

## Seattle Neighborhood Report: February 2009

	# of SALES / AVERAGE SALES PRICE					
	February 2009	February 2008	% Change	YTD 2009	YTD 2008	% Change
Ballard	13	28	-54%	23	44	-48%
	\$408,365	\$510,260	-20%	\$405,833	\$510,427	-20%
Beacon Hill	9	15	-40%	16	31	-48%
	\$336,389	\$392,973	-14%	\$345,559	\$414,370	-17%
Bitter Lake	3	5	-40%	4	7	-43%
	\$436,333	\$353,100	24%	\$471,000	\$361,071	30%
Broadview	2	10	-80%	8	11	-27%
	\$432,500	\$483,485	-11%	\$458,794	\$474,982	-3%
Bryant	2	3	-33%	2	8	-75%
	\$442,250	\$833,333	-47%	\$442,250	\$675,500	-35%
Capitol Hill	7	4	75%	10	12	-17%
	\$346,429	\$395,000	-12%	\$421,800	\$443,505	-5%
Central Area	3	3	0%	7	7	0%
	\$590,833	\$427,667	38%	\$463,643	\$490,293	-5%
Columbia City	1	1	0%	3	3	0%
	\$275,000	\$309,000	-11%	\$305,000	\$351,667	-13%
Delridge	5	8	-38%	10	13	-23%
	\$299,200	\$355,928	-16%	\$264,740	\$382,187	-31%
E. Central Area	0	4	-100%	0	7	-100%
		\$1,162,250		\$0	\$1,095,786	-100%
Fremont	7	2	250%	8	3	167%
	\$484,143	\$548,000	-12%	\$486,113	\$559,667	-13%
Georgetown	0	1	-100%	0	2	-100%
		\$452,500		\$0	\$488,750	-100%
Green Lake	5	1	400%	5	6	-17%
	\$669,800	\$300,000	123%	\$669,800	\$497,333	35%
Greenwood	4	7	-43%	6	15	-60%
	\$304,975	\$389,143	-22%	\$314,808	\$386,030	-18%
Haller Lake	3	6	-50%	6	9	-33%
	\$483,117	\$346,817	39%	\$424,058	\$348,422	22%
Lake City	9	19	-53%	17	34	-50%
	\$405,556	\$458,080	-11%	\$402,647	\$463,111	-13%
Laurelhurst	2	7	-71%	8	8	0%
	\$1,291,500	\$981,571	32%	\$910,875	\$985,438	-8%



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Leschi	2	1	100%	4	2	100%
	\$767,250	\$440,000	74%	\$621,113	\$358,500	73%
Madison Park	1	2	-50%	1	4	-75%
	\$5,300,000	\$1,120,000	373%	\$5,300,000	\$1,410,000	276%
Madison Park & N.E. Central Area	2	5	-60%	4	9	-56%
	\$1,337,500	\$5,025,000	-73%	\$1,343,750	\$4,368,889	-69%
Magnolia	9	22	-59%	15	32	-53%
	\$472,056	\$665,697	-29%	\$484,433	\$688,354	-30%
Maple Leaf	6	7	-14%	10	16	-38%
	\$366,917	\$484,207	-24%	\$363,025	\$448,834	-19%
Montlake	0	1	-100%	2	4	-50%
		\$650,000		\$780,900	\$724,375	8%
Mount Baker	5	10	-50%	10	18	-44%
	\$487,800	\$494,300	-1%	\$609,095	\$478,097	27%
North Beach / Blue Ridge	5	4	25%	6	5	20%
	\$1,108,500	\$753,675	47%	\$987,917	\$707,940	40%
Northgate	7	4	75%	11	9	22%
	\$401,136	\$382,488	5%	\$426,768	\$380,100	12%
Phinney Ridge	1	4	-75%	1	8	-88%
	\$1,025,000	\$653,175	57%	\$1,025,000	\$650,338	58%
Phinney Ridge / Greenwood	3	8	-63%	6	11	-45%
	\$448,483	\$602,594	-26%	\$436,742	\$579,659	-25%
Queen Anne	8	15	-47%	15	27	-44%
	\$1,007,063	\$814,253	24%	\$923,267	\$924,696	0%
Rainier Valley	5	9	-44%	11	27	-59%
	\$219,300	\$340,526	-36%	\$229,591	\$349,966	-34%
Ravenna	3	2	50%	5	7	-29%
	\$561,833	\$602,500	-7%	\$576,100	\$603,143	-4%
Ravenna / Wedgewood	3	6	-50%	4	11	-64%
	\$650,000	\$522,325	24%	\$650,000	\$574,359	13%
Roosevelt	5	9	-44%	6	13	-54%
	\$408,090	\$566,332	-28%	\$419,242	\$618,614	-32%
Seward Park	4	10	-60%	7	15	-53%
	\$386,250	\$430,940	-10%	\$547,571	\$413,547	32%
South Lake Union	3	5	-40%	6	7	-14%
	\$1,975,000	\$894,000	121%	\$1,401,792	\$1,047,500	34%
South Park	1	0		4	4	0%
	\$246,500			\$271,752	\$248,500	9%
Sunset Hill	3	3	0%	3	3	0%
	\$423,451	\$577,333	-27%	\$423,451	\$577,333	-27%



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Page 2 of 3

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University District	2	1	100%	4	5	-20%
	\$485,000	\$375,000	29%	\$496,250	\$520,800	-5%
View Ridge	1	4	-75%	1	7	-86%
	\$775,000	\$1,143,750	-32%	\$775,000	\$1,007,714	-23%
Wallingford	14	10	40%	16	20	-20%
	\$623,804	\$685,800	-9%	\$606,453	\$701,900	-14%
Wedgewood / View Ridge	5	11	-55%	9	11	-18%
	\$487,600	\$485,005	1%	\$461,667	\$485,005	-5%
West Seattle	29	56	-48%	57	103	-45%
	\$422,560	\$527,169	-20%	\$427,427	\$520,001	-18%
Whittier Heights / Phinney Ridge / Greenwood	7	9	-22%	13	12	8%
	\$414,929	\$505,883	-18%	\$425,654	\$505,242	-16%
Windermere	2	4	-50%	5	6	-17%
	\$609,500	\$1,847,206	-67%	\$2,176,800	\$1,742,971	25%
<b>Number of Sales:</b>	<b>211</b>	<b>346</b>	<b>-39%</b>	<b>369</b>	<b>616</b>	<b>-40%</b>
<b>Average Sales Price:</b>	<b>\$546,127</b>	<b>\$634,166</b>	<b>-14%</b>	<b>\$543,301</b>	<b>\$620,786</b>	<b>-12%</b>



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