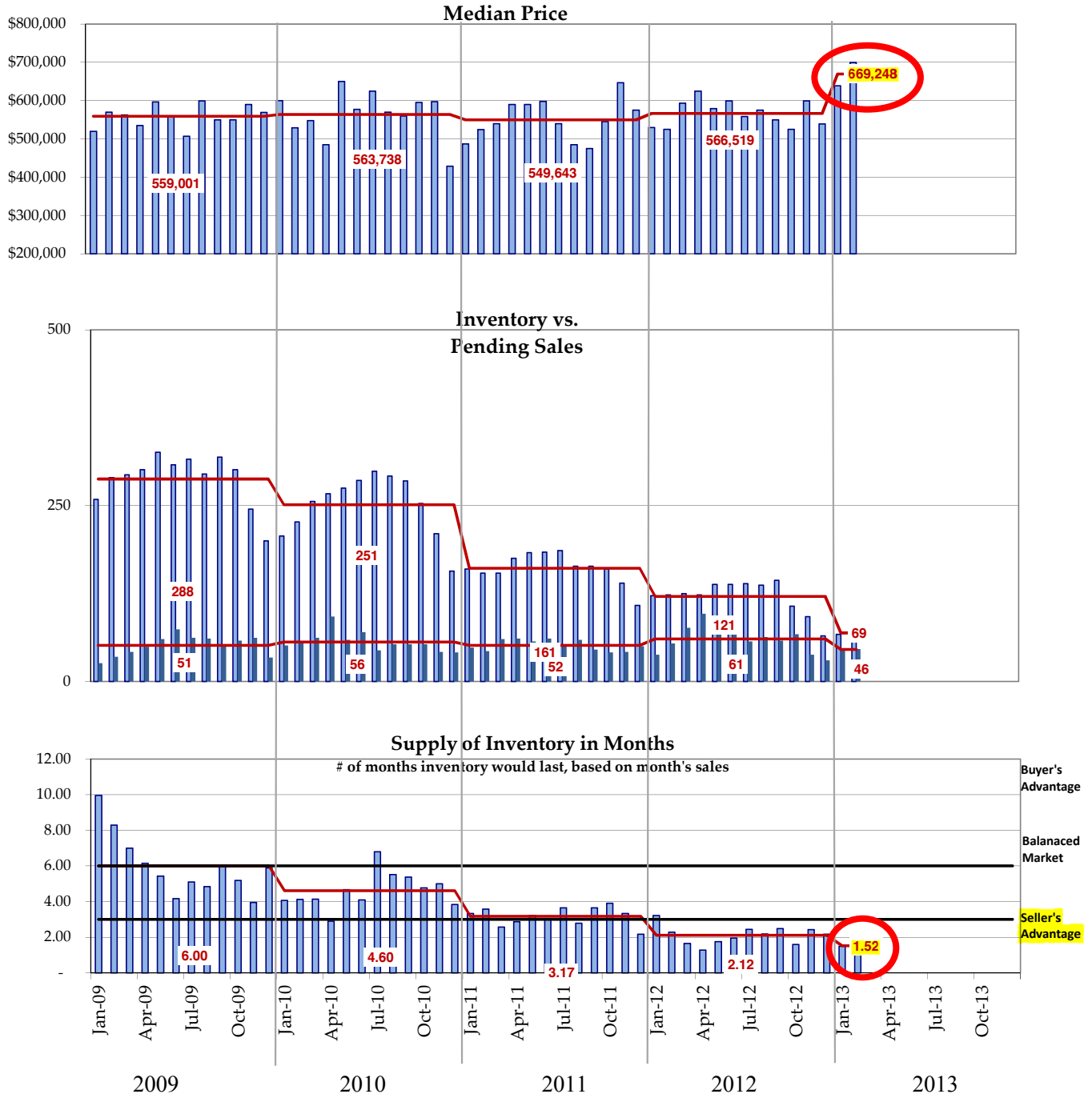


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	597,000	579,000	3.1%	128	167	-23.4%	88	67	31.3%
							YTD 150	125	20.0%

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NWMLS Area 700 Residential Only

