



## CBA Researched CMA Sales Summary 1st Quarter (2022 vs 2021)

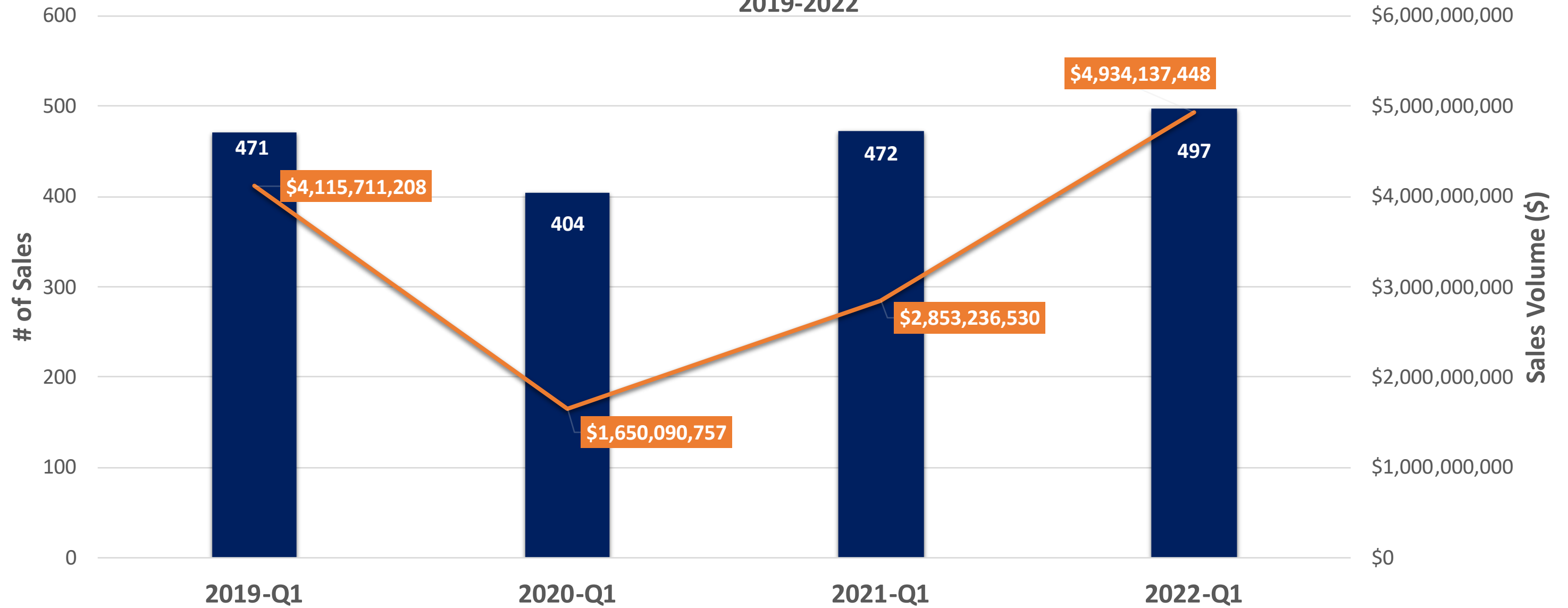
2021			
Totals by Month	# of Sales	Sales Volume (\$)	Total SF
January	144	\$1,148,585,164	38,078,368
February	142	\$634,832,007	11,841,741
March	186	\$1,069,819,359	12,408,560
<b>1st Qtr Totals</b>	<b>472</b>	<b>\$2,853,236,530</b>	<b>62,328,669</b>
2021			
Totals by County	# of Sales	Sales Volume (\$)	Total SF
King	204	\$1,737,098,663	10,315,079
Snohomish	87	\$640,048,220	24,946,902
Pierce	100	\$358,685,043	10,040,016
Spokane	45	\$67,283,404	1,356,077
Kitsap	12	\$19,500,000	655,635
Thurston	24	\$30,621,200	15,014,960
<b>1st Qtr Totals</b>	<b>472</b>	<b>\$2,853,236,530</b>	<b>62,328,669</b>
2021			
Totals by Asset Class	# of Sales	Sales Volume (\$)	Total SF
Office	112	\$510,143,634	1,870,992
Retail	112	\$309,022,078	1,114,540
Industrial/Flex	102	\$1,111,641,170	4,971,428
Land	92	\$323,793,409	52,917,768
Multifamily	54	\$598,636,239	1,453,941
<b>1st Qtr Totals</b>	<b>472</b>	<b>\$2,853,236,530</b>	<b>62,328,669</b>

2022		
# of Sales	Sales Volume (\$)	Total SF
174	\$1,591,846,035	8,780,493
151	\$2,326,530,651	10,419,596
172	\$1,015,760,762	8,465,467
<b>497</b>	<b>\$4,934,137,448</b>	<b>27,665,556</b>
2022		
# of Sales	Sales Volume (\$)	Total SF
220	\$3,792,619,845	14,536,202
63	\$322,092,475	1,795,999
103	\$492,778,539	8,974,134
59	\$168,843,305	695,384
21	\$34,313,658	174,286
31	\$123,489,626	1,489,551
<b>497</b>	<b>\$4,934,137,448</b>	<b>27,665,556</b>
2022		
# of Sales	Sales Volume (\$)	Total SF
121	\$1,678,689,931	3,655,359
191	\$613,781,064	1,894,783
65	\$835,793,783	4,026,833
52	\$437,416,670	15,406,301
68	\$1,368,456,000	2,682,280
<b>497</b>	<b>\$4,934,137,448</b>	<b>27,665,556</b>

