



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

2019				
Totals by Month	# of Sales	Sales Volume (\$)	Total SF	\$/SF
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
May	218	\$979,723,937	12,227,781	\$80.12
June	171	\$1,611,967,213	15,661,810	\$102.92
July	212	\$1,733,128,591	37,079,676	\$46.74
August	190	\$879,736,726	9,394,210	\$93.65
September	196	\$1,690,772,770	10,983,934	\$153.93
Totals	1648	\$12,484,518,495	138,670,607	\$90.03
Totals by County	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	709	\$9,653,688,633	43,261,285	\$223.15
Snohomish	244	\$1,270,534,510	36,243,526	\$35.06
Pierce	346	\$1,098,296,035	47,014,854	\$23.36
Spokane	197	\$204,429,213	8,132,507	\$25.14
Kitsap	81	\$119,815,484	2,390,310	\$50.13
Thurston	71	\$137,754,620	1,628,125	\$84.61
Totals	1648	\$12,484,518,495	138,670,607	\$90.03
Totals by Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office	394	\$5,224,497,941	11,724,845	\$445.59
Retail	411	\$981,866,450	4,187,398	\$234.48
Industrial/Flex	275	\$1,264,252,355	8,048,958	\$157.07
Land	322	\$1,125,399,771	102,986,522	\$10.93
Multifamily	246	\$3,888,501,978	11,722,884	\$331.70
Totals	1648	\$12,484,518,495	138,670,607	\$90.03

2020				
# of Sales	Sales Volume (\$)	Total SF	\$/SF	
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	
67	\$364,258,874	7,061,615	\$51.58	
88	\$293,389,508	7,367,561	\$39.82	
82	\$710,908,109	7,909,378	\$89.88	
73	\$357,923,475	13,231,216	\$27.05	
148	\$1,413,828,604	16,852,241	\$83.90	
942	\$5,131,644,235	113,927,867	\$45.04	
# of Sales	Sales Volume (\$)	Total SF	\$/SF	
466	\$3,923,595,333	56,506,881	\$69.44	
134	\$415,809,706	14,955,238	\$27.80	
188	\$607,551,689	24,022,025	\$25.29	
79	\$81,987,553	15,081,119	\$5.44	
36	\$33,596,580	1,295,467	\$25.93	
39	\$69,103,374	2,067,137	\$33.43	
942	\$5,131,644,235	113,927,867	\$45.04	
# of Sales	Sales Volume (\$)	Total SF	\$/SF	
185	\$1,382,404,377	3,092,229	\$447.06	
224	\$515,473,779	1,973,538	\$261.19	
169	\$847,104,881	5,231,961	\$161.91	
239	\$976,285,843	100,170,215	\$9.75	
125	\$1,410,375,355	3,459,924	\$407.63	
942	\$5,131,644,235	113,927,867	\$45.04	

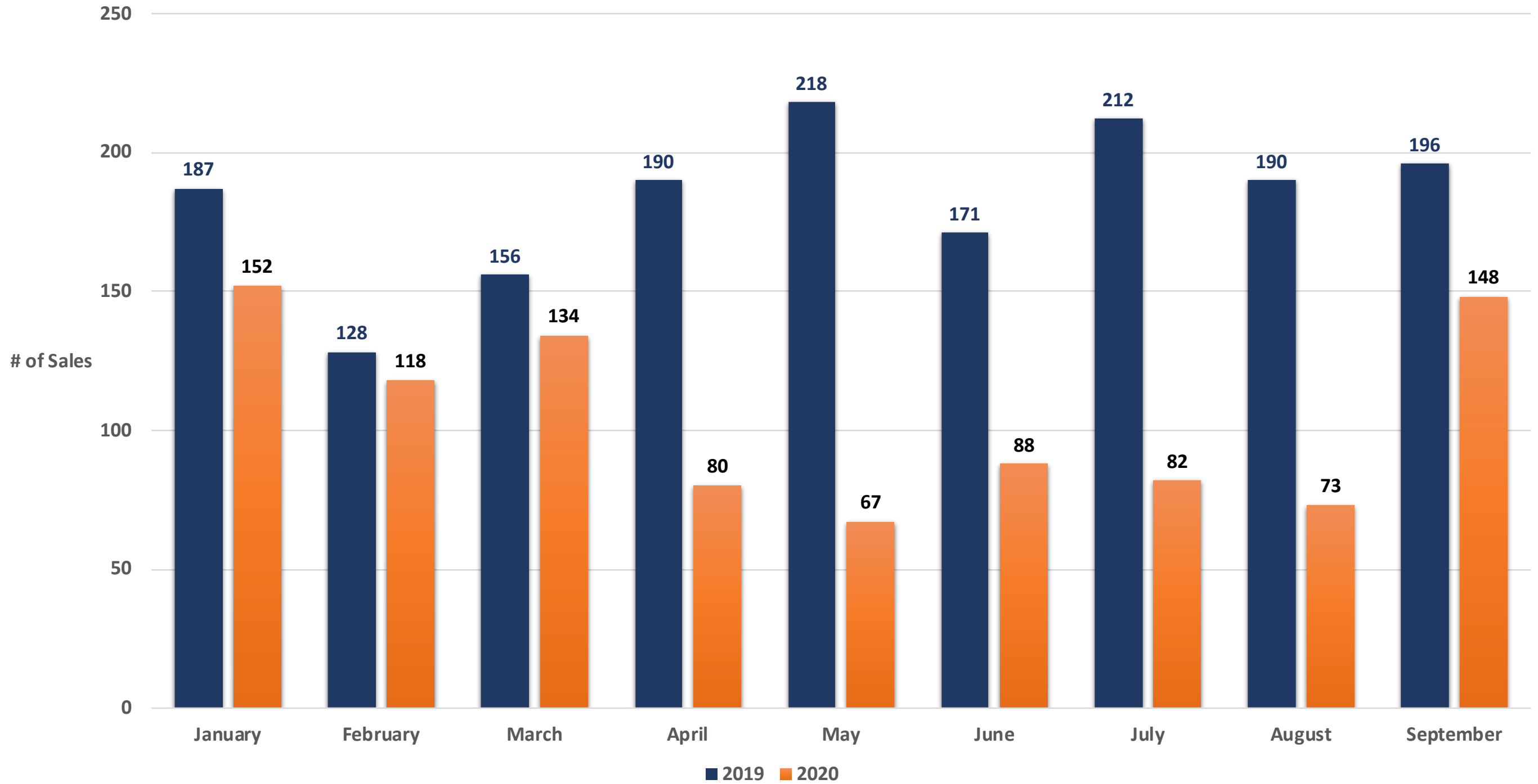
2020 vs 2019 Change					
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
-35	-18.7%	(\$1,108,725,514)	-69.0%	32,791,122	\$ (199.18)
-10	-7.8%	(\$765,969,602)	-69.0%	(16,516,156)	\$ 29.71
-22	-14.1%	(\$590,925,335)	-42.2%	4,051,398	\$ (124.48)
-110	-57.9%	(\$1,132,233,142)	-76.8%	(11,913,068)	\$ (23.88)
-151	-69.3%	(\$615,465,063)	-62.8%	(5,166,166)	\$ (28.54)
-83	-48.5%	(\$1,318,577,705)	-81.8%	(8,294,249)	\$ (63.10)
-130	-61.3%	(\$1,022,220,482)	-59.0%	(29,170,298)	\$ 43.14
-117	-61.6%	(\$521,813,251)	-59.3%	3,837,006	\$ (66.60)
-48	-24.5%	(\$276,944,166)	-16.4%	5,868,307	\$ (70.04)
-706	-42.8%	(\$7,352,874,260)	-58.9%	(24,742,740)	\$ (44.99)
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
-243	-34.3%	(\$5,730,093,300)	-59.4%	13,245,596	\$ (153.71)
-110	-45.1%	(\$854,724,804)	-67.3%	(21,288,288)	\$ (7.25)
-158	-45.7%	(\$490,744,346)	-44.7%	(22,992,829)	\$ 1.93
-118	-59.9%	(\$122,441,660)	-59.9%	6,948,612	\$ (19.70)
-45	-55.6%	(\$86,218,904)	-72.0%	(1,094,843)	\$ (24.19)
-32	-45.1%	(\$68,651,246)	-49.8%	439,012	\$ (51.18)
-706	-42.8%	(\$7,352,874,260)	-58.9%	(24,742,740)	\$ (44.99)
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
-209	-53.0%	(\$3,842,093,564)	-73.5%	(8,632,616)	\$ 1.47
-187	-45.5%	(\$466,392,671)	-47.5%	(2,213,860)	\$ 26.71
-106	-38.5%	(\$417,147,474)	-33.0%	(2,816,997)	\$ 4.84
-83	-25.8%	(\$149,113,928)	-13.2%	(2,816,307)	\$ (1.18)
-121	-49.2%	(\$2,478,126,623)	-63.7%	(8,262,960)	\$ 75.93
-706	-42.8%	(\$7,352,874,260)	-58.9%	(24,742,740)	\$ (44.99)

