

HOUSING MARKET SNAPSHOT

State of Washington and Counties Second Quarter 2015

County	Home Resales (units)			Building Permits*		Median Resale Price		Housing	
	SAAR	% Change (last qtr)	% Change (year ago)	#	% Change (year ago)	Price (\$)	% Change (year ago)	Affordability Index (HAI)	First-Time HAI
ADAMS	100	42.9	-16.7			\$155,000	12.5	168.6	99.9
ASOTIN	330	0.0	43.5			\$173,300	6.8	183.1	103.7
BENTON	2,330	-34.2	-20.5	317	50.2%	\$218,700	17.6	173.3	113.9
CHELAN	710	73.2	10.9			\$277,300	19.8	134.6	75.8
CLALLAM	650	3.2	-7.1			\$215,500	6.9	153.1	127.5
CLARK	340	-33.3	-92.8	687	-10.0%	\$247,500	1.8	167.5	96.5
COLUMBIA	70	-46.2	-30.0			\$160,000	24.7	208.6	125.1
COWLITZ	1,200	-4.8	18.8			\$184,400	11.9	181.9	103.9
DOUGLAS	350	-2.8	-2.8			\$248,500	16.6	146.1	80.1
FERRY	0	-100.0	-100.0			\$130,000	-23.5	203.3	85.8
FRANKLIN	780	-34.5	-20.4	118	1.7%	\$218,700	17.6	173.3	66.1
GARFIELD	60	0.0	50.0			\$173,300	6.8	164.6	113.7
GRANT	810	-14.7	6.6			\$165,000	6.2	179.2	102.9
GRAYS HARBOR	1,500	14.5	26.1			\$141,100	9.4	209.5	120.3
ISLAND	1,910	8.5	29.1			\$285,800	8.9	144.1	92.9
JEFFERSON	650	20.4	6.6	66	63.6%	\$261,400	7.7	137.7	80.2
KING	27,750	14.5	10.4	4,560	7.2%	\$495,500	9.1	103.0	58.5
KITSAP	2,550	-37.5	-32.0	319	69.0%	\$263,900	7.6	163.0	107.2
KITTITAS	1,120	13.1	21.7			\$247,300	14.5	144.6	66.8
KLICKITAT	260	-13.3	23.8			\$239,300	10.7	117.3	71.6
LEWIS	970	14.1	7.8			\$157,500	5.8	203.0	127.4
LINCOLN	0	0.0	-100.0			\$85,000	-38.7	361.4	260.1
MASON	990	12.5	3.1			\$175,000	10.1	195.1	79.9
OKANOGAN	420	5.0	55.6			\$149,000	4	195.5	124.3
PACIFIC	500	16.3	28.2			\$154,200	17.7	193.9	96.5
PEND OREILLE	250	8.7	31.6			\$177,800	14.1	153.6	83.4
PIERCE	13,680	19.4	23.1	872	-10.3%	\$255,600	10.5	158.8	80.8
SAN JUAN	290	-3.3	-23.7	26	-15.4%	\$400,000	2.4	93.1	47.3
SKAGIT	2,200	24.3	20.9			\$243,900	3.9	153.4	70.9
SKAMANIA	270	575.0	-3.6	16	43.8%	\$193,300	32.4	214.4	105.6
SNOHOMISH	10,680	16.5	19.9	774	-33.3%	\$364,400	10.1	129.8	71.1
SPOKANE	7,720	7.1	22.5			\$191,400	7.2	186.2	108.6
STEVENS	750	8.7	33.9			\$177,800	14.1	172.1	95.1
THURSTON	4,010	1.8	20.1			\$246,500	8.1	172.6	90.8
WAHIAKUM	80	-33.3	300.0			\$175,000	34.6	180.7	70.9
WALLA WALLA	860	975.0	1.2			\$197,800	13.9	166.8	108.4
WHATCOM	3,190	5.6	23.2			\$294,800	7.4	130.9	73.0
WHITMAN	2,380	600.0	815.4			\$218,700	2.4	159.9	83.8
YAKIMA	1,840	0.5	4.0			\$169,600	6.4	171.4	98.7
Statewide	94,550	10.7	8.9	7,755	3.8%	\$289,300	9.5	143.1	81.0

Notes:

1. Home Resales are Runstad Center estimates based on MLS reports or deed recording
2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.
3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census
4. Median prices are Runstad Center estimates. Half the homes sold at higher prices, half lower
5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment and lower income.