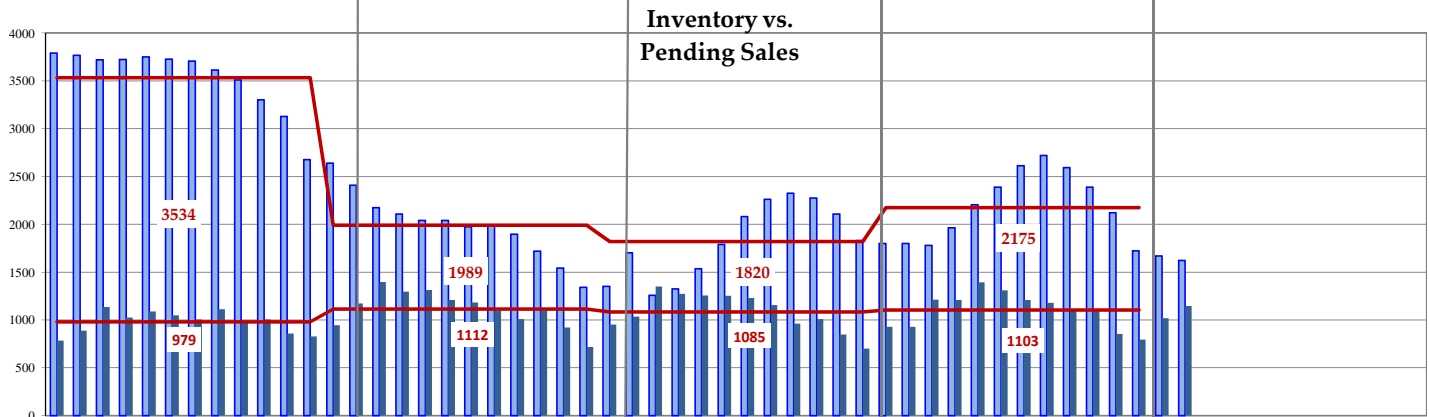
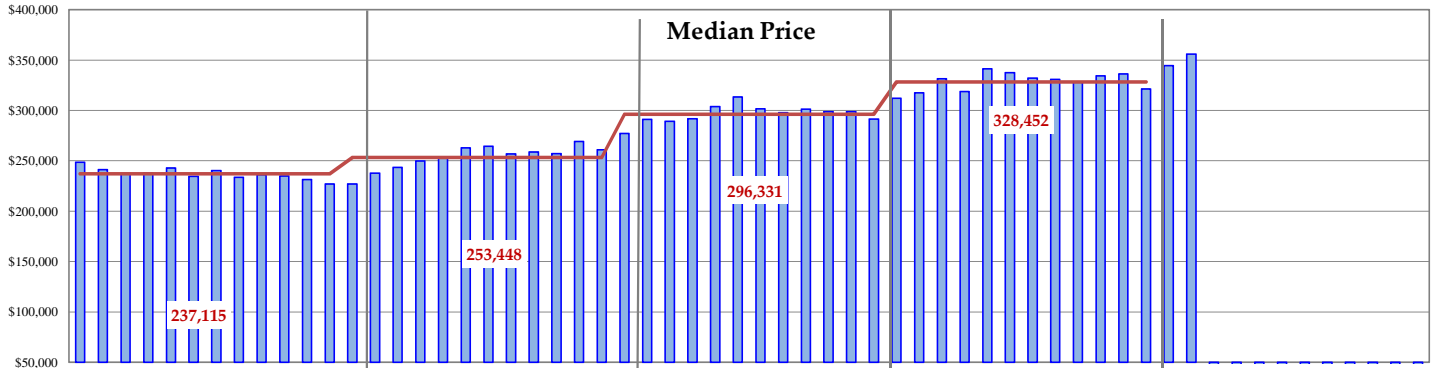
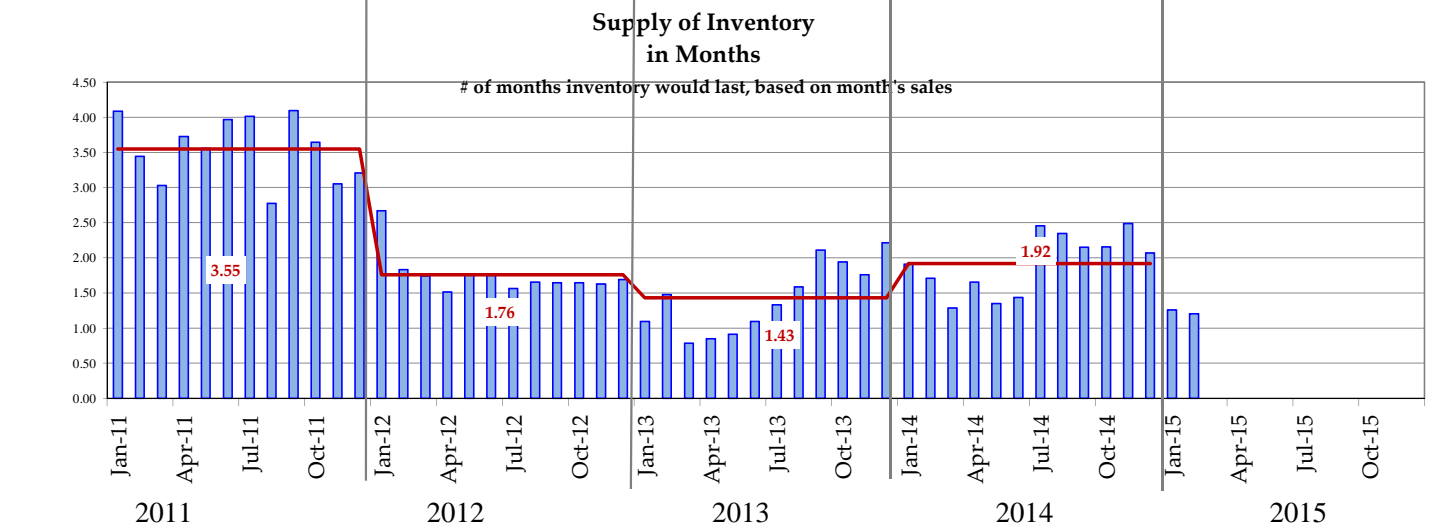
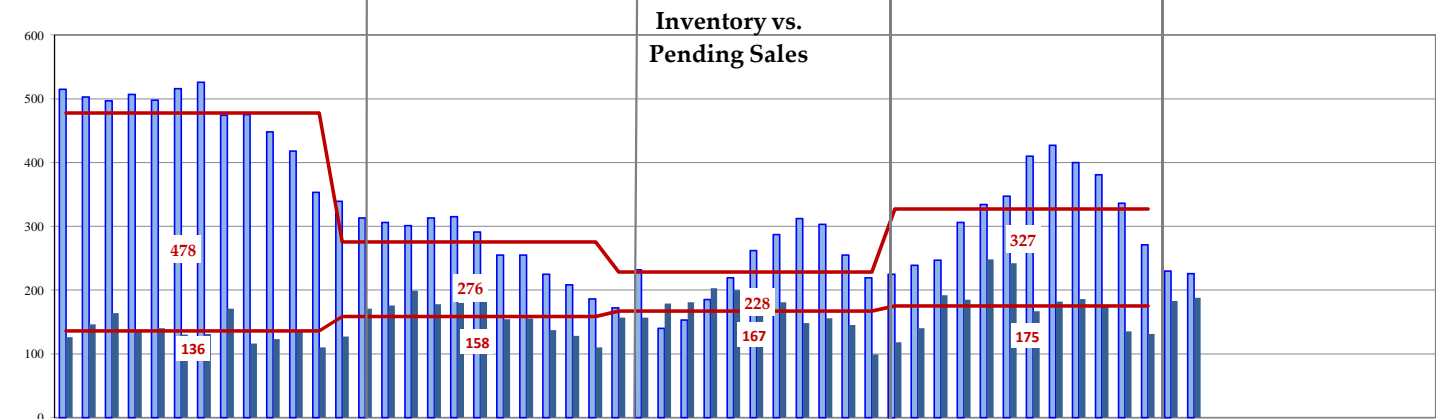
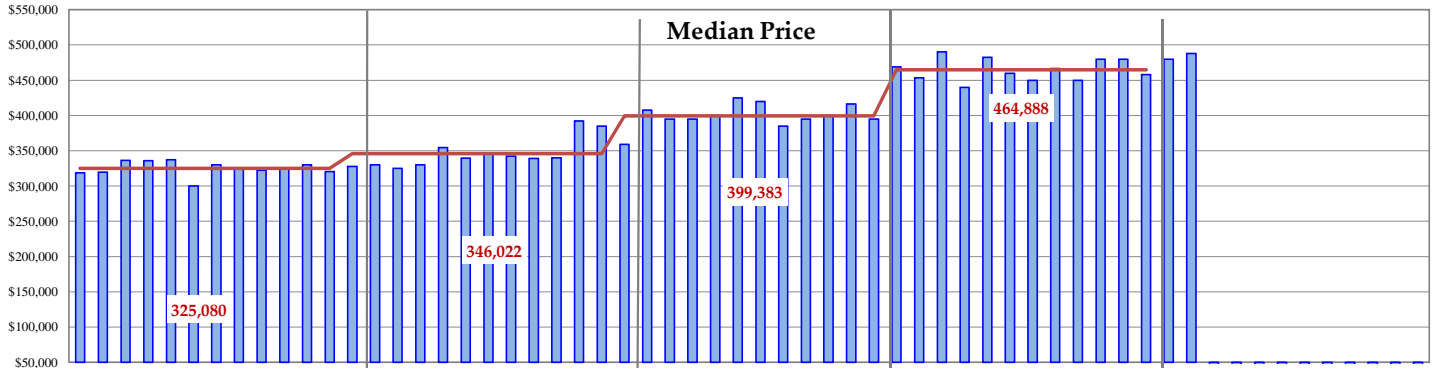


