

SNOHOMISH COUNTY

WASHINGTON

MARCH 2008

WITH COMPARISONS TO PAST YEARS

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DATA USED:

RECORDED TRANSACTIONS FROM COUNTY RECORDS

REAL ESTATS

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Top Builders by # Units Recorded Year-to-date

Rank #	Seller	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
1	Quadrant Corp	46	\$15,875,475	\$510,942	\$257,215	\$345,119	\$134.94	8.4%
2	Centex Homes	40	\$14,678,323	\$566,758	\$280,252	\$366,958	\$152.91	7.3%
3	D R Horton/SSHI	24	\$9,295,591	\$470,000	\$320,000	\$387,316		4.4%
4	PRH LLC	22	\$12,259,252	\$4,351,240	\$274,000	\$557,239	\$155.59	4.0%
5	Legacy Homes Nw Inc	19	\$7,893,144	\$545,000	\$320,000	\$415,429	\$138.13	3.5%
6	Windsor Premier Homes Inc	13	\$7,736,968	\$690,000	\$510,000	\$595,151		2.4%
7	Himalaya Homes Inc	12	\$3,529,062	\$317,450	\$282,450	\$294,089	\$216.87	2.2%
8	Seattle Pacific Homes Inc	11	\$4,439,550	\$495,950	\$319,500	\$403,595		2.0%
9	Rose Homes Inc	11	\$3,649,100	\$354,950	\$299,950	\$331,736		2.0%
10	Otghp Condo LLC	11	\$2,097,825	\$239,400	\$159,210	\$190,711		2.0%
11	CS Inc	10	\$4,057,850	\$459,950	\$305,000	\$405,785		1.8%
12	Crosswater II Multi LLC	9	\$2,636,859	\$308,014	\$268,990	\$292,984		1.7%
13	Wildwood Communities LLC	9	\$2,261,910	\$280,990	\$242,990	\$251,323	\$227.77	1.7%
14	Sundquist Homes LLC	8	\$3,973,960	\$555,950	\$428,000	\$496,745		1.5%
15	Campus Park LLC	8	\$2,728,035	\$373,314	\$287,547	\$341,004		1.5%
16	D B Johnson Construction Inc	8	\$2,421,136	\$380,000	\$224,950	\$302,642		1.5%
17	Northwood-parkway LLC	8	\$2,024,085	\$300,000	\$197,735	\$253,011		1.5%
18	Cornerstone Homes Nw LLC	7	\$2,309,650	\$359,900	\$299,950	\$329,950		1.3%
19	Walker Homes Inc	6	\$2,906,950	\$530,000	\$455,000	\$484,492		1.1%
20	Silver Creek Crossing LLC	6	\$1,814,750	\$309,950	\$295,000	\$302,458	\$220.29	1.1%
21	Mosaic Usa Everett	6	\$1,199,700	\$224,000	\$179,900	\$199,950		1.1%
22	Lexington Court Associates LLC	6	\$1,147,100	\$204,200	\$167,000	\$191,183		1.1%
23	John F Buchan Construction Inc	5	\$3,979,850	\$899,950	\$699,950	\$795,970	\$229.06	0.9%
24	Tyndall Ridge LLC	5	\$2,613,031	\$549,669	\$508,562	\$522,606		0.9%
25	Harbour Homes Inc	5	\$2,424,400	\$540,726	\$394,364	\$484,880		0.9%
	TOTAL	315	\$119,953,556	\$4,351,240	\$159,210	\$380,805		57.8%

Top Builders by Dollar Volume Recorded Year-to-date

Rank \$	Seller	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$'s
1	Quadrant Corp	46	\$15,875,475	\$510,942	\$257,215	\$345,119	\$134.94	7.2%
2	Centex Homes	40	\$14,678,323	\$566,758	\$280,252	\$366,958	\$152.91	6.6%
3	PRH LLC	22	\$12,259,252	\$4,351,240	\$274,000	\$557,239	\$155.59	5.5%
4	D R Horton/SSHI	24	\$9,295,591	\$470,000	\$320,000	\$387,316		4.2%
5	Legacy Homes Nw Inc	19	\$7,893,144	\$545,000	\$320,000	\$415,429	\$138.13	3.6%
6	Windsor Premier Homes Inc	13	\$7,736,968	\$690,000	\$510,000	\$595,151		3.5%
7	Seattle Pacific Homes Inc	11	\$4,439,550	\$495,950	\$319,500	\$403,595		2.0%
8	CS Inc	10	\$4,057,850	\$459,950	\$305,000	\$405,785		1.8%
9	John F Buchan Construction Inc	5	\$3,979,850	\$899,950	\$699,950	\$795,970	\$229.06	1.8%
10	Sundquist Homes LLC	8	\$3,973,960	\$555,950	\$428,000	\$496,745		1.8%
11	Rose Homes Inc	11	\$3,649,100	\$354,950	\$299,950	\$331,736		1.6%
12	Himalaya Homes Inc	12	\$3,529,062	\$317,450	\$282,450	\$294,089	\$216.87	1.6%
13	Walker Homes Inc	6	\$2,906,950	\$530,000	\$455,000	\$484,492		1.3%
14	Campus Park LLC	8	\$2,728,035	\$373,314	\$287,547	\$341,004		1.2%
15	Crosswater II Multi LLC	9	\$2,636,859	\$308,014	\$268,990	\$292,984		1.2%
16	Tyndall Ridge LLC	5	\$2,613,031	\$549,669	\$508,562	\$522,606		1.2%
17	Harbour Homes Inc	5	\$2,424,400	\$540,726	\$394,364	\$484,880		1.1%
18	D B Johnson Construction Inc	8	\$2,421,136	\$380,000	\$224,950	\$302,642		1.1%
19	Cornerstone Homes Nw LLC	7	\$2,309,650	\$359,900	\$299,950	\$329,950		1.0%
20	Contempra Homes Inc	4	\$2,289,950	\$635,000	\$494,950	\$572,488	\$186.24	1.0%
21	Wildwood Communities LLC	9	\$2,261,910	\$280,990	\$242,990	\$251,323	\$227.77	1.0%
22	Bennett Homes Inc	3	\$2,245,683	\$789,000	\$696,683	\$748,561		1.0%
23	Christensen Quality Homes Inc	2	\$2,245,000	\$1,575,000	\$670,000	\$1,122,500		1.0%
24	Otghp Condo LLC	11	\$2,097,825	\$239,400	\$159,210	\$190,711		0.9%
25	Northwood-parkway LLC	8	\$2,024,085	\$300,000	\$197,735	\$253,011		0.9%
	TOTAL	306	\$122,572,639	\$4,351,240	\$159,210	\$400,564		55.4%

Top Subdivisions/Projects by Units Recorded Year-to-date

Rank #	Subdivision/Project	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt Units
	Short Plat/Bndry Line Adj	33	\$13,989,190	\$1,575,000	\$114,950	\$423,915	\$235.30	6.1%
1	Crosswater Condo	17	\$5,364,894	\$373,314	\$268,990	\$315,582		3.1%
2	Pasadera	16	\$4,441,657	\$292,102	\$257,215	\$277,604		2.9%
3	Getchell Hill	13	\$4,404,953	\$390,440	\$310,000	\$338,843	\$84.72	2.4%
4	Crown Park	11	\$6,421,928	\$690,000	\$329,950	\$583,812		2.0%
5	Alderwood Manor	11	\$4,399,327	\$600,000	\$280,000	\$399,939	\$336.54	2.0%
6	Front9	11	\$2,097,825	\$239,400	\$159,210	\$190,711		2.0%
7	Forest Glen Estates	9	\$7,418,330	\$4,351,240	\$329,000	\$824,259		1.7%
8	Bellemont Heights	9	\$5,493,400	\$649,950	\$570,000	\$610,378	\$186.24	1.7%
9	Woodridge North Condo	9	\$3,922,857	\$521,830	\$360,000	\$435,873		1.7%
10	Acadia	9	\$3,705,531	\$634,000	\$342,500	\$411,726		1.7%
11	Pasadera Heights	9	\$3,231,645	\$386,555	\$294,210	\$359,072		1.7%
12	Wildwood Townhomes	9	\$2,261,910	\$280,990	\$242,990	\$251,323	\$227.77	1.7%
13	Porter's Landing	8	\$3,973,960	\$555,950	\$428,000	\$496,745		1.5%
14	Foxglove Meadow	8	\$3,623,470	\$510,942	\$401,368	\$452,934	\$134.94	1.5%
15	Berrywoods	8	\$2,790,753	\$444,601	\$279,730	\$348,844		1.5%
16	Avery Park	7	\$2,678,080	\$470,000	\$340,000	\$382,583		1.3%
17	Aspen	6	\$4,132,000	\$789,000	\$609,000	\$688,667		1.1%
18	Camden Meadows	6	\$2,781,950	\$490,000	\$405,000	\$463,658		1.1%
19	Woodcress	6	\$2,683,900	\$459,950	\$438,000	\$447,317		1.1%
20	Bogart Meadows	6	\$2,214,250	\$413,950	\$319,500	\$369,042		1.1%
21	Meadow Leaf Condo	6	\$2,005,490	\$347,000	\$315,000	\$334,248		1.1%
22	Avondale Lane	6	\$1,949,750	\$350,000	\$299,950	\$324,958		1.1%
23	Sequoyah	6	\$1,525,085	\$300,000	\$197,735	\$254,181		1.1%
24	Bluegrass Condo	6	\$1,199,700	\$224,000	\$179,900	\$199,950		1.1%
25	Townhomes @ Center	6	\$1,147,100	\$204,200	\$167,000	\$191,183		1.1%
	TOTAL	251	\$99,858,935	\$4,351,240	\$114,950	\$397,844		46.1%

