



Washington State's Housing Market

2nd Quarter 2009

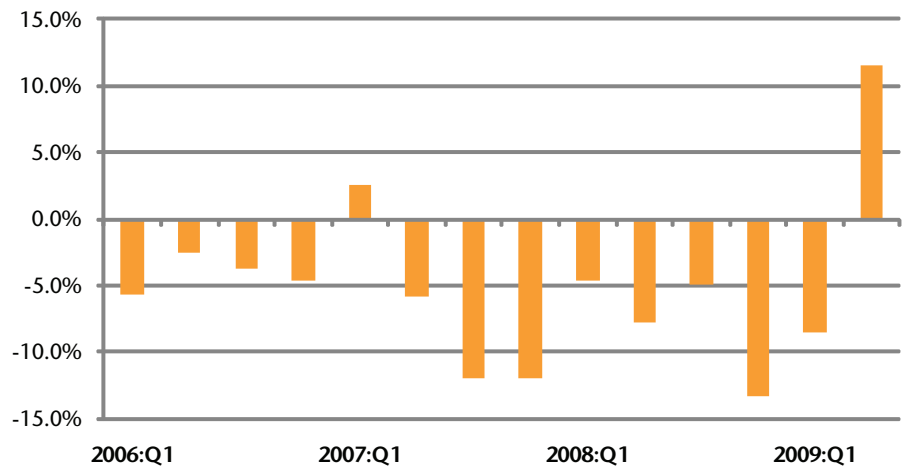
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Washington Market Highlights

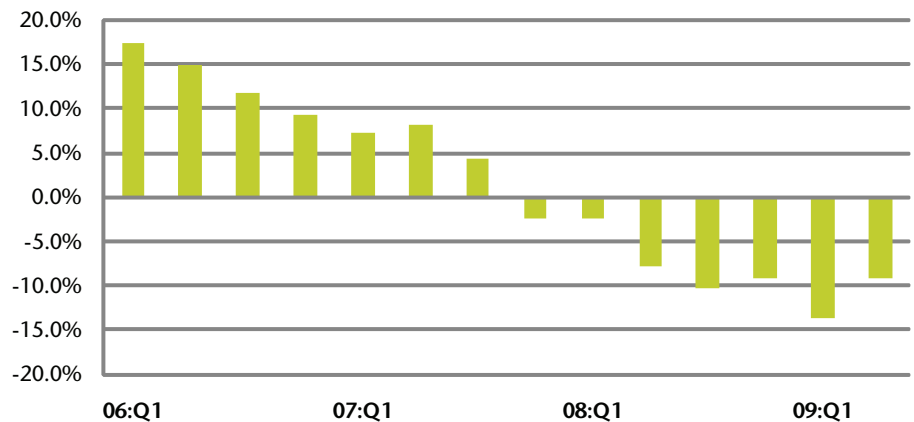
Second Quarter 2009

- Home sales were 11.6% above first quarter but still 15.6 below year ago (SAAR)
- Housing construction stalled—only 3,406 units permitted, down 55.5% from last year
- Median price was \$265,100, down 9.2% from year ago (but decline was less than first quarter)
- Housing Affordability Index for all buyers was 123.2, affordable for a median income family but unchanged from last quarter.
- First-time Buyer Affordability Index was 72.2. Despite price declines, it is hard for renters to become owners.
- Inventory available for sale moving toward balance with a 10.6 month overall supply, but 8 months or less for prices below \$250,000.

Change in Home Sales, SAAR



Percent Change in Median Home Price from Year Ago



Survey Description

Washington State's Housing Market is a quarterly report to the Washington Real Estate Commission and the Washington State Department of Licensing.

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Second Quarter 2009
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Publication: *Washington State's Housing Market* is a publication of the Washington Center for Real Estate Research (WCRER) at Washington State University.

Coverage: At least quarterly, the WCRER receives data on single-family home sales from each multiple listing service located in, or providing market coverage to, Washington communities. In 2008, data on nearly 62,000 home transactions were received and processed.

Sales Volume: Estimated total sales value of single-family homes in each county is compiled using a scale factor to transform the MLS sales to market totals. This scaling is required since a significant number of transactions are always completed as "for sale by owner" or are assisted by real estate licensees who do not participate in a MLS. Scale factors were developed by analyzing the relationship between MLS sales and measures of total single-family sales derived from the 2000 Census of Housing.

Data in this report represents closed sales transactions.

Sales Price: Median sales prices represent that price at which half the sales in a county (or the state) took place at higher prices, and half at lower prices. Since WCRER does not receive sales data on individual transactions (only aggregated statistics), the median is determined by the proportion of sales in a given range of prices required to reach the midway point in the distribution. While average prices are not reported, they tend to be 15-20 percent above the median.

Movements in sales prices should not be interpreted as appreciation rates. Prices are influenced by changes in cost and changes in the characteristics of homes actually sold. The table on prices by number of bedrooms provides a better measure of appreciation of types of homes than the overall median, but it is still subject to composition issues (such as square footage of home, quality of finishes and size of lot, among others).

There is a degree of seasonal variation in reported selling prices. Prices tend to hit a seasonal peak in summer, then decline through the winter before turning upward again, but home sales prices are not seasonally adjusted. Users are encouraged to limit price comparisons to the same time period in previous years.

Seasonal Adjustment: Volume statistics are seasonally adjusted using the X-11 method of seasonal adjustment originally developed at the US Bureau of the Census and used for adjustment of most economic statistics by government agencies. The procedure includes adjusting for trading day variation—the number of Mondays, Tuesdays, etc., in a particular month or quarter. This type of variation in the data was found to be significant.

Sales in each county are first seasonally adjusted, then aggregated to yield the statewide statistics.

Seasonal indices are based on quarterly single-family home sales activity dating from first quarter 1994. New seasonal adjustment factors are constructed at the conclusion of each year. Data for the three preceding years are revised using these new seasonal factors.

Seasonally-adjusted annual rate values are based on single quarter sales and indicate the number of sales which would take place in a year if the relative sales pace were to continue. They are not a forecast of annual activity and do not include the sales observations of previous quarters.

Metropolitan/Micropolitan Areas: This report uses the definitions of metropolitan and micropolitan areas by the Federal Office of Management and Budget. Briefly, metropolitan areas are larger communities with at least 50,000 people in the urban core. Micropolitan areas are smaller cities, with 10,000-50,000 people in the urban core. Currently Washington has 17 metropolitan counties in 13 metropolitan areas (or divisions) and nine micropolitan areas.

Month's Supply: Estimates of month's supply of homes on the market compare the number of total MLS listings at the end of the quarter to the seasonally-adjusted annual rate sales for that county [(Listings/SAAR) x 12 = month's supply]. It is interpreted as how long the current inventory available for sale would be able to meet current demand if no additional homes were listed for sale.

Housing Affordability: Two measures of housing affordability are presented. Each should be interpreted as the degree to which a median income family (or typical first-time buyer household) could afford to purchase the assumed home. The following table lays out the assumptions. In all cases it is assumed the lender would be willing to fund the loan so long as the principal and interest payments do not exceed 25 percent of gross income. Index values above 100 indicate housing is affordable to the specified income group.

	All Buyers	First Time
Home Price	Median	85% Median
Downpayment	20%	10%
Mortgage Term	30 years	30 years
Income	Median Family*	70% Median Household*
Mortgage Insurance	No	Yes (add 0.25% to mortgage rate)
Mortgage Rate	FHFA estimate of effective rate loans closed, existing homes	
*Family income is two or more individuals related by blood, marriage, or adoption. Household income includes single persons living alone.		

Second Quarter 2009

The national press is heralding the end of the housing collapse, highlighting higher levels of home sales and stabilizing and even increasing prices. As always, it is important to remember that all real estate is local, and that national statistics may not pertain to the State of Washington or our individual counties. The second quarter of 2009 in Washington saw an increase in the seasonally adjusted annual rate of home sales, compared to the opening quarter of this year, the median price home sold continued to slide, and the housing construction market remained exceptionally weak. Given the rapid increases in unemployment as the recession spread, these results were generally expected.

Home Resales

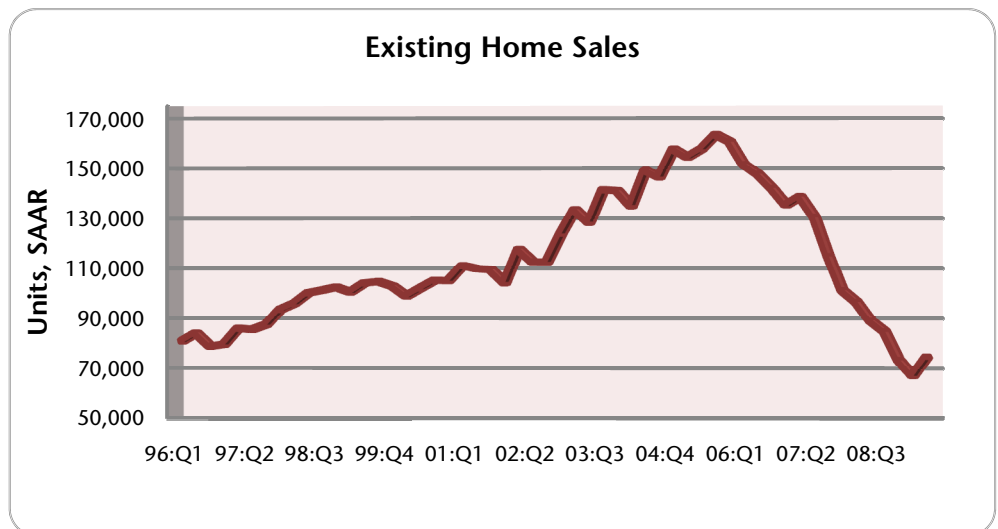
During the second quarter of 2009, existing homes in Washington sold at a seasonally adjusted annual rate of 74,830 units. This represented an increase of 11.6 percent compared to earlier this year, and a decline of 15.6 percent compared to a year ago. The weak economic fundamentals would have been expected to result in further declines in activity were it not for the \$8,000 first-time buyer tax credit program enacted in the early days of the Obama administration. Buyers understood that the program was of limited duration, that mortgage interest rates were at exceptionally low levels, and that bargains were available, especially properties which were in danger of foreclosure.

King County, home to a 28.6 percent of the state's population accounted for 24.1 percent of home sales during the second quarter. Since homeownership rates are generally lower in densely populated urban areas, this is not a surprising proportion. While there were over twice as many sales in King County as in any other part of the state, there were a total of 16 counties where the annual sales rate exceeded 1,000 for the second quarter.

Meanwhile there were still five counties with seasonally adjusted annual sales less than 100.

Sales rates were almost universally lower than a year ago, but five counties were flat or marginally higher. One very small county, Skamania had a significant increase in sales.

