



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

July 21st 2009
Snohomish County
New Construction

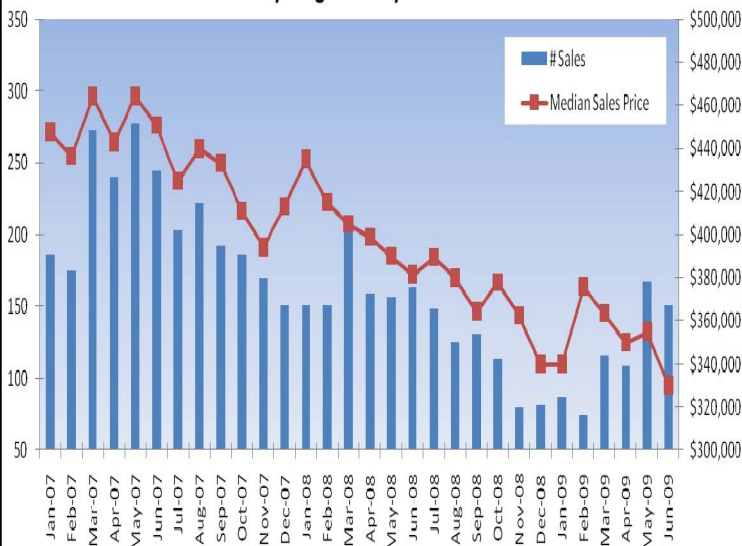
Snohomish County New Residential Sales

	# Sales	Days on Market	# Listings	Months Inventory	Median Sales Price
Jan-08	151	122	1620	10.7	\$435,000
Feb-08	151	126	1649	10.9	\$415,000
Mar-08	206	126	1616	7.8	\$404,975
Apr-08	159	134	1594	10.0	\$398,950
May-08	157	131	1648	10.5	\$390,000
Jun-08	163	105	1536	9.4	\$381,500
Jul-08	148	133	1548	10.5	\$389,500
Aug-08	125	126	1581	12.6	\$380,000
Sep-08	131	123	1497	11.4	\$364,428
Oct-08	114	142	1439	12.6	\$377,975
Nov-08	80	113	1427	17.8	\$362,500
Dec-08	81	137	1236	15.3	\$339,950
Jan-09	87	146	1297	14.9	\$340,000
Feb-09	75	146	1238	16.5	\$375,950
Mar-09	116	145	1201	10.4	\$363,433
Apr-09	109	156	1083	9.9	\$350,000
May-09	167	154	1034	6.2	\$355,000
Jun-09	151	148	964	6.4	\$330,000

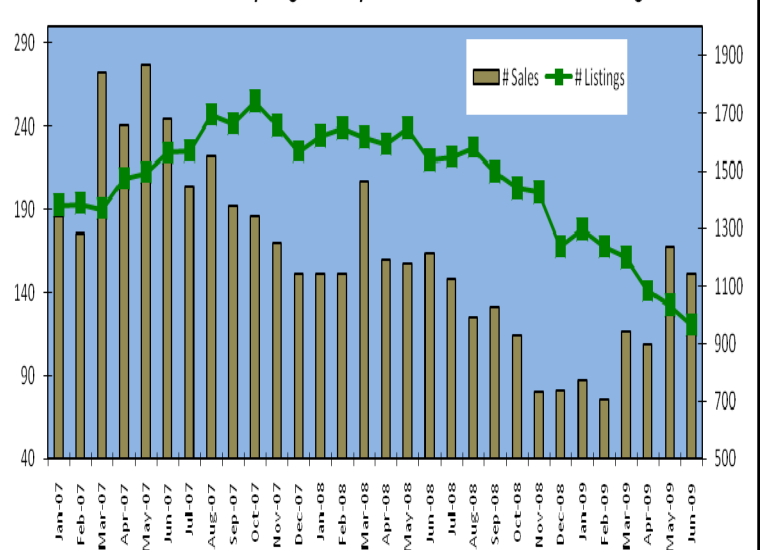
The number of listings for New Construction homes in Snohomish County have declined steadily over the past two years. With 964 new homes listed for sale in June 2009 it is down **44.6%** from the high of 1,741 in Oct 2007. As of July 21st there were 123 homes listed as a **Short Sale (equals 12.8%)** and 76 or **7.9%** were denoted as **Bank Owned** which is higher than King or Pierce County. The median home price is now **\$330,000** which is down **29.0%** from the high of \$464,500 attained in May 2007. With 151 sales in June it indicated a reasonable **6.4 month supply** and the best it has been in two years. If you or your clients have a particular real estate financing scenario, **call Conrad or Mary Kay at 206-325-8400** and we will be happy to outline the underwriting guidelines and best loan pricing possible.

Please feel free to contact mike@fedmtg.com if you would like this type of information for a particular zip code or geographic area.

Snohomish County Single Family New Construction Sales



Snohomish County Single Family New Construction Sales and Listings



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