

Location: ZIP 98109

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

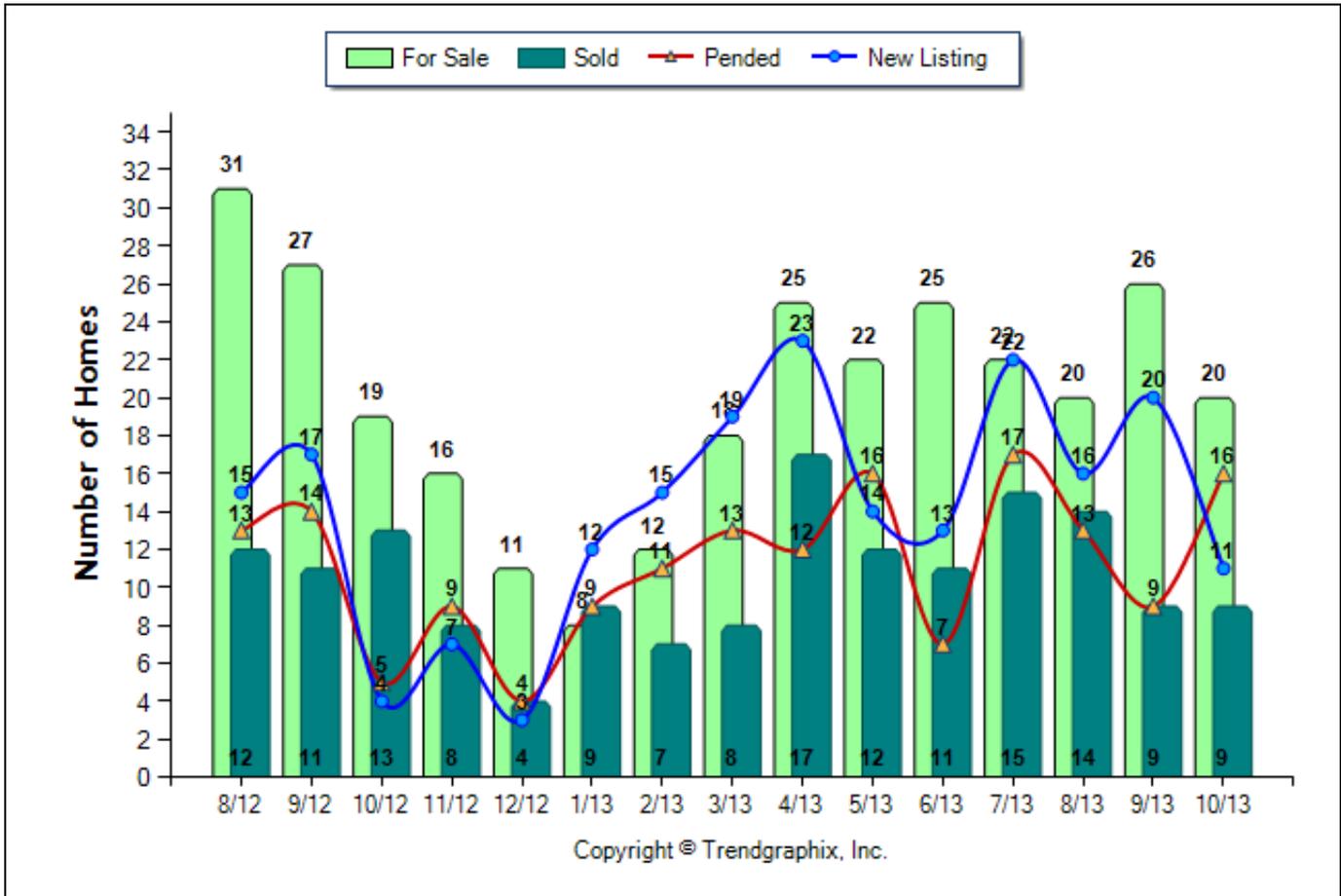
Half Baths: 0 - No Limit

Year Built: 0 - No Limit



Number of Homes For Sale vs. Sold vs. Pended vs. New Listing (Aug. 2012 - Oct. 2013)

