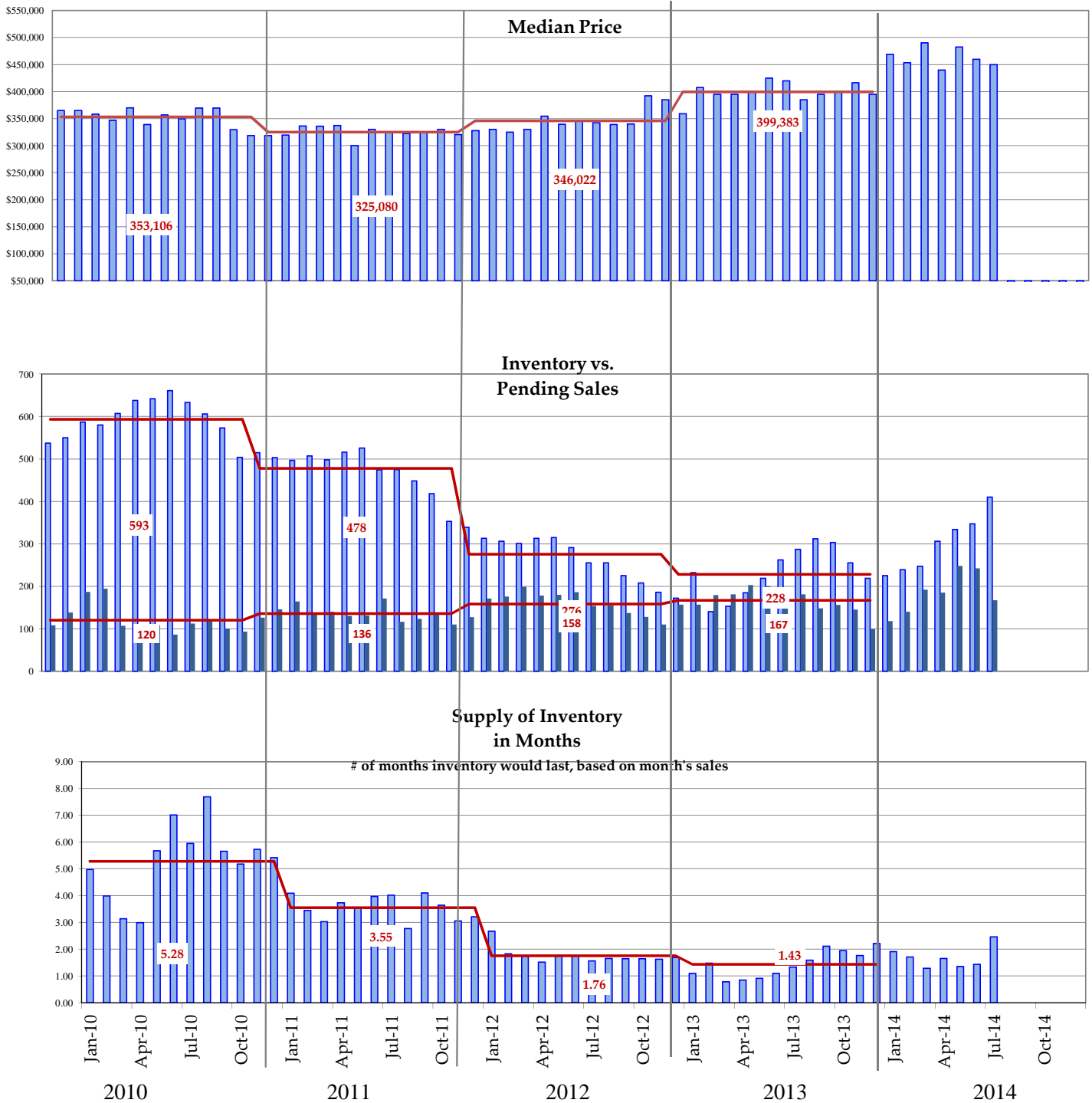


— Annual Average



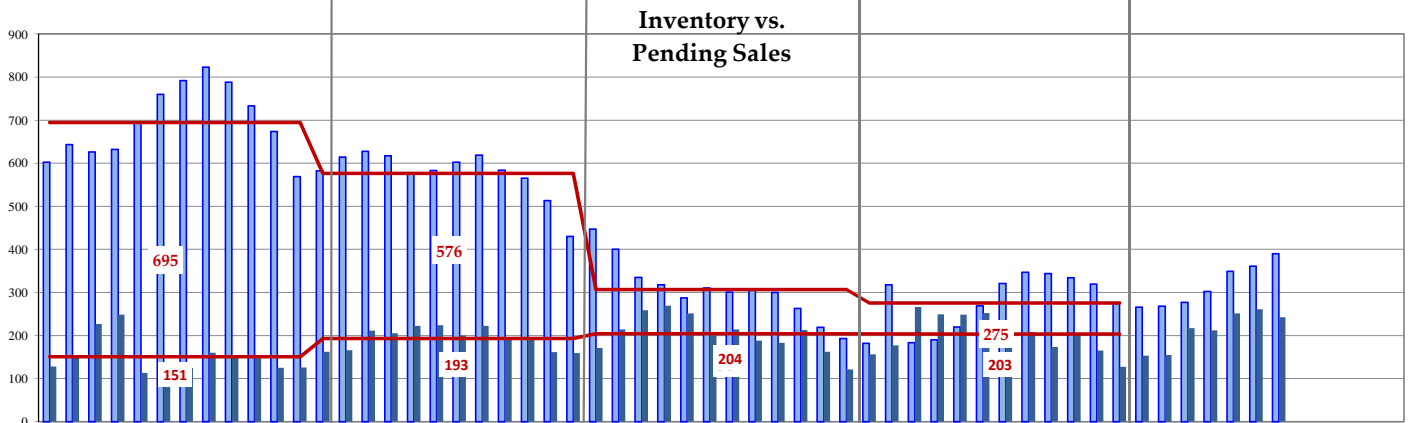
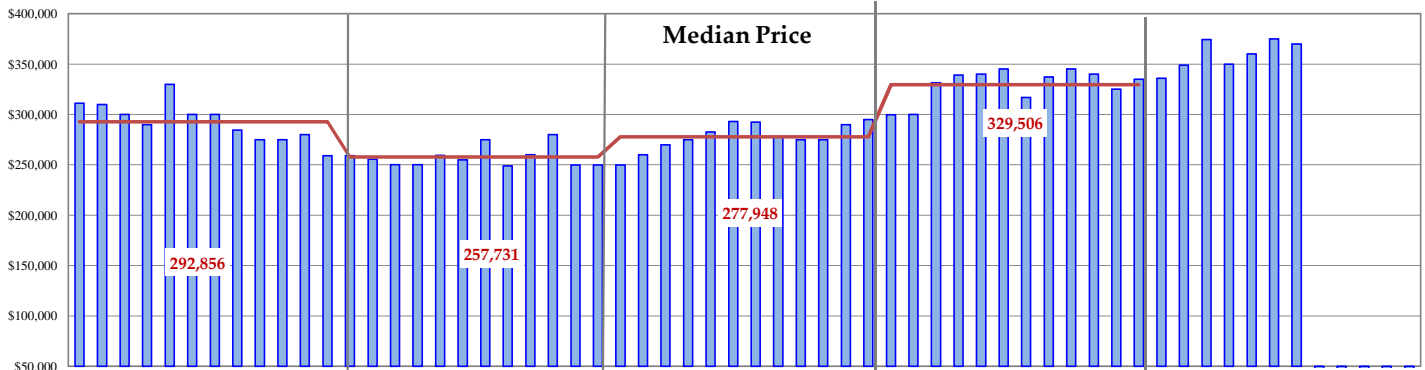
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
July	332,163	301,512	10.17%	2,614	2,080	25.67%	1210	1229	-1.55%
						YTD	8189	8342	-1.83%

