



Tony Meier 425-466-1000

Residential Market Trend Report

Report Area is:

Wyndham Knoll



1/4/2011

Total Number of Parcels in your area: 38

Total Owner Occupied: 32

Total Absent Owner: 6

% 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	3	\$1,088,545	4,997	\$1,250,000	\$1,005,636	\$222	7.9%
2009	2	\$765,000	3,390	\$770,000	\$760,000	\$226	5.3%
2008							
2007	3	\$1,093,093	3,817	\$1,350,000	\$944,880	\$285	7.9%
2006	2	\$1,440,000	5,625	\$1,455,000	\$1,425,000	\$258	5.3%
2005	2	\$1,097,500	4,565	\$1,340,000	\$855,000	\$238	5.3%
2004	2	\$893,126	4,000	\$945,000	\$841,252	\$224	5.3%

Avg/Year 2 \$1,066,869 4,400 5.3%

Averages do not include 2011 % of Sales in % of Sales in Avg Sales Price vs. Assessed Value Ratio for 07-11

Assessed Value Range **Parcels** **Area** **2007-11** **07-11** **Price 07-11** **Average** **High** **Low**

\$0-\$249,999									
\$250,000-\$499,999									
\$500,000-\$749,999	2	5.3%							
\$750,000-\$999,999	26	68.4%	5	62.5%	\$893,856	110%	120%	100%	
\$1,000,000-\$1,499,999	10	26.3%	3	37.5%	\$1,201,879	111%	135%	94%	
\$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	7	0
4 - 10 Years	8	2	2 - 4 Years	5	0
10 + Years	12	4	4 - 6 Years	4	0
			6 - 8 Years	4	1
			8 - 10 Years	0	2

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 boundaries)

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



Property Statistics Report

1/4/2011

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# of Sales:	<input type="text"/>	Avg. Year Built:	<input type="text"/>	Avg. Bld Sqft:	<input type="text"/>	Year 2011	Avg. Det Garg Sqft:	<input type="text"/>
Avg. Sales\$:	<input type="text"/>	Avg. Bedrms:	<input type="text"/>	Avg. Abv Gr Sqft:	<input type="text"/>		Avg. Att Garg 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"/>			

# of Sales:	<input type="text" value="3"/>	Avg. Year Built:	<input type="text" value="1990"/>	Avg. Bld Sqft:	<input type="text" value="4,997"/>	Year 2010	Avg. Det Garg Sqft:	<input type="text" value="0"/>
Avg. Sales\$:	<input type="text" value="\$1,088,545"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="4,997"/>		Avg. Att Garg Sqft:	<input type="text" value="923"/>
Avg. \$ / Sq Ft:	<input type="text" value="\$222"/>	Avg. Bathrms:	<input type="text" value="3"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>			
Avg. Assed \$:	<input type="text" value="\$1,082,667"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="35,864"/>			
Avg. Taxes \$:	<input type="text" value="\$12,376"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="133"/>			

# of Sales:	<input type="text" value="2"/>	Avg. Year Built:	<input type="text" value="1990"/>	Avg. Bld Sqft:	<input type="text" value="3,390"/>	Year 2009	Avg. Det Garg Sqft:	<input type="text" value="0"/>
Avg. Sales\$:	<input type="text" value="\$765,000"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="3,390"/>		Avg. Att Garg Sqft:	<input type="text" value="940"/>
Avg. \$ / Sq Ft:	<input type="text" value="\$226"/>	Avg. Bathrms:	<input type="text" value="2"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>			
Avg. Assed \$:	<input type="text" value="\$755,000"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="33,635"/>			
Avg. Taxes \$:	<input type="text" value="\$9,612"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="0"/>			

# of Sales:	<input type="text"/>	Avg. Year Built:	<input type="text"/>	Avg. Bld Sqft:	<input type="text"/>	Year 2008	Avg. Det Garg Sqft:	<input type="text"/>
Avg. Sales\$:	<input type="text"/>	Avg. Bedrms:	<input type="text"/>	Avg. Abv Gr Sqft:	<input type="text"/>		Avg. Att Garg 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"/>			

# of Sales:	<input type="text" value="3"/>	Avg. Year Built:	<input type="text" value="1990"/>	Avg. Bld Sqft:	<input type="text" value="3,817"/>	Year 2007	Avg. Det Garg Sqft:	<input type="text" value="0"/>
Avg. Sales\$:	<input type="text" value="\$1,093,093"/>	Avg. Bedrms:	<input type="text" value="4"/>	Avg. Abv Gr Sqft:	<input type="text" value="3,817"/>		Avg. Att Garg Sqft:	<input type="text" value="773"/>
Avg. \$ / Sq Ft:	<input type="text" value="\$285"/>	Avg. Bathrms:	<input type="text" value="3"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>			
Avg. Assed \$:	<input type="text" value="\$869,000"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="35,236"/>			
Avg. Taxes \$:	<input type="text" value="\$10,299"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="0"/>			

# of Sales:	<input type="text" value="2"/>	Avg. Year Built:	<input type="text" value="1990"/>	Avg. Bld Sqft:	<input type="text" value="5,625"/>	Year 2006	Avg. Det Garg Sqft:	<input type="text" value="0"/>
Avg. Sales\$:	<input type="text" value="\$1,440,000"/>	Avg. Bedrms:	<input type="text" value="5"/>	Avg. Abv Gr Sqft:	<input type="text" value="5,625"/>		Avg. Att Garg Sqft:	<input type="text" value="935"/>
Avg. \$ / Sq Ft:	<input type="text" value="\$258"/>	Avg. Bathrms:	<input type="text" value="5"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>			
Avg. Assed \$:	<input type="text" value="\$1,085,500"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="36,814"/>			
Avg. Taxes \$:	<input type="text" value="\$12,408"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="65"/>			

