

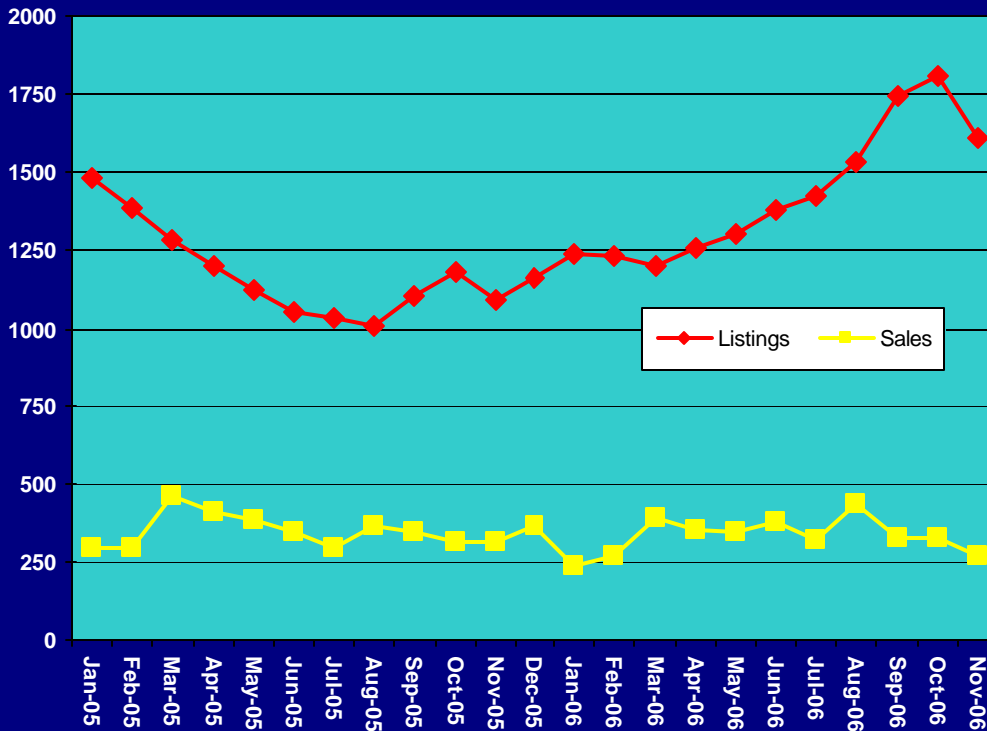


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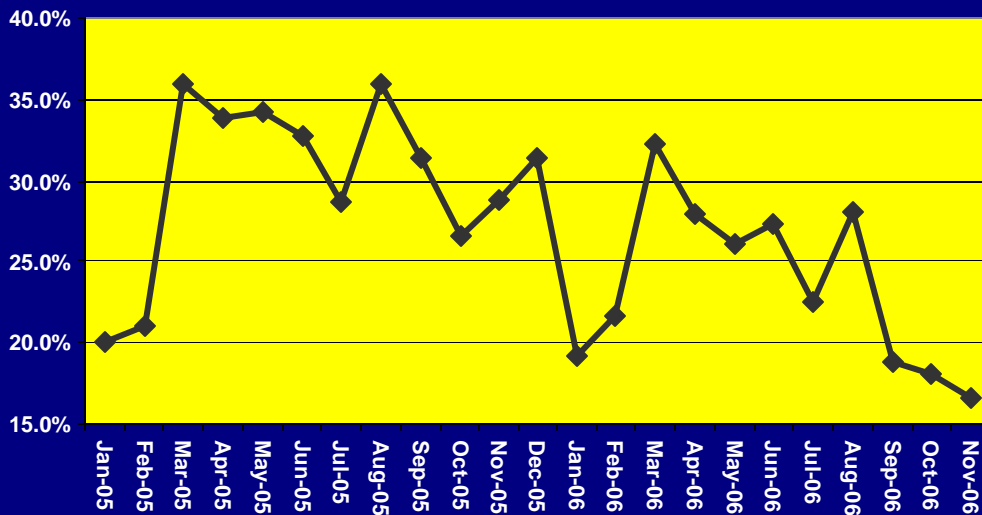
December 2006

King County - New Construction Single Family Sales Trends

King County New Construction Listings and Sales



Absorption of Inventory



	Listings	Sales	Absorption
Jan 05	1482	296	20.0%
Feb 05	1384	291	21.0%
Mar 05	1284	461	35.9%
Apr 05	1200	407	33.9%
May 05	1123	385	34.3%
Jun 05	1057	346	32.7%
Jul 05	1033	297	28.8%
Aug 05	1007	362	35.9%
Sep 05	1105	347	31.4%
Oct 05	1185	315	26.6%
Nov 05	1094	316	28.9%
Dec 05	1160	364	31.4%
Jan 06	1239	237	19.1%
Feb 06	1231	266	21.6%
Mar 06	1204	388	32.2%
Apr 06	1258	352	28.0%
May 06	1305	342	26.2%
Jun 06	1380	378	27.4%
Jul 06	1427	321	22.5%
Aug 06	1536	432	28.1%
Sep 06	1746	328	18.8%
Oct 06	1807	327	18.1%
Nov 06	1612	268	16.6%

Research Methodology: These sales statistics were gathered from the NWMLS and King County Tax records. We work really hard and use meticulous research methods, however we cannot guarantee the accuracy. Some new construction data is not available for large developers that do not list each home for sale on the MLS.

