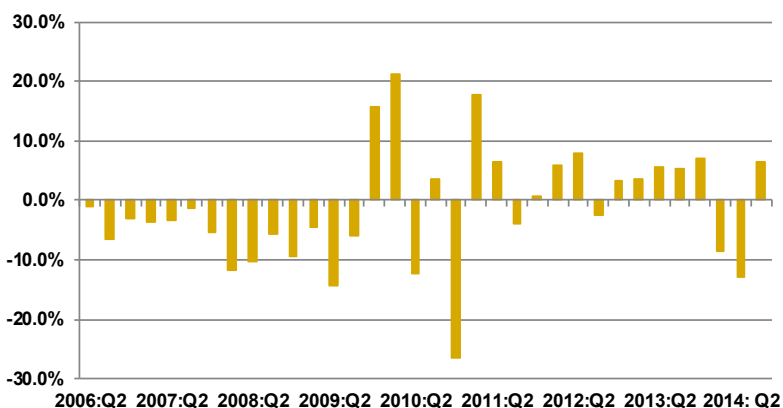




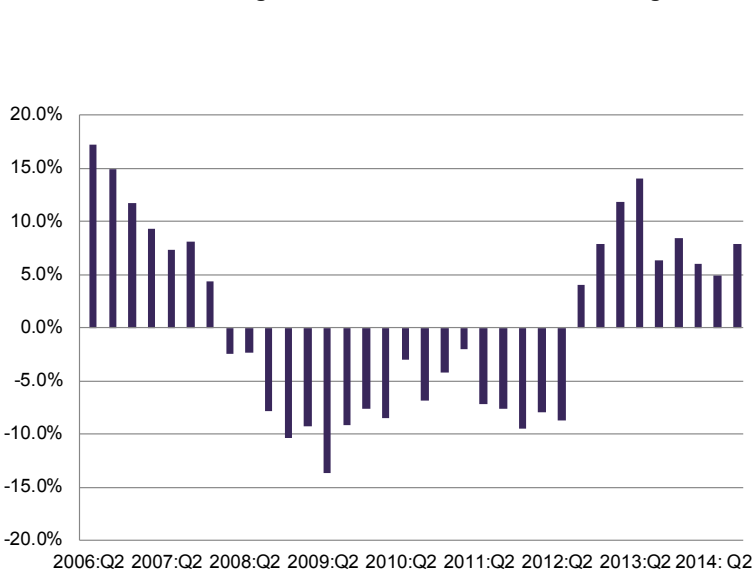
Washington Market Highlights: Second Quarter 2014

- ▶ Existing home sales rose in the second quarter by 6.4 percent to a seasonally adjusted annual rate of 86,690 units compared to the first quarter of the year, but dropped 7.5 percent below a year earlier.
- ▶ Building permit activity increased 16.8 percent from a year earlier, totaling 8,820 new units authorized. Single-family permits declined 10.7 percent.
- ▶ The median price home sold in Washington during the second quarter was \$270,900, 7.9 percent above a year earlier.
- ▶ Housing affordability for both all buyers and first-time buyers declined from the first quarter of 2014. The All-Buyer Housing Affordability Index stayed above 100 in 38 of Washington's 39 counties. And, while the first-time buyer's index decreased slightly from the previous quarter, it was at roughly the same level as the third quarter of last year.
- ▶ Inventories of homes available for sale totaled 31,699 single-family homes at the end of the quarter, 19.8 percent above the previous quarter, though slightly lower than a year ago. This inventory level represented a 5 month supply, a balanced supply of homes on the market relative to demand.
- ▶ Seriously delinquent mortgages declined for the eighth consecutive quarter. The 46,892 Washington mortgages which are at least 90-days past due or in the foreclosure process represent a decline of nearly 3,000 from three months ago and just over 13,000 in the last year.

Change in Home Sales, SAAR



Percent Change in Median Home Price from Year Ago



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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Survey Description

Publication: Washington State's Housing Market is a publication of the Runstad Center for Real Estate Studies at the University of Washington.

Coverage: At least quarterly, the Runstad Center receives data on single-family home sales from each multiple listing service located in, or providing market coverage to, Washington communities. In 2012, data on nearly 69,000 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 2010 American Community Survey and data from individual county assessors.

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 the Runstad Center 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 21 metropolitan counties in 14 metropolitan areas (or divisions) and nine micropolitan areas. Metropolitan and micropolitan area designations were revised in February 2013 based on Census 2010. Some rural counties are now included in metropolitan or micropolitan areas because of commuting patterns.

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 $[(\text{Listings}/\text{SAAR}) \times 12 = \text{month's supply}]$. 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 2014

By the end of the first half of 2014, the Washington housing market was a classic study of contrasts. For the good news, foreclosures and delinquent mortgages continued to decline; housing prices continued to rise and multi-family housing permits kept soaring. Meanwhile, the number of single-family permits issued remained low, while overall affordability continued to decline. Although the outlook is generally positive, the relationship between supply and demand will continue to exert upward pressure on housing prices, which will continue to adversely affect affordability. Given this continued imbalance, particularly throughout the Puget Sound region, whispers about a potential bubble are starting to become a little louder and a little more frequent.

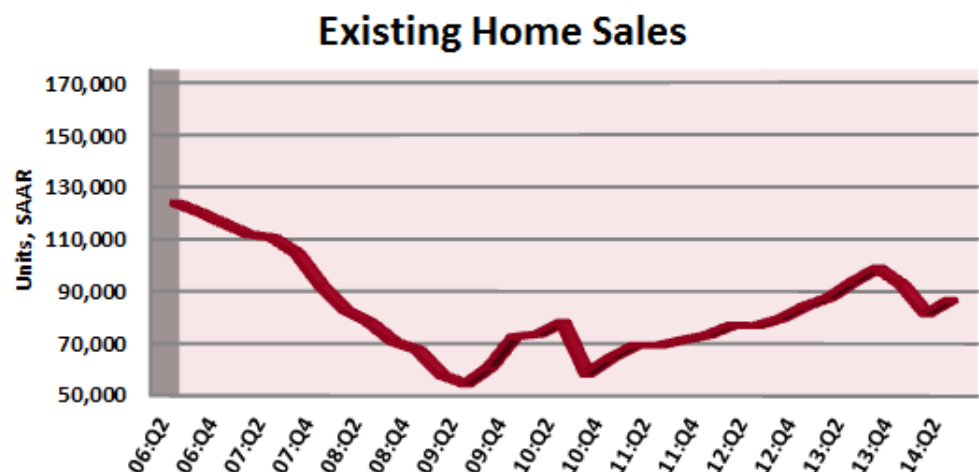
Home Resales

The existing home sales market in Washington State was stronger during the second quarter of 2014 than three months earlier. Overall, sales volume increased by 6.4 percent to a seasonally adjusted annual rate of 86,690 homes sold. While this volume of activity is 7.5 percent lower than one year ago, it is considerably higher than the rate of sales achieved during the worst years of the Great Recession (2009 to 2010). The increase in market activity over the past quarter is due in part to the traditionally strong spring selling season, which coincided with an increase in the levels of available inventory. The overall increase in supply is described in more detail later in this report.

Quarter-to-quarter sales increased in 22 of Washington's 39 counties. On a percentage basis, Skamania County led the way with an increase of 75 percent. Other large percentage increases were realized in Adams (33.3%) and San Juan (31%) counties. On an absolute basis, King County experienced the largest gain, as 3,540 more sales were recorded in the second quarter of 2014 compared to the first quarter of 2014.

While counties with declining sales counts were less common, Ferry County experienced a precipitous 87.5 percent drop in its seasonally adjusted annual rate of sales. In terms of raw numbers, Clark County saw the steepest drop with 1,210 less sales (seasonally adjusted) than the prior quarter, which represents a 20.3 percent decrease. Ten additional counties had a sales rate at least 10 percent lower than the previous quarter.

Among the 17 metropolitan counties, five saw a slower rate of sales than during the first quarter of the year. When expressed as percentages, smaller counties routinely have the greatest swings in housing market activity. The second quarter results again illustrated this very clearly. Overall, changes in sales volume ranged from a loss of 87.5 percent to a gain of 75 percent. If we examine just those counties with the ten highest levels of sales activities – Clark, Grays Harbor, King, Kitsap, Pierce, Skagit, Snohomish, Spokane, Stevens, Yakima– this range narrows to a low of -43.8 percent and a high of 23 percent.



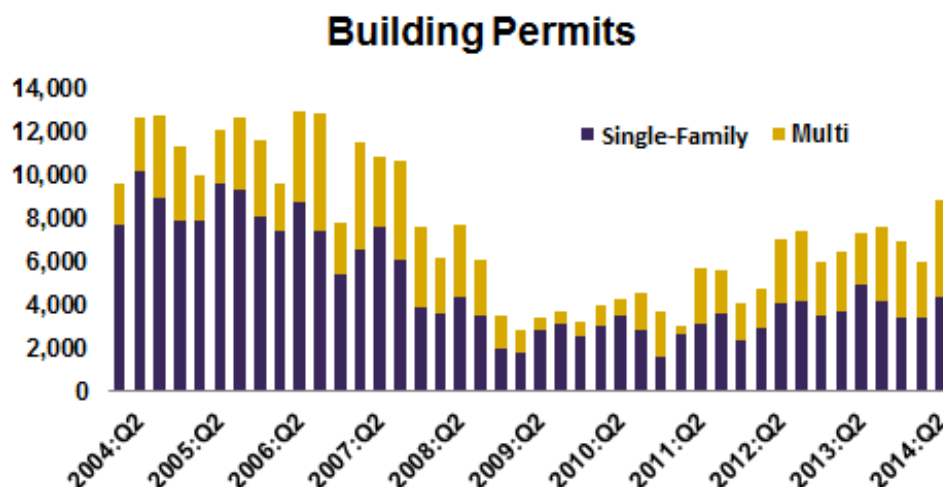
Not surprisingly, the greatest concentration of home sales activity occurs within the state's urban markets. Collectively the 17 counties identified by the Federal Office of Management and Budget as part of metropolitan areas accounted for an annual sales rate of 76,460 homes, or 88.2 percent of the statewide total. Last quarter, the metropolitan counties accounted for 86.5 percent of all sales. In nine countries that are characterized as micropolitan areas throughout the state, a total of 7,430 units were sold in the second quarter, which represents 8.6 percent of the statewide total. This is down from 9.8 percent last quarter. The remaining 13 counties had a total annual sales rate of 2,800 units, 3.2 percent of the statewide total.

Overall, these figures suggest a slight shift of sales back to metropolitan areas from micropolitan (smaller cities) areas. While seasonally adjusted annual rate data is often preferred when making comparisons of data known to have strong seasonal affects (real estate markets in cold climates, for example), we also report data here in non-adjusted, raw quarterly volumes. Over the second quarter of 2014, approximately 23,870 total sales of existing homes occurred throughout the State of Washington. This is roughly 7.8 percent less than one year prior. Not surprisingly, King County experienced the greatest amount of sales, 7,090, while 13 of the state's counties showed less than 100 transactions.

Housing Construction

Construction activity, which is measured by the number of single and multi-family building permits issued by cities and counties throughout the state, is reported to and published monthly by the US Census Bureau. While the accuracy of all public information relies on the efficiencies of the reporting jurisdiction, a total of 8,820 building permits were issued statewide during the second quarter of 2014. This represents a 20.2 percent increase over the total number of building permits issued in the second quarter of 2013. However, when compared to the first quarter of 2014, the total number of permits issued during the second quarter of 2014 increased by 47 percent, representing an additional 5,998 residential building permits. While building permit data is not presented at seasonally adjusted annual rates, the increase from the first to the second quarter is not surprising, as the onset of spring coincides with an increase in construction activity.

While the overall increase in building permits is healthy by any measure, the gain was dominated by the multifamily sector, which registered a year-over-year increase of 83.5 percent. On an absolute basis, this represents a year-over-year increase of 2,009 permits. Conversely, the number of single-family permits issued in the second quarter declined 11 percent from the same time last year. Not surprisingly, the dollar value of single-family permits decreased by 8.8 percent compared to a year ago, dropping to \$1.25 billion statewide. Meanwhile, the value of multi-family permits climbed to \$558 million; a 94 percent increase over the same period last year. Each of these totals is exclusive of land values.



Combined, the total value of residential building permits issued during the second quarter was \$1.8 billion, a 9.1 percent increase over the same quarter last year. The decline in single family permits produced a corresponding decrease in value, down 8.8 percent to \$1.25 billion. When examined on an average per-unit basis, a small increase is realized, as the value of permitted single family homes averaged \$282,733, up from \$276,791 one year ago. Similarly, the average per unit value of permitted multiple-family units ticked

upwards from \$119,277 to \$126,305. It should be remembered that in both cases the reported values are for the structure only.

On a relative basis, the greatest year-over-year increase in the total number of building permits issued was in Pend Oreille County, which registered a 100 percent jump. The next highest was a 40.3 percent increase in Lewis County. However, the volume of construction activity in both of these counties is historically low, which in turn explains the variability present among counties with small populations. In terms of absolute numbers, the largest year-over-year increase occurred in King County, which issued 1,612 more building permits in the second quarter of 2014 than during the same quarter last year. In total, 10 counties saw an increase in the number of single family permits issued; five of which reported greater than a ten percent increase compared to a year ago. On the flip side, of the 20 counties that reported a drop in single family permitting, 13 saw a decline of at least ten percent. In the greater Seattle market, all four counties (King, Kitsap, Pierce and Snohomish) saw a decline in single-family permits, led by a decline of 24.2 percent in Kitsap County.

While total permit value increased in 14 counties, it also declined in 14 counties. The greatest surge in construction value, which was generated entirely by the production of single family permits, was recorded in Yakima County. Compared to the second quarter of 2013, total permitted value in Yakima County jumped from \$6.8 million to \$15 million or 120.6 percent. Of the larger counties, those with more than \$50 million in total permit activity for the quarter, Clark (17.9%), King (34.3%), and Pierce (15%) were the only counties to register an increase. The greatest year-over-year decrease in total permit value was recorded in Whatcom County, which posted a 42.9 percent decline. However, when comparing Whatcom's second quarter 2014 results to the previous quarter, total permit value increased by 34.5 percent. This appears to follow a general trend seen in the statewide data, where the total value of permits from the second quarter of the year outpaces the first quarter. Overall, 44 percent of all permit value, and 31.1 percent of single family permit value was generated in King County. If we add in neighboring Pierce and Snohomish Counties these relative figures increase to 68.2 percent and 57.9 percent, respectively. It is worth noting that there is a general trend toward more multi-family construction in the central Puget Sound area, representing a greater share of multi-family homes in the state and increasingly, a smaller share of single family permits and single family permit value.

Home Prices

To the trained analyst, as well as to the casual observer, the rate of home sales is an important indicator of market strength. For most households, however, home prices are the market metric that generates the greatest interest. While the average price of a home sold in a given geographic area is easy to understand, it is also a statistic that is easily skewed. More specifically, the sale of a few very expensive home sales can dominate the calculation and distort the outcome. This is especially true within markets where the total number of housing units and therefore the volume of sales are relatively small. To minimize the effects of skew, economists prefer to observe the median and not the average statistic when reporting home price values. More recently, the repeat sales measures published by S/P Case-Shiller or the Federal Housing Finance Agency (FHFA), which monitor changes in the price of the same home over time, are a better measure of home price appreciation. As a result, these models have gained in both popularity and use among the local and national media.

