

prepared for:



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Residential Transaction Study

03/18/09

Project description 98104

Yearly Market

Most recent transaction: **2/25/2009**

Market (homes): **823**

year	sales	mrkt%	\$/sqft	low price	avg price	high price
2009	1	%	\$258	\$325,000	\$325,000	\$325,000
2008	35	4%	\$471	\$225,950	\$508,098	\$1,295,000
2007	185	22%	\$442	\$153,000	\$344,302	\$1,765,000
2006	47	6%	\$412	\$112,000	\$496,687	\$1,377,500
2005	51	6%	\$341	\$145,000	\$398,720	\$860,000
2004	47	6%	\$361	\$134,950	\$484,470	\$1,500,000

Market by Assessed Value Ranges

Sale \$ / assessed value %

Assessed Value Range	#	mrkt%	last 12mo	avg sale \$	low	avg	high
\$25,000-\$624,999	695	84%	40	\$453,053	89%	123%	286%
\$625,000-\$1,224,999	118	14%	7	\$916,250	91%	114%	131%
\$1,225,000-\$1,824,999	5	1%	1				
\$1,825,000-\$2,424,999	1	%					
\$2,425,000-\$3,024,999							
\$3,025,000-\$3,624,999							
\$3,625,000-\$4,224,999	1	%					
\$4,225,000 and up	1	%					

Property Characteristics

avg % imprvd	90%	1 story	0	w/ bsmt	platted	823
avg year built	1948	1.5 story	0	avg bsmt sqft	avg lot sqft ¹	19,055
avg bldg sqft	1,122	2 story	0	w/ garage	unplatted	
avg # beds	2	2.5+ story	823	avg garage sqft	avg lot sqft ²	
avg # baths	1					

¹avg lot sqft of all platted properties

²avg lot sqft of all unplatted properties

Ownership Statistics

Average length of ownership = 6.3

properties owned for:	
0 - 5 years	446
5-10 years	134
10+ years	170

Average taxes = \$3,745

Owner occupied	518
Non-owner occupied	305
on "No Call" list	3

Stats by Bedroom Count

Market by bedroom count (last 12 mo.)			
rooms	sales	avg price	avg \$/sqft
1	12	\$344,785	\$414
2	17	\$588,938	\$481
3	1	\$1,295,000	\$486
4+			

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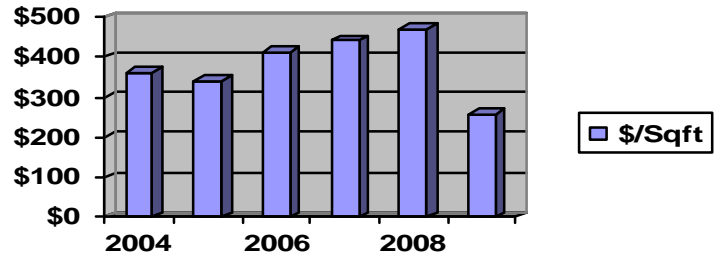
Project description 98104

Yearly Market

year	sales	mrkt %	\$/sqft*
2009	1	0.1%	\$258
2008	35	4.3%	\$471
2007	185	22.5%	\$442
2006	47	5.7%	\$412
2005	51	6.2%	\$341
2004	47	5.7%	\$361

*averages by year

Price Per Sqft by Year

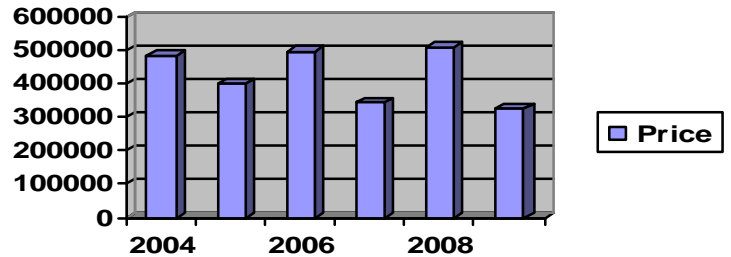


Yearly Market by sale price

year	low	avg*	high
2009	\$325,000	\$325,000	\$325,000
2008	\$225,950	\$508,098	\$1,295,000
2007	\$153,000	\$344,302	\$1,765,000
2006	\$112,000	\$496,687	\$1,377,500
2005	\$145,000	\$398,720	\$860,000
2004	\$134,950	\$484,470	\$1,500,000

