

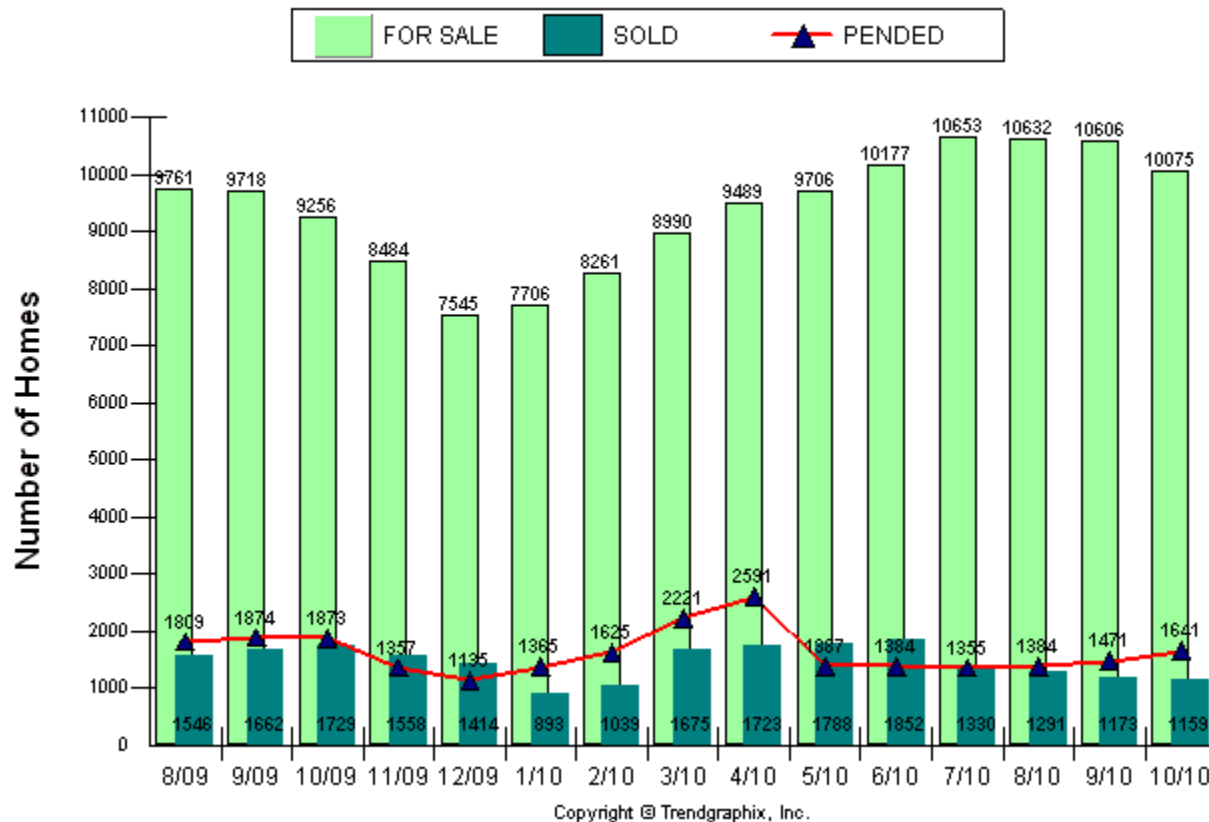
Facts and Trends™



Published November 2010*

Location: KING COUNTY
Price Range: \$0 - No Limit
SQFT Range: 0 - No Limit
Property Types: Single Family Homes - All Property Statuses - All Properties

Number of Homes For Sale vs. Sold vs. Pended (Aug. 2009 - Oct. 2010)



| | Curnt vs. Prev Month | | | Curnt vs. Same Month 1 Yr Ago | | | Curnt vs. Same Qtr 1 Yr Ago | | |
|----------|----------------------|---------|----------|-------------------------------|---------|----------|-----------------------------|--------------------|----------|
| | Oct. 10 | Sep. 10 | % Change | Oct. 10 | Oct. 09 | % Change | Aug. 10 to Oct. 10 | Aug. 09 to Oct. 09 | % Change |
| For Sale | 10075 | 10606 | -5% ▼ | 10075 | 9256 | 8.8% ▲ | 10438 | 9578 | 9% ▲ |
| Sold | 1159 | 1173 | -1.2% ▼ | 1159 | 1729 | -33% ▼ | 1208 | 1646 | -26.6% ▼ |
| Pended | 1641 | 1471 | 11.6% ▲ | 1641 | 1873 | -12.4% ▼ | 1499 | 1852 | -19.1% ▼ |