More significantly, the sales rate increased compared to the first quarter in 27 of Washington's 39 counties, and many of those increases were double digit jumps. While it is difficult to proclaim a turn around based on a single observation, the increases were clearly encouraging. Among metropolitan counties the largest increase was 71.4 percent in Skamania (part of metropolitan Portland), followed by roughly 21 percent jumps in both King and Snohomish counties. Three metropolitan counties declined. In the small urban areas (micropolitan), eight reported increases compared to last quarter, led by a 40 percent increase in the Ellensburg area, only Grant County in this group declined, and the decrease was small. Rural areas saw equal numbers of increases and declines, and

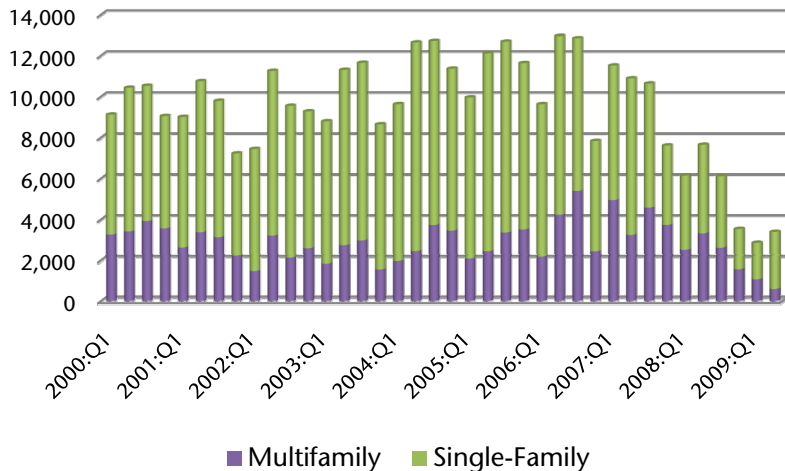


while the percentage changes were often large, the numbers of units were generally small.

Housing Construction

Building permits for a total of 3,406 housing units were issued during the second quarter in the 32 counties where some or all of their permit issuing jurisdictions provide

Building Permits



market driven by reduced migration to the Seattle area, doubling up because of the recession, and competition from single-family homes which have become rentals when they cannot be sold in a timely fashion.

Around the state single-family building permit activity declined in 24 of the 32 reporting counties, was unchanged in four counties (three of which had no housing construction either year), and increased in four counties. Collectively the four counties reporting increases represented a total of 168 new homes, 11 more than last year.

This issue of *Washington State's Housing Market* introduces a new measure of housing construction, Value of Building Permits.

These statistics cover the construction value only, not including the value of the land.

During the second quarter of 2009 the total value of residential building permits was \$673.3 million, 51.7 percent below the \$1.4 billion in construction authorized a year ago. The point is that despite the dramatic reduction in construction, and the dire reports in the media, housing remains a significant economic engine, even in bad times. The value of single-family homes, consistent with the statistics of units authorized, declined less, 33.6 percent at \$605.2 million in construction value.

Home Prices

Sales and construction activity illustrate the vitality of the housing market, but most households are less concerned with how many homes are selling (unless they are trying to sell themselves) than they are with how the most significant asset in their "portfolio" is performing.

Real estate has always been one of the most cyclical industries in the economy, with prices periodically surging, then retreating. Unfortunately, during the boom markets homebuyers (and often their agents and mortgage professionals) forget that the boom will be followed by a period of declining prices. What is different this time is the speed and degree of price declines.

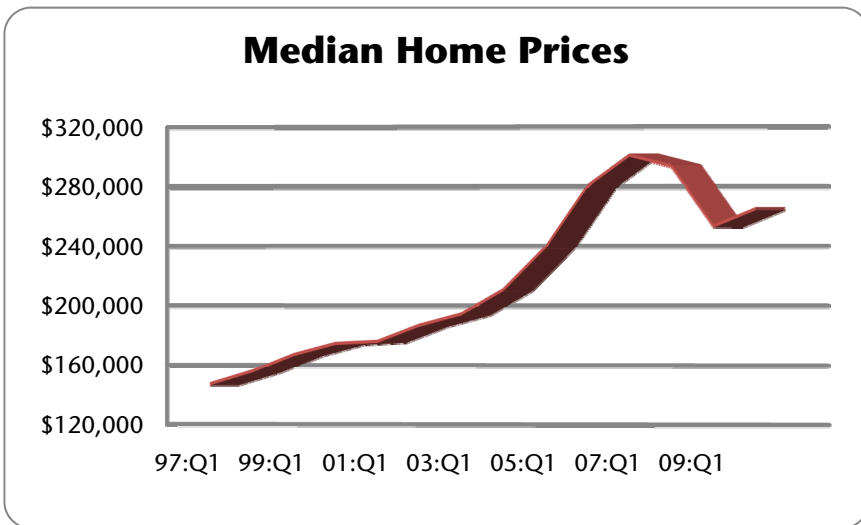
The rate of decline in prices slowed a bit in the second quarter, with the statewide median dropping 9.2 percent to \$265,100. While this is \$11,600 higher than the first quarter median, much of the increase is seasonal since the

monthly data to the Census Bureau. This represents a reduction in permit activity of 55.5 percent compared to the second quarter of 2008. The weakness was especially pronounced in the multifamily construction category where building permit activity was 82.2 percent below the second quarter of 2008. By contrast, single-family home construction permits declined by "just" 35.0 percent. This is double the decline in activity reported for existing homes.

At a local level there were wide disparities in total housing construction. Stevens County saw a 300 percent increase in building permits to four homes. Franklin and Okanogan counties also reported modestly increased home building. All other counties in the state reported decreased housing construction with Pend Oreille County slipping to no construction (from one unit last year). A 75.0 percent drop in total building permits in King County was the most telling, however. Five other counties saw contraction decline more than 50 percent.

Excluding multifamily construction changes the story somewhat as the highly volatile multifamily construction market (even in boom years) can produce misleading assessments of market condition. King County illustrates the point clearly. While total building permits declined by 75 percent, single family construction "only" declined by 47.1 percent. This means the construction of duplex and apartments declined by 84.8 percent from 2,508 units during the second quarter of last year to only 380 units this year. This reflects both the widely reported collapse of the high-end condo market and the weakness in the rental

homes that typically sell during the April-June period are larger, more suited to families with children, than the homes which typically sell in late winter. Home prices are generally not seasonally adjusted, but it is important to be aware of underlying seasonal patterns.



Median prices ranged from a high of \$387,500 in King County to a low of \$110,000 in rural Columbia County. Among the metropolitan population centers the range was from King County's high to \$155,200 in Asotin County (Lewiston, ID-WA). The micropolitan areas exhibited less variation from a low median of \$139,000 in Grays Harbor County (Aberdeen/ Hoquiam) to a high of \$261,400 in Island County.

Price changes also varied widely, although most counties reported prevailing median prices below those in the second quarter of 2008. Price changes ranged from a decline of 38.6 percent in San Juan County to a price jump of 12.7 percent in Adams County. Since both of these counties have very few sales, the change in medians may be less representative of the market than those in larger volume areas.

While quite small, Skamania County is considered part of the Portland, OR-WA metropolitan area and again has the dubious distinction of the most significant urban decline. Meanwhile the best urban performance was a 3.6 percent increase in Yakima County. Among the smaller urban areas the range of price changes was from an increase of 1.1 percent in Grant County to a decline of 19.4 percent in Lewis County.

Prices by Bedroom

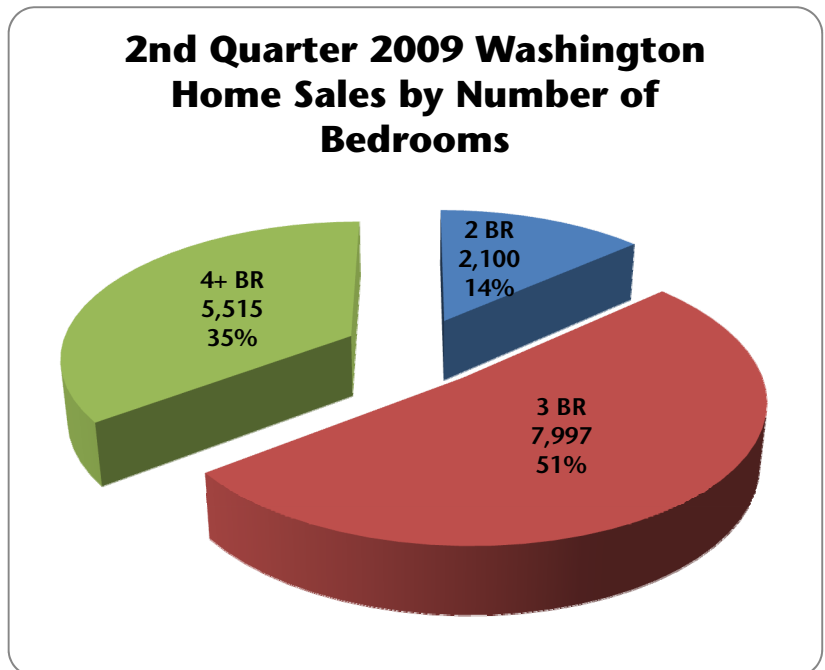
Since relying on a single median price may mask changes in the housing market, WCRER now examine price trends by number of bedrooms in a modest attempt to standardize housing quality. During the second quarter

the median price for homes with two or fewer bedrooms statewide was \$183,000, 23.8 percent below the same time last year.

Meanwhile, three-bedroom homes, which comprise roughly half the market declined by the least amount, 17.9 percent, to a median of \$242,500. Larger homes saw prices decline by 20.6 percent to a median of \$335,200.

In a market where home sales to first-time buyers have been providing much of the market strength, these results may seem surprising, but since two-bedroom homes represent the smallest component of the market (remember, these statistics do not include condos), the first-time buyers are

preparing for their families, and seeking homes with space for children, guests and often a separate home office, making the three-bedroom home even more popular. The significant decline in prices for four-bedroom or larger homes illustrates the over-supply. It is apparent there has been a flight to quality since median prices clearly increase along with size of the homes.



The table below also illustrates this flight to quality. While the two-bedroom homes have shown the largest percentage decline in median price, their market share was marginally less than a year ago. The market share for three-bedroom homes also declined by nearly a percentage point, but the price decline was least (in terms of both dollars and percentages). Meanwhile, the market share of homes with four or more bedrooms increased while prices experienced the largest dollar drop, but experienced a percentage decline between the other two categories. Buyers were clearly seeking (and finding) bargains in the marketplace.

It should also be noted that the dollar and percentage declines in median price for the smaller two categories of homes were less than reported three months ago, while both the dollar and percentage retreat in prices accelerated for the larger homes.

**Change in Median Price vs. Change in Market Share
(2nd Qtr 2008 to 2nd Qtr 2009)**

Number of Bedrooms	Change In Median Price	Change In Market Share
2 or less	-\$57,100 (-23.8%)	-0.3%
3	-\$52,700 (-17.9%)	-1.1%
4 or more	-\$86,800 (-20.6%)	+1.4%

Examination of the county detail in the table of prices by bedroom exhibits clear small sample variability. Accordingly, no further analysis of the local median prices by bedroom is being presented at this time.

