

HOUSING MARKET SNAPSHOT

State of Washington and Counties Second Quarter 2009

County	Home Resales (units)			Building Permits(units)		Median Resale Price		Housing Affordability Index (HAI)	First- Time HAI
	SAAR	% Change (last qtr)	% Change (year ago)	#	% Change (year ago)	\$	% Change (year ago)		
Adams	130	0.0%	-23.5%			\$122,700	12.7%	172.3	115.4
Asotin	300	11.1%	-21.1%			\$155,200	-1.1%	160.2	92.5
Benton	2,810	1.1%	-16.4%	115	-35.4%	\$164,000	0.2%	190.9	114.4
Chelan	900	15.4%	-14.3%	42	-46.8%	\$225,000	-10.5%	124.2	72.4
Clallam	710	4.4%	-26.0%	31	-39.2%	\$212,100	-15.2%	122.9	71.2
Clark	5,300	12.5%	0.2%	178	-54.7%	\$218,200	-15.2%	151.2	91.8
Columbia	70	16.7%	0.0%	1	0.0%	\$110,000	-20.3%	222.3	126.2
Cowlitz	1,060	-5.4%	-26.9%	44	-37.1%	\$172,300	-1.5%	152.3	91.1
Douglas	350	-22.2%	-23.9%	42	-17.6%	\$217,900	-5.3%	123.4	76.7
Ferry	60	-14.3%	-45.5%	0	N/A	\$150,000	-9.1%	135.5	80.7
Franklin	580	1.8%	-15.9%	107	1.9%	\$164,000	0.2%	152.2	99.8
Garfield	30	0.0%	-25.0%	0	N/A	\$155,200	-1.1%	159.4	86.3
Grant	1,190	-1.7%	-33.5%			\$161,700	1.1%	140.1	88.2
Grays Harbor	1,380	11.3%	-18.3%	16	-48.4%	\$139,000	-10.3%	173.9	104.7
Island	2,350	5.4%	-10.0%	40	-39.4%	\$261,400	-8.0%	116.7	72.1
Jefferson	320	-3.0%	-39.6%	21	-30.0%	\$217,500	-28.1%	133.3	76.5
King	18,040	21.0%	-15.1%	851	-75.0%	\$387,500	-13.9%	102.4	57.0
Kitsap	2,930	4.6%	-3.3%	119	-38.0%	\$245,000	-9.7%	136.5	82.0
Kittitas	1,050	40.0%	-1.9%	40	-45.2%	\$201,700	-19.3%	137.1	70.5
Klickitat	270	35.0%	0.0%			\$156,700	-21.7%	157.3	94.1
Lewis	740	34.5%	1.4%	46	-50.5%	\$150,000	-19.4%	168.2	100.9
Lincoln	200	-9.1%	-37.5%			N/A	N/A	N/A	N/A
Mason	880	39.7%	-24.1%	42	-46.8%	\$163,800	-15.1%	169.6	104.5
Okanogan	620	106.7%	-30.3%	41	13.9%	\$158,500	-12.3%	137.7	83.9
Pacific	180	5.9%	-10.0%	0	N/A	\$131,000	-20.8%	180.8	103.9
Pend Oreille	100	-23.1%	-50.0%	0	-100.0%	\$150,000	-9.1%	148.1	90.2
Pierce	8,300	3.5%	-17.1%	361	-50.3%	\$230,900	-14.0%	143.0	84.3
San Juan	90	-18.2%	-30.8%	25	-56.9%	\$350,000	-38.6%	85.7	50.5
Skagit	1,300	1.6%	-30.5%	65	-46.7%	\$232,000	-13.9%	125.3	76.7
Skamania	120	71.4%	140.0%	11	-21.4%	\$172,500	-37.3%	156.5	98.1
Snohomish	6,240	20.7%	-9.7%	514	-41.0%	\$307,000	-12.1%	118.7	71.9
Spokane	5,930	13.4%	-18.8%	175	-44.3%	\$177,900	-9.6%	157.8	87.9
Stevens	370	-22.9%	-50.7%	4	300.0%	\$150,000	-9.1%	162.9	98.5
Thurston	3,490	-2.8%	-16.5%	327	-8.7%	\$240,000	-7.7%	137.9	81.9
Wahkiakum	70	75.0%	0.0%			\$158,000	-12.2%	172.4	105.6
Walla Walla	870	13.0%	-20.2%			\$175,000	-5.4%	154.0	87.1
Whatcom	1,980	10.0%	-15.7%	89	-51.1%	\$265,000	-5.4%	110.3	61.7
Whitman	350	40.0%	-20.5%	18	-21.7%	\$207,900	-7.2%	131.9	59.3
Yakima	3,170	7.8%	-14.8%	41	-34.9%	\$158,600	3.6%	148.6	90.9
Statewide	74,830	11.6%	-15.6%	3,406	-55.5%	\$265,100	-9.2%	123.2	72.2

NOTES:

1. Home Resales are WCRER estimates based on MLS reports or deed recording (Real Market Data LLC)
2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing quarter-to-quarter comparison.
3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census
4. Median prices are WCRER estimates. Half the homes sold at higher prices, half lower
5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment and lower income.