



\$410,000
Based on sales from Jan.-June 2006

Late 1980s

Region experiences significant employment growth, led by Boeing, which adds 50,000 jobs. Seattle benefits from international trade boom stimulated by weak dollar. Strong population growth spurs demand for homes, which causes frenzied buying into 1990.

*Annual mortgage rates:** 10.13 to 12.43 percent*

Early 1990s

Economic boom of late '80s ends. Nation falls into recession in 1991. Local home demand drops sharply as regional economy slows considerably. Boeing stops hiring; population growth slows.

Annual mortgage rates: 7.93 to 9.25 percent

Late 1990s

High-tech startups fuel local economy and population growth as high-tech employment surges. Stock-market gains add to optimism. Microsoft stock options create home-buying wealth.

Annual mortgage rates: 7.44 to 7.81 percent

Early 2000s

Stock market dives as tech boom goes bust; 15,000 tech jobs lost locally. Seattle area enters recession as Boeing cuts more than 30,000 jobs. Housing demand drops, but lowest mortgage rates in 40 years keep market from bottoming out.

Annual mortgage rates: 5.83 to 8.05 percent

Mid 2000s

Recession ends. Local job growth is twice the national average, which fuels housing demand. Home prices rise rapidly as demand outstrips inventory.

Annual mortgage rates: 5.84 to present 6.44 percent