



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

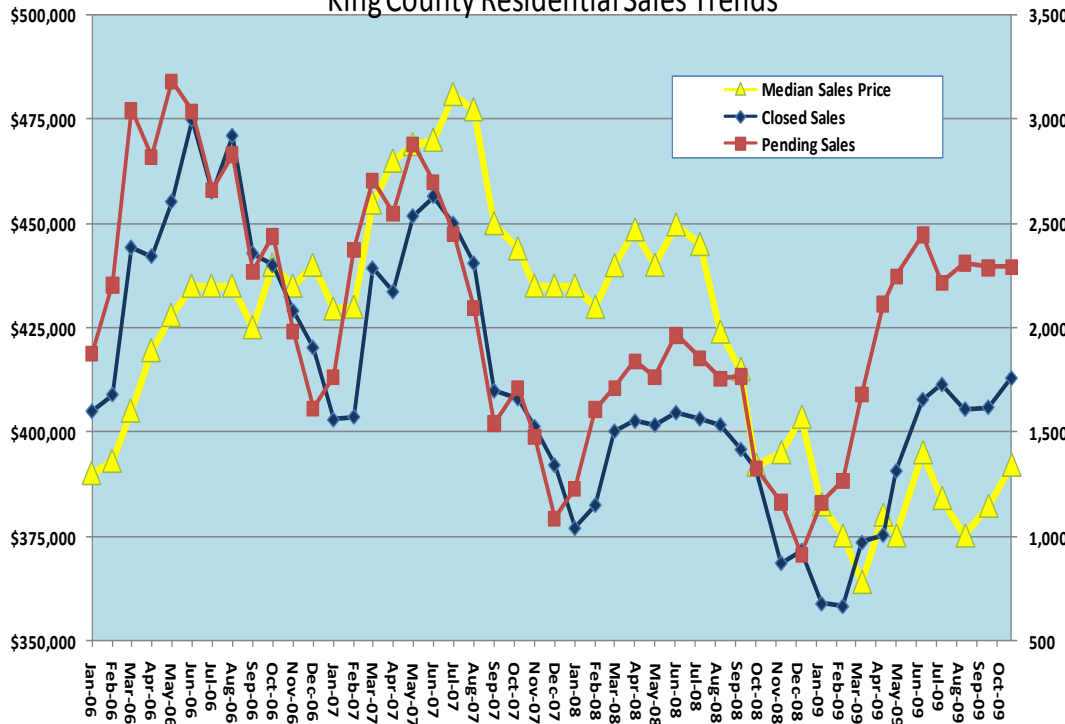
**November 15, 2009**

**King County Home Sales Report**

The November results show a gradual consistent growth pattern: All of the metrics we track improved: The **median home price improved 2.6% to \$392,000**, and the 1,758 closed sales was the **highest since August 2007** and 33.2% higher than one year ago. The **2,295 pending sales** was the highest since July 2007 and **an amazing 79.9% higher than Oct 2007**. Even with the slower closing time frames due to meticulous underwriting, it does indicate a further improving trend. Also helping was that the number of listings moderated to the lowest since May 2007 which improved the months inventory to just 5.0 months - the best since August of 2007. *Are we in a housing recovery?* See more details and useful information at my **presentation** at the Risk Management dinner meeting on Dec 1, 2009. *Conrad Wouters*

**Please join us at the  
 Risk Management Associates  
 Dinner meeting Dec 1, 2009  
 5:30PM at the W.A.C.  
 Contact Bonnie McGoldrick at 206-282-0158  
 or rma@secretarialassistants.com for details**

**King County Residential Sales Trends**



	Closed Sales	Pending Sales	Number of Listings	Median Sales Price	Months Inventory
Jan-08	1,037	1,225	9,231	\$435,000	8.9
Feb-08	1,148	1,608	9,875	\$429,900	8.6
Mar-08	1,503	1,710	10,592	\$439,900	7.0
Apr-08	1,551	1,840	11,424	\$448,500	7.4
May-08	1,533	1,766	12,310	\$440,000	8.0
Jun-08	1,592	1,965	11,863	\$449,700	7.5
Jul-08	1,562	1,855	12,288	\$445,000	7.9
Aug-08	1,533	1,757	11,949	\$423,950	7.8
Sep-08	1,415	1,767	11,610	\$415,000	8.2
Oct-08	1,319	1,327	11,050	\$392,000	8.4
Nov-08	869	1,163	10,174	\$395,000	11.7
Dec-08	929	911	8,707	\$403,500	9.4
Jan-09	674	1,159	9,006	\$382,500	13.4
Feb-09	661	1,264	9,525	\$375,000	14.4
Mar-09	968	1,683	9,588	\$363,850	9.9
Apr-09	1,004	2,114	9,608	\$380,000	9.6
May-09	1,312	2,246	9,852	\$375,000	7.5
Jun-09	1,655	2,447	9,655	\$395,000	5.8
Jul-09	1,727	2,217	9,857	\$384,000	5.7
Aug-09	1,609	2,311	9,491	\$375,000	5.9
Sep-09	1,618	2,289	9,360	\$382,160	5.8
Oct-09	1,758	2,295	8,869	\$392,000	5.0

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. Call Mary Kay Morse or Conrad Wouters at 206-325-8400 for a detailed estimate with specific financing terms available, and ask about our new Portfolio Programs. We obtain the best financing for Self Employed borrowers in any market! We try really hard to provide accurate statistical information, but it is not guaranteed.