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Windermere

REAL ESTATE MARKET STATISTICS 2006 Year-to-Date - 11/11/06

Year-to-Date Home Sales in 2006

	20 Waterfront	35 Marine View	33 Inland
Lowest sale price	\$545,000	\$307,900	\$156,500
Highest sale price	\$3,700,000	\$1,700,000	\$1,600,000
Average sale price	\$1,257,325	\$588,067	\$436,048
Median sale price	\$995,000	\$620,000	\$410,000
Average % of asking	93%	92%	93%

Listings of Homes on November 11, 2006

	25 Waterfront	28 Marine View	18 Inland
Lowest asking price	\$729,000	\$375,000	\$175,000
Highest asking price	\$10,200,000	\$2,500,000	\$1,495,000
Average asking price	\$2,160,880	\$896, 571	\$536,888

Reflections

January 2005: The real estate market on Orcas Island is healthy. While we are just now emerging from the "off-season" market that traditionally lasts from Thanksgiving until the middle of February, the long term outlook is very positive. With trillions of dollars now being transferred to the "Baby-boomer generation" and prices so favorable compared to other parts of the country (e.g., CA), we have good reason to be optimistic. Add to that a quality of life here on Orcas that is hard to match anywhere else in the country and we are fortunate indeed.

November 2006: Prices have inched up so all median averages are higher than last year. There are 71 homes for sale—an increase of over 30% from the beginning of the year. 225 homes were sold last year. Only 168 have been sold so far this year.

Summary: Prices are up. Inventory is up. Sales are down.

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