



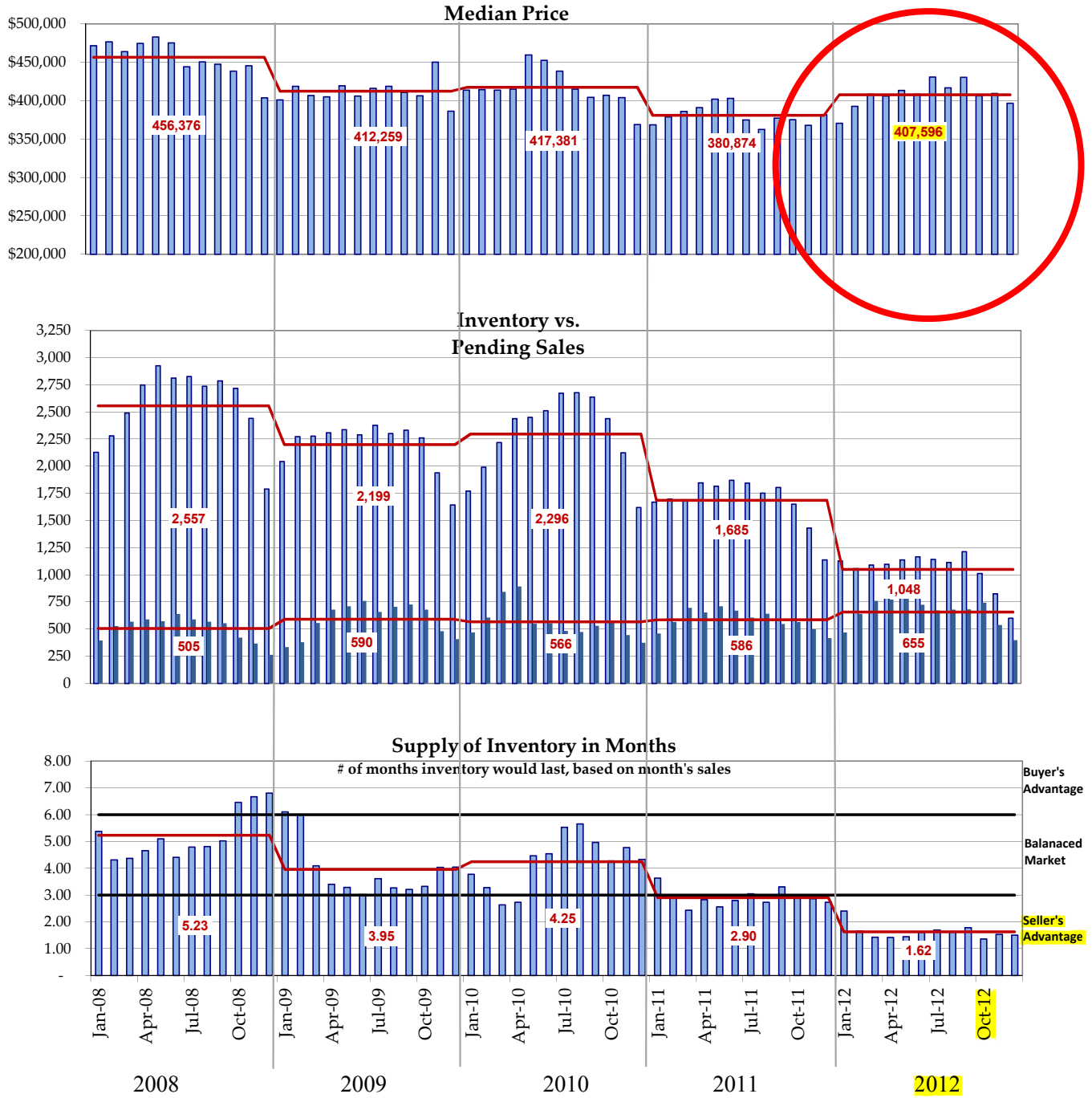
Seattle Statistics for NWMLS Areas 140,380,385,390,700,701,705,710

RESIDENTIAL				
	<u>December 2012</u>	<u>December 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	1.5	2.7	(1.2)	-45%
Total Active Listings	600	1,137	(537)	-47%
Median Active List Price	\$585,805	\$444,684	\$ 141,121	32%
Average Active Market Time	111	105	6	6%
Pending (MTD)	398	416	(18)	-4%
Pending (YTD)	7,861	7,026	835	12%
Pending Active Market Time	49	73	(24)	-32%
Number of Closed Sales (MTD)	451	421	30	7%
Number of Closed Sales (YTD)	6,124	5,345	779	15%
Median Closed Sale Price (YTD)	\$423,376	\$389,822	\$ 33,554	9%

CONDOMINIUM				
	<u>December 2012</u>	<u>December 2011</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	2.9	4.2	(1.3)	-32%
Total Active Listings	366	689	(323)	-47%
Median Active List Price	\$383,230	\$301,359	\$ 81,871	27%
Average Active Market Time	132	165	-33	-20%
Pending (MTD)	127	163	(36)	-22%
Pending (YTD)	2,894	2,424	470	19%
Pending Active Market Time	95	115	(20)	-17%
Number of Closed Sales (MTD)	142	139	3	2%
Number of Closed Sales (YTD)	2,169	1,733	436	25%
Median Closed Sale Price (YTD)	\$270,374	\$224,608	\$ 45,766	20%