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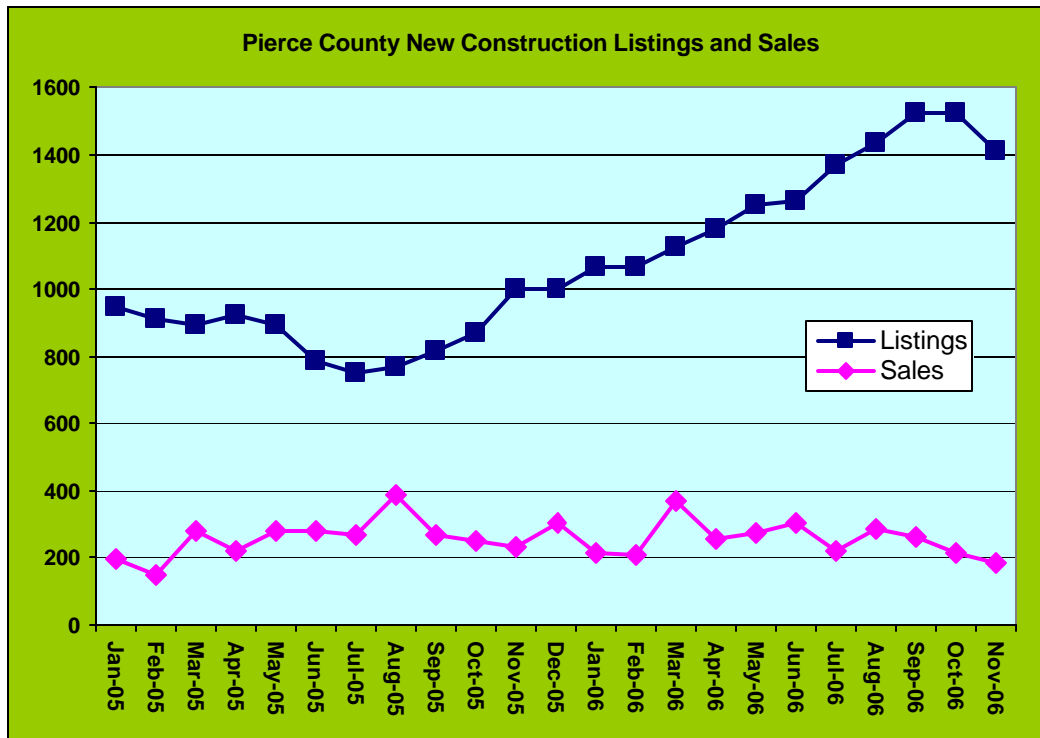
Please call us on 206-325-8400 or email us at info@fedmtg.com for more details. Conrad Wouters, CEO



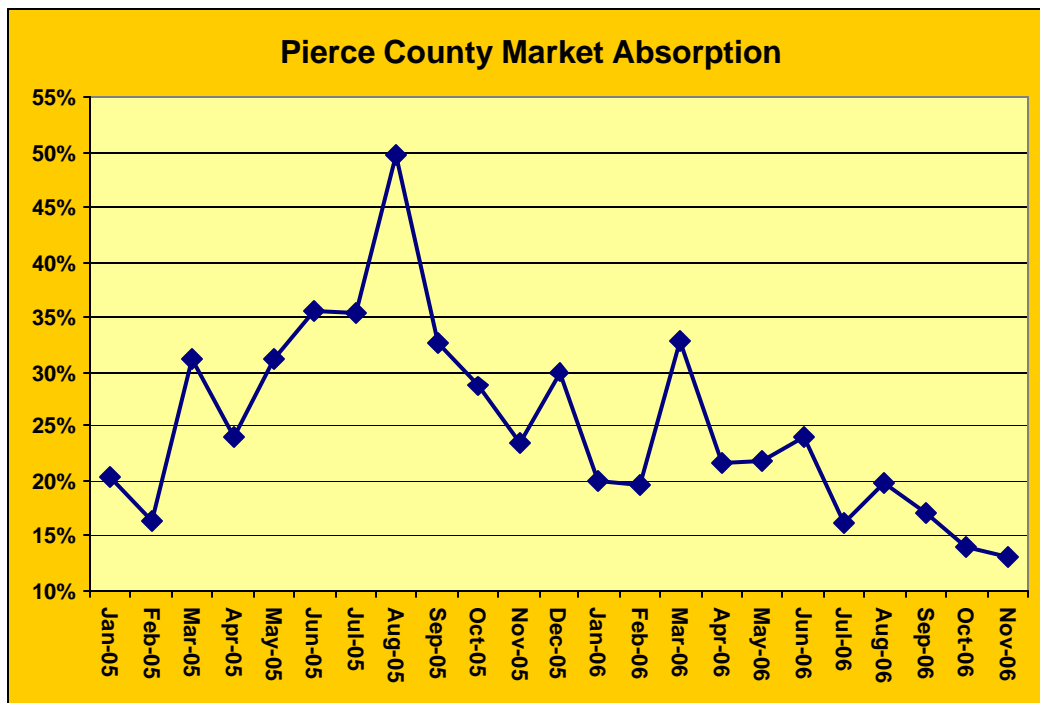
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Pierce County - New Construction Single Family Sales Trends



