



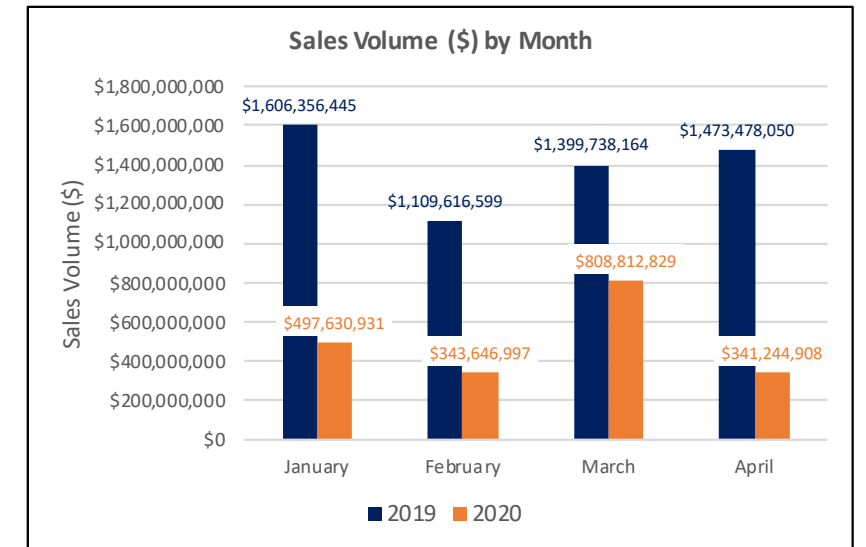
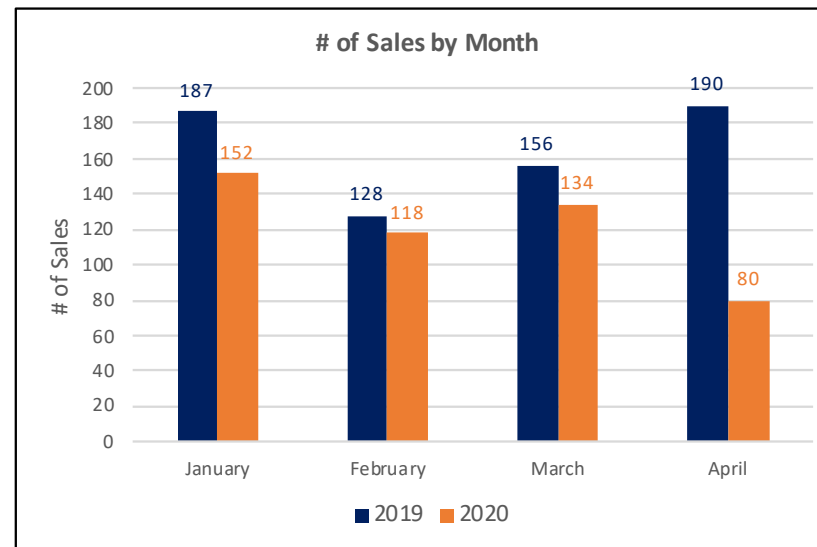
CBA Researched CMA Sales Summary January Through April (2020 vs 2019)

2019				
Totals by Month	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg
January	187	\$1,606,356,445	7,595,040	\$211.50
February	128	\$1,109,616,599	20,992,726	\$52.86
March	156	\$1,399,738,164	7,106,533	\$196.96
April	190	\$1,473,478,050	17,628,897	\$83.58
Totals	661	\$5,589,189,258	53,323,196	\$104.82
2019				
Totals by County	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg
King	265	\$4,459,329,174	14,794,981	\$301.41
Snohomish	99	\$552,640,095	22,689,486	\$24.36
Pierce	145	\$392,259,122	8,373,726	\$46.84
Spokane	87	\$97,444,180	5,479,627	\$17.78
Kitsap	37	\$48,056,448	1,404,931	\$34.21
Thurston	28	\$39,460,239	580,445	\$67.98
Totals	661	\$5,589,189,258	53,323,196	\$104.82
2019				
Totals by Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg
Office	159	\$2,830,027,015	5,533,478	\$511.44
Retail	167	\$386,958,428	1,621,212	\$238.68
Industrial/Flex	110	\$486,729,396	3,303,536	\$147.34
Land	136	\$430,942,291	38,456,175	\$11.21
Multifamily	89	\$1,454,532,128	4,408,795	\$329.92
Totals	661	\$5,589,189,258	53,323,196	\$104.82

Notable Sales	City	Asset Class	Sale Date	Sale Price
800 Fifth Ave	Seattle	Office	1/25/19	\$540,350,000
Dexter Horton	Seattle	Office	1/11/19	\$151,000,000
Smith Tower	Seattle	Office	1/22/19	\$138,000,000
Metro 112 I & II	Bellevue	Multifamily	2/20/19	\$160,000,000
Boulder Creek	Sammamish	Multifamily	2/20/19	\$84,600,000
Bailey Farm	Bothell	Multifamily	2/22/19	\$113,500,000
Medline Building	Sumner	Industrial/Flex	3/4/19	\$36,100,000
LogistiCenter at 167	Fife	Industrial/Flex	3/1/19	\$28,000,000
Troy Block- Amazon	Seattle	Office	3/26/19	\$740,000,000
Newport Corporate Ctr	Bellevue	Office	4/15/19	\$467,500,000
Bellevue Corp Plaza	Bellevue	Office	4/24/19	\$195,000,000
Pike Motorworks	Seattle	Multifamily	4/24/19	\$128,500,000
300 Pine St- Units 1 & 3 (Macy's)	Seattle	Retail	1/21/20	\$68,700,000
Tower 333	Bellevue	Office	3/13/20	\$401,500,000

