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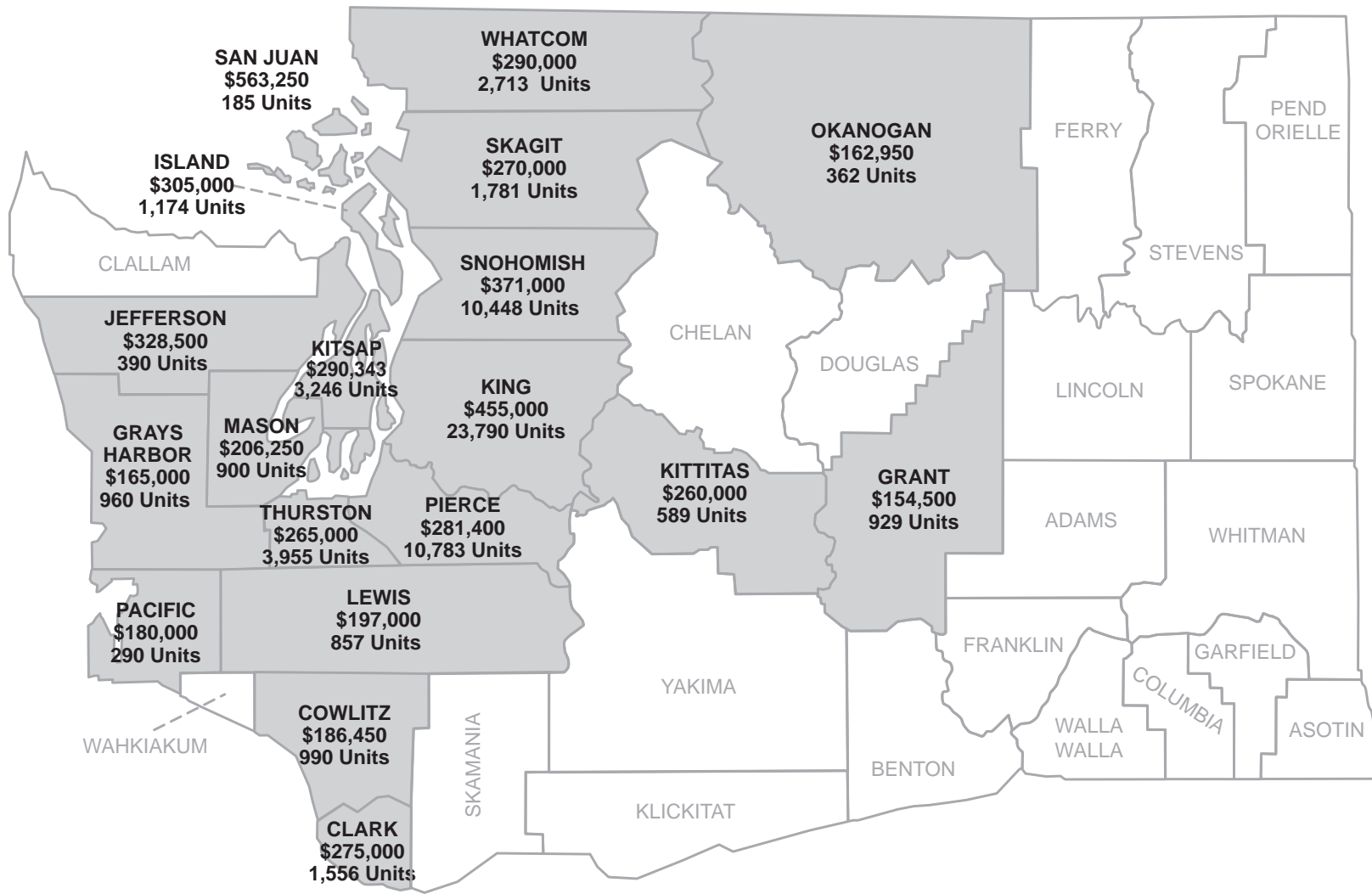
NWMLS at a Glance

of Member Brokerages (Dec. 2007)2,171
 # of Sales Associatesapprox. 26,296
 # of Counties included in Summary Report19
*Olympic MLS dissolved 9/30/07;
 members transitioned to NWMLS.*

2007 Statistical Review and Highlights

During 2007, members of NWMLS:

- Reported more than **82,000** closed sales, valued at more than **\$33 billion** (p.27).
- Maintained a high ratio of cross-sales: nearly eight of every 10 transactions (**79 percent**) were listed by one office and sold by a different office (p.3).
- Added “**green features**” to the database, enabling searches for properties with environmental certifications, energy efficient features and sustainable materials.
- Reported an area-wide median price of \$342,000 for single-family homes that sold last year, up 5.9 percent from 2006 (p.19).
- Added **152,862** new listings of SFH and condos to inventory, with the highest volume (16,888) added during May (pp. 6-7).
- Represented more than **41,000 home sellers**, on average, each month (p.8).
- Reported **2,186** sales of single family homes and **125** sales of condominiums priced at **\$1 million** or more (up from 2,099 during 2006). 1,115 condos sold for **\$500,000** or more (up from 859 during 2006), an increase of nearly 30 percent (p.29).
- The MLS area covering Bellevue/West of 405 (map area 520) had the highest number of **million dollar-plus sales** with 240, followed by Kirkland/Bridle Trails with 185 and Central Seattle/Madison Park with 177. For high-end condos (\$500,000-plus), Belltown claimed the highest number of sales (28 units) (p. 29).
- Among the 19 counties in the MLS service area, San Juan claimed **the highest median price (\$563,250)** for single family homes that sold last year; King County followed at **\$455,000** (p.19).
- Among school districts, homes on Mercer Island had the highest median selling price, at **\$1,081,250**.
- In the four-county Puget Sound region (King, Snohomish, Pierce and Kitsap), only about **4.68 percent** of single family homes sold for under \$200,000 (p.22).
- Sold more than **15,000 condominiums**, slightly fewer than the number sold in 2006; during 2007; approximately 63 percent of all condos that sold system-wide were in King County. (p.20); 80 percent had two or fewer bedrooms (p.28)
- Found wide variation in **prices of 3-bedroom homes**. For pre-owned homes (built 2005 or earlier), the median sales price ranged from \$145,000 in Grant Co. to \$500,000 in San Juan Co. Newly built homes ranged from \$182,059 to \$685,000 (p.31)
- In King County, the average price of a single family home that sold in 2007 was **\$564,468**; in 1997, the price was **\$230,345** and in 1990 it was **\$178,187** (p.33).



2007 Median Price
 Closed Sales, Single Family Houses Only

Northwest MLS Profile (as of 12/31/07)

	# Companies	# Offices	# Sales Associates	% Cross Sales
County				
King	1107	1,212	13,754	84%
Snohomish	292	326	3,867	82%
Pierce	312	345	3,277	76%
Kitsap	106	126	1,005	76%
Mason	27	30	186	69%
Skagit	63	67	430	70%
Grays Hrb	31	34	198	59%
Lewis	31	33	153	66%
Cowlitz	29	30	201	65%
Grant	34	36	203	63%
Thurston*	71	73	617	77%
San Juan	18	20	127	48%
Island	37	44	272	75%
Kittitas	20	22	152	61%
Jefferson	18	22	146	64%
Okanogan	26	28	113	51%
Whatcom	41	53	784	70%
Clark	29	39	382	75%
Pacific	5	8	33	50%
Out of Area	23	23	97	
Total	2,320	2,571	25,997	79%

* Olympic MLS dissolved 9/30/07; members transitioning to NWMLS

NWMLS MAP AREA DESCRIPTIONS (19 counties, alpha by county)

COWLITZ COUNTY

401 West Kelso
 402 Highlands
 403 St. Helens
 404 Westside
 405 Olympic
 406 Columbia Heights
 407 Hillside
 408 Northlake
 409 Pacific Way
 410 Beacon Hill
 411 Robert Gray
 412 West County
 413 Wahkiakum County
 414 North County
 415 Ostrander
 416 North Kelso
 417 Kelso Hill
 418 South Kelso
 419 East County
 420 South Co.Woodland

GRANT COUNTY

289 East Grant County
 290 Marlin, North Grant County
 291 N Central Grant County
 292 West Grant County
 293 South Grant County
 293 Othello (Adams Co.)
 294 Central Grant County
 295 South Moses Lake
 296 Peninsula
 297 Central Moses Lake
 298 North Moses Lake
 299 West Moses Lake

GRAYS HARBOR COUNTY

190 Taholah
 191 Pacific Beach
 192 Copalis Beach
 193 Copalis Crossing
 194 Ocean Shores
 195 Quinalt
 196 Humptulips
 197 Hoquiam
 198 Aberdeen
 199 Satsop
 200 Elma
 201 McCleary
 202 Cosmopolis
 203 Montessano
 204 Oakville

(Grays Harbor, cont'd)

206 Westport
 208 Grayland
 214 Amanda Park
 215 Malone
 216 Neilton
 217 Aloha
 218 Moclips
 219 Central Park
 220 Ocosta

ISLAND COUNTY
 780 Camano Island
 811 South Whidbey Island
 812 Central Whidbey Island
 813 North Whidbey Island

JEFFERSON COUNTY

480 Port Townsend
 481 Cape George
 482 Discovery
 483 Marrowstone
 484 Kala Point
 485 Tri-Area
 486 West
 487 Oak Bay
 488 Center
 489 Ludlow
 490 Shine
 491 Coyle
 492 Quilcene
 493 Brinnon

KING COUNTY

100 Jovita/West Hill Auburn
 110 Dash Point, Fed. Way
 120 Des Moines, Redondo
 130 Burien, Normandy Park
 140 West Seattle
 300 Enumclaw
 310 Auburn
 320 Blck Diamond, Maple Val.
 330 Kent
 340 Renton-Benson Hill
 350 Renton-Hilnds & Kennydale
 360 Skyway Area
 380 Cen.Sea. SE/Leshi, Mt Baker
 385 Cent. Sea. SW/Beacon Hill
 390 Cen.Sea. Mad Prk, Cap. Hill
 500 East Side-South of I-90
 510 Mercer Island
 520 Bellevue-West of 405

(King Co., cont'd)

530 Bellevue-East of 405
 540 E. of Lake Sammamish
 550 Redmond, Carnation
 560 Kirkland-Bridle Trails
 600 Juanita, Woodinville
 700 rev Queen Anne, Magnolia
 701 (new) Downtown Seattle
 705 Ballard/Grnlk/Grnwood
 710 North Seattle
 715 Richmond Beach, Shoreline
 720 Lk For. Park, Kenmore
 800 Vashon Island

KITSAP COUNTY

141 S. Kitsap-W. of Hwy 16
 142 S. Kitsap-East of Hwy 16
 143 Port Orchard
 144 Retsil, Manchester
 145 Seabeck, Hilly
 146 Chico
 147 Silverdale
 148 West Bremerton
 149 East Bremerton
 150 East Central Kitsap
 161 Hansville
 162 Kingston
 163 Gamblewood
 164 Lofall
 165 Finn Hill
 166 Poulsbo
 167 Suquamish
 168 Indianola
 170 Bainbridge Island

KITTITAS COUNTY

948 Upper Kittitas County
 949 Lower Kititas County

LEWIS COUNTY

426 Centralia
 428 Pe Ell
 430 Chehalis
 432 Napavine
 434 Onalaska
 436 Morton

MASON COUNTY

- 171 Belfair, Hood Canal N.
- 172 Hood Canal South
- 174 Hartstene Island
- 175 Shelton
- 176 Agate
- 177 SW Mason County
- 178 NW Mason County
- 179 Arcadia, Kamilche
- 180 Grapeview

OKANOGAN COUNTY

- 620 Okanogan Valley
- 966 Methow Valley
- 967 Brewster/Pateros

PIERCE COUNTY

- 1 Gig Harbor
 - 2 Purdy
 - 3 Rosedale
 - 4 Key Peninsula South
 - 5 Fox Island
 - 6 Gig Harbor South
 - 7 Artondale
 - 8 Gig Harbor North
 - 9 Key Peninsula North
 - 12 Anderson Island
 - 13-25 North Tacoma
 - 26-30 Central Tacoma
 - 31 Tacoma
 - 32-35 University Pl., Fircrest
 - 36-40 Lakewood
 - 41 Lakewood/Tillicum
 - 42 Dupont
 - 43 Steilacoom
 - 44 Ketron Island
 - 45-54 South Tacoma
 - 55-62 Southeast Tacoma
 - 63-69 Parkland
 - 70 Fife
 - 71 Milton
 - 72 Edgewood
 - 73-74 Sumner
 - 78 Port of Tacoma
 - 79-88 Puyallup
 - 89 Graham, Fredrickson
 - 94-95 Browns Point
 - 99 Spanaway
 - 109 Lk. Tapps, Bonney Lk.
 - 111 Buckley
 - 112 Wilkeson, Crbnado, S.Prairie
 - 113 Sumner
 - 114 Orting
 - 119 Roy, McKenna
 - 121 Harts Lake
 - 122 Graham
 - 123 Tanwax Lk, Kapowsin Lk
 - 124-125 Eatonville
 - 126 Alder
- more*

PIERCE COUNTY =cont'd

- 127 Elbe
- 128 Ashford
- 129 Clear Lake
- 134 E Pierce Co. or Mt. Rainier
- 135 Greenwater

SAN JUAN COUNTY

- 899 Waldron
- 900 San Juan Island
- 901 Orcas, Shaw, Obstr..
- 902 Lopez, Frost Islands
- 903 Decatur, Cente, Blakely
- 904 Stuart, Henry, Pearl, Johns
- 905 Other San Juan Islands

SKAGIT COUNTY

- 815 Anacortes
- 816 Guemes Island
- 817 Other Skagit Isl. Counties
- 820 La Conner
- 825 Burlington
- 830 Sedro Woolley
- 835 Mount Vernon
- 840 Lyman, Hamilton
- 845 Concrete & Up River

SNOHOMISH COUNTY

- 610 SE Snohomish County
- 730 SW Snohomish County
- 740 Everett / Mukilteo
- 750 E. Snohomish County
- 760 NE Snohomish County
- 770 NW Snohomish County
- 780 Camano Island
- 959 Stevens Pass

THURSTON COUNTY

- 441 Thurston Northwest
- 442 Black Hills
- 443 Tumwater
- 444 Olympia Westside
- 445 Boston Harbor
- 446 Thurston Northeast
- 447 Olympia North
- 448 Olympia South
- 449 East Olympia
- 450 Lacey
- 451 Hawks Prairie
- 452 Thurston Southeast
- 453 Yelm, Rainier
- 454 Tenino, Bucoda
- 455 Rochester

WHATCOM COUNTY

- 850 Sudden Valley
- 860 Bellingham
- 865 Meridian
- 870 Ferndale/Custer
- 880 Blaine/Birch Bay
- 885 Lynden
- 890 Nooksack Valley
- 895 Mount Baker/Demi

added to reports 10/06

CLARK COUNTY

- 1026 East Orchard
- 1031 Camp Bonneville
- 1033 Camas-Washougal
- 1042 Evergreen Hwy
- 1043 City Center-West
- 1045 Salmon Creek
- 1046 Minnehaha
- 1047 West Orchard
- 1051 Ridgefield
- 1061 Battle Ground
- 1062 Brush Pr/Hcknsn
- 1064 Vennersborg
- 1075 LaCenter
- 1071 North County