Prepared for you by: Andree Hurley



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Oct. 13	Sep. 13	% Change	Oct. 13	Oct. 12	% Change	Aug. 13 to Oct. 13	Aug. 12 to Oct. 12	% Change
For Sale	20	26	-23.1% ▼	20	19	5.3% ▲	22	26	-15.4% ▼
New Listing	11	20	-45% ▼	11	4	175% ▲	16	12	33.3% ▲
Sold	9	9	0%	9	13	-30.8% ▼	11	12	-8.3% ▼
Pended	16	9	77.8% ▲	16	5	220% ▲	13	11	18.2% ▲

October 2013 is a Seller's market**

Home For Sale in October 2013 is 20 units. It is down **23.1%** compared to the last month and up **5.3%** compared to the last year.
Home Listed in October 2013 is 11 units. It is down **45%** compared to the last month and up **175%** compared to the last year.
Home Closed in October 2013 is 9 units. It is the same as compared to the last month and down **30.8%** compared to the last year.
Home Placed under Contract in October 2013 is 16 units. It is up **77.8%** compared to the last month and up **220%** 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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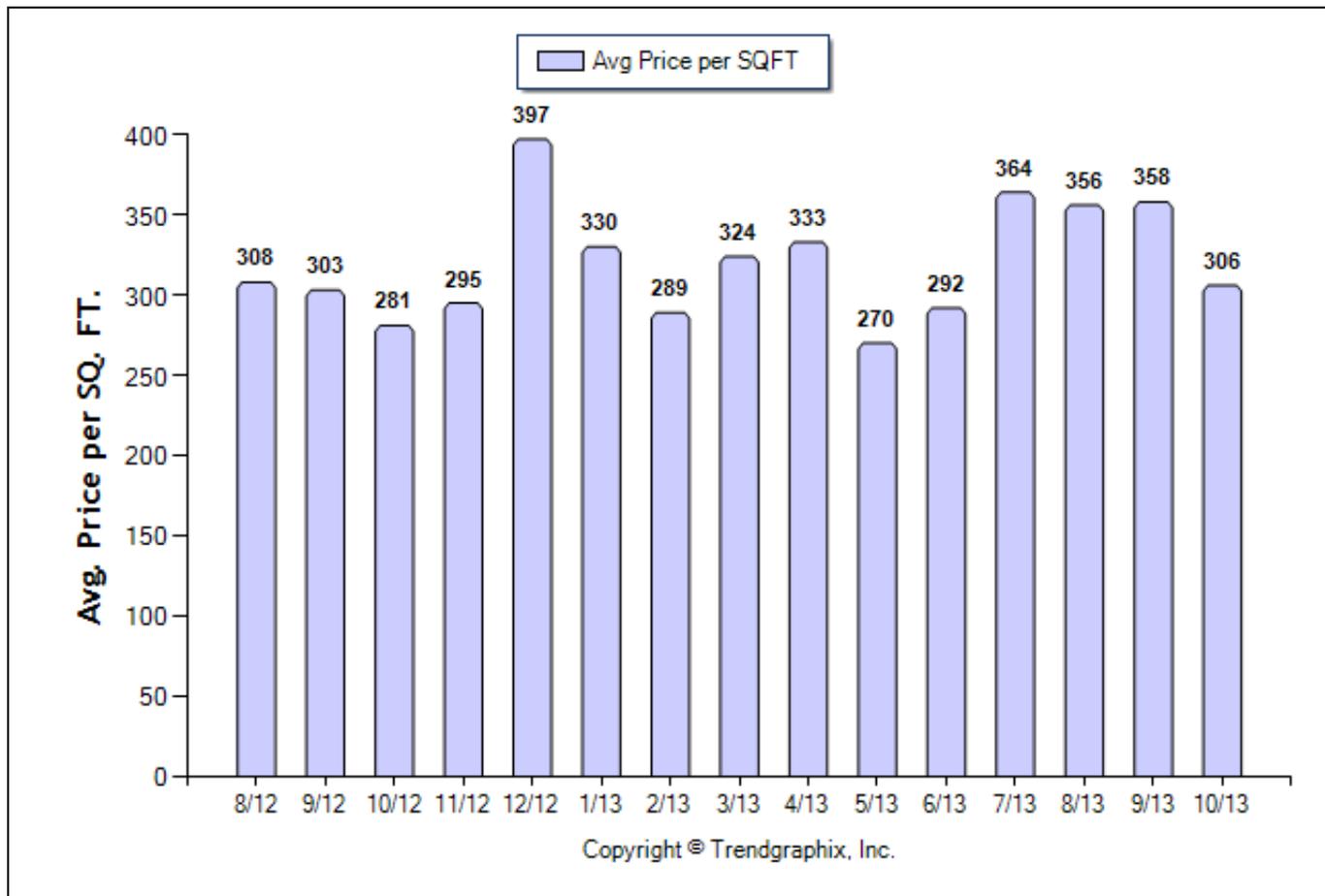
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Average Price per SQFT (Aug. 2012 - Oct. 2013)

