



Location: ZIP 98115

Property Types: Single Family Homes - All Property Statuses - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

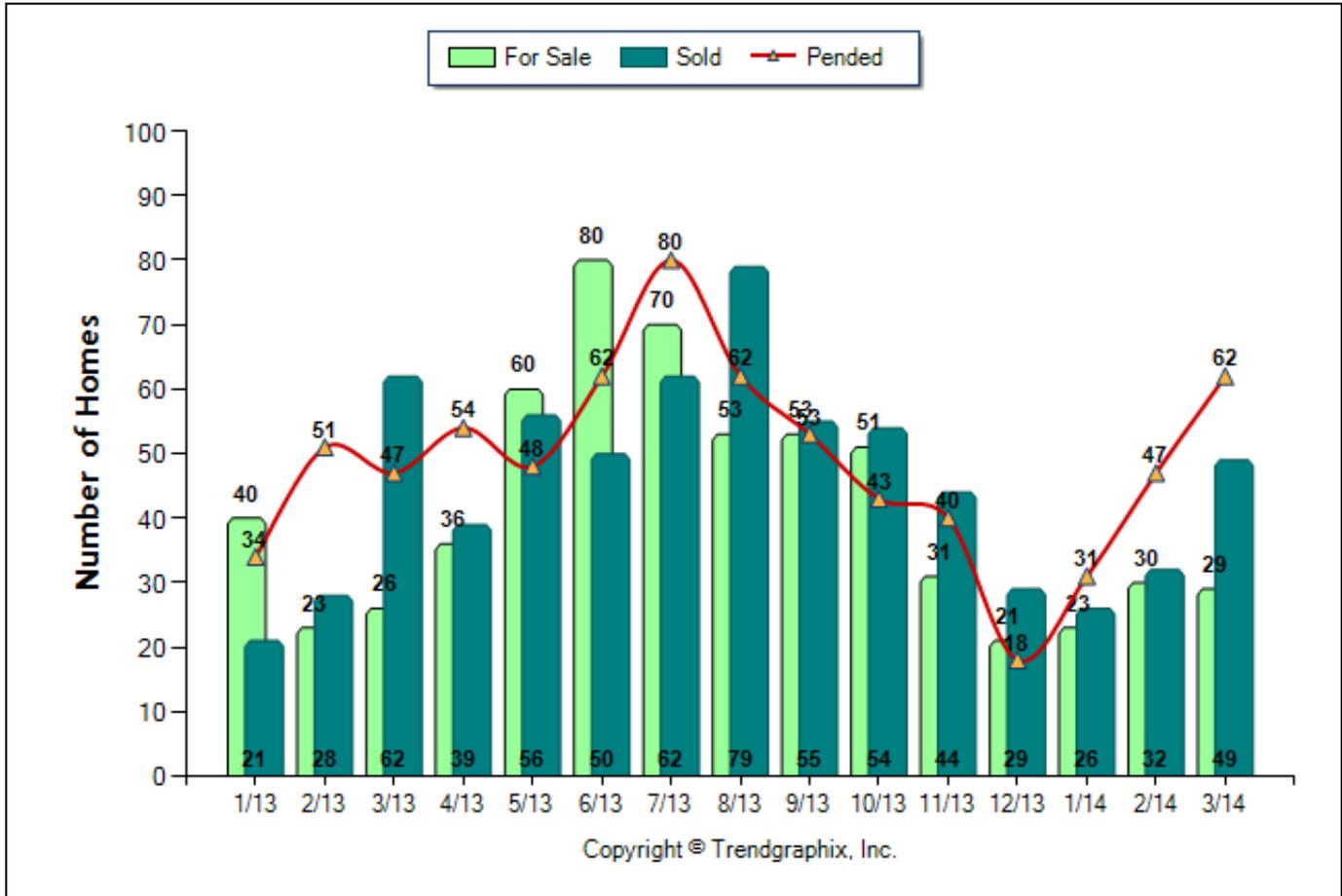
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Jan. 2013 - Mar. 2014)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 14	Feb. 14	% Change	Mar. 14	Mar. 13	% Change	Jan. 14 to Mar. 14	Jan. 13 to Mar. 13	% Change
For Sale	29	30	-3.3% ▼	29	26	11.5% ▲	27	30	-10% ▼
Sold	49	32	53.1% ▲	49	62	-21% ▼	36	37	-2.7% ▼
Pended	62	47	31.9% ▲	62	47	31.9% ▲	47	44	6.8% ▲

