

Seattle Neighborhood Report: March 2009

	# of SALES / AVERAGE SALES PRICE					
	March 2009	March 2008	% Change	YTD 2009	YTD 2008	% Change
Ballard	17	25	-32%	40	69	-42%
	\$407,525	\$496,936	-18%	\$406,552	\$505,539	-20%
Beacon Hill	7	17	-59%	23	49	-53%
	\$351,857	\$368,776	-5%	\$347,476	\$399,789	-13%
Bitter Lake	6	4	50%	10	11	-9%
	\$331,813	\$346,000	-4%	\$387,488	\$355,591	9%
Broadview	2	9	-78%	11	20	-45%
	\$517,500	\$446,389	16%	\$448,214	\$462,115	-3%
Bryant	0	7	-100%	2	15	-87%
		\$613,214		\$442,250	\$646,433	-32%
Capitol Hill	7	15	-53%	17	27	-37%
	\$525,521	\$572,560	-8%	\$464,509	\$515,202	-10%
Central Area	6	6	0%	13	13	0%
	\$375,833	\$640,500	-41%	\$423,115	\$559,619	-24%
Columbia City	0	3	-100%	3	6	-50%
		\$298,333		\$305,000	\$325,000	-6%
Delridge	3	13	-77%	13	26	-50%
	\$393,000	\$379,762	3%	\$294,338	\$380,974	-23%
E. Central Area	2	8	-75%	2	15	-87%
	\$997,500	\$943,000	6%	\$997,500	\$1,014,300	-2%
Fremont	0	5	-100%	5	8	-38%
		\$773,000		\$516,780	\$693,000	-25%
Georgetown	0	3	-100%	0	5	-100%
		\$335,983		\$0	\$397,090	-100%
Green Lake	0	3	-100%	5	9	-44%
		\$573,000		\$669,800	\$522,556	28%
Greenwood	7	9	-22%	13	25	-48%
	\$277,857	\$444,656	-38%	\$294,912	\$403,692	-27%
Haller Lake	4	4	0%	10	13	-23%
	\$344,988	\$374,750	-8%	\$392,430	\$356,523	10%
Lake City	17	17	0%	36	51	-29%
	\$363,012	\$475,741	-24%	\$387,672	\$467,321	-17%
Laurelhurst	0	1	-100%	8	9	-11%
		\$950,000		\$910,875	\$981,500	-7%



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Leschi	5	1	400%	9	3	200%
	\$475,170	\$530,000	-10%	\$540,033	\$415,667	30%
Madison Park	0	1	-100%	1	5	-80%
		\$1,285,000		\$5,300,000	\$1,385,000	283%
Madison Park & N.E. Central Area	2	2	0%	6	12	-50%
	\$1,116,500	\$1,661,000	-33%	\$1,268,000	\$3,630,875	-65%
Magnolia	10	24	-58%	25	56	-55%
	\$789,790	\$770,953	2%	\$606,576	\$723,753	-16%
Maple Leaf	5	11	-55%	15	28	-46%
	\$466,900	\$436,573	7%	\$397,650	\$444,773	-11%
Montlake	1	2	-50%	3	6	-50%
	\$456,000	\$682,725	-33%	\$672,600	\$710,492	-5%
Mount Baker	4	9	-56%	14	27	-48%
	\$456,850	\$701,961	-35%	\$565,596	\$552,719	2%
North Beach / Blue Ridge	6	3	100%	12	8	50%
	\$515,500	\$679,467	-24%	\$751,708	\$697,263	8%
Northgate	3	4	-25%	14	13	8%
	\$357,333	\$408,000	-12%	\$411,889	\$388,685	6%
Phinney Ridge	1	1	0%	2	9	-78%
	\$520,000	\$440,000	18%	\$772,500	\$626,967	23%
Phinney Ridge / Greenwood	2	3	-33%	8	14	-43%
	\$497,475	\$795,167	-37%	\$451,925	\$625,839	-28%
Queen Anne	10	16	-38%	25	43	-42%
	\$630,150	\$998,034	-37%	\$806,020	\$951,985	-15%
Rainier Valley	14	19	-26%	26	46	-43%
	\$270,094	\$319,276	-15%	\$250,839	\$337,290	-26%
Ravenna	2	4	-50%	7	11	-36%
	\$692,500	\$446,183	55%	\$609,357	\$546,066	12%
Ravenna / Wedgewood	7	7	0%	11	18	-39%
	\$494,000	\$556,343	-11%	\$550,727	\$567,353	-3%
Roosevelt	4	8	-50%	10	22	-55%
	\$450,650	\$683,450	-34%	\$431,805	\$637,368	-32%
Seward Park	8	11	-27%	15	26	-42%
	\$470,725	\$768,223	-39%	\$506,587	\$563,602	-10%
South Lake Union	6	8	-25%	12	15	-20%
	\$985,833	\$1,051,743	-6%	\$1,193,813	\$1,049,763	14%
South Park	0	3	-100%	4	7	-43%
		\$272,983		\$271,752	\$258,993	5%
Sunset Hill	0	1	-100%	3	4	-25%
		\$1,425,000		\$423,451	\$789,250	-46%



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Page 2 of 3

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University District	6	7	-14%	10	12	-17%
	\$1,031,555	\$698,927	48%	\$817,433	\$624,708	31%
View Ridge	1	5	-80%	2	12	-83%
	\$699,950	\$1,132,420	-38%	\$737,475	\$1,059,675	-30%
Wallingford	7	14	-50%	23	34	-32%
	\$491,357	\$496,937	-1%	\$571,424	\$617,504	-7%
Wedgewood / View Ridge	1	7	-86%	10	18	-44%
	\$780,000	\$546,429	43%	\$493,500	\$508,892	-3%
West Seattle	33	76	-57%	92	180	-49%
	\$426,462	\$526,041	-19%	\$425,398	\$524,329	-19%
Whittier Heights / Phinney Ridge / Greenwood	3	13	-77%	16	26	-38%
	\$399,667	\$575,302	-31%	\$420,781	\$535,724	-21%
Windermere	3	2	50%	8	8	0%
	\$750,000	\$812,500	-8%	\$1,641,750	\$1,510,353	9%
Number of Sales:	222	411	-46%	594	1034	-43%
Average Sales Price:	\$490,385	\$585,536	-16%	\$522,085	\$606,356	-14%



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