



THE SEATTLE MARKET REVIEW

Compiled by The Seattle Times Company Strategic Research Department



MARKET HIGHLIGHTS

Labor Market: King County's unemployment rate drops to 6.1 percent

Retail Market: Bellevue Square plans to expand

Regional Development: Seattle Great Wheel opens June 28 (tentatively)

Travel: Alaska Air takes top honors in annual ranking

Economy: Washington State gets \$128 million for next phase of health insurance exchange

Real Estate Market: House prices stay on rise in King and Snohomish counties

Area Stores Opening

- Total Wine & More opens in Bellevue
- McDonalds get the OK for Sea-Tac airport restaurant
- Top Pot Doughnuts to open in South Lake Union

Area Stores Moving/Renovation/other

- N/A

Area Stores Closing

- I Love New York Deli closing

Washington named most bike-friendly state: Washington State has claimed the top spot on the League of American Bicyclists' list of bike-friendly states for the fifth year in a row. The League rated all 50 states and determined that Washington is the only state to score well in all five of their key criteria. The state is the only one in the nation to get a positive score in the "Infrastructure and Funding" category.

Source: seattlebikeblog.com, 05/22/2012

<http://seattlebikeblog.com/2012/05/22/washington-named-most-bike-friendly-state/>

Seattle ranks No. 1 in tech sector job growth: The Seattle area has seen the most growth in technology jobs in the country — significantly more than Silicon Valley. That's according to a [Forbes/Praxis Strategy Group study](#) that measured employment growth in high-tech industry sectors such as software engineering, data processing and STEM (science, technology, engineering and mathematics).

Source: [Puget Sound Business Journal](#), 05/17/2012

http://www.bizjournals.com/seattle/news/2012/05/17/puget-sound-business-journal.html?ana=e_du_pub&s=article_du&ed=2012-05-17

Seattle economy ranked third strongest in U.S. over long term: The Seattle-Tacoma-Bellevue metropolitan area economy ranks third strongest in the nation, as measured by independent economic research firm [Policom](#) Corp. Policom bases its rankings on the longer-term performance of city economies. The study measures 23 different economic factors over a 20-year period.

Source: [Puget Sound Business Journal](#), 05/31/2012

http://www.bizjournals.com/seattle/news/2012/05/31/seattle-economy-ranked-third-strongest.html?ana=e_du_pub&s=article_du&ed=2012-05-31

Seattle-area salaries 12th-highest in U.S.: Yearly salaries in the Seattle-Bellevue area average \$56,290 a year, which is the 12th-highest in the country. The San Jose metropolitan area has the highest average annual salaries at \$69,880 last year. Next highest was the San Francisco market at \$64,820. Those were the highest pay levels in any metro area across the nation, according to an [On Numbers](#) analysis of new data from the [U.S. Bureau of Labor Statistics](#) (BLS).

Source: [Puget Sound Business Journal](#), 05/22/2012

http://www.bizjournals.com/seattle/morning_call/2012/05/seattle-area-salaries-12th-highest-in.html?ana=e_sea_rdup&s=newsletter&ed=2012-05-22

Manufacturers Tend to Cluster in Metro Areas Like Seattle, Says Brookings Study: The Brookings Institute has released a [report](#) that identifies Seattle area as one of the nation's leading manufacturing regions with 167,000 manufacturing-related jobs, accounting for about 9.7 percent of all the region's jobs in 2010. Of those manufacturing jobs, 63 percent are considered high tech.

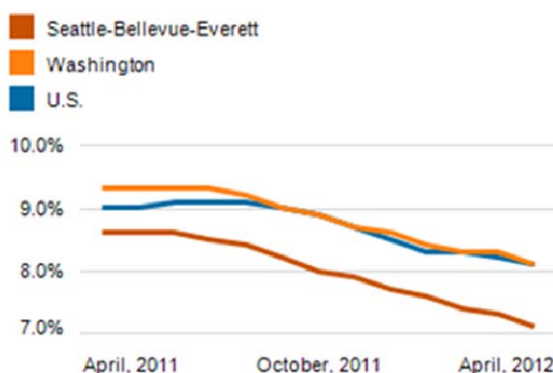
Source: [seattlebusinessmag.com](#), 05/22/2012

<http://www.seattlebusinessmag.com/blog/manufacturers-tend-cluster-metro-areas-seattle-says-brookings-study>