Notable Sales - 2019	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
Taluswood	Mtlk Terrace	Multifamily	5/17/19	\$136,250,000
Stonemeadow Farms	Bothell	Multifamily	5/22/19	\$81,800,000
West Lake Union Center	Seattle	Office	6/3/19	\$118,300,000
Des Moines Creek Park	Des Moines	Industrial/Flex	6/4/19	\$81,110,000
Mill at Mill Creek	Mill Creek	Multifamily	6/20/19	\$142,000,000
River Trails	Puyallup	Multifamily	6/26/19	\$93,000,000
Chroma	Seattle	Multifamily	6/27/19	\$114,000,000
US Bank Centre/6th & Union Retail	Seattle	Office	7/1/19	\$612,000,000
901 5th Avenue	Seattle	Office	7/1/19	\$305,000,000
Sunset North Corp Campus, III,IV, V	Bellevue	Office	9/11/19	\$212,017,031
Metropolitan Tower	Seattle	Multifamily	9/18/19	\$216,100,000

Notable Sales - 2020	City	Asset Class	Sale Date	Sale Price
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
Waterscape Juanita Village	Kirkland	Multifamily	5/4/20	\$92,734,500
Everett 4 Corners Plaza	Everett	Retail	5/15/20	\$18,000,000
Tacoma Distribution Center	Tacoma	Industrial/Flex	5/5/20	\$42,250,000
1640 E Marc Avenue	Tacoma	Industrial/Flex	6/24/20	\$33,500,000
Kiara	Seattle	Multifamily	7/15/20	\$320,000,000
Modera First Hill	Seattle	Multifamily	9/10/20	\$125,000,000
REI Headquarters	Bellevue	Office	9/14/20	\$367,600,000
Columbia West Building	Bellevue	Office	9/30/20	\$72,000,000
ECONET Bldg	Seattle	Industrial/Flex	9/14/20	\$50,700,000
Iron Mountain Building	Kent	Industrial/Flex	9/15/20	\$44,515,000
Harbour Pointe Tech Center	Mukilteo	Industrial/Flex	9/18/20	\$46,750,000
The Net- Redevelopment Site	Seattle	Land	9/11/20	\$127,721,831
Robertson Assemblage	Bellevue	Land	9/14/20	\$46,350,000
19902 Orting Kapowsin Hwy	Graham	Land	9/1/20	\$20,000,000

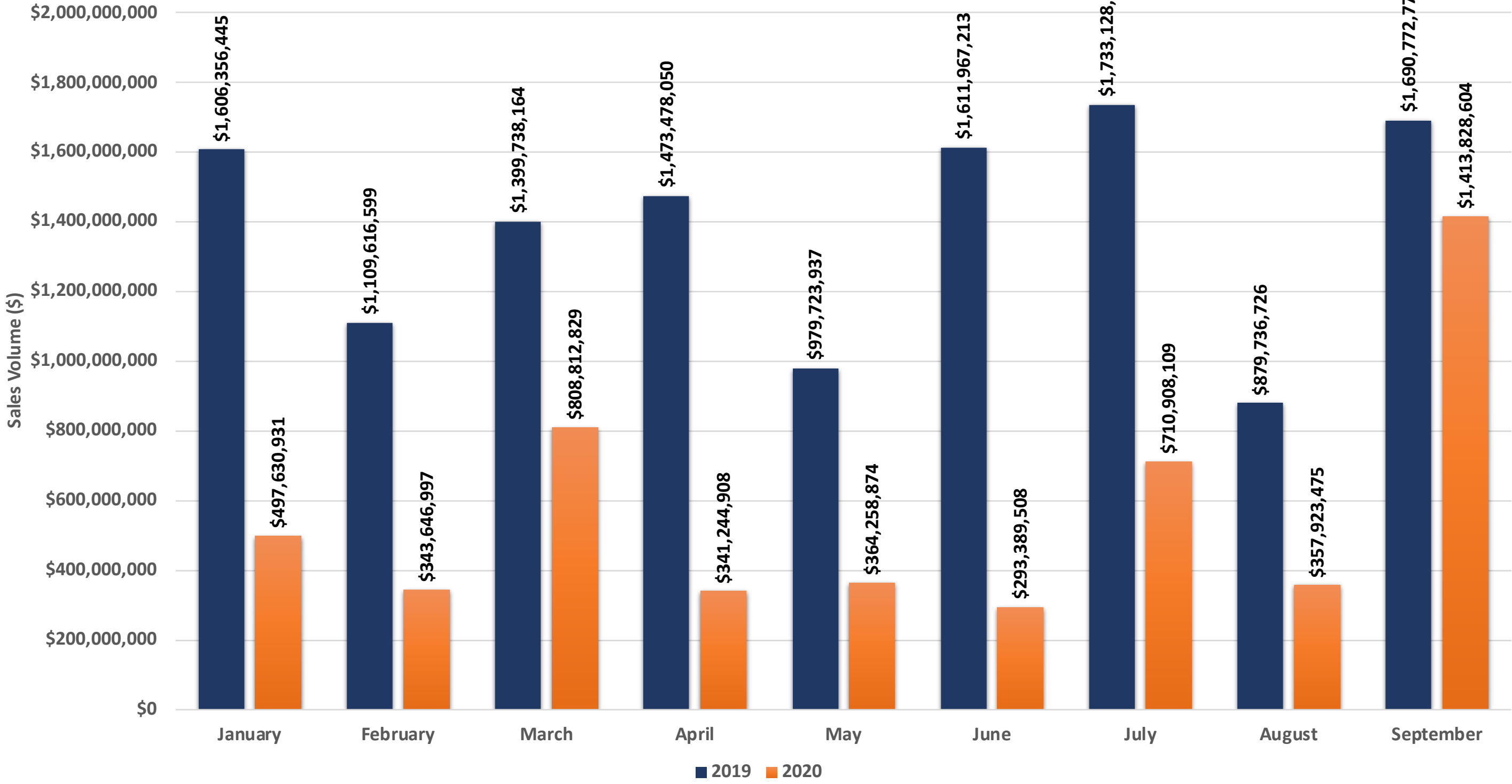
CBA Researched CMA Sales
Summary
January Through September (2020 vs 2019)

of Sales by Month



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

Sales Volume (\$) by Month





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

September 2019				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	15	\$477,266,031	1,140,818	\$418.35
Snohomish County	8	\$21,787,000	102,361	\$212.84
Pierce County	9	\$7,310,000	55,761	\$131.10
Spokane County	4	\$5,295,000	96,960	\$54.61
Kitsap County	5	\$9,033,000	66,810	\$0.00
Thurston County	4	\$8,380,250	48,593	\$172.46
Totals:	45	\$529,071,281	1,511,303	\$350.08
Notable Sales:	Sunset North Campus, Bellevue: \$212,017,031 509 Olive - Seattle: \$113,000,000			
Retail				
King County	19	\$111,397,000	332,208	\$335.32
Snohomish County	9	\$14,190,508	48,543	\$292.33
Pierce County	14	\$26,224,459	208,165	\$125.98
Spokane County	4	\$2,810,000	16,931	\$165.97
Kitsap County	1	\$450,000	5,780	\$77.85
Thurston County	3	\$6,533,000	32,393	\$201.68
Totals:	50	\$161,604,967	644,020	\$250.93
Notable Sales:	Overlake East Shopping Ctr, Redmond: \$41,000,000			
Industrial/High Tech Flex				
King County	13	\$86,545,349	456,879	\$189.43
Snohomish County	1	\$12,200,000	92,728	\$131.57
Pierce County	5	\$14,616,750	97,842	\$149.39
Spokane County	5	\$3,187,565	41,754	\$76.34
Kitsap County	2	\$1,450,000	16,772	\$86.45
Thurston County	1	\$32,100,000	104,300	\$307.77
Totals:	27	\$150,099,664	810,275	\$185.25
Notable Sales:	8350 Hawks Prairie Rd NE, Lacey: \$32,100,000			
Land				
King County	16	\$34,463,900	2,715,041	\$12.69
Snohomish County	3	\$5,891,918	610,276	\$9.65
Pierce County	10	\$16,104,540	1,824,187	\$8.83
Spokane County	2	\$878,500	283,341	\$3.10
Kitsap County	1	\$450,000	235,224	\$1.91
Thurston County	1	\$1,150,000	362,855	\$3.17
Totals:	33	\$58,938,858	6,030,924	\$9.77
Notable Sales:				
Multifamily				
King County	27	\$648,463,000	1,366,539	\$474.53
Snohomish County	5	\$13,945,000	58,209	\$239.57
Pierce County	9	\$128,650,000	562,664	\$228.64
Totals:	41	\$791,058,000	1,987,412	\$398.03
Notable Sales:	Metropolitan Tower, Seattle: \$216,100,000 Lux, Bellevue: \$95,000,000 Bell Overlake, Redmond: \$96,000,000			
Grand Totals:	196	\$1,690,772,770	10,983,934	\$153.93

