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<i>CONTENTS</i>	<u>Page #</u>
Map with county prices.....	2
MLS Profile.....	3
Maps and Area Descriptions.....	4-5
New Listings, By County & Month.....	6-7
New Listings, 2010-2012.....	8
Active Listings (by month).....	9-10
Pending Sales.....	11-15
Mo. Supply (Listings/Pendings ratio,).....	16-19
Closed Sales, 2012 vs. 2011	
Units & Median Prices	20-22
Closed Sales, SFH by Co., Prices.....	23-24
New Construction (SFH, Condo).....	25-26
Closed Sales by # Bdrms, by Co.....	27
Closed Sales by Units, \$ Volume.....	28-29
Condo Snapshot	30
High End Sales by Area	31
Comparisons, 3 Bdrm, Homes	
(by county)	32
Avg Prices (3-co area) since 1990	33-35
Median Prices since 2002	36
Price comparisons by school district	37

NWMLS at a Glance

of Member Brokerages (Dec. 2012)1,981
 # of Sales Associates approx. 20,096
 # of Counties included in Summary Report21

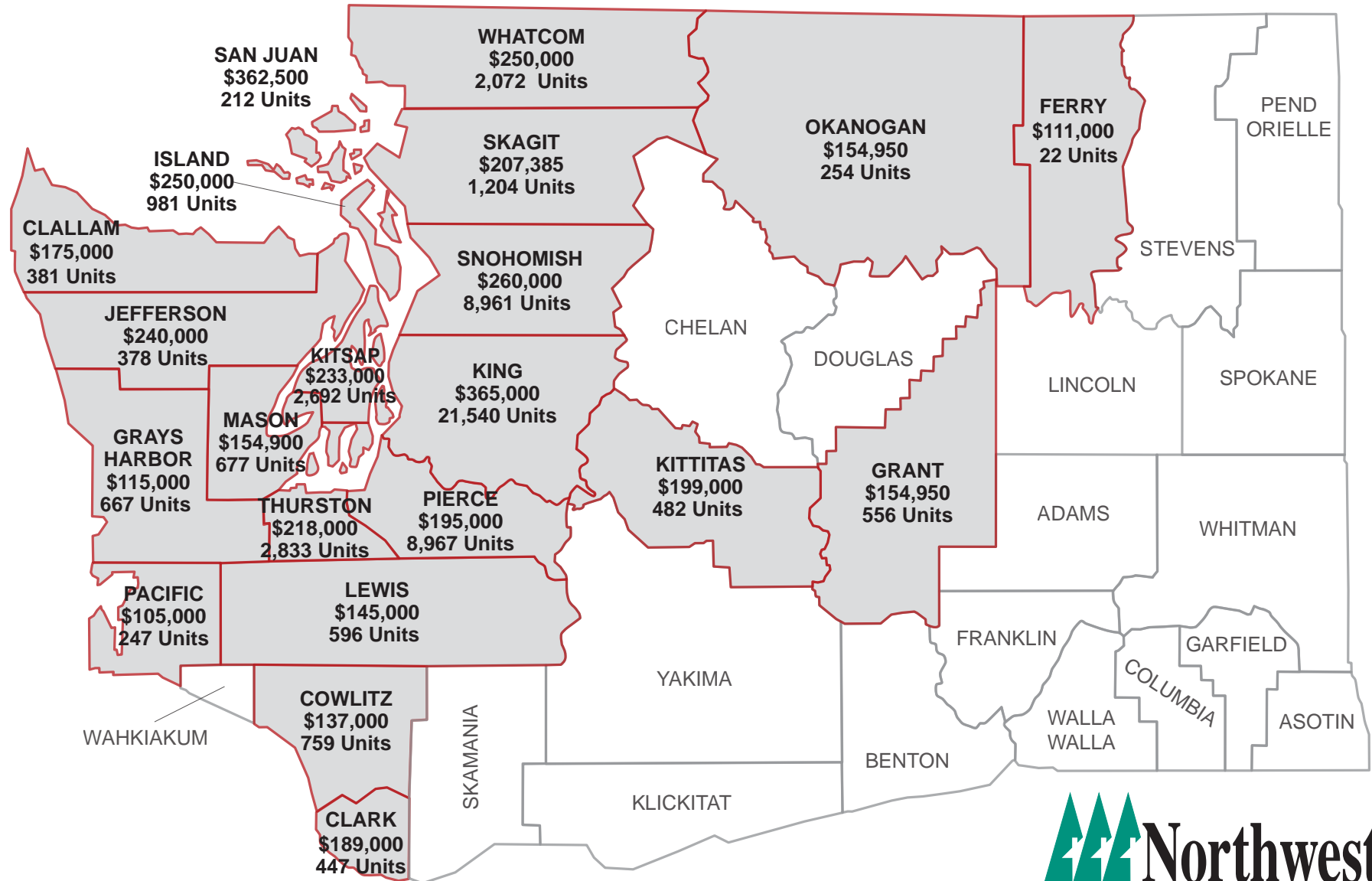
2012 Statistical Review and Highlights

By the numbers:

- **Closed sales:** Northwest MLS broker-members reported **64,622** closed sales valued at nearly **\$20 billion** (p.29).
- **Median Price: \$245,000** for single-family homes and condos that sold last year, up nearly **4.3** percent from 2011 (p.22).
- MLS members added **91,359** new listings of SFH and condos to inventory, a drop of more than 10,000 units from 2011. (pp. 6-7).
- Represented **241,781** home sellers, on average, each month (p.9).
- Reported **1,116** sales of single family homes and **138** sales of condominiums priced at **\$1 million** or more. **623** condos sold for **\$500,000** or more (p.31).
- The MLS area covering Bellevue/West of 405 (map area 520) had the highest number of **million dollar-plus sales** with **202**, followed by Central Seattle (area 390) with 129. For high-end condos (\$500,000-plus), Belltown/Downtown Seattle claimed the highest number of sales (**170**), followed by the area covering West Bellevue with 158 (p.31)
- **Highest prices:** Among the 21 counties in the MLS service area, King County claimed the highest median price for single family homes that sold last year (**\$365,000**) (p.20).
- **New construction:** The median price for 7,170 newly built single-family homes that sold in 2012 area wide was **\$299,950**; for 930 condo sales it was **\$331,888**. (p. 25-26).
- About half (**48.8 percent**) of single family homes that sold system-wide last year had 3 bedrooms (p. 27).
- **Condos:** Brokers sold more than **8,900** condominiums during 2012; nearly two-thirds (**64 percent**) of condo sales system-wide were in King County; nearly **77 percent** had two or fewer bedrooms (p.30).
- **Prices, 3-bedroom homes:** The median price for a 3-bedroom home that sold in 2012 was **\$229,000**; median prices on these homes ranged from a low \$117,900 in Pacific County to \$370,750 in San Juan County.(p.32).
- **Most expensive:** The highest priced single family home that sold was on Mercer Island (\$21,625,000); the highest priced condo was a downtown Seattle penthouse (\$4.25 million) (p.31).

2012 Median Prices by County

Closed Sales, Single Family Homes Only



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

County	# Companies	# Offices	# Sales Associates
King	849	929	10,612
Snohomish	248	261	2,568
Pierce	253	269	2,524
Kitsap	104	113	729
Mason	20	21	130
Skagit	55	57	349
Grays Harbor	27	29	143
Lewis	22	24	128
Cowlitz	24	24	160
Grant	29	31	153
Thurston	77	78	679
San Juan	17	17	105
Island	36	44	249
Kittitas	17	19	98
Jefferson	14	14	88
Okanogan	27	29	88
Whatcom	61	74	722
Clark	26	26	172
Pacific	13	17	68
Ferry	3	3	6
Clallam	15	16	109
Out of Area	44	45	216
Total	1,981	2,140	20,096

NWMLS MAP AREA DESCRIPTIONS

(new maps: Clallam, Jefferson, King, Kitsap, Pierce, Snohomish & Whatcom counties)

COWLITZ COUNTY

401	W. Kelso/Broadway
402	Highlands
403	St. Helens
404	Westside
405	Olympic
406	Columbia Heights
407	Hillside
408	Northlake & C.V.G.
409	Pacific Way
410	Beacon Hill
411	Robert Gray, Mint Valley
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	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	Quinault
196	Humtulpis
197	Hoquiam
198	Aberdeen
199	Satsop
200	Elma
201	McCleary
202	Cosmopolis
203	Montesano
204	Oakville
206	Westport
208	Grayland

(Grays Harbor, cont'd)

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 CO.

480	Port Townsend
481	Cape George
482	S. Pt Townsend
483	Marrowstone
484	Kala Point
485	Hadlock
486	Gardiner
487	Oak Bay
488	Chimacum Valley
489	N. Port Ludlow
490	Shine
491	Coyle
492	Quilcene
493	Brinnon
494	West Jefferson

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	Black Diamond, Maple Val.
330	Kent
340	Renton-Benson Hill
350	Renton Highlands
360	Skyway Area
380	Southeast Seattle
385	SODO/Beacon Hill
390	Central Seattle
500	East Side-South of I-90
510	Mercer Island
520	Bellevue-West of 405
530	Bellevue-East of 405
540	E. of Lake Sammamish
	<i>more</i>

King Co. cont'd

550	Redmond, Carnation
560	Kirkland-Bridle Trails
600	Juanita, Woodinville
610	Bothell
700	Queen Anne, Magnolia
701	Belltown, Dwntrwn Seattle
705	Ballard/Grnlk/Grnwood
710	North Seattle
715	Rchmnd Beach, Shoreline
720	Lake For. Park, Kenmore
800	Vashon Island

KITSAP CO. (updated)

141	S. Kitsap-W. of Hwy 16
142	S. Kitsap-East of Hwy 16
143	Port Orchard
144	Retsil, Manchester
145	Seabeck, Holly
146	Chico
147	Silverdale
148	West Bremerton
149	East Bremerton
150	East Central Kitsap
161	Hansville
162	Kingston
163	Port Gamble
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	Adna/Pe Ell
430	Chehalis
432	Napavine
434	Onalaska
436	Morton

MASON COUNTY

171	Belfair, Hood Canal
172	Mason Lk Region
173	South Shore Hood
174	Harstine Island
175	Shelton
176	Agate
	<i>more</i>

Mason Co. cont'd

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
 45-53 South Tacoma
 56-62 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, Carbonado
 113 Sumner
 114 Orting
 119 Roy, McKenna
 121 Harts Lake
 122 Graham
 123 Tanwax, Kapowsin Lakes
 124-125 Eatonville
 126 Alder
 127 Elbe

more

Pierce Co. cont'd

128 Ashford
 129 Clear Lake
 134 E Pierce/Mt. Rainier
 135 Greenwater

SAN JUAN COUNTY

899 Waldron
 900 San Juan Island
 901 Orcas, Shaw, Obstruxion
 902 Lopez, Frost Islands
 903 Decatur, Center, 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

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 Thurston South
 455 Rochester

WHATCOM COUNTY

850 Sudden Valley
 860 Bellingham
 865 Meridian
 870 Ferndale/Custer

more

Whatcom Co. cont'd

880 Blaine/Birch Bay
 881 Point Roberts
 885 Lynden
 890 Everson, Nooksack Val.
 895 Deming/Mount Baker

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/Hockenson
 1064 Vennersborg
 1075 LaCenter
 1071 North County

PACIFIC COUNTY

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

FERRY COUNTY*

465 Ferry County

CLALLAM COUNTY**

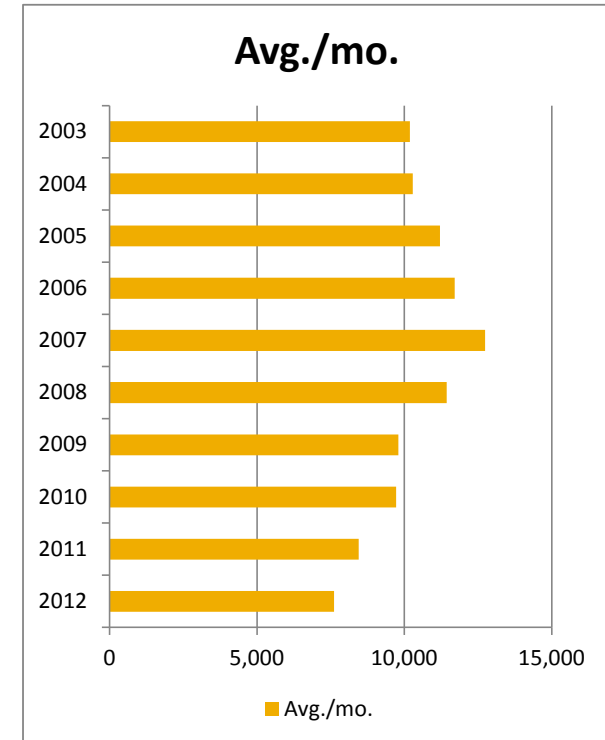
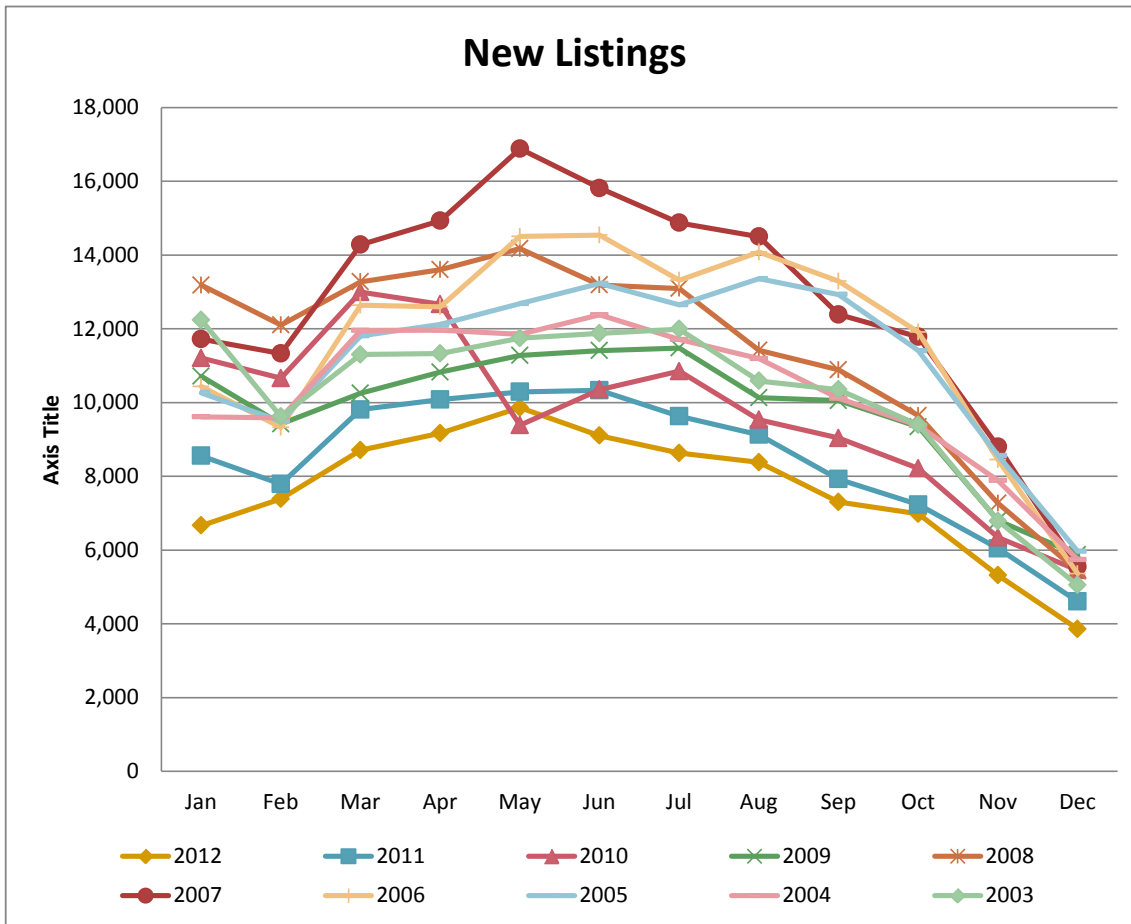
911 Miller Peninsula
 912 SE Clallam
 913 NE Sequim
 913 Sequim Detail
 914 N Central Sequim
 915 NW Sequim
 916 SE Sequim
 917 SW Sequim
 918 E of Pt Angeles N
 919 E of Pt Angeles S.
 920-923 Pt Angeles
 920 NE Pt Angeles
 921 Central E Pt Angeles
 922 Central W Pt Angeles
 923 NW Pt Angeles Ediz Hook
 924 SE Pt Angeles
 925 SW Pt Angeles
 927 NW-928 SW Clallam
 928 Forks Detail