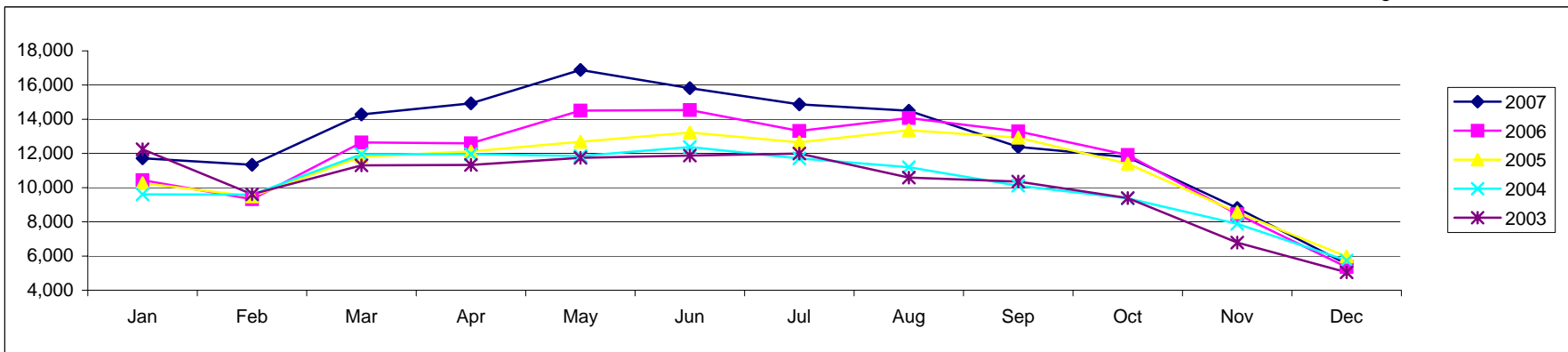
PACIFIC COUNTY

- 207 Bay Center
- 209 Tokeland
- 210 Raymond
- 211 South Bend
- 212 Menlo
- 213 Lebam
- 230 Pacific County

NEW LISTINGS, Single Family Homes & Condominiums - 2007

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
King	4,030	4,068	5,093	5,318	6,056	5,960	5,357	5,123	5,149	4,442	3,248	1,826	55,670
Snoh	2,017	1,756	2,333	2,301	2,476	2,481	2,242	2,353	1,929	1,923	1,361	906	24,078
Pierce	2,035	2,000	2,392	2,537	2,857	2,470	2,337	2,291	1,912	2,033	1,505	1,111	25,480
Kitsap	539	533	650	732	851	711	704	656	527	592	437	316	7,248
Mason	160	125	204	201	264	259	223	217	146	155	103	76	2,133
Skagit	335	247	306	354	391	375	327	341	271	203	285	133	3,568
GraHrb	177	175	175	190	269	215	268	229	149	175	142	87	2,251
Lewis	135	142	153	229	223	192	179	227	151	129	121	64	1,945
Cowlitz	158	128	205	173	215	216	197	214	159	142	135	71	2,013
Grant	112	91	140	147	198	173	162	171	151	148	86	54	1,633
Thurs	632	576	720	773	843	731	693	686	503	483	405	191	7,236
SanJ	29	39	74	49	109	60	49	53	31	27	23	36	579
Isl	203	184	263	266	332	254	290	282	169	194	139	90	2,666
Kittitas	71	105	141	115	157	125	150	174	94	93	77	50	1,352
Jefferson	60	66	103	112	124	105	105	99	83	70	42	22	991
Okanog	31	132	38	82	74	77	66	69	54	46	38	24	731
Whatcom	480	485	638	655	707	630	596	657	438	401	278	239	6,204
Clark	289	273	342	330	328	375	502	251	196	185	145	68	3,284
Pacific	49	47	66	78	83	67	92	77	40	41	23	27	690
Out of Area	177	161	245	288	331	342	336	330	233	303	212	152	3,110
Total	11,719	11,333	14,281	14,930	16,888	15,818	14,875	14,500	12,385	11,785	8,805	5,543	152,862

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
2007	11,719	11,333	14,281	14,930	16,888	15,818	14,875	14,500	12,385	11,785	8,805	5,543	152,862	Avg. 12,738/mo
2006	10,436	9,327	12,639	12,594	14,505	14,541	13,319	14,077	13,291	11,910	8,453	5,357	140,449	Avg. 11,704/mo
2005	10,266	9,487	11,808	12,116	12,684	13,228	12,652	13,358	12,929	11,405	8,560	5,969	134,462	Avg. 11,205/mo
2004	9,610	9,590	11,954	11,962	11,853	12,380	11,710	11,192	10,114	9,375	7,886	5,738	123,364	Avg. 10,280/mo
2003	12,240	9,618	11,300	11,330	11,743	11,881	11,992	10,586	10,354	9,394	6,788	5,049	122,275	Avg. 10,189/mo



NEW LISTINGS, Single Family Homes & Condominiums, 2007 vs 2006

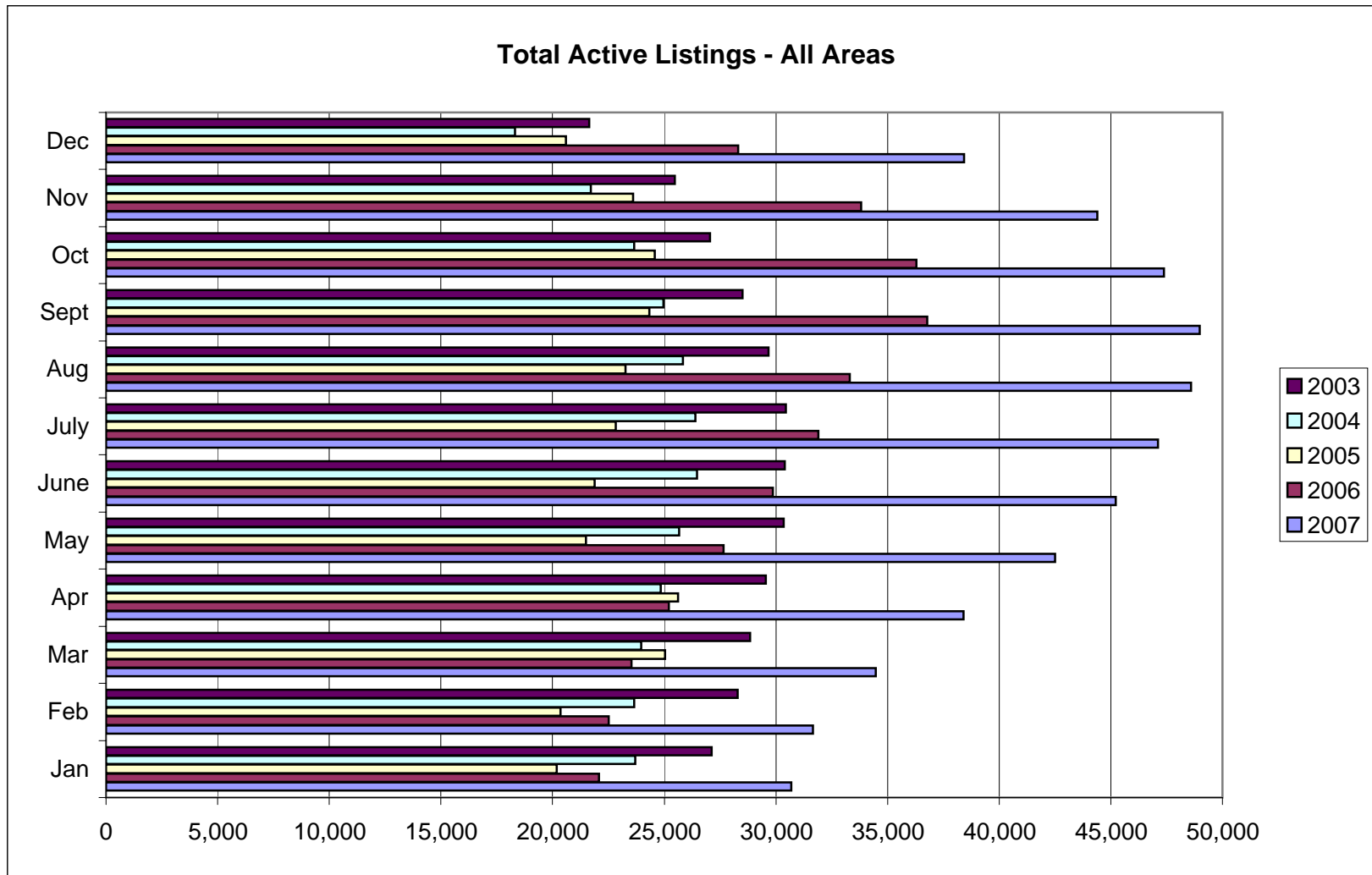
	King	Snoh	Pierce	Kitsap	Mason	Skagit	GrayH	Lewis	Cwltz	Grant	Thrstn	SanJn	Island	Kttas	Jefrsn	Okan.	Wtcm	Clark	Pacific	Other	Total	% chg
Jan 07	4030	2017	2035	539	160	335	177	135	158	112	632	29	203	71	60	31	480	289	49	177	11,719	12.29%
Jan 06	3744	1866	1812	478	136	234	191	116	148	102	540	30	171	54	44	33	547		24	166	10,436	
Jan 05	4337	1867	1743	432	101	213	139	121	105	87	426	16	200	66	45	11	285			72	10,266	
Feb 07	4068	1756	2000	533	125	247	175	142	128	91	576	39	184	105	66	132	485	273	47	161	11,333	21.51%
Feb 06	3471	1554	1606	469	142	194	124	98	118	98	556	21	161	83	69	29	395		26	113	9,327	
Feb 05	3734	1641	1687	461	138	243	105	107	119	87	408	45	199	62	58	17	295			81	9,487	
Mar 07	5093	2333	2392	650	204	306	175	153	205	140	720	74	263	141	103	38	638	342	66	245	14,281	12.99%
Mar 06	4655	2105	2191	601	172	267	243	144	164	166	684	73	241	83	73	38	563		41	135	12,639	
Mar 05	4754	2019	2010	591	168	253	160	108	165	127	475	46	222	88	90	36	378			118	11,690	
Apr 07	5318	2301	2537	732	201	354	190	229	173	147	773	49	266	115	112	82	655	330	78	288	14,930	18.55%
Apr 06	4741	1995	2085	644	192	263	193	141	151	144	620	49	229	136	94	37	684		38	158	12,594	
Apr 05	4839	1913	2090	557	167	289	179	131	161	141	560	38	253	76	79	27	476			140	11,976	
May 07	6056	2476	2857	851	264	391	269	223	215	198	843	109	332	157	124	74	707	328	83	331	16,888	16.43%
May 06	5260	2279	2570	768	227	323	222	165	183	167	811	56	306	115	98	75	622		58	200	14,505	
May 05	4932	2095	2061	623	199	271	250	169	183	139	584	44	242	96	97	42	452			205	12,479	
Jun 07	5960	2481	2470	711	259	375	215	192	216	173	731	60	254	125	105	77	630	375	67	342	15,818	8.78%
Jun 06	5335	2249	2519	724	205	354	237	169	195	156	791	53	296	113	97	75	717		63	193	14,541	
Jun 05	5166	2168	2193	698	176	275	218	145	178	192	586	40	268	84	106	40	496			199	13,029	
Jul 07	5357	2242	2337	704	223	327	268	179	197	162	693	49	290	150	105	66	596	502	92	336	14,875	11.68%
Jul 06	4849	2034	2391	626	199	301	240	201	220	146	726	55	237	103	102	52	609		42	186	13,319	
Jul 05**	4897	2312	2135	629	179	242	235	154	190	121	568	58	253	115	93	31	501			293	12,713	
Aug 07	5123	2353	2291	656	217	341	229	227	214	171	686	53	282	174	99	69	657	251	77	330	14,500	3.00%
Aug 06	5100	2129	2510	731	204	300	241	210	206	169	716	44	252	132	115	59	648		74	237	14,077	
Aug 05	4993	2206	2273	587	171	307	198	161	193	159	626	44	247	92	90	47	631			333	13,025	
Sept 07	5149	1929	1912	527	146	271	149	151	159	151	503	31	169	94	83	54	438	196	40	233	12,385	-6.82%
Sept 06	5062	2064	2116	646	185	269	165	152	166	121	595	27	181	111	84	42	514	565	70	156	13,291	
Sept 05	5105	2049	2009	631	145	282	209	165	167	123	557	32	204	123	80	56	635			79	12,572	
Oct 07	4442	1923	2033	592	155	203	175	129	142	148	483	27	194	93	70	46	401	185	41	303	11,785	-1.05%
Oct 06	4407	1815	2111	524	160	244	145	140	164	111	554	21	194	59	66	35	489	455	55	161	11,910	
Oct 05	4403	1773	1955	494	146	246	129	113	180	102	545	26	197	67	70	34	518	0	24	383	11,022	
Nov 07	3248	1361	1505	437	103	285	142	121	135	86	405	23	139	77	42	38	278	145	23	212	8,805	4.16%
Nov 06	2914	1339	1519	384	127	201	99	135	118	86	408	21	132	78	36	53	290	323	38	152	8,453	
Nov 05	3160	1240	1576	411	105	152	131	85	122	86	466	25	169	36	45	23	306	0	31	391	8,169	
Dec 07	1826	906	1111	316	76	133	87	64	71	54	191	36	90	50	22	24	239	68	27	152	5,543	3.47%
Dec 06	1602	966	1040	230	93	97	79	104	86	60	274	8	94	42	32	28	233	195	28	66	5,357	
Dec 05	2004	923	1101	274	91	117	110	68	81	67	333	15	100	36	26	24	284	0	16	299	5,670	
Ttl 07	55670	24078	25480	7248	2133	3568	2251	1945	2013	1633	7236	579	2666	1352	991	731	6204	3284	690	3110	152862	
Ttl 06	51140	22395	24470	6825	2042	3047	2179	1775	1919	1526	7275	458	2494	1109	910	556	6311	1538	557	1923	140449	8.84%
% chg	8.9%	7.5%	4.1%	6.2%	4.5%	17.1%	3.3%	9.6%	4.9%	7.0%	-0.5%	26.4%	6.9%	21.9%	8.9%	31.5%	-1.7%	113.5%	23.9%	61.7%	8.8%	

