

Location: KING COUNTY

Property Types: Single Family Homes - All Property Statuses - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

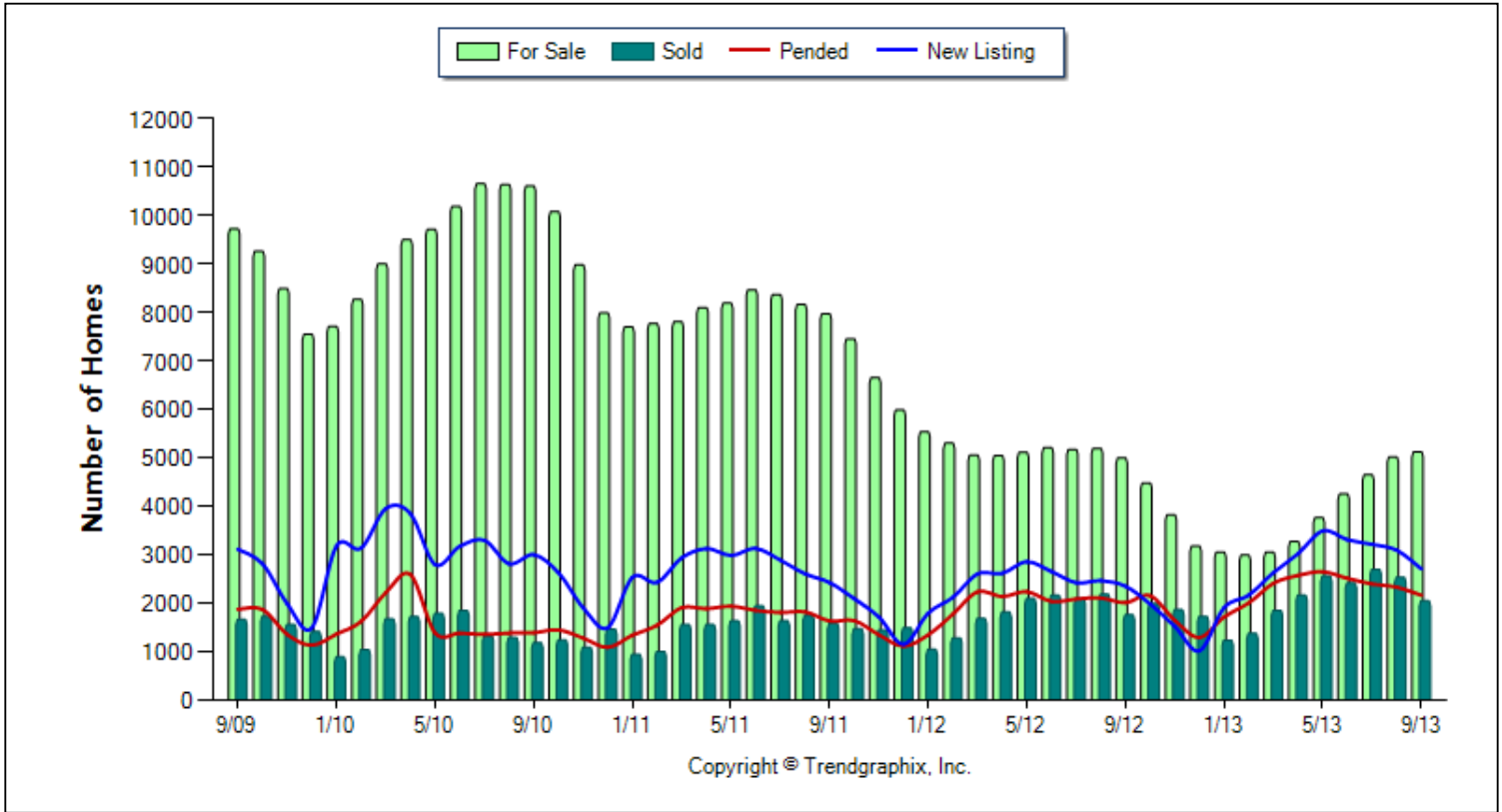
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended vs. New Listing (Last 4 years)