September 2020				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	17	\$495,453,691	723,172	\$685.11
Snohomish County	2	\$10,100,000	19,910	\$507.28
Pierce County	7	\$6,188,000	45,006	\$137.49
Spokane County	0	\$0	0	\$0.00
Kitsap County	1	\$590,000	8,784	\$67.17
Thurston County	2	\$1,412,000	7,134	\$197.93
Totals:	29	\$513,743,691	804,006	\$638.98
Notable Sales:	REI Headquarters, Bellevue: \$367,600,000 Columbia West Building, Bellevue: \$72,000,000			
Retail				
King County	17	\$30,802,500	65,603	\$469.53
Snohomish County	8	\$13,745,000	37,092	\$370.57
Pierce County	9	\$16,537,833	38,265	\$432.19
Spokane County	1	\$350,000	2,866	\$122.12
Kitsap County	1	\$1,900,000	2,155	\$881.67
Thurston County	0	\$0	0	\$0.00
Totals:	36	\$63,335,333	145,981	\$433.86
Notable Sales:				
Industrial/High Tech Flex				
King County	19	\$183,861,017	743,836	\$247.18
Snohomish County	3	\$54,700,000	364,681	\$149.99
Pierce County	7	\$23,462,500	332,987	\$70.46
Spokane County	2	\$4,698,000	146,010	\$32.18
Kitsap County	1	\$1,100,000	11,340	\$97.00
Thurston County	0	\$0	0	\$0.00
Totals:	32	\$267,821,517	1,598,854	\$167.51
Notable Sales:	ECONET Bldg, Seattle: \$50,700,000 Iron Mountain Bldg, Kent: \$44,515,000 Harbour Pointe Tech Ctr, Mukilteo: \$46,750,000			
Land				
King County	18	\$224,460,086	1,884,277	\$119.12
Snohomish County	5	\$9,592,742	1,463,615	\$6.55
Pierce County	7	\$49,070,735	9,272,467	\$5.29
Spokane County	3	\$7,235,000	916,727	\$7.89
Kitsap County	0	\$0	0	\$0.00
Thurston County	0	\$0	0	\$0.00
Totals:	33	\$290,358,563	13,537,086	\$21.45
Notable Sales:	The Net - Dev Site, Seattle: \$127,721,831 Robertson Assemblage, Bellevue: \$46,350,000 19902 Orting Kapowsin Hwy, Graham: \$20,000,000			
Multifamily				
King County	13	\$178,077,000	393,370	\$452.70
Snohomish County	1	\$2,317,500	5,488	\$422.28
Pierce County	4	\$98,175,000	367,456	\$267.17
Totals:	18	\$278,569,500	766,314	\$363.52
Notable Sales:	Modera First Hill, Seattle: \$125,000,000			
Grand Totals:	148	\$1,413,828,604	16,852,241	\$83.90

Change (September 2020 vs September 2019)						
Asset Class	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
Office						
King County	2	13.3%	\$18,187,660	3.8%	(417,646)	\$266.76
Snohomish County	-6	-75.0%	(\$11,687,000)	-53.6%	(82,451)	\$294.44
Pierce County	-2	-22.2%	(\$1,122,000)	-15.3%	(10,755)	\$6.40
Spokane County	-4	-100.0%	(\$5,295,000)	-100.0%	(96,960)	(\$54.61)
Kitsap County	-4	-80.0%	(\$8,443,000)	-93.5%	(58,026)	\$67.17
Thurston County	-2	-50.0%	(\$6,968,250)	-83.2%	(41,459)	\$25.47
Totals:	-16	-35.6%	(\$15,327,590)	-2.9%	(707,297)	\$288.90
Notable Sales:						
Retail						
King County	-2	-10.5%	(\$80,594,500)	-72.3%	(266,605)	\$134.21
Snohomish County	-1	-11.1%	(\$445,508)	-3.1%	(11,451)	\$78.24
Pierce County	-5	-35.7%	(\$9,686,626)	-36.9%	(169,900)	\$306.21
Spokane County	-3	-75.0%	(\$2,460,000)	-87.5%	(14,065)	(\$43.85)
Kitsap County	0	0.0%	\$1,450,000	322.2%	(3,625)	\$803.82
Thurston County	-3	-100.0%	(\$6,533,000)	-100.0%	(32,393)	(\$201.68)
Totals:	-14	-28.0%	(\$98,269,634)	-60.8%	(498,039)	\$182.93
Notable Sales:						
Industrial/High Tech Flex						
King County	6	46.2%	\$97,315,668	112.4%	286,957	\$57.75
Snohomish County	2	200.0%	\$42,500,000	348.4%	271,953	\$18.43
Pierce County	2	40.0%	\$8,845,750	60.5%	235,145	(\$78.93)
Spokane County	-3	-60.0%	\$1,510,435	47.4%	104,256	(\$44.17)
Kitsap County	-1	-50.0%	(\$350,000)	-24.1%	(5,432)	\$10.55
Thurston County	-1	-100.0%	(\$32,100,000)	-100.0%	(104,300)	(\$307.77)
Totals:	5	18.5%	\$117,721,853	78.4%	788,579	(\$17.74)
Notable Sales:						
Land						
King County	2	12.5%	\$189,996,186	551.3%	(830,764)	\$106.43
Snohomish County	2	66.7%	\$3,700,824	62.8%	853,339	(\$3.10)
Pierce County	-3	-30.0%	\$32,966,195	204.7%	7,448,280	(\$3.54)
Spokane County	1	50.0%	\$6,356,500	723.6%	633,386	\$4.79
Kitsap County	-1	-100.0%	(\$450,000)	-100.0%	(235,224)	(\$1.91)
Thurston County	-1	-100.0%	(\$1,150,000)	-100.0%	(362,855)	(\$3.17)
Totals:	0	0.0%	\$231,419,705	392.6%	7,506,162	\$11.68
Notable Sales:						
Multifamily						
King County	-14	-51.9%	(\$470,386,000)	-72.5%	(973,169)	(\$21.83)
Snohomish County	-4	-80.0%	(\$11,627,500)	-83.4%	(52,721)	\$182.72
Pierce County	-5	-55.6%	(\$30,475,000)	-23.7%	(195,208)	\$38.53
Totals:	-23	-56.1%	(\$512,488,500)	-64.8%	(1,221,098)	(\$34.52)
Notable Sales:						
Grand Totals:	-48	-24.5%	(\$276,944,166)	-16.4%	5,868,307	(\$70.04)

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	90	\$1,358,135,280	6,011,485	\$225.92
Snohomish	26	\$68,014,426	912,117	\$74.57
Pierce	47	\$192,905,749	2,748,619	\$70.18
Spokane	15	\$12,171,065	438,986	\$27.73
Kitsap	9	\$11,383,000	324,586	\$35.07
Thurston	9	\$48,163,250	548,141	\$87.87
Grand Totals	196	\$1,690,772,770	10,983,934	\$153.93

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	84	\$1,112,654,294	3,810,258	\$292.02
Snohomish	19	\$90,455,242	1,890,786	\$47.84
Pierce	34	\$193,434,068	10,056,181	\$19.24
Spokane	6	\$12,283,000	1,065,603	\$11.53
Kitsap	3	\$3,590,000	22,279	\$0.00
Thurston	2	\$1,412,000	7,134	\$197.93
Grand Totals	148	\$1,413,828,604	16,852,241	\$83.90

County Totals:	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
King	-6	-6.7%	(\$245,480,986)	-18.1%	(2,201,227)	\$66.09
Snohomish	-7	-26.9%	\$22,440,816	33.0%	978,669	(\$26.73)
Pierce	-13	-27.7%	\$528,319	0.3%	7,307,562	(\$50.95)
Spokane	-9	-60.0%	\$111,935	0.9%	626,617	(\$16.20)
Kitsap	-6	-66.7%	(\$7,793,000)	-68.5%	(302,307)	(\$35.07)
Thurston	-7	-77.8%	(\$46,751,250)	-97.1%	(541,007)	\$110.06
Grand Totals	-48	-24.5%	(\$276,944,166)	-16.4%	5,868,307	(\$70.04)



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

Asset Class	August 2019			
	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	14	\$122,107,500	488,898	\$249.76
Snohomish County	10	\$42,436,800	156,549	\$271.08
Pierce County	4	\$3,680,000	18,349	\$200.56
Spokane County	3	\$2,020,000	9,366	\$215.67
Kitsap County	2	\$697,400	4,199	\$166.09
Thurston County	3	\$2,082,700	11,738	\$177.43
Totals:	36	\$173,024,400	689,099	\$251.09
Retail				
King County	9	\$19,271,000	56,038	\$343.89
Snohomish County	13	\$38,907,576	133,536	\$291.36
Pierce County	12	\$29,070,000	134,424	\$216.26
Spokane County	8	\$4,995,000	60,561	\$82.48
Kitsap County	8	\$19,402,000	132,963	\$145.92
Thurston County	3	\$3,750,000	16,283	\$230.30
Totals:	53	\$115,395,576	533,805	\$216.18
Industrial/High Tech Flex				
King County	25	\$123,486,500	585,139	\$211.04
Snohomish County	1	\$4,000,000	55,928	\$71.52
Pierce County	6	\$16,342,722	123,901	\$131.90
Spokane County	3	\$3,640,000	17,112	\$212.72
Kitsap County	2	\$952,150	16,263	\$58.55
Thurston County	2	\$2,415,000	9,697	\$249.05
Totals:	39	\$150,836,372	808,040	\$186.67
Notable Sales:				
Land				
King County	22	\$148,750,458	4,647,105	\$32.01
Snohomish County	8	\$19,147,420	1,242,767	\$15.41
Pierce County	3	\$4,115,500	219,707	\$18.73
Spokane County	1	\$395,000	168,006	\$2.35
Kitsap County	2	\$14,855,000	226,512	\$65.58
Thurston County	0	\$0	0	\$0.00
Totals:	36	\$187,263,378	6,504,097	\$28.79
Multifamily				
King County	16	\$220,915,000	692,705	\$318.92
Snohomish County	4	\$18,560,000	89,644	\$207.04
Pierce County	6	\$13,742,000	76,820	\$178.89
Totals:	26	\$253,217,000	859,169	\$294.72
Grand Totals:	190	\$879,736,726	9,394,210	\$93.65

