

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 08/31/09 at 4:48pm

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Property Types Condominium, Residential **Area** 550-Redmond/Carnatio **Community** begins with: Redmond Ridge **County** King **Statuses** Active, Contingent, Pending BU Requested (3/4/2009 or after) , Pending Feasibility (3/4/2009 or after) , Pending Inspection (3/4/2009 or after) , Pending (3/4/2009 or after) , Rented (3/4/2009 or after) , Sold (3/4/2009 or after) **Price** 1, 000 to 1, 000, 000

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
11068 236th PI NE	Redmond	538, C1	3	1	1,667		2008	03/20/09	197.41	85	320,900	329,077
22364 NE 101st PI	Redmond	538, A2	3	2.50	1,600	3778sf	2002	04/08/09	206.22	96	349,950	329,950
9137 228th Way NE	Redmond	538, B3	3	2.50	1,440	3060sf	2003	10/20/08	229.17	154	310,000	330,000
11037 236th PI NE	Redmond	538, C1	3	2.50	1,590		2009	06/23/09	215.91	69	343,300	343,300
11070 Elliston Way NE	Redmond	538, C1	3	2.50	1,590		2009	06/27/09	219.06	155	348,300	348,300
11093 Elliston Way NE	Redmond	538, C1	3	2.50	1,590	5277sf	2009	04/25/09	226.35	128	368,383	359,900
23897 112th Cir #1	Redmond	538, D1	3	2.50	1,769		2006	08/26/09	203.48	5	359,950	359,950
11043 Elliston Way NE	Redmond	538, C1	3	2.50	1,707		2009	06/14/09	221.03	162	377,300	377,300
11060 236th PI NE	Redmond	538, C1	3	1	1,707		2008	08/12/09	221.97	100	378,900	378,900
8675 233rd PI NE	Redmond	538, B3	3	2.50	1,630	0.058ac	2004	06/01/09	244.79	91	415,000	399,000
12392 232nd Way NE	Redmond	508, B6	3	2	1,436	4225sf	2003	06/30/09	278.20	62	435,000	399,500
8314 233rd PI NE	Redmond	538, B4	3	2.50	1,690		2005	08/06/09	236.66	25	399,950	399,950
10720 221st Ln NE	Redmond	507, A7	3	2.50	1,962		2001	07/29/09	203.87	33	399,999	399,999
8608 229th Dr NE	Redmond	538, B3	3	2.50	2,250		2004	08/20/09	186.64	87	419,950	419,950
9416 226th PI NE	Redmond	538, B2	4	2.50	2,620	4529sf	2001	07/15/09	176.72	64	495,000	463,000
8229 233rd PI NE	Redmond	538, B3	3	2.50	2,020		2005	08/25/09	232.18	6	469,000	469,000
8806 228th Way NE	Redmond	538, B2	4	2.50	2,370	5590sf	2005	07/17/09	200.00	45	474,000	474,000
22597 NE 96th St	Redmond	538, A3	4	2.50	2,710	5227sf	2003	06/07/09	180.77	85	519,000	489,900
9953 227th Way NE	Redmond	538, A2	3	2.50	2,630	5827sf	2001	08/28/09	190.10	3	499,950	499,950
22504 NE 100th Way	Redmond	538, A2	3	2.50	2,201	5328sf	2002	06/26/09	227.17	66	515,000	500,000
10728-Lot 203 Eastridge Dr NE	Redmond	538, C1	3	2.75	2,278		2009	04/15/09	237.05	138	549,990	539,990
22531 NE Cascara Cir	Redmond	538, A2	3	2.50	2,330	7512sf	2001	07/21/09	236.01	41	549,900	549,900
10749-Lot 225 242 PI NE	Redmond	538, C1	3	2.75	2,560		2009	08/24/09	214.84	7	549,990	549,990
10720-Lot 204 Eastridge Dr NE	Redmond	538, C1	4	2.50	2,501		2009	08/31/09	219.91	0	549,990	549,990
10757-Lot 226 242 PI NE	Redmond	538, C1	4	2.50	2,505		2009	04/14/09	219.56	139	569,990	549,990
8511 230 Way NE	Redmond	538, B3	5	2.75	3,280	5769sf	2004	07/17/09	167.68	45	569,000	550,000
9807 229th Ln NE	Redmond	538, B2	4	2.50	2,980	5896sf	2001	10/08/08	192.95	327	699,999	575,000
10798-Lot 16 243rd Ave NE	Redmond	538, C1	4	2.75	2,789		2009	07/15/09	213.33	47	594,990	594,990
10936-Lot 15 243rd Ave NE	Redmond	538, C1	4	2.75	2,829		2009	05/26/09	212.09	97	614,990	599,990
8137 230 PI NE	Redmond	538, B4	5	4.50	4,160	6395sf	2004	08/04/09	147.84	334	615,000	615,000
22625 NE 98th PI	Redmond	538, A2	4	2.75	2,780	6579sf	2001	08/14/09	226.58	17	629,900	629,900
22532 NE 98th PI	Redmond	538, A2	3	3	2,780	6888sf	2000	07/24/09	233.80	38	699,950	649,950
Listing Count 32	Averages				2,248				213.10	86	481,016	469,551
					High 649,950				Low 329,077			Median 471,500