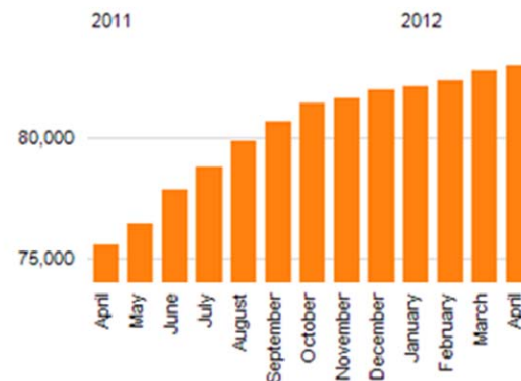


LABOR MARKET

UNEMPLOYMENT RATES
Seasonally adjusted



BOEING JOBS IN WASHINGTON
Includes subsidiaries and contingent labor



King County's unemployment drops to 6.1 percent: April's jobless rate was lower in 32 of Washington's 39 counties than it was in the same period a year ago, according to Employment Security Department statistics released Tuesday. King County's unemployment rate was 6.1 percent last month, down from 7.2 percent in March and 7.8 percent in April 2011. Pierce County's rate dropped to 9 percent from 9.5 percent in March and 9.8 percent a year ago. In Snohomish County, the improvement was even more stark: 7.1 percent, compared to 8.5 percent in March and 9.1 percent a year earlier.

Source: The Seattle Times, 05/22/2012

http://seattletimes.nwsourc.com/html/business/technology/2018260678_countyjobs23.html

Seattle No. 8 in number of jobs added among U.S. metro areas: Seattle has been ranked No. 8 for the number of jobs added during the past 12 months, according to a study. Eighty-six of the nation's 100 biggest metropolitan areas increased their nonfarm employment between March 2011 and the same month this year, according to an analysis of **U.S. Bureau of Labor Statistics** by the Business Journals' "On Numbers".

Source: Puget Sound Business Journal, 05/17/2012

http://www.bizjournals.com/seattle/news/2012/05/17/seattle-no-8-in-number-of-jobs-added.html?ana=e_du_pub&s=article_du&ed=2012-05-17

Delta Airlines closing SeaTac call center: A Delta Airlines call center near Seattle-Tacoma International Airport will close Sept. 1, eliminating 189 jobs. The airline filed a so-called WARN notice for the layoffs Wednesday with the state's Employment Security Department. Delta spokeswoman Gina Laughlin said employees were notified April 10 that the airline would close the sales and reservations center here and another one in Sioux City, Iowa. She said the affected employees can get a benefits package if they are not interested in transferring to another position with the company.

Source: The Seattle Times, 05/24/2012

http://seattletimes.nwsourc.com/html/business/technology/2018272586_deltalayooffs24.html

New jobs lure jobless to the hunt; state's unemployment rate inches higher: Jessica Suarez, 44, finally attended a career fair to support someone else this week. "I start a job on Monday," she said, referring to her new position at OutBack Power Technologies, a renewable-energy company in Arlington. Suarez was laid off nearly two years ago when the online marketing company she worked for was acquired. She recently exhausted all her resources, including food stamps and unemployment insurance. But in the past four months, she's had more job prospects than in the previous two years, she said. Her experience might reflect the statewide employment picture. In May, 11,700 jobs were added, according to the state Employment Security Department (ESD).

Source: The Seattle Times, June 13, 2012

http://seattletimes.nwsourc.com/html/business/technology/2018421442_unemployment14.html



Do good for yourself.



RETAIL MARKET

U.S. RETAIL SALES

Year-over-year percent change



U.S. SAME-STORE SALES

ICSC's retail chain-store sales index, year-over-year percent change



Total Wine's Bellevue store ups stakes in spirits-selling: [Total Wine & More](#), the nation's largest independent retailer of premium wine, beer and spirits, is planning to open a store in Bellevue, setting up a clash of spirits-selling titans. At 30,000 square feet, the new store will dwarf all but one other alcohol-selling retail outlet in Washington. Its size is more than triple that of the biggest of the state liquor stores, the West Seattle Premier store. Those outlets closed May 31 as a result of the passage of Initiative 1183, which privatizes liquor sales in Washington.

Source: [Puget Sound Business Journal](#), 05/21/2012 (See figure A, page 9)

http://www.bizjournals.com/seattle/blog/2012/05/total-wine-mores-bellevue-store-ups.html?ana=e_du_pub&s=article_du&ed=2012-05-21

I Love New York Deli Closing: Sadly, the deli and sandwich shop has shuttered both its U-District and Pike Place Market locations. [The Stranger reports](#) that owner Jon Jacobs cited the rising costs of meat and gas as the primary factors that led to the shop's closing (his interview is candid, emotional, and absolutely worth a read). But don't get too distraught yet: Pending a loan and a lease on a new space on University Ave, Jacobs says he could reopen as early as next month.

Source: [seattlemet.com](#), 05/25/2012 (See figure B, page 9)

<http://www.seattlemet.com/blog/2012/05/25/i-love-new-york-deli-closing>

McDonald's finally gets the OK for restaurant at Sea-Tac airport: A McDonald's is coming to Seattle-Tacoma International Airport early next year after a reluctant Port of Seattle Commission voted 4-1 Tuesday to approve it. Port staff say travelers are always clamoring for a second burger joint in the main terminal — particularly for a McDonald's, with its familiar Big Macs and Happy Meals. They presented the restaurant's proposal in March, thinking it was a slam-dunk. McDonald's will make \$2 million in improvements to a long-vacant space, plus pay \$323,000 a year in rent.