March 2014 is a Seller's market**

Home For Sale in March 2014 is 29 units. It is down **3.3%** compared to the last month and up **11.5%** compared to the last year.
Home Closed in March 2014 is 49 units. It is up **53.1%** compared to the last month and down **21%** compared to the last year.
Home Placed under Contract in March 2014 is 62 units. It is up **31.9%** compared to the last month and up **31.9%** compared to the last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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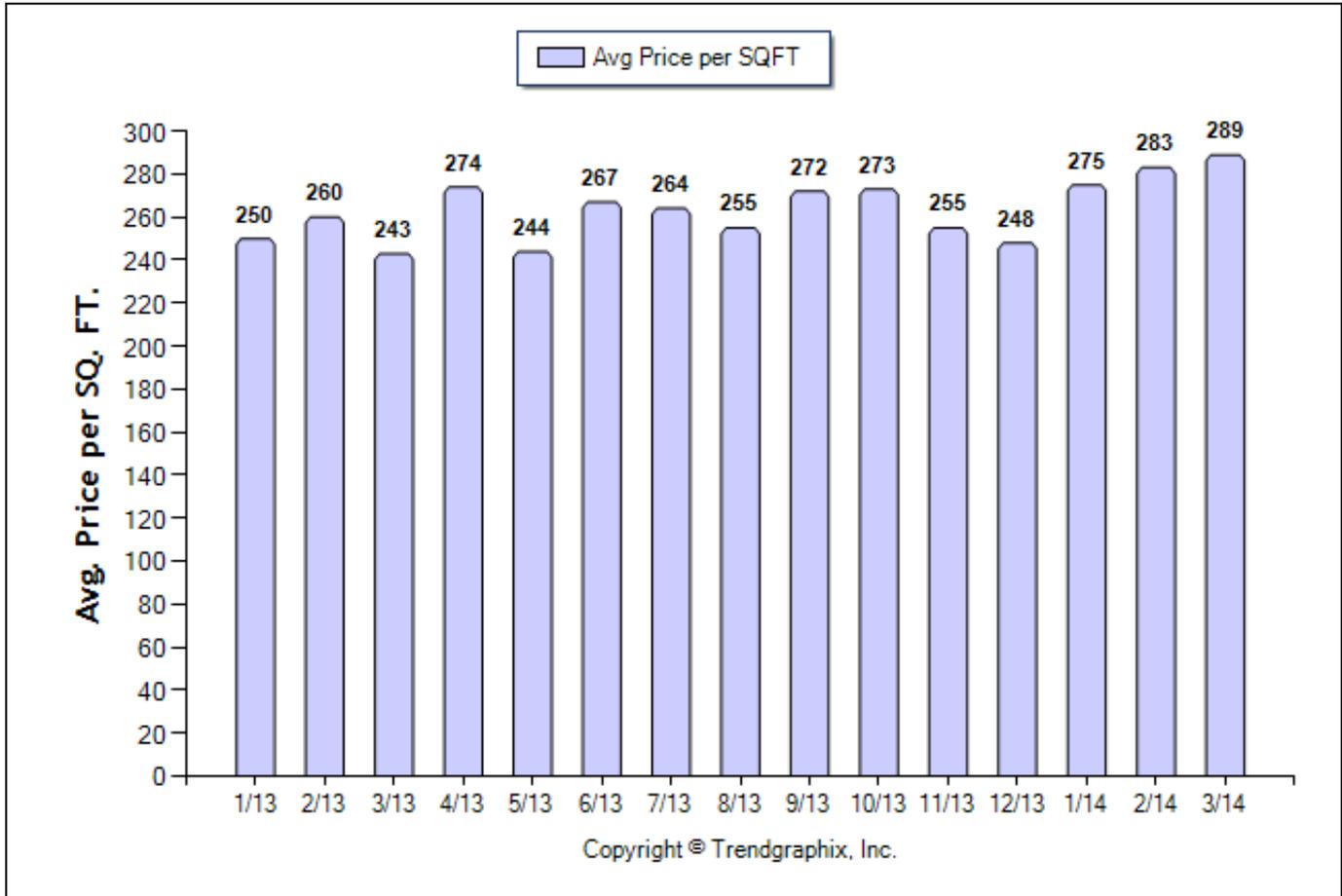
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Year Built: 0 - No Limit