Top Subdivisions/Projects by Dollars Recorded Year-to-date

Rank \$	Subdivision/Project	Units	Total Volume	High Price	Low Price	Average Price	Average \$/SF	% Mkt \$s
	Short Plat/Bndry Line Adj	33	\$13,989,190	\$1,575,000	\$114,950	\$423,915	\$235.30	6.3%
1	Forest Glen Estates	9	\$7,418,330	\$4,351,240	\$329,000	\$824,259		3.3%
2	Crown Park	11	\$6,421,928	\$690,000	\$329,950	\$583,812		2.9%
3	Bellemont Heights	9	\$5,493,400	\$649,950	\$570,000	\$610,378	\$186.24	2.5%
4	Crosswater Condo	17	\$5,364,894	\$373,314	\$268,990	\$315,582		2.4%
5	Pasadera	16	\$4,441,657	\$292,102	\$257,215	\$277,604		2.0%
6	Getchell Hill	13	\$4,404,953	\$390,440	\$310,000	\$338,843	\$84.72	2.0%
7	Alderwood Manor	11	\$4,399,327	\$600,000	\$280,000	\$399,939	\$336.54	2.0%
8	Aspen	6	\$4,132,000	\$789,000	\$609,000	\$688,667		1.9%
9	Porter's Landing	8	\$3,973,960	\$555,950	\$428,000	\$496,745		1.8%
10	Woodridge North Condo	9	\$3,922,857	\$521,830	\$360,000	\$435,873		1.8%
11	Acadia	9	\$3,705,531	\$634,000	\$342,500	\$411,726		1.7%
12	Foxglove Meadow	8	\$3,623,470	\$510,942	\$401,368	\$452,934	\$134.94	1.6%
13	Pasadera Heights	9	\$3,231,645	\$386,555	\$294,210	\$359,072		1.5%
14	Berrywoods	8	\$2,790,753	\$444,601	\$279,730	\$348,844		1.3%
15	Camden Meadows	6	\$2,781,950	\$490,000	\$405,000	\$463,658		1.3%
16	Woodcress	6	\$2,683,900	\$459,950	\$438,000	\$447,317		1.2%
17	Avery Park	7	\$2,678,080	\$470,000	\$340,000	\$382,583		1.2%
18	Tyndall Rdg	5	\$2,613,031	\$549,669	\$508,562	\$522,606		1.2%
19	Wildwood Townhomes	9	\$2,261,910	\$280,990	\$242,990	\$251,323	\$227.77	1.0%
20	Bogart Meadows	6	\$2,214,250	\$413,950	\$319,500	\$369,042		1.0%
21	Clairemont	3	\$2,179,950	\$760,000	\$699,950	\$726,650	\$195.52	1.0%
22	Highland Court Condo	5	\$2,113,557	\$484,127	\$367,000	\$422,711		1.0%
23	Front9	11	\$2,097,825	\$239,400	\$159,210	\$190,711		0.9%
24	Meadow Leaf Condo	6	\$2,005,490	\$347,000	\$315,000	\$334,248		0.9%
25	Avondale Lane	6	\$1,949,750	\$350,000	\$299,950	\$324,958		0.9%
	TOTAL	246	\$102,893,588	\$4,351,240	\$114,950	\$418,267		46.5%

OUTLOOK

The first quarter's sales were off by more than forty percent 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.

Leonard A. Magazine, Publisher

HIGHLIGHTS

March 2008 (vs. prior month)

- ▄▄▄ Residential sales volume: up 30%
- ▄▄▄ Residential transactions: up 27%
- ▄▄▄ New home transactions: off 23%
- ▄▄▄ Existing home transactions: up 29%
- ▄▄▄ Attached units: up 16%

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

- ▄▄▄ Residential sales volume: off 51% to \$668 million
- ▄▄▄ Residential transactions: off 48% to 1,818
- ▄▄▄ Mobile home sales on land: off 41% to \$14 million
- ▄▄▄ Plexes (2-5 units) sales: off 65% to \$10 million
- ▄▄▄ Land sales: off 73% to \$49 million
- ▄▄▄ Commercial volume: off 65% at \$110 million
- ▄▄▄ Average residence: \$366,757, off 5%

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

- ▄▄▄ Average sale price: \$441,551, off 13%
- ▄▄▄ Median sale price: \$412,080 up 11%
- ▄▄▄ New homes represent 31% of volume and 28% of units recorded
- ▄▄▄ 365 sold vs. 602 last year, off 39%; volume: off 47% to \$161 million
- ▄▄▄ Average \$/SF: \$207.39, off 17% (5% with data)
- ▄▄▄ Best range: \$500,001 - \$600,000 with 21 per month
- ▄▄▄ Next best range: \$300,001 - \$350,000 with 19.3 monthly



HIGHLIGHTS (continued)

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

- Units sold: off 49%; volume: off 51% to \$362 million
- 954 units sold this year vs. 1,852
- Average price off 6% at \$379,558
- Half homes (median) sold for more than \$337,975, off 3%
- Average \$/SF for homes sold at \$218.75 (all sales), off 8%
- Best range: \$300,001 - \$350,000, with 68 monthly
- Second best absorption rate: \$350,001 - \$400,000, with 53.7 per month

Attached (vs. Year-to-date 2007) includes condominiums and townhomes

- Average sale price: \$279,787, unchanged
- Median sale price: \$250,225, off 6%
- 41% (180 units) new
- 434 sold vs. 898 last year, off 52%; volume: off 51% to \$121 million
- Average \$/SF for existing: \$209.50, off 5%; for new: \$202.89, off 6% (7% with data)
- Best range existing: \$225,001 - \$250,000 with 16.7 monthly
- Best range new: \$300,001 - \$350,000 with 11.3 per month

Acreage Sales (vs. Year 2007)

- 32.3 per month of existing homes sold, off 54%; average price of \$556,022, off 15%
- Median price for existing homes: \$442,500, off 12%
- 7.3 new single family homes sold monthly, off 42%; average price: \$401,461, off 31%
- Median price for new homes: \$358,820, off 38%
- The \$/SF for existing homes: \$267.01, off 19% and new: \$152.50, off 48% (9% with data)
- Average lot sizes, for existing homes: 4.5 acres, up 21%; new: 5 acres, up 76%
- 10.7 acreage parcels sold monthly, off 42% from last year; average price, \$179,488, off 15%

Subdivisions (vs. 2007)

- The average lot sold for \$175,023, off 5%
- Half (median) the lots sold for more than \$135,000, off 29%
- 27.3 sold per month vs. 77.2 monthly last year, off 65%
- Best range: \$100,001 - \$150,000 with absorption of 9.7 per month, off 24%
- The average lot represents 39.6% of the average new home price; 32.8% of median to median

Projections ↗

- Relative inventory dropped to 11.4 months, still a buyers' market. Prices will be pressed.
- 2008 will be a very challenging year for residential real estate sellers.