	Currnt vs. Prev Month			Currnt vs. Same Month 1 Yr Ago			Currnt vs. Same Qtr 1 Yr Ago			Currnt vs. Same Month 4 Yrs Ago			Currnt vs. Same 12 Months 1 Yr Ago			Currnt vs. Same Qtr 3 Yrs Ago			Currnt vs. Same 12 Months 3 Yrs Ago		
	Sep. 13	Aug. 13	% Change	Sep. 13	Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 12 to Sep. 12	% Change	Sep. 13	Sep. 09	% Change	Oct. 12 to Sep. 13	Oct. 11 to Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 10 to Sep. 10	% Change	Oct. 12 to Sep. 13	Oct. 09 to Sep. 10	% Change
	For Sale	5120	5016	2.1% ▲	5120	4996	2.5% ▲	4928	5118	-3.7% ▼	5120	9718	-47.3% ▼	3887	5557	-30.1% ▼	4928	10628	-53.6% ▼	3887	9293
New Listing	2708	3094	-12.5% ▼	2708	2350	15.2% ▲	3005	2413	24.5% ▲	2708	3112	-13% ▼	2506	2237	12% ▲	3005	3037	-1.1% ▼	2506	2957	-15.3% ▼
Sold	2048	2536	-19.2% ▼	2048	1758	16.5% ▲	2428	2014	20.6% ▲	2048	1662	23.2% ▲	2039	1711	19.2% ▲	2428	1269	91.3% ▲	2039	1456	40% ▲
Pended	2163	2331	-7.2% ▼	2163	2011	7.6% ▲	2297	2069	11% ▲	2163	1874	15.4% ▲	2155	1841	17.1% ▲	2297	1377	66.8% ▲	2155	1589	35.6% ▲

September 2013 is a Seller's market**

Home For Sale in September 2013 is 5120 units. It is up **2.1%** compared to the last month and up **2.5%** compared to the last year.
Home Listed in September 2013 is 2708 units. It is down **12.5%** compared to the last month and up **15.2%** compared to the last year.
Home Closed in September 2013 is 2048 units. It is down **19.2%** compared to the last month and up **16.5%** compared to the last year.
Home Placed under Contract in September 2013 is 2163 units. It is down **7.2%** compared to the last month and up **7.6%** compared to the last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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SQFT Range: 0 - No Limit

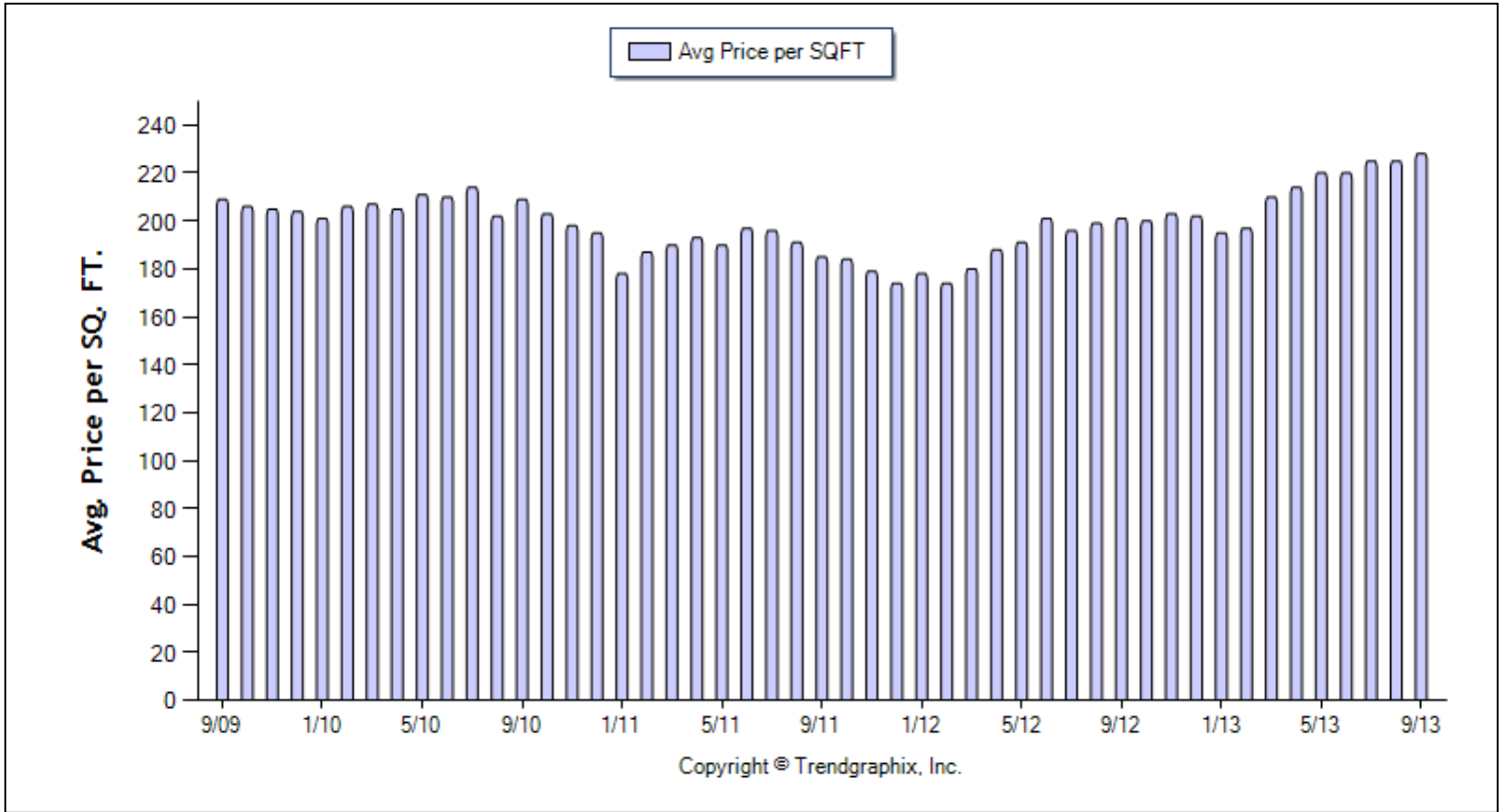
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Average Price per SQFT (Last 4 years)