Average Price per SQFT (Jan. 2013 - Mar. 2014)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 14	Feb. 14	% Change	Mar. 14	Mar. 13	% Change	Jan. 14 to Mar. 14	Jan. 13 to Mar. 13	% Change
Avg. Sq. Ft. Price	289.1	282.9	2.2% ▲	289.1	242.7	19.1% ▲	283.9	248.5	14.3% ▲

March 2014 Average Sold Price per Square Footage is Appreciating**

Average Sold Price per Square Footage in March 2014 is \$289. It is up **2.2%** compared to the last month and up **19.1%** compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.



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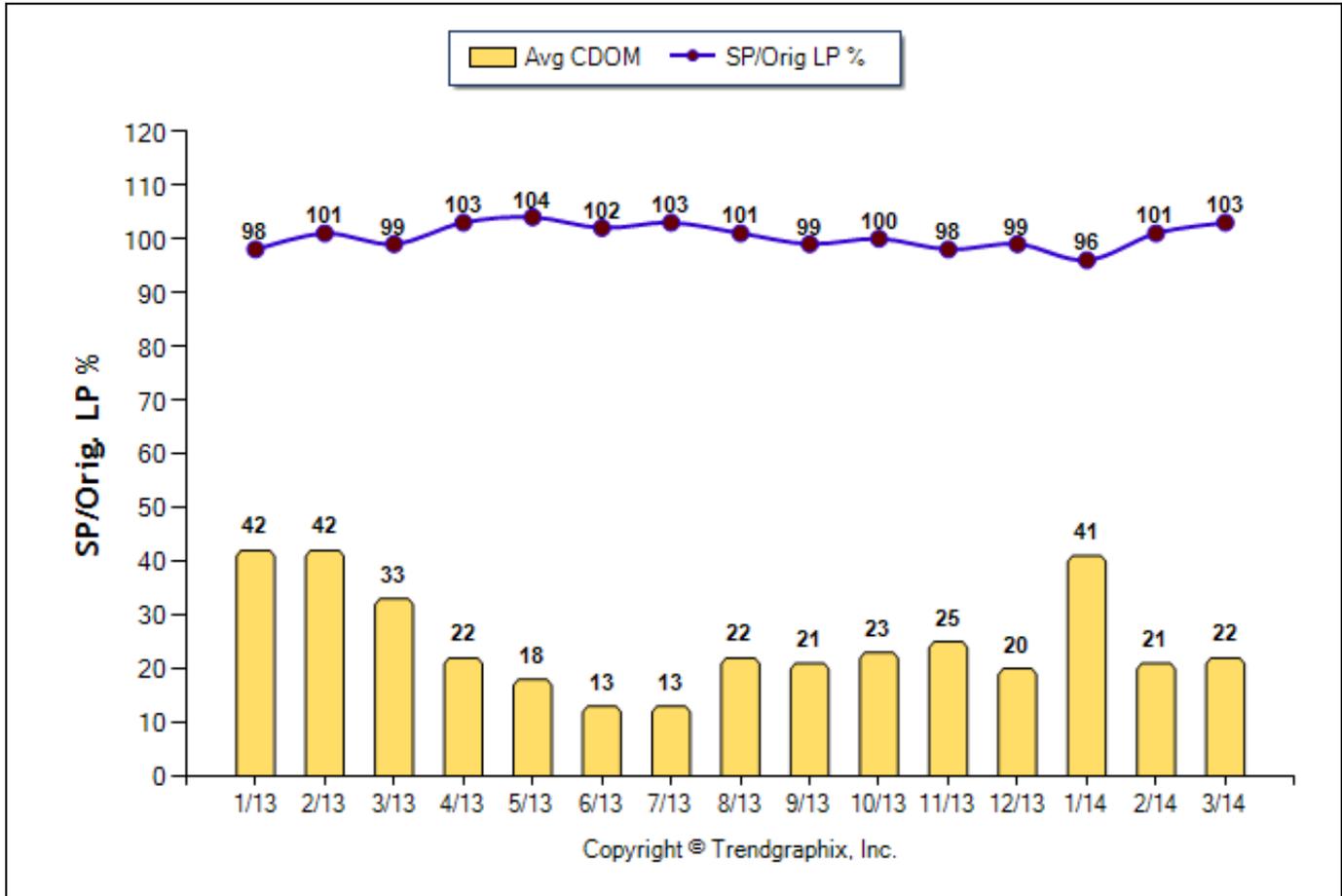
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Avg CDOM & SP/Orig LP % (Jan. 2013 - Mar. 2014)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 14	Feb. 14	% Change	Mar. 14	Mar. 13	% Change	Jan. 14 to Mar. 14	Jan. 13 to Mar. 13	% Change
Avg CDOM	22	21	4.8% ▲	22	33	-33.3% ▼	26	37	-29.7% ▼
Sold/Orig LP Diff. %	103	101	2% ▲	103	99	4% ▲	101	99	2% ▲