Source: [The Seattle Times](#), June 6, 2012 (See figure C, page 9)

http://seattletimes.nwsourc.com/html/localnews/2018372872_mcdonalds07m.html

Top Pot Doughnuts to open South Lake Union café: [Top Pot Doughnuts](#) will open a new café this summer in Seattle's fast-growing South Lake Union neighborhood at 590 Terry Ave. N. "Watching South Lake Union grow over the past three years has been exciting," Top Pot Doughnuts co-founder [Mark Klebeck](#) said [in a press release](#). "The area boasts some of the greatest independent food establishments within the city of Seattle. Likewise, as an independent coffee and doughnut retailer, we aim to provide our neighbors with a enjoyable café experience that is second to none."

Source: [Puget Sound Business Journal](#), June 11, 2012 (See figure D, page 9)

http://www.bizjournals.com/seattle/news/2012/06/11/top-pot-doughnuts-continuing-expansion.html?ana=e_du_pub&s=article_du&ed=2012-06-11

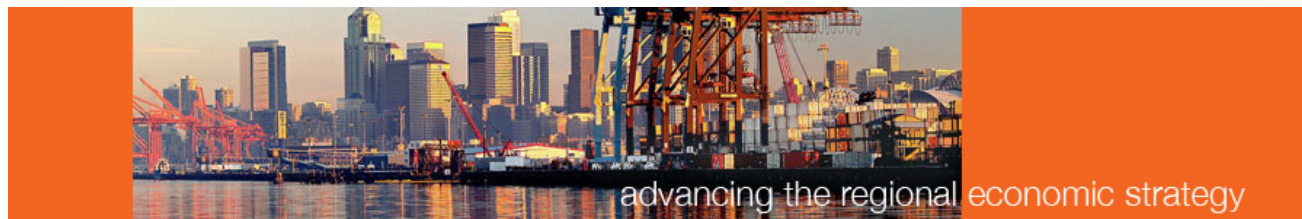
Bellevue Square plans to expand: Bellevue Square is expanding — up, not out. The regional mall's owner has filed preliminary paperwork with Bellevue city planners to add 119,000 square feet of retail space and 131,500 square feet of parking with 375 stalls. The new construction would be on top of part of the existing two- to three-story shopping center and the four-story parking garage to the west, spanning the mall's West Drive. The expansion would increase Bellevue Square's retail space by about 10 percent. It now has about 1.3 million square feet. A spokeswoman for Kemper Development, the mall's owner, declined to discuss the expansion, or whether a tenant or tenants has been signed for it.

Source: [The Seattle Times](#), June 15, 2012 (See figure E, page 9)

http://seattletimes.nwsourc.com/html/business/2018441615_bellsquare16.html



REGIONAL DEVELOPMENT



Downtown building fetches \$55M, thanks to Amazon effect: One of Seattle's oldest families has purchased a 20-story downtown office building across the street from [Amazon.com](#)'s proposed three-tower complex. The family-owned Joshua Green Corp. paid the Vance Corp. — another old name in Seattle business — \$54.9 million Thursday for the Plaza 600 building at Sixth Avenue and Stewart Street, according to county records. Vance had no plans to sell the tower it built in 1969, said Mark Houtchens, the company's president and CEO.

Source: *The Seattle Times*, 05/24/2012 (See figure F, page 9)

http://seattletimes.nwsourc.com/html/business/technology/2018281518_vance25.html

First Bellevue high-rise in four years breaks ground: Su Development has broken ground on a 21-story apartment tower in downtown Bellevue, the city's first new high-rise since the real-estate market collapsed. The building, at Northeast Second Street and 106th Avenue Northeast, is the first phase of a project Bellevue-based Su calls Soma Towers. While rising rents, declining vacancies and a rising tide of young adults have prompted developers to start building thousands of apartments, including several high-rises, in and around downtown Seattle.

Source: *The Seattle Times*, 05/25/2012 (See figure G, page 9)

http://seattletimes.nwsourc.com/html/business/technology/2018289792_soma26.html

Chihuly Garden and Glass opens: Dignitaries and community leaders gathered for the official public opening of the 45,000 square-foot [Chihuly Garden and Glass](#) museum June 20th, after a lineup of invitation-only celebrations in recent days. At each of those pre-opening parties, guests were personally greeted by Dale and [Leslie Chihuly](#), Space Needle chair [Jeff Wright](#) and [Korynne Wright](#) and others. At the public opening, glass guru [Dale Chihuly](#), who designed the project and whose glass is showcased there, is expected to sign a beam in a glass and steel conservatory that houses a 100-foot-long suspended glass sculpture.

