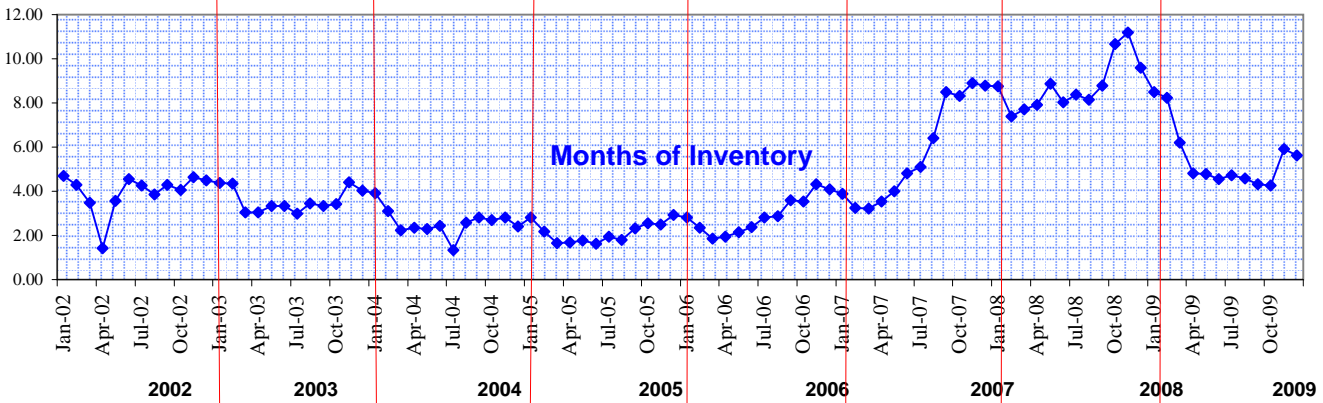
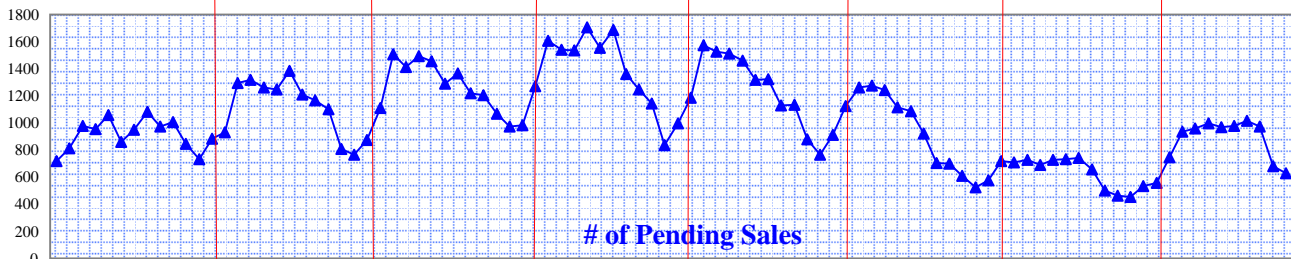
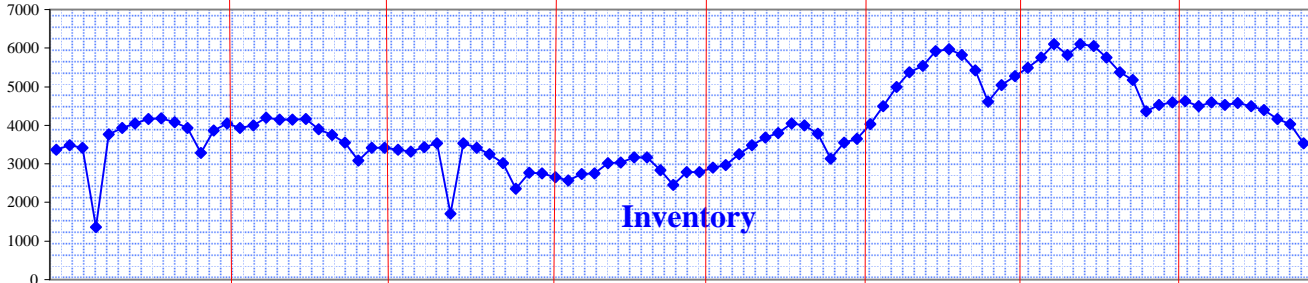
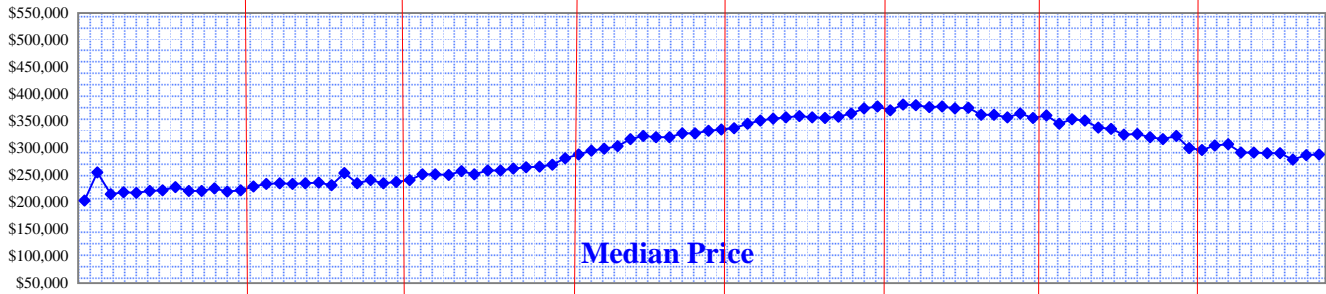