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	Oct. 13	Sep. 13	% Change	Oct. 13	Oct. 12	% Change	Aug. 13 to Oct. 13	Aug. 12 to Oct. 12	% Change
Avg. Sq. Ft. Price	306.1	358.4	-14.6% ▼	306.1	281.1	8.9% ▲	342.6	296.9	15.4% ▲

October 2013 Average Sold Price per Square Footage is Neutral**

Average Sold Price per Square Footage in October 2013 is \$306. It is down **14.6%** compared to the last month and up **8.9%** compared to the last year.

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

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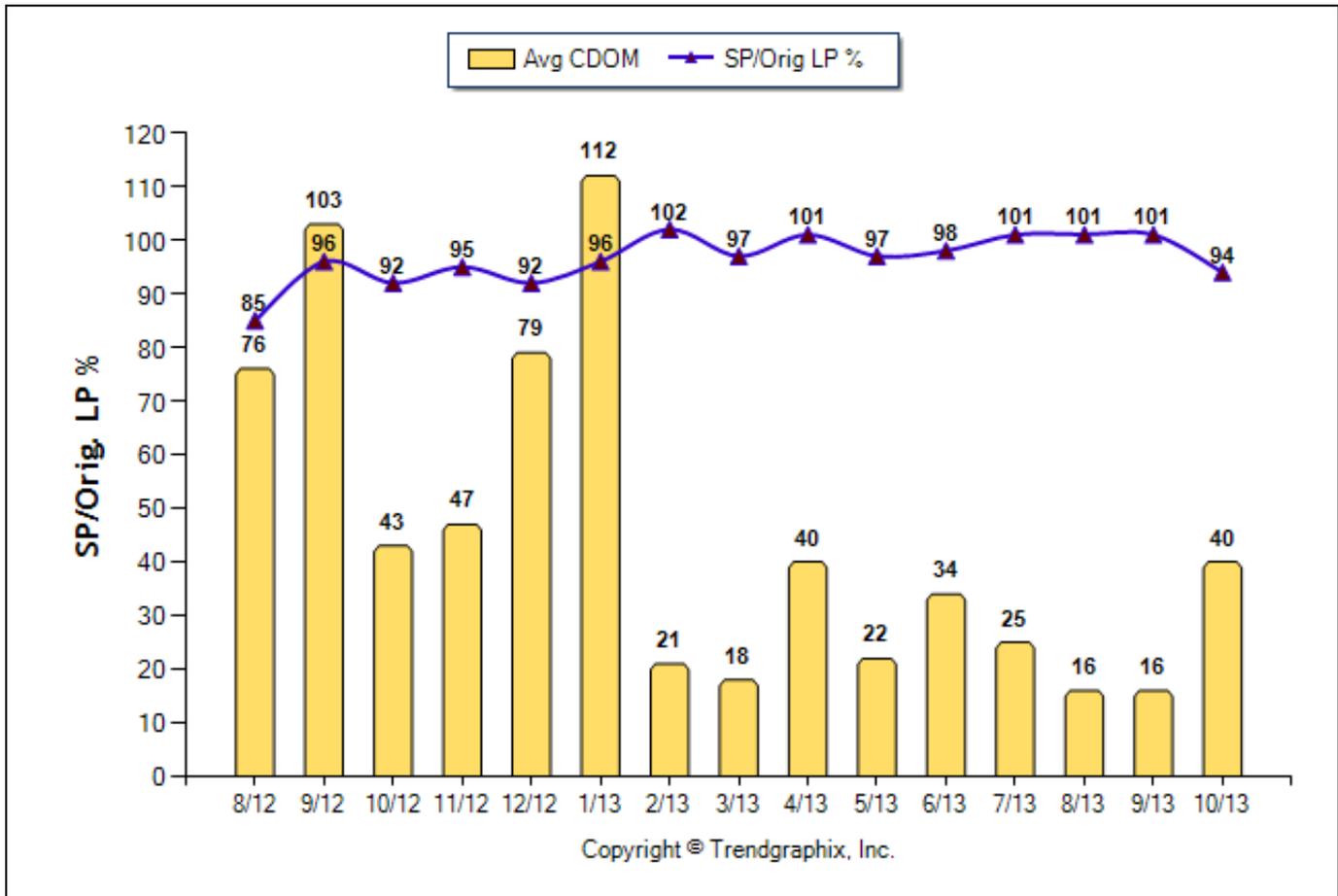
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Avg CDOM & SP/Orig LP % (Aug. 2012 - Oct. 2013)