Source: *Puget Sound Business Journal*, 05/20/2012 (See figure H, page 9)

http://www.bizjournals.com/seattle/blog/2012/05/chihuly-garden-and-glass-opens-today.html?ana=e_du_wknd&s=article_du&ed=2012-05-26

Two South Lake Union office buildings sold: Seattle developer Weiss-Jenkins Properties sold two South Lake Union office buildings Wednesday to a California real-estate investment firm, according to county records. LBA Realty of Irvine, Calif., paid \$49.05 million for the five-story Republican Building at Eastlake Avenue East and Republican Street, and neighboring 500 Yale Avenue North, also five stories, at Yale and Republican.

Source: *The Seattle Times*, 5/30/2012 (See figure I, page 9)

http://seattletimes.nwsourc.com/html/business/technology/2018321601_republican31.html

LeMay car museum opens with a flourish in Tacoma: LeMay-America's Car Museum in Tacoma was the scene of a huge pre-opening bash Friday night. Hundreds of guests, many of them dressed in period outfits from the Great Gatsby era to the 1950s and more contemporary, hobnobbed and visited around [hundreds of perfectly polished cars](#), as perfectly coiffed "cigarette girls," looking like pinups with their neck-strap trays of cigars, slipped carefully between tables, offering smokes and raffle tickets.

Source: *Puget Sound Business Journal*, 06/04/2012

http://www.bizjournals.com/seattle/morning_call/2012/06/lemay-car-museum-opens-with-a-flourish.html?ana=e_sea_rdup&s=newsletter&ed=2012-06-04

Developers team up on 23-story hotel project near stadiums: Two of the Sodo neighborhood's biggest developers are teaming up to build the second phase of Stadium Place, the ambitious high-rise project in CenturyLink Field's north parking lot, and plan to break ground in summer 2013. Henry Liebman's American Life will finance and build the second phase in a joint venture with Daniels Real Estate, Stadium Place's master developer, the companies say. It would include a 23-story hotel rising from a full-block base that would have 16,000 square feet of shops and restaurants, a 376-stall garage and a health club. A 170,000-square-foot office tower would be added later.

Source: *The Seattle Times*, June 12, 2012 (See figure J, page 9)

http://seattletimes.nwsourc.com/html/business/technology/2018362432_northlot06.html

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L.A. firm buying Fremont, Bellevue office buildings: Los Angeles-based Kilroy Realty, which owned nothing in the Seattle market two years ago, is on its way to becoming one of the region's bigger office landlords. The real-estate investment company announced this week it's buying four buildings in Fremont and downtown Bellevue. The acquisitions would double Kilroy's Seattle-area holdings to 1.7 million square feet, more than the 76-story Columbia Center.

Source: The Seattle Times, June 5, 2012

http://seattletimes.nwsourc.com/html/business/technology/2018361937_kilroy06.html

"Twin Toaster" office towers sold to New York company: Seattle's "Twin Toasters" have a new owner. Brookfield Office Properties of New York said Tuesday it has purchased the Denny Triangle office towers, officially named Metropolitan Park East and Metropolitan Park West, for \$210 million. That's \$27 million more than seller Walton Street Capital paid for them in 2005. When the buildings went on the market last year, some real-estate observers questioned whether Walton Street would recoup its initial investment. Together, the 20- and 18-story towers just off Interstate 5 near Olive Way are 85 percent leased, Brookfield said. Tenants include Facebook.

Source: The Seattle Times, June 5, 2012 (See figure K, page 9)

http://seattletimes.nwsourc.com/html/business/technology/2018362317_twintoasters06.html

41-story condo tower ready to start in downtown Seattle: Why does Nat Bosa plan to break ground next week on a 41-story condo tower in Seattle's Denny Triangle, when conventional wisdom suggests it's a dubious proposition at best? "The story of my life has always been to go against the grain," the longtime Vancouver, B.C., developer said Thursday. "In this business, if you are all brain and no guts, you are no good." In what one real-estate analyst labeled "an extraordinarily bold move" given the condo market's current economics, Bosa said his company, Bosa Development, will start building a project that won city approval in 2007 but went into hibernation when the real-estate crisis hit.

Source: The Seattle Times, June 7, 2012 (See figure L, page 9)

http://seattletimes.nwsourc.com/html/business/technology/2018381822_insignia08.html

Amazon's 3-block complex has a timetable — and a name: [Amazon.com](http://www.amazon.com) tentatively plans to start building the first phase of its three-block office complex in Seattle's Denny Triangle next year and could break ground on the second and third phases at two-year intervals, according to a document filed recently with city planners. The timetable — more specific than anything Amazon has previously disclosed — is included in a preliminary study of the mammoth project's environmental impacts. It was prepared by Amazon consultants under the direction of the city's Department of Planning and Development. The document estimates that, when all three blocks are developed, 12,000 people will work there.