— Annual Average



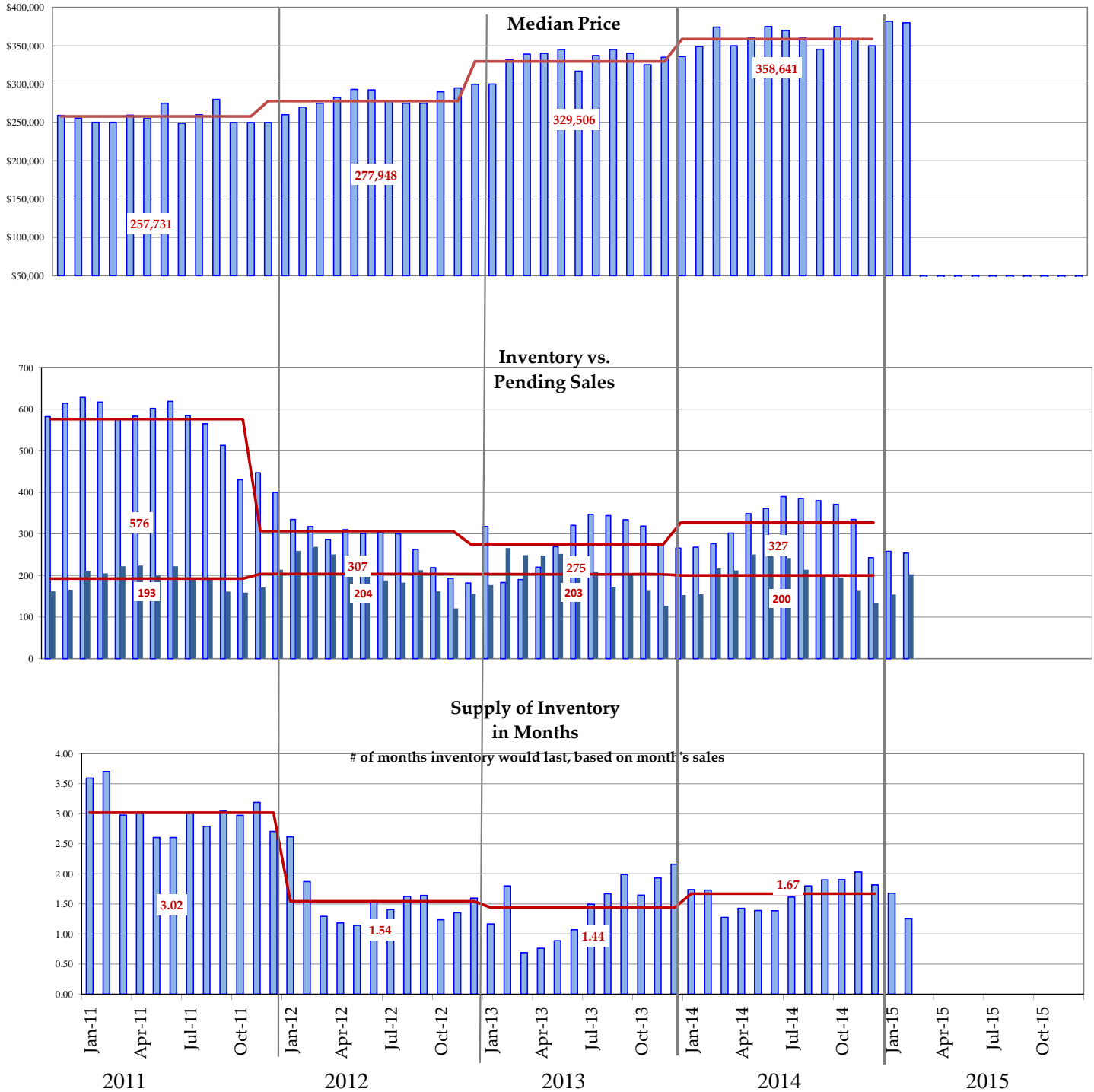
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	356,082	317,356	12.20%	1,622	1,801	-9.94%	1147	928	23.60%
						YTD	2164	1856	16.59%

