



Tony Meier 425-466-1000

Residential Market Trend Report

Report Area is:

Langtree



1/4/2011

Total Number of Parcels in your area: 75

Total Owner Occupied: 70

Total Absent Owner: 5

% of your total parcels Sold

| Year | # of Sales | Avg. Sales Price | Avg. Building Sqft | High | Low | Avg. Cost / Sq Ft | % of your total parcels Sold |
|------|------------|------------------|--------------------|-----------|-----------|-------------------|------------------------------|
| 2011 | | | | | | | |
| 2010 | 1 | \$739,000 | 4,200 | \$739,000 | \$739,000 | \$176 | 1.3% |
| 2009 | 1 | \$820,000 | 2,990 | \$820,000 | \$820,000 | \$274 | 1.3% |
| 2008 | 1 | \$825,680 | 3,820 | \$825,680 | \$825,680 | \$216 | 1.3% |
| 2007 | 2 | \$774,975 | 2,700 | \$794,950 | \$755,000 | \$288 | 2.7% |
| 2006 | 3 | \$757,167 | 2,793 | \$899,000 | \$661,500 | \$273 | 4.0% |
| 2005 | 6 | \$718,750 | 2,977 | \$805,000 | \$622,500 | \$241 | 8.0% |
| 2004 | 1 | \$585,000 | 3,110 | \$585,000 | \$585,000 | \$188 | 1.3% |

Avg/Year 2 \$740,242 3,051 **% of Sales in 07-11** 2.9%

Averages do not include 2011 Assessed Value Range **% of Area** **Sales in 2007-11** **% of Sales in 07-11** **Avg Sales Price 07-11** **Price vs. Assessed Value Average** **Ratio for 07-11 High** **Low**

| | | | | | | | | |
|-------------------------|----|--------|---|--------|-----------|------|------|------|
| \$0-\$249,999 | | | | | | | | |
| \$250,000-\$499,999 | | | | | | | | |
| \$500,000-\$749,999 | 75 | 100.0% | 5 | 100.0% | \$786,926 | 133% | 143% | 107% |
| \$750,000-\$999,999 | | | | | | | | |
| \$1,000,000-\$1,499,999 | | | | | | | | |
| \$1,500,000-\$1,999,999 | | | | | | | | |
| \$2,000,000-\$2,499,999 | | | | | | | | |
| \$2,500,000 and Above | | | | | | | | |

| Length of Ownership | Owner Occupied | Absent Owner | Length of Ownership | Owner Occupied | Absent Owner |
|---------------------|----------------|--------------|---------------------|----------------|--------------|
| 0 - 4 Years | 12 | 0 | 0 - 2 Years | 5 | 0 |
| 4 - 10 Years | 17 | 3 | 2 - 4 Years | 7 | 0 |
| 10 + Years | 41 | 2 | 4 - 6 Years | 8 | 2 |
| | | | 6 - 8 Years | 4 | 1 |
| | | | 8 - 10 Years | 8 | 0 |

This Report includes:

(In Red)

- 1.) The average number of sales per year.
- 2.) The average sales price per year.
- 3.) Length of Ownership.
- 4.) The owner occupancy vs. non-owner occupancy statistics.

All averages are based upon specific Geographic boundaries.

(Zip Code, Subdivision or Condominium,

Thomas brothers Map and Grid, street boundarys)

The Information Provided is deemed reliable, but is not guaranteed.



Property Statistics Report

Tony Meier 425-466-1000

| | | | | | | | |
|------------------|----------------------|------------------|----------------------|-------------------|----------------------|---------------------|----------------------|
| # of Sales: | <input type="text"/> | Avg. Year Built: | <input type="text"/> | Avg. Bld Sqft: | <input type="text"/> | Year 2011 | |
| Avg. Sales\$: | <input type="text"/> | Avg. Bedrms: | <input type="text"/> | Avg. Abv Gr Sqft: | <input type="text"/> | | |
| Avg. \$ / Sq Ft: | <input type="text"/> | Avg. Bathrms: | <input type="text"/> | Avg. Bsmt Sqft: | <input type="text"/> | | |
| Avg. Assed \$: | <input type="text"/> | Avg. Stories: | <input type="text"/> | Avg. Lot Sqft: | <input type="text"/> | | |
| Avg. Taxes \$: | <input type="text"/> | # w/ View: | <input type="text"/> | Avg. Deck Sqft: | <input type="text"/> | | |
| | | | | | | Avg. Det Garg Sqft: | <input type="text"/> |
| | | | | | | Avg. Att Garg Sqft: | <input type="text"/> |