Magnolia/Queen Anne — Annual Average



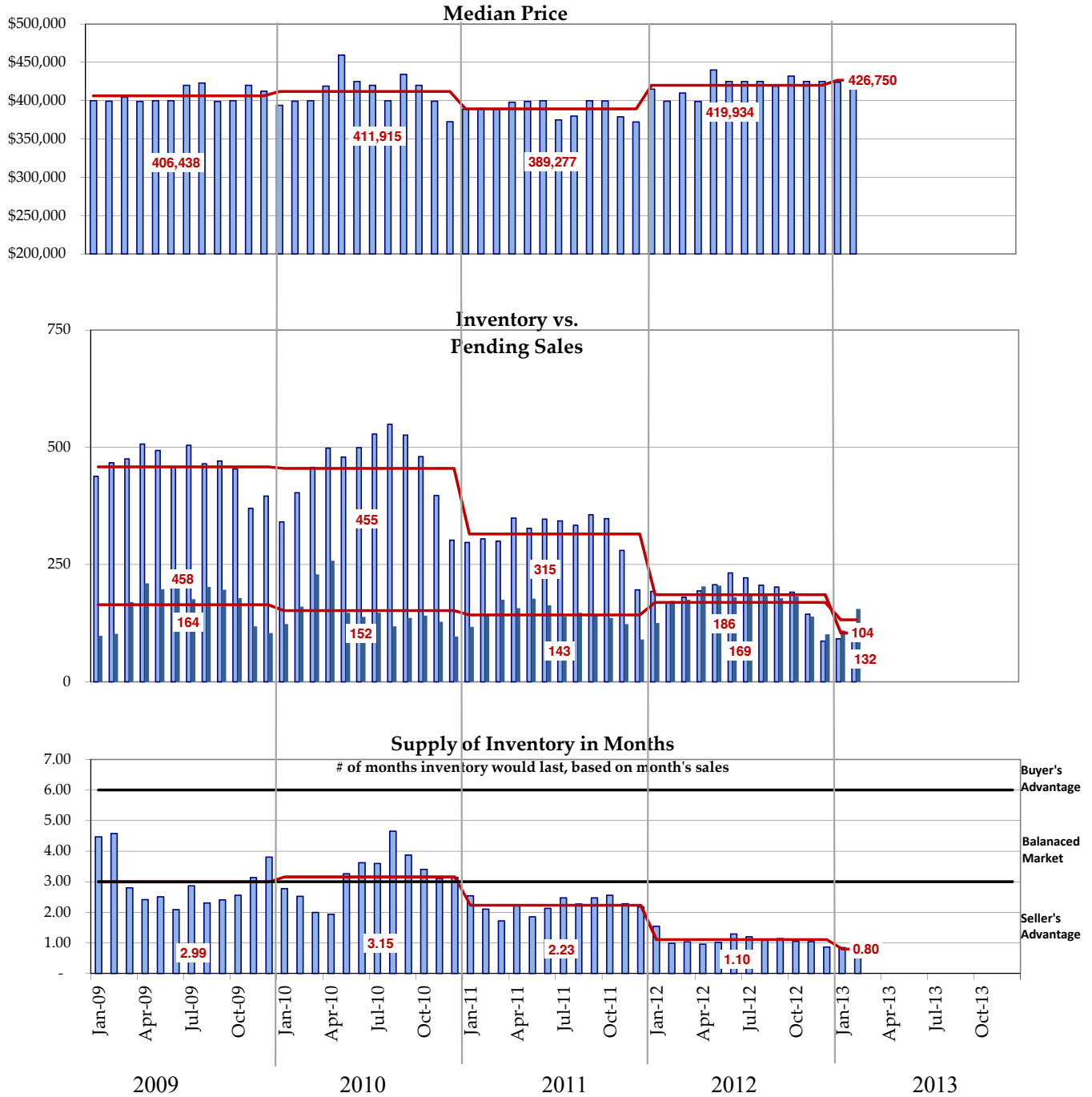
Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	699,495	524,950	33.2%	71	123	-42.3%	46	54	-14.8%
						YTD	91	92	-1.1%

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NWMLS Area 705 Residential Only