*averages by year

Average Sales Price by Year

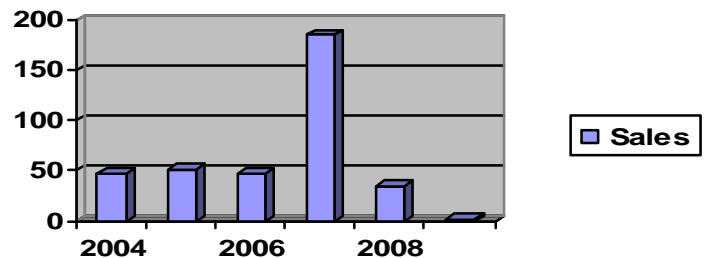


Sales by Characteristics*

year	yr blt	bldg sqft	bed	bath
2009	1909	1,260	2	2
2008	1946	1,079	2	1
2007	1958	779	1	1
2006	1934	1,205	2	1
2005	1936	1,169	2	1
2004	1939	1,342	2	2

*averages by year

Number of Sales by Year



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MARKET ACTIVITY PROFILE 98104

subdivision	#	*yr blt	*bed	*bath	*bld sqft	*lot sqft	*assessed	2007 sales	\$/sqft	2008 sales	\$/sqft	2009 sales	\$/sqft	avg price
100 1ST AVENUE SOUTH CONDO	17	1985	1	1	875	2,589	\$367,059	1	\$657	3	\$872			\$963,000
1223 SPRING STREET CONDO	20	1929	2	3	2,476	14,425	\$933,800	2	\$447	1	\$486			\$1,170,000
606 POST CONDO	14	1900	1	1	1,021	3,000	\$383,114	1	\$425					\$411,000
80 SOUTH JACKSON BUILDING CONDO	27	1900	1	1	1,353	9,996	\$493,159	1	\$426	3	\$564			\$625,000
CHANCERY HOUSE(0005) CONDO	1	1982				14,410								
DECATUR CONDO	146	1950	1	1	622	15,360	\$262,288	73	\$457	8	\$452			\$282,138
FIRST HILL PLAZA CONDO	138	1982	2	2	1,395	18,407	\$702,645	6	\$872	3	\$623			\$1,016,106
FLORENTINE CONDO	116	1909	2	1	1,357	43,527	\$391,721	13	\$339	5	\$339	1	\$258	\$448,078
GAINSBOROUGH CONDO	55	1930	2	1	1,138	15,366	\$400,345			1	\$320			\$239,000
KELLEHER HOUSE CONDO	59	1982	2	2	1,035	15,587	\$402,661	6	\$425	1	\$408			\$469,850
LOFTS THE CONDO	17	1904	1	2	1,986	7,211	\$441,217							
MERRILL PLACE RESIDENTIAL CONDO	16	1905	1	1	1,072	3,925	\$476,812	2	\$475	1	\$451			\$472,667
MONTIANA CONDO	1	2002	2	2	1,335	7,040	\$622,000							
NINE CHERRY SQUARE CONDO	42	1969	1	1	548	10,798	\$241,071	41	\$482					\$270,864
NORD, THE CONDO	2	1900	2	1	769	3,330	\$256,000	1	\$462	1	\$524			\$379,730
OLD COLONY CONDO	32	1909	2	1	1,124	14,432	\$304,031	3	\$362	2	\$344			\$398,000
PACIFIC CENTER CONDO	50	2000	1	1	893	19,180	\$272,860	30	\$324	4	\$302			\$289,739
TERRY TERRACE CONDO	26	1907	1	1	696	7,387	\$185,269	5	\$311					\$226,700
TRAVELERS HOTEL THE /POST MEWS CONDO	16	1913		1	1,737	9,600	\$457,862	1	\$446	1	\$382			\$392,662
WATERFRONT PLACE BUILDING RESIDENTIAL CO	28	1983	1	1	1,362	35,978	\$735,000			1	\$461			\$620,000

*average for subdivision

TOTALS	#	*yr blt	*bed	*bath	*bld sqft	*lot sqft	*assessed	2007 sales	\$/sqft	2008 sales	\$/sqft	2009 sales	\$/sqft	avg price
	823	1948	2	1	1,119	19,055	\$429,419	186	\$439	35	\$471	1	\$258	\$369,258

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