2020				
# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	
152	\$497,630,931	40,386,162	\$12.32	
118	\$343,646,997	4,116,034	\$83.49	
134	\$808,812,829	11,287,831	\$71.65	
80	\$341,244,908	5,715,829	\$59.70	
484	\$1,991,335,665	61,505,856	\$32.38	
2020				
# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	
219	\$1,513,206,614	43,624,384	\$34.69	
70	\$173,944,832	2,984,597	\$58.28	
92	\$180,721,055	4,038,646	\$44.75	
55	\$52,414,053	9,487,369	\$5.52	
21	\$16,489,880	681,285	\$24.20	
27	\$54,559,231	689,575	\$79.12	
484	\$1,991,335,665	61,505,856	\$32.38	
2020				
# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	
88	\$671,331,909	1,466,661	\$457.73	
131	\$332,231,149	1,198,499	\$277.21	
86	\$302,825,308	1,812,781	\$167.05	
118	\$365,606,047	55,916,606	\$6.54	
61	\$319,341,252	1,111,309	\$287.36	
484	\$1,991,335,665	61,505,856	\$32.38	

2020 vs 2019 Change					
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
-35	-18.7%	(\$1,108,725,514)	-69.0%	32,791,122	(\$199.18)
-10	-7.8%	(\$765,969,602)	-69.0%	(16,516,156)	\$29.71
-22	-14.1%	(\$590,925,335)	-42.2%	4,051,398	(\$124.48)
-110	-57.9%	(\$1,132,233,142)	-76.8%	(11,913,068)	(\$23.88)
-177	-26.8%	(\$3,597,853,593)	-64.4%	8,182,660	(\$72.44)
2020 vs 2019 Change					
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
-46	-17.4%	(\$2,946,122,560)	-66.1%	28,829,403	(\$266.72)
-29	-29.3%	(\$378,695,263)	-68.5%	(19,704,889)	\$33.92
-53	-36.6%	(\$211,538,067)	-53.9%	(4,335,080)	(\$2.10)
-32	-36.8%	(\$45,030,127)	-46.2%	4,007,742	(\$12.26)
-16	-43.2%	(\$31,566,568)	-65.7%	(723,646)	(\$10.00)
-1	-3.6%	\$15,098,992	38.3%	109,130	\$11.14
-177	-26.8%	(\$3,597,853,593)	-64.4%	8,182,660	(\$72.44)
2020 vs 2019 Change					
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
-71	-44.7%	(\$2,158,695,106)	-76.3%	(4,066,817)	(\$53.71)
-36	-21.6%	(\$54,727,279)	-14.1%	(422,713)	\$38.52
-24	-21.8%	(\$183,904,088)	-37.8%	(1,490,755)	\$19.71
-18	-13.2%	(\$65,336,244)	-15.2%	17,460,431	(\$4.67)
-28	-31.5%	(\$1,135,190,876)	-78.0%	(3,297,486)	(\$42.56)
-177	-26.8%	(\$3,597,853,593)	-64.4%	8,182,660	(\$72.44)





CBA Researched CMA Sales
Comparison by Asset Class and County: January 2020 vs January 2019

		January 2019			
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	
Office					
King County	25	\$1,114,149,746	2,157,429	\$ 516.42	
Snohomish County	6	\$10,270,000	35,888	\$ 286.17	
Pierce County	12	\$10,841,683	48,096	\$ 225.42	
Spokane County	6	\$5,439,000	69,713	\$ 78.02	
Kitsap County	4	\$21,105,873	84,848	\$ 248.75	
Thurston County	1	\$410,000	3,096	\$ 132.43	
Totals:	54	\$1,162,216,302	2,399,070	\$ 484.44	
Notable Sales:	800 Fifth Ave, Seattle: \$540,350,000 Dexter Horton, Seattle: \$151,000,000 Smith Tower, Seattle: \$138,000,000				
Retail					
King County	12	\$39,864,520	101,271	\$ 393.64	
Snohomish County	10	\$28,238,307	127,280	\$ 221.86	
Pierce County	7	\$12,719,000	69,264	\$ 183.63	
Spokane County	9	\$15,599,326	196,612	\$ 79.34	
Kitsap County	4	\$3,047,500	20,470	\$ 148.88	
Thurston County	3	\$1,135,000	5,132	\$ 221.16	
Totals:	45	\$100,603,653	520,029	\$ 193.46	
Notable Sales:					
Industrial/High Tech Flex					
King County	9	\$53,306,400	275,718	\$ 193.34	
Snohomish County	5	\$14,000,000	77,588	\$ 180.44	
Pierce County	8	\$7,888,358	88,658	\$ 88.98	
Spokane County	3	\$2,613,000	45,304	\$ 57.68	
Kitsap County	2	\$2,450,000	21,776	\$ 112.51	
Thurston County	0	\$0	0	\$ -	
Totals:	27	\$80,257,758	509,044	\$ 157.66	
Land					
King County	14	\$28,658,900	981,905	\$ 29.19	
Snohomish County	1	\$14,000,000	869,458	\$ 16.10	
Pierce County	8	\$6,480,982	1,023,352	\$ 6.33	
Spokane County	6	\$2,168,400	631,852	\$ 3.43	
Kitsap County	2	\$1,475,000	113,692	\$ 12.97	
Thurston County	0	\$0	0	\$ -	
Totals:	31	\$52,783,282	3,620,259	\$ 14.58	
Multifamily					
King County	20	\$183,854,000	406,958	\$ 451.78	
Snohomish County	3	\$9,827,450	45,540	\$ 215.80	
Pierce County	7	\$16,814,000	94,140	\$ 178.61	
Totals:	30	\$210,495,450	546,638	\$ 385.07	
Grand Totals:	187	\$1,606,356,445	7,595,040	\$ 211.50	