* added 11/09; ** added 12/09

NEW LISTINGS, Single Family Homes & Condominiums - 2012														
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2,012	2,011
King	2,503	2832	3,415	3,436	3,602	3,358	3,163	3,195	3,009	2,606	2,004	1,378	34,501	38,198
Snohomish	1,103	1126	1,210	1,263	1,258	1,252	1,146	1,185	987	967	796	581	12,874	15,281
Pierce	1,043	1152	1,260	1,297	1,354	1,276	1,277	1,225	1,128	1,150	877	701	13,740	15,876
Kitsap	375	368	418	502	517	469	451	416	379	348	268	170	4,681	4,648
Mason	100	119	131	127	220	161	152	142	102	94	86	60	1,494	1,603
Skagit	123	147	192	242	259	231	216	177	156	152	103	86	2,084	2,303
Grays Hrbr	124	125	176	146	189	159	168	144	100	126	85	77	1,619	1,827
Lewis	82	95	92	139	130	145	140	105	107	111	71	56	1,273	1,359
Cowlitz	105	100	132	143	170	130	124	114	137	115	95	53	1,418	1,332
Grant	72	98	99	116	129	114	125	114	70	97	65	40	1,139	1,168
Thurston	262	353	409	428	444	443	420	399	323	308	253	187	4,229	4,765
San Juan	36	36	35	75	68	58	33	41	18	27	19	13	459	505
Island	117	131	176	211	234	214	204	169	114	130	87	61	1,848	2,075
Kittitas	50	54	78	119	127	129	96	93	67	67	47	33	960	1,013
Jefferson	59	62	92	89	127	101	94	77	47	58	41	29	876	908
Okanogan	26	26	38	81	105	74	67	63	35	35	25	23	598	624
Whatcom	241	265	364	376	514	392	399	414	272	310	208	160	3,915	4,010
Clark	47	52	46	48	57	78	66	50	45	43	42	22	596	689
Pacific	45	52	86	54	79	66	57	41	34	44	28	27	613	625
Ferry	1	3	7	8	11	10	9	8	8	5	13	1	84	75
Clallam	29	64	81	86	99	83	81	77	49	48	30	44	771	829
Others	123	130	173	180	168	161	144	130	113	138	72	55	1,587	1,717
Total	6,666	7,390	8,710	9,166	9,861	9,104	8,632	8,379	7,300	6,979	5,315	3,857	91,359	101,430

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2012	6,666	7,390	8,710	9,166	9,861	9,104	8,632	8,379	7,300	6,979	5,315	3,857	91,359
2011	8,556	7,793	9,812	10,083	10,293	10,334	9,626	9,128	7,923	7,235	6,043	4,604	101,430
2010	11,206	10,663	12,994	12,664	9,385	10,354	10,850	9,533	9,038	8,212	6,340	5,460	116,699
2009	10,713	9,421	10,252	10,824	11,278	11,410	11,481	10,132	10,054	9,344	6,801	5,873	117,583
2008	13,186	12,104	13,274	13,607	14,176	13,187	13,093	11,415	10,889	9,647	7,270	5,430	137,278
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
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
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
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
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./mo.
2012	7,613
2011	8,453
2010	9,725
2009	9,799
2008	11,440
2007	12,739
2006	11,704
2005	11,205
2004	10,280
2003	10,190



NEW LISTINGS, Single Family Homes & Condominiums, 2012 vs 2011, 2010

	King	Snoh	Pierce	Kitsap	Mason	Skagit	GrayH	Lewis	Cwltz	Grant	Thrstn	SanJn	Island	Kttas	Jefsn	Okan.	Wtcm	Clark	Pacif	Ferry	Clalm	Other	Total
Jan 12	2503	1103	1043	375	100	123	124	82	105	72	262	36	117	50	59	26	241	47	45	1	29	123	6,666
Jan 11	3311	1475	1345	391	130	202	159	108	103	76	385	30	144	63	48	34	287	87	29	4	62	83	8,556
Jan 10	4312	1924	1844	490	147	216	166	158	143	124	505	35	220	75	71	55	448	78	50	3	25	117	11,206
Feb 12	2832	1126	1152	368	119	147	125	95	100	98	353	36	131	54	62	26	265	52	52	3	64	130	7,390
Feb 11	3049	1245	1227	319	119	173	144	83	105	79	358	33	128	80	61	39	299	46	35	3	56	112	7,793
Feb 10	4122	1759	1567	493	142	207	187	123	156	155	528	37	199	112	95	42	462	58	58	4	24	133	10,663
Mar 12	3415	1210	1260	418	131	192	176	92	132	99	409	35	176	78	92	38	364	46	86	7	81	173	8,710
Mar 11	3778	1481	1556	414	131	225	167	122	142	127	490	56	187	72	81	41	386	75	66	5	77	133	9,812
Mar 10	5083	2002	1890	568	177	315	233	166	155	168	656	45	255	116	117	58	588	77	89	7	48	181	12,994
Apr 12	3436	1263	1297	502	127	242	146	139	143	116	428	75	211	119	89	81	376	48	54	8	86	180	9,166
Apr 11	3900	1449	1545	475	182	207	167	146	110	114	414	75	215	110	109	57	409	71	61	8	80	179	10,083
Apr 10	5054	1886	1876	554	193	284	175	148	170	149	609	66	245	112	121	94	532	70	70	9	48	199	12,664
May 12	3602	1258	1354	517	220	259	189	130	170	129	444	68	234	127	127	105	514	57	79	11	99	168	9,861
May 11	3786	1388	1579	466	201	233	210	117	136	136	495	89	242	136	127	88	441	68	83	12	92	168	10,293
May 10	3480	1381	1443	413	155	226	155	128	118	124	464	63	235	117	107	67	391	60	63	6	39	150	9,385
Jun 12	3358	1252	1276	469	161	231	159	145	130	114	443	58	214	129	101	74	392	78	66	10	83	161	9,104
Jun 11	3948	1466	1509	472	176	220	179	157	149	124	480	57	240	120	109	79	431	59	81	9	101	168	10,334
Jun 10	3986	1497	1494	520	155	292	170	149	127	100	525	56	203	109	102	57	416	75	87	8	38	188	10,354
Jul 12	3163	1146	1277	451	152	216	168	140	124	125	420	33	204	96	94	67	399	66	57	9	81	144	8,632
Jul 11	3584	1368	1409	454	153	219	177	126	121	116	476	46	260	112	105	75	419	67	60	8	88	183	9,626
Jul 10	4148	1545	1614	487	177	283	227	159	149	133	555	45	220	112	151	56	477	52	57	10	98	95	10,850
Aug 12	3195	1185	1225	416	142	177	144	105	114	114	399	41	169	93	77	63	414	50	41	8	77	130	8,379
Aug 11	3219	1364	1409	455	175	233	166	124	130	123	482	40	182	97	79	69	414	62	66	5	73	161	9,128
Aug 10	3524	1457	1450	436	143	225	211	156	155	139	478	32	187	97	74	53	394	70	62	5	74	111	9,533
Sept 12	3009	987	1128	379	102	156	100	107	137	70	323	18	114	67	47	35	272	45	34	8	49	113	7,300
Sept 11	3091	1229	1268	355	91	174	121	114	81	68	398	28	149	82	61	38	308	47	32	8	56	124	7,923
Sept 10	3789	1404	1355	357	115	198	133	110	125	91	432	30	138	72	52	38	360	46	40	5	67	81	9,038
Oct 12	2606	967	1150	348	94	152	126	111	115	97	308	27	130	67	58	35	310	43	44	5	48	138	6,979
Oct 11	2744	1106	1206	341	104	162	152	106	88	77	297	17	126	61	61	37	271	42	42	8	51	136	7,235
Oct 10	3331	1301	1312	347	112	172	135	91	107	92	360	34	156	78	57	27	249	58	45	4	65	79	8,212
Nov 12	2004	796	877	268	86	103	85	71	95	65	253	19	87	47	41	25	208	42	28	13	30	72	5,315
Nov 11	2236	947	977	304	94	130	83	78	93	67	279	17	110	36	32	36	214	43	39	3	56	169	6,043
Nov 10	2457	1058	994	306	74	152	111	87	96	60	287	23	127	49	39	25	215	35	33	6	47	59	6,340
Dec 12	1378	581	701	170	60	86	77	56	53	40	187	13	61	33	29	23	160	22	27	1	44	55	3,857
Dec 11	1552	763	846	202	47	125	102	78	74	61	211	17	92	44	35	31	131	22	31	2	37	101	4,604
Dec 10	1896	923	1035	241	76	156	86	83	89	58	244	23	107	31	49	19	170	37	22	5	27	83	5,460
Ttl 12	34501	12874	13740	4681	1494	2084	1619	1273	1418	1139	4229	459	1848	960	876	598	3915	596	613	84	771	1587	91,359
Ttl 11	38198	15281	15876	4648	1603	2303	1827	1359	1332	1168	4765	505	2075	1013	908	624	4010	689	625	75	829	1717	101,430
Ttl 10	45182	18137	17874	5212	1666	2726	1989	1558	1590	1393	5643	489	2292	1080	1035	591	4702	716	676	72	600	1476	116,699
Ttl chg12 vs 11	-9.7%	-15.8%	-13.5%	0.7%	-6.8%	-9.5%	-11.4%	-6.3%	6.5%	-2.5%	-11.2%	-9.1%	-10.9%	-5.2%	-3.5%	-4.2%	-2.4%	-13.5%	-1.9%	12.0%	-7.0%	-7.6%	-9.9%

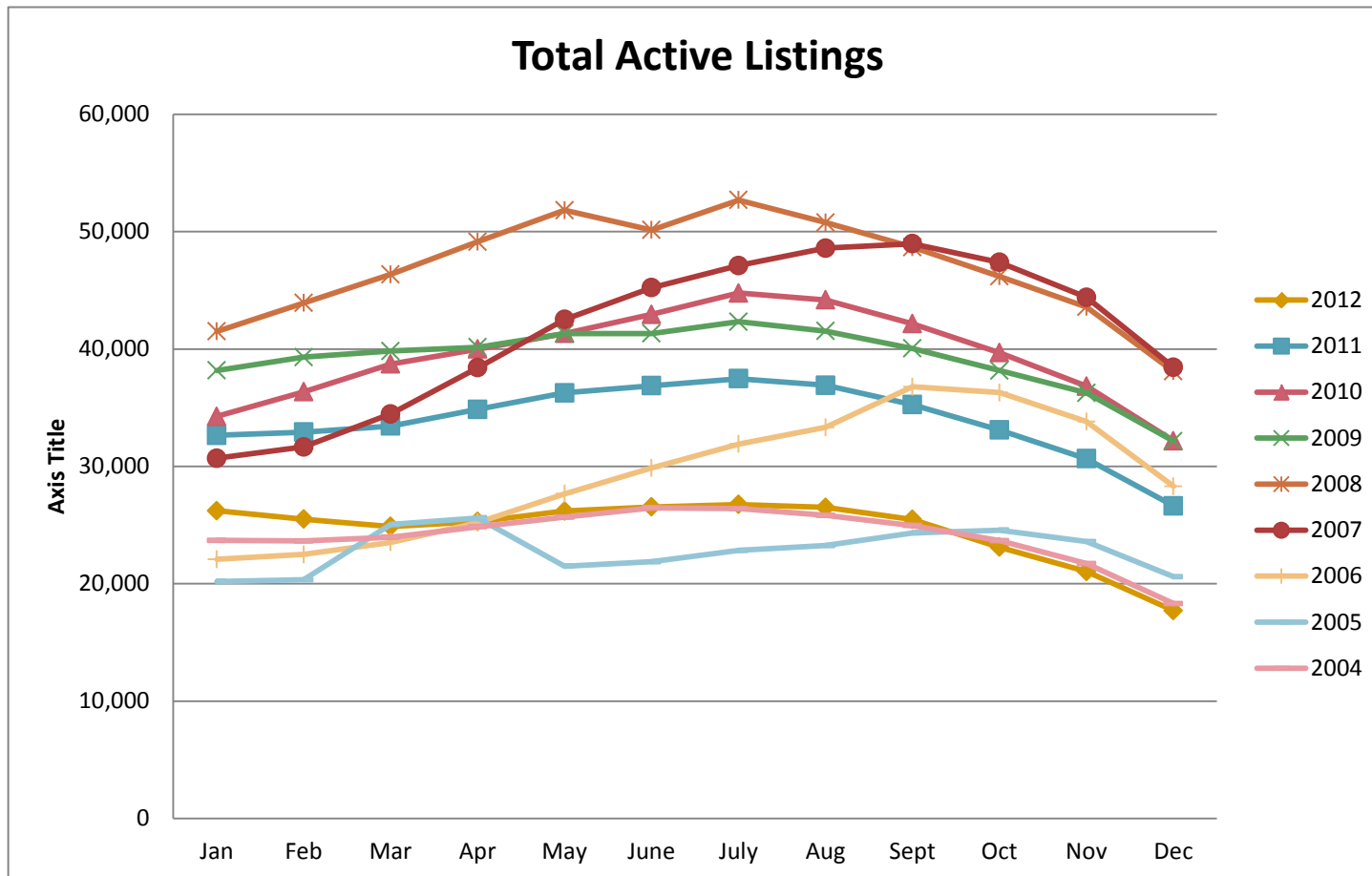
TOTAL ACTIVE LISTINGS 2012 - Single Family Homes & Condominiums

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Avg
King	7,360	7048	6,700	6,604	6,592	6,500	6,437	6,432	6,312	5,437	4,737	3,801	6,163
Snoh.	3,162	2925	2,617	2,486	2,383	2,359	2,277	2,322	2,187	1,960	1,754	1,513	2,329
Pierce	4,142	4018	3,788	3,792	3,758	3,789	3,786	3,792	3,731	3,539	3,239	2,734	3,676
Kitsap	1,420	1397	1,400	1,479	1,551	1,535	1,593	1,573	1,552	1,480	1,412	1,183	1,465
Mason	581	601	628	639	751	805	846	843	791	692	675	590	704
Skagit	831	799	787	850	917	963	1,013	946	904	819	708	609	846
Grays Hrb	725	701	735	772	845	877	926	912	858	769	725	644	791
Lewis	612	620	611	647	678	711	729	732	717	665	639	549	659
Cowlitz	472	476	494	528	584	590	579	540	526	504	492	401	516
Grant	472	481	505	545	585	597	612	605	571	532	499	431	536
Thurston	1,321	1307	1,299	1,306	1,336	1,363	1,350	1,314	1,283	1,218	1,183	988	1,272
San Juan	336	341	343	404	435	468	470	453	408	380	349	270	388
Island	743	735	746	829	912	946	972	942	848	748	676	573	806
Kittitas	398	389	397	437	498	542	532	527	506	446	405	346	452
Jefferson	427	425	453	475	536	559	581	565	515	461	403	340	478
Okanogan	336	318	316	365	417	433	457	458	438	404	361	335	387
Whatcom	1,260	1232	1,285	1,375	1,544	1,593	1,634	1,643	1,529	1,353	1,205	1,059	1,393
Clark	210	237	252	249	250	235	230	225	229	213	216	176	227
Pacific	342	337	376	390	429	456	462	443	414	379	353	298	390
Ferry	55	58	61	59	67	72	76	78	82	78	82	75	70
Clallam	342	364	379	412	451	460	481	471	422	398	355	314	404
Others	679	701	711	648	672	692	704	690	653	640	574	489	654
Total	26,226	25,510	24,883	25,291	26,191	26,545	26,747	26,506	25,476	23,115	21,042	17,718	24,604

