

**KING COUNTY
WASHINGTON
MARCH 2008**

WITH COMPARISONS TO PAST YEARS

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Top Sellers New Single Family Homes by Units Sold Year-to-date

Rank #	SELLER	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
1	Quadrant Corp	71	\$27,363,434	\$543,453	\$178,957	\$385,400	\$158.34	11.3%
2	Norris Homes Inc	36	\$17,067,438	\$765,000	\$350,000	\$474,096	\$161.42	5.7%
3	Harbour Homes Inc	28	\$12,757,717	\$668,005	\$359,950	\$455,633	\$193.34	4.5%
4	Camwest (Various) LLC	27	\$18,326,456	\$982,000	\$328,000	\$678,758	\$225.94	4.3%
5	Shea Homes Inc	22	\$12,934,346	\$860,667	\$288,687	\$587,925	\$312.37	3.5%
6	Sound Built Homes Inc	16	\$6,714,254	\$545,211	\$337,115	\$419,641	\$167.97	2.6%
7	Charter Homes Inc	12	\$5,852,729	\$589,950	\$419,950	\$487,727	\$173.20	1.9%
8	Centex Homes	12	\$4,000,128	\$405,743	\$286,350	\$333,344		1.9%
9	Ridgeview Homes Partners LLC	11	\$7,797,920	\$774,990	\$649,990	\$708,902	\$197.76	1.8%
10	Comer Homes	11	\$7,079,483	\$989,000	\$550,981	\$643,589	\$242.38	1.8%
11	Vercello LLC	11	\$6,114,197	\$660,308	\$505,244	\$555,836		1.8%
12	D R Horton	9	\$5,058,125	\$664,822	\$432,473	\$562,014		1.4%
13	Lozier At (Various) LLC	8	\$6,262,725	\$923,132	\$709,950	\$782,841	\$233.39	1.3%
14	John F Buchan Construction Inc	7	\$6,962,350	\$1,250,000	\$842,500	\$994,621	\$300.08	1.1%
15	Cobb Construction Inc	7	\$3,977,000	\$869,000	\$370,000	\$568,143	\$296.20	1.1%
16	Cambria Homes LLC	7	\$2,597,938	\$447,348	\$332,505	\$371,134	\$184.47	1.1%
17	Magnolia Lane LLC	5	\$5,270,077	\$1,250,000	\$790,000	\$1,054,015	\$268.53	0.8%
18	Mitchell Fine Homes LLC	5	\$3,319,657	\$673,657	\$658,000	\$663,931		0.8%
19	Bennett Sherman Const LLC	5	\$3,102,679	\$899,800	\$518,800	\$620,536	\$205.19	0.8%
20	Sinclair Thimgan Homes Inc	5	\$2,831,850	\$590,000	\$538,850	\$566,370	\$216.54	0.8%
21	MJF Holdings Inc	5	\$1,880,850	\$419,950	\$338,500	\$376,170	\$139.70	0.8%
22	Northwest Exceptional Hms LLC	4	\$3,889,600	\$1,050,000	\$899,800	\$972,400		0.6%
23	Rick Burnstead Construction	4	\$3,794,900	\$1,189,950	\$830,000	\$948,725	\$264.53	0.6%
24	Bennett-sfs LLC	4	\$3,100,350	\$875,000	\$700,350	\$775,088	\$197.60	0.6%
25	Powell Builders Inc	4	\$2,640,986	\$1,180,000	\$464,500	\$660,247	\$219.90	0.6%
	Total	336	\$180,697,189	\$1,250,000	\$178,957	\$537,789		53.6%

Top Sellers of New Single Family Homes by Dollars Year-to-date

Rank \$	SELLER	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$'s
1	Quadrant Corp	71	\$27,363,434	\$543,453	\$178,957	\$385,400	\$158.34	7.0%
2	Camwest (Various) LLC	27	\$18,326,456	\$982,000	\$328,000	\$678,758	\$225.94	4.7%
3	Norris Homes Inc	36	\$17,067,438	\$765,000	\$350,000	\$474,096	\$161.42	4.4%
4	Shea Homes Inc	22	\$12,934,346	\$860,667	\$288,687	\$587,925	\$312.37	3.3%
5	Harbour Homes Inc	28	\$12,757,717	\$668,005	\$359,950	\$455,633	\$193.34	3.3%
6	Ridgeview Homes Partners LLC	11	\$7,797,920	\$774,990	\$649,990	\$708,902	\$197.76	2.0%
7	Conner Homes	11	\$7,079,483	\$989,000	\$550,981	\$643,589	\$242.38	1.8%
8	John F Buchan Construction Inc	7	\$6,962,350	\$1,250,000	\$842,500	\$994,621	\$300.08	1.8%
9	Sound Built Homes Inc	16	\$6,714,254	\$545,211	\$337,115	\$419,641	\$167.97	1.7%
10	Lozier At (Various) LLC	8	\$6,262,725	\$923,132	\$709,950	\$782,841	\$233.39	1.6%
11	Vercello LLC	11	\$6,114,197	\$660,308	\$505,244	\$555,836		1.6%
12	Charter Homes Inc	12	\$5,852,729	\$589,950	\$419,950	\$487,727	\$173.20	1.5%
13	Magnolia Lane LLC	5	\$5,270,077	\$1,250,000	\$790,000	\$1,054,015	\$268.53	1.4%
14	D R Horton	9	\$5,058,125	\$664,822	\$432,473	\$562,014		1.3%
15	Centex Homes	12	\$4,000,128	\$405,743	\$286,350	\$333,344		1.0%
16	Cobb Construction Inc	7	\$3,977,000	\$669,000	\$370,000	\$568,143	\$296.20	1.0%
17	Northwest Exceptional Hms LLC	4	\$3,889,600	\$1,050,000	\$899,800	\$972,400		1.0%
18	Rick Burnstead Construction	4	\$3,794,900	\$1,189,950	\$830,000	\$948,725	\$264.53	1.0%
19	Lochwood Lozier Custom Homes C	1	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000		0.9%
20	John Day Homes Inc	3	\$3,399,880	\$1,490,000	\$949,880	\$1,133,293	\$270.63	0.9%
21	Mitchell Fine Homes LLC	5	\$3,319,657	\$673,657	\$658,000	\$663,931		0.9%
22	Aspen Grove Homes LLC	3	\$3,294,000	\$1,335,000	\$949,000	\$1,098,000	\$281.95	0.8%
23	Bennett Sherman Const LLC	5	\$3,102,679	\$899,800	\$518,800	\$620,536	\$205.19	0.8%
24	Bennett-sfs LLC	4	\$3,100,350	\$875,000	\$700,350	\$775,088	\$197.60	0.8%
25	Sinclair Thimgan Homes Inc	5	\$2,831,850	\$590,000	\$538,850	\$566,370	\$216.54	0.7%
	Total	327	\$183,771,295	\$3,500,000	\$178,957	\$561,992	\$211.02	47.3%

Top Subdivisions by # of New Homes Sold Year-to-date

Rank #	Subdivision	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
	Short Plat/BndryLineAdj/LotLineAdj	46	\$31,233,861	\$2,280,000	\$237,950	\$678,997	\$262.77	7.3%
1	Snoqualmie Ridge	48	\$22,831,045	\$774,990	\$178,957	\$475,647	\$187.36	7.7%
2	Trilogy @ Redmond Ridge	24	\$14,399,346	\$860,667	\$288,687	\$599,973	\$310.72	3.8%
3	Issaquah Highlands	20	\$19,815,870	\$2,720,000	\$500,000	\$965,794	\$255.56	3.2%
4	Kentlake Highlands	20	\$7,039,907	\$456,108	\$311,351	\$351,995	\$170.92	3.2%
5	Fern Crest	15	\$5,725,392	\$453,641	\$328,900	\$381,693	\$170.96	2.4%
6	Tylers Creek	14	\$9,809,331	\$873,950	\$639,642	\$700,667	\$243.64	2.2%
7	Trail Run	12	\$4,000,128	\$405,743	\$286,350	\$333,344		1.9%
8	Wedgewood Lane	11	\$6,114,197	\$660,308	\$505,244	\$555,836		1.8%
9	Georgian Heights	8	\$4,681,740	\$609,950	\$538,850	\$585,218	\$192.51	1.3%
10	Burke-farrars Kirkland	7	\$7,744,950	\$1,700,000	\$860,000	\$1,106,421	\$306.53	1.1%
11	Laurelhurst	7	\$4,329,502	\$673,000	\$583,000	\$618,500	\$194.81	1.1%
12	Vista Park	7	\$4,136,299	\$664,822	\$480,000	\$590,900		1.1%
13	Ridge @ Garrison Creek	7	\$3,000,291	\$463,991	\$399,950	\$428,613		1.1%
14	Highlands @ Cedar Downs	6	\$3,024,895	\$564,895	\$470,000	\$504,149	\$145.82	1.0%
15	Hillman City	6	\$2,808,440	\$500,000	\$440,000	\$468,073	\$207.99	1.0%
16	Tuscany Woods	5	\$2,648,564	\$589,950	\$439,950	\$529,713	\$165.02	0.8%
17	Gilman Park	5	\$2,382,450	\$635,000	\$400,000	\$476,490	\$182.19	0.8%
18	Riverside Interurban Trs	5	\$2,334,265	\$505,000	\$400,000	\$466,853	\$158.60	0.8%
19	Jericho Estates	5	\$2,265,000	\$495,000	\$440,000	\$453,000		0.8%
20	Parkview	5	\$2,001,179	\$460,419	\$363,595	\$400,236		0.8%
21	Woodberry Lane	5	\$1,987,819	\$439,090	\$359,950	\$397,564	\$168.04	0.8%
22	Park Hill	4	\$5,103,900	\$2,800,000	\$744,950	\$1,275,975	\$446.57	0.6%
23	Parklane Court	4	\$3,889,600	\$1,050,000	\$899,800	\$972,400		0.6%
24	Aldarra	4	\$3,632,000	\$1,250,000	\$740,000	\$908,000	\$244.62	0.6%
25	Wynstone	4	\$3,389,900	\$889,950	\$784,950	\$847,475	\$262.14	0.6%
	TOTAL	304	\$179,829,861	\$2,800,000	\$178,957	\$591,546		48.5%

Top Subdivisions by Dollars of New Homes Sold Year-to-date

Rank \$	Subdivision	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$'s
	Short Plat/BndryLineAdj/LotLineAdj	46	\$31,233,851	\$2,280,000	\$237,950	\$678,997	\$262.77	6.2%
1	Snoqualmie Ridge	48	\$22,831,045	\$774,990	\$178,957	\$475,647	\$187.36	5.9%
2	Issaquah Highlands	20	\$19,315,870	\$2,720,000	\$500,000	\$965,794	\$255.56	5.0%
3	Trilogy @ Redmond Ridge	24	\$14,899,346	\$860,667	\$288,687	\$599,973	\$310.72	3.7%
4	Tylers Creek	14	\$9,809,331	\$873,950	\$639,642	\$700,667	\$243.64	2.5%
5	Burke-farrars Kirkland	7	\$7,744,950	\$1,700,000	\$860,000	\$1,106,421	\$306.53	2.0%
6	Kentlake Highlands	20	\$7,039,907	\$456,108	\$311,351	\$351,995	\$170.92	1.8%
7	Wedgewood Lane	11	\$6,114,197	\$660,308	\$505,244	\$555,836		1.6%
8	Fern Crest	15	\$5,725,392	\$453,641	\$328,900	\$381,693	\$170.96	1.5%
9	Park Hill	4	\$5,103,900	\$2,800,000	\$744,950	\$1,275,975	\$446.57	1.3%
10	Georgian Heights	8	\$4,681,740	\$609,950	\$538,850	\$585,218	\$192.51	1.2%
11	Laurelhurst	7	\$4,329,502	\$673,000	\$583,000	\$618,500	\$194.81	1.1%
12	Vista Park	7	\$4,136,299	\$664,822	\$480,000	\$590,900		1.1%
13	Trail Run	12	\$4,000,128	\$405,743	\$286,350	\$333,344		1.0%
14	Parklane Court	4	\$3,889,600	\$1,050,000	\$899,800	\$972,400		1.0%
15	Aldarra	4	\$3,632,000	\$1,250,000	\$740,000	\$908,000	\$244.62	0.9%
16	Kenwood Park	1	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000		0.9%
17	Wynstone	4	\$3,389,900	\$889,950	\$784,950	\$847,475	\$262.14	0.9%
18	Northstar	4	\$3,258,082	\$923,182	\$755,000	\$814,521	\$242.28	0.8%
19	Talus	3	\$3,245,450	\$1,189,950	\$989,000	\$1,081,817	\$245.10	0.8%
20	Highlands @ Cedar Downs	6	\$3,024,895	\$564,895	\$470,000	\$504,149	\$145.82	0.8%
21	Ridge @ Garrison Creek	7	\$3,000,291	\$463,991	\$399,950	\$428,613		0.8%
22	Reserve @ Newcastle	2	\$2,980,000	\$1,600,000	\$1,380,000	\$1,490,000	\$342.43	0.8%
23	Hillman City	6	\$2,808,440	\$500,000	\$440,000	\$468,073	\$207.99	0.7%
24	Helsing	2	\$2,790,000	\$1,499,900	\$1,290,100	\$1,395,000	\$402.14	0.7%
25	Rosemont @ Timberline	2	\$2,776,500	\$1,450,000	\$1,326,500	\$1,388,250	\$269.58	0.7%
	TOTAL	288	\$184,760,616	\$3,500,000	\$178,957	\$641,530		45.7%

Top Sellers of New Attached Housing by Units Sold Year-to-date

Rank #	SELLER	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
1	Washington Square One Twrs Inc	64	\$40,829,856	\$1,062,000	\$384,000	\$637,967		8.9%
2	Centex Homes	44	\$17,964,937	\$519,990	\$300,000	\$408,294	\$188.11	6.1%
3	D R Horton	20	\$5,241,219	\$426,742	\$239,978	\$262,061		2.8%
4	WCC (Various) LLC	18	\$5,715,804	\$415,000	\$184,000	\$317,545	\$455.18	2.5%
5	Western & Denny Condo LLC	15	\$4,520,758	\$392,900	\$244,900	\$301,384		2.1%
6	Howland Homes LLC	13	\$4,967,800	\$530,000	\$341,000	\$382,138	\$58.60	1.8%
7	Creative Builders Corp	12	\$4,808,600	\$430,000	\$350,000	\$400,550	\$208.59	1.7%
8	West Sylvan Partners LLC	11	\$4,138,450	\$399,950	\$354,950	\$376,228	\$252.08	1.5%
9	Quadrant Corp	11	\$2,188,437	\$203,898	\$178,957	\$198,949		1.5%
10	Belltown Dev Partners LLC	10	\$7,632,440	\$2,150,000	\$300,000	\$763,244		1.4%
11	Sound Built Townhomes LLC	10	\$3,546,127	\$417,000	\$267,950	\$354,613	\$162.24	1.4%
12	Rainier Vista Th LLC	10	\$3,386,000	\$449,800	\$212,800	\$338,600	\$252.95	1.4%
13	St Multi LLC	10	\$2,762,401	\$339,990	\$224,000	\$276,240		1.4%
14	EC (Various) LLC	9	\$2,424,873	\$313,900	\$233,900	\$269,430		1.3%
15	Western & Clay LLC	8	\$4,279,000	\$1,010,000	\$239,000	\$534,875		1.1%
16	Gmp Homes (Various) LLC	8	\$3,347,150	\$575,950	\$275,000	\$418,394		1.1%
17	Colonial Square LLC	8	\$1,565,090	\$214,000	\$184,500	\$195,636	\$176.31	1.1%
18	Fifth & Madison LLC	7	\$8,455,000	\$2,550,000	\$695,000	\$1,207,857		1.0%
19	1200 Bellevue Way LLC	7	\$5,850,000	\$930,000	\$695,000	\$835,714	\$422.44	1.0%
20	Schneider Homes 1 LLC	7	\$2,682,860	\$430,000	\$298,500	\$383,194		1.0%
21	Wick Homes LLC	7	\$2,298,950	\$444,500	\$246,500	\$328,421	\$195.95	1.0%
22	Belmont Seattle LLC	7	\$2,284,630	\$409,000	\$244,500	\$326,376	\$523.43	1.0%
23	705 East Republican LLC	7	\$2,215,450	\$405,000	\$244,000	\$316,493	\$443.23	1.0%
	Verano Homeownership LLC	7	\$1,766,050	\$269,950	\$221,300	\$252,293		1.0%
25	Lea LLC	7	\$1,449,250	\$245,990	\$184,990	\$207,036	\$156.05	1.0%
	TOTAL	337	\$146,318,627	\$2,550,000	\$178,957	\$434,180		46.9%