2022 vs 2021 Change				
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
30	20.8%	\$443,260,871	38.6%	(29,297,875)
9	6.3%	\$1,691,698,644	266.5%	(1,422,145)
<b>-14</b>	<b>-7.5%</b>	<b>(\$54,058,597)</b>	<b>-5.1%</b>	<b>(3,943,093)</b>
<b>25</b>	<b>5.3%</b>	<b>\$2,080,900,918</b>	<b>72.9%</b>	<b>(34,663,113)</b>
2022 vs 2021 Change				
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
16	7.8%	\$2,055,521,182	118.3%	4,221,123
<b>-24</b>	<b>-27.6%</b>	<b>(\$317,955,745)</b>	<b>-49.7%</b>	<b>(23,150,903)</b>
3	3.0%	\$134,093,496	37.4%	(1,065,882)
14	31.1%	\$101,559,901	150.9%	(660,693)
9	75.0%	\$14,813,658	76.0%	(481,349)
7	29.2%	\$92,868,426	303.3%	(13,525,409)
<b>25</b>	<b>5.3%</b>	<b>\$2,080,900,918</b>	<b>72.9%</b>	<b>(34,663,113)</b>
2022 vs 2021 Change				
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
9	8.0%	\$1,168,546,297	229.1%	1,784,367
79	70.5%	\$304,758,986	98.6%	780,243
<b>-37</b>	<b>-36.3%</b>	<b>(\$275,847,387)</b>	<b>-24.8%</b>	<b>(944,595)</b>
<b>-40</b>	<b>-43.5%</b>	<b>\$113,623,261</b>	<b>35.1%</b>	<b>(37,511,467)</b>
14	25.9%	\$769,819,761	128.6%	1,228,339
<b>25</b>	<b>5.3%</b>	<b>\$2,080,900,918</b>	<b>72.9%</b>	<b>(34,663,113)</b>