PENDING INSPECTION Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
9838 223rd Ave NE	Redmond	538, A2	3	2.50	1,690	3131sf	2002	08/19/09	221.89	30	400,000	375,000
22550 NE 99th Way	Redmond	538, A3	3	2.50	2,660	8438sf	2001	07/08/09	180.43	75	679,500	479,950
Listing Count 2	Averages				2,175				201.16	53	539,750	427,475
					High 479,950				Low 375,000			Median 427,475

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
23569 NE 111th St	Redmond	538, C1	2	1	1,263		2008	08/14/09	210.05	48	265,290	265,290
11020 236th PI NE	Redmond	538, C1	3	2.50	1,590		2009	08/19/09	215.91	147	343,300	343,300
11092 236th PI NE	Redmond	538, C1	4	2.50	1,844		2009	07/06/09	202.44	102	373,300	373,300
11079 Elliston Way NE	Redmond	538, C1	2	2.50	1,707		2009	07/08/09	223.96	114	382,300	382,300
8401 230th Ave NE	Redmond	538, B4	3	2.50	1,690	4575sf	2004	08/12/09	236.68	20	399,990	399,990
8114 230th PI NE	Redmond	538, B4	3	2.50	1,940	5176sf	2004	08/17/09	219.07	143	479,000	425,000
9755 228th Ter NE	Redmond	538, B2	4	2.50	2,420	4791sf	2001	08/28/09	177.27	95	469,000	429,000
9507 226 PI NE	Redmond	538, A3	4	2.50	2,510	4499sf	2002	07/18/09	179.28	46	450,000	450,000
9534 227th Way NE	Redmond	538, A2	3	2.50	2,321	5585sf	2002	08/19/09	197.76	27	459,000	459,000
24224-Lot 36 NE 108th St	Redmond	538, C1	3	2.75	2,278		2009	07/17/09	223.88	161	559,990	509,990
9737 229th Ln NE	Redmond	538, B2	3	2.50	3,030	5896sf	2001	08/10/09	179.87	12	545,000	545,000
10736-Lot 202 Eastridge Dr NE	Redmond	538, C1	3	2.75	2,560		2009	08/26/09	214.84	133	564,990	549,990
10952-Lot 13 243rd Ave NE	Redmond	538, C1	4	2.75	2,725		2009	06/20/09	212.84	102	599,990	579,990
9830 223rd PI NE	Redmond	538, A2	5	3.25	4,230	5891sf	2001	06/30/09	138.29	77	599,950	584,950
10802-Lot 24 243rd Ave NE	Redmond	538, C1	4	2.75	2,725		2009	07/15/09	220.18	15	599,990	599,990
Listing Count 15	Averages				2,322				203.49	83	472,739	459,806
					High 599,990				Low 265,290			Median 450,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP % LP
23600 NE 111th St	Redmond	538, C1	2	1	1,263		2009	07/01/09	187.53	22	236,846	236,846	236,846	100.00
11069 236th PI NE	Redmond	538, C1	3	2.50	1,714	4446sf	2009	04/02/09	190.67	1	326,815	326,815	326,815	100.00
11028 236th PI NE	Redmond	538, C1	3	2	1,714		2009	04/27/09	190.78	203	329,077	329,077	327,000	99.37
9112 228th Way NE	Redmond	538, B3	3	2.50	1,650	3087sf	2003	07/08/09	221.21	364	352,000	352,000	365,000	103.69
11001 Elliston Way NE	Redmond	538, C1	3	2.50	1,707		2009	08/12/09	229.77	133	377,300	384,215	392,215	102.08
10737 221st Ln NE	Redmond	538, A7	3	2.50	2,175		2002	03/20/09	185.75	77	410,000	410,000	404,000	98.54
9125 228th Way NE	Redmond	538, B3	3	2.25	1,650	3060sf	2003	06/03/09	248.48	198	459,950	424,950	410,000	96.48
8409 230 Ave NE	Redmond	538, B4	3	2.50	1,930	3926sf	2004	06/18/09	212.44	103	464,990	440,000	410,000	93.18
22828 NE 84th PI	Redmond	538, B4	4	2.50	2,120	5300sf	2004	08/05/09	195.75	74	435,000	435,000	415,000	95.40
11061 Elliston Way NE	Redmond	538, C1	4	2.50	1,844		2009	06/29/09	226.40	76	383,300	383,300	417,480	108.92
10104 225th Ter NE	Redmond	538, A2	4	2.50	2,360	0.080ac	2000	04/23/09	180.08	150	465,000	465,000	425,000	91.40
22674 NE Fern Reach Cir	Redmond	538, A3	3	2.50	2,280	5353sf	2001	04/08/09	197.37	7	455,000	455,000	450,000	98.90
22640 NE 96th St	Redmond	538, A2	3	2.50	2,160		2002	05/22/09	208.33	47	489,000	475,000	450,000	94.74