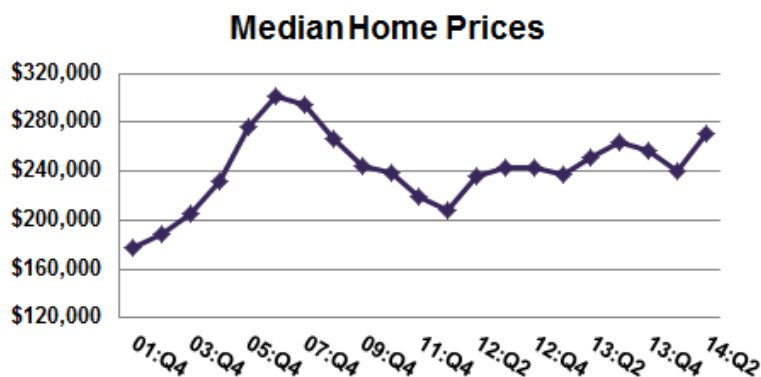
In an effort to more accurately represent changes in Washington State's Housing Market, both the quality and the size of homes are standardized to minimize the composition changes inherent in median, and especially average, home prices. This is similar to the methodology utilized by the U.S. Census Bureau. While the values produced differ by each of the methods identified, they are all consistent in their findings that home prices in Washington have increased above the inflation rate for the last couple of years. While significant variation across markets remains, current median home prices are at their highest point since

the third quarter of 2008.

During the second quarter of 2014, the median selling price of a single family home in Washington was \$270,900. Compared to a year prior, this is an increase of 7.9 percent. This is the ninth consecutive quarter of year-over-year median price increases, after 18 quarters of price declines. It is important to note that due to the impacts of seasonality on prices, year-over-year comparisons are a more valid measure of price trends than looking to the previous quarter. Or, in other words, comparing the second quarter 2014 median price to the median price during the first quarter of 2014 does not provide a meaningful comparison since second quarter prices are generally higher than first quarter prices due to market seasonality.

The Federal Housing Finance Agency (FHFA) also offers a statewide measure of housing price performance. As stated above, this is a “repeat sales” measure, meaning that it focuses on those properties that have sold more than once, measuring the changes in price over time.

However, the FHFA, like the S/P Case-Shiller data is released as an index and not as an easily understood nominal change in price. As a result, the year-over-year change in the index is the only meaningful measure. Prices in Washington using this measure increased 7.1 percent in the second quarter of 2014 compared to a year earlier.



At \$454,100, King County registered the highest median home price in the state during the second quarter of 2014. Conversely, at \$128,300, the lowest median price was reported in rural Columbia County. Within metropolitan areas, Yakima County recorded the lowest median price at \$159,400. This represents a median value approximately \$300,000 less than in King County, highlighting the disparity in housing costs between the State’s metropolitan regions. Prices in micropolitan areas ranged from a high of \$262,500 in Island County (Oak Harbor) to a low of \$129,000 in Grays Harbor (Aberdeen). Movement in median prices varied widely across the state. Thirteen of the State’s 39 counties saw a decrease in median price when compared to the second quarter of 2013. The largest drops in price were found in Jefferson (9.2%) and Okanogan (9.5%) Counties. Conversely, Ferry, Lincoln, and Pacific Counties all saw increases in median prices of at least 20 percent, with Lincoln leading the way at 105.5 percent. Of the five largest counties by sales volume, only Snohomish (10.4%) saw an increase in median sale price higher than the overall state average of 7.9 percent. Of the remainder, King and Pierce (making up the remainder of the Seattle region) realized increases of 7.6 and 5.4 percent respectively. Clark County, which is part of the Portland metro region, saw its median home price increase by 6.8 percent. At 2.1 percent, the smallest increase was in Spokane County. When viewed geographically, median home prices in the eastern half of the state increased at a higher rate (7.9%) than in western (5.3%) Washington.

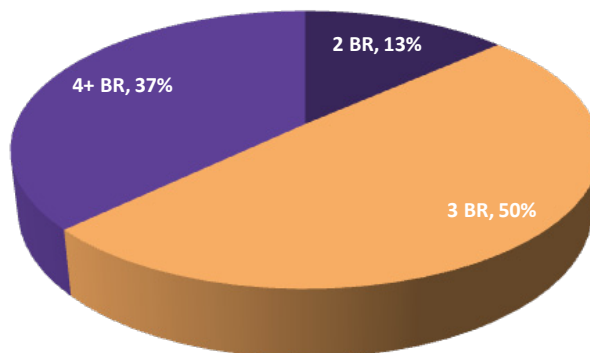
Prices by Bedroom

Overall, median prices are generally reflective of the typical home on the market; however, the median value can be influenced by the physical characteristics of homes sold. Therefore, a more reflective measure of market value can be illustrated by examining price behavior as a function of the size of the home, here represented by the number of bedrooms,. Accordingly, in this report we attempt to standardize home quality to the extent that we can by including an analysis of the median price home by number of bedrooms.

Statewide, the median price for a 2-bedroom single family home in the first quarter 2014 was \$171,200, 3.2 percent higher than a year ago. This includes only single family homes and not condominiums of this size. For three-bedroom homes, the most common configuration, median prices increased by 6.7 percent, from \$228,200 to \$243,400. An even larger increase was achieved in homes with four or more bedrooms, as median prices statewide went from \$326,500 to \$353,400— a jump of 8.2 percent. The fact that the increases in median price by bedroom, 3.2, 6.7 and 8.2 percent, are less than the overall statewide median price increase of 7.9 percent, suggests that homes with more than four bedrooms were sold in the second quarter of 2014 than in the corresponding quarter of 2013.

While small sample sizes often cause county-level detail on prices by number of bedrooms to exhibit unusual patterns, larger and more robust markets generate more normalized results. Accordingly, this report limits the analysis of value by the number of bedrooms to metropolitan counties only. By this measure, the median price of a 2-bedroom home declined in four of the 17 metro counties in the state, with the biggest drop in price reported in Kitsap County (23.8%). Conversely, in the three metro counties of Benton, Franklin and Walla Walla, the median price of a two bedroom home increased by at least 20 percent from the second quarter of 2013 to the second quarter of 2014. Overall, the results were mixed for 3-bedrooms homes in Washington’s metro counties, which ranged from a decrease of -14 percent in Asotin County to an increase of 9.5 percent in Whatcom County. The range for 4-bedroom and larger homes was even more pronounced, dropping -16.3 percent in Walla Walla while Cowlitz County posted a 16.8 percent increase. Regardless of number of bedrooms, the most expensive urban homes continue to be found in King County, followed by Snohomish County.

**2nd Quarter 2014 Washington Home Sales
by Number of Bedrooms**



Housing Affordability

Although mortgage interest rates remained relatively flat during the second quarter of 2014, they were some 70 basis points (bps) higher (4.3 percent vs. 3.6 percent) than one year ago. Likewise, home prices were up 7.9 percent over the same period. And while income, at least in nominal terms, continued to slowly increase, the combination of increased home prices and mortgage rates caused housing affordability to decrease statewide. The same is true over the short term, as the increase in home prices from the first to the second quarter 2014 and across 32 counties caused an overall drop in affordability.

The Runstad Center calculates two measures of affordability. The all-buyer index measures the degree to which a median-income **family** (two or more individuals related by blood, marriage or adoption) can afford the monthly mortgage payment on a median price home, assuming a 20 percent down payment on a 30-year mortgage at prevailing mortgage interest rates. Given the wide variation in both property tax and insurance rates across jurisdictions, the calculation assumes that 25 percent of gross family income is sufficient to cover principal and interest payments. More typically, the income qualification threshold is established at 30 percent or higher to ensure the buyer’s ability to carry a monthly mortgage payment that includes principal, interest, taxes and insurance (PITI). The widespread and long-term use of this formula is a function of its simplicity. However, the assumptions inherent to the calculation are somewhat problematic, in that it assumes sufficient funds to provide a healthy (20%) down payment and the availability of mortgage debt at reasonable interest rates. Nevertheless, the same analysis has been used by the National Association of Realtors® since 1982.

The second measure of affordability is the first-time buyer index, which incorporates all of the same attributes as the all-buyer index but at lower thresholds. First is the assumption of a less expensive home (85 percent of median), at a lower down payment (10 percent), requiring less income (70 percent of median **household** income). The major difference between the two measures is in the use of household and not family income. This is done to include single-person households into the eligible pool of first-time buyers. Given the lower down payment, a requirement to purchase private mortgage insurance is included in the calculation.

For the second quarter of 2014, the statewide all-buyer index measured 144.2, which means that a family with the median income in Washington had 44.2 percent more income than the minimum required to afford the median price home. While this represents a slight decline from the first quarter 2014, it is well below the 173.1 all-buyer index recorded in the fourth quarter of 2012.

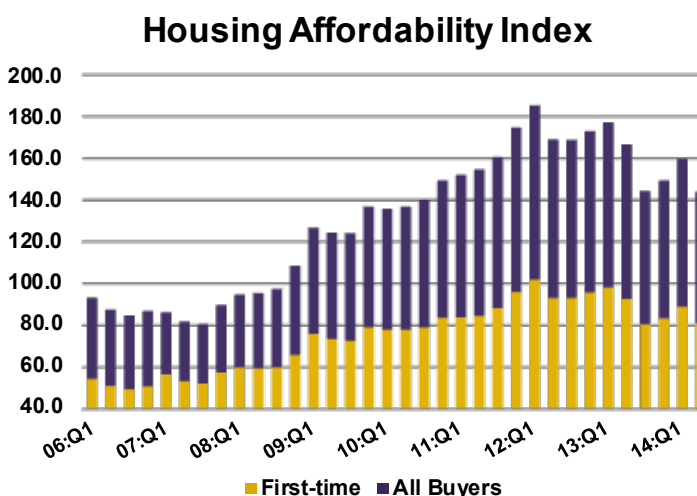
For all-buyers, affordability in the second quarter of 2014 ranged from a low of 90.1 in San Juan County to a high of 267.9 in rural Skamaina County. San Juan was the only county to have an affordability index of less than 100. Beyond these extreme values, the vast majority of counties produced an affordability index between 140 and 220. Despite the fact that most counties (35 of 39) had affordability measures below a year ago, by and large the majority of housing in Washington remains quite affordable for families earning the median income. One of the exceptions continues to be King County, which registered the lowest value (105.9) on the affordability index among all of the state's metropolitan counties. For the micropolitan areas, Grays Harbor County (216.3) posted the highest affordability index, while Island County (148) had the lowest.

For first-time buyers, the housing affordability index in the second quarter of 2014 was 81, down from 86.1 in the first quarter of 2014. Compared to a year ago, the first time buyer affordability index stood at 92.6, a decline that can be attributable to the increase in both housing prices and interest rates. Nevertheless, an index value of 80 is considered sufficient to provide the first-time homebuyer with a reasonable path toward homeownership. While current market conditions remain somewhat favorable, particularly for the well-qualified first-time homebuyer, it's important to reinforce the fact that homeownership opportunities vary considerably by location.

In 19 of the 39 counties, the first-time buyer affordability index exceeded 100 during the second quarter of 2014. This is down from 27 counties in the second quarter of 2013. Accordingly, achieving homeownership is still a significant challenge in many areas, particularly in those markets where rents are high, making it more difficult to accumulate a sufficient down payment. It should come as no surprise that the counties presenting the biggest challenges include San Juan, King, and Snohomish. Among the metropolitan counties, the greatest affordability for first-time buyers was in Benton County (126.3) and was least in King County (59.2). Within micropolitan areas, the best opportunity to move to home ownership is in Grays Harbor County, while Kittitas County presented the greatest hurdle, both unchanged from the previous quarter.

Availability of Affordable Housing

The calculus for determining whether housing is affordable is predicated upon the ratio between income and cost. The national standard, which has been in place for decades, is 30 percent. If the cost of housing



exceeds this ratio, the occupied housing unit is technically considered “unaffordable” and the occupant “cost burdened.” Therefore, an examination of housing costs across several income levels provides a more informative analysis. Given that higher-income households are capable of making a larger down payment (perhaps assisted from the equity realized from the sale of an existing home), while lower income households (including our hypothetical first-time buyer) may only be able to make a minimal down payment, the analysis is scaled to account for this probability, which is as follows:

<ul style="list-style-type: none"> \$30,000 income: 5% down payment \$60,000 income: 10% down payment \$90,000 income: 20% down payment \$150,000 income: 35% down payment. 	Affordable Home Purchase Prices for Selected Income Groups					
	Income	P&I Expense (25% of Income)	Mortgage Amount	Down Payment	Maximum Home Purchase Price	Approx. Percent of Home Market
	\$30,000	\$625	\$123,351	\$6,492	\$129,843	13.70%
	\$60,000	\$1,250	\$246,701	\$27,412	\$274,113	54.20%
	\$90,000	\$1,875	\$370,052	\$92,513	\$462,565	80.30%
	\$150,000	\$3,125	\$616,754	\$332,098	\$948,852	95.50%

In each scenario, the 25 percent of gross income threshold is applied to cover principal and interest payments. While this obviously differs from the national standard of 30 percent, as stated in the previous section, the lower threshold compensates for the exclusion of taxes and insurance in the monthly payment. Beyond this exception, the payment is calculated based on a 30-year fixed mortgage and at an interest rate of 4.5 percent. While marginally above the prevailing interest rate quoted during the second quarter of 2014, the slight premium recognizes the tight underwriting standards that exist in the mortgage market. Under the assumptions outlined above relative to income level, down payment, and debt-service requirements, an estimate of the maximum affordable purchase price is presented in the above table.

Not surprisingly, higher levels of income allow for a higher level of housing consumption. And while the table above clearly illustrates this point, it’s important to note that the statewide median family income during the second quarter of 2014 was \$74,400. Moreover, county-level medians ranged from a low of \$47,000 in Adams County to a high of \$91,600 in King County. However, median household income, which tends to be lower by definition, had a statewide value of \$58,778. At the county-level, median household incomes ranged from \$30,976 in Ferry County to \$72,049 in King County. Each of these statewide statistics, median family and median household income demonstrate the relevance of this analysis, particularly on the lower end of the income scale.

While this exercise helps to identify the maximum affordable home price by income group, the question as to how much opportunity there is to actually purchase a home within the affordable price range is equally important. That answer is provided in the final column in the table, which identifies the proportion of homes currently on the market that are priced below the corresponding affordability threshold. Not surprisingly, the affordable share of homes on the market increases for each income group. Significantly, the proportion of affordable homes declined compared to both a year ago and last quarter for each income range.

It’s important to remember that the estimates of available inventory are culled from a variety of Multiple Listing Service systems around the state. Further, every available home for sale is not listed in an MLS, including foreclosures and those for sale by owner. In addition, the prices listed are the offered prices and actual sales may occur below (or above) these prices.

The MLS data reveals that as of the second quarter of 2014, 3.5 percent of the available statewide inventory was priced below \$80,000. This is a slight decrease from 3.9 percent a year ago. In ten counties within the state, less than 2 percent of homes on the market are priced below \$80,000. In King and San Juan counties, homes priced below \$80,000 represent 0.1% and 0.4% of the market, respectively. These statistics reinforce the difficulties associated with achieving home ownership, particularly among lower income households.