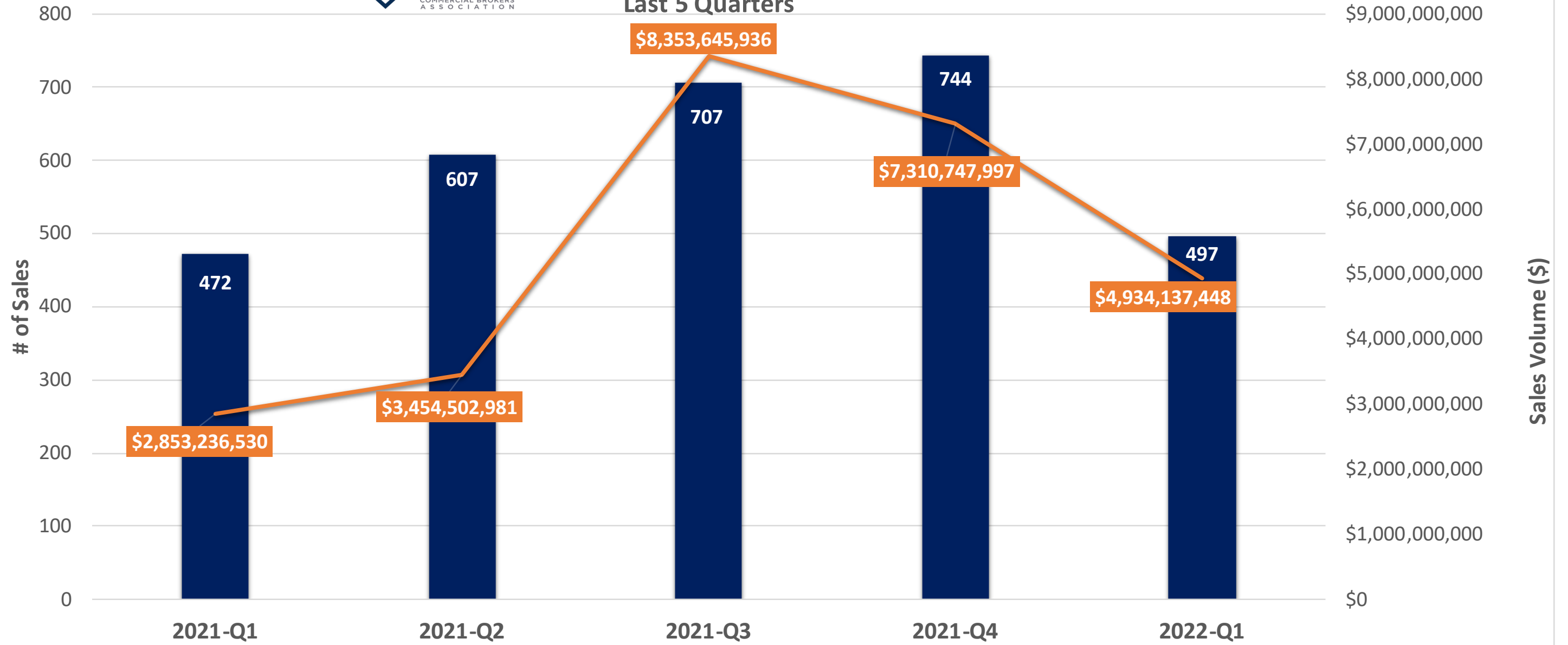


### Sales Velocity & Volume (\$) 1st Quarter Comparison 2019-2022

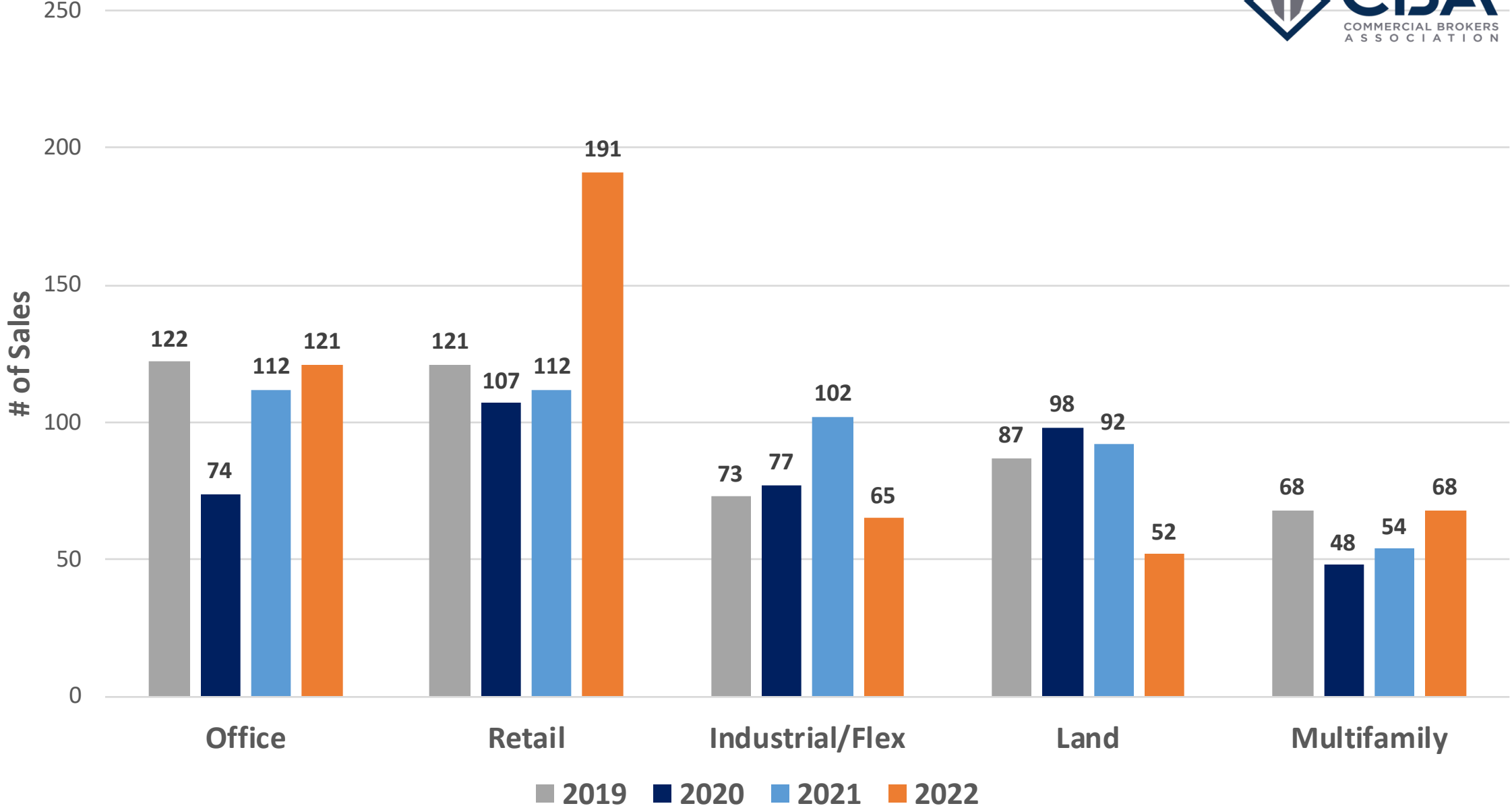




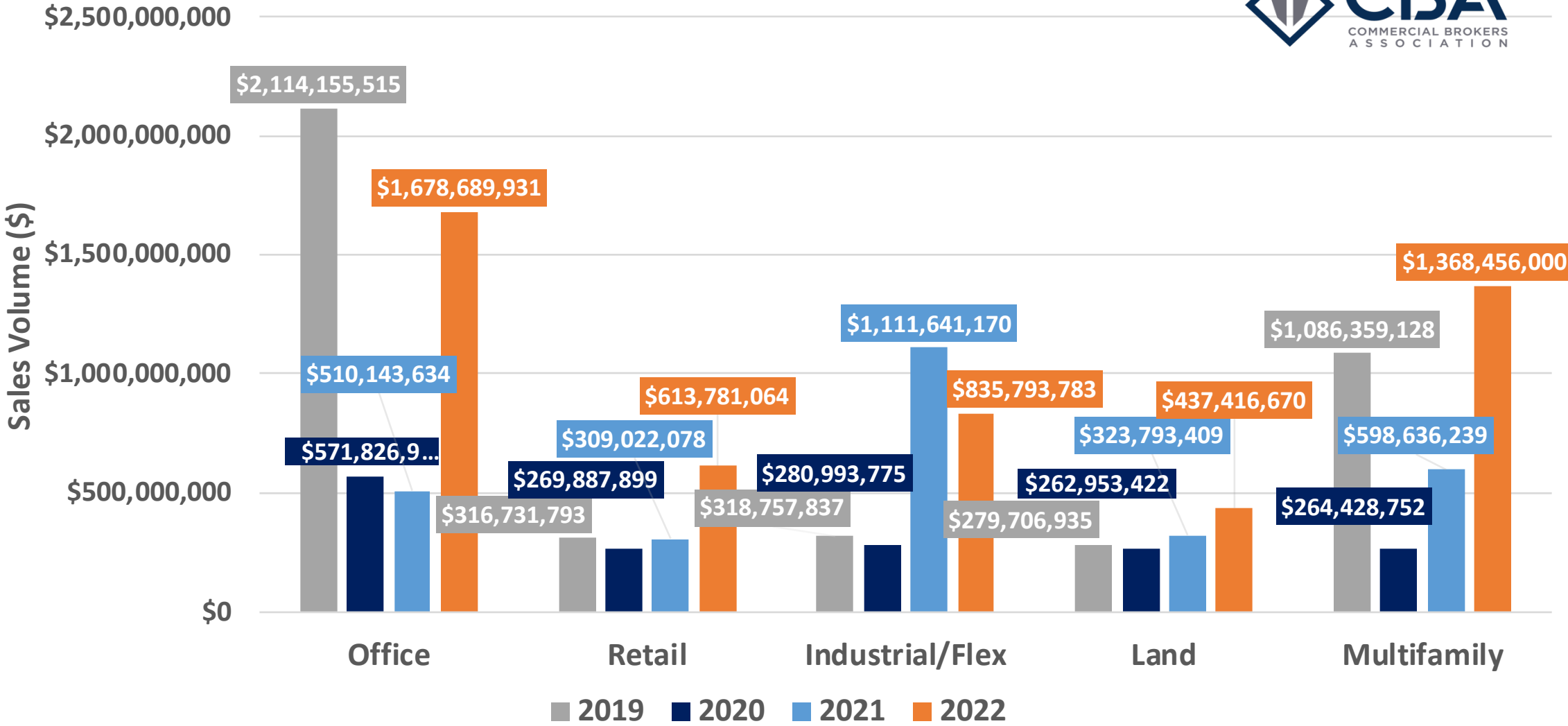
### Sales Velocity & Volume (\$) Last 5 Quarters