— Annual Average



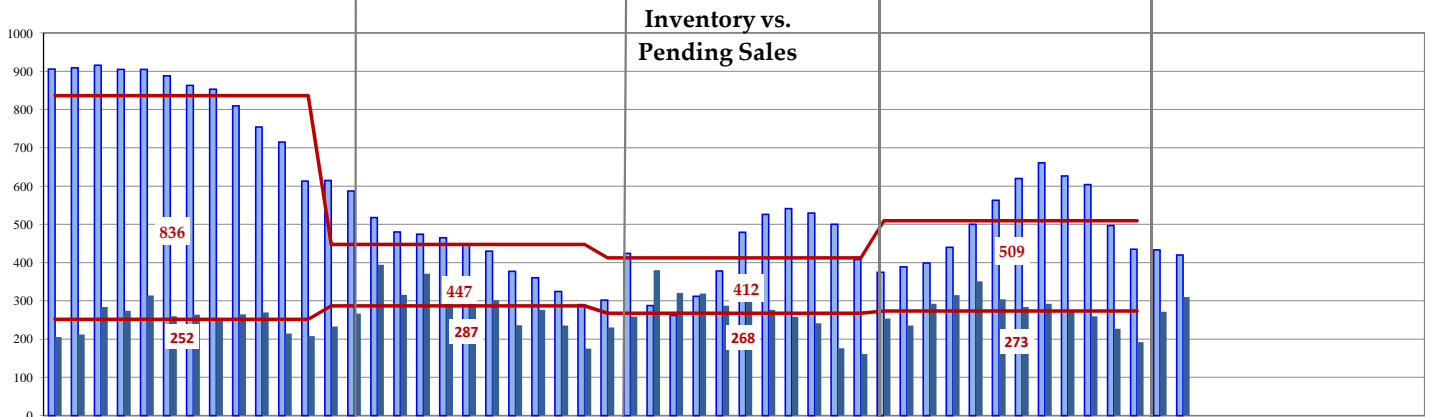
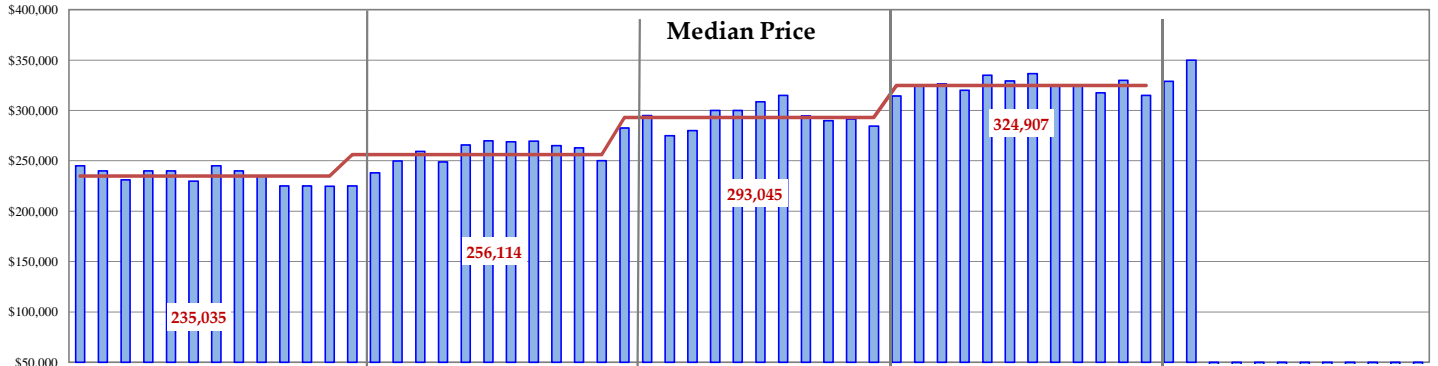
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	488,000	453,400	7.63%	226	239	-5.44%	188	140	34.29%
						YTD	371	258	43.80%

