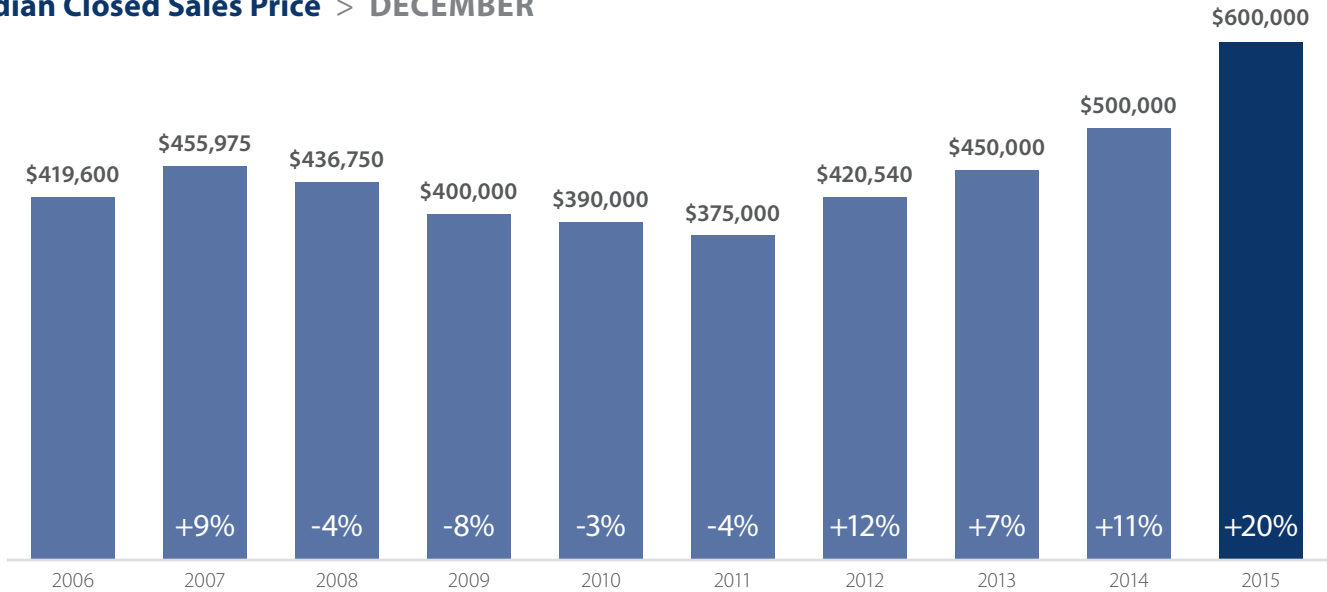


Market Update

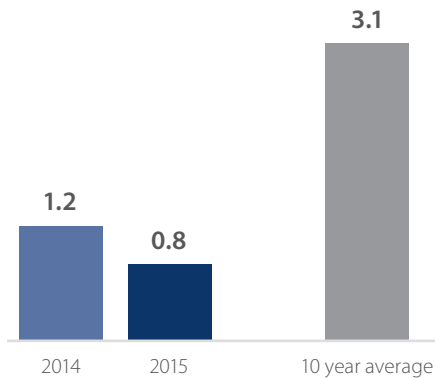
Seattle

Median Closed Sales Price > DECEMBER

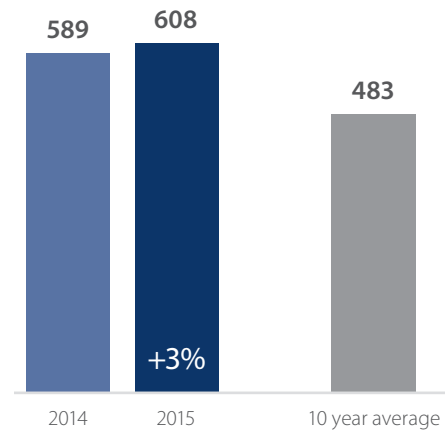


Months Supply of Inventory > DECEMBER

less than 3 months = seller's market
 3 -6 months = balanced market
 more than 6 months = buyer's market



Closed Sales > DECEMBER



Months Supply of Inventory: active inventory at the end of the month divided by pending sales for the month. Pending sales are mutual purchase agreements that haven't closed yet.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single family home sales, which include townhomes and exclude condos.