# of Sales by Asset Class (Q1)



Sales Volume (\$) by Asset Class (Q1)





### CBA Researched CMA Sales

## Comparison by Asset Class and County: January 2022 vs January 2021

January 2021			
Asset Class	# of Sales	Sales Volume (\$)	Total SF
<b>Office</b>			
King County	15	\$61,884,500	172,152
Snohomish County	6	\$20,203,213	75,890
Pierce County	10	\$9,034,000	4,489
Spokane County	3	\$1,585,000	8,932
Kitsap County	0	\$0	0
Thurston County	2	\$726,000	3,731
<b>Totals:</b>	<b>36</b>	<b>\$93,432,713</b>	<b>265,194</b>
<b>Notable Sales:</b>			
<b>Retail</b>			
King County	9	\$18,620,000	25,156
Snohomish County	7	\$35,240,929	114,124
Pierce County	7	\$51,989,775	162,229
Spokane County	4	\$6,643,000	84,055
Kitsap County	0	\$0	0
Thurston County	2	\$935,000	3,480
<b>Totals:</b>	<b>29</b>	<b>\$113,428,704</b>	<b>389,044</b>
<b>Notable Sales:</b>			
<b>Industrial/High Tech Flex</b>			
King County	12	\$277,035,000	1,104,149
Snohomish County	6	\$109,080,000	399,709
Pierce County	6	\$16,232,000	108,472
Spokane County	2	\$1,315,000	33,445
Kitsap County	0	\$0	0
Thurston County	4	\$2,395,000	21,398
<b>Totals:</b>	<b>30</b>	<b>\$406,057,000</b>	<b>1,667,173</b>
<b>Notable Sales:</b>			
<b>Land</b>			
King County	14	\$66,930,853	2,781,091
Snohomish County	10	\$52,415,151	17,694,283
Pierce County	5	\$12,614,000	423,871
Spokane County	3	\$1,423,898	360,121
Kitsap County	0	\$0	0
Thurston County	2	\$3,622,000	13,752,129
<b>Totals:</b>	<b>34</b>	<b>\$137,005,902</b>	<b>35,011,495</b>
<b>Notable Sales:</b>			
<b>Multifamily</b>			
King County	11	\$374,898,250	671,688
Snohomish County	3	\$23,042,595	70,702
Pierce County	1	\$720,000	3,072
<b>Totals:</b>	<b>15</b>	<b>\$398,660,845</b>	<b>745,462</b>
<b>Notable Sales:</b>			
<b>Grand Totals:</b>			
	<b>144</b>	<b>\$1,148,585,164</b>	<b>38,078,368</b>

January 2022		
# of Sales	Sales Volume (\$)	Total SF
13	\$455,030,000	945,982
5	\$104,600,000	355,397
10	\$10,413,999	79,785
9	\$32,597,657	169,221
2	\$2,130,000	18,754
6	\$31,712,000	138,224
<b>45</b>	<b>\$636,483,656</b>	<b>1,707,363</b>
Second & Seneca Bldg, Seattle: \$320.2m Canyon Pointe - Bldgs A & B, Bothell: \$72.5m		
20	\$58,170,541	130,521
5	\$9,170,000	15,222
11	\$31,785,750	97,296
16	\$37,813,499	141,482
4	\$1,950,000	13,112
4	\$4,748,500	20,391
<b>60</b>	<b>\$143,638,290</b>	<b>418,024</b>
1224 W 3rd Ave, Spokane: \$13.1m		
13	\$101,328,840	394,811
2	\$6,300,000	32,901
5	\$12,670,000	67,232
3	\$2,339,999	15,280
0	\$0	0
1	\$7,250	900,000
<b>24</b>	<b>\$122,646,089</b>	<b>1,410,224</b>
Four 106, Bellevue: \$95.5m		
9	\$140,618,000	942,638
3	\$27,550,000	799,762
4	\$30,990,000	2,471,159
1	\$400,000	26,136
0	\$0	0
0	\$0	0
<b>17</b>	<b>\$199,558,000</b>	<b>4,239,695</b>
26	\$485,110,000	988,773
1	\$2,250,000	9,604
1	\$2,160,000	6,810
<b>28</b>	<b>\$489,520,000</b>	<b>1,005,187</b>
Talisman, Redmond: \$173m Coppins Well, Seattle: \$106.5m		
<b>174</b>	<b>\$1,591,846,035</b>	<b>8,780,493</b>