— Annual Average



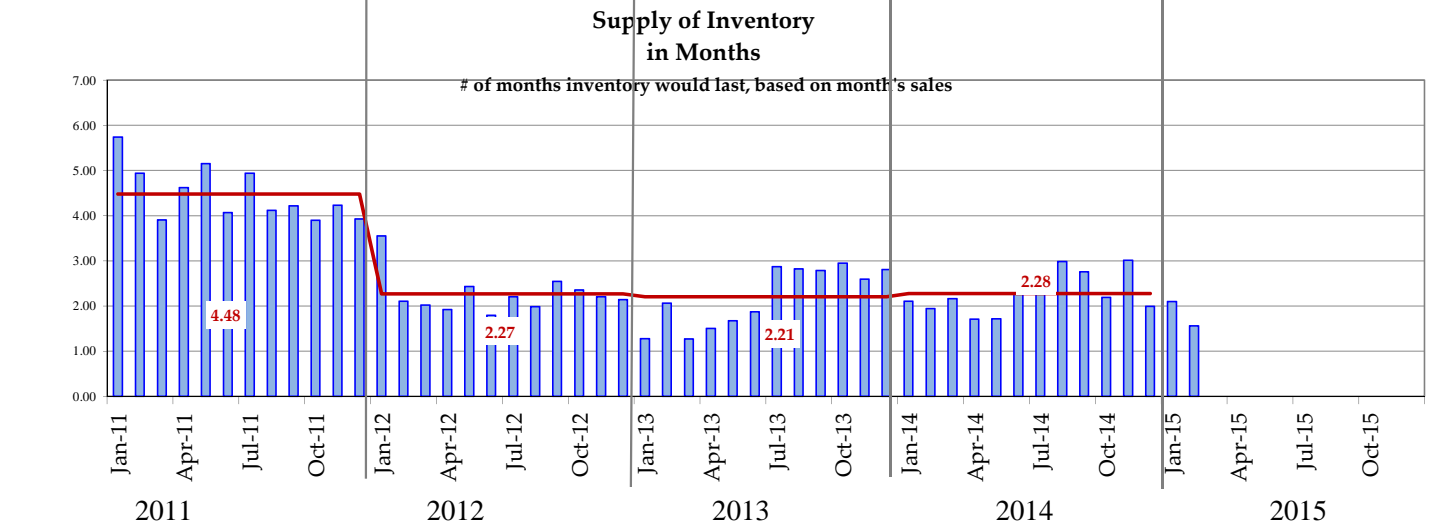
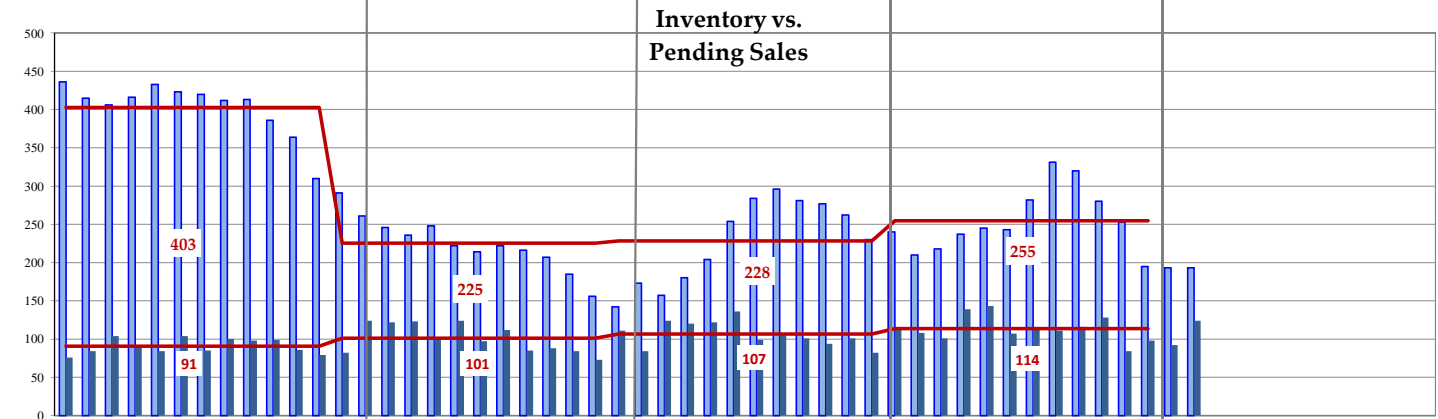
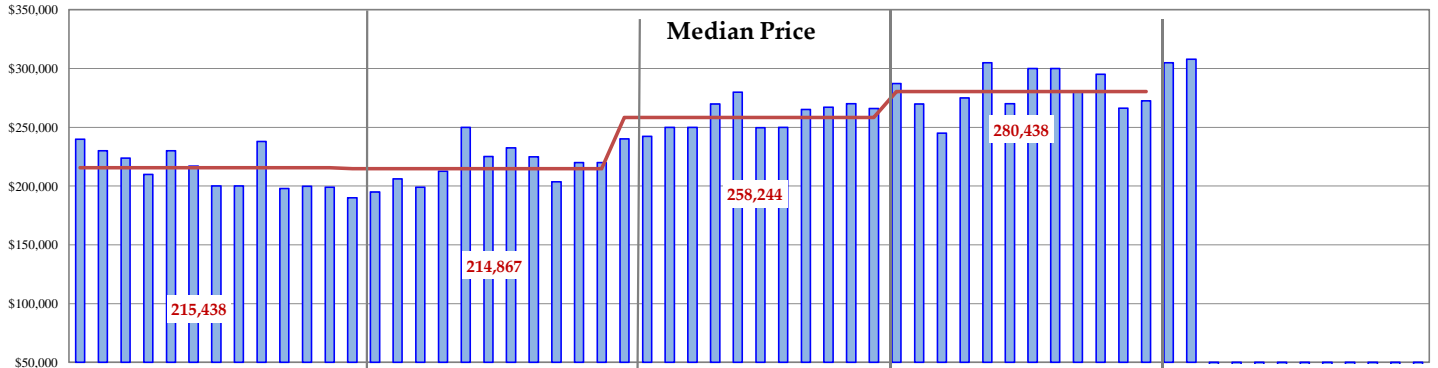
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	379,950	348,950	8.88%	254	268	-5.22%	203	155	30.97%
						YTD	357	308	15.91%