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	\$622,981,125	52.2%	\$774,413,192	24.3%	\$746,009,182	-3.7%	\$362,098,297	-51.5%
# In County	2,121	34.5%	2,172	2.4%	1,852	-14.7%	954	-48.5%
Largest	\$3,380,000	104.8%	\$7,650,000	126.3%	\$4,000,000	-47.7%	\$2,700,000	-32.5%
Average	\$293,720	13.2%	\$356,544	21.4%	\$402,813	13.0%	\$379,558	-5.8%
Median	\$256,233	11.6%	\$303,900	18.6%	\$348,333	14.6%	\$337,975	-3.0%
Average \$/SF	\$176.51	5.1%	\$216.70	22.8%	\$237.17	9.4%	\$218.75	-7.8%
New SF Detached	\$273,051,637	66.3%	\$399,230,351	46.2%	\$305,371,356	-23.5%	\$161,166,009	-47.2%
# In County	782	46.2%	928	18.7%	602	-35.1%	365	-39.4%
Largest	\$1,250,000	31.6%	\$2,300,000	84.0%	\$1,850,000	-19.6%	\$1,575,000	-14.9%
Average	\$349,171	13.8%	\$430,205	23.2%	\$507,261	17.9%	\$441,551	-13.0%
Median	\$332,628	22.0%	\$396,897	19.3%	\$463,599	16.8%	\$412,080	-11.1%
% of \$ New	30.5%	6.4%	34.0%	11.6%	29.0%	-14.6%	30.8%	6.0%
% of Units New	26.9%	6.3%	29.9%	11.1%	24.5%	-18.1%	27.7%	12.8%
Attached	\$132,417,751	93.9%	\$213,423,711	61.2%	\$250,503,810	17.4%	\$121,427,368	-51.5%
# In County	686	69.1%	879	38.2%	898	2.2%	434	-51.7%
Average	\$208,204	14.6%	\$242,803	16.6%	\$278,957	14.9%	\$279,787	0.3%
% New	32.9%	8.4%	47.8%	45.4%	44.8%	-6.4%	41.5%	-7.4%
Mobile Homes	\$20,506,337	99.7%	\$26,796,001	30.7%	\$23,120,760	-13.7%	\$13,636,950	-41.0%
# in County	112	80.6%	110	-1.8%	93	-15.5%	42	-54.8%
Plexes	\$30,046,532	48.3%	\$32,930,805	9.6%	\$27,433,075	-16.7%	\$9,659,676	-64.8%
# Buildings	93	32.9%	92	-1.1%	66	-28.3%	23	-65.2%
Units	240	24.4%	233	-2.9%	180	-22.7%	54	-70.0%
Average Unit	\$125,194	19.2%	\$141,334	12.9%	\$152,406	7.8%	\$178,883	17.4%
Total Volume (Residential)	\$1,079,003,382	60.5%	\$1,446,794,061	34.1%	\$1,352,438,184	-6.5%	\$667,988,300	-50.6%
# In County	3,744	42.9%	4,181	11.7%	3,511	-16.0%	1,818	-48.2%
Average Res'l Unit (No Plexes)	\$287,307	12.4%	\$345,772	20.3%	\$384,617	11.2%	\$366,757	-4.6%
Land	\$71,797,994	0.5%	\$203,007,669	182.7%	\$179,818,421	-11.4%	\$48,810,391	-72.9%
# In County	221	2.3%	333	50.7%	292	-12.3%	100	-65.8%
Largest	\$8,475,000	149.3%	\$16,050,000	89.4%	\$15,000,000	-6.5%	\$7,000,000	-53.3%
Average	\$324,878	-1.8%	\$609,633	87.6%	\$615,817	1.0%	\$488,104	-20.7%
Commercial	\$290,349,725	206.1%	\$263,581,610	-9.2%	\$313,160,407	18.8%	\$109,721,329	-65.0%
# In County	120	60.0%	143	19.2%	105	-26.6%	79	-24.8%
Grand Total Volume	\$1,441,151,101	71.9%	\$1,913,383,340	32.8%	\$1,845,417,011	-3.6%	\$826,520,020	-55.2%
Total # In County	4,085	40.3%	4,657	14.0%	3,908	-16.1%	1,997	-48.9%

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	\$287,104,717	35.1%	\$332,280,152	15.7%	\$312,806,137	-5.9%	\$143,751,936	-54.0%
# In County	983	21.1%	923	-6.1%	792	-14.2%	379	-52.1%
Largest	\$1,400,000	1.4%	\$2,851,000	103.6%	\$2,700,000	-5.3%	\$2,700,000	0.0%
Average	\$292,070	11.6%	\$360,000	23.3%	\$394,957	9.7%	\$379,293	-4.0%
Median	\$260,000	11.1%	\$312,000	20.0%	\$350,000	12.2%	\$335,000	-4.3%
Average \$/SF	\$176.89	7.5%	\$216.49	22.4%	\$233.15	7.7%	\$219.85	-5.7%
New SF Detached	\$116,018,260	42.8%	\$145,317,379	25.3%	\$146,415,670	0.8%	\$60,742,916	-58.5%
# In County	328	24.7%	334	1.8%	292	-12.6%	134	-54.1%
Largest	\$959,000	8.0%	\$1,300,000	35.6%	\$1,850,000	42.3%	\$1,575,000	-14.9%
Average	\$353,714	14.5%	\$435,082	23.0%	\$501,424	15.2%	\$453,305	-9.6%
Median	\$349,580	28.9%	\$409,970	17.3%	\$461,398	12.5%	\$415,077	-10.0%
% of \$ New	28.8%	4.1%	30.4%	5.7%	31.9%	4.8%	29.7%	-6.8%
% of Units New	25.0%	2.3%	26.6%	6.2%	26.9%	1.4%	26.1%	-3.0%
Attached	\$58,794,721	62.4%	\$81,446,469	38.5%	\$98,357,924	20.8%	\$46,710,192	-52.5%
# In County	275	38.2%	355	29.1%	347	-2.3%	163	-53.0%
Average	\$213,799	17.6%	\$229,427	7.3%	\$283,452	23.5%	\$286,566	1.1%
% New	22.9%	-35.8%	43.9%	91.8%	48.1%	23.5%	50.3%	0.0%
Mobile Homes	\$7,357,245	52.4%	\$10,822,204	47.1%	\$9,788,816	-9.5%	\$10,462,050	6.9%
# In County	41	36.7%	45	9.8%	37	-17.8%	27	-27.0%
Plexes	\$14,996,062	70.0%	\$15,836,710	5.6%	\$11,766,799	-25.7%	\$2,916,976	-75.2%
# Buildings	48	41.2%	41	-14.6%	26	-36.6%	9	-65.4%
Units	119	35.2%	103	-13.4%	74	-28.2%	22	-70.3%
Average Unit	\$126,017	25.7%	\$153,754	22.0%	\$159,011	3.4%	\$132,590	-16.6%
Total Volume (Residential)	\$484,271,005	40.9%	\$585,702,914	20.9%	\$579,135,346	-1.1%	\$264,584,070	-54.3%
# In County	1,675	25.2%	1,698	1.4%	1,494	-12.0%	712	-52.3%
Average Res'l Unit (No Plexes)	\$288,430	12.3%	\$343,914	19.2%	\$386,491	12.4%	\$372,215	-3.7%
Land	\$25,927,942	4.9%	\$45,743,475	76.4%	\$85,140,266	86.1%	\$10,148,327	-88.1%
# In County	100	31.6%	117	17.0%	122	4.3%	25	-79.5%
Largest	\$3,621,000	20.7%	\$3,608,000	-0.4%	\$10,080,000	179.4%	\$2,650,000	-73.7%
Average	\$259,331	-20.2%	\$391,022	50.8%	\$697,923	78.5%	\$405,985	-41.8%
Commercial	\$68,573,640	19.5%	\$91,011,948	32.7%	\$74,288,892	-18.4%	\$19,094,776	-74.3%
# In County	39	2.6%	50	28.2%	36	-28.0%	20	-44.4%
Grand Total Volume	\$578,772,587	36.0%	\$722,458,337	24.8%	\$738,564,504	2.2%	\$293,827,173	-60.2%
Total # In County	1,814	24.9%	1,865	2.8%	1,652	-11.4%	757	-54.2%