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

— Annual Average

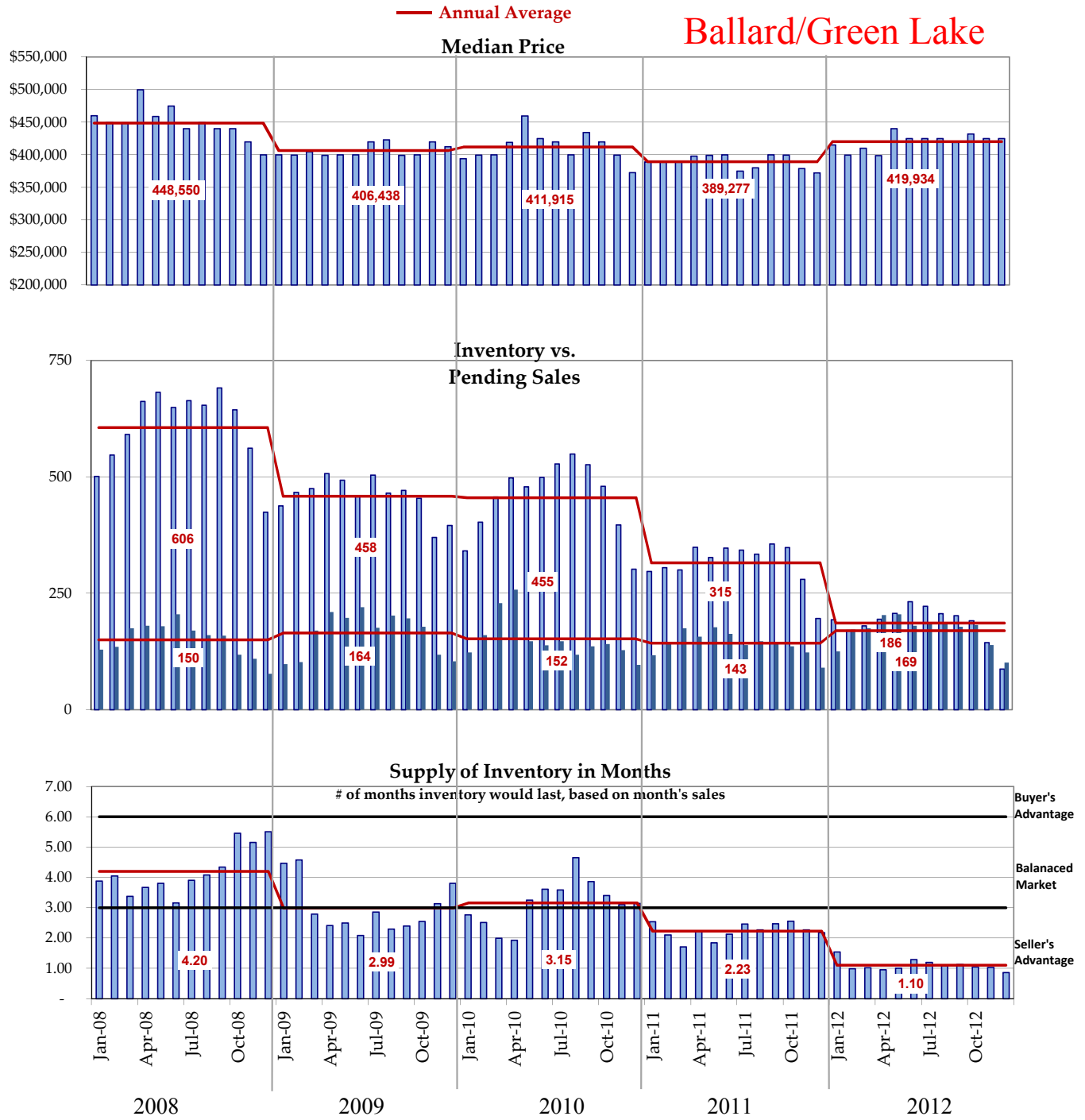


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	396,766	381,667	4.0%	600	1,137	-47.2%	398	416	-4.3%
						YTD	7,861	7,026	11.9%

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.

