



The Wine Coupon

20% discount at URBAN VINES for any regular priced domestic or imported wine and beer.

WWW.URBANVINES.COM
3605 S McClellan St
Seattle WA 98144
206.721.3456

Not valid with any additional discounts.
Coupon expires 3/1/10.



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This is not intended to solicit the listing if you home is currently listed.

Single Family Homes:

- In December in King County, new listings were flat to last year, 55% **MORE** homes went under contract and inventory levels decreased by -20%. This is the 9th month of increased pending sales over last year.
- In Seattle, new listings decreased by -5%, 55% **MORE** homes went under contract, and inventory levels were down -20% to last year.
- On the Eastside, new listings were flat to last year, 81% **MORE** homes went under contract and inventory levels decreased -24% to last year.
- In November, King County posted an -8% decrease in the average price to last year. **For the year unit sales were even the same as last year, and the year to date average price decreased -14%.**
- King County had a 22 weeks of supply compared to 41 last year and 22 in November. Seattle had a 17 weeks of supply compared to 24 last year and 17 in November. The Eastside had a 23 weeks of supply compared to 56 last year and 25 in November.
- **As hard as 2009 has been, our real estate market has come through it. We are entering 2010 with a much more balanced market than 2009. The average price is stabilizing, inventory levels are low and the weeks of supply is a balanced. We are in much better shape than the rest of the country!**

Area	Average Price	% Change To Last Yr	Month End Invtry	Invtry % To Last Yr	Days On Mkt	Days On Mkt % Mt SFR
SFR	Year-to-Date					
Mt Baker/Seward Pk/Rainier	\$381,016	-17%	164	-22%	65	-2%
Capitol Hill/Madison Park/Central	\$668,093	-14%	276	3%	68	15%
Queen Anne/Magnolia	\$644,038	-15%	200	-19%	76	17%
Ballard/Phinney Rdg/Green Lake	\$435,074	-12%	296	-29%	51	2%
Ravenna/View Rdg/Laurelhurst/Wedgewood	\$515,301	-10%	176	-37%	48	2%
West Bellevue/Medina	\$1,228,574	-18%	192	-27%	92	2%
Kirkland	\$697,013	-13%	287	-26%	89	14%
Redmond	\$531,676	-18%	269	-20%	92	19%
King County	\$455,950	-14%	6918	-21%	78	7%

December Statistics

Condominiums:

- In December in King County, new listings were down 13% to last year, 38% **MORE** homes went under contract and inventory levels decreased by -7%.
- In Seattle, new listings decreased by -14%, 21% **MORE** condominiums went under contract, and inventory levels decreased by -11%.
- On the Eastside, new listings increased 29% to last year, 74% **MORE** homes went under contract and inventory levels were the same as last year.
- In December, the average price in King County decreased -31% to last year. **For the year, unit sales are down -19% and the average price decreased -9%.**
- King County had a 34 weeks of supply compared to 51 last year and 35 in November. Seattle had a 30 weeks of supply compared to 39 last year and 36 in November. The Eastside had a weeks of supply compared to 59 last year and 35 in November. **It has been a tougher year for condominiums. Slower to balance and much more erratic. The market looks to be entering 2010 much more balanced and poised to follow the single family market.**

Please call me if you have any questions about your particular neighborhood or about the new Home Buyer Credit.

Area	Average Price	% Change To Last Yr	Month End Invtry	Invtry % To Last Yr	Days On Mkt	Days On Mkt % Mt SFR
Capitol Hill/Madison Park/First Hill	\$339,838	-6%	234	-9%	67	-3%
Belltown/Downtown	\$644,952	7%	248	-4%	86	32%
Queen Anne	\$324,674	-13%	153	-25%	96	26%
Kirkland	\$384,416	-17%	203	15%	88	7%
Juanita	\$227,149	-11%	178	-3%	84	27%
Sammamish	\$270,576	-15%	143	-30%	106	7%
King County	\$307,827	-9%	2734	-7%	84	17%