

HOUSING MARKET SNAPSHOT

State of Washington and Counties Fourth Quarter 2010

County	Home Resales (units)			Building Permits (units)		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change		#	% Change (year ago)	\$	% Change (year ago)		
		(last qtr)	(year ago)						
Adams	150	-40.0%	-37.5%			\$120,000	0.0%	205.3	109.4
Asotin	440	15.8%	-4.3%			\$142,700	-0.8%	195.0	99.9
Benton	3,290	19.2%	-28.6%	95	6.7%	\$182,400	9.4%	180.6	112.7
Chelan	980	7.7%	-15.5%	28	-6.7%	\$220,600	0.3%	135.3	80.0
Clallam	870	6.1%	-5.4%	20	-13.0%	\$204,200	-1.1%	138.2	75.8
Clark	5,420	20.2%	-29.8%	163	-23.5%	\$201,700	-3.2%	178.9	98.8
Columbia	90	80.0%	0.0%	0	N/A	\$89,500	-34.4%	326.7	143.0
Cowlitz	1,170	0.0%	-17.6%	28	-12.5%	\$149,300	-6.1%	197.2	111.1
Douglas	430	19.4%	-10.4%	28	33.3%	\$200,000	2.0%	145.5	76.8
Ferry	80	-20.0%	-11.1%	0	N/A	\$140,000	-5.4%	169.1	90.8
Franklin	680	19.3%	-28.4%	115	38.6%	\$182,400	9.4%	180.6	91.7
Garfield	50	25.0%	0.0%	0	-100.0%	\$142,700	-0.8%	193.6	102.0
Grant	1,270	3.3%	-27.8%			\$157,000	7.2%	163.3	103.9
Grays Harbor	1,320	5.6%	-20.0%	14	27.3%	\$136,000	0.7%	190.4	96.4
Island	2,710	22.1%	-22.8%	23	-32.4%	\$252,500	-5.8%	136.9	79.3
Jefferson	370	-15.9%	5.7%	12	-14.3%	\$254,900	-17.8%	118.7	60.5
King	21,490	22.6%	-19.4%	1,369	72.2%	\$369,900	-1.4%	119.1	64.7
Kitsap	3,120	18.6%	-20.8%	49	-47.3%	\$236,000	-2.9%	154.4	92.3
Kittitas	1,470	54.7%	-1.3%	22	-26.7%	\$228,000	-0.7%	134.7	60.0
Klickitat	160	-33.3%	-40.7%			\$193,300	10.5%	137.9	72.2
Lewis	750	56.3%	-11.8%	36	63.6%	\$145,000	-6.1%	186.6	105.4
Lincoln	220	-15.4%	-26.7%			\$85,000	10.8%	322.6	171.7
Mason	810	15.7%	-33.1%	18	-43.8%	\$164,900	3.1%	179.2	99.2
Okanogan	600	71.4%	25.0%	21	-4.5%	\$185,000	12.1%	127.4	67.3
Pacific	210	23.5%	0.0%	0	N/A	\$113,500	-26.9%	230.0	109.0
Pend Oreille	140	-17.6%	-12.5%	0	N/A	\$140,000	-5.4%	175.6	89.2
Pierce	10,100	23.6%	-17.2%	467	4.2%	\$212,000	-3.6%	166.4	94.0
San Juan	190	58.3%	0.0%	18	-62.5%	\$495,000	15.8%	69.5	37.5
Skagit	1,470	13.1%	-18.3%	37	-36.2%	\$228,300	2.4%	139.4	86.1
Skamania	80	14.3%	-50.0%	3	-50.0%	\$155,000	-21.2%	232.8	109.7
Snohomish	7,500	18.7%	-20.6%	592	10.9%	\$262,700	-7.8%	155.3	87.2
Spokane	4,920	3.6%	-29.6%	193	1.6%	\$168,500	-1.0%	181.4	95.0
Stevens	530	-20.9%	-14.5%	0	N/A	\$140,000	-5.4%	189.7	98.9
Thurston	3,830	15.0%	-15.1%	206	-25.4%	\$224,900	-1.1%	162.0	92.9
Wahkiakum	50	0.0%	-16.7%			\$135,000	29.8%	234.6	111.9
Walla Walla	960	37.1%	-20.7%	75		\$171,000	1.3%	173.7	92.8
Whatcom	2,130	20.3%	-23.7%	53	12.8%	\$250,000	-1.0%	130.6	66.6
Whitman	390	50.0%	-37.1%	7	-12.5%	\$183,700	0.2%	162.2	65.3
Yakima	2,630	4.4%	-36.3%	22	-26.7%	\$154,300	5.8%	166.9	95.2
Statewide	83,070	17.7%	-21.5%	3,714	16.4%	\$239,000	-2.0%	149.3	83.5

NOTES:

- Home Resales are WCRER estimates based on MLS reports or deed recording (Real Market Data LLC)
- 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 WCRER 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.