Change (Jan 2022 vs Jan 2021)				
# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF
-2	-13.3%	\$393,145,500	635.3%	773,830
-1	-16.7%	\$84,396,787	417.7%	279,507
0	0.0%	\$1,379,999	15.3%	75,296
6	200.0%	\$31,012,657	1956.6%	160,289
2	N/A	\$2,130,000	N/A	18,754
4	200.0%	\$30,986,000	4268.0%	134,493
<b>9</b>	<b>25.0%</b>	<b>\$543,050,943</b>	<b>581.2%</b>	<b>1,442,169</b>
11	122.2%	\$39,550,541	212.4%	105,365
-2	-28.6%	(\$26,070,929)	-74.0%	(98,902)
4	57.1%	(\$20,204,025)	-38.9%	(64,933)
12	300.0%	\$31,170,499	469.2%	57,427
4	N/A	\$1,950,000	N/A	13,112
2	100.0%	\$3,813,500	407.9%	16,911
<b>31</b>	<b>106.9%</b>	<b>\$30,209,586</b>	<b>26.6%</b>	<b>28,980</b>
1	8.3%	(\$175,706,160)	-63.4%	(709,338)
-4	-66.7%	(\$102,780,000)	-94.2%	(366,808)
-1	-16.7%	(\$3,562,000)	-21.9%	(41,240)
1	50.0%	\$1,024,999	77.9%	(18,165)
0	N/A	\$0	N/A	-
-3	-75.0%	(\$2,387,750)	-99.7%	878,602
-6	-20.0%	(\$283,410,911)	-69.8%	(256,949)
-5	-35.7%	\$73,687,147	110.1%	(1,838,453)
-7	-70.0%	(\$24,865,151)	-47.4%	(16,894,521)
-1	-20.0%	\$18,376,000	145.7%	2,047,288
-2	-66.7%	(\$1,023,898)	-71.9%	(333,985)
0	0.0%	\$0	0.0%	-
-2	-100.0%	(\$3,622,000)	-100.0%	(13,752,129)
<b>-17</b>	<b>-50.0%</b>	<b>\$62,552,098</b>	<b>45.7%</b>	<b>(30,771,800)</b>
15	136.4%	\$110,211,750	29.4%	317,085
-2	-66.7%	(\$20,792,595)	-90.2%	(61,098)
0	0.0%	\$1,440,000	200.0%	3,738
<b>13</b>	<b>86.7%</b>	<b>\$90,859,155</b>	<b>22.8%</b>	<b>259,725</b>
<b>30</b>	<b>20.8%</b>	<b>\$443,260,871</b>	<b>38.6%</b>	<b>(29,297,875)</b>

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	61	\$799,368,603	4,754,236
Snohomish	32	\$239,981,888	18,354,708
Pierce	29	\$90,589,775	702,133
Spokane	12	\$10,966,898	486,553
Kitsap	0	\$0	0
Thurston	10	\$7,678,000	13,780,738
<b>Grand Totals</b>	<b>144</b>	<b>\$1,148,585,164</b>	<b>38,078,368</b>

# of Sales	Sales Volume (\$)	Total SF
81	\$1,240,257,381	3,402,725
16	\$149,870,000	1,212,886
31	\$88,019,749	2,722,282
29	\$73,151,155	352,119
6	\$4,080,000	31,866
11	\$36,467,750	1,058,615
<b>174</b>	<b>\$1,591,846,035</b>	<b>8,780,493</b>

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
20	32.8%	\$440,888,778	55.2%	(1,351,511)
-16	-50.0%	(\$90,111,888)	-37.5%	(17,141,822)
2	6.9%	(\$2,570,026)	-2.8%	2,020,149
17	141.7%	\$62,184,257	567.0%	(134,434)
6	N/A	\$4,080,000	N/A	31,866
1	10.0%	\$28,789,750	375.0%	(12,722,123)
<b>30</b>	<b>20.8%</b>	<b>\$443,260,871</b>	<b>38.6%</b>	<b>(29,297,875)</b>



## CBA Researched CMA Sales

### Comparison by Asset Class and County: February 2022 vs February 2021

Asset Class	February 2021		
	# of Sales	Sales Volume (\$)	Total SF
<b>Office</b>			
King County	12	\$26,349,950	97,969
Snohomish County	6	\$46,685,000	122,905
Pierce County	2	\$1,525,000	11,142
Spokane County	5	\$5,204,000	62,556
Kitsap County	3	\$1,710,000	19,518
Thurston County	0	\$0	0
<b>Totals:</b>	<b>28</b>	<b>\$81,473,950</b>	<b>314,090</b>
Notable Sales:			
<b>Retail</b>			
King County	7	\$43,035,000	109,574
Snohomish County	6	\$18,087,500	110,546
Pierce County	12	\$14,262,501	41,039
Spokane County	6	\$7,740,000	60,678
Kitsap County	1	\$9,750,000	87,400
Thurston County	0	\$0	0
<b>Totals:</b>	<b>32</b>	<b>\$92,875,001</b>	<b>409,237</b>
Notable Sales:			
<b>Industrial/High Tech Flex</b>			
King County	19	\$106,253,020	441,674
Snohomish County	4	\$218,930,000	676,255
Pierce County	7	\$29,255,000	122,839
Spokane County	1	\$950,000	5,910
Kitsap County	3	\$1,855,000	31,844
Thurston County	2	\$6,749,100	67,292
<b>Totals:</b>	<b>36</b>	<b>\$363,992,120</b>	<b>1,345,814</b>
Notable Sales:			
<b>Land</b>			
King County	10	\$25,466,940	888,503
Snohomish County	3	\$3,310,000	3,317,966
Pierce County	9	\$11,171,000	4,523,454
Spokane County	2	\$880,956	195,997
Kitsap County	1	\$335,000	164,657
Thurston County	3	\$2,925,000	489,945
<b>Totals:</b>	<b>28</b>	<b>\$44,088,896</b>	<b>9,580,522</b>
<b>Multifamily</b>			
King County	10	\$31,015,040	88,741
Snohomish County	1	\$3,650,000	19,448
Pierce County	7	\$17,737,000	83,889
<b>Totals:</b>	<b>18</b>	<b>\$52,402,040</b>	<b>192,078</b>
Notable Sales:			
<b>Grand Totals:</b>	<b>142</b>	<b>\$634,832,007</b>	<b>11,841,741</b>