— Annual Average



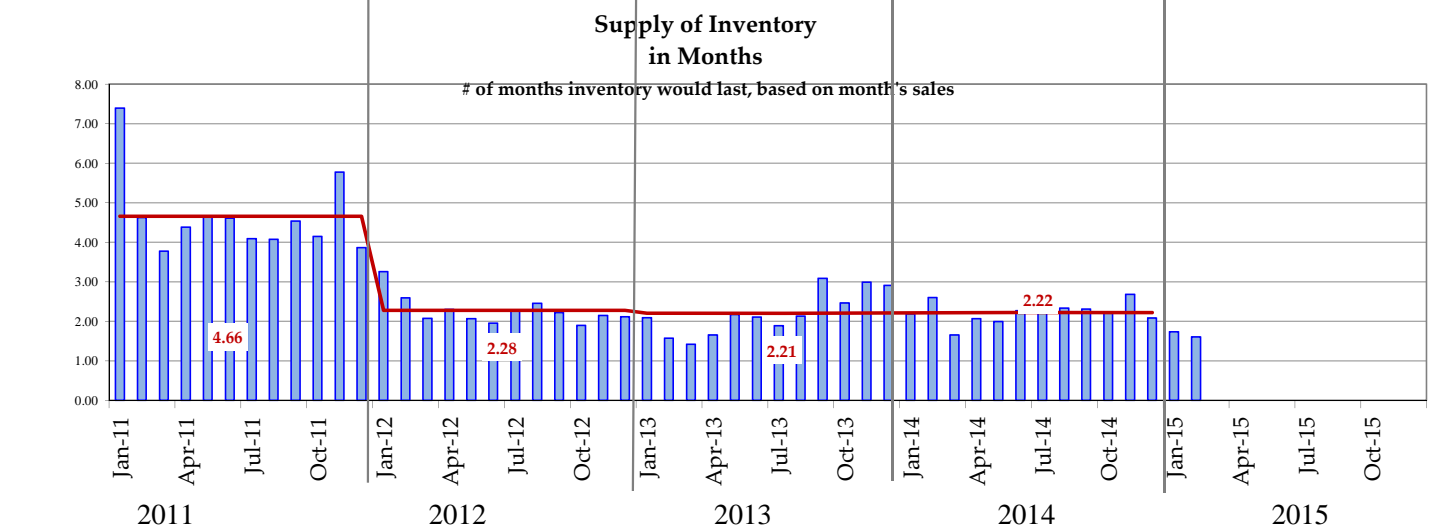
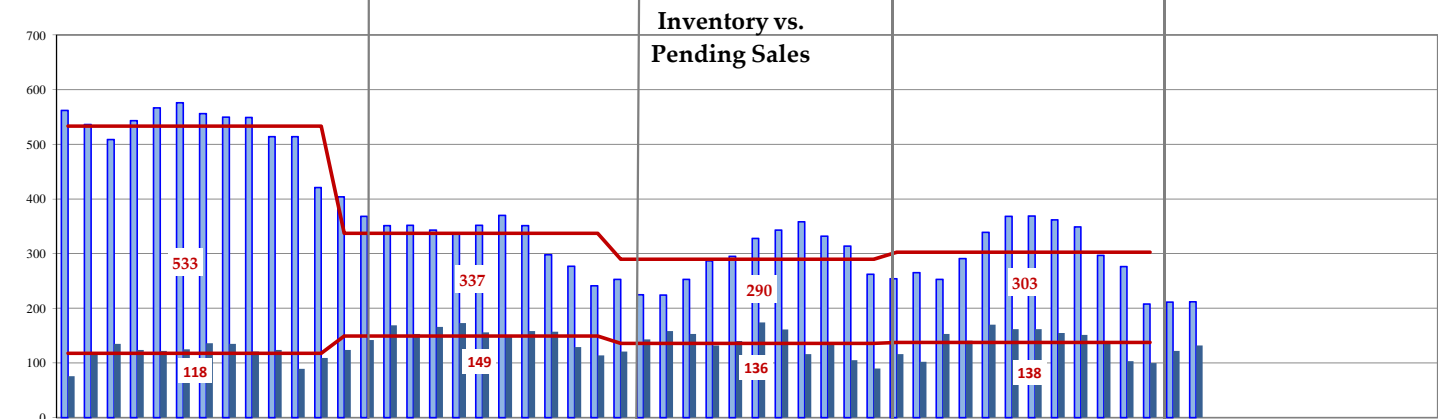
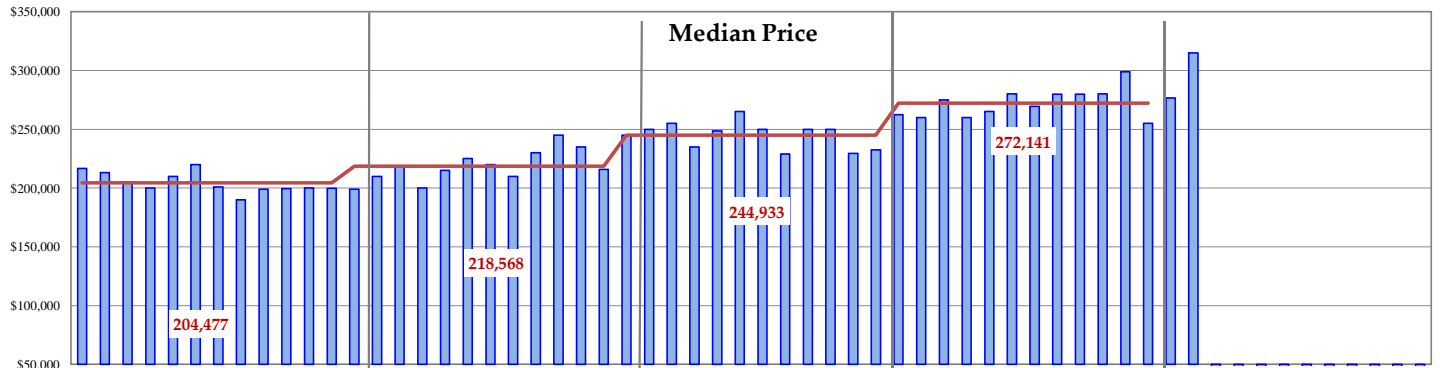
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	349,950	324,950	7.69%	420	389	7.97%	310	235	31.91%
						YTD	581	489	18.81%