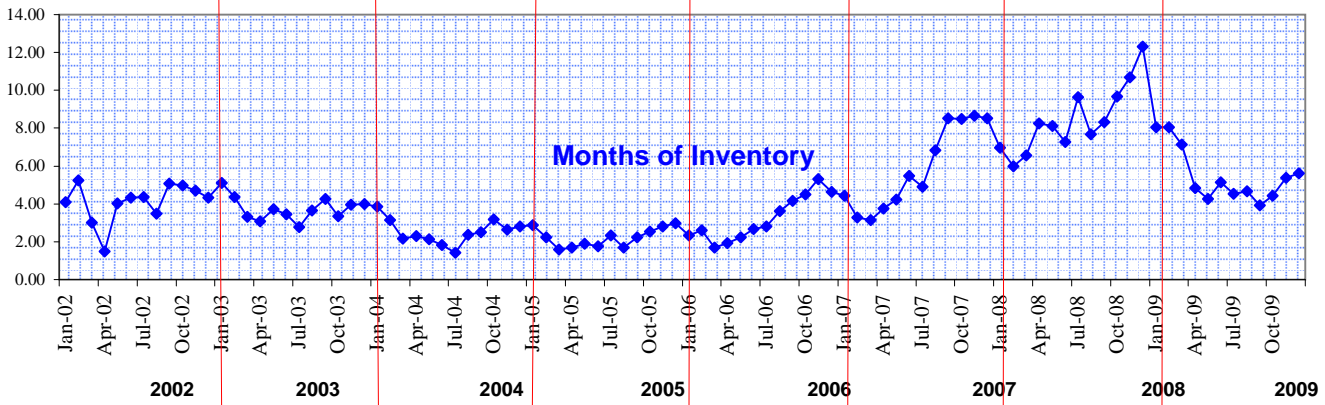
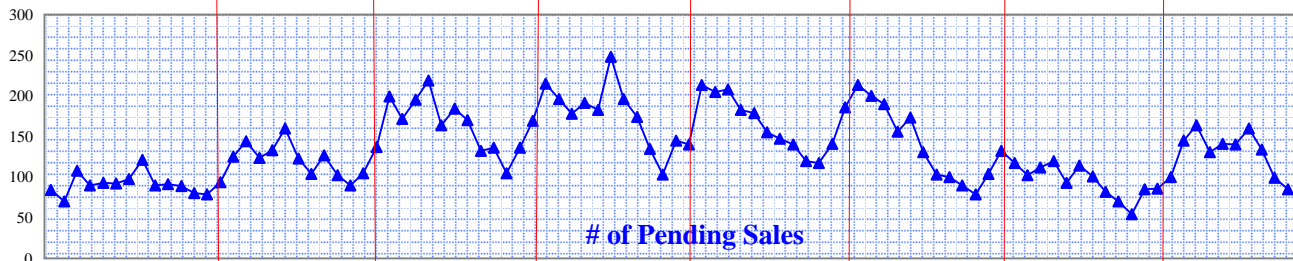
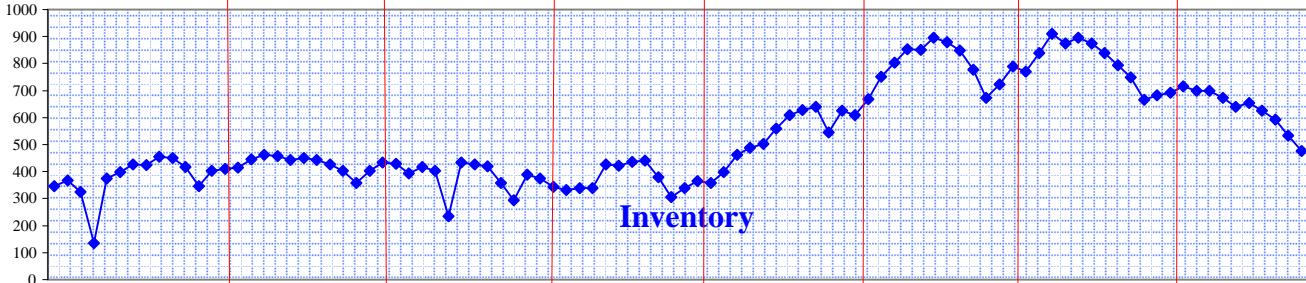
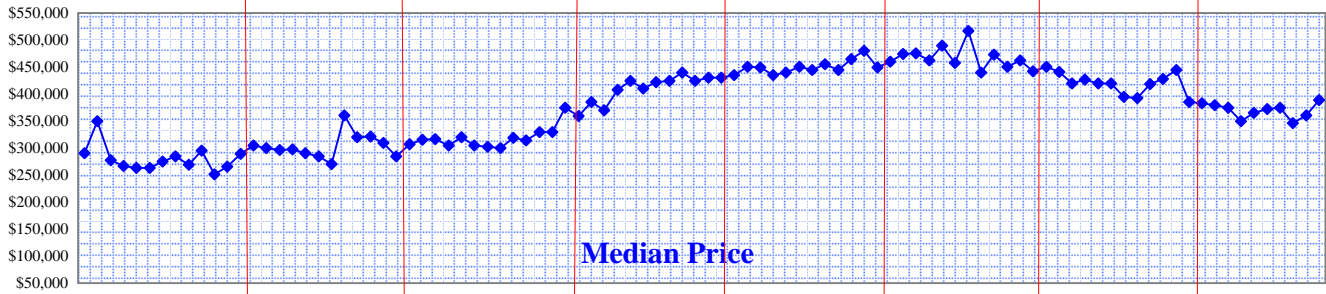
**Snohomish County  
NWMLS Area 610 730-770  
Residential Only**



Month	Median Price This Year	Median Price Last Year	% Change	Inventory This Year	Inventory Last Year	% Change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	288,612	317,007	-8.96%	3,533	4,362	-19.01%	628	455	38.02%
<b>YTD</b>							<b>9979</b>	<b>7693</b>	<b>29.72%</b>

Graphs were created by Windermere Real Estate/M2, llc using Data from the NWMLS. Data was not verified.

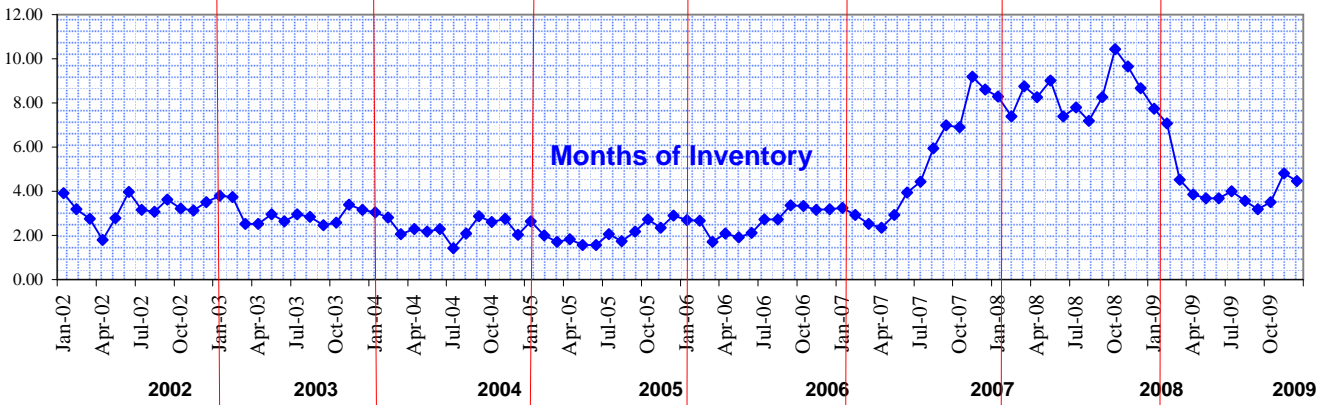
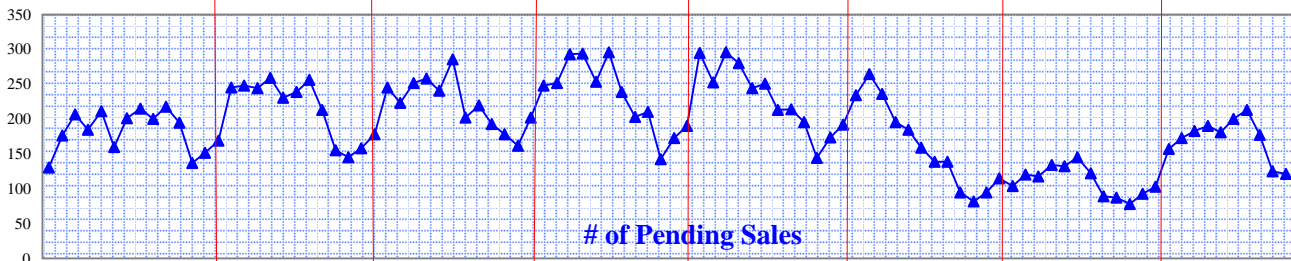
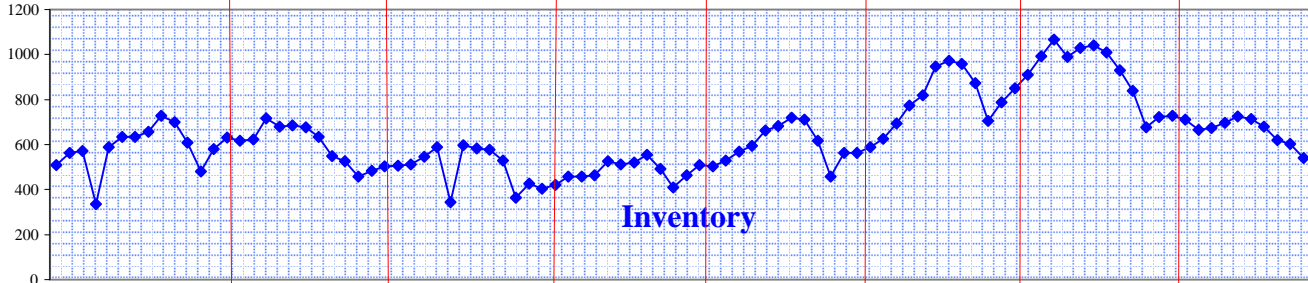
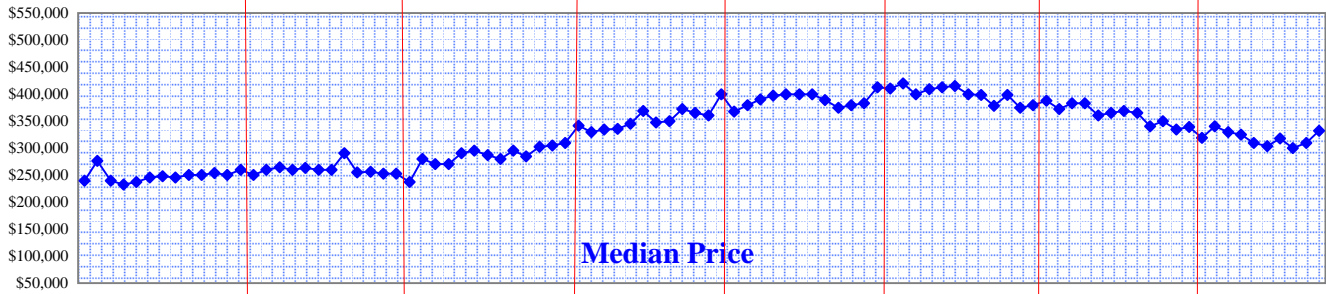
**Snohomish County  
NWMLS Area 610  
Residential Only**



