

**Environmentally Certified Homes Compared to Non-Certified Homes - New Construction SFR and Townhomes Sold on NWMLS Sept 07 - May 08**

Prepared by GreenWorks Realty

[www.greenworksrealty.com](http://www.greenworksrealty.com)

Summary (King County)

**King County Certified Homes (Built Green, Energy Star, LEED)**

	Non Certified	Certified Homes	% Diff
Median Square Ft	2,322	1,751	-24.6%
Median Sold Price	\$ 470,000	\$ 487,000	3.6%
Median Days on Mrkt	55	45	-18.2%
Price/SF	\$ 202	\$ 278	37.4%
# of homes sold	2,113	424	16.7%

**King County Certification Comparisons (% Difference)**

	Built Green	Energy Star	LEED	3rd Party Verified	Non Cert
Median Square Ft	-24.9%	-26.8%	-31.1%	-27.6%	2,322
Median Sold Price	5.2%	2.4%	22.3%	9.0%	\$ 470,000
Median Days on Mrkt	-18.2%	-16.4%	-54.5%	63.6%	55
Price/SF	40.1%	39.9%	77.5%	50.7%	\$ 202
# of homes sold	15.1%	7.4%	0.3%	2.5%	2,113

**King County Certified Condos**

	Non Certified	Certified Homes	% Diff
Median Square Ft	1,011	811	-19.8%
Median Sold Price	\$ 345,000	\$ 355,475	3.0%
Median Days on Mrkt	39	43	10.3%
Price/SF	\$ 341	\$ 438	28.4%
# of homes sold	435	100	18.7%

**King County Certified Homes - Resale and New Construction**

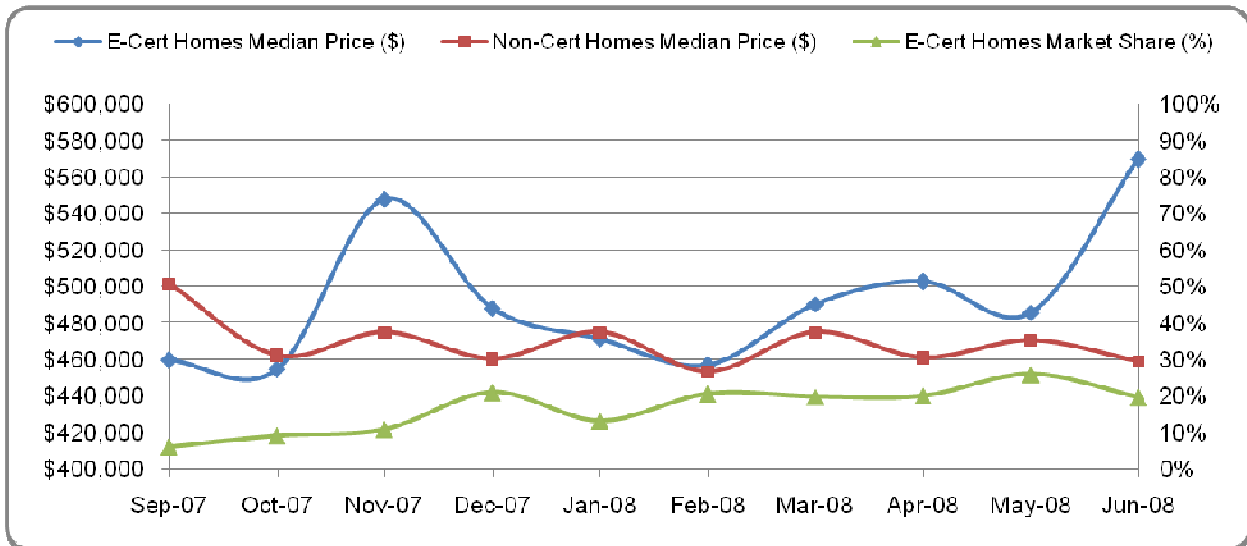
	All Certified	% Diff
Total Certified Sales	563	
New Construction	424	75.3%
Resale	139	24.7%

**King County Certified Homes (Averages)**

	Non Certified	Certified Homes	% Diff
Average Square Ft	2,523	2,262	-10.3%
Average Sold Price	\$ 608,516	\$ 580,082	-4.7%
Average Days on Mrkt	89	74	-16.9%
Price/SF	\$ 241	\$ 256	6.3%
# of homes sold	2,113	424	16.7%

**Percentage of Certified Homes in King County Cities**

# of Certified Sales	All Certified	% Diff
King County	424	100%
Seattle	249	58.7%
Issaquah	37	8.7%
Kent	24	5.7%
Renton	21	5.0%



### County and City Detail Reports

#### King County Built Green & Energy Star Certified Homes

	Non Certified	Built Green	% Diff	Energy Star	% Diff
Median Square Ft	2,322	1,743	-24.9%	1,700	-26.8%
Median Sold Price	\$ 470,000	\$ 494,250	5.2%	\$ 481,500	2.4%
Median Days on Mrkt	55	45	-18.2%	46	-16.4%
Price/SF	\$ 202	\$ 284	40.1%	\$ 283	39.9%
# of homes sold	2,113	384	15.1%	189	7.4%