— Annual Average



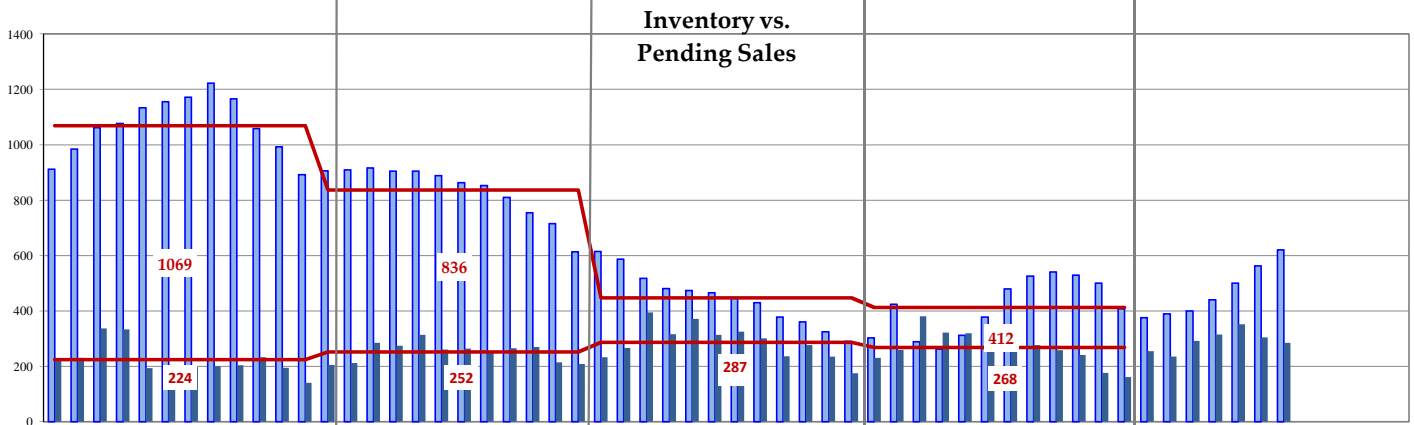
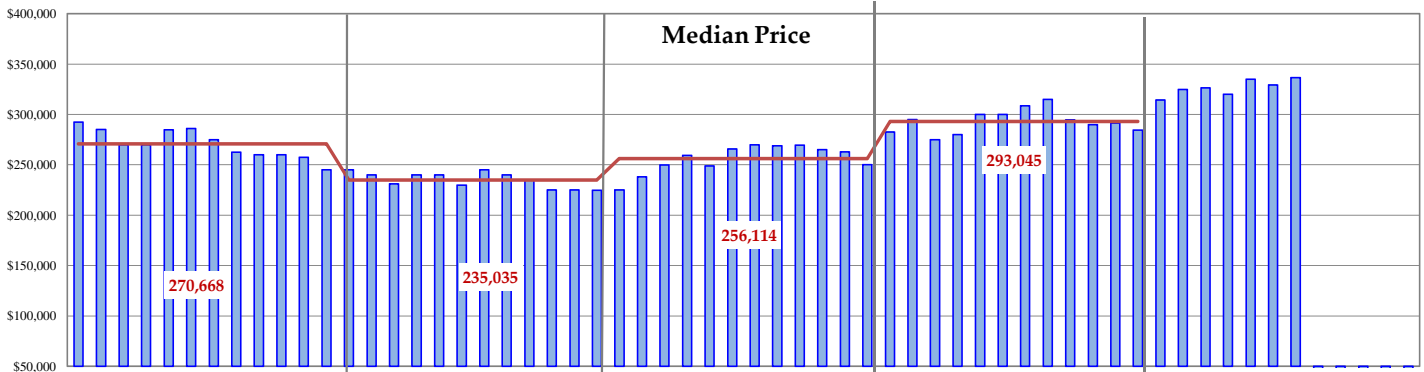
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
July	450,000	420,000	7.14%	410	262	56.49%	167	197	-15.23%
						YTD	1292	1274	1.41%

