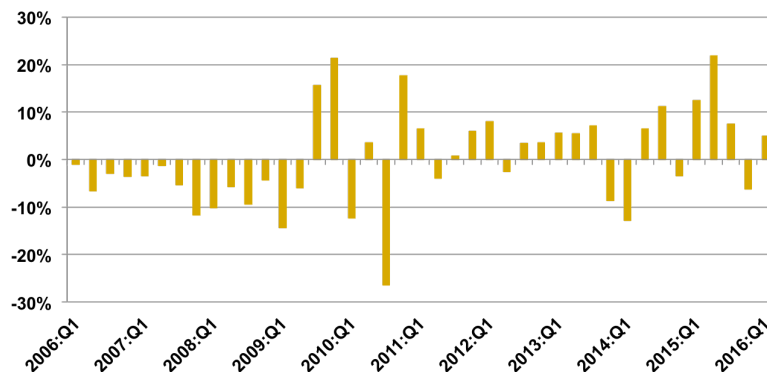


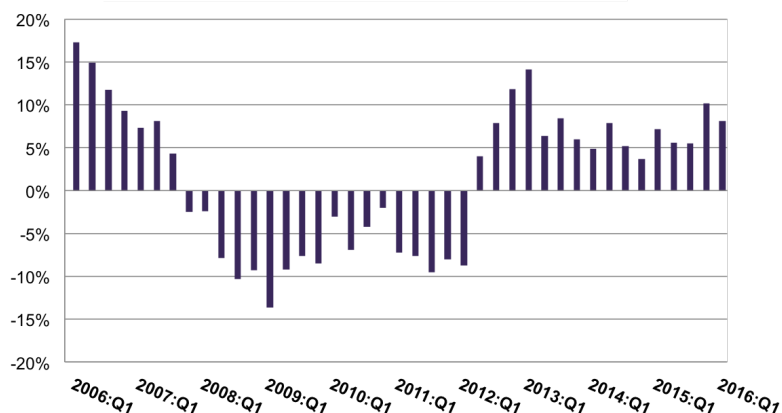
Washington Market Highlights: First Quarter 2016

- Existing home sales rose in the first quarter by 1.9 percent to a seasonally adjusted annual rate of 95,730 units compared to last quarter, and rose 4.9 percent compared to a year earlier.
- Building permit activity fell 31.5 percent from a year earlier, totaling 5,223 new units authorized. Of these, 2,907 were issued for single-family units.
- The median price home sold in Washington during the first quarter was \$289,400, 8.1 percent above a year earlier.
- Housing affordability for both all buyers and first-time buyers increased from the first quarter of 2016. The All-Buyer Housing Affordability Index stayed above 100 in 37 of Washington's 39 counties. And, first-time buyer's index increased slightly from both the previous quarter and from the first quarter of last year.
- Inventories of homes available for sale totaled 19,205 single-family homes at the end of the quarter, a 12.4% increase from quarter 4 and a 10.0 percent decrease from a year ago. This inventory level represented a 2.2 month supply, a slight imbalance, where demands exceeds the supply of homes on the market.
- Seriously delinquent mortgages decreased from the second quarter of 2015. The 25,723 Washington mortgages which are at least 90-days past due or in the foreclosure process is 5.6 percent less than three months ago.

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.

Prepared by:
Runstad Center for Real Estate Studies
College of Built Environments
University of Washington
424 Gould Hall, Box 355740
Seattle, WA 98195-5740
Phone: (206) 685-9597
Web: realestate.washington.edu
E-mail: wcrer@uw.edu

Peter Orser
Director

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SUBSCRIPTION INFORMATION
Washington State's Housing Market is published quarterly by the Runstad Center for Real Estate Studies. The annual subscription price is \$60 plus tax. Phone us, or visit our Website for more information.

First Quarter 2016
Issued April 2016

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.

Summary:

Washington state's housing market was somewhat stronger in the first quarter of 2016, with sales rising but affordability indicators and new building permits falling compared with a year ago.