| Date | 8/09 | 9/09 | 10/09 | 11/09 | 12/09 | 1/10 | 2/10 | 3/10 | 4/10 | 5/10 | 6/10 | 7/10 | 8/10 | 9/10 | 10/10 |
|------------------------------------|------|------|-------|-------|-------|------|------|------|------|------|-------|-------|-------|-------|-------|
| For Sale | 9761 | 9718 | 9256 | 8484 | 7545 | 7706 | 8261 | 8990 | 9489 | 9706 | 10177 | 10653 | 10632 | 10606 | 10075 |
| New Listing | 2921 | 3112 | 2811 | 1992 | 1488 | 3179 | 3132 | 3954 | 3848 | 2794 | 3174 | 3296 | 2813 | 3005 | 2624 |
| Sold | 1546 | 1662 | 1729 | 1558 | 1414 | 893 | 1039 | 1675 | 1723 | 1788 | 1852 | 1330 | 1291 | 1173 | 1159 |
| Pended | 1809 | 1874 | 1873 | 1357 | 1135 | 1365 | 1625 | 2221 | 2591 | 1387 | 1384 | 1355 | 1384 | 1471 | 1641 |
| Months of Inventory (Closed Sales) | 6.3 | 5.8 | 5.4 | 5.4 | 5.3 | 8.6 | 8 | 5.4 | 5.5 | 5.4 | 5.5 | 8 | 8.2 | 9 | 8.7 |
| Months of Inventory (Pended Sales) | 5.4 | 5.2 | 4.9 | 6.3 | 6.6 | 5.6 | 5.1 | 4 | 3.7 | 7 | 7.4 | 7.9 | 7.7 | 7.2 | 6.1 |
| Absorption Rate (Closed Sales) % | 15.8 | 17.1 | 18.7 | 18.4 | 18.7 | 11.6 | 12.6 | 18.6 | 18.2 | 18.4 | 18.2 | 12.5 | 12.1 | 11.1 | 11.5 |
| Absorption | 18.5 | 19.3 | 20.2 | 16 | 15 | 17.7 | 19.7 | 24.7 | 27.3 | 14.3 | 13.6 | 12.7 | 13 | 13.9 | 16.3 |

| | | | | | | | | | | | | | | | |
|-----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Rate (Pended Sales) % | | | | | | | | | | | | | | | |
| Avg. Active Price | 732 | 719 | 706 | 693 | 684 | 659 | 643 | 636 | 634 | 639 | 628 | 615 | 608 | 601 | 591 |
| Avg. Sold Price | 457 | 455 | 450 | 451 | 456 | 449 | 460 | 454 | 449 | 457 | 487 | 495 | 466 | 479 | 459 |
| Avg. Sq. Ft. Price | 208 | 209 | 206 | 205 | 204 | 201 | 206 | 207 | 205 | 211 | 210 | 214 | 202 | 209 | 204 |
| Sold/List Diff. % | 96 | 96 | 96 | 96 | 96 | 96 | 96 | 96 | 97 | 97 | 96 | 96 | 97 | 96 | 96 |
| Sold/Orig LP Diff. % | 91 | 92 | 92 | 91 | 91 | 91 | 92 | 92 | 94 | 93 | 93 | 93 | 93 | 91 | 91 |
| Days on Market | 74 | 76 | 76 | 77 | 79 | 87 | 79 | 73 | 68 | 63 | 60 | 65 | 66 | 75 | 73 |
| Avg CDOM | 112 | 115 | 115 | 117 | 118 | 122 | 124 | 110 | 104 | 88 | 93 | 86 | 97 | 99 | 105 |
| Median | 376 | 385 | 374 | 378 | 380 | 372 | 370 | 370 | 375 | 380 | 385 | 397 | 380 | 389 | 365 |

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