By increasing the purchase threshold to homes priced at or below \$160,000 raises the available inventory to 18.3 percent—a drop from both last quarter and a year ago. Among the metropolitan counties the proportion of homes priced less than \$160,000 ranged from a low of 2 percent in King County to a high of 38.3 percent in Yakima County. In both of these counties, the results are lower than those observed one quarter prior.

Available Inventory

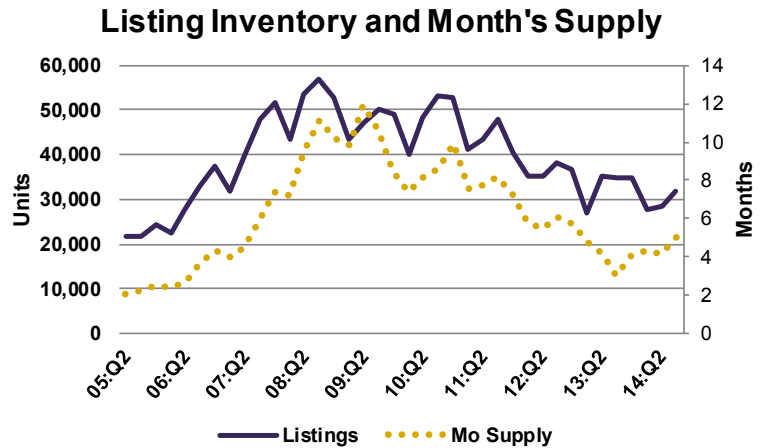
The previous section focused on several attributes that determine the demand side of the housing market, most notably, income, price and the cost and availability of credit. Demographics are another key determinant, as growth in the number of households is the fuel that primes the housing pump. On the other side of the equation is housing supply, which for purposes of this report is focused on the existing inventory of for-sale housing. When the market is in balance, supply is sufficient to meet demand and prices are more or less stable. For a majority of the state, the Washington housing market is in balance. The exception is found in the Seattle metropolitan market.

As of the second quarter 2014, a total of 31,978 homes were available for sale in the State of Washington. This represents an additional 6,111 listings – an increase of 23.6 percent—from the first quarter 2014 and up 1.2% or 365 listings from the same time last year. It must be emphasized that these counts do 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, and may not include homes marketed by financial institutions after foreclosure. In addition, new subdivisions may not list all the available homes on the Multiple Listing Service. While these exceptions mean the inventory is really a bit higher than tallied, the additions are generally small. The bank-owned shadow inventory is especially difficult to enumerate.

King and Pierce Counties offer the largest available inventory of listings with 4,707 and 3,775 respectively. The numbers in King are up 44.7% percent from the previous quarter, while Pierce's inventory has increased less rapidly at 28.5 percent. For the remaining counties with more than 1,000 active listings, Spokane (34.4%), Snohomish (39.1%), Benton/Franklin (9.5%), Whatcom (45.3%), Kitsap (29.9%), and Thurston (33.8%), have increased their inventories. The largest relative increase in the number of listings was 56.3 percent in Kittitas County, although this represents roughly 500 additional listings on an absolute basis. Only 5 of the 39 counties posted a decline in the total number of active listings between the second and first quarters of 2014, the largest of which (41.6%) occurring in Clark County. Declines of at least 20 percent in listing volume were experienced in three adjacent counties, Clark, Skamania and Klickitat, losing 41.6 percent, 69.1 percent, and 74.7% percent, respectively. These losses can be tied to the general cooling of the housing market in the greater Portland, Oregon metro region.

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. The Runstad Center 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.

At the end of the second quarter 2014, Washington had a 5-month supply of housing. This compares to a 4.1 month's supply during the first quarter of 2014 and a 4.3 month's supply at the end of the second quarter last year. Generally speaking, a 5-7 month inventory is considered a normal or balanced market. Accordingly, the current market would be characterized as balanced, while leaning modestly towards undersupplied. However, some individual local markets are clearly out of balance, showing both shortages and excess inventory. These imbalances suggest the state will continue to see markets with significant price increases while others see price stability or declines. As a result, the behavior of home prices will be difficult to predict.



While the statewide market is relatively balanced, there is great variability across the state. For example, there is only a 1.7 month supply in Skamania County and 2.5 month's supply in King County. However, at the very top end of the market, homes over \$500,000, the supply in Skamania is balanced, while there is only 3-months' worth of supply in King County. Similarly, monthly supply remains low in Snohomish (3.5 months), Clark (3.3 months), and Klickitat (3.0 months). Similar to King County, the high-end of the market in Clark and Klickitat are also experiencing tight inventories, with less than five month's supply. On the other hand, Snohomish has a sufficient supply of high end homes— at least 6 months' worth of inventory. Conversely, at current sales rates there are a number of counties that have enough current inventories to last for a single year. These include Grays Harbor, Okanogan, Stevens, Pend Oreille, and Pacific counties. The inventory imbalance remained especially pronounced in Northeast Washington (Stevens/Ferry/Pend Oreille counties), where current inventories at the current rate of sales could sustain the market for 49 months.

While some individual markets buck the conventional wisdom, experiencing price increases despite relatively healthy or growing inventories, the statewide statistic was remarkably uniform, ranging from a low of 4.2 months for homes priced below \$80,000 to a high of 5.8 months for homes priced above \$500,000. However, beyond the greater Seattle area, there are 21 counties with a surplus of homes priced above \$500,000 sufficient to supply their individual markets for over a year or longer. There are also a few counties where no sales are recorded in the top (>\$500,000) price range. This could be the result of dividing by zero when attempting to calculate the months' supply. Nevertheless, homes positioned at the upper end of the price range will always have a limited market, so the "oversupply" is not generally a problem leading to significant price reductions – just longer marketing periods.

Market Risks

From a perch high atop an ivory tower, certain economic signs are coming into view. While not quite rising to the level of risk, there are clouds on the horizon, particularly in the Seattle metropolitan region. Chief among these is the imbalance between housing supply and demand, which has caused the price of housing to increase at a significant rate. In an effort to capture some of this momentum, thousands of multifamily units are sprouting across markets, transforming skylines and neighborhoods. With thousands of more building permits approved and waiting to emerge from the development pipeline, the conversation has turned from one of exuberance to caution. As long as jobs continue to flood into the region, the current and proposed supply should be sufficient to absorb the anticipated increase in new households. But what

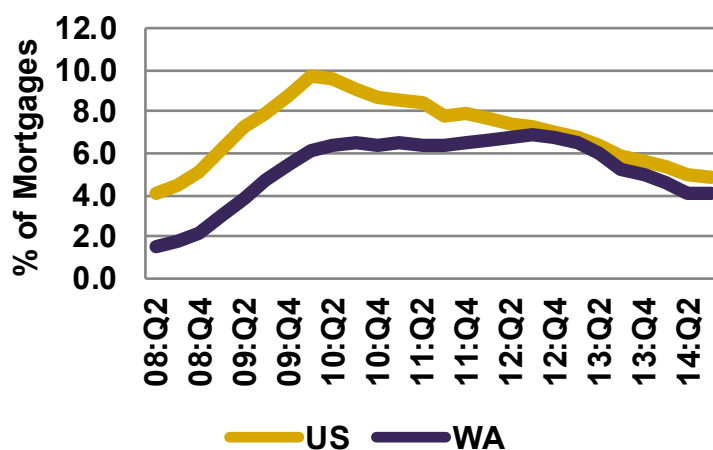
happens if the flood runs its course and the waters start to subside? Some developers, many with permits in the pipeline, are taking a wait and see approach.

Similarly, it is the lack of supply that has boosted the price of single family homes. Although building permits are down, listings have increased. So shouldn't the two balance each other out? To some degree, yes, but at the heart of the problem stands the central tenet in all of real estate: location. It is the spatial mismatch between where the supply of housing is sufficient and more affordable and where the jobs are located that intensifies the demand for single family housing in urban neighborhoods. Given the price of land in these same neighborhoods, it is infill housing at greater heights and densities that makes the most economic sense. But community opposition is formidable. While reaching out beyond the urban core in search of housing maybe more necessity than option, the consequence results in longer commutes and increased congestion. Somehow, we have to solve the mismatch; devoting more resources to public transportation is one opportunity. Otherwise, gridlock will choke off future growth.

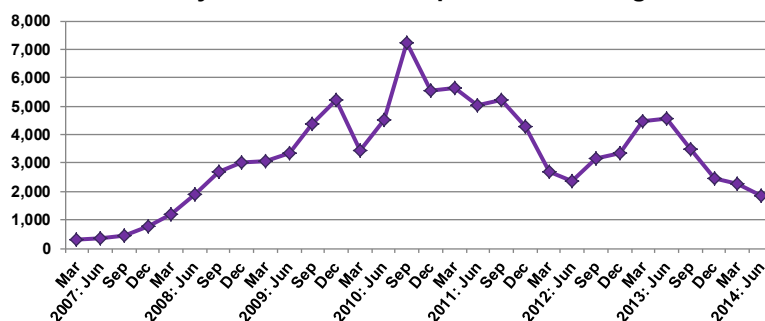
Absent the spike in the summer of 2013, mortgage interest rates remain at historic lows and have not posed a serious risk for many years. However, with the national job picture improving and the unemployment rate declining, many observers believe that the Federal Reserve is poised to increase long-term interest rates. While any increase, if at all, won't be forthcoming until 2015, the mere conversation will have an impact on the housing markets. In anticipation, those who have been sitting on the sidelines might decide to jump into the market, while others may be content to remain where they are and take a wait and see approach. Either way, the best advice is to keep an ear to the ground and an eye towards the financial markets, especially as we head into the fourth quarter of 2014.

While the serious delinquency and foreclosure market remains more significant than historical averages, the improvement in the last year has been noteworthy. Data from the Mortgage Bankers Associations indicates that there were an estimated 46,891 mortgages in Washington which are at least 90 days past due or in foreclosure at the end of the second quarter of 2014. This represents a reduction of roughly 2,781 distressed mortgages from the first quarter of 2014 and 13,000 from the second quarter of 2013. Although 4.1 percent of outstanding mortgages are still seriously delinquent, the level of delinquencies recorded in the second quarter of 2014 is the lowest since the first quarter of 2009. In terms of risk, a rising housing market has helped to ease the foreclosure crises, returning equity in the form of price appreciation that was lost during the Great Recession. Absent another significant downturn in the market, the number of delinquencies and foreclosures should continue to decline across the state.

Serious Delinquency and Foreclosure



Quarterly Foreclosures Completed in Washington



HOUSING MARKET SNAPSHOT

State of Washington and Counties Second 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	120	33.3%	71.4%			\$137,800	-1.6%	179.1	108.6
ASOTIN	230	-4.2%	-8.0%			\$162,200	-2.2%	184.5	102.2
BENTON	2,930	5.4%	6.9%	211	-55.5%	\$185,900	-0.3%	192.5	126.3
CHELAN	640	4.9%	-24.7%	72	23.6%	\$231,500	0.0%	147.9	83.4
CLALLAM	700	-6.7%	-27.1%	28	-92.9%	\$201,600	6.7%	154.4	113.7
CLARK	4,740	-20.3%	-28.4%	756	10.3%	\$243,400	6.8%	160.7	91.1
COLUMBIA	100	11.1%	0.0%			\$128,300	-1.3%	245.5	139.0
COWLITZ	1,010	12.2%	1.0%	21	-23.8%	\$164,800	10.5%	192.1	106.2
DOUGLAS	360	-32.1%	-33.3%	47	10.6%	\$213,100	6.8%	156.3	87.2
FERRY	10	-87.5%	-88.9%			\$170,000	35.4%	146.5	68.0
FRANKLIN	980	5.4%	6.5%	116	-43.1%	\$185,900	-0.3%	192.5	83.9
GARFIELD	40	-20.0%	-20.0%			\$162,200	-2.2%	165.9	112.4
GRANT	760	-3.8%	0.0%			\$155,300	-2.5%	179.7	104.2
GRAYS HARBOR	1,190	-13.1%	21.4%	18	-11.1%	\$129,000	11.9%	216.3	122.8
ISLAND	1,480	-2.0%	2.1%	46	4.3%	\$262,500	3.7%	148.0	91.2
JEFFERSON	610	19.6%	27.1%	24	4.2%	\$242,700	-9.2%	139.8	78.6
KING	25,130	16.4%	-8.5%	4,233	38.1%	\$454,100	7.6%	105.9	59.2
KITSAP	3,750	5.9%	-4.6%	99	-39.4%	\$245,200	-0.1%	165.4	102.9
KITTITAS	920	4.5%	3.4%	63	0.0%	\$215,900	4.7%	156.2	72.9
Klickitat	210	0.0%	0.0%			\$216,100	3.3%	122.6	75.5
LEWIS	900	7.1%	8.4%	62	40.3%	\$148,900	6.5%	202.9	119.5
LINCOLN	20	-75.0%	-77.8%			\$138,700	105.5%	209.1	142.8
MASON	960	17.1%	26.3%	36	-5.6%	\$158,900	8.3%	202.9	92.2
OKANOGAN	270	-25.0%	0.0%	41	14.6%	\$143,300	-9.5%	191.8	114.5
PACIFIC	390	18.2%	8.3%			\$131,000	21.3%	215.4	108.1
PEND OREILLE	120	-45.5%	-52.0%	1	100.0%	\$142,900	13.8%	180.2	98.7
PIERCE	11,110	10.2%	-8.1%	962	20.2%	\$231,400	5.4%	165.7	86.9
SAN JUAN	380	31.0%	90.0%	30	20.0%	\$390,500	4.1%	90.1	47.8
SKAGIT	1,820	23.0%	-0.5%	63	-28.6%	\$234,800	1.9%	150.4	75.3
SKAMANIA	280	75.0%	75.0%	9	11.1%	\$146,000	-6.8%	267.9	133.0
SNOHOMISH	8,910	11.9%	-15.5%	1,032	-6.8%	\$331,000	10.4%	134.6	73.7
SPOKANE	6,300	7.9%	5.4%	306	-15.7%	\$178,500	2.1%	188.5	107.6
STEVENS	360	-43.8%	-50.7%			\$142,900	13.8%	202.2	111.0
THURSTON	3,340	-0.9%	-10.0%	219	-4.1%	\$228,100	2.8%	176.1	95.4
WAHIAKUM	10	-88.9%	-87.5%			N/A	N/A	N/A	N/A
WALLA WALLA	850	23.2%	16.4%	27	7.4%	\$173,600	-0.6%	179.3	111.8
WHATCOM	2,590	4.0%	-2.3%	152	-73.0%	\$274,400	6.4%	132.6	72.9
WHITMAN	400	17.6%	-2.4%	99	13.1%	\$213,600	0.3%	154.6	74.3
YAKIMA	1,770	-10.2%	4.7%	47	36.2%	\$159,400	1.1%	172.1	99.3
Statewide	86,690	6.4%	-7.5%	8,820	16.8%	\$270,900	7.9%	144.2	81.0

Source: Runstad Center for Real Estate Studies, University of Washington

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.