NWMLS Area **705** Residential Only

Ballard/Green Lake



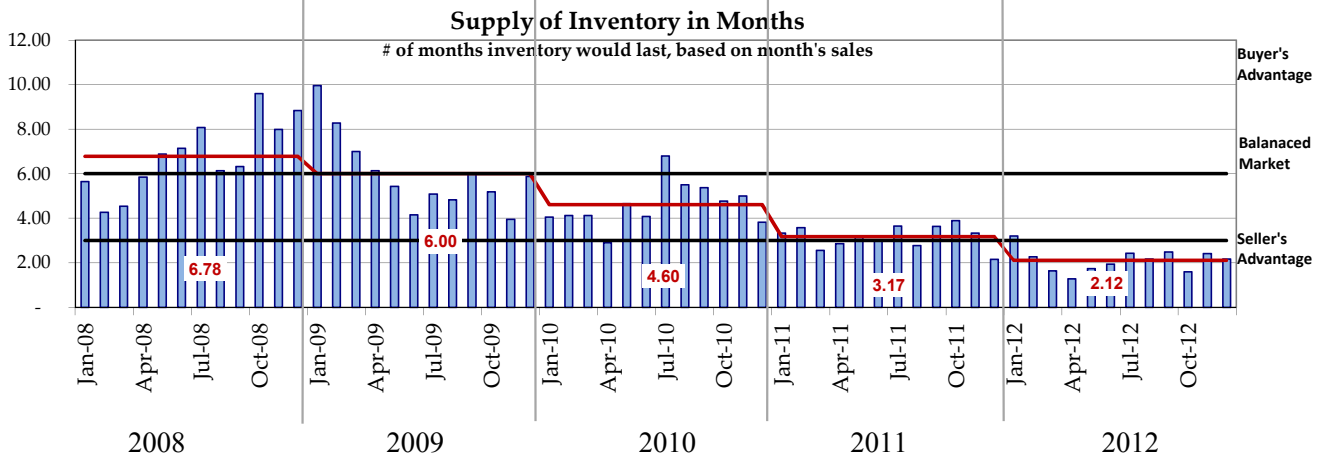
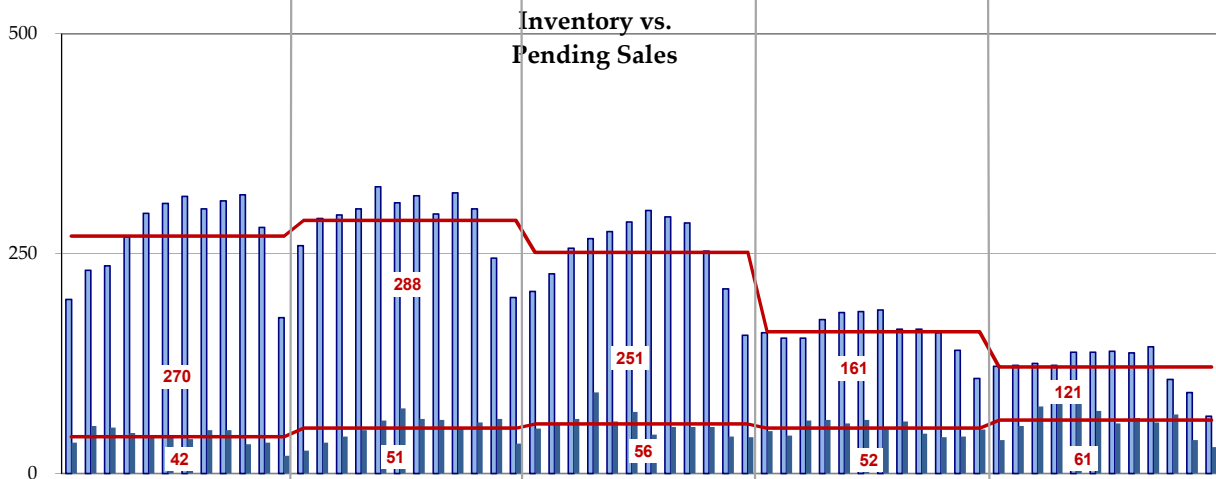
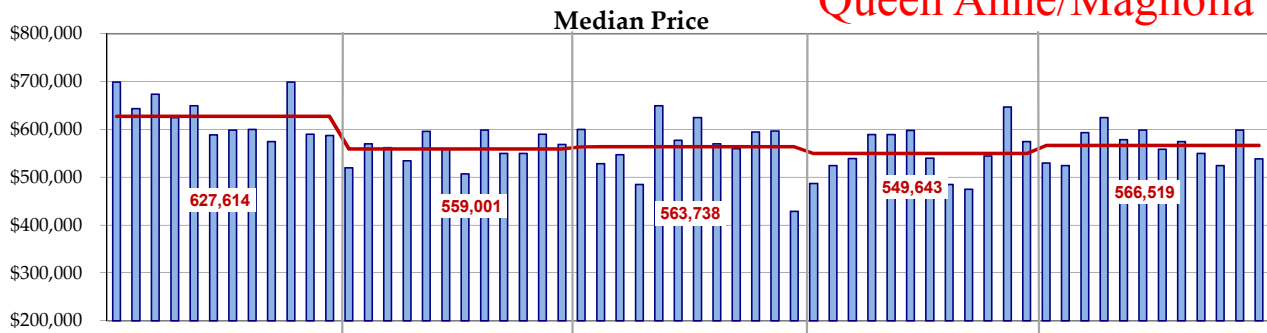
Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	425,000	372,250	14.2%	87	196	-55.6%	101	90	12.2%
							YTD 2,032	1,713	18.6%

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NWMLS Area **700** Residential Only