Avg. Sq. Ft. Price	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
	Sep. 13	Aug. 13	% Change	Sep. 13	Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 12 to Sep. 12	% Change	Sep. 13	Sep. 09	% Change	Oct. 12 to Sep. 13	Oct. 11 to Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 10 to Sep. 10	% Change	Oct. 12 to Sep. 13	Oct. 09 to Sep. 10	% Change
	228	224.7	1.4% ▲	228	201.5	13.1% ▲	225.9	198.6	13.8% ▲	228	209.3	8.9% ▲	213.7	188.7	13.3% ▲	225.9	208.3	8.5% ▲	213.7	206.9	3.3% ▲

September 2013 Average Sold Price per Square Footage is Appreciating**

Average Sold Price per Square Footage in September 2013 is \$228. It is up **1.4%** compared to the last month and up **13.1%** compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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SQFT Range: 0 - No Limit

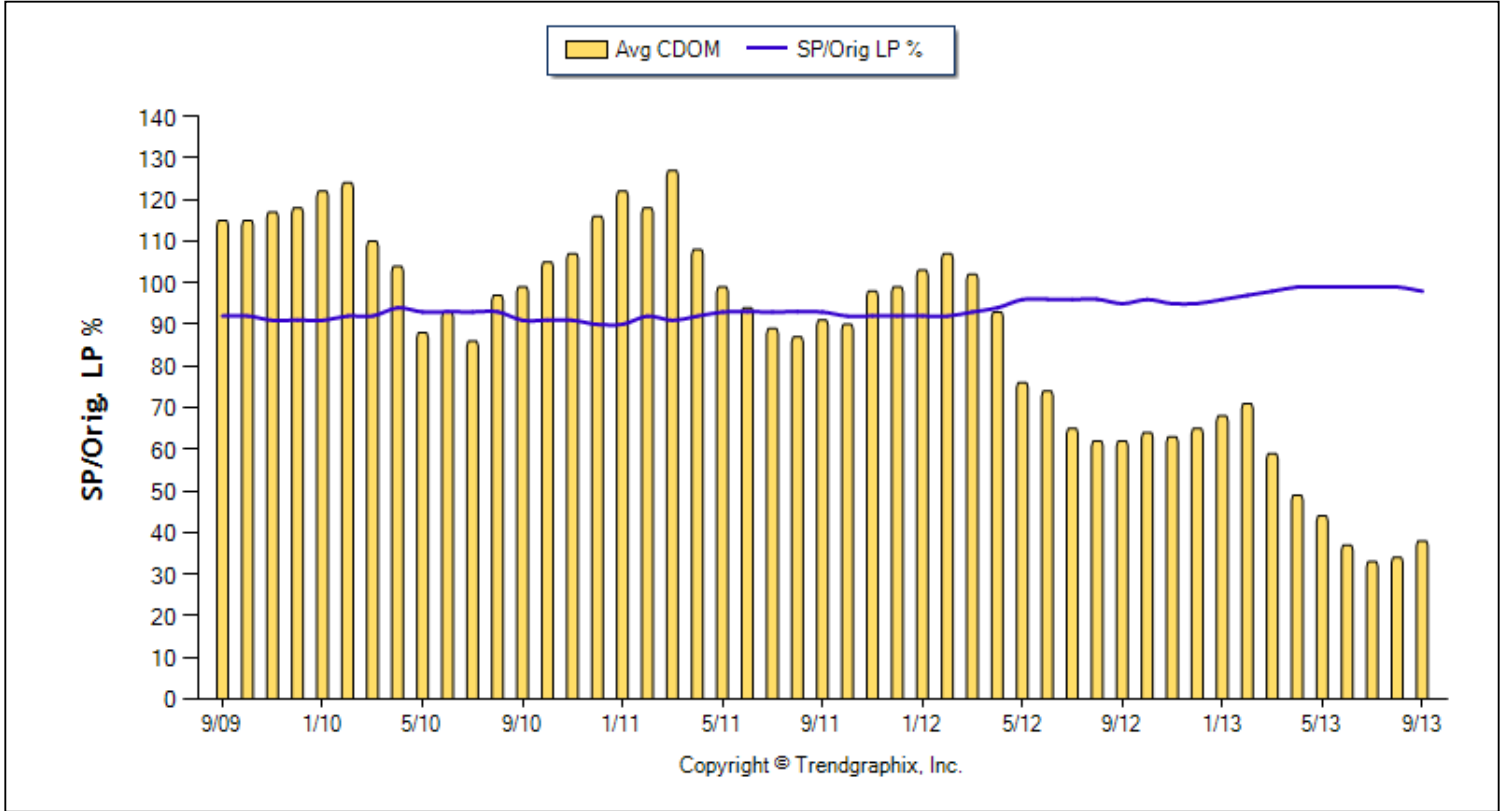
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Avg CDOM & SP/Orig LP % (Last 4 years)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
	Sep. 13	Aug. 13	% Change	Sep. 13	Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 12 to Sep. 12	% Change	Sep. 13	Sep. 09	% Change	Oct. 12 to Sep. 13	Oct. 11 to Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 10 to Sep. 10	% Change	Oct. 12 to Sep. 13	Oct. 09 to Sep. 10	% Change
Avg CDOM	38	34	11.8% ▲	38	62	-38.7% ▼	35	63	-44.4% ▼	38	115	-67% ▼	49	83	-41% ▼	35	94	-62.8% ▼	49	105	-53.3% ▼
Sold/Orig LP Diff. %	98	99	-1% ▼	98	95	3.2% ▲	99	96	3.1% ▲	98	92	6.5% ▲	98	94	4.3% ▲	99	92	7.6% ▲	98	92	6.5% ▲