EXISTING HOME SALES

State of Washington and Counties Seasonally Adjusted Annual Rate

County	12:Q4	13:Q1	13:Q2	13:Q3	13:Q4	14:Q1	14:Q2	Percent change	
								Last qtr	Year ago
ADAMS	80	100	70	80	130	90	120	33.3%	71.4%
ASOTIN	190	220	250	210	190	240	230	-4.2%	-8.0%
BENTON	2,540	2,710	2,740	3,000	2,750	2,780	2,930	5.4%	6.9%
CHELAN	780	820	850	790	770	610	640	4.9%	-24.7%
CLALLAM	700	840	960	970	1,020	750	700	-6.7%	-27.1%
CLARK	5,960	5,880	6,620	7,050	6,480	5,950	4,740	-20.3%	-28.4%
COLUMBIA	90	80	100	110	130	90	100	11.1%	0.0%
COWLITZ	980	1,050	1,000	1,180	1,200	900	1,010	12.2%	1.0%
DOUGLAS	360	420	540	440	410	530	360	-32.1%	-33.3%
FERRY	80	110	90	90	100	80	10	-87.5%	-88.9%
FRANKLIN	850	910	920	1,010	920	930	980	5.4%	6.5%
GARFIELD	30	40	50	40	40	50	40	-20.0%	-20.0%
GRANT	700	760	760	840	730	790	760	-3.8%	0.0%
GRAYS HARBOR	870	920	980	1,390	1,240	1,370	1,190	-13.1%	21.4%
ISLAND	1,140	1,330	1,450	1,590	1,460	1,510	1,480	-2.0%	2.1%
JEFFERSON	470	450	480	590	510	510	610	19.6%	27.1%
KING	25,510	25,210	27,450	28,830	26,450	21,590	25,130	16.4%	-8.5%
KITSAP	3,240	3,450	3,930	3,970	3,680	3,540	3,750	5.9%	-4.6%
KITTITAS	730	740	890	900	820	880	920	4.5%	3.4%
Klickitat	220	230	210	240	250	210	210	0.0%	0.0%
LEWIS	710	740	830	950	820	840	900	7.1%	8.4%
LINCOLN	80	100	90	100	100	80	20	-75.0%	-77.8%
MASON	830	910	760	890	940	820	960	17.1%	26.3%
OKANOGAN	310	350	270	350	420	360	270	-25.0%	0.0%
PACIFIC	300	290	360	410	370	330	390	18.2%	8.3%
PEND OREILLE	220	310	250	260	270	220	120	-45.5%	-52.0%
PIERCE	10,470	11,390	12,090	12,660	11,680	10,080	11,110	10.2%	-8.1%
SAN JUAN	230	240	200	230	220	290	380	31.0%	90.0%
SKAGIT	1,570	1,550	1,830	1,890	2,040	1,480	1,820	23.0%	-0.5%
SKAMANIA	150	190	160	210	290	160	280	75.0%	75.0%
SNOHOMISH	9,490	9,850	10,550	10,630	10,010	7,960	8,910	11.9%	-15.5%
SPOKANE	5,560	5,880	5,980	6,550	6,260	5,840	6,300	7.9%	5.4%
STEVENS	650	910	730	780	800	640	360	-43.8%	-50.7%
THURSTON	3,070	3,590	3,710	3,730	3,610	3,370	3,340	-0.9%	-10.0%
WAHKIAKUM	150	90	80	130	100	90	10	-88.9%	-87.5%
WALLA WALLA	560	600	730	660	650	690	850	23.2%	16.4%
WHATCOM	2,460	2,390	2,650	2,820	2,620	2,490	2,590	4.0%	-2.3%
WHITMAN	310	340	410	430	370	340	400	17.6%	-2.4%
YAKIMA	1,680	1,660	1,690	1,970	1,760	1,970	1,770	-10.2%	4.7%
Statewide	84,320	87,650	93,710	98,970	92,610	81,450	86,690	6.43%	-7.49%

Source: Runstad Center for Real Estate Studies, University of Washington

NOTES:

- Number of single-family units sold, excluding new construction.

EXISTING HOME SALES

State of Washington and Counties Not Seasonally Adjusted

County	12:Q2	12:Q3	12:Q4	Year Total 2012	13:Q1	13:Q2	13:Q3	13:Q4	Year Total 2013	14:Q1	14:Q2	Percent change (Year ago)
ADAMS	40	40	20	130	20	20	20	30	90	20	30	0.0%
ASOTIN	50	50	40	190	50	70	60	40	220	50	60	0.0%
BENTON	690	670	620	2,470	540	760	830	670	2,800	560	810	3.7%
CHELAN	190	210	200	730	160	230	230	190	810	120	170	-25.0%
CLALLAM	180	210	180	720	170	250	280	260	960	150	180	-11.8%
CLARK	1,420	1,490	1,400	5,430	1,220	1,830	1,980	1,520	6,550	1,240	1,310	1.6%
COLUMBIA	20	20	20	80	20	30	30	30	110	20	30	0.0%
COWLITZ	180	260	230	830	220	270	330	290	1,110	190	280	-13.6%
DOUGLAS	80	100	90	330	80	150	130	100	460	100	100	25.0%
FERRY	20	20	20	70	20	20	30	20	90	10	0	-50.0%
FRANKLIN	230	230	210	830	180	260	280	220	940	190	270	5.6%
GARFIELD	10	10	10	40	10	10	10	10	40	10	10	0.0%
GRANT	140	200	160	630	140	220	250	170	780	140	220	0.0%
GRAYS HARBOR	290	230	280	1,000	180	270	370	330	1,150	270	320	50.0%
ISLAND	290	350	320	1,150	240	370	490	360	1,460	270	380	12.5%
JEFFERSON	110	120	120	430	100	120	170	130	520	130	130	30.0%
KING	6,530	6,690	6,100	23,680	4,940	7,740	8,150	6,330	27,160	4,240	7,090	-14.2%
KITSAP	820	880	790	3,040	680	1,070	1,130	900	3,780	700	1,030	2.9%
KITTITAS	170	210	200	690	130	230	260	220	840	150	240	15.4%
Klickitat	50	50	50	190	40	60	70	60	230	40	60	0.0%
LEWIS	180	180	180	670	160	220	260	200	840	180	240	12.5%
LINCOLN	20	20	20	80	20	30	30	20	100	20	10	0.0%
MASON	190	200	190	720	190	210	260	220	880	170	260	-10.5%
OKANOGAN	80	90	70	290	60	70	120	90	340	60	70	0.0%
PACIFIC	70	70	80	280	60	90	110	100	360	70	90	16.7%
PEND OREILLE	40	60	60	200	60	70	80	70	280	40	30	-33.3%
PIERCE	2,500	2,680	2,580	9,790	2,400	3,220	3,510	2,870	12,000	2,130	2,960	-11.3%
SAN JUAN	60	70	70	230	50	50	70	70	240	70	70	40.0%
SKAGIT	360	410	390	1,430	320	490	520	500	1,830	310	490	-3.1%
SKAMANIA	30	60	40	170	40	40	60	70	210	40	70	0.0%
SNOHOMISH	2,590	2,650	2,290	9,410	2,040	2,920	2,920	2,410	10,290	1,650	2,460	-19.1%
SPOKANE	1,380	1,440	1,360	5,090	1,050	1,720	1,900	1,530	6,200	1,050	1,810	0.0%
STEVENS	130	170	170	570	170	190	230	200	790	120	100	-29.4%
THURSTON	840	950	770	3,120	700	1,020	1,050	900	3,670	650	920	-7.1%
WAHIAKUM	20	10	30	80	30	30	30	20	110	30	0	0.0%
WALLA WALLA	150	170	150	570	110	190	190	170	660	130	230	18.2%
WHATCOM	600	650	610	2,280	450	720	820	650	2,640	470	700	4.4%
WHITMAN	100	90	60	300	50	150	130	70	400	50	150	0.0%
YAKIMA	440	440	420	1,610	340	470	540	440	1,790	400	490	17.6%
Statewide	22,450	22,450	20,600	80,710	17,440	25,880	27,930	22,480	93,730	16,240	23,870	-6.9%

Source: Runstad Center for Real Estate Studies, University of Washington

NOTES:

- Number of single-family units sold, excluding new construction.

EXISTING HOME SALES

State of Washington and Counties

Annual, 2000-2013; Not Seasonally Adjusted

County	2000	2003	2006	2009	2011	2012	2013	% Ch
ADAMS	180	240	240	150	160	130	90	-30.8%
ASOTIN	310	480	300	210	190	190	220	15.8%
BENTON	2,350	3,140	3,110	2,850	2,450	2,470	2,800	13.4%
CHELAN	1,110	1,460	1,440	530	560	730	810	11.0%
CLALLAM	1,190	1,750	1,020	640	710	720	960	33.3%
CLARK	6,370	9,390	7,280	5,160	5,090	5,430	6,550	20.6%
COLUMBIA	70	90	100	70	60	80	110	37.5%
COWLITZ	1,410	1,850	1,450	700	810	830	1,110	33.7%
DOUGLAS	470	610	680	320	320	330	460	39.4%
FERRY	110	170	100	50	70	70	90	28.6%
FRANKLIN	480	640	1,050	970	830	830	940	13.3%
GARFIELD	40	50	60	40	40	40	40	0.0%
GRANT	1,300	1,870	1,210	640	560	630	780	23.8%
GRAYS HARBOR	1,200	2,200	1,740	950	1,040	1,000	1,150	15.0%
ISLAND	2,600	4,530	1,680	990	990	1,150	1,460	27.0%
JEFFERSON	700	790	560	250	350	430	520	20.9%
KING	29,830	37,450	30,610	17,620	19,960	23,680	27,160	14.7%
KITSAP	4,340	5,440	4,480	2,950	2,650	3,040	3,780	24.3%
KITTITAS	620	1,470	950	510	590	690	840	21.7%
KLICKITAT	280	360	450	130	180	190	230	21.1%
LEWIS	580	970	1,090	620	660	670	840	25.4%
LINCOLN	210	340	130	70	70	80	100	25.0%
MASON	1,260	1,720	1,270	620	630	720	880	22.2%
OKANOGAN	540	800	860	230	190	290	340	17.2%
PACIFIC	280	360	550	250	260	280	360	28.6%
PEND OREILLE	170	320	300	120	180	200	280	40.0%
PIERCE	12,940	16,870	16,070	8,580	9,470	9,790	12,000	22.6%
SAN JUAN	310	310	260	130	130	230	240	4.3%
SKAGIT	2,150	2,640	2,140	1,150	1,240	1,430	1,830	28.0%
SKAMANIA	100	150	140	160	120	170	210	23.5%
SNOHOMISH	10,880	13,130	14,480	6,980	8,170	9,410	10,290	9.4%
SPOKANE	7,180	8,920	8,830	5,180	4,480	5,090	6,200	21.8%
STEVENS	650	1,170	870	380	520	570	790	38.6%
THURSTON	3,800	4,930	5,220	3,180	2,900	3,120	3,670	17.6%
WAHIAKUM	90	120	90	40	40	80	110	37.5%
WALLA WALLA	980	1,330	870	610	510	570	660	15.8%
WHATCOM	2,750	3,930	3,130	2,190	2,030	2,280	2,640	15.8%
WHITMAN	420	540	450	250	250	300	400	33.3%
YAKIMA	2,910	3,790	2,370	1,810	1,470	1,610	1,790	11.2%
Statewide	103,160	136,320	117,630	68,280	70,930	80,710	93,730	16.1%

Source: Runstad Center for Real Estate Studies, University of Washington

NOTES:

- Number of single-family units sold, excluding new construction.

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

County	13:Q2	13:Q3	13:Q4	13 Annual	14:Q1	14:Q2	% Ch Q2
ADAMS	\$140,000	\$140,000	\$143,300	\$132,700	\$133,300	\$137,800	-1.6%
ASOTIN	\$165,800	\$173,300	\$154,100	\$161,800	\$153,700	\$162,200	-2.2%
BENTON	\$186,500	\$189,600	\$186,900	\$186,600	\$178,900	\$185,900	-0.3%
CHELAN	\$231,500	\$225,800	\$231,400	\$223,900	\$236,100	\$231,500	0.0%
CLALLAM	\$189,000	\$196,000	\$201,000	\$193,400	\$221,800	\$201,600	6.7%
CLARK	\$228,000	\$238,600	\$227,700	\$224,900	\$233,200	\$243,200	6.7%
COLUMBIA	\$130,000	\$200,000	\$173,300	\$153,800	\$135,000	\$128,300	-1.3%
COWLITZ	\$149,200	\$161,400	\$147,000	\$150,000	\$143,800	\$164,800	10.5%
DOUGLAS	\$199,600	\$215,000	\$211,200	\$207,000	\$207,800	\$213,100	6.8%
FERRY	\$125,600	\$136,700	\$101,000	\$133,500	\$114,000	\$142,900	13.8%
FRANKLIN	\$186,500	\$189,600	\$186,900	\$186,600	\$178,900	\$185,900	-0.3%
GARFIELD	\$165,800	\$173,300	\$154,100	\$161,800	\$153,700	\$162,200	-2.2%
GRANT	\$159,300	\$153,000	\$161,600	\$156,000	\$141,100	\$155,300	-2.5%
GRAYS HARBOR	\$115,300	\$126,900	\$121,000	\$119,800	\$100,700	\$129,000	11.9%
ISLAND	\$253,100	\$258,500	\$258,100	\$255,000	\$240,300	\$262,500	3.7%
JEFFERSON	\$267,300	\$254,800	\$269,400	\$260,000	\$229,400	\$242,700	-9.2%
KING	\$421,900	\$438,000	\$421,700	\$415,000	\$419,000	\$454,100	7.6%
KITSAP	\$245,400	\$248,200	\$239,000	\$240,700	\$231,700	\$245,200	-0.1%
KITTITAS	\$206,200	\$202,100	\$222,000	\$206,800	\$214,700	\$215,900	4.7%
KLICKITAT	\$209,100	\$197,500	\$184,000	\$189,400	\$138,000	\$216,100	3.3%
LEWIS	\$139,800	\$146,800	\$128,500	\$139,000	\$134,800	\$148,900	6.5%
LINCOLN	\$67,500	\$70,000	\$70,000	\$67,500	\$70,000	\$138,700	105.5%
MASON	\$146,700	\$168,100	\$153,600	\$150,000	\$142,700	\$158,900	8.3%
OKANOGAN	\$158,300	\$172,700	\$155,000	\$157,500	\$141,700	\$143,300	-9.5%
PACIFIC	\$108,000	\$134,000	\$88,700	\$117,000	\$125,000	\$131,000	21.3%
PEND OREILLE	\$125,600	\$136,700	\$101,000	\$120,800	\$114,000	\$142,900	13.8%
PIERCE	\$219,600	\$228,300	\$216,900	\$217,000	\$224,900	\$231,400	5.4%
SAN JUAN	\$375,000	\$385,400	\$416,700	\$394,000	\$391,700	\$390,500	4.1%
SKAGIT	\$230,500	\$230,800	\$234,800	\$230,000	\$229,500	\$234,800	1.9%
SKAMANIA	\$156,700	\$250,000	\$180,000	\$188,600	\$146,700	\$146,000	-6.8%
SNOHOMISH	\$299,700	\$309,200	\$304,600	\$299,700	\$309,900	\$331,000	10.4%
SPOKANE	\$174,800	\$181,700	\$171,900	\$174,500	\$168,000	\$178,500	2.1%
STEVENS	\$125,600	\$136,700	\$101,000	\$120,800	\$114,000	\$142,900	13.8%
THURSTON	\$221,800	\$228,300	\$220,300	\$225,000	\$217,100	\$228,100	2.8%
WAHIAKUM	\$140,000	\$155,000	\$155,000	\$120,000	\$75,000	NA	NA
WALLA WALLA	\$174,700	\$194,000	\$180,000	\$180,700	\$175,000	\$173,600	-0.6%
WHATCOM	\$257,900	\$272,400	\$270,500	\$259,900	\$248,900	\$274,400	6.4%
WHITMAN	\$212,900	\$219,400	\$208,300	\$212,900	\$172,000	\$213,600	0.3%
YAKIMA	\$157,600	\$161,400	\$154,000	\$155,100	\$146,800	\$159,400	1.1%
Statewide	\$251,100	\$263,400	\$256,300	\$253,300	\$249,300	\$270,900	7.9%