— 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
July	369,975	317,000	16.71%	390	321	21.50%	242	215	12.56%
						YTD	1491	1563	-4.61%

— 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
July	336,500	308,500	9.08%	620	479	29.44%	284	307	-7.49%
						YTD	2035	2103	-3.23%

— Annual Average



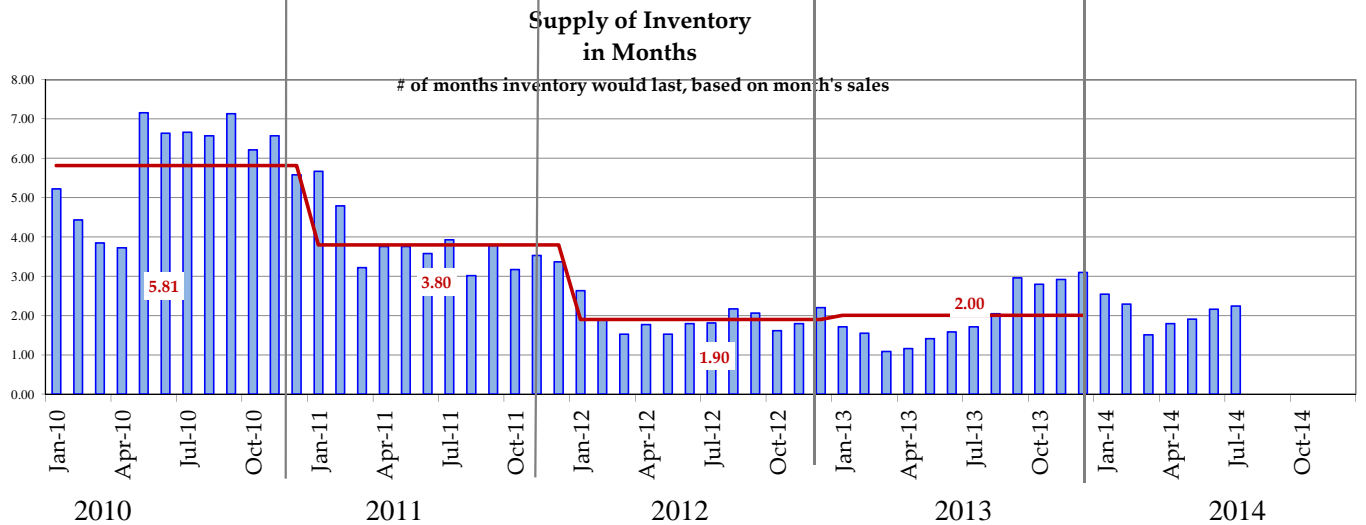
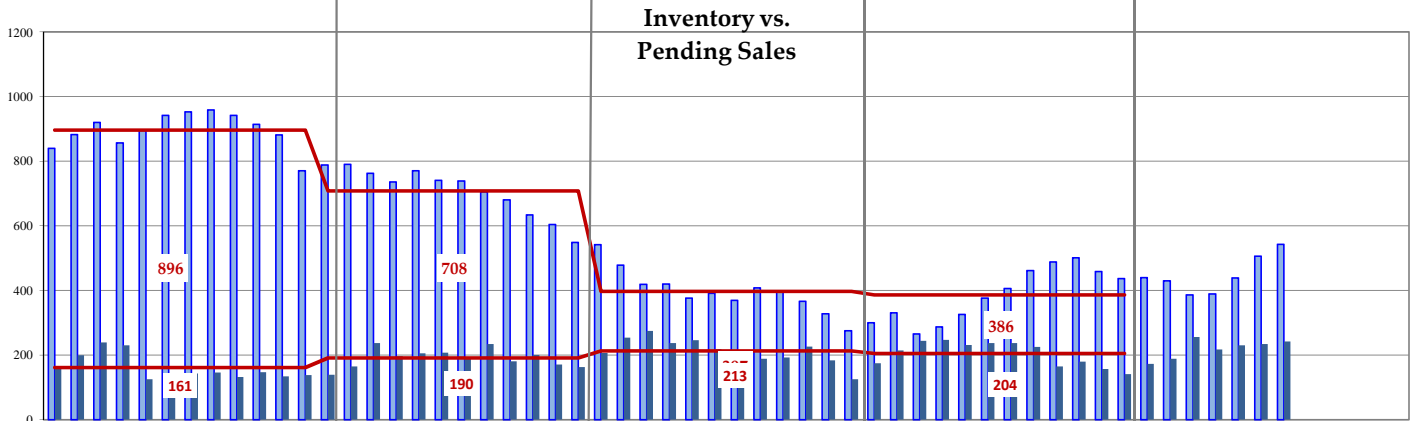
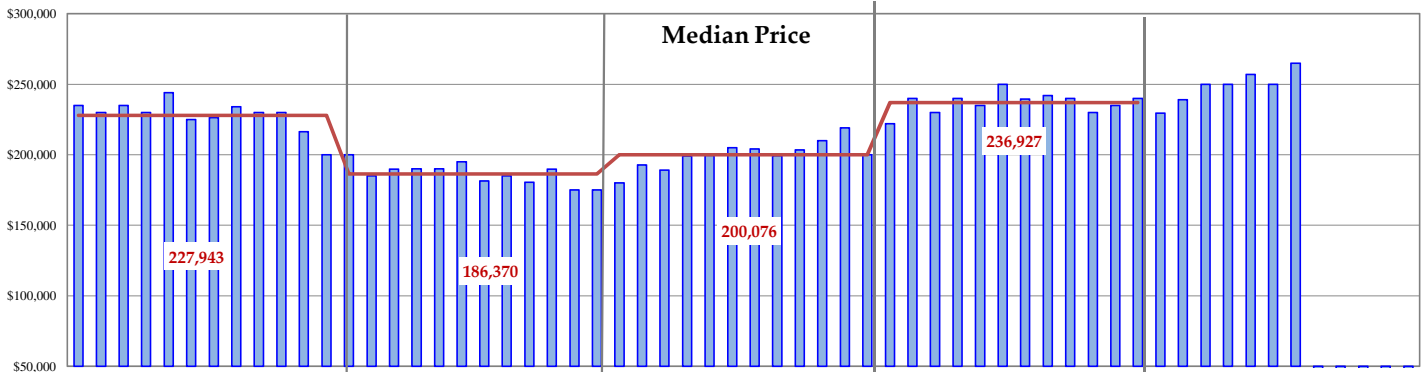
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
July	299,950	249,500	20.22%	282	284	-0.70%	113	99	14.14%
						YTD	825	796	3.64%