	Listings	Sales	Absorption
Jan 05	946	193	20.40%
Feb 05	911	149	16.36%
Mar 05	892	279	31.28%
Apr 05	923	222	24.05%
May 05	895	280	31.28%
Jun 05	786	280	35.62%
Jul 05	750	266	35.47%
Aug 05	770	383	49.74%
Sep 05	819	267	32.60%
Oct 05	870	250	28.74%
Nov 05	1000	234	23.40%
Dec 05	1000	300	30.00%
Jan 06	1069	213	19.93%
Feb 06	1067	210	19.68%
Mar 06	1125	369	32.80%
Apr 06	1180	254	21.53%
May 06	1252	274	21.88%
Jun 06	1261	302	23.95%
Jul 06	1371	221	16.12%
Aug 06	1435	284	19.79%
Sept 06	1522	260	17.08%
Oct 06	1523	212	13.92%
Nov 06	1413	186	13.16%



Research Methodology: These sales statistics were gathered from the NWMLS and Pierce County Tax records. We work really hard and use meticulous research methods, however we cannot guarantee the accuracy. Some new construction data is not available for large developers that do not list each home for sale on the MLS.

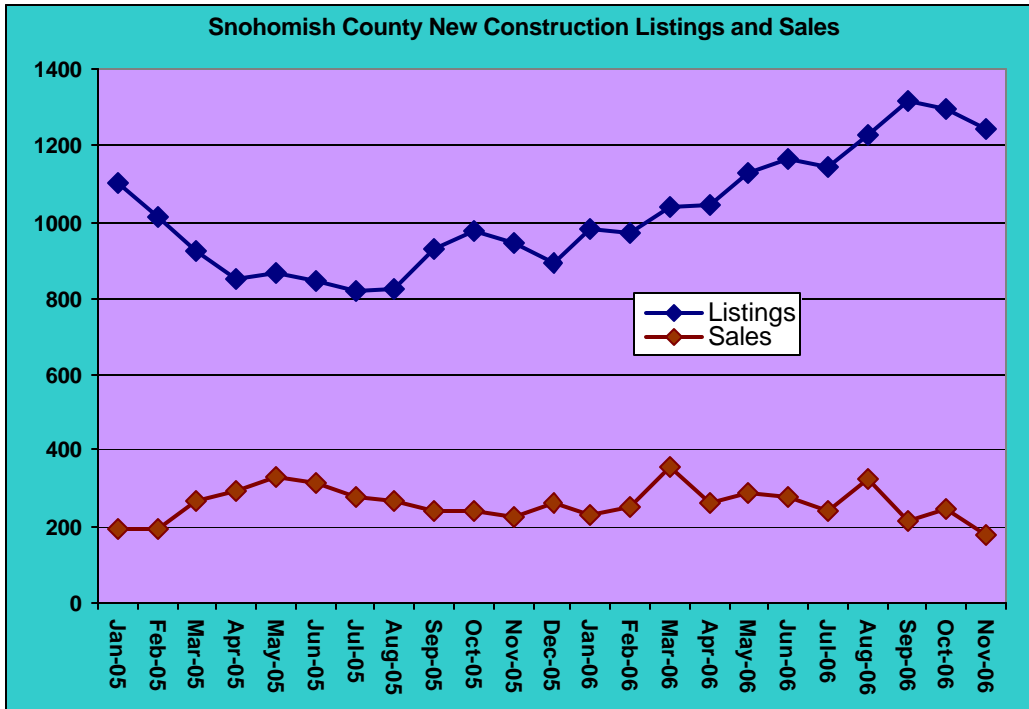
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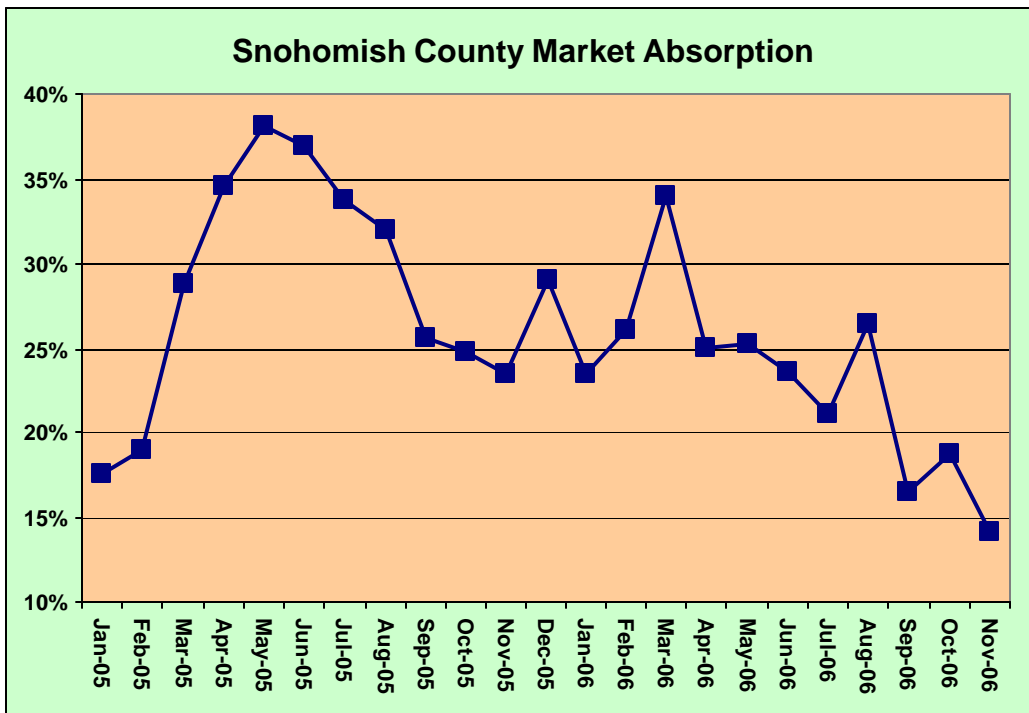
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Snohomish County - New Construction Single Family Sales Trends



