

HOUSING MARKET SNAPSHOT

State of Washington and Counties Second Quarter 2015

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)	Price (\$)	% Change (year ago)		
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	-	-	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	-	-	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	0.0	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	-	-			\$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:

- Home Resales are Runstad Center estimates based on MLS reports or deed recording
- SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr 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.
- Due to changes in how data is received for Whitman, Benton, and Franklin Counties, figures cannot be compared to reports released prior to Q2:2015