Next page: charts

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2012	26,226	25,510	24,883	25,291	26,191	26,545	26,747	26,506	25,476	23,115	21,042	17,718
2011	32,647	32,922	33,444	34,862	36,261	36,871	37,465	36,907	35,254	33,094	30,650	26,639
2010	34,256	36,350	38,716	39,999	41,318	42,940	44,770	44,186	42,153	39,677	36,835	32,171
2009	38,171	39,299	39,825	40,147	41,318	41,317	42,320	41,528	40,041	38,159	36,266	32,152
2008	41,498	43,927	46,358	49,141	51,817	50,143	52,694	50,772	48,665	46,189	43,584	38,089
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

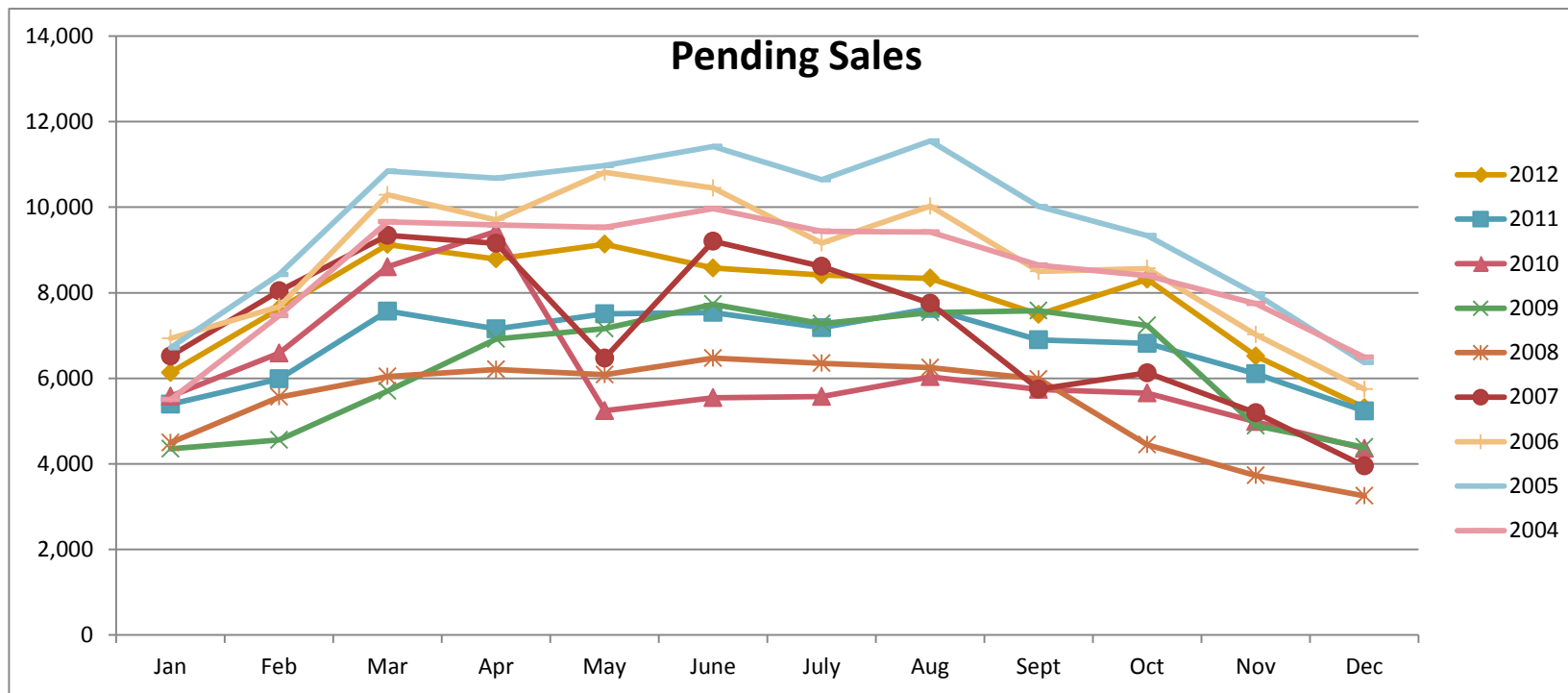
month with highest volume



PENDING SALES 2012 - Single Family Homes & Condominiums (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% all res
King	2418	3123	3,878	3,659	3,812	3,534	3,301	3,298	3,072	3,400	2,633	2,056	38,184	40.72%
Snoh	1150	1391	1,665	1,570	1,579	1,448	1,400	1,324	1,206	1,325	1,114	872	16,044	17.11%
Pierce	1061	1234	1,439	1,368	1,490	1,314	1,386	1,334	1,247	1,383	1,136	986	15,378	16.40%
Kitsap	292	321	404	418	414	437	402	385	346	345	305	267	4,336	4.62%
Mason	63	63	85	82	88	72	95	96	75	95	47	52	913	0.97%
Skagit	122	153	154	165	188	158	152	204	146	182	139	97	1,860	1.98%
GrHrbr	67	100	98	94	81	87	89	101	93	101	71	50	1,032	1.10%
Lewis	41	74	77	75	66	64	86	86	64	105	62	58	858	0.91%
Cowlitz	68	78	91	95	99	109	114	124	102	114	75	87	1,156	1.23%
Grant	47	65	57	59	69	75	85	76	52	71	54	37	747	0.80%
Thurston	245	345	386	388	378	378	389	391	317	320	255	248	4,040	4.31%
San Juan	20	17	28	17	31	22	22	43	35	29	20	15	299	0.32%
Island	84	108	135	114	150	149	155	143	132	147	94	83	1,494	1.59%
Kittitas	41	43	45	66	60	61	79	72	55	52	49	35	658	0.70%
Jefferson	30	35	37	45	51	54	52	63	52	56	41	33	549	0.59%
Okanogan	18	25	27	31	35	41	29	32	18	30	24	16	326	0.35%
Whatcom	178	250	280	268	320	326	321	326	271	312	221	164	3,237	3.45%
Clark	46	56	56	65	56	74	78	50	37	54	45	47	664	0.71%
Pacific	14	32	30	37	35	35	37	35	34	47	21	21	378	0.40%
Ferry	1	0	5	4	1	1	2	5	1	3	3	2	28	0.03%
Clallam	28	31	43	31	48	49	44	52	39	36	49	47	497	0.53%
Other	98	79	106	139	83	89	98	98	100	105	64	41	1,100	1.17%
TOTAL	6,132	7,623	9,126	8,790	9,134	8,577	8,416	8,338	7,494	8,312	6,522	5,314	93,778	100.00%
% by Q	24.40%			28.26%			25.86%			21.48%				100.00%

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% chg vs prior yr
2012	6,132	7,623	9,126	8,790	9,134	8,577	8,416	8,338	7,494	8,312	6,522	5,314	93,778	15.75%
2011	5,393	5,986	7,570	7,154	7,509	7,539	7,182	7,632	6,897	6,817	6,103	5,237	81,019	10.46%
2010	5,579	6,590	8,605	9,438	5,242	5,547	5,571	6,037	5,741	5,653	4,987	4,359	73,349	-2.64%
2009	4,353	4,559	5,701	6,918	7,160	7,733	7,279	7,539	7,581	7,235	4,888	4,390	75,336	16.13%
2008	4,499	5,563	6,040	6,208	6,085	6,470	6,350	6,248	5,982	4,445	3,727	3,255	64,872	-24.67%
2007	6,522	8,043	9,340	9,156	6,470	9,206	8,614	7,751	5,748	6,127	5,194	3,950	86,121	-17.89%
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	-8.74%
2005	6714	8426	10841	10677	10973	11420	10640	11546	10014	9332	7966	6368	114,917	12.83%
2004	5503	7464	9660	9586	9530	9969	9438	9418	8647	8400	7746	6492	101,853	



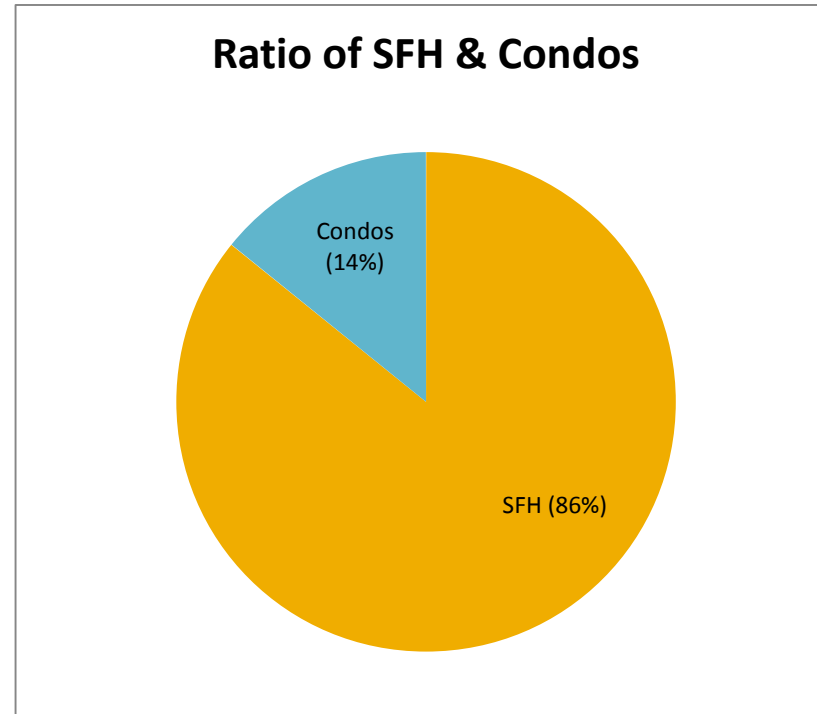
PENDING SALES 2012 - Single Family Homes only														% all SFH
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	80,469
King	1,871	2429	3,018	2,848	2,981	2,776	2,561	2,623	2,426	2,676	2,052	1,617	29,878	37.13%
Snoh	945	1171	1,395	1,297	1,314	1,208	1,182	1,094	1,009	1,097	921	718	13,351	16.59%
Pierce	979	1151	1,333	1,269	1,408	1,220	1,284	1,235	1,155	1,287	1,067	917	14,305	17.78%
Kitsap	275	305	382	399	393	410	379	360	325	332	288	254	4,102	5.10%
Mason	63	63	85	82	88	72	95	96	75	95	47	51	912	1.13%
Skagit	118	143	144	160	173	153	144	196	138	174	135	93	1,771	2.20%
GrHrbr	66	99	94	93	80	83	88	97	89	95	67	46	997	1.24%
Lewis	40	74	77	74	66	64	86	86	62	103	61	58	851	1.06%
Cowlitz	67	78	88	90	99	109	111	123	102	112	75	87	1,141	1.42%
Grant	47	65	56	59	68	75	82	73	52	70	54	37	738	0.92%
Thurston	236	334	381	371	371	367	380	378	311	311	245	233	3,918	4.87%
San Juan	17	17	28	17	31	20	19	43	35	27	18	15	287	0.36%
Island	80	106	128	109	142	143	152	139	131	145	91	80	1,446	1.80%
Kittitas	38	38	41	63	55	59	78	69	53	51	47	34	626	0.78%
Jefferson	28	32	36	41	48	51	49	60	50	51	36	32	514	0.64%
Okanogan	17	25	27	31	35	41	27	31	17	30	24	16	321	0.40%
Whatcom	157	214	249	236	284	275	269	278	234	267	199	143	2,805	3.49%
Clark	45	53	54	59	53	68	70	47	31	52	44	46	622	0.77%
Pacific	12	32	26	35	33	31	35	34	33	46	20	21	358	0.44%
Ferry	1	0	5	4	1	1	2	5	1	3	3	2	28	0.03%
Clallam	28	31	41	30	46	48	44	49	38	36	46	47	484	0.60%
Other	91	76	94	131	76	85	91	92	88	95	57	38	1,014	1.26%
TOTAL	5,221	6,536	7,782	7,498	7,845	7,359	7,228	7,208	6,455	7,155	5,597	4,585	80,469	100.00%

PENDING SALES 2012 - Condominiums only														% all cndo
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	13,309
King	547	694	860	811	831	758	740	675	646	724	581	439	8,306	62.41%
Snoh	205	220	270	273	265	240	218	230	197	228	193	154	2,693	20.23%
Pierce	82	83	106	99	82	94	102	99	92	96	69	69	1,073	8.06%
Kitsap	17	16	22	19	21	27	23	25	21	13	17	13	234	1.76%
Mason	0	0	0	0	0	0	0	0	0	0	0	1	1	0.01%
Skagit	4	10	10	5	15	5	8	8	8	8	4	4	89	0.67%
GrHrbr	1	1	4	1	1	4	1	4	4	4	6	4	35	0.26%
Lewis	1	0	0	1	0	0	0	0	2	2	1	0	7	0.05%
Cowlitz	1	0	3	5	0	0	3	1	0	2	0	0	15	0.11%
Grant	0	0	1	0	1	0	3	3	0	1	0	0	9	0.07%
Thurston	9	11	5	17	7	11	9	13	6	9	10	15	122	0.92%
San Juan	3	0	0	0	0	2	3	0	0	2	2	0	12	0.09%
Island	4	2	7	5	8	6	3	4	1	2	3	3	48	0.36%
Kittitas	3	5	4	3	5	2	1	3	2	1	2	1	32	0.24%
Jefferson	2	3	1	4	3	3	3	3	2	5	5	1	35	0.26%
Okanogan	1	0	0	0	0	0	2	1	1	0	0	0	5	0.04%
Whatcom	21	36	31	32	36	51	52	48	37	45	22	21	432	3.25%
Clark	1	3	2	6	3	6	8	3	6	2	1	1	42	0.32%
Pacific	2	0	4	2	2	4	2	1	1	1	1	0	20	0.15%
Ferry	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Clallam	0	0	2	1	2	1	0	3	1	0	3	0	13	0.10%
Other	7	3	12	8	7	4	7	6	12	10	7	3	86	0.65%
TOTAL	911	1,087	1,344	1,292	1,289	1,218	1,188	1,130	1,039	1,157	925	729	13,309	100.00%

SFH = 80,469 of 93,778 pending residential sales (85.8%); Condos = 13,309 of 93,778 pendings (14.2%)

Ratio of SFH to Condos

	SFH	Condos	Total	% SFH	% Condo	Total
King	29,878	8,306	38,184	78.25%	21.75%	100.0%
Snoh	13,351	2,693	16,044	83.21%	16.79%	100.0%
Pierce	14,305	1,073	15,378	93.02%	6.98%	100.0%
Kitsap	4,102	234	4,336	94.60%	5.40%	100.0%
Mason	912	1	913	99.89%	0.11%	100.0%
Skagit	1,771	89	1,860	95.22%	4.78%	100.0%
GrHrbr	997	35	1,032	96.61%	3.39%	100.0%
Lewis	851	7	858	99.2%	0.82%	100.0%
Cowlitz	1,141	15	1,156	98.70%	1.30%	100.0%
Grant	738	9	747	98.80%	1.20%	100.0%
Thurston	3,918	122	4,040	96.98%	3.02%	100.0%
San Juan	287	12	299	95.99%	4.01%	100.0%
Island	1,446	48	1,494	96.79%	3.21%	100.0%
Kittitas	626	32	658	95.14%	4.86%	100.0%
Jefferson	514	35	549	93.62%	6.38%	100.0%
Okanogan	321	5	326	98.5%	1.53%	100.0%
Whatcom	2,805	432	3,237	86.65%	13.35%	100.0%
Clark	622	42	664	93.67%	6.33%	100.0%
Pacific	358	20	378	94.71%	5.29%	100.0%
Ferry	28	0	28	100.0%	0.00%	100.0%
Clallam	484	13	497	97.38%	2.62%	100.0%
Others	1,014	86	1,100	10.55%	7.82%	18.4%
TOTAL	80,469	13,309	93,778	85.81%	14.19%	100.0%



