Federal Mortgage Company Inc.
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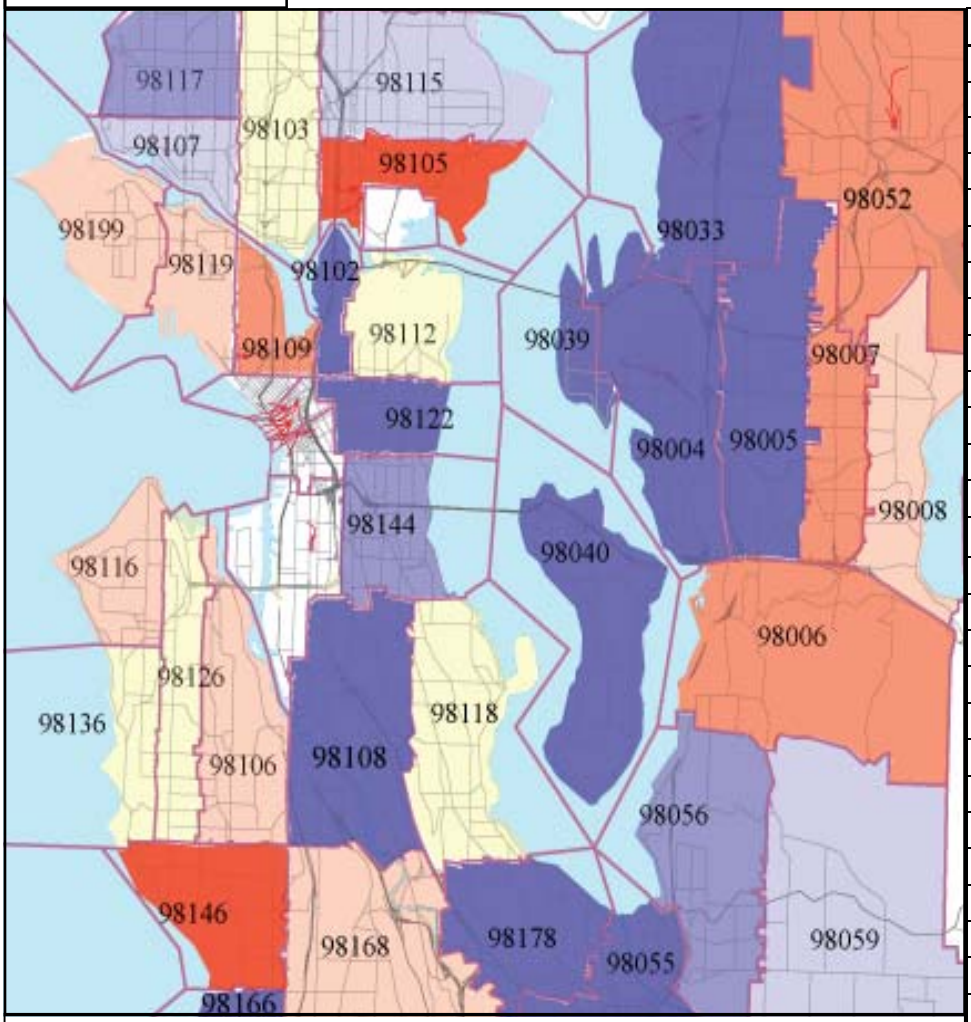
MortgageGram

Some Zip Codes are Hot ... While Others are Cooling

The single family homes sales in the Seattle area have consistently been much better than national trends, and in some areas the home prices continue to rise. There were **13 Zip Codes** in the Seattle area that showed **increases** in the median home price for the first three months of the year from 2007 to 2008. For 98146 in southwest Seattle the median home price increased a solid 19.76% and in 98105 around the University of Washington median home prices increased 14.34%. Queen Anne and Magnolia showed nice increases as did part of Redmond and south Bellevue. However, the lofty median home prices of west Bellevue and Kirkland declined and Mercer Island posted a 15.00% decline. In our highest price zip code of Medina the median home priced cooled from $2,458,964 in 2007 to $1,980,000 for the first three months this year. If you or someone you know is in the market to purchase a home or refinance on their current residence, call Conrad, Larissa, or Andy at (206) 325-8400 and we can provide a very detailed (and Honest!) Good Faith Estimate.

Special New Jumbo Portfolio Program
now available at Federal Mortgage
30 year fixed rate to $1Million at 5.875% (APR 5.99%) Call Now!



Zip	2007	2008	% Change	
98146	$334,000	$400,000	19.76%	Hot
98105	$533,500	$610,000	14.34%	
98109	$610,000	$657,000	7.70%	Warm
98052	$610,000	$656,950	7.70%	
98006	$647,500	$685,000	5.79%	
98116	$459,000	$484,500	5.56%	
98007	$491,500	$510,000	3.76%	
98168	$307,750	$317,000	3.01%	Still good
98199	$637,000	$647,750	1.69%	
98119	$626,500	$636,750	1.64%	
98106	$320,500	$325,000	1.40%	
98008	$526,500	$533,750	1.38%	
98126	$379,900	$379,990	0.02%	
98136	$444,750	$444,000	-0.17%	Little Change
98112	$662,500	$660,000	-0.38%	
98103	$500,000	$497,500	-0.50%	
98118	$380,000	$377,500	-0.66%	
98115	$528,350	$521,250	-1.34%	Decline
98107	$460,000	$451,000	-1.96%	
98059	$521,975	$510,200	-2.26%	
98117	$465,000	$449,725	-3.28%	Cooler
98144	$410,950	$380,750	-7.35%	
98056	$459,000	$417,975	-8.94%	
98033	$789,950	$692,475	-12.34%	
98108	$379,950	$330,000	-13.15%	
98040	$1,000,000	$850,000	-15.00%	
98166	$415,000	$352,500	-15.06%	
98055	$417,475	$350,000	-16.16%	
98122	$525,125	$436,000	-16.97%	Cold
98004	$1,259,000	$1,037,500	-17.59%	
98178	$339,500	$276,750	-18.48%	
98102	$757,000	$615,000	-18.76%	
98039	$2,458,964	$1,980,000	-19.48%	
98005	$837,500	$635,000	-24.18%	

SPECIAL HINT: *For No More Financial Junk Mail*

You can make an easy move to stop receiving pre-approved credit cards and offers to refinance your property by logging into **www.optoutprescreen.com.** This is the official secure website sponsored by Equifax, Experian, Innovis, and TransUnion that allows consumers to "Opt Out" of any postal mailing list that involves any credit or insurance related unsolicited offers. It really works! I signed up and the junk mail stopped in just a few days! - Conrad

Federal Mortgage Company, Inc. is a member of the **Washington Association of Mortgage Brokers**, the **Seattle Mortgage Bankers Association**, and the **National Mortgage Bankers Association**. We are licensed and bonded to originate loans in **Washington, Oregon, and Idaho.** Call Larissa or Conrad on 206-325-8400 or email us at conrad@fedmtg.com or larissa@fedmtg.com for a detailed estimate. We specialize in Self Employed borrowers in any market!