| | | | | | | | |
|------------------|--|------------------|-----------------------------------|-------------------|-------------------------------------|---------------------|----------------------------------|
| # of Sales: | <input type="text" value="1"/> | Avg. Year Built: | <input type="text" value="1985"/> | Avg. Bld Sqft: | <input type="text" value="4,200"/> | Year 2010 | |
| Avg. Sales\$: | <input type="text" value="\$739,000"/> | Avg. Bedrms: | <input type="text" value="5"/> | Avg. Abv Gr Sqft: | <input type="text" value="3,920"/> | | |
| Avg. \$ / Sq Ft: | <input type="text" value="\$176"/> | Avg. Bathrms: | <input type="text" value="3"/> | Avg. Bsmt Sqft: | <input type="text" value="280"/> | | |
| Avg. Assed \$: | <input type="text" value="\$689,000"/> | Avg. Stories: | <input type="text" value="2"/> | Avg. Lot Sqft: | <input type="text" value="48,388"/> | | |
| Avg. Taxes \$: | <input type="text" value="\$8,735"/> | # w/ View: | <input type="text"/> | Avg. Deck Sqft: | <input type="text" value="370"/> | | |
| | | | | | | Avg. Det Garg Sqft: | <input type="text" value="0"/> |
| | | | | | | Avg. Att Garg Sqft: | <input type="text" value="960"/> |

| | | | | | | | |
|------------------|--|------------------|-----------------------------------|-------------------|-------------------------------------|---------------------|----------------------------------|
| # of Sales: | <input type="text" value="1"/> | Avg. Year Built: | <input type="text" value="1985"/> | Avg. Bld Sqft: | <input type="text" value="2,990"/> | Year 2009 | |
| Avg. Sales\$: | <input type="text" value="\$820,000"/> | Avg. Bedrms: | <input type="text" value="4"/> | Avg. Abv Gr Sqft: | <input type="text" value="2,990"/> | | |
| Avg. \$ / Sq Ft: | <input type="text" value="\$274"/> | Avg. Bathrms: | <input type="text" value="2"/> | Avg. Bsmt Sqft: | <input type="text" value="0"/> | | |
| Avg. Assed \$: | <input type="text" value="\$572,000"/> | Avg. Stories: | <input type="text" value="2"/> | Avg. Lot Sqft: | <input type="text" value="37,638"/> | | |
| Avg. Taxes \$: | <input type="text" value="\$7,282"/> | # w/ View: | <input type="text"/> | Avg. Deck Sqft: | <input type="text" value="400"/> | | |
| | | | | | | Avg. Det Garg Sqft: | <input type="text" value="0"/> |
| | | | | | | Avg. Att Garg Sqft: | <input type="text" value="790"/> |

| | | | | | | | |
|------------------|--|------------------|-----------------------------------|-------------------|-------------------------------------|---------------------|------------------------------------|
| # of Sales: | <input type="text" value="1"/> | Avg. Year Built: | <input type="text" value="1986"/> | Avg. Bld Sqft: | <input type="text" value="3,820"/> | Year 2008 | |
| Avg. Sales\$: | <input type="text" value="\$825,680"/> | Avg. Bedrms: | <input type="text" value="4"/> | Avg. Abv Gr Sqft: | <input type="text" value="3,820"/> | | |
| Avg. \$ / Sq Ft: | <input type="text" value="\$216"/> | Avg. Bathrms: | <input type="text" value="4"/> | Avg. Bsmt Sqft: | <input type="text" value="0"/> | | |
| Avg. Assed \$: | <input type="text" value="\$639,000"/> | Avg. Stories: | <input type="text" value="2"/> | Avg. Lot Sqft: | <input type="text" value="39,220"/> | | |
| Avg. Taxes \$: | <input type="text" value="\$8,142"/> | # w/ View: | <input type="text"/> | Avg. Deck Sqft: | <input type="text" value="0"/> | | |
| | | | | | | Avg. Det Garg Sqft: | <input type="text" value="0"/> |
| | | | | | | Avg. Att Garg Sqft: | <input type="text" value="1,510"/> |