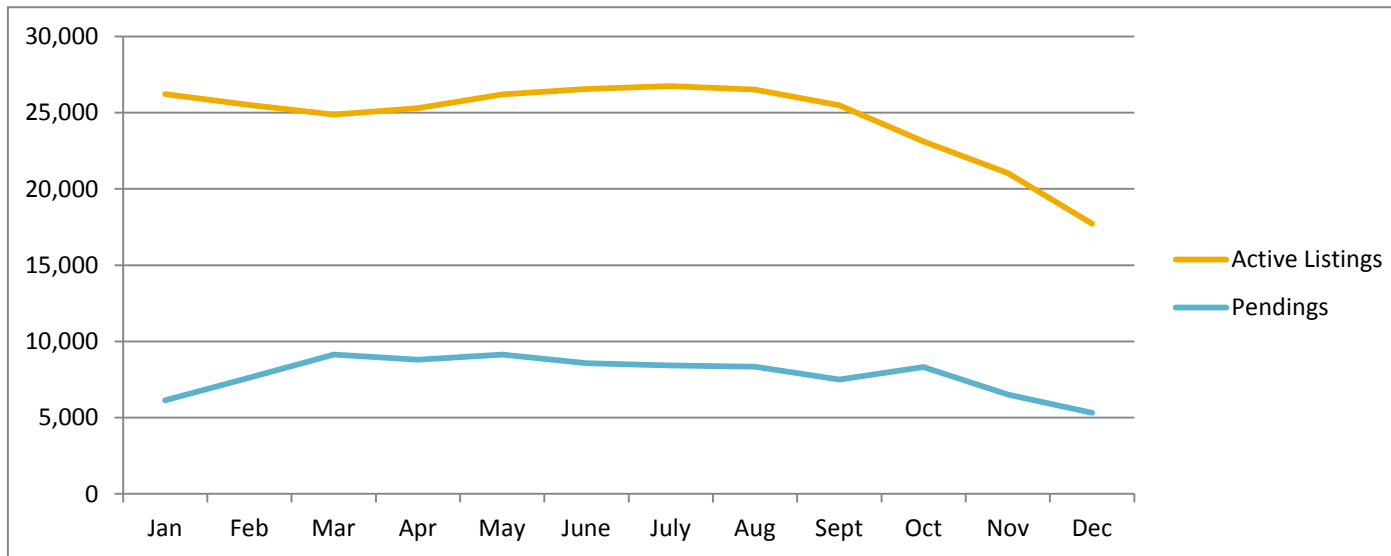
SFH	Condos
80,469	13,309
85.81%	14.19%

Months Supply: Ratio: 2012 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	7360	7048	6,700	6,604	6,592	6,500	6,437	6,432	6,312	5,437	4,737	3,801	73,960
Pendings	2418	3123	3,878	3,659	3,812	3,534	3,301	3,298	3,072	3,400	2,633	2,056	38,184
Mo. Supply	3.04	2.26	1.73	1.80	1.73	1.84	1.95	1.95	2.05	1.60	1.80	1.85	1.94
Snohomish													
Active Listings	3162	2925	2,617	2,486	2,383	2,359	2,277	2,322	2,187	1,960	1,754	1,513	27,945
Pendings	1150	1391	1,665	1,570	1,579	1,448	1,400	1,324	1,206	1,325	1,114	872	16,044
Mo. Supply	2.75	2.10	1.57	1.58	1.51	1.63	1.63	1.75	1.81	1.48	1.57	1.74	1.74
Pierce													
Active Listings	4142	4018	3,788	3,792	3,758	3,789	3,786	3,792	3,731	3,539	3,239	2,734	44,108
Pendings	1061	1234	1,439	1,368	1,490	1,314	1,386	1,334	1,247	1,383	1,136	986	15,378
Mo. Supply	3.90	3.26	2.63	2.77	2.52	2.88	2.73	2.84	2.99	2.56	2.85	2.77	2.87
Kitsap													
Active Listings	1420	1397	1,400	1,479	1,551	1,535	1,593	1,573	1,552	1,480	1,412	1,183	17,575
Pendings	292	321	404	418	414	437	402	385	346	345	305	267	4,336
Mo. Supply	4.86	4.35	3.47	3.54	3.75	3.51	3.96	4.09	4.49	4.29	4.63	4.43	4.05
4 Co. ttl													
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Subttl
Active Listings	16,084	15,388	14,505	14,361	14,284	14,183	14,093	14,119	13,782	12,416	11,142	9,231	163,588
Pendings	4,921	6,069	7,386	7,015	7,295	6,733	6,489	6,341	5,871	6,453	5,188	4,181	73,942
Mo. Supply	3.27	2.54	1.96	2.05	1.96	2.11	2.17	2.23	2.35	1.92	2.15	2.21	2.21
	3.27	2.54	1.96	2.05	1.96	2.11	2.17	2.23	2.35	1.92	2.15	2.21	2.21
Mason Co													
Active Listings	581	601	628	639	751	805	846	843	791	692	675	590	8,442
Pendings	63	63	85	82	88	72	95	96	75	95	47	52	913
Mo. Supply	9.22	9.54	7.39	7.79	8.53	11.18	8.91	8.78	10.55	7.28	14.36	11.35	9.25
Skagit													
Active Listings	831	799	787	850	917	963	1,013	946	904	819	708	609	10,146
Pendings	122	153	154	165	188	158	152	204	146	182	139	97	1,860
Mo. Supply	6.81	5.22	5.11	5.15	4.88	6.09	6.66	4.64	6.19	4.50	5.09	6.28	5.45
Grays Hrbr													
Active Listings	725	701	735	772	845	877	926	912	858	769	725	644	9,489
Pendings	67	100	98	94	81	87	89	101	93	101	71	50	1,032
Mo. Supply	10.82	7.01	7.50	8.21	10.43	10.08	10.40	9.03	9.23	7.61	10.21	12.88	9.19
Lewis													
Active Listings	612	620	611	647	678	711	729	732	717	665	639	549	7,910
Pendings	41	74	77	75	66	64	86	86	64	105	62	58	858
Mo. Supply	14.93	8.38	7.94	8.63	10.27	11.11	8.48	8.51	11.20	6.33	10.31	9.47	9.22

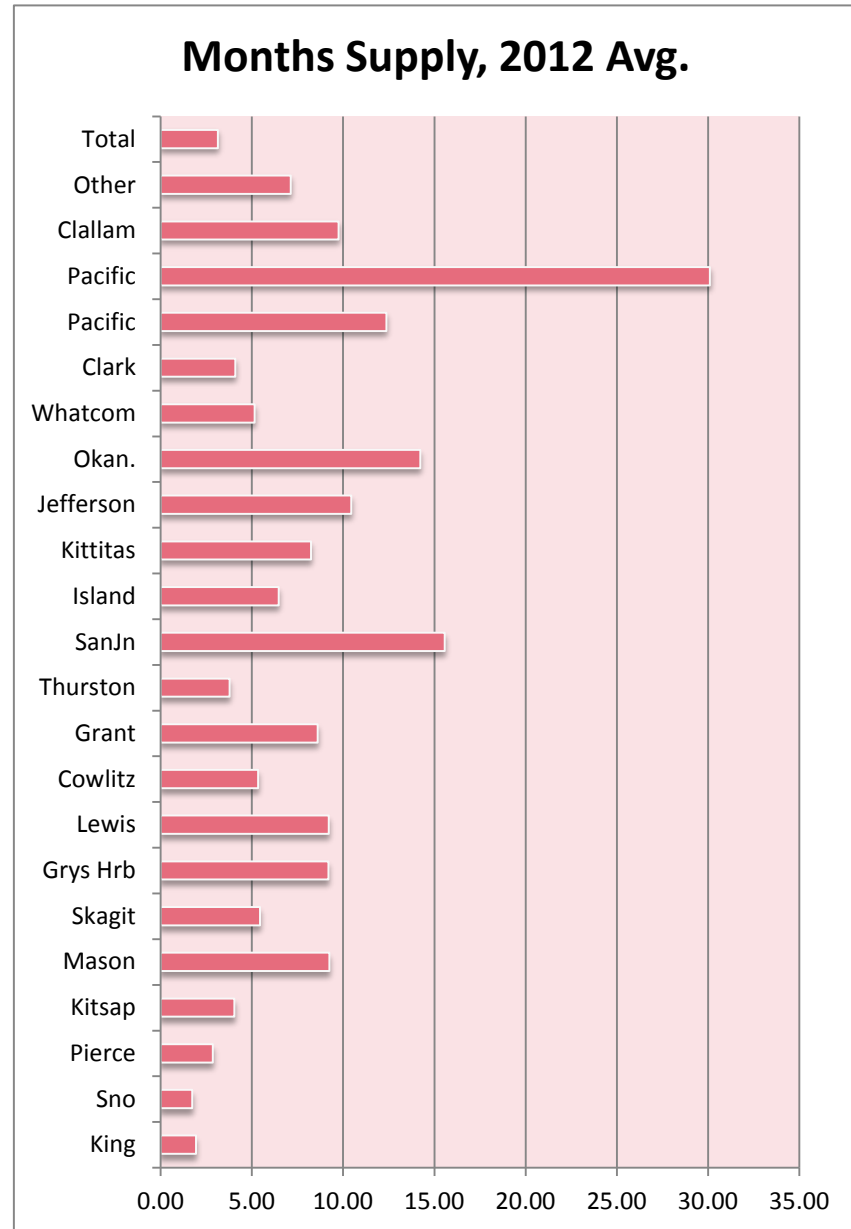
Cowlitz	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	472	476	494	528	584	590	579	540	526	504	492	401	6,186
Pendings	68	78	91	95	99	109	114	124	102	114	75	87	1,156
Mo. Supply	6.94	6.10	5.43	5.56	5.90	5.41	5.08	4.35	5.16	4.42	6.56	4.61	5.35
Grant													
Active Listings	472	481	505	545	585	597	612	605	571	532	499	431	6,435
Pendings	47	65	57	59	69	75	85	76	52	71	54	37	747
Ratio	10.04	7.40	8.86	9.24	8.48	7.96	7.20	7.96	10.98	7.49	9.24	11.65	8.61
Thurston													
Active Listings	1321	1307	1,299	1,306	1,336	1,363	1,350	1,314	1,283	1,218	1,183	988	15,268
Pendings	245	345	386	388	378	378	389	391	317	320	255	248	4,040
Mo. Supply	5.39	3.79	3.37	3.37	3.53	3.61	3.47	3.36	4.05	3.81	4.64	3.98	3.78
San Juan													
Active Listings	336	341	343	404	435	468	470	453	408	380	349	270	4,657
Pendings	20	17	28	17	31	22	22	43	35	29	20	15	299
Mo. Supply	16.80	20.06	12.25	23.76	14.03	21.27	21.36	10.53	11.66	13.10	17.45	18.00	15.58
Island													
Active Listings	743	735	746	829	912	946	972	942	848	748	676	573	9,670
Pendings	84	108	135	114	150	149	155	143	132	147	94	83	1,494
Mo. Supply	8.85	6.81	5.53	7.27	6.08	6.35	6.27	6.59	6.42	5.09	7.19	6.90	6.47
Kittitas													
Active Listings	398	389	397	437	498	542	532	527	506	446	405	346	5,423
Pendings	41	43	45	66	60	61	79	72	55	52	49	35	658
Mo. Supply	9.71	9.05	8.82	6.62	8.30	8.89	6.73	7.32	9.20	8.58	8.27	9.89	8.24
Jefferson													
Active Listings	427	425	453	475	536	559	581	565	515	461	403	340	5,740
Pendings	30	35	37	45	51	54	52	63	52	56	41	33	549
Mo. Supply	14.23	12.14	12.24	10.56	10.51	10.35	11.17	8.97	9.90	8.23	9.83	10.30	10.46
Okanogan													
Active Listings	336	318	316	365	417	433	457	458	438	404	361	335	4,638
Pendings	18	25	27	31	35	41	29	32	18	30	24	16	326
Mo. Supply	18.67	12.72	11.70	11.77	11.91	10.56	15.76	14.31	24.33	13.47	15.04	20.94	
Whatcom													
Active Listings	1260	1232	1,285	1,375	1,544	1,593	1,634	1,643	1,529	1,353	1,205	1,059	16,712
Pendings	178	250	280	268	320	326	321	326	271	312	221	164	3,237
Mo. Supply	7.08	4.93	4.59	5.13	4.83	4.89	5.09	5.04	5.64	4.34	5.45	6.46	5.16
Clark													
Active Listings	210	237	252	249	250	235	230	225	229	213	216	176	2,722
Pendings	46	56	56	65	56	74	78	50	37	54	45	47	664
Mo. Supply	4.57	4.23	4.50	3.83	4.46	3.18	2.95	4.50	6.19	3.94	4.80	3.74	4.10

Pacific	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
Active Listings	342	337	376	390	429	456	462	443	414	379	353	298	4,679
Pendings	14	32	30	37	35	35	37	35	34	47	21	21	378
Mo. Supply	24.43	10.53	12.53	10.54	12.26	13.03	12.49	12.66	12.18	8.06	16.81	14.19	12.38
Ferry													
Active Listings	55	58	61	59	67	72	76	78	82	78	82	75	843
Pendings	1	0	5	4	1	1	2	5	1	3	3	2	28
Mo. Supply	55.00	58.00	12.20	14.75	67.00	72.00	38.00	15.60	82.00	26.00	27.33	37.50	30.11
Clallam													
Active Listings	342	364	379	412	451	460	481	471	422	398	355	314	4,849
Pendings	28	31	43	31	48	49	44	52	39	36	49	47	497
Mo. Supply	12.21	11.74	8.81	13.29	9.40	9.39	10.93	9.06	10.82	11.06	7.24	6.68	9.76
Other													
Active Listings	679	701	711	648	672	692	704	690	653	640	574	489	7,853
Pendings	98	79	106	139	83	89	98	98	100	105	64	41	1,100
Mo. Supply	6.93	8.87	6.71	4.66	8.10	7.78	7.18	7.04	6.53	6.10	8.97	11.93	7.14
ALL AREAS	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Active Listings	26,226	25,510	24,883	25,291	26,191	26,545	26,747	26,506	25,476	23,115	21,042	17,718	295,250
Pendings	6,132	7,623	9,126	8,790	9,134	8,577	8,416	8,338	7,494	8,312	6,522	5,314	93,778
Mo. Supply	4.28	3.35	2.73	2.88	2.87	3.09	3.18	3.18	3.40	2.78	3.23	3.33	3.15



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

	Active Listings	Pendings	Mo.'s Supply	County	Mo.'s Supply
King	73,960	38,184	1.94	King	1.94
Sno	27,945	16,044	1.74	Sno	1.74
Pierce	44,108	15,378	2.87	Pierce	2.87
Kitsap	17,575	4,336	4.05	Kitsap	4.05
Mason	8,442	913	9.25	Mason	9.25
Skagit	10,146	1,860	5.45	Skagit	5.45
Grays Hrb	9,489	1,032	9.19	Grys Hrb	9.19
Lewis	7,910	858	9.22	Lewis	9.22
Cowlitz	6,186	1,156	5.35	Cowlitz	5.35
Grant	6,435	747	8.61	Grant	8.61
Thurston	15,268	4,040	3.78	Thurston	3.78
San Juan	4,657	299	15.58	SanJn	15.58
Island	9,670	1,494	6.47	Island	6.47
Kittitas	5,423	658	8.24	Kittitas	8.24
Jefferson	5,740	549	10.46	Jefferson	10.46
Okanogan	4,638	326	14.23	Okan.	14.23
Whatcom	16,712	3,237	5.16	Whatcom	5.16
Clark	2,722	664	4.10	Clark	4.10
Pacific	4,679	378	12.38	Pacific	12.38
Ferry	843	28	30.11	Pacific	30.11
Clallam	4,849	497	9.76	Clallam	9.76
Other	7,853	1,100	7.14	Other	7.14
Total	295,250	93,778	3.15	Total	3.15

