

Overall Residential Inventory

New single family detached is a buyers' market with 9.8 months of supply, up from last month. Attached housing has an overall inventory of 9.7 months, unchanged from last month. It remains a buyers' market.

New Single Family Detached

Buyers' Market

\$180,001 - \$300,000

Everything above \$350,000

Sellers' Market

Nothing

Neutral Market

\$300,001 - \$350,000

No Visible Supply

\$180,000 and below

Attached (Includes condominiums, commons, townhomes and lots <3,000 sf)

Buyers' Market

\$150,001 - \$170,000

\$190,001 - \$300,000

Every thing above \$400,000

Sellers' Market

\$120,001 - \$130,000

\$140,001 - \$150,000

\$300,001 - \$400,000

Neutral Market

\$130,001 - \$140,000

\$170,001 - \$190,000

No Visible Supply

\$120,000 and below

Summary

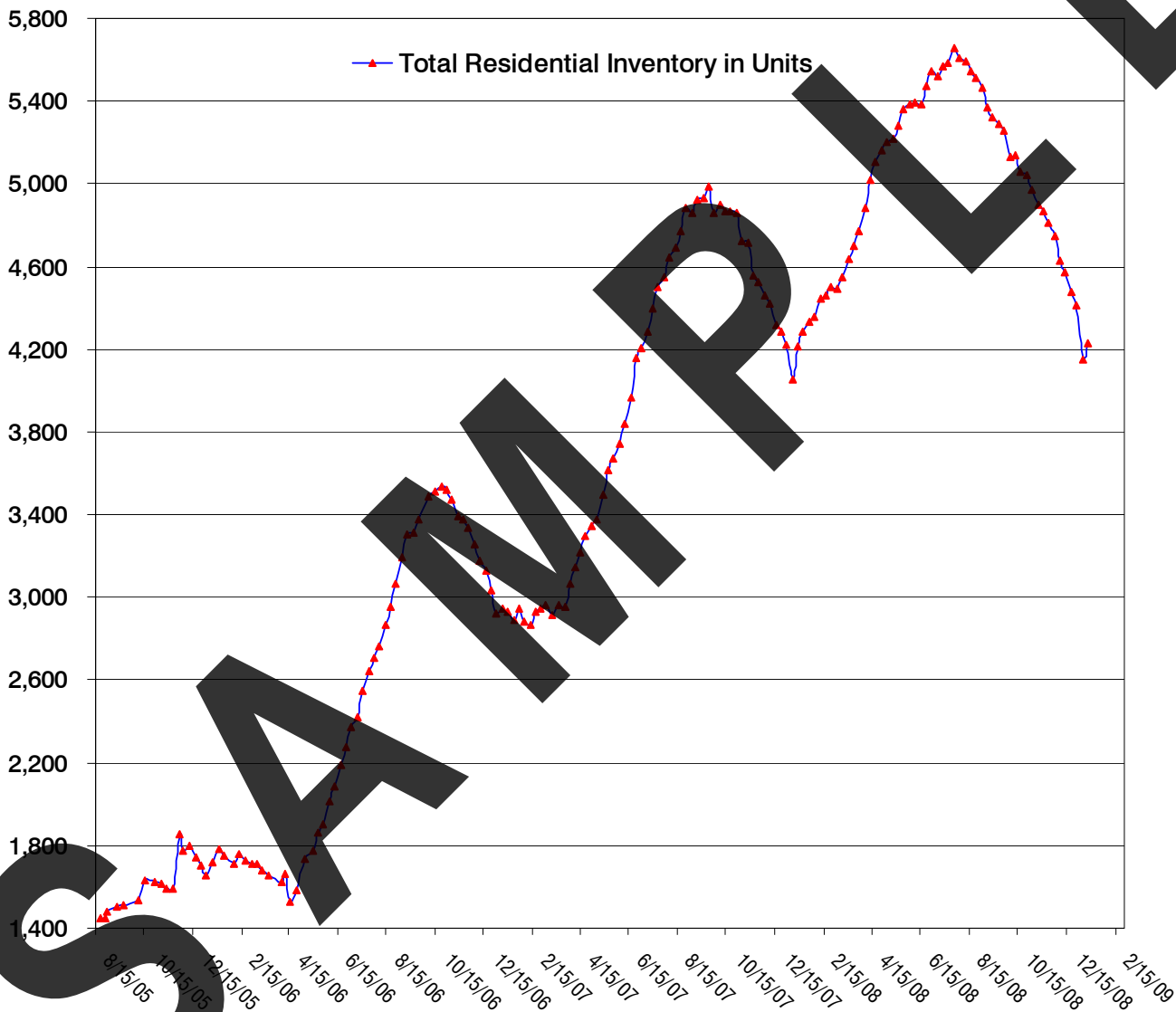
The numbers speak for themselves. Washington county is one of the least overbuilt in the region.