Source: The Seattle Times, June 8, 2012 (See figure M, page 9)

http://seattletimes.nwsourc.com/html/business/technology/2018390135_amazon09.html

Seattle Great Wheel Opens June 28 (Tentatively): Fear heights? Fear tourists? Then gird yourself for June 28, the tentative opening date for the new Seattle Great Wheel on Pier 57. Hal Griffith and Associates, the company behind the new attraction, tells *Seattle Met* that's when the new ride will probably welcome the public on board. Yesterday the 42 gondolas were attached to the 175-foot wheel skeleton. Each holds six to eight people, we did the math for you, that's up to 336 people at a time and there are 41 white ones and a single black one.

Source: seattlemet.com, June 6, 2012 (See figure N, page 9)

http://www.seattlemet.com/blog/transportation/seattle-great-wheel-opens-june-28-tentatively-june-2012?utm_medium=email&utm_campaign=TwinToasters+June+12+CID_5c3e3e0e33ed5f660eaf820e3ed2f0d&utm_source=Email+Marketing+Software&utm_term=Great+Wheel+Opening+Date

Developers plant seeds for 'Spring District' growth in Bellevue: Seattle developer Wright Runstad spent five long years designing and winning conceptual approval for the Spring District, its giant proposed "urban village" in Bellevue's quasi-industrial Bel-Red corridor. Now it's taking the first steps toward finally building something there. "We fully intend to be on the crest of the wave" as the local economy rebounds, says Greg Johnson, Wright Runstad's president. Earlier this month, the company submitted preliminary paperwork to Bellevue planners for the first two office buildings — one 12 stories, the other 10. It also has put a tenth of the project's 36 acres up for sale to apartment developers. Plans call for about 300 units in 6- or 7-story buildings.

Source: The Seattle Times, June 14, 2012 (See figure O, page 9)

http://seattletimes.nwsourc.com/html/business/technology/2018426714_spring14.html



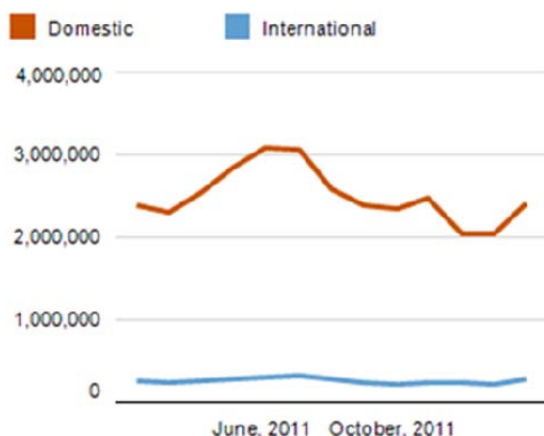
Seattle Media Maven

Need some help navigating the Seattle media scene? Check out our blog, Seattlemediamaven.com, for the latest Seattle insights.



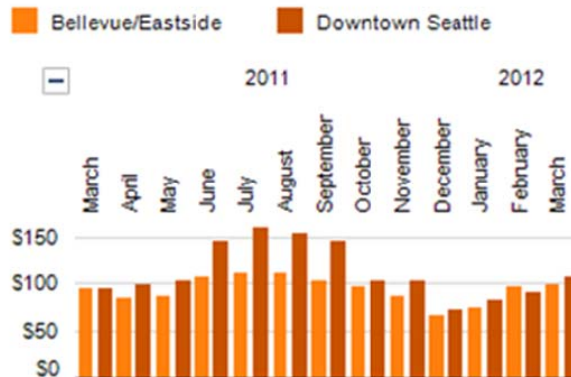
TRAVEL MARKET

SEA-TAC PASSENGERS



HOTEL REVENUES

Revenue per available room



Alaska Airlines to fly Seattle-San Antonio in September: Alaska Airlines said it will begin nonstop service from Seattle-Tacoma International Airport to San Antonio, Texas beginning on Sept. 17. Alaska, a unit of [Alaska Air Group Inc.](#) (NYSE: ALK) of Seattle, already flies nonstop to the Texas cities of Dallas, Austin and Houston. "These two cities share a lot in common, including a large military presence, robust technology and bioscience industries, and strong aviation and aerospace sectors," said [San Antonio Mayor Julián Castro](#), in a statement.

Source: *Puget Sound Business Journal*, 05/30/2012

http://www.bizjournals.com/seattle/morning_call/2012/05/alaska-airlines-to-fly-seattle-san.html?ana=e_sea_rdup&s=newsletter&ed=2012-05-30

Sea-Tac airliner tests could yield quieter, more efficient landings: Shortly after 11 p.m. Monday evening, Alaska Airlines flight 432 from Los Angeles will be the first passenger flight into Seattle-Tacoma International Airport guided down to the runway by signals from a satellite. Three other flights will follow before midnight, marking the start of a Federal Aviation Administration (FAA) test project that could lead to routine use next year of a navigation technology that promises to leave Seattle's skies quieter and greener.