The statewide median sales price for a single family home decreased to \$289,400 in the first quarter, but remained 8.1 percent higher than the same time in 2015. This value is still significantly lower than the all-time high of \$316,700 in the second quarter of 2007.

The seasonally adjusted annual rate of existing home sales rose 4.9 percent from the first quarter of 2015—from 91,251 to 95,730. This means that if the quarter's pace continued unchanged for a year, that number of homes would be sold. Although robust, the current annual rate of sales is much lower than the high witnessed in 2003.

Home prices rose in 16 of the state's 17 metropolitan counties, decreasing by 2.5% in Chelan County. Wahkiakum County recorded the highest relative increase of 200 percent, followed by San Juan County at 88.5 percent. Median prices were lower than a year earlier in two counties, with prices in Adams County decreasing by 22.8%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$85,000 in Ferry County to \$958,300 in San Juan County (King County has the second highest median values at \$674,500).

Housing affordability was higher in the first quarter than last

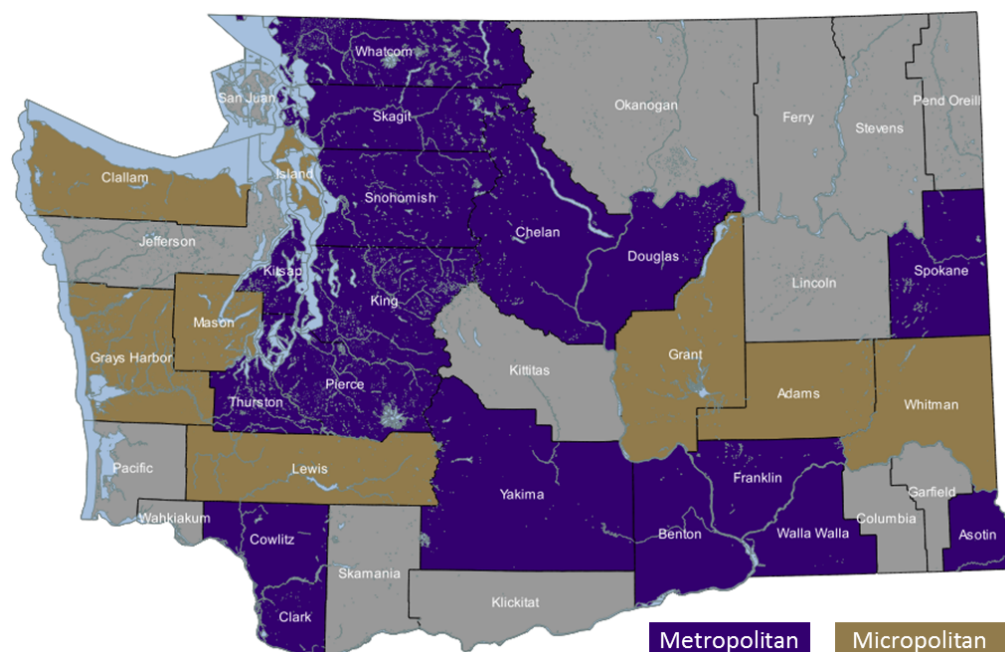
quarter, but lower than a year ago. That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 143.4, up from 140.2 in the fourth quarter of 2015. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 43.4 percent above the median.

Statewide, the first-time buyer index showed a increase of 2.5 points, ending the quarter at 81.7. This index assumes a less expensive home, lower down payment and lower income. This means that a household earning 70 percent of the median household income—as may be true of first-time buyers—had only 81.7 percent of the income required to purchase a typical starter home statewide.

Housing affordability varied widely across the state. The least affordable county for both average and first time home buyers is San Juan, with Lincoln County the most affordable. Twenty-two counties, especially those in the central Puget Sound, present affordability issues for newcomers.

Affordability remains a challenge in the state's housing market. This is contrasted with relatively weak