September 2013 Average Continuous Days on Market trend Remains Steady**

Continuous Days on Market in September 2013 is 38. It is up **11.8%** compared to the last month and down **38.7%** compared to the last year.

September 2013 Sold/Original List Price Ratio Remains Steady**

Sold/Original List Price % in September 2013 is 98%. It is down **1%** compared to the last month and up **3.2%** compared to the last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

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SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Average Price of For Sale and Sold (Last 4 years)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
	Sep. 13	Aug. 13	% Change	Sep. 13	Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 12 to Sep. 12	% Change	Sep. 13	Sep. 09	% Change	Oct. 12 to Sep. 13	Oct. 11 to Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 10 to Sep. 10	% Change	Oct. 12 to Sep. 13	Oct. 09 to Sep. 10	% Change
	Avg. Active Price	726	743	-2.3% ▼	726	691	5.1% ▲	747	695	7.5% ▲	726	719	1% ▲	752	624	20.5% ▲	747	608	22.9% ▲	752	643
Avg. Sold Price	528	510	3.5% ▲	528	462	14.3% ▲	516	455	13.4% ▲	528	455	16% ▲	487	426	14.3% ▲	516	480	7.5% ▲	487	462	5.4% ▲

September 2013 Average For Sale Price is Depreciating**

Average For Sale Price (in thousand) in September 2013 is \$726. It is down **2.3%** compared to the last month and up **5.1%** compared to the last year.

September 2013 Average Sold Price is Appreciating**

Average Sold Price (in thousand) in September 2013 is \$528. It is up **3.5%** compared to the last month and up **14.3%** compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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SQFT Range: 0 - No Limit