Source: *The Seattle Times*, June 10, 2012

http://seattletimes.nwsourc.com/html/business/technology/2018404046_satnavigation11.html

Alaska Airlines begins Seattle-Philadelphia service: Alaska Airlines starts its nonstop flights between Seattle-Tacoma International Airport and Philadelphia International Airport on Monday. The airline, a unit of Seattle-based [Alaska Air Group Inc.](#), announced the service in February, saying Philadelphia "is one of the largest cities we don't currently serve from Seattle." Daily flights will leave Seattle at 8:35 a.m. and arrive in Philadelphia at 4:55 p.m., local time. Flights to Seattle will leave at 5:55 p.m. and arrive at 9:10 p.m.

Source: *Puget Sound Business Journal*, June 11, 2012

http://www.bizjournals.com/seattle/morning_call/2012/06/alaska-airlines-begins.html?ana=e_sea_rdup&s=newsletter&ed=2012-06-11

Alaska Air takes top honors in annual ranking: Back in 2001, Alaska Airlines had the worst on-time performance of any major airline: Just 69 percent of flights managed to arrive close to when they were supposed to. It was just one of many problems bedeviling the Seattle-based carrier, which lost \$43.4 million that year amid the aftershocks from the 9/11 attacks and the crash of Flight 261 the year before. But keeping its planes on schedule was essential if Alaska was to maintain its reputation for quality service and fend off competitors envious of its strong market position on the West Coast.

Source: *The Seattle Times*, June 16, 2012

http://seattletimes.nwsourc.com/html/business/technology/2018432413_bestalaska17.html

Light rail to Northgate: 4.3 miles costs \$2.1B; footbridge idea alive: Sound Transit expects to spend \$2.1 billion for its mostly-tunneled light-rail line from Husky Stadium to Northgate, based on figures its capital committee endorsed Thursday. The full transit board is to vote June 28 on a budget for the 4.3-mile project, to be finished in 2021.

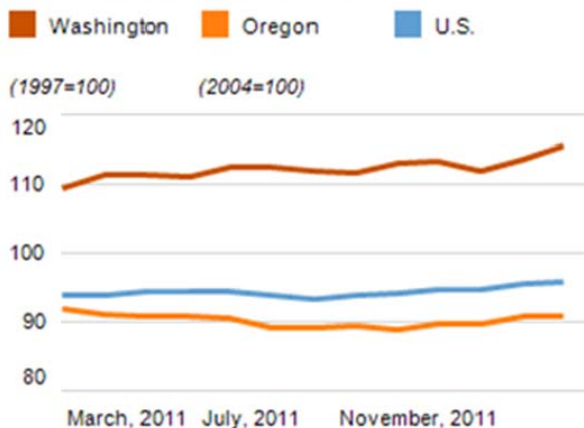
Source: *The Seattle Times*, June 14, 2012

http://seattletimes.nwsourc.com/html/localnews/2018437230_northgate15m.html

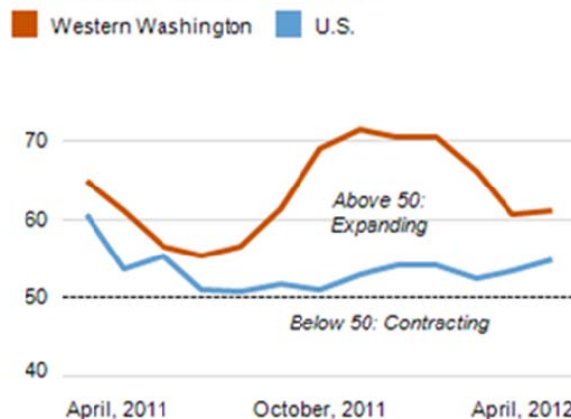


ECONOMY

LEADING ECONOMIC INDICATORS



PURCHASING MANAGERS' INDEX



Washington State gets \$128 million for next phase of health insurance exchange: Washington state received approval for \$128 million in federal funding for the next phase of implementing the federal Affordable Care Act, Gov. [Chris Gregoire](#) announced Wednesday. It's less than the \$135 million the state had sought to build a health exchange – essentially an online health insurance marketplace that will help the public comply with new federal laws mandating health insurance for every U.S. citizen.

