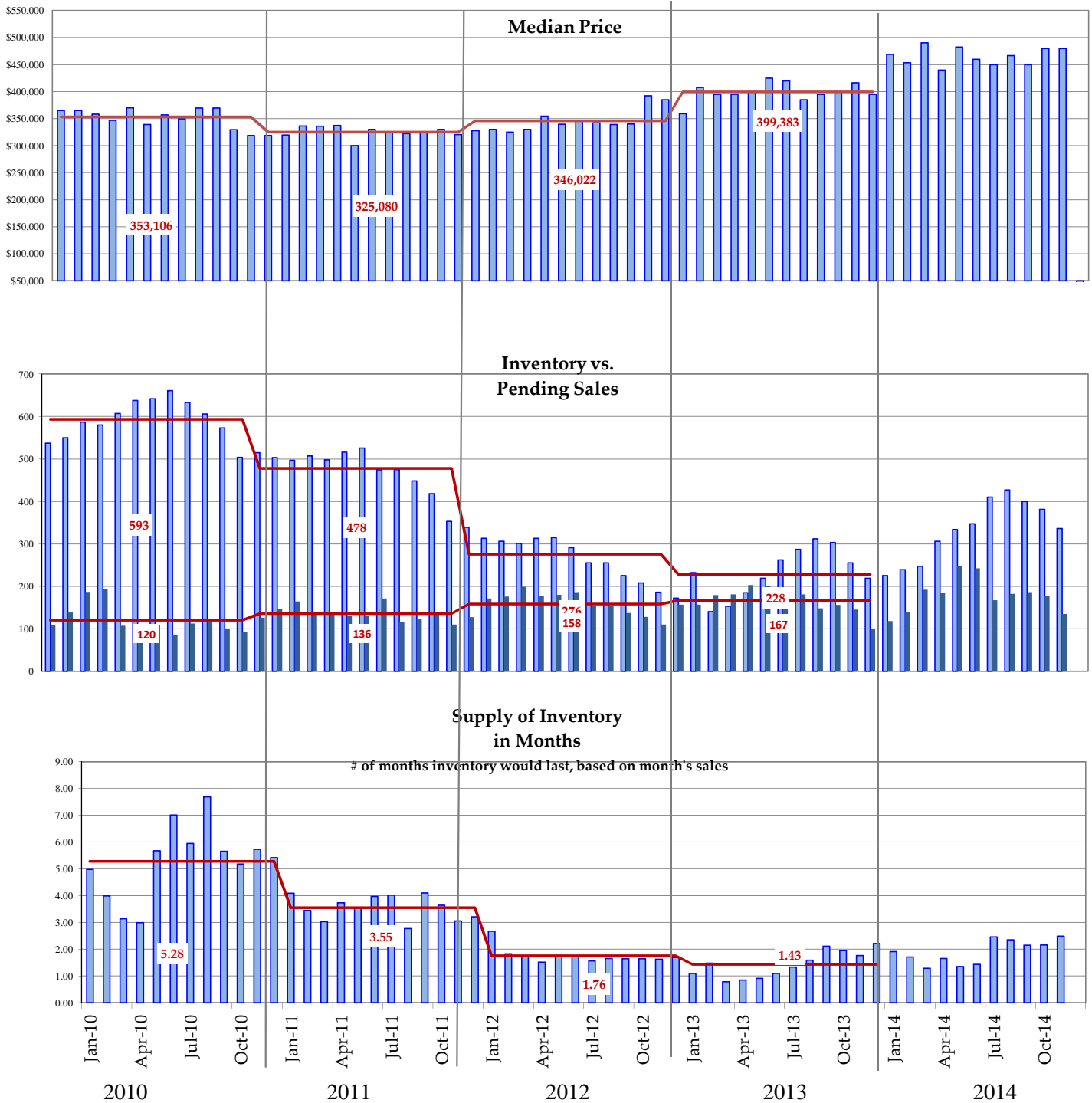


— Annual Average



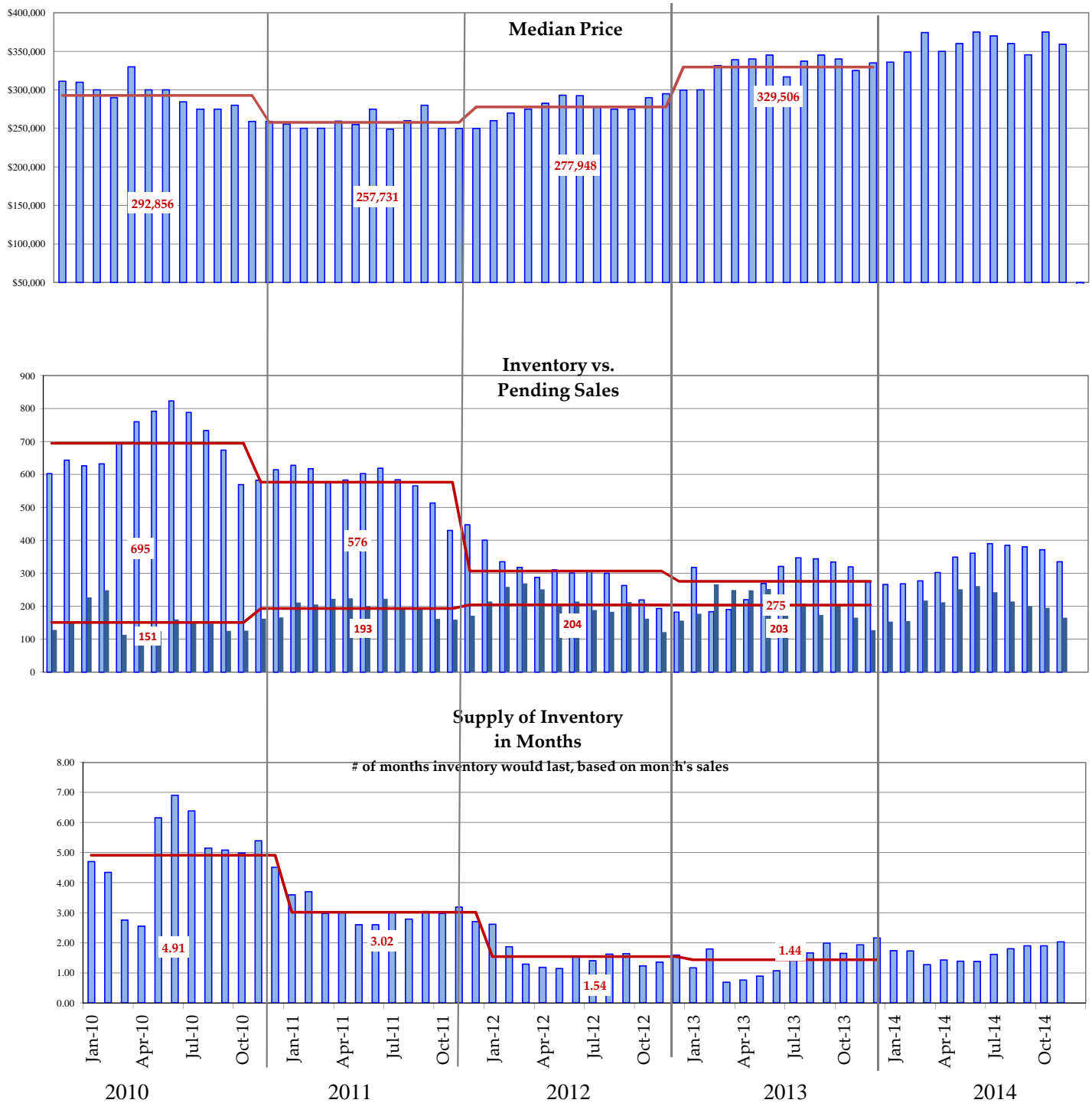
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
November	336,317	298,607	12.63%	2,120	2,108	0.57%	855	849	0.71%
						YTD	12445	12316	1.05%

— 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
November	479,990	416,160	15.34%	336	255	31.76%	135	145	-6.90%
						YTD	1972	1904	3.57%

— 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
November	359,000	325,000	10.46%	335	319	5.02%	165	165	0.00%
						YTD	2265	2312	-2.03%