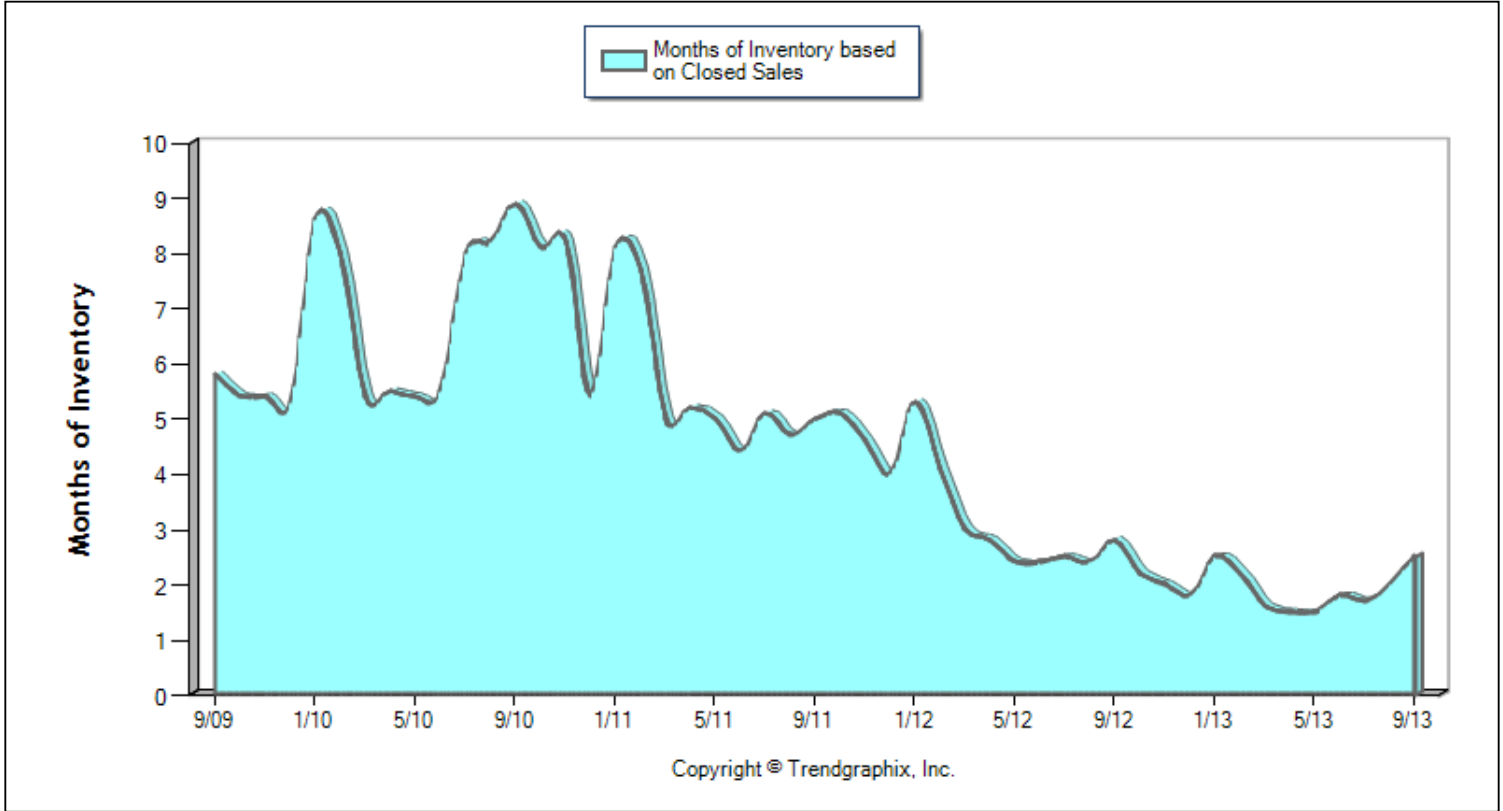
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Months of Inventory Based on Closed Sales (Last 4 years)



Months of Inventory (Closed Sales)	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
	Sep. 13	Aug. 13	% Change	Sep. 13	Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 12 to Sep. 12	% Change	Sep. 13	Sep. 09	% Change	Oct. 12 to Sep. 13	Oct. 11 to Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 10 to Sep. 10	% Change	Oct. 12 to Sep. 13	Oct. 09 to Sep. 10	% Change
		3	2	26.4% ▲	3	3	-12% ▼	2	3	-20.1% ▼	3	6	-57.2% ▼	2	3	-41.3% ▼	2	8	-75.8% ▼	2	6

September 2013 is a Seller's market**

Months of Inventory based on Closed Sales in September 2013 is 2.5. It is up **26.4%** compared to the last month and down **12%** compared to the last year.

**Buyer's market: more than 6 months of inventory. Seller's market: less than 3 months of inventory. Neutral market: 3 - 6 months of inventory.

