

Overall Residential Inventory

New single family detached relative inventory is the same as last month at 6.4 months.
Attached housing inventory is up from last month to 12 months.

New Single Family Detached

Buyers' Market

\$120,001 - \$130,000
\$160,001 - \$180,000
\$190,001 - \$220,000
Above \$300,000

Sellers' Market

\$230,001 - \$240,000

Neutral Market

\$180,001 - \$190,000
\$220,001 - \$230,000
\$240,001 - \$300,000

No Visible Supply

\$120,000 and below
\$130,001 - \$160,000

Attached (Includes condominiums and townhomes)

Buyers' Market

\$130,001 - \$140,000
\$190,001 - \$240,000
\$250,001 - \$500,000

Sellers' Market

\$170,001 - \$190,000
\$240,001 - \$250,000

Neutral Market

\$160,001 - \$170,000

No Visible Supply

\$130,000 and below
\$140,001 - \$160,000
Above \$500,000

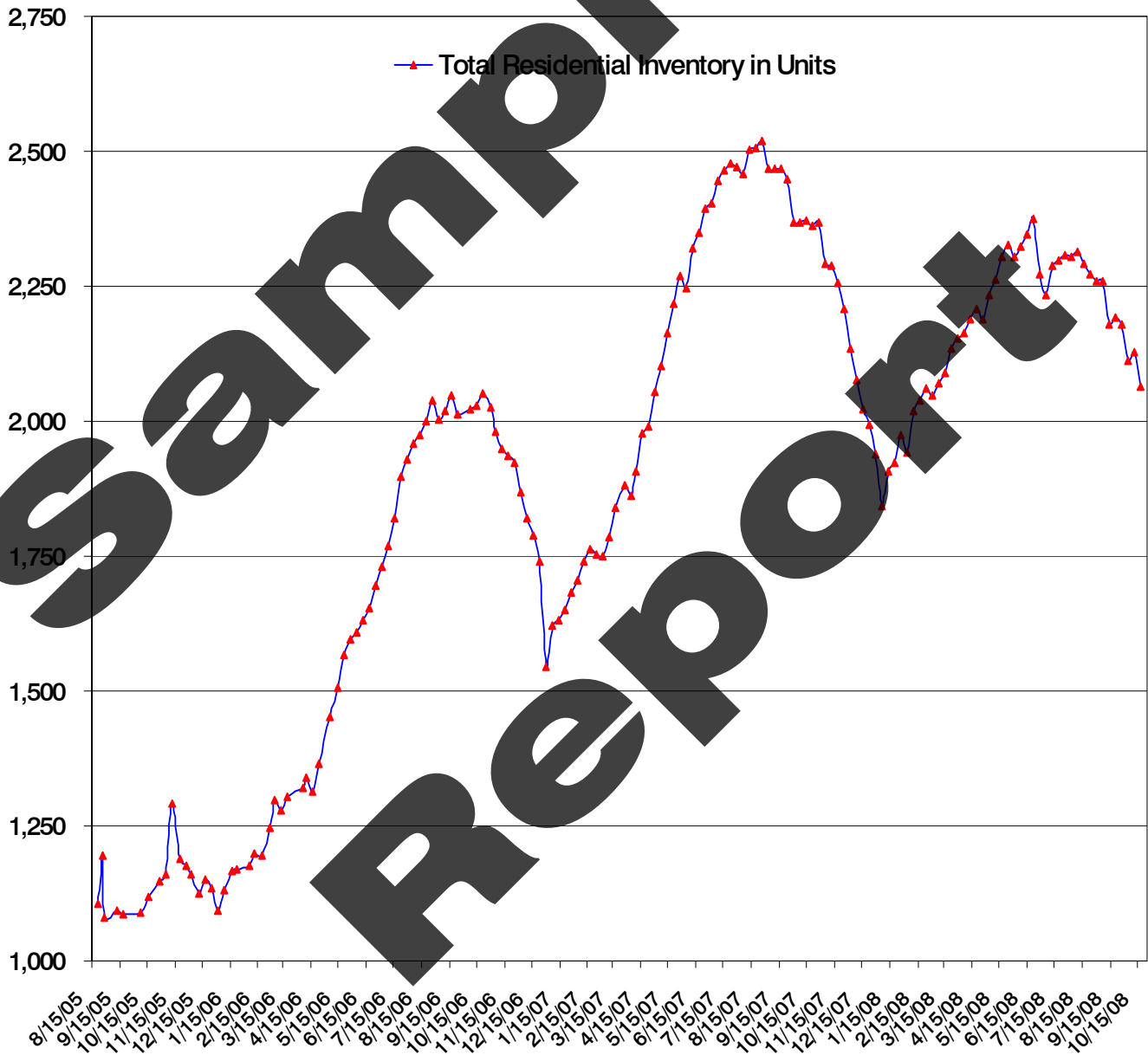
Summary

In terms of inventory, Thurston County remains the least overbuilt market in the Northwest.