— Annual Average

Queen Anne/Magnolia



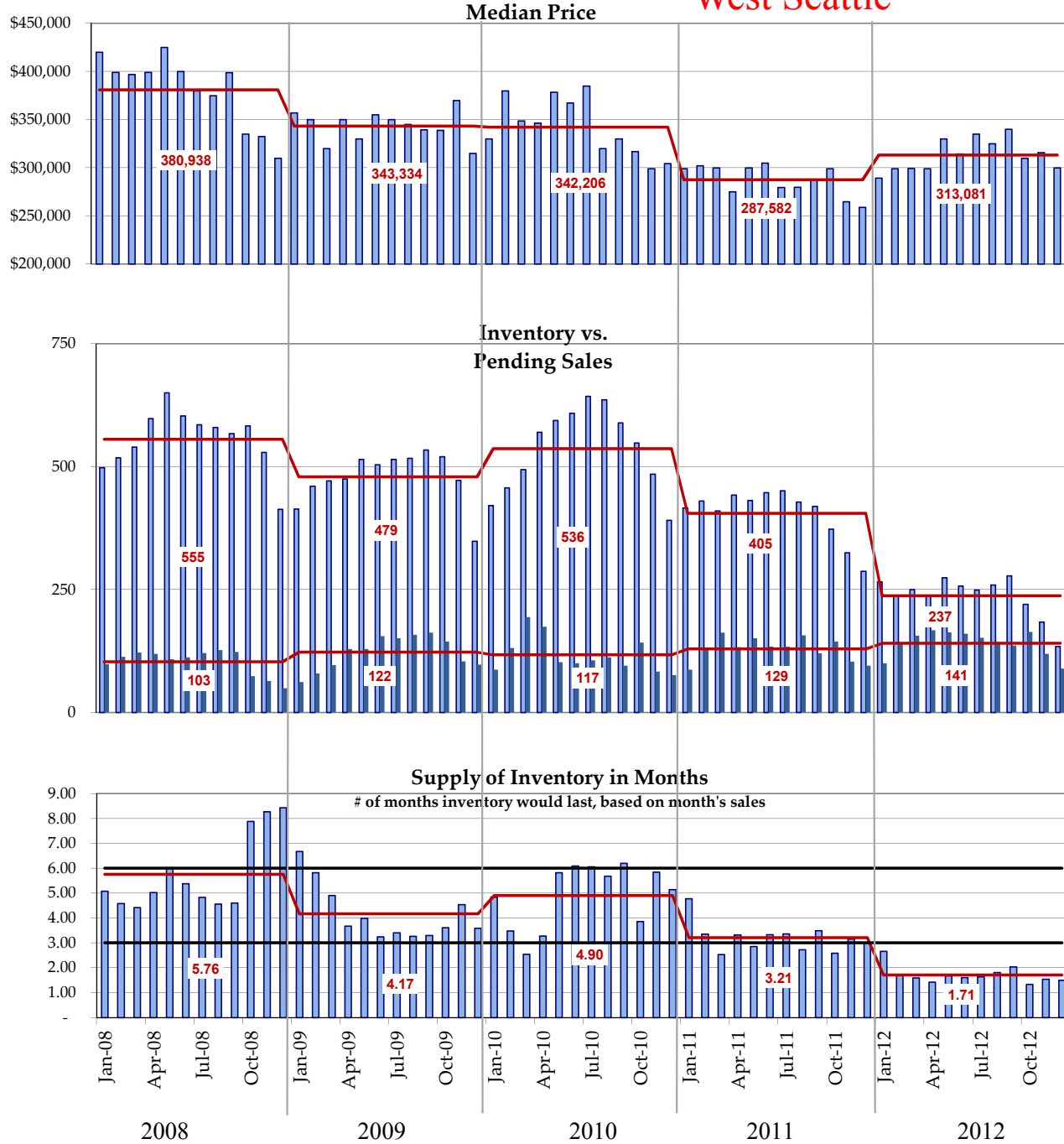
Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	539,000	575,000	-6.3%	65	108	-39.8%	30	50	-40.0%
						YTD	727	618	17.6%

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NWMLS Area **140** Residential Only