Month	Median Price This Year	Median Price Last Year	% Change	Inventory This Year	Inventory Last Year	% Change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
<b>December</b>	<b>389,000</b>	<b>428,425</b>	<b>-9.20%</b>	<b>477</b>	<b>665</b>	<b>-28.27%</b>	<b>85</b>	<b>54</b>	<b>57.41%</b>
						<b>YTD</b>	<b>1470</b>	<b>1201</b>	<b>22.40%</b>

Graphs were created by Windermere Real Estate/M2, llc using Data from the NWMLS. Data was not verified.

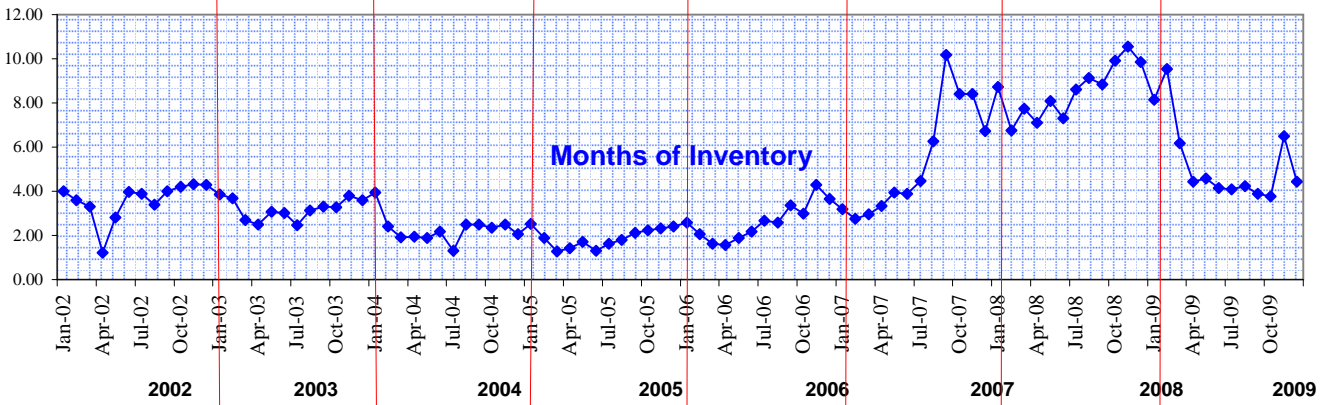
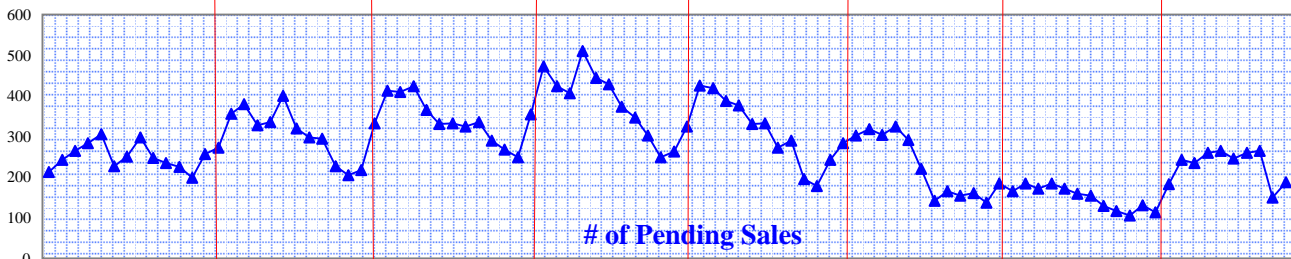
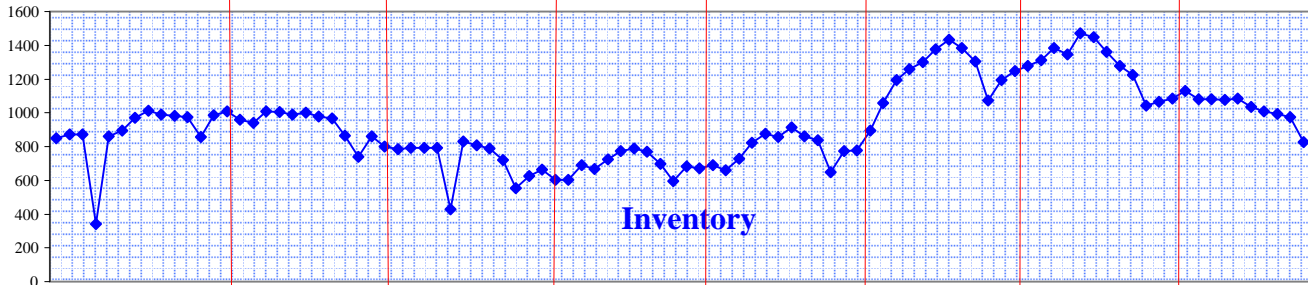
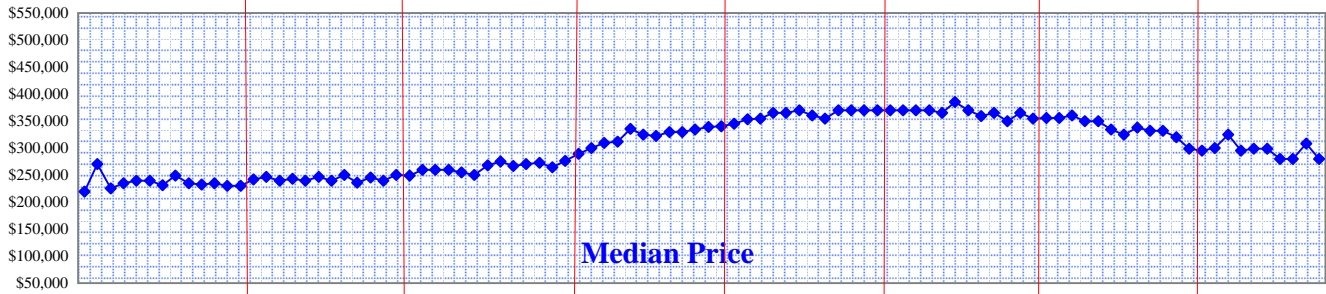
**Snohomish County  
NWMLS Area 730  
Residential Only**



Month	Median Price This Year	Median Price Last Year	% Change	Inventory This Year	Inventory Last Year	% Change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
<b>December</b>	<b>332,500</b>	<b>349,925</b>	<b>-4.98%</b>	<b>539</b>	<b>677</b>	<b>-20.38%</b>	<b>121</b>	<b>78</b>	<b>55.13%</b>
						<b>YTD</b>	<b>1916</b>	<b>1339</b>	<b>43.09%</b>

Graphs were created by Windermere Real Estate/M2, llc using Data from the NWMLS. Data was not verified.