22514 NE 96th St	Redmond	538, A2	4	2.50	2,510	6995sf	2003	07/09/09	179.68	4	450,000	450,000	451,000	100.22
10111 225th Ter NE	Redmond	538, A2	4	2.50	2,510	5164sf	2000	07/24/09	182.47	125	464,750	464,750	458,000	98.55
8711 228th Way NE	Redmond	538, B2	3	2.50	1,940	7947sf	2004	06/12/09	237.11	19	469,990	469,990	460,000	97.87
9905 NE 227TH Way	Redmond	538, A2	3	2.50	2,201	4428sf	2001	04/23/09	209.00	12	484,950	484,950	460,000	94.86
8644 233rd PI NE	Redmond	538, A3	3	2.50	2,030	0.090ac	2004	05/27/09	229.06	535	499,950	489,950	465,000	94.91
22590 NE 99th Way	Redmond	538, A2	4	2.50	2,660	0.110ac	2001	05/14/09	196.07	33	521,550	521,550	521,550	100.00
24256-Lot 32 NE 108th St	Redmond	538, C1	3	2.75	2,560		2009	08/11/09	205.07	117	564,990	529,990	524,990	99.06
9414 225th Way NE	Redmond	538, A3	4	2.50	3,120	5137sf	2003	08/21/09	168.27	19	538,000	538,000	525,000	97.58
24208-Lot 38 NE 108th St	Redmond	538, C1	4	2.50	2,453		2008	04/10/09	218.10	11	559,990	559,990	535,000	95.54
24232-Lot 35 NE 108th St	Redmond	538, C1	3	2.75	2,463		2008	07/01/09	217.21	85	599,990	574,990	535,000	93.05
22515 NE 100 Way	Redmond	538, A2	3	2.50	2,330	6427sf	2001	04/24/09	231.33	9	549,000	549,000	539,000	98.18
8407 230th Way NE	Redmond	538, B4	5	3	3,280	8290sf	2004	04/29/09	167.68	215	579,000	579,000	550,000	94.99
10915-Lot 54 243rd Ave NE	Redmond	538, C1	4	2.50	2,463		2008	04/09/09	224.60	136	624,990	569,990	553,190	97.05
10911-Lot 51 243rd Ave NE	Redmond	538, C1	4	2.50	2,463		2008	05/11/09	227.37	49	594,990	579,990	560,000	96.55
9228 225th Way NE	Redmond	538, A3	5	3.50	3,890	9884sf	2003	07/27/09	149.10	382	645,500	619,500	580,000	93.62
8726 236th Ave NE	Redmond	538, B3	4	2.75	3,330	8242sf	2004	06/15/09	179.88	184	626,000	609,000	599,000	98.36
9736 229th Ln NE	Redmond	538, B2	4	2.75	3,160	9540sf	2001	08/26/09	189.87	19	610,000	610,000	600,000	98.36
8840 237th PI NE	Redmond	538, B3	5	3.25	3,645	6863sf	2004	06/04/09	168.72	42	684,950	659,950	615,000	93.19
23609-Lot 148 NE 110th Way	Redmond	538, C1	4	3.50	3,352	5029sf	2008	03/20/09	186.46	298	759,990	674,990	625,000	92.59
10925-Lot 100 237th Ave NE	Redmond	538, C1	4	2.75	3,583	5955sf	2008	04/03/09	181.41	354	789,990	719,990	650,000	90.28
Listing Count 33		Averages		2,440					200.70	124	509,177	496,145	479,881	96.72
				High 650,000					Low 236,846				Median 460,000	

Presented By: Bill MacDonald / Windermere Bellevue Commons Phone: 206-949-2455

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(0040 -0)

CMA Report

Listings as of 08/31/09 at 4:48pm

Property Types Condominium, Residential **Area** 550-Redmond/Carnatio **Community** begins with: Redmond Ridge **County** King **Statuses** Active, Contingent, Pending BU Requested (3/4/2009 or after) , Pending Feasibility (3/4/2009 or after) , Pending Inspection (3/4/2009 or after) , Pending (3/4/2009 or after) , Rented (3/4/2009 or after) , Sold (3/4/2009 or after) **Price** 1, 000 to 1, 000, 000