Existing Single Family Detached Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg	Per Mo	Avg\$	Ch in Avg\$	\$/SF	Ch Avg
98012	Bothell	58.6	\$483,941	22%	\$233.92	15%	47.7	\$500,946	4%	\$242.46	4%	30.3	\$463,235	-8%	\$227.73	-6%
98020	Edmonds	24.1	\$590,389	14%	\$270.49	12%	19.3	\$681,237	15%	\$286.62	6%	9.0	\$525,264	-23%	\$266.56	-7%
98021	Bothell	28.1	\$470,100	18%	\$251.60	12%	19.1	\$536,842	14%	\$262.99	5%	8.3	\$410,290	-24%	\$218.05	-17%
98026	Edmonds	47.8	\$436,570	14%	\$230.50	12%	34.4	\$485,376	11%	\$243.80	6%	17.3	\$427,915	-12%	\$243.67	0%
98036	Lynnwood	38.8	\$403,566	22%	\$238.84	19%	29.8	\$414,208	3%	\$246.85	3%	11.3	\$403,673	-3%	\$229.46	-7%
98037	Lynnwood	28.6	\$384,782	16%	\$216.76	11%	18.3	\$408,528	6%	\$231.45	7%	11.7	\$358,317	-12%	\$200.46	-13%
98043	Mountlake Terrace	22.5	\$308,439	9%	\$242.08	8%	20.7	\$328,408	6%	\$263.22	9%	9.0	\$327,030	0%	\$272.19	3%
98072	Woodinville	3.2	\$545,315	19%	\$270.59	24%	2.3	\$646,371	19%	\$314.90	16%	2.0	\$577,500	-11%	\$285.79	-9%
98087	Lynnwood	24.1	\$474,361	21%	\$301.51	21%	19.3	\$500,074	5%	\$291.72	-3%	8.0	\$365,927	-27%	\$215.56	-26%
98201	Everett	40.4	\$275,182	19%	\$218.08	17%	25.4	\$305,781	11%	\$235.87	8%	17.3	\$329,924	8%	\$210.82	-11%
98203	Claremont	50.1	\$333,260	15%	\$220.49	16%	33.0	\$353,428	6%	\$231.73	5%	16.7	\$343,826	-3%	\$226.51	-2%
98204	Everett	15.7	\$326,632	24%	\$268.27	34%	9.6	\$317,925	-3%	\$241.30	-10%	3.7	\$257,682	-19%	\$225.59	-7%
98205	Everett	28.4	\$343,032	24%	\$219.97	15%	15.4	\$341,654	0%	\$216.08	-2%	8.3	\$364,814	7%	\$218.60	1%
98208	Everett	61.1	\$357,982	13%	\$203.30	14%	48.4	\$397,056	11%	\$237.54	17%	23.7	\$354,747	-11%	\$197.84	-17%
98223	Arlington	57.4	\$314,165	10%	\$206.48	16%	39.1	\$361,910	15%	\$219.52	6%	19.7	\$325,703	-10%	\$210.30	-4%
98241	Darrington	3.3	\$173,720	-5%	\$154.36	10%	3.3	\$190,874	10%	\$165.97	8%	0.7	\$132,500	-31%	\$100.80	-39%
98251	Gold Bar	7.0	\$260,129	31%	\$210.15	23%	6.3	\$240,871	-7%	\$226.22	8%	1.7	\$223,356	-7%	\$200.33	-11%
98252	Granite Falls	13.8	\$250,260	14%	\$200.12	20%	11.3	\$269,328	8%	\$213.37	7%	4.0	\$254,442	-6%	\$178.30	-16%
98256	Index	0.2	\$159,475	24%	\$166.56	0%	0.3	\$119,500	-25%	\$238.02	43%	0.3	\$250,000	109%	\$297.62	25%
98258	Lake Stevens	40.2	\$374,118	23%	\$218.21	19%	31.1	\$397,646	6%	\$238.36	9%	17.0	\$344,817	-13%	\$207.73	-13%
98270	Marysville	72.2	\$295,484	20%	\$198.36	19%	47.8	\$309,566	5%	\$207.13	4%	30.3	\$296,018	-4%	\$190.26	-8%
98271	Marysville	31.9	\$372,074	39%	\$257.93	42%	21.3	\$306,837	-18%	\$209.62	-19%	8.0	\$318,482	4%	\$194.84	-7%
98272	Monroe	37.5	\$340,172	17%	\$212.92	19%	27.2	\$359,581	6%	\$229.17	8%	14.7	\$390,280	9%	\$221.56	-3%
98275	Mukilteo	22.2	\$524,575	10%	\$243.36	18%	18.8	\$635,727	21%	\$259.32	7%	10.0	\$538,803	-15%	\$235.09	-9%
98290	Snohomish	40.3	\$413,331	20%	\$240.83	21%	29.1	\$451,853	9%	\$251.73	5%	11.7	\$375,956	-17%	\$249.35	-1%
98292	Stanwood	24.3	\$346,993	12%	\$219.60	14%	20.2	\$356,967	3%	\$228.24	4%	11.7	\$351,294	-2%	\$217.05	-5%
98294	Sultan	10.9	\$250,711	14%	\$194.05	15%	6.6	\$315,219	26%	\$233.20	20%	1.0	\$240,983	-24%	\$196.41	-16%
98296	Snohomish	31.0	\$493,950	19%	\$225.79	17%	24.8	\$546,890	11%	\$247.51	10%	10.7	\$588,727	8%	\$215.22	-13%
?	Unknown	0.3	\$366,667	-	-	-	0.0	-	-	-	-	0.0	-	-	-	-

New Single Family Detached Sales by Zip Code

ZIP	General Area	2006					2007					2008				
		Per Mo	Avg\$	Ch in Avg\$	\$/SF*	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF*	Ch Avg \$/SF	Per Mo	Avg\$	Ch in Avg\$	\$/SF*	Ch Avg \$/SF
98012	Bothell	49.3	\$494,444	21%	\$184.66	-2.5%	24.2	\$546,597	11%	\$208.69	13.0%	17.3	\$493,545	-10%	\$188.20	-9.8%
98020	Edmonds	2.0	\$864,906	24%	\$284.54	-0.1%	2.3	\$862,009	0%	\$557.82	96.0%	1.0	\$586,983	-32%	-	-
98021	Bothell	29.0	\$557,457	9%	\$190.03	3.1%	18.5	\$624,459	12%	\$201.57	6.1%	11.0	\$581,016	-7%	\$190.88	-5.3%
98026	Edmonds	6.4	\$563,905	26%	\$538.34	64.0%	4.0	\$676,238	20%	\$263.51	-51.1%	3.0	\$477,483	-29%	\$335.45	27.3%
98036	Lynwood	12.8	\$471,519	11%	\$329.28	95.4%	10.0	\$508,879	8%	\$247.86	-24.7%	3.7	\$506,416	0%	\$336.54	35.8%
98037	Lynnwood	10.9	\$543,879	36%	\$285.38	17.5%	6.1	\$540,794	-1%	\$205.10	-28.1%	2.0	\$618,492	14%	-	-
98043	Mountlake Terrace	3.0	\$493,836	32%	\$212.69	-1.6%	1.0	\$470,654	-5%	\$330.18	55.2%	0.7	\$364,975	-22%	-	-
98087	Lynnwood	5.8	\$430,941	7%	\$244.94	18.5%	4.0	\$440,615	2%	\$260.59	6.4%	6.7	\$400,342	-9%	-	-
98201	Everett	1.4	\$350,783	51%	\$264.62	85.2%	2.8	\$321,572	-8%	\$236.92	-10.5%	1.7	\$288,425	-10%	-	-
98203	Claremont	6.8	\$372,781	22%	\$297.71	31.6%	2.6	\$471,105	26%	\$301.88	1.4%	1.0	\$372,333	-21%	-	-
98204	Everett	6.5	\$352,189	15%	\$213.89	-5.7%	2.9	\$357,493	2%	\$223.61	4.5%	2.3	\$342,064	-4%	-	-
98205	Everett	12.8	\$323,039	14%	\$194.18	20.3%	4.7	\$344,089	7%	\$232.73	19.9%	11.3	\$319,150	-7%	-	-
98208	Everett	9.4	\$404,081	13%	\$218.74	51.3%	8.7	\$456,759	13%	\$284.58	30.1%	8.7	\$487,758	7%	\$297.11	4.4%
98223	Arlington	15.7	\$378,687	29%	\$233.18	59.6%	8.9	\$456,884	21%	\$302.87	29.9%	6.0	\$375,558	-18%	-	-
98241	Darrington	0.4	\$249,450	56%	\$176.72	121.7%	0.2	\$204,750	-18%	\$284.36	60.9%	0.0	-	-	-	-
98251	Gold Bar	1.4	\$284,399	0%	\$184.07	-0.5%	1.8	\$288,633	1%	\$194.42	5.6%	2.0	\$302,698	5%	-	-
98252	Granite Falls	3.4	\$320,817	15%	\$244.35	59.7%	4.7	\$322,651	1%	\$546.46	123.6%	2.7	\$336,775	4%	\$199.22	-63.5%
98258	Lake Stevens	5.3	\$474,753	34%	\$212.60	11.0%	6.8	\$517,955	9%	\$215.69	1.5%	2.3	\$420,167	-19%	-	-
98270	Marysville	28.5	\$349,541	25%	\$192.60	18.6%	23.7	\$375,337	7%	\$176.29	-8.5%	16.0	\$344,720	-8%	\$176.10	-0.1%
98271	Marysville	6.4	\$491,244	9%	\$198.37	45.1%	4.4	\$588,895	20%	\$313.65	58.1%	3.7	\$523,996	-11%	-	-
98272	Monroe	13.9	\$447,488	32%	\$177.72	-12.4%	4.6	\$482,699	8%	\$180.45	1.5%	3.0	\$469,228	-3%	\$249.21	38.1%
98275	Mukilteo	5.0	\$690,085	51%	\$204.12	-5.2%	4.6	\$775,886	12%	\$292.49	43.3%	4.3	\$618,498	-20%	-	-
98290	Snohomish	11.7	\$528,836	26%	\$348.81	88.1%	7.0	\$567,611	7%	\$197.66	-43.3%	4.0	\$518,141	-9%	-	-
98292	Stanwood	8.8	\$406,087	27%	\$169.10	4.4%	11.3	\$417,957	3%	\$186.61	10.4%	5.3	\$373,731	-11%	\$155.59	-16.6%
98294	Sultan	4.7	\$303,524	9%	\$271.14	49.5%	0.3	\$318,000	5%	\$301.92	11.4%	0.7	\$315,000	-1%	-	-
98296	Snohomish	20.4	\$547,386	24%	\$226.50	34.4%	5.1	\$631,399	15%	\$321.33	41.9%	0.7	\$545,071	-14%	-	-
?	Unknown	0.1	\$275,000	-24%	-	-	0.4	\$637,593	132%	-	-	0.7	\$530,975	-17%	-	-