— Annual Average

West Seattle

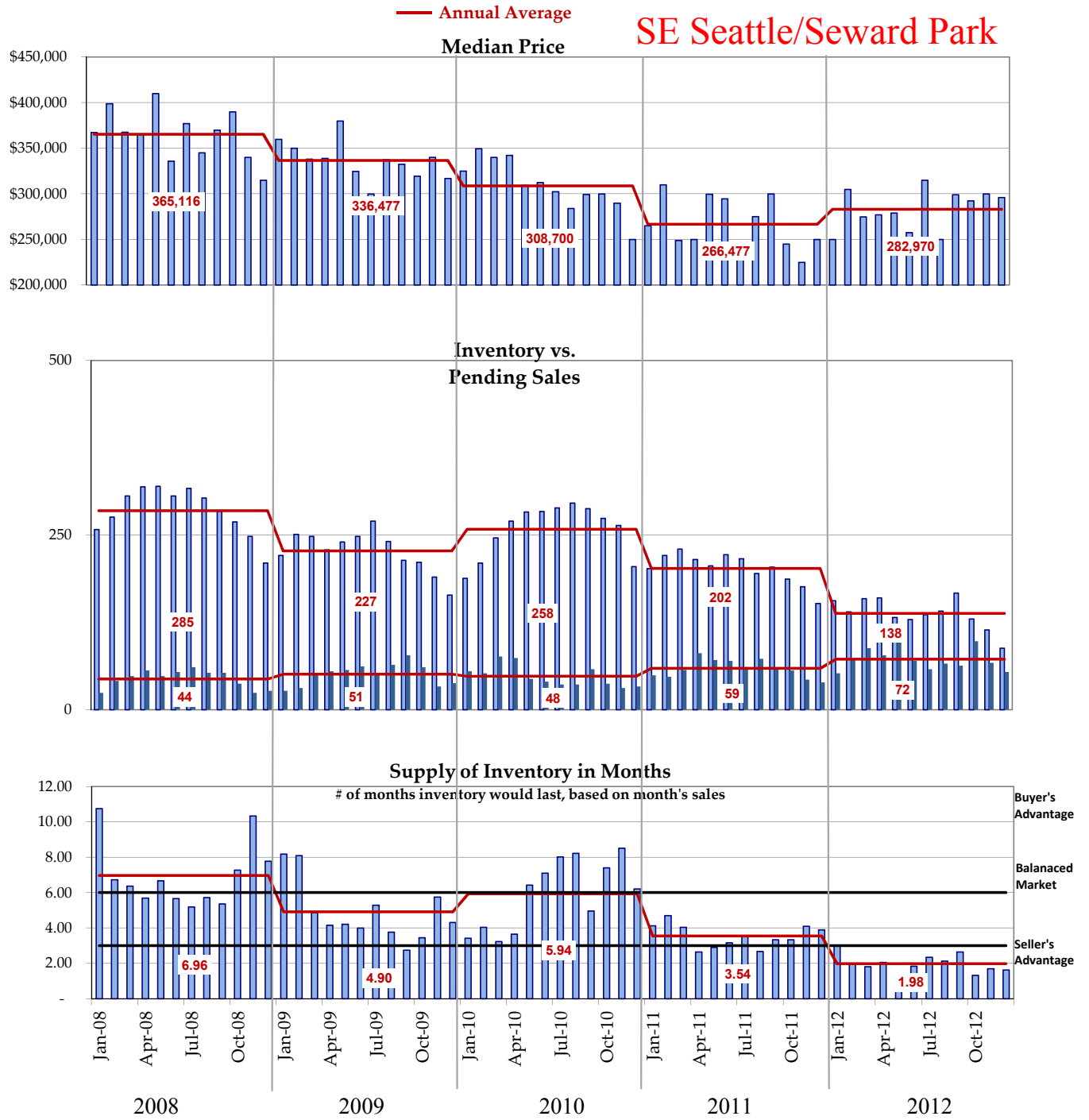


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	299,900	259,000	15.8%	134	287	-53.3%	89	95	-6.3%
YTD							1,688	1,548	9.0%

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NWMLS Area **380** Residential Only

SE Seattle/Seward Park



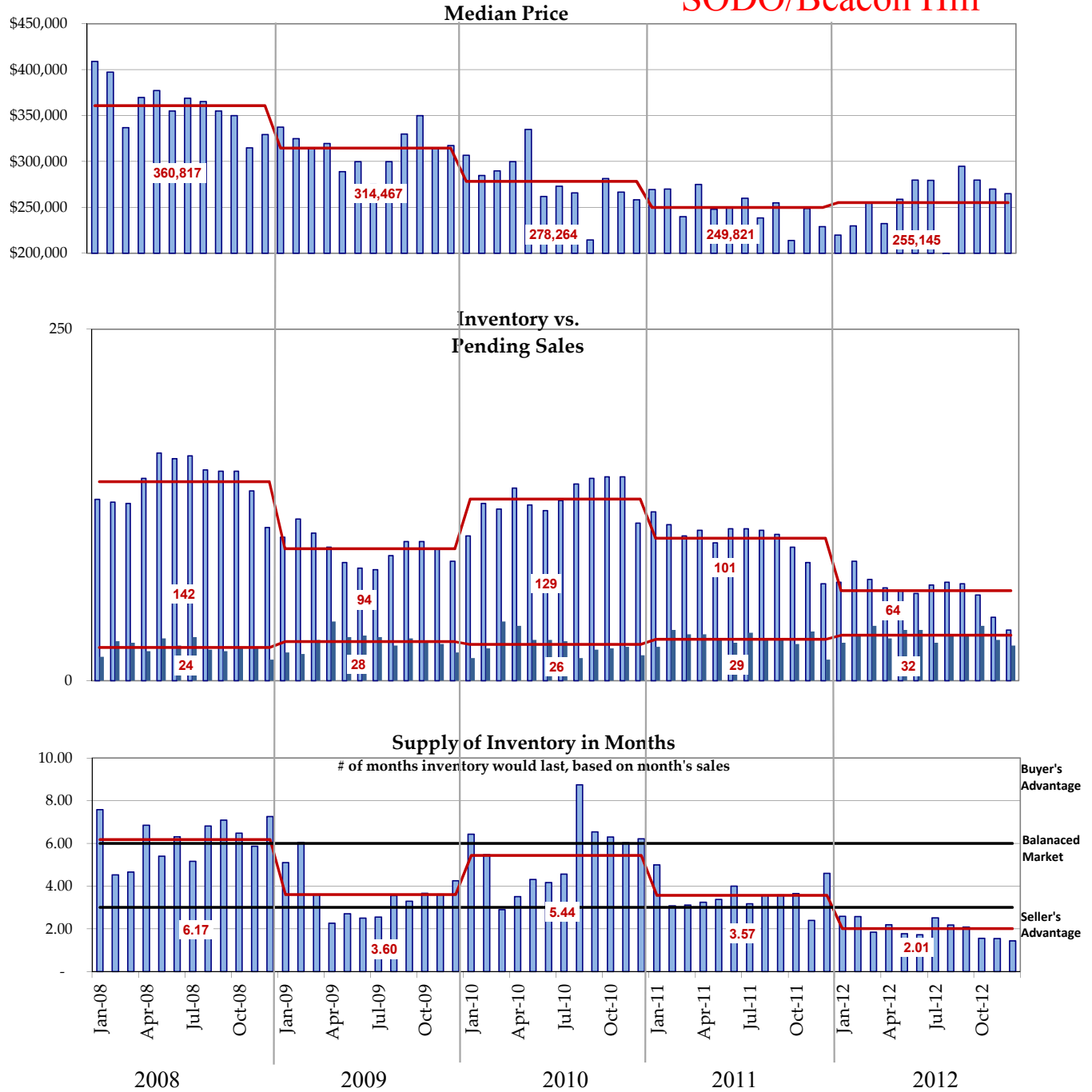
Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	296,000	249,950	18.4%	88	152	-42.1%	54	39	38.5%
							YTD 865	708	22.2%