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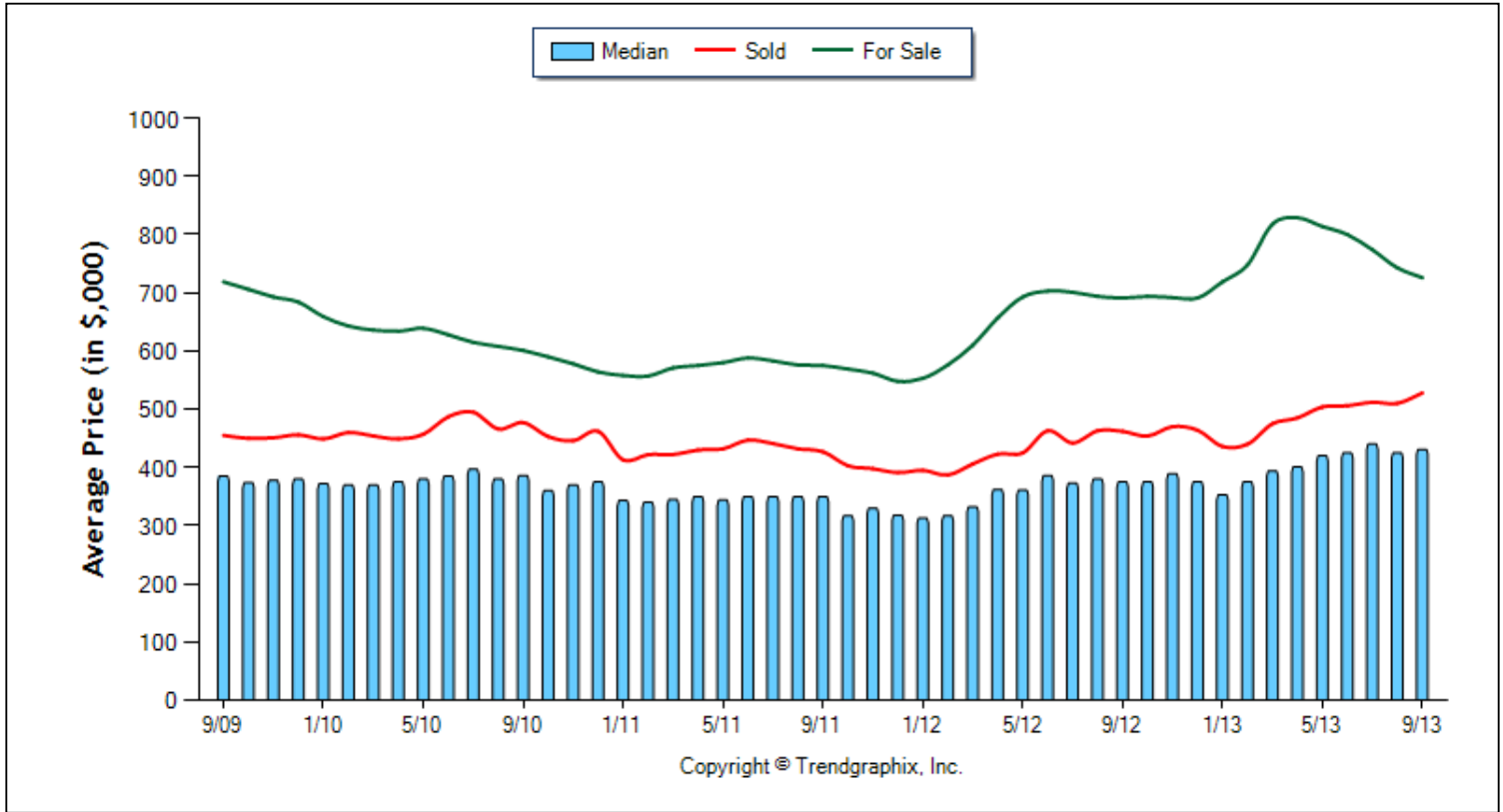
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Avg Prices & Median Price (Last 4 years)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
	Sep. 13	Aug. 13	% Change	Sep. 13	Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 12 to Sep. 12	% Change	Sep. 13	Sep. 09	% Change	Oct. 12 to Sep. 13	Oct. 11 to Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 10 to Sep. 10	% Change	Oct. 12 to Sep. 13	Oct. 09 to Sep. 10	% Change
	Median	431	425	1.4% ▲	431	375	14.9% ▲	432	376	14.9% ▲	431	385	11.9% ▲	405	352	15.1% ▲	432	388	11.3% ▲	405	379
Avg. Active Price	726	743	-2.3% ▼	726	691	5.1% ▲	747	695	7.5% ▲	726	719	1% ▲	752	624	20.5% ▲	747	608	22.9% ▲	752	643	17% ▲
Avg. Sold Price	528	510	3.5% ▲	528	462	14.3% ▲	516	455	13.4% ▲	528	455	16% ▲	487	426	14.3% ▲	516	480	7.5% ▲	487	462	5.4% ▲