| | | | | | | | |
|------------------|--|------------------|-----------------------------------|-------------------|-------------------------------------|---------------------|----------------------------------|
| # of Sales: | <input type="text" value="2"/> | Avg. Year Built: | <input type="text" value="1985"/> | Avg. Bld Sqft: | <input type="text" value="2,700"/> | Year 2007 | |
| Avg. Sales\$: | <input type="text" value="\$774,975"/> | Avg. Bedrms: | <input type="text" value="4"/> | Avg. Abv Gr Sqft: | <input type="text" value="2,190"/> | | |
| Avg. \$ / Sq Ft: | <input type="text" value="\$288"/> | Avg. Bathrms: | <input type="text" value="2"/> | Avg. Bsmt Sqft: | <input type="text" value="510"/> | | |
| Avg. Assed \$: | <input type="text" value="\$548,000"/> | Avg. Stories: | <input type="text" value="1"/> | Avg. Lot Sqft: | <input type="text" value="26,093"/> | | |
| Avg. Taxes \$: | <input type="text" value="\$6,971"/> | # w/ View: | <input type="text"/> | Avg. Deck Sqft: | <input type="text" value="0"/> | | |
| | | | | | | Avg. Det Garg Sqft: | <input type="text" value="0"/> |
| | | | | | | Avg. Att Garg Sqft: | <input type="text" value="535"/> |

| | | | | | | | |
|------------------|--|------------------|-----------------------------------|-------------------|-------------------------------------|---------------------|----------------------------------|
| # of Sales: | <input type="text" value="3"/> | Avg. Year Built: | <input type="text" value="1985"/> | Avg. Bld Sqft: | <input type="text" value="2,793"/> | Year 2006 | |
| Avg. Sales\$: | <input type="text" value="\$757,167"/> | Avg. Bedrms: | <input type="text" value="4"/> | Avg. Abv Gr Sqft: | <input type="text" value="2,793"/> | | |
| Avg. \$ / Sq Ft: | <input type="text" value="\$273"/> | Avg. Bathrms: | <input type="text" value="2"/> | Avg. Bsmt Sqft: | <input type="text" value="0"/> | | |
| Avg. Assed \$: | <input type="text" value="\$575,333"/> | Avg. Stories: | <input type="text" value="1"/> | Avg. Lot Sqft: | <input type="text" value="30,411"/> | | |
| Avg. Taxes \$: | <input type="text" value="\$7,313"/> | # w/ View: | <input type="text"/> | Avg. Deck Sqft: | <input type="text" value="0"/> | | |
| | | | | | | Avg. Det Garg Sqft: | <input type="text" value="0"/> |
| | | | | | | Avg. Att Garg Sqft: | <input type="text" value="790"/> |