* - Limited data

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
98012	Bothell	19.4	\$273,751	24%	\$212.24	18%	15.8	\$302,242	10%	\$226.33	7%	8.7	\$308,589	2%	\$215.81	-5%
98020	Edmonds	5.9	\$389,870	8%	\$312.12	18%	7.3	\$447,820	15%	\$352.36	13%	5.0	\$463,297	3%	\$324.68	-8%
98021	Bothell	4.7	\$268,084	18%	\$220.50	20%	3.4	\$338,459	24%	\$243.02	10%	1.0	\$265,150	-20%	\$195.82	-19%
98026	Edmonds	15.4	\$211,075	7%	\$193.61	15%	12.6	\$247,985	17%	\$230.94	19%	7.3	\$253,732	2%	\$213.33	-8%
98036	Lynnwood	8.9	\$192,471	23%	\$179.51	23%	8.0	\$234,671	22%	\$209.55	17%	2.3	\$195,736	-17%	\$188.79	-10%
98037	Lynnwood	7.7	\$197,846	8%	\$185.98	21%	7.3	\$219,911	11%	\$210.65	13%	2.3	\$235,800	7%	\$215.28	2%
98043	Mountlake Terrace	10.0	\$217,915	19%	\$196.72	15%	7.1	\$252,706	16%	\$219.71	12%	6.7	\$240,432	-5%	\$211.78	-4%
98087	Lynnwood	14.6	\$270,772	14%	\$195.86	11%	12.4	\$285,700	6%	\$217.58	11%	7.7	\$262,485	-8%	\$212.12	-3%
98201	Everett	7.8	\$205,761	22%	\$182.18	19%	8.8	\$225,315	10%	\$230.00	26%	3.7	\$206,791	-8%	\$205.00	-11%
98203	Claremont	7.4	\$194,039	24%	\$164.57	19%	5.7	\$212,400	9%	\$193.03	17%	3.3	\$190,325	-10%	\$188.88	-2%
98204	Everett	28.8	\$197,226	22%	\$177.83	22%	23.8	\$226,670	15%	\$199.87	12%	13.3	\$209,658	-8%	\$190.14	-5%
98205	Everett	5.8	\$226,241	20%	\$176.89	17%	4.7	\$260,817	15%	\$189.22	7%	4.7	\$242,121	-7%	\$186.24	-2%
98208	Everett	14.0	\$209,670	14%	\$167.37	23%	10.7	\$243,254	16%	\$190.54	14%	3.7	\$209,808	-14%	\$176.07	-8%
98223	Arlington	1.5	\$244,650	32%	\$167.18	9%	4.7	\$233,089	-5%	\$179.56	7%	1.7	\$214,930	-8%	\$176.92	-1%
98258	Lake Stevens		\$219,903	13%	\$183.70	19%	2.5	\$248,962	13%	\$185.49	1%	0.7	\$234,995	-6%	\$184.30	-1%
98270	Marysville	2.9	\$185,095	21%	\$176.57	28%	2.5	\$208,521	13%	\$187.47	6%	1.0	\$170,317	-18%	\$177.82	-5%
98271	Marysville	8.5	\$227,210	16%	\$205.58	17%	6.0	\$246,676	9%	\$208.78	2%	2.3	\$242,922	-2%	\$217.39	4%
98272	Monroe	3.2	\$250,147	48%	\$259.05	71%	3.9	\$219,108	-12%	\$212.59	-18%	3.0	\$244,567	12%	\$187.95	-12%
98275	Mukilteo	7.2	\$250,609	14%	\$204.89	17%	8.2	\$314,577	26%	\$275.17	34%	2.3	\$338,706	8%	\$230.91	-16%
98290	Snohomish	1.3	\$185,150	23%	\$171.34	17%	1.9	\$211,033	14%	\$192.43	12%	0.7	\$176,300	-16%	\$208.21	8%
98292	Stanwood	1.0	\$194,833	19%	\$175.43	16%	0.8	\$248,570	28%	\$223.66	27%	0.3	\$240,875	-3%	\$184.30	-18%
98294	Sultan	2.3	\$232,463	21%	\$177.47	14%	1.3	\$248,491	7%	\$193.65	9%	0.7	\$236,750	-5%	\$169.68	-12%
98296	Snohomish	6.7	\$284,803	14%	\$206.77	18%	4.7	\$296,015	4%	\$224.63	9%	2.3	\$312,679	6%	\$217.32	-3%
?	Unknown	0.0	-	-	-	-	0.1	\$264,000	-	\$170.76	-	0.3	\$264,000	-	\$170.76	-

New 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
98012	Bothell	26.5	\$264,420	2%	\$215.26	28%	28.8	\$328,835	24%	\$285.58	33%	8.0	\$369,548	12%	\$173.78	-39%
98020	Edmonds	2.2	\$484,262	-10%	\$298.03	2%	4.0	\$425,616	-12%	-	-	2.7	\$323,572	-24%	-	-
98021	Bothell	8.6	\$418,132	-7%	\$223.73	0%	11.2	\$336,473	-20%	\$170.32	-24%	6.3	\$387,466	15%	-	-
98026	Edmonds	3.3	\$259,112	-20%	\$168.21	12%	4.4	\$298,050	15%	\$206.73	23%	0.7	\$227,000	-24%	-	-
98036	Lynnwood	2.6	\$257,606	34%	\$194.61	30%	1.3	\$362,294	41%	\$178.06	-9%	0.0	-	-	-	-
98037	Lynnwood	5.2	\$265,051	-9%	\$184.93	20%	2.5	\$347,949	31%	-	-	1.3	\$368,975	6%	-	-
98043	Mountlake Terrace	0.0	-	-	-	-	0.0	-	-	-	-	1.3	\$199,993	-	-	-
98087	Lynnwood	26.5	\$254,685	-12%	\$180.14	-4%	22.7	\$352,590	38%	\$237.19	32%	11.3	\$331,397	-6%	\$227.77	-4%
98201	Everett	11.8	\$201,331	69%	\$146.53	-1%	4.8	\$244,275	21%	\$204.21	39%	0.3	\$212,949	-13%	\$148.19	-27%
98203	Claremont	0.8	\$263,254	4%	\$143.39	0%	2.2	\$251,196	-5%	\$182.38	27%	3.3	\$227,625	-9%	-	-
98204	Everett	21.9	\$279,797	11%	\$183.70	36%	16.8	\$241,506	-14%	\$145.30	-21%	11.0	\$314,496	30%	-	-
98205	Everett	9.3	\$315,703	17%	\$174.48	-	9.2	\$328,589	4%	\$167.73	-4%	0.3	\$299,990	-9%	-	-
98208	Everett	1.5	\$266,649	23%	\$173.53	17%	1.8	\$293,823	10%	\$164.15	5%	1.0	\$268,097	-9%	-	-
98223	Arlington	6.2	\$212,144	2%	\$153.47	12%	1.3	\$252,494	19%	\$175.27	14%	0.7	\$310,000	23%	\$178.57	2%
98252	Granite Falls	0.4	\$234,247	-	\$258.21	-	0.0	-	-	-	-	0.0	-	-	-	-
98258	Lake Stevens	2.3	\$320,696	-	-	-	0.7	\$330,172	3%	-	-	5.3	\$316,557	-4%	-	-
98270	Marysville	3.3	\$263,488	14%	\$233.26	3%	1.1	\$320,836	22%	-	-	2.0	\$240,550	-25%	-	-
98271	Marysville	0.0	-	-	-	-	0.2	\$349,568	-	-	-	0.0	-	-	-	-
98272	Monroe	1.9	\$271,449	-21%	\$164.80	16%	2.3	\$183,454	-32%	-	-	0.3	\$215,000	17%	-	-
98275	Mukilteo	14.8	\$201,306	-46%	\$229.67	-	7.9	\$261,817	30%	\$262.38	14%	3.7	\$190,711	-27%	-	-
98290	Snohomish	0.5	\$323,901	49%	\$163.15	-13%	0.8	\$295,647	-9%	\$204.71	25%	0.3	\$135,000	-54%	-	-
98292	Stanwood	1.3	\$258,198	-	-	-	1.1	\$293,069	14%	\$217.83	-	0.0	-	-	-	-
98294	Sultan	0.3	\$224,863	-	\$220.99	-	0.0	-	-	-	-	0.0	-	-	-	-
98296	Snohomish	0.0	-	-	-	-	0.3	\$609,243	-	-	-	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	38	3.2	-49%	\$128.50	6.7%	29	2.4	-24%	\$126.40	-1.6%	3	1.0	-59%	\$109.26	-13.6%
\$110,001 - \$125,000	18	1.5	-69%	\$120.69	-8.8%	16	1.3	-11%	\$182.21	51.0%	2	0.7	-50%	\$130.32	-28.5%
\$125,001 - \$140,000	43	3.6	-52%	\$161.18	1.9%	18	1.5	-58%	\$143.02	-11.3%	2	0.7	-56%	\$154.46	8.0%
\$140,001 - \$150,000	33	2.8	-59%	\$173.04	8.7%	19	1.6	-42%	\$172.63	-0.2%	1	0.3	-79%	\$105.93	-38.6%
\$150,001 - \$160,000	37	3.1	-67%	\$206.74	18.0%	20	1.7	-46%	\$178.55	-13.6%	3	1.0	-40%	\$160.37	-10.2%
\$160,001 - \$170,000	47	3.9	-64%	\$182.75	5.2%	29	2.4	-38%	\$173.40	-5.1%	1	0.3	-86%	\$304.50	75.6%
\$170,001 - \$180,000	51	4.3	-76%	\$192.58	12.7%	31	2.6	-39%	\$176.64	-8.3%	5	1.7	-35%	\$172.87	-2.1%
\$180,001 - \$190,000	93	7.8	-70%	\$205.52	17.8%	30	2.5	-68%	\$179.04	-12.9%	4	1.3	-47%	\$215.46	20.3%
\$190,001 - \$200,000	122	10.2	-65%	\$186.81	6.9%	45	3.8	-63%	\$220.11	17.8%	5	1.7	-56%	\$154.79	-29.7%
\$200,001 - \$225,000	457	38.1	-56%	\$204.28	14.8%	170	14.2	-63%	\$210.13	2.9%	31	10.3	-27%	\$205.16	-2.4%
\$225,001 - \$250,000	875	72.9	-37%	\$211.51	18.3%	377	31.4	-57%	\$226.26	7.0%	79	26.3	-16%	\$210.84	-6.8%
\$250,001 - \$275,000	1,056	87.8	-25%	\$212.86	18.3%	603	50.3	-43%	\$230.38	8.2%	93	31.0	-38%	\$214.87	-6.7%
\$275,001 - \$300,000	1,180	98.3	4%	\$207.48	17.1%	755	62.9	-36%	\$224.83	8.4%	100	33.3	-47%	\$211.08	-6.1%
\$300,001 - \$350,000	2,154	179.5	36%	\$210.62	18.3%	1,591	132.6	-26%	\$223.97	6.3%	204	68.0	-49%	\$211.40	-5.6%
\$350,001 - \$400,000	1,396	116.3	37%	\$206.11	13.5%	1,229	102.4	-12%	\$215.50	4.6%	161	53.7	-48%	\$197.24	-8.5%
\$400,001 - \$450,000	860	71.7	46%	\$207.19	7.6%	758	63.2	-12%	\$213.39	3.0%	78	26.0	-59%	\$212.98	-0.2%
\$450,001 - \$500,000	510	42.5	35%	\$211.98	2.9%	479	39.9	-6%	\$226.64	6.9%	43	14.3	-64%	\$210.42	-7.2%
\$500,001 - \$600,000	648	54.0	62%	\$236.51	6.6%	601	50.1	-7%	\$236.07	-0.2%	78	26.0	-48%	\$240.58	1.9%
\$600,001 - \$750,000	380	31.7	58%	\$256.01	7.1%	364	30.3	-4%	\$258.31	0.9%	25	8.3	-73%	\$252.00	-2.4%
\$750,001 - \$1,000,000	211	17.6	61%	\$316.58	0.6%	212	17.7	0%	\$304.55	-3.8%	24	8.0	-55%	\$248.39	-18.4%
\$1,000,001 - \$2,000,000	120	10.0	30%	\$508.17	4.1%	135	11.3	13%	\$421.27	-17.1%	10	3.3	-70%	\$510.84	21.3%
\$2,000,001 - sky	40	3.3	150%	\$1,412	-42.4%	33	2.8	-18%	\$1,105	-21.8%	2	0.7	-76%	\$654.26	-40.8%
Overall Total	10,366	864	-4%	\$214.22	16.2%	7,544	629	-27%	\$226.94	5.9%	954	318	-49%	\$213.29	-6.0%
Median				\$201.99	16.2%				\$215.09	6.5%				\$202.63	-5.8%