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NWMLS Area **385** Residential Only

— Annual Average

SODO/Beacon Hill

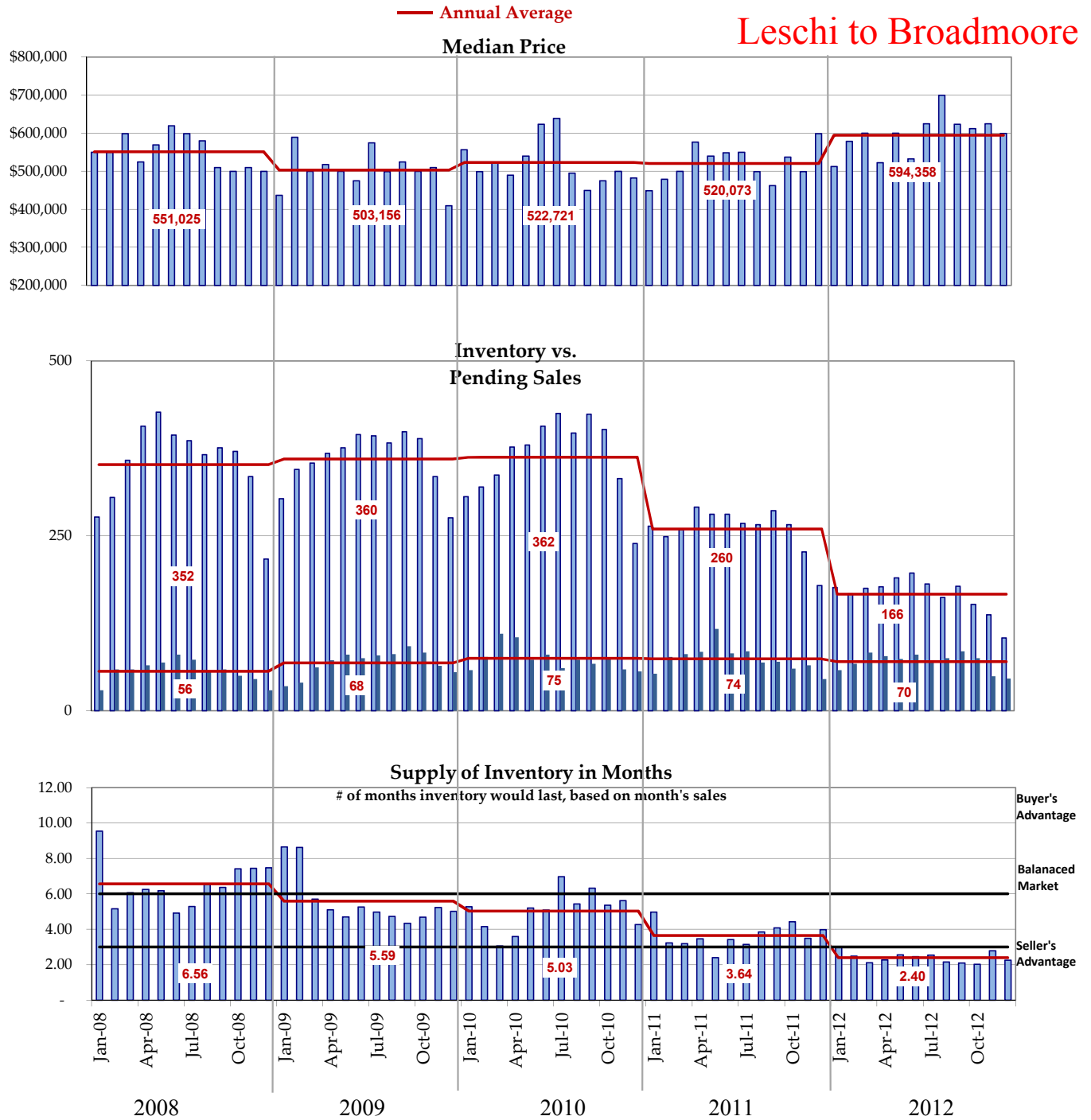


Month	Median Price This Year	Median Price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	265,000	229,000	15.7%	36	69	-47.8%	25	15	66.7%
YTD							386	351	10.0%