Source: Runstad Center for Real Estate Studies, University of Washington

HOME PRICES BY NUMBER OF BEDROOMS

State of Washington and Counties Second Quarters

County	2 Bedroom			3 Bedroom			4 or More Bedrooms		
	2013	2014	% ch	2013	2014	% ch	2013	2014	% ch
ADAMS	\$60,000	\$15,000	-75.0%	\$145,000	\$132,500	-8.6%	\$150,000	\$190,000	26.7%
ASOTIN	\$118,000	\$121,000	2.5%	\$180,800	\$155,500	-14.0%	\$198,700	\$201,900	1.6%
BENTON	\$93,300	\$120,000	28.6%	\$170,500	\$169,900	-0.4%	\$235,600	\$235,500	0.0%
CHELAN	\$160,000	\$153,000	-4.4%	\$238,000	\$226,000	-5.0%	\$289,300	\$297,700	2.9%
CLALLAM	\$150,000	\$165,000	10.0%	\$199,300	\$206,000	3.4%	\$225,000	\$237,500	5.6%
CLARK	\$139,600	\$157,400	12.8%	\$204,400	\$222,800	9.0%	\$284,800	\$299,500	5.2%
COLUMBIA	\$90,000	\$110,000	-16.4%	\$150,000	\$127,500	6.5%	\$150,000	\$145,000	16.8%
COWLITZ	\$93,300	\$78,000	4.2%	\$152,600	\$162,500	4.3%	\$190,000	\$221,900	16.8%
DOUGLAS	\$144,000	\$150,000	4.2%	\$191,700	\$200,000	4.3%	\$266,700	\$268,700	0.7%
FERRY	\$68,000	\$72,500	6.6%	\$126,700	\$151,400	19.5%	\$197,500	\$225,000	13.9%
FRANKLIN	\$93,300	\$120,000	28.6%	\$170,500	\$169,900	-0.4%	\$235,600	\$235,500	0.0%
GARFIELD	\$118,000	\$121,000	2.5%	\$180,800	\$155,500	-14.0%	\$198,700	\$201,900	1.6%
GRANT	\$96,200	\$77,100	-19.9%	\$153,000	\$154,400	0.9%	\$194,700	\$212,500	9.1%
GRAYS HARBOR	\$84,000	\$103,300	23.0%	\$126,400	\$138,500	9.6%	\$100,000	\$120,000	20.0%
ISLAND	\$215,500	\$246,000	14.2%	\$248,900	\$260,200	4.5%	\$292,600	\$303,800	3.8%
JEFFERSON	\$267,900	\$210,400	-21.5%	\$262,500	\$250,000	-4.8%	\$450,000	\$287,500	-36.1%
KING	\$316,400	\$350,900	10.9%	\$374,200	\$399,700	6.8%	\$516,100	\$570,900	10.6%
KITSAP	\$192,500	\$146,700	-23.8%	\$239,700	\$244,700	2.1%	\$289,500	\$311,200	7.5%
KITTITAS	\$143,300	\$168,600	17.7%	\$221,700	\$220,000	-0.8%	\$275,000	\$293,700	6.8%
KLICKITAT	\$110,000	\$150,000	36.4%	\$221,900	\$215,000	-3.1%	\$250,000	\$312,500	25.0%
LEWIS	\$98,600	\$95,000	-3.7%	\$146,300	\$164,400	12.4%	\$191,100	\$200,000	4.7%
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	\$115,500	\$132,900	15.1%	\$158,300	\$163,300	3.2%	\$200,000	\$241,700	20.9%
OKANOGAN	\$137,500	\$110,000	-20.0%	\$156,700	\$173,300	10.6%	\$275,000	\$180,000	-34.5%
PACIFIC	\$95,000	\$120,000	26.3%	\$114,000	\$135,000	18.4%	\$160,000	\$190,000	18.8%
PEND OREILLE	\$68,000	\$72,500	6.6%	\$126,700	\$151,400	19.5%	\$197,500	\$225,000	13.9%
PIERCE	\$126,500	\$129,500	2.4%	\$201,500	\$213,300	5.9%	\$267,200	\$282,300	5.7%
SAN JUAN	\$310,000	\$350,000	12.9%	\$450,000	\$400,000	-11.1%	\$500,000	\$625,000	25.0%
SKAGIT	\$162,000	\$170,000	4.9%	\$226,000	\$232,500	2.9%	\$275,000	\$302,500	10.0%
SKAMANIA	\$120,000	\$135,000	12.5%	\$218,700	\$140,000	-36.0%	\$160,000	\$160,000	0.0%
SNOHOMISH	\$174,600	\$206,100	18.0%	\$266,200	\$289,200	8.6%	\$367,100	\$398,700	8.6%
SPOKANE	\$100,000	\$101,900	1.9%	\$163,800	\$164,600	0.5%	\$207,900	\$217,200	4.5%
STEVENS	\$68,000	\$72,500	6.6%	\$126,700	\$151,400	19.5%	\$197,500	\$225,000	13.9%
THURSTON	\$170,800	\$170,000	-0.5%	\$202,700	\$213,800	5.5%	\$267,300	\$281,500	5.3%
WAHIAKUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WALLA WALLA	\$97,500	\$124,000	27.2%	\$172,100	\$176,200	2.4%	\$235,000	\$196,700	-16.3%
WHATCOM	\$184,800	\$190,000	2.8%	\$252,600	\$276,700	9.5%	\$339,800	\$350,000	3.0%
WHITMAN	\$146,000	\$65,000	-55.5%	\$196,200	\$194,400	-0.9%	\$281,200	\$256,200	-8.9%
YAKIMA	\$91,000	\$84,000	-7.7%	\$160,800	\$165,900	3.2%	\$223,600	\$194,600	-13.0%
Statewide	\$165,900	\$171,200	3.2%	\$228,200	\$243,400	6.7%	\$326,500	\$353,400	8.2%

Source: Runstad Center for Real Estate Studies, University of Washington

HOUSING AFFORDABILITY INDEX

State of Washington and Counties Second Quarter 2014

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$137,800	4.32%	\$547	\$47,000	179.1	\$539	\$40,086	108.6
ASOTIN	\$162,200	4.32%	\$644	\$57,000	184.5	\$634	\$44,404	102.2
BENTON	\$185,900	4.32%	\$738	\$68,150	192.5	\$727	\$62,936	126.3
CHELAN	\$231,500	4.32%	\$919	\$65,200	147.9	\$905	\$51,733	83.4
CLALLAM	\$201,600	4.32%	\$800	\$59,300	154.4	\$788	\$61,429	113.7
CLARK	\$243,200	4.32%	\$965	\$74,500	160.8	\$950	\$59,434	91.2
COLUMBIA	\$128,300	4.32%	\$509	\$60,000	245.5	\$501	\$47,784	139.0
COWLITZ	\$164,800	4.32%	\$654	\$60,300	192.1	\$644	\$46,919	106.2
DOUGLAS	\$213,100	4.32%	\$846	\$63,450	156.3	\$833	\$49,811	87.2
FERRY	\$142,900	4.32%	\$567	\$47,450	174.3	\$558	\$30,976	80.9
FRANKLIN	\$185,900	4.32%	\$738	\$68,150	192.5	\$727	\$41,794	83.9
GARFIELD	\$162,200	4.32%	\$644	\$51,250	165.9	\$634	\$48,843	112.4
GRANT	\$155,300	4.32%	\$616	\$53,150	179.7	\$607	\$43,382	104.2
GRAYS HARBOR	\$129,000	4.32%	\$512	\$53,150	216.3	\$504	\$42,461	122.8
ISLAND	\$262,500	4.32%	\$1,042	\$74,000	148.0	\$1,026	\$64,139	91.2
JEFFERSON	\$242,700	4.32%	\$963	\$64,650	139.8	\$948	\$51,091	78.6
KING	\$454,100	4.32%	\$1,802	\$91,600	105.9	\$1,775	\$72,049	59.2
KITSAP	\$245,200	4.32%	\$973	\$77,250	165.4	\$958	\$67,635	102.9
KITTITAS	\$215,900	4.32%	\$857	\$64,250	156.2	\$844	\$42,156	72.9
Klickitat	\$216,100	4.32%	\$858	\$50,450	122.6	\$845	\$43,694	75.5
LEWIS	\$148,900	4.32%	\$591	\$57,550	202.9	\$582	\$47,693	119.5
LINCOLN	\$138,700	4.32%	\$550	\$55,250	209.1	\$542	\$53,061	142.8
MASON	\$158,900	4.32%	\$631	\$61,400	202.9	\$621	\$39,242	92.2
OKANOGAN	\$143,300	4.32%	\$569	\$52,350	191.8	\$560	\$43,959	114.5
PACIFIC	\$131,000	4.32%	\$520	\$53,750	215.4	\$512	\$37,950	108.1
PEND OREILLE	\$142,900	4.32%	\$567	\$49,050	180.2	\$558	\$37,792	98.7
PIERCE	\$231,400	4.32%	\$918	\$73,050	165.7	\$904	\$53,867	86.9
SAN JUAN	\$390,500	4.32%	\$1,550	\$67,000	90.1	\$1,526	\$50,054	47.8
SKAGIT	\$234,800	4.32%	\$932	\$67,250	150.4	\$918	\$47,405	75.3
SKAMANIA	\$146,000	4.32%	\$579	\$74,500	267.9	\$571	\$52,036	133.0
SNOHOMISH	\$331,000	4.32%	\$1,314	\$84,850	134.6	\$1,294	\$65,385	73.7
SPOKANE	\$178,500	4.32%	\$708	\$64,100	188.5	\$698	\$51,464	107.6
STEVENS	\$142,900	4.32%	\$567	\$55,050	202.2	\$558	\$42,492	111.0
THURSTON	\$228,100	4.32%	\$905	\$76,500	176.1	\$891	\$58,304	95.4
WAHIAKUM	NA	4.32%	NA	NA	NA	NA	NA	NA
WALLA WALLA	\$173,600	4.32%	\$689	\$59,300	179.3	\$678	\$52,016	111.8
WHATCOM	\$274,400	4.32%	\$1,089	\$69,300	132.6	\$1,072	\$53,625	72.9
WHITMAN	\$213,600	4.32%	\$848	\$62,900	154.6	\$835	\$42,556	74.3
YAKIMA	\$159,400	4.32%	\$633	\$52,250	172.1	\$623	\$42,419	99.3
Statewide	\$270,900	4.32%	\$1,075	\$74,400	144.2	\$1,059	\$58,778	81.0

Source: Runstad Center 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'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	12:Q2	12:Q3	12:Q4	13:Q1	13:Q2	13:Q3	13:Q4	14:Q1	14:Q2
ADAMS	204.6	194.6	195.1	257.7	188.9	171.7	168.9	181.5	179.1
ASOTIN	195.3	199.9	204.7	206.6	193.2	168.1	190.3	190.8	184.5
BENTON	201.5	203.3	202.6	212.2	205.5	183.8	187.7	196.1	192.5
CHELAN	160.1	146.4	154.7	181.6	153.6	144.3	142.9	141.1	147.9
CLALLAM	167.3	156.9	170.6	182.4	176.4	154.7	151.9	137.6	154.4
CLARK	201.2	202.3	198.8	192.4	183.7	159.6	168.4	164.4	160.7
COLUMBIA	221.8	220.5	270.1	237.0	259.6	153.4	178.2	228.7	245.5
COWLITZ	250.8	236.1	238.6	243.8	227.3	191.0	211.2	215.8	192.1
DOUGLAS	164.0	155.7	167.4	173.7	173.5	147.5	152.4	156.0	156.3
FERRY	199.6	193.3	167.9	237.3	212.2	177.3	241.7	214.1	146.5
FRANKLIN	201.5	203.3	202.6	212.2	205.5	183.8	187.7	196.1	192.5
GARFIELD	175.8	179.8	184.2	185.9	173.8	151.1	171.2	171.6	165.9
GRANT	182.7	199.0	182.9	199.0	187.7	177.6	169.3	193.9	179.7
GRAYS HARBOR	246.6	233.9	266.4	293.0	259.3	214.1	226.1	271.7	216.3
ISLAND	163.5	157.7	154.4	168.0	164.4	146.3	147.6	158.5	148.0
JEFFERSON	141.1	154.0	139.8	144.4	135.9	129.7	123.5	145.0	139.8
KING	131.9	132.4	134.9	134.6	121.9	106.8	111.7	112.5	105.9
KITSAP	170.7	170.2	181.9	187.2	176.9	159.0	166.3	171.6	165.4
KITTITAS	181.0	178.5	169.0	170.1	175.1	162.4	148.9	154.0	156.2
KLICKITAT	161.3	127.0	135.5	182.1	135.6	130.5	141.1	188.1	122.6
LEWIS	195.7	222.5	210.7	211.2	231.8	200.6	230.7	219.8	202.9
LINCOLN	409.1	353.7	200.8	481.5	460.6	403.7	406.4	406.3	209.1
MASON	210.9	201.9	219.1	281.3	235.4	186.8	205.8	221.5	202.9
OKANOGAN	173.5	182.6	194.2	216.1	186.0	155.0	173.8	190.1	191.8
PACIFIC	266.2	320.5	282.8	268.6	280.0	205.1	312.0	221.3	215.4
PEND OREILLE	206.5	199.9	173.7	245.4	219.4	183.3	249.9	221.4	180.2
PIERCE	201.0	197.2	204.2	207.6	187.3	163.7	173.5	167.2	165.7
SAN JUAN	107.1	96.9	112.5	92.1	100.6	89.0	82.8	88.1	90.1
SKAGIT	174.7	169.7	173.0	183.7	164.1	149.0	147.4	150.8	150.4
SKAMANIA	249.6	234.6	209.6	248.0	267.3	152.3	213.0	261.4	267.9
SNOHOMISH	173.3	170.2	176.0	170.6	158.9	140.1	143.2	140.8	134.6
SPOKANE	204.8	201.9	210.8	218.4	206.4	180.5	192.0	196.4	188.5
STEVENS	232.5	225.0	195.4	276.0	246.6	206.0	280.7	248.6	202.2
THURSTON	181.9	193.7	198.4	198.2	194.0	171.3	178.8	181.4	176.1
WAHIAKUM	264.4	183.9	245.6	428.3	228.0	187.2	188.6	389.7	NA
WALLA WALLA	198.6	191.1	186.4	192.6	190.9	156.2	169.6	174.4	179.3
WHATCOM	142.7	149.8	149.0	159.5	150.9	129.9	131.8	143.3	132.6
WHITMAN	174.7	166.3	177.1	176.3	166.3	146.6	155.5	188.2	154.6
YAKIMA	173.0	190.2	182.3	201.5	186.4	165.5	174.6	183.2	172.1
Statewide	169.0	168.8	173.1	177.2	166.6	144.4	149.4	153.6	144.2