* - Homes on less than an acre used in calculation of \$/SF except over \$2 million

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%	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$100,001 - \$125,000	1	0.1	-83%	-	-	0	0.0	-100%	-	-	1	0.3	-	-	-
\$125,001 - \$140,000	0	0.0	-100%	-	-	0	0.0	-	-	-	0	0.0	-	-	-
\$140,001 - \$150,000	1	0.1	-94%	\$125.00	-50.3%	0	0.0	-100%	-	-	0	0.0	-	-	-
\$150,001 - \$160,000	1	0.1	-90%	-	-	1	0.1	0%	-	-	0	0.0	-100%	-	-
\$160,001 - \$170,000	1	0.1	-95%	-	-	3	0.3	200%	-	-	0	0.0	-100%	-	-
\$170,001 - \$180,000	5	0.4	-72%	-	-	1	0.1	-80%	-	-	0	0.0	-100%	-	-
\$180,001 - \$190,000	4	0.3	-64%	\$176.72	-10.2%	1	0.1	-75%	-	-	0	0.0	-100%	-	-
\$190,001 - \$200,000	5	0.4	-76%	\$158.73	-8.8%	3	0.3	-40%	\$254.56	60.4%	1	0.3	33%	-	-
\$200,001 - \$225,000	18	1.5	-80%	\$180.55	13.5%	8	0.7	-56%	\$214.32	18.7%	4	1.3	100%	-	-
\$225,001 - \$250,000	52	4.3	-72%	\$187.50	8.9%	15	1.3	-71%	\$245.83	31.1%	4	1.3	7%	-	-
\$250,001 - \$275,000	93	7.8	-74%	\$197.58	21.5%	29	2.4	-69%	\$345.21	74.7%	14	4.7	93%	\$177.41	-48.6%
\$275,001 - \$300,000	143	11.9	-63%	\$228.62	32.2%	61	5.1	-57%	\$286.08	25.1%	33	11.0	116%	\$246.79	-13.7%
\$300,001 - \$350,000	456	38.0	-36%	\$226.20	27.7%	267	22.3	-41%	\$206.04	-8.9%	58	19.3	-13%	\$181.87	-11.7%
\$350,001 - \$400,000	515	42.9	-11%	\$227.58	35.2%	294	24.5	-43%	\$207.29	-8.9%	56	18.7	-24%	\$142.21	-31.4%
\$400,001 - \$450,000	533	44.4	32%	\$199.06	10.2%	258	21.5	-52%	\$200.15	0.5%	57	19.0	-12%	\$136.80	-31.7%
\$450,001 - \$500,000	394	32.8	16%	\$253.95	17.4%	257	21.4	-35%	\$213.28	-16.0%	28	9.3	-56%	\$133.09	-37.6%
\$500,001 - \$600,000	651	54.3	68%	\$291.13	48.4%	436	36.3	-33%	\$225.02	-22.7%	63	21.0	-42%	\$241.67	7.4%
\$600,001 - \$750,000	415	34.6	199%	\$387.89	58.5%	330	27.5	-20%	\$277.04	-28.6%	35	11.7	-58%	\$265.48	-4.2%
\$750,001 - \$1,000,000	74	6.2	111%	\$500.61	2.9%	109	9.1	47%	\$298.08	-40.5%	10	3.3	-63%	\$262.61	-11.9%
\$1,000,001 - \$2,000,000	20	1.7	5%	\$516.65	-	31	2.6	55%	\$542.25	5.0%	1	0.3	-87%	-	-
\$2,000,001 - sky	1	0.1	-	-	-	1	0.1	-	\$493.73	-	0	0.0	-	-	-
Overall Total	3,383	282	-10%	\$247.41	33.1%	2,105	175	-38%	\$250.60	1.3%	365	122	-31%	\$207.39	-17.2%