— Annual Average



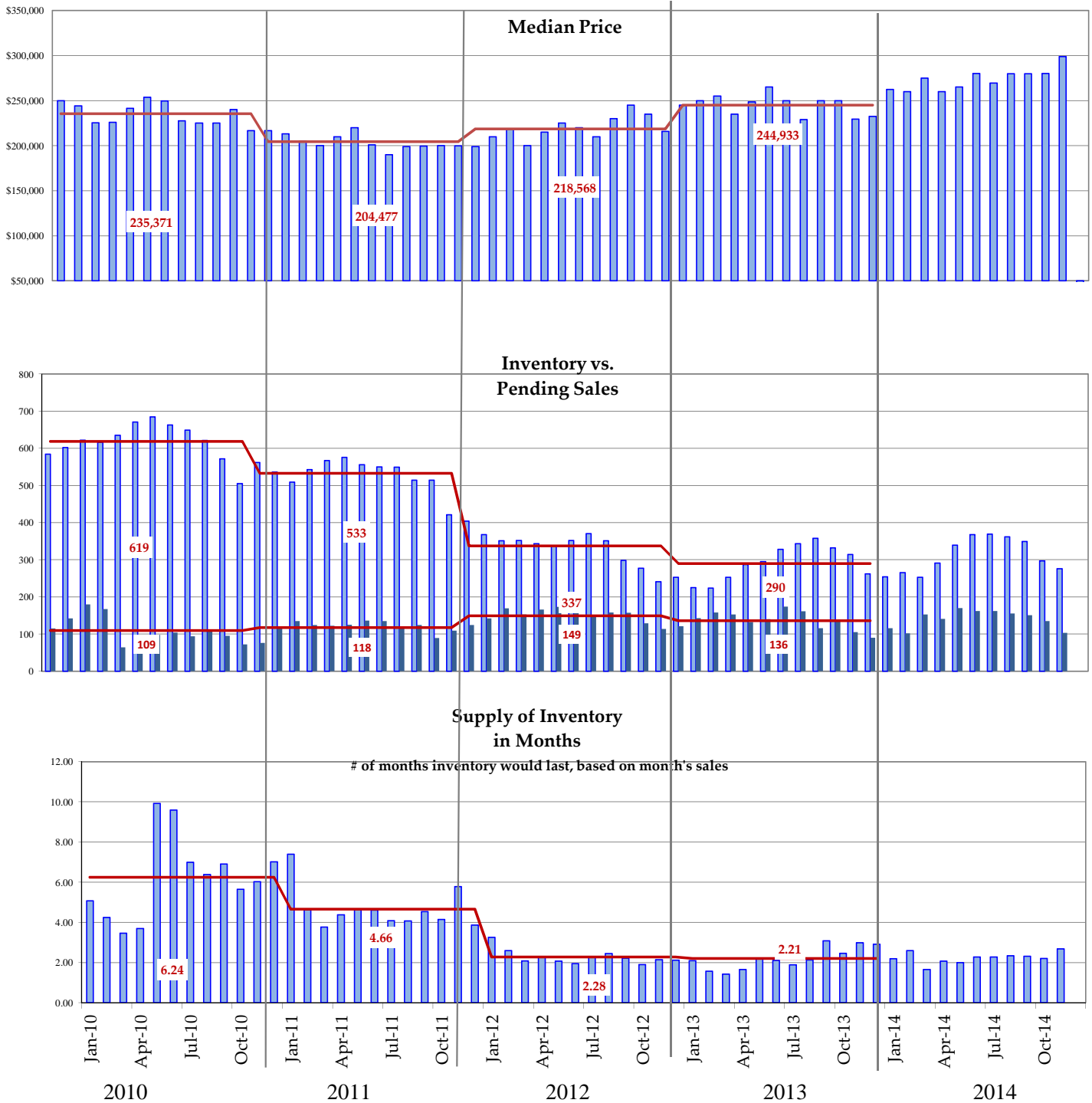
Month	Pending median list price This Year	Pending median list price Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
November	329,950	291,475	13.20%	497	500	-0.60%	227	176	28.98%
						YTD	3088	3054	1.11%

— 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
November	266,200	269,950	-1.39%	253	262	-3.44%	84	101	-16.83%
						YTD	1264	1197	5.60%