		January 2020			
# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg		
8	\$18,750,000	49,031	\$ 382.41		
2	\$1,530,000	8,796	\$ 173.94		
3	\$1,687,500	8,362	\$ 201.81		
3	\$3,110,000	29,388	\$ 105.83		
3	\$2,097,000	15,401	\$ 136.16		
5	\$8,465,000	56,159	\$ 150.73		
24	\$35,639,500	167,137	\$ 213.24		
300 Pine St (Macy's unit 1&3), Seattle: \$68,700,000					
11	\$49,355,000	185,501	\$ 266.06		
6	\$40,215,000	217,982	\$ 184.49		
5	\$5,668,000	28,088	\$ 201.79		
5	\$8,317,000	133,641	\$ 62.23		
1	\$320,000	2,891	\$ 110.69		
2	\$1,835,000	17,066	\$ 107.52		
30	\$105,710,000	585,169	\$ 180.65		
15	\$75,978,000	32,765,483	\$ 2.32		
8	\$15,468,430	356,268	\$ 43.42		
5	\$9,878,113	822,164	\$ 12.01		
3	\$1,083,500	3,928,850	\$ 0.28		
1	\$1,315,000	279,655	\$ 4.70		
3	\$1,900,000	455,364	\$ 4.17		
35	\$105,623,043	38,607,784	\$ 2.74		
7	\$76,200,000	325,721	\$ 233.94		
3	\$26,355,000	112,733	\$ 233.78		
7	\$10,945,000	64,768	\$ 168.99		
17	\$113,500,000	503,222	\$ 225.55		
152	\$497,630,931	40,386,162	\$ 12.32		

		Change (Jan 2020 vs Jan 2019)			
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
-17	-68.0%	(\$1,095,399,746.00)	-98.3%	(2,108,398)	(\$134.01)
-4	-66.7%	(\$8,740,000.00)	-85.1%	(27,092)	(\$112.23)
-9	-75.0%	(\$9,154,183.00)	-84.4%	(39,734)	(\$23.61)
-3	-50.0%	(\$2,329,000.00)	-42.8%	(40,325)	\$27.81
-1	-25.0%	(\$19,008,873.00)	-90.1%	(69,447)	(\$112.59)
4	400.0%	\$8,055,000.00	1964.6%	53,063	\$18.30
-30	-55.6%	(\$1,126,576,802.00)	-96.9%	(2,231,933)	(\$271.21)
12	100.0%	\$65,337,768.00	163.9%	280,325	(\$117.95)
-6	-60.0%	(\$22,448,307.00)	-79.5%	(96,910)	(\$31.21)
2	28.6%	\$287,100.00	2.3%	(10,851)	\$39.03
-5	-55.6%	(\$12,064,326.00)	-77.3%	(171,051)	\$58.96
-4	-100.0%	(\$3,047,500.00)	-100.0%	(20,470)	(\$148.88)
2	66.7%	\$8,490,000.00	748.0%	21,778	\$136.51
1	2.2%	\$36,554,735.00	36.3%	2,821	\$68.87
2	22.2%	(\$3,951,400.00)	-7.4%	(90,217)	\$72.73
1	20.0%	\$26,215,000.00	187.3%	140,394	\$4.05
-3	-37.5%	(\$2,220,358.00)	-28.1%	(60,570)	\$112.82
2	66.7%	\$5,704,000.00	218.3%	88,337	\$4.56
-1	-50.0%	(\$2,130,000.00)	-86.9%	(18,885)	(\$1.82)
2	200.0%	\$1,835,000.00	-	17,066	\$107.52
3	11.1%	\$25,452,242.00	31.7%	76,125	\$22.98
1	7.1%	\$47,319,100.00	165.1%	31,783,578	(\$26.87)
7	700.0%	\$1,468,430.00	10.5%	(513,190)	\$27.32
-3	-37.5%	\$3,397,131.00	52.4%	(201,188)	\$5.68
-3	-50.0%	(\$1,084,900.00)	-50.0%	3,296,998	(\$3.16)
-1	-50.0%	(\$160,000.00)	89.2%	165,963	(\$8.27)
3	300.0%	\$1,900,000.00	-	455,364	\$4.17
4	12.9%	\$52,839,761.00	100.1%	34,987,525	(\$11.84)
-13	-65.0%	(\$107,654,000.00)	-58.6%	(81,237)	(\$217.83)
0	0.0%	\$16,527,550.00	168.2%	67,193	\$17.98
0	0.0%	(\$5,869,000.00)	-34.9%	(29,372)	(\$9.62)
-13	-43.3%	(\$96,995,450.00)	-46.1%	(43,416)	(\$159.53)
-35	-18.7%	(\$1,108,725,514.00)	-69.0%	32,791,122	(\$199.18)

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	
King	80	\$1,419,833,566	3,923,281	\$361.90	
Snohomish	25	\$76,335,757	1,155,754	\$66.05	
Pierce	42	\$54,744,023	1,323,510	\$41.36	
Spokane	24	\$25,819,726	943,481	\$27.37	
Kitsap	12	\$28,078,373	240,786	\$116.61	
Thurston	4	\$1,545,000	8,228	\$187.77	
Grand Totals:	187	\$1,606,356,445	7,595,040	\$211.50	

# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	
65	\$325,485,288	33,707,332	\$9.66	
23	\$89,358,430	726,149	\$123.06	
29	\$41,184,713	981,795	\$41.95	
15	\$16,045,500	4,117,440	\$3.90	
5	\$3,732,000	297,947	\$12.53	
15	\$21,825,000	555,499	\$39.29	
152	\$497,630,931	40,386,162	\$12.32	

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
-15	-18.8%	(\$1,094,348,278.00)	-77.1%	29,784,051	(\$352.24)
-2	-8.0%	\$13,022,673.00	17.1%	(429,605)	\$57.01
-13	-31.0%	(\$13,559,310.00)	-24.8%	(341,715)	\$0.59
-9	-37.5%	(\$9,774,226.00)	-37.9%	3,173,959	(\$23.47)
-7	-58.3%	(\$24,346,373.00)	-86.7%	57,161	(\$104.09)
11	275.0%	\$20,280,000.00	1312.6%	547,271	(\$148.48)
-35	-18.7%	(\$1,108,725,514.00)	-69.0%	32,791,122	(\$199.18)



CBA Researched CMA Sales
Comparison by Asset Class and County: February 2020 vs February 2019

Asset Class	February 2019				February 2020				Change (Feb 2020 vs Feb 2019)					
	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
Office														
King County	7	\$60,612,888	261,849	\$231.48	9	\$39,316,000	96,243	\$408.51	2	28.6%	(\$21,296,888)	-35.1%	(165,606)	\$177.03
Snohomish County	2	\$1,530,000	8,796	\$173.94	2	\$1,870,000	7,300	\$256.16	0	0.0%	\$340,000	22.2%	(1,496)	\$82.22
Pierce County	3	\$6,087,000	39,707	\$153.30	3	\$1,166,500	5,136	\$227.12	0	0.0%	(\$4,920,500)	-80.8%	(34,571)	\$73.82
Spokane County	4	\$5,115,000	72,940	\$70.13	3	\$5,696,150	41,723	\$136.52	-1	-25.0%	\$581,150	11.4%	(31,217)	\$66.40
Kitsap County	2	\$715,000	12,401	\$57.66	1	\$475,000	3,580	\$132.68	-1	-50.0%	(\$240,000)	-33.6%	(8,821)	\$75.02
Thurston County	3	\$2,798,000	16,276	\$171.91	1	\$365,000	1,152	\$316.84	-2	-66.7%	(\$2,433,000)	-87.0%	(15,124)	\$144.93
Totals:	21	\$76,857,888	411,969	\$186.56	19	\$48,888,650	155,134	\$315.14	-2	-9.5%	(\$27,969,238)	-36.4%	(256,835)	\$128.58
Retail														
King County	13	\$75,181,000	122,663	\$612.91	6	\$16,670,000	28,860	\$577.62	-7	-53.8%	(\$58,511,000)	-77.8%	(93,803)	(\$35.29)
Snohomish County	3	\$3,700,000	16,336	\$226.49	6	\$16,327,000	45,560	\$358.36	3	100.0%	\$12,627,000	341.3%	29,224	\$131.87
Pierce County	6	\$30,490,000	101,605	\$300.08	9	\$24,379,072	108,270	\$225.17	3	50.0%	(\$6,110,928)	-20.0%	6,665	(\$74.91)
Spokane County	7	\$10,045,500	62,693	\$160.23	4	\$1,100,000	13,178	\$83.47	-3	-42.9%	(\$8,945,500)	-89.0%	(49,515)	(\$76.76)
Kitsap County	2	\$6,775,000	23,734	\$285.46	2	\$625,000	4,206	\$148.60	0	0.0%	(\$6,150,000)	-90.8%	(19,528)	(\$136.86)
Thurston County	2	\$3,122,000	13,490	\$231.43	1	\$700,000	3,960	\$176.77	-1	-50.0%	(\$2,422,000)	-77.6%	(9,530)	(\$54.66)
Totals:	33	\$129,313,500	340,521	\$379.75	28	\$59,801,072	204,034	\$293.09	-5	-15.2%	(\$69,512,428)	-53.8%	(136,487)	(\$86.66)
Industrial/High Tech Flex														
King County	7	\$73,810,000	383,796	\$192.32	8	\$101,057,895	481,326	\$209.96	1	14.3%	\$27,247,895	36.9%	97,530	\$17.64
Snohomish County	3	\$9,165,000	70,520	\$129.96	3	\$4,541,500	22,568	\$201.24	0	0.0%	(\$4,623,500)	-50.4%	(47,952)	\$71.27
Pierce County	2	\$688,740	4,924	\$139.87	7	\$13,182,900	136,680	\$96.45	5	250.0%	\$12,494,160	1814.1%	131,756	(\$43.42)
Spokane County	3	\$1,393,000	31,471	\$44.26	8	\$5,269,600	56,292	\$93.61	5	266.7%	\$3,876,600	278.3%	24,821	\$49.35
Kitsap County	1	\$800,000	7,866	\$101.70	2	\$1,104,880	49,098	\$22.50	1	100.0%	\$304,880	38.1%	41,232	(\$79.20)
Thurston County	2	\$1,200,760	13,824	\$86.86	1	\$505,000	4,000	\$126.25	-1	-50.0%	(\$695,760)	-57.9%	(9,824)	\$39.39
Totals:	18	\$87,057,500	512,401	\$169.90	29	\$125,661,775	749,964	\$167.56	11	61.1%	\$38,604,275	44.3%	237,563	(\$2.34)
Land														
King County	12	\$150,497,333	2,501,817	\$60.16	16	\$30,720,748	642,003	\$47.85	4	33.3%	(\$119,776,585)	-79.6%	(1,859,814)	(\$12.30)
Snohomish County	8	\$18,480,000	11,897,819	\$1.55	3	\$1,015,000	142,005	\$7.15	-5	-62.5%	(\$17,465,000)	-94.5%	(11,755,814)	\$5.59
Pierce County	8	\$4,487,000	2,890,156	\$1.55	8	\$13,319,000	1,515,263	\$8.79	0	0.0%	\$8,832,000	196.8%	(1,374,893)	\$7.24
Spokane County	1	\$250,000	27,320	\$9.15	3	\$2,250,000	330,667	\$6.80	2	200.0%	\$2,000,000	800.0%	303,347	(\$2.35)
Kitsap County	4	\$1,500,000	473,932	\$3.17	2	\$1,099,000	243,065	\$4.52	-2	-50.0%	(\$401,000)	-26.7%	(230,867)	\$1.36
Thurston County	0	\$0	0	\$0.00	0	\$0	0	\$0.00	0	0.0%	\$0	0.0%	-	\$0.00
Totals:	33	\$175,214,333	17,791,044	\$9.85	32	\$48,403,748	2,873,003	\$16.85	-1	-3.0%	(\$126,810,585)	-72.4%	(14,918,041)	\$7.00
Multifamily														
King County	15	\$449,690,000	1,224,477	\$367.25	7	\$53,566,000	92,091	\$581.66	-8	-53.3%	(\$396,124,000)	-88.1%	(1,132,386)	\$214.41
Snohomish County	6	\$178,838,378	568,849	\$314.39	2	\$2,825,752	12,910	\$218.88	-4	-66.7%	(\$176,012,626)	-98.4%	(555,939)	(\$95.51)
Pierce County	2	\$12,645,000	143,465	\$88.14	1	\$4,500,000	28,898	\$155.72	-1	-50.0%	(\$8,145,000)	-64.4%	(114,567)	\$67.58
Totals:	23	\$641,173,378	1,936,791	\$331.05	10	\$60,891,752	133,899	\$454.76	-13	-56.5%	(\$580,281,626)	-90.5%	(1,802,892)	\$123.71
Notable Sales:		Metro 112 Phase I & II, Bellevue: \$160,000,000												
		Boulder Creek, Sammamish: \$84,600,000												
		Bailey Farm, Bothell: \$113,500,000												
Grand Totals:	128	\$1,109,616,599	20,992,726	\$52.86	118	\$343,646,997	4,116,034	\$83.49	-10	-7.8%	(\$765,969,602)	-69.0%	(16,876,692)	\$30.63