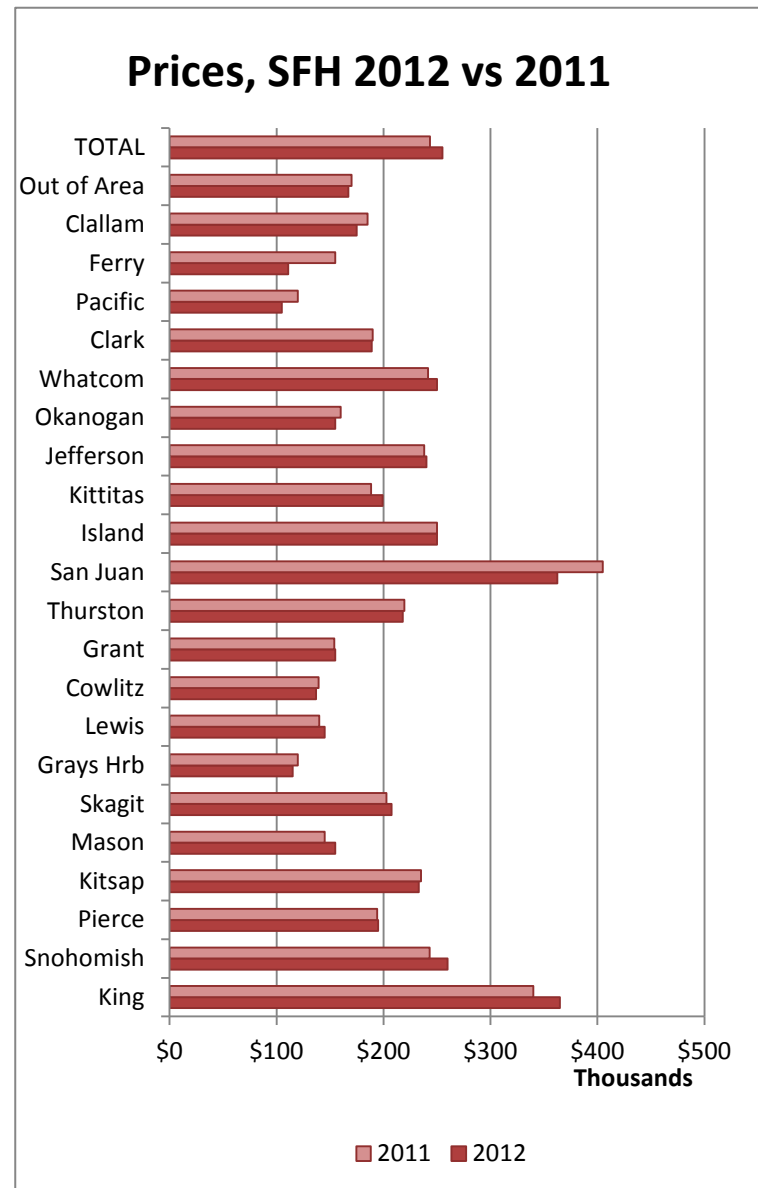


Months supply is an estimate of how long it would take for the entire inventory of active listings to sell at the current pace, assuming no new inventory comes onto the market. Economists consider a supply of 3-to-6 months to be a balanced market, meaning the market favors neither buyers nor sellers.

CLOSED SALES, Single Family Homes (excl. condos) 2012 vs 2011

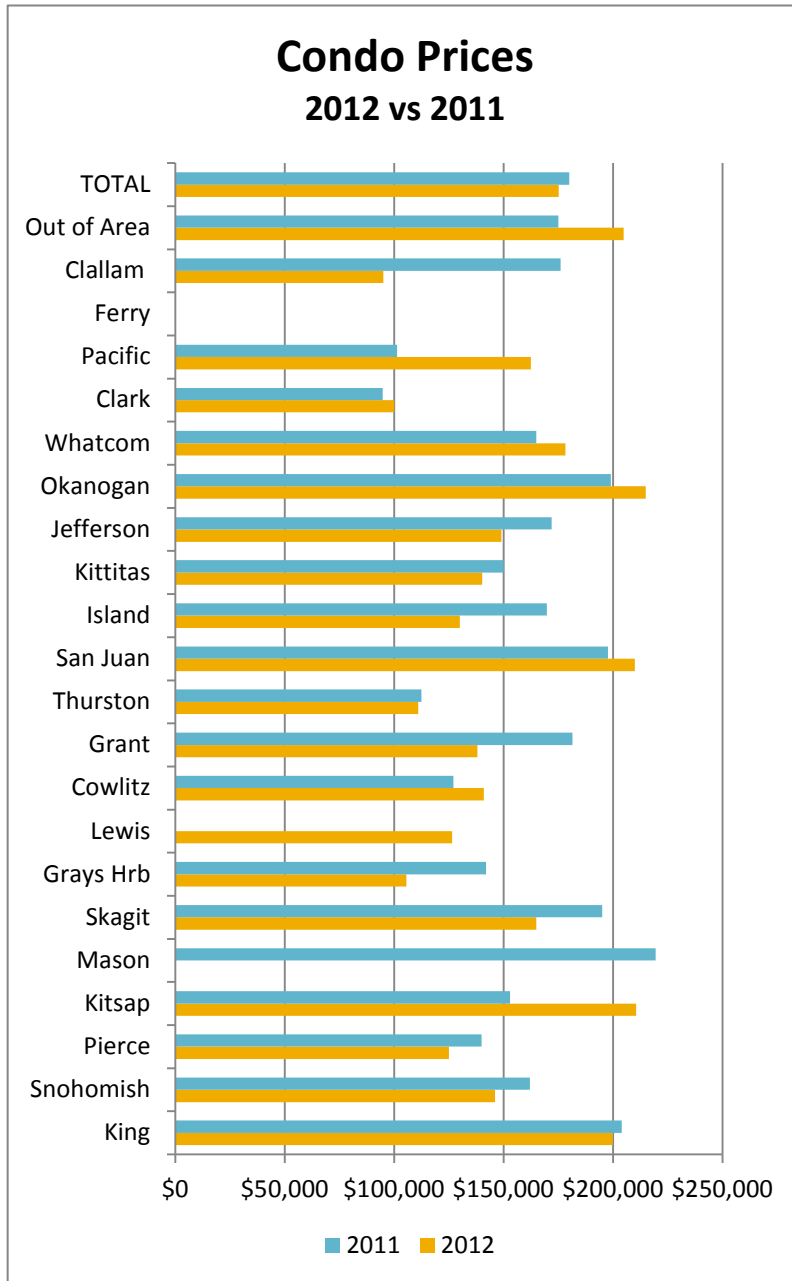
	Median Price			Units		
	2012	2011	% change	2012	2011	% change
King	\$365,000	\$340,000	7.35%	21,540	18,150	18.68%
Snohomish	\$260,000	\$243,000	7.00%	8,961	7,771	15.31%
Pierce	\$195,000	\$194,000	0.52%	8,967	8,668	3.45%
Kitsap	\$233,000	\$235,000	-0.85%	2,692	2,347	14.70%
Mason	\$154,900	\$145,000	6.83%	677	585	15.73%
Skagit	\$207,385	\$202,750	2.29%	1,204	1,052	14.45%
Grays Hrb	\$115,000	\$120,000	-4.17%	667	680	-1.91%
Lewis	\$145,000	\$139,900	3.65%	596	592	0.68%
Cowlitz	\$137,000	\$139,450	-1.76%	759	744	2.02%
Grant	\$154,950	\$154,080	0.56%	556	489	13.70%
Thurston	\$218,000	\$219,500	-0.68%	2,833	2,625	7.92%
San Juan	\$362,500	\$405,000	-10.49%	212	127	66.93%
Island	\$250,000	\$249,900	0.04%	981	857	14.47%
Kittitas	\$199,000	\$188,500	5.57%	482	412	16.99%
Jefferson	\$240,000	\$238,000	0.84%	378	289	30.80%
Okanogan	\$154,950	\$160,000	-3.16%	254	169	50.30%
Whatcom	\$250,000	\$241,500	3.52%	2,072	1,840	12.61%
Clark	\$189,000	\$190,000	-0.53%	447	408	9.56%
Pacific	\$105,000	\$120,000	-12.50%	247	229	7.86%
Ferry	\$111,000	\$155,000	-28.39%	22	23	-4.35%
Clallam	\$175,000	\$185,000	-5.41%	381	327	16.51%
Out of Area	\$167,000	\$170,000	-1.76%	771	568	35.74%
TOTAL	\$255,000	\$243,470	4.74%	55,699	48,952	13.78%

From Dec. reports



CLOSED SALES, Condominiums (excl. SFH) 2012 vs 2011

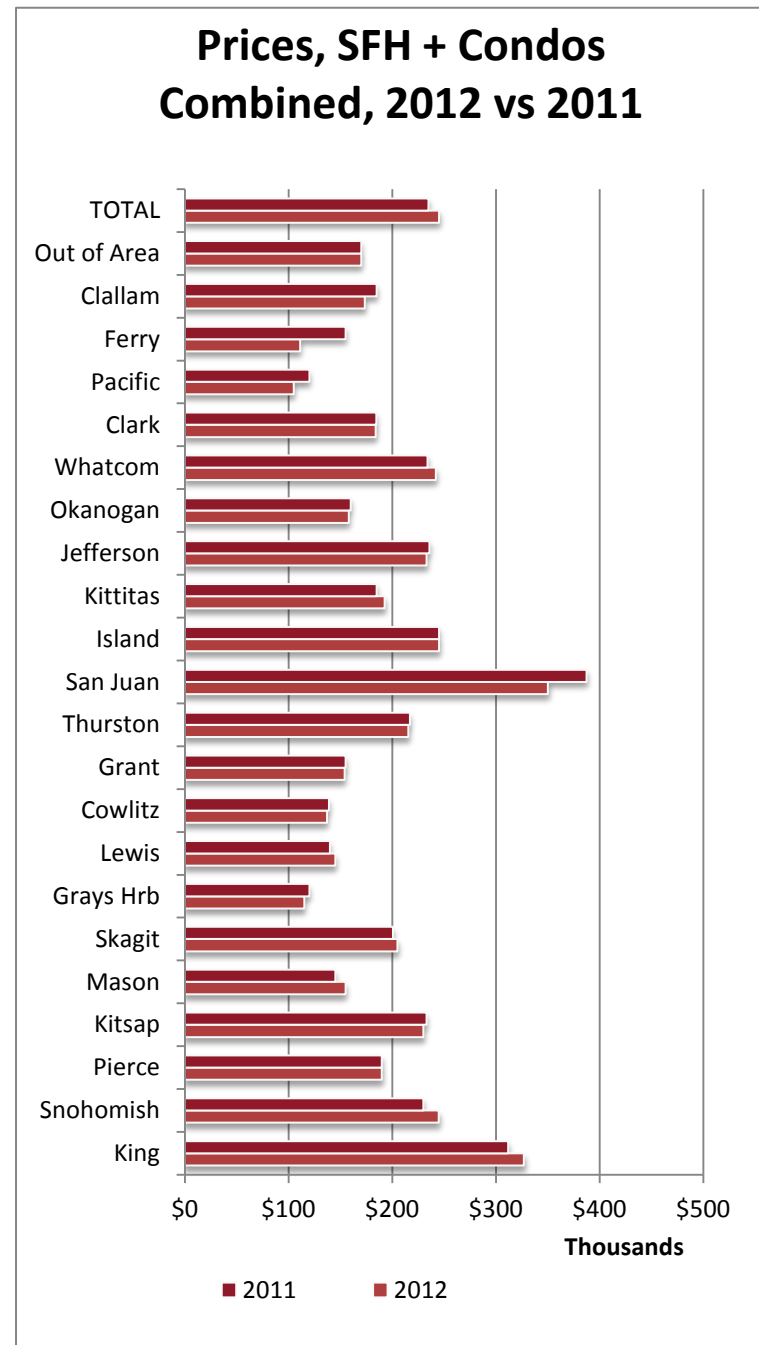
	Median Price			Units		
	2012	2011	% change	2012	2011	% change
King	\$199,950	\$204,000	-1.99%	5,715	4,573	24.97%
Snohomish	\$146,100	\$162,000	-9.81%	1,670	1,545	8.09%
Pierce	\$125,000	\$140,000	-10.71%	621	458	35.59%
Kitsap	\$210,500	\$153,000	37.58%	163	143	13.99%
Mason		\$219,500		0	9	
Skagit	\$165,000	\$195,000	-15.38%	61	51	19.61%
Grays Hrb	\$105,500	\$142,000	-25.70%	31	31	0.00%
Lewis	\$126,500	\$0		4	0	
Cowlitz	\$140,950	\$127,000	10.98%	14	9	55.56%
Grant	\$137,975	\$181,500	-23.98%	10	18	-44.44%
Thurston	\$111,000	\$112,500	-1.33%	78	63	23.81%
San Juan	\$210,000	\$197,750	6.19%	11	9	22.22%
Island	\$130,000	\$169,750	-23.42%	37	34	8.82%
Kittitas	\$140,250	\$150,000	-6.50%	28	25	12.00%
Jefferson	\$149,000	\$172,000	-13.37%	26	14	85.71%
Okanogan	\$215,000	\$199,000	8.04%	5	1	400.00%
Whatcom	\$178,250	\$165,000	8.03%	328	249	31.73%
Clark	\$100,000	\$94,700	5.60%	30	34	-11.76%
Pacific	\$162,500	\$101,275	60.45%	16	14	14.29%
Ferry		\$0		0	0	
Clallam	\$95,000	\$176,000	-46.02%	9	20	-55.00%
Out of Area	\$204,900	\$175,000	17.09%	68	38	78.95%
TOTAL	\$175,200	\$180,000	-2.67%	8,925	7,338	21.63%



CLOSED SALES, SFH + Condos Combined, 2012 vs 2011

	Median Price			Units		
	2012	2011	% change	2012	2011	% change
King	\$327,000	\$311,748	4.89%	27,255	22,723	19.94%
Snohomish	\$244,900	\$230,000	6.48%	10,631	9,316	14.12%
Pierce	\$190,000	\$190,000	0.00%	9,588	9,126	5.06%
Kitsap	\$230,000	\$233,000	-1.29%	2,855	2,490	14.66%
Mason	\$154,900	\$145,000	6.83%	677	594	13.97%
Skagit	\$205,000	\$200,685	2.15%	1,265	1,103	14.69%
Grays Hrb	\$115,000	\$120,000	-4.17%	698	711	-1.83%
Lewis	\$145,000	\$139,900	3.65%	600	592	1.35%
Cowlitz	\$137,000	\$139,000	-1.44%	773	753	2.66%
Grant	\$154,002	\$155,000	-0.64%	566	507	11.64%
Thurston	\$215,500	\$217,000	-0.69%	2,911	2,688	8.30%
San Juan	\$350,000	\$387,500	-9.68%	223	136	63.97%
Island	\$245,000	\$245,000	0.00%	1,018	891	14.25%
Kittitas	\$192,500	\$185,000	4.05%	510	437	16.70%
Jefferson	\$233,064	\$236,000	-1.24%	404	303	33.33%
Okanogan	\$158,000	\$160,000	-1.25%	259	170	52.35%
Whatcom	\$241,950	\$234,000	3.40%	2,400	2,089	14.89%
Clark	\$184,000	\$184,500	-0.27%	477	442	7.92%
Pacific	\$105,000	\$120,000	-12.50%	263	243	8.23%
Ferry	\$111,000	\$155,000	-28.39%	22	23	-4.35%
Clallam	\$173,400	\$185,000	-6.27%	390	347	12.39%
Out of Area	\$170,000	\$170,000	0.00%	839	606	38.45%
TOTAL	\$245,000	\$235,000	4.26%	64,624	56,290	14.81%

