

HOUSING MARKET SNAPSHOT

State of Washington and Counties Fourth Quarter 2013

County	Home Resales (units)			Building Permits*		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change (last qtr)	% Change (year ago)	#	% Change (year ago)	\$	% Change (year ago)		
ADAMS	110	37.5%	57.1%			\$143,300	5.6%	168.9	103.6
ASOTIN	180	-10.0%	0.0%			\$154,100	-1.5%	190.3	104.1
BENTON	2,690	-11.8%	7.6%	219	-35.6%	\$186,900	-1.3%	187.7	123.1
CHELAN	750	-5.1%	-1.3%	29	-25.6%	\$231,400	2.2%	142.9	80.6
CLALLAM	1,000	4.2%	47.1%	30	50.0%	\$201,000	2.8%	151.9	104.3
CLARK	6,480	-8.9%	8.7%	428	-1.6%	\$227,700	8.0%	168.4	94.7
COLUMBIA	140	16.7%	55.6%	0	N/A	\$173,300	38.6%	178.2	97.8
COWLITZ	1,210	0.0%	22.2%	25	25.0%	\$147,000	3.4%	211.2	114.8
DOUGLAS	390	-9.3%	11.4%	30	-6.3%	\$211,200	3.7%	152.4	85.8
FERRY	100	11.1%	25.0%	0	N/A	\$101,000	-36.4%	241.7	117.3
FRANKLIN	900	-11.8%	7.1%	142	-22.0%	\$186,900	-1.3%	187.7	87.1
GARFIELD	40	0.0%	33.3%	0	N/A	\$154,100	-1.5%	171.2	114.7
GRANT	690	-23.3%	-6.8%			\$161,600	-1.2%	169.3	98.7
GRAYS HARBOR	1,220	-17.0%	34.1%	12	33.3%	\$121,000	7.7%	226.1	127.7
ISLAND	1,420	-15.0%	20.3%	36	50.0%	\$258,100	-4.3%	147.6	88.7
JEFFERSON	500	-18.0%	8.7%	11	0.0%	\$269,400	3.6%	123.5	68.0
KING	26,240	-9.5%	3.5%	3,186	22.7%	\$421,700	10.7%	111.7	61.9
KITSAP	3,590	-10.7%	12.9%	104	-2.8%	\$239,000	0.2%	166.3	100.5
KITTITAS	820	-11.8%	12.3%	47	51.6%	\$222,000	3.9%	148.9	69.8
KLICKITAT	250	8.7%	13.6%			\$184,000	-12.1%	141.1	87.3
LEWIS	800	-18.4%	15.9%	17	-58.5%	\$128,500	-16.6%	230.7	131.4
LINCOLN	90	-10.0%	12.5%			\$70,000	-54.8%	406.4	269.7
MASON	890	0.0%	12.7%	28	-3.4%	\$153,600	-2.7%	205.8	98.2
OKANOGAN	400	14.3%	33.3%	17	-10.5%	\$155,000	2.2%	173.8	100.3
PACIFIC	380	-7.3%	26.7%			\$88,700	-17.1%	312.0	157.2
PEND OREILLE	270	3.8%	22.7%	0	N/A	\$101,000	-36.4%	249.9	137.4
PIERCE	11,400	-10.8%	10.9%	637	-3.3%	\$216,900	7.6%	173.5	92.3
SAN JUAN	220	-4.3%	-4.3%	25	25.0%	\$416,700	24.1%	82.8	44.9
SKAGIT	2,060	7.9%	30.4%	60	9.1%	\$234,800	7.4%	147.4	76.8
SKAMANIA	280	33.3%	86.7%	4	-50.0%	\$180,000	-10.0%	213.0	106.2
SNOHOMISH	9,790	-9.4%	4.8%	973	52.7%	\$304,600	12.6%	143.2	78.4
SPOKANE	6,170	-5.5%	12.0%	256	-1.5%	\$171,900	0.4%	192.0	108.3
STEVENS	800	5.3%	21.2%	0	N/A	\$101,000	-36.4%	280.7	153.4
THURSTON	3,600	-2.7%	17.3%	386	138.3%	\$220,300	1.5%	178.8	98.3
WAHIAKUM	110	-21.4%	-31.3%			\$155,000	19.2%	188.6	89.1
WALLA WALLA	620	-6.1%	14.8%	9	-85.5%	\$180,000	0.6%	169.6	103.4
WHATCOM	2,610	-9.4%	6.1%	155	103.9%	\$270,500	3.5%	131.8	72.0
WHITMAN	350	-22.2%	16.7%	60	66.7%	\$208,300	4.2%	155.5	71.3
YAKIMA	1,780	-11.0%	4.7%	30	-28.6%	\$154,000	-4.5%	174.6	100.9
Statewide	91,340	-8.6%	9.2%	6,956	16.8%	\$256,300	6.0%	149.4	83.5

NOTES:

- Home Resales are Runstad Center estimates based on MLS reports or deed recording.
- SAAR means data presented at Seasonally Adjusted Annual Rates allowing quarter-to-quarter comparison.
- Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census.
- Median prices are Runstad Center estimates. Half the homes sold at higher prices, half lower.
- 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.