Top Sellers of New Attached Housing by Dollars Year-to-date

Rank \$	SELLER	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$'s
1	Washington Square One Twrs Inc	64	\$40,829,856	\$1,062,000	\$384,000	\$637,967		13.6%
2	Centex Homes	44	\$17,964,937	\$519,990	\$300,000	\$408,294	\$188.11	6.0%
3	Fifth & Madison LLC	7	\$8,455,000	\$2,550,000	\$695,000	\$1,207,857		2.8%
4	Belltown Dev Partners LLC	10	\$7,632,440	\$2,150,000	\$300,000	\$763,244		2.5%
5	1200 Bellevue Way LLC	7	\$5,850,000	\$930,000	\$695,000	\$835,714	\$422.44	2.0%
6	WCC (Various) LLC	18	\$5,715,804	\$415,000	\$184,000	\$317,545	\$455.18	1.9%
7	D R Horton	20	\$5,241,219	\$426,742	\$239,978	\$262,061		1.7%
8	Howland Homes LLC	13	\$4,967,800	\$530,000	\$341,000	\$382,138	\$58.60	1.7%
9	Creative Builders Corp	12	\$4,806,600	\$430,000	\$350,000	\$400,550	\$208.59	1.6%
10	Opus Northwest LLC	1	\$4,627,415	\$4,627,415	\$4,627,415	\$4,627,415	\$121.59	1.5%
11	Western & Denny Condo LLC	15	\$4,520,753	\$392,900	\$244,900	\$301,384		1.5%
12	Western & Clay LLC	8	\$4,279,000	\$1,010,000	\$239,000	\$534,875		1.4%
13	West Sylvan Partners LLC	11	\$4,138,450	\$399,950	\$354,950	\$376,223	\$252.08	1.4%
14	Sound Built Townhomes LLC	10	\$3,546,127	\$417,000	\$267,950	\$354,613	\$162.24	1.2%
15	Rainier Vista Th LLC	10	\$3,386,000	\$449,800	\$212,800	\$338,600	\$252.95	1.1%
16	Gmp Homes (Various) LLC	8	\$3,347,150	\$575,950	\$275,000	\$418,394		1.1%
17	Bellagio Condominiums LLC	3	\$2,841,110	\$1,508,110	\$548,000	\$947,037	\$529.65	0.9%
18	St Multi LLC	10	\$2,762,401	\$339,990	\$224,000	\$276,240		0.9%
19	Schneider Homes 1 LLC	7	\$2,682,360	\$430,000	\$298,500	\$383,194		0.9%
20	EC (Various) LLC	9	\$2,424,873	\$313,900	\$233,900	\$269,430		0.8%
21	Wick Homes LLC	7	\$2,298,950	\$444,500	\$246,500	\$328,421	\$195.95	0.8%
22	Belmont Seattle LLC	7	\$2,284,630	\$409,000	\$244,500	\$326,376	\$523.43	0.8%
23	Molitor Gerald F & Carol A	1	\$2,218,000	\$2,218,000	\$2,218,000	\$2,218,000	\$574.61	0.7%
24	705 East Republican LLC	7	\$2,215,450	\$405,000	\$244,000	\$316,493	\$443.23	0.7%
25	Tantulus Dev LLC	4	\$2,208,000	\$569,000	\$535,000	\$552,000	\$175.08	0.7%
	TOTAL	313	\$151,244,325	\$4,627,415	\$184,000	\$483,209		50.5%

Top New Attached Housing Units Sold Year-to-date

Rank #	Condominium/Project	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
1	Washington Square One Towers	64	\$40,829,856	\$1,062,000	\$384,000	\$637,967		8.9%
2	East Pointe Condo	24	\$8,465,338	\$432,000	\$300,000	\$352,722	\$181.72	3.3%
3	Woodridge @ North Creek Condo	20	\$9,499,599	\$519,990	\$415,774	\$474,980	\$193.55	2.8%
4	Issaquah Highlands Vista Park	20	\$5,241,219	\$426,742	\$239,978	\$262,061		2.8%
5	Gilman Park	16	\$7,052,935	\$493,000	\$389,000	\$440,808	\$323.49	2.2%
6	Western & Denny Condo	14	\$4,275,653	\$392,900	\$253,000	\$305,418		1.9%
7	Sylvan Ridge Twnhms	11	\$4,138,450	\$399,950	\$354,950	\$376,223	\$252.08	1.5%
8	New Rainier Vista	11	\$3,741,000	\$449,800	\$212,800	\$340,091	\$249.70	1.5%
9	Mt Si Cottages Condo	11	\$2,188,437	\$203,898	\$178,957	\$198,949		1.5%
10	Mosler Lofts Condo	10	\$7,632,440	\$2,150,000	\$300,000	\$763,244		1.4%
11	North 113th Twnhms	10	\$3,411,837	\$359,950	\$259,099	\$341,184	\$49.68	1.4%
12	Viewcrest	10	\$2,762,401	\$339,990	\$224,000	\$276,240		1.4%
13	Press Condo	9	\$3,062,300	\$380,000	\$299,950	\$340,256	\$505.04	1.3%
14	Arrington Place Condo	9	\$2,424,873	\$313,900	\$233,900	\$269,430		1.3%
15	Denny & Hoyts	8	\$3,594,800	\$600,000	\$255,950	\$449,350	\$260.52	1.1%
16	Starpoint Condo	8	\$3,347,150	\$575,950	\$275,000	\$418,394		1.1%
17	Colonial Square Condo	8	\$1,565,090	\$214,000	\$184,500	\$195,636	\$176.31	1.1%
18	Fifth & Madison Condo	7	\$8,455,000	\$2,550,000	\$695,000	\$1,207,857		1.0%
19	Bellevue Way	7	\$5,860,000	\$930,000	\$695,000	\$835,714	\$422.44	1.0%
20	Parc-belltown South Tower Bldg	7	\$3,730,000	\$1,010,000	\$239,000	\$532,857		1.0%
21	Gilmans	7	\$3,419,500	\$610,000	\$350,000	\$488,500	\$278.65	1.0%
22	Village @ Miller Creek Condo	7	\$2,682,360	\$430,000	\$298,500	\$383,194		1.0%
23	Vista Heights @ Lakeland Condo	7	\$2,590,367	\$417,000	\$311,960	\$370,052	\$169.65	1.0%
24	Belmont Lofts Condo Condo	7	\$2,284,630	\$409,000	\$244,500	\$326,376	\$523.43	1.0%
25	Vertigo Condo	7	\$2,215,450	\$405,000	\$244,000	\$316,493	\$443.23	1.0%
	TOTAL	319	\$144,460,885	\$2,550,000	\$178,957	\$452,855		44.4%
	Unknown - Data Unavailable	0	\$0	-	-	-	-	-

Top New Attached Housing by Dollars Sold Year-to-date

Rank \$	SELLER	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$'s
1	Washington Square One Twrs Inc	64	\$40,829,856	\$1,062,000	\$384,000	\$637,967		13.6%
2	Centex Homes	44	\$17,964,937	\$519,990	\$300,000	\$408,294	\$188.11	6.0%
3	Fifth & Madison LLC	7	\$8,455,000	\$2,550,000	\$695,000	\$1,207,857		2.8%
4	Belltown Dev Partners LLC	10	\$7,632,440	\$2,150,000	\$300,000	\$763,244		2.5%
5	1200 Bellevue Way LLC	7	\$5,850,000	\$930,000	\$695,000	\$835,714	\$422.44	2.0%
6	WCC (Various) LLC	18	\$5,715,804	\$415,000	\$184,000	\$317,545	\$455.18	1.9%
7	D R Horton	20	\$5,241,219	\$426,742	\$239,978	\$262,061		1.7%
8	Howland Homes LLC	13	\$4,967,800	\$530,000	\$341,000	\$382,138	\$58.60	1.7%
9	Creative Builders Corp	12	\$4,806,600	\$430,000	\$350,000	\$400,550	\$208.59	1.6%
10	Opus Northwest LLC	1	\$4,627,415	\$4,627,415	\$4,627,415	\$4,627,415	\$121.59	1.5%
11	Western & Denny Condo LLC	15	\$4,520,753	\$392,900	\$244,900	\$301,384		1.5%
12	Western & Clay LLC	8	\$4,279,000	\$1,010,000	\$239,000	\$534,875		1.4%
13	West Sylvan Partners LLC	11	\$4,138,450	\$399,950	\$354,950	\$376,223	\$252.08	1.4%
14	Sound Built Townhomes LLC	10	\$3,546,127	\$417,000	\$267,950	\$354,613	\$162.24	1.2%
15	Rainier Vista Th LLC	10	\$3,386,000	\$449,800	\$212,800	\$338,600	\$252.95	1.1%
16	Gmp Homes (Various) LLC	8	\$3,347,150	\$575,950	\$275,000	\$418,394		1.1%
17	Bellagio Condominiums LLC	3	\$2,841,110	\$1,508,110	\$548,000	\$947,037	\$529.65	0.9%
18	St Multi LLC	10	\$2,762,401	\$339,990	\$224,000	\$276,240		0.9%
19	Schneider Homes 1 LLC	7	\$2,682,360	\$430,000	\$298,500	\$383,194		0.9%
20	EC (Various) LLC	9	\$2,424,873	\$313,900	\$233,900	\$269,430		0.8%
21	Wick Homes LLC	7	\$2,298,950	\$444,500	\$246,500	\$328,421	\$195.95	0.8%
22	Belmont Seattle LLC	7	\$2,284,630	\$409,000	\$244,500	\$326,376	\$523.43	0.8%
23	Molitor Gerald F & Carol A	1	\$2,218,000	\$2,218,000	\$2,218,000	\$2,218,000	\$574.61	0.7%
24	705 East Republican LLC	7	\$2,215,450	\$405,000	\$244,000	\$316,493	\$443.23	0.7%
25	Tantalus Dev LLC	4	\$2,208,000	\$569,000	\$535,000	\$552,000	\$175.08	0.7%
	TOTAL	313	\$151,244,325	\$4,627,415	\$184,000	\$483,209		50.5%

Top Attached Housing (Existing/New) Units Sold Year-to-date

Rank #	Condominium/Project	Year Built	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$'s
1	Washington Square One Twrs Inc	2007	64	\$40,829,856	\$1,062,000	\$384,000	\$637,967		3.5%
2	Centex Homes	2007	44	\$17,964,937	\$519,990	\$300,000	\$408,294	\$188.11	2.4%
3	D R Horton		20	\$5,241,219	\$426,742	\$239,978	\$262,061		1.1%
4	WCC (Various) LLC	2001	18	\$5,715,804	\$415,000	\$184,000	\$317,545	\$455.18	1.0%
5	Western & Denny Condo LLC	2006	15	\$4,520,753	\$392,900	\$244,900	\$301,384		0.8%
6	Howland Homes LLC	2007	13	\$4,967,800	\$530,000	\$341,000	\$382,138	\$58.60	0.7%
7	Creative Builders Corp	2007	12	\$4,806,600	\$430,000	\$350,000	\$400,550	\$208.59	0.7%
8	West Sylvan Partners LLC	2007	11	\$4,138,450	\$399,950	\$354,950	\$376,223	\$252.08	0.6%
9	Quadrant Corp		11	\$2,188,437	\$203,898	\$178,957	\$198,949		0.6%
10	Belltown Dev Partners LLC		10	\$7,632,440	\$2,150,000	\$300,000	\$763,244		0.5%
11	Sound Built Townhomes LLC	2007	10	\$3,546,127	\$417,000	\$267,950	\$354,613	\$162.24	0.5%
12	Rainier Vista Th LLC	2007	10	\$3,386,000	\$449,800	\$212,800	\$338,600	\$252.95	0.5%
13	St Multi LLC		10	\$2,762,401	\$339,990	\$224,000	\$276,240		0.5%
14	EC (Various) LLC		9	\$2,424,873	\$313,900	\$233,900	\$269,430		0.5%
15	Western & Clay LLC		8	\$4,279,000	\$1,010,000	\$239,000	\$534,875		0.4%
16	Gmp Homes (Various) LLC		8	\$3,347,150	\$575,950	\$275,000	\$418,394		0.4%
17	Colonial Square LLC	1982	8	\$1,565,090	\$214,000	\$184,500	\$195,636	\$176.31	0.4%
18	Fifth & Madison LLC		7	\$8,455,000	\$2,650,000	\$695,000	\$1,207,857		0.4%
19	1200 Bellevue Way LLC	2007	7	\$5,850,000	\$930,000	\$695,000	\$835,714	\$422.44	0.4%
20	Schneider Homes 1 LLC		7	\$2,682,360	\$430,000	\$298,500	\$383,194		0.4%
21	Wick Homes LLC	2007	7	\$2,298,950	\$444,500	\$246,500	\$328,421	\$195.95	0.4%
22	Belmont Seattle LLC	1989	7	\$2,284,630	\$409,000	\$244,500	\$326,376	\$523.43	0.4%
23	705 East Republican LLC	1963	7	\$2,215,450	\$405,000	\$244,000	\$316,493	\$443.23	0.4%
24	Verano Homeownership LLC	1985	7	\$1,766,050	\$269,950	\$221,300	\$252,293		0.4%
25	Lea LLC	1992	7	\$1,449,250	\$245,990	\$184,990	\$207,036	\$156.05	0.4%
26	Tnt LLC	2007	6	\$2,154,500	\$379,500	\$350,000	\$359,083	\$264.17	0.3%
27	Westwater Associates LLC		6	\$1,702,450	\$364,950	\$236,900	\$283,742		0.3%
28	Cambria Hills LLC	1997	6	\$1,277,581	\$256,950	\$185,950	\$212,930	\$266.02	0.3%
29	Mosaic Usa Kent	1991	6	\$1,184,000	\$209,900	\$187,500	\$197,333	\$188.36	0.3%
30	Bitter Lake Dev LLC	1985	5	\$2,054,400	\$493,000	\$289,000	\$410,880	\$532.47	0.3%
	TOTAL		366	\$154,691,558	\$2,550,000	\$178,957	\$422,655	\$273.42	20.1%

Top Attached Housing (Existing/New) by Dollars Sold Year-to-date

Rank \$	Condominium/Project	Year Built	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$'s
1	Washington Square One Towers	2007	67	\$42,268,856	\$1,062,000	\$384,000	\$630,878		6.3%
2	Gilman Park	2007	22	\$9,526,185	\$493,000	\$340,000	\$433,008	\$311.34	1.4%
3	Woodridge @ North Creek Condo	2007	20	\$9,499,599	\$519,990	\$415,774	\$474,980	\$193.55	1.4%
4	Fifth & Madison Condo		9	\$9,380,900	\$2,550,000	\$399,900	\$1,042,322		1.4%
5	East Pointe Condo	2006	24	\$8,465,838	\$432,000	\$300,000	\$352,722	\$181.72	1.3%
6	Mosler Lofts Condo		12	\$8,374,940	\$2,150,000	\$250,000	\$697,912		1.2%
7	Bellevue Way	2007	7	\$5,850,000	\$930,000	\$695,000	\$835,714	\$422.44	0.9%
8	Laurelon Terrace Condo	1949	21	\$5,516,000	\$310,000	\$228,000	\$262,667	\$340.17	0.8%
9	Denny & Hoyts	2007	12	\$5,434,750	\$600,000	\$255,950	\$452,896	\$294.71	0.8%
10	Meridian Condo	2002	6	\$5,383,500	\$2,075,000	\$365,000	\$897,250	\$632.69	0.8%
11	Issaquah Highlands Vista Park		20	\$5,241,219	\$426,742	\$239,978	\$262,061		0.8%
12	Gilmans	2007	11	\$5,232,990	\$610,000	\$350,000	\$475,726	\$279.72	0.8%
13	Preston	2007	1	\$4,627,415	\$4,627,415	\$4,627,415	\$4,627,415	\$121.59	0.7%
14	Condo Residential	2006	7	\$4,582,500	\$1,475,000	\$362,000	\$654,643	\$662.15	0.7%
15	Western & Denny Condo	2006	14	\$4,275,853	\$392,900	\$253,000	\$305,418		0.6%
16	Sylvan Ridge Twnhms	2007	11	\$4,138,450	\$399,950	\$354,950	\$376,223	\$252.08	0.6%
17	Parc-belltown South Tower Bldg		8	\$4,060,000	\$1,010,000	\$239,000	\$507,500		0.6%
18	New Rainier Vista	2007	11	\$3,741,000	\$449,800	\$212,800	\$340,091	\$249.70	0.6%
19	Starpont Condo		9	\$3,647,150	\$575,950	\$275,000	\$405,239		0.5%
20	North 113th Twnhms	2007	10	\$3,411,837	\$359,950	\$259,099	\$341,184	\$49.68	0.5%
21	Vertigo Condo	1963	10	\$3,208,450	\$405,000	\$244,000	\$320,845	\$445.41	0.5%
22	Graffs Salmon Bay Ballard	2007	8	\$3,188,450	\$419,950	\$350,000	\$398,556	\$217.54	0.5%
23	One Pacific Towers Condo	1994	2	\$3,080,000	\$1,800,000	\$1,280,000	\$1,540,000	\$891.67	0.5%
24	Press Condo	2001	9	\$3,062,300	\$380,000	\$299,950	\$340,256	\$505.04	0.5%
25	One Lincoln Tower Condo	2005	2	\$3,050,000	\$1,600,000	\$1,450,000	\$1,525,000	\$893.43	0.5%
26	Bellagio on Capitol Hill Condo	2006	3	\$2,841,110	\$1,508,110	\$548,000	\$947,037	\$529.65	0.4%
27	High Point Community	2007	6	\$2,803,800	\$600,000	\$365,000	\$467,300	\$240.24	0.4%
28	Bells Francis A		1	\$2,793,250	\$2,793,250	\$2,793,250	\$2,793,250		0.4%
29	Viewcrest		10	\$2,762,401	\$339,990	\$224,000	\$276,240		0.4%
30	Village @ Miller Creek Condo		7	\$2,682,360	\$430,000	\$298,500	\$383,194		0.4%
	TOTAL		360	\$182,130,603	\$4,627,415	\$212,800	\$505,918	\$273.42	27.1%

OUTLOOK

The first quarter's sales were off by more than a third from last year. Real Estats expects this to be the level of activity for the remainder of 2008.