— Annual Average



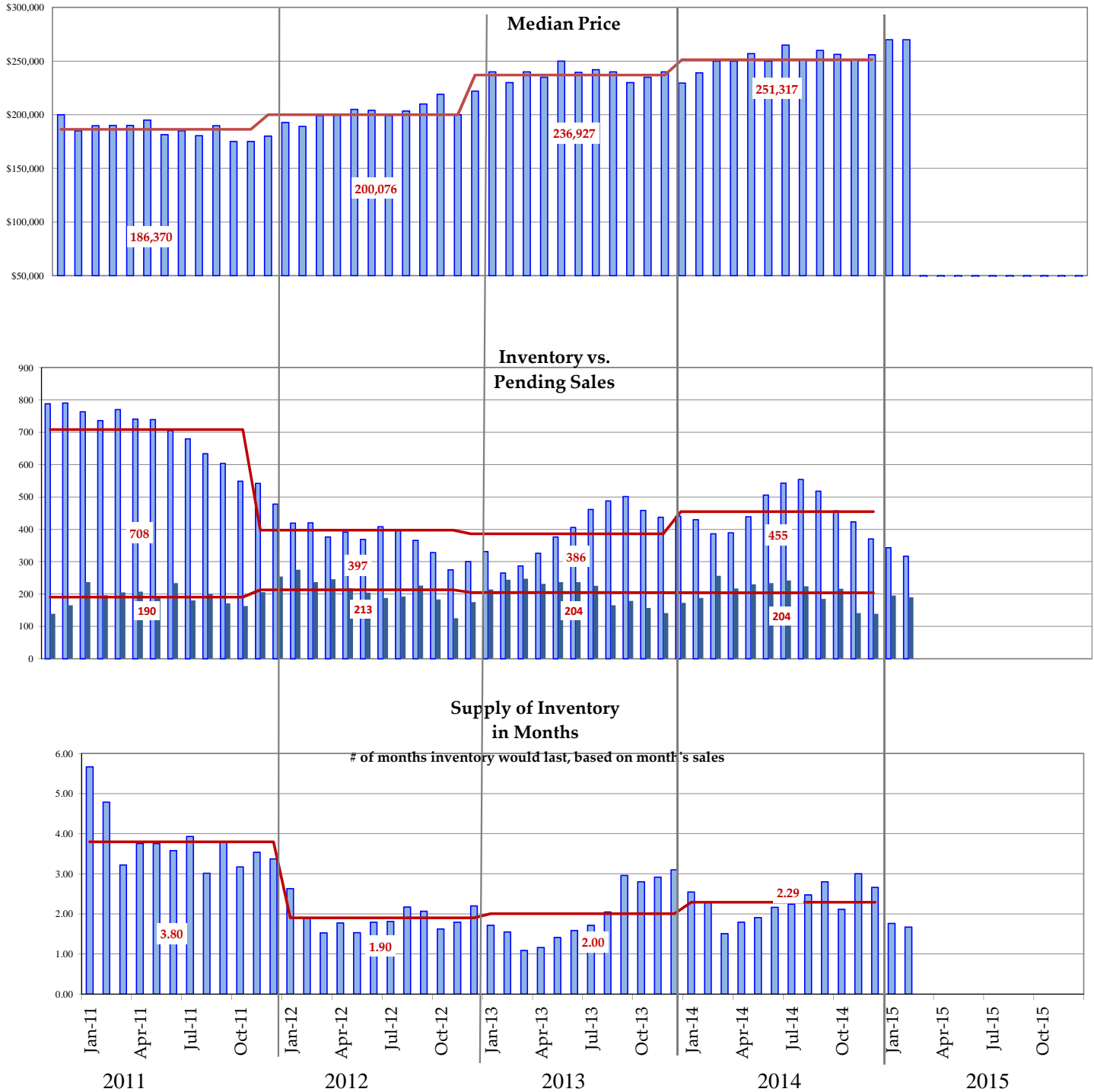
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	308,000	269,700	14.20%	193	210	-8.10%	124	108	14.81%
						YTD	216	222	-2.70%

— Annual Average



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	315,000	260,000	21.15%	212	265	-20.00%	132	102	29.41%
						YTD	254	218	16.51%

— Annual Average



Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
February	269,975	239,000	12.96%	317	430	-26.28%	190	188	1.06%
						YTD	385	361	6.65%