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	Oct. 13	Sep. 13	% Change	Oct. 13	Oct. 12	% Change	Aug. 13 to Oct. 13	Aug. 12 to Oct. 12	% Change
Avg CDOM	40	16	150% ▲	40	43	-7% ▼	23	72	-68.1% ▼
Sold/Orig LP Diff. %	94	101	-6.9% ▼	94	92	2.2% ▲	99	91	8.8% ▲

October 2013 Average Continuous Days on Market trend Remains Steady**

Continuous Days on Market in October 2013 is 40. It is up 150% compared to the last month and down 7% compared to the last year.

October 2013 Sold/Original List Price Ratio Remains Steady**

Sold/Original List Price % in October 2013 is 94%. It is down 6.9% compared to the last month and up 2.2% compared to the last year.

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

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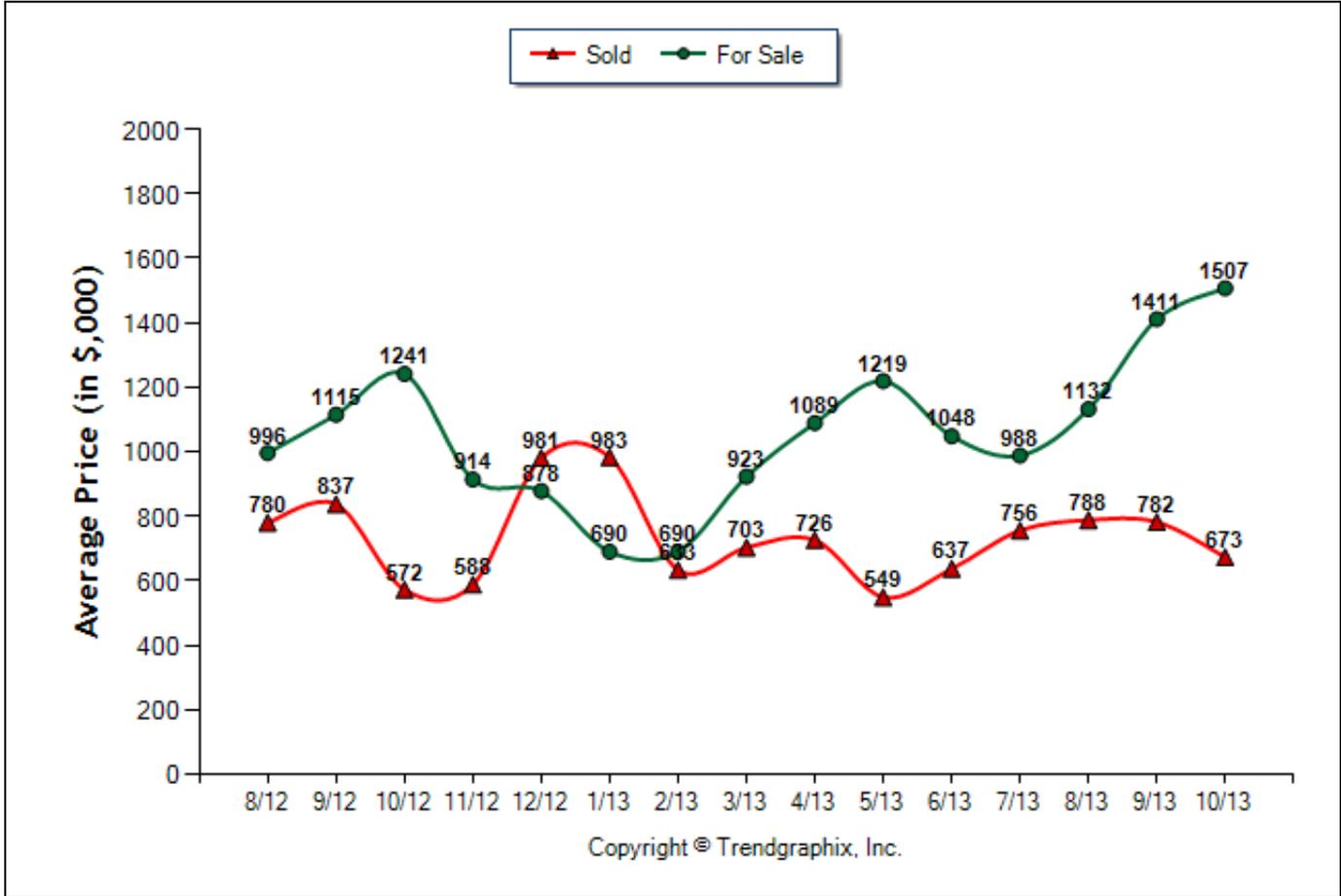
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Average Price of For Sale and Sold (Aug. 2012 - Oct. 2013)