Asset Class	February 2022		
	# of Sales	Sales Volume (\$)	Total SF
<b>Office</b>			
King County	12	\$833,862,534	1,162,872
Snohomish County	8	\$10,995,000	35,654
Pierce County	6	\$3,681,950	51,174
Spokane County	3	\$3,845,000	14,589
Kitsap County	0	\$0	0
Thurston County	1	\$685,000	2,872
<b>Totals:</b>	<b>30</b>	<b>\$853,069,484</b>	<b>1,267,161</b>
Notable Sales: Lakefront Blocks, Seattle: \$381.2m 609 Fairview Ave N, Seattle: \$420.5m			
<b>Retail</b>			
King County	21	\$154,375,000	596,460
Snohomish County	12	\$31,940,000	65,411
Pierce County	13	\$38,029,500	94,318
Spokane County	5	\$58,458,500	160,924
Kitsap County	5	\$9,930,000	24,022
Thurston County	3	\$9,410,000	32,775
<b>Totals:</b>	<b>59</b>	<b>\$302,143,000</b>	<b>973,910</b>
Notable Sales: Park Place Shopping Ctr, Tukwila: \$36m Redmond Town Ctr, Redmond: \$29.5m 4750 N Division St, Spokane: \$49m			
<b>Industrial/High Tech Flex</b>			
King County	10	\$64,633,000	211,971
Snohomish County	2	\$15,915,475	116,164
Pierce County	4	\$165,189,549	861,103
Spokane County	0	\$0	0
Kitsap County	2	\$4,995,000	36,748
Thurston County	2	\$11,623,000	13,090
<b>Totals:</b>	<b>20</b>	<b>\$262,356,024</b>	<b>1,239,076</b>
Notable Sales: DuPont Corp Park - Bldg B, DuPont: \$155.1m			
<b>Land</b>			
King County	10	\$47,760,000	4,596,887
Snohomish County	0	\$0	0
Pierce County	8	\$17,892,143	781,031
Spokane County	0	\$0	0
Kitsap County	0	\$0	0
Thurston County	0	\$0	0
<b>Totals:</b>	<b>18</b>	<b>\$65,652,143</b>	<b>5,377,918</b>
<b>Multifamily</b>			
King County	20	\$769,900,000	1,366,962
Snohomish County	2	\$63,735,000	160,017
Pierce County	2	\$9,675,000	34,552
<b>Totals:</b>	<b>24</b>	<b>\$843,310,000</b>	<b>1,561,531</b>
Notable Sales: Arras, Bellevue: \$175m Central Flats, Kent: \$149m West Edge, Seattle: \$293m			
<b>Grand Totals:</b>	<b>151</b>	<b>\$2,326,530,651</b>	<b>10,419,596</b>

Change (Feb 2021 vs Feb 2020)				
# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF
0	0.0%	\$807,512,584	3064.6%	1,064,903
2	33.3%	(\$35,690,000)	-76.4%	(87,251)
4	200.0%	\$2,156,950	141.4%	40,032
-2	-40.0%	(\$1,359,000)	-26.1%	(47,967)
-3	-100.0%	(\$1,710,000)	-100.0%	(19,518)
1	N/A	\$685,000	N/A	2,872
<b>2</b>	<b>7.1%</b>	<b>\$771,595,534</b>	<b>947.0%</b>	<b>953,071</b>
<b>Retail</b>				
14	200.0%	\$111,340,000	258.7%	486,886
6	100.0%	\$13,852,500	76.6%	(45,135)
1	8.3%	\$23,766,999	166.6%	53,279
-1	-16.7%	\$50,718,500	655.3%	100,246
4	400.0%	\$180,000	1.8%	(63,378)
3	N/A	\$9,410,000	N/A	32,775
<b>27</b>	<b>84.4%</b>	<b>\$209,267,999</b>	<b>225.3%</b>	<b>564,673</b>
<b>Industrial/High Tech Flex</b>				
-9	-47.4%	(\$41,620,020)	-39.2%	(229,703)
-2	-50.0%	(\$203,014,525)	-92.7%	(560,091)
-3	-42.9%	\$135,934,549	464.7%	738,264
-1	-100.0%	(\$950,000)	-100.0%	(5,910)
-1	-33.3%	\$3,140,000	169.3%	4,904
0	0.0%	\$4,873,900	72.2%	(54,202)
<b>-16</b>	<b>-44.4%</b>	<b>(\$101,636,096)</b>	<b>-27.9%</b>	<b>(106,738)</b>
<b>Land</b>				
0	0.0%	\$22,293,060	87.5%	3,708,384
-3	-100.0%	(\$3,310,000)	-100.0%	(3,317,966)
-1	-11.1%	\$6,721,143	60.2%	(3,742,423)
-2	-100.0%	(\$880,956)	-100.0%	(195,997)
-1	0.0%	(\$335,000)	-100.0%	(164,657)
-3	-100.0%	(\$2,925,000)	-100.0%	(489,945)
<b>-10</b>	<b>-35.7%</b>	<b>\$21,563,247</b>	<b>48.9%</b>	<b>(4,202,604)</b>
<b>Multifamily</b>				
10	100.0%	\$738,884,960	2382.3%	1,278,221
1	100.0%	\$60,085,000	1646.2%	140,569
-5	-71.4%	(\$8,062,000)	-45.5%	(49,337)
<b>6</b>	<b>33.3%</b>	<b>\$790,907,960</b>	<b>1509.3%</b>	<b>1,369,453</b>
<b>9</b>	<b>6.3%</b>	<b>\$1,691,698,644</b>	<b>266.5%</b>	<b>(1,422,145)</b>