Housing Affordability

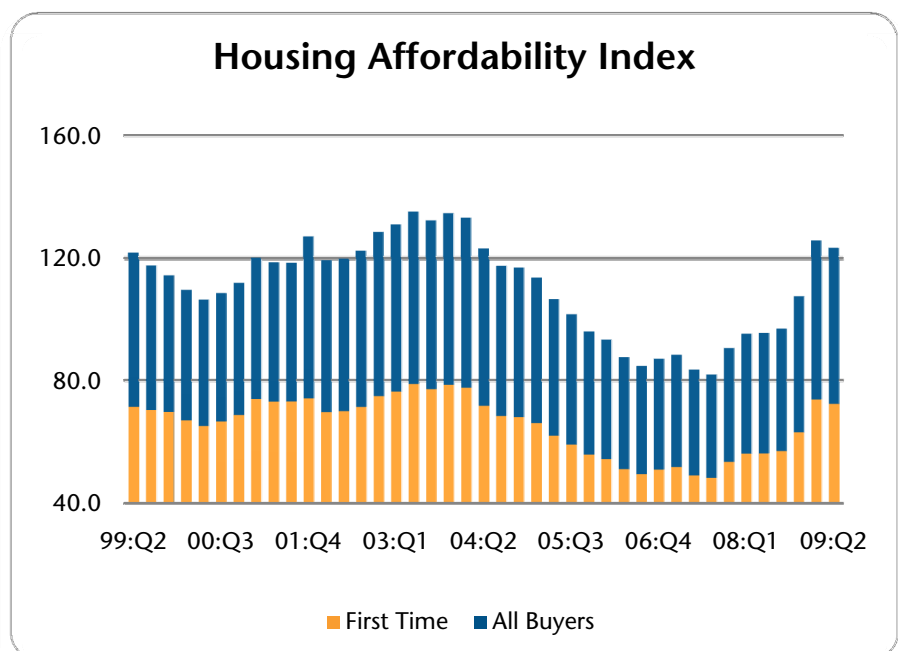
Housing bargains, exceptionally low mortgage rates and the \$8,000 tax credit for anyone who has not owned a home recently provided the slight boost in the market compared to the prior quarter, despite the most serious recession since the Great Depression. WCRER's affordability index does not explicitly include the tax credit, but shows affordability actually slipped a little from the first quarter, but remains much better than at this time a year ago (or for the second quarter of the last several years for that matter).

WCRER presents two measures of affordability. The all-buyer measure computes the degree to which a median income family (two or more individuals related by blood, marriage or adoption) can afford a median price home, assuming a 20 percent downpayment and a 30-year mortgage at prevailing mortgage interest rates. The calculation assumes the family can spend 25 percent of their income on principal and interest payments. While this may seem restrictive, it does not include property taxes and insurance, which are part of Fannie Mae/Freddie Mac conforming loan analyses. This is the same analysis approach which has been used by the National Association of Realtors® since 1982.

The second measure is the first-time buyer index. It is computed in the same general way, but it assumes a less expensive home (85 percent of median), a lower downpayment (10 percent), lower income (70 percent of median household income, including single persons) and a requirement that mortgage insurance be included.

In the second quarter the all-buyer index was 123.2, meaning the median income family in Washington had 23.2 percent *more* income than the minimum required to afford the median price home—a significant improvement from the 95.5 recorded in the second quarter of 2008. This was the first quarterly decline in affordability after six consecutive quarters of improvement.

Locally, affordability indices in the second quarter ranged from a low of 85.7 in San Juan County to 222.3 in rural Columbia County. Among metropolitan counties the



range was from a low of 102.4 in King County to a high of 190.9 in Benton County. The all-buyer affordability index indicated that homes were affordable to the median income family everywhere but San Juan County.

While the market strength focused on first-time buyers, achieving that goal remains a problem throughout the state. Statewide, the typical would-be first time buyer household has only 72.2 percent of the income required to purchase the typical starter home. This represents a slight reduction in affordability compared to the first quarter, but remains far above the affordability of one year ago.

First-time affordability measures exceeded 100 in eight Washington counties (two more than last quarter, despite the decline in the statewide statistic), with the highest value recorded in Columbia County (126.2). Meanwhile, potential buyers still have roughly half the required income in San Juan County. King County remains the least affordable urban county, with a first-time index of 57.0, about the same as last quarter, but much better than most recent observations. At the other end of the spectrum, Benton County was the most affordable urban area for first-time buyers with an index of 114.4. Among the smaller urban places the range of first-time affordability measures was narrower, with Grays Harbor and Mason counties achieving indices just over 104 while Whitman County, with its significant transient population of students, registered an index of just 59.3

Availability of Affordable Housing

Rather than rely on a single measure of housing affordability, it is helpful to examine home affordability for several income levels and compare this with the available housing inventory. Moreover, higher-income households typically make larger downpayments (perhaps assisted from equity acquired from sale of an existing home), while lower income households (including our hypothetical first-time buyer) may only be able to make a minimal downpayment. The four income/asset groups considered are:

- \$30,000 income, 5% downpayment
- \$60,000 income, 10% downpayment
- \$90,000 income, 20% downpayment
- \$150,000 income, 35% downpayment.

In each case it is assumed that the household is willing to spend 25 percent of gross income on principal and interest payments and overall debt levels are average. It is also assumed that these buyers could find mortgages at an interest rate of 5.00 percent (which is near the prevailing rate during the quarter). Based upon these income, downpayment, and debt-service assumptions we can estimate the purchase price of an affordable home for these income groups. The table below shows the maximum affordable home for each of these income groups based upon the financial assumptions just described.

Affordable Home Purchase Prices for Selected Income/Asset Groups

Income	P&I Expense (25% of Income)	Mortgage Amount	Downpayment	Maximum Home Purchase Price	Approx. Percent of Home Market
\$30,000	\$625	\$116,426	\$6,128	\$122,554	5.5%
\$60,000	\$1,250	\$232,852	\$25,872	\$258,724	37.5%
\$90,000	\$1,875	\$349,278	\$87,320	\$436,598	70.2%
\$150,000	\$3,125	\$582,130	\$313,455	\$895,585	92.6%

The table clearly illustrates how income growth, coupled with ownership of homes with generally increasing values can move a household up the ladder of homeownership (providing they retain the equity in their existing home and avoid home equity loans). When reviewing these calculations the reader should recall that the median family income in the state during the second quarter was \$67,459, although the county-level medians ranged from a low of \$42,008 in Ferry County to a high of \$81,965 in King County. Similarly, household incomes, which tend to be lower by definition, had a statewide value of \$55,549 with county level incomes ranging from \$35,164 in Ferry County to a high of \$64,152 in King County. These median income values suggest that the first two income/asset categories are more relevant for most state residents.

This assessment has described the maximum affordable home price for these income/asset groups, but the question remains as to how much opportunity there is to buy a home within the affordable price range. The final column in the table indicates the proportion of homes

currently on the market priced below the affordability threshold.

A note about dates is appropriate. June is typically the peak of the prime listing season, ensuring homes are on the market for the late summer selling season. These statistics are based upon MLS data reported from around the state, but are only estimates since these MLS systems typically handle around 80 percent of the market but do not cover all areas of the state. Also recall these are offered prices and consequently, actual sales may occur below (or above) these prices, depending upon local market conditions and the motivations of buyers and sellers. In spite of limitations, the percentage of listings at or below each threshold price indicates the degree of home choice available to each income group, indicating how difficult it will be for each group to find affordable housing (e.g., housing market access) in these counties.

The statewide data shows fewer than 1.8 percent of homes statewide were priced under \$80,000 and in 11 of the 36 counties for which listing detail is available, less than 1.0 percent of the homes were priced that low. These statistics indicate that in many parts of the state first-time home buyers, as represented by the lowest income group, would have limited access to the housing market.

Including homes priced at or below \$160,000 raises the percentage of available home statewide to 11.7 percent. Among the metropolitan counties the proportion of homes priced less than \$160,000 ranged from a low of 0.9 percent in King County to a high of 39.0 percent in Yakima County.

Available Inventory

Three years ago real estate licensees were consistently complaining that they had many more buyers than sellers; there simply was not adequate inventory available for sale. As the housing market cooled down excess inventory concerns replaced shortages. More recently some would-be sellers have become frustrated by long marketing times and falling prices, and have withdrawn their properties from the market. The question then becomes, has the available inventory and the sales rate returned to balance, or is there still a surplus on inventory available for sale?

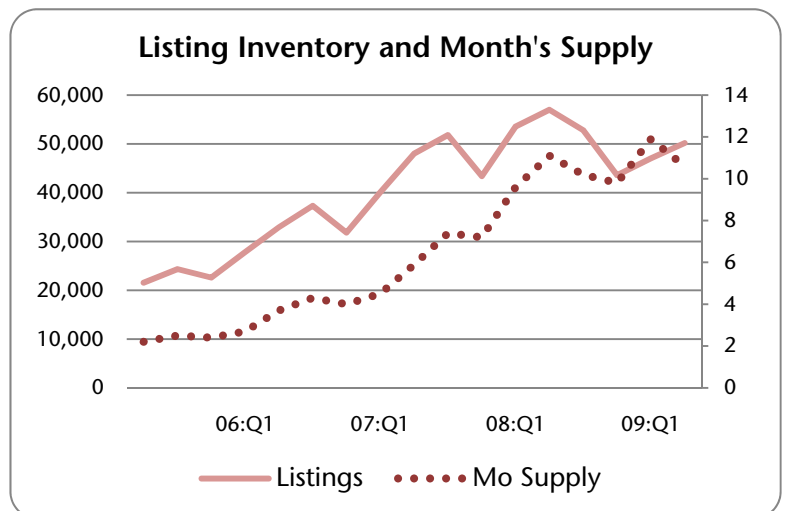
Listings available for sale throughout Washington at the end of the second quarter, while still very high by historic standards, and seasonally above that

reported for the first quarter, represented a 6.5 percent reduction in homes on the market compared to the end of June, 2008. Statewide, there were 50,165 single-family homes actively being marketed through various multiple listing services. This number does not include any homes being offered for sale directly by the owners, without the assistance of real estate licensees, or those marketed by real estate licensees who are not members of a multiple listing service.

By far the largest number of single-family listings was found in King County, where 9,655 homes were on the market, 12.3 percent fewer than a year earlier. Pierce, Snohomish, Clark and Spokane counties each had more than 3,000 active listings. Collectively, those five counties represented 26,939 listings, 53.7 percent of the statewide total. Among the 36 counties for which listing detail is available, the smallest number of available homes was 72 in Columbia County.

Listing statistics varied widely across the state, with 14 counties indicating fewer homes on the market than a year ago, and 22 indicating there were more homes available for sale. This suggests the housing market is still in the process of adjusting to the lower volume of activity, and more instability should be expected over the months ahead. Clark, Kitsap and Pierce counties all reported at least a 20 percent reduction in homes on the market, while 10 counties saw inventories grow by the same percentage. Northeast Washington (Ferry/Pend Oreille/Stevens counties) along with Walla Walla County saw the largest surge in homes on the market.

Listings alone, however only tell part of the story. They need to be linked to prevailing sales rates to



determine how the current availability might influence aggregate housing markets in the months ahead. Accordingly, WCRER computes estimates of the month's supply of housing by price range. A month's supply statistic measures how long it would take to sell all the homes currently available for sale *if* no new listings were added to the inventory. The seasonally adjusted annual rate of sales for the quarter is compared to the end-of-quarter listing inventory to determine the month's supply. This prevents higher sales rates in previous quarters from producing unrealistically optimistic estimates of market activity. Similarly, it prevents exceptionally low inventories and actual sales during the slow winter months from making inventories seem exceptionally large relative to sales.