Existing Attached Home Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total #	Per Mo	Ch # Sld	Avg \$/SF	Ch in \$/SF	Total #	Per Mo	Ch # Sld	Avg \$/SF	Ch in \$/SF	Total #	Per Mo	Ch # Sld	Avg \$/SF	Ch in \$/SF
\$30,000 - \$100,000	37	3.1	-66%	\$147.59	22%	8	0.7	-78%	\$100.82	-32%	2	0.7	0%	\$129.99	29%
\$100,001 - \$125,000	119	9.9	-47%	\$151.69	16%	19	1.6	-84%	\$182.27	20%	4	1.3	-16%	\$171.02	-6%
\$125,001 - \$140,000	90	7.5	-43%	\$160.62	10%	38	3.2	-58%	\$195.02	21%	5	1.7	-47%	\$180.09	-8%
\$140,001 - \$150,000	73	6.1	-32%	\$167.00	13%	45	3.8	-38%	\$196.45	18%	2	0.7	-82%	\$170.84	-13%
\$150,001 - \$160,000	104	8.7	-12%	\$167.57	8%	43	3.6	-59%	\$191.82	14%	7	2.3	-35%	\$181.05	-6%
\$160,001 - \$170,000	127	10.6	2%	\$181.25	11%	70	5.8	-45%	\$192.96	6%	10	3.3	-43%	\$206.59	7%
\$170,001 - \$180,000	115	9.6	-4%	\$180.20	9%	81	6.8	-30%	\$204.36	13%	13	4.3	-36%	\$196.22	-4%
\$180,001 - \$190,000	119	9.9	-30%	\$185.19	14%	87	7.3	-27%	\$200.59	8%	10	3.3	-54%	\$196.36	-2%
\$190,001 - \$200,000	128	10.7	4%	\$198.96	18%	88	7.3	-31%	\$207.02	4%	23	7.7	5%	\$212.10	2%
\$200,001 - \$225,000	308	25.7	8%	\$198.32	18%	289	24.1	-6%	\$215.57	9%	35	11.7	-52%	\$212.77	-1%
\$225,001 - \$250,000	334	27.8	81%	\$193.50	12%	291	24.3	-13%	\$223.16	15%	50	16.7	-31%	\$202.16	-9%
\$250,001 - \$275,000	201	16.8	51%	\$194.17	7%	250	20.8	24%	\$217.19	12%	16	5.3	-74%	\$205.85	-5%
\$275,001 - \$300,000	115	9.6	80%	\$200.15	9%	179	14.9	56%	\$213.11	6%	17	5.7	-62%	\$206.59	-3%
\$300,001 - \$350,000	202	16.8	146%	\$205.51	10%	247	20.6	22%	\$217.67	6%	33	11.0	-47%	\$218.56	0%
\$350,001 - \$400,000	105	8.8	262%	\$226.91	4%	108	9.0	3%	\$225.87	0%	15	5.0	-44%	\$197.28	-13%
\$400,001 - \$450,000	27	2.3	200%	\$246.44	4%	62	5.2	130%	\$242.98	-1%	6	2.0	-61%	\$246.94	2%
\$450,001 - \$500,000	12	1.0	33%	\$236.98	6%	19	1.6	58%	\$284.10	20%	1	0.3	-79%	\$342.51	21%
\$500,001 - \$600,000	16	1.3	300%	\$309.89	-1%	22	1.8	38%	\$275.72	-11%	2	0.7	-64%	\$239.09	-13%
\$600,001 - \$750,000	13	1.1	44%	\$650.98	80%	10	0.8	-23%	\$398.16	-39%	1	0.3	-60%	\$431.49	8%
\$750,001 - \$1,000,000	5	0.4	67%	\$550.53	36%	10	0.8	100%	\$515.54	-6%	0	0.0	-100%	-	-
\$1,000,001 - \$2,000,000	1	0.1	-67%	-	-	2	0.2	100%	\$3,182	-	2	0.7	300%	\$454.14	-86%
\$2,000,001 - sky	0	0.0	-	-	-	0	0.0	-	-	-	0	0.0	-	-	-
Overall Total	2,251	188	9%	\$194.28	19%	1,968	164	-13%	\$219.50	13%	254	85	-48%	\$209.50	-5%

New Attached Home Sales by Price Ranges

Range of Prices	2006					2007					2008				
	Total #	Per Mo	Ch # Sld	\$/SF	Ch in \$/SF	Total #	Per Mo	Ch # Sld	\$/SF	Ch in \$/SF	Total #	Per Mo	Ch # Sld	\$/SF	Ch in \$/SF
\$30,000 - \$100,000	0	0.0	-	-	-	2	0.2	-	-	-	0	0.0	-	-	-
\$100,001 - \$125,000	26	2.2	-7%	\$154.93	-	0	0.0	-100%	-	-	0	0.0	-	-	-
\$125,001 - \$140,000	57	4.8	58%	\$145.41	-	12	1.0	-79%	\$101.05	-31%	1	0.3	-67%	-	-
\$140,001 - \$150,000	48	4.0	78%	\$168.87	4%	11	0.9	-77%	\$140.54	-17%	1	0.3	-64%	-	-
\$150,001 - \$160,000	67	5.6	458%	\$177.12	10%	13	1.1	-81%	\$183.01	3%	1	0.3	-69%	-	-
\$160,001 - \$170,000	84	7.0	223%	\$182.23	52%	9	0.8	-89%	\$222.16	22%	4	1.3	78%	-	-
\$170,001 - \$180,000	83	6.9	168%	\$176.20	37%	43	3.6	-48%	\$176.51	0%	5	1.7	-53%	-	-
\$180,001 - \$190,000	82	6.8	32%	\$216.30	48%	44	3.7	-46%	-	-	10	3.3	-9%	-	-
\$190,001 - \$200,000	104	8.7	271%	\$156.94	-7%	34	2.8	-67%	\$182.23	16%	5	1.7	-41%	\$178.57	-2%
\$200,001 - \$225,000	230	19.2	400%	\$173.97	30%	137	11.4	-40%	\$206.98	19%	14	4.7	-59%	\$148.19	-28%
\$225,001 - \$250,000	132	11.0	132%	\$185.83	24%	164	13.7	24%	\$209.73	13%	15	5.0	-63%	\$229.52	9%
\$250,001 - \$275,000	137	11.4	88%	\$193.63	4%	126	10.5	-8%	\$233.77	21%	12	4.0	-62%	\$236.45	1%
\$275,001 - \$300,000	113	9.4	49%	\$202.37	27%	137	11.4	21%	\$239.12	18%	18	6.0	-47%	\$199.85	-16%
\$300,001 - \$350,000	296	24.7	107%	\$218.26	18%	267	22.3	-10%	\$201.23	-8%	34	11.3	-49%	\$235.30	17%
\$350,001 - \$400,000	222	18.5	383%	\$190.08	15%	226	18.8	2%	\$292.61	54%	30	10.0	-47%	\$173.78	-41%
\$400,001 - \$450,000	79	6.6	108%	\$196.61	42%	184	15.3	133%	\$182.73	-7%	20	6.7	-57%	-	-
\$450,001 - \$500,000	28	2.3	0%	\$259.28	-	62	5.2	121%	\$201.30	-22%	6	2.0	-61%	-	-
\$500,001 - \$600,000	13	1.1	-61%	\$284.95	-9%	13	1.1	0%	\$198.60	-30%	3	1.0	-8%	-	-
\$600,001 - \$750,000	5	0.4	67%	\$204.87	-14%	13	1.1	160%	-	-	0	0.0	-100%	-	-
\$750,001 - \$1,000,000	2	0.2	-60%	-	-	3	0.3	50%	-	-	0	0.0	-100%	-	-
\$1,000,001 - \$2,000,000	3	0.3	50%	-	-	1	0.1	-67%	-	-	1	0.3	300%	-	-
\$2,000,001 - sky	0	0.0	-	-	-	0	0.0	-	-	-	0	0.0	-	-	-
Overall Total	1,811	151	126%	\$181.70	16%	1,501	125	-17%	\$216.60	19%	180	60	-52%	\$202.89	-6%

Existing Single Family Detached Homes Sales by Year Built

Year Built	2006					2007					2008				
	Average \$/SF	% Change	Average Size	Average \$	#Sold	Average \$/SF	% Change	Average Size	Average \$	#Sold	Average \$/SF	% Change	Average Size	Average \$	#Sold
Before 1960	\$242.09	16.5%	1,402	\$356,863	2,355	\$256.70	6.0%	1,433	\$386,379	1,651	\$243.63	-5.1%	1,392	\$331,031	205
1960's	\$215.80	15.7%	1,654	\$357,001	1,275	\$232.78	7.9%	1,668	\$386,626	971	\$224.68	-3.5%	1,630	\$345,771	96
1970's	\$202.48	16.8%	1,833	\$380,623	1,381	\$215.99	6.7%	1,854	\$410,620	956	\$206.75	-4.3%	1,897	\$410,400	129
1980's	\$217.99	18.2%	1,827	\$397,580	1,284	\$231.46	6.2%	1,841	\$433,488	979	\$218.19	-5.7%	1,799	\$384,173	117
1990	\$203.38	17.6%	1,975	\$404,212	263	\$213.89	5.2%	2,070	\$475,447	198	\$202.05	-5.5%	2,061	\$438,975	22
1991	\$197.17	12.6%	2,140	\$424,045	119	\$211.52	7.3%	1,972	\$428,247	81	\$211.38	-0.1%	1,982	\$399,038	13
1992	\$202.89	9.6%	2,004	\$404,653	135	\$216.57	6.7%	1,946	\$421,408	104	\$208.31	-3.8%	2,238	\$456,045	10
1993	\$203.85	17.5%	1,936	\$402,421	179	\$213.31	4.6%	1,856	\$399,397	138	\$195.28	-8.5%	2,208	\$426,060	10
1994	\$201.17	16.2%	1,932	\$395,038	239	\$210.06	4.4%	1,909	\$417,104	154	\$210.18	0.1%	1,791	\$368,846	18
1995	\$204.16	14.9%	1,794	\$381,985	230	\$218.31	6.9%	1,964	\$429,185	155	\$207.11	-5.1%	1,762	\$360,062	18
1996	\$205.84	16.5%	1,786	\$369,428	269	\$217.18	5.5%	1,922	\$425,110	169	\$201.61	-7.2%	1,713	\$342,382	30
1997	\$198.78	14.1%	1,924	\$398,373	306	\$214.79	8.1%	1,835	\$390,487	193	\$201.92	-6.0%	2,012	\$404,931	27
1998	\$202.68	15.6%	1,872	\$377,467	330	\$214.14	5.7%	1,925	\$407,595	215	\$202.65	-5.4%	1,886	\$378,030	27
1999	\$207.27	22.8%	1,871	\$386,513	298	\$212.15	2.4%	2,094	\$452,781	215	\$189.59	-10.6%	2,075	\$391,317	27
2000	\$198.72	16.5%	1,927	\$384,204	350	\$211.35	6.4%	1,841	\$389,339	249	\$185.30	-12.3%	2,077	\$377,517	34
2001	\$201.50	16.9%	1,891	\$377,783	315	\$213.92	6.2%	1,996	\$429,563	186	\$189.15	-11.6%	2,057	\$375,869	30
2002	\$198.33	17.6%	1,985	\$395,030	284	\$211.21	6.5%	2,025	\$427,837	203	\$190.31	-9.9%	2,114	\$409,612	23
2003	\$194.05	12.0%	2,041	\$395,136	280	\$202.66	4.4%	2,103	\$432,175	182	\$199.60	-1.5%	2,063	\$428,737	22
2004	\$186.22	-	2,223	\$409,203	267	\$197.88	6.3%	2,154	\$419,133	221	\$176.50	-10.8%	2,009	\$356,279	22
2005	New Construction					\$194.02	-	2,494	\$486,373	183	\$186.20	-4.0%	2,600	\$506,748	26
2006	New Construction					New Construction					\$183.33	-	2,574	\$519,428	19

