



FEDERAL MORTGAGE COMPANY INC.
2371 EASTLAKE AVENUE EAST
SEATTLE, WA 98102

July 17, 2008
MortgageGram

May and June Single Family Home Sales Trends

The **Median** single family home sales price **King County** increased to **\$449,700 in June - up 4.6%** from the \$429,900 low in February this year (although down 6.53% from the all time high of \$481,000 in July 2007). In **Snohomish County** the June \$347,344 median home price was down 9.2% from the high of \$382,500 in March 2007. In **Pierce County** the median home price was \$265,000 and down 9.1% from the \$291,500 high in August 2007. For complete information look at our **NEW website www.fedmtg.com**. Compare this trend to **Sacramento which dropped 34%** from a year ago. In May and June this year in the **City of Seattle** the average time on the market was 13 days longer and the number of sales were 555 fewer compared to last year, however the overall average median price was down just 3.10%. **Six Seattle zip codes defied national trends** and showed higher median sales prices and shorter sales time frames compared to last year. In **98105** around the UofW and Windermere the average days to sell was a brisk 22 days and the sales prices were over 18% higher. The desirable **Greenlake and Wallingford** areas continued to demonstrate sales price resilience **increasing 2.55%** with a healthy 119 sales in only 34 days average. In **98107** Ballard the homes sold almost as fast in 21 days, but averaged a little less in sales price. 13 homes on **Queen Anne Hill** east of Queen Anne Avenue **rose over 3.0% in median price** and sold in **6 fewer days** than in 2007. **Magnolia** continued to rise in price and **Georgetown/Beacon Hill** also showed increases in value and sold quickly.

We also have May and June 2008 sales data for most Puget Sound zip codes - see our website at www.fedmtg.com for more complete details!

Seattle Single Family Residences May - June 2007 and 2008

Zip Code	Neighborhood	2007 May & June			2008 May & June			% Price Change
		Number Sold	Median Price	Days On Market	Number Sold	Median Price	Days On Market	
98102	Eastlake / Capitol Hill	28	\$772,500	23	10	\$1,012,500	33	31.07%
98105	University / Windermere	73	\$614,000	16	53	\$730,000	22	18.89%
98109	East Queen Anne	27	\$790,000	36	13	\$815,000	30	3.16%
98103	Green Lake /Wallingford	151	\$470,000	17	119	\$482,000	34	2.55%
98199	Magnolia	53	\$620,000	17	33	\$630,000	35	1.61%
98108	Georgetown / Beacon Hill	47	\$350,000	22	28	\$354,725	30	1.35%
98117	Loyal Heights / Crown Hill	132	\$490,000	15	88	\$488,750	28	-0.26%
98144	Beacon Hill / Mount Baker	74	\$406,650	19	62	\$401,000	30	-1.39%
98119	West Queen Anne	39	\$660,000	19	39	\$640,000	39	-3.03%
98126	West Seattle	86	\$415,000	19	41	\$400,000	27	-3.61%
98118	Columbia City / Rainier Beach	125	\$399,000	23	59	\$380,000	61	-4.76%
98122	First Hill / Madrona	65	\$525,000	22	47	\$488,500	28	-6.95%
98116	Alki / West Seattle	73	\$552,000	19	48	\$512,500	41	-7.16%
98115	Ravenna/ View Ridge	131	\$576,950	15	98	\$535,000	29	-7.27%
98136	Fauntleroy	61	\$525,000	15	51	\$486,000	46	-7.43%
98106	Westwood / Delridge	89	\$334,950	24	44	\$308,170	33	-8.00%
98125	Northgate / Lake City	86	\$418,763	16	45	\$385,000	25	-8.06%
98107	South Ballard / Ship Canal	62	\$488,250	19	52	\$446,000	21	-8.65%
98178	North Skyway	63	\$352,000	25	53	\$321,000	46	-8.81%
98133	Haller Lake / Bitter Lake	99	\$397,397	18	61	\$351,000	39	-11.68%
98112	North Capitol Hill	58	\$897,500	25	36	\$777,500	29	-13.37%
98177	Blue Ridge / Carkeek	58	\$649,825	26	45	\$510,000	28	-21.52%
		1680	\$502,098	20	1125	\$486,541	33	-3.10%

Federal Mortgage Company, Inc. is a member in good standing 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**. See www.fedmtg.com for more information or call Larissa, Tracy or Conrad on 206-325-8400 or email us at conrad@fedmtg.com for a detailed estimate. We specialize in Self Employed borrowers!