The second quarter month's supply for Washington was 10.6 months, compared to 11.1 months a year ago and 5.9 months two years ago. This marks the first year-to-year reduction in the month's supply statistic since the peak of the market in 2005.

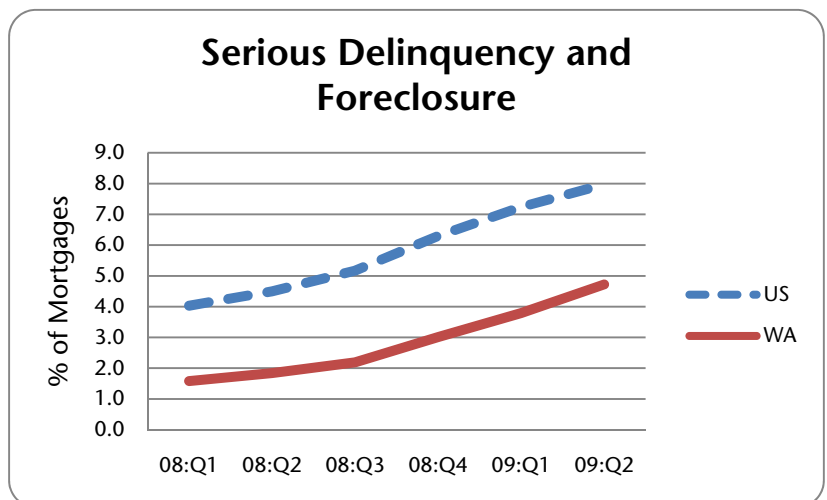
A 5-7 month inventory is considered normal or balanced, consistent with changes in median prices which are similar to overall inflation rates. Accordingly, the current market must still be characterized as a buyer's market where those would-be home purchasers can secure significant concessions from sellers who are frustrated by the length of time their home is on the market. Those concessions mean that the prices of individual homes would be expected to continue to decline, and that the resulting median prices will also likely continue to slip. Discretionary sellers are protecting values by withdrawing homes from the market, but for the market to stabilize the buyers need to be convinced that it is in their best interest to purchase sooner rather than later. The \$8,000 tax credit has convinced well-qualified first-time buyers to enter the market, but it is unclear how well the recovery will be sustained once the credit expires the end of November.

The housing market is not uniformly oversupplied. As of the end of June there was only a 6.0 month's supply of homes on the market at prices less than \$80,000, and many of those homes are not in good condition. For homes priced between \$80,000 and \$160,000 there is a statewide inventory of 7.3 months, but four counties had less than the five month supply characterized as the

low-end of balanced. This means there may be price increases at the low-end of the market while prices continue to decline for more expensive homes. In the more typical \$160,000 to \$250,000 range there was a statewide 8.0 month's supply (a full month shorter than last quarter), but in King County and seven other areas in the state the supply is still in the balanced range, suggesting there is limited bargaining power for buyers of those homes. By contrast, there is clearly a glut of homes on the market with asking prices above \$500,000, with enough current listings to supply demand for nearly two years. To date, the values of those homes have held up as owners have been able to keep making their mortgage payments, but data just released by the Mortgage Bankers Association makes it clear that serious delinquency and potential foreclosure is increasing among prime borrowers, reinforcing the potential for significant value declines in the more expensive price segments.

Market Risks

Despite Federal pressure for mortgage modifications, those efforts have not resulted in stemming the tide of delinquency and foreclosure. Short sales are said to represent 30-40 percent of the national housing market, and holders of those loans have begun to expect sellers to accept personal liability for at least some of the difference between sales prices and loan balances. In normal times an active first-time buyer market results in active trade-up markets, but the current market too often results in a seller who is forced into renter status since there was no equity for reinvestment when the first transaction was completed.



Serious delinquency and foreclosure activity involving deeds of trust and mortgages in Washington has increased rapidly in recent months, but the state statistics remain below national averages. According to the Mortgage Bankers Association, 7.97 percent of mortgages nationwide are at least 90 days in arrears, with 4.30 percent at some point in the foreclosure process as of June. The good news is that similar statistics for Washington indicate a serious delinquency of 4.72 percent and a foreclosure process rate of 2.47 percent. Eleven states have a lower rate of serious delinquency, but there were only four states below Washington a year ago. Just to put the statistics into perspective, the lowest rate of serious delinquency was 2.02 percent in North Dakota while the highest was 17.12 percent in Florida.

Concern for the future of the housing market in Washington stems from the fact that 3.57 percent of the 1.19 million mortgages in the state are between 30 and 90 days delinquent, a statistics which will continue to increase as the toll of the recession on employment continues to be felt in the months ahead.

The Mortgage Bankers Association also included ranking of states based on changes in the foreclosure start rate between the first and second quarters of the year. This is a list no one wants to lead, but Washington was tied with Nevada with the greatest uptick in foreclosure starts. The rankings were also computed for various types of

loans, and the only category where Washington was not in the top five in terms of increases in foreclosure start rates was for VA loans, where the state ranked eighth. Again, this suggests that Washington's problems regarding foreclosures are escalating, and will continue to plague the housing market for the foreseeable future.

The Fed seems committed to keeping interest rates as low as possible to encourage economic activity across all economic sectors, but eventually the rapid increase in Federal deficit spending will begin to crowd out private borrowing, forcing interest rates higher. Potential buyers who were unable to purchase in the current market may find themselves priced out of the market by higher rates.

The biggest risk to the market, however, is tied to the first-time buyer tax credit program. After spurring market activity throughout the summer and early fall, the pool of well-qualified renters is being depleted, especially since the program ends on November 30 many buyers flocked to the program early. Once it becomes unlikely that a purchase and sale agreement executed on a given home will close by the end of November we will begin to sense the real direction of the market. As mentioned earlier, the role of short sale and foreclosure properties has limited the breadth of any apparent recovery in the housing market. If the expiration of the tax credit results in a wholesale departure of the first-time buyers from the market, the risks to the overall housing recovery are substantial. Only time will tell.

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.

EXISTING HOME SALES

State of Washington and Counties Seasonally Adjusted Annual Rate

County								Percent change	
	07:Q4	08:Q1	08:Q2	08:Q3	08:Q4	09:Q1	09:Q2	Last qtr	Year ago
Adams	290	130	170	230	200	130	130	0.0%	-23.5%
Asotin	400	390	380	360	300	270	300	11.1%	-21.1%
Benton	3,550	3,350	3,360	3,210	2,790	2,780	2,810	1.1%	-16.4%
Chelan	1,400	1,340	1,050	990	870	780	900	15.4%	-14.3%
Clallam	910	1,110	960	830	830	680	710	4.4%	-26.0%
Clark	5,760	5,480	5,290	5,480	5,110	4,710	5,300	12.5%	0.2%
Columbia	120	160	70	70	50	60	70	16.7%	0.0%
Cowlitz	1,770	1,360	1,450	1,350	1,240	1,120	1,060	-5.4%	-26.9%
Douglas	590	420	460	480	420	450	350	-22.2%	-23.9%
Ferry	130	120	110	110	100	70	60	-14.3%	-45.5%
Franklin	730	690	690	660	570	570	580	1.8%	-15.9%
Garfield	40	40	40	40	30	30	30	0.0%	-25.0%
Grant	2,220	1,830	1,790	2,030	1,740	1,210	1,190	-1.7%	-33.5%
Grays Harbor	1,820	1,600	1,690	1,660	1,400	1,240	1,380	11.3%	-18.3%
Island	2,620	3,110	2,610	2,370	2,130	2,230	2,350	5.4%	-10.0%
Jefferson	540	530	530	440	390	330	320	-3.0%	-39.6%
King	24,770	23,920	21,260	20,140	17,540	14,910	18,040	21.0%	-15.1%
Kitsap	3,570	3,550	3,030	2,960	2,890	2,800	2,930	4.6%	-3.3%
Kittitas	1,410	1,590	1,070	1,270	780	750	1,050	40.0%	-1.9%
Klickitat	400	410	270	430	260	200	270	35.0%	0.0%
Lewis	960	860	730	660	650	550	740	34.5%	1.4%
Lincoln	400	320	320	340	290	220	200	-9.1%	-37.5%
Mason	1,180	1,140	1,160	1,060	750	630	880	39.7%	-24.1%
Okanogan	710	560	890	610	420	300	620	106.7%	-30.3%
Pacific	220	230	200	180	150	170	180	5.9%	-10.0%
Pend Oreille	230	210	200	180	170	130	100	-23.1%	-50.0%
Pierce	10,810	10,370	10,010	9,300	8,280	8,020	8,300	3.5%	-17.1%
San Juan	200	240	130	190	200	110	90	-18.2%	-30.8%
Skagit	2,350	2,050	1,870	1,650	1,260	1,280	1,300	1.6%	-30.5%
Skamania	110	160	50	80	80	70	120	71.4%	140.0%
Snohomish	8,800	8,210	6,910	6,440	5,290	5,170	6,240	20.7%	-9.7%
Spokane	7,500	7,250	7,300	7,250	5,110	5,230	5,930	13.4%	-18.8%
Stevens	890	810	750	710	660	480	370	-22.9%	-50.7%
Thurston	4,720	4,590	4,180	3,970	3,780	3,590	3,490	-2.8%	-16.5%
Wahkiakum	70	210	70	80	80	40	70	75.0%	0.0%
Walla Walla	1,680	1,150	1,090	920	1,030	770	870	13.0%	-20.2%
Whatcom	2,920	2,680	2,350	2,180	1,880	1,800	1,980	10.0%	-15.7%
Whitman	520	560	440	310	250	250	350	40.0%	-20.5%
Yakima	3,920	3,950	3,720	3,510	3,410	2,940	3,170	7.8%	-14.8%
Statewide	101,230	96,680	88,650	84,730	73,380	67,070	74,830	11.6%	-15.6%

NOTE:

Revised for consistency with 2000 Census of Housing. Number of single-family units sold, excluding new construction