Source: Runstad Center for Real Estate Studies, University of Washington

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

State of Washington and Counties

First Time Buyers, Time Trend

County	12:Q2	12:Q3	12:Q4	13:Q1	13:Q2	13:Q3	13:Q4	14:Q1	14:Q2
ADAMS	129.7	122.6	122.2	160.5	117.0	105.9	103.6	110.7	108.6
ASOTIN	102.7	105.8	109.0	110.8	104.2	91.4	104.1	105.1	102.2
BENTON	131.7	132.9	132.5	138.8	134.5	120.5	123.1	128.7	126.3
CHELAN	90.4	82.6	87.2	102.4	86.6	81.5	80.6	79.6	83.4
CLALLAM	89.4	87.8	99.8	111.4	112.2	102.4	104.3	97.9	113.7
CLARK	110.1	111.1	109.7	106.6	102.3	89.4	94.7	92.9	91.1
COLUMBIA	109.8	111.1	138.5	123.6	137.7	82.8	97.8	127.5	139.0
COWLITZ	129.0	122.6	125.0	128.9	121.3	103.0	114.8	118.4	106.2
DOUGLAS	95.0	89.7	96.0	99.1	98.5	83.5	85.8	87.5	87.2
FERRY	110.0	104.3	88.7	122.8	107.5	88.0	117.3	101.7	68.0
FRANKLIN	110.6	108.6	105.3	107.3	101.0	87.8	87.1	88.2	83.9
GARFIELD	113.8	117.1	120.6	122.4	115.1	100.8	114.7	115.7	112.4
GRANT	108.0	117.3	107.5	116.7	109.8	103.8	98.7	112.8	104.2
GRAYS HARBOR	136.6	129.9	148.4	163.7	145.3	120.6	127.7	153.8	122.8
ISLAND	90.6	88.7	88.0	97.0	96.2	86.9	88.7	96.5	91.2
JEFFERSON	72.9	80.4	73.8	77.0	73.3	70.7	68.0	80.7	78.6
KING	71.2	71.8	73.4	73.5	66.9	58.9	61.9	62.6	59.2
KITSAP	93.4	94.8	103.0	107.7	103.5	94.6	100.5	105.2	102.9
KITTITAS	85.9	84.5	79.8	80.1	82.3	76.3	69.8	72.0	72.9
Klickitat	101.0	79.3	84.4	113.2	84.1	80.9	87.3	116.1	75.5
LEWIS	99.5	115.4	111.4	113.7	127.2	112.2	131.4	127.3	119.5
LINCOLN	247.1	217.1	125.2	305.0	296.3	264.0	269.7	273.5	142.8
MASON	115.3	108.0	114.5	143.8	117.6	91.3	98.2	103.1	92.2
OKANOGAN	89.3	95.9	103.9	117.9	103.4	87.8	100.3	111.6	114.5
PACIFIC	135.6	162.8	143.4	135.9	141.4	103.5	157.2	111.3	108.1
PEND OREILLE	115.0	111.0	96.2	135.6	121.0	101.0	137.4	121.5	98.7
PIERCE	111.6	108.6	111.6	112.7	100.9	87.7	92.3	88.3	86.9
SAN JUAN	61.8	55.3	63.6	51.5	55.7	48.8	44.9	47.3	47.8
SKAGIT	101.5	96.8	96.9	101.1	88.6	79.1	76.8	77.1	75.3
SKAMANIA	125.6	117.9	105.1	124.1	133.5	76.1	106.2	130.0	133.0
SNOHOMISH	94.6	92.9	96.1	93.2	86.8	76.7	78.4	77.1	73.7
SPOKANE	111.2	110.3	115.9	120.8	114.9	101.2	108.3	111.5	107.6
STEVENS	125.4	121.5	105.7	149.7	134.1	112.3	153.4	136.1	111.0
THURSTON	104.3	110.3	112.1	111.2	108.1	94.9	98.3	99.0	95.4
WAHIAKUM	146.9	99.6	129.5	219.8	113.8	91.0	89.1	178.9	NA
WALLA WALLA	112.7	109.7	108.3	113.3	113.6	94.2	103.4	107.6	111.8
WHATCOM	76.1	80.2	80.1	86.0	81.7	70.7	72.0	78.5	72.9
WHITMAN	68.1	66.7	73.1	74.8	72.4	65.6	71.3	88.5	74.3
YAKIMA	100.1	110.0	105.3	116.3	107.6	95.6	100.9	105.8	99.3
Statewide	93.1	93.2	95.8	98.3	92.6	80.6	83.5	86.1	81.0

Source: Runstad Center for Real Estate Studies, University of Washington

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.

PERCENTAGE OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties
End of Second Quarter 2014

County	\$80,000	\$160,000	\$250,000	\$500,000
ADAMS	N/A	N/A	N/A	N/A
ASOTIN	3.7%	27.9%	65.1%	95.2%
BENTON	4.9%	25.9%	58.3%	93.6%
CHELAN	3.0%	16.6%	42.9%	81.9%
CLALLAM	4.2%	23.7%	47.3%	85.5%
CLARK	0.7%	7.3%	45.4%	93.1%
COLUMBIA	N/A	N/A	N/A	N/A
COWLITZ	10.5%	38.2%	68.7%	95.1%
DOUGLAS	4.1%	12.3%	44.5%	83.6%
FERRY	7.3%	36.9%	62.8%	94.1%
FRANKLIN	4.9%	25.9%	58.3%	93.6%
GARFIELD	3.7%	27.9%	65.1%	95.2%
GRANT	4.2%	31.5%	63.2%	95.8%
GRAYS HARBOR	17.1%	47.5%	75.2%	96.3%
ISLAND	0.6%	5.6%	23.7%	66.4%
JEFFERSON	3.3%	13.6%	45.2%	91.6%
KING	0.1%	2.0%	10.1%	49.0%
KITSAP	1.8%	14.5%	39.2%	79.0%
KITTITAS	1.8%	14.5%	39.2%	77.6%
Klickitat	4.3%	37.0%	73.9%	95.7%
LEWIS	6.9%	36.3%	69.3%	94.9%
LINCOLN	N/A	N/A	N/A	N/A
MASON	5.9%	36.5%	64.5%	93.8%
OKANOGAN	6.0%	31.3%	55.7%	89.3%
PACIFIC	12.4%	51.8%	77.6%	95.9%
PEND OREILLE	7.3%	36.9%	62.8%	94.1%
PIERCE	1.4%	12.7%	38.8%	84.2%
SAN JUAN	0.4%	2.7%	6.4%	34.3%
SKAGIT	2.5%	12.5%	32.7%	77.7%
SKAMANIA	0.0%	17.6%	58.8%	88.2%
SNOHOMISH	0.7%	4.8%	15.7%	71.7%
SPOKANE	5.3%	33.9%	62.8%	92.4%
STEVENS	7.3%	36.9%	62.8%	94.1%
THURSTON	1.7%	11.8%	45.1%	90.8%
WAHKIAKUM	N/A	N/A	N/A	N/A
WALLA WALLA	7.9%	37.0%	68.2%	92.5%
WHATCOM	4.9%	9.7%	31.3%	79.2%
WHITMAN	7.1%	31.7%	67.2%	95.1%
YAKIMA	8.7%	38.3%	65.4%	93.2%
Statewide	3.5%	18.3%	41.8%	80.3%

Source: Runstad Center for Real Estate Studies, University of Washington

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties End of Second Quarters

County	2008	2009	2010	2011	2012	2013	2014	% Ch 13-14
ADAMS	N/A	N/A	N/A	N/A	NA	87	56	-35.6%
ASOTIN	536	571	951	526	435	336	355	5.7%
BENTON	1,632	1,428	1,512	1,813	1,854	1,804	1,584	-12.2%
CHELAN	538	680	668	643	541	482	403	-16.4%
CLALLAM	627	812	783	736	640	628	427	-32.0%
CLARK	5,053	3,584	3,494	3,253	2,580	2,344	1,206	-48.5%
COLUMBIA	N/A	72	81	97	N/A	N/A	N/A	N/A
COWLITZ	808	604	660	591	577	456	534	17.1%
DOUGLAS	N/A	274	289	241	201	161	146	-9.3%
FERRY	411	500	576	575	551	558	545	-2.3%
FRANKLIN	1,632	1,428	1,512	1,813	1,854	1,804	1,584	-12.2%
GARFIELD	NA	NA	NA	NA	NA	NA	NA	NA
GRANT	685	654	609	600	578	579	524	-9.5%
GRAYS HARBOR	907	777	829	833	812	769	802	4.3%
ISLAND	1,180	1,165	1,133	1,023	916	854	780	-8.7%
JEFFERSON	516	538	630	571	519	474	427	-9.9%
KING	11,863	9,655	9,873	8,177	5,091	4,203	4,707	12.0%
KITSAP	2,462	1,758	1,879	1,700	1,438	1,388	1,416	2.0%
KITTITAS	672	609	572	545	524	453	505	11.5%
Klickitat	246	249	265	271	242	249	46	-81.5%
LEWIS	829	744	840	776	705	707	670	-5.2%
LINCOLN	N/A	N/A	N/A	N/A	NA	51	42	-17.6%
MASON	956	817	882	868	793	790	780	-1.3%
OKANOGAN	390	396	439	429	429	462	531	14.9%
PACIFIC	407	346	444	421	426	429	434	1.2%
PEND OREILLE	411	500	576	575	551	558	545	-2.3%
PIERCE	7,136	5,328	5,775	5,034	3,469	2,995	3,775	26.0%
SAN JUAN	392	446	458	457	440	403	452	12.2%
SKAGIT	1,210	1,224	1,192	1,037	893	782	808	3.3%
SKAMANIA	116	123	105	109	101	107	17	-84.1%
SNOHOMISH	5,819	4,527	4,694	3,727	2,040	1,791	2,438	36.1%
SPOKANE	3,958	3,845	3,943	3,651	3,305	3,098	2,448	-21.0%
STEVENS	411	500	576	575	551	558	545	-2.3%
THURSTON	2,081	1,670	1,895	1,674	1,309	1,159	1,393	20.2%
WAHIAKUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WALLA WALLA	844	832	710	763	547	543	494	-9.0%
WHATCOM	1,758	1,572	1,787	1,543	1,340	1,340	1,430	6.7%
WHITMAN	204	211	234	220	216	200	183	-8.5%
YAKIMA	1,548	1,355	1,445	1,425	1,057	1,045	758	-27.5%
Statewide	58,238	49,794	52,311	47,292	37,525	34,647	33,790	-2.5%

Source: Runstad Center for Real Estate Studies, University of Washington

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

June 2014

County	Under \$80,000	\$80,000- 159,999	\$160,000 \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	Market 2013	Market 2012
ADAMS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ASOTIN	6.1	3.6	6.5	14.2	N/A	6.6	7.1	7.9
BENTON	6.4	4.1	4.4	7.7	30.9	5.5	5.6	6.8
CHELAN	4.3	5.5	7.0	10.3	13.1	8.3	6.2	6.4
CLALLAM	4.3	5.5	5.6	11.9	19.0	7.9	6.5	8.9
CLARK	1.3	2.3	3.0	3.9	4.0	3.3	5.3	5.2
COLUMBIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COWLITZ	5.3	5.7	6.1	11.3	28.5	7.0	5.0	6.4
DOUGLAS	9.7	2.6	3.6	7.1	39.0	5.5	5.1	5.7
FERRY	14.1	46.5	74.6	N/A	N/A	49.4	43.1	63.6
FRANKLIN	6.4	4.1	4.4	7.7	30.9	5.5	5.6	6.8
GARFIELD	NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GRANT	2.6	6.6	9.8	21.7	39.0	9.4	9.5	12.3
GRAYS HARBOR	6.6	11.4	12.1	36.3	96.5	12.2	9.6	12.1
ISLAND	1.7	3.4	4.1	7.3	23.8	7.4	6.8	6.6
JEFFERSON	4.4	5.8	7.9	9.6	8.2	8.1	8.8	9.2
KING	2.0	2.0	1.8	2.2	3.0	2.5	2.0	2.1
KITSAP	2.2	3.9	4.1	5.4	10.2	5.1	5.0	5.7
KITTITAS	3.5	7.6	5.4	13.2	23.1	9.4	6.9	7.9
KLICITAT	1.6	3.7	3.2	2.7	2.2	3.0	11.0	12.1
LEWIS	3.5	8.4	10.2	21.6	53.4	10.0	11.5	12.2
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	2.9	11.2	9.8	17.8	31.4	10.5	9.9	12.3
OKANOGAN	10.3	17.3	38.2	33.9	92.2	26.4	17.8	19.2
PACIFIC	6.8	16.6	18.1	20.9	N/A	15.2	12.6	12.6
PEND OREILLE	14.1	46.5	74.6	N/A	N/A	49.4	43.1	63.6
PIERCE	1.8	2.9	3.1	5.4	14.0	4.5	3.8	4.0
SAN JUAN	N/A	N/A	0.1	0.3	0.8	19.4	17.2	15.8
SKAGIT	3.8	4.4	3.4	7.5	21.5	6.3	5.2	6.3
SKAMANIA	0.0	0.6	2.5	4.8	N/A	1.7	N/A	N/A
SNOHOMISH	4.6	2.9	2.1	3.1	6.5	3.5	2.8	2.4
SPOKANE	4.1	5.8	5.5	8.3	25.4	6.5	5.2	6.0
STEVENS	14.1	46.5	74.6	N/A	N/A	49.4	43.1	63.6
THURSTON	4.2	3.6	4.2	6.9	20.1	5.5	4.5	5.2
WAHIAKUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WALLA WALLA	6.5	7.5	6.6	8.0	39.3	7.7	9.0	9.6
WHATCOM	12.7	4.9	5.1	7.1	15.2	7.3	5.7	5.8
WHITMAN	7.1	24.7	6.8	9.0	39.6	9.6	6.8	10.0
YAKIMA	3.9	5.4	5.4	11.6	27.8	6.5	6.6	7.0
Statewide	4.2	5.2	4.4	5.0	5.8	5.0	4.4	4.8