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	58	\$232,119,950	1,626,461
Snohomish	20	\$290,662,500	4,247,120
Pierce	37	\$73,950,501	4,782,363
Spokane	14	\$14,774,956	325,141
Kitsap	8	\$13,650,000	303,419
Thurston	5	\$9,674,100	557,237
<b>Grand Totals</b>	<b>142</b>	<b>\$634,832,007</b>	<b>11,841,741</b>

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	73	\$1,870,530,534	7,935,152
Snohomish	24	\$122,585,475	377,246
Pierce	33	\$234,468,142	1,822,178
Spokane	8	\$62,303,500	175,513
Kitsap	7	\$14,925,000	60,770
Thurston	6	\$21,718,000	48,737
<b>Grand Totals</b>	<b>151</b>	<b>\$2,326,530,651</b>	<b>10,419,596</b>

County Totals:	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
King	15	25.9%	\$1,638,410,584	705.8%	6,308,691
Snohomish	4	20.0%	(\$168,077,025)	-57.8%	(3,869,874)
Pierce	-4	-10.8%	\$160,517,641	217.1%	(2,960,185)
Spokane	-6	-42.9%	\$47,528,544	321.7%	(149,628)
Kitsap	-1	-12.5%	\$1,275,000	9.3%	(242,649)
Thurston	1	20.0%	\$12,043,900	124.5%	(508,500)
<b>Grand Totals</b>	<b>9</b>	<b>6.3%</b>	<b>\$1,691,698,644</b>	<b>266.5%</b>	<b>(1,422,145)</b>



**CBA Researched CMA Sales**

**Comparison by Asset Class and County: March 2022 vs March 2021**

March 2021			
Asset Class	# of Sales	Sales Volume (\$)	Total SF
<b>Office</b>			
King County	25	\$247,079,621	908,312
Snohomish County	4	\$47,790,000	153,571
Pierce County	6	\$14,305,750	89,801
Spokane County	8	\$22,319,500	109,305
Kitsap County	2	\$1,150,000	9,036
Thurston County	3	\$2,592,100	21,683
<b>Totals:</b>	<b>48</b>	<b>\$335,236,971</b>	<b>1,291,708</b>
<b>Notable Sales:</b> Advanta Ofc Commons (Imp only), Bellevue: \$169m			
<b>Retail</b>			
King County	17	\$58,869,250	102,926
Snohomish County	19	\$25,395,123	148,351
Pierce County	10	\$14,962,000	45,112
Spokane County	3	\$2,465,000	16,398
Kitsap County	0	\$0	0
Thurston County	2	\$1,027,000	3,472
<b>Totals:</b>	<b>51</b>	<b>\$102,718,373</b>	<b>316,259</b>
<b>Notable Sales:</b>			
<b>Industrial/High Tech Flex</b>			
King County	16	\$233,590,000	839,475
Snohomish County	4	\$11,550,000	70,345
Pierce County	5	\$73,420,000	540,529
Spokane County	8	\$16,757,050	418,680
Kitsap County	1	\$2,000,000	20,400
Thurston County	2	\$4,275,000	69,012
<b>Totals:</b>	<b>36</b>	<b>\$341,592,050</b>	<b>1,958,441</b>
<b>Notable Sales:</b> Willows Commerce Park II, Redmond: \$140m Portside 55, Tacoma: \$61.3m			
<b>Land</b>			
King County	14	\$90,684,885	1,929,727
Snohomish County	6	\$19,981,709	1,951,923
Pierce County	7	\$23,957,017	3,538,503
Spokane County	0	\$0	0
Kitsap County	1	\$2,700,000	322,780
Thurston County	2	\$5,375,000	582,818
<b>Totals:</b>	<b>30</b>	<b>\$142,698,611</b>	<b>8,325,751</b>
<b>Multifamily</b>			
King County	13	\$75,386,354	153,942
Snohomish County	2	\$4,687,000	20,884
Pierce County	6	\$67,500,000	341,575
<b>Totals:</b>	<b>21</b>	<b>\$147,573,354</b>	<b>516,401</b>
<b>Grand Totals:</b>	<b>186</b>	<b>\$1,069,819,359</b>	<b>12,408,560</b>

March 2022		
# of Sales	Sales Volume (\$)	Total SF
18	\$146,289,230	453,653
9	\$13,700,000	43,924
7	\$13,617,842	92,278
6	\$4,115,000	27,622
2	\$4,630,000	42,732
4	\$6,784,719	20,626
<b>46</b>	<b>\$189,136,791</b>	<b>680,835</b>
<b>Notable Sales:</b> Westgate North Shopping Ctr, Tacoma: \$38m		
22	\$42,744,000	96,150
6	\$8,485,000	15,295
17	\$65,559,678	156,146
14	\$28,613,000	128,902
6	\$10,678,658	38,918
7	\$11,919,438	67,438
<b>72</b>	<b>\$167,999,774</b>	<b>502,849</b>
<b>Notable Sales:</b> Vigor Shipyard, Seattle: \$180.6m Hwy 18 Corp Ctr- Bldg A, Maple Valley: \$95m 3025 32nd Ave SW, Tumwater: \$33m		
11	\$373,256,020	925,316
4	\$20,230,000	85,214
2	\$10,645,000	94,746
2	\$660,650	11,228
0	\$0	0
2	\$46,000,000	261,029
<b>21</b>	<b>\$450,791,670</b>	<b>1,377,533</b>
5	\$91,961,680	1,648,310
2	\$4,232,000	54,014
9	\$75,413,128	4,053,258
0	\$0	0
0	\$0	0
1	\$599,719	33,106
<b>17</b>	<b>\$172,206,527</b>	<b>5,788,688</b>
10	\$27,581,000	74,896
2	\$2,990,000	7,420
4	\$5,055,000	33,246
<b>16</b>	<b>\$35,626,000</b>	<b>115,562</b>
<b>172</b>	<b>\$1,015,760,762</b>	<b>8,465,467</b>

