




COTTAGE LAKE BEACH CLUB QUARTERLY NEIGHBORHOOD UPDATE

January 2009






Your home is an investment and just like your other investments you should get periodic reports as to the market and the value of your home. Please let me know if you have any questions about this information. If you would like receive an annual report specific to your home let me know and I would be happy to provide one to you.

Michelle Blue, Real Estate Consultant
www.WoodinvilleGuide.com

Homes Currently on the Market

| Home Picture | Current List Price | Original List Price | Location | Bed-rooms | Baths | Sq. Ft. (price per sq ft) | Lot Size Sq. Ft. | Year | Market Days |
|--|--------------------|---------------------|---------------------|-----------|-------|---------------------------|------------------|------|-------------|
|  | \$439,000 | \$439,000 | 16559 189th Ave. NE | 4 | 2.5 | 1,988 (\$221/sqft) | .227 | 1976 | 40 |
|  | \$404,950 | \$414,990 | 16550 191st PI NE | 3 | 2 | 1,920 (\$211/sqft) | .220 | 1968 | 109 |
|  | \$354,000 | \$399,000 | 16514 190th Ave. NE | 3 | 2.25 | 1,760 (\$200/sqft) | .294 | 1973 | 219 |

Homes Sold or Cancelled in the Last 15 Months

| Home Picture | Sales Price (Date) | Original List Price | Location | Bed-rooms | Baths | Sq. Ft. (price per sq ft) | Lot Size Sq. Ft. | Year | Market Days |
|---|--------------------------------------|---------------------|---------------------|-----------|-------|---------------------------|------------------|------|-------------|
|  | \$524,900 (12/15/08) | \$595,000 | 18904 NE 168th. St. | 4 | 2.5 | 3,490 (\$152/sqft) | .386 | 1976 | 137 |
|  | \$489,950 (Cancelled on 10/10/08) | \$499,950 | 16553 189th Ave. NE | 4 | 2.5 | 2,448 (\$204/sqft) | .224 | 1974 | 100 |
|  | 425,000 (6/23/08) | \$469,000 | 16544 189th Ave. NE | 3 | 2.5 | 1,790 (\$237/sqft) | .234 | 1967 | 46 |
|  | \$455,000 (11/30/07) | \$595,000 | 18912 NE 168th St | 3 | 3 | 2,020 (\$225/sqft) | .27 | 1975 | 54 |
|  | \$492,500 (10/1/07) | \$499,000 | 16511 191st Ave. NE | 3 | 1.75 | 1,330 (\$370/sqft) | .40 | 1975 | 18 |

This information has been secured from sources I believe to be reliable, but I make no representations or warranties, expressed or implied as to the accuracy of this information (for sale by owner data is not included). If you are already working with an agent, this is not meant as a solicitation for that business.

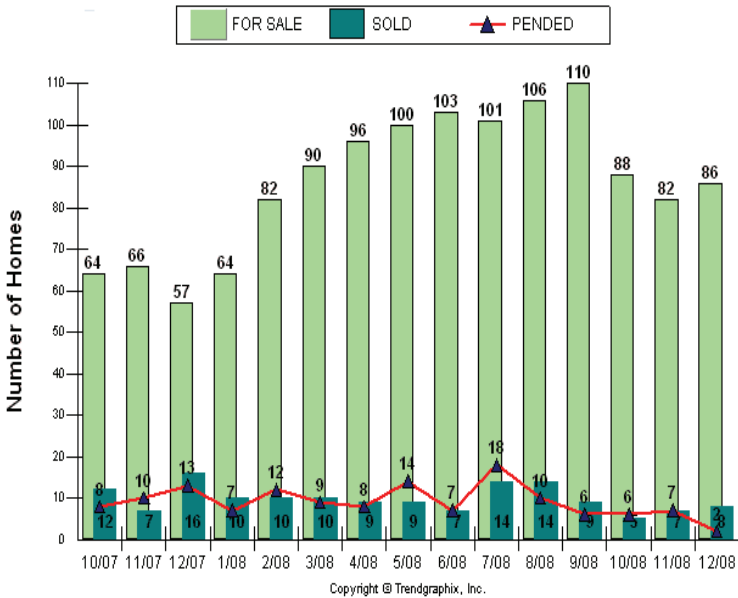
Cottage Lake Beach Club, Historical Summary Data – Sold Homes

| Year | Avg. Sales Price | Avg. Price/Sq Ft | Avg. Days on Market |
|-------|------------------|------------------|---------------------|
| 2007 | \$437,908 | \$272 | 50 |
| 2008 | \$477,500 | \$187 | 187 |
| 2009* | \$399,317 | \$211 | 123 |

