

prepared for:



James Stroupe
Windermere Real Estate/Capitol Hill, Inc.
(206) 910-5000
james@stroupe.com



Residential Transaction Study

03/20/09

Project description 98121

Yearly Market

Most recent transaction: **2/27/2009**

Market (homes): **1100**

year	sales	mrkt%	\$/sqft	low price	avg price	high price
2009	4	%	\$454	\$278,800	\$378,700	\$425,000
2008	41	4%	\$502	\$200,000	\$469,128	\$1,445,000
2007	115	10%	\$507	\$189,000	\$394,384	\$1,600,000
2006	44	4%	\$456	\$172,000	\$430,918	\$1,180,000
2005	49	4%	\$429	\$139,000	\$405,368	\$950,000
2004	40	4%	\$344	\$96,000	\$302,902	\$880,000

Market by Assessed Value Ranges

Sale \$ / assessed value %

Assessed Value Range	#	mrkt%	last 12mo	avg sale \$	low	avg	high
\$2,000-\$601,999	990	90%	67	\$402,367	7%	2,074%	21,600%
\$602,000-\$1,201,999	93	8%	5	\$898,737	92%	121%	144%
\$1,202,000-\$1,801,999	9	1%					
\$1,802,000-\$2,401,999	3	%	2				
\$2,402,000-\$3,001,999							
\$3,002,000-\$3,601,999	1	%					
\$3,602,000-\$4,201,999	3	%					
\$4,202,000 and up	1	%					

Property Characteristics

avg % imprvd	89%	1 story	0	w/ bsmt	platted	1,100
avg year built	1981	1.5 story	0	avg bsmt sqft	avg lot sqft ¹	17,987
avg bldg sqft	997	2 story	0	w/ garage	unplatted	
avg # beds	2	2.5+ story	1100	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 = 7.6

properties owned for:	
0 - 5 years	472
5-10 years	216
10+ years	302

Average taxes = \$2,723

Owner occupied	582
Non-owner occupied	518
on "No Call" list	2

Stats by Bedroom Count

Market by bedroom count (last 12 mo.)			
rooms	sales	avg price	avg \$/sqft
1	17	\$324,584	\$443
2	12	\$636,301	\$544
3			
4+			

information provided by



The information compiled for use in this report(s) was imported from a vendor provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies. © 2004-2009 Ticor Title

prepared for:



James Stroupe
Windermere Real Estate/Capitol Hill, Inc.
(206) 910-5000
james@stroupe.com



Most recent transaction: **2/27/2009**

Market (homes): **1100**

Residential Transaction Study

03/20/09

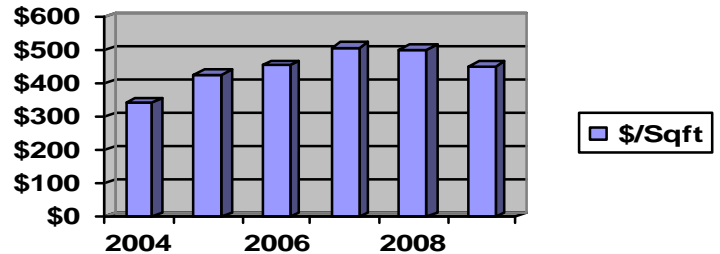
Project description 98121

Yearly Market

year	sales	mrkt %	\$/sqft*
2009	4	0.4%	\$454
2008	41	3.7%	\$502
2007	115	10.5%	\$507
2006	44	4%	\$456
2005	49	4.5%	\$429
2004	40	3.6%	\$344