TOTAL ACTIVE LISTINGS 2007 - Single Family Homes & Condominiums													Avg
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
King	7,596	7,908	8,700	9,870	11,204	12,282	12,902	13,415	14,537	14,240	13,188	10,947	11,399
Snoh	4,063	4,200	4,673	5,224	5,753	6,194	6,408	6,841	6,968	6,857	6,413	5,468	5,755
Pierce	5,776	6,082	6,554	7,305	8,039	8,426	8,700	8,839	8,681	8,439	7,981	7,109	7,661
Kitsap	1,856	1,898	1,995	2,223	2,488	2,588	2,714	2,765	2,704	2,577	2,454	2,161	2,369
Mason	602	616	655	711	821	872	908	955	904	847	805	681	781
Skagit	936	949	965	1,078	1,161	1,226	1,256	1,256	1,250	1,187	1,224	1,131	1,135
GrHrbr	689	700	729	774	877	915	1,019	1,013	957	911	877	794	855
Lewis	609	615	624	714	766	783	792	850	845	786	713	606	725
Cowlitz	550	541	602	622	668	723	749	809	792	759	751	692	688
Grant	361	360	372	397	475	545	590	630	627	622	618	565	514
Thurston	1,673	1,716	1,851	2,085	2,266	2,372	2,379	2,415	2,295	2,228	2,087	1,739	2,092
SanJuan	199	215	267	273	348	362	370	380	358	340	327	298	311
Island	777	793	871	953	1,090	1,112	1,192	1,226	1,182	1,132	1,072	948	1,029
Kittitas	336	378	435	456	526	546	598	654	627	600	575	525	521
Jefferson	335	355	400	463	518	534	567	578	553	515	501	448	481
Okanogan	235	329	330	375	395	376	396	409	415	395	381	361	366
Whatcom	1,881	1,951	2,116	2,305	2,375	2,415	2,496	2,524	2,393	2,251	2,009	1,755	2,206
Clark	1,246	982	1,082	1,174	1,224	1,321	1,348	1,258	1,194	936	841	739	1,112
Pacific	249	268	296	337	365	386	424	438	407	384	343	319	351
Other	731	802	946	1,069	1,155	1,245	1,298	1,330	1,280	1,375	1,239	1,154	1,135
TOTAL	30,700	31,658	34,463	38,408	42,514	45,223	47,106	48,585	48,969	47,381	44,399	38,440	41,487

Next page: charts

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2007	30,700	31,658	34,463	38,408	42,514	45,223	47,106	48,585	48,969	47,381	44,399	38,440
2006	22,084	22,504	23,533	25,215	27,660	29,856	31,910	33,316	36,786	36,282	33,817	28,307
2005	20,196	20,343	25,047	25,607	21,499	21,871	22,839	23,260	24,336	24,570	23,597	20,595
2004	23,703	23,650	23,971	24,849	25,670	26,464	26,403	25,834	24,965	23,665	21,717	18,312
2003	27,134	28,291	28,856	29,541	30,338	30,393	30,450	29,669	28,501	27,061	25,473	21,633

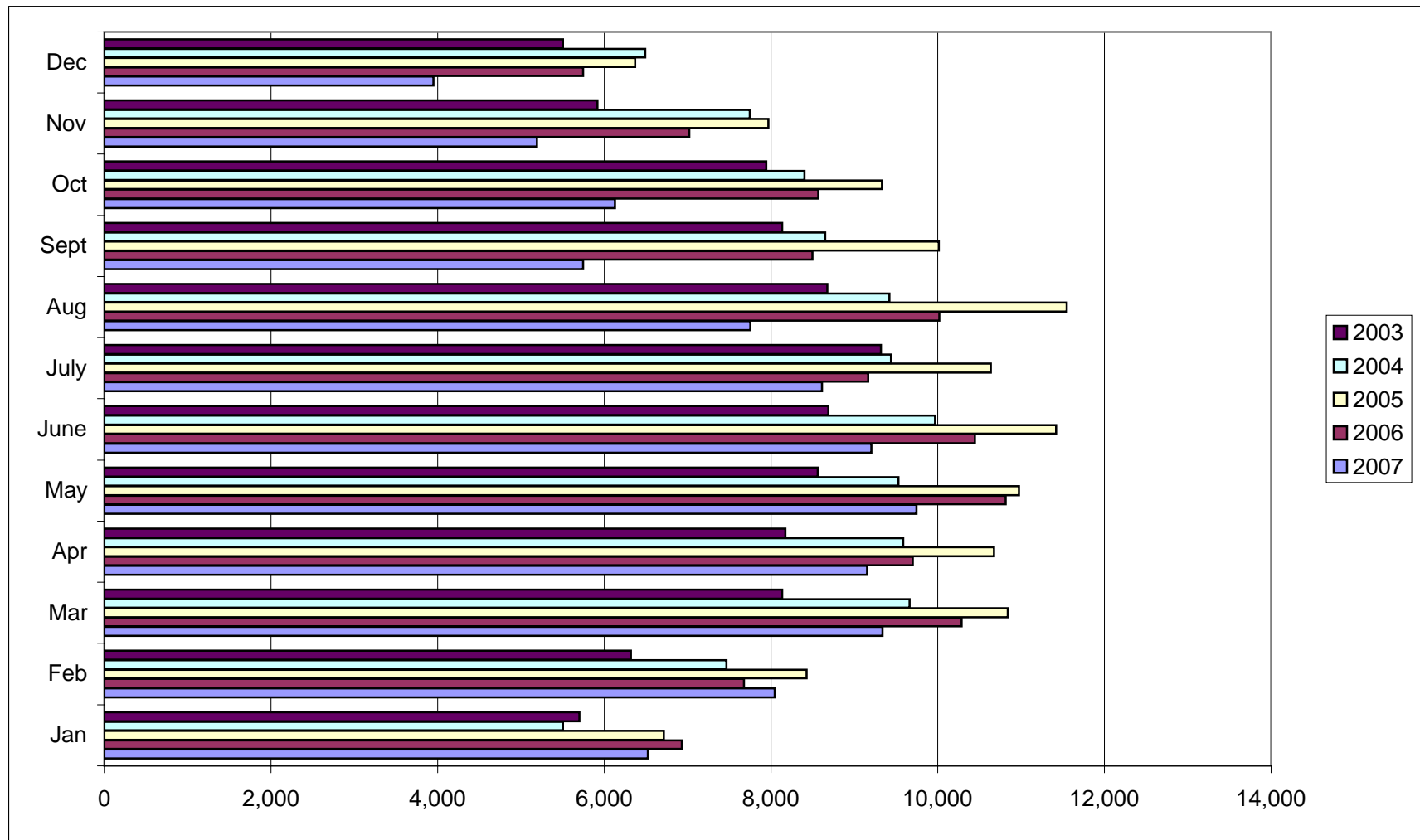
month with highest volume



PENDING SALES 2007 - Single Family Homes & Condominiums (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% all res
King	2,492	3,272	3,772	3,620	3,966	3,766	3,412	2,987	2,203	2,366	2,084	1,488	35,428	39.63%
Snoh	1,116	1,361	1,542	1,552	1,509	1,443	1,342	1,151	872	894	760	636	14,178	15.86%
Pierce	1,001	1,219	1,456	1,394	1,436	1,276	1,249	1,104	816	883	828	663	13,325	14.91%
Kitsap	260	387	422	408	400	391	368	338	262	304	224	188	3,952	4.42%
Mason	63	84	103	103	91	110	107	98	76	68	43	53	999	1.12%
Skagit	145	168	227	189	227	221	182	220	146	137	116	86	2,064	2.31%
GrHrbr	70	102	107	107	112	112	105	116	91	89	74	40	1,125	1.26%
Lewis	65	77	91	91	94	102	100	90	57	77	69	41	954	1.07%
Cowlitz	87	96	113	117	120	94	120	101	84	96	63	48	1,139	1.27%
Grant	78	79	110	102	117	103	101	108	87	100	59	44	1,088	1.22%
Thurston	368	410	465	448	501	455	472	398	325	335	273	212	4,662	5.22%
San Juan	16	15	16	35	25	29	22	20	11	17	14	10	230	0.26%
Island	104	122	128	143	145	141	141	119	97	91	67	57	1,355	1.52%
Kittitas	43	47	55	83	55	81	74	71	50	39	46	35	679	0.76%
Jefferson	33	35	37	38	55	54	38	49	36	42	17	19	453	0.51%
Okanogan	33	33	31	37	41	63	38	41	35	45	27	16	440	0.49%
Whatcom	244	301	349	334	422	410	376	381	246	285	223	167	3,738	4.18%
Clark	215	157	170	200	222	178	172	150	100	96	66	46	1,772	1.98%
Pacific	27	26	32	29	44	32	26	34	31	27	22	17	347	0.39%
Other	62	52	114	126	161	145	169	175	123	136	119	84	1,466	1.64%
TOTAL	6,522	8,043	9,340	9,156	9,743	9,206	8,614	7,751	5,748	6,127	5,194	3,950	89,394	100.00%
% by Q	26.74%		31.44%			24.74%			17.08%				100.00%	

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% chg 07 vs 06
2007	6,522	8,043	9,340	9,156	9,743	9,206	8,614	7,751	5,748	6,127	5,194	3,950	89,394	-14.76%
2006	6,931	7,673	10,289	9,702	10,817	10,448	9,165	10,022	8,499	8,567	7,022	5,744	104,879	
2005	6714	8426	10841	10677	10973	11420	10640	11546	10014	9332	7966	6368	114,917	
2004	5503	7464	9660	9586	9530	9969	9438	9418	8647	8400	7746	6492	101,853	
2003	5698	6316	8133	8171	8563	8685	9316	8673	8132	7941	5920	5502	91,050	



PENDING SALES 2007 - Single Family Homes only														% all SFH
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	73,284
King	1,766	2,375	2,710	2,548	2,881	2,700	2,453	2,094	1,541	1,711	1,476	1,086	25,341	34.58%
Snoh	910	1,124	1,260	1,274	1,244	1,117	1,086	923	703	699	610	525	11,475	15.66%
Pierce	922	1,119	1,326	1,270	1,304	1,145	1,103	985	723	791	729	576	11,993	16.37%
Kitsap	236	352	396	382	365	357	339	304	245	290	208	176	3,650	4.98%
Mason	62	81	100	103	90	109	105	97	76	67	43	53	986	1.35%
Skagit	137	160	216	186	220	207	172	207	138	131	110	84	1,968	2.69%
GrHrbr	65	99	101	102	101	106	99	108	86	85	70	40	1,062	1.45%
Lewis	65	77	91	91	94	102	100	90	57	77	69	41	954	1.30%
Cowlitz	85	96	112	115	116	92	115	96	81	96	62	47	1,113	1.52%
Grant	78	79	105	101	114	102	99	106	85	97	57	43	1,066	1.45%
Thurston	337	384	437	421	477	436	451	380	314	320	258	203	4,418	6.03%
San Juan	15	14	14	32	22	24	21	20	11	16	13	8	210	0.29%
Island	98	116	120	134	133	129	133	113	94	85	64	50	1,269	1.73%
Kittitas	40	43	53	78	52	76	71	70	42	38	41	33	637	0.87%
Jefferson	30	33	35	35	48	52	31	42	32	40	17	18	413	0.56%
Okanogan	30	33	31	34	41	60	38	41	35	45	27	16	431	0.59%
Whatcom	195	225	263	280	332	319	304	276	195	221	188	129	2,927	3.99%
Clark	204	145	151	182	200	171	155	137	94	82	64	44	1,629	2.22%
Pacific	25	26	30	28	42	25	25	31	28	25	19	17	321	0.44%
Other	61	52	109	122	156	139	166	171	118	132	115	80	1,421	1.94%
TOTAL	5,361	6,633	7,660	7,518	8,032	7,468	7,066	6,291	4,698	5,048	4,240	3,269	73,284	100.00%

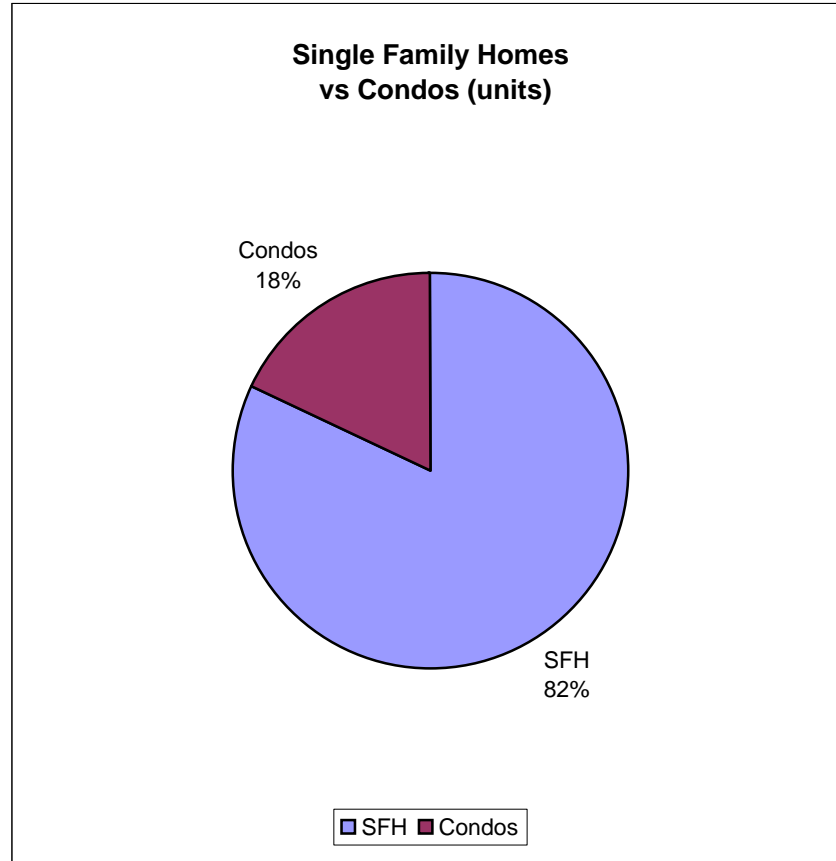
PENDING SALES 2007 - Condominiums only														% all cndo
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	16,110
King	726	897	1,062	1,072	1085	1,066	959	893	662	655	608	402	10,087	62.61%
Snoh	206	237	282	278	265	326	256	228	169	195	150	111	2,703	16.78%
Pierce	79	100	130	124	132	131	146	119	93	92	99	87	1,332	8.27%
Kitsap	24	35	26	26	35	34	29	34	17	14	16	12	302	1.87%
Mason	1	3	3	0	1	1	2	1	0	1	0	0	13	0.08%
Skagit	8	8	11	3	7	14	10	13	8	6	6	2	96	0.60%
GrHrbr	5	3	6	5	11	6	6	8	5	4	4	0	63	0.39%
Lewis	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Cowlitz	2	0	1	2	4	2	5	5	3	0	1	1	26	0.16%
Grant	0	0	5	1	3	1	2	2	2	3	2	1	22	0.14%
Thurston	31	26	28	27	24	19	21	18	11	15	15	9	244	1.51%
San Juan	1	1	2	3	3	5	1	0	0	1	1	2	20	0.12%
Island	6	6	8	9	12	12	8	6	3	6	3	7	86	0.53%
Kittitas	3	4	2	5	3	5	3	1	8	1	5	2	42	0.26%
Jefferson	3	2	2	3	7	2	7	7	4	2	0	1	40	0.25%
Okanogan	3	0	0	3	0	3	0	0	0	0	0	0	9	0.06%
Whatcom	49	76	86	54	90	91	72	105	51	64	35	38	811	5.03%
Clark	11	12	19	18	22	7	17	13	6	14	2	2	143	0.89%
Pacific	2	0	2	1	2	7	1	3	3	2	3	0	26	0.16%
Other	1	0	5	4	5	6	3	4	5	4	4	4	45	0.28%
TOTAL	1,161	1,410	1,680	1,638	1,711	1,738	1,548	1,460	1,050	1,079	954	681	16,110	100.00%