Asset Class	August 2020			
	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	8	\$24,118,600	80,465	\$299.74
Snohomish County	2	\$5,200,000	26,742	\$194.45
Pierce County	3	\$2,320,000	10,708	\$216.66
Spokane County	2	\$1,005,000	12,496	\$80.43
Kitsap County	0	\$0	0	\$0.00
Thurston County	2	\$1,110,000	14,017	\$79.19
Totals:	17	\$33,753,600	144,428	\$233.71
Retail				
King County	3	\$14,475,000	18,979	\$762.69
Snohomish County	3	\$3,850,000	13,525	\$284.66
Pierce County	2	\$3,693,050	11,330	\$325.95
Spokane County	1	\$925,000	7,530	\$122.84
Kitsap County	3	\$1,258,000	7,496	\$0.00
Thurston County	0	\$0	0	\$0.00
Totals:	12	\$24,201,050	58,860	\$411.16
Industrial/High Tech Flex				
King County	10	\$81,769,000	427,466	\$191.29
Snohomish County	0	\$0	0	\$0.00
Pierce County	2	\$3,350,000	22,020	\$152.13
Spokane County	2	\$1,000,000	7,485	\$133.60
Kitsap County	0	\$0	0	\$0.00
Thurston County	0	\$0	0	\$0.00
Totals:	14	\$86,119,000	456,971	\$188.46
Notable Sales:				
Land				
King County	8	\$26,610,485	705,217	\$37.73
Snohomish County	6	\$24,170,000	3,918,221	\$6.17
Pierce County	2	\$7,700,000	7,292,767	\$1.06
Spokane County	1	\$365,000	196,600	\$1.86
Kitsap County	0	\$0	0	\$0.00
Thurston County	0	\$0	0	\$0.00
Totals:	17	\$58,845,485	12,112,805	\$4.86
Multifamily				
King County	8	\$136,820,000	351,171	\$389.61
Snohomish County	2	\$12,750,000	77,355	\$164.82
Pierce County	3	\$5,434,340	29,626	\$183.43
Totals:	13	\$155,004,340	458,152	\$338.33
Grand Totals:	73	\$357,923,475	13,231,216	\$27.05

Asset Class	Change (August 2020 vs August 2019)					
	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
Office						
King County	-6	-42.9%	(\$97,988,900)	-80.2%	(408,433)	\$49.98
Snohomish County	-8	-80.0%	(\$37,236,800)	-87.7%	(129,807)	(\$76.63)
Pierce County	-1	-25.0%	(\$1,360,000)	-37.0%	(7,641)	\$16.10
Spokane County	-1	-33.3%	(\$1,015,000)	-50.2%	3,130	(\$135.25)
Kitsap County	-2	-100.0%	(\$697,400)	-100.0%	(4,199)	(\$166.09)
Thurston County	-1	-33.3%	(\$972,700)	-46.7%	2,279	(\$98.24)
Totals:	-19	-52.8%	(\$139,270,800)	-80.5%	(544,671)	(\$17.38)
Retail						
King County	-6	-66.7%	(\$4,796,000)	-24.9%	(37,059)	\$418.79
Snohomish County	-10	-76.9%	(\$35,057,576)	-90.1%	(120,011)	(\$6.71)
Pierce County	-10	-83.3%	(\$25,376,950)	-87.3%	(123,094)	\$109.70
Spokane County	-7	-87.5%	(\$4,070,000)	-81.5%	(53,031)	\$40.36
Kitsap County	-5	-62.5%	(\$18,144,000)	-93.5%	(125,467)	(\$145.92)
Thurston County	-3	-100.0%	(\$3,750,000)	-100.0%	(16,283)	(\$230.30)
Totals:	-41	-77.4%	(\$91,194,526)	-79.0%	(474,945)	\$194.99
Industrial/High Tech Flex						
King County	-15	-60.0%	(\$41,717,500)	-33.8%	(157,673)	(\$19.75)
Snohomish County	-1	-100.0%	(\$4,000,000)	-100.0%	(55,928)	(\$71.52)
Pierce County	-4	-66.7%	(\$12,992,722)	-79.5%	(101,881)	\$20.23
Spokane County	-1	-33.3%	(\$2,640,000)	-72.5%	(9,627)	(\$79.12)
Kitsap County	-2	-100.0%	(\$952,150)	-100.0%	(16,263)	(\$58.55)
Thurston County	-2	-100.0%	(\$2,415,000)	-100.0%	(9,697)	(\$249.05)
Totals:	-25	-64.1%	(\$64,717,372)	-42.9%	(351,069)	\$1.79
Notable Sales:						
Land						
King County	-14	-63.6%	(\$122,139,973)	-82.1%	(3,941,888)	\$5.72
Snohomish County	-2	-25.0%	\$5,022,580	26.2%	2,675,454	(\$9.24)
Pierce County	-1	-33.3%	\$3,584,500	87.1%	7,073,060	(\$17.68)
Spokane County	0	0.0%	(\$30,000)	-7.6%	28,594	(\$0.49)
Kitsap County	-2	-100.0%	(\$14,855,000)	-100.0%	(226,512)	(\$65.58)
Thurston County	0	0.0%	\$0	0.0%	-	\$0.00
Totals:	-19	-52.8%	(\$128,417,893)	-68.6%	5,608,708	(\$23.93)
Multifamily						
King County	-8	-50.0%	(\$84,095,000)	-38.1%	(341,534)	\$70.69
Snohomish County	-2	-50.0%	(\$5,810,000)	-31.3%	(12,289)	(\$42.22)
Pierce County	-3	-50.0%	(\$8,307,660)	-60.5%	(47,194)	\$4.55
Totals:	-13	-50.0%	(\$98,212,660)	-38.8%	(401,017)	\$43.60
Grand Totals:	-117	-61.6%	(\$521,813,251)	-59.3%	3,837,006	(\$66.60)

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	86	\$634,530,458	6,469,885	\$98.07
Snohomish	36	\$123,051,796	1,678,424	\$73.31
Pierce	31	\$66,950,222	573,201	\$116.80
Spokane	15	\$11,050,000	255,045	\$43.33
Kitsap	14	\$35,906,550	379,937	\$94.51
Thurston	8	\$8,247,700	37,718	\$218.67
Grand Totals	190	\$879,736,726	9,394,210	\$93.65

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	37	\$283,793,085	1,583,298	\$179.24
Snohomish	13	\$45,970,000	4,035,843	\$11.39
Pierce	12	\$22,497,390	7,366,451	\$3.05
Spokane	6	\$3,295,000	224,111	\$14.70
Kitsap	3	\$1,258,000	7,496	\$0.00
Thurston	2	\$1,110,000	14,017	\$79.19
Grand Totals	73	\$357,923,475	13,231,216	\$27.05

County Totals:	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
King	-49	-57.0%	(\$350,737,373)	-55.3%	(4,886,587)	\$81.17
Snohomish	-23	-63.9%	(\$77,081,796)	-62.6%	2,357,419	(\$61.92)
Pierce	-19	-61.3%	(\$44,452,832)	-66.4%	6,793,250	(\$113.75)
Spokane	-9	-60.0%	(\$7,755,000)	-70.2%	(30,934)	(\$28.62)
Kitsap	-11	-78.6%	(\$34,648,550)	-96.5%	(372,441)	(\$94.51)
Thurston	-6	-75.0%	(\$7,137,700)	-86.5%	(23,701)	(\$139.48)
Grand Totals	-117	-61.6%	(\$521,813,251)	-59.3%	3,837,006	(\$66.60)



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

July 2019				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	14	\$1,041,461,000	1,843,868	\$564.82
Snohomish County	5	\$7,603,500	25,253	\$301.09
Pierce County	15	\$21,891,332	97,016	\$225.65
Spokane County	7	\$3,869,000	34,807	\$111.16
Kitsap County	1	\$389,000	1,140	\$341.23
Thurston County	7	\$7,031,723	36,182	\$194.34
Totals:	49	\$1,082,245,555	2,038,266	\$530.96
Notable Sales:	US Bank Centre, Seattle: \$612,000,000 901 5th Avenue, Seattle: \$305,000,000			
Retail				
King County	22	\$61,868,486	210,249	\$294.26
Snohomish County	6	\$11,045,950	35,013	\$315.48
Pierce County	7	\$9,818,333	84,231	\$116.56
Spokane County	14	\$20,443,526	154,378	\$132.43
Kitsap County	5	\$5,599,486	25,188	\$222.31
Thurston County	3	\$17,765,008	60,428	\$293.99
Totals:	57	\$126,540,789	569,487	\$222.20
Industrial/High Tech Flex				
King County	14	\$108,124,670	490,100	\$220.62
Snohomish County	3	\$8,310,000	49,441	\$168.08
Pierce County	5	\$23,849,722	149,373	\$159.67
Spokane County	12	\$10,532,500	176,962	\$59.52
Kitsap County	1	\$335,000	4,485	\$74.69
Thurston County	1	\$422,000	4,305	\$98.03
Totals:	36	\$151,573,892	874,666	\$173.29
Notable Sales:	LogistiCenter, Woodinville: \$68,350,000			
Land				
King County	17	\$123,870,659	1,078,968	\$114.80
Snohomish County	5	\$17,122,850	741,359	\$23.10
Pierce County	7	\$11,441,196	30,133,671	\$0.38
Spokane County	1	\$1,250,000	730,937	\$1.71
Kitsap County	1	\$640,000	47,480	\$13.48
Thurston County	0	\$0	0	\$0.00
Totals:	31	\$154,324,705	32,732,415	\$4.71
Multifamily				
King County	29	\$198,430,050	744,021	\$266.70
Snohomish County	6	\$5,455,000	27,388	\$199.17
Pierce County	4	\$14,558,600	93,433	\$155.82
Totals:	39	\$218,443,650	864,842	\$252.58
Notable Sales:	Kiara, Seattle: \$320,000,000			
Grand Totals:	212	\$1,733,128,591	37,079,676	\$46.74