#### Seattle Built Green & Energy Star Homes

	Non Certified	Built Green	% Diff	Energy Star	% Diff
Median Square Ft	1,482	1,446	-2.4%	1,490	0.5%
Median Sold Price	\$ 405,000	\$ 436,500	7.8%	\$ 435,519	7.5%
Median Days on Mrkt	52	34	-34.6%	36	-30.8%
Price/SF	\$ 273	\$ 302	10.5%	\$ 292	7.0%
# of homes sold	719	228	23.6%	116	12.0%

#### King County LEED for Homes and 3rd Party Certified

	Non Certified	LEED For Homes	% Diff	3rd Party Verified	% Diff
Median Square Ft	2,322	1,600	-31.1%	1,680	-27.6%
Median Sold Price	\$ 470,000	\$ 575,000	22.3%	\$ 512,500	9.0%
Median Days on Mrkt	55	25	-54.5%	90	63.6%
Price/SF	\$ 202	\$ 359	77.5%	\$ 305	50.7%
# of homes sold	2,113	7	0.3%	64	2.5%

#### Seattle LEED for Homes and 3rd Party Certified

	Non Certified	LEED For Homes	% Diff	3rd Party Verified	% Diff
Median Square Ft	1,482	1,600	8.0%	1,446	-2.4%
Median Sold Price	\$ 405,000	\$ 575,000	42.0%	\$ 437,000	7.9%
Median Days on Mrkt	52	25	-51.9%	58	11.5%
Price/SF	\$ 273	\$ 359	31.5%	\$ 302	10.6%
# of homes sold	719	7	0.7%	37	3.8%

#### King County Individual E-Cert Comparison

	Non Certified	Built Green	% Diff	Energy Star	% Diff
Median Square Ft	2,322	1,779	-23.4%	2,014	-13.3%
Median Sold Price	\$ 470,000	\$ 486,433	3.5%	\$ 430,000	-8.5%
Median Days on Mrkt	55	40	-27.3%	44	-20.0%
Price/SF	\$ 202	\$ 284	40.1%	\$ 214	5.5%
# of homes sold	2,113	226	8.9%	37	1.5%

#### King County Individual E-Cert Comparison

	Non Certified	LEED For Homes	% Diff		% Diff
Median Square Ft	2,322	1,770	-23.8%		
Median Sold Price	\$ 470,000	\$ 849,950	80.8%		
Median Days on Mrkt	55	136	147.3%		
Price/SF	\$ 202	\$ 302	49.1%		
# of homes sold	2,113	1	0.0%		

#### Snohomish County Environmentally Certified Homes

	Non Certified	Built Green	% Diff	Energy Star	% Diff
Median Square Ft	2,304	2,192	-4.9%	2,129	-7.6%
Median Sold Price	\$ 409,210	\$ 376,750	-7.9%	\$ 389,950	-4.7%
Median Days on Mrkt	68	102	50.0%	76	11.8%
Price/SF	\$ 178	\$ 172	-3.2%	\$ 183	3.1%
# of homes sold	1,310	102	7.1%	53	3.7%

#### Everett Environmentally Certified Homes

	Non Certified	Built Green	% Diff	Energy Star	% Diff
Median Square Ft	2,008	2,055	2.3%	2,129	6.0%
Median Sold Price	\$ 340,000	\$ 348,220	2.4%	\$ 365,413	7.5%
Median Days on Mrkt	39	73	87.2%	67	71.8%
Price/SF	\$ 169	\$ 169	0.1%	\$ 172	1.4%
# of homes sold	231	14	5.4%	22	8.4%

#### Pierce County Environmentally Certified Homes

	Non Certified	Built Green	% Diff	Energy Star	% Diff
Median Square Ft	2,129	2,443	14.7%	1,987	-6.7%
Median Sold Price	\$ 303,385	\$ 350,000	15.4%	\$ 324,500	7.0%
Median Days on Mrkt	62	131	111.3%	40	-35.5%
Price/SF	\$ 143	\$ 143	0.5%	\$ 163	14.6%
# of homes sold	1,068	60	5.3%	20	1.8%

#### Tacoma Environmentally Certified Homes

	Non Certified	Built Green	% Diff		% Diff
Median Square Ft	2,080	1,587	-23.7%		
Median Sold Price	\$ 298,300	\$ 295,135	-1.1%		
Median Days on Mrkt	93	63	-32.3%		
Price/SF	\$ 143	\$ 186	29.7%		
# of homes sold	156	6	3.7%		

- 1) Homes sold are from 9/1/07 to 5/31/08 unless otherwise noted
- 2) New Construction includes all homes built in the year 2007 and later
- 3) Energy Star homes also include a number of homes certified Built Green and LEED rated
- 4) Built Green certified include Energy Star homes and LEED rated homes
- 5) There are no LEED or 3rd Party Verified rated sales registered in Pierce or Snohomish County listed on the NWMLS
- 6) There are no Energy Star Certified sales registered in Tacoma listed on the NWMLS
- 7) The percent of homes sold is a percentage of all homes sold
- 8) This report was prepared by GreenWorks Realty using data from the Northwest Multiple Listing Service. The NWMLS did not prepare this report.
- 9) Every effort was made to produce a reliable and accurate report. GreenWorks Realty cannot be held responsible for any errors, accuracies or omissions.
- 10) Please contact GreenWorks Realty with any questions or comments.