SFH = 87,038 of 104,540 pending residential sales (83.26%); Condos = 17,502 of 104,540 pendings (16.74%)

Ratio of SFH to Condos

	SFH	Condos	Total	% SFH	% Condo	Total
King	25,341	10,087	35,428	71.53%	28.47%	100.0%
Snoh	11,475	2,703	14,178	80.94%	19.06%	100.0%
Pierce	11,993	1,332	13,325	90.00%	10.00%	100.0%
Kitsap	3,650	302	3,952	92.36%	7.64%	100.0%
Mason	986	13	999	98.70%	1.30%	100.0%
Skagit	1,968	96	2,064	95.35%	4.65%	100.0%
GrHrbr	1,062	63	1,125	94.40%	5.60%	100.0%
Lewis	954	0	954	100.0%	0.00%	100.0%
Cowlitz	1,113	26	1,139	97.72%	2.28%	100.0%
Grant	1,066	22	1,088	97.98%	2.02%	100.0%
Thurston	4,418	244	4,662	94.77%	5.23%	100.0%
San Juan	210	20	230	91.30%	8.70%	100.0%
Island	1,269	86	1,355	93.65%	6.35%	100.0%
Kittitas	637	42	679	93.81%	6.19%	100.0%
Jefferson	413	40	453	91.17%	8.83%	100.0%
Okanogan	431	9	440	98.0%	2.05%	100.0%
Whatcom	2,927	811	3,738	78.30%	21.70%	100.0%
Clark	1,629	143	1,772	91.93%	8.07%	100.0%
Pacific	321	26	347	92.51%	7.49%	100.0%
Others	1,421	45	1,466	7.91%	3.07%	11.0%
TOTAL	73,284	16,110	89,394	81.98%	18.02%	100.0%

SFH	Condos
73,284	16,110
81.98%	18.02%

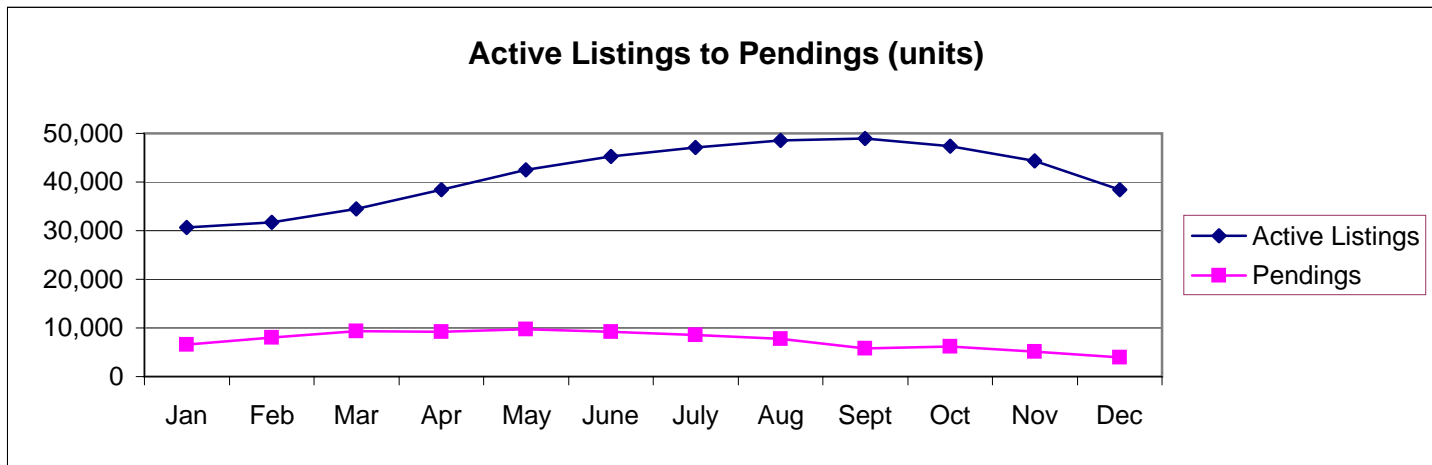


Ratio: Active Listings to Pending Sales - Single Family Homes + Condos (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
King Co													
Active Listings	7,596	7,908	8,700	9,870	11,204	12,282	12,902	13,415	14,537	14,240	13,188	10,947	136,789
Pendings	2,492	3,272	3,772	3,620	3,966	3,766	3,412	2,987	2,203	2,366	2,084	1,488	35,428
Mo. Supply	3.05	2.42	2.31	2.73	2.83	3.26	3.78	4.49	6.60	6.02	6.33	7.36	3.86
Snohomish													
Active Listings	4,063	4,200	4,673	5,224	5,753	6,194	6,408	6,841	6,968	6,857	6,413	5,468	69,062
Pendings	1,116	1,361	1,542	1,552	1,509	1,443	1,342	1,151	872	894	760	636	14,178
Mo. Supply	3.64	3.09	3.03	3.37	3.81	4.29	4.77	5.94	7.99	7.67	8.44	8.60	4.87
Pierce													
Active Listings	5,776	6,082	6,554	7,305	8,039	8,426	8,700	8,839	8,681	8,439	7,981	7,109	91,931
Pendings	1001	1,219	1,456	1,394	1,436	1,276	1,249	1,104	816	883	828	663	13,325
Mo. Supply	5.77	4.99	4.50	5.24	5.60	6.60	6.97	8.01	10.64	9.56	9.64	10.72	6.90
Kitsap													
Active Listings	1,856	1,898	1,995	2,223	2,488	2,588	2,714	2,765	2,704	2,577	2,454	2,161	28,423
Pendings	260	387	422	408	400	391	368	338	262	304	224	188	3,952
Mo. Supply	7.14	4.90	4.73	5.45	6.22	6.62	7.38	8.18	10.32	8.48	10.96	11.49	7.19
4 Co. ttl	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
Active Listings	19,291	20,088	21,922	24,622	27,484	29,490	30,724	31,860	32,890	32,113	30,036	25,685	326,205
Pendings	4,869	6,239	7,192	6,974	7,311	6,876	6,371	5,580	4,153	4,447	3,896	2,975	66,883
Mo. Supply	3.96	3.22	3.05	3.53	3.76	4.29	4.82	5.71	7.92	7.22	7.71	8.63	4.88
Mason Co	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
Active Listings	602	616	655	711	821	872	908	955	904	847	805	681	9,377
Pendings	63	84	103	103	91	110	107	98	76	68	43	53	999
Mo. Supply	9.56	7.33	6.36	6.90	9.02	7.93	8.49	9.74	11.89	12.46	18.72	12.85	9.39
Skagit													
Active Listings	936	949	965	1,078	1,161	1,226	1,256	1,256	1,250	1,187	1,224	1,131	13,619
Pendings	145	168	227	189	227	221	182	220	146	137	116	86	2,064
Mo. Supply	6.46	5.65	4.25	5.70	5.11	5.55	6.90	5.71	8.56	8.66	10.55	13.15	6.60
Grays Hrbr													
Active Listings	689	700	729	774	877	915	1,019	1,013	957	911	877	794	10,255
Pendings	70	102	107	107	112	112	105	116	91	89	74	40	1,125
Mo. Supply	9.84	6.86	6.81	7.23	7.83	8.17	9.70	8.73	10.52	10.24	11.85	19.85	9.12
Lewis													
Active Listings	609	615	624	714	766	783	792	850	845	786	713	606	8,703
Pendings	65	77	91	91	94	102	100	90	57	77	69	41	954
Mo. Supply	9.37	7.99	6.86	7.85	8.15	7.68	7.92	9.44	14.82	10.21	10.33	14.78	9.12

Cowlitz	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
Active Listings	550	541	602	622	668	723	749	809	792	759	751	692	8,258
Pendings	87	96	113	117	120	94	120	101	84	96	63	48	1,139
Mo. Supply	6.32	5.64	5.33	5.32	5.57	7.69	6.24	8.01	9.43	7.91	11.92	14.42	7.25
Grant													
Active Listings	361	360	372	397	475	545	590	630	627	622	618	565	6,162
Pendings	78	79	110	102	117	103	101	108	87	100	59	44	1,088
Ratio	4.63	4.56	3.38	3.89	4.06	5.29	5.84	5.83	7.21	6.22	10.47	12.84	5.66
Thurston													
New Listings	1,673	1,716	1,851	2,085	2,266	2,372	2,379	2,415	2,295	2,228	2,087	1,739	25,106
Pendings	368	410	465	448	501	455	472	398	325	335	273	212	4,662
Mo. Supply	4.55	4.19	3.98	4.65	4.52	5.21	5.04	6.07	7.06	6.65	7.64	8.20	5.39
San Juan													
Active Listings	199	215	267	273	348	362	370	380	358	340	327	298	3,737
Pendings	16	15	16	35	25	29	22	20	11	17	14	10	230
Mo. Supply	12.44	14.33	16.69	7.80	13.92	12.48	16.82	19.00	32.55	20.00	23.36	29.80	16.25
Island													
Active Listings	777	793	871	953	1090	1112	1192	1226	1182	1132	1072	948	12,348
Pendings	104	122	128	143	145	141	141	119	97	91	67	57	1,355
Mo. Supply	7.47	6.50	6.80	6.66	7.52	7.89	8.45	10.30	12.19	12.44	16.00	16.63	9.11
Kittitas													
Active Listings	336	378	435	456	526	546	598	654	627	600	575	525	6,256
Pendings	43	47	55	83	55	81	74	71	50	39	46	35	679
Mo. Supply	7.81	8.04	7.91	5.49	9.56	6.74	8.08	9.21	12.54	15.38	12.50	15.00	9.21
Jefferson													
Active Listings	335	355	400	463	518	534	567	578	553	515	501	448	5,767
Pendings	33	35	37	38	55	54	38	49	36	42	17	19	453
Mo. Supply	10.15	10.14	10.81	12.18	9.42	9.89	14.92	11.80	15.36	12.26	29.47	23.58	12.73
Okanogan													
Active Listings	235	329	330	375	395	376	396	409	415	395	381	361	4,397
Pendings	33	33	31	37	41	63	38	41	35	45	27	16	440
Mo. Supply	7.12	9.97	10.65	10.14	9.63	5.97	10.42	9.98	11.86	8.78	14.11	22.56	9.99
Whatcom													
Active Listings	1881	1951	2116	2305	2375	2415	2496	2524	2393	2251	2009	1755	26,471
Pendings	244	301	349	334	422	410	376	381	246	285	223	167	3,738
Mo. Supply	7.71	6.48	6.06	6.90	5.63	5.89	6.64	6.62	9.73	7.90	9.01	10.51	7.08
Clark													
Active Listings	1246	982	1082	1174	1224	1321	1348	1258	1194	936	841	739	13,345
Pendings	215	157	170	200	222	178	172	150	100	96	66	46	1772
Mo. Supply	5.80	6.25	6.36	5.87	5.51	7.42	7.84	8.39	11.94	9.75	12.74	16.07	7.53

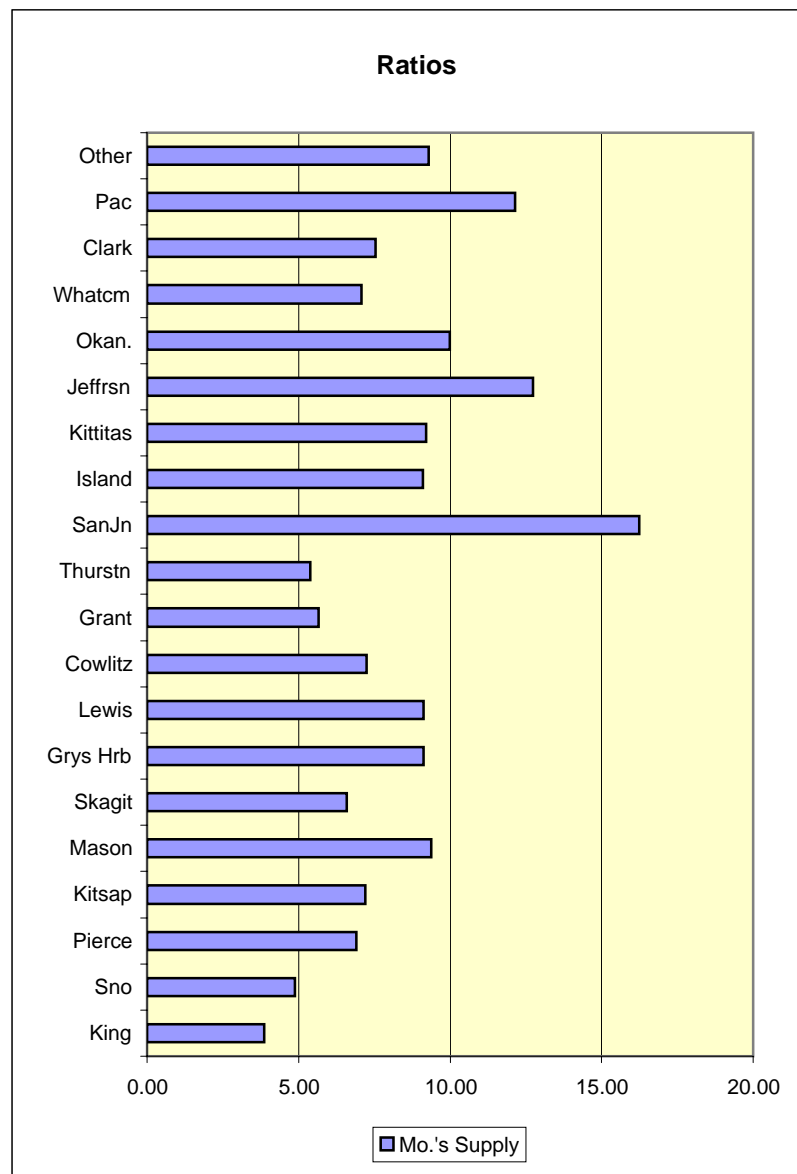
Pacific	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
Active Listings	249	268	296	337	365	386	424	438	407	384	343	319	4,216
Pendings	27	26	32	29	44	32	26	34	31	27	22	17	347
Mo. Supply	9.22	10.31	9.25	11.62	8.30	12.06	16.31	12.88	13.13	14.22	15.59	18.76	12.15
Other													
Active Listings	731	802	946	1069	1155	1245	1298	1330	1280	1375	1239	1154	13,624
Pendings	62	52	114	126	161	145	169	175	123	136	119	84	1,466
Mo. Supply	11.79	15.42	8.30	8.48	7.17	8.59	7.68	7.60	10.41	10.11	10.41	13.74	9.29
ALL AREAS	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
Active Listings	30,700	31,658	34,463	38,408	42,514	45,223	47,106	48,585	48,969	47,381	44,399	38,440	497,846
Pendings	6,522	8,043	9,340	9,156	9,743	9,206	8,614	7,751	5,748	6,127	5,194	3,950	89,394
Mo. Supply	4.71	3.94	3.69	4.19	4.36	4.91	5.47	6.27	8.52	7.73	8.55	9.73	5.57



RATIOS: PENDING SALES to ACTIVE LISTINGS (Single Family Homes + Condos combined)