— 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
July	269,475	249,950	7.81%	369	328	12.50%	162	174	-6.90%
						YTD	1006	1021	-1.47%

— 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
July	264,950	239,500	10.63%	543	406	33.74%	242	237	2.11%
						YTD	1540	1585	-2.84%



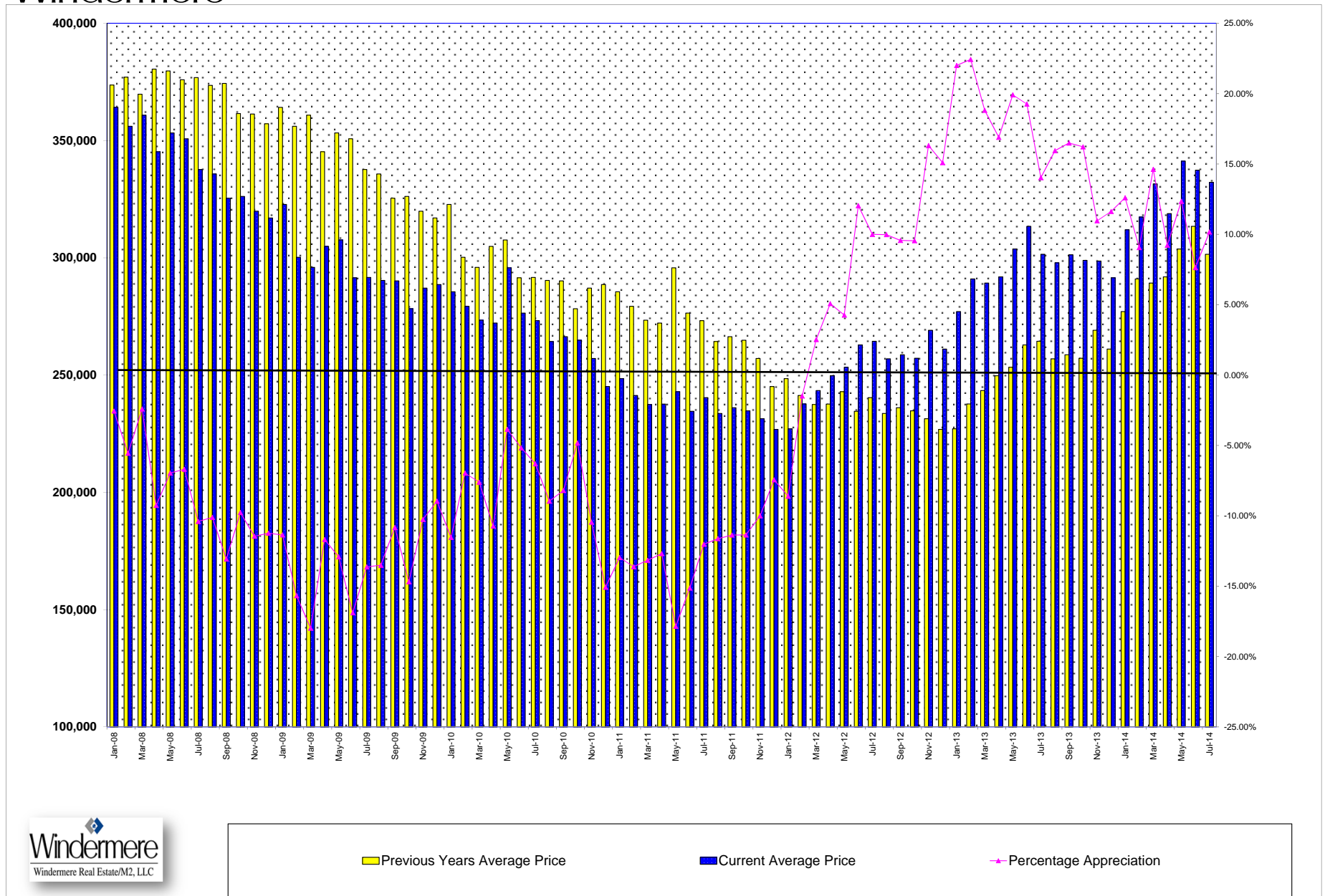
NWMLS 610-770 Summary Report

Residential Active and Pending Sales

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total For Entire Year		
2014	#of Active Listings	1800	1801	1780	1965	2206	2388	2614					2079	31,82%	A	
	# of Pending Listings	928	928	1211	1209	1393	1310	1210					8189	-1.83%	T	
	Average Median Pending \$	311,972	317,356	331,516	318,830	341,241	337,375	332,163					327,207	10.77%	TA	
	Months Supply of Inventory	1.9	1.9	1.5	1.6	1.6	1.8	2.2					1.8	1.8	TA	
2013	#of Active Listings	1351	1703	1257	1325	1534	1791	2080	2260	2324	2276	2108	1830	1577	1820	A
	# of Pending Listings	950	1034	1351	1271	1255	1252	1229	1156	961	1008	849	700	8342	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	295404	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	1.3	1.7	TA
2012	#of Active Listings	2638	2407	2175	2107	2041	2040	1973	1990	1895	1719	1541	1341	2197	1989	A
	# of Pending Listings	943	1171	1395	1297	1314	1208	1182	1094	1009	1097	921	718	8510	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	248348	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	1.8	1.8	TA
2011	#of Active Listings	3789	3767	3719	3724	3751	3727	3706	3613	3511	3301	3128	2676	3740	3534	A
	# of Pending Listings	784	889	1135	1025	1087	1050	1004	1111	972	1006	858	828	6974	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	240389	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	3.8	3.6	TA
2010	#of Active Listings	3935	4149	4318	4279	4518	4694	4770	4834	4679	4405	4140	3640	4380	4363	A
	# of Pending Listings	805	954	1288	1280	671	699	755	772	767	831	710	626	6452	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	279398	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	5.1	5.2	TA
2009	#of Active Listings	4526	4587	4625	4500	4592	4527	4573	4491	4394	4168	4024	3533	4561	4378	A
	# of Pending Listings	533	558	747	934	960	997	970	980	1017	975	680	628	5699	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	302071	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	6.0	5.3	TA
2008	#of Active Listings	5037	5283	5484	5763	6104	5819	6111	6058	5749	5371	5170	4362	5657	5526	A