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NWMLS Area **390** Residential Only

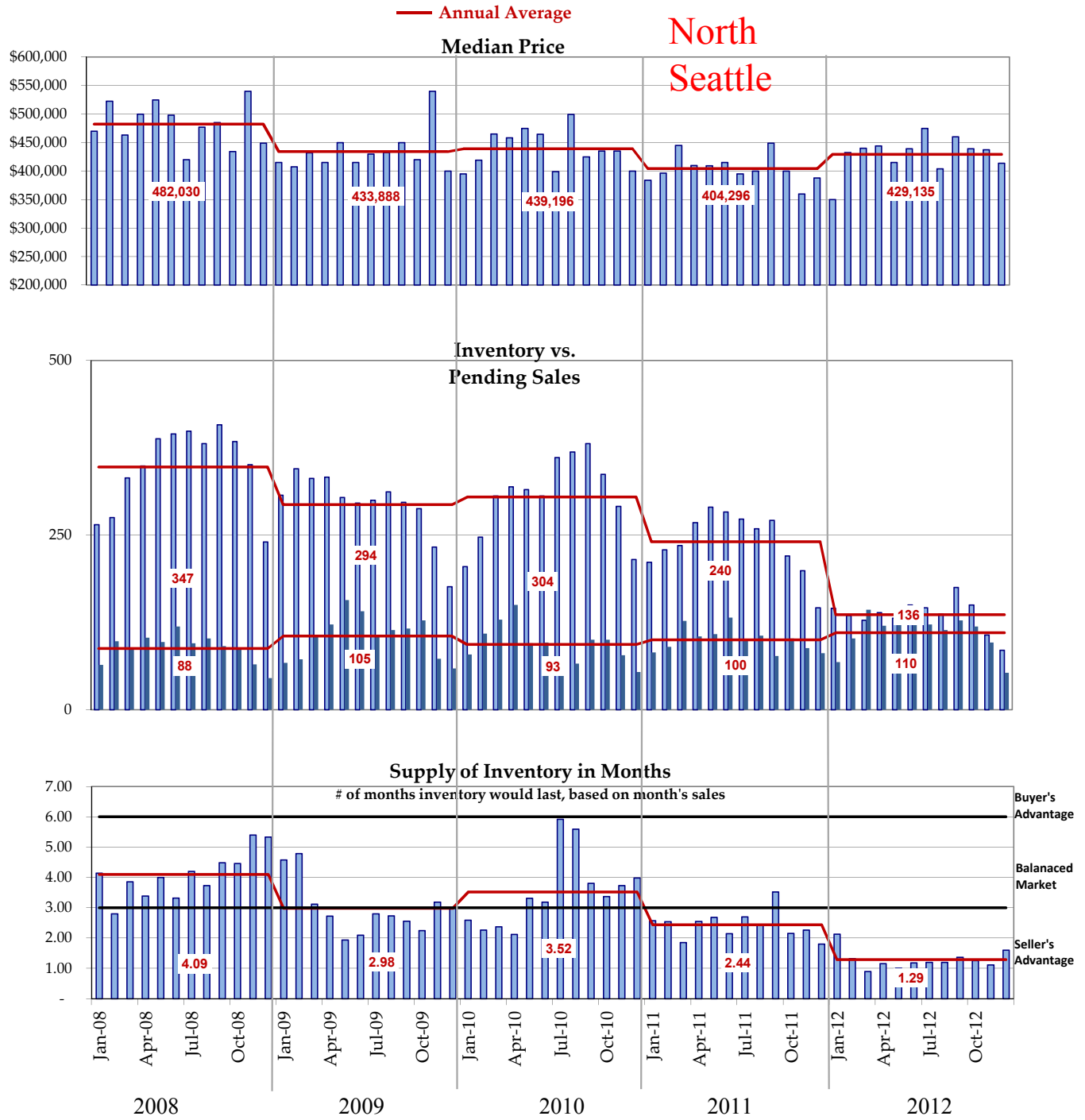
Central Seattle Leschi to Broadmoore



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
December	599,475	599,000	0.1%	104	179	-41.9%	46	45	2.2%
						YTD	841	888	-5.3%