The ongoing turmoil in the credit markets has spread to all areas, not just subprime. Subprime mortgage losses are only part of the problem for the lender and investor world. As losses mount, underwriting will become more restrictive. We are probably close to the point where those who don't

need to borrow are the only ones who can.

Real Estats anticipates a growing residential inventory, fueled in part by more foreclosures. Those who expect a summer rally will probably be disappointed.

This is, and will continue to be, a difficult selling environment for everyone in the residential markets, even in King County.

Leonard A. Magazine
Publisher

HIGHLIGHTS

March 2008 (vs. prior month)

- Residential sales volume: up 14%
- Residential transactions: up 12%
- New home transactions: up 10%
- Existing home transactions: up 18%
- Attached units: up 2%

Year-to-date 2008 (vs. Year-to-date 2007)

- Residential sales volume: off 37% to \$2.7 billion
- Residential transactions: off 38% to 5,459
- Mobile home sales on land: off 63% to \$7 million
- Plexes (2-5 units) sales: off 52% to \$49 million
- Land sales: off 38% to \$130 million
- Commercial volume: off 34% to \$1 billion
- Average residence: \$490,786, up 2%

New Single Family Homes (vs. Year-to-date 2007)

- Average sale price: \$620,280, off 10%
- Median sale price: \$510,465, off 9%
- New homes represent 20% of volume and 18% of units recorded
- 627 sold vs. 903 last year, off 31%; volume: off 37% to \$389 million
- Average \$/SF: \$236.77, off 9% (46% of sales with data)
- Best range: \$500,001 - \$600,000 with an absorption rate of 33 per month
- Next best range: \$400,001 - \$450,000, with 30.3 monthly

Sold in 2008

HOMES
627 New
2,894 Existing
1,819 Attached

HIGHLIGHTS (continued)

Existing Homes (vs. Year-to-date 2007)

- Units sold: off 35%; volume: off 34% to \$1.6 billion
- 2,894 units sold this year vs. 4,481
- Average price up 2% to \$540,960
- Half homes (median) sold for less than \$428,000, up 1%
- Average \$/SF for homes sold at \$283.47 (all sales), off 1%
- Best range \$300,001 - \$350,000, with 126.3 monthly
- Second best absorption rate: \$350,001 - \$400,000, with 119.3 per month

Attached (vs. Year-to-date 2007) includes townhomes, row homes and commons

- Average sale price: \$369,909, up 4%
- Median sale price: \$321,500, up 2%
- 39% (718 units) of sales are new
- 1,819 sold vs. 3,171 last year, off 43%; volume: off 40% to \$673 million
- Average existing \$/SF, up 2% to \$319.06; new \$311.64, off 6%, (54% with data)
- Range with best sales, existing: \$300,001 - \$350,000, with 48 per month
- Range with best sales, new: \$300,001 - \$350,000, with 40 monthly

Acreage Sales (vs. 2007)

- 47.7 per month of existing homes sold, off 50%, average price: \$734,919, off 11%
- Median price for existing homes: \$595,000, off 6%
- 5 new single family homes sold monthly, off 48%, average price: \$909,318, off 7%
- Median price for new homes: \$805,000, up 27%
- The \$/SF for existing homes: \$285.22, off 19%; new: \$250.27, off 18% (53% of sales with data)
- Average lot sizes, for existing homes: 3.8 acres, up 15%; new: 2.6 acres, off 57%
- 13.7 acreage lots sold monthly, off 60%, avg price: \$237,403, off 26%; avg \$/acre: \$102,814, off 8%

Subdivisions (vs. 2007)

- The average lot sold for \$248,949, off 8%
- Half the lots sold for more than \$216,780 (median), up 9%
- 43 sold per month vs. 84 last year, off 49%
- Best range: \$200,001 - \$300,000, with absorption of 21 per month, up 29%
- The average lot represents 40.1% of the average priced new home; 42.5% median to median

Projections ↗

- ↗ Relative inventory decreased to 8 months, still a buyers' market. Prices will soften.
- ↗ The market will prove a challenging year for housing sales for everyone.

Four Years-to-date Compared

County Records	Jan-Mar 2005	Ch '05 vs. '04	Jan-Mar 2006	Ch '06 vs. '05	Jan-Mar 2007	Ch '07 vs. '06	Jan-Mar 2008	Ch '08 vs. '07
Existing Residences	\$2,107,092,158	23.9%	\$2,624,238,215	24.5%	\$2,375,447,964	-9.5%	\$1,565,539,017	-34.1%
# In County	5,116	7.0%	5,576	9.0%	4,481	-19.6%	2,894	-35.4%
Largest	\$8,400,000	35.5%	\$6,000,000	-28.6%	\$14,000,000	133.3%	\$15,800,000	12.9%
Average	\$411,863	15.8%	\$470,631	14.3%	\$530,116	12.6%	\$540,960	2.0%
Median	\$329,445	13.2%	\$378,992	15.0%	\$425,999	12.4%	\$428,000	0.5%
Average \$/SF	\$232.87	14.6%	\$264.81	13.7%	\$286.92	8.4%	\$283.47	-1.2%
New SF Detached	\$594,399,731	9.9%	\$614,949,668	3.5%	\$619,719,883	0.8%	\$388,915,461	-37.2%
# In County	1,339	-2.2%	1,115	-16.7%	903	-19.0%	627	-30.6%
Largest	\$2,300,000	9.8%	\$2,998,800	30.4%	\$4,500,000	50.1%	\$3,500,000	-22.2%
Average	\$443,913	12.8%	\$551,524	24.2%	\$686,290	24.4%	\$620,280	-9.6%
Median	\$285,510	12.4%	\$467,597	21.3%	\$558,453	19.4%	\$510,465	-8.6%
% Of \$ New	22.0%	-8.8%	19.0%	-13.7%	20.7%	9.0%	19.9%	-3.8%
% Of Units New	20.7%	-6.8%	16.7%	-19.7%	16.8%	0.6%	17.8%	6.2%
Attached	\$449,126,649	28.7%	\$747,643,096	66.5%	\$1,125,769,136	50.6%	\$672,864,783	-40.2%
# In County	1,831	17.1%	2,537	38.6%	3,171	25.0%	1,819	-42.6%
Average	\$245,290	9.9%	\$294,696	20.1%	\$355,020	20.6%	\$369,909	4.2%
% New	23.4%	-31.0%	27.5%	17.2%	42.5%	54.6%	39.5%	-6.9%
Mobile Homes	\$8,800,480	48.6%	\$12,739,165	44.8%	\$19,557,276	53.5%	\$7,222,295	-63.1%
# In County	49	48.5%	60	22.4%	70	16.7%	28	-60.0%
Plexes	\$95,125,203	30.7%	\$123,251,885	29.6%	\$102,142,664	-17.1%	\$49,465,894	-51.6%
# Buildings	220	10.0%	216	-1.8%	174	-19.4%	91	-47.7%
Units	593	16.3%	594	0.2%	518	-12.8%	244	-52.9%
Average Unit	\$160,413	12.4%	\$207,495	29.3%	\$197,187	-5.0%	\$202,729	2.8%
Total Volume (Residential)	\$3,245,743,741	21.9%	\$4,122,822,029	27.0%	\$4,242,636,923	2.9%	\$2,684,007,450	-36.7%
# In County	8,506	7.5%	9,504	11.7%	8,799	-7.4%	5,459	-38.0%
Average Res'l Unit (No Plexes)	\$380,234	13.2%	\$430,617	13.3%	\$480,057	11.5%	\$490,786	2.2%
Land	\$148,860,470	16.7%	\$302,336,891	103.1%	\$210,723,389	-30.3%	\$130,007,715	-38.3%
# In County	369	-3.1%	569	54.2%	365	-35.9%	197	-46.0%
Largest	\$14,000,000	68.5%	\$50,965,986	264.0%	\$11,600,000	-77.2%	\$11,606,784	0.1%
Average	\$403,416	22.6%	\$531,348	31.7%	\$577,324	8.7%	\$659,938	14.3%
Commercial	\$697,094,951	91.0%	\$1,562,334,017	124.1%	\$1,533,986,449	-1.8%	\$1,009,288,723	-34.2%
# In County	328	29.1%	355	8.2%	368	3.7%	267	-27.4%
Grand Total Volume	\$4,091,699,162	29.8%	\$5,974,753,772	46.0%	\$5,967,789,485	-0.1%	\$3,816,081,593	-36.1%
Total # In County	9,203	7.6%	10,368	12.7%	9,462	-8.7%	5,895	-37.7%

Current Month Compared

County Records	Mar '05	Ch '05 vs. '04	Mar '06	Ch '06 vs. '05	Mar '07	Ch '07 vs. '06	Mar '08	Ch '08 vs. '07
Existing Residences	\$844,155,572	3.5%	\$1,152,699,577	36.6%	\$1,080,811,048	-6.2%	\$617,764,035	-42.8%
# In County	1,997	-8.5%	2,382	19.3%	1,935	-18.8%	1,126	-41.8%
Largest	\$3,550,000	-42.7%	\$6,000,000	69.0%	\$14,000,000	133.3%	\$9,955,050	-28.9%
Average	\$422,712	13.1%	\$483,921	14.5%	\$558,559	15.4%	\$548,636	-1.8%
Median	\$345,000	13.7%	\$388,000	12.5%	\$440,000	13.4%	\$430,625	-2.1%
Average \$/SF	\$237.95	14.2%	\$267.35	12.4%	\$299.35	12.0%	\$286.34	-4.3%
New SF Detached	\$189,480,460	-21.5%	\$254,966,251	34.6%	\$258,508,937	1.4%	\$142,643,706	-44.8%
# In County	421	-28.0%	434	3.1%	368	-15.2%	226	-38.6%
Largest	\$1,437,218	-43.6%	\$2,998,800	108.7%	\$4,500,000	50.1%	\$3,500,000	-22.2%
Average	\$450,072	9.1%	\$587,480	30.5%	\$702,470	19.6%	\$681,167	-10.2%
Median	\$403,683	13.4%	\$491,890	21.9%	\$549,358	11.7%	\$512,628	-6.7%
% Of \$ New	18.3%	-19.7%	18.1%	-1.2%	19.3%	6.6%	18.8%	-2.8%
% Of Units New	17.4%	-17.6%	15.4%	-11.5%	16.0%	3.7%	16.7%	4.6%
Attached	\$192,666,266	19.9%	\$360,814,971	87.3%	\$475,301,886	31.7%	\$246,603,567	-48.1%
# In County	758	3.8%	1,177	55.3%	1,333	13.3%	677	-49.2%
Average	\$254,177	15.5%	\$306,555	20.6%	\$356,566	16.3%	\$364,259	2.2%
% New	21.2%	-38.7%	34.9%	64.4%	48.2%	23.7%	38.1%	-11.8%
Mobile Homes	\$2,778,100	2.6%	\$5,917,750	113.0%	\$8,421,231	42.3%	\$3,515,795	-58.3%
# In County	16	14.3%	28	75.0%	31	10.7%	13	-58.1%
Plexes	\$41,083,520	33.0%	\$53,328,225	29.3%	\$44,445,953	-16.7%	\$16,379,150	-63.1%
# Buildings	97	14.1%	90	-7.2%	68	-24.4%	30	-55.9%
Units	269	26.9%	236	-12.3%	208	-11.9%	81	-61.1%
Average Unit	\$152,727	4.8%	\$225,967	48.0%	\$213,682	-5.4%	\$202,212	-5.4%
Total Volume (Residential)	\$1,267,385,818	1.5%	\$1,821,809,024	43.7%	\$1,859,067,824	2.0%	\$1,023,390,458	-45.0%
# In County	3,273	-8.6%	4,083	24.7%	3,704	-9.3%	2,059	-44.4%
Average Res'l Unit (No Plexes)	\$386,115	10.9%	\$442,895	14.7%	\$499,071	12.7%	\$496,309	-0.6%
Land	\$47,460,309	-32.2%	\$129,145,715	172.1%	\$56,167,137	-56.5%	\$64,082,613	14.1%
# In County	114	-39.7%	189	65.8%	143	-24.3%	80	-44.1%
Largest	\$14,000,000	68.5%	\$50,965,986	264.0%	\$7,717,500	-84.9%	\$8,888,000	15.2%
Average	\$416,361	12.3%	\$683,353	64.1%	\$392,819	-42.5%	\$801,075	103.9%
Commercial	\$172,920,633	19.9%	\$448,048,305	159.1%	\$600,634,197	34.1%	\$271,860,319	-54.7%
# In County	105	28.0%	119	13.3%	163	37.0%	101	-38.0%
Grand Total Volume	\$1,487,766,760	1.7%	\$2,399,003,044	61.2%	\$2,515,869,158	4.9%	\$1,359,333,390	-46.0%
Total # In County	3,492	-9.4%	4,391	25.7%	4,010	-8.7%	2,240	-44.1%