Source: Runstad Center for Real Estate Studies, University of Washington

RESIDENTIAL BUILDING PERMITS

State of Washington and Counties Units Authorized, Monthly

COUNTY	APRIL 13		MAY 13		JUNE 13		APRIL 14		MAY 14		JUNE 14		% Change	
	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE
ADAMS														
ASOTIN														
BENTON	117	94	114	89	97	81	67	60	68	61	76	69	-35.7%	-28.0%
CHELAN	22	22	17	17	16	16	19	19	23	23	30	30	30.9%	30.9%
CLALLAM	16	16	18	18	20	20	9	9	9	9	10	10	-48.1%	-48.1%
CLARK	214	125	299	164	165	160	311	166	266	158	179	167	11.5%	9.4%
COLUMBIA														
COWLITZ	8	8	13	13	5	5	8	8	7	7	6	6	-19.2%	-19.2%
DOUGLAS	13	13	15	15	14	14	13	13	12	12	22	17	11.9%	0.0%
FERRY														
FRANKLIN	55	39	55	40	56	40	34	26	35	23	47	25	-30.1%	-37.8%
GARFIELD														
GRANT														
GRAYS HARBOR	6	6	8	8	6	6	4	4	3	3	11	11	-10.0%	-10.0%
ISLAND	16	16	18	18	10	10	22	22	11	11	13	13	4.5%	4.5%
JEFFERSON	6	6	7	7	10	10	7	7	10	10	7	7	4.3%	4.3%
KING	524	425	1,349	440	748	432	1,560	407	1,503	359	1,170	378	61.5%	-11.8%
KITSAP	57	47	45	45	36	36	27	25	33	33	39	39	-28.3%	-24.2%
KITTITAS	8	8	19	19	36	36	19	19	20	20	24	24	0.0%	0.0%
Klickitat														
LEWIS	6	6	14	14	17	17	7	7	10	10	45	17	67.6%	-8.1%
LINCOLN														
MASON	12	12	11	11	15	15	5	5	9	9	22	22	-5.3%	-5.3%
OKANOGAN	11	11	14	14	10	10	17	17	13	13	11	11	17.1%	17.1%
PACIFIC														
PEND OREILLE														
PIERCE	294	292	240	222	234	224	279	211	393	221	290	213	25.3%	-12.6%
SAN JUAN	7	7	8	8	9	9	9	9	11	11	10	10	25.0%	25.0%
SKAGIT	27	27	28	28	26	26	22	22	19	19	22	22	-22.2%	-22.2%
SKAMANIA	5	5	1	1	2	2	2	2	3	3	4	4	12.5%	12.5%
SNOHOMISH	259	171	457	218	386	210	417	151	336	189	279	221	-6.4%	-6.3%
SPOKANE	99	93	113	110	142	140	114	64	96	96	96	96	-13.6%	-25.4%
STEVENS														
THURSTON	71	71	69	69	88	86	88	86	74	72	57	57	-3.9%	-4.9%
WAHIAKUM														
WALLA WALLA	8	8	11	11	6	6	9	9	8	8	10	10	8.0%	8.0%
WHATCOM	157	45	35	35	71	52	47	27	47	29	58	58	-42.2%	-13.6%
WHITMAN	27	19	52	4	7	7	8	8	89	5	2	2	15.1%	-50.0%
YAKIMA	11	11	5	5	14	14	10	10	14	14	23	23	56.7%	56.7%
Statewide	2,056	1,603	3,035	1,643	2,246	1,684	3,134	1,413	3,122	1,428	2,563	1,562	20.2%	-10.7%

Source: U.S. Department of Commerce

NOTES:

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

RESIDENTIAL BUILDING PERMITS

State of Washington and Counties Value Authorized, Quarterly Totals

COUNTY	2nd Qtr 2013		1st Qtr 2014		2nd Qtr 2014		% change year ago	
	Total Value	SF Value	Total Value	SF Value	Total Value	SF Value	Total Value	SF Value
ADAMS								
ASOTIN								
BENTON	\$75.6	\$67.4	\$57.7	\$49.7	\$53.3	\$50.8	-29.5%	-24.6%
CHELAN	\$9.5	\$9.5	\$5.4	\$5.4	\$13.7	\$13.7	43.8%	43.8%
CLALLAM	\$10.5	\$10.5	\$6.2	\$6.2	\$6.3	\$6.3	-40.1%	-40.1%
CLARK	\$140.2	\$124.5	\$110.2	\$90.2	\$165.3	\$143.7	17.9%	15.4%
COLUMBIA								
COWLITZ	\$5.5	\$5.5	\$5.9	\$5.9	\$4.3	\$4.3	-21.2%	-21.2%
DOUGLAS	\$6.9	\$6.9	\$8.3	\$8.3	\$9.7	\$9.1	41.3%	32.5%
FERRY								
FRANKLIN	\$34.3	\$28.7	\$27.3	\$21.9	\$24.9	\$20.6	-27.5%	-28.3%
GARFIELD								
GRANT								
GRAYS HARBOR	\$4.2	\$4.2	\$2.3	\$2.3	\$4.5	\$4.5	7.3%	7.3%
ISLAND	\$12.4	\$12.4	\$10.1	\$10.1	\$11.5	\$11.5	-7.0%	-7.0%
JEFFERSON	\$4.6	\$4.6	\$6.2	\$6.2	\$5.7	\$5.7	23.9%	23.9%
KING	\$590.7	\$425.3	\$508.7	\$300.2	\$793.0	\$387.7	34.3%	-8.8%
KITSAP	\$32.7	\$31.5	\$15.4	\$15.0	\$25.5	\$25.2	-21.9%	-20.0%
KITTITAS	\$13.1	\$13.1	\$4.7	\$4.7	\$13.4	\$13.4	1.9%	1.9%
KLICKITAT								
LEWIS	\$4.9	\$4.9	\$3.8	\$3.8	\$7.6	\$5.6	56.0%	14.4%
LINCOLN								
MASON	\$8.7	\$8.7	\$5.9	\$5.9	\$9.4	\$9.4	8.1%	8.1%
OKANOGAN	\$4.5	\$4.5	\$2.1	\$2.1	\$6.3	\$6.3	38.7%	38.7%
PACIFIC								
PEND OREILLE								
PIERCE	\$202.6	\$199.7	\$171.0	\$151.0	\$232.9	\$182.5	15.0%	-8.6%
SAN JUAN	\$8.1	\$8.1	\$3.1	\$3.1	\$8.0	\$8.0	-0.7%	-0.7%
SKAGIT	\$15.9	\$15.9	\$11.8	\$11.8	\$11.7	\$11.7	-26.6%	-26.6%
SKAMANIA	\$1.8	\$1.8	\$1.3	\$1.3	\$2.0	\$2.0	8.5%	8.5%
SNOHOMISH	\$206.2	\$149.0	\$127.1	\$118.7	\$203.3	\$150.8	-1.4%	1.2%
SPOKANE	\$119.9	\$118.0	\$68.6	\$25.6	\$73.0	\$66.2	-39.1%	-43.9%
STEVENS								
THURSTON	\$59.2	\$58.8	\$40.3	\$35.7	\$55.4	\$54.4	-6.3%	-7.4%
WAHIAKUM								
WALLA WALLA	\$5.7	\$5.7	\$3.6	\$3.6	\$6.4	\$6.4	11.3%	11.3%
WHATCOM	\$51.4	\$31.9	\$21.8	\$18.3	\$29.3	\$25.6	-42.9%	-19.8%
WHITMAN	\$15.8	\$6.7	\$6.3	\$3.8	\$11.3	\$4.7	-28.8%	-30.4%
YAKIMA	\$6.8	\$6.8	\$8.3	\$8.3	\$15.0	\$15.0	120.6%	120.6%
Statewide	\$1,651.8	\$1,364.7	\$1,243.2	\$919.1	\$1,802.8	\$1,245.0	9.1%	-8.8%

Source: U.S. Department of Commerce

NOTES:

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

RESIDENTIAL BUILDING PERMITS

State of Washington and Counties

Total Permits

County	2006	2008	2010	2011	2012	2013	% Ch
ADAMS	29	36	33	24	29	54	86.2%
ASOTIN	83	53	27	16	19	23	21.1%
BENTON	946	625	1,259	1,127	1,094	930	-15.0%
CHELAN	702	311	206	154	207	577	178.7%
CLALLAM	426	289	169	154	168	122	-27.4%
CLARK	2,979	1,241	1,070	961	1,558	2,942	88.8%
COLUMBIA	6	7	4	4	2	7	250.0%
COWLITZ	703	276	131	113	132	195	47.7%
DOUGLAS	339	178	114	92	92	129	40.2%
FERRY	24	25	22	13	15	20	33.3%
FRANKLIN	778	476	763	570	531	375	-29.4%
GARFIELD	18	10	4	2	3	1	-66.7%
GRANT	753	662	228	187	275	279	1.5%
GRAYS HARBOR	533	334	166	114	125	122	-2.4%
ISLAND	639	329	219	164	178	221	24.2%
JEFFERSON	287	137	97	86	83	101	21.7%
KING	14,339	10,456	6,020	6,143	11,614	12,277	5.7%
KITSAP	1,236	783	623	540	804	913	13.6%
KITTITAS	588	282	183	174	195	344	76.4%
Klickitat	141	88	77	58	78	94	20.5%
LEWIS	571	277	204	93	121	95	-21.5%
LINCOLN	48	30	43	32	27	45	66.7%
MASON	550	250	140	134	121	135	11.6%
OKANOGAN	269	230	123	130	103	134	30.1%
PACIFIC	167	87	125	111	130	139	6.9%
PEND OREILLE	133	118	52	48	36	37	2.8%
PIERCE	6,006	2,350	1,900	2,566	2,479	2,892	16.7%
SAN JUAN	191	189	189	105	92	109	18.5%
SKAGIT	1,009	438	207	179	229	283	23.6%
SKAMANIA	123	43	25	34	23	26	13.0%
SNOHOMISH	5,662	2,706	2,120	2,521	3,573	4,348	21.7%
SPOKANE	3,764	2,406	1,609	1,785	1,353	1,634	20.8%
STEVENS	204	136	72	54	71	84	18.3%
THURSTON	3,204	1,361	1,156	1,028	1,012	1,289	27.4%
WAHIAKUM	44	22	11	10	5	12	140.0%
WALLA WALLA	290	145	128	202	150	241	60.7%
WHATCOM	1,482	669	458	605	637	999	56.8%
WHITMAN	339	104	90	93	283	380	34.3%
YAKIMA	692	760	624	438	471	358	-24.0%
Statewide	50,297	28,919	20,691	20,864	28,118	32,966	17.2%

Source: U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

County	2004	2006	2008	2010	2011	2012	2013	% ch
ADAMS	27	29	34	33	22	26	44	69.2%
ASOTIN	116	73	49	27	16	19	21	10.5%
BENTON	1,113	936	606	937	781	897	840	-6.4%
CHELAN	385	580	305	204	154	205	259	26.3%
CLALLAM	573	422	255	139	114	168	122	-27.4%
CLARK	3,276	2,379	1,053	963	688	1,190	1,699	42.8%
COLUMBIA	6	6	7	4	2	2	7	250.0%
COWLITZ	383	620	268	116	113	132	155	17.4%
DOUGLAS	241	283	135	109	92	92	127	38.0%
FERRY	33	24	25	22	13	15	20	33.3%
FRANKLIN	1,104	778	476	636	558	374	245	-34.5%
GARFIELD	2	18	10	4	2	3	1	-66.7%
GRANT	285	625	343	205	171	251	236	-6.0%
GRAYS HARBOR	294	444	250	163	104	125	122	-2.4%
ISLAND	698	634	329	219	164	176	221	25.6%
JEFFERSON	337	287	137	97	80	83	101	21.7%
KING	7,298	6,024	3,029	2,578	2,765	3,864	4,419	14.4%
KITSAP	1,308	1,184	682	468	451	634	674	6.3%
KITTITAS	461	543	258	177	169	180	285	58.3%
KLICKITAT	102	141	88	77	54	78	88	12.8%
LEWIS	337	499	243	124	82	97	95	-2.1%
LINCOLN	42	48	30	41	30	27	45	66.7%
MASON	508	516	236	140	134	121	120	-0.8%
OKANOGAN	179	259	224	123	120	103	98	-4.9%
PACIFIC	117	153	82	125	111	130	139	6.9%
PEND OREILLE	61	133	118	52	48	36	37	2.8%
PIERCE	4,466	4,884	1,805	1,708	1,494	2,009	2,369	17.9%
SAN JUAN	172	189	184	189	105	92	109	18.5%
SKAGIT	770	902	397	203	179	227	283	24.7%
SKAMANIA	102	123	43	25	34	23	26	13.0%
SNOHOMISH	4,921	4,557	1,840	1,853	1,819	2,174	1,985	-8.7%
SPOKANE	2,108	2,647	1,173	939	740	963	1,299	34.9%
STEVENS	187	200	122	66	52	67	66	-1.5%
THURSTON	2,099	2,493	1,212	1,053	858	959	929	-3.1%
WAHIAKUM	23	44	20	11	10	5	12	140.0%
WALLA WALLA	194	256	139	66	80	102	134	31.4%
WHATCOM	1,647	1,181	536	401	419	488	568	16.4%
WHITMAN	106	98	80	62	33	70	100	42.9%
YAKIMA	759	653	617	343	298	301	300	-0.3%
Statewide	36,840	35,865	17,440	14,702	13,159	16,508	18,400	11.5%

Source: U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

County	2000 Census	2006	2008	2010	2011	2012	2013	% Change 12-13
ADAMS	5,773	6,028	6,116	6,218	6,242	6,271	6,325	0.9%
ASOTIN	9,111	9,601	9,722	9,784	9,800	9,819	9,842	0.2%
BENTON	55,963	63,755	65,397	67,205	68,332	69,426	70,356	1.3%
CHELAN	30,407	33,264	34,203	34,655	34,809	35,016	35,593	1.6%
CLALLAM	30,683	34,103	35,124	35,450	35,604	35,772	35,894	0.3%
CLARK	134,030	158,744	162,335	164,114	165,075	166,633	169,575	1.8%
COLUMBIA	2,018	2,090	2,112	2,120	2,124	2,126	2,133	0.3%
COWLITZ	38,624	41,965	42,819	43,097	43,210	43,342	43,537	0.4%
DOUGLAS	12,944	14,662	15,319	15,542	15,634	15,726	15,855	0.8%
FERRY	3,775	3,968	4,025	4,068	4,081	4,096	4,116	0.5%
FRANKLIN	16,084	22,535	23,597	24,902	25,472	26,003	26,378	1.4%
GARFIELD	1,288	1,316	1,334	1,342	1,344	1,347	1,348	0.1%
GRANT	29,081	31,858	33,328	33,784	33,971	34,246	34,525	0.8%
GRAYS HARBOR	32,489	34,750	35,587	35,919	36,033	36,158	36,280	0.3%
ISLAND	32,378	36,913	37,761	38,178	38,342	38,520	38,741	0.6%
JEFFERSON	14,144	16,134	16,540	16,743	16,829	16,912	17,013	0.6%
KING	742,237	820,909	846,944	856,150	862,293	873,907	886,184	1.4%
KITSAP	92,644	101,517	103,670	104,855	105,395	106,199	107,112	0.9%
KITTITAS	16,475	19,442	20,273	20,633	20,807	21,002	21,346	1.6%
KLICKITAT	8,633	9,388	9,610	9,778	9,836	9,914	10,008	0.9%
LEWIS	29,585	31,990	32,774	33,190	33,283	33,404	33,499	0.3%
LINCOLN	5,298	5,564	5,653	5,741	5,773	5,800	5,845	0.8%
MASON	25,515	28,847	29,532	29,832	29,966	30,087	30,222	0.4%
OKANOGAN	19,085	20,423	20,879	21,131	21,261	21,364	21,498	0.6%
PACIFIC	13,991	14,779	15,028	15,203	15,314	15,444	15,583	0.9%
PEND OREILLE	6,608	7,137	7,402	7,528	7,576	7,612	7,649	0.5%
PIERCE	277,060	315,787	323,269	327,216	329,782	332,261	335,153	0.9%
SAN JUAN	9,752	11,158	11,554	11,863	11,968	12,060	12,169	0.9%
SKAGIT	42,681	48,577	49,822	50,319	50,498	50,727	51,010	0.6%
SKAMANIA	4,576	5,114	5,239	5,296	5,330	5,353	5,379	0.5%
SNOHOMISH	236,205	275,234	282,793	287,099	289,620	293,193	297,541	1.5%
SPOKANE	175,005	195,696	200,879	204,274	206,059	207,412	209,046	0.8%
STEVENS	17,599	18,749	19,137	19,295	19,349	19,420	19,504	0.4%
THURSTON	86,652	100,981	104,945	107,418	108,446	109,458	110,747	1.2%
WAHKIAKUM	1,792	1,967	2,039	2,061	2,071	2,076	2,088	0.6%
WALLA WALLA	21,147	22,807	23,181	23,422	23,624	23,774	24,015	1.0%
WHATCOM	73,893	86,939	88,840	89,758	90,363	91,000	91,999	1.1%
WHITMAN	16,676	18,578	18,980	19,149	19,242	19,525	19,905	1.9%
YAKIMA	79,174	83,542	85,526	86,658	87,096	87,567	87,925	0.4%
Statewide	2,451,075	2,756,807	2,833,284	2,870,986	2,891,850	2,919,968	2,952,934	1.1%