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
King	54	\$809,791,221	4,494,602	\$180.17	46	\$241,330,643	1,340,523	\$180.03	-8	-14.8%	(\$568,460,578)	-70.2%	(3,154,079)	(\$0.14)
Snohomish	22	\$211,713,378	12,562,320	\$16.85	16	\$26,579,252	230,343	\$115.39	-6	-27.3%	(\$185,134,126)	-87.4%	(12,331,977)	\$98.54
Pierce	21	\$54,397,740	3,179,857	\$17.11	28	\$56,547,472	1,794,247	\$31.52	7	33.3%	\$2,149,732	4.0%	(1,385,610)	\$14.41
Spokane	15	\$16,803,500	194,424	\$86.43	18	\$14,315,750	441,860	\$32.40	3	20.0%	(\$2,487,750)	-14.8%	247,436	(\$54.03)
Kitsap	9	\$9,790,000	517,933	\$18.90	7	\$3,303,880	299,949	\$11.01	-2	-22.2%	(\$6,486,120)	-66.3%	(217,984)	(\$7.89)
Thurston	7	\$7,120,760	43,590	\$163.36	3	\$1,570,000	9,112	\$172.30	-4	-57.1%	(\$5,550,760)	-78.0%	(34,478)	\$8.94
Grand Totals	128	\$1,109,616,599	20,992,726	\$52.86	118	\$343,646,997	4,116,034	\$83.49	-10	-7.8%	(\$765,969,602)	-69.0%	(16,876,692)	\$30.63