Ballard/Green Lake

— Annual Average

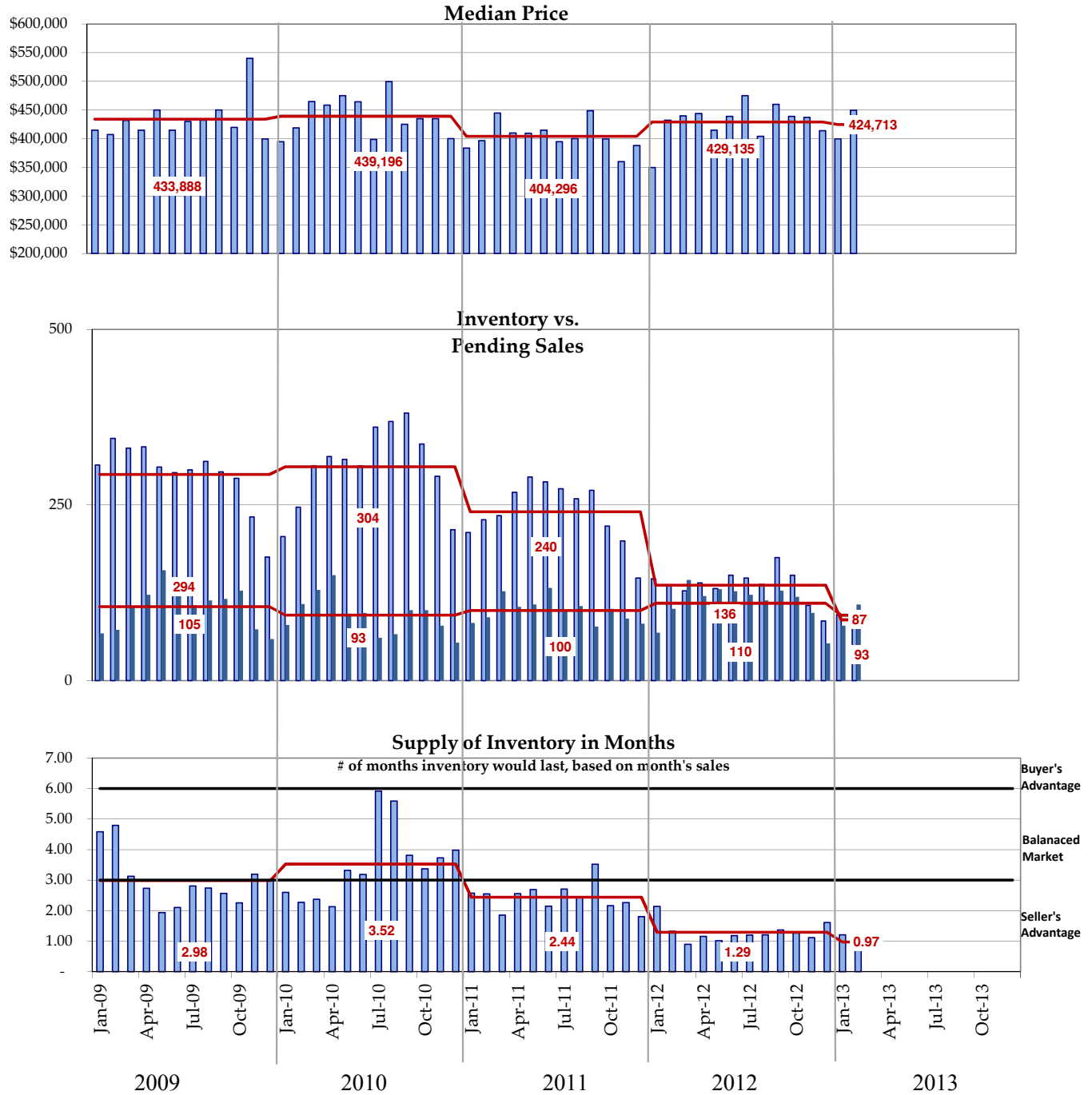


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	429,500	399,461	7.5%	116	170	-31.8%	155	172	-9.9%
							YTD 264	297	-11.1%

NWMLS Area 710 Residential Only

Laurel hurst/sand point

— Annual Average



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
February	449,475	432,450	3.9%	79	135	-41.5%	108	102	5.9%
							YTD 186	170	9.4%

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