



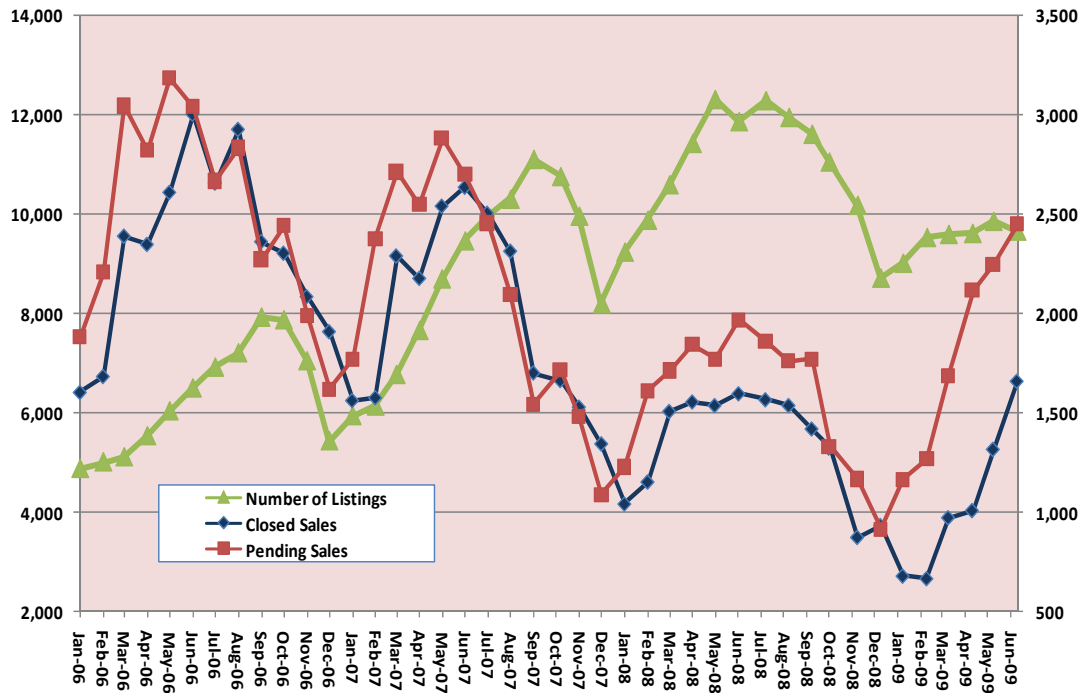
FEDERAL MORTGAGE COMPANY INC.
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SEATTLE, WA 98102

July 07, 2009 Special Report

The **1,655** closed sales in King County during June 2009 was the highest in over 20 months, and the number of **Pending Sales** at **2,447** were the highest in two years. At month end with 9,655 active listings it indicated a **5.8 month inventory** of single family homes, showing an improving trend and much better than the 14.4 month inventory in February of this year. The **median home price moved up 8.6%** to \$395,000 from the low of \$363,850 in March of this year (but still down 17.8% from the all time high of \$481,000 in July 2007 when the inventory was an indicated 4.0 months). At month end there were **1,063 active listings** denoted as a **Short Sale (11.0%)**, and **338 (or 3.5%)** were designated as **Bank Owned**. Of the **Pending Sales** at the end of June there were **587 designated** as a **Short Sale** (or 24.0% of the pending sales) and **158** were listed as **Bank Owned (6.5%)**. This seems to indicate that these types of listings are selling well. There were **120 Bank Owned sales closed** in June which averaged **61 days** on the market, and **54 Short Sales** closed after 109 days on the market. If you would like this type of information for other counties or selected zip codes please email mike@fedmtg.com or call Mike or Conrad at (206)325-8400 at any time and we will be happy to answer any questions.

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 You can run scenarios to
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 and we can use the same
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King County Residential Sales Trends



	Closed Sales	Pending Sales	Number of Listings	Median Sales Price
Jan-08	1,037	1,225	9,231	\$435,000
Feb-08	1,148	1,608	9,875	\$429,900
Mar-08	1,503	1,710	10,592	\$439,900
Apr-08	1,551	1,840	11,424	\$448,500
May-08	1,533	1,766	12,310	\$440,000
Jun-08	1,592	1,965	11,863	\$449,700
Jul-08	1,562	1,855	12,288	\$445,000
Aug-08	1,533	1,757	11,949	\$423,950
Sep-08	1,415	1,767	11,610	\$415,000
Oct-08	1,319	1,327	11,050	\$392,000
Nov-08	869	1,163	10,174	\$395,000
Dec-08	929	911	8,707	\$403,500
Jan-09	674	1,159	9,006	\$382,500
Feb-09	661	1,264	9,525	\$375,000
Mar-09	968	1,683	9,588	\$363,850
Apr-09	1,004	2,114	9,608	\$380,000
May-09	1,312	2,246	9,852	\$375,000
Jun-09	1,655	2,447	9,655	\$395,000

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