Source: Puget Sound Business Journal, 05/16/2012

http://www.bizjournals.com/seattle/news/2012/05/16/wa-receives-128-million-for-next.html?ana=e_du_pub&s=article_du&ed=2012-05-16

Boosting engineering programs invests in state's economy: Ramped-up production at Boeing and the pending retirement of half of its engineers in the next five years offer two big reasons to cheer expansion of engineering programs at the University of Washington and Washington State University. This state does not award enough engineering and technology degrees to meet demand, forcing companies to recruit workers from out of state. The leaky pipeline is a well-known problem but it wasn't until the most recent session of the state Legislature that lawmakers and higher-education leaders got serious about addressing it.

Source: The Seattle Times, 05/22/2012

http://seattletimes.nwsourc.com/html/editorials/2018262947_edit23engineering.html

'Black gold' rush? Seattle has stake in quest for Alaska oil: During the last year, some 400 workers at a Harbor Island shipyard have been installing new diesel engines, welding bulkheads, painting and tackling other tasks to prepare the Kulluk, a Shell Oil rig, for drilling holes this summer in the sea bottom off Alaska's North Slope. The refurbishing of Kulluk and other Shell work done in the Pacific Northwest has pumped some \$200 million into the local economy, according to company officials. This could be the launch to what may be a decade of exploration and development of offshore oil fields in Arctic waters.

Source: The Seattle Times, June 10, 2012

http://seattletimes.nwsourc.com/html/localnews/2018403997_shellarctic11m.html

High gas prices hurt local economy: At a South Lake Union Shell station with regular unleaded going for \$4.45 a gallon, Fern Romeo stopped to fill her tank with just enough of the nation's most expensive gas to visit her friend in West Seattle. "I've just been filling up little by little because I keep thinking I'll find cheaper gas somewhere else — but then I never do!" Romeo said. For more than a week, Washington has had the most expensive gas in the contiguous 48 states, with state prices averaging \$4.21 a gallon and Seattle metro area averaging \$4.27 as of Friday morning, according to the AAA. Prices have been unusually high in the state for the past four months but peaked to near-record levels at the end of May — all while the average national gas price dropped 20 cents in the past month.

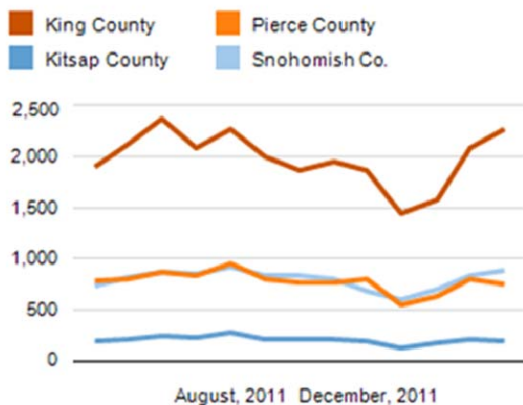
Source: The Seattle Times, June 10, 2012

http://seattletimes.nwsourc.com/html/localnews/2018403873_gasprices11m.html

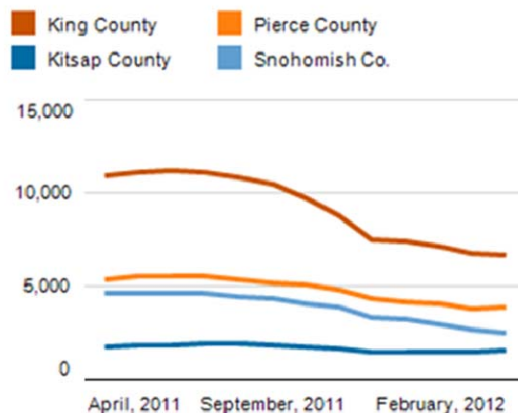


REAL ESTATE MARKET

HOME SALES



HOUSING INVENTORY



Downtown Seattle condos are finally filling up: The past few years haven't been good ones for condo developers in and around downtown Seattle. They brought about two dozen new projects to market between 2007 and early 2010 — just in time for the real-estate crash. Hundreds of pre-sale buyers backed out. Some developers converted their buildings to rental apartments. Others lost their projects to lenders. Many slashed prices, in some cases more than 40 percent. Even so, sales remained tepid. Now, however, the market finally seems to be bouncing back.

Source: The Seattle Times, 05/20/2012

http://seattletimes.nwsourc.com/html/business/technology/2018251763_condos21.html

Seattle-area home prices rise 1.7 percent in March from February: Home prices in the Seattle metropolitan area bounced back in March after declining for seven straight months, according to one closely watched index, providing more evidence the market may at long last have hit bottom. Prices were up 1.7 percent from February, according to the S&P/Case-Shiller Home Price Index. Among the 20 cities Case-Shiller tracks, only Phoenix saw a bigger month-over-month increase. The composite index for all 20 cities was unchanged, but 12 of the cities saw prices increase. Home prices often rise in the spring. But Seattle-area prices jumped in March even with seasonal factors taken into account.