To-be-built projects are not included. Subdivisions with model homes are counted as a single house for sale unless the listing indicates otherwise, such as foundation poured or to be completed within two months. There were four listings (SFD) that say "call for price" - we did not count them.

Total Weekly Residential Inventory

Since August 2005

Weekly Residential Inventory

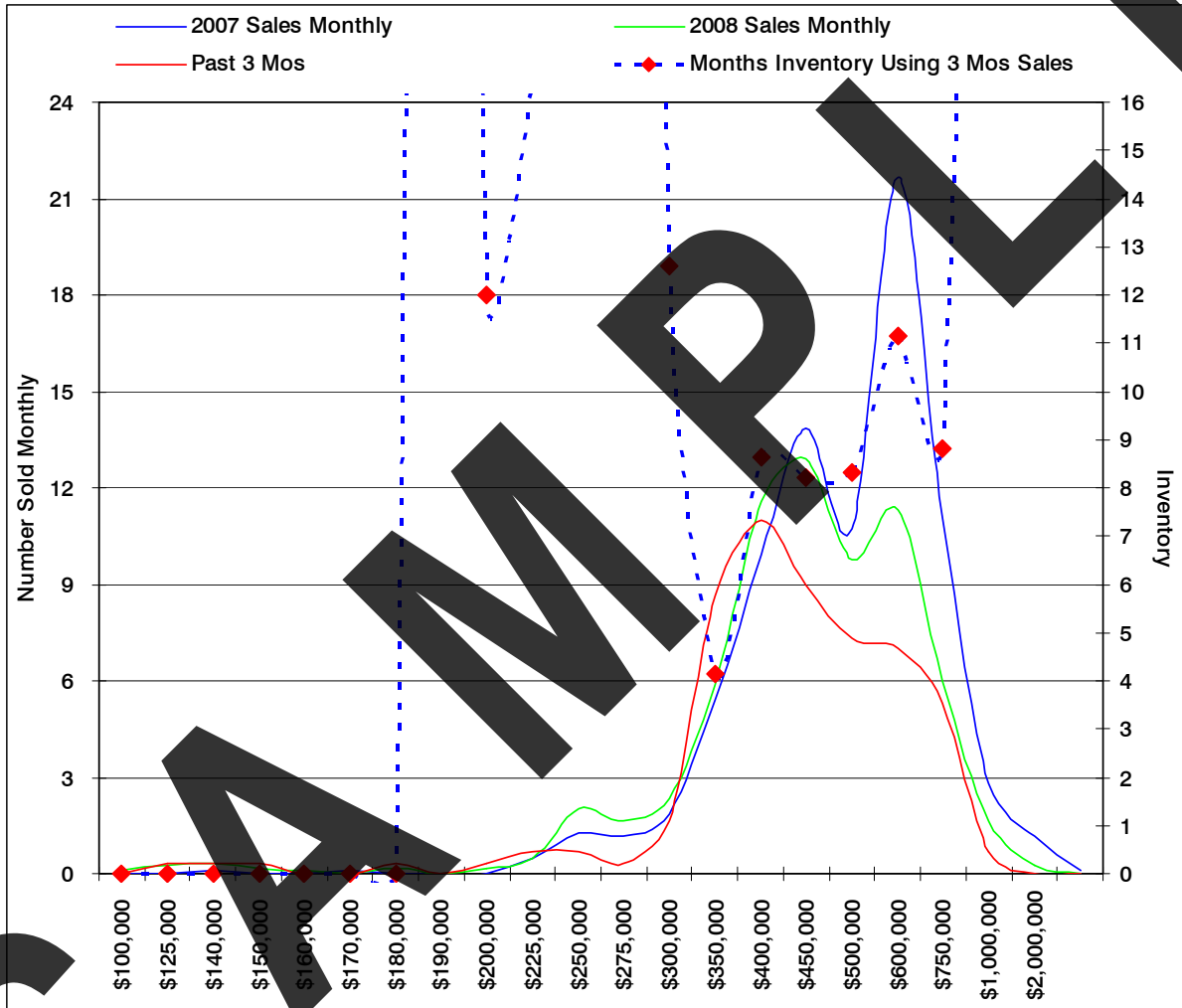


New Single Family Detached Homes Sales and Inventory

Range of Prices	2007		January - December 2008									
	Total	Per Mo	Total	Per Mo	Inventory 11/10/08	Inventory 12/10/08	Inventory 1/15/09	# Mos Using Per/Mo Sales 2008	Per Mo in Last 3 Months	# Mos Using Last 3 Months Sales	Current Month's Sales	#Mos Using Current Month Sales
- - \$100,000	0	0.0	1	0.1	0	0	0		0.0	-	0	
\$100,001 - \$125,000	0	0.0	3	0.3	0	0	0		0.3	-	0	
\$125,001 - \$140,000	1	0.1	4	0.3	0	0	0		0.3	-	0	
\$140,001 - \$150,000	0	0.0	2	0.2	0	0	0		0.3	-	1	
\$150,001 - \$160,000	0	0.0	1	0.1	0	0	0		0.0	-	0	
\$160,001 - \$170,000	1	0.1	0	0.0	0	0	0		0.0	-	0	
\$170,001 - \$180,000	0	0.0	2	0.2	0	0	0		0.3	-	0	