Figures for 2012 and 2011 are from Dec. 2012/Y-T-D reports



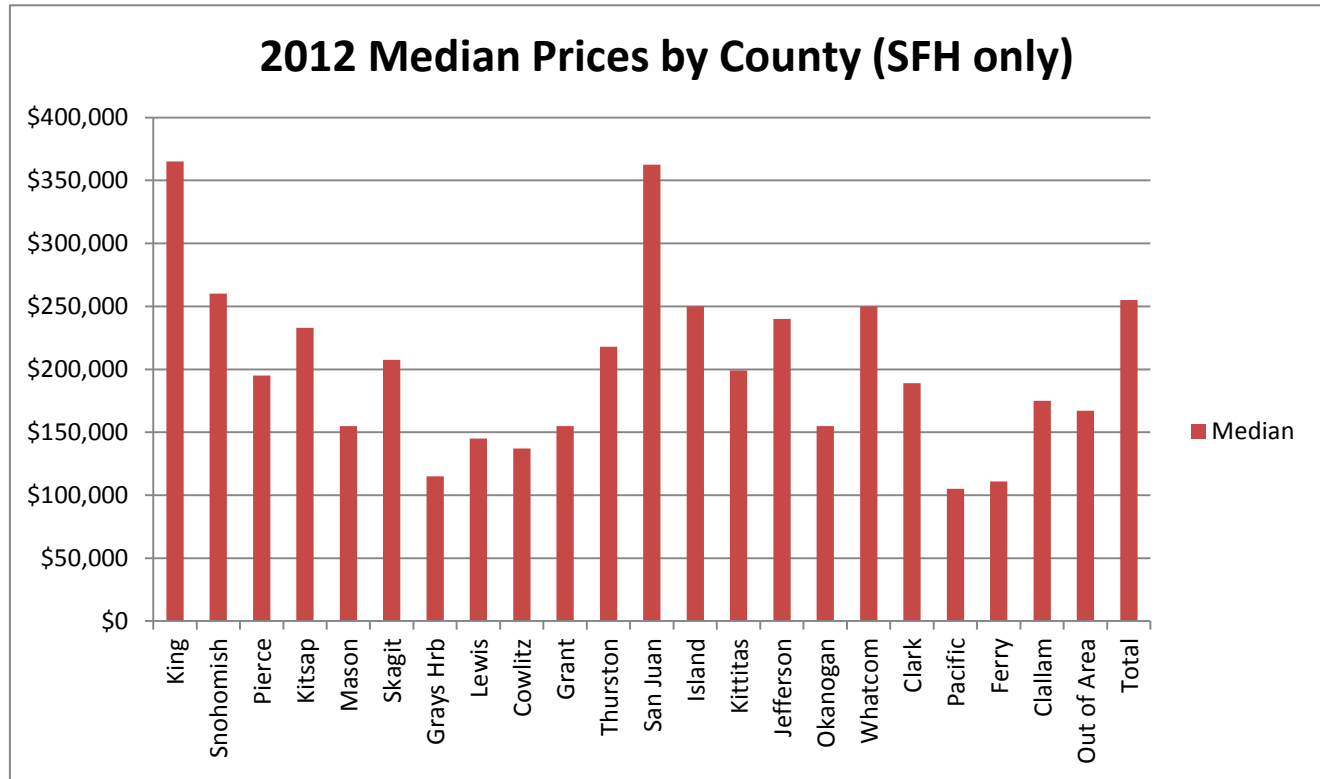
2012 Closed Sales by County, Single Family Homes only (excl. condo)

County	Units	Median	Average	Lowest	Highest
King	21,540	\$365,000	\$441,059	\$6,600	\$21,625,000
Snohomish	8,961	\$260,000	\$284,228	\$8,500	\$3,564,000
Pierce	8,967	\$195,000	\$220,193	\$6,600	\$2,575,000
Kitsap	2,692	\$233,000	\$291,569	\$10,000	\$3,400,000
Subtotal, 4-county region	42,160	\$282,000	\$351,581	\$6,600	\$21,625,000
Mason	677	\$154,900	\$175,061	\$20,000	\$749,000
Skagit	1,204	\$207,385	\$244,820	\$15,500	\$3,800,000
Grays Hrb	667	\$115,000	\$12,353	\$5,000	\$580,000
Lewis	596	\$145,000	\$151,332	\$23,000	\$585,000
Cowlitz	759	\$137,000	\$145,129	\$15,000	\$800,000
Grant	556	\$154,950	\$165,568	\$20,000	\$635,000
Thurston	2,833	\$218,000	\$232,158	\$25,000	\$1,380,000
San Juan	212	\$362,500	\$499,970	\$70,000	\$8,500,000
Island	981	\$250,000	\$297,768	\$7,100	\$2,525,000
Kittitas	482	\$199,000	\$256,893	\$25,000	\$1,900,000
Jefferson	378	\$240,000	\$270,933	\$17,500	\$3,200,000
Okanogan	254	\$154,950	\$188,844	\$19,900	\$710,000
Whatcom	2,072	\$250,000	\$282,781	\$9,500	\$1,950,000
Clark	447	\$189,000	\$225,564	\$22,700	\$2,849,000
Pacific	247	\$105,000	\$117,052	\$13,500	\$353,500
Ferry	22	\$111,000	\$120,865	\$20,000	\$255,000
Clallam	381	\$175,000	\$201,464	\$13,000	\$690,000
Sub-total, 17 counties, excl Puget Sound region	12,768	\$200,000	\$228,691	\$5,000	\$8,500,000
Out of Area	771	\$167,000	\$196,556	\$15,000	\$3,500,000
TOTAL, all areas	55,699	\$255,000	\$320,858	\$5,000	\$21,625,000

Total Value, sales

\$17,871,469,742

County	Median
King	\$365,000
Snohomish	\$260,000
Pierce	\$195,000
Kitsap	\$233,000
Mason	\$154,900
Skagit	\$207,385
Grays Hrb	\$115,000
Lewis	\$145,000
Cowlitz	\$137,000
Grant	\$154,950
Thurston	\$218,000
San Juan	\$362,500
Island	\$250,000
Kittitas	\$199,000
Jefferson	\$240,000
Okanogan	\$154,950
Whatcom	\$250,000
Clark	\$189,000
Pacific	\$105,000
Ferry	\$111,000
Clallam	\$175,000
Out of Area	\$167,000
Total	\$255,000



King County Sub-areas - SFH only					
SW King	2,482	\$202,750	\$231,268	\$45,000	\$2,400,000
SE King	4,755	\$249,950	\$265,617	\$22,000	\$1,237,450
Seattle	6,123	\$416,000	\$479,261	\$19,500	\$6,325,000
N King	935	\$327,000	\$371,066	\$35,000	\$5,800,000
Eastside	7,238	\$500,000	\$606,854	\$20,500	\$21,625,000
Vashon = #800	143	\$355,000	\$404,124	\$4,900	\$1,075,000

NWMLS map areas, King Co subareas

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

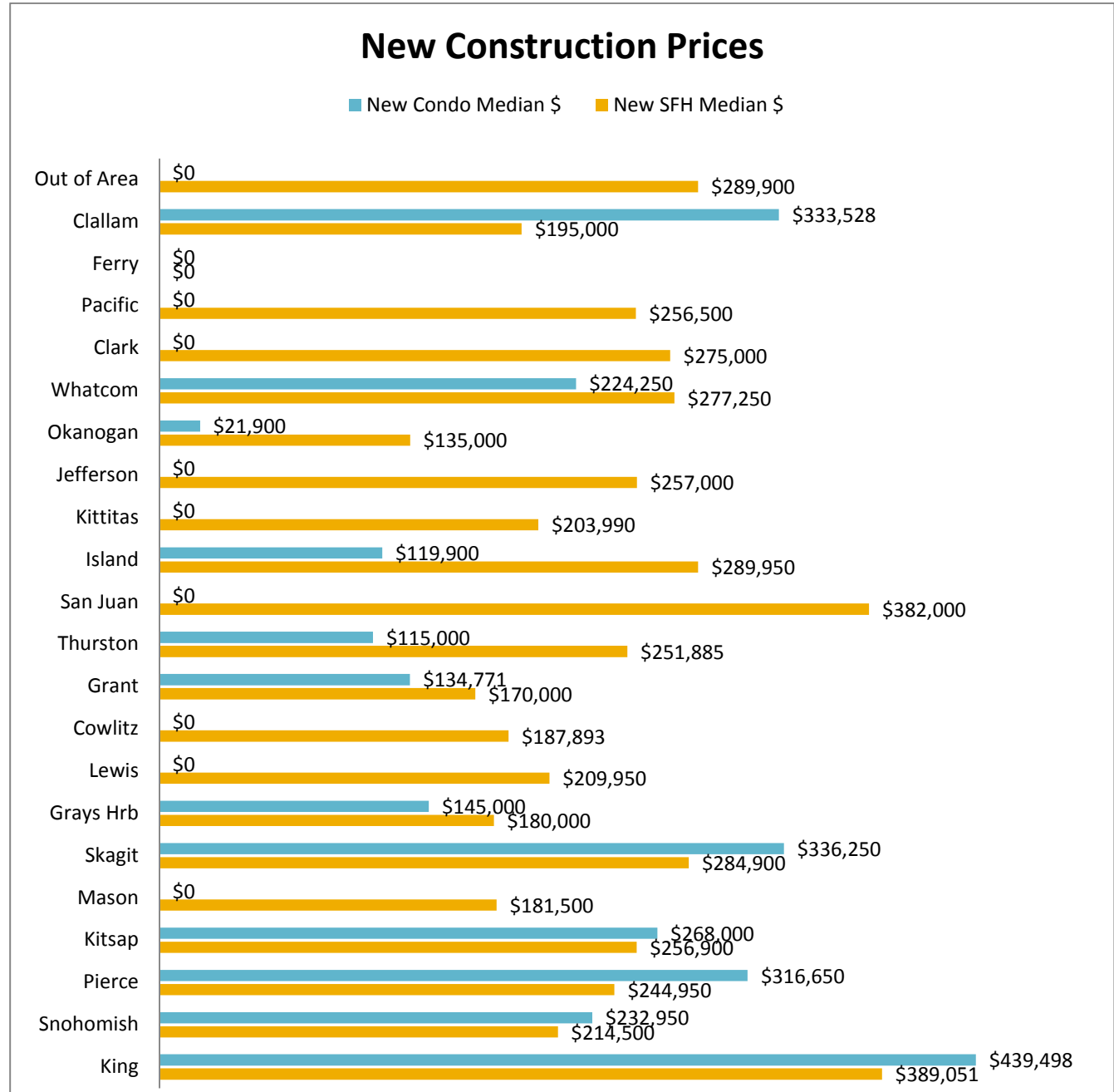
Vashon = #800

NEW CONSTRUCTION, 2012 Closed Sales by County, Single Family Homes & Condos

SINGLE FAMILY HOMES					
County	Units	Median \$	Avg Price	Lowest	Highest
King	2675	\$389,051	\$463,919	\$119,900	\$13,250,000
Snohomish	1701	\$214,500	\$327,779	\$144,000	\$1,330,000
Pierce	1257	\$244,950	\$262,446	\$77,000	\$882,285
Kitsap	261	\$256,900	\$277,244	\$103,000	\$850,000
Mason	14	\$181,500	\$198,100	\$154,900	\$300,000
Skagit	103	\$284,900	\$307,966	\$95,000	\$860,000
Grays Hrb	37	\$180,000	\$201,052	\$98,000	\$580,000
Lewis	7	\$209,950	\$201,993	\$160,000	\$225,000
Cowlitz	25	\$187,893	\$203,080	\$131,000	\$320,000
Grant	87	\$170,000	\$178,624	\$122,000	\$340,000
Thurston	684	\$251,885	\$264,111	\$110,000	\$561,635
San Juan	8	\$382,000	\$449,250	\$210,000	\$775,000
Island	54	\$289,950	\$302,662	\$170,000	\$482,000
Kittitas	49	\$203,990	\$291,120	\$95,000	\$1,650,000
Jefferson	12	\$257,000	\$264,575	\$175,000	\$375,000
Okanogan	2	\$135,000	\$135,000	\$125,000	\$145,000
Whatcom	160	\$277,250	\$282,870	\$96,000	\$510,000
Clark	1	\$275,000	\$295,000	\$275,000	\$275,000
Pacific	1	\$256,500	\$256,000	\$256,500	\$256,500
Ferry	0	\$0	\$0	\$0	\$0
Clallam	11	\$195,000	\$196,723	\$116,500	\$259,950
Out of Area	21	\$289,900	\$299,681	\$145,000	\$729,000
TOTAL	7,170	\$299,950	\$353,878	\$77,000	\$13,250,000

CONDOMINIUMS					
County	Units	Median \$	Avg Price	Lowest	Highest
King	596	\$439,498	\$554,826	\$62,000	\$4,250,000
Snohomish	245	\$232,950	\$258,543	\$110,000	\$1,222,500
Pierce	30	\$316,650	\$383,213	\$31,000	\$675,000
Kitsap	11	\$268,000	\$289,518	\$103,500	\$409,000
Mason	0	\$0	\$0	\$0	\$0
Skagit	2	\$336,250	\$336,250	\$287,000	\$385,500
Grays Hrb	5	\$145,000	\$154,050	\$125,000	\$190,000
Lewis	0	\$0	\$0	\$0	\$0
Cowlitz	0	\$0	\$0	\$0	\$0
Grant	2	\$134,771	\$134,771	\$131,592	\$137,950
Thurston	3	\$115,000	\$126,000	\$110,000	\$153,000
San Juan	0	\$0	\$0	\$0	\$0
Island	1	\$119,900	\$119,900	\$119,900	\$119,900
Kittitas	0	\$0	\$0	\$0	\$0
Jefferson	0	\$0	\$0	\$0	\$0
Okanogan	1	\$21,900	\$219,000	\$219,000	\$219,000
Whatcom	32	\$224,250	\$320,667	\$150,000	\$895,000
Clark	0	\$0	\$0	\$0	\$0
Pacific	0	\$0	\$0	\$0	\$0
Ferry	0	\$0	\$0	\$0	\$0
Clallam	2	\$333,528	\$333,528	\$290,000	\$377,056
Out of Area	0	\$0	\$0	\$0	\$0
TOTAL	930	\$331,888	\$453,826	\$61,000	\$4,250,000

County	New SFH Median \$	New Condo Median \$
King	\$389,051	\$439,498
Snohomish	\$214,500	\$232,950
Pierce	\$244,950	\$316,650
Kitsap	\$256,900	\$268,000
Mason	\$181,500	\$0
Skagit	\$284,900	\$336,250
Grays Hrb	\$180,000	\$145,000
Lewis	\$209,950	\$0
Cowlitz	\$187,893	\$0
Grant	\$170,000	\$134,771
Thurston	\$251,885	\$115,000
San Juan	\$382,000	\$0
Island	\$289,950	\$119,900
Kittitas	\$203,990	\$0
Jefferson	\$257,000	\$0
Okanogan	\$135,000	\$21,900
Whatcom	\$277,250	\$224,250
Clark	\$275,000	\$0
Pacific	\$256,500	\$0
Ferry	\$0	\$0
Clallam	\$195,000	\$333,528
Out of Area	\$289,900	\$0



Distribution of Sales by # of Bedrooms - SINGLE FAMILY HOMES only, 2012

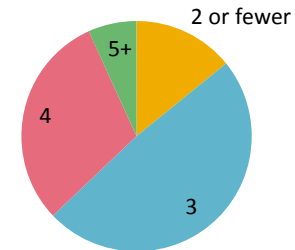
Closed Sales (Single Family homes only) by # of Bedrooms

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	2,504	11.55%	9,112	42.03%	7,889	36.39%	2,177	10.04%	21,682
Snoh	759	8.67%	4,396	50.21%	3,027	34.57%	573	6.54%	8,755
Pierce	980	10.89%	4,669	51.87%	2,813	31.25%	539	5.99%	9,001
Kitsap	487	17.87%	1,602	58.77%	570	20.91%	67	2.46%	2,726
Mason	233	34.47%	370	54.73%	64	9.47%	9	1.33%	676
Skagit	215	17.83%	707	58.62%	244	20.23%	40	3.32%	1,206
Grays Hrbr	215	31.95%	345	51.26%	94	13.97%	19	2.82%	673
Lewis	148	24.79%	336	56.28%	98	16.42%	15	2.51%	597
Cowlitz	150	19.58%	443	57.83%	152	19.84%	21	2.74%	766
Grant	75	13.44%	330	59.14%	124	22.22%	29	5.20%	558
Thurston	356	12.47%	1,642	57.53%	754	26.42%	102	3.57%	2,854
San Juan	99	45.21%	100	45.66%	18	8.22%	2	0.91%	219
Island	326	32.90%	527	53.18%	124	12.51%	14	1.41%	991
Kittitas	130	26.86%	266	54.96%	78	16.12%	10	2.07%	484
Jefferson	165	43.19%	182	47.64%	29	7.59%	6	1.57%	382
Okanogan	109	41.92%	109	41.92%	30	11.54%	12	4.62%	260
Whatcom	357	17.16%	1,181	56.75%	463	22.25%	80	3.84%	2,081
Clark	94	21.17%	217	48.87%	107	24.10%	26	5.86%	444
Pacific	128	50.20%	93	36.47%	31	12.16%	3	1.18%	255
Ferry	9	42.86%	10	47.62%	2	9.52%	0	0.00%	21
Clallam	150	39.16%	190	49.61%	37	9.66%	6	1.57%	383
Other	201	26.66%	366	48.54%	144	19.10%	43	5.70%	754
TOTAL	7,890	14.15%	27,193	48.76%	16,892	30.29%	3,793	6.80%	55,768
% of total	14.15%		48.76%		30.29%		6.80%		100.00%