March 2014 Average Continuous Days on Market trend Remains Steady**

Continuous Days on Market in March 2014 is 22. It is up 4.8% compared to the last month and down 33.3% compared to the last year.

March 2014 Sold/Original List Price Ratio is Rising**

Sold/Original List Price % in March 2014 is 103%. It is up 2% compared to the last month and up 4% compared to the last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.



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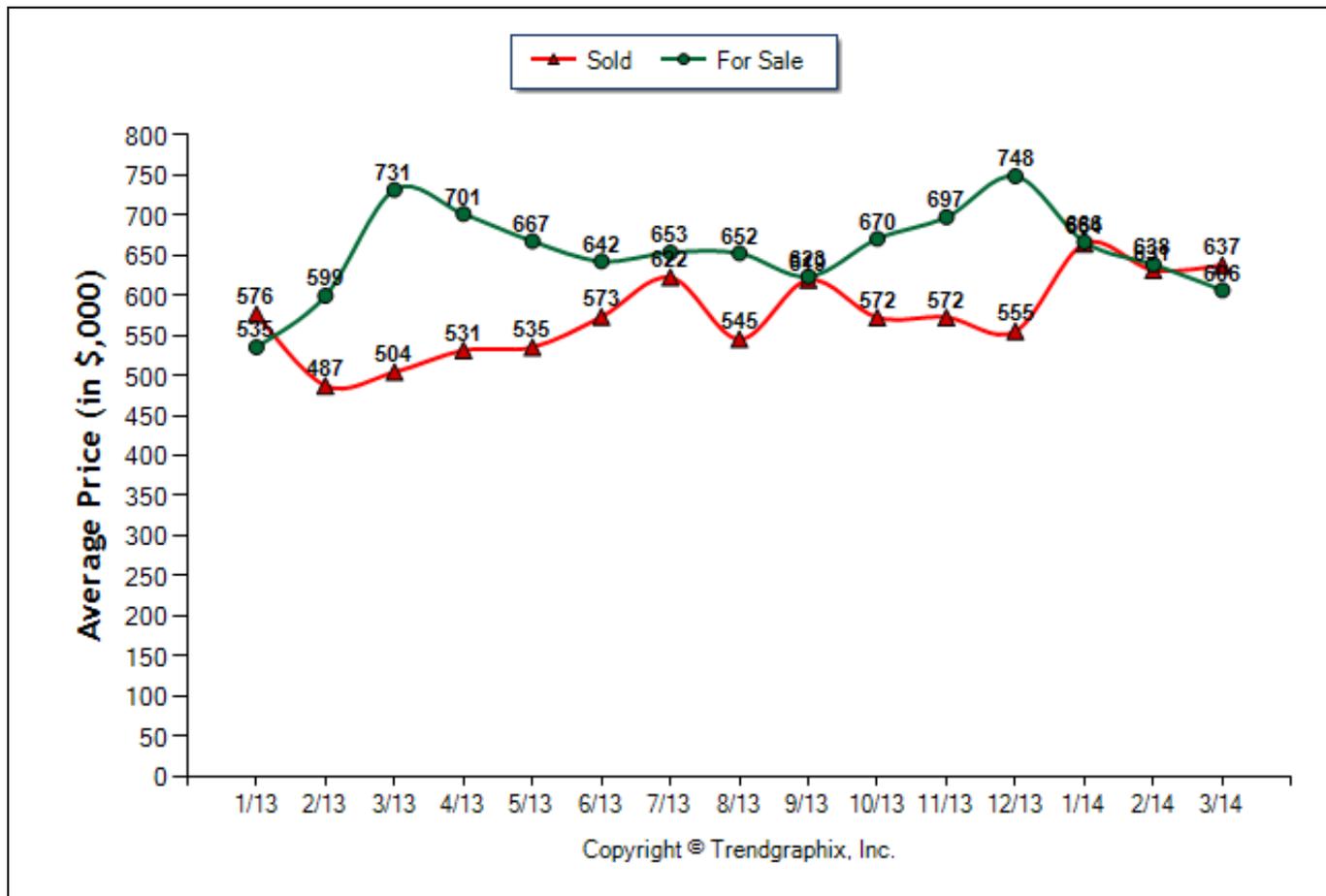
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Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Average Price of For Sale and Sold (Jan. 2013 - Mar. 2014)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 14	Feb. 14	% Change	Mar. 14	Mar. 13	% Change	Jan. 14 to Mar. 14	Jan. 13 to Mar. 13	% Change
Avg. Active Price	606	638	-5% ▼	606	731	-17.1% ▼	635	609	4.3% ▲
Avg. Sold Price	637	631	1% ▲	637	504	26.4% ▲	642	513	25.1% ▲