**CBA Researched CMA Sales
Comparison by Asset Class and County: March 2020 vs March 2019**

		March 2019			
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg	
Office					
King County	17	\$834,449,825	999,823	\$834.60	
Snohomish County	7	\$11,055,000	35,251	\$313.61	
Pierce County	13	\$11,992,500	67,155	\$178.58	
Spokane County	8	\$5,159,000	64,479	\$80.01	
Kitsap County	0	\$0	0	\$0.00	
Thurston County	2	\$12,425,000	18,352	\$677.04	
Totals:	47	\$875,081,325	1,185,060	\$738.43	
Notable Sales:	Troy Block-Amazon, Seattle: \$740,000,000				
Retail					
King County	9	\$45,100,740	144,287	\$312.58	
Snohomish County	9	\$10,394,000	55,090	\$188.67	
Pierce County	8	\$13,311,000	73,665	\$180.70	
Spokane County	11	\$13,025,000	137,401	\$94.80	
Kitsap County	3	\$1,504,000	9,561	\$157.31	
Thurston County	3	\$3,479,900	16,946	\$205.35	
Totals:	43	\$86,814,640	436,950	\$198.68	
Industrial/High Tech Flex					
King County	11	\$43,810,000	285,417	\$153.49	
Snohomish County	2	\$5,287,000	41,214	\$128.28	
Pierce County	6	\$92,880,000	675,697	\$137.46	
Spokane County	6	\$5,140,000	68,281	\$75.28	
Kitsap County	1	\$3,450,000	16,010	\$215.49	
Thurston County	2	\$875,579	3,528	\$248.18	
Totals:	28	\$151,442,579	1,090,147	\$138.92	
Notable Sales:	Medline Bldg, Sumner: \$36,100,000 LogistiCenter at 167, Fife: \$28,000,000				
Land					
King County	6	\$28,541,461	775,604	\$36.80	
Snohomish County	2	\$1,880,000	211,490	\$8.89	
Pierce County	9	\$13,681,359	1,441,649	\$9.49	
Spokane County	4	\$3,586,500	781,026	\$4.59	
Kitsap County	0	\$0	0	\$0.00	
Thurston County	2	\$4,020,000	316,989	\$12.68	
Totals:	23	\$51,709,320	3,526,758	\$14.66	
Multifamily					
King County	12	\$128,720,300	411,896	\$312.51	
Snohomish County	1	\$58,000,000	189,848	\$305.51	
Pierce County	2	\$47,970,000	265,874	\$180.42	
Totals:	15	\$234,690,300	867,618	\$270.50	
Grand Totals:	156	\$1,399,738,164	7,106,533	\$196.96	

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg
King	55	\$1,080,622,326	2,617,027	\$412.92
Snohomish	21	\$86,616,000	532,893	\$162.54
Pierce	38	\$179,834,859	2,524,040	\$71.25
Spokane	29	\$26,910,500	1,051,187	\$25.60
Kitsap	4	\$4,954,000	25,571	\$193.74
Thurston	9	\$20,800,479	355,815	\$58.46
Grand Totals	156	\$1,399,738,164	7,106,533	\$196.96

		March 2020			
# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg		
15	\$471,748,200	698,395	\$675.47		
5	\$3,141,000	9,942	\$315.93		
6	\$8,669,820	38,427	\$225.62		
4	\$3,344,739	28,015	\$119.39		
0	\$0	0	\$0.00		
1	\$395,000	1,324	\$298.34		
31	\$487,298,759	776,103	\$627.88		
Tower 333, Bellevue: \$401,500,000					
13	\$31,345,000	66,067	\$474.44		
6	\$16,455,000	64,895	\$253.56		
4	\$10,368,800	15,485	\$669.60		
7	\$7,585,408	77,268	\$98.17		
2	\$2,505,000	2,980	\$840.60		
1	\$4,669,231	15,698	\$297.44		
33	\$72,928,439	242,393	\$300.87		
3	\$4,035,000	36,367	\$110.95		
1	\$7,000,000	9,016	\$776.40		
6	\$26,187,000	144,328	\$181.44		
4	\$5,325,000	86,567	\$61.51		
1	\$3,125,000	30,896	\$101.15		
3	\$3,950,000	26,260	\$150.42		
18	\$49,622,000	333,434	\$148.82		
21	\$92,270,600	3,783,227	\$24.39		
6	\$12,902,000	1,370,962	\$9.41		
2	\$1,249,000	85,796	\$14.56		
2	\$2,505,031	4,374,966	\$0.57		
0	\$0	0	\$0.00		
0	\$0	0	\$0.00		
31	\$108,926,631	9,614,951	\$11.33		
14	\$71,742,000	221,119	\$324.45		
1	\$1,100,000	5,166	\$212.93		
6	\$17,195,000	94,665	\$181.64		
21	\$90,037,000	320,950	\$280.53		
134	\$808,812,829	11,287,831	\$71.65		

# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg
66	\$671,140,800	4,805,175	\$139.67
19	\$40,598,000	1,459,981	\$27.81
24	\$63,669,620	378,701	\$168.13
17	\$18,760,178	4,566,816	\$4.11
3	\$5,630,000	33,876	\$166.19
5	\$9,014,231	43,282	\$208.27
134	\$808,812,829	11,287,831	\$71.65