EXISTING HOME SALES

State of Washington and Counties Not Seasonally Adjusted

County	07:Q4	Year Total 2007	08:Q1	08:Q2	08:Q3	08:Q4	Year Total 2008	09:Q1	09:Q2	Percent change (Year ago)
Adams	70	280	30	50	70	40	190	30	40	-20.0%
Asotin	90	440	80	110	100	60	350	60	90	-18.2%
Benton	840	3,920	700	930	910	640	3,180	580	780	-16.1%
Chelan	340	1,540	250	310	290	200	1,050	140	260	-16.1%
Clallam	220	1,120	210	260	240	200	910	130	200	-23.1%
Clark	1,320	7,020	1,150	1,510	1,540	1,140	5,340	990	1,510	0.0%
Columbia	30	110	30	20	20	10	80	10	20	0.0%
Cowlitz	430	1,920	270	410	380	300	1,360	220	300	-26.8%
Douglas	140	580	80	130	140	100	450	90	100	-23.1%
Ferry	30	140	20	30	30	30	110	10	10	-66.7%
Franklin	170	810	140	190	190	130	650	120	160	-15.8%
Garfield	10	40	10	10	10	10	40	10	10	0.0%
Grant	550	2,400	340	510	590	410	1,850	220	340	-33.3%
Grays Harbor	450	2,230	310	450	490	340	1,590	240	370	-17.8%
Island	610	3,540	570	720	740	480	2,510	410	650	-9.7%
Jefferson	160	600	130	100	120	120	470	80	60	-40.0%
King	5,830	30,650	4,750	6,020	5,810	4,010	20,590	2,970	5,110	-15.1%
Kitsap	830	4,090	700	850	860	660	3,070	560	820	-3.5%
Kittitas	330	1,770	280	290	420	170	1,160	130	280	-3.4%
Klickitat	100	460	90	70	120	60	340	40	70	0.0%
Lewis	230	1,140	180	190	190	150	710	120	190	0.0%
Lincoln	100	420	60	90	100	70	320	40	60	-33.3%
Mason	290	1,430	200	310	330	180	1,020	110	240	-22.6%
Okanogan	170	770	100	280	180	90	650	50	200	-28.6%
Pacific	60	270	50	50	50	40	190	30	50	0.0%
Pend Oreille	60	250	40	50	60	40	190	20	30	-40.0%
Pierce	2,560	13,370	2,130	2,820	2,610	1,920	9,480	1,650	2,350	-16.7%
San Juan	40	230	40	40	50	40	170	20	30	-25.0%
Skagit	550	2,670	400	530	480	290	1,700	250	370	-30.2%
Skamania	20	120	30	10	20	20	80	10	30	200.0%
Snohomish	2,040	11,080	1,700	1,920	1,860	1,200	6,680	1,070	1,740	-9.4%
Spokane	2,050	9,340	1,190	2,060	2,090	1,350	6,690	860	1,670	-18.9%
Stevens	230	950	140	200	220	170	730	80	100	-50.0%
Thurston	1,110	5,380	920	1,150	1,170	870	4,110	720	960	-16.5%
Wahkiakum	20	100	30	20	30	20	100	0	20	0.0%
Walla Walla	400	1,420	220	300	260	260	1,040	150	240	-20.0%
Whatcom	650	3,040	510	680	660	410	2,260	340	570	-16.2%
Whitman	80	590	80	160	100	40	380	40	130	-18.8%
Yakima	940	4,480	800	1,030	1,000	800	3,630	600	880	-14.6%
Statewide	24,150	120,710	18,960	24,860	24,530	17,070	85,420	13,200	21,040	-15.4%

NOTE:

Revised for consistency with 2000 Census of Housing
Number of units sold, excluding new construction

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

County	08:Q1	08:Q2	08:Q3	08:Q4	08 Annual	09:Q1	09:Q2	%Ch Q2
Adams	\$112,000	\$108,900	\$117,800	\$113,300	\$113,600	\$85,000	\$122,700	12.7%
Asotin	\$150,500	\$157,000	\$158,900	\$149,100	\$154,900	\$143,000	\$155,200	-1.1%
Benton	\$162,300	\$163,600	\$171,200	\$166,000	\$165,800	\$159,400	\$164,000	0.2%
Chelan	\$247,000	\$251,500	\$247,900	\$240,000	\$247,000	\$242,000	\$225,000	-10.5%
Clallam	\$236,500	\$250,000	\$235,500	\$222,600	\$236,500	\$218,000	\$212,100	-15.2%
Clark	\$253,700	\$257,400	\$243,300	\$236,400	\$246,900	\$224,100	\$218,200	-15.2%
Columbia	\$150,000	\$138,000	\$109,000	\$75,300	\$130,000	\$139,900	\$110,000	-20.3%
Cowlitz	\$180,500	\$175,000	\$194,200	\$171,000	\$181,500	\$169,800	\$172,300	-1.5%
Douglas	\$245,000	\$230,000	\$220,000	\$245,000	\$234,900	\$219,900	\$217,900	-5.3%
Ferry	\$136,000	\$165,000	\$158,500	\$139,500	\$156,600	\$150,000	\$150,000	-9.1%
Franklin	\$162,300	\$163,600	\$171,200	\$166,000	\$165,800	\$159,400	\$164,000	0.2%
Garfield	\$150,500	\$157,000	\$158,900	\$149,100	\$154,900	\$143,000	\$155,200	-1.1%
Grant	\$165,000	\$160,000	\$172,500	\$154,000	\$159,000	\$150,100	\$161,700	1.1%
Grays Harbor	\$150,000	\$155,000	\$155,000	\$142,500	\$151,000	\$142,000	\$139,000	-10.3%
Island	\$289,500	\$284,000	\$282,500	\$298,000	\$285,000	\$248,000	\$261,400	-8.0%
Jefferson	\$322,500	\$302,500	\$273,800	\$295,500	\$299,000	\$242,500	\$217,500	-28.1%
King	\$435,000	\$450,000	\$427,000	\$397,000	\$430,000	\$375,000	\$387,500	-13.9%
Kitsap	\$266,000	\$271,300	\$270,000	\$250,000	\$265,000	\$239,500	\$245,000	-9.7%
Kittitas	\$253,800	\$250,000	\$215,000	\$215,000	\$235,000	\$220,000	\$201,700	-19.3%
Klickitat	\$225,000	\$200,000	\$213,300	\$220,800	\$213,900	\$237,500	\$156,700	-21.7%
Lewis	\$195,500	\$186,000	\$175,000	\$182,800	\$186,500	\$160,500	\$150,000	-19.4%
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mason	\$195,500	\$193,000	\$190,000	\$173,900	\$192,000	\$148,500	\$163,800	-15.1%
Okanogan	\$170,000	\$180,700	\$170,000	\$150,000	\$170,000	\$138,000	\$158,500	-12.3%
Pacific	\$152,500	\$165,300	\$148,600	\$165,800	\$165,000	\$125,000	\$131,000	-20.8%
Pend Oreille	\$136,000	\$165,000	\$158,500	\$139,500	\$156,600	\$150,000	\$150,000	-9.1%
Pierce	\$265,000	\$268,500	\$254,300	\$243,000	\$258,000	\$235,000	\$230,900	-14.0%
San Juan	\$478,800	\$570,000	\$559,000	\$452,500	\$510,000	\$684,000	\$350,000	-38.6%
Skagit	\$285,000	\$269,500	\$255,000	\$263,700	\$263,000	\$245,000	\$232,000	-13.9%
Skamania	\$262,500	\$275,000	\$200,000	\$212,500	\$236,400	\$185,000	\$172,500	-37.3%
Snohomish	\$352,700	\$349,400	\$340,000	\$325,000	\$345,000	\$311,800	\$307,000	-12.1%
Spokane	\$186,800	\$196,700	\$191,300	\$185,300	\$191,600	\$180,300	\$177,900	-9.6%
Stevens	\$136,000	\$165,000	\$158,500	\$139,500	\$156,600	\$150,000	\$150,000	-9.1%
Thurston	\$257,700	\$260,000	\$250,600	\$250,000	\$255,000	\$247,000	\$240,000	-7.7%
Wahkiakum	\$250,000	\$180,000	\$172,000	\$155,500	\$182,500	\$501,300	\$158,000	-12.2%
Walla Walla	\$190,000	\$185,000	\$193,300	\$184,900	\$190,500	\$181,100	\$175,000	-5.4%
Whatcom	\$280,000	\$280,000	\$275,000	\$264,000	\$278,000	\$259,900	\$265,000	-5.4%
Whitman	\$211,100	\$224,100	\$217,600	\$212,500	\$219,300	\$175,000	\$207,900	-7.2%
Yakima	\$148,200	\$153,100	\$156,400	\$140,800	\$148,900	\$137,300	\$158,600	3.6%
Statewide	\$293,600	\$291,900	\$281,500	\$266,700	\$284,400	\$253,500	\$265,100	-9.2%

Source: WCRER Estimates

HOME PRICES BY NUMBER OF BEDROOMS

State of Washington and Counties Second Quarters

County	2 Bedroom			3 Bedroom			4 or More Bedroom		
	2008	2009	% ch	2008	2009	% ch	2008	2009	% ch
Adams	\$47,500	\$65,000	36.8%	\$121,400	\$124,500	2.6%	\$70,000	\$150,000	114.3%
Asotin	\$110,000	\$115,000	4.5%	\$153,100	\$159,300	4.0%	\$192,000	\$182,000	-5.2%
Benton	\$86,300	\$77,700	-10.0%	\$152,300	\$152,400	0.1%	\$227,100	\$222,700	-1.9%
Chelan	\$176,700	\$146,700	-17.0%	\$251,900	\$220,000	-12.7%	\$311,100	\$270,800	-13.0%
Clallam	\$215,000	\$152,500	-29.1%	\$265,700	\$220,000	-17.2%	\$243,200	\$275,000	13.1%
Clark	\$177,900	\$146,000	-17.9%	\$235,000	\$193,100	-17.8%	\$335,900	\$272,500	-18.9%
Columbia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cowlitz	\$120,000	\$102,000	-15.0%	\$185,000	\$170,800	-7.7%	\$224,000	\$208,000	-7.1%
Douglas	\$155,000	\$180,000	16.1%	\$231,800	\$207,700	-10.4%	\$293,700	\$245,000	-16.6%
Ferry	\$120,000	\$125,000	4.2%	\$190,000	\$166,700	-12.3%	\$237,500	\$225,000	-5.3%
Franklin	\$86,300	\$77,700	-10.0%	\$152,300	\$152,400	0.1%	\$227,100	\$222,700	-1.9%
Garfield	\$110,000	\$115,000	4.5%	\$153,100	\$159,300	4.0%	\$192,000	\$182,000	-5.2%
Grant	\$109,000	\$111,500	2.3%	\$150,000	\$159,000	6.0%	\$226,000	\$201,100	-11.0%
Grays Harbor	\$149,000	\$106,800	-28.3%	\$166,000	\$142,500	-14.2%	\$160,000	\$155,000	-3.1%
Island	\$286,000	\$261,400	-8.6%	\$274,000	\$240,000	-12.4%	\$305,000	\$327,500	7.4%
Jefferson	\$257,500	\$207,000	-19.6%	\$302,500	\$252,500	-16.5%	\$335,000	\$315,000	-6.0%
King	\$350,000	\$318,000	-9.1%	\$410,000	\$356,000	-13.2%	\$569,000	\$470,000	-17.4%
Kitsap	\$196,000	\$179,900	-8.2%	\$265,000	\$239,000	-9.8%	\$345,500	\$319,500	-7.5%
Kittitas	\$235,000	\$169,000	-28.1%	\$245,000	\$198,500	-19.0%	\$325,000	\$244,000	-24.9%
Klickitat	\$165,000	\$155,000	-6.1%	\$233,300	\$150,000	-35.7%	\$300,000	\$225,000	-25.0%
Lewis	\$139,000	\$105,000	-24.5%	\$201,000	\$168,000	-16.4%	\$193,500	\$182,000	-5.9%
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mason	\$204,400	\$131,200	-35.8%	\$228,500	\$179,800	-21.3%	\$270,500	\$170,000	-37.2%
Okanogan	\$136,000	\$140,000	2.9%	\$187,000	\$160,000	-14.4%	\$215,000	\$258,000	20.0%
Pacific	\$138,800	\$100,000	-28.0%	\$210,000	\$195,500	-6.9%	\$265,800	\$205,000	-22.9%
Pend Oreille	\$120,000	\$125,000	4.2%	\$190,000	\$166,700	-12.3%	\$237,500	\$225,000	-5.3%
Pierce	\$195,000	\$155,000	-20.5%	\$252,000	\$219,100	-13.1%	\$325,200	\$275,000	-15.4%
San Juan	\$420,000	\$316,500	-24.6%	\$600,500	\$536,800	-10.6%	\$678,100	\$378,000	-44.3%
Skagit	\$204,800	\$196,000	-4.3%	\$263,100	\$225,000	-14.5%	\$350,000	\$285,900	-18.3%
Skamania	\$190,000	\$170,000	-10.5%	\$275,000	\$166,700	-39.4%	\$325,000	\$200,000	-38.5%
Snohomish	\$250,000	\$232,000	-7.2%	\$319,000	\$279,500	-12.4%	\$421,600	\$360,000	-14.6%
Spokane	\$130,000	\$122,200	-6.0%	\$191,200	\$173,000	-9.5%	\$237,700	\$218,700	-8.0%
Stevens	\$120,000	\$125,000	4.2%	\$190,000	\$166,700	-12.3%	\$237,500	\$225,000	-5.3%
Thurston	\$216,500	\$189,300	-12.6%	\$245,800	\$230,000	-6.4%	\$310,000	\$293,000	-5.5%
Wahkiakum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Walla Walla	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Whatcom	\$223,800	\$205,000	-8.4%	\$280,000	\$260,000	-7.1%	\$345,500	\$325,000	-5.9%
Whitman	\$175,000	\$110,000	-37.1%	\$200,000	\$208,300	4.2%	\$265,600	\$239,300	-9.9%
Yakima	\$95,000	\$82,000	-13.7%	\$162,500	\$172,700	6.3%	\$214,500	\$191,700	-10.6%
Statewide	\$240,100	\$183,000	-23.8%	\$295,200	\$242,500	-17.9%	\$422,000	\$335,200	-20.6%

