



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

**July 21st 2009**  
**New Construction**  
**Pierce County Report**

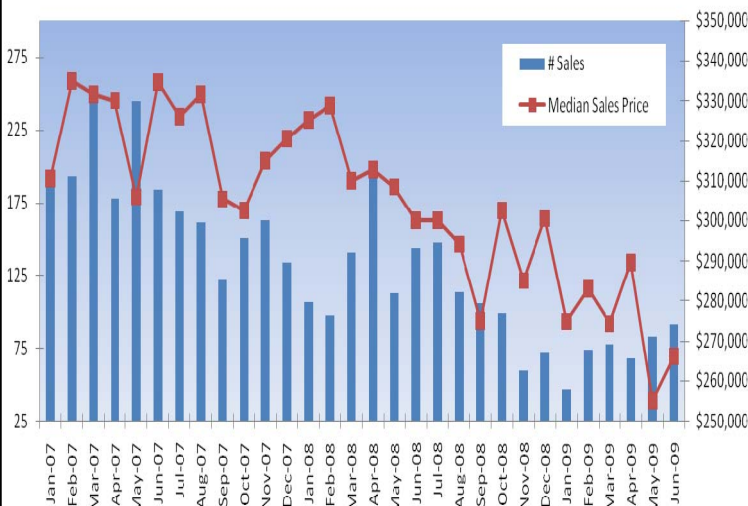
**Pierce County New Construction Residential Sales**

	# Sales	Days on Market	# Listings	Months Inventory	Median Sales Price
Jan-08	107	133	1620	15.1	\$325,223
Feb-08	98	141	1572	16.0	\$328,825
Mar-08	141	132	1485	10.5	\$310,000
Apr-08	192	130	1465	7.6	\$312,830
May-08	113	175	1490	13.2	\$308,450
Jun-08	144	145	1353	9.4	\$300,003
Jul-08	148	153	1342	9.1	\$299,975
Aug-08	114	120	1296	11.4	\$294,149
Sep-08	106	110	1309	12.3	\$275,000
Oct-08	99	125	1253	12.7	\$302,500
Nov-08	60	116	1244	20.7	\$285,000
Dec-08	72	137	1096	15.2	\$300,495
Jan-09	47	120	1083	23.0	\$274,784
Feb-09	74	106	1064	14.4	\$282,995
Mar-09	78	143	919	11.8	\$274,302
Apr-09	68	148	969	14.3	\$289,635
May-09	83	158	886	10.7	\$255,000
Jun-09	92	179	836	9.1	\$266,135

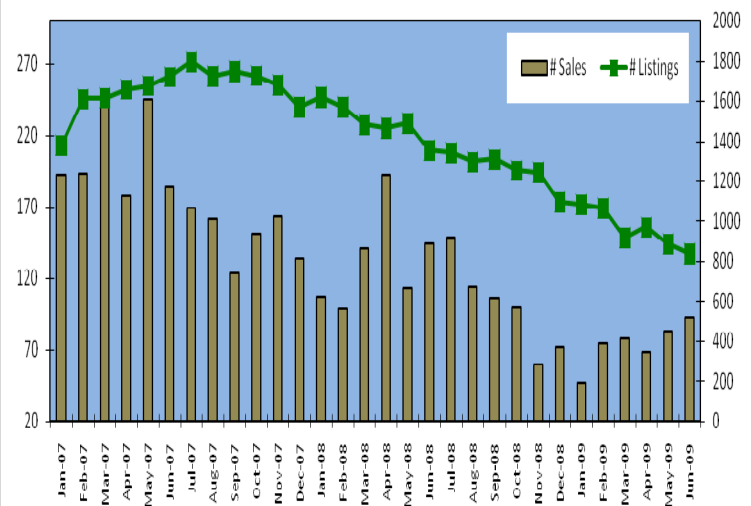
The active listings for Pierce County new construction were **down over 53%** from the high of 1,799 in July 2007. The number of sales moderated to 92 for last month, indicating a 9.1 month inventory at this time. The **median home price was \$266,135 in June** and down 20.4% from the high of \$334,526 two years ago in June 2007. Of the New Construction homes listed for sale **8.5% were denoted as a Short Sale**, and **7.3% were Bank Owned**. With 30 year fixed rates around 5.0% these home are more affordable. Please call Mary Kay or Conrad at 206-325-8400 and we will be happy to review the best terms available and provide a detailed Good Faith Estimate. Ask or call [mike@fedmtg.com](mailto:mike@fedmtg.com) if you would like more information or have any questions on the data provided here.

Try our New Credit Score Wizard at [www.fedmtg.com](http://www.fedmtg.com) which allows our clients to obtain a 3 file Mortgage Credit Report with the scores AND a special tool to see how the score can be improved !!

**Pierce County Single Family New Construction Sales**



**Pierce County Single Family New Construction Sales and Listings**



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