

HOUSING MARKET SNAPSHOT

State of Washington and Counties Third Quarter 2014

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	90	-25.0%	12.5%			\$120,000	-14.3%	208.5	125.7
ASOTIN	210	-8.7%	0.0%			\$172,300	-0.6%	176.2	98.1
BENTON	3,260	11.3%	8.7%	200	-27.3%	\$194,200	2.4%	186.8	122.7
CHELAN	490	-23.4%	-38.0%	64	25.5%	\$256,700	13.7%	136.2	76.8
CLALLAM	760	8.6%	-21.6%	20	-57.4%	\$212,500	8.4%	148.6	113.0
CLARK	7,330	54.6%	4.0%	794	-3.2%	\$255,700	7.2%	155.1	88.3
COLUMBIA	90	-10.0%	-18.2%			\$140,000	-30.0%	228.2	131.1
COWLITZ	1,140	12.9%	-3.4%	41	36.7%	\$163,400	1.2%	196.5	109.6
DOUGLAS	400	11.1%	-9.1%	45	9.8%	\$233,000	8.4%	146.0	81.1
FERRY	0	-100.0%	-100.0%			\$120,000	-12.2%	210.6	95.5
FRANKLIN	1,100	12.2%	8.9%	104	-33.3%	\$194,200	2.4%	186.8	78.9
GARFIELD	40	0.0%	0.0%			\$172,300	-0.6%	158.4	107.8
GRANT	810	6.6%	-3.6%			\$165,000	7.8%	171.5	99.2
GRAYS HARBOR	1,400	17.6%	0.7%	21	40.0%	\$128,100	0.9%	220.9	125.8
ISLAND	1,580	6.8%	-0.6%	49	16.7%	\$272,400	5.4%	144.6	90.2
JEFFERSON	580	-4.9%	-1.7%	10	-61.5%	\$262,500	3.0%	131.1	74.4
KING	26,650	6.0%	-7.6%	4,209	41.0%	\$462,100	5.5%	105.6	59.3
KITSAP	4,070	8.5%	2.5%	99	-17.5%	\$250,700	1.0%	164.1	103.6
KITTITAS	860	-6.5%	-4.4%	78	62.5%	\$233,700	15.6%	146.4	68.1
KLICKITAT	260	23.8%	8.3%			\$178,300	-9.7%	150.7	92.5
LEWIS	1,010	12.2%	6.3%	56	166.7%	\$160,000	9.0%	191.4	114.6
LINCOLN	0	-100.0%	-100.0%			\$82,500	17.9%	356.5	246.7
MASON	1,200	25.0%	34.8%	32	3.2%	\$164,200	-2.3%	199.1	88.2
OKANOGAN	310	14.8%	-11.4%	47	51.6%	\$146,400	-15.2%	190.4	115.5
PACIFIC	460	17.9%	12.2%			\$113,800	-15.1%	251.4	125.9
PEND OREILLE	230	91.7%	-11.5%			\$143,300	4.8%	182.3	99.6
PIERCE	12,510	12.6%	-1.2%	1,300	123.4%	\$235,200	3.0%	165.3	86.0
SAN JUAN	300	-21.1%	30.4%	31	40.9%	\$454,200	17.9%	78.5	41.2
SKAGIT	1,970	8.2%	4.2%	65	-11.0%	\$233,700	1.3%	153.2	75.3
SKAMANIA	200	-28.6%	-4.8%	10	-16.7%	\$235,000	-6.0%	168.8	83.6
SNOHOMISH	10,170	14.1%	-4.3%	948	-30.5%	\$334,700	8.2%	135.0	74.0
SPOKANE	6,720	6.7%	2.6%	159	-51.1%	\$185,800	2.3%	183.6	105.4
STEVENS	690	91.7%	-11.5%			\$143,300	4.8%	204.5	112.4
THURSTON	4,060	21.6%	8.8%	239	44.8%	\$238,700	4.6%	170.6	91.7
WAHIAKUM	70	600.0%	-46.2%			\$212,500	37.1%	142.3	61.5*
WALLA WALLA	630	-25.9%	-4.5%	14	-83.7%	\$185,000	-4.6%	170.7	107.5
WHATCOM	2,820	8.9%	0.0%	196	7.7%	\$279,100	2.5%	132.2	73.0
WHITMAN	340	-15.0%	-20.9%	17	-55.3%	\$217,200	-1.0%	154.2	75.8
YAKIMA	1,580	-10.7%	-19.8%	29	-19.4%	\$164,700	2.0%	168.9	97.4
Statewide	96,390	11.2%	-2.6%	8,879	16.4%	\$277,100	5.2%	143.0	80.4

Notes:

1. Home Resales are Runstad Center estimates based on MLS reports or deed recording
2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.
3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census
4. Median prices are Runstad Center 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.
6. The low First-Time affordability index in Wahkiakum County reflects both a low number of sales and the comparatively higher value of those sales.