Source: WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties Second Quarter 2009

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
Adams	\$122,700	5.02%	\$528	\$43,680	172.3	\$519	\$41,092	115.4
Asotin	\$155,200	5.02%	\$668	\$51,357	160.2	\$657	\$41,682	92.5
Benton	\$164,000	5.02%	\$706	\$64,697	190.9	\$694	\$54,475	114.4
Chelan	\$225,000	5.02%	\$968	\$57,725	124.2	\$953	\$47,269	72.4
Clallam	\$212,100	5.02%	\$913	\$53,869	122.9	\$898	\$43,847	71.2
Clark	\$218,200	5.02%	\$939	\$68,180	151.2	\$924	\$58,140	91.8
Columbia	\$110,000	5.02%	\$473	\$50,529	222.3	\$466	\$40,296	126.2
Cowlitz	\$172,300	5.02%	\$742	\$54,232	152.3	\$729	\$45,558	91.1
Douglas	\$217,900	5.02%	\$938	\$55,572	123.4	\$923	\$48,497	76.7
Ferry	\$150,000	5.02%	\$646	\$42,008	135.5	\$635	\$35,164	80.7
Franklin	\$164,000	5.02%	\$706	\$51,564	152.2	\$694	\$47,514	99.8
Garfield	\$155,200	5.02%	\$668	\$51,104	159.4	\$657	\$38,866	86.3
Grant	\$161,700	5.02%	\$696	\$46,789	140.1	\$685	\$41,395	88.2
Grays Harbor	\$139,000	5.02%	\$598	\$49,929	173.9	\$589	\$42,252	104.7
Island	\$261,400	5.02%	\$1,125	\$63,053	116.7	\$1,107	\$54,701	72.1
Jefferson	\$217,500	5.02%	\$936	\$59,886	133.3	\$921	\$48,321	76.5
King	\$387,500	5.02%	\$1,668	\$81,965	102.4	\$1,641	\$64,152	57.0
Kitsap	\$245,000	5.02%	\$1,055	\$69,103	136.5	\$1,037	\$58,354	82.0
Kittitas	\$201,700	5.02%	\$868	\$57,147	137.1	\$854	\$41,279	70.5
Klickitat	\$156,700	5.02%	\$674	\$50,916	157.3	\$663	\$42,796	94.1
Lewis	\$150,000	5.02%	\$646	\$52,143	168.2	\$635	\$43,952	100.9
Lincoln	N/A	5.02%	N/A	\$52,594	N/A	N/A	\$44,172	N/A
Mason	\$163,800	5.02%	\$705	\$57,396	169.6	\$694	\$49,676	104.5
Okanogan	\$158,500	5.02%	\$682	\$45,109	137.7	\$671	\$38,614	83.9
Pacific	\$131,000	5.02%	\$564	\$48,936	180.8	\$555	\$39,518	103.9
Pend Oreille	\$150,000	5.02%	\$646	\$45,903	148.1	\$635	\$39,260	90.2
Pierce	\$230,900	5.02%	\$994	\$68,215	143.0	\$978	\$56,542	84.3
San Juan	\$350,000	5.02%	\$1,507	\$62,005	85.7	\$1,482	\$51,283	50.5
Skagit	\$232,000	5.02%	\$999	\$60,083	125.3	\$982	\$51,646	76.7
Skamania	\$172,500	5.02%	\$743	\$55,776	156.5	\$730	\$49,129	98.1
Snohomish	\$307,000	5.02%	\$1,321	\$75,296	118.7	\$1,300	\$64,072	71.9
Spokane	\$177,900	5.02%	\$766	\$57,985	157.8	\$753	\$45,401	87.9
Stevens	\$150,000	5.02%	\$646	\$50,496	162.9	\$635	\$42,896	98.5
Thurston	\$240,000	5.02%	\$1,033	\$68,370	137.9	\$1,016	\$57,094	81.9
Wahkiakum	\$158,000	5.02%	\$680	\$56,277	172.4	\$669	\$48,435	105.6
Walla Walla	\$175,000	5.02%	\$753	\$55,696	154.0	\$741	\$44,272	87.1
Whatcom	\$265,000	5.02%	\$1,141	\$60,376	110.3	\$1,122	\$47,455	61.7
Whitman	\$207,900	5.02%	\$895	\$56,672	131.9	\$880	\$35,810	59.3
Yakima	\$158,600	5.02%	\$683	\$48,685	148.6	\$671	\$41,850	90.9
Statewide	\$265,100	5.02%	\$1,141	\$67,459	123.2	\$1,122	\$55,549	72.2

NOTES:

- Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.
- First-time buyer index assumes the purchaser's income is 70% of the median household income.
- Home purchased by first-time buyers is 85% of area's median price.
- All loans are assumed to be 30 year loans.
- All buyer index assumes 20% downpayment. First-time buyer index assumes 10% down.
- It is assumed 25% of income can be used for principal and interest payments.

HOUSING AFFORDABILITY INDEX

State of Washington and Counties Time Trend

County	07:Q1	07:Q2	07:Q3	07:Q4	08:Q1	08:Q2	08:Q3	08:Q4	09:Q1	09:Q2
Adams	195.6	181.0	156.7	162.3	163.6	168.9	153.9	169.2	246.5	172.3
Asotin	145.0	128.0	126.8	135.6	141.0	134.9	130.6	146.4	169.5	160.2
Benton	169.7	167.5	154.6	159.4	175.9	171.7	158.7	169.8	193.9	190.9
Chelan	101.7	93.1	86.0	86.1	95.5	94.9	95.6	105.2	114.2	124.2
Clallam	92.2	93.3	83.9	98.9	98.7	92.8	96.2	106.7	118.8	122.9
Clark	100.0	96.2	92.9	100.5	111.1	109.6	114.0	123.8	144.3	151.2
Columbia	107.7	195.7	149.3	151.0	142.9	153.7	189.1	285.6	170.6	222.3
Cowlitz	124.3	120.4	108.0	118.9	127.8	131.2	115.5	137.5	152.3	152.3
Douglas	95.8	87.9	87.0	92.3	93.3	99.3	101.9	96.4	119.3	123.4
Ferry	109.4	104.2	102.0	114.4	130.3	107.3	109.6	131.2	133.8	135.5
Franklin	127.0	125.3	115.6	119.1	132.8	131.0	122.2	132.1	152.7	152.2
Garfield	150.3	133.4	132.7	142.6	146.0	137.4	131.0	144.5	168.0	159.4
Grant	147.4	123.8	110.6	113.6	121.1	122.6	109.7	127.1	146.0	140.1
Grays Harbor	126.8	120.1	105.5	122.0	138.1	133.5	131.1	150.3	166.7	173.9
Island	84.3	78.9	73.5	82.0	87.6	88.9	87.3	86.8	118.0	116.7
Jefferson	68.7	68.5	68.6	67.0	75.1	80.6	88.1	86.6	116.9	133.3
King	70.9	66.4	64.7	72.4	77.0	74.3	76.9	87.0	102.8	102.4
Kitsap	96.1	92.0	88.9	101.5	109.0	106.2	104.2	117.9	136.4	136.5
Kittitas	89.9	85.6	83.1	81.9	92.6	94.1	107.5	113.3	122.8	137.1
Klickitat	106.3	87.6	100.7	99.1	91.0	102.9	95.2	97.4	100.9	157.3
Lewis	107.7	105.0	93.5	110.3	112.2	117.6	122.4	123.2	154.6	168.2
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mason	113.7	108.4	96.3	112.0	121.0	122.7	122.5	141.3	183.1	169.6
Okanogan	120.3	100.6	87.0	107.0	106.9	101.3	106.5	128.1	154.5	137.7
Pacific	111.7	136.0	127.5	131.0	130.8	121.3	133.1	126.4	185.5	180.8
Pend Oreille	121.0	114.0	110.5	122.5	139.7	115.2	117.8	141.1	145.1	148.1
Pierce	95.0	94.0	89.8	97.6	106.8	105.3	109.2	120.5	137.7	143.0
San Juan	51.2	45.9	39.1	33.6	51.6	43.6	44.0	57.6	42.5	85.7
Skagit	94.2	84.3	86.7	90.8	89.4	93.5	96.1	96.9	115.8	125.3
Skamania	78.3	91.3	89.1	92.6	84.6	81.7	111.5	111.7	142.4	156.5
Snohomish	80.5	78.3	76.8	80.4	87.1	87.7	88.3	97.1	113.2	118.7
Spokane	126.8	116.7	107.7	119.2	129.6	122.1	122.4	132.2	151.3	157.8
Stevens	129.3	122.1	118.6	132.0	150.9	124.7	127.9	153.6	158.8	162.9
Thurston	108.8	100.1	98.1	104.9	110.7	108.9	110.1	115.5	130.3	137.9
Wahkiakum	133.6	106.2	98.4	117.3	91.5	128.2	132.8	156.0	53.4	172.4
Walla Walla	122.8	114.6	102.3	114.9	121.2	124.5	117.0	128.9	145.7	154.0
Whatcom	84.1	82.8	81.8	86.4	91.8	90.9	90.0	97.9	110.0	110.3
Whitman	120.2	110.2	93.7	114.5	110.6	103.9	104.9	112.9	152.6	131.9
Yakima	145.1	132.3	116.6	125.7	135.8	130.6	124.8	145.2	166.4	148.6
Statewide	88.3	83.5	81.8	90.5	95.2	95.5	96.9	107.5	125.6	123.2

Source: WCRER Estimates

NOTES:

- Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.
- All loans are assumed to be 30 year loans.
- All buyer index assumes 20% downpayment.
- It is assumed 25% of income can be used for principal and interest payments.