Source: The Seattle Times, 05/29/2012

http://seattletimes.nwsourc.com/html/business/technology/2018309425_caseshiller30.html

House prices stay on rise in King and Snohomish counties: House prices rose in May in King County for the second consecutive month, prompting market-watchers to employ with greater certainty some words you may not have heard in a good long while: Rebound. Stabilization. A seller's market. The median price of single-family homes sold last month was \$362,000, up 0.6 percent from April and a more impressive 4.9 percent from May 2011, according to statistics released Monday by the Northwest Multiple Listing Service.

Source: The Seattle Times, June 5, 2012

http://seattletimes.nwsourc.com/html/business/technology/2018356044_homesales05.html

Rising home prices, low inventory create seller's market in some areas: Home prices in Western Washington rose slightly more than a percentage point in May, rising to \$242,500 from \$239,999, the Northwest Multiple Listing Service reported. Prices of single-family homes, excluding condos, rose 2.34 percent, while condo prices dipped more than 5 percent. Median prices are up 12.8 percent since January.

Source: Puget Sound Business Journal, June 5, 2012

http://www.bizjournals.com/seattle/news/2012/06/05/home-prices-rise-low-inventory.html?ana=e_du_pub&s=article_du&ed=2012-06-05

Miami-based Lennar plans homebuilding push here: Another national homebuilder is jumping into the Seattle market. Miami-based Lennar, which moved into Western Washington in December when it acquired Premier Communities of Puyallup, expects to close this summer on the purchase of a large portfolio of lots in King County, said Ryan McGowan, who heads Lennar's operations in the area. "King is our top priority right now," he said. Lennar is the nation's third-largest builder, according to *Builder* magazine, with communities in 18 states.

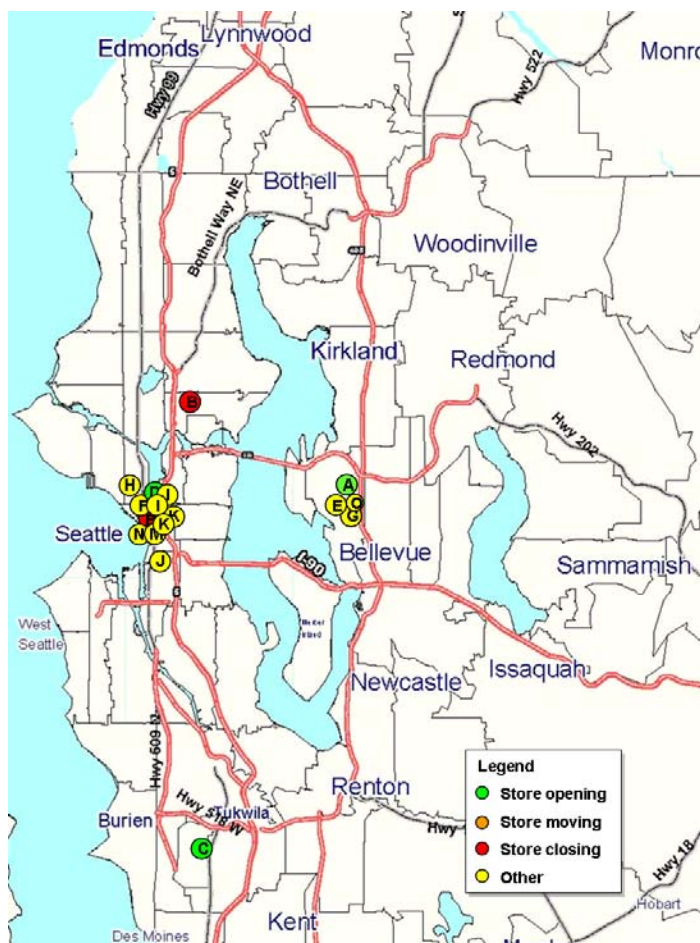
Source: The Seattle Times, June 14, 2012

http://seattletimes.nwsourc.com/html/business/technology/2018436929_lennar15.html

THE SEATTLE MARKET REVIEW



MARKET REFERENCE MAP



- A) Total Wine & More to open in Bellevue
- B) I Love New York Deli closing
- C) McDonald's gets OK for restaurant at Sea-Tac airport
- D) Top Pot Doughnuts to open South Lake Union Café
- E) Bellevue Square Plans to expand
- F) Downtown building fetches \$55M
- G) First Bellevue high-rise in four years breaks ground
- H) Chihuly Garden and Glass opens
- I) Two South Lake union office buildings sold
- J) New 23-story hotel project near stadiums
- K) Twin Toaster office towers sold
- L) 41 story condo tower ready to start in Seattle
- M) Amazon's 3 block complex has a timetable
- N) Seattle Great Wheel Opens June 28
- O) Developers plant seeds for Spring District growth in Bellevue

Note: All articles have been sourced; however, they are edited for brevity. Most articles are linked online, and all articles are available on request.