*averages by year

Price Per Sqft by Year

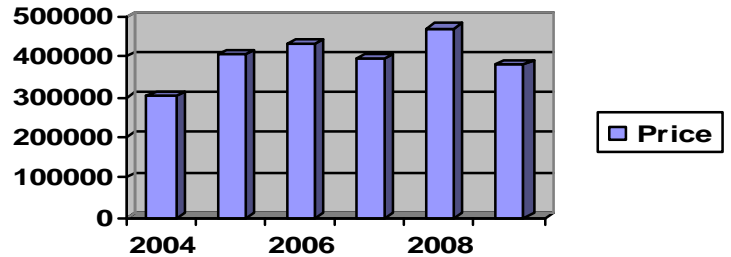


Yearly Market by sale price

year	low	avg*	high
2009	\$278,800	\$378,700	\$425,000
2008	\$200,000	\$469,128	\$1,445,000
2007	\$189,000	\$394,384	\$1,600,000
2006	\$172,000	\$430,918	\$1,180,000
2005	\$139,000	\$405,368	\$950,000
2004	\$96,000	\$302,902	\$880,000

*averages by year

Average Sales Price by Year

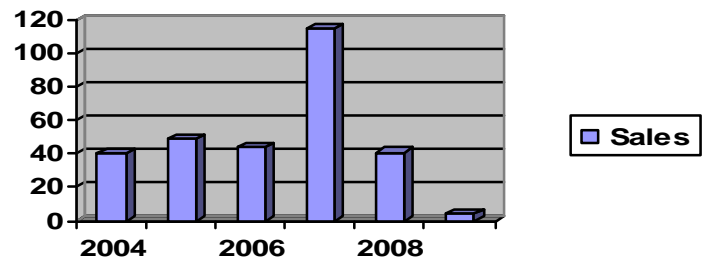


Sales by Characteristics*

year	yr blt	bldg sqft	bed	bath
2009	1987	835	2	1
2008	1983	935	1	1
2007	1974	778	1	1
2006	1984	944	1	1
2005	1983	945	1	2
2004	1985	881	1	1

*averages by year

Number of Sales by Year



prepared for:



James Stroupe
Windermere Real Estate/Capitol Hill, Inc.
(206) 910-5000
james@stroupe.com



03/20/09

most recent transaction: **2/27/2009**

MARKET ACTIVITY PROFILE 98121

subdivision	#	*yr blt	*bed	*bath	*bld sqft	*lot sqft	*assessed	2007 sales	\$/sqft	2008 sales	\$/sqft	2009 sales	\$/sqft	avg price
ALEXANDRIA CONDO	79	1991	1	1	627	14,417	\$213,949	6	\$432	13	\$423	1	\$469	\$298,321
ARBOR PLACE TOWER CONDO	157	1989	1	1	885	20,794	\$341,604	9	\$475	7	\$461	2	\$438	\$428,807
CARBON 56 CONDO	56	2004		1	737	14,427	\$359,804	32	\$495	1	\$460			\$340,404
FIFTH AVENUE COURT CONDO	32	1922		1	454	7,560	\$232,594	28	\$527	1	\$497			\$236,983
GRANDVIEW CONDO	110	1979	1	1	866	12,959	\$400,148	8	\$614	2	\$515	1	\$479	\$580,941
GUIRY/SCHILLISTAD CONDO	3	1901			7,159	13,335	\$2,401,167							
HARBOUR HEIGHTS CONDO	93	1980	1	1	1,089	12,979	\$390,898	7	\$483	3	\$426			\$460,484
MARKET COURT CONDO	145	1989		1	426	20,176	\$181,050	7	\$532	2	\$625			\$585,889
MARKET PLACE NORTH PHASE I CONDO	94	1982	2	2	1,418	47,826	\$711,012	4	\$712	6	\$656			\$993,972
MARKET PLACE TOWER CONDO	4	1988	2	2	4,837	3,462	\$3,980,500							
ROYAL CREST CONDO	324	1973	1	1	420	12,968	\$144,366	14	\$398	7	\$382			\$387,071
WESTERN TRIANGLE BUILDING CONDO	3	1989	3	2	1,904	7,843	\$923,667							

*average for subdivision

TOTALS	#	*yr blt	*bed	*bath	*bld sqft	*lot sqft	*assessed	2007 sales	\$/sqft	2008 sales	\$/sqft	2009 sales	\$/sqft	avg price
	1100	1981	1	1	744	17,987	\$312,958	115	\$507	42	\$491	4	\$454	\$410,728

information provided by



The information compiled for use in this report(s) was imported from a vendor provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies. © 2004-2009 Ticor Title