* Avg price is list price (3 homes on market), no homes have sold in 2009.

Thinking about buying or selling? Call me and I'd be happy to provide you with complimentary information on your options.

Woodinville Information (Price Range: \$350,000—\$600,000 Type: Single Family, Resale)

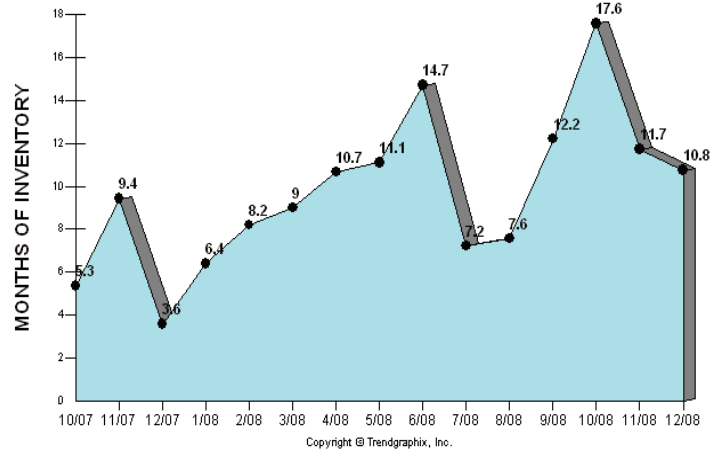


Months of Inventory

Sellers Market: 0-3

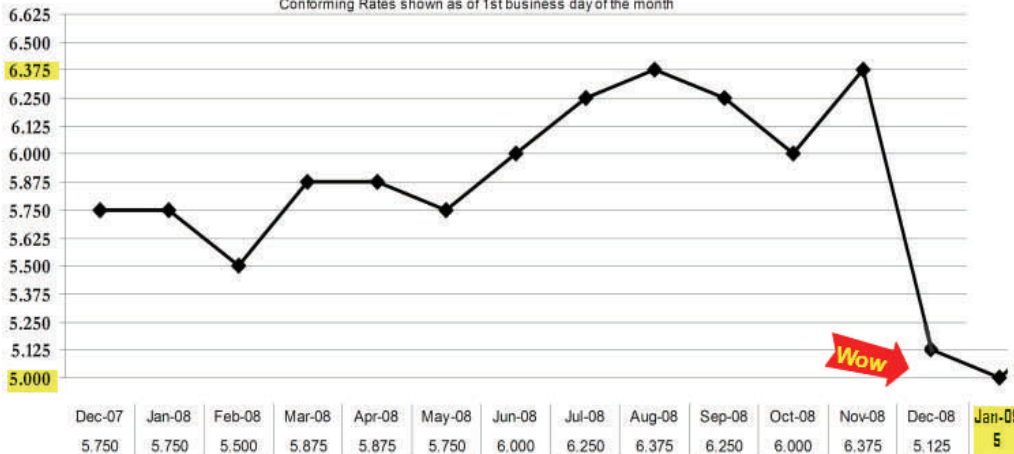
Balanced Market: 3-6

Buyers Market: 6+



The Last 13 Months

Conforming Rates shown as of 1st business day of the month



Is it time to refinance?

Rates have been hovering at 30 year lows. The general rule of thumb is that if you can drop your interest rate about 1% and you plan on staying in your home for at least 3-5 years, it makes sense to consider refinancing your home. Let me know if you need a referral for a lender!

Michelle Blue

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Your Guide to Woodinville Community, Neighborhoods & Real Estate.