

KING COUNTY	SEPT 2009	SEPT 2010	SEPT 2011	SEPT 2012	SEPT 2013
Active Listings	9,718	10,604	7,963	4,996	5,120
Pending Sales	1,874	1,392	1,635	2,011	2,163
Closed Sales	1,662	1,186	1,586	1,758	2,048
Average \$/Square Foot	\$209	\$209	\$185	\$201	\$228
Sold/List Price Difference %	96%	96%	97%	97%	99%
Average Sales Price	\$455,000	\$477,000	\$427,000	\$462,000	\$528,000
Median Sales Price	\$385,000	\$386,000	\$350,000	\$375,000	\$431,000
Months of Inventory For Sale (Closed Sales)	5.8	8.9	5.0	2.8	2.5
Absorption Rate (Pended Sales)	19.3	13.1	20.5	40.3	42.2

EASTSIDE	SEPT 2009	SEPT 2010	SEPT 2011	SEPT 2012	SEPT 2013
Active Listings	3,513	3,477	2,713	1,721	1,679
Pending Sales	581	422	514	646	687
Closed Sales	520	404	524	630	707
Average \$/Square Foot	\$231	\$240	\$210	\$234	\$263
Sold/List Price Difference %	95%	95%	96%	96%	99%
Average Sales Price	\$611,000	\$659,000	\$588,000	\$628,000	\$723,000
Median Sales Price	\$523,000	\$527,000	\$522,000	\$500,000	\$585,000
Months of Inventory For Sale (Closed Sales)	6.8	8.6	5.2	2.7	2.4
Absorption Rate (Pended Sales)	16.5	12.1	18.9	37.5	40.9

MERCER ISLAND	SEPT 2009	SEPT 2010	SEPT 2011	SEPT 2012	SEPT 2013
Active Listings	189	176	129	106	111
Pending Sales	23	17	18	27	18
Closed Sales	19	18	21	30	33
Average \$/Square Foot	\$270	\$383	\$295	\$473	\$423
Sold/List Price Difference %	92%	93%	96%	88%	96%
Average Sales Price	\$801,000	\$1,077,000	\$900,000	\$1,730,000	\$1,331,000
Median Sales Price	\$775,000	\$677,000	\$725,000	\$986,000	\$1,030,000
Months of Inventory For Sale (Closed Sales)	9.9	9.8	5.7	3.5	3.4
Absorption Rate (Pended Sales)	12.2	9.7	15.0	25.5	16.2

SEATTLE METRO	SEPT 2009	SEPT 2010	SEPT 2011	SEPT 2012	SEPT 2013
Active Listings	2,712	3,090	2,089	1,355	1,382
Pending Sales	686	478	500	628	777
Closed Sales	593	390	506	542	675
Average \$/Square Foot	\$240	\$232	\$215	\$231	\$255
Sold/List Price Difference %	97%	96%	97%	98%	100%
Average Sales Price	\$469,000	\$485,000	\$460,000	\$472,000	\$530,000
Median Sales Price	\$399,000	\$410,000	\$385,000	\$405,000	\$459,000
Months of Inventory For Sale (Closed Sales)	4.6	7.9	4.1	2.5	2.0
Absorption Rate (Pended Sales)	25.3	15.5	23.9	46.3	56.2

Active Listings: Homes currently for sale but not yet sold; **Pending Sales:** Homes under contract but not yet closed; **Closed Sales:** Homes sales closed and title transferred to new buyer; **\$/SqFt:** Sales price divided by the square footage of living space; **Sold/List Price Difference %:** Ratio of sold price divided by list price of closed sales; **Average Sales Price:** Statistical average price of homes sold; **Median Sales Price:** Mid-point price of all homes sold, with 50% above and 50% below; **Months of Inventory:** Active listings divided by closed sales; **Rate of Absorption:** Percentage of active listings that are pended.