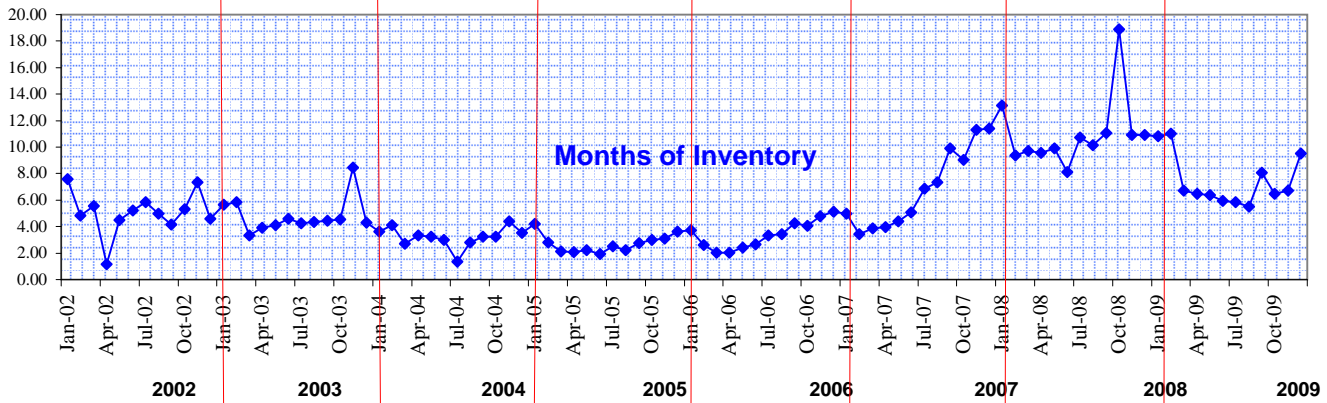
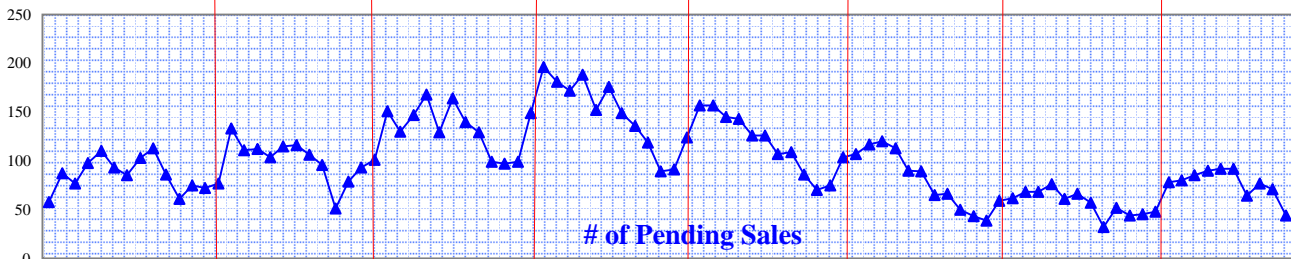
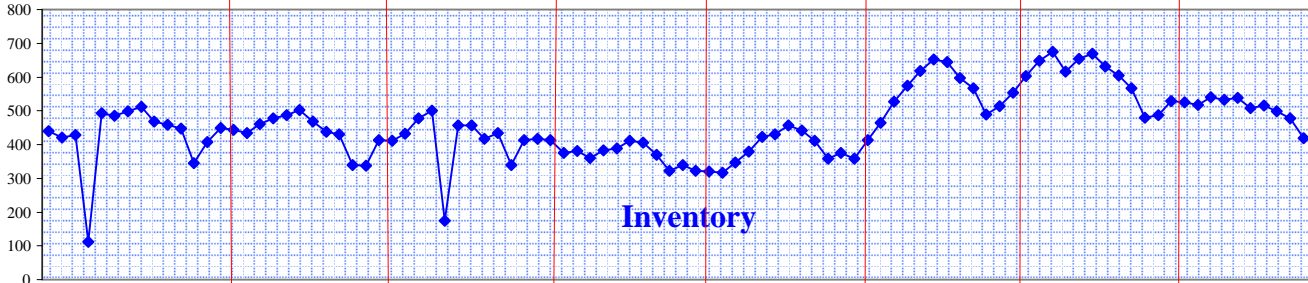
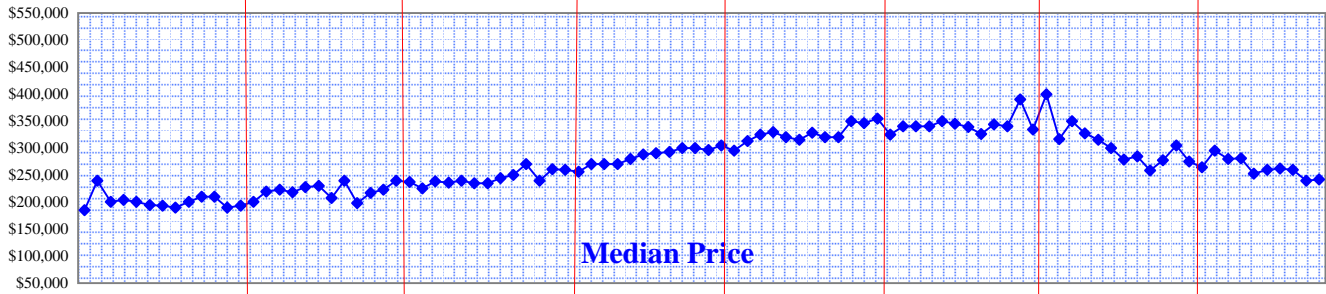
**Snohomish County  
NWMLS Area 740  
Residential Only**



Month	Median Price This Year	Median Price Last Year	% Change	Inventory This Year	Inventory Last Year	% Change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
<b>December</b>	<b>279,950</b>	<b>332,475</b>	<b>-15.80%</b>	<b>828</b>	<b>1,044</b>	<b>-20.69%</b>	<b>187</b>	<b>106</b>	<b>76.42%</b>
						<b>YTD</b>	<b>2538</b>	<b>1862</b>	<b>36.31%</b>

Graphs were created by Windermere Real Estate/M2, llc using Data from the NWMLS. Data was not verified.