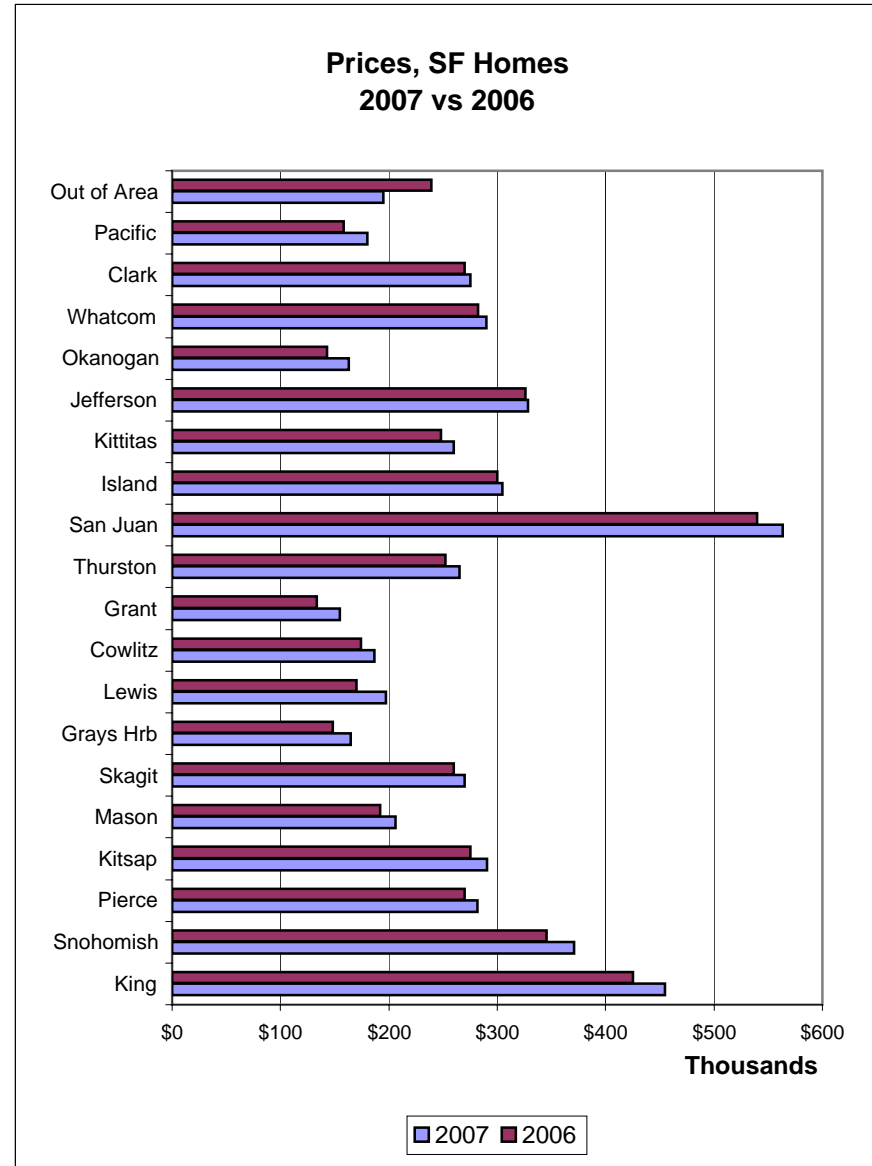
	Active Listings	Pendings	Mo.'s Supply
King	136,789	35,428	3.86
Sno	69,062	14,178	4.87
Pierce	91,931	13,325	6.90
Kitsap	28,423	3,952	7.19
Mason	9,377	999	9.39
Skagit	13,619	2,064	6.60
Grays Hrb	10,255	1,125	9.12
Lewis	8,703	954	9.12
Cowlitz	8,258	1,139	7.25
Grant	6,162	1,088	5.66
Thurston	25,106	4,662	5.39
San Juan	3,737	230	16.25
Island	12,348	1,355	9.11
Kittitas	6,256	679	9.21
Jefferson	5767	453	12.73
Okanogan	4397	440	9.99
Whatcom	26,471	3,738	7.08
Clark	13345	1772	7.53
Pacific	4216	347	12.15
Other	13,624	1,466	9.29
Total	497,846	89,394	5.57

County	Mo.'s Supply
King	3.86
Sno	4.87
Pierce	6.90
Kitsap	7.19
Mason	9.39
Skagit	6.60
Grys Hrb	9.12
Lewis	9.12
Cowlitz	7.25
Grant	5.66
Thurstn	5.39
SanJn	16.25
Island	9.11
Kittitas	9.21
Jeffrsn	12.73
Okan.	9.99
Whatcm	7.08
Clark	7.53
Pac	12.15
Other	9.29
Total	5.57



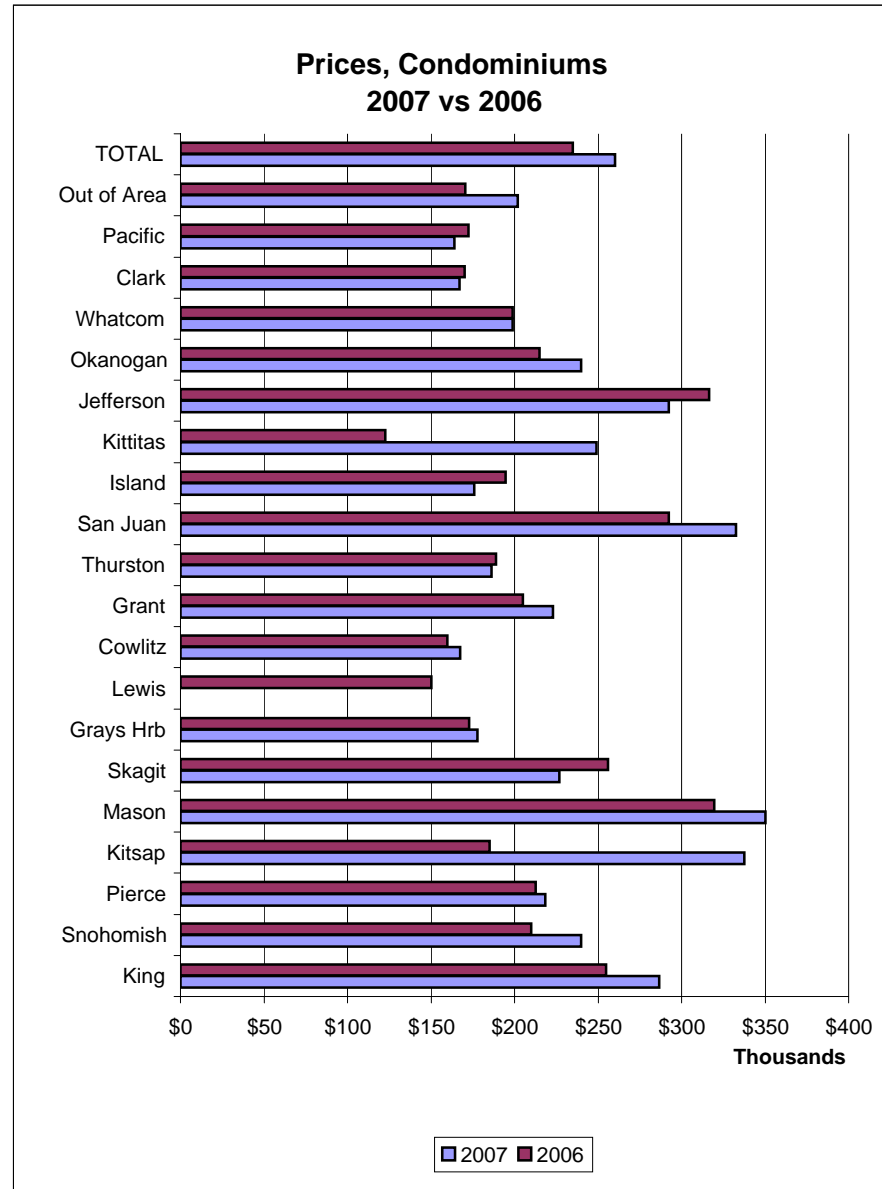
CLOSED SALES, Single Family Homes (excl. condos) 2007 vs 2006

	Median Price			Units		
	2007	2006	% change	2007	2006	% change
King	\$455,000	\$425,000	7.06%	23,790	27,834	-14.53%
Snohomish	\$371,000	\$345,369	7.42%	10,448	13,782	-24.19%
Pierce	\$281,400	\$270,000	4.22%	10,783	14,708	-26.69%
Kitsap	\$290,343	\$275,000	5.58%	3,246	3,961	-18.05%
Mason	\$206,250	\$191,700	7.59%	900	1,242	-27.54%
Skagit	\$270,000	\$260,000	3.85%	1,781	1,812	-1.71%
Grays Hrb	\$165,000	\$148,000	11.49%	960	1,145	-16.16%
Lewis	\$197,000	\$170,000	15.88%	857	981	-12.64%
Cowlitz	\$186,450	\$174,500	6.85%	990	1,318	-24.89%
Grant	\$154,500	\$133,540	15.70%	929	1,066	-12.85%
Thurston	\$265,000	\$252,200	5.08%	3,955	4,742	-16.60%
San Juan	\$563,250	\$539,500	4.40%	185	244	-24.18%
Island	\$305,000	\$300,000	1.67%	1,174	1,453	-19.20%
Kittitas	\$260,000	\$248,000	4.84%	589	657	-10.35%
Jefferson	\$328,500	\$326,250	0.69%	390	508	-23.23%
Okanogan	\$162,950	\$143,000	13.95%	362	325	11.38%
Whatcom	\$290,000	\$282,250	2.75%	2713	2882	-5.86%
Clark	\$275,000	\$269,900	1.89%	1556	878	0.00%
Pacific	\$180,000	\$158,000	13.92%	290	287	1.05%
Out of Area	\$195,000	\$239,000	-18.41%	1261	1062	18.74%
TOTAL	\$342,000	\$323,000	5.88%	67,159	80,887	-16.97%



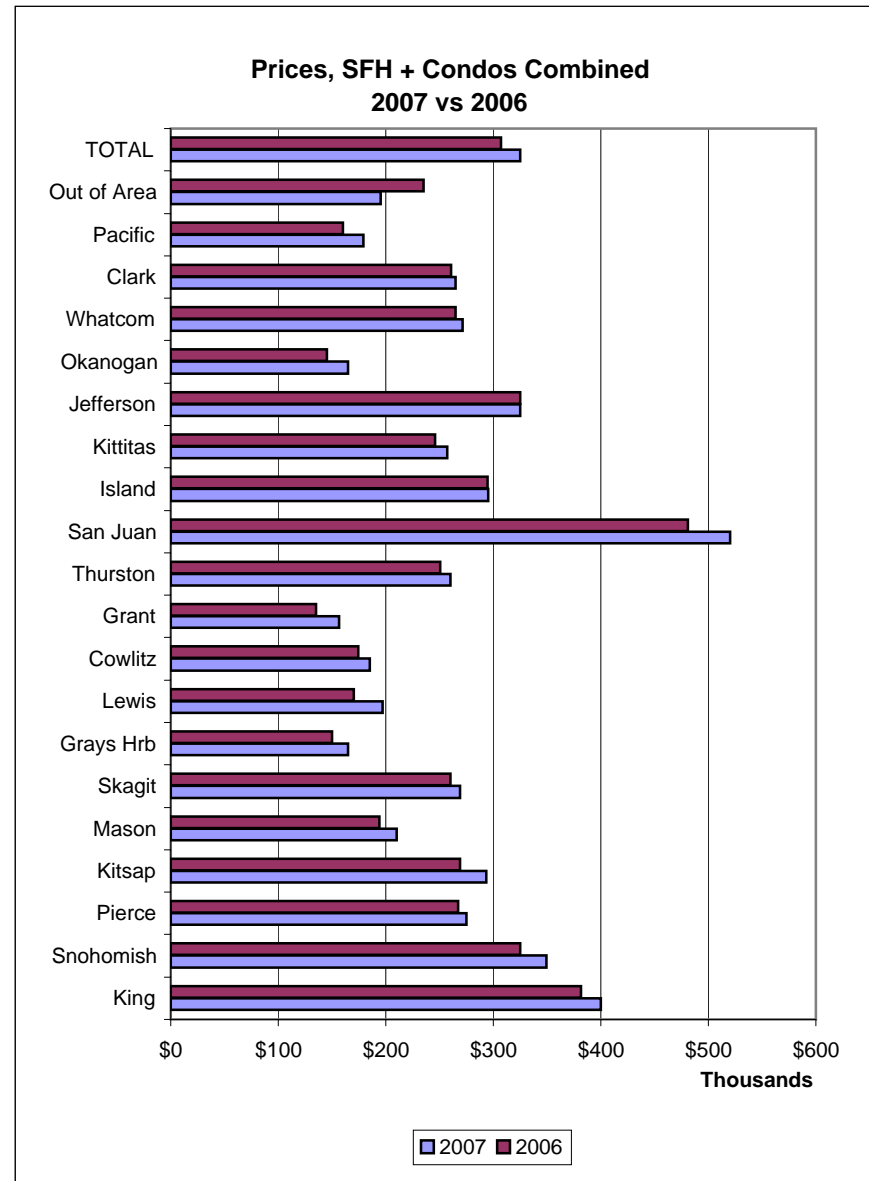
CLOSED SALES, CONDOMINIUMS (excl. SFH) 2007 vs 2006

	Median Price			Units		
	2007	2006	% change	2007	2006	% change
King	\$286,438	\$254,950	12.35%	9,420	9,694	-2.83%
Snohomish	\$239,999	\$209,950	14.31%	2,492	2,693	-7.46%
Pierce	\$218,560	\$212,500	2.85%	1,213	1,159	4.66%
Kitsap	\$337,400	\$185,000	82.38%	365	407	-10.32%
Mason	\$350,000	\$319,450	9.56%	19	14	35.71%
Skagit	\$226,667	\$256,000	-11.46%	108	131	-17.56%
Grays Hrb	\$177,850	\$172,775	2.94%	50	92	-45.65%
Lewis		\$150,000	N/A	0	1	
Cowlitz	\$167,500	\$159,900	4.75%	23	14	64.29%
Grant	\$223,000	\$204,950	8.81%	16	24	-33.33%
Thurston	\$186,040	\$189,000	-1.57%	225	118	90.68%
San Juan	\$332,500	\$292,500	13.68%	20	24	-16.67%
Island	\$175,750	\$194,500	-9.64%	80	87	-8.05%
Kittitas	\$248,950	\$122,500	103.22%	53	12	341.67%
Jefferson	\$292,250	\$316,500	-7.66%	36	30	20.00%
Okanogan	\$239,750	\$215,000	11.51%	6	8	-25.00%
Whatcom	\$198,662	\$198,900	-0.12%	693	695	-0.29%
Clark	\$167,200	\$169,945	N/A	153	61	150.82%
Pacific	\$164,000	\$172,500	N/A	22	9	144.44%
Out of Area	\$202,000	\$170,400	18.54%	44	45	-2.22%
TOTAL	\$260,000	\$235,000	10.64%	15,038	15,318	-1.83%