CONDOMINIUM

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
10619 221st Ln NE #204	Redmond	538, A1	2	1.75	1,089	4.596ac	2000	08/05/09	229.52	109	259,950	249,950
23908 NE 115 Ln #101	Redmond	508, C7	2	1.75	1,088	3.840ac	2006	09/19/08	229.78	346	307,500	250,000
11238 241st Ln NE	Redmond	508, C7	3	2	1,439		2009	08/28/09	182.70	3	262,900	262,900
24153 NE 112th Ln	Redmond	508, C7	3	2.50	1,444		2009	08/09/09	189.68	150	273,900	273,900
23908 NE 115th Ln #303	Redmond	508, C7	3	2	1,215		2006	05/28/09	234.57	95	289,000	285,000
23940 NE 115th Ln #304	Redmond	508, D7	3	1.75	1,215		2006	07/07/09	237.04	55	288,000	288,000
23932 NE 115th Ln #204	Redmond	508, C7	3	2	1,215		2006	11/06/08	238.64	516	299,950	289,950
11220 241st Ln NE	Redmond	508, C7	3	1.50	1,610		2009	08/09/09	185.94	171	299,360	299,360
24141 NE 112th Ln	Redmond	508, C7	3	2.50	1,610		2009	08/09/09	186.27	114	299,900	299,900
11226 241st Ln NE	Redmond	508, C7	3	2.50	1,610		2009	08/27/09	186.27	97	299,900	299,900
23861 NE 112th Cir #2	Redmond	508, C7	2	1.75	1,233		2006	07/30/09	243.27	324	299,950	299,950
24135 NE 112th Ln	Redmond	508, C7	3	2.50	1,610		2009	08/09/09	187.52	114	301,900	301,900
22627 NE Alder Crest Dr #203	Redmond	538, A2	3	1.75	1,319		2002	05/14/09	253.98	109	349,950	335,000
22566 NE Alder Crest Ln	Redmond	538, A1	2	2	1,185		2003	08/25/09	283.97	6	336,500	336,500
22651 NE Alder Crest Dr #101	Redmond	538, A2	3	1.75	1,282		2002	07/10/09	264.82	52	339,500	339,500
22669 NE Alder Crest Dr #202	Redmond	538, A2	3	2	1,344		2002	06/01/09	259.67	91	349,000	349,000
22621 NE Alder Crest Dr #204	Redmond	538, A2	3	1.75	1,319		2002	06/26/09	265.35	66	350,000	350,000
23897 112th Cir NE #1	Redmond	538, D1	3	2.50	1,769		2006	05/01/09	203.48	122	359,950	359,950
22609 NE Alder Crest Dr #102	Redmond	1015, A1	3	1.75	1,319		2002	06/22/09	276.72	70	370,000	365,000
10798 221st Ln NE	Redmond	538, A1	3	2.50	2,420	3.192ac	2002	06/24/09	164.88	87	449,000	399,000