July 2020				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	10	\$37,679,960	110,837	\$339.96
Snohomish County	1	\$350,000	1,700	\$205.88
Pierce County	7	\$41,487,806	165,999	\$249.93
Spokane County	3	\$2,577,000	42,313	\$60.90
Kitsap County	1	\$820,000	19,096	\$42.94
Thurston County	0	\$0	0	\$0.00
Totals:	22	\$82,914,766	339,945	\$243.91
Notable Sales:	Pacific Northwest Eye Bldg, Tacoma: \$11,025,000 13106 Meridian Ave E, Puyallup: \$10,037,521			
Retail				
King County	8	\$20,246,547	35,603	\$568.68
Snohomish County	2	\$5,859,000	24,377	\$240.35
Pierce County	1	\$1,100,000	3,998	\$275.14
Spokane County	1	\$402,000	2,200	\$182.73
Kitsap County	1	\$4,000,000	32,423	\$123.37
Thurston County	1	\$2,300,000	2,660	\$864.66
Totals:	14	\$33,907,547	101,261	\$334.85
Industrial/High Tech Flex				
King County	3	\$5,950,000	26,360	\$225.72
Snohomish County	1	\$1,150,000	1,774	\$648.25
Pierce County	3	\$8,355,000	54,951	\$152.04
Spokane County	1	\$250,000	4,800	\$52.08
Kitsap County	0	\$0	0	\$0.00
Thurston County	0	\$0	0	\$0.00
Totals:	8	\$15,705,000	87,885	\$178.70
Land				
King County	13	\$93,114,000	612,646	\$151.99
Snohomish County	3	\$8,894,182	694,001	\$12.82
Pierce County	4	\$12,257,114	692,073	\$17.71
Spokane County	1	\$6,000,000	4,094,640	\$1.47
Kitsap County	2	\$969,000	490,485	\$1.98
Thurston County	2	\$1,449,000	149,148	\$9.72
Totals:	25	\$122,683,296	6,732,993	\$18.22
Multifamily				
King County	8	\$447,978,500	607,738	\$737.12
Snohomish County	3	\$3,744,000	19,224	\$194.76
Pierce County	2	\$3,975,000	20,332	\$195.50
Totals:	13	\$455,697,500	647,294	\$704.00
Notable Sales:	Kiara, Seattle: \$320,000,000			
Grand Totals:	82	\$710,908,109	7,909,378	\$89.88

Change (July 2020 vs July 2019)						
Asset Class	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
Office						
King County	-4	-28.6%	(\$1,003,781,040)	-96.4%	(1,733,031)	(\$224.87)
Snohomish County	-4	-80.0%	(\$7,253,500)	-95.4%	(23,553)	(\$95.21)
Pierce County	-8	-53.3%	\$19,596,474	89.5%	68,983	\$24.28
Spokane County	-4	-57.1%	(\$1,292,000)	-33.4%	7,506	(\$50.25)
Kitsap County	0	0.0%	\$431,000	110.8%	17,956	(\$298.29)
Thurston County	-7	-100.0%	(\$7,031,723)	-100.0%	(36,182)	(\$194.34)
Totals:	-27	-55.1%	(\$999,330,789)	-92.3%	(1,698,321)	(\$287.06)
Retail						
King County	-14	-63.6%	(\$41,621,939)	-67.3%	(174,646)	\$274.41
Snohomish County	-4	-66.7%	(\$5,186,950)	-47.0%	(10,636)	(\$75.13)
Pierce County	-6	-85.7%	(\$8,718,333)	-88.8%	(80,233)	\$158.57
Spokane County	-13	-92.9%	(\$20,041,526)	-98.0%	(152,178)	\$50.30
Kitsap County	-4	-80.0%	(\$1,599,486)	-28.6%	7,235	(\$98.94)
Thurston County	-2	-66.7%	(\$15,465,008)	-87.1%	(57,768)	\$570.68
Totals:	-43	-75.4%	(\$92,633,242)	-73.2%	(468,226)	\$112.65
Industrial/High Tech Flex						
King County	-11	-78.6%	(\$102,174,670)	-94.5%	(463,740)	\$5.10
Snohomish County	-2	-66.7%	(\$7,160,000)	-86.2%	(47,667)	\$480.17
Pierce County	-2	-40.0%	(\$15,494,722)	-65.0%	(94,422)	(\$7.62)
Spokane County	-11	-91.7%	(\$10,282,500)	-97.6%	(172,162)	(\$7.44)
Kitsap County	-1	-100.0%	(\$335,000)	-100.0%	(4,485)	(\$74.69)
Thurston County	-1	-100.0%	(\$422,000)	-100.0%	(4,305)	(\$98.03)
Totals:	-28	-77.8%	(\$135,868,892)	-89.6%	(786,781)	\$5.41
Land						
King County	-4	-23.5%	(\$30,756,659)	-24.8%	(466,322)	\$37.18
Snohomish County	-2	-40.0%	(\$8,228,668)	-48.1%	(47,358)	(\$10.28)
Pierce County	-3	-42.9%	\$815,918	7.1%	(29,441,598)	\$17.33
Spokane County	0	0.0%	\$4,750,000	380.0%	3,363,703	(\$0.24)
Kitsap County	1	100.0%	\$329,000	0.0%	443,005	(\$11.50)
Thurston County	2	100.0%	\$1,449,000	100.0%	149,148	\$9.72
Totals:	-6	-19.4%	(\$31,641,409)	-20.5%	(25,999,422)	\$13.51
Multifamily						
King County	-21	-72.4%	\$249,548,450	125.8%	(136,283)	\$470.42
Snohomish County	-3	-50.0%	(\$1,711,000)	-31.4%	(8,164)	(\$4.42)
Pierce County	-2	-50.0%	(\$10,583,600)	-72.7%	(73,101)	\$39.69
Totals:	-26	-66.7%	\$237,253,850	108.6%	(217,548)	\$451.42
Grand Totals:	-130	-61.3%	(\$1,022,220,482)	-59.0%	(29,170,298)	\$43.14

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	96	\$1,533,754,865	4,367,206	\$351.20
Snohomish	25	\$49,537,300	878,454	\$56.39
Pierce	38	\$81,559,183	30,557,724	\$2.67
Spokane	34	\$36,095,026	1,097,084	\$32.90
Kitsap	8	\$6,963,486	78,293	\$88.94
Thurston	11	\$25,218,731	100,915	\$249.90
Grand Totals	212	\$1,733,128,591	37,079,676	\$46.74

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	42	\$604,969,007	1,393,184	\$434.23
Snohomish	10	\$19,997,182	741,076	\$26.98
Pierce	17	\$67,174,920	937,353	\$71.66
Spokane	6	\$9,229,000	4,143,953	\$2.23
Kitsap	4	\$5,789,000	542,004	\$0.00
Thurston	3	\$3,749,000	151,808	\$24.70
Grand Totals	82	\$710,908,109	7,909,378	\$89.88

County Totals:	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
King	-54	-56.3%	(\$928,785,858)	-60.6%	(2,974,022)	\$83.04
Snohomish	-15	-60.0%	(\$29,540,118)	-59.6%	(137,378)	(\$29.41)
Pierce	-21	-55.3%	(\$14,384,263)	-17.6%	(29,620,371)	\$69.00
Spokane	-28	-82.4%	(\$26,866,026)	-74.4%	3,046,869	(\$30.67)
Kitsap	-4	-50.0%	(\$1,174,486)	-16.9%	463,711	(\$88.94)
Thurston	-8	-72.7%	(\$21,469,731)	-85.1%	50,893	(\$225.21)
Grand Totals	-130	-61.3%	(\$1,022,220,482)	-59.0%	(29,170,298)	\$43.14



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

June 2019				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	21	\$302,473,219	720,001	\$420.10
Snohomish County	8	\$9,070,000	42,638	\$212.72
Pierce County	7	\$33,506,969	124,164	\$269.86
Spokane County	3	\$3,129,000	36,460	\$85.82
Kitsap County	0	\$0	0	\$0.00
Thurston County	5	\$7,347,600	113,299	\$64.85
Totals:	44	\$355,526,788	1,036,562	\$342.99
Notable Sales:	West Lake Union Center, Seattle: \$118,300,000			
Retail				
King County	11	\$26,110,000	66,139	\$394.77
Snohomish County	3	\$7,772,333	39,829	\$195.14
Pierce County	11	\$18,867,214	65,576	\$287.72
Spokane County	4	\$1,584,000	22,020	\$71.93
Kitsap County	4	\$4,619,000	116,337	\$39.70
Thurston County	2	\$2,970,000	6,768	\$438.83
Totals:	35	\$61,922,547	316,669	\$195.54
Industrial/High Tech Flex				
King County	11	\$148,506,600	972,172	\$152.76
Snohomish County	2	\$6,880,000	53,365	\$128.92
Pierce County	6	\$27,001,500	190,959	\$141.40
Spokane County	4	\$2,988,000	42,892	\$69.66
Kitsap County	2	\$3,715,000	47,360	\$78.44
Thurston County	2	\$1,345,000	25,680	\$52.38
Totals:	27	\$190,436,100	1,332,428	\$142.92
Notable Sales:	Des Moines Creek Park, Des Moines: \$81,110,000			
Land				
King County	21	\$102,071,943	1,129,235	\$90.39
Snohomish County	4	\$16,571,035	6,938,668	\$2.39
Pierce County	7	\$3,868,000	1,834,836	\$2.11
Spokane County	1	\$711,200	189,486	\$3.75
Kitsap County	0	\$0	0	\$0.00
Thurston County	2	\$960,100	148,587	\$6.46
Totals:	35	\$124,182,278	10,240,812	\$12.13
Multifamily				
King County	19	\$563,365,500	1,448,663	\$388.89
Snohomish County	4	\$163,880,000	534,064	\$306.85
Pierce County	7	\$152,654,000	752,612	\$202.83
Totals:	30	\$879,899,500	2,735,339	\$321.68
Notable Sales:	Chroma, Seattle: \$114,000,000 Mill at Mill Creek, Mill Creek: \$142,000,000 River Trails, Puyallup: \$93,000,000			
Grand Totals:	171	\$1,611,967,213	15,661,810	\$102.92