CLOSED SALES, SFH + Condos Combined, 2007 vs 2006

	Median Price			Units		
	2007	2006	% change	2007	2006	% change
King	\$400,000	\$381,463	4.86%	33,210	37,528	-11.51%
Snohomish	\$349,500	\$325,000	7.54%	12,940	16,475	-21.46%
Pierce	\$275,000	\$267,430	2.83%	11,996	15,867	-24.40%
Kitsap	\$293,500	\$268,950	9.13%	3,611	4,368	-17.33%
Mason	\$210,000	\$194,000	8.25%	919	1,256	-26.83%
Skagit	\$269,000	\$260,000	3.46%	1,889	1,943	-2.78%
Grays Hrb	\$165,000	\$149,900	10.07%	1,010	1,237	-18.35%
Lewis	\$197,000	\$169,950	15.92%	857	982	-12.73%
Cowlitz	\$185,000	\$174,250	6.17%	1,013	1,332	-23.95%
Grant	\$156,700	\$135,000	16.07%	945	1,090	-13.30%
Thurston	\$260,000	\$250,393	3.84%	4,180	4,860	-13.99%
San Juan	\$520,000	\$480,750	8.16%	205	268	-23.51%
Island	\$295,000	\$294,881	0.04%	1,254	1,540	-18.57%
Kittitas	\$257,050	\$246,000	4.49%	642	669	-4.04%
Jefferson	\$325,000	\$325,000	0.00%	426	538	-20.82%
Okanogan	\$165,000	\$145,000	13.79%	368	333	10.51%
Whatcom	\$271,308	\$265,000	2.38%	3,406	3,577	-4.78%
Clark	\$265,000	\$261,000	1.53%	1,709	939	N/A
Pacific	\$179,250	\$160,000	12.03%	312	296	5.41%
Out of Area	\$195,000	\$235,000	-17.02%	1,305	1,107	17.89%
TOTAL	\$325,000	\$307,000	5.86%	82,197	96,205	-14.56%



2007 Closed Sales by County, Single Family Homes only (excl. condo)

Price	King	Snoh.	Pierce	Kitsap	4-co Ttl	% 4-co ttl	Ttl outside 4-co PS area	All MLS counties ¹
1-99,999	16	26	46	29	117	0.24%	829	946
100,000-199,999	188	213	1,344	396	2,141	4.44%	3,784	5,925
200,000-299,999	2,484	2,050	4,945	1,304	10,783	22.37%	7,054	17,837
300,000-399,999	6,117	3,821	2,633	702	13,273	27.53%	3,132	16,405
400,000-499,999	4,889	2,054	949	318	8,210	17.03%	1,328	9,538
500,000-599,999	3,343	1,086	385	178	4,992	10.35%	641	5,633
600,000-699,999	2,134	548	253	115	3,050	6.33%	308	3,358
700,000-799,999	1,376	206	130	58	1,770	3.67%	160	1,930
800,000-899,999	944	114	67	43	1,168	2.42%	98	1,266
900,000-999,999	550	68	43	37	698	1.45%	74	772
\$1 mil & more	1,722	120	85	81	2,008	4.17%	170	2,178
Total	23,763	10,306	10,880	3,261	48,210	100.0%	17,578	65,788
Median*	\$455,250	\$370,000	\$282,525	\$291,000	\$380,000			
Avg \$*	\$564,821	\$411,808	\$320,930	\$363,228	\$463,436			
Lowest	\$38,887	\$10,000	\$38,000	\$35,000	\$10,000			
Highest	\$17,500,000	\$2,980,000	\$3,100,000	\$4,500,000	\$17,500,000			

Other counties (partial)

Mason	Skagit	Grays Hbr	Lewis
53	25	166	76
364	220	476	369
292	803	213	280
104	366	61	105
44	153	15	19
18	89	13	13
12	40	1	2
3	16	1	0
3	8	2	3
3	10	0	1
7	21	0	0
903	1,751	948	868
\$206,000	\$271,950	\$165,000	\$197,250
\$245,477	\$320,194	\$183,524	\$215,177
\$25,000	\$15,000	\$14,450	\$28,500
\$1,560,000	\$3,580,000	\$827,000	\$925,000

* from Area Market Surveys; YTD median price from Dec. Summary Report

¹ Total does not include Out of Area

Price	Cowlitz	Grant	Thurston	San Juan	Island	Kittitas	Jefferson	Okanogan	Whatcom	Clark	Pacific	Ttl outside 4-co PS area	% outside 4 co PS area
1-99,999	97	169	21	0	8	2	12	78	76	4	42	829	4.72%
100,000-199,999	459	423	451	8	105	129	66	144	255	176	139	3,784	21.53%
200,000-299,999	274	161	2,175	8	454	240	88	73	1,148	768	77	7,054	40.13%
300,000-399,999	104	62	760	30	262	123	96	35	679	323	22	3,132	17.82%
400,000-499,999	35	29	289	35	142	46	56	15	298	141	11	1,328	7.55%
500,000-599,999	11	14	131	20	73	14	28	7	122	83	5	641	3.65%
600,000-699,999	4	4	70	14	44	7	14	1	62	33	0	308	1.75%
700,000-799,999	1	3	23	10	28	5	7	4	39	19	1	160	0.91%
800,000-899,999	0	1	12	14	16	3	8	0	26	1	1	98	0.56%
900,000-999,999	0	1	10	8	9	6	8	0	15	3	0	74	0.42%
\$1 mil & more	1	0	13	38	29	12	7	3	30	9	0	170	0.97%
Total	986	867	3,955	185	1,170	587	390	360	2,750	1,560	298	17,578	100.0%
Median	\$185,500	\$159,500	\$265,000	\$563,250	\$305,000	\$259,500	\$328,500	\$164,350	\$290,000	\$275,000	\$176,450	255,000	
Avg \$*	\$209,327	\$188,201	\$297,741	\$787,852	\$376,094	\$313,359	\$371,357	\$207,937	\$334,377	\$315,013	\$198,723	292,968	
Lowest	\$40,000	\$17,000	\$49,000	\$106,000	\$55,000	\$75,000	\$45,900	\$26,500	\$7,500	\$24,000	\$15,000	7,500	
Highest	\$1,000,000	\$995,000	\$2,011,000	\$4,800,000	\$2,650,000	\$1,600,000	\$1,850,000	\$2,124,430	2,925,000	2,220,000	820,000	4,800,000	

King County Sub-areas - SFH only								
Price	SW King	SE King	Seattle	N King	Eastside	Vashon	Subtotal	% of King County
1-99,999	3	7	0	1	2	0	13	0.05%
100,000-199,999	63	81	10	3	24	2	183	0.77%
200,000-299,999	835	1,091	397	65	77	9	2,474	10.43%
300,000-399,999	1,086	2,211	1,900	373	510	24	6,104	25.74%
400,000-499,999	423	1,049	1,765	281	1,333	30	4,881	20.58%
500,000-599,999	157	531	1,190	150	1,294	17	3,339	14.08%
600,000-699,999	72	271	693	55	1,015	26	2,132	8.99%
700,000-799,999	44	95	425	33	764	14	1,375	5.80%
800,000-899,999	21	50	271	27	566	6	941	3.97%
900,000-999,999	7	27	174	10	328	4	550	2.32%
\$1 mil & more	39	34	534	25	1,084	7	1,723	7.27%
Total	2,750	5,447	7,359	1,023	6,997	139	23,715	100.00%
% of Co. total	11.60%	22.97%	31.03%	4.31%	29.50%	0.59%	100.00%	
Median	\$330,000	\$368,685	\$474,500	\$419,000	\$625,000	\$535,000	\$455,250	
Avg \$	\$378,221	\$401,948	\$574,249	\$483,104	\$768,102	\$573,676	\$564,821	
Lowest	\$46,500	\$38,887	\$100,000	\$59,995	\$50,980	\$125,050	\$38,887	
Highest	\$2,925,000	\$3,949,000	\$5,800,000	\$4,670,000	\$17,500,000	\$2,148,000	\$17,500,000	

SW King = NWMLS Map Area 100,110,120,130

SE King = #s 300,310,320,330,340,350,360

Seattle = #s 140,380,385 390 700, 701, 705, 710

N. King = #s 715,720 +610 (in King Co)

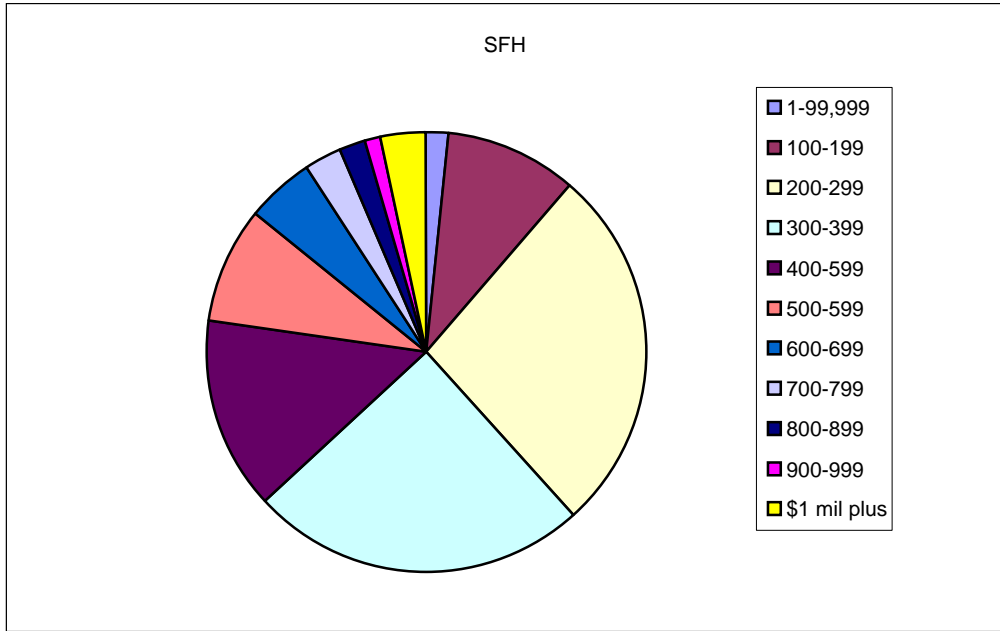
Eastside = #s 500,510,520,530,540,550,560,600

Vashon = #800

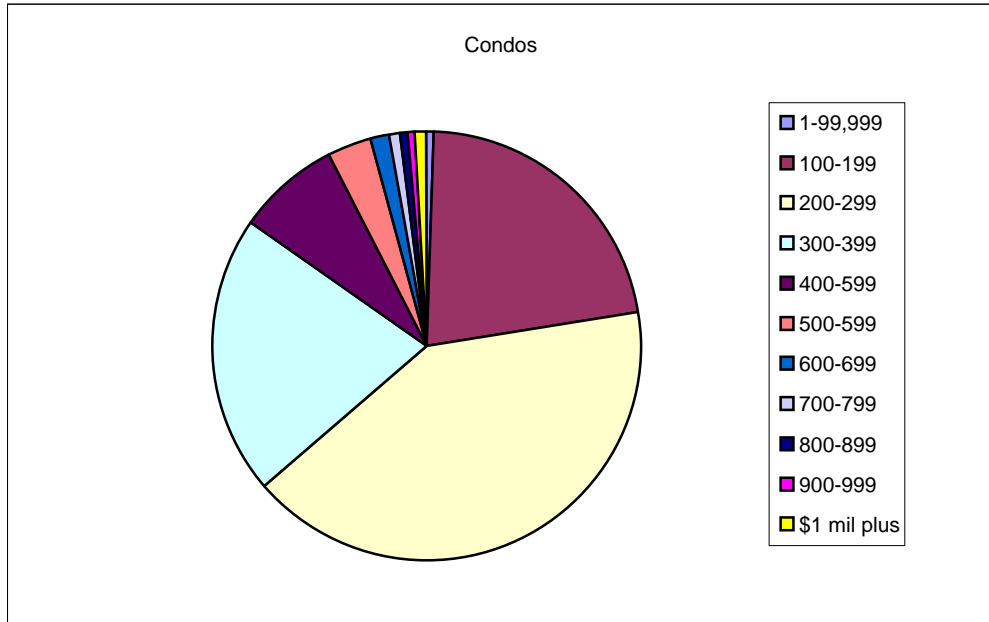
2007 Closed Sales by Price Range

Price in 000s	SFH	Condos
1-99,999	1,148	85
100-199	6,433	3,307
200-299	18,169	6,170
300-399	16,568	3,188
400-599	9,586	1,173
500-599	5,664	474
600-699	3,372	225
700-799	1,940	126
800-899	1,271	99
900-999	777	66
\$1 mil plus	2,187	125
Total**	67,115	15,038
Median	\$342,010	\$260,500
Avg \$	\$414,102	\$301,774
Lowest	\$7,500	\$7,500
Highest	\$17,500,000	\$4,712,500

** Includes 19 counties + out of area



Price in 000s	Condos
1-99,999	85
100-199	3,307
200-299	6,170
300-399	3,188
400-599	1,173
500-599	474
600-699	225
700-799	126
800-899	99
900-999	66
\$1 mil plus	125
Total	15,038
Median	\$260,500
Avg	\$301,174
Highest	\$4,712,500
Lowest	\$7,500

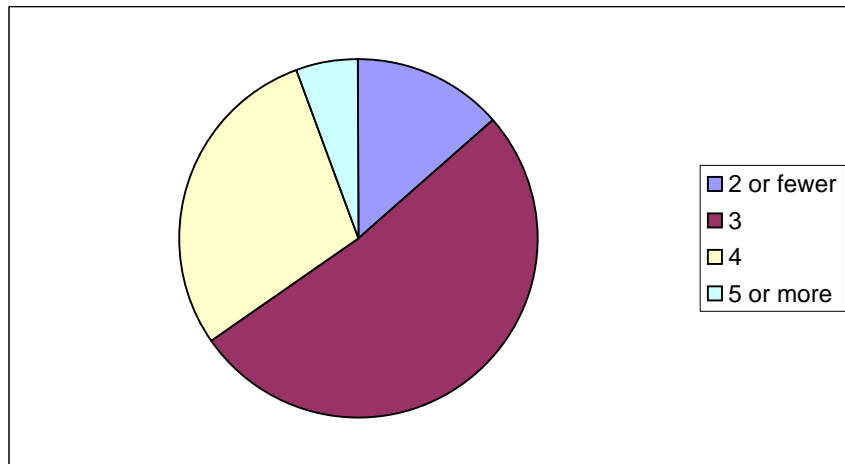


Distribution of Sales by # of Bedrooms - SINGLE FAMILY HOMES only, 2007

Closed Sales (Single Family homes only) by # of Bedrooms

Single Family	2 or fewer bdrm	% of total (in that co)	3 bdrm	% of total (in that co)	4 bdrm	% of total (in that co)	5+ bdrm	% of total (in that co)	Total
King	2,973	12.51%	10,385	43.70%	8,391	35.31%	2,014	8.48%	23,763
Snoh	755	7.33%	5,385	3592.00%	3,592	34.85%	574	5.57%	10,306
Pierce	1,104	10.15%	6,036	55.48%	3,213	29.53%	527	4.84%	10,880
Kitsap	532	16.31%	1,984	60.84%	660	20.24%	85	2.61%	3,261
Mason	278	30.79%	544	60.24%	70	7.75%	11	1.22%	903
Skagit	296	16.90%	1,092	62.36%	324	18.50%	39	2.23%	1,751
Grays Hrbr	300	31.65%	497	52.43%	133	14.03%	18	1.90%	948
Lewis	204	23.50%	513	59.10%	135	15.55%	16	1.84%	868
Cowlitz	198	20.08%	547	55.48%	215	21.81%	26	2.64%	986
Grant	162	18.69%	511	58.94%	154	17.76%	40	4.61%	867
Thurston	486	12.29%	2,429	61.42%	935	23.64%	105	2.65%	3,955
San Juan	97	52.43%	78	42.16%	6	3.24%	4	2.16%	185
Island	352	30.09%	686	58.63%	121	10.34%	11	0.94%	1,170
Kittitas	111	18.91%	378	64.40%	81	13.80%	17	2.90%	587
Jefferson	160	41.03%	205	52.56%	19	4.87%	6	1.54%	390
Okanogan*	144	40.00%	152	42.22%	48	13.33%	16	4.44%	360
Whatcom	466	16.95%	1,578	57.38%	603	21.93%	103	3.75%	2,750
Clark	116	7.44%	865	55.45%	496	31.79%	83	5.32%	1,560
Pacific	169	56.71%	112	37.58%	16	5.37%	1	0.34%	298
TOTAL	8,903		33,977		19,212		3,696		65,788
% of total	13.53%		51.65%		29.20%		5.62%	100.00%	100.00%