March 2014 Average For Sale Price is Depreciating**

Average For Sale Price (in thousand) in March 2014 is \$606. It is down 5% compared to the last month and down 17.1% compared to the last year.

March 2014 Average Sold Price is Neutral**

Average Sold Price (in thousand) in March 2014 is \$637. It is up 1% compared to the last month and up 26.4% compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.



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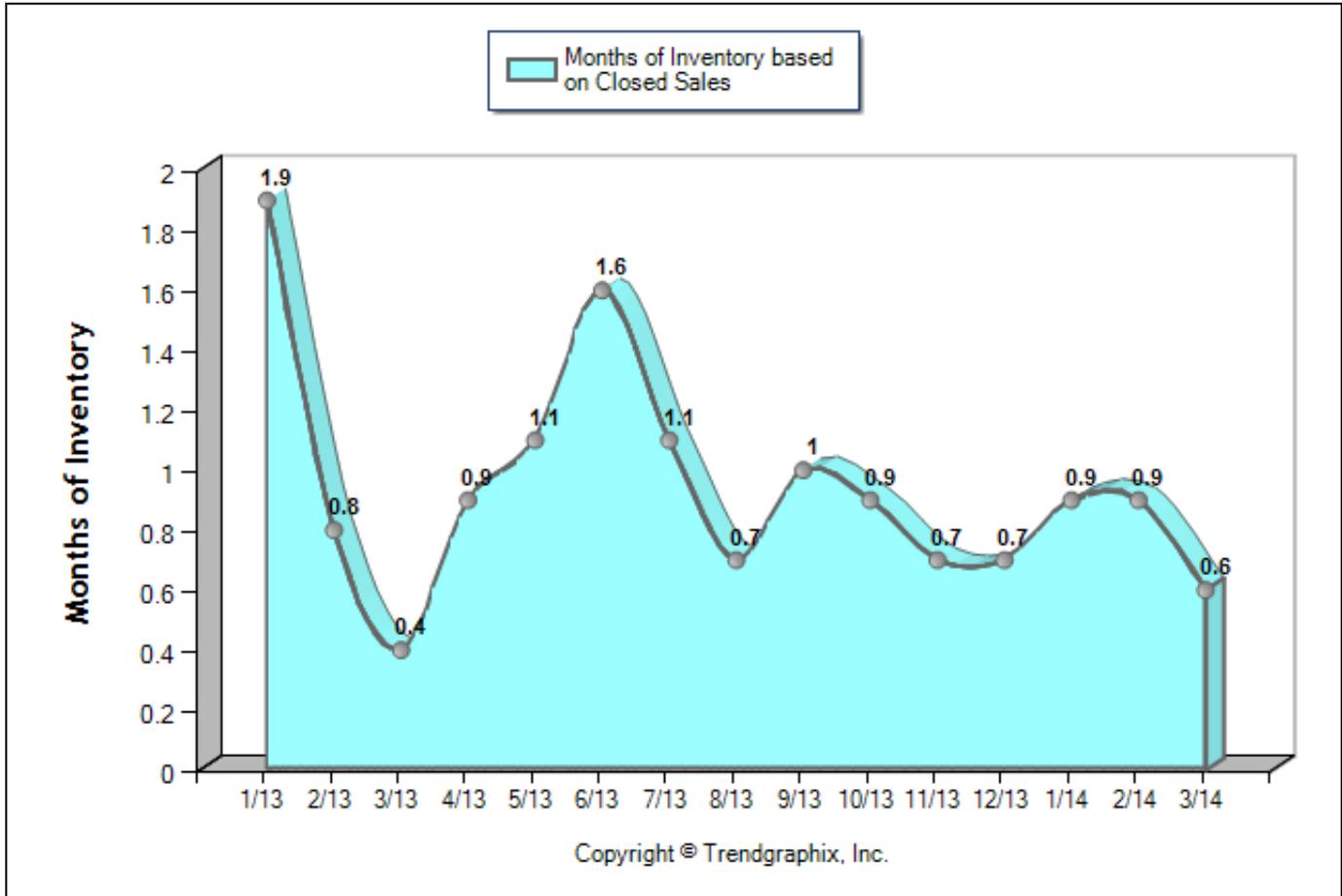
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Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Months of Inventory Based on Closed Sales (Jan. 2013 - Mar. 2014)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Mar. 14	Feb. 14	% Change	Mar. 14	Mar. 13	% Change	Jan. 14 to Mar. 14	Jan. 13 to Mar. 13	% Change
Months of Inventory (Closed Sales)	0.6	0.9	-36.9% ▼	0.6	0.4	41.1% ▲	0.8	0.8	-7.5% ▼