		Change (Mar 2020 vs Mar 2019)					
# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF	\$/SF Avg		
-2	-11.8%	(\$362,701,625)	-43.5%	(301,428)	(\$159.12)		
-2	-28.6%	(\$7,914,000)	-71.6%	(25,309)	\$2.32		
-7	-53.8%	(\$3,322,680)	-27.7%	(28,728)	\$47.04		
-4	-50.0%	(\$1,814,261)	-35.2%	(36,464)	\$39.38		
0	0.0%	\$0	0.0%	-	\$0.00		
-1	-50.0%	(\$12,030,000)	-96.8%	(17,028)	(\$378.70)		
-16	-34.0%	(\$387,782,566)	-44.3%	(408,957)	(\$110.55)		
4	44.4%	(\$13,755,740)	-30.5%	(78,220)	\$161.87		
-3	-33.3%	\$6,061,000	58.3%	9,805	\$64.89		
-4	-50.0%	(\$2,942,200)	-22.1%	(58,180)	\$488.91		
-4	-36.4%	(\$5,439,592)	-41.8%	(60,133)	\$3.37		
-1	-33.3%	\$1,001,000	66.6%	(6,581)	\$683.30		
-2	-66.7%	\$1,189,331	34.2%	(1,248)	\$92.09		
-10	-23.3%	(\$13,886,201)	-16.0%	(194,557)	\$102.19		
-8	-72.7%	(\$39,775,000)	-90.8%	(249,050)	(\$42.54)		
-1	-50.0%	\$1,713,000	32.4%	(32,198)	\$648.12		
0	0.0%	(\$66,693,000)	-71.8%	(531,369)	\$43.98		
-2	-33.3%	\$185,000	3.6%	18,286	(\$13.76)		
0	0.0%	(\$325,000)	-9.4%	14,886	(\$114.34)		
1	50.0%	\$3,074,421	351.1%	22,732	(\$97.76)		
-10	-35.7%	(\$101,820,579)	-67.2%	(756,713)	\$9.90		
15	250.0%	\$63,729,139	223.3%	3,007,623	(\$12.41)		
4	200.0%	\$11,022,000	586.3%	1,159,472	\$0.52		
-7	-77.8%	(\$12,432,359)	-90.9%	(1,355,853)	\$5.07		
-2	-50.0%	(\$1,081,469)	-30.2%	3,593,940	(\$4.02)		
0	0.0%	\$0	0.0%	-	\$0.00		
-2	-100.0%	(\$4,020,000)	-100.0%	(316,989)	(\$12.68)		
8	34.8%	\$57,217,311	110.7%	6,088,193	(\$3.33)		
2	16.7%	(\$56,978,300)	-44.3%	(190,777)	\$11.94		
0	0.0%	(\$56,900,000)	-98.1%	(184,682)	(\$92.58)		
4	200.0%	(\$30,775,000)	-64.2%	(171,209)	\$1.22		
6	40.0%	\$ (144,653,300)	-61.6%	\$ (546,668)	\$10.03		
-22	-14.1%	(\$590,925,335)	-42.2%	4,181,298	(\$125.31)		

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
11	20.0%	(\$409,481,526)	-37.9%	2,188,148	(\$273.25)
-2	-9.5%	(\$46,018,000)	-53.1%	927,088	(\$134.73)
-14	-36.8%	(\$116,165,239)	-64.6%	(2,145,339)	\$96.88
-12	-41.4%	(\$8,150,322)	-30.3%	3,515,629	(\$21.49)
-1	-25.0%	\$676,000	13.6%	8,305	(\$27.54)
-4	-44.4%	(\$11,786,248)	-56.7%	(312,533)	\$149.81
-22	-14.1%	(\$590,925,335)	-42.2%	4,181,298	(\$125.31)



CBA Researched CMA Sales
Comparison by Asset Class and County: April 2020 vs April 2019

April 2019				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg
Office				
King County	8	\$669,175,000	1,248,404	\$536.02
Snohomish County	5	\$5,130,000	26,010	\$197.23
Pierce County	9	\$16,347,000	70,310	\$232.50
Spokane County	6	\$15,257,500	112,486	\$135.64
Kitsap County	5	\$3,490,000	33,829	\$103.17
Thurston County	4	\$6,472,000	46,340	\$139.66
Totals:	37	\$715,871,500	1,537,379	\$465.64
Notable Sales:	Newport Corp Ctr, Bellevue: \$467,500,000 Bellevue Corp Plaza, Bellevue: \$195,000,000			
Retail				
King County	19	\$42,651,550	139,821	\$305.04
Snohomish County	7	\$7,819,960	22,544	\$346.88
Pierce County	9	\$12,935,000	102,942	\$125.65
Spokane County	8	\$4,585,000	39,047	\$117.42
Kitsap County	2	\$335,125	6,158	\$54.42
Thurston County	1	\$1,900,000	13,200	\$143.94
Totals:	46	\$70,226,635	323,712	\$216.94
Industrial/High Tech Flex				
King County	13	\$69,087,059	367,078	\$188.21
Snohomish County	4	\$34,110,000	191,332	\$178.28
Pierce County	14	\$55,527,500	472,297	\$117.57
Spokane County	4	\$8,000,000	139,002	\$57.55
Kitsap County	0	\$0	0	\$0.00
Thurston County	2	\$1,247,000	22,235	\$56.08
Totals:	37	\$167,971,559	1,191,944	\$140.92
Land				
King County	23	\$117,359,952	1,450,201	\$80.93
Snohomish County	11	\$23,610,500	7,764,175	\$3.04
Pierce County	8	\$8,413,000	632,047	\$13.31
Spokane County	1	\$67,954	3,000,000	\$0.02
Kitsap County	5	\$1,408,950	580,654	\$2.43
Thurston County	1	\$375,000	91,037	\$4.12
Totals:	49	\$151,235,356	13,518,114	\$11.19
Multifamily				
King County	13	\$250,808,500	554,567	\$452.26
Snohomish County	4	\$107,304,500	434,458	\$246.98
Pierce County	4	\$10,060,000	68,723	\$146.38
Totals:	21	\$368,173,000	1,057,748	\$348.07
Notable Sales:	Pike Motorworks, Seattle: \$128,500,000			
Grand Totals:	190	\$1,473,478,050	17,628,897	\$83.58