## NWMLS 610-770 Summary Report

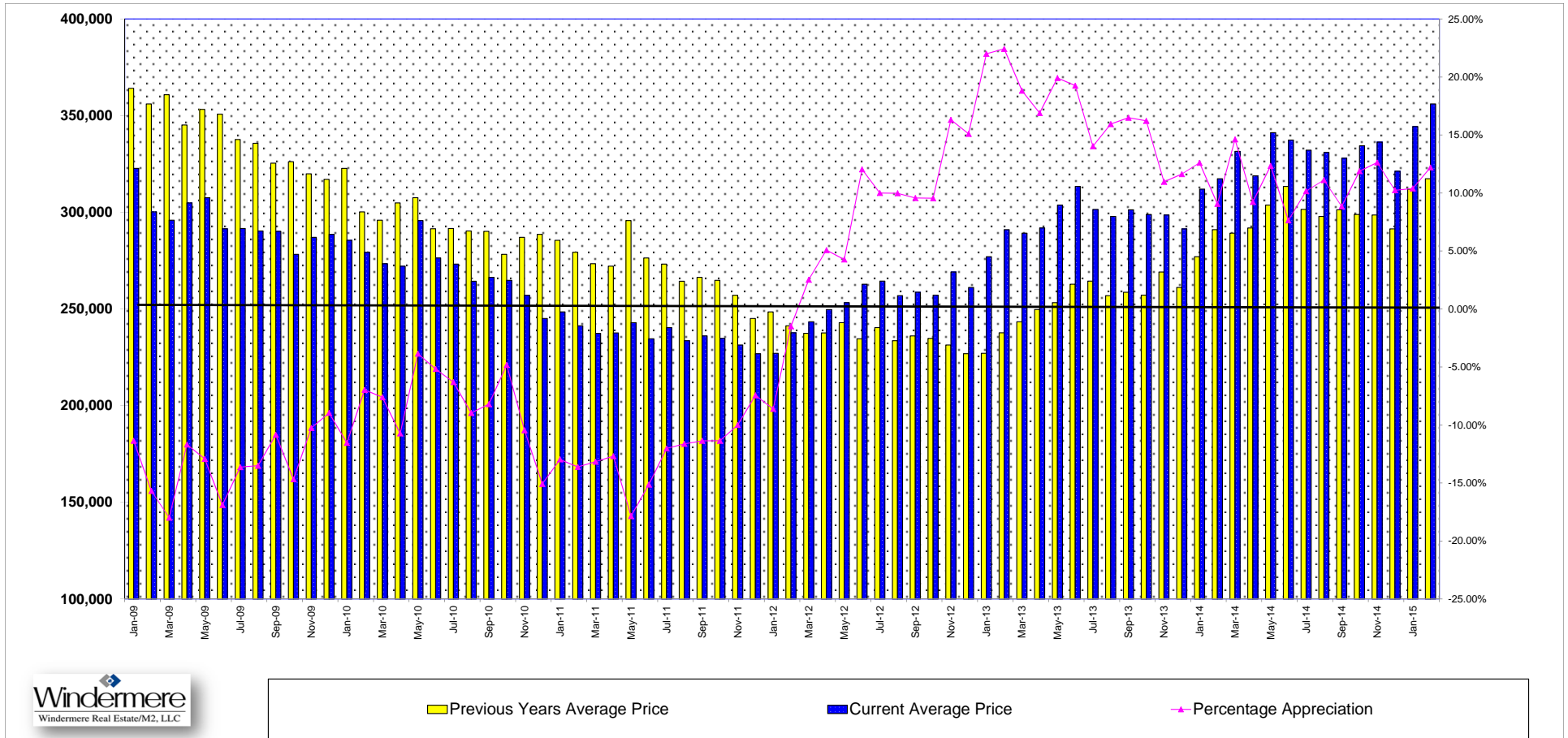
### Residential Active and Pending Sales

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total For Entire Year		
2015	#of Active Listings	1668	1622										3290	-8.64%	A	
	# of Pending Listings	1017	1147										2164	16.59%	T	
	Average Median Pending \$	344,391	356,082										350,236	11.30%	TA	
	Months Supply of Inventory	1.6	1.4										1.5	1.5	TA	
2014	#of Active Listings	1800	1801	1780	1965	2206	2388	2614	2720	2593	2390	2120	1722	3601	2175	A
	# of Pending Listings	928	928	1211	1209	1393	1310	1210	1178	1112	1111	855	794	1856	13239	T
	Average Median Pending \$	311,972	317,356	331,516	318,830	341,241	337,375	332,163	330,985	327,955	334,410	336,317	321,299	314,664	331,251	TA
	Months Supply of Inventory	1.9	1.9	1.5	1.6	1.6	1.8	2.2	2.3	2.3	2.2	2.5	2.2	1.0	2.0	TA
2013	#of Active Listings	1351	1703	1257	1325	1534	1791	2080	2260	2324	2276	2108	1830	3054	1820	A
	# of Pending Listings	950	1034	1351	1271	1255	1252	1229	1156	961	1008	849	700	1984	13016	T
	Average Median Pending \$	277,047	291,002	289,222	291,884	303,731	313,434	301,512	297,869	301,303	298,897	298,607	291,464	284,025	298,238	TA
	Months Supply of Inventory	1.4	1.6	0.9	1.0	1.2	1.4	1.7	2.0	2.4	2.3	2.5	2.6	0.7	1.7	TA
2012	#of Active Listings	2638	2407	2175	2107	2041	2040	1973	1990	1895	1719	1541	1341	5045	1989	A
	# of Pending Listings	943	1171	1395	1297	1314	1208	1182	1094	1009	1097	921	718	2114	13349	T
	Average Median Pending \$	227,089	237,695	243,420	249,700	253,294	262,826	264,409	256,911	258,652	257,181	269,102	261,100	232,392	257,046	TA
	Months Supply of Inventory	2.8	2.1	1.6	1.6	1.6	1.7	1.7	1.8	1.9	1.6	1.7	1.9	1.2	1.8	TA
2011	#of Active Listings	3789	3767	3719	3724	3751	3727	3706	3613	3511	3301	3128	2676	7556	3534	A
	# of Pending Listings	784	889	1135	1025	1087	1050	1004	1111	972	1006	858	828	1673	11749	T
	Average Median Pending \$	248,487	241,285	237,422	237,639	242,935	234,578	240,376	233,604	236,066	234,768	231,367	226,852	244,886	236,744	TA
	Months Supply of Inventory	4.8	4.2	3.3	3.6	3.5	3.5	3.7	3.3	3.6	3.3	3.6	3.2	2.3	3.6	TA
2010	#of Active Listings	3935	4149	4318	4279	4518	4694	4770	4834	4679	4405	4140	3640	8084	4363	A
	# of Pending Listings	805	954	1288	1280	671	699	755	772	767	831	710	626	1759	10158	T
	Average Median Pending \$	285,502	279,324	273,414	272,167	295,737	276,414	273,228	264,336	266,341	264,855	257,076	245,097	282,413	272,697	TA
	Months Supply of Inventory	4.9	4.3	3.4	3.3	6.7	6.7	6.3	6.3	6.1	5.3	5.8	5.8	2.2	5.2	TA
2009	#of Active Listings	4526	4587	4625	4500	4592	4527	4573	4491	4394	4168	4024	3533	9113	4378	A
	# of Pending Listings	533	558	747	934	960	997	970	980	1017	975	680	628	1091	9979	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	311,505	291,552	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	4.1	5.3	TA
2008	#of Active Listings	5037	5283	5484	5763	6104	5819	6111	6058	5749	5371	5170	4362	10320	5526	A
	# of Pending Listings	575	716	711	728	688	726	730	744	655	503	462	455	1291	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	360,099	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	3.9	8.6	TA
2007	#of Active Listings	3547	3655	4036	4502	4988	5382	5532	5922	5968	5822	5422	4617	7202	4949	A
	# of Pending Listings	910	1124	1260	1274	1244	1117	1086	923	703	699	610	525	2034	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	375,352	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	1.7	5.2	TA
2006	#of Active Listings	2792	2791	2902	2976	3255	3483	3688	3804	4055	3993	3775	3128	5583	3387	A
	# of Pending Listings	998	1187	1573	1526	1514	1460	1316	1321	1131	1133	877	763	2185	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	333,083	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	1.3	2.7	TA
2005	#of Active Listings	2762	2755	2662	2570	2734	2747	3012	3039	3163	3163	2832	2447	5517	2824	A
	# of Pending Listings	981	1271	1604	1538	1534	1705	1554	1688	1362	1246	1142	836	2252	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	275,244	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	1.2	2.1	TA