	Listings	Sales	Absorption
Jan 05	1104	193	17.48%
Feb 05	1014	192	18.93%
Mar 05	925	267	28.86%
Apr 05	852	295	34.62%
May 05	867	330	38.06%
Jun 05	846	313	37.00%
Jul 05	821	277	33.74%
Aug 05	827	265	32.04%
Sep 05	930	239	25.70%
Oct 05	976	242	24.80%
Nov 05	947	223	23.55%
Dec 05	893	260	29.12%
Jan 06	983	231	23.50%
Feb 06	970	253	26.08%
Mar 06	1040	353	33.94%
Apr 06	1043	261	25.02%
May 06	1129	286	25.33%
Jun 06	1163	275	23.65%
Jul 06	1142	240	21.02%
Aug 06	1226	324	26.43%
Sept 06	1315	216	16.43%
Oct 06	1296	243	18.75%
Nov 06	1243	176	14.16%



Research Methodology: These sales statistics were gathered from the NWMLS and Snohomish County Tax records. We work really hard and use meticulous research methods, however we cannot guarantee the accuracy. Some new construction data is not available for large developers that do not list each home for sale on the MLS.

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New Construction Specific Market Sales Trends

Market Area	Sales				Nov 06		October 2006	October 2006	October 2006
	Aug-06	Sep-06	Oct-06	Nov-06	Listings	Absorption	Average DOM	Price /Sq ft	Median Price
Kent	25	41	16	18	136	13.2%	20	\$159.64	\$353,671
Issaquah	21	26	26	25	77	32.5%	26	\$243.35	\$740,982
Kirkland	7	7	6	7	106	6.6%	232	\$325.00	\$1,058,900
Renton	35	35	36	28	225	12.4%	77	\$202.00	\$435,648
Seattle Townhomes	54	46	57	37	209	17.7%	56	\$278.58	\$428,455
Bothell	43	39	41	34	180	18.8%	89	\$215.00	\$552,495
Mill Creek	10	7	4	0	18	0.0%	61	\$276.00	\$465,229
Puyallup	54	39	35	37	327	11.3%	105	\$150.60	\$321,903
Whidbey Island	11	12	5	8	120	6.7%	35	\$196.67	\$313,383
Bainbridge Island	5	5	3	4	50	8.0%	118	\$261.47	\$897,500
Everett / Mukilteo	61	65	45	37	214	17.3%	94	\$198.00	\$456,704

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