HOUSING AFFORDABILITY INDEX

First-Time Buyers State of Washington and Counties Time Trend

County	07:Q1	07:Q2	07:Q3	07:Q4	08:Q1	08:Q2	08:Q3	08:Q4	09:Q1	09:Q2
Adams	131.3	121.7	105.6	109.4	110.0	113.3	103.0	112.9	164.7	115.4
Asotin	83.7	73.9	73.2	78.3	81.5	78.1	75.7	84.9	98.1	92.5
Benton	102.0	100.6	92.9	95.7	105.6	103.1	95.3	101.9	116.3	114.4
Chelan	59.0	54.0	49.9	49.9	55.4	55.1	55.6	61.2	66.5	72.4
Clallam	53.3	54.0	48.6	57.3	57.1	53.8	55.9	62.0	68.9	71.2
Clark	61.0	58.6	56.6	61.3	67.6	66.7	69.3	75.2	87.6	91.8
Columbia	62.1	112.7	86.0	86.9	81.9	87.9	107.9	162.4	96.9	126.2
Cowlitz	74.5	72.2	64.8	71.4	76.7	78.6	69.2	82.3	91.0	91.1
Douglas	59.7	54.8	54.2	57.5	58.1	61.9	63.5	60.1	74.2	76.7
Ferry	65.7	62.6	61.3	68.7	78.0	64.1	65.3	78.0	79.6	80.7
Franklin	84.1	83.0	76.7	79.1	87.9	86.5	80.6	86.8	100.2	99.8
Garfield	80.9	71.9	71.6	77.0	78.9	74.4	71.1	78.5	91.1	86.3
Grant	92.8	78.0	69.7	71.6	76.4	77.4	69.4	80.4	92.1	88.2
Grays Harbor	76.4	72.4	63.7	73.7	83.3	80.6	79.1	90.6	100.4	104.7
Island	52.0	48.7	45.5	50.7	54.1	54.8	53.8	53.5	72.7	72.1
Jefferson	39.8	39.6	39.7	38.7	43.3	46.5	50.8	49.9	67.2	76.5
King	39.7	37.2	36.1	40.4	42.9	41.4	42.9	48.5	57.2	57.0
Kitsap	57.8	55.3	53.5	61.0	65.5	63.9	62.7	70.9	82.0	82.0
Kittitas	45.5	43.4	42.1	41.5	47.1	48.0	55.1	58.3	63.1	70.5
Klickitat	63.6	52.4	60.3	59.3	54.5	61.8	57.3	58.6	60.5	94.1
Lewis	64.7	63.0	56.0	66.0	67.1	70.5	73.5	74.0	92.7	100.9
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mason	69.6	66.4	59.0	68.6	74.2	75.4	75.5	87.1	112.8	104.5
Okanogan	74.0	61.9	53.6	65.9	65.7	62.1	65.1	78.0	94.0	83.9
Pacific	64.3	78.3	73.5	75.4	75.2	69.6	76.4	72.4	106.4	103.9
Pend Oreille	74.0	69.9	67.9	75.5	85.8	70.6	72.1	86.1	88.4	90.2
Pierce	55.9	55.3	52.8	57.4	62.8	62.1	64.5	71.2	81.3	84.3
San Juan	30.3	27.2	23.1	19.9	30.5	25.8	26.0	33.9	25.1	50.5
Skagit	57.5	51.4	53.0	55.4	54.5	57.1	58.8	59.3	70.8	76.7
Skamania	49.5	57.7	56.4	58.6	53.5	51.6	70.3	70.4	89.5	98.1
Snohomish	48.8	47.5	46.6	48.7	52.8	53.2	53.6	58.9	68.6	71.9
Spokane	70.8	65.1	60.1	66.5	72.3	68.1	68.3	73.8	84.3	87.9
Stevens	78.4	74.1	72.0	80.0	91.4	75.5	77.5	93.0	96.0	98.5
Thurston	64.5	59.4	58.3	62.2	65.7	64.6	65.4	68.6	77.3	81.9
Wahkiakum	83.9	66.6	61.7	73.3	57.0	79.4	82.0	95.9	32.7	105.6
Walla Walla	69.7	65.0	58.1	65.2	68.7	70.6	66.3	73.1	82.4	87.1
Whatcom	47.0	46.3	45.8	48.4	51.4	50.9	50.4	54.8	61.6	61.7
Whitman	54.1	49.5	42.1	51.3	49.5	46.5	47.0	50.5	68.4	59.3
Yakima	88.9	81.0	71.4	76.9	83.1	79.9	76.4	88.9	101.8	90.9
Statewide	51.8	49.1	48.2	53.5	56.1	56.2	56.9	63.0	73.6	72.2

Source: WCRER Estimates

NOTES:

- Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.
- First-time buyer index assumes the purchaser has an income 70% of the median household income.
- Home purchased by first-time buyers is 85% of area's median price.
- All loans are assumed to be 30 year loans.
- First-time buyer index assumes 10% downpayment.
- It is assumed 25% of income can be used for principal and interest payments.

PERCENTAGE OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties
June 2009

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	N/A	N/A	N/A	N/A
Asotin	6.3%	41.2%	73.0%	95.6%
Benton	5.8%	33.3%	64.4%	93.3%
Chelan	2.8%	11.9%	34.3%	78.5%
Clallam	4.2%	11.8%	38.5%	82.1%
Clark	1.1%	7.7%	43.1%	85.5%
Columbia	13.9%	50.0%	80.6%	93.1%
Cowlitz	6.1%	38.0%	70.3%	96.1%
Douglas	0.7%	4.7%	42.3%	86.9%
Ferry	5.4%	29.0%	57.2%	91.4%
Franklin	5.8%	33.3%	64.4%	93.3%
Garfield	6.3%	41.2%	73.0%	95.6%
Grant	2.6%	28.4%	62.6%	92.7%
Grays Harbor	8.9%	38.0%	70.3%	96.1%
Island	0.1%	2.4%	22.2%	67.9%
Jefferson	0.3%	4.9%	17.6%	69.2%
King	0.1%	0.9%	7.9%	52.6%
Kitsap	0.5%	5.9%	29.1%	72.8%
Kittitas	0.3%	8.2%	37.0%	76.4%
Klickitat	4.4%	16.1%	40.6%	78.7%
Lewis	2.8%	25.5%	60.6%	94.1%
Lincoln	N/A	N/A	N/A	N/A
Mason	2.7%	23.6%	53.8%	88.7%
Okanogan	5.3%	24.5%	50.8%	83.5%
Pacific	4.9%	33.4%	67.6%	93.3%
Pend Oreille	5.4%	29.0%	57.2%	91.4%
Pierce	1.0%	9.1%	38.8%	80.9%
San Juan	0.0%	0.2%	2.3%	28.8%
Skagit	0.5%	5.2%	31.8%	76.8%
Skamania	0.8%	17.1%	53.7%	82.9%
Snohomish	0.2%	2.3%	17.6%	78.9%
Spokane	1.6%	23.1%	55.7%	88.9%
Stevens	5.4%	29.0%	57.2%	91.4%
Thurston	0.3%	5.4%	41.2%	86.2%
Wahkiakum	N/A	N/A	N/A	N/A
Walla Walla	10.1%	34.5%	65.1%	88.0%
Whatcom	2.5%	8.5%	34.3%	76.3%
Whitman	4.7%	21.3%	58.8%	94.8%
Yakima	8.1%	39.0%	68.4%	95.2%
Statewide	1.8%	11.7%	35.2%	76.8%

Source: WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties End of Second Quarter

County	2003	2004	2005	2006	2007	2008	2009	% Ch 08-09
Adams	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Asotin	432	0	342	257	443	536	571	6.5%
Benton	1,255	1,439	1,581	1,641	1,658	1,555	1,428	-8.2%
Chelan	513	442	396	319	542	399	680	70.4%
Clallam	N/A	N/A	N/A	N/A	712	733	812	10.8%
Clark	2,160	1,600	1,414	2,532	4,206	4,518	3,584	-20.7%
Columbia	N/A	N/A	N/A	N/A	42	57	72	26.3%
Cowlitz	531	454	330	318	533	750	604	-19.5%
Douglas	N/A	N/A	N/A	N/A	N/A	281	274	-2.5%
Ferry	371	323	261	224	283	269	500	85.9%
Franklin	1,255	1,439	1,581	1,641	1,658	1,555	1,428	-8.2%
Garfield	432	0	342	257	443	536	571	6.5%
Grant	373	355	357	337	292	612	654	6.9%
Grays Harbor	541	449	336	523	572	768	777	1.2%
Island	649	573	427	573	790	1,085	1,165	7.4%
Jefferson	203	175	200	243	361	448	538	20.1%
King	5,769	5,582	4,063	4,255	6,179	11,012	9,655	-12.3%
Kitsap	1,198	844	733	975	1,672	2,312	1,758	-24.0%
Kittitas	212	N/A	223	226	370	587	609	3.7%
Klickitat	N/A	N/A	N/A	124	163	172	249	44.8%
Lewis	403	359	322	303	616	731	744	1.8%
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mason	481	380	337	407	640	840	817	-2.7%
Okanogan	N/A	N/A	N/A	170	235	334	396	18.6%
Pacific	N/A	N/A	N/A	N/A	344	347	346	-0.3%
Pend Oreille	371	323	261	224	283	269	500	85.9%
Pierce	3,601	2,647	2,300	3,302	5,474	6,988	5,328	-23.8%
San Juan	196	221	186	266	218	362	446	23.2%
Skagit	665	611	429	558	830	1,147	1,224	6.7%
Skamania	N/A	N/A	N/A	55	102	92	123	33.7%
Snohomish	3,286	2,712	1,981	2,253	3,749	5,470	4,527	-17.2%
Spokane	1,939	1,512	1,526	1,751	2,617	3,257	3,845	18.1%
Stevens	371	323	261	224	283	269	500	85.9%
Thurston	824	719	576	1,083	1,714	1,954	1,670	-14.5%
Wahkiakum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Walla Walla	N/A	N/A	370	583	512	473	832	75.9%
Whatcom	972	622	N/A	1,244	1,544	1,580	1,572	-0.5%
Whitman	214	178	199	196	175	182	211	15.9%
Yakima	762	674	718	647	1,090	1,156	1,155	-0.1%
Statewide	29,979	24,956	22,052	27,711	41,345	53,636	50,165	-6.5%