Total Weekly Residential Inventory

Since August 2005

Weekly Residential Inventory

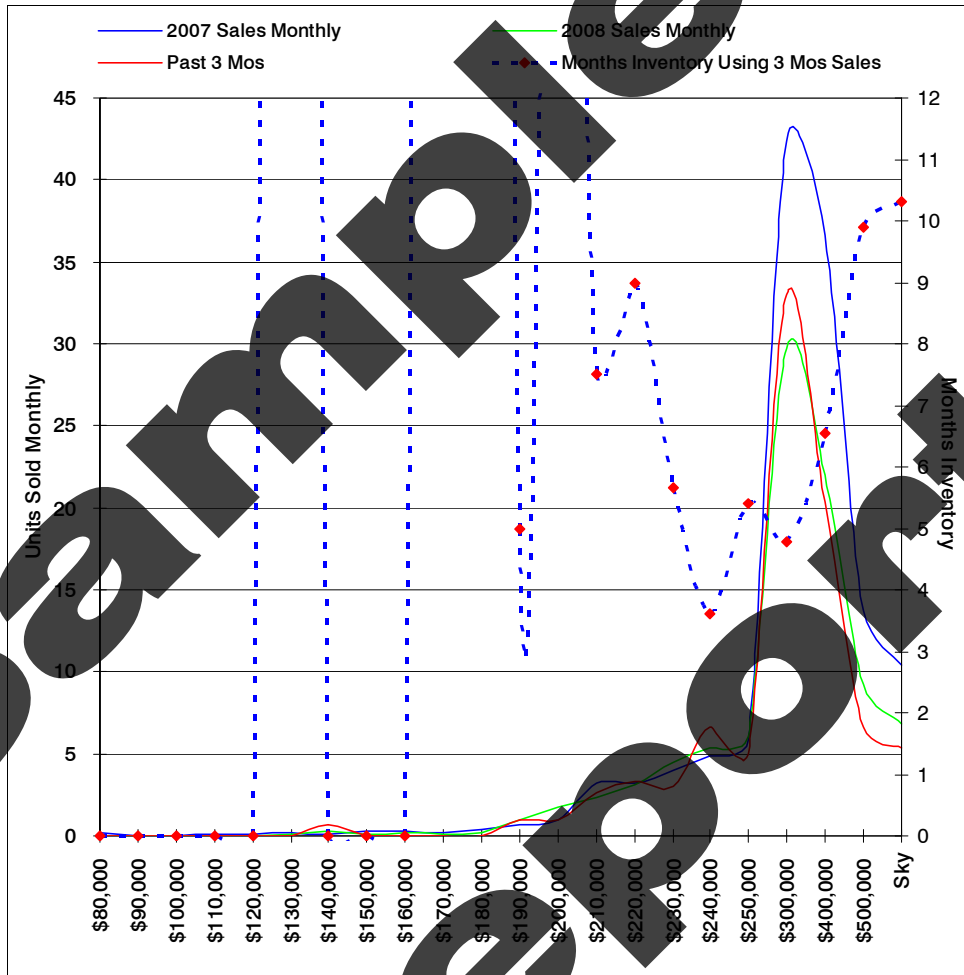


New Single Family Detached Home Sales and Inventory

Range of Prices	2007		January - September 2008									
	Total	Per Mo	Total	Per Mo	Inventory 8/14/08	Inventory 9/13/08	Inventory 10/20/08	# Mos Using Per/Mo Sales 2008	Per Mo in Last 3 Mos	#Mos Using Past 3 Mos Sales	Current Month's Sales	#Mos Using Current Month Sales
\$20,000 - \$80,000	2	0.2	0	0.0	0	0	0	-	0.0	-	0	-
\$80,001 - \$90,000	0	0.0	0	0.0	0	0	0	-	0.0	-	0	-
\$90,001 - \$100,000	0	0.0	0	0.0	0	0	0	-	0.0	-	0	-
\$100,001 - \$110,000	1	0.1	0	0.0	0	0	0	-	0.0	-	0	-
\$110,001 - \$120,000	1	0.1	0	0.0	0	0	0	-	0.0	-	0	-
\$120,001 - \$130,000	2	0.2	1	0.1	0	0	1	9.0	0.0	Infinite	0	Infinite
\$130,001 - \$140,000	1	0.1	3	0.3	0	0	0	-	0.7	-	2	-
\$140,001 - \$150,000	3	0.3	1	0.1	0	0	0	-	0.0	-	0	-
\$150,001 - \$160,000	3	0.3	2	0.2	0	0	0	-	0.0	-	0	-
\$160,001 - \$170,000	2	0.2	1	0.1	1	0	1	9.0	0.0	Infinite	0	Infinite
\$170,001 - \$180,000	5	0.4	2	0.2	0	0	1	4.5	0.0	Infinite	0	Infinite
\$180,001 - \$190,000	8	0.7	9	1.0	4	7	5	5.0	1.0	5.0	1	5.0
\$190,001 - \$200,000	12	1.0	16	1.8	12	24	26	14.6	1.0	26.0	0	Infinite
\$200,001 - \$210,000	39	3.3	21	2.3	14	17	20	8.6	2.7	7.5	3	6.7
\$210,001 - \$220,000	38	3.2	28	3.1	28	32	30	9.6	3.3	9.0	4	7.5
\$220,001 - \$230,000	48	4.0	40	4.4	29	22	17	3.8	3.0	5.7	3	5.7
\$230,001 - \$240,000	58	4.8	48	5.3	23	20	24	4.5	6.7	3.6	8	3.0
\$240,001 - \$250,000	70	5.8	54	6.0	31	25	27	4.5	5.0	5.4	1	27.0
\$250,001 - \$300,000	509	42.4	267	29.7	149	168	158	5.3	33.0	4.8	37	4.3
\$300,001 - \$400,000	440	36.7	198	22.0	135	123	133	6.0	20.3	6.5	19	7.0
\$400,001 - \$500,000	165	13.8	83	9.2	74	83	66	7.2	6.7	9.9	9	7.3
\$500,001 - Sky	125	10.4	61	6.8	89	66	55	8.1	5.3	10.3	4	13.8
Overall Total	1,532	128	835	93	589	587	564	6.1	88.7	6.4	91	6.2