TOTALS	2 or fewer	3	4	5 or more
	8,903	33,977	19,212	3,696



From online surveys (AMS/Mrkt Statistics); excludes "Out of Area"

Ratios: % of List Price Received (on closed sales, 2007)

Single Family home only	Median List Price (LP) ¹	Median Selling Price (SP) ²	% SP/LP (Median)	Average List Price	Average Sales Price	% SP/LP (Avg)
King *	\$459,000	\$455,100	99.15%	\$571,387	\$564,821	98.85%
Snoh	\$371,525	\$370,000	99.59%	\$415,115	\$411,808	99.20%
Pierce	\$284,729	\$282,525	99.23%	\$324,451	\$320,930	98.91%
Kitsap	\$294,900	\$291,000	98.68%	\$369,872	\$363,225	98.20%
Mason	\$212,000	\$206,000	97.17%	\$252,424	\$245,477	97.25%
Skagit	\$274,950	\$271,950	98.91%	\$326,401	\$320,194	98.10%
Grays Hrbr	\$169,900	\$165,000	97.12%	\$189,749	\$183,524	96.72%
Lewis	\$199,950	\$197,250	98.65%	\$221,595	\$215,177	97.10%
Cowlitz	\$189,250	\$185,500	98.02%	\$214,135	\$209,327	97.75%
Grant	\$160,000	\$159,500	99.69%	\$192,419	\$188,201	97.81%
Thurston	\$266,550	\$265,000	99.42%	\$300,162	\$297,741	99.19%
San Juan	\$585,000	\$563,250	96.28%	\$829,867	\$787,852	94.94%
Island	\$310,000	\$305,000	98.39%	\$386,458	\$376,094	97.32%
Kittitas	\$264,950	\$259,500	97.94%	\$320,729	\$313,959	97.89%
Jefferson	\$346,500	\$328,500	94.81%	\$386,541	\$371,357	96.07%
Okanogan*	\$169,950	\$164,350	96.70%	\$217,404	\$207,937	95.65%
Whatcom*	\$298,000	\$289,000	96.98%	\$343,558	\$334,377	97.33%
Clark	\$279,900	\$275,000	98.25%	\$321,550	\$315,013	97.97%
Pacific	\$183,950	\$176,450	95.92%	\$210,013	\$198,723	94.62%
Total²	\$345,000	\$342,020	99.14%	\$419,799	\$414,154	98.66%

¹from online Statistics Reports (list price at time of pending sale)

² from online Statistical Market Analysis Report

³ includes out of area

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CLOSED SALES DOLLAR VOLUME 2007

	Single Family Homes			Condominiums			SFH + Condo Combined	
	Units	Avg Price	\$ Value	Units	Avg Price	\$ Value	Units	\$ Value
King	23,790	\$564,468	\$13,428,693,720	9,420	\$329,627	\$3,105,086,340	33,210	\$16,533,780,060
Snoh	10,448	\$411,694	\$4,301,378,912	2,492	\$262,719	\$654,695,748	12,940	\$4,956,074,660
Pierce	10,783	\$319,626	\$3,446,527,158	1,213	\$237,670	\$288,293,710	11,996	\$3,734,820,868
Kitsap	3,246	\$363,192	\$1,178,921,232	365	\$373,384	\$136,285,160	3,611	\$1,315,206,392
Mason	900	\$246,213	\$221,591,700	19	\$350,726	\$6,663,794	919	\$228,255,494
Skagit	1,781	\$318,811	\$567,802,391	108	\$265,941	\$28,721,628	1,889	\$596,524,019
Grays Hrb	960	\$183,208	\$175,879,680	50	\$204,471	\$10,223,550	1,010	\$186,103,230
Lewis	857	\$215,561	\$184,735,777	0	\$0	\$0	857	\$184,735,777
Cowlitz	990	\$210,173	\$208,071,270	23	\$162,912	\$3,746,976	1,013	\$211,818,246
Grant	929	\$184,628	\$171,519,412	16	\$261,034	\$4,176,544	945	\$175,695,956
Thurston	3,955	\$296,967	\$1,174,504,485	225	\$204,534	\$46,020,150	4,180	\$1,220,524,635
San Juan	185	\$787,849	\$145,752,065	20	\$381,750	\$7,635,000	205	\$153,387,065
Island	1,174	\$375,659	\$441,023,666	80	\$193,979	\$15,518,320	1,254	\$456,541,986
Kittitas	589	\$315,667	\$185,927,863	53	\$230,283	\$12,204,999	642	\$198,132,862
Jefferson	390	\$370,513	\$144,500,070	36	\$304,232	\$10,952,352	426	\$155,452,422
Okanogan	362	\$207,282	\$75,036,084	6	\$239,833	\$1,438,998	368	\$76,475,082
Whatcm	2,713	\$334,623	\$907,832,199	693	\$222,817	\$154,412,181	3,406	\$1,062,244,380
Clark	1,556	\$313,622	\$487,995,832	153	\$192,064	\$29,385,792	1,709	\$517,381,624
Pacific	290	\$201,062	\$58,307,980	22	\$172,170	\$3,787,740	312	\$62,095,720
Other	1,261	\$233,594	\$294,562,034	44	\$216,838	\$9,540,872	1,305	\$304,102,906
TOTAL	67,159	\$413,951	\$27,800,563,530	15,038	\$301,156	\$4,528,783,928	82,197	\$32,329,347,458

% total **81.70%** **85.99%** **18.30%** **14.01%** **100.00%**

Ttl 2007	67,159	413,951	\$27,800,563,530	15,038	301,156	\$4,528,783,928	82,197	\$32,329,347,458
Ttl 2006	80,883	385,826	\$31,206,764,358	15,318	275,510	\$4,220,262,180	96,201	\$35,427,026,538
difference	-13,724	28,125	-\$3,406,200,828	-280	25,646	\$308,521,748	-14,004	-\$3,097,679,080
% chg	-16.97%		-10.91%	-1.83%	9.31%	7.31%	-14.56%	-8.74%

From Dec 07 Summary Report - SFH + Condo combined; includes all areas

SUMMARY OF CONDOMINIUM SALES 2007

SP=\$1+)

	# Units	% of total	Median	Average	Low	High	\$ value
King	9,420	62.64%	\$286,438	\$329,627	\$22,490	\$4,712,500	\$3,105,086,340
Sno	2,492	16.57%	\$239,999	\$262,719	\$35,000	\$2,599,000	\$654,695,748
Pierce	1,213	8.07%	\$218,560	\$237,670	\$29,000	\$3,270,000	\$288,293,710
Kitsap	365	2.43%	\$337,400	\$373,384	\$89,950	\$1,259,262	\$136,285,160
Mason	19	0.13%	\$350,000	\$350,726	\$225,000	\$435,000	\$6,663,794
Skagit	108	0.72%	\$226,667	\$265,941	\$111,000	\$799,000	\$28,721,628
Grays Hrb	50	0.33%	\$177,850	\$204,471	\$7,500	\$483,000	\$10,223,550
Lewis	0	0.00%	\$0	\$0	\$0	\$0	\$0
Cowlitz	23	0.15%	\$167,500	\$162,912	\$67,000	\$241,000	\$3,746,976
Grant	16	0.11%	\$223,000	\$261,034	\$174,350	\$469,000	\$4,176,544
Thurston	225	1.50%	\$186,040	\$204,534	\$100,000	\$1,751,000	\$46,020,150
San Juan	20	0.13%	\$332,500	\$381,750	\$40,000	\$1,300,000	\$7,635,000
Island	80	0.53%	\$175,750	\$193,979	\$109,000	\$520,000	\$15,518,320
Kittitas	53	0.35%	\$248,950	\$230,283	\$82,500	\$392,000	\$12,204,999
Jefferson	36	0.24%	\$292,250	\$304,232	\$106,820	\$292,250	\$10,952,352
Okanogan	6	0.04%	\$239,750	\$239,833	\$199,500	\$280,000	\$1,438,998
Whatcom	693	4.61%	\$198,662	\$222,817	\$25,000	\$1,550,000	\$154,412,181
Clark	153	1.02%	\$167,200	\$192,064	\$71,350	\$920,000	\$29,385,792
Pacific	22	0.15%	\$164,000	\$172,170	\$42,500	\$400,000	\$3,787,740
Out of Area	44	0.29%	\$202,000	\$216,838			\$9,540,872
TOTAL	15,038	100.00%	\$260,000	\$301,156	\$7,500	\$4,712,500	\$4,528,783,928

Data from Dec. 07 Summary Report; hi/low from online surveys. Includes boat slips

Condo sales by # of bedrooms

	2 or fewer	3	4	5+	All
# units	12,030	2,857	144	7	15,038
Avg price	\$291,570	\$338,307	\$422,389	\$445,341	\$301,156
Median \$	\$251,920	\$294,550	\$359,475	\$424,950	\$260,000
Highest	\$4,500,000	\$4,712,500	\$2,150,000	\$798,000	\$4,712,500
Lowest	\$7,500	\$92,000	\$160,900	\$185,000	\$7,500

80% of all condos sold during 2007 had 2 or fewer bedrooms

HIGH END PROPERTY SALES, BY COUNTY, 2007							
SFH	MLS Map Area	Description	SFH, Sales Price = \$1 mil +	Condos	MLS Map Area	Description	Condominiums, \$500,000-plus
King Co	100, 110, 120, 130	SW King Co	39	King Co	100, 110, 120, 130	SW King Co	7
	300, 310, 320, 330, 340, 350, 360	SE King Co	34		300, 310, 320, 330, 340, 350, 360	SE King Co	2
	140, 380, 385, 390, 700, 701, 705, 710	Seattle	534		140, 380, 385, 390, 700, 701, 705, 710	Seattle	507
	715, 720, 610	North King Co	25		715, 720	North King Co	4
	500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)	1084		500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co)	356
	800	Vashon	7		800	Vashon	0
		TOTAL - King Co	1723			TOTAL - King Co	876
		Snoh	120			Snoh	75
		Pierce	85			Pierce	26
		Kitsap	81			Kitsap	94
		Mason	7			Mason	0
		Skagit	21			Skagit	6
		Grays Hrb	0			Grays Hrb	0
		Lewis	0			Lewis	0
		Cowlitz	1			Cowlitz	0
		Grant	0			Grant	0
		Thurston	13			Thurston	5
		San Juan	38			San Juan	2
		Island	29			Island	1
		Kittitas	12			Kittitas	0
		Jefferson	7			Jefferson	2
		Okanogan	3			Okanogan	0
		Whatcom	30			Whatcom	24
		Clark	9			Clark	3
		Pacific	0			Pacific	0
		TOTAL - 19 Counties*	2,179				1,111

* does not include "Other"/out of area. With those, there were 2,186 SFH + 1,115 condos.

MLS Map Area 520 (Bellevue/West of 405) had highest volume of million-dollar plus sales of single family homes, with 240. Other volume leaders were area 560-Kirkland/Bridle Trails with 185 sales; 390-Central Seattle with 177 sales, area 500-Eastside South of I-90 with 164 sales, area 540-East of Lake Sammaish with 159 and area 510-Mercer Island with 157 sales.

Among high-end condo sales (\$500,000-plus), there were 125 sales of \$1 million or more. Leading map areas with the most sales of \$500,000+ condos were area 701 (Belltown/downtown Seattle) with 28 units and areas 560 (Kirkland) and 390 (Central Seattle), each with 23 units.

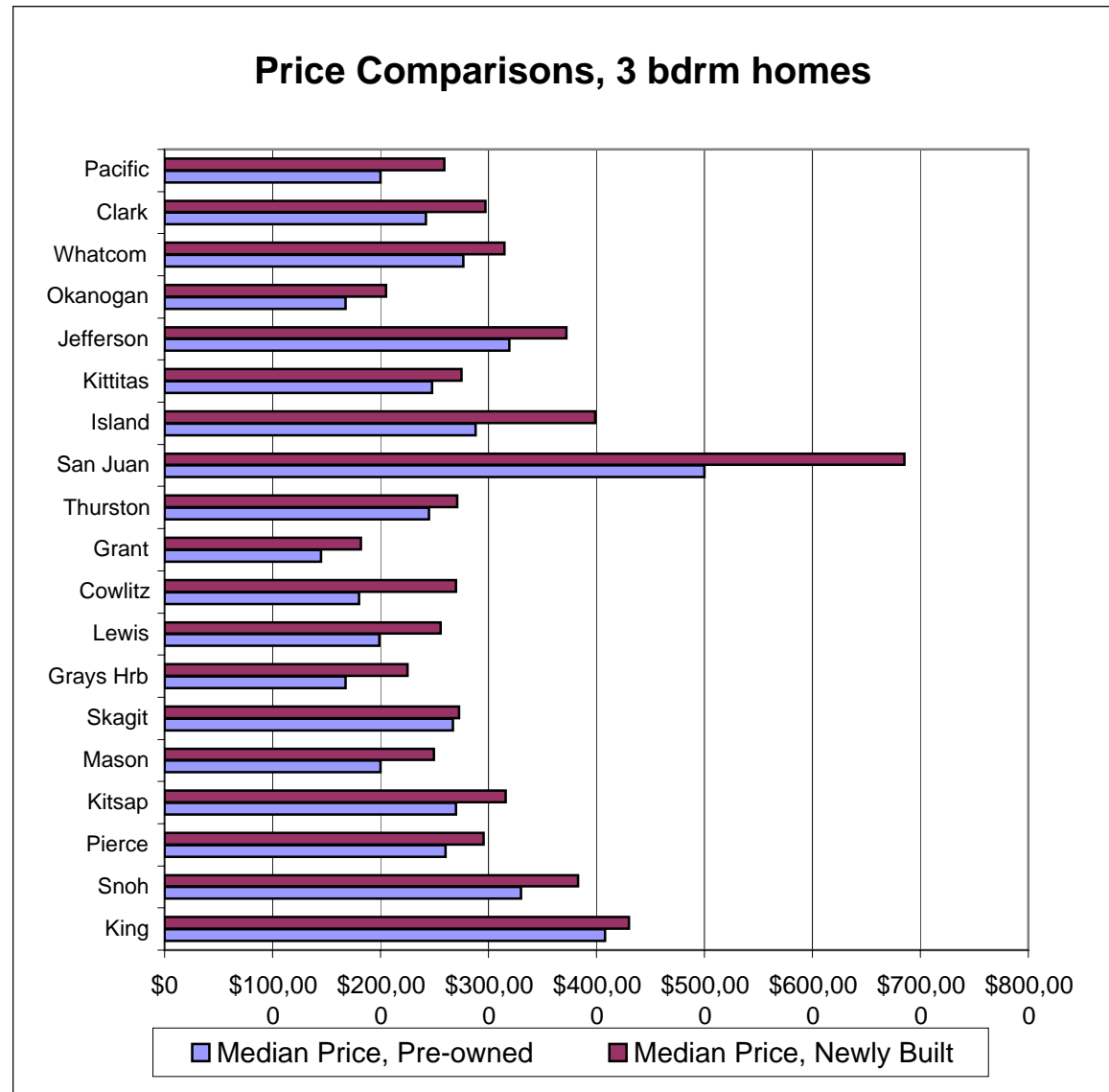
COMPARISON OF 3 BEDROOM COSTS BY COUNTY (Pre-Owned vs Newly Built)