Source: WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties
June 2009

County	Under \$80,000	\$80,000-159,999	\$160,000-\$249,999	\$250,000-\$499,999	\$500,000 and above	Total Market	Market 2008	Market 2007
Adams	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Asotin	12.6	10.0	11.0	41.2	N/A	13.4	9.9	6.9
Benton	3.9	4.6	6.3	9.6	29.0	6.4	7.3	5.4
Chelan	33.3	7.5	10.4	25.1	102.3	18.5	12.5	4.7
Clallam	5.6	10.7	12.8	25.9	159.2	18.7	10.8	11.4
Clark	5.3	5.4	7.5	14.2	41.3	10.5	14.9	8.4
Columbia	16.6	14.4	N/A	29.8	N/A	23.9	N/A	N/A
Cowlitz	16.3	6.7	10.6	30.6	N/A	13.0	13.5	8.0
Douglas	7.0	6.4	9.0	25.1	62.9	14.5	9.7	N/A
Ferry	21.4	23.3	29.7	67.6	N/A	36.8	14.9	9.1
Franklin	3.9	4.6	6.3	9.6	29.0	6.4	7.3	5.4
Garfield	12.6	10.0	11.0	41.2	N/A	13.4	9.9	6.9
Grant	5.0	12.1	21.0	26.9	N/A	18.6	11.9	5.4
Grays Harbor	6.4	10.6	18.5	40.6	98.8	15.3	14.7	8.7
Island	N/A	11.2	8.3	17.7	89.7	18.0	16.9	9.8
Jefferson	2.3	5.6	8.1	36.4	68.8	22.7	21.3	9.0
King	2.4	3.2	4.6	6.6	13.0	8.1	9.0	3.9
Kitsap	2.6	4.5	5.6	10.3	31.0	9.3	12.6	7.6
Kittitas	3.2	12.1	12.2	31.4	78.6	21.5	23.8	8.4
Klickitat	7.2	8.0	28.7	39.1	N/A	25.6	25.3	12.7
Lewis	5.2	8.9	17.7	46.0	N/A	17.1	18.2	9.6
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mason	4.7	9.8	16.5	42.2	N/A	18.3	16.3	8.9
Okanogan	9.2	17.5	31.6	42.4	N/A	29.9	21.7	8.4
Pacific	4.6	15.6	31.6	34.3	N/A	21.1	22.4	12.2
Pend Oreille	21.4	23.3	29.7	67.6	N/A	36.8	14.9	9.1
Pierce	3.9	5.7	6.6	11.5	36.5	9.6	7.9	6.9
San Juan	N/A	N/A	7.0	26.0	116.6	46.8	49.2	16.2
Skagit	20.4	8.2	10.2	22.8	57.4	17.9	12.0	6.6
Skamania	N/A	7.3	14.9	29.7	N/A	17.7	42.6	13.6
Snohomish	8.9	8.5	6.6	8.2	25.3	9.2	11.2	5.0
Spokane	4.2	6.1	8.4	15.8	65.7	9.9	8.3	4.6
Stevens	21.4	23.3	29.7	67.6	N/A	36.8	14.9	9.1
Thurston	2.8	6.2	6.2	9.0	42.9	8.3	8.5	6.0
Wahkiakum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Walla Walla	18.6	18.2	18.0	22.5	165.7	21.4	17.2	8.6
Whatcom	11.2	9.3	6.6	10.5	38.9	11.0	11.6	7.6
Whitman	11.3	14.4	9.2	18.1	N/A	12.6	9.6	6.0
Yakima	5.8	10.2	8.7	21.6	30.6	10.9	10.8	6.8
Statewide	6.0	7.3	8.0	10.9	22.4	10.6	11.1	5.9

Source: WCRER Estimates

RESIDENTIAL BUILDING PERMITS

Units Authorized

State of Washington and Counties, Monthly

COUNTY	APR 08		MAY 08		JUN 08		APR 09		MAY 09		JUN 09		% Change	
	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE
Adams														
Asotin														
Benton	51	41	58	44	69	52	26	26	41	41	48	48	-35.4%	-16.1%
Chelan	28	28	33	33	18	18	11	11	15	15	16	16	-46.8%	-46.8%
Clallam	13	13	23	23	15	15	12	12	7	7	12	12	-39.2%	-39.2%
Clark	122	97	141	103	130	87	53	53	44	44	81	74	-54.7%	-40.4%
Columbia	0	0	1	1	0	0	0	0	0	0	1	1	0.0%	0.0%
Cowlitz	23	23	27	27	20	20	12	12	13	13	19	19	-37.1%	-37.1%
Douglas	19	19	17	17	15	15	24	12	7	7	11	11	-17.6%	-41.2%
Ferry	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A
Franklin	33	33	39	39	33	33	31	31	35	35	41	41	1.9%	1.9%
Garfield	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A
Grant														
Grays Harbor	14	14	8	8	9	9	3	3	6	6	7	7	-48.4%	-48.4%
Island	21	21	21	21	24	24	15	15	12	12	13	13	-39.4%	-39.4%
Jefferson	13	13	11	11	6	6	10	10	8	8	3	3	-30.0%	-30.0%
King	1143	345	1,016	296	1,240	250	181	135	382	156	288	180	-75.0%	-47.1%
Kitsap	57	45	74	50	61	61	51	51	37	37	31	31	-38.0%	-23.7%
Kittitas	22	22	25	25	26	26	15	15	12	12	13	13	-45.2%	-45.2%
Klickitat														
Lewis	29	29	40	20	24	24	11	11	15	11	20	20	-50.5%	-42.5%
Lincoln														
Mason	26	24	27	25	26	26	13	13	13	11	16	14	-46.8%	-49.3%
Okanogan	11	11	12	12	13	13	12	12	16	16	13	13	13.9%	13.9%
Pacific	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A
Pend Oreille	1	1	0	0	0	0	0	0	0	0	0	0	-100.0%	-100.0%
Pierce	256	202	227	185	244	183	116	104	99	95	146	144	-50.3%	-39.8%
San Juan	31	31	17	17	10	10	10	10	7	7	8	8	-56.9%	-56.9%
Skagit	36	36	42	42	44	44	17	17	26	26	22	22	-46.7%	-46.7%
Skamania	6	6	5	5	3	3	6	6	2	2	3	3	-21.4%	-21.4%
Snohomish	264	207	242	146	365	156	184	162	161	135	169	152	-41.0%	-11.8%
Spokane	131	83	77	77	106	106	74	69	57	53	44	40	-44.3%	-39.1%
Stevens	0	0	0	0	1	1	3	1	0	0	1	1	300.0%	100.0%
Thurston	115	115	127	127	116	114	91	91	114	61	122	95	-8.7%	-30.6%
Wahkiakum														
Walla Walla														
Whatcom	55	37	80	58	47	47	22	17	40	40	27	22	-51.1%	-44.4%
Whitman	2	2	9	7	12	6	7	7	7	7	4	4	-21.7%	20.0%
Yakima	22	19	26	26	15	15	13	13	13	13	15	15	-34.9%	-31.7%
Statewide	2,544	1,517	2,425	1,445	2,692	1,364	1,023	919	1,189	870	1,194	1,022	-55.5%	-35.0%

Source: U.S. Department of Commerce

NOTES:

1. Percentage change is based on equivalent reports.
2. TOT refers to total building permits, both single-family and multifamily.
3. ONE refers to building permits for single-family homes only.

RESIDENTIAL BUILDING PERMITS

Value Authorized State of Washington and Counties, Quarterly Totals

County	2nd Qtr 2008		1st Qtr 2009		2nd Qtr 2009		% change year ago	
	Total Value	SF Value	Total Value	SF Value	Total Value	SF Value	Total Value	SF Value
Adams								
Asotin								
Benton	\$34.0	\$30.5	\$14.1	\$12.4	\$26.0	\$26.0	-23.7%	-14.9%
Chelan	\$13.0	\$13.0	\$4.8	\$4.8	\$7.4	\$7.4	-42.6%	-42.6%
Clallam	\$10.2	\$10.2	\$2.9	\$2.9	\$7.6	\$7.6	-25.4%	-25.4%
Clark	\$60.1	\$51.6	\$19.8	\$19.8	\$35.8	\$35.4	-40.5%	-31.5%
Columbia	\$0.2	\$0.2	\$0.0	\$0.0	\$0.2	\$0.2	-8.5%	-8.5%
Cowlitz	\$17.0	\$17.0	\$5.7	\$5.7	\$10.6	\$10.6	-37.4%	-37.4%
Douglas	\$8.4	\$8.4	\$3.2	\$3.2	\$7.3	\$6.4	-13.1%	-23.7%
Ferry								
Franklin	\$22.3	\$22.3	\$6.5	\$6.5	\$22.9	\$22.9	2.6%	2.6%
Garfield	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	N/A	N/A
Grant								
Grays Harbor	\$6.6	\$6.6	\$3.1	\$3.1	\$3.4	\$3.4	-48.2%	-48.2%
Island	\$12.8	\$12.8	\$3.8	\$3.8	\$10.1	\$10.1	-21.7%	-21.7%
Jefferson	\$6.8	\$6.8	\$4.3	\$4.3	\$4.3	\$4.3	-36.3%	-36.3%
King	\$655.7	\$257.0	\$134.3	\$91.0	\$165.3	\$124.4	-74.8%	-51.6%
Kitsap	\$37.4	\$34.6	\$15.2	\$15.2	\$21.9	\$21.9	-41.4%	-36.6%
Kittitas	\$16.3	\$16.3	\$2.6	\$2.6	\$10.8	\$10.8	-33.5%	-33.5%
Klickitat								
Lewis	\$11.5	\$10.4	\$4.3	\$4.0	\$6.5	\$6.2	-43.3%	-39.8%
Lincoln								
Mason	\$10.4	\$10.1	\$3.2	\$3.2	\$5.4	\$5.1	-47.7%	-49.3%
Okanogan	\$5.4	\$5.4	\$2.9	\$2.9	\$5.6	\$5.6	5.3%	5.3%
Pacific	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	N/A	N/A
Pend Oreille	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	N/A	N/A
Pierce	\$122.1	\$107.0	\$79.7	\$43.7	\$68.7	\$66.5	-43.7%	-37.8%
San Juan	\$14.5	\$14.5	\$4.9	\$4.7	\$9.7	\$9.7	-32.9%	-32.9%
Skagit	\$23.1	\$23.1	\$7.5	\$7.5	\$12.6	\$12.6	-45.5%	-45.5%
Skamania	\$2.7	\$2.7	\$4.5	\$4.5	\$2.2	\$2.2	-18.6%	-18.6%
Snohomish	\$132.5	\$89.7	\$88.3	\$71.8	\$106.8	\$96.9	-19.4%	8.0%
Spokane	\$49.9	\$46.5	\$11.8	\$11.8	\$31.9	\$30.4	-36.1%	-34.5%
Stevens	\$0.1	\$0.1	\$0.0	\$0.0	\$0.4	\$0.3	222.4%	123.3%
Thurston	\$65.6	\$65.3	\$38.4	\$36.2	\$60.0	\$49.2	-8.6%	-24.6%
Wahkiakum								
Walla Walla								
Whatcom	\$37.8	\$33.2	\$9.9	\$9.8	\$17.4	\$16.5	-53.8%	-50.5%
Whitman	\$4.6	\$3.2	\$1.8	\$1.8	\$3.6	\$3.6	-22.0%	14.8%
Yakima	\$14.1	\$13.7	\$7.5	\$7.5	\$8.7	\$8.7	-37.8%	-36.2%
Statewide	\$1,395.1	\$912.1	\$485.1	\$384.9	\$673.3	\$605.2	-51.7%	-33.6%

Source: U.S. Department of Commerce

NOTES:

1. \$ Amounts in Millions
2. Total refers to all residential units, regardless of size of structure
3. SF refers to Single-Family homes, both detached and attached.

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