Color Key		
Buyers' Market More than 6 mos	Sellers' Market Less than 4 mos	Neither; In Equilibrium 4 - 6 mos

Chart of New SF Detached Home Sales and Inventory



New Attached Home Sales and Inventory

Includes condominiums and townhomes

Range of Prices	2007		January - September 2008									
	Total	Per Mo	Total	Per Mo	Inventory 8/14/08	Inventory 9/13/08	Inventory 10/20/08	# Mos Using Per/Mo Sales 2008	Per Mo in Last 3 Mos	#Mos Using Past 3 Mos Sales	Current Month's Sales	#Mos Using Current Month Sales
\$20,000 - \$80,000	0	0.0	0	0.0	0	0	0	-	0	-	0	-
\$80,001 - \$90,000	0	0.0	0	0.0	0	0	0	-	0	-	0	-
\$90,001 - \$100,000	0	0.0	0	0.0	0	0	0	-	0	-	0	-
\$100,001 - \$110,000	0	0.0	0	0.0	0	0	0	-	0	-	0	-
\$110,001 - \$120,000	0	0.0	0	0.0	0	0	0	-	0	-	0	-
\$120,001 - \$130,000	0	0.0	0	0.0	0	0	0	-	0	-	0	-
\$130,001 - \$140,000	0	0.0	0	0.0	6	8	8	Infinite	0.0	Infinite	0	Infinite
\$140,001 - \$150,000	1	0.1	0	0.0	0	0	0	-	0.0	-	0	-
\$150,001 - \$160,000	5	0.4	1	0.1	0	0	0	-	0.0	-	0	-
\$160,001 - \$170,000	8	0.7	10	1.1	1	2	4	3.6	0.7	6.0	0	Infinite
\$170,001 - \$180,000	36	3.0	27	3.0	5	3	4	1.3	1.7	2.4	2	2.0
\$180,001 - \$190,000	27	2.3	12	1.3	5	7	5	3.8	1.3	3.8	1	5.0
\$190,001 - \$200,000	42	3.5	15	1.7	7	8	8	4.8	0.9	24.0	0	Infinite
\$200,001 - \$210,000	41	3.4	9	1.0	1	3	9	9.0	0.3	27.0	1	Infinite
\$210,001 - \$220,000	35	2.9	5	0.6	8	13	10	18.0	0.7	15.0	1	10.0
\$220,001 - \$230,000	22	1.8	8	0.9	3	7	13	14.6	0.7	19.5	1	Infinite
\$230,001 - \$240,000	12	1.0	2	0.2	1	1	4	18.0	0.3	12.0	0	Infinite
\$240,001 - \$250,000	15	1.3	8	0.9	5	4	3	3.4	1.0	3.0	1	3.0
\$250,001 - \$300,000	19	1.6	7	0.8	5	6	5	6.4	0.0	Infinite	0	Infinite
\$300,001 - \$400,000	4	0.3	1	0.1	4	27	10	90.0	0.0	Infinite	0	Infinite
\$400,001 - \$500,000	1	0.1	0	0.0	1	1	1	Infinite	0.0	Infinite	0	Infinite
\$500,001 - Sky	0	0.0	0	0.0	0	0	0	-	0.0	-	0	-
Overall Total	268	22	105	11.7	52	90	84	7.2	7.0	12.0	7	12.0

Color Key		
Buyers' Market More than 6 mos	Sellers' Market Less than 4 mos	Neither; In Equilibrium 4 - 6 mos