Based on Closed Sales 2006, Single Family Homes only (excl. condo)

	Built 2005 or prior		Built 2006 or 2007		Price Difference
	# Units	Median Price	# Units	Median Price	
King	8,715	\$408,000	1,669	\$429,950	\$21,950
Snoh	4,258	\$330,000	1,124	\$383,214	\$53,214
Pierce	5,043	\$260,000	993	\$295,724	\$35,724
Kitsap	1,716	\$269,700	268	\$315,950	\$46,250
Mason	402	\$200,250	142	\$249,499	\$49,249
Skagit	803	\$266,900	288	\$272,925	\$6,025
Grays Hrb	419	\$167,500	77	\$225,000	\$57,500
Lewis	434	\$199,000	79	\$255,487	\$56,487
Cowlitz	497	\$180,000	49	\$269,900	\$89,900
Grant	415	\$145,000	96	\$182,059	\$37,059
Thurston	1,790	\$245,000	639	\$270,781	\$25,781
San Juan	73	\$500,000	5	\$685,000	\$185,000
Island	591	\$287,900	95	\$399,000	\$111,100
Kittitas	228	\$248,000	149	\$274,950	\$26,950
Jefferson	182	\$319,500	22	\$372,250	\$52,750
Okanogan	136	\$167,700	15	\$205,000	\$37,300
Whatcom	1,304	\$276,750	274	\$314,950	\$38,200
Clark	803	\$241,900	61	\$297,115	\$55,215
Pacific	97	\$200,000	11	\$259,000	\$59,000

from online Area Market Surveys; does not include Out of Area

	Median Price, Pre-owned	Median Price, Newly Built
King	\$408,000	\$429,950
Snoh	\$330,000	\$383,214
Pierce	\$260,000	\$295,724
Kitsap	\$269,700	\$315,950
Mason	\$200,250	\$249,499
Skagit	\$266,900	\$272,925
Grays Hrb	\$167,500	\$225,000
Lewis	\$199,000	\$255,487
Cowlitz	\$180,000	\$269,900
Grant	\$145,000	\$182,059
Thurston	\$245,000	\$270,781
San Juan	\$500,000	\$685,000
Island	\$287,900	\$399,000
Kittitas	\$248,000	\$274,950
Jefferson	\$319,500	\$372,250
Okanogan	\$167,700	\$205,000
Whatcom	\$276,750	\$314,950
Clark	\$241,900	\$297,115
Pacific	\$200,000	\$259,000



Comparison of Average Prices, Puget Sound (Wash.) Area Since 1990

Average Prices (Closed Sales – Residential & Condominium)

(year-to-date figures, from December statistical reports); avg prices are used because YTD median prices were not compiled until 2003.)

YEAR	King	Snohomish	Pierce*
1989**	\$134,567	\$117,640	\$109,901
1990	\$166,270	\$142,536	\$129,277
1991	\$169,033	\$144,063	\$132,540
1992	\$172,550	\$149,084	\$140,494
1993	\$174,722	\$152,673	\$143,089
1994	\$182,351	\$158,910	\$143,216
1995	\$189,980	\$160,936	\$145,106
1996	\$197,372	\$163,613	\$146,836
1997	\$213,821	\$172,517	\$149,895
1998	\$239,839	\$189,818	\$152,553
1999	\$265,111	\$198,249	\$157,330
2000	\$287,851	\$212,097	\$173,036
2001	\$295,240	\$222,077	\$174,536
2002	\$311,285	\$233,082	\$197,317
2003	\$323,004	\$243,408	\$198,948
2004	\$356,954	\$272,221	\$234,936
2005	\$407,718	\$308,664	\$265,687
2006	\$462,562	\$354,631	\$300,884
2007	\$497,855	\$383,004	\$311,339

% Change, year to year			
YEAR	King	Snohomish	Pierce
1989			
1990	23.56%	21.16%	17.63%
1991	1.66%	1.07%	2.52%
1992	2.08%	3.49%	6.00%
1993	1.26%	2.41%	1.85%
1994	4.37%	4.09%	0.09%
1995	4.18%	1.27%	1.32%
1996	3.89%	1.66%	1.19%
1997	8.33%	5.44%	2.08%
1998	12.17%	10.03%	1.77%
1999	10.54%	4.44%	3.13%
2000	8.58%	6.99%	9.98%
2001	2.57%	4.71%	0.87%
2002	5.43%	4.96%	13.05%
2003	3.76%	4.43%	0.83%
2004	10.51%	11.84%	18.09%
2005	14.22%	13.39%	13.09%
2006	13.45%	14.89%	13.25%
2007	7.63%	8.00%	3.47%

Notes:

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.)

** figures from Dec. 1990 report

Figures for Pierce County are partial until 1998 (primarily the northern section; NWMLS expanded services in that county during 1996-1997; the Tacoma-Pierce County MLS ceased operations 12/1/97).

Average Prices - Closed Sales

Residential/Single Family only

YEAR	King	Snohomish	Pierce*
1990	\$178,187	\$147,958	\$135,292
1991	\$178,146	\$148,287	132,221
1992	\$182,542	\$153,243	140,027
1993	\$185,272	\$157,252	142,860
1994	\$195,296	\$164,431	143,047
1995	\$202,639	\$167,253	145,626
1996	\$210,673	\$170,257	148,211
1997	\$230,345	\$182,003	151,129
1998	\$259,237	\$198,288	153,906
1999	\$287,075	\$206,756	183,668
2000	\$313,623	\$221,287	174,840
2001	\$323,183	\$232,842	175,972
2002	\$338,969	\$244,192	199,645
2003	\$352,956	\$254,382	200,523
2004	\$402,556	\$287,437	237,215
2005	\$455,774	\$327,259	269,840
2006	\$518,108	\$380,295	305,660
2007	\$564,468	\$411,694	\$319,626

Condominiums only

YEAR	King	Snohomish	Pierce*
1990	\$105,314	\$87,327	\$235,000
1991	\$110,193	\$93,255	221,833
1992	\$117,162	\$99,638	326,666
1993	\$116,836	\$102,454	165,655
1994	\$120,402	\$109,983	160,120
1995	\$132,612	\$110,559	133,701
1996	\$135,391	\$115,821	111,465
1997	\$147,630	\$115,174	119,549
1998	\$161,864	\$130,411	127,446
1999	\$180,786	\$141,552	133,024
2000	\$196,959	\$149,406	135,265
2001	\$197,821	\$154,449	142,303
2002	\$212,220	\$164,773	154,294
2003	\$211,776	\$172,399	166,821
2004	\$238,028	\$183,463	199,640
2005	\$253,987	\$203,346	208,808
2006	\$303,077	\$223,286	240,277
2007	\$329,627	\$262,719	\$237,670

See notes, previous page

Source: Northwest Multiple Listing Service (until 1996 known as Puget Sound Multiple Listing Association)

COMPARISON OF SINGLE FAMILY HOME PRICES BY SCHOOL DISTRICT (selected areas)

based on Closed Sales (SFH only) from NWMLS online survey (AMS) - Jan. 1 - Dec. 31, 2007

COUNTY	DISTRICT	# SOLD	MEDIAN	AVERAGE	LOWEST	HIGHEST
King						
<i>Aub</i>	Auburn	1,049	\$331,980	\$361,885	\$85,500	\$1,450,000
<i>Be</i>	Bellevue	1,147	\$720,000	\$1,048,467	\$272,500	\$17,500,000
<i>Enm</i>	Enumclaw	356	\$335,000	\$393,265	\$40,950	\$1,750,000
<i>Fed</i>	Federal Way	1,371	\$326,000	\$363,261	\$111,000	\$1,670,000
<i>Hgl</i>	Highline	1,067	\$339,000	\$403,137	\$46,500	\$2,925,000
<i>Iss</i>	Issaquah	1,565	\$649,888	\$718,048	\$210,000	\$3,400,000
<i>Knt</i>	Kent	1,945	\$363,840	\$384,686	\$38,887	\$3,949,000
<i>Lkw</i>	Lake Wash.	2,347	\$610,000	\$706,740	\$186,000	\$5,400,000
<i>Mis</i>	Mercer Island	296	\$1,081,250	\$1,381,620	\$580,000	\$6,999,999
<i>* Nth</i>	Northshore	975	\$525,000	\$574,447	\$50,980	\$3,478,000
<i>Ren</i>	Renton	1,377	\$405,000	\$449,549	\$175,000	\$4,930,000
<i>Rvw</i>	Riverview	263	\$465,000	\$507,746	\$160,000	\$1,995,000
<i>Sea</i>	Seattle	7,516	\$469,000	\$567,765	\$100,000	\$5,800,000
<i>Sri</i>	Shoreline	785	\$402,000	\$488,578	\$59,995	\$4,670,000
<i>Sky</i>	Skykomish	13	\$185,000	\$176,669	\$69,000	\$2,296,700
<i>Svs</i>	Snoq. Valley	747	\$497,610	\$577,044	\$75,990	\$2,690,000
<i>Ths</i>	Tahoma	799	\$391,510	\$436,043	\$125,000	\$1,365,000
<i>Tuk</i>	Tukwila	123	\$345,000	\$370,993	\$135,000	\$960,000
<i>Vsh</i>	Vashon Island	139	\$535,000	\$573,676	\$125,000	\$2,148,000
Snohomish						
<i>Ar</i>	Arlington	498	\$339,950	\$364,646	\$10,000	\$890,000
<i>Dar</i>	Darrington	54	\$215,000	\$235,154	\$30,000	\$550,000
<i>Ed</i>	Edmonds	1,756	\$405,000	\$465,775	\$175,000	\$2,980,000
<i>Ev</i>	Everett	1,868	\$370,000	\$393,592	\$161,000	\$2,350,000
<i>GF</i>	Granite Falls	293	\$273,950	\$287,413	\$25,245	\$860,000
<i>Ind</i>	Index	11	\$162,000	\$163,377	\$37,000	\$305,000
<i>Ls</i>	Lake Stevens	769	\$333,552	\$360,241	\$99,000	\$2,350,000
<i>Lkd</i>	Lakewood	198	\$279,950	\$333,346	\$119,900	\$775,000
<i>Mar</i>	Marysville	1,149	\$314,950	\$334,849	\$37,500	\$900,000
<i>Mon</i>	Monroe	521	\$370,000	\$433,017	\$125,000	\$1,288,000
<i>Muk</i>	Mukilteo	960	\$390,000	\$464,577	\$189,950	\$1,875,000
<i>* Nth</i>	Northshore	917	\$475,000	\$507,025	\$110,000	\$1,899,950
<i>Sno</i>	Snohomish	777	\$434,950	\$465,174	\$64,950	\$1,300,000
<i>St</i>	Stanwd-Cam.	659	\$349,950	\$392,834	\$75,000	\$2,600,000
<i>Sul</i>	Sultan	220	\$265,000	\$275,713	\$97,000	\$670,000
<i>* both counties</i>	Northshore	1,900	\$502,000	\$540,703	\$50,980	\$3,478,000

Kitsap						
<i>Bis</i>	Bainbridge Isl	333	\$680,000	\$821,660	\$120,000	\$4,500,000
<i>Brm</i>	Bremerton	540	\$220,000	\$239,048	\$53,350	\$730,000
<i>Ck</i>	Central Kitsap	666	\$280,000	\$308,756	\$35,000	\$1,230,000
<i>SK</i>	South Kitsap	1,042	\$281,349	\$305,775	\$52,000	\$1,370,360
Pierce						
<i>Puy</i>	Puyallup	1,596	\$292,000	\$324,320	\$38,950	\$1,400,000
<i>Tac</i>	Tacoma	2,876	\$242,969	\$277,638	\$40,000	\$2,175,000
OTHERS	Aberdeen	249	\$136,500	\$146,591	\$20,000	\$402,000
	Anacortes	331	\$389,900	\$456,453	\$81,000	\$3,580,000
	Battle Ground	252	\$388,500	\$327,435	\$24,000	\$797,000
	Bellingham	1,287	\$307,000	\$361,625	\$110,000	\$2,925,000
	Bremerton	540	\$220,000	\$239,048	\$53,350	\$730,000
	Camas	112	\$379,450	\$407,647	\$140,000	\$1,075,000
	Castle Rock	63	\$178,000	\$198,490	\$50,000	\$470,000
	Centralia	233	\$178,900	\$197,074	\$74,000	\$925,000
	Chehalis	196	\$215,250	\$236,955	\$70,000	\$599,000
Clark	Evergreen	472	\$254,900	\$278,121	\$885,000	\$770,000
	Hoquiam	116	\$119,950	\$138,344	\$25,000	\$400,000
	Kelso	292	\$169,900	\$183,287	\$40,000	\$626,000
	Longview	453	\$182,000	\$201,267	\$45,800	\$1,000,000
	Lynden	224	\$299,200	\$319,778	\$68,000	\$1,935,000
	Mount Vernon	638	\$264,975	\$284,821	\$72,000	\$998,000
	North Thurston	1,670	\$260,375	\$288,230	\$55,000	\$2,011,000
	Oak Harbor	461	\$269,000	\$296,879	\$55,000	\$1,000,000
	Ocean Beach	248	\$1,861,225	\$212,516	\$64,000	\$820,000
	Olympia	1,670	\$260,375	\$288,230	\$55,000	\$2,011,000
	Orcas Island	63	\$600,000	\$801,359	\$160,500	\$2,850,000
	Port Townsend	207	\$350,000	\$380,883	\$90,000	\$1,070,000
	Sedro-Woolley	343	\$234,950	\$276,415	\$65,000	\$1,200,000
	Sequim	264	\$310,500	\$359,870	\$89,000	\$2,100,000
	Vancouver	512	\$256,200	\$289,139	\$110,000	\$2,220,000
	Yelm	667	\$234,950	\$258,064	\$70,000	\$875,000

Source: Northwest Multiple Listing Service

Note to editors/reporters: To request data on other districts, contact Cheri Brennan, 425.957-0654 or send request to: cheri4pr@hotmail.com