# of Sales:	<input type="text" value="2"/>	Avg. Year Built:	<input type="text" value="1990"/>	Avg. Bld Sqft:	<input type="text" value="4,565"/>	Year 2005	Avg. Det Garg Sqft:	<input type="text" value="0"/>
Avg. Sales\$:	<input type="text" value="\$1,097,500"/>	Avg. Bedrms:	<input type="text" value="5"/>	Avg. Abv Gr Sqft:	<input type="text" value="4,565"/>		Avg. Att Garg Sqft:	<input type="text" value="1,045"/>
Avg. \$ / Sq Ft:	<input type="text" value="\$238"/>	Avg. Bathrms:	<input type="text" value="3"/>	Avg. Bsmt Sqft:	<input type="text" value="0"/>			
Avg. Assed \$:	<input type="text" value="\$906,000"/>	Avg. Stories:	<input type="text" value="2"/>	Avg. Lot Sqft:	<input type="text" value="35,426"/>			
Avg. Taxes \$:	<input type="text" value="\$10,838"/>	# w/ View:	<input type="text"/>	Avg. Deck Sqft:	<input type="text" value="160"/>			

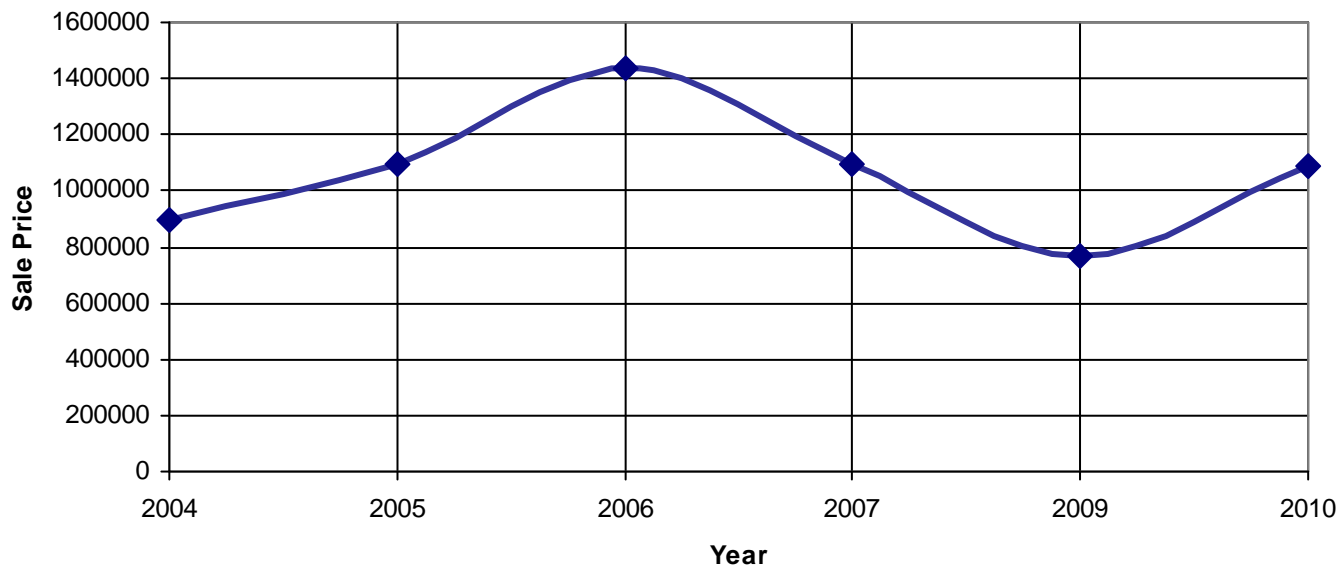


Residential Market Chart Report

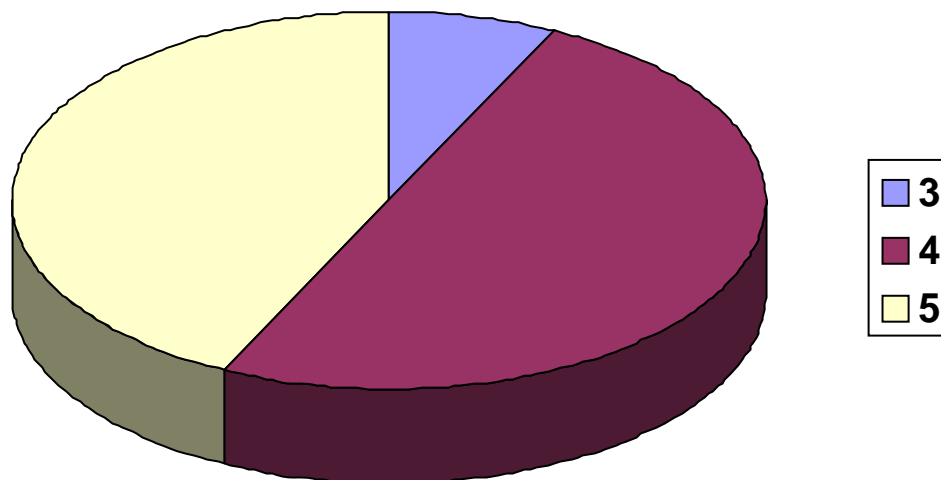
1/4/2011

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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 |