Existing Single Family Detached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Average\$	Ch Avg\$	\$/SF	Ch \$/SF	Per Mo	Average\$	Ch Avg\$	\$/SF	Ch \$/SF	Per Mo	Average\$	Ch Avg\$	\$/SF	Ch \$/SF
98001	Auburn	46.0	\$336,226	19.3%	\$198.49	19.4%	34.0	\$351,810	4.6%	\$200.90	7.2%	17.7	\$348,532	-0.9%	\$180.61	-10.1%
98002	Auburn	27.5	\$268,658	13.5%	\$197.88	10.2%	19.7	\$276,019	2.7%	\$208.02	5.6%	8.7	\$258,673	-6.3%	\$205.99	-1.5%
98003	Federal Way	38.3	\$318,193	10.1%	\$191.56	10.4%	25.3	\$344,377	8.2%	\$207.23	5.0%	16.0	\$322,864	-6.2%	\$196.52	-2.3%
98004	Bellevue Downtown	30.7	\$1,194,397	11.0%	\$494.33	22.2%	25.9	\$1,370,794	14.8%	\$552.57	11.8%	12.3	\$1,412,291	3.0%	\$607.58	10.0%
98005	Bellevue	14.3	\$781,861	14.2%	\$300.23	13.2%	11.0	\$899,313	15.0%	\$332.44	10.7%	6.0	\$697,939	-22.4%	\$300.67	-9.6%
98006	Factoria	49.3	\$718,773	13.3%	\$277.76	13.0%	37.0	\$792,389	10.2%	\$305.77	10.1%	22.7	\$673,236	-15.0%	\$281.21	-8.0%
98007	Crossroads	12.8	\$532,752	18.8%	\$267.71	15.5%	11.3	\$677,306	8.4%	\$308.86	15.4%	4.0	\$538,458	-6.7%	\$297.05	-3.8%
98008	Crossroads	32.1	\$600,408	29.3%	\$290.94	22.2%	27.5	\$644,513	7.3%	\$335.13	15.2%	15.0	\$568,006	-11.9%	\$273.55	-18.4%
98010	Black Diamond	7.8	\$392,290	24.3%	\$232.82	15.9%	6.5	\$377,593	-3.7%	\$228.88	-1.7%	2.3	\$377,286	-0.1%	\$185.87	-18.8%
98011	Bothell Main	29.7	\$458,428	9.5%	\$255.10	8.5%	23.2	\$462,963	1.0%	\$262.85	3.0%	10.3	\$443,318	-4.2%	\$233.97	-11.0%
98014	Carnation	9.1	\$453,283	0.9%	\$254.86	13.9%	7.8	\$469,255	3.5%	\$286.56	12.4%	2.7	\$388,125	-17.3%	\$235.57	-17.8%
98019	Duvall	19.6	\$489,239	19.3%	\$256.26	22.2%	13.3	\$494,716	1.1%	\$246.14	-3.9%	6.0	\$680,278	37.5%	\$232.19	-5.7%
98022	Enumclaw	28.6	\$343,583	7.7%	\$214.68	12.5%	24.7	\$375,308	9.2%	\$228.66	6.5%	12.3	\$407,901	8.7%	\$202.90	-11.3%
98023	Federal Way	63.0	\$329,558	11.6%	\$191.44	11.9%	45.4	\$347,709	5.5%	\$195.08	1.9%	28.0	\$323,015	-7.1%	\$185.43	-4.9%
98024	Fall City	6.6	\$738,089	32.4%	\$288.14	15.4%	4.7	\$715,786	-3.0%	\$301.22	4.5%	4.3	\$769,685	7.5%	\$282.79	-6.1%
98027	Issaquah	29.4	\$606,324	12.8%	\$266.47	8.5%	21.4	\$643,260	6.1%	\$278.11	4.4%	17.0	\$634,663	-1.3%	\$281.99	1.4%
98028	Kenmore	24.8	\$511,009	17.0%	\$270.05	17.5%	17.3	\$523,546	2.5%	\$282.40	4.6%	7.3	\$487,545	-6.9%	\$225.14	-20.3%
98029	Issaquah	21.5	\$579,913	19.4%	\$259.72	19.9%	18.8	\$611,965	5.5%	\$264.91	2.0%	12.0	\$576,590	-5.8%	\$258.16	-2.5%
98030	Kent	35.0	\$343,444	8.8%	\$204.08	10.5%	26.6	\$354,366	3.2%	\$197.71	-3.1%	18.0	\$342,556	-3.3%	\$197.10	-0.3%
98031	Kent Main	41.7	\$356,002	15.3%	\$208.30	18.0%	28.8	\$372,988	4.8%	\$207.74	-0.3%	18.3	\$321,713	-13.7%	\$183.73	-11.6%
98032	Kent	22.8	\$313,553	17.0%	\$203.10	18.6%	14.4	\$329,191	5.0%	\$208.13	2.5%	6.7	\$333,860	1.4%	\$206.34	-0.9%
98033	Kirkland	47.8	\$723,555	22.8%	\$370.11	13.3%	36.8	\$764,792	5.7%	\$395.46	6.8%	27.3	\$715,121	-6.5%	\$326.68	-17.4%
98034	Totem Lake	46.8	\$495,776	10.9%	\$271.23	12.5%	32.0	\$561,110	13.2%	\$294.40	8.5%	17.7	\$586,754	4.6%	\$297.44	1.0%
98038	Maple Valley	51.8	\$425,166	9.3%	\$212.23	5.3%	41.4	\$412,435	-3.0%	\$213.27	0.5%	27.0	\$386,823	-6.2%	\$209.11	-2.0%
98039	Medina	4.7	\$2,305,016	3.8%	\$697.87	8.1%	4.6	\$2,440,602	5.9%	\$766.01	9.8%	2.7	\$2,123,181	-13.0%	\$552.76	-27.8%
98040	Mercer Island	29.1	\$1,129,821	11.9%	\$401.08	11.1%	26.1	\$1,310,073	16.0%	\$483.68	15.6%	16.0	\$1,618,435	23.5%	\$498.91	7.6%
98042	Kent Rural	65.7	\$362,162	9.8%	\$211.85	12.1%	45.9	\$393,073	3.5%	\$225.75	6.6%	24.7	\$337,220	-14.2%	\$205.10	-9.1%
98045	North Bend	24.5	\$425,077	1.9%	\$247.87	11.7%	17.7	\$473,605	11.4%	\$280.00	13.0%	6.3	\$452,034	-4.6%	\$270.22	-3.5%
98047	Pacific	7.3	\$280,698	12.4%	\$205.27	18.7%	5.3	\$286,268	2.0%	\$187.90	-8.5%	1.7	\$280,400	-2.0%	\$200.08	6.5%
98050	Preston	0.4	\$761,000	-	\$384.57	-	0.3	\$929,844	22.2%	\$340.68	-11.4%	0.7	\$394,000	-57.6%	\$220.45	-35.3%
98051	Ravensdale	3.3	\$462,213	21.5%	\$228.39	11.4%	2.8	\$482,282	4.3%	\$253.48	11.0%	1.3	\$411,125	-14.8%	\$211.30	-16.6%
98052	Redmond Main	52.8	\$604,999	19.0%	\$280.32	18.1%	40.9	\$642,307	6.2%	\$318.66	13.7%	21.7	\$592,035	-7.8%	\$289.49	-9.2%
98053	Redmond	24.8	\$684,947	14.4%	\$266.56	13.8%	21.6	\$679,239	-0.8%	\$281.41	5.6%	12.3	\$615,762	-9.3%	\$268.60	-4.6%
98055	Renton	26.3	\$353,431	14.8%	\$214.94	12.0%	13.2	\$389,147	10.1%	\$244.52	13.8%	10.0	\$378,695	-2.7%	\$216.94	-11.3%
98056	Highlands	43.8	\$430,562	13.2%	\$256.33	17.8%	29.2	\$457,656	6.3%	\$259.53	1.2%	15.7	\$393,921	-13.9%	\$235.92	-9.1%
98057	Renton	5.3	\$333,230	-	\$236.01	-	6.9	\$365,519	9.7%	\$237.05	0.4%	2.0	\$432,083	18.2%	\$219.93	-7.2%
98058	Renton	52.9	\$376,425	12.5%	\$212.25	14.7%	39.7	\$398,199	5.8%	\$217.84	2.6%	21.0	\$378,992	-4.8%	\$200.62	-7.9%
98059	Renton	41.5	\$472,440	12.0%	\$229.52	3.9%	31.5	\$551,233	16.7%	\$257.07	12.0%	17.3	\$510,897	-7.3%	\$231.26	-10.0%
98065	Snoqualmie	18.2	\$507,619	17.1%	\$239.61	16.9%	15.3	\$524,086	3.2%	\$237.96	-0.7%	10.7	\$485,970	-7.3%	\$228.27	-4.1%
98070	Vashon	16.9	\$551,096	26.2%	\$352.72	29.9%	13.1	\$538,832	-2.2%	\$343.41	-2.6%	4.0	\$472,508	-12.3%	\$294.72	-14.2%

Existing Single Family Detached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Average\$	Ch Avg\$	\$/SF	Ch \$/SF	Per Mo	Average\$	Ch Avg\$	\$/SF	Ch \$/SF	Per Mo	Average\$	Ch Avg\$	\$/SF	Ch \$/SF
98072	Woodinville	23.0	\$571,297	7.7%	\$255.48	4.8%	18.8	\$663,417	16.1%	\$267.96	4.9%	11.0	\$591,857	-10.8%	\$241.45	-9.9%
98074	Sammamish	40.3	\$649,154	21.3%	\$263.26	20.7%	35.7	\$677,990	4.4%	\$269.20	2.3%	26.0	\$676,688	-0.2%	\$260.64	-3.2%
98075	Sammamish	29.3	\$768,053	23.6%	\$278.52	25.0%	25.6	\$770,568	0.3%	\$281.25	1.0%	12.3	\$738,710	-4.1%	\$251.84	-10.5%
98077	Woodinville	18.4	\$688,729	5.4%	\$255.55	11.3%	13.7	\$757,167	9.9%	\$265.88	4.0%	9.7	\$704,914	-6.9%	\$271.09	2.0%
98092	Auburn	36.2	\$373,890	14.9%	\$205.89	20.2%	25.9	\$392,543	5.0%	\$195.08	-5.2%	14.0	\$343,092	-12.6%	\$189.59	-2.8%
98102	Broadway	7.8	\$934,434	-0.7%	\$451.17	3.4%	5.7	\$1,069,188	14.4%	\$459.56	1.9%	2.7	\$899,368	-15.9%	\$423.26	-7.9%
98103	Wallingford	45.9	\$534,940	16.4%	\$375.01	9.1%	32.3	\$591,362	10.5%	\$404.80	7.9%	19.0	\$586,487	-0.8%	\$405.54	0.2%
98105	University	28.8	\$743,306	10.6%	\$391.16	13.0%	24.5	\$791,019	6.4%	\$409.57	4.7%	14.7	\$856,338	8.3%	\$400.16	-2.3%
98106	Seattle	32.3	\$322,639	20.2%	\$282.36	16.9%	27.8	\$339,028	5.1%	\$295.13	4.5%	14.0	\$316,802	-6.6%	\$272.29	-7.7%
98107	Ballard	19.8	\$501,394	16.6%	\$396.14	14.3%	12.3	\$563,797	12.4%	\$421.02	7.9%	7.7	\$585,504	3.9%	\$374.96	-10.9%
98108	Tukwila	25.1	\$327,896	10.4%	\$256.79	5.6%	18.6	\$354,291	8.0%	\$278.66	8.5%	10.0	\$353,579	-0.2%	\$250.82	-10.0%
98109	Queen Anne	11.3	\$729,210	0.5%	\$442.61	16%	7.4	\$995,107	36.5%	\$535.93	21%	4.3	\$874,100	-12.2%	\$457.80	-14.6%
98112	East Union	24.9	\$1,064,792	13.1%	\$465.42	9.7%	20.3	\$1,176,610	10.5%	\$502.44	8.0%	10.3	\$1,490,871	26.7%	\$544.18	8.3%
98115	Wedgwood	57.7	\$529,801	11.9%	\$344.75	11.5%	46.8	\$594,145	12.1%	\$372.97	8.2%	27.0	\$587,192	-1.2%	\$341.76	-8.4%
98116	West Seattle	28.5	\$530,455	9.4%	\$364.57	8.5%	24.0	\$611,331	15.2%	\$409.61	12.4%	13.0	\$562,991	-7.9%	\$366.41	-10.5%
98117	Seattle	51.7	\$486,622	13.9%	\$357.19	8.8%	40.6	\$537,998	10.6%	\$379.63	6.3%	26.3	\$499,062	-7.2%	\$359.86	-5.2%
98118	Columbia	50.3	\$410,779	21.2%	\$285.80	18.3%	41.3	\$457,847	11.5%	\$304.62	6.6%	23.0	\$429,729	-6.1%	\$275.44	-9.6%
98119	Interbay	16.3	\$733,135	11.5%	\$457.08	22.6%	11.1	\$778,549	5.5%	\$453.71	-0.7%	6.0	\$1,066,399	37.0%	\$591.00	30.3%
98121	Seattle	0.0	-	-	-	-	0.2	\$416,475	-	-	-	0.0	-	-	-	-
98122	Seattle	23.2	\$592,768	6.4%	\$372.30	14.4%	13.8	\$737,202	24.4%	\$382.98	2.9%	8.3	\$1,326,165	79.9%	\$440.76	15.1%
98125	Lake City	37.9	\$436,199	13.9%	\$297.25	15.0%	31.6	\$465,913	6.8%	\$318.51	7.2%	21.0	\$428,252	-8.1%	\$306.29	-3.8%
98126	Seattle	33.8	\$421,478	18.7%	\$329.74	10.9%	26.3	\$430,727	2.2%	\$356.88	8.2%	16.7	\$429,852	-0.2%	\$334.36	-6.3%
98133	Bitter Lake	47.7	\$368,062	14.2%	\$268.92	12.7%	34.6	\$405,935	10.3%	\$292.38	8.7%	21.3	\$381,150	-6.1%	\$270.00	-7.7%
98136	Seattle	23.0	\$541,352	13.6%	\$368.34	10%	20.3	\$591,813	9.3%	\$388.75	6%	15.0	\$559,857	-5.4%	\$372.19	-4.3%
98144	Seattle	27.3	\$539,893	14.7%	\$328.79	10.8%	18.3	\$604,095	11.9%	\$337.88	2.8%	8.0	\$525,901	-12.9%	\$312.35	-7.6%
98146	Westwood	35.8	\$357,970	9.3%	\$262.15	10.5%	27.4	\$394,944	10.3%	\$278.55	6.3%	14.7	\$366,063	-7.3%	\$281.36	1.0%
98148	Seattle	7.8	\$340,899	26.8%	\$237.70	29.1%	6.2	\$356,253	4.5%	\$268.56	13.0%	5.7	\$301,881	-15.3%	\$208.97	-22.2%
98155	North City	43.7	\$400,390	12.5%	\$254.85	6%	35.4	\$463,984	15.9%	\$282.81	11%	19.3	\$407,054	-12.3%	\$274.86	-2.8%
98166	Burien	24.7	\$468,958	15.3%	\$279.94	26.1%	22.0	\$541,767	15.5%	\$286.01	2.4%	10.7	\$436,160	-19.5%	\$249.48	-12.8%
98168	Riverton Heights	44.1	\$290,510	16.1%	\$229.84	12.7%	30.0	\$313,603	7.9%	\$235.04	2.3%	17.7	\$295,101	-5.9%	\$225.95	-3.9%
98177	Bitter Lake	22.9	\$586,777	8.3%	\$279.58	6%	22.4	\$685,039	16.7%	\$319.85	14%	10.3	\$524,081	-23.5%	\$290.77	-9.1%
98178	Skyway	37.2	\$344,970	20.5%	\$246.87	14.3%	25.8	\$369,566	7.1%	\$246.77	0.4%	15.3	\$336,904	-8.8%	\$261.93	6.1%
98188	Seattle	21.0	\$339,802	24.6%	\$226.55	19.0%	15.3	\$334,212	-1.6%	\$227.17	0.3%	8.0	\$316,698	-5.2%	\$211.02	-7.1%
98198	Des Moines	37.8	\$330,633	13.9%	\$212.75	16.7%	24.5	\$399,105	20.7%	\$248.01	16.6%	18.0	\$317,375	-20.5%	\$204.11	-17.7%
98199	Interbay	29.1	\$720,107	10.7%	\$383.59	9%	22.7	\$800,766	11.2%	\$407.47	6%	15.7	\$689,100	-13.9%	\$395.59	-2.9%
98224	Baring	0.5	\$199,742	34.0%	\$265.75	66%	0.0	-	-	-	-	0.0	-	-	-	-
98288	Skykomish	1.3	\$142,331	-5.3%	\$163.33	8%	1.0	\$189,825	33.4%	\$177.42	9%	0.0	-	-	-	-
98354	Milton	1.3	\$329,269	19.2%	\$186.10	12%	0.7	\$317,163	-3.7%	\$187.00	0%	0.3	\$319,000	0.6%	-	-
?	Unknown	0.2	\$407,500	5.0%	-	-	0.5	\$529,642	30.0%	-	-	0.0	-	-	-	-