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	Oct. 13	Sep. 13	% Change	Oct. 13	Oct. 12	% Change	Aug. 13 to Oct. 13	Aug. 12 to Oct. 12	% Change
Avg. Active Price	1507	1411	6.8% ▲	1507	1241	21.4% ▲	1356	1098	23.5% ▲
Avg. Sold Price	673	782	-13.9% ▼	673	572	17.7% ▲	754	722	4.4% ▲

October 2013 Average For Sale Price is Appreciating**

Average For Sale Price (in thousand) in October 2013 is \$1507. It is up **6.8%** compared to the last month and up **21.4%** compared to the last year.

October 2013 Average Sold Price is Neutral**

Average Sold Price (in thousand) in October 2013 is \$673. It is down **13.9%** compared to the last month and up **17.7%** compared to the last year.

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

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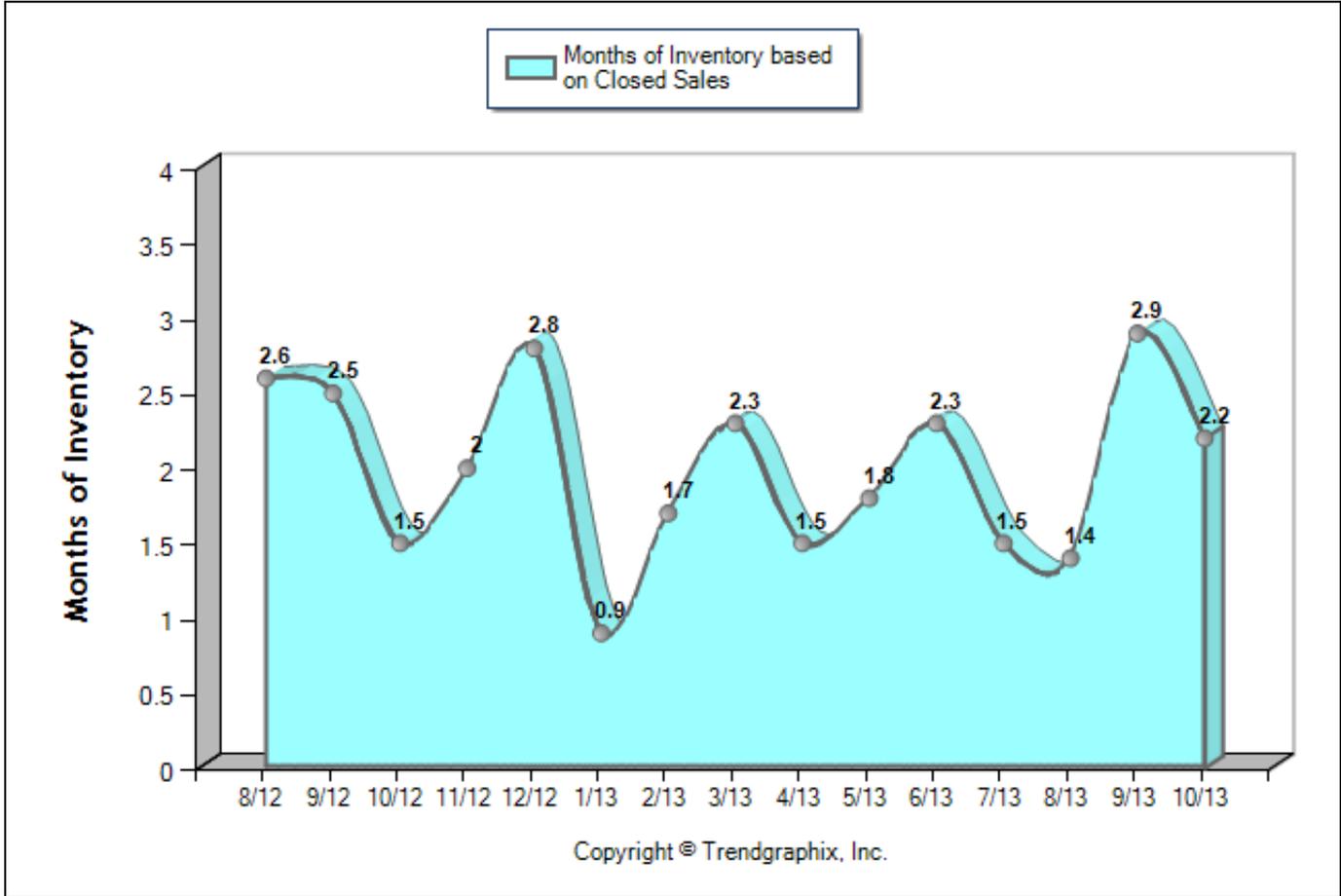
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Months of Inventory Based on Closed Sales (Aug. 2012 - Oct. 2013)