10720 221st Ln NE	Redmond	507, A7	3	2.50	1,962		2001	07/29/09	203.87	33	399,999	399,999
22674 NE Alder Crest Ln	Redmond	538, A2	3	2	1,716		2003	04/02/09	241.84	151	414,999	414,999
Listing Count 22	Averages				1,455				224.99	131	327,323	320,439
					High 414,999				Low 249,950			Median 300,925

CONTINGENT Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
11214 241st Ln NE	Redmond	508, C7	3	2	1,510		2009	08/09/09	191.39	114	289,005	289,005
Listing Count 1	Averages				1,510				191.39	114	289,005	289,005
					High 289,005				Low 289,005			Median 289,005

PENDING BU REQUESTED Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
22635 NE Alder Crest Ln	Redmond	538, A2	2	2.25	1,224		2004	06/18/09	240.97	55	315,000	294,950
Listing Count 1	Averages				1,224				240.97	55	315,000	294,950
					High 294,950				Low 294,950			Median 294,950

PENDING INSPECTION Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
22548 NE Alder Crest Ln	Redmond	538, A2	2	2.50	1,030		2003	04/27/09	315.53	53	325,000	325,000
Listing Count 1	Averages				1,030				315.53	53	325,000	325,000
					High 325,000				Low 325,000			Median 325,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP % LP
22516 NE Alder Crest Ln	Redmond	538, A2	2	2	1,120		2004	03/26/09	275.63	11	329,950	319,950	308,700	96.48
22543 NE Alder Crest Ln	Redmond	538, A2	2	2.50	1,241		2004	08/07/09	255.04	32	324,950	319,500	316,500	99.06
22549 NE Alder Crest Ln #22549	Redmond	538, A2	2	2.50	1,261		2004	04/23/09	253.77	12	335,000	335,000	320,000	95.52
10785 221st Ln NE	Redmond	538, A1	3	2.50	2,175		2002	07/02/09	182.07	28	410,000	410,000	396,000	96.59
10737 221st Ln NE	Redmond	538, A7	3	2.50	2,175		2002	03/20/09	185.75	70	449,900	410,000	404,000	98.54
Listing Count 5	Averages				1,594				230.45	31	369,960	358,890	349,040	97.26
					High 404,000				Low 308,700			Median 320,000		

Report Count 112

Report Averages

2,102

212.03

102

449,517

436,638

462,665

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