New Single Family Detached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch Avg\$	\$/SF	Ch \$/SF	Per Mo	Avg\$	Ch Avg\$	\$/SF	Ch \$/SF	Per Mo	Avg\$	Ch Avg\$	\$/SF	Ch \$/SF
98001	Auburn	17.5	\$420,334	28%	\$176.53	16.5%	10.6	\$453,625	8%	\$187.47	6.2%	1.0	\$359,267	-21%	\$155.80	-16.9%
98002	Auburn	3.4	\$408,749	39%	\$162.94	23.0%	1.5	\$388,882	-6%	\$193.81	18.9%	5.7	\$342,122	-11%	\$145.90	-24.7%
98003	Federal Way	0.1	\$320,000	-13%	\$156.86	11.3%	1.2	\$535,526	67%	\$217.71	38.8%	0.3	\$410,000	-23%	\$195.24	-10.3%
98004	Bellevue Downtown	4.0	\$1,821,206	37%	\$491.64	-23.3%	4.2	\$2,123,063	17%	\$585.47	19.1%	2.3	\$2,157,757	2%	\$433.57	-25.9%
98005	Bellevue	0.8	\$1,369,745	-12%	\$400.58	25.1%	1.0	\$1,455,243	6%	\$360.25	-10.1%	0.0	-	-	-	-
98006	Factoria	2.0	\$1,194,284	42%	\$277.63	4.6%	3.3	\$1,027,226	-14%	\$277.18	-0.2%	1.7	\$854,426	-17%	\$240.71	-13.2%
98007	Crossroads	0.2	\$941,000	20%	\$278.30	16.1%	0.6	\$842,000	-11%	\$231.43	-16.8%	0.7	\$912,475	8%	\$314.34	35.8%
98008	Crossroads	1.0	\$875,073	-5%	\$256.81	10.2%	1.3	\$932,493	7%	\$295.20	14.9%	0.3	\$1,194,820	28%	\$271.55	-8.0%
98010	Black Diamond	0.3	\$640,000	-1%	-	-	0.5	\$882,127	38%	\$216.59	-	1.3	\$452,973	-49%	\$156.58	-27.7%
98011	Bothell Main	2.6	\$652,507	28%	\$206.88	0.8%	5.8	\$92,912	-9%	\$219.91	6.3%	0.7	\$930,000	57%	\$201.83	-8.2%
98014	Carnation	0.8	\$688,245	2%	\$245.97	27.2%	0.3	\$706,827	3%	\$201.29	-18.2%	0.3	\$1,910,000	170%	\$334.50	66.2%
98019	Duvall	3.5	\$501,012	34%	\$183.44	7.9%	2.2	\$530,747	6%	\$183.36	0.0%	2.7	\$666,248	26%	\$182.56	-0.4%
98022	Enumclaw	1.3	\$477,507	27%	\$235.79	76.4%	2.2	\$460,135	-4%	\$170.15	-27.8%	0.7	\$426,145	-7%	\$141.21	-17.0%
98023	Federal Way/SW	4.6	\$528,922	49%	\$137.54	29.1%	6.1	\$493,708	-7%	\$187.85	-1.9%	2.7	\$516,920	5%	\$187.54	-1.8%
98024	Fall City	4.7	\$661,008	12%	\$250.92	12.2%	3.3	\$1,059,266	10%	\$266.12	6.1%	1.7	\$1,024,409	-3%	\$254.89	-4.3%
98027	Issaquah	12.1	\$701,887	20%	\$235.34	15.2%	6.4	\$865,292	23%	\$255.08	8.4%	2.3	\$838,931	-3%	\$248.22	-2.7%
98028	Kenmore	5.9	\$587,840	25%	\$225.22	18.8%	5.1	\$639,844	9%	\$223.51	-0.8%	2.7	\$595,531	-7%	\$203.17	-9.1%
98029	Issaquah	27.8	\$634,828	44%	\$238.27	7.7%	13.5	\$826,161	30%	\$244.72	2.7%	11.0	\$816,029	-1%	\$255.56	4.4%
98030	Kent	6.7	\$584,263	49%	\$192.29	27.9%	6.5	\$529,414	-1%	\$187.17	-2.7%	5.7	\$452,368	-15%	\$174.76	-6.6%
98031	Kent Main	11.9	\$423,887	3%	\$173.83	25.7%	8.5	\$427,017	1%	\$170.98	-1.6%	7.7	\$414,042	-3%	\$161.12	-5.8%
98032	Kent	1.8	\$449,304	4%	\$211.21	-32.6%	2.0	\$448,009	0%	\$364.49	-	1.3	\$425,358	-5%	-	-
98033	Kirkland	9.3	\$1,026,433	41%	\$340.56	-4.0%	11.3	\$1,094,037	7%	\$336.92	-1.1%	5.3	\$1,127,068	3%	\$321.11	-4.7%
98034	Totem Lake	1.2	\$873,177	53%	\$257.67	20.2%	1.2	\$853,104	-2%	\$270.43	5.0%	1.0	\$1,116,000	31%	\$289.70	7.1%
98038	Maple Valley	37.2	\$445,675	36%	\$161.14	4.6%	17.6	\$487,145	9%	\$190.17	18.0%	9.0	\$503,013	3%	\$163.19	-14.2%
98039	Medina	0.5	\$2,249,667	35%	\$713.43	-31.9%	0.4	\$2,045,586	-9%	\$591.92	-17.0%	0.0	-	-	-	-
98040	Mercer Island	1.5	\$1,884,801	37%	\$608.84	-11.5%	1.5	\$2,159,806	15%	\$567.85	-6.7%	1.0	\$1,935,000	-10%	\$408.44	-28.1%
98042	Kent Rural	24.1	\$366,334	6%	\$155.31	2.3%	15.4	\$398,282	9%	\$168.43	8.5%	13.3	\$379,817	-5%	\$170.93	1.5%
98045	North Bend	0.8	\$800,690	60%	\$221.31	6.8%	0.7	\$929,673	16%	\$274.59	24.1%	0.7	\$704,440	-24%	\$204.91	-25.4%
98047	Pacific	2.3	\$403,754	6%	\$169.48	23.8%	3.0	\$319,090	-21%	\$173.16	2.2%	0.7	\$349,250	9%	\$144.29	-16.7%
98051	Ravensdale	0.4	\$565,180	22%	\$205.89	2.5%	0.2	\$759,975	34%	\$235.60	14.4%	0.0	-	-	-	-
98052	Redmond Main	16.4	\$731,510	22%	\$243.94	15.6%	12.9	\$809,339	11%	\$265.31	8.8%	11.3	\$780,616	-4%	\$265.57	0.1%
98053	Redmond	22.2	\$601,874	10%	\$316.38	30.5%	17.8	\$616,357	2%	\$311.16	-0.7%	9.7	\$597,718	-3%	\$271.19	-12.8%
98055	Renton	9.7	\$549,581	40%	\$205.22	22.4%	5.2	\$547,411	0%	\$200.77	-2.2%	1.0	\$436,583	-20%	\$182.79	-9.0%
98056	Highlands	7.8	\$574,433	36%	\$222.18	20.4%	7.5	\$637,963	11%	\$219.35	-1.3%	2.0	\$649,275	2%	\$252.01	14.9%
98057	Renton	0.4	\$554,180	-	\$195.99	-	1.4	\$499,022	-10%	\$189.02	-3.6%	1.7	\$481,221	-4%	\$179.78	-4.9%
98058	Renton	2.1	\$370,480	-1%	\$250.99	54.0%	1.8	\$553,111	49%	\$243.75	-2.9%	2.7	\$402,694	-27%	\$168.04	-31.1%
98059	Renton	33.0	\$602,380	18%	\$219.23	4.0%	25.8	\$663,936	10%	\$227.76	3.9%	16.0	\$642,737	-3%	\$230.20	1.1%
98065	Snoqualmie	25.9	\$583,720	13%	\$199.07	3.1%	18.8	\$546,425	-6%	\$204.84	2.9%	16.0	\$475,647	-13%	\$187.36	-8.5%
98070	Vashon	0.2	\$720,000	100%	-	-	0.3	\$445,000	-38%	\$270.90	-	0.0	-	-	-	-

New Single Family Detached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch Avg\$	\$/SF	Ch \$/SF	Per Mo	Avg\$	Ch Avg\$	\$/SF	Ch \$/SF	Per Mo	Avg\$	Ch Avg\$	\$/SF	Ch \$/SF
98072	Woodinville	4.6	\$757,508	30%	\$234.56	34.2%	6.6	\$638,071	-16%	\$211.83	-9.7%	5.0	\$578,836	-9%	\$198.22	-6.4%
98074	Sammamish	6.5	\$786,703	8%	\$261.42	12.4%	5.3	\$1,015,710	29%	\$282.43	8.0%	4.3	\$939,104	-8%	\$260.25	-7.9%
98075	Sammamish	6.0	\$816,144	45%	\$240.19	19.9%	0.8	\$998,895	22%	\$285.65	18.9%	0.7	\$822,495	-18%	\$255.51	-10.6%
98077	Woodinville	1.1	\$1,173,800	56%	\$403.15	56.6%	0.8	\$1,928,186	64%	\$325.84	-19.2%	0.0	-	-	-	-
98092	Auburn	8.7	\$472,462	22%	\$239.50	79.4%	4.3	\$606,152	28%	\$196.18	-18.1%	1.7	\$515,980	-15%	\$160.54	-18.2%
98102	Seattle	2.2	\$648,187	3%	\$274.51	-21.0%	0.3	\$891,200	37%	\$279.41	1.8%	1.0	\$1,004,963	13%	\$424.24	51.8%
98103	Wallingford	6.8	\$552,590	45%	\$325.62	4.4%	4.3	\$684,440	24%	\$325.78	0.1%	6.3	\$498,853	-27%	\$200.20	-38.5%
98105	Seattle	3.1	\$600,994	-13%	\$446.41	19.6%	1.0	\$667,951	44%	\$304.31	-31.8%	1.0	\$1,175,000	35%	\$282.18	-7.3%
98106	Seattle	3.2	\$327,334	-1%	\$196.07	-15.0%	2.1	\$387,184	18%	\$240.16	22.5%	2.3	\$410,850	6%	\$159.52	-33.6%
98107	Ballard	3.3	\$443,043	4%	\$324.10	-27.7%	3.0	\$489,798	11%	\$364.22	12.4%	3.3	\$581,185	19%	\$229.57	-37.0%
98108	Tukwila	2.9	\$399,593	19%	\$231.79	12.1%	1.8	\$475,671	19%	\$210.96	-9.0%	3.0	\$511,987	8%	\$233.45	10.7%
98109	Queen Anne	0.7	\$959,249	99%	\$863.58	-10.5%	0.8	\$968,756	1%	\$368.82	1.4%	0.3	\$390,000	-60%	-	-
98112	East Union	1.6	\$981,032	52%	\$533.41	60.9%	1.3	\$973,513	-1%	\$531.44	-0.4%	0.3	\$249,900	-74%	-	-
98115	Wedgewood	3.3	\$651,997	36%	\$434.31	5.7%	3.9	\$905,127	39%	\$324.13	-25.4%	1.7	\$942,790	4%	\$664.12	104.9%
98116	West Seattle	3.6	\$611,088	35%	\$319.43	5.5%	1.3	\$833,178	36%	\$447.26	40.0%	2.0	\$577,833	-31%	\$331.43	-25.9%
98117	Seattle	2.8	\$709,860	35%	\$303.30	-8.2%	2.3	\$616,330	-13%	\$375.75	23.9%	1.7	\$480,690	-22%	\$289.06	-23.1%
98118	Columbia	4.4	\$455,565	23%	\$252.14	5.2%	2.2	\$591,674	30%	\$251.50	-0.3%	3.0	\$486,477	-18%	\$220.53	-12.3%
98119	Interbay	1.5	\$642,867	3%	\$352.65	5.0%	1.0	\$928,233	44%	\$515.43	46.2%	0.7	\$1,395,000	50%	\$402.14	-22.0%
98121	Seattle	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
98122	Seattle	5.6	\$516,955	21%	\$380.66	47.7%	2.8	\$660,361	28%	\$356.42	-6.4%	1.3	\$849,750	29%	\$394.40	10.7%
98125	Lake City	4.5	\$524,857	-11%	\$381.81	11.1%	2.4	\$420,858	-20%	\$254.16	-33.4%	3.3	\$521,206	24%	\$213.33	-16.1%
98126	Seattle	4.2	\$433,297	4%	\$275.39	-11.5%	3.3	\$420,451	-3%	\$326.37	18.5%	3.7	\$437,298	4%	\$224.54	-31.2%
98136	Bitter Lake	3.5	\$523,452	32%	\$201.11	-4.8%	2.4	\$463,656	-11%	\$290.76	44.6%	1.3	\$386,113	-17%	\$275.78	-5.2%
98136	Seattle	3.3	\$607,942	-1%	\$530.01	24.8%	1.3	\$791,363	30%	\$322.64	-39.1%	1.7	\$373,000	-53%	-	-
98144	Seattle	3.6	\$632,051	60%	\$373.38	26.3%	2.5	\$430,955	32%	\$258.06	-22.9%	0.7	\$292,250	-32%	\$85.38	-70.4%
98146	Westwood	1.7	\$468,090	41%	\$299.95	61.3%	1.6	\$578,642	24%	\$235.92	-21.3%	1.7	\$628,022	9%	\$204.15	-13.5%
98148	Seattle	0.0	-	-	-	-	2.4	\$499,779	-	\$225.06	-	1.3	\$459,038	-8%	\$167.60	-25.5%
98155	North City	1.1	\$471,113	-8%	\$219.12	6.3%	2.2	\$602,574	28%	\$207.10	-5.5%	3.3	\$608,590	1%	\$286.15	38.2%
98166	Burien	1.5	\$468,001	-19%	\$297.56	64.7%	0.5	\$893,742	91%	\$267.97	-9.9%	0.3	\$1,180,000	32%	-	-
98168	Riverton Heights	2.0	\$426,536	22%	\$217.71	47.1%	4.8	\$491,983	15%	\$177.01	-18.7%	3.3	\$429,772	-13%	\$160.10	-9.6%
98177	Bitter Lake	1.8	\$650,471	21%	\$218.07	-4.3%	1.3	\$1,032,132	59%	\$369.67	69.5%	0.3	\$389,950	-62%	-	-
98178	Skyway	3.0	\$502,057	53%	\$202.59	-10.1%	1.8	\$500,368	0%	\$221.32	9.2%	1.7	\$485,590	-3%	\$246.83	11.5%
98188	Seattle	2.0	\$492,379	25%	-	-	3.1	\$532,656	8%	\$174.48	-	0.3	\$600,000	13%	\$154.24	-11.6%
98198	Des Moines	2.8	\$418,787	23%	\$294.37	71.1%	0.9	\$634,802	52%	\$280.54	-4.7%	1.3	\$479,750	-24%	\$165.96	-40.8%
98199	Interbay	1.8	\$850,263	21%	\$309.31	-22.2%	1.1	\$964,212	13%	\$447.84	44.8%	1.0	\$1,047,160	9%	\$267.10	-40.4%
98354	Milton	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
?	Unknown	0.3	\$638,037	67%	-	-	0.7	\$333,676	-48%	\$256.10	-	0.0	-	-	-	-

Existing Attached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch in \$/SF
98001	Auburn	1.4	\$267,121	51%	\$176.61	42%	1.6	\$268,687	1%	\$190.63	8%	0.3	\$290,000	8%	\$175.76	-8%
98002	Auburn	10.3	\$161,295	21%	\$151.31	21%	5.8	\$185,631	15%	\$180.11	19%	4.7	\$177,625	-4%	\$166.91	-7%
98003	Federal Way	21.4	\$157,031	22%	\$161.14	23%	15.8	\$183,867	17%	\$198.96	23%	8.7	\$162,938	-11%	\$173.91	-13%
98004	Bellevue Downtown	19.3	\$413,704	31%	\$349.75	34%	15.5	\$500,705	21%	\$394.41	13%	10.3	\$492,179	-2%	\$440.61	12%
98005	Bellevue	15.4	\$316,368	29%	\$261.15	23%	12.5	\$340,486	8%	\$303.44	16%	7.0	\$348,693	2%	\$301.84	-1%
98006	Factoria	13.4	\$306,072	24%	\$250.89	26%	11.0	\$333,808	9%	\$277.99	11%	6.7	\$290,578	-13%	\$262.33	-6%
98007	Crossroads	15.7	\$241,981	40%	\$221.80	33%	14.5	\$326,213	35%	\$277.18	25%	5.0	\$264,463	-19%	\$263.09	-5%
98008	Crossroads	6.0	\$295,402	17%	\$241.49	18%	4.2	\$336,945	14%	\$264.29	9%	1.7	\$397,000	18%	\$286.01	8%
98010	Black Diamond	0.3	\$229,833	19%	\$232.04	27%	0.2	\$259,500	13%	\$234.54	1%	0.0	-	-	-	-
98011	Bothell Main	17.3	\$254,255	27%	\$227.09	26%	14.8	\$273,372	8%	\$279.46	23%	6.3	\$274,817	1%	\$255.10	-9%
98019	Duvall	2.0	\$351,245	50%	\$275.94	66%	1.2	\$281,271	-20%	\$211.08	-24%	0.7	\$287,250	2%	\$187.19	-11%
98022	Enumclaw	0.3	\$157,163	1%	\$160.83	25%	0.8	\$183,767	17%	\$148.61	-8%	1.7	\$207,950	13%	\$182.14	23%
98023	Federal Way	8.9	\$173,414	14%	\$164.57	28%	9.2	\$190,466	10%	\$243.70	48%	4.3	\$175,004	-8%	\$177.59	-27%
98027	Issaquah	15.6	\$282,833	30%	\$256.90	24%	13.8	\$316,495	12%	\$287.69	12%	8.3	\$306,732	-3%	\$272.46	-5%
98028	Kenmore	6.3	\$292,812	20%	\$250.74	31%	4.5	\$290,236	-1%	\$225.99	-10%	2.0	\$351,850	21%	\$241.76	7%
98029	Issaquah	24.2	\$321,587	27%	\$287.61	40%	17.6	\$353,833	10%	\$272.40	-5%	12.8	\$371,901	5%	\$273.97	1%
98030	Kent	13.3	\$176,512	18%	\$166.72	22%	8.6	\$200,296	13%	\$181.05	9%	4.3	\$190,795	-5%	\$169.66	-6%
98031	Kent Main	6.7	\$173,634	13%	\$168.05	10%	5.1	\$191,830	10%	\$175.59	4%	2.7	\$201,363	5%	\$171.32	-2%
98032	Kent	25.4	\$243,978	17%	\$200.54	19%	18.7	\$268,887	10%	\$238.67	19%	4.3	\$254,300	-5%	\$220.89	-8%
98033	Kirkland	25.2	\$479,993	9%	\$358.39	16%	21.9	\$531,648	11%	\$343.12	-4%	11.7	\$458,900	-14%	\$372.99	9%
98034	Totem Lake	33.3	\$226,324	23%	\$223.74	26%	30.1	\$270,175	19%	\$261.38	17%	13.7	\$262,000	-3%	\$249.31	-5%
98038	Maple Valley	4.5	\$277,119	-66%	\$200.32	21%	4.2	\$300,602	8%	\$203.95	2%	1.7	\$300,380	0%	\$203.07	0%
98040	Mercer Island	4.0	\$378,875	35%	\$299.39	33%	3.5	\$461,163	22%	\$352.84	18%	0.3	\$295,000	-36%	\$277.00	-21%
98042	Kent Rural	5.5	\$230,852	26%	\$165.98	22%	4.2	\$236,477	2%	\$181.63	9%	2.0	\$272,742	15%	\$198.21	9%
98045	North Bend	1.3	\$166,950	20%	\$274.90	115%	1.7	\$218,555	31%	\$301.61	10%	0.3	\$165,000	-25%	\$409.43	36%
98052	Redmond Main	37.3	\$282,477	22%	\$240.96	28%	30.6	\$326,170	15%	\$282.11	17%	20.0	\$303,129	-7%	\$280.30	-1%
98053	Redmond	2.8	\$394,270	40%	\$272.09	23%	1.8	\$407,750	3%	\$288.16	6%	2.3	\$416,993	2%	\$290.11	1%
98055	Renton	15.9	\$215,544	22%	\$188.51	23%	11.9	\$252,719	17%	\$230.91	22%	8.0	\$251,506	0%	\$190.48	-18%
98056	Highlands	12.6	\$189,046	17%	\$191.45	23%	9.6	\$272,435	44%	\$245.28	28%	6.0	\$232,103	-15%	\$220.24	-10%
98057	Renton	1.1	\$197,996	-	\$219.58	-	2.7	\$242,454	22%	\$219.03	0%	0.7	\$164,000	-32%	\$215.18	-2%
98058	Renton	17.2	\$195,426	37%	\$190.57	28%	12.3	\$223,022	14%	\$230.04	21%	6.0	\$231,461	4%	\$210.76	-8%
98059	Renton	9.5	\$227,313	23%	\$216.07	27%	7.6	\$267,045	17%	\$248.79	15%	4.3	\$208,770	-22%	\$201.35	-19%
98065	Snoqualmie	3.7	\$350,390	15%	\$239.63	22%	2.6	\$359,309	3%	\$226.40	-6%	1.7	\$357,700	0%	\$256.70	13%
98070	Vashon	0.3	\$230,500	-15%	\$239.11	-2%	0.3	\$321,710	40%	\$350.99	47%	0.3	\$410,000	27%	\$144.26	-59%
98072	Woodinville	5.9	\$291,434	41%	\$235.64	24%	4.0	\$319,409	10%	\$265.08	12%	1.7	\$422,200	32%	\$293.98	11%
98074	Sammamish	6.6	\$311,972	22%	\$242.25	21%	4.8	\$374,900	20%	\$288.62	19%	3.7	\$295,514	-21%	\$283.66	-2%
98075	Sammamish	5.4	\$324,034	28%	\$273.59	22%	6.1	\$366,813	13%	\$319.75	17%	2.0	\$362,824	-1%	\$290.58	-9%
98092	Auburn	6.3	\$230,049	36%	\$172.72	22%	3.8	\$228,105	-1%	\$204.88	19%	2.7	\$230,576	1%	\$186.20	-9%