April 2020			
# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg
9	\$87,395,000	301,302	\$290.06
1	\$810,000	3,653	\$221.74
2	\$8,620,000	45,800	\$188.21
1	\$1,900,000	13,480	\$140.95
0	\$0	0	
1	\$780,000	4,052	\$192.50
14	\$99,505,000	368,287	\$270.18
Mercer Park, Mercer Island: \$46,450,000			
7	\$27,740,000	88,613	\$313.05
5	\$5,540,000	25,568	\$216.68
4	\$4,219,250	7,500	\$562.57
0	\$0	0	\$0.00
5	\$3,474,000	29,911	\$116.14
3	\$21,370,000	77,630	\$275.28
24	\$62,343,250	229,222	\$271.98
5	\$17,772,383	116,075	\$153.11
1	\$1,634,150	5,421	\$301.45
1	\$1,700,000	13,762	\$123.53
2	\$725,000	8,956	\$80.95
0	\$0	0	
0	\$0	0	
9	\$21,831,533	144,214	\$151.38
11	\$94,180,000	3,140,403	\$29.99
4	\$5,750,000	517,057	\$11.12
2	\$1,705,000	804,989	\$2.12
2	\$667,625	338,817	\$1.97
1	\$350,000	19,602	\$17.86
0	\$0	0	
20	\$102,652,625	4,820,868	\$21.29
10	\$48,162,500	124,961	\$385.42
1	\$3,675,000	16,425	\$223.74
2	\$3,075,000	11,852	\$259.45
13	\$54,912,500	153,238	\$358.35
80	\$341,244,908	5,715,829	\$59.70

Change (April 2020 vs April 2019)					
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
1	12.5%	(\$581,780,000)	-86.9%	(947,102)	(\$245.97)
-4	-80.0%	(\$4,320,000)	-84.2%	(22,357)	\$24.50
-7	-77.8%	(\$7,727,000)	-47.3%	(24,510)	(\$44.29)
-5	-83.3%	(\$13,357,500)	-87.5%	(99,006)	\$5.31
-5	-100.0%	(\$3,490,000)	-100.0%	(33,829)	(\$103.17)
-3	-75.0%	(\$5,692,000)	-87.9%	(42,288)	\$52.83
-23	-62.2%	(\$616,366,500)	-86.1%	(1,169,092)	(\$195.46)
-12	-63.2%	(\$14,911,550)	-35.0%	(51,208)	\$8.00
-2	-28.6%	(\$2,279,960)	-29.2%	3,024	(\$130.20)
-5	-55.6%	(\$8,715,750)	-67.4%	(95,442)	\$436.91
-8	-100.0%	(\$4,585,000)	-100.0%	(39,047)	(\$117.42)
3	150.0%	\$3,138,875	936.6%	23,753	\$61.72
2	200.0%	\$19,470,000	1024.7%	64,430	\$131.34
-22	-47.8%	(\$7,883,385)	-11.2%	(94,490)	\$55.04
-8	-61.5%	(\$51,314,676)	-74.3%	(251,003)	(\$35.10)
-3	-75.0%	(\$32,475,850)	-95.2%	(185,911)	\$123.17
-13	-92.9%	(\$53,827,500)	-96.9%	(458,535)	\$5.96
-2	-50.0%	(\$7,275,000)	-90.9%	(130,046)	\$23.40
0	0.0%	\$0	0.0%	-	\$0.00
-2	-100.0%	(\$1,247,000)	-100.0%	(22,235)	(\$56.08)
-28	-75.7%	(\$146,140,026)	-87.0%	(1,047,730)	\$10.46
-12	-52.2%	(\$23,179,952)	-19.8%	1,690,202	(\$50.94)
-7	-63.6%	(\$17,860,500)	-75.6%	(7,247,118)	\$8.08
-6	-75.0%	(\$6,708,000)	-79.7%	172,942	(\$11.19)
1	100.0%	\$599,671	882.5%	(2,661,183)	\$1.95
-4	-80.0%	(\$1,058,950)	-75.2%	(561,052)	\$15.43
-1	-100.0%	(\$375,000)	-100.0%	(91,037)	(\$4.12)
-29	-59.2%	(\$48,582,731)	-32.1%	(8,697,246)	\$10.11
-3	-23.1%	(\$202,646,000)	-80.8%	(429,606)	(\$66.84)
-3	-75.0%	(\$103,629,500)	-96.6%	(418,033)	(\$23.24)
-2	-50.0%	(\$6,985,000)	-69.4%	(56,871)	\$113.07
-8	-38.1%	(\$313,260,500)	-85.1%	(904,510)	\$10.28
-110	-57.9%	(\$1,132,233,142)	-76.8%	(11,913,068)	(\$23.88)

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg
King	76	\$1,149,082,061	3,760,071	\$305.60
Snohomish	31	\$177,974,960	8,438,519	\$21.09
Pierce	44	\$103,282,500	1,346,319	\$76.71
Spokane	19	\$27,910,454	3,290,535	\$8.48
Kitsap	12	\$5,234,075	620,641	\$8.43
Thurston	8	\$9,994,000	172,812	\$57.83
Grand Totals	190	\$1,473,478,050	17,628,897	\$83.58

# of Sales	Sales Volume (\$)	Total SF	\$/SF Avg
42	\$275,249,883	3,771,354	\$72.98
12	\$17,409,150	568,124	\$30.64
11	\$19,319,250	883,903	\$21.86
5	\$3,292,625	361,253	\$9.11
6	\$3,824,000	49,513	\$77.23
4	\$22,150,000	81,682	\$271.17
80	\$341,244,908	5,715,829	\$59.70

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF Avg
-34	-44.7%	(\$873,832,178)	-76.0%	11,283	(\$232.62)
-19	-61.3%	(\$160,565,810)	-90.2%	(7,870,395)	\$9.55
-33	-75.0%	(\$83,963,250)	-81.3%	(462,416)	(\$54.86)
-14	-73.7%	(\$24,617,829)	-88.2%	(2,929,282)	\$0.63
-6	-50.0%	(\$1,410,075)	-26.9%	(571,128)	\$68.80
-4	-50.0%	\$12,156,000	121.6%	(91,130)	\$213.34
-110	-57.9%	(\$1,132,233,142)	-76.8%	(11,913,068)	(\$23.88)