Date	9/09	11/09	1/10	3/10	5/10	7/10	9/10	11/10	1/11	3/11	5/11	7/11	9/11	11/11	1/12	3/12	5/12	7/12	9/12	11/12	1/13	3/13	5/13	7/13	9/13
For Sale	9718	8485	7705	8996	9706	1065 ₁	1060 ₄	8975	7694	7802	8186	8362	7963	6650	5532	5055	5110	5167	4996	3820	3055	3052	3764	4648	5120
New Listing	3112	1990	3181	3953	2795	3296	3001	1908	2533	2935	2985	2889	2426	1715	1797	2604	2855	2423	2350	1520	1909	2629	3492	3214	2708
Sold	1662	1558	893	1675	1788	1330	1186	1092	947	1561	1635	1640	1586	1444	1047	1682	2098	2101	1758	1864	1234	1851	2558	2699	2048
Pended	1874	1358	1365	2222	1387	1355	1392	1280	1340	1907	1938	1810	1635	1348	1349	2236	2237	2086	2011	1648	1716	2410	2649	2396	2163
Months of Inventory (Closed Sales)	5.8	5.4	8.6	5.4	5.4	8	8.9	8.2	8.1	5	5	5.1	5	4.6	5.3	3	2.4	2.5	2.8	2	2.5	1.6	1.5	1.7	2.5
Months of Inventory (Pended Sales)	5.2	6.2	5.6	4	7	7.9	7.6	7	5.7	4.1	4.2	4.6	4.9	4.9	4.1	2.3	2.3	2.5	2.5	2.3	1.8	1.3	1.4	1.9	2.4
Absorption Rate (Closed Sales) %	17.1	18.4	11.6	18.6	18.4	12.5	11.2	12.2	12.3	20	20	19.6	19.9	21.7	18.9	33.3	41.1	40.7	35.2	48.8	40.4	60.6	68	58.1	40
Absorption Rate (Pended Sales) %	19.3	16	17.7	24.7	14.3	12.7	13.1	14.3	17.4	24.4	23.7	21.6	20.5	20.3	24.4	44.2	43.8	40.4	40.3	43.1	56.2	79	70.4	51.5	42.2
Avg. Active Price	719	693	659	636	639	615	601	578	558	571	580	583	575	562	553	610	693	701	691	692	719	818	814	774	726
Avg. Sold Price	455	451	449	454	457	495	477	446	413	422	432	441	427	398	395	406	425	442	462	470	436	475	504	512	528
Avg. Sq. Ft. Price	209	205	201	207	211	214	209	198	178	190	190	196	185	179	178	180	191	196	201	203	195	210	220	215	228
Sold/List Diff. %	96	96	96	96	97	96	96	96	96	96	96	96	97	97	97	97	98	98	97	98	99	99	100	100	99
Sold/Orig LP Diff. %	92	91	91	92	93	93	91	91	90	91	93	93	93	92	92	93	96	96	95	95	96	98	99	99	98
Days on Market	76	77	87	73	63	65	75	74	87	82	72	66	68	73	78	79	60	55	52	57	64	52	37	29	34
Avg CDOM	115	117	122	110	88	86	99	107	122	127	99	89	91	98	103	102	76	65	62	63	68	59	44	33	38
Median	385	378	372	370	380	397	386	370	343	345	344	350	350	330	313	332	361	373	375	389	353	394	420	440	431

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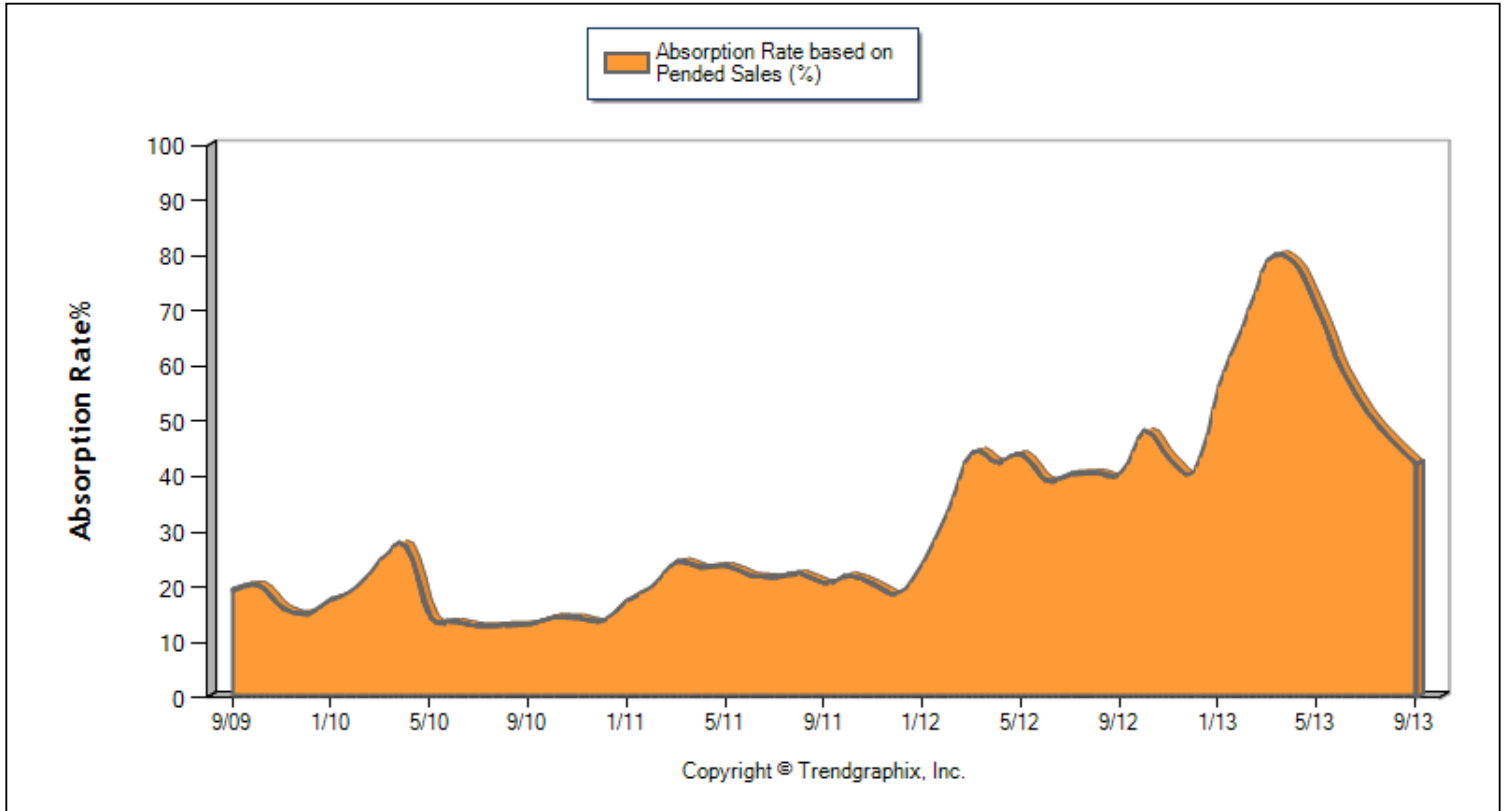
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Absorption Rate based on Pended Sales (%) (Last 4 years)