Existing Attached Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Average\$	Ch in Avg\$	\$/SF	Ch in \$/SF	Per Mo	Average\$	Ch in Avg\$	\$/SF	Ch in \$/SF	Per Mo	Average\$	Ch in Avg\$	\$/SF	Ch in \$/SF
98101	Seattle	13.2	\$392,496	2%	\$574.87	53%	10.2	\$428,782	12%	\$491.00	-15%	5.3	\$532,891	21%	\$523.51	7%
98102	Broadway	23.2	\$389,430	16%	\$413.60	23%	18.5	\$412,177	6%	\$440.77	7%	10.0	\$386,278	-6%	\$443.31	1%
98103	Wallingford	16.2	\$324,597	15%	\$338.36	21%	23.5	\$406,103	25%	\$384.68	14%	16.3	\$352,151	-13%	\$346.71	-10%
98104	Seattle	5.3	\$677,130	50%	\$441.00	27%	4.1	\$591,860	-13%	\$487.49	11%	2.0	\$886,500	50%	\$747.51	53%
98105	University	7.4	\$342,544	24%	\$329.37	20%	8.3	\$401,128	17%	\$371.90	13%	12.0	\$317,882	-21%	\$343.53	-8%
98106	Seattle	4.8	\$231,293	5%	\$224.11	16%	3.9	\$258,365	12%	\$253.34	13%	1.7	\$250,180	-3%	\$222.37	-12%
98107	Ballard	8.4	\$318,904	18%	\$347.74	23%	12.8	\$396,550	12%	\$370.62	7%	11.3	\$370,872	4%	\$371.04	0%
98108	Tukwila	0.2	\$256,750	7%	\$158.49	12%	0.9	\$280,374	9%	\$241.83	53%	0.7	\$254,977	-9%	\$72.14	-70%
98109	Queen Anne	19.4	\$365,446	12%	\$415.61	21%	19.3	\$447,396	22%	\$428.17	3%	13.7	\$403,162	-10%	\$541.02	26%
98112	East Union	8.9	\$430,498	5%	\$416.20	10%	8.9	\$511,079	19%	\$444.40	7%	6.7	\$583,552	14%	\$398.18	-10%
98115	Wedgewood	13.9	\$298,779	28%	\$354.86	44%	15.5	\$344,049	15%	\$325.58	-8%	12.0	\$355,178	3%	\$306.03	-6%
98116	West Seattle	10.0	\$536,776	44%	\$481.03	47%	11.0	\$527,490	-2%	\$436.87	-9%	7.0	\$446,179	-15%	\$389.18	-12%
98117	Seattle	2.2	\$356,690	6%	\$334.97	8%	4.9	\$460,070	29%	\$361.30	8%	2.7	\$426,056	-7%	\$408.58	12%
98118	Columbia	2.1	\$245,792	21%	\$355.48	60%	3.3	\$338,950	38%	\$287.91	-19%	3.7	\$302,541	-11%	\$334.49	16%
98119	Interbay	10.7	\$536,648	65%	\$404.63	22%	14.3	\$436,888	-19%	\$408.07	1%	10.3	\$465,829	7%	\$440.44	8%
98121	Seattle	25.8	\$463,503	3%	\$517.70	12%	21.8	\$548,526	18%	\$554.06	7%	15.0	\$524,673	-4%	\$555.92	0%
98122	Seattle	15.4	\$341,400	20%	\$398.10	31%	20.2	\$397,046	16%	\$409.78	3%	9.7	\$313,872	-21%	\$420.64	3%
98125	Lake City	9.9	\$272,070	34%	\$271.55	46%	8.7	\$257,495	-5%	\$268.29	1%	4.7	\$245,489	-5%	\$238.72	-11%
98126	Seattle	6.3	\$322,003	23%	\$322.44	21%	6.1	\$321,433	0%	\$340.62	6%	3.0	\$297,106	-8%	\$316.87	-7%
98133	Bitter Lake	13.1	\$241,593	22%	\$233.91	19%	12.8	\$251,731	4%	\$253.41	8%	8.3	\$265,537	5%	\$291.32	15%
98134	Seattle	0.4	\$746,380	273%	\$428.07	111%	0.3	\$278,333	-63%	\$242.03	-43%	1.3	\$368,463	32%	\$320.20	32%
98136	Seattle	3.8	\$348,042	34%	\$347.32	24%	2.9	\$420,891	21%	\$403.75	16%	4.7	\$335,648	-20%	\$324.03	-20%
98144	Seattle	6.2	\$345,872	11%	\$333.45	8%	13.8	\$363,468	5%	\$330.94	-1%	1.0	\$389,983	7%	\$297.56	-10%
98146	Westwood	4.9	\$192,540	4%	\$195.72	11%	2.8	\$246,444	27%	\$217.37	11%	1.7	\$143,600	-41%	\$175.96	-19%
98148	Seattle	3.5	\$141,318	24%	\$167.78	24%	2.0	\$154,560	9%	\$184.05	10%	4.3	\$236,000	53%	\$241.33	31%
98155	North City	7.3	\$211,704	1%	\$217.78	21%	7.3	\$242,575	15%	\$236.34	9%	0.7	\$462,950	91%	-	-
98166	Burien	2.8	\$222,251	50%	\$191.76	27%	1.9	\$295,528	33%	\$204.78	7%	0.7	\$319,500	8%	\$167.99	-18%
98168	Riverton Heights	3.9	\$190,510	12%	\$166.48	21%	2.8	\$218,976	15%	\$182.51	10%	1.3	\$231,125	6%	\$177.52	-3%
98177	Bitter Lake	2.1	\$324,189	36%	\$242.15	26%	2.3	\$365,446	13%	\$255.11	5%	0.7	\$262,750	-28%	\$220.14	-14%
98178	Skyway	1.0	\$190,212	63%	\$174.19	45%	0.9	\$288,177	52%	\$210.90	21%	1.3	\$370,575	29%	\$288.72	37%
98188	Seattle	11.4	\$151,830	15%	\$163.36	24%	7.7	\$173,823	14%	\$192.62	18%	4.3	\$194,465	12%	\$180.02	-7%
98198	Des Moines	12.0	\$218,197	22%	\$210.89	27%	13.4	\$235,837	8%	\$208.66	-1%	5.3	\$265,197	12%	\$209.62	0%
98199	Interbay	6.3	\$300,850	12%	\$299.45	16%	6.3	\$335,597	12%	\$314.60	5%	3.0	\$322,488	-4%	\$327.35	4%
?	Unknown	0.0	-	-	-	-	0.2	\$240,000	-	\$290.91	-	0.0	-	-	-	-

New Attached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch \$/SF
98001	Auburn	3.7	\$269,316	11%	\$197.59	60.7%	1.2	\$350,134	30%	\$197.47	-0.1%	0.0	-	-	-	-
98002	Auburn	1.5	\$222,872	57%	\$145.45	2.3%	1.7	\$232,185	4%	\$163.78	12.6%	0.0	-	-	-	-
98003	Federal Way	4.8	\$177,540	-59%	\$175.79	-45.0%	8.5	\$198,887	12%	\$282.95	61.0%	1.0	\$168,330	-15%	\$204.90	-27.6%
98004	Bellevue Dwntrwn	18.1	\$724,406	132%	\$566.15	134.5%	17.8	\$420,381	-42%	\$444.09	-21.6%	23.7	\$657,463	56%	\$422.44	-4.9%
98005	Bellevue	1.0	\$372,260	66%	\$327.37	33.9%	3.8	\$454,995	22%	\$378.44	15.6%	1.0	\$1,249,320	175%	\$934.94	147.1%
98006	Factoria	0.5	\$294,617	24%	\$302.85	18.4%	2.3	\$310,173	5%	\$244.07	-19.4%	0.7	\$323,990	4%	-	-
98007	Crossroads	0.2	\$225,375	78%	\$272.90	188.6%	1.9	\$312,743	38%	\$344.33	26.2%	1.7	\$376,996	21%	\$350.06	1.7%
98008	Bellevue	0.0	-	-	-	-	0.0	-	-	-	-	0.3	\$262,944	-	-	-
98010	Black Diamond	0.2	\$231,250	11%	\$209.76	5.9%	0.9	-	-	-	-	0.0	-	-	-	-
98011	Bothell Main	9.4	\$222,071	-27%	\$107.99	-10.5%	6.9	\$368,155	66%	\$213.24	97.5%	11.7	\$409,294	11%	\$214.28	0.5%
98019	Duval	0.0	-	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-
98022	Enumclaw	0.6	\$188,064	67%	\$171.11	-	0.1	\$288,000	53%	\$163.45	-	0.0	-	-	-	-
98023	Federal Way	9.0	\$177,021	15%	\$192.34	12.4%	2.7	\$182,654	3%	\$56.12	-70.8%	0.0	-	-	-	-
98027	Issaquah	5.3	\$340,720	26%	\$268.37	11.5%	7.4	\$405,899	19%	\$249.57	-7.0%	3.7	\$685,572	69%	\$293.83	-6.3%
98028	Kenmore	0.3	\$389,558	54%	-	-	10.8	\$231,872	-40%	\$273.94	-	3.3	\$226,617	-2%	\$275.00	0.4%
98029	Issaquah	7.1	\$448,849	38%	\$360.14	59.2%	17.8	\$396,704	-12%	\$270.07	-25.0%	11.3	\$313,359	-21%	\$282.95	4.8%
98030	Kent	1.7	\$258,433	36%	\$173.82	0.0%	8.8	\$259,009	0%	\$198.21	-	5.3	\$210,756	-19%	\$179.60	-9.4%
98031	Kent Main	1.5	\$291,923	154%	\$164.44	2.3%	4.6	\$391,114	34%	\$170.37	3.6%	16.0	\$331,696	-15%	\$177.61	4.2%
98032	Kent	2.1	\$424,891	139%	\$181.40	2.3%	5.1	\$336,073	-21%	\$195.72	7.9%	0.7	\$459,495	37%	-	-
98033	Kirkland	29.8	\$369,532	11%	\$365.18	37.4%	6.8	\$582,170	58%	\$449.42	23.1%	2.0	\$835,742	44%	\$485.14	7.9%
98034	Totem Lake	26.3	\$240,848	28%	\$236.83	22.9%	2.6	\$401,373	67%	\$264.38	11.6%	0.0	-	-	-	-
98036	Maple Valley	1.0	\$284,047	19%	\$207.60	8.8%	0.3	\$420,678	46%	\$145.20	-30.1%	1.3	\$343,600	-18%	\$248.94	71.4%
98040	Mercer Island	4.1	\$388,510	8%	\$407.39	22.7%	1.0	\$423,996	9%	\$387.20	-5.0%	0.0	-	-	-	-
98042	Kent Rural	0.1	\$210,950	-	\$245.29	-	0.9	\$327,973	55%	\$175.69	-28.4%	0.0	-	-	-	-
98045	North Bend	0.2	\$182,450	-	-	-	0.3	\$229,738	26%	-	-	0.0	-	-	-	-
98052	Redmond Main	4.4	\$281,347	-1%	\$357.18	53.9%	17.0	\$264,254	29%	\$312.19	-12.6%	3.7	\$412,909	13%	\$857.58	174.7%
98053	Redmond	7.3	\$268,658	-14%	-	-	1.8	\$512,488	91%	\$292.48	-	0.0	-	-	-	-
98055	Renton	5.3	\$298,362	59%	\$185.64	-12.4%	1.9	\$331,178	11%	\$182.35	-1.8%	1.0	\$318,587	-4%	\$144.94	-20.5%
98056	Highlands	0.2	\$207,500	-22%	-	-	0.8	\$434,436	109%	\$217.65	-	0.3	\$175,000	-60%	\$258.11	18.6%
98057	Renton	-	-	-	-	-	3.5	\$244,410	-	\$213.66	-	0.7	\$322,700	32%	\$278.19	30.2%
98058	Renton	0.8	\$194,382	-10%	\$203.28	14.1%	0.1	\$85,000	-56%	\$112.73	-44.5%	0.0	-	-	-	-
98059	Renton	4.5	\$262,681	-43%	\$234.85	-38.8%	0.8	\$380,919	45%	\$146.85	-37.5%	1.7	\$334,890	-12%	-	-
98065	Snoqualmie	0.0	-	-	-	-	0.0	\$224,863	-	\$254.73	-	0.0	\$239,514	-	\$235.00	-
98072	Woodinville	13.4	\$191,238	-	\$269.52	-	1.2	\$296,107	55%	\$316.99	17.6%	0.0	-	-	-	-
98074	Sammamish	9.9	\$245,740	-23%	\$306.70	63.0%	2.0	\$281,907	15%	\$338.92	10.5%	0.0	-	-	-	-
98075	Sammamish	3.2	\$360,372	28%	\$289.67	22.8%	0.0	-	-	-	-	0.0	-	-	-	-
98092	Auburn	1.6	\$331,387	15%	\$156.43	-1.9%	5.4	\$294,787	-11%	\$187.93	20.1%	4.7	\$288,544	-2%	\$162.85	-13.3%