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Months of Inventory (Closed Sales)	2	3	-23.1% ▼	2	1	52% ▲	2	2	-7.7% ▼

October 2013 is a Seller's market**

Months of Inventory based on Closed Sales in October 2013 is 2.2. It is down 23.1% compared to the last month and up 52% compared to the last year.

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

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Date	8/12	9/12	10/12	11/12	12/12	1/13	2/13	3/13	4/13	5/13	6/13	7/13	8/13	9/13	10/13
For Sale	31	27	19	16	11	8	12	18	25	22	25	22	20	26	20
New Listing	15	17	4	7	3	12	15	19	23	14	13	22	16	20	11
Sold	12	11	13	8	4	9	7	8	17	12	11	15	14	9	9
Pended	13	14	5	9	4	9	11	13	12	16	7	17	13	9	16
Months of Inventory (Closed Sales)	2.6	2.5	1.5	2	2.8	0.9	1.7	2.3	1.5	1.8	2.3	1.5	1.4	2.9	2.2
Months of Inventory (Pended Sales)	2.4	1.9	3.8	1.8	2.8	0.9	1.1	1.4	2.1	1.4	3.6	1.3	1.5	2.9	1.3
Absorption Rate (Closed Sales) %	38.7	40.7	68.4	50	36.4	112.5	58.3	44.4	68	54.5	44	68.2	70	34.6	45
Absorption Rate (Pended Sales) %	41.9	51.9	26.3	56.3	36.4	112.5	91.7	72.2	48	72.7	28	77.3	65	34.6	80
Avg. Active Price	996	1115	1241	914	878	690	690	923	1089	1219	1048	988	1132	1411	1507
Avg. Sold Price	780	837	572	588	981	983	633	703	726	549	637	756	788	782	673
Avg. Sq. Ft. Price	308	303	281	295	397	330	289	324	333	270	292	364	356	358	306
Sold/List Diff. %	94	98	97	98	94	96	102	99	103	99	99	102	102	101	98
Sold/Orig LP Diff. %	85	96	92	95	92	96	102	97	101	97	98	101	101	101	94
Days on Market	68	61	52	46	78	38	16	18	41	23	14	22	15	11	18
Avg CDOM	76	103	43	47	79	112	21	18	40	22	34	25	16	16	40
Median	580	746	460	557	928	803	650	623	713	530	688	660	753	565	540

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