Source: WCRER Estimates; revised to reflect 2000 Census

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

County	2000 Census	2006	2008	2010	2011	2012	2013	Change 00-13	Change 12-13
ADAMS	3,631	3,857	3,943	4,033	4,055	4,081	4,125	13.0%	1.1%
ASOTIN	6,396	6,855	6,962	7,018	7,034	7,053	7,074	10.0%	0.3%
BENTON	35,369	42,028	43,452	44,929	45,710	46,607	47,447	32.2%	1.8%
CHELAN	21,042	23,563	24,340	24,780	24,934	25,139	25,398	19.6%	1.0%
CLALLAM	21,754	24,901	25,575	25,863	25,977	26,145	26,267	19.2%	0.5%
CLARK	94,625	115,460	118,316	119,969	120,657	121,847	123,546	27.9%	1.4%
COLUMBIA	1,582	1,631	1,653	1,661	1,663	1,665	1,672	5.3%	0.4%
COWLITZ	26,496	29,237	29,990	30,253	30,366	30,498	30,653	14.6%	0.5%
DOUGLAS	8,362	9,881	10,311	10,515	10,607	10,699	10,826	28.1%	1.2%
FERRY	2,620	2,801	2,858	2,901	2,914	2,929	2,949	11.6%	0.7%
FRANKLIN	9,570	14,921	15,975	17,151	17,709	18,083	18,328	87.4%	1.4%
GARFIELD	970	998	1,016	1,024	1,026	1,029	1,030	6.1%	0.1%
GRANT	16,518	18,809	19,807	20,230	20,401	20,652	20,888	25.4%	1.1%
GRAYS HARBOR	22,807	24,736	25,448	25,753	25,857	25,982	26,104	13.8%	0.5%
ISLAND	25,028	29,165	29,957	30,374	30,538	30,714	30,935	21.6%	0.7%
JEFFERSON	10,438	12,350	12,756	12,947	13,027	13,110	13,211	24.3%	0.8%
KING	446,827	487,142	495,498	500,079	502,844	506,708	511,127	13.5%	0.9%
KITSAP	64,851	73,109	75,030	76,050	76,501	77,135	77,809	18.5%	0.9%
KITTITAS	10,247	12,910	13,676	14,028	14,197	14,377	14,662	40.9%	2.0%
KLICKITAT	5,680	6,394	6,614	6,782	6,836	6,914	7,002	21.9%	1.3%
LEWIS	20,207	22,360	23,090	23,346	23,428	23,525	23,620	16.1%	0.4%
LINCOLN	3,899	4,165	4,248	4,334	4,364	4,391	4,436	13.0%	1.0%
MASON	18,090	21,234	21,881	22,170	22,304	22,425	22,545	22.8%	0.5%
OKANOGAN	13,130	14,417	14,851	15,103	15,223	15,326	15,424	16.2%	0.6%
PACIFIC	9,514	10,250	10,485	10,658	10,769	10,899	11,038	15.5%	1.3%
PEND OREILLE	4,738	5,216	5,477	5,603	5,651	5,687	5,724	19.9%	0.7%
PIERCE	186,184	217,092	222,468	225,419	226,913	228,922	231,291	22.4%	1.0%
SAN JUAN	8,065	9,416	9,757	10,066	10,171	10,263	10,372	24.3%	1.1%
SKAGIT	30,730	35,587	36,777	37,231	37,410	37,637	37,920	21.7%	0.8%
SKAMANIA	3,116	3,638	3,763	3,820	3,854	3,877	3,903	24.2%	0.7%
SNOHOMISH	155,187	185,188	190,646	194,289	196,108	198,282	200,267	26.7%	1.0%
SPOKANE	120,578	134,935	138,247	139,995	140,735	141,698	142,997	17.6%	0.9%
STEVENS	12,513	13,653	14,015	14,165	14,217	14,284	14,350	13.8%	0.5%
THURSTON	57,537	70,239	73,478	75,614	76,472	77,431	78,360	34.2%	1.2%
WAHIAKUM	1,251	1,426	1,496	1,518	1,528	1,533	1,545	22.6%	0.8%
WALLA WALLA	14,591	15,919	16,269	16,422	16,502	16,604	16,738	13.8%	0.8%
WHATCOM	47,218	56,127	57,521	58,348	58,767	59,255	59,823	24.6%	1.0%
WHITMAN	8,822	9,461	9,666	9,795	9,828	9,898	9,998	12.7%	1.0%
YAKIMA	53,205	56,769	58,479	59,248	59,546	59,847	60,147	12.5%	0.5%
Statewide	1,603,388	1,827,838	1,875,789	1,903,482	1,916,641	1,933,149	1,951,549	20.3%	1.0%

Source: WCRER Estimates; revised to reflect 2000 Census

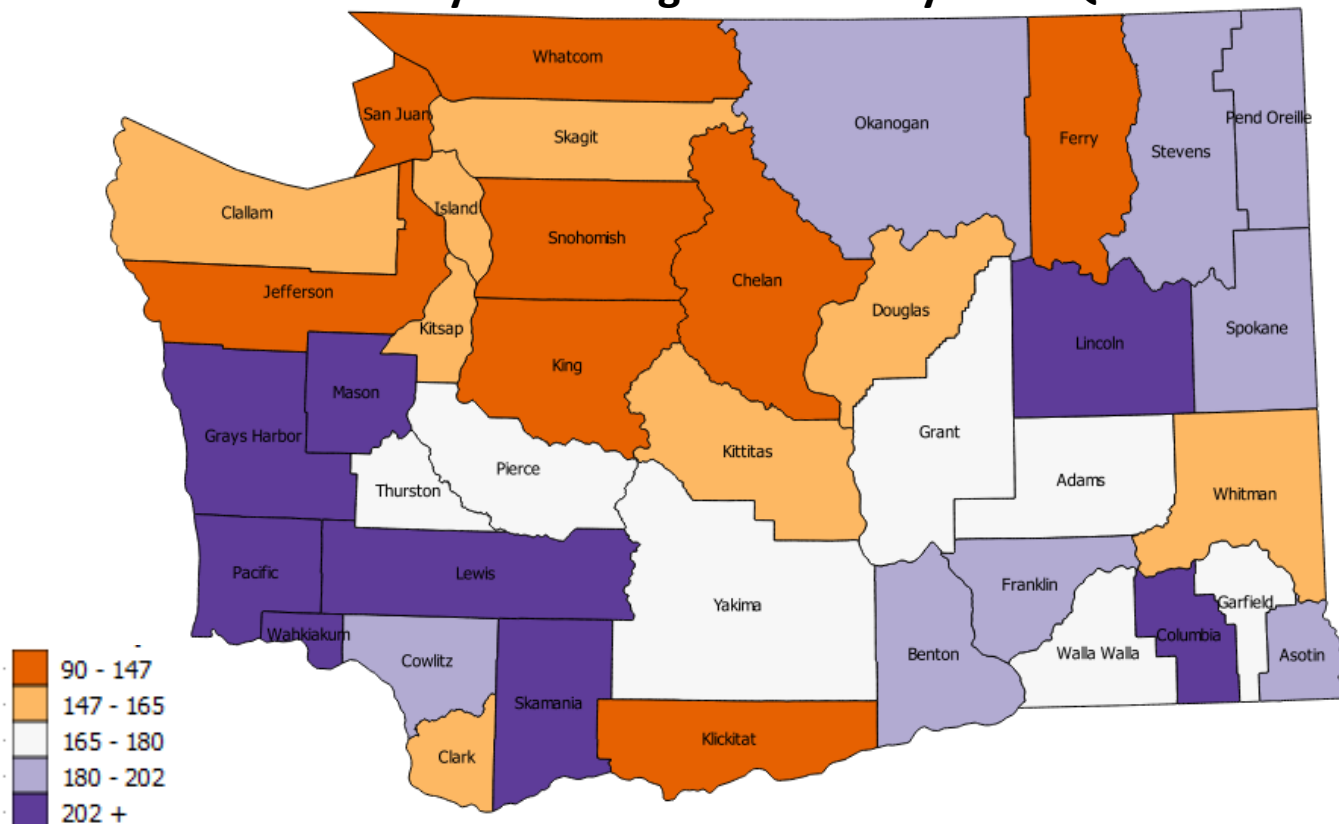
MULTI-FAMILY HOUSING INVENTORY

State of Washington and Counties

County	2000										Change	Change
	Census	2005	2006	2007	2008	2009	2010	2011	2012	2013	00-13	12-13
ADAMS	2,142	2,171	2,171	2,171	2,173	2,185	2,185	2,187	2,190	2,200	2.7%	0.5%
ASOTIN	2,715	2,736	2,746	2,756	2,760	2,766	2,766	2,766	2,766	2,768	1.5%	0.1%
BENTON	20,594	21,717	21,727	21,926	21,945	21,954	22,276	22,622	22,819	22,909	10.2%	0.4%
CHELAN	9,365	9,579	9,701	9,857	9,863	9,873	9,875	9,875	9,877	10,195	8.6%	3.2%
CLALLAM	8,929	9,198	9,202	9,515	9,549	9,557	9,587	9,627	9,627	9,627	7.6%	0.0%
CLARK	39,405	42,684	43,284	43,831	44,019	44,038	44,145	44,418	44,786	46,029	13.9%	2.8%
COLUMBIA	436	459	459	459	459	459	459	461	461	461	0.4%	0.0%
COWLITZ	12,128	12,645	12,728	12,821	12,829	12,829	12,844	12,844	12,844	12,884	4.1%	0.3%
DOUGLAS	4,582	4,725	4,781	4,965	5,008	5,022	5,027	5,027	5,027	5,029	8.2%	0.0%
FERRY	1,155	1,166	1,166	1,166	1,166	1,166	1,166	1,166	1,166	1,166	0.0%	0.0%
FRANKLIN	6,514	7,614	7,614	7,622	7,622	7,624	7,751	7,763	7,920	8,050	23.6%	1.6%
GARFIELD	318	318	318	318	318	318	318	318	318	318	0.0%	0.0%
GRANT	12,563	12,921	13,049	13,202	13,521	13,531	13,554	13,570	13,594	13,637	8.3%	0.3%
GRAYS HARBOR	9,682	9,926	10,015	10,056	10,140	10,164	10,167	10,177	10,177	10,177	4.7%	0.0%
ISLAND	7,350	7,743	7,748	7,804	7,804	7,804	7,804	7,804	7,806	7,806	4.9%	0.0%
JEFFERSON	3,706	3,784	3,784	3,784	3,784	3,796	3,796	3,802	3,802	3,802	1.9%	0.0%
KING	295,410	325,451	333,766	344,018	351,445	352,628	356,070	359,448	367,198	375,056	22.4%	2.1%
KITSAP	27,793	28,357	28,409	28,540	28,641	28,651	28,806	28,895	29,065	29,304	5.4%	0.8%
KITTITAS	6,228	6,487	6,532	6,573	6,597	6,599	6,605	6,610	6,625	6,684	5.4%	0.9%
Klickitat	2,953	2,994	2,994	2,996	2,996	2,996	2,996	3,000	3,000	3,006	1.6%	0.2%
LEWIS	9,378	9,559	9,631	9,651	9,685	9,765	9,845	9,856	9,880	9,880	5.2%	0.0%
LINCOLN	1,399	1,399	1,399	1,405	1,405	1,405	1,407	1,409	1,409	1,409	0.7%	0.0%
MASON	7,425	7,579	7,613	7,637	7,651	7,662	7,662	7,662	7,662	7,677	2.7%	0.2%
OKANOGAN	5,955	5,997	6,007	6,023	6,029	6,029	6,029	6,039	6,039	6,075	1.4%	0.6%
PACIFIC	4,477	4,515	4,529	4,538	4,543	4,545	4,545	4,545	4,545	4,545	1.4%	0.0%
PEND OREILLE	1,870	1,921	1,921	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1.2%	0.0%
PIERCE	90,876	97,573	98,695	100,256	100,801	101,605	101,797	102,869	103,339	103,862	11.4%	0.5%
SAN JUAN	1,687	1,740	1,742	1,792	1,797	1,797	1,797	1,797	1,797	1,797	5.4%	0.0%
SKAGIT	11,951	12,883	12,990	13,004	13,045	13,084	13,088	13,088	13,090	13,090	6.9%	0.0%
SKAMANIA	1,460	1,476	1,476	1,476	1,476	1,476	1,476	1,476	1,476	1,476	1.1%	0.0%
SNOHOMISH	81,018	88,942	90,047	91,282	92,148	92,544	92,811	93,513	94,912	97,275	15.3%	2.5%
SPOKANE	54,427	59,644	60,761	61,399	62,632	63,609	64,279	65,324	65,714	66,049	18.5%	0.5%
STEVENS	5,086	5,092	5,096	5,108	5,122	5,124	5,130	5,132	5,136	5,154	1.3%	0.4%
THURSTON	29,115	30,031	30,742	31,318	31,467	31,701	31,804	31,974	32,027	32,387	10.6%	1.1%
WAHIAKUM	541	541	541	541	543	543	543	543	543	543	0.4%	0.0%
WALLA WALLA	6,556	6,855	6,889	6,907	6,913	6,939	7,001	7,123	7,171	7,278	10.4%	1.5%
WHATCOM	26,675	30,511	30,812	31,186	31,319	31,353	31,410	31,596	31,745	32,176	16.8%	1.4%
WHITMAN	7,854	8,876	9,117	9,290	9,314	9,326	9,354	9,414	9,627	9,907	23.4%	2.9%
YAKIMA	25,969	26,734	26,773	26,904	27,047	27,129	27,410	27,550	27,720	27,778	5.9%	0.2%
Statewide	847,687	914,538	928,970	946,017	957,496	961,516	967,505	975,210	986,820	1,001,386	15.2%	1.5%

Source: WCRER Estimates; revised to reflect 2000 Census

All-Buyer Housing Affordability 2014:Q2



Median Home Price Change 2014:Q2