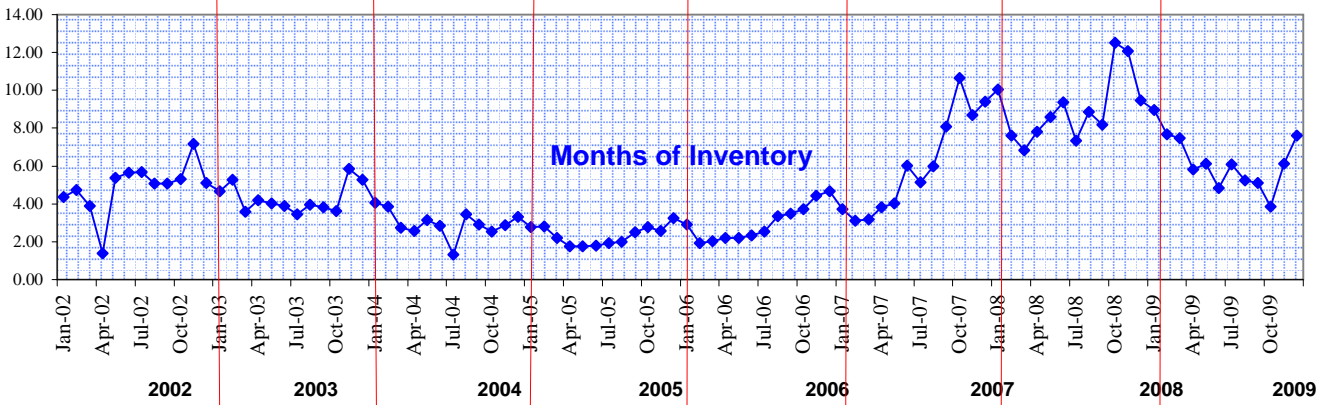
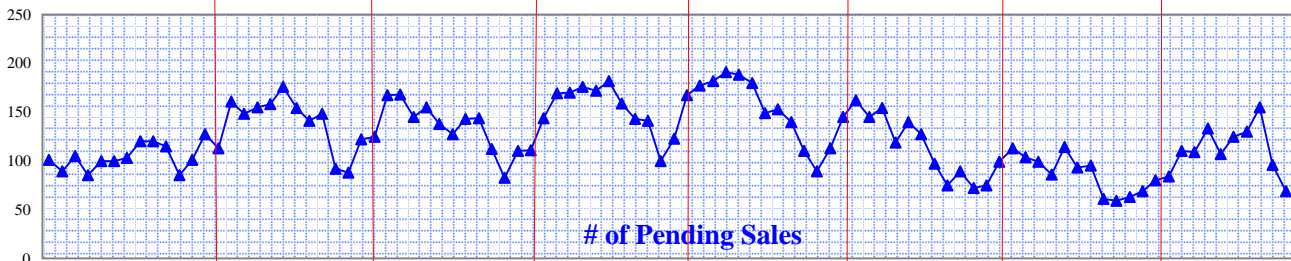
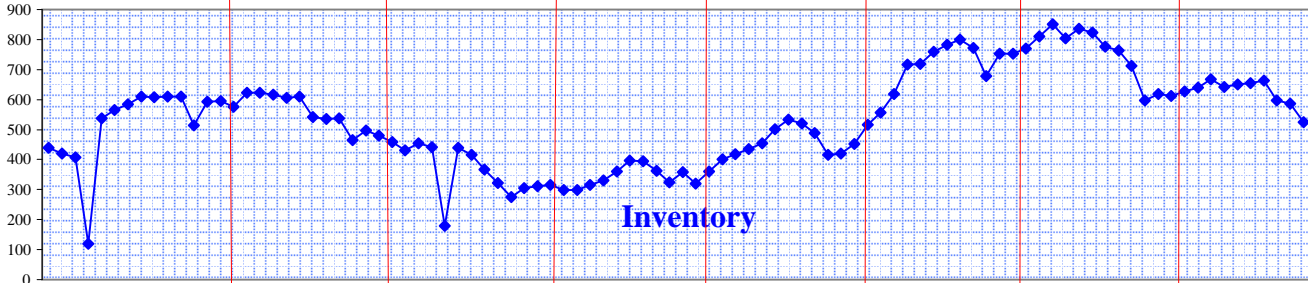
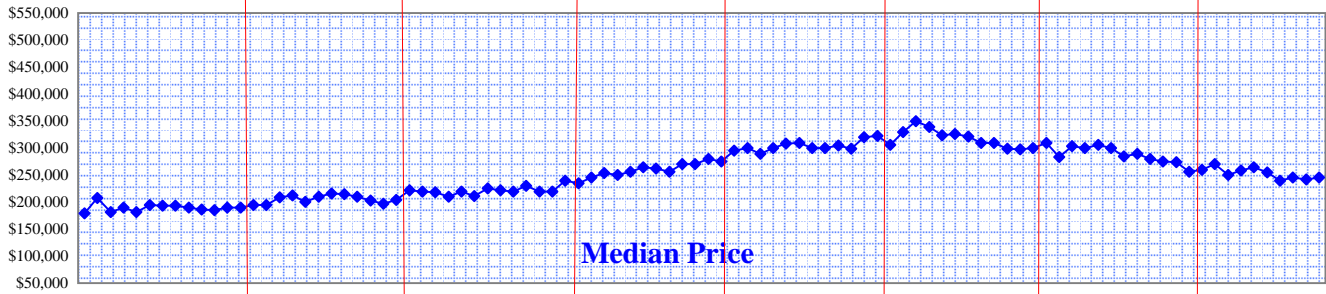
**Snohomish County  
NWMLS Area 750  
Residential Only**



Month	Median Price This Year	Median Price Last Year	% Change	Inventory This Year	Inventory Last Year	% Change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
<b>December</b>	<b>241,725</b>	<b>277,450</b>	<b>-12.88%</b>	<b>419</b>	<b>480</b>	<b>-12.71%</b>	<b>44</b>	<b>44</b>	<b>0.00%</b>
<b>YTD</b>							<b>866</b>	<b>684</b>	<b>26.61%</b>

Graphs were created by Windermere Real Estate/M2, llc using Data from the NWMLS. Data was not verified.

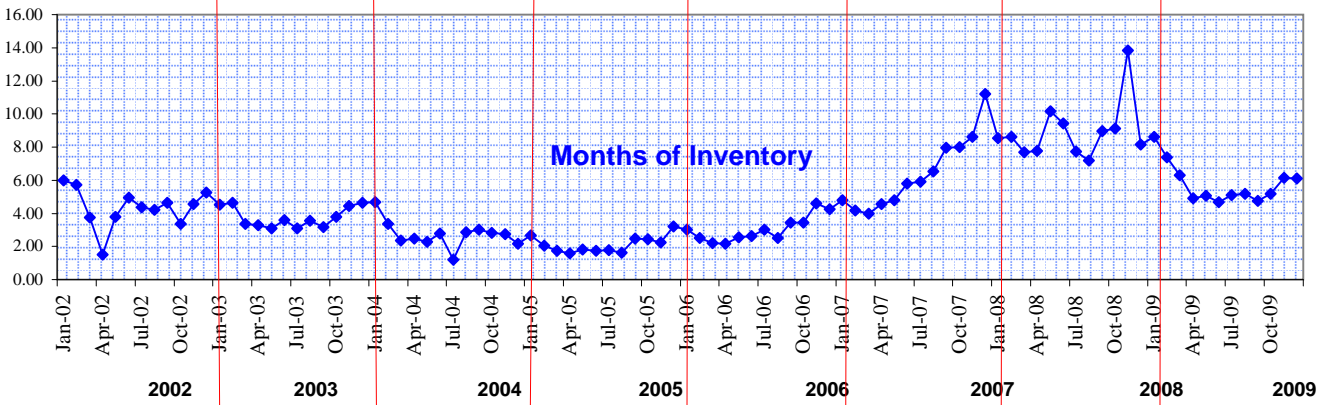
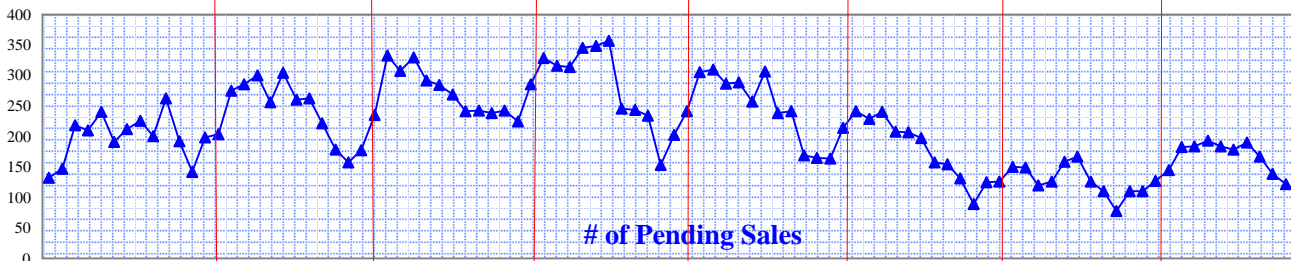
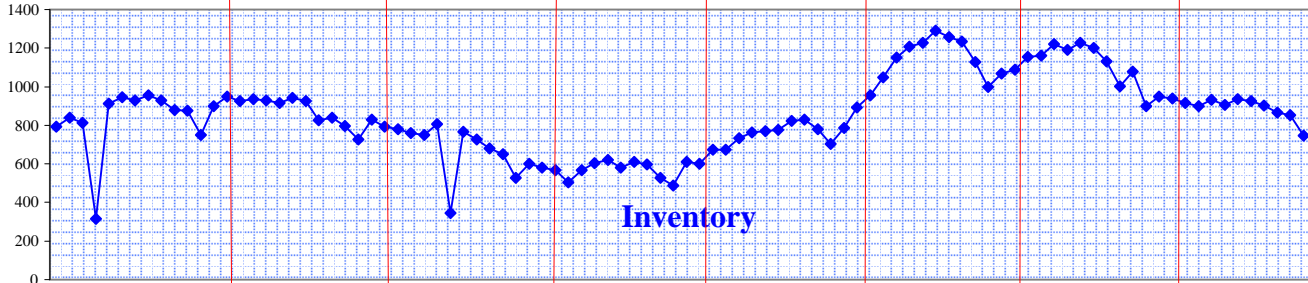
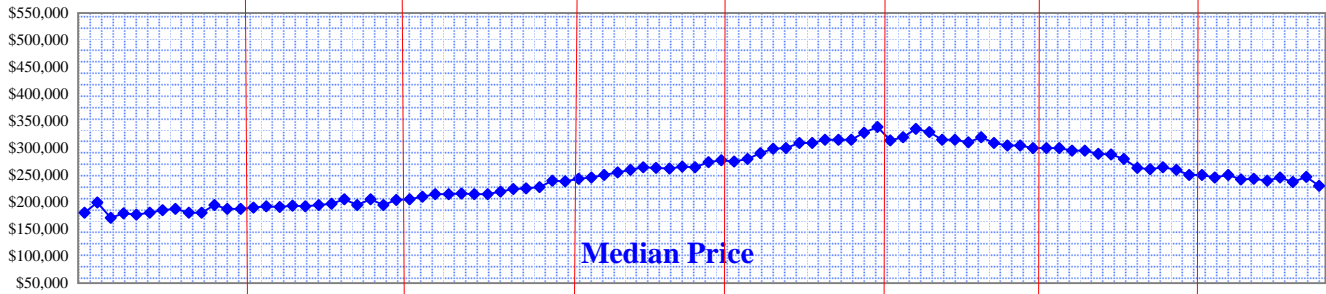
**Snohomish County  
NWMLS Area 760  
Residential Only**