Change (Mar 2021 vs Mar 2020)				
# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF
-7	-28.0%	(\$100,790,391)	-40.8%	(454,659)
5	125.0%	(\$34,090,000)	-71.3%	(109,647)
1	16.7%	(\$687,908)	-4.8%	2,477
-2	-25.0%	(\$18,204,500)	-81.6%	(81,683)
0	0.0%	\$3,480,000	302.6%	33,696
1	33.3%	\$4,192,619	161.7%	(1,057)
-2	-4.2%	(\$146,100,180)	-43.6%	(610,873)
<b>Notable Sales:</b>				
5	29.4%	(\$16,125,250)	-27.4%	(6,776)
-13	-68.4%	(\$16,910,123)	-66.6%	(133,056)
7	70.0%	\$50,597,678	338.2%	111,034
11	366.7%	\$26,148,000	1060.8%	112,504
6	N/A	\$10,678,658	N/A	38,918
5	250.0%	\$10,892,438	1060.6%	63,966
<b>21</b>	<b>41.2%</b>	<b>\$65,281,401</b>	<b>63.6%</b>	<b>186,590</b>
<b>Notable Sales:</b>				
-5	-31.3%	\$139,666,020	59.8%	85,841
0	0.0%	\$8,680,000	75.2%	14,869
-3	-60.0%	(\$62,775,000)	-85.5%	(445,783)
-6	-75.0%	(\$16,096,400)	-96.1%	(407,452)
-1	-100.0%	(\$2,000,000)	-100.0%	(20,400)
0	0.0%	\$41,725,000	976.0%	192,017
-15	-41.7%	\$109,199,620	32.0%	(580,908)
<b>Notable Sales:</b>				
-9	-64.3%	\$1,276,795	1.4%	(281,417)
-4	-66.7%	(\$15,749,709)	-78.8%	(1,897,909)
2	28.6%	\$51,456,111	214.8%	514,755
0	N/A	\$0	N/A	-
-1	0.0%	(\$2,700,000)	-100.0%	(322,780)
-1	-50.0%	(\$4,775,281)	-88.8%	(549,712)
-13	-43.3%	\$29,507,916	20.7%	(2,537,063)
<b>Notable Sales:</b>				
-3	-23.1%	(\$47,805,354)	-63.4%	(79,046)
0	0.0%	(\$1,697,000)	-36.2%	(13,464)
-2	-33.3%	(\$62,445,000)	-92.5%	(308,329)
-5	-23.8%	(\$111,947,354)	-75.9%	(400,839)
<b>-14</b>	<b>-7.5%</b>	<b>(\$54,058,597)</b>	<b>-5.1%</b>	<b>(3,943,093)</b>

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	85	\$705,610,110	3,934,382
Snohomish	35	\$109,403,832	2,345,074
Pierce	34	\$194,144,767	4,555,520
Spokane	19	\$41,541,550	544,383
Kitsap	4	\$5,850,000	352,216
Thurston	9	\$13,269,100	676,985
<b>Grand Totals</b>	<b>186</b>	<b>\$1,069,819,359</b>	<b>12,408,560</b>

# of Sales	Sales Volume (\$)	Total SF
66	\$681,831,930	3,198,325
23	\$49,637,000	205,867
39	\$170,290,648	4,429,674
22	\$33,388,650	167,752
8	\$15,308,658	81,650
14	\$65,303,876	382,199
<b>172</b>	<b>\$1,015,760,762</b>	<b>8,465,467</b>

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
-19	-22.4%	(\$23,778,180)	-3.4%	(736,057)
-12	-34.3%	(\$59,766,832)	-54.6%	(2,139,207)
5	14.7%	(\$23,854,119)	-12.3%	(125,846)
3	15.8%	(\$8,152,900)	-19.6%	(376,631)
4	100.0%	\$9,458,658	161.7%	(270,566)
5	55.6%	\$52,034,776	392.2%	(294,786)
<b>-14</b>	<b>-7.5%</b>	<b>(\$54,058,597)</b>	<b>-5.1%</b>	<b>(3,943,093)</b>





## CBA Researched CMA Sales Notable Sales - Year to Date 2022 vs 2021

Notable Sales - 2021	City	Asset Class	Sale Date	Sale Price
Redmond East Bus Campus	Redmond	Office	1/21/21	\$80,000,000
Canyon Park East	Redmond	Ind/Flex	1/27/21	\$75,000,000
Spokane Dist Ctr	Bothell	Ind/Flex	1/8/21	\$72,600,000
Hyde Square	Seattle	Multifamily	1/20/21	\$279,100,000
Canyon Bus Ctr	Bothell	Ind/Flex	2/23/21	\$200,000,000
Advanta Ofc Commons	Bellevue	Office	3/9/21	\$169,000,000
Willows Commerce Park II	Redmond	Ind/Flex	3/26/21	\$140,000,000

Notable Sales - 2022	City	Asset Class	Sale Date	Sale Price
Second & Senca Bldg	Seattle	Office	1/27/22	\$320,200,000
Canyon Pointe - Bldgs A/B	Bothell	Office	1/19/22	\$72,500,000
Four 106	Bellevue	Land	1/27/22	\$95,500,000
Talisman	Remond	Multifamily	1/27/22	\$173,000,000
Coppins Well	Seattle	Multifamily	1/28/22	\$106,500,000
Lakefront Blocks	Seattle	Office	2/24/22	\$381,222,675
609 Fairview Ave N	Seattle	Office	2/24/22	\$420,492,569
DuPont Corp Park	DuPont	Ind/Flex	2/4/22	\$155,144,534
Arras	Bellevue	Multifamily	2/8/22	\$175,000,000
Central Flats	Kent	Multifamily	2/15/22	\$149,000,000
West Edge	Seattle	Multifamily	2/22/22	\$293,000,000
Vigor Shipyard	Seattle	Ind/Flex	3/11/22	\$180,561,905