New Attached Home Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Average\$	Ch in Avg\$	\$/SF	Ch \$/SF	Per Mo	Average\$	Ch in Avg\$	\$/SF	Ch \$/SF	Per Mo	Average\$	Ch in Avg\$	\$/SF	Ch \$/SF
98101	Seattle	3.6	\$242,017	-63%	\$465.31	0.2%	11.7	\$508,521	123%	\$505.22	8.6%	1.3	\$379,438	-30%	\$552.49	9.4%
98102	Broadway	9.7	\$372,696	-14%	\$372.16	-31.6%	12.4	\$428,626	15%	\$453.74	21.9%	6.0	\$442,733	3%	\$487.61	7.5%
98103	Wallingford	16.9	\$313,568	-8%	\$335.17	-4.2%	26.7	\$365,197	16%	\$356.35	6.3%	10.0	\$391,714	7%	\$306.75	-13.9%
98104	Seattle	7.2	\$492,955	-40%	\$395.88	6.8%	15.3	\$382,435	-33%	\$447.88	13.1%	4.0	\$336,575	1%	\$423.35	-5.5%
98105	University	1.8	\$424,884	46%	\$339.10	16.9%	2.8	\$437,250	3%	\$327.93	-3.3%	1.7	\$275,980	-37%	-	-
98106	Seattle	3.3	\$267,647	56%	\$189.10	9.7%	8.8	\$309,456	16%	\$216.19	14.3%	8.0	\$334,138	8%	\$194.59	-10.0%
98107	Ballard	7.8	\$374,519	35%	\$262.70	-8.6%	26.8	\$360,919	-4%	\$342.12	30.2%	11.3	\$431,858	20%	\$359.96	5.2%
98108	Tukwila	2.1	\$362,605	71%	\$203.92	55.5%	3.6	\$393,991	9%	\$216.22	6.0%	5.0	\$330,533	-16%	\$249.70	15.5%
98109	Queen Anne	19.3	\$388,664	6%	\$471.41	16.9%	13.3	\$399,373	3%	\$475.14	0.8%	6.0	\$442,108	11%	\$437.54	-7.9%
98112	East Union	3.0	\$363,847	8%	\$415.04	39.0%	3.8	\$368,348	1%	\$337.35	-18.7%	0.7	\$992,250	169%	\$438.89	30.1%
98115	Wedgwood	10.7	\$289,350	-12%	\$411.86	-3.6%	4.8	\$376,748	30%	\$410.67	-0.2%	1.7	\$529,790	41%	\$251.06	-38.9%
98116	West Seattle	3.2	\$354,795	54%	\$284.24	-5.0%	5.3	\$435,865	23%	\$333.62	17.4%	5.0	\$370,449	-15%	\$362.50	8.7%
98117	Seattle	2.0	\$313,016	-6%	\$265.46	-0.4%	5.2	\$423,284	35%	\$304.37	14.7%	8.3	\$368,372	-13%	\$222.13	-27.0%
98118	Columbia	7.4	\$332,591	5%	\$215.01	38.6%	5.1	\$372,727	12%	\$263.37	22.5%	3.0	\$313,494	-16%	\$237.64	-9.8%
98119	Interbay	5.9	\$445,005	-42%	\$376.30	-2.2%	12.5	\$493,651	11%	\$404.63	7.5%	3.3	\$522,750	6%	\$396.21	-2.1%
98121	Seattle	9.8	\$572,774	10%	\$680.36	23.1%	29.2	\$516,819	-10%	\$577.97	-15.0%	13.3	\$507,026	-2%	\$587.46	1.6%
98122	Seattle	26.5	\$306,707	6%	\$381.56	23.9%	19.3	\$385,680	26%	\$429.60	12.6%	11.3	\$378,116	-2%	\$370.03	-13.9%
98125	Lake City	1.7	\$356,349	78%	\$236.68	-14.5%	7.3	\$333,003	-7%	\$216.83	-8.4%	5.7	\$264,770	-20%	\$236.51	9.1%
98126	Seattle	2.8	\$334,208	27%	\$209.48	-15.6%	16.2	\$344,101	3%	\$258.52	28.4%	6.0	\$364,697	6%	\$222.48	-13.9%
98133	Bitter Lake	5.3	\$278,870	-42%	\$251.20	-45%	11.7	\$277,767	0%	\$270.70	8%	7.3	\$323,449	16%	\$292.48	8%
98134	Seattle	1.1	\$336,481	5%	\$288.80	-	0.0	-	-	-	0.0	-	-	-	-	-
98136	Seattle	0.0	-	-	-	-	3.9	\$346,135	-	\$294.22	-	6.7	\$372,699	8%	\$289.50	-1.6%
98144	Seattle	7.2	\$300,152	42%	\$301.72	2.5%	9.6	\$387,829	29%	\$321.61	6.6%	5.3	\$422,294	9%	\$284.31	-11.6%
98146	Westwood	0.6	\$228,121	-21%	\$157.78	-52.3%	1.4	\$301,834	32%	\$160.32	1.6%	0.3	\$149,950	-50%	-	-
98148	Seattle	0.0	-	-	-	-	0.6	\$422,841	-	-	-	1.7	\$411,872	-	-	-
98155	North City	1.8	\$189,131	13%	-	-	3.3	\$293,809	55%	\$289.69	-	2.7	\$246,556	-16%	\$228.08	-
98164	Seattle	0.0	-	-	-	-	0.0	-	-	-	-	2.3	\$1,207,857	-	-	-
98166	Burien	0.1	\$179,950	-	\$234.01	-	8.5	-	-	-	-	0.0	-	-	-	-
98168	Riverton Heights	0.0	-	-	-	-	2.5	\$167,587	-	-	-	0.0	-	-	-	-
98177	Bitter Lake	0.8	\$422,030	15%	\$222.83	5.9%	1.4	\$451,691	7%	\$169.21	-24.1%	0.7	\$357,000	-21%	-	-
98178	Bryn Mawr	0.0	\$267,960	-	\$241.13	-	0.0	\$277,922	4%	\$240.73	-0.2%	0.0	\$263,000	-5%	\$265.66	10.4%
98188	Tukwila	0.0	\$105,000	-	\$153.51	-	0.0	\$396,250	277%	-	-	0.0	-	-	-	-
98198	Des Moines	5.1	\$217,582	63%	\$243.43	-	16.3	\$258,098	18.6%	\$204.18	-16.1%	0.0	-	-	-	-
98199	Interbay	3.4	\$338,578	-7%	\$387.06	27.9%	5.0	\$360,915	7%	\$362.95	-6.2%	2.7	\$434,124	20%	\$278.97	-23.1%
?	Unknown	0.0	-	-	-	-	0.1	\$300,000	-	-	-	0.0	-	-	-	-

Existing Single Family Detached Home Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
- - \$100,000	34	2.8	-41%	\$85.76	-7.0%	23	1.9	-32%	\$124.20	44.8%	3	1.0	-48%	\$139.88	12.6%
\$100,001 - \$125,000	23	1.9	-57%	\$118.70	-13.1%	15	1.3	-35%	\$148.54	25.1%	2	0.7	-47%	\$180.88	21.8%
\$125,001 - \$140,000	34	2.8	-43%	\$161.21	10.4%	13	1.1	-62%	\$135.44	-16.0%	1	0.3	-69%	\$95.00	-29.9%
\$140,001 - \$150,000	34	2.8	-68%	\$158.77	-4.2%	16	1.3	-53%	\$124.41	-21.6%	4	1.3	0%	\$139.79	12.4%
\$150,001 - \$160,000	36	3.0	-64%	\$176.52	-2.8%	21	1.8	-42%	\$173.92	-1.5%	2	0.7	-62%	\$265.57	52.7%
\$160,001 - \$170,000	64	5.3	-59%	\$185.34	0.3%	27	2.3	-58%	\$180.41	-2.7%	4	1.3	-41%	\$284.72	57.8%
\$170,001 - \$180,000	86	7.2	-59%	\$189.18	3.4%	33	2.8	-62%	\$203.70	7.7%	12	4.0	45%	\$200.88	-1.4%
\$180,001 - \$190,000	108	9.0	-62%	\$211.48	9.9%	34	2.8	-69%	\$191.34	-9.5%	9	3.0	6%	\$216.34	13.1%
\$190,001 - \$200,000	159	13.3	-60%	\$215.09	11.0%	54	4.5	-66%	\$202.50	-5.9%	14	4.7	4%	\$220.90	9.1%
\$200,001 - \$225,000	450	37.5	-67%	\$224.66	12.5%	250	20.8	-44%	\$226.39	0.8%	57	19.0	-9%	\$205.20	-9.4%
\$225,001 - \$250,000	1,095	91.3	-50%	\$231.48	14.8%	521	43.4	-52%	\$238.32	3.0%	105	35.0	-19%	\$216.43	-9.2%
\$250,001 - \$275,000	1,536	128.0	-32%	\$226.87	12.6%	776	64.7	-49%	\$239.19	5.4%	147	49.0	-24%	\$230.64	-3.6%
\$275,001 - \$300,000	1,932	161.0	-16%	\$226.07	8.4%	1,194	99.5	-38%	\$238.56	5.5%	191	63.7	-36%	\$220.97	-7.4%
\$300,001 - \$350,000	3,771	314.3	-3%	\$239.13	7.8%	2,699	224.9	-28%	\$243.11	1.7%	379	126.3	-44%	\$227.81	-6.3%
\$350,001 - \$400,000	3,491	290.9	2%	\$252.03	6.3%	2,519	209.9	-28%	\$255.12	1.2%	358	119.3	-43%	\$257.94	1.1%
\$400,001 - \$450,000	2,787	232.3	2%	\$269.85	7.1%	2,101	175.1	-25%	\$281.96	4.5%	318	106.0	-39%	\$271.00	-3.9%
\$450,001 - \$500,000	2,162	180.2	14%	\$280.73	10.1%	1,717	143.1	-21%	\$291.47	3.8%	236	78.7	-45%	\$286.62	-1.7%
\$500,001 - \$600,000	3,041	253.4	26%	\$292.95	6.7%	2,651	220.9	-13%	\$301.93	3.1%	338	112.7	-49%	\$296.64	-1.8%
\$600,001 - \$750,000	2,465	205.4	25%	\$311.87	5.5%	2,326	193.8	-6%	\$323.48	3.7%	305	101.7	-48%	\$318.80	-1.4%
\$750,001 - \$1,000,000	1,740	145.0	26%	\$352.45	7.4%	1,698	141.5	-2%	\$362.60	2.9%	218	72.7	-49%	\$331.87	-8.5%
\$1,000,001 - \$2,000,000	1,158	96.5	38%	\$453.33	4.5%	1,224	102.0	6%	\$473.46	4.4%	153	51.0	-50%	\$457.63	-3.3%
\$2,000,001 - sky	221	18.4	13%	\$902.70	-4.5%	245	20.4	11%	\$816.19	1.7%	38	12.7	-38%	\$851.69	4.3%
Overall Total	26,427	2,202	-7%	\$275.68	13.0%	20,157	1,680	-24%	\$296.19	7.4%	2,894	965	-43%	\$283.38	-4.3%
Median				\$245.86	13.8%				\$262.44	6.7%				\$252.87	-3.6%

\$/SF used only for less than 1 acre properties

New Single Family Detached Home Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF	Total#	Per Mo	Ch # Sold	Avg \$/SF	Ch in Avg \$/SF
- - \$100,000	0	0.0	-100%	-	-	1	0.1	-	\$71.12	-	0	0.0	-100%	-	-
\$100,001 - \$125,000	0	0.0	-	-	-	2	0.2	-	-	-	0	0.0	-100%	-	-
\$125,001 - \$140,000	0	0.0	-	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$140,001 - \$150,000	0	0.0	-100%	-	-	2	0.2	-	-	-	0	0.0	-100%	-	-
\$150,001 - \$160,000	0	0.0	-	-	-	1	0.1	-	-	-	0	0.0	-100%	-	-
\$160,001 - \$170,000	0	0.0	-100%	-	-	1	0.1	-	-	-	0	0.0	-100%	-	-
\$170,001 - \$180,000	0	0.0	-100%	-	-	9	0.8	-	-	-	1	0.1	-56%	-	-
\$180,001 - \$190,000	0	0.0	-100%	-	-	10	0.8	-	-	-	1	0.3	-60%	-	-
\$190,001 - \$200,000	1	0.1	-98%	-	-	6	0.5	500%	-	-	0	0.0	-100%	-	-
\$200,001 - \$225,000	0	0.0	-100%	-	-	14	1.2	-	\$256.10	-	7	2.3	100%	\$85.38	-
\$225,001 - \$250,000	20	1.7	-87%	\$196.74	8.7%	19	1.6	-5%	\$253.35	28.8%	3	1.0	-37%	-	-
\$250,001 - \$275,000	34	2.8	-90%	\$241.95	37.1%	17	1.4	-50%	\$322.15	33.1%	2	0.7	-53%	\$147.82	-54.1%
\$275,001 - \$300,000	94	7.8	-81%	\$244.55	50.4%	47	3.9	-50%	\$191.21	21.8%	12	4.0	2%	\$172.69	-9.7%
\$300,001 - \$350,000	424	35.3	-51%	\$199.18	7.5%	203	16.9	-52%	\$188.87	-5.2%	40	13.3	-21%	\$170.73	-9.6%
\$350,001 - \$400,000	647	53.9	-34%	\$193.10	2.2%	348	29.0	-46%	\$192.05	-0.5%	78	26.0	-10%	\$173.64	-9.6%
\$400,001 - \$450,000	826	68.8	17%	\$192.78	-2.3%	420	35.0	-49%	\$191.07	-0.9%	91	30.3	-13%	\$178.72	-6.5%
\$450,001 - \$500,000	465	38.8	-8%	\$208.39	-2.2%	401	33.4	-14%	\$197.91	-5.0%	70	23.3	-30%	\$183.07	-7.5%
\$500,001 - \$600,000	776	64.7	20%	\$235.54	7.8%	592	49.3	-24%	\$216.43	-8.1%	99	33.0	-33%	\$206.99	-4.4%
\$600,001 - \$750,000	777	64.8	21%	\$251.65	-3.3%	591	49.3	-24%	\$234.04	-7%	83	27.7	-44%	\$230.62	-1%
\$750,001 - \$1,000,000	593	49.4	48%	\$286.43	5.9%	589	49.1	-1%	\$266.01	-7.1%	84	28.0	-43%	\$264.81	-0.5%
\$1,000,001 - \$2,000,000	292	24.3	81%	\$379.63	-13.2%	347	28.9	19%	\$384.70	1.3%	48	16.0	-45%	\$355.55	-7.6%
\$2,000,001 - sky	44	3.7	52%	\$595.95	9.4%	60	5.0	36%	\$548.65	-7.9%	8	2.7	-47%	\$492.74	-10.2%
Overall Total	4,993	416	-18%	\$256.24	10.5%	3,680	307	-26%	\$260.74	1.0%	627	209	-32%	\$236.77	-9.2%

Existing Attached Home Sales by Price Ranges

RANGE OF PRICES	2006					2007					2008				
	Total #	Per Mo	Ch in # Sld	Avg \$/SF	Ch \$/SF	Total #	Per Mo	Ch in # Sld	Avg \$/SF	Ch \$/SF	Total #	Per Mo	Ch in # Sld	Avg \$/SF	Ch \$/SF
- - \$100,000	189	15.8	-51%	\$163.03	47.0%	34	2.8	-82%	\$137.17	-15.9%	7	2.3	-18%	\$312.69	128.0%
\$100,001 - \$125,000	250	20.8	-51%	\$162.55	21.2%	92	7.7	-63%	\$212.35	30.6%	15	5.0	-35%	\$170.93	-19.5%
\$125,001 - \$140,000	254	21.2	-43%	\$181.29	23.9%	136	11.3	-46%	\$210.87	16.3%	15	5.0	-56%	\$200.05	-5.1%
\$140,001 - \$150,000	215	17.9	-17%	\$181.66	18.9%	66	5.2	-54%	\$199.55	9.9%	12	4.0	-51%	\$185.03	-7.3%
\$150,001 - \$160,000	240	20.0	-19%	\$192.24	15.7%	120	10.0	-50%	\$215.68	12.2%	14	4.7	-53%	\$196.75	-8.8%
\$160,001 - \$170,000	287	23.9	-1%	\$200.09	17.2%	167	13.9	-42%	\$229.58	14.7%	21	7.0	-50%	\$224.65	-2.1%
\$170,001 - \$180,000	309	25.8	1%	\$212.46	18.1%	166	13.8	-46%	\$223.57	5.2%	32	10.7	-28%	\$240.40	7.5%
\$180,001 - \$190,000	318	26.5	3%	\$222.73	16.9%	212	17.7	-33%	\$236.29	6.4%	31	10.3	-42%	\$263.95	11.7%
\$190,001 - \$200,000	314	26.2	8%	\$227.22	9.7%	206	17.2	-34%	\$253.18	11.4%	32	10.7	-38%	\$245.93	-2.9%
\$200,001 - \$225,000	850	70.8	36%	\$262.76	24.2%	614	51.2	-28%	\$264.18	0.5%	92	30.7	-40%	\$262.81	-0.5%
\$225,001 - \$250,000	900	75.0	56%	\$264.05	10.6%	761	63.4	-15%	\$270.28	2.4%	128	42.7	-33%	\$293.02	8.4%
\$250,001 - \$275,000	676	56.5	43%	\$278.94	8.4%	693	57.8	2%	\$282.60	1.3%	100	33.3	-42%	\$293.17	3.7%
\$275,001 - \$300,000	630	52.5	60%	\$289.01	9.0%	656	54.7	4%	\$312.51	8.1%	78	26.0	-52%	\$311.72	-0.3%
\$300,001 - \$350,000	980	81.7	66%	\$310.83	12.1%	1,082	90.2	10%	\$315.99	1.7%	144	48.0	-47%	\$311.74	-1.3%
\$350,001 - \$400,000	784	65.3	168%	\$324.41	4.1%	779	64.9	-1%	\$336.90	3.9%	117	39.0	-40%	\$342.28	1.6%
\$400,001 - \$450,000	452	37.7	155%	\$349.12	3.7%	555	46.3	23%	\$329.90	-5.5%	101	33.7	-27%	\$337.63	2.3%
\$450,001 - \$500,000	266	22.2	149%	\$395.98	8.2%	329	27.4	24%	\$361.71	-8.7%	50	16.7	-39%	\$364.11	0.7%
\$500,001 - \$600,000	230	19.2	107%	\$408.40	5.3%	368	30.7	60%	\$401.84	-1.6%	46	15.3	-50%	\$479.77	19.4%
\$600,001 - \$750,000	161	13.4	46%	\$464.98	5.7%	250	20.8	55%	\$445.76	-4.1%	31	10.3	-50%	\$458.72	2.9%
\$750,001 - \$1,000,000	112	9.3	81%	\$529.45	3.8%	157	13.1	40%	\$526.91	-0.5%	20	6.7	-49%	\$492.79	-6.5%
\$1,000,001 - \$2,000,000	76	6.3	62%	\$733.84	13.7%	90	7.5	18%	\$690.64	-5.9%	13	4.3	-42%	\$833.38	20.7%
\$2,000,001 - sky	16	1.3	14%	\$760.82	-33.9%	21	1.8	31%	\$998	31.2%	2	0.7	-62%	\$948	-5.0%
Overall Total	8,511	709	27%	\$283.84	26.4%	7,586	632	-11%	\$312.78	10.2%	1,101	367	-42%	\$319.06	2.0%
Median				\$246.41	25.2%				\$279.18	13.3%				\$285.71	2.3%