Month	Median Price This Year	Median Price Last Year	% Change	Inventory This Year	Inventory Last Year	% Change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	245,000	274,950	-10.89%	525	597	-12.06%	69	63	9.52%
						YTD	1267	1061	19.42%

Graphs were created by Windermere Real Estate/M2, llc using Data from the NWMLS. Data was not verified.

**Snohomish County  
NWMLS Area 770  
Residential Only**



Month	Median Price This Year	Median Price Last Year	% Change	Inventory This Year	Inventory Last Year	% Change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
<b>December</b>	<b>229,995</b>	<b>263,975</b>	<b>-12.87%</b>	<b>745</b>	<b>899</b>	<b>-17.13%</b>	<b>122</b>	<b>110</b>	<b>10.91%</b>
						<b>YTD</b>	<b>1922</b>	<b>1546</b>	<b>24.32%</b>

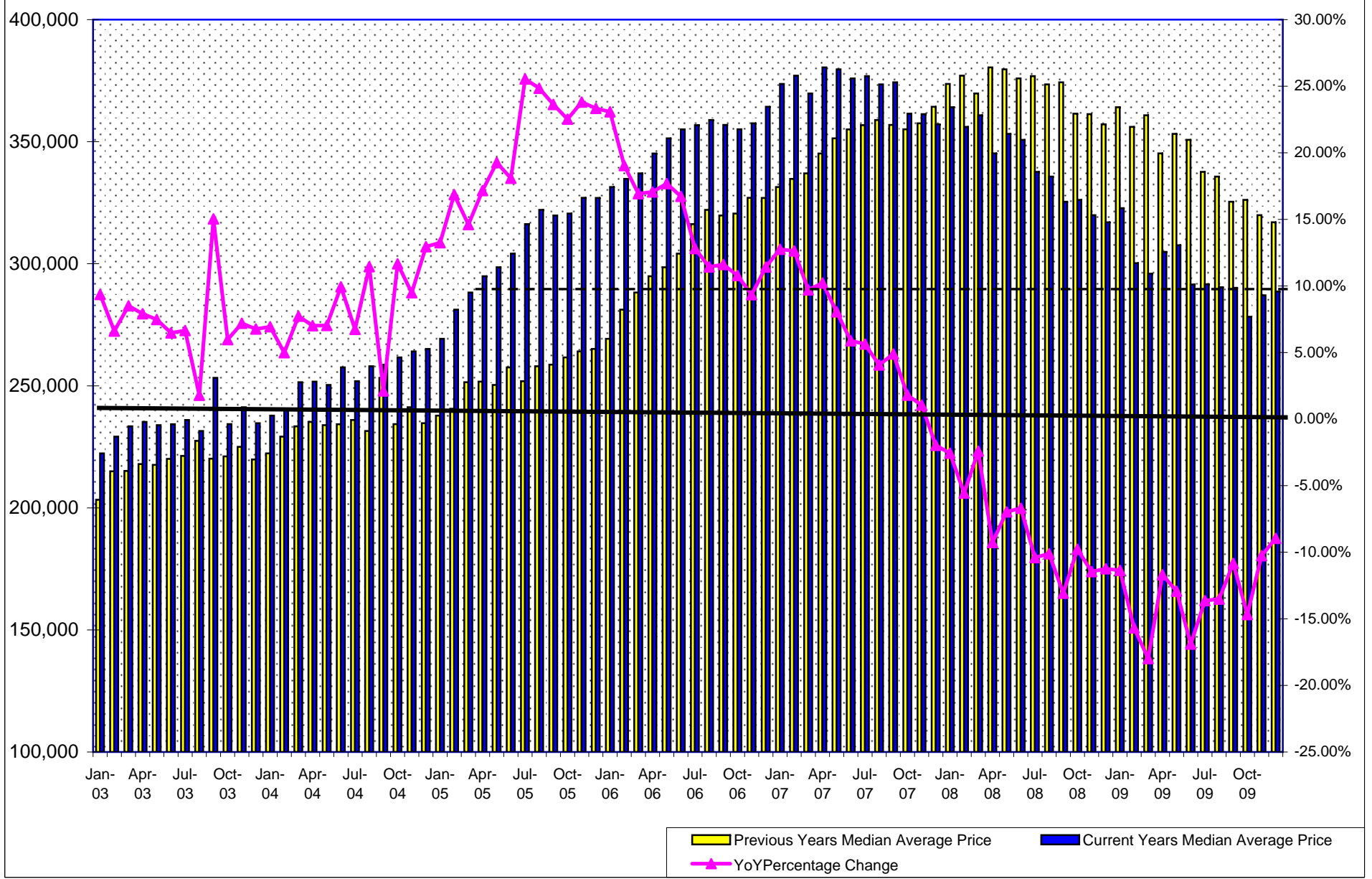
Graphs were created by Windermere Real Estate/M2, llc using Data from the NWMLS. Data was not verified.

# NWMLS 610-770 Summary Report

## Residential Active and Pending Sales

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total For Entire Year	
2009	#of Active Listings	4526	4587	4625	4500	4592	4527	4573	4491	4394	4168	4024	3533	4378	-20.77%	A
	# of Pending Listings	533	558	747	934	960	997	970	980	1017	975	680	628	9979	29.72%	T
	Average Median Pending \$	322,764	300,245	295,934	304,875	307,579	291,495	291,608	290,358	290,146	278,274	287,087	288,612	291,552	-14.61%	TA
	Months Supply of Inventory	8.5	8.2	6.2	4.8	4.8	4.5	4.7	4.6	4.3	4.3	5.9	5.6	5.3	5.3	TA
2008	#of Active Listings	5037	5283	5484	5763	6104	5819	6111	6058	5749	5371	5170	4362	5526	5526	A
	# of Pending Listings	575	716	711	728	688	726	730	744	655	503	462	455	7693	7693	T
	Average Median Pending \$	364,118	356,080	360,828	345,215	353,214	350,770	337,652	335,725	325,402	326,161	319,889	317,007	341,433	341,433	TA
	Months Supply of Inventory	8.8	7.4	7.7	7.9	8.9	8.0	8.4	8.1	8.8	10.7	11.2	9.6	8.6	8.6	TA
2007	#of Active Listings	3547	3655	4036	4502	4988	5382	5532	5922	5968	5822	5422	4617	4949	4949	A
	# of Pending Listings	910	1124	1260	1274	1244	1117	1086	923	703	699	610	525	11475	11475	T
	Average Median Pending \$	373,672	377,033	369,737	380,449	379,660	375,929	376,856	373,495	374,335	361,484	361,278	357,131	374,003	374,003	TA
	Months Supply of Inventory	3.9	3.3	3.2	3.5	4.0	4.8	5.1	6.4	8.5	8.3	8.9	8.8	5.2	5.2	TA
2006	#of Active Listings	2792	2791	2902	2976	3255	3483	3688	3804	4055	3993	3775	3128	3387	3387	A
	# of Pending Listings	998	1187	1573	1526	1514	1460	1316	1321	1131	1133	877	763	14799	14799	T
	Average Median Pending \$	331,411	334,755	337,025	345,173	351,361	355,026	356,759	358,899	356,875	355,110	357,547	364,300	355,068	355,068	TA
	Months Supply of Inventory	2.8	2.4	1.8	2.0	2.1	2.4	2.8	2.9	3.6	3.5	4.3	4.1	2.7	2.7	TA
2005	#of Active Listings	2762	2755	2662	2570	2734	2747	3012	3039	3163	3163	2832	2447	2824	2824	A
	# of Pending Listings	981	1271	1604	1538	1534	1705	1554	1688	1362	1246	1142	836	16461	16461	T
	Average Median Pending \$	269,282	281,206	288,224	294,877	298,563	304,140	316,250	322,088	319,766	320,558	326,996	326,952	310,195	310,195	TA
	Months Supply of Inventory	2.8	2.2	1.7	1.7	1.8	1.6	1.9	1.8	2.3	2.5	2.5	2.9	2.1	2.1	TA
2004	#of Active Listings	3411	3422	3371	3318	3436	3533	1707	3525	3417	3250	3016	2353	3147	3,147	A
	# of Pending Listings	873	1108	1508	1411	1492	1457	1288	1363	1221	1203	1068	973	14965	14,965	T
	Average Median Pending \$	237,775	240,630	251,475	251,693	250,333	257,560	251,900	257,999	258,654	261,625	264,108	265,100	254,730	254,730	TA
	Months Supply of Inventory	3.9	3.1	2.2	2.4	2.3	2.4	1.3	2.6	2.8	2.7	2.8	2.4	2.5	2.5	TA
2003	#of Active Listings	3867	4042	3935	4002	4200	4153	4152	4163	3892	3755	3557	3088	3901	3,901	A
	# of Pending Listings	884	930	1295	1316	1263	1245	1386	1211	1166	1101	806	764	13367	13,367	T
	Average Median Pending \$	222,347	229,201	233,430	235,188	233,894	234,287	236,004	231,500	253,287	234,295	241,219	234,712	234,291	234,291	TA
	Months Supply of Inventory	4.4	4.3	3.0	3.0	3.3	3.3	3.0	3.4	3.3	3.4	4.4	4.0	3.5	3.5	TA
2002	#of Active Listings	3373	3479	3418	1357	3765	3923	4043	4167	4176	4079	3932	3291	3584	3,584	A
	# of Pending Listings	717	811	979	952	1060	862	949	1082	971	1006	847	734	10970	10,970	T
	Average Median List Price	203,312	255,231	215,141	217,943	217,619	220,046	221,279	227,437	220,181	221,098	225,025	219,847	220,114	220,114	TA
	Months Supply of Inventory	4.7	4.3	3.5	1.4	3.6	4.6	4.3	3.9	4.3	4.1	4.6	4.5	3.9	3.9	TA
2001	#of Active Listings				3635	3832	3916	3828	3943	4046	3770	3151	3373		3,722	A
	# of Pending Listings				860	999	931	981	838	763	828	711	586		7,497	T
	Average Median List Price				200,060	203,038	199,941	202,662	202,833	201,371	199,487	204,995	206,034		202,662	TA
	Months Supply of Inventory				4.2	3.8	4.2	3.9	4.7	5.3	4.6	4.4	5.8		4.5	TA

# Snohomish County Historical Appreciation Graph





Statistics that you must know  
Areas 610-770

RESIDENTIAL				
	<u>December 09</u>	<u>December 08</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	5.63	9.59	-3.96	-41.3%
Total Active Listings	3533	4362	-829	-19.0%
Average Active List Price	\$399,284	\$460,248	-\$60,964	-13.2%
Average Active Market Time	129	133	-4	-3.0%
Pending (Month to date)	628	455	173	38.0%
Number of Closed Sales (YTD)	6644	6291	353	5.6%
Average Closed Sales Price (YTD)	\$313,849	\$348,269	-\$34,420	-9.9%

CONDOMINIUM				
	<u>December 09</u>	<u>December 08</u>	<u>Difference</u>	<u>% Change</u>
Months Supply of Inventory	11.42	13.51	-2.09	-15.5%
Total Active Listings	1039	1243	-204	-16.4%
Average Active List Price	\$256,297	\$292,485	-\$36,188	-12.4%
Average Active Market Time	127	125	2	1.6%
Pending (Month to date)	91	92	-1	-1.1%
Number of Closed Sales (YTD)	1331	1551	-220	-14.2%
Average Closed Sale Price (YTD)	\$244,751	\$269,668	-\$24,917	-9.2%

Figures compiled using NWMLS data. Information has not been verified and is not published by the NWMLS.  
NWMLS data for Areas 610-770

Snohomish County by Price Range  
NWMLS Area 610,730-770  
Residential, Active Inventory and Closed Sales

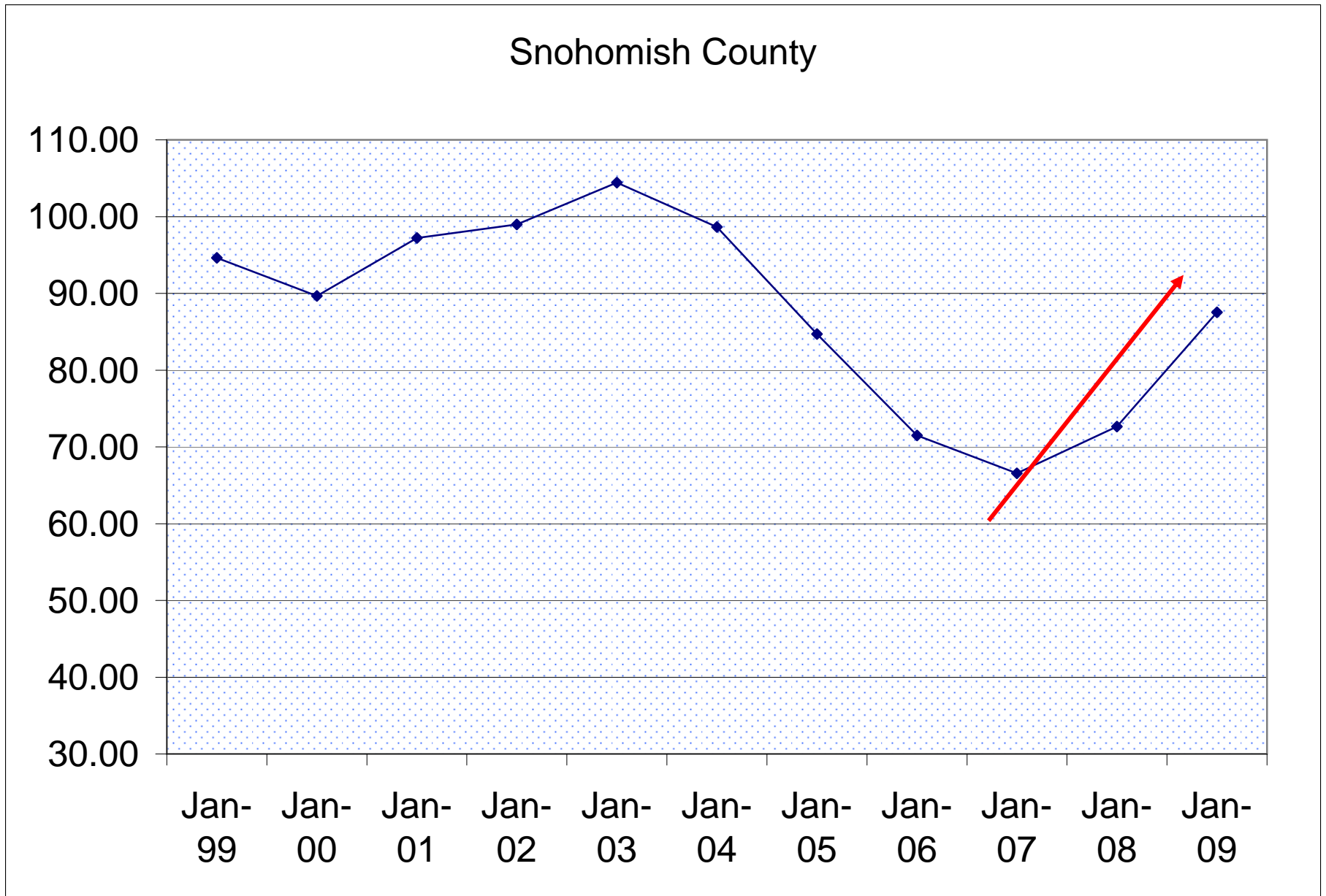
2009																
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	YTD Total	Active on 12/31/09 by List Price	Months Supply of Inventory *	YTD % of the Market
\$0 to \$199,999	23	22	25	34	44	42	70	57	70	65	80	88	620	377	4.28	10.17%
\$200,000 to \$299,999	95	102	152	170	194	226	287	241	230	282	298	239	2,516	1,251	5.23	41.27%
\$300,000 to \$399,999	87	86	113	132	142	203	187	168	174	177	175	134	1,778	935	6.98	29.16%
\$400,000 to \$499,999	25	41	50	52	72	88	76	69	48	57	52	59	689	412	6.98	11.30%
\$500,000 to \$599,999	20	14	14	23	26	23	38	39	25	27	21	30	300	212	7.07	4.92%
\$600,000 to \$699,999	3	2	9	6	7	9	12	11	11	11	7	9	97	119	13.22	1.59%
\$700,000 to \$799,999	-	1	4	5	3	3	4	3	5	-	5	4	37	81	20.25	0.61%
\$800,000 to \$899,999	1	1	4	-	3	1	4	1	1	6	3	2	27	63	31.50	0.44%
\$900,000 to \$999,999	-	-	-	1	-	2	1	-	1	1	4	-	10	33	-	0.16%
\$1,000,000 to \$1,249,999	-	1	-	-	1	2	2	1	-	-	1	3	11	20	6.67	0.18%
1,250,000 and up	-	-	2	1	1	2	1	1	2	2	-	-	12	77	-	0.20%
Totals	254	270	373	424	493	601	682	591	567	628	646	568	6,097	3,580	6.30	100.00%

2008																
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	YTD Total	Active on 11/30/08 by List Price	Months Supply of Inventory *	YTD % of the Market
\$0 to \$199,999	5	7	11	15	11	16	21	14	20	14	16	16	166	164	10.25	2.89%
\$200,000 to \$299,999	96	114	160	133	174	168	124	159	157	128	80	126	1,619	1,203	9.55	28.21%
\$300,000 to \$399,999	140	175	231	219	192	223	209	205	196	167	103	99	2,159	1,535	15.51	37.61%
\$400,000 to \$499,999	82	63	87	97	99	140	88	89	63	69	46	47	970	855	18.19	16.90%
\$500,000 to \$599,999	44	45	50	53	45	57	34	43	31	16	11	14	443	535	38.21	7.72%
\$600,000 to \$699,999	14	12	26	19	24	28	27	12	10	9	6	7	194	232	33.14	3.38%
\$700,000 to \$799,999	5	6	8	4	10	9	11	5	5	1	1	1	66	158	158.00	1.15%
\$800,000 to \$899,999	4	7	7	6	4	4	3	7	4	6	5	2	59	101	50.50	1.03%
\$900,000 to \$999,999	2	2	3	3	2	3	3	3	-	1	1	-	23	61	-	0.40%
\$1,000,000 to \$1,249,999	1	2	1	1	-	1	2	3	4	-	1	1	17	49	49.00	0.30%
1,250,000 and up	2	2	2	4	1	3	2	2	3	2	1	-	24	119	-	0.42%
Totals	395	435	586	554	562	652	524	542	493	413	271	313	5,740	5,012	16.01	100.00%

% Change																
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	YTD Total	Active by List Price	Months Supply of Inventory *	% of the Market
\$0 to \$199,999	360%	214%	127%	127%	300%	163%	233%	307%	250%	364%	400%	450%	273%	130%	-58%	251.62%
\$200,000 to \$299,999	-1%	-1%	-5%	28%	11%	35%	131%	52%	46%	120%	273%	90%	55%	4%	-45%	46.31%
\$300,000 to \$399,999	-38%	-51%	-51%	-40%	-26%	-9%	-11%	-18%	-11%	6%	70%	35%	-18%	-39%	-55%	-22.47%
\$400,000 to \$499,999	-70%	-35%	-43%	-46%	-27%	-37%	-14%	-22%	-24%	-17%	13%	26%	-29%	-52%	-62%	-33.13%
\$500,000 to \$599,999	-55%	-69%	-72%	-57%	-42%	-60%	12%	-9%	-19%	69%	91%	114%	-32%	-60%	-82%	-36.25%
\$600,000 to \$699,999	-79%	-83%	-65%	-68%	-71%	-68%	-56%	-8%	10%	22%	17%	29%	-50%	-49%	-60%	-52.93%
\$700,000 to \$799,999	-	-83%	-50%	25%	-70%	-67%	-64%	-40%	0%		400%	300%	-44%	-49%	-87%	-47.22%
\$800,000 to \$899,999	-75%	-86%	-43%		-25%	-75%	33%	-86%	-75%	0%	-40%	0%	-54%	-38%	-38%	-56.92%
\$900,000 to \$999,999				-67%		-33%	-67%		0%	300%			-57%	-46%	#VALUE!	-59.07%
\$1,000,000 to \$1,249,999		-50%				100%	0%	-67%			0%	200%	-35%	-59%		-39.08%
1,250,000 and up			0%	-75%	0%	-33%	-50%	-50%	-33%	0%			-50%	-35%	#VALUE!	-52.93%
Totals	-36%	-38%	-36%	-23%	-12%	-8%	30%	9%	15%	52%	138%	81%	6%	-29%	-61%	0.00%

\* Months supply of inventory is calculated by dividing Active Inventory by the number of closed sales for the last month, rounded to the nearest month.

Snohomish County Affordability Index



Higher the score the more affordable housing is becoming. Based upon a 12 month index average.