

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 08/31/09 at 5:00pm

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Property Types Condominium, Residential **Area** 550-Redmond/Carnatio **Community** begins with: Trilogy **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
22889 NE 130th St	Redmond	508, B5	2	1.75	1,300	3462sf	2005	08/25/09	211.54	6	275,000	275,000
11663 239th Ave NE	Redmond	508, C7	2	1.75	1,210	3900sf	2002	02/09/09	288.43	203	359,000	349,000
11648 239th Ave NE	Redmond	508, C7	2	1.75	1,340	3900sf	2002	07/07/09	272.39	403	365,000	365,000
12400 243rd Ter NE	Redmond	508, C7	1	1.75	1,337		2008	10/14/08	328.33	211	460,539	438,973
22850 NE 132nd Pl	Redmond	508, B5	2	1.75	1,560	4533sf	2005	02/23/09	284.87	189	469,900	444,400
12735 Adair Creek Way NE	Redmond	508, C7	1	2	1,295		2008	10/08/08	343.94	327	476,625	445,407
11616 239th Ave NE	Redmond	508, C7	2	1.75	1,363	3900sf	2002	07/06/09	330.07	56	449,888	449,888
24306 NE Vine Maple Way	Redmond	508, D7	2	2.50	1,900		2006	03/12/09	236.84	172	475,000	450,000
22952 NE 132nd Pl	Redmond	507, B4	2	2.25	1,900	0.070ac	2005	01/13/09	262.89	343	617,500	499,500
12625 Sun Break Way NE	Redmond	508, C7	1	2	1,295		2002	04/11/08	393.63	507	509,755	509,755
23148 NE 123rd St	Redmond	508, C7	2	2	1,337		2002	04/11/08	385.36	447	579,231	515,232
12751 Adair Creek Way NE	Redmond	508, C7	2	2.25	1,871		2008	10/13/08	281.00	322	563,608	525,755
12300 Big Leaf Way NE	Redmond	508, D6	2	2.50	1,900	3306sf	2006	07/21/09	278.42	41	529,000	529,000
12752 Adair Creek Way NE	Redmond	508, C7	2	2.25	1,871		2008	10/13/08	290.74	207	571,985	543,978
23160 NE 123rd St	Redmond	508, C7	2	2	1,436		2002	04/11/08	380.03	507	545,725	545,725
12262 243rd Pl NE	Redmond	508, D6	2	2	1,930	5324sf	2005	02/19/09	290.09	193	582,800	559,880
12609 Sun Break Way NE	Redmond	508, C7	2	2	1,623		2002	04/11/08	348.55	507	565,701	565,701
23156 NE 123rd St	Redmond	508, C7	2	2	1,352		2002	04/11/08	422.64	507	571,409	571,409
24155 NE 122nd St	Redmond	508, C6	2	2.25	1,787	0.080ac	2006	05/22/09	334.64	101	639,000	598,000
12601 Sun Break Way NE	Redmond	508, C7	2	2.50	1,871		2002	04/11/08	321.73	507	601,957	601,957
13847 231st Ln NE	Redmond	508, C7	2	2.50	2,306	6739sf	2007	04/13/09	271.03	140	649,000	625,000
13141 Adair Creek Way NE	Redmond	508, C6	2	2.50	2,306	6582sf	2008	08/01/09	271.03	223	625,000	625,000
12612 237th Way NE	Redmond	508, B6	3	2.75	2,685	6815sf	2003	05/30/08	242.09	450	950,000	650,000
11858 Big Leaf Way NE	Redmond	508, D7	2	2.50	2,170	5837sf	2005	08/16/08	303.69	347	759,000	659,000
23157 NE 123rd St	Redmond	508, C7	2	2	1,671		2002	04/11/08	397.93	507	664,937	664,937
12384 Adair Creek Way NE	Redmond	508, C7	2	2.50	2,319		2008	10/13/08	286.96	169	695,095	665,464
24509 NE 118th Pl	Redmond	508, D7	2	2.50	2,170	6745sf	2005	03/11/09	322.12	173	699,000	699,000
23774 NE Greens Crossing Rd	Redmond	507, B6	3	3.50	2,680	9287sf	2003	06/11/09	268.28	81	739,000	719,000
12738 240th Pl NE	Redmond	508, C7	2	2.50	2,319		2008	10/25/08	358.67	266	835,441	831,753
12504 232nd Ter NE	Redmond	508, B6	3	3	2,695	6750sf	2004	06/08/09	311.69	84	840,000	840,000
22851 NE 138th Ct	Redmond	538, A1	4	3.50	2,860	7092sf	2007	06/12/09	314.67	80	950,000	899,950
12446 243rd Ter NE	Redmond	508, C7	3	3.50	2,793		2008	03/03/08	333.17	546	991,058	930,557
Listing Count 32	Averages				1,889				311.48	276	612,692	581,038
					High 930,557				Low 275,000			Median 562,790.50