— 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
November	299,000	229,500	30.28%	276	314	-12.10%	103	105	-1.90%
						YTD	1550	1538	0.78%

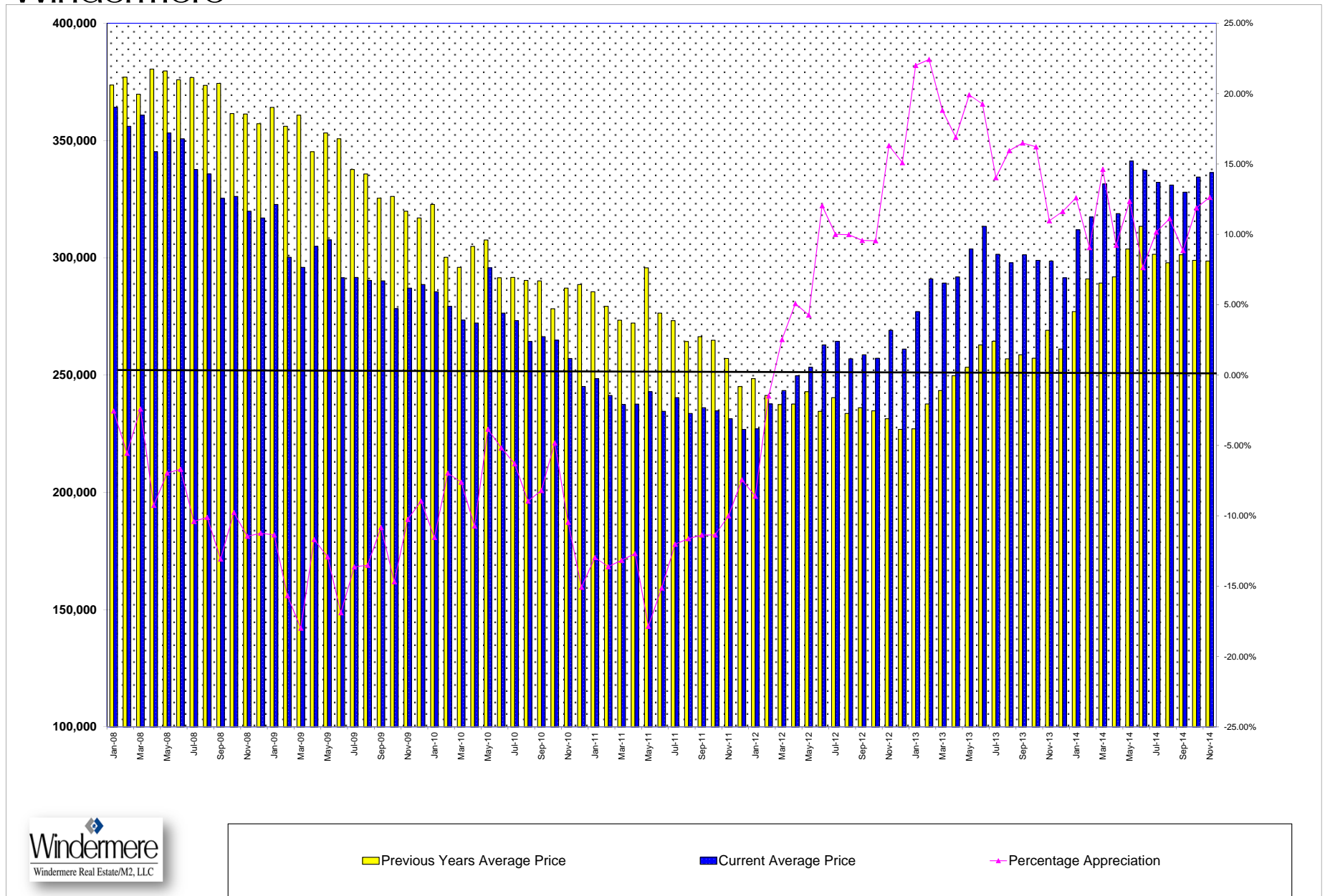
— Annual Average



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
November	251,499	234,950	7.04%	423	458	-7.64%	141	157	-10.19%
						YTD	2306	2311	-0.22%