New Attached Home Sales by Price Ranges

RANGE OF PRICES	2006					2007					2008				
	Total #	Per Mo	Ch in # Sld	\$/SF	Ch \$/SF	Total #	Per Mo	Ch in # Sld	\$/SF	Ch \$/SF	Total #	Per Mo	Ch in # Sld	\$/SF	Ch \$/SF
- - \$100,000	6	0.5	-25%	\$246.14	182.1%	7	0.6	17%	\$118.47	-51.9%	1	0.3	-43%	-	-
\$100,001 - \$125,000	25	2.1	-55%	\$185.94	8.3%	5	0.4	-80%	\$228.92	23.1%	0	0.0	-100%	-	-
\$125,001 - \$140,000	35	2.9	-49%	\$198.48	18.2%	7	0.6	-80%	\$334.57	68.6%	0	0.0	-100%	-	-
\$140,001 - \$150,000	46	3.8	-50%	\$241.13	37.7%	20	1.7	-57%	\$210.58	-12.7%	1	0.3	-80%	-	-
\$150,001 - \$160,000	51	4.3	-39%	\$249.16	30.7%	45	3.8	-12%	\$312.31	25.3%	1	0.3	-91%	\$220.36	-29.4%
\$160,001 - \$170,000	78	6.5	-25%	\$266.07	39.1%	64	5.3	-18%	\$252.56	-5.1%	5	1.7	-69%	\$278.08	10.1%
\$170,001 - \$180,000	117	9.8	44%	\$292.64	48.8%	61	5.1	-48%	\$299.84	2.5%	7	2.3	-54%	\$283.25	-5.5%
\$180,001 - \$190,000	106	8.8	3%	\$277.39	32.4%	115	9.6	8%	\$297.76	7.3%	12	4.0	-58%	\$236.10	-20.7%
\$190,001 - \$200,000	171	14.3	20%	\$267.44	21.9%	97	8.1	-43%	\$298.72	11.7%	13	4.3	46%	\$208.64	-29.8%
\$200,001 - \$225,000	397	33.1	51%	\$299.22	30.5%	352	29.3	-11%	\$296.72	-0.8%	39	13.0	-56%	\$251.38	-15.3%
\$225,001 - \$250,000	529	44.1	130%	\$299.98	24.1%	372	31.0	-30%	\$305.50	1.8%	49	16.3	-47%	\$325.39	6.5%
\$250,001 - \$275,000	404	33.7	143%	\$319.87	24.7%	393	32.8	-3%	\$297.22	-7.1%	60	20.0	-39%	\$350.87	18.1%
\$275,001 - \$300,000	379	31.6	145%	\$333.53	32.7%	434	36.2	15%	\$349.66	4.8%	38	12.7	-65%	\$317.71	-9.1%
\$300,001 - \$350,000	598	49.8	140%	\$303.24	9.4%	867	72.3	45%	\$318.67	5.1%	120	40.0	-45%	\$293.24	-8.0%
\$350,001 - \$400,000	447	37.3	169%	\$326.05	10.0%	816	68.0	83%	\$320.51	-1.7%	99	33.0	-51%	\$303.48	-5.3%
\$400,001 - \$450,000	256	21.3	175%	\$348.33	-9.8%	497	41.4	94%	\$357.86	2.7%	86	28.7	-31%	\$249.42	-30.3%
\$450,001 - \$500,000	160	13.3	196%	\$354.25	-9.5%	334	27.8	109%	\$325.22	-8.2%	54	18.0	-35%	\$273.17	-16.0%
\$500,001 - \$600,000	121	10.1	109%	\$370.64	-12.0%	389	32.4	221%	\$366.86	-1.0%	47	15.7	-52%	\$334.02	-9.0%
\$600,001 - \$750,000	110	9.2	96%	\$480.94	-38.4%	239	19.9	117%	\$362.55	-24.6%	35	11.7	-41%	\$339.91	-6.2%
\$750,001 - \$1,000,000	80	6.7	86%	\$502.34	3.0%	112	9.3	40%	\$541.30	7.8%	37	12.3	32%	\$601.83	11.2%
\$1,000,001 - \$2,000,000	40	3.3	54%	\$645.92	18.2%	51	4.3	28%	\$516.11	-20.1%	10	3.3	-22%	\$707.61	37.1%
\$2,000,001 - sky	25	2.1	400%	\$875.63	-5.8%	9	0.8	-64%	\$1,000.45	14.3%	4	1.3	78%	\$348.10	-65.2%
Overall Total	4,181	348	81%	\$325.86	20.5%	5,286	441	26%	\$332.05	1.9%	718	239	-46%	\$311.64	-6.1%

Existing Single Family Detached Homes Sales by Year Built

Year Built	2006					2007					2008				
	\$/SF*	% Ch \$/SF	Avg Size	Average \$	#Sold	\$/SF*	% Ch \$/SF	Avg Size	Average \$	#Sold	\$/SF*	% Ch \$/SF	Avg Size	Average \$	#Sold
Before 1960	\$328.90	12.4%	1,511	\$487,063	11,162	\$354.48	7.8%	1,563	\$547,456	8,594	\$341.78	-3.6%	1,573	\$538,500	1,210
1960's	\$239.63	14.6%	1,798	\$438,155	3,753	\$261.20	8.6%	1,831	\$475,324	2,863	\$246.18	-5.4%	1,812	\$455,119	420
1970's	\$234.19	13.7%	2,000	\$479,947	2,983	\$255.24	9.0%	2,018	\$532,162	2,177	\$234.81	-8.0%	2,046	\$476,083	278
1980's	\$238.79	14.5%	2,085	\$512,663	3,036	\$253.55	6.2%	2,127	\$551,492	2,219	\$242.14	-4.5%	2,053	\$513,227	317
1990	\$215.10	11.4%	2,316	\$510,213	443	\$243.62	13.3%	2,428	\$618,666	324	\$225.63	-7.4%	2,280	\$527,011	62
1991	\$225.29	11.4%	2,406	\$562,094	282	\$229.81	2.0%	2,365	\$557,587	213	\$221.48	-3.6%	2,545	\$617,857	28
1992	\$222.43	13.1%	2,317	\$539,351	250	\$234.30	5.3%	2,404	\$596,236	237	\$231.84	-1.1%	2,520	\$612,332	33
1993	\$220.99	9.6%	2,279	\$513,645	243	\$235.75	6.7%	2,225	\$546,655	169	\$255.30	8.3%	2,334	\$592,072	29
1994	\$222.18	13.3%	2,204	\$504,273	344	\$233.84	5.2%	2,256	\$548,766	236	\$215.45	-7.9%	2,163	\$465,655	30
1995	\$231.37	9.4%	2,324	\$603,673	236	\$248.59	7.4%	2,426	\$633,688	175	\$235.16	-5.4%	2,321	\$565,905	19
1996	\$232.34	15.0%	2,327	\$569,354	313	\$244.45	5.2%	2,527	\$664,987	202	\$230.26	-5.8%	2,448	\$601,944	25
1997	\$237.36	16.4%	2,427	\$602,288	279	\$247.27	4.2%	2,614	\$681,386	201	\$213.57	-13.6%	2,429	\$547,614	25
1998	\$228.85	11.7%	2,532	\$632,955	345	\$231.50	1.2%	2,551	\$661,634	251	\$212.05	-8.4%	2,469	\$536,567	43
1999	\$236.35	14.9%	2,539	\$626,211	353	\$259.10	9.6%	2,617	\$698,137	257	\$261.30	0.8%	2,861	\$842,647	36
2000	\$242.01	9.8%	2,756	\$709,317	285	\$241.57	-0.2%	2,728	\$697,017	214	\$280.25	16.0%	3,083	\$970,618	33
2001	\$240.18	12.5%	2,726	\$682,322	414	\$243.17	1.2%	2,803	\$723,510	309	\$249.12	2.4%	2,687	\$716,451	41
2002	\$216.64	6.9%	2,566	\$576,901	327	\$235.33	8.6%	2,693	\$661,265	240	\$248.19	5.5%	2,784	\$809,319	30
2003	\$221.19	9.9%	2,542	\$583,100	550	\$224.03	1.3%	2,635	\$603,808	370	\$217.63	-2.9%	2,679	\$582,360	68
2004	\$219.76	-	2,655	\$599,482	427	\$232.15	5.6%	2,698	\$649,674	401	\$224.81	-3.2%	2,741	\$607,191	51
2005	Reported as new construction					\$245.11	-	2,734	\$695,967	273	\$244.30	-0.3%	2,868	\$704,187	54
2006	Reported as new construction					Reported as new construction					\$238.77	-	3,255	\$756,324	32

* - Only homes on less than one (1) acre used

Note: County records have a small percentage of residential units without total square footage data

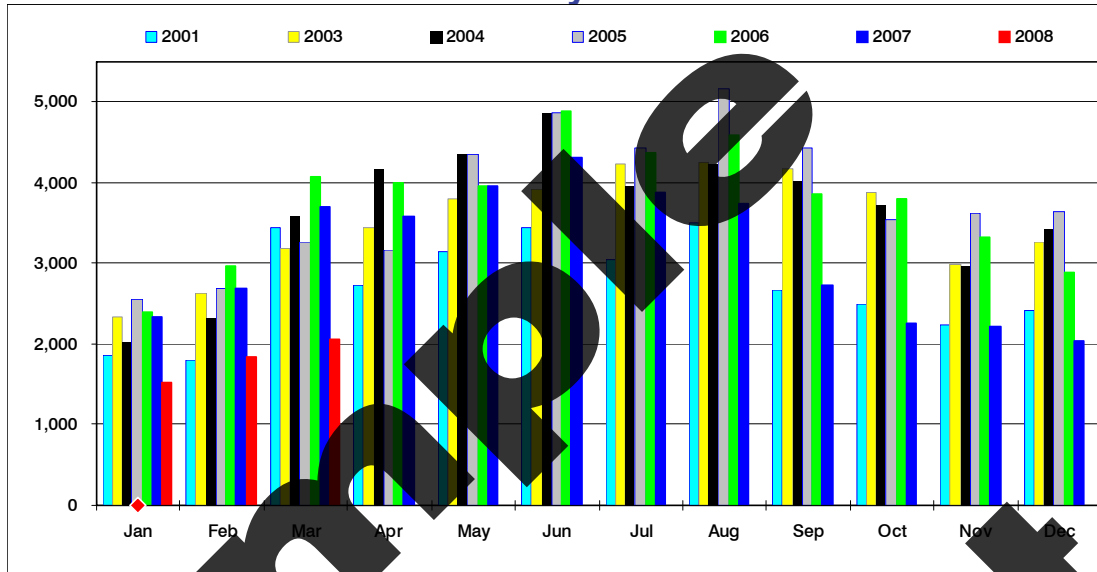
Subdivision Lot Sales & Acreage Lot Sales

Lot Price Range	2006						2007						2008					
	# Sold	Per Mo	% Ch	Acre-age	Per Mo	% Ch	# Sold	Per Mo	% Ch	Acre-age	Per Mo	% Ch	# Sold	Per Mo	% Ch	Acre-age	Per Mo	% Ch
\$30,000 - \$50,000	63	5.3	-15%	21	1.8	-30%	47	3.9	-25%	10	0.8	-52%	4	1.3	-66%	2	0.7	-20%
\$50,001 - \$100,000	211	17.6	-36%	42	3.5	-48%	95	7.9	-55%	31	2.6	-26%	11	3.7	-54%	5	1.7	-35%
\$100,001 - \$150,000	215	17.9	-36%	82	6.8	-36%	131	10.9	-39%	42	3.5	-49%	18	6.0	-45%	6	2.0	-43%
\$150,001 - \$200,000	171	14.3	-31%	93	7.8	-5%	254	21.2	49%	68	5.7	-27%	6	2.0	-91%	7	2.3	-59%
\$200,001 - \$300,000	258	21.5	49%	145	12.1	24%	136	16.3	-24%	93	7.8	-36%	63	21.0	29%	9	3.0	-61%
\$300,001 - \$400,000	155	12.9	31%	86	7.2	128%	103	9.0	-30%	72	6.0	-16%	12	4.0	-56%	6	2.0	-67%
\$400,001 - \$500,000	90	7.5	125%	30	2.5	100%	75	6.3	-17%	33	2.8	10%	7	2.3	-63%	3	1.0	-64%
\$500,001 - \$600,000	58	4.8	222%	20	1.7	150%	31	2.6	-47%	18	1.5	-10%	3	1.0	-61%	2	0.7	-56%
\$600,001 - \$750,000	34	2.8	62%	16	1.3	33%	32	2.7	-6%	31	2.6	94%	3	1.0	-63%	1	0.3	-87%
\$750,001 - \$900,000	33	2.8	267%	16	1.3	700%	21	1.8	-36%	6	0.5	-63%	0	0.0	-100%	0	0.0	-100%
\$900,001 - \$1,000,000	4	0.3	33%	6	0.5	-	7	0.6	75%	2	0.2	-67%	0	0.0	-100%	0	0.0	-100%
\$1,000,001 - sky	15	1.3	-	9	0.8	-	12	1.0	-20%	8	0.7	-11%	2	0.7	33%	0	0.0	-100%
Total Sold	1,307	108.9	-4%	566	47.2	7%	1,009	84.1	-23%	414	34.5	-27%	129	43.0	-49%	41	13.7	-60%
Average Price	\$263,067		42%	\$294,173		49%	\$269,589		2%	\$320,802		9%	\$248,949		-8%	\$237,403		-26%
% Avg Lot/Avg New Home	44.2%						40.2%						40.1%					
Median Price	\$200,000		38%	\$236,000		48%	\$198,000		-1%	\$275,000		17%	\$216,780		9%	\$209,975		-24%
Median to Median	40.0%			Av\$/Acr	\$99,715		35.7%			Av\$/Acr	\$111,889		42.5%			Av\$/Acr	\$102,814	

Residential Sales On 1 Acre or More

Year	Existing				New			
	2006	Ch '06 vs. '05	2007	Ch '07 vs. '06	2006	Ch '06 vs. '05	2007	Ch '07 vs. '06
Units Sold	1,522		1,148		194		115	
Per Month	126.8	-5%	95.7	-25%	16.2	-35%	9.6	-41%
Average Price	\$787,921	12%	\$822,156	4%	\$681,947	38%	\$982,605	44%
Median Price	\$600,000	15%	\$629,975	5%	\$551,297	42%	\$635,000	15%
Avg Lot (acres)	3.4	-3%	3.3	-3%	8.0	47%	6.0	-25%
Avg \$/SF	\$339.32	11%	\$351.50	4%	\$300.01	23%	\$305.70	2%

Bar Chart of Monthly Residential Sales



REO as % of Existing Homes Sold (Real Estate Owned - Lender Sales)

County Records	2003		2004		2005		2006		2007		2007	
	#	% of # Sold	#	% of # Sold	#	% of # Sold	#	% of # Sold	#	% of # Sold	#	% of # Sold
Jan	53	3.6%	30	2.5%	46	3.0%	17	1.2%	23	1.8%	26	3.2%
Feb	65	3.8%	26	1.9%	37	2.3%	26	1.5%	18	1.4%	43	4.5%
Mar	75	3.7%	45	2.1%	33	1.7%	29	1.2%	35	1.8%	46	4.1%
Apr	50	2.2%	48	1.8%	19	1.0%	29	1.2%	20	1.0%		
May	70	2.8%	58	2.0%	41	1.5%	27	1.2%	35	1.6%		
Jun	69	2.6%	71	2.2%	37	1.2%	20	0.7%	37	1.5%		
Jul	68	2.4%	49	1.9%	31	1.1%	28	1.1%	25	1.2%		
Aug	57	2.1%	45	1.6%	43	1.3%	23	0.8%	19	0.9%		
Sep	53	2.0%	44	1.7%	21	0.7%	17	0.8%	28	2.0%		
Oct	60	2.4%	35	1.5%	15	0.7%	21	0.9%	22	1.7%		
Nov	29	1.5%	19	1.0%	16	0.7%	20	1.0%	22	1.8%		
Dec	34	1.7%	48	2.4%	20	0.9%	15	0.9%	31	3.0%		
Total	683	2.5%	518	1.9%	359	1.3%	272	1.0%	315	1.6%	115	4.0%
County	Change		Change		Change		Change		Change		Change	
Average \$	\$300,795	7.3%	\$333,412	10.8%	\$429,984	29.0%	\$525,477	22.2%	\$506,769	-3.6%	\$439,249	-13.3%

There are currently 317 foreclosed homes for sale, up 31 units from last month.

Relative inventory is down from
8.4 months of supply last month
to 8 months this month.

Currently there are 16,427 residences for
sale, about an 8 month supply since
2,059 sold in March.*



* - Equilibrium exists when the market has 4 - 6 months of supply for sale.

Weekly Residential Inventory

