

**Residential resale and new construction**

<b>ACTIVE LISTINGS</b>	<b>12 / 07</b>	<b>12 / 06</b>	<b>CHANGE</b>	<b>YTD 07</b>	<b>YTD 06</b>	<b>CHANGE</b>
UNITS	8,167	6,001	↑ 44%	40,992	38,978	↑ 5%
AVG MARKET TIME	106 days	84 days	↑ 22 <sup>1</sup> days	75 days	64 days	↑ 11 days
MEDIAN PRICE	\$510,000	\$525,000	↓ 3%	\$510,000	\$515,000	↓ 1%
<b>CLOSED SALES</b>						
UNITS	1,340	1,901	↓ 30%	23,790	27,830	↓ 14%
AVG MARKET TIME	72 days	59 days	↑ 13 days	55 days	42 days	↑ 13 days
MEDIAN PRICE	\$435,000	\$440,000	↓ 1% <sup>1</sup>	\$455,000	\$425,000	↑ 7% <sup>1</sup>

**Condominium resale and new construction**

<b>ACTIVE LISTINGS</b>	<b>12 / 07</b>	<b>12 / 06</b>	<b>CHANGE</b>	<b>YTD 07</b>	<b>YTD 06</b>	<b>CHANGE</b>
UNITS	523	423	↑ 25% <sup>1</sup>	14,678	12,196	↑ 2%
AVG MARKET TIME	100 days	67 days	↑ 33 <sup>1</sup> days	66 days	53 days	↑ 12 days
MEDIAN PRICE	\$339,000	\$333,000	↑ 2%	\$335,000	\$310,000	↓ 8%
<b>CLOSED SALES</b>						
UNITS	515	687	↓ 25%	9,420	9,694	↓ 3%
AVG MARKET TIME	69 days	42 days	↑ 27 days	44 days	33 days	↑ 11 days
MEDIAN PRICE	\$290,000	\$270,000	↑ 7%	\$286,000	\$255,000	↑ 12% <sup>1</sup>

<sup>1</sup> While December may have experienced a modest decrease in median home prices, year-to-date prices rose for both houses and condos.

All stats derived from NWMLS data and are furnished by Brad Farris, Prudential Northwest Realty.