* - Homes on less than an acre used in calculation of \$/SF except over \$2 million

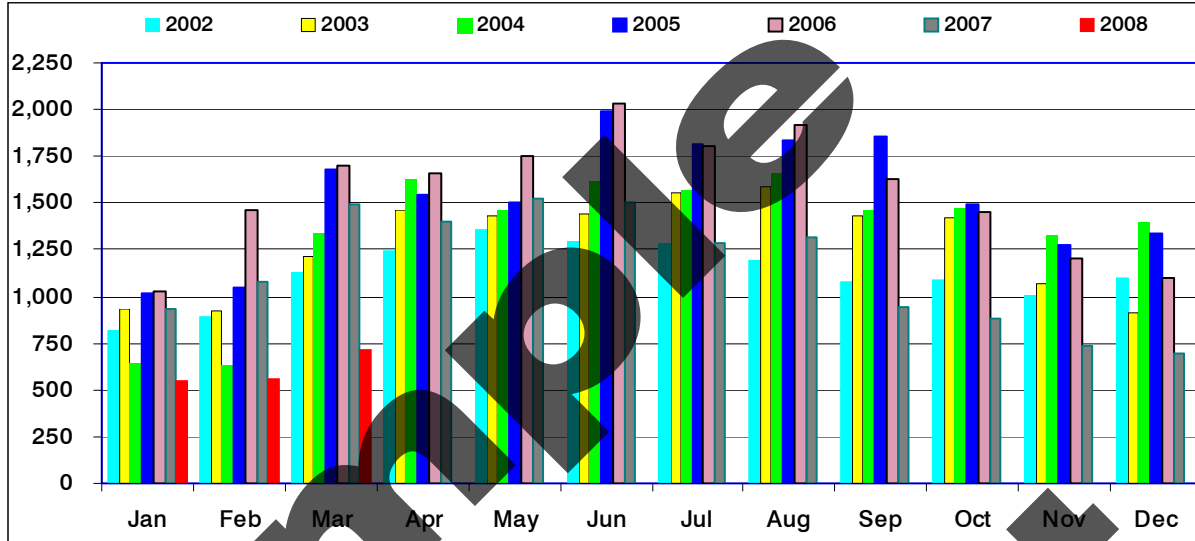
Subdivision Lot Sales

Lot Price Range	2006						2007						2008					
	Lots			Acreage			Lots			Acreage			Lots			Acreage		
	#	Per Mo	Ch in #/Mo	#	Per Mo	Ch in #/Mo	#	Per Mo	Ch in #/Mo	#	Per Mo	Ch in #/Mo	#	Per Mo	Ch in #/Mo	#	Per Mo	Ch in #/Mo
\$20,001 - \$100,000	212	17.7	-21%	67	5.6	-39%	96	8.0	-55%	24	2.0	-64%	13	4.3	-46%	3	1.0	-50%
\$100,001 - \$150,000	144	12.0	-54%	69	5.8	-44%	152	12.7	6%	39	3.3	-43%	29	9.7	-24%	15	5.0	54%
\$150,001 - \$200,000	210	17.5	-11%	78	6.5	5%	264	22.0	26%	51	4.3	-35%	10	3.3	-85%	5	1.7	-61%
\$200,001 - \$250,000	312	26.0	564%	64	5.3	167%	296	24.7	-5%	56	4.7	-13%	15	5.0	-80%	4	1.3	-71%
\$250,001 - \$300,000	94	7.8	224%	39	3.3	680%	41	3.4	-56%	20	1.7	-49%	12	4.0	17%	3	1.0	-40%
\$300,001 - \$400,000	63	5.3	294%	11	0.9	22%	43	3.6	-32%	19	1.6	73%	2	0.7	-81%	1	0.3	-79%
\$400,001 - \$500,000	11	0.9	450%	12	1.0	200%	26	2.2	136%	5	0.4	-58%	0	0.0	-100%	0	0.0	-100%
\$500,001 - sky	10	0.8	900%	4	0.3	-	8	0.7	-20%	5	0.4	25%	1	0.3	-50%	1	0.3	-20%
TOTAL	1,056	88.0	15%	344	28.7	-2%	926	77.2	-12%	219	18.3	-36%	82	27.3	-65%	32	10.7	-42%
Average Price:	\$189,386		40%	\$188,444		36.4%	\$194,723		3%	\$211,395		12.2%	\$175,023		-10%	\$179,488		-15.1%
% Avg Lot/Avg New Home	41.0%		15%	-		-	38.8%		-5%	-		-	39.6%		2%	-		-
Median Price	\$191,500		46%	\$185,000		28.2%	\$189,950		-1%	\$200,000		21.2%	\$135,000		-29%	\$149,091		-25.5%
% Median to Median	43.7%		18%	-		-	40.9%		-6%	-		-	32.8%		20%	-		-
Average \$/Acr				\$63,484		45%				\$67,644		7%				\$51,924		-23%

Sales of Houses on Acreage

County Records	Existing						New											
	Year	2006	Ch '06 vs. '05	2007	Ch '07 vs. '06	2008	Ch '08 vs. '07	Year	2006	Ch '06 vs. '05	2007	Ch '07 vs. '06	2008	Ch '08 vs. '07				
Units Sold	1,185			850			97			261			152			22		
Per Month	98.8	-7%		70.8	-28%		32.3	-54%		21.8	-28%		12.7	-42%		7.3	-42%	
Average Price	\$609,620	29%		\$656,493	8%		\$556,022	-15%		\$493,016	23%		\$585,524	19%		\$401,461	-31%	
Median Price	\$450,000	15%		\$500,000	11%		\$442,500	-12%		\$479,950	29%		\$575,105	20%		\$358,820	-38%	
Avg Lot (acres)	3.7	-4%		3.7	-1%		4.5	21%		5.4	6%		2.8	-48%		5.0	76%	
Avg \$/SF	\$322.42	29%		\$330.10	2%		\$267.01	-19%		\$261.27	36%		\$290.90	11%		\$152.50	-48%	

Bar Chart of Monthly Residential Sales



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

County Records	Repossessed Existing Sold									
	2004		2005		2006		2007		2008	
Month	#	% of # Sold	#	% of # Sold	#	% of # Sold	#	% of # Sold	#	% of # Sold
Jan	12	3.2%	19	3.4%	5	1.0%	7	1.4%	8	2.8%
Feb	23	6.0%	32	5.6%	9	1.2%	4	0.7%	21	7.2%
Mar	32	3.9%	41	4.2%	11	1.2%	10	1.3%	17	4.5%
Apr	29	2.8%	20	2.2%	4	0.4%	15	1.9%		
May	30	3.2%	14	1.6%	6	0.6%	5	0.6%		
Jun	19	1.9%	26	2.1%	11	0.9%	8	1.0%		
Jul	24	2.4%	23	2.0%	12	1.2%	4	0.5%		
Aug	27	2.6%	11	1.0%	7	0.6%	6	0.8%		
Sep	25	2.7%	12	1.0%	6	0.7%	5	1.0%		
Oct	33	3.6%	11	1.2%	4	0.5%	4	0.9%		
Nov	23	2.9%	4	0.6%	9	1.3%	10	2.5%		
Dec	20	2.4%	8	1.1%	5	0.8%	11	3.2%		
Total	297	2.9%	221	2.0%	89	0.9%	89	1.2%	46	4.8%
County	Change		Change		Change		Change		Change	
Average \$	\$242,448	10.3%	\$281,977	16.3%	\$382,602	35.7%	\$370,611	-3.1%	\$338,620	-8.6%

There are currently 150 foreclosed homes for sale, up 24 units from last month.

Relative inventory is down this month from 13.5 months to 11.4 months of supply.

Currently there are 8,119 residences for sale, about a 11.4 month supply since 712 sold in March.*

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



Weekly Residential Inventory