March 2014 is a Seller's market**

Months of Inventory based on Closed Sales in March 2014 is 0.6. It is down **36.9%** compared to the last month and up **41.1%** compared to the last year.

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*Facts and Trends*TM - Published April 2014*

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Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit



Date	1/13	2/13	3/13	4/13	5/13	6/13	7/13	8/13	9/13	10/13	11/13	12/13	1/14	2/14	3/14
For Sale	40	23	26	36	60	80	70	53	53	51	31	21	23	30	29
New Listing	40	42	55	69	78	91	71	66	63	49	28	16	30	58	52
Sold	21	28	62	39	56	50	62	79	55	54	44	29	26	32	49
Pended	34	51	47	54	48	62	80	62	53	43	40	18	31	47	62
Months of Inventory (Closed Sales)	1.9	0.8	0.4	0.9	1.1	1.6	1.1	0.7	1	0.9	0.7	0.7	0.9	0.9	0.6
Months of Inventory (Pended Sales)	1.2	0.5	0.6	0.7	1.3	1.3	0.9	0.9	1	1.2	0.8	1.2	0.7	0.6	0.5
Absorption Rate (Closed Sales) %	52.5	121.7	238.5	108.3	93.3	62.5	88.6	149.1	103.8	105.9	141.9	138.1	113	106.7	169
Absorption Rate (Pended Sales) %	85	221.7	180.8	150	80	77.5	114.3	117	100	84.3	129	85.7	134.8	156.7	213.8
Avg. Active Price	535	599	731	701	667	642	653	652	623	670	697	748	666	638	606
Avg. Sold Price	576	487	504	531	535	573	622	545	619	572	572	555	664	631	637
Avg. Sq. Ft. Price	250	260	243	274	244	267	264	255	272	273	255	248	275	283	289
Sold/List Diff. %	100	102	101	104	105	103	104	102	100	101	100	100	98	102	104
Sold/Orig LP Diff. %	98	101	99	103	104	102	103	101	99	100	98	99	96	101	103
Days on Market	33	28	25	19	18	13	11	21	20	25	22	18	40	21	21
Avg CDOM	42	42	33	22	18	13	13	22	21	23	25	20	41	21	22
Median	578	470	494	502	505	491	584	523	530	502	497	550	545	530	560

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