\$180,001 - \$190,000	0	0.0	0	0.0	1	2	2	Infinite	0.0	Infinite	0	Infinite
\$190,001 - \$200,000	0	0.0	2	0.2	4	6	4	24.0	0.3	12.0	0	Infinite
\$200,001 - \$225,000	6	0.5	6	0.5	12	15	11	22.0	0.7	16.5	0	Infinite
\$225,001 - \$250,000	15	1.3	24	2.0	38	37	22	11.0	0.7	33.0	0	Infinite
\$250,001 - \$275,000	14	1.2	20	1.7	20	29	27	16.2	0.3	81.0	1	Infinite
\$275,001 - \$300,000	22	1.8	28	2.3	30	22	21	9.0	1.7	12.6	0	Infinite
\$300,001 - \$350,000	65	5.4	71	5.9	38	34	36	6.1	8.7	4.2	4	9.0
\$350,001 - \$400,000	119	9.9	139	11.6	102	94	95	8.2	11.0	8.6	10	9.5
\$400,001 - \$450,000	166	13.8	155	12.9	81	71	74	5.7	9.0	8.2	8	9.3
\$450,001 - \$500,000	129	10.8	117	9.8	64	69	61	6.3	7.3	8.3	6	10.2
\$500,001 - \$600,000	260	21.7	136	11.3	92	86	78	6.9	7.0	11.1	7	11.1
\$600,001 - \$750,000	133	11.1	72	6.0	46	45	47	7.8	5.3	8.8	4	11.8
\$750,001 - \$1,000,000	34	2.8	20	1.7	34	38	29	17.4	0.7	43.5	0	Infinite
\$1,000,001 - \$2,000,000	14	1.2	3	0.3	14	15	15	60.0	0.0	Infinite	0	Infinite
\$2,000,001 - sky	1	0.1	0	0.0	4	5	5	Infinite	0.0	Infinite	0	Infinite
Overall Total	980	82	806	67	580	568	527	7.8	54	9.8	41	12.9