CONTINGENT Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
24158 NE 122 St	Redmond	508, C6	2	1.75	1,680	5785sf	2006	08/30/09	315.42	10	529,900	529,900
Listing Count 1	Averages				1,680				315.42	10	529,900	529,900
					High 529,900				Low 529,900			Median 529,900

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
12711 Adair Creek Way NE	Redmond	508, C7	2	2	1,550		2008	08/26/09	306.79	207	490,520	475,520
22836 NE 126th St	Redmond	508, B6	3	3	2,678	6729sf	2004	08/24/09	261.02	23	739,000	699,000
12708 Adair Creek Way NE	Redmond	508, C7	2	2.25	2,161		2008	07/14/09	326.54	182	677,499	705,657
12610 240th Pl NE	Redmond	508, C7	2	2.50	2,161		2008	05/19/09	385.17	148	857,618	832,348
Listing Count 4	Averages				2,138				319.88	140	691,159	678,131
					High 832,348				Low 475,520			Median 702,328.50

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP % LP
12617 Sun Break Way NE	Redmond	508, C7	2	2	1,550		2002	06/09/09	290.32	411	564,789	564,789	450,000	79.68
23054 NE 130th St	Redmond	508, B5	2	2	1,670	4500sf	2004	06/26/09	275.45	327	499,999	460,000	460,000	100.00
12727 Adair Creek Way NE	Redmond	508, C7	2	2	1,550		2008	06/16/09	298.71	180	504,636	481,657	463,000	96.13
23840 NE 124th Ter	Redmond	508, C7	2	2.25	1,871		2008	04/03/09	253.87	132	578,080	588,693	475,000	80.69
11645 238th Pl NE	Redmond	538, C6	2	1.75	1,680	4567sf	2002	06/26/09	288.69	493	539,950	499,950	485,000	97.01
12377 243rd Pl NE	Redmond	508, C7	2	1.75	1,568		2008	06/09/09	317.28	153	568,757	528,112	497,499	94.20
12373 243rd Ter NE	Redmond	508, C7	2	1.75	1,824		2008	04/30/09	279.06	123	605,789	574,235	509,000	88.64
12406 243rd Ter NE	Redmond	508, C7	2	2.25	1,787		2008	07/30/09	285.39	170	604,074	551,994	510,000	92.39
12374 243rd Ter NE	Redmond	508, C7	2	1.75	1,671		2008	06/17/09	307.90	153	581,174	551,809	514,499	93.24
23881 NE 124th Ter	Redmond	508, C7	2	1.75	1,925		2008	03/11/09	284.42	92	549,999	549,999	547,499	99.55

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RESIDENTIAL
SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP % LP
23930 NE Greens Crossing Rd	Redmond	508, C7	2	2.50	2,161		2008	03/06/09	323.92	118	797,801	782,801	700,000	89.42
13158 234th Ct NE	Redmond	507, B4	3	3.50	3,360	9746sf	2004	06/16/09	208.33	97	799,000	725,000	700,000	96.55
Listing Count 12					Averages	1,885			284.45	204	599,504	571,587	525,958	92.02
					High	700,000				Low	450,000	Median 503,249.50		

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CONDOMINIUM

PENDING INSPECTION Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
11244 NE 241st Ln #53	Redmond	508, C7	3	2.50	1,610		2009	08/22/09	186.89	181	300,900	300,900
Averages					1,610				186.89	181	300,900	300,900
					High 300,900				Low 300,900			Median 300,900

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP % LP
11208 241st Ln NE	Redmond	508, C7	3	2	1,510		2009	07/28/09	172.19	143	288,900	288,900	260,000	90.00
11202 241st Ln NE	Redmond	508, C7	2	2.50	1,247		2009	07/01/09	211.63	149	243,900	263,900	263,900	100.00
Averages					1,379				191.91	146	266,400	276,400	261,950	94.77
					High 263,900				Low 260,000				Median 261,950	
Report Averages					1,878				298.97	237	594,778	568,238	488,243	

Listing Count 1

Listing Count 2

Report Count 52

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