June 2020				
# of Sales	Sales Volume (\$)	Total SF	\$/SF	
8	\$27,197,000	102,272	\$265.93	
1	\$20,800,000	53,905	\$385.86	
5	\$7,542,200	49,918	\$151.09	
0	\$0	0	\$0.00	
0	\$0	0	\$0.00	
1	\$397,000	5,816	\$68.26	
15	\$55,936,200	211,911	\$263.96	
7	\$8,512,800	53,689	\$158.56	
4	\$3,079,000	10,236	\$300.80	
4	\$3,226,500	19,572	\$164.85	
1	\$255,000	4,200	\$60.71	
0	\$0	0	\$0.00	
1	\$2,000,000	16,080	\$124.38	
17	\$17,073,300	103,777	\$164.52	
7	\$32,250,000	133,887	\$240.87	
2	\$7,690,000	50,334	\$152.78	
6	\$50,086,056	284,829	\$175.85	
2	\$2,849,500	28,468	\$100.09	
0	\$0	0	\$0.00	
0	\$0	0	\$0.00	
17	\$92,875,556	497,518	\$186.68	
21	\$89,432,809	4,884,676	\$18.31	
2	\$912,000	117,098	\$7.79	
4	\$1,396,000	115,083	\$12.13	
1	\$350,000	115,079	\$3.04	
0	\$0	0	\$0.00	
2	\$4,896,143	1,180,635	\$4.15	
30	\$96,986,952	6,412,571	\$15.12	
4	\$14,862,000	54,386	\$273.27	
2	\$3,900,000	18,360	\$212.42	
3	\$11,755,500	69,038	\$170.28	
9	\$30,517,500	141,784	\$215.24	
88	\$293,389,508	7,367,561	\$39.82	

Change (June 2020 vs June 2019)					
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
-13	-61.9%	(\$275,276,219)	-91.0%	(617,729)	(\$154.17)
-7	-87.5%	\$11,730,000	129.3%	11,267	\$173.14
-2	-28.6%	(\$25,964,769)	-77.5%	(74,246)	(\$118.77)
-3	-100.0%	(\$3,129,000)	-100.0%	(36,460)	(\$85.82)
0	0.0%	\$0	0.0%	-	\$0.00
-4	-80.0%	(\$6,950,600)	-94.6%	(107,483)	\$3.41
-29	-65.9%	(\$299,590,588)	-84.3%	(824,651)	(\$79.03)
-4	-36.4%	(\$17,597,200)	-67.4%	(12,450)	(\$236.22)
1	33.3%	(\$4,693,333)	-60.4%	(29,593)	\$105.66
-7	-63.6%	(\$15,640,714)	-82.9%	(46,004)	(\$122.86)
-3	-75.0%	(\$1,329,000)	-83.9%	(17,820)	(\$11.22)
-4	-100.0%	(\$4,619,000)	-100.0%	(116,337)	(\$39.70)
-1	-50.0%	(\$970,000)	-32.7%	9,312	(\$314.45)
-18	-51.4%	(\$44,849,247)	-72.4%	(212,892)	(\$31.02)
-4	-36.4%	(\$116,256,600)	-78.3%	(838,285)	\$88.12
0	0.0%	\$810,000	11.8%	(3,031)	\$23.86
0	0.0%	\$23,084,556	85.5%	93,870	\$34.45
-2	-50.0%	(\$138,500)	-4.6%	(14,424)	\$30.43
-2	-100.0%	(\$3,715,000)	-100.0%	(47,360)	(\$78.44)
-2	-100.0%	(\$1,345,000)	-100.0%	(25,680)	(\$52.38)
-10	-37.0%	(\$97,560,544)	-51.2%	(834,910)	\$43.75
0	0.0%	(\$12,639,134)	-12.4%	3,755,441	(\$72.08)
-2	-50.0%	(\$15,659,035)	-94.5%	(6,821,570)	\$5.40
-3	-42.9%	(\$2,472,000)	-63.9%	(1,719,753)	\$10.02
0	0.0%	(\$361,200)	-50.8%	(74,407)	(\$0.71)
0	0.0%	\$0	0.0%	-	\$0.00
0	0.0%	\$3,936,043	410.0%	1,032,048	(\$2.31)
-5	-14.3%	(\$27,195,326)	-21.9%	(3,828,241)	\$3.00
-15	-78.9%	(\$548,503,500)	-97.4%	(1,394,277)	(\$115.62)
-2	-50.0%	(\$159,980,000)	-97.6%	(515,704)	(\$94.44)
-4	-57.1%	(\$140,898,500)	-92.3%	(683,574)	(\$32.56)
-21	-70.0%	(\$849,382,000)	-96.5%	(2,593,555)	(\$106.44)
-83	-48.5%	(\$1,318,577,705)	-81.8%	(8,294,249)	(\$63.10)

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	83	\$1,142,527,262	4,336,210	\$263.49
Snohomish	21	\$204,173,368	7,608,564	\$26.83
Pierce	38	\$235,897,683	2,968,147	\$79.48
Spokane	12	\$8,412,200	290,858	\$28.92
Kitsap	6	\$8,334,000	163,697	\$50.91
Thurston	11	\$12,622,700	294,334	\$42.89
Grand Totals	171	\$1,611,967,213	15,661,810	\$102.92

# of Sales	Sales Volume (\$)	Total SF	\$/SF	
47	\$172,254,609	5,228,910	\$32.94	
11	\$36,381,000	249,933	\$145.56	
22	\$74,006,256	538,440	\$137.45	
4	\$3,454,500	147,747	\$23.38	
0	\$0	0	\$0.00	
4	\$7,293,143	1,202,531	\$6.06	
88	\$293,389,508	7,367,561	\$39.82	

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
-36	-43.4%	(\$970,272,653)	-84.9%	892,700	(\$230.54)
-10	-47.6%	(\$167,792,368)	-82.2%	(7,358,631)	\$118.73
-16	-42.1%	(\$161,891,427)	-68.6%	(2,429,707)	\$57.97
-8	-66.7%	(\$4,957,700)	-58.9%	(143,111)	(\$5.54)
-6	-100.0%	(\$8,334,000)	-100.0%	(163,697)	(\$50.91)
-7	-63.6%	(\$5,329,557)	-42.2%	908,197	(\$36.82)
-83	-48.5%	(\$1,318,577,705)	-81.8%	(8,294,249)	(\$63.10)



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

May 2019				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	25	\$173,955,402	565,205	\$307.77
Snohomish County	8	\$7,286,000	33,328	\$218.61
Pierce County	12	\$58,043,500	216,784	\$267.75
Spokane County	12	\$11,732,000	76,182	\$154.00
Kitsap County	2	\$1,147,000	5,453	\$210.34
Thurston County	2	\$2,439,000	19,185	\$127.13
Totals:	61	\$254,602,902	916,137	\$277.91
Retail				
King County	18	\$79,238,143	226,317	\$350.12
Snohomish County	9	\$19,489,000	88,341	\$220.61
Pierce County	12	\$13,924,000	75,962	\$183.30
Spokane County	6	\$9,474,000	61,898	\$153.06
Kitsap County	3	\$6,100,000	9,612	\$634.62
Thurston County	1	\$1,219,000	40,075	\$30.42
Totals:	49	\$129,444,143	502,205	\$257.75
Notable Sales:				
Industrial/High Tech Flex				
King County	11	\$70,662,688	377,256	\$187.31
Snohomish County	3	\$7,766,375	37,231	\$208.60
Pierce County	10	\$40,466,626	281,447	\$143.78
Spokane County	10	\$14,322,242	211,697	\$67.65
Kitsap County	1	\$975,000	5,070	\$192.31
Thurston County	1	\$384,000	7,312	\$52.52
Totals:	36	\$134,576,931	920,013	\$146.28
Notable Sales:				
Land				
King County	24	\$138,752,861	5,934,154	\$23.38
Snohomish County	12	\$16,066,950	1,665,858	\$9.64
Pierce County	8	\$10,249,950	1,182,226	\$8.67
Spokane County	6	\$3,728,500	221,130	\$16.86
Kitsap County	1	\$950,000	18,731	\$50.72
Thurston County	0	\$0	0	\$0.00
Totals:	51	\$169,748,261	9,022,099	\$18.81
Multifamily				
King County	11	\$62,802,500	178,586	\$351.67
Snohomish County	5	\$222,509,200	651,723	\$341.42
Pierce County	5	\$6,040,000	37,018	\$163.16
Totals:	21	\$291,351,700	867,327	\$335.92
Notable Sales:				
Taluswood, Mountlake Terrace: \$136,250,000				
Stonemeadow Farms, Bothell: \$81,800,000				
Grand Totals:	218	\$979,723,937	12,227,781	\$80.12