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

Chart of New Single Family Sales and Inventory

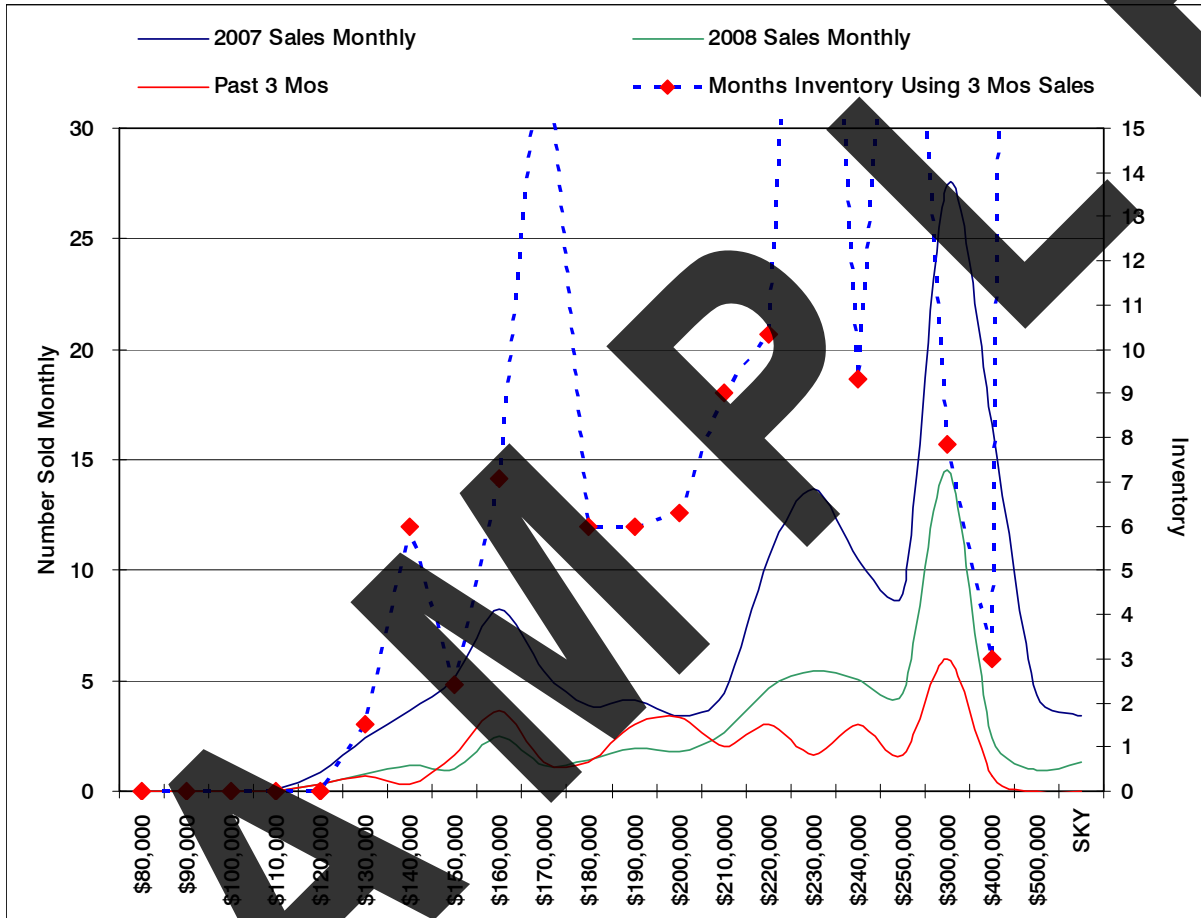


New Attached Home Sales and Inventory
 Includes condominiums, commons, and townhomes

Range of Prices	2007		January - December 2008									
	Total	Per Mo	Total	Per Mo	Inventory 11/10/08	Inventory 12/10/08	Inventory 1/15/09	# 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
\$25,001 - \$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	1	0.1	0	0.0	0	0	0	-	0	-	0	-
\$110,001 - \$120,000	10	0.8	4	0.3	1	1	0	-	0	-	0	-
\$120,001 - \$130,000	29	2.4	9	0.8	0	0	1	1.3	0.7	1.5	0	Infinite
\$130,001 - \$140,000	44	3.7	14	1.2	0	2	2	1.7	0.3	6.0	0	Infinite
\$140,001 - \$150,000	62	5.2	12	1.0	7	6	4	4.0	1.7	2.4	4	1.0
\$150,001 - \$160,000	99	8.3	30	2.5	34	30	26	10.4	3.7	7.1	6	4.3
\$160,001 - \$170,000	65	5.4	14	1.2	22	24	24	20.6	1.3	18.0	0	Infinite
\$170,001 - \$180,000	47	3.9	17	1.4	4	5	8	5.6	1.3	6.0	1	8.0
\$180,001 - \$190,000	49	4.1	23	1.9	19	20	18	9.4	3.0	6.0	4	4.5
\$190,001 - \$200,000	41	3.4	21	1.8	21	27	21	12.0	3.3	6.3	4	5.3
\$200,001 - \$210,000	53	4.4	32	2.7	33	27	18	6.8	2.0	9.0	1	18.0
\$210,001 - \$220,000	127	10.6	56	4.7	32	36	31	6.6	3.0	10.3	5	6.2
\$220,001 - \$230,000	164	13.7	65	5.4	48	49	47	8.7	1.7	28.2	3	15.7
\$230,001 - \$240,000	126	10.5	61	5.1	23	25	28	5.5	3.0	9.3	5	5.6
\$240,001 - \$250,000	107	8.9	53	4.4	40	43	39	8.8	1.7	23.4	1	39.0
\$250,001 - \$300,000	329	27.4	174	14.5	44	45	47	3.2	6.0	7.8	5	9.4
\$300,001 - \$400,000	200	16.7	29	2.4	3	3	2	0.8	0.7	3.0	0	Infinite
\$400,001 - \$500,000	52	4.3	11	0.9	9	6	6	6.5	0.0	Infinite	0	Infinite
\$500,001 - SKY	41	3.4	16	1.3	4	5	6	4.5	0.0	Infinite	0	Infinite
Overall Total	1,646	137	641	53	344	354	328	6.1	33.7	9.7	39	8.4

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

Chart of Attached Home Sales and Inventory



SAMPLE

REAL ESTATE