Absorption Rate (Pended Sales) %	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
	Sep. 13	Aug. 13	% Change	Sep. 13	Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 12 to Sep. 12	% Change	Sep. 13	Sep. 09	% Change	Oct. 12 to Sep. 13	Oct. 11 to Sep. 12	% Change	Jul. 13 to Sep. 13	Jul. 10 to Sep. 10	% Change	Oct. 12 to Sep. 13	Oct. 09 to Sep. 10	% Change
	0	0	-9.1% ▼	0	0	5% ▲	0	0	15.3% ▲	0	0	119.1% ▲	1	0	67.3% ▲	0	0	259.8% ▲	1	0	224.2% ▲

Date	9/09	11/09	1/10	3/10	5/10	7/10	9/10	11/10	1/11	3/11	5/11	7/11	9/11	11/11	1/12	3/12	5/12	7/12	9/12	11/12	1/13	3/13	5/13	7/13	9/13
For Sale	9718	8485	7705	8996	9706	10651	10604	8975	7694	7802	8186	8362	7963	6650	5532	5055	5110	5167	4996	3820	3055	3052	3764	4648	5120
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Sold	1662	1558	893	1675	1788	1330	1186	1092	947	1561	1635	1640	1586	1444	1047	1682	2098	2101	1758	1864	1234	1851	2558	2699	2048
Pended	1874	1358	1365	2222	1387	1355	1392	1280	1340	1907	1938	1810	1635	1348	1349	2236	2237	2086	2011	1648	1716	2410	2649	2396	2163
Months of Inventory (Closed Sales)	5.8	5.4	8.6	5.4	5.4	8	8.9	8.2	8.1	5	5	5.1	5	4.6	5.3	3	2.4	2.5	2.8	2	2.5	1.6	1.5	1.7	2.5
Months of Inventory (Pended Sales)	5.2	6.2	5.6	4	7	7.9	7.6	7	5.7	4.1	4.2	4.6	4.9	4.9	4.1	2.3	2.3	2.5	2.5	2.3	1.8	1.3	1.4	1.9	2.4
Absorption Rate (Closed Sales) %	17.1	18.4	11.6	18.6	18.4	12.5	11.2	12.2	12.3	20	20	19.6	19.9	21.7	18.9	33.3	41.1	40.7	35.2	48.8	40.4	60.6	68	58.1	40
Absorption Rate (Pended Sales) %	19.3	16	17.7	24.7	14.3	12.7	13.1	14.3	17.4	24.4	23.7	21.6	20.5	20.3	24.4	44.2	43.8	40.4	40.3	43.1	56.2	79	70.4	51.5	42.2
Avg. Active Price	719	693	659	636	639	615	601	578	558	571	580	583	575	562	553	610	693	701	691	692	719	818	814	774	726
Avg. Sold Price	455	451	449	454	457	495	477	446	413	422	432	441	427	398	395	406	425	442	462	470	436	475	504	512	528
Avg. Sq. Ft. Price	209	205	201	207	211	214	209	198	178	190	190	196	185	179	178	180	191	196	201	203	195	210	220	225	228
Sold/List Diff. %	96	96	96	96	97	96	96	96	96	96	96	96	96	97	97	97	97	98	98	97	98	99	99	100	99
Sold/Orig LP Diff. %	92	91	91	92	93	93	91	91	90	91	93	93	93	92	92	93	96	96	95	95	96	98	99	99	98
Days on Market	76	77	87	73	63	65	75	74	87	82	72	66	68	73	78	79	60	55	52	57	64	52	37	29	34
Avg CDOM	115	117	122	110	88	86	99	107	122	127	99	89	91	98	103	102	76	65	62	63	68	59	44	33	38
Median	385	378	372	370	380	397	386	370	343	345	344	350	350	330	313	332	361	373	375	389	353	394	420	440	431

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