May 2020				
# of Sales	Sales Volume (\$)	Total SF	\$/SF	
4	\$6,123,661	19,395	\$315.73	
2	\$3,061,550	15,458	\$198.06	
4	\$10,212,500	61,149	\$167.01	
1	\$512,000	4,185	\$122.34	
3	\$4,814,500	25,091	\$191.88	
0	\$0	0	\$0.00	
14	\$24,724,211	125,278	\$197.35	
Everett 4 Corners Plaza, Everett: \$18,000,000				
5	\$21,976,300	143,256	\$153.41	
1	\$1,100,000	16,988	\$64.75	
3	\$56,047,000	598,324	\$93.67	
0	\$0	0	\$0.00	
2	\$1,655,200	17,312	\$95.61	
1	\$980,000	2,072	\$472.97	
12	\$81,758,500	777,952	\$105.09	
Tacoma Distribution Center, Tacoma: \$42,250,000				
10	\$24,279,000	197,109	\$123.18	
4	\$15,978,000	4,847,354	\$3.30	
2	\$1,548,500	413,691	\$3.74	
0	\$0	0	\$0.00	
0	\$0	0	\$0.00	
0	\$0	0	\$0.00	
16	\$41,805,500	5,458,154	\$7.66	
10	\$169,945,263	328,281	\$517.68	
0	\$0	0	\$0.00	
1	\$1,300,000	6,790	\$191.46	
11	\$171,245,263	335,071	\$511.07	
Waterscape Juanita Village, Kirkland: \$92,734,500				
67	\$364,258,874	7,061,615	\$51.58	

Change (May 2020 vs May 2019)					
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
-21	-84.0%	(\$167,831,741)	-96.5%	(545,810)	\$7.96
-6	-75.0%	(\$4,224,450)	-58.0%	(17,870)	(\$20.56)
-8	-66.7%	(\$47,831,000)	-82.4%	(155,635)	(\$100.74)
-11	-91.7%	(\$11,220,000)	-95.6%	(71,997)	(\$31.66)
1	50.0%	\$3,667,500	319.7%	19,638	(\$18.46)
-2	-100.0%	(\$2,439,000)	-100.0%	(19,185)	(\$127.13)
-47	-77.0%	(\$229,878,691)	-90.3%	(790,859)	(\$80.55)
-10	-55.6%	(\$64,844,643)	-81.8%	(47,511)	(\$269.62)
-5	-55.6%	\$9,432,900	48.4%	84,862	(\$53.63)
-11	-91.7%	(\$13,314,000)	-95.6%	(70,962)	(\$61.30)
-5	-83.3%	(\$8,674,000)	-91.6%	(53,747)	(\$54.91)
-3	-100.0%	(\$6,100,000)	-100.0%	(9,612)	(\$634.62)
-1	-100.0%	(\$1,219,000)	-100.0%	(40,075)	(\$30.42)
-35	-71.4%	(\$84,718,743)	-65.4%	(137,045)	(\$135.27)
-6	-54.5%	(\$48,686,388)	-68.9%	(234,000)	(\$33.90)
-2	-66.7%	(\$6,666,375)	-85.8%	(20,243)	(\$143.85)
-7	-70.0%	\$15,580,374	38.5%	316,877	(\$50.11)
-10	-100.0%	(\$14,322,242)	-100.0%	(211,697)	(\$67.65)
1	0.0%	\$0	0.0%	-	\$0.00
0	0.0%	\$596,000	155.2%	(5,240)	\$420.46
-24	-66.7%	(\$52,818,431)	-39.2%	(142,061)	(\$41.18)
-14	-58.3%	(\$114,473,861)	-82.5%	(5,737,045)	\$99.79
-8	-66.7%	(\$88,950)	-0.6%	3,181,496	(\$6.35)
-6	-75.0%	(\$8,701,450)	-84.9%	(768,535)	(\$4.93)
-6	-100.0%	(\$3,728,500)	-100.0%	(221,130)	(\$16.86)
-1	-100.0%	(\$950,000)	-100.0%	(18,731)	(\$50.72)
0	0.0%	\$0	0.0%	-	\$0.00
-35	-68.6%	(\$127,942,761)	-75.4%	(3,563,945)	(\$11.16)
-1	-9.1%	\$107,142,763	170.6%	149,695	\$166.02
-5	-100.0%	(\$222,509,200)	-100.0%	(651,723)	(\$341.42)
-4	-80.0%	(\$4,740,000)	-78.5%	(30,228)	\$28.29
-10	-47.6%	(\$120,106,437)	-41.2%	(532,256)	\$175.15
-151	-69.3%	(\$615,465,063)	-62.8%	(5,166,166)	(\$28.54)

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	89	\$525,411,594	7,281,518	\$72.16
Snohomish	37	\$273,117,525	2,476,481	\$110.28
Pierce	47	\$128,724,076	1,793,437	\$71.78
Spokane	34	\$39,256,742	570,907	\$68.76
Kitsap	7	\$9,172,000	38,866	\$235.99
Thurston	4	\$4,042,000	66,572	\$60.72
Grand Totals	218	\$979,723,937	12,227,781	\$80.12

# of Sales	Sales Volume (\$)	Total SF	\$/SF
37	\$236,717,724	866,847	\$273.08
11	\$49,061,450	5,053,003	\$9.71
11	\$69,718,000	1,084,954	\$64.26
2	\$1,312,000	12,336	\$106.36
5	\$6,469,700	42,403	\$152.58
1	\$980,000	2,072	\$472.97
67	\$364,258,874	7,061,615	\$51.58

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
-52	-58.4%	(\$288,693,870)	-54.9%	(6,414,671)	\$200.92
-26	-70.3%	(\$224,056,075)	-82.0%	2,576,522	(\$100.58)
-36	-76.6%	(\$59,006,076)	-45.8%	(708,483)	(\$7.52)
-32	-94.1%	(\$37,944,742)	-96.7%	(558,571)	\$37.59
-2	-28.6%	(\$2,702,300)	-29.5%	3,537	(\$83.41)
-3	-75.0%	(\$3,062,000)	-75.8%	(64,500)	\$412.26
-151	-69.3%	(\$615,465,063)	-62.8%	(5,166,166)	(\$28.54)



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

Asset Class	April 2019			
	# of Sales	Sales Volume (\$)	Total SF	\$/SF
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

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

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

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
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

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

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



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
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

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

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

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
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

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

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



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

February 2019				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	7	\$60,612,888	261,849	\$231.48
Snohomish County	2	\$1,530,000	8,796	\$173.94
Pierce County	3	\$6,087,000	39,707	\$153.30
Spokane County	4	\$5,115,000	72,940	\$70.13
Kitsap County	2	\$715,000	12,401	\$57.66
Thurston County	3	\$2,798,000	16,276	\$171.91
Totals:	21	\$76,857,888	411,969	\$186.56
Retail				
King County	13	\$75,181,000	122,663	\$612.91
Snohomish County	3	\$3,700,000	16,336	\$226.49
Pierce County	6	\$30,490,000	101,605	\$300.08
Spokane County	7	\$10,045,500	62,693	\$160.23
Kitsap County	2	\$6,775,000	23,734	\$285.46
Thurston County	2	\$3,122,000	13,490	\$231.43
Totals:	33	\$129,313,500	340,521	\$379.75
Industrial/High Tech Flex				
King County	7	\$73,810,000	383,796	\$192.32
Snohomish County	3	\$9,165,000	70,520	\$129.96
Pierce County	2	\$688,740	4,924	\$139.87
Spokane County	3	\$1,393,000	31,471	\$44.26
Kitsap County	1	\$800,000	7,866	\$101.70
Thurston County	2	\$1,200,760	13,824	\$86.86
Totals:	18	\$87,057,500	512,401	\$169.90
Land				
King County	12	\$150,497,333	2,501,817	\$60.16
Snohomish County	8	\$18,480,000	11,897,819	\$1.55
Pierce County	8	\$4,487,000	2,890,156	\$1.55
Spokane County	1	\$250,000	27,320	\$9.15
Kitsap County	4	\$1,500,000	473,932	\$3.17
Thurston County	0	\$0	0	\$0.00
Totals:	33	\$175,214,333	17,791,044	\$9.85
Multifamily				
King County	15	\$449,690,000	1,224,477	\$367.25
Snohomish County	6	\$178,838,378	568,849	\$314.39
Pierce County	2	\$12,645,000	143,465	\$88.14
Totals:	23	\$641,173,378	1,936,791	\$331.05
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