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

	November 2014	November 2013	Difference	% Change
Months Supply of Inventory	3.00	2.92	0.08	3%
Total Active Listings	423	458	(35)	-8%
Median Active List Price	\$379,990	\$345,842	34,148	10%
Average Active Market Time	105	95	10	11%
Pending (MTD)	855	849	6	1%
Pending (YTD)	2,306	2,311	(5)	0%
Pending Active Market Time	61	66	(5)	-8%
Number of Closed Sales (MTD)	743	692	51	7%
Number of Closed Sales (YTD)	8,922	9,074	(152)	-2%
Closed Active Market Time	60	51	9	18%
Median Closed Sale Price (YTD)	\$351,971	\$309,925	42,046	14%

CONDOMINIUM

	November 2014	November 2013	Difference	% Change
Months Supply of Inventory	2.1	2.2	(0.14)	-6%
Total Active Listings	354	354	0.00	0%
Median Active List Price	\$228,950	\$204,000	24,950	12%
Average Active Market Time	90	68	22.00	32%
Pending (MTD)	172	161	11.00	7%
Pending (YTD)	2,660	2,376	284.00	12%
Pending Active Market Time	70	52	18.00	35%
Number of Closed Sales (MTD)	142	141	1.00	1%
Number of Closed Sales (YTD)	1,937	1,744	193.00	11%
Closed Active Market Time	38	40	(2.00)	-5%
Median Closed Sale Price (YTD)	\$209,000	\$170,000	39,000.00	23%



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	2720	2593	2390	2120	2216	21.83%	A	
	# of Pending Listings	928	928	1211	1209	1393	1310	1210	1178	1112	1111	855	12445	1.05%	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	329,102	10.89%	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	2.0	2.0	TA	
2013	#of Active Listings	1351	1703	1257	1325	1534	1791	2080	2260	2324	2276	2108	1830	1819	1820	A
	# of Pending Listings	950	1034	1351	1271	1255	1252	1229	1156	961	1008	849	700	12316	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	296,773	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	1.7	1.7	TA
2012	#of Active Listings	2638	2407	2175	2107	2041	2040	1973	1990	1895	1719	1541	1341	2048	1989	A
	# of Pending Listings	943	1171	1395	1297	1314	1208	1182	1094	1009	1097	921	718	12631	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	252,753	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	3612	3534	A
	# of Pending Listings	784	889	1135	1025	1087	1050	1004	1111	972	1006	858	828	10921	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	238,048	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	3.7	3.6	TA
2010	#of Active Listings	3935	4149	4318	4279	4518	4694	4770	4834	4679	4405	4140	3640	4429	4363	A
	# of Pending Listings	805	954	1288	1280	671	699	755	772	767	831	710	626	9532	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	273,490	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	5.4	5.2	TA
2009	#of Active Listings	4526	4587	4625	4500	4592	4527	4573	4491	4394	4168	4024	3533	4455	4378	A
	# of Pending Listings	533	558	747	934	960	997	970	980	1017	975	680	628	9351	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	296,397	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	5.5	5.3	TA
2008	#of Active Listings	5037	5283	5484	5763	6104	5819	6111	6058	5749	5371	5170	4362	5632	5526	A
	# of Pending Listings	575	716	711	728	688	726	730	744	655	503	462	455	7238	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	343,187	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	8.7	8.6	TA
2007	#of Active Listings	3547	3655	4036	4502	4988	5382	5532	5922	5968	5822	5422	4617	4980	4949	A
	# of Pending Listings	910	1124	1260	1274	1244	1117	1086	923	703	699	610	525	10950	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	373,084	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	5.4	5.2	TA
2006	#of Active Listings	2792	2791	2902	2976	3255	3483	3688	3804	4055	3993	3775	3128	3410	3387	A
	# of Pending Listings	998	1187	1573	1526	1514	1460	1316	1321	1131	1133	877	763	14036	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	349,086	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	2.8	2.7	TA
2005	#of Active Listings	2762	2755	2662	2570	2734	2747	3012	3039	3163	3163	2832	2447	2858	2824	A
	# of Pending Listings	981	1271	1604	1538	1534	1705	1554	1688	1362	1246	1142	836	15625	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	303,814	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	2.1	2.1	TA