TOTALS

2 or fewer	3	4	5+
7,890	27,193	16,892	3,793

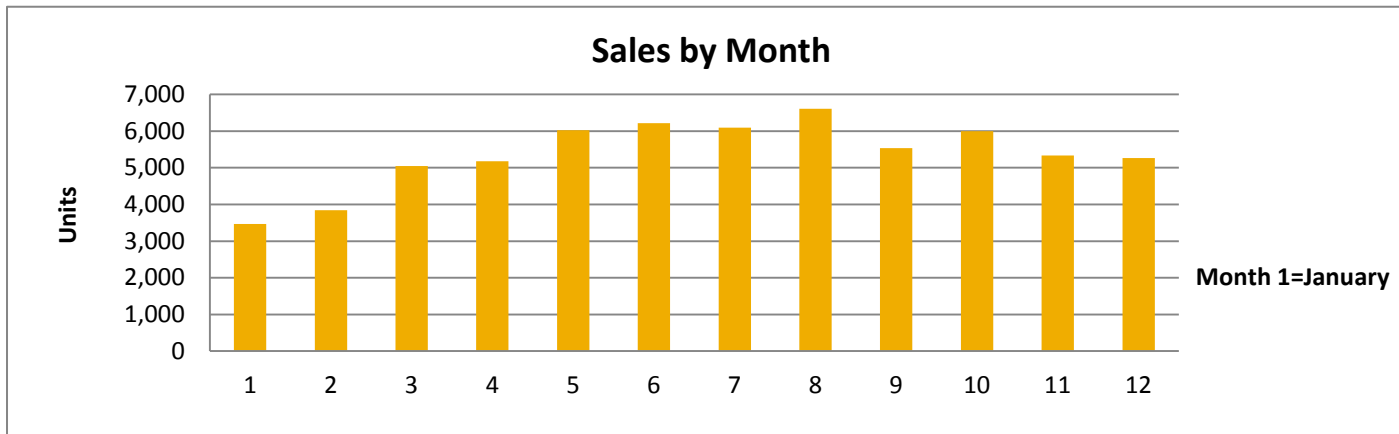
Bedrooms



From online Stats Generator

CLOSED SALES - UNITS 2012, Single Family Homes + Condos (combined)

Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
King	1,429	1574	2,082	2,260	2,618	2,670	2,641	2,730	2,312	2,474	2,276	2,188	27,254
Snoh	593	698	828	886	1,000	1,025	1,029	1,057	880	937	806	892	10,631
Pierce	551	636	803	747	865	843	860	983	773	877	841	808	9,587
Kitsap	131	170	217	197	269	299	285	304	238	279	240	226	2,855
Mason	40	36	58	53	55	69	61	58	68	63	57	59	677
Skagit	66	64	106	103	108	109	121	127	121	120	115	105	1,265
GraysHrb	21	41	75	59	71	66	49	53	59	84	48	72	698
Lewis	36	37	45	39	63	58	39	55	68	53	57	50	600
Cowlitz	49	36	58	45	80	49	72	90	78	76	71	69	773
Grant	46	30	37	43	48	38	48	76	57	57	36	50	566
Thurston	156	154	219	219	262	307	282	306	289	297	197	223	2,911
San Juan	14	10	12	12	18	22	15	26	29	31	17	17	223
Island	46	53	71	73	88	98	94	125	90	109	95	76	1,018
Kittitas	30	26	26	39	49	44	42	74	38	61	44	37	510
Jefferson	23	25	27	27	30	43	36	39	39	44	34	37	404
Okanogan	8	13	20	24	20	31	23	36	22	24	23	15	259
Whatcom	118	128	186	163	201	271	224	262	216	242	192	197	2,400
Clark	38	17	38	30	47	31	53	57	30	41	59	36	477
Pacific	15	12	28	23	19	26	14	35	23	20	28	20	263
Ferry	2	2	2	2	3	0	2	1	0	3	1	4	22
Clallam	16	27	31	22	39	37	34	43	37	29	33	42	390
Other	41	57	75	111	74	78	74	75	68	79	63	44	839
TOTAL	3,469	3,846	5,044	5,177	6,027	6,214	6,098	6,612	5,535	6,000	5,333	5,267	64,622



CLOSED SALES -DOLLAR VOLUME 2012, SFH + Condos (combined)

	Units	Avg Price	\$ Vol
King	27,254	405,610	\$11,054,494,940
Snoh	10,631	265,920	\$2,826,995,520
Pierce	9,587	216,286	\$2,073,533,882
Kitsap	2,855	286,887	\$819,062,385
Mason	677	175,061	\$118,516,297
Skagit	1,265	241,993	\$306,121,145
GraysHrb	698	123,713	\$86,351,674
Lewis	600	151,227	\$90,736,200
Cowlitz	773	145,022	\$112,102,006
Grant	566	165,439	\$93,638,474
Thurston	2,911	229,421	\$667,844,531
San Juan	223	486,657	\$108,524,511
Island	1,018	292,211	\$297,470,798
Kittitas	510	250,804	\$127,910,040
Jefferson	404	264,250	\$106,757,000
Okanogan	259	189,722	\$49,137,998
Whatcom	2,400	271,747	\$652,192,800
Clark	477	218,357	\$104,156,289
Pacific	263	118,375	\$31,132,625
Ferry	22	120,865	\$2,659,030
Clallam	390	199,693	\$77,880,270
Other	839	197,980	\$166,105,220
TOTAL	64,622	309,079	\$19,973,303,138
2011	56,290	296,732	\$16,703,044,280

Total sales volume 2012 = \$19,973,303,138

Total sales volume 2011 = \$16,703,044,280

% change, 2012 vs 2011 19.58%

SUMMARY OF CONDOMINIUM SALES 2012

SP=\$1+)

	# Units	% of total	Median	Average	Low	High	\$ value
King	5,715	64.03%	\$199,950	\$272,001	\$12,500	\$4,250,000	\$1,554,485,715
Sno	1,670	18.71%	\$146,100	\$167,679	\$2,500	\$1,222,500	\$280,023,930
Pierce	621	6.96%	\$125,000	\$159,879	\$1,900	\$1,005,000	\$99,284,859
Kitsap	163	1.83%	\$210,500	\$209,569	\$30,900	\$725,000	\$34,159,747
Mason	0	0.00%	\$0	\$0	\$0	\$0	\$0
Skagit	61	0.68%	\$165,000	\$186,184	\$5,400	\$460,000	\$11,357,224
Grays Hrb	31	0.35%	\$105,500	\$127,523	\$1,800	\$400,000	\$3,953,213
Lewis	4	0.04%	\$126,500	\$135,500	\$10,900	\$151,000	\$542,000
Cowlitz	14	0.16%	\$140,950	\$139,244	\$88,300	\$198,000	\$1,949,416
Grant	10	0.11%	\$137,975	\$158,259	\$99,900	\$344,500	\$1,582,590
Thurston	78	0.87%	\$111,000	\$130,015	\$28,100	\$450,000	\$10,141,170
San Juan	11	0.12%	\$210,000	\$230,091	\$50,000	\$509,000	\$2,531,001
Island	37	0.41%	\$130,000	\$144,888	\$53,100	\$285,000	\$5,360,856
Kittitas	28	0.31%	\$140,250	\$145,982	\$5,100	\$230,000	\$4,087,496
Jefferson	26	0.29%	\$149,000	\$167,093	\$8,200	\$349,000	\$4,344,418
Okanogan	5	0.06%	\$215,000	\$234,260	\$194,300	\$328,000	\$1,171,300
Whatcom	328	3.68%	\$178,250	\$202,048	\$3,500	\$895,000	\$66,271,744
Clark	30	0.34%	\$100,000	\$110,964	\$30,000	\$275,000	\$3,328,920
Pacific	16	0.18%	\$162,500	\$138,806	\$23,000	\$245,000	\$2,220,896
Ferry	0	0.00%	\$0	\$0	\$0	\$0	\$0
Clallam	9	0.10%	\$95,000	\$124,711	\$56,000	\$377,056	\$1,122,399
Out of Area	68	0.76%	\$204,900	\$214,126	\$62,000	\$350,000	\$14,560,568
TOTAL	8,925	100.00%	\$175,200	\$235,572	\$12,500	\$4,250,000	\$2,102,480,100

Data from Dec. Area Statistics Report and online surveys; excludes boat moorage slips & storage garages.

Condo sales by # of bedrooms

	2 or fewer	3	4	5+	All
# units	6,858	1,849	185	8	8,900
Avg price	\$229,360	\$244,386	\$276,600	\$1,102,625	\$235,572
Median \$	\$165,000	\$199,950	\$234,950	\$345,000	\$175,200
Lowest	\$12,500	\$28,000	\$75,000	\$187,000	\$12,500
Highest	\$4,250,000	\$4,000,000	\$1,075,500	\$3,500,000	\$4,250,000

77% of all condos sold during 2012 had 2 or fewer bedrooms

SUMMARY OF CONDOMINIUM SALES IN KING COUNTY 2012

SP=\$1+; Areas = map areas +King Co)

	# Units	% of total	Median	Average	Low	High	\$ value
SW King	502	8.78%	\$81,500	\$104,382	\$19,000	\$875,000	\$52,399,764
SE King	600	10.50%	\$100,000	\$111,767	\$12,500	\$785,000	\$67,060,200
Seattle	2,146	37.55%	\$250,000	\$338,956	\$29,900	\$4,250,000	\$727,399,576
N King	180	3.15%	\$126,700	\$155,845	\$33,500	\$560,000	\$28,052,100
Eastside	2,300	40.24%	\$220,300	\$291,098	\$23,500	\$3,990,000	\$669,525,400
Vashon	4	0.07%	\$179,550	\$191,025	\$160,000	\$24,500	\$764,100
Total*	5,715	100.30%	\$199,950	\$272,001	\$12,500	\$4,250,000	\$1,554,485,715

Sub-area figures are from Area Market Survey
Totals are from Dec. Area Statistics Report

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

HIGH END PROPERTY SALES, BY COUNTY, 2012							
SFH	MLS Map Area	Description	SFH, Sales Price = \$1 mil +	Condos	MLS Map Area	Description	Condomniums, \$500,000-plus
King Co	100, 110, 120, 130	SW King Co	12	King Co	100, 110, 120, 130	SW King Co	1
	300, 310, 320, 330, 340, 350, 360	SE King Co	3		300, 310, 320, 330, 340, 350, 360	SE King Co	2
	140, 380, 385, 390, 700, 701, 705, 710	Seattle	293		140, 380, 385, 390, 700, 701, 705, 710	Seattle	303
	715, 720, 610	North King Co	15		715, 720	North King Co	4
	500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)	621		500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co)	245
	800	Vashon	1		800	Vashon	0
		TOTAL - King Co	945			TOTAL - King Co	555
		Snoh	34			Snohomish	29
		Pierce	22			Pierce	23
		Kitsap	55			Kitsap	4
		Mason	0			Mason	0
		Skagit	6			Skagit	0
		Grays Harbor	0			Grays Harbor	0
		Lewis	0			Lewis	0
		Cowlitz	0			Cowlitz	0
		Grant	0			Grant	0
		Thurston	1			Thurston	0
		San Juan	11			San Juan	1
		Island	19			Island	0
		Kittitas	8			Kittitas	0
		Jefferson	3			Jefferson	0
		Okanogan	0			Okanogan	0
		Whatcom	7			Whatcom	10
		Clark	3			Clark	0
		Pacific	0			Pacific	0
		Ferry	0			Ferry	0
		Clallam	0			Clallam	0
		Out of area	2			Out of area	1
		TOTAL - 21 Counties*	1,116			TOTAL - 21 Counties*	623

Of 1,116 million-dollar-plus sales of SFH, Map Area 520 (Bellevue/West of 405) had highest volume with 202.

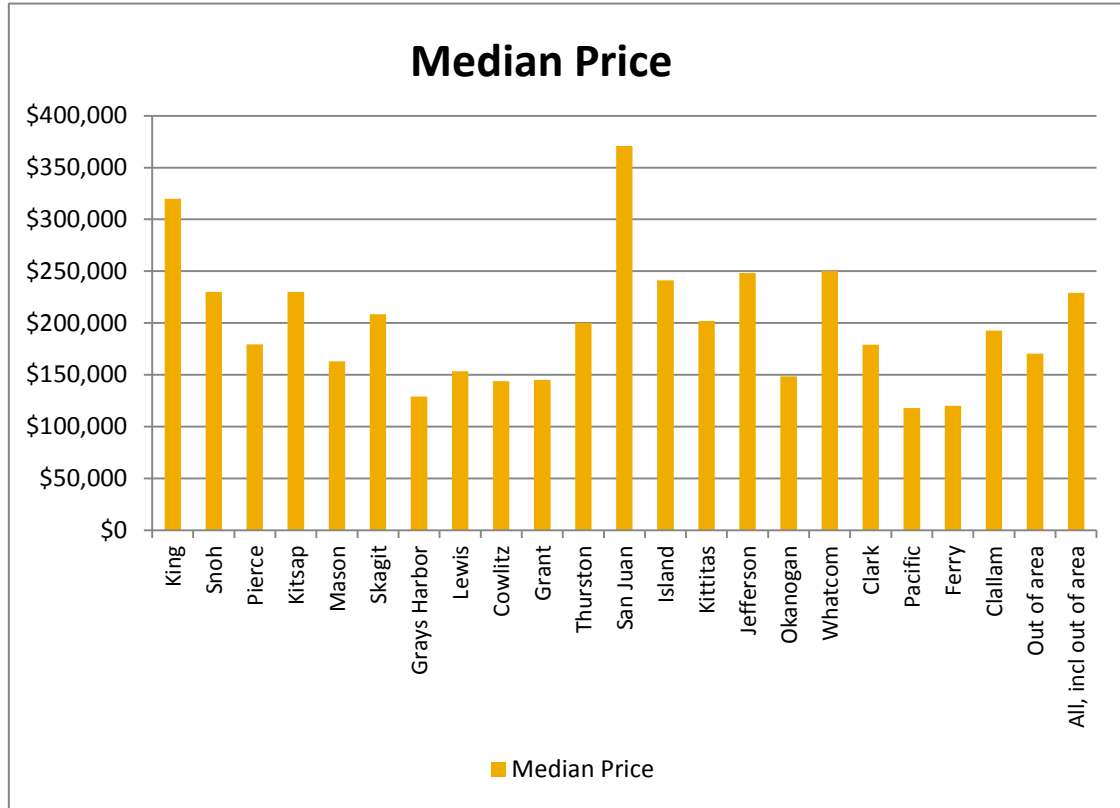
Other leaders of million dollar-plus sales of single family homes were area 390-Central Seattle with 129, area 510-Mercer Island with 106, area 560-Kirkland/Bridle Trails with 78 sales, and area 500-Eastside South of I-90 with 75.

Among high-end condo sales (\$500,000-plus), there were 170 sales in area 701 (Belltown/downtown Seattle), followed by 158 sales in area 520 (Bellevue west of I-405), 72 sales in area 560-Kirkland/Bridle Trails, and 69 sales in area 390-Central Seattle. The high-end condo sales included 138 units that sold for \$1 million or more, topped by a penthouse in downtown Seattle that sold for \$4.25 million. A home on Mercer Island sold for \$21,625,000 to top the list for single family home sales.