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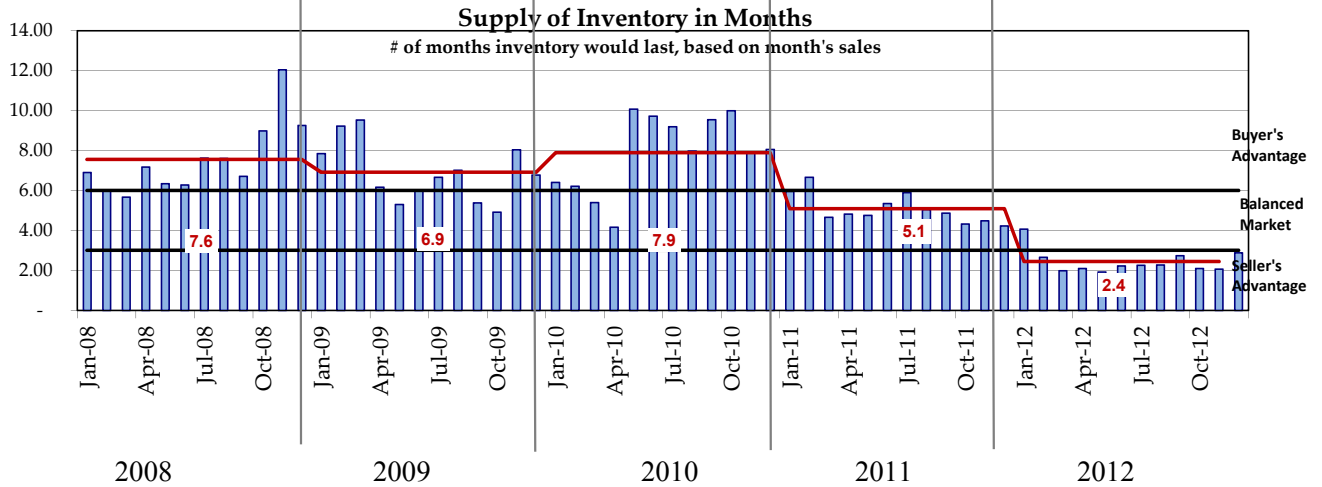
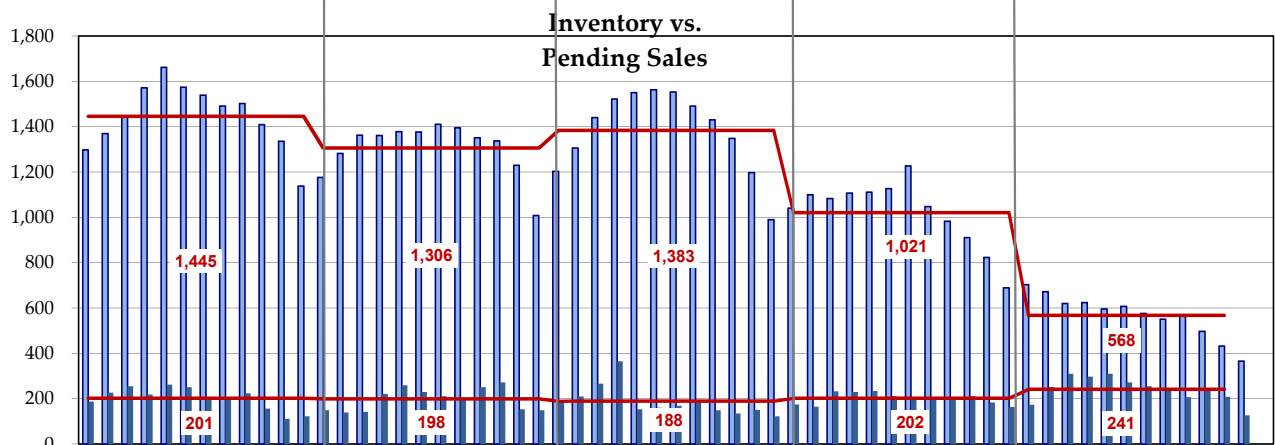
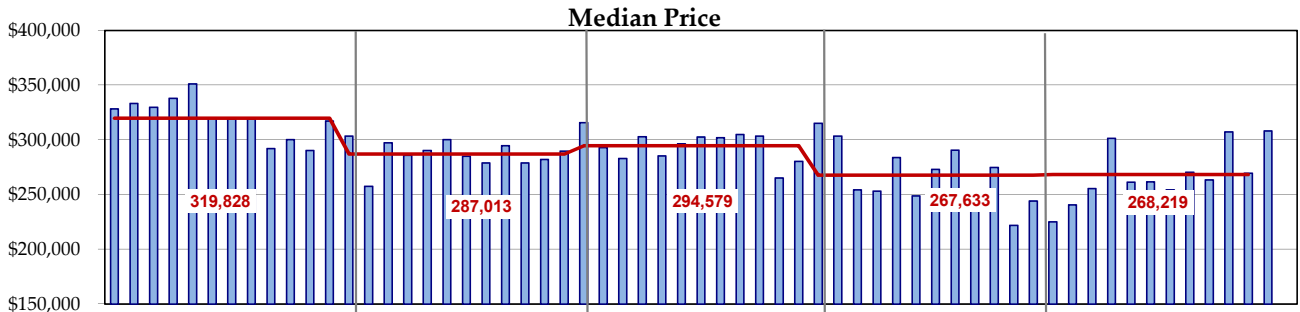
NWMLS Area 710 Residential Only



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
December	414,000	388,000	6.7%	85	146	-41.8%	53	81	-34.6%
							YTD 1,322	1,199	10.3%

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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
December	308,071	244,172	26.2%	366	689	-46.9%	127	163	-22.1%
						YTD	2,894	2,424	19.4%

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