	# of Pending Listings	575	716	711	728	688	726	730	744	655	503	462	455	4874	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	352554	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	8.1	8.6	TA
2007	#of Active Listings	3547	3655	4036	4502	4988	5382	5532	5922	5968	5822	5422	4617	4520	4949	A
	# of Pending Listings	910	1124	1260	1274	1244	1117	1086	923	703	699	610	525	8015	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	376191	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	4.0	5.2	TA
2006	#of Active Listings	2792	2791	2902	2976	3255	3483	3688	3804	4055	3993	3775	3128	3127	3387	A
	# of Pending Listings	998	1187	1573	1526	1514	1460	1316	1321	1131	1133	877	763	9574	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	344501	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	2.3	2.7	TA
2005	#of Active Listings	2762	2755	2662	2570	2734	2747	3012	3039	3163	3163	2832	2447	2749	2824	A
	# of Pending Listings	981	1271	1604	1538	1534	1705	1554	1688	1362	1246	1142	836	10187	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	293220	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	1.9	2.1	TA



Snohomish County Historical Appreciation Graph



Previous Years Average Price Current Average Price Percentage Appreciation

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

	July 2014	July 2013	Difference	% Change
Months Supply of Inventory	1.82	1.69	0.13	8%
Total Active Listings	2,614	2,080	534	26%
Median Active List Price	\$398,000	\$365,475	32,525	9%
Average Active Market Time	80	70	10	14%
Pending (MTD)	1,210	1,229	(19)	-2%
Pending (YTD)	8,189	8,342	(153)	-2%
Pending Active Market Time	48	48	0	0%
Number of Closed Sales (MTD)	971	964	7	1%
Number of Closed Sales (YTD)	5,386	5,687	(301)	-5%
Closed Active Market Time	46	46	0	0%
Median Closed Sale Price (YTD)	\$324,970	\$294,000	30,970	11%

CONDOMINIUM

	July 2014	July 2013	Difference	% Change
Months Supply of Inventory	1.6	1.2	0.44	38%
Total Active Listings	382	279	103.00	37%
Median Active List Price	\$227,650	\$189,000	38,650	20%
Average Active Market Time	68	60	8.00	13%
Pending (MTD)	247	241	6.00	2%
Pending (YTD)	1,841	1,569	272.00	17%
Pending Active Market Time	50	45	5.00	11%
Number of Closed Sales (MTD)	201	177	24.00	14%
Number of Closed Sales (YTD)	1,255	1,082	173.00	16%
Closed Active Market Time	48	42	6.00	14%
Median Closed Sale Price (YTD)	\$220,374	\$165,000	55,374.00	34%



April-14