February 2020				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	9	\$39,316,000	96,243	\$408.51
Snohomish County	2	\$1,870,000	7,300	\$256.16
Pierce County	3	\$1,166,500	5,136	\$227.12
Spokane County	3	\$5,696,150	41,723	\$136.52
Kitsap County	1	\$475,000	3,580	\$132.68
Thurston County	1	\$365,000	1,152	\$316.84
Totals:	19	\$48,888,650	155,134	\$315.14
Retail				
King County	6	\$16,670,000	28,860	\$577.62
Snohomish County	6	\$16,327,000	45,560	\$358.36
Pierce County	9	\$24,379,072	108,270	\$225.17
Spokane County	4	\$1,100,000	13,178	\$83.47
Kitsap County	2	\$625,000	4,206	\$148.60
Thurston County	1	\$700,000	3,960	\$176.77
Totals:	28	\$59,801,072	204,034	\$293.09
Industrial/High Tech Flex				
King County	8	\$101,057,895	481,326	\$209.96
Snohomish County	3	\$4,541,500	22,568	\$201.24
Pierce County	7	\$13,182,900	136,680	\$96.45
Spokane County	8	\$5,269,600	56,292	\$93.61
Kitsap County	2	\$1,104,880	49,098	\$22.50
Thurston County	1	\$505,000	4,000	\$126.25
Totals:	29	\$125,661,775	749,964	\$167.56
Land				
King County	16	\$30,720,748	642,003	\$47.85
Snohomish County	3	\$1,015,000	142,005	\$7.15
Pierce County	8	\$13,319,000	1,515,263	\$8.79
Spokane County	3	\$2,250,000	330,667	\$6.80
Kitsap County	2	\$1,099,000	243,065	\$4.52
Thurston County	0	\$0	0	\$0.00
Totals:	32	\$48,403,748	2,873,003	\$16.85
Multifamily				
King County	7	\$53,566,000	92,091	\$581.66
Snohomish County	2	\$2,825,752	12,910	\$218.88
Pierce County	1	\$4,500,000	28,898	\$155.72
Totals:	10	\$60,891,752	133,899	\$454.76
Grand Totals:	118	\$343,646,997	4,116,034	\$83.49

Change (Feb 2020 vs Feb 2019)						
Asset Class	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
Office						
King County	2	28.6%	(\$21,296,888)	-35.1%	(165,606)	\$177.03
Snohomish County	0	0.0%	\$340,000	22.2%	(1,496)	\$82.22
Pierce County	0	0.0%	(\$4,920,500)	-80.8%	(34,571)	\$73.82
Spokane County	-1	-25.0%	\$581,150	11.4%	(31,217)	\$66.40
Kitsap County	-1	-50.0%	(\$240,000)	-33.6%	(8,821)	\$75.02
Thurston County	-2	-66.7%	(\$2,433,000)	-87.0%	(15,124)	\$144.93
Totals:	-2	-9.5%	(\$27,969,238)	-36.4%	(256,835)	\$128.58
Retail						
King County	-7	-53.8%	(\$58,511,000)	-77.8%	(93,803)	(\$35.29)
Snohomish County	3	100.0%	\$12,627,000	341.3%	29,224	\$131.87
Pierce County	3	50.0%	(\$6,110,928)	-20.0%	6,665	(\$74.91)
Spokane County	-3	-42.9%	(\$8,945,500)	-89.0%	(49,515)	(\$76.76)
Kitsap County	0	0.0%	(\$6,150,000)	-90.8%	(19,528)	(\$136.86)
Thurston County	-1	-50.0%	(\$2,422,000)	-77.6%	(9,530)	(\$54.66)
Totals:	-5	-15.2%	(\$69,512,428)	-53.8%	(136,487)	(\$86.66)
Industrial/High Tech Flex						
King County	1	14.3%	\$27,247,895	36.9%	97,530	\$17.64
Snohomish County	0	0.0%	(\$4,623,500)	-50.4%	(47,952)	\$71.27
Pierce County	5	250.0%	\$12,494,160	1814.1%	131,756	(\$43.42)
Spokane County	5	266.7%	\$3,876,600	278.3%	24,821	\$49.35
Kitsap County	1	100.0%	\$304,880	38.1%	41,232	(\$79.20)
Thurston County	-1	-50.0%	(\$695,760)	-57.9%	(9,824)	\$39.39
Totals:	11	61.1%	\$38,604,275	44.3%	237,563	(\$2.34)
Land						
King County	4	33.3%	(\$119,776,585)	-79.6%	(1,859,814)	(\$12.30)
Snohomish County	-5	-62.5%	(\$17,465,000)	-94.5%	(11,755,814)	\$5.59
Pierce County	0	0.0%	\$8,832,000	196.8%	(1,374,893)	\$7.24
Spokane County	2	200.0%	\$2,000,000	800.0%	303,347	(\$2.35)
Kitsap County	-2	-50.0%	(\$401,000)	-26.7%	(230,867)	\$1.36
Thurston County	0	0.0%	\$0	0.0%	-	\$0.00
Totals:	-1	-3.0%	(\$126,810,585)	-72.4%	(14,918,041)	\$7.00
Multifamily						
King County	-8	-53.3%	(\$396,124,000)	-88.1%	(1,132,386)	\$214.41
Snohomish County	-4	-66.7%	(\$176,012,626)	-98.4%	(555,939)	(\$95.51)
Pierce County	-1	-50.0%	(\$8,145,000)	-64.4%	(114,567)	\$67.58
Totals:	-13	-56.5%	(\$580,281,626)	-90.5%	(1,802,892)	\$123.71
Grand Totals:	-10	-7.8%	(\$765,969,602)	-69.0%	(16,876,692)	\$30.63

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	54	\$809,791,221	4,494,602	\$180.17
Snohomish	22	\$211,713,378	12,562,320	\$16.85
Pierce	21	\$54,397,740	3,179,857	\$17.11
Spokane	15	\$16,803,500	194,424	\$86.43
Kitsap	9	\$9,790,000	517,933	\$18.90
Thurston	7	\$7,120,760	43,590	\$163.36
Grand Totals	128	\$1,109,616,599	20,992,726	\$52.86

County Totals:	# of Sales	Sales Volume (\$)	Total SF	\$/SF
King	46	\$241,330,643	1,340,523	\$180.03
Snohomish	16	\$26,579,252	230,343	\$115.39
Pierce	28	\$6,547,472	1,794,247	\$31.52
Spokane	18	\$14,315,750	441,860	\$32.40
Kitsap	7	\$3,303,880	299,949	\$11.01
Thurston	3	\$1,570,000	9,112	\$172.30
Grand Totals	118	\$343,646,997	4,116,034	\$83.49

County Totals:	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
King	-8	-14.8%	(\$568,460,578)	-70.2%	(3,154,079)	(\$0.14)
Snohomish	-6	-27.3%	(\$185,134,126)	-87.4%	(12,331,977)	\$98.54
Pierce	7	33.3%	\$2,149,732	4.0%	(1,385,610)	\$14.41
Spokane	3	20.0%	(\$2,487,750)	-14.8%	247,436	(\$54.03)
Kitsap	-2	-22.2%	(\$6,486,120)	-66.3%	(217,984)	(\$7.89)
Thurston	-4	-57.1%	(\$5,550,760)	-78.0%	(34,478)	\$8.94
Grand Totals	-10	-7.8%	(\$765,969,602)	-69.0%	(16,876,692)	\$30.63



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
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				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	\$/SF
Office				
King County	8	\$18,750,000	49,031	\$ 382.41
Snohomish County	2	\$1,530,000	8,796	\$ 173.94
Pierce County	3	\$1,687,500	8,362	\$ 201.81
Spokane County	3	\$3,110,000	29,388	\$ 105.83
Kitsap County	3	\$2,097,000	15,401	\$ 136.16
Thurston County	5	\$8,465,000	56,159	\$ 150.73
Totals:	24	\$35,639,500	167,137	\$ 213.24
Notable Sales:	300 Pine St (Macy's unit 1&3), Seattle: \$68,700,000			
Retail				
King County	24	\$105,202,288	381,596	\$ 275.69
Snohomish County	4	\$5,790,000	30,370	\$ 190.65
Pierce County	9	\$13,006,100	58,413	\$ 222.66
Spokane County	4	\$3,535,000	25,561	\$ 138.30
Kitsap County	0	\$0	0	\$ -
Thurston County	5	\$9,625,000	26,910	\$ 357.67
Totals:	46	\$137,158,388	522,850	\$ 262.33
Notable Sales:	300 Pine St (Macy's unit 1&3), Seattle: \$68,700,000			
Industrial/High Tech Flex				
King County	11	\$49,355,000	185,501	\$ 266.06
Snohomish County	6	\$40,215,000	217,982	\$ 184.49
Pierce County	5	\$5,668,000	28,088	\$ 201.79
Spokane County	5	\$8,317,000	133,641	\$ 62.23
Kitsap County	1	\$320,000	2,891	\$ 110.69
Thurston County	2	\$1,835,000	17,066	\$ 107.52
Totals:	30	\$105,710,000	585,169	\$ 180.65
Land				
King County	15	\$75,978,000	32,765,483	\$ 2.32
Snohomish County	8	\$15,468,430	356,268	\$ 43.42
Pierce County	5	\$9,878,113	822,164	\$ 12.01
Spokane County	3	\$1,083,500	3,928,850	\$ 0.28
Kitsap County	1	\$1,315,000	279,655	\$ 4.70
Thurston County	3	\$1,900,000	455,364	\$ 4.17
Totals:	35	\$105,623,043	38,607,784	\$ 2.74
Multifamily				
King County	7	\$76,200,000	325,721	\$ 233.94
Snohomish County	3	\$26,355,000	112,733	\$ 233.78
Pierce County	7	\$10,945,000	64,768	\$ 168.99
Totals:	17	\$113,500,000	503,222	\$ 225.55
Grand Totals:	152	\$497,630,931	40,386,162	\$ 12.32

Change (Jan 2020 vs Jan 2019)					
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF	\$/SF
-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)
Retail					
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
Industrial/High Tech Flex					
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
Land					
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)
Multifamily					
-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
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

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

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