# Snohomish County Historical Appreciation Graph



Graph developed using data provided by the Northwest Multiple Listing Service by Windermere Real Estate/M2, LLC. Information was not verified.

## SNOHOMISH COUNTY STATISTICS YOU MUST KNOW

Including: Bothell (610), Edmonds-Lynnwood (730), Everett-Mill Creek-Mukilteo (740), Monroe-Snohomish (750), Arlington-Lake Stevens (760), Marysville-Stanwood (770)

### RESIDENTIAL

	February 2015	February 2014	Difference	% Change
Months Supply of Inventory	1.41	1.94	(0.53)	-27%
Total Active Listings	1,622	1,801	(179)	-10%
Median Active List Price	\$410,000	\$360,000	50,000	14%
Average Active Market Time	99	97	2	2%
Pending (MTD)	1,147	928	219	24%
Pending (YTD)	2,164	1,856	308	17%
Pending Active Market Time	64	73	(9)	-12%
Number of Closed Sales (MTD)	623	544	79	15%
Number of Closed Sales (YTD)	1,183	1,036	147	14%
Closed Active Market Time	71	68	3	4%
Median Closed Sale Price (YTD)	\$329,950	\$305,126	24,824	8%

### CONDOMINIUM

	February 2015	February 2014	Difference	% Change
Months Supply of Inventory	0.9	1.4	(0.52)	-37%
Total Active Listings	225	350	(125.00)	-36%
Median Active List Price	\$249,950	\$222,425	27,525	12%
Average Active Market Time	69	85	(16.00)	-19%
Pending (MTD)	259	252	7.00	3%
Pending (YTD)	479	519	(40.00)	-8%
Pending Active Market Time	49	62	(13.00)	-21%
Number of Closed Sales (MTD)	117	124	(7.00)	-6%
Number of Closed Sales (YTD)	243	247	(4.00)	-2%
Closed Active Market Time	64	61	3.00	5%
Median Closed Sale Price (YTD)	\$240,712	\$174,950	65,762.00	38%



## Snohomish County & ACTIVE INVENTORY BY PRICE RANGE - RESIDENTIAL

Including: Southeast Snohomish County (610), Southwest Snohomish County (730), Everett-Mukilteo (740), East Snohomish County (750), Northeast Snohomish County (760), Northwest Snohomish County (770)

2015														Active on	Months
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	Total	2/28/15 by List Price	Supply of Inventory
\$0 to \$199,999	126	64											190	140	2.2
\$200,000 to \$299,999	174	174											348	297	1.7
\$300,000 to \$399,000	167	177											344	323	1.8
\$400,000 to \$499,999	78	106											184	301	2.8
\$500,000 to \$699,999	70	56											126	283	5.1
\$700 to \$999,999	18	18											36	95	5.3
\$1,000,000 and up	1	5											6	67	13.4
Totals	634	600	-	-	-	-	-	-	-	-	-	-	1,234	1,506	2.5

2014														Active on	Months
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	Total	2/28/14 by List Price	Supply of Inventory
\$0 to \$199,999	71	75	105	101	107	81	93	93	96	92	69	68	146	226	3.0
\$200,000 to \$299,999	127	163	248	246	252	277	272	273	254	290	206	222	290	360	2.2
\$300,000 to \$399,000	114	140	199	222	251	265	313	271	248	267	186	210	254	422	3.0
\$400,000 to \$499,999	48	80	112	119	120	157	145	143	121	134	105	113	128	270	3.4
\$500,000 to \$699,999	27	61	73	94	97	127	120	103	121	90	90	100	88	298	4.9
\$700 to \$999,999	3	11	7	12	15	25	21	20	18	19	17	16	14	82	7.5
\$1,000,000 and up	2	4	1	3	7	5	6	7	4	3	4	1	6	60	15.0
Totals	392	534	745	797	849	937	970	910	862	895	677	730	926	1,718	3.2

% Change														Active by	Months
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	Total	List Price	Supply of Inventory
\$0 to \$199,999	77%	-15%											30%	-38%	-27%
\$200,000 to \$299,999	37%	7%											20%	-18%	-23%
\$300,000 to \$399,000	46%	26%											35%	-23%	-39%
\$400,000 to \$499,999	63%	33%											44%	11%	-16%
\$500,000 to \$699,999	159%	-8%											43%	-5%	3%
\$700 to \$999,999	500%	64%											157%	16%	-29%
\$1,000,000 and up	-50%	25%											0%	12%	-11%
Totals	62%	12%											33%	-12%	-22%

\* 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.