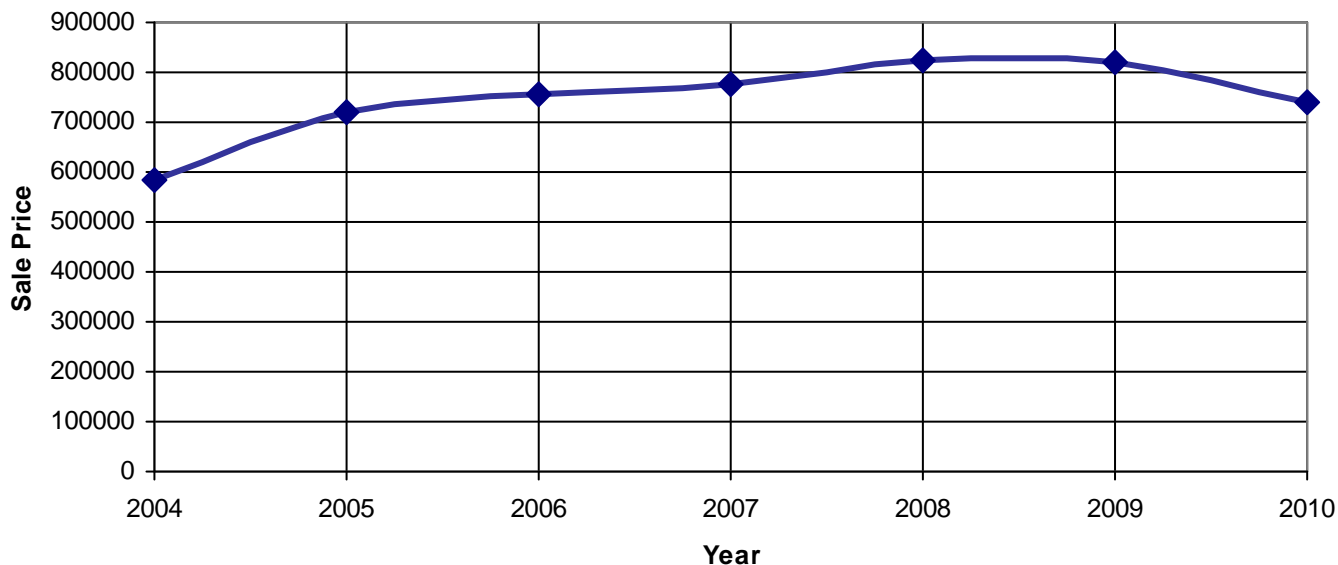
| | | | | | | | |
|------------------|--|------------------|-----------------------------------|-------------------|-------------------------------------|---------------------|----------------------------------|
| # of Sales: | <input type="text" value="6"/> | Avg. Year Built: | <input type="text" value="1985"/> | Avg. Bld Sqft: | <input type="text" value="2,977"/> | Year 2005 | |
| Avg. Sales\$: | <input type="text" value="\$718,750"/> | Avg. Bedrms: | <input type="text" value="4"/> | Avg. Abv Gr Sqft: | <input type="text" value="2,977"/> | | |
| Avg. \$ / Sq Ft: | <input type="text" value="\$241"/> | Avg. Bathrms: | <input type="text" value="2"/> | Avg. Bsmt Sqft: | <input type="text" value="0"/> | | |
| Avg. Assed \$: | <input type="text" value="\$581,000"/> | Avg. Stories: | <input type="text" value="2"/> | Avg. Lot Sqft: | <input type="text" value="27,975"/> | | |
| Avg. Taxes \$: | <input type="text" value="\$6,757"/> | # w/ View: | <input type="text"/> | Avg. Deck Sqft: | <input type="text" value="0"/> | | |
| | | | | | | Avg. Det Garg Sqft: | <input type="text" value="0"/> |
| | | | | | | Avg. Att Garg Sqft: | <input type="text" value="807"/> |



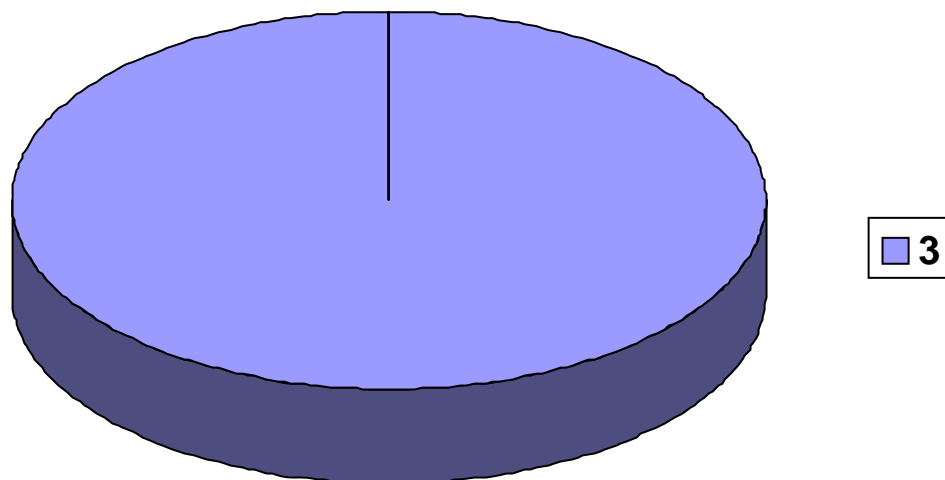
Residential Market Chart Report

Tony Meier 425-466-1000

Average Sales by Year



Parcels Sold by Price Range



- | | | | |
|----------------------------|----------------------------|----------------------------|--------------------------|
| 1: \$0-\$249,999 | 2: \$250,000-\$499,999 | 3: \$500,000-\$749,999 | 4: \$750,000-\$999,999 |
| 5: \$1,000,000-\$1,499,999 | 6: \$1,500,000-\$1,999,999 | 7: \$2,000,000-\$2,499,999 | 8: \$2,500,000 and Above |