COMPARISON OF PRICES FOR 3 BEDROOM HOMES BY COUNTY

Single Family Homes only (excl. condo)

	Median Price	# Units
King	\$320,000	9,113
Snoh	\$230,000	4,400
Pierce	\$179,500	4,670
Kitsap	\$229,900	1,602
Mason	\$163,000	370
Skagit	\$208,530	710
Grays Harbor	\$129,000	345
Lewis	\$153,450	336
Cowlitz	\$144,000	443
Grant	\$145,168	330
Thurston	\$200,000	1,642
San Juan	\$370,750	100
Island	\$241,000	527
Kittitas	\$201,795	266
Jefferson	\$248,400	182
Okanogan	\$148,600	109
Whatcom	\$250,000	1,181
Clark	\$179,000	217
Pacific	\$117,900	93
Ferry	\$120,000	10
Clallam	\$192,750	190
Out of area	\$170,500	368
All, incl out of area	\$229,000	27,204



from online Area Market Surveys & Stat Generator of 21 counties in NWMLS service area.

Comparison of Average Prices, Puget Sound (Wash.) Area Since 1990 (charts revised 1/11/13)

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
2008	\$481,242	\$355,628	\$284,277
2009	\$425,319	\$311,018	\$250,232
2010	\$430,409	\$292,556	\$241,429
2011	\$392,185	\$255,364	\$213,466
2012	\$405,610	\$265,920	\$216,286
% change since 2000	40.91%	25.38%	24.99%

% Change, year over year			
YEAR	King	Snohomish	Pierce
1989 (base)	\$134,567	\$117,640	\$109,901
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%
2008	-3.34%	-7.15%	-8.69%
2009	-11.62%	-12.54%	-11.98%
2010	1.20%	-5.94%	-3.52%
2011	-8.88%	-12.71%	-11.58%
2012	3.42%	4.13%	1.32%

Notes:

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

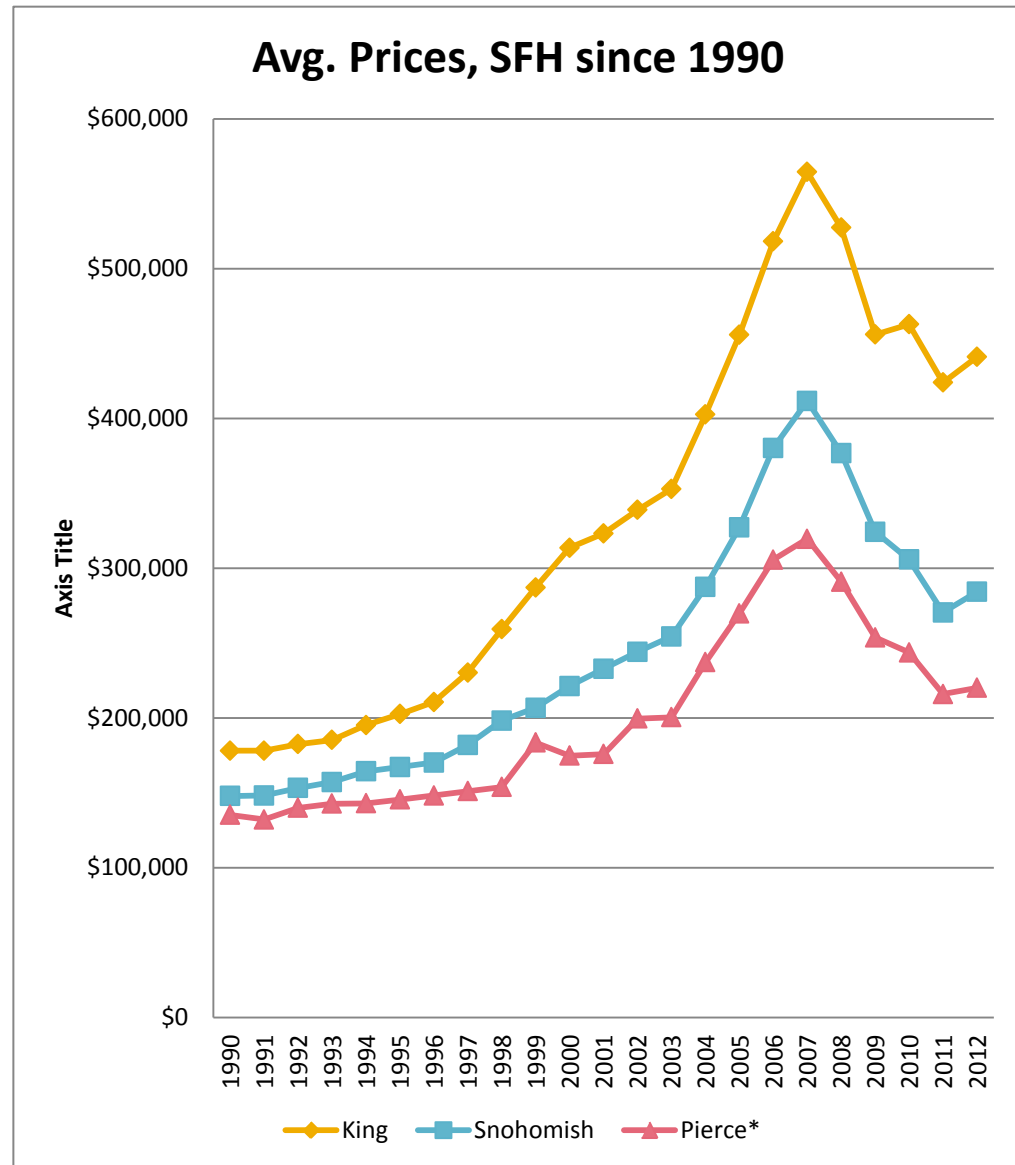
** figures from Dec. 1990 report

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).

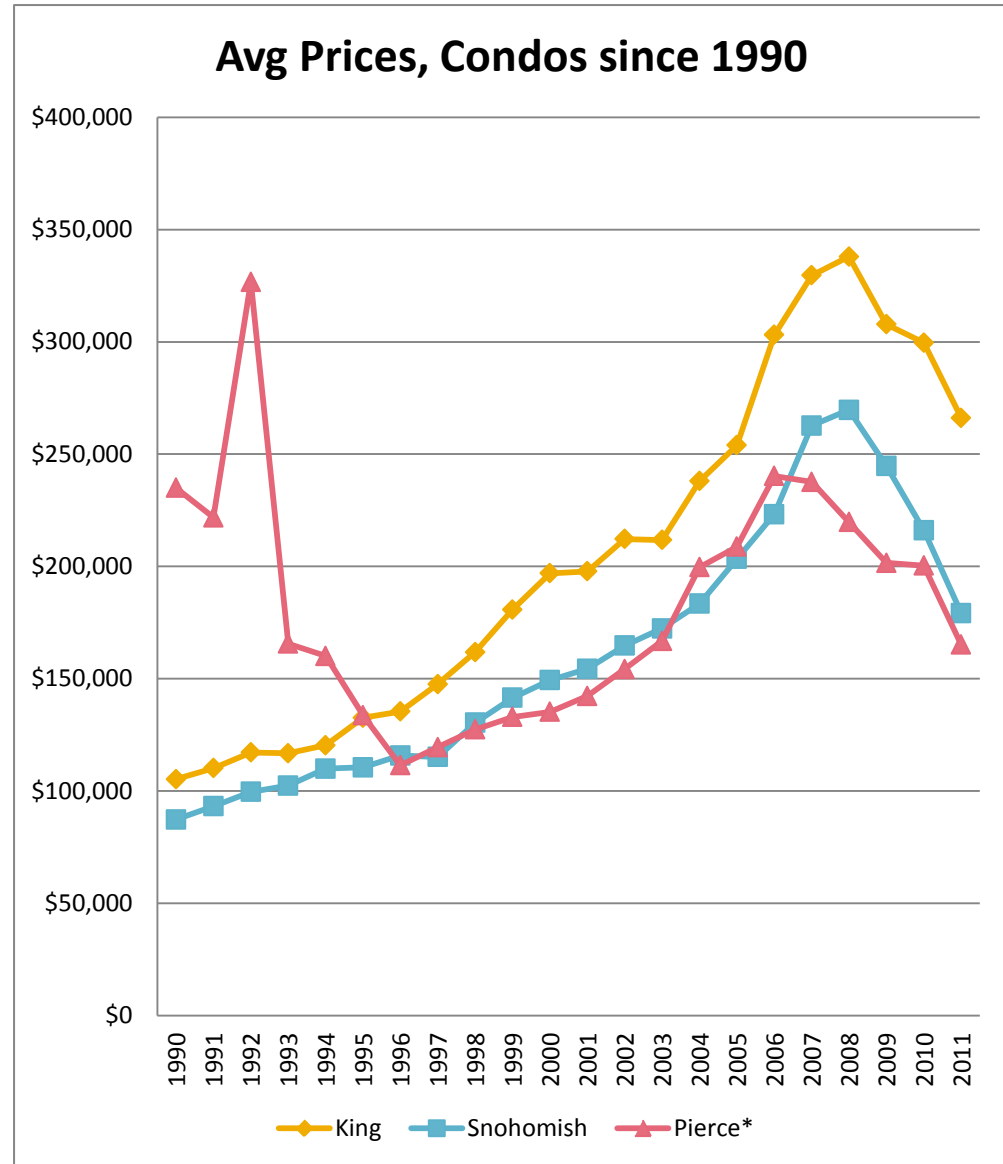
Average Prices - Closed Sales

Residential/Single Family only

	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
2008	\$527,322	\$376,821	\$290,939
2009	\$455,950	\$324,294	\$253,771
2010	\$462,809	\$305,792	\$243,793
2011	\$423,951	\$270,504	\$216,019
2012	\$441,059	\$284,228	\$220,193



Condominiums only			
	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
2008	\$337,938	\$269,668	\$219,773
2009	\$307,827	\$244,751	\$201,608
2010	\$299,580	\$216,111	\$200,396
2011	\$266,107	\$179,212	\$165,160
2012	\$272,001	\$167,679	\$159,879



COMPARISON OF MEDIAN PRICES, SINGLE FAMILY HOMES, SINCE 2003

County	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	% chg since 2003	% chg vs 2011
King	\$292,430	\$324,000	\$374,000	\$425,000	\$455,000	\$429,950	\$380,000	\$375,000	\$340,000	\$365,000	24.82%	7.35%
Snoh	\$230,950	\$250,000	\$297,000	\$345,369	\$371,000	\$345,000	\$299,950	\$275,000	\$243,000	\$260,000	12.58%	7.00%
Pierce	\$178,500	\$199,000	\$239,500	\$270,000	\$281,400	\$258,000	\$229,160	\$219,950	\$194,000	\$195,000	9.24%	0.52%
Kitsap	\$184,000	\$206,500	\$250,000	\$275,000	\$290,342	\$265,000	\$244,499	\$240,000	\$235,000	\$233,000	26.63%	-0.85%
Mason	\$126,000	\$138,100	\$169,900	\$191,700	\$206,250	\$191,950	\$164,400	\$165,000	\$145,000	\$154,900	22.94%	6.83%
Skagit	\$175,000	\$191,200	\$229,900	\$260,000	\$270,000	\$262,953	\$232,000	\$223,000	\$202,750	\$207,385	18.51%	2.29%
Grays Harbor	\$99,900	\$104,000	\$128,350	\$148,000	\$165,000	\$151,000	\$135,000	\$135,000	\$120,000	\$115,000	15.12%	-4.17%
Lewis	\$115,000	\$124,500	\$142,500	\$170,000	\$197,000	\$186,500	\$160,000	\$154,301	\$139,900	\$145,000	26.09%	3.65%
Cowlitz	\$118,000	\$125,000	\$149,200	\$174,500	\$186,450	\$181,500	\$166,000	\$155,000	\$139,450	\$137,000	16.10%	-1.76%
Grant	\$99,950	\$105,000	\$113,920	\$133,540	\$154,500	\$159,000	\$155,000	\$160,000	\$154,080	\$154,950	55.03%	0.56%
Thurston	\$166,970	\$184,900	\$227,950	\$252,200	\$265,000	\$265,000	\$239,635	\$229,995	\$219,500	\$218,000	30.56%	-0.68%
San Juan	\$315,000	\$405,000	\$465,000	\$539,500	\$563,250	\$510,000	\$443,500	\$422,500	\$405,000	\$362,500	15.08%	-10.49%
Island	\$190,000	\$215,900	\$253,000	\$300,000	\$305,000	\$285,000	\$262,523	\$259,950	\$249,900	\$250,000	31.58%	0.04%
Kittitas	\$159,000	\$174,000	\$200,800	\$248,000	\$260,000	\$235,000	\$216,650	\$214,000	\$188,500	\$199,000	25.16%	5.57%
Jefferson		\$245,000	\$288,000	\$326,250	\$328,500	\$299,000	\$269,000	\$265,000	\$238,000	\$240,000	n/a	0.84%
Okanogan		\$123,750	\$124,250	\$143,000	\$162,950	\$170,000	\$159,000	\$169,000	\$160,000	\$154,950	n/a	-3.16%
Whatcom		\$224,900	\$267,000	\$282,250	\$290,000	\$278,000	\$259,000	\$250,000	\$241,500	\$250,000	n/a	3.52%
Clark				\$269,900	\$275,000	\$255,000	\$217,000	\$210,000	\$190,000	\$189,000	n/a	-0.53%
Pacific				\$159,000	\$180,000	\$165,000	\$150,000	\$127,950	\$120,000	\$105,000	n/a	-12.50%
Ferry							\$158,225	\$140,000	\$155,000	\$111,000	n/a	-28.39%
Clallam							\$185,000	\$210,000	\$185,000	\$175,000	n/a	-5.41%
Out of Area	\$180,000		\$221,200	\$239,000	\$195,000	\$188,950	\$199,999	\$175,000	\$170,000	\$167,000	-7.22%	-1.76%
TOTAL	\$226,900	\$249,500	\$285,500	\$323,000	\$342,000	\$316,000	\$280,000	\$269,950	\$243,470	\$255,000	12.38%	4.74%

COMPARISON OF SINGLE FAMILY HOME PRICES BY SCHOOL DISTRICT (20 largest in NWMLS, excl Clark)

based on Closed Sales (SFH only) from NWMLS online survey (AMS) - Jan. 1 - Dec. 31, 2012

COUNTY	DISTRICT	MEDIAN	AVERAGE	LOWEST	HIGHEST	# SOLD
King	Seattle Public Schools	\$409,000	\$471,240	\$19,500	\$6,325,000	6,306
Pierce	Tacoma School District	\$150,000	\$178,254	\$27,000	\$1,155,000	2,347
King	Kent School District	\$245,000	\$251,701	\$22,000	\$975,000	1,694
King	Lake Washington School District	\$519,700	\$566,101	\$153,000	\$3,250,000	2,393
King	Federal Way School District	\$207,750	\$227,488	\$45,000	\$1,475,000	1,162
Snoh.	Edmonds School District	\$285,000	\$324,603	\$50,000	\$2,237,500	1,486
Pierce	Puyallup School District	\$205,225	\$220,463	\$25,250	\$840,000	1,440
Snoh.	Northshore School District	\$382,000	\$406,847	\$35,000	\$3,564,000	1,803
Snoh.	Everett School District	\$255,000	\$263,946	\$15,000	\$1,175,000	1,661
King	Bellevue School District	\$590,000	\$826,574	\$151,000	\$17,500,000	1,263
King	Highline School District	\$205,950	\$245,902	\$45,000	\$2,400,000	996
King	Issaquah School District	\$512,000	\$563,429	\$83,000	\$3,603,000	1,551
Pierce	Bethel School District	\$185,000	\$189,627	\$25,000	\$625,000	1,483
Snoh.	Mukilteo School District	\$295,950	\$338,423	\$44,000	\$1,150,000	793
King	Renton School District	\$285,000	\$312,942	\$57,500	\$1,670,000	1,305
King	Auburn School District	\$224,950	\$236,003	\$30,000	\$1,237,450	939
Thurston	North Thurston Public Schools	\$215,000	\$231,371	\$30,000	\$717,000	1,101
Pierce	Clover Park School District	\$178,500	\$209,341	\$25,000	\$1,075,000	304
Snoh.	Marysville School District	\$190,500	\$207,437	\$25,500	\$1,400,000	981
Kitsap	Central Kitsap School District	\$225,000	\$237,102	\$35,000	\$885,000	587

Editors: To request other districts contact Cheri Brennan, cheri4pr@sprynet.com or 425.957-0654