

Market Statistical Summary for March 2010

King County

	March 2010	February 2010 (last mo)	March 2009 (last yr)
Active Listings	8,990	8,261	9,822
Pending Sales	2,672	1,695	1,302
Average \$/Square Foot	\$207/sqft	\$206/sqft	\$197/sqft
Average List to Sales Price Ratio	96%	96%	96%
Average Sales Price	\$456,000	\$461,000	\$428,000
Median Sales Price	\$370,000	\$370,000	\$365,000
Months of Inventory For Sale	5.7 months	8.0 months	10.3 months
Absorption Rate	29.7%	20.5%	13.3%

Eastside

	March 2010	February 2010 (last mo)	March 2009 (last yr)
Active Listings	2,923	2,706	3,711
Pending Sales	778	506	305
Average \$/Square Foot	\$239/sqft	\$225/sqft	\$223/sqft
Average List to Sales Price Ratio	95%	96%	94%
Average Sales Price	\$635,000	\$598,000	\$564,000
Median Sales Price	\$500,000	\$493,000	\$486,000
Months of Inventory For Sale	5.8 months	8.3 months	15.5 months
Absorption Rate	26.1%	18.7%	8.2%

Mercer Island

	March 2010	February 2010 (last mo)	March 2009 (last yr)
Active Listings	143	142	193
Pending Sales	28	14	3
Average \$/Square Foot*	\$417/sqft	\$493/sqft	\$283/sqft
Average List to Sales Price Ratio	92%	92%	93%
Average Sales Price	\$1,394,000	\$1,814,000	\$1,000,000
Median Sales Price	\$950,000	\$1,325,000	\$802,000
Months of Inventory For Sale	10.2 months	23.7 months	48.3 months
Absorption Rate	19.6%	9.9%	1.6%

(*Last month's statistics are skewed by a handful of high-end sales as compared to very moderate sales a year ago)

Seattle Metro

	March 2010	February 2010 (last mo)	March 2009 (last yr)
Active Listings	2,566	2,250	2,604
Pending Sales	908	558	501
Average \$/Square Foot	\$231/sqft	\$248/sqft	\$229/sqft
Average List to Sales Price Ratio	97%	95%	96%
Average Sales Price	\$456,000	\$504,000	\$452,000
Median Sales Price	\$395,000	\$384,000	\$388,000
Months of Inventory For Sale	4.7 months	6.1 months	7.5 months
Absorption Rate	35.4%	24.8%	19.2%

Definitions

Active Listings: All homes currently for sale but not yet sold.

Pending Sales: Homes under contract but not yet closed for that month.

Sold Listings: Homes sales closed in a given month.

\$/SqFt: The price per square foot determined by dividing the sales price by the square footage of living space.

Average Sales Price: The average price of all homes sold that month.

Median Sales Price: The price that represents the mid-point of all homes sold that month where 50% of sales prices are above and 50% of sales prices are below.

List to Sale Price Ratio: Represents the comparison of sold price and list price of the homes sold (sold listings) as a percentage.

Months of Inventory: Represents the number of months of inventory on the market based upon the number of homes for sale (active listings) and the number of homes sold (closed) that month. For instance, if there are 1,000 active listings and 100 of them sold in a given month, it would take 10 months to sell the current inventory of homes for sale.

Rate of Absorption: Represents the percentage of the current active listings that are being absorbed (or pending) each month. For instance, if there are 1,000 active listings and 100 of them had a sale pending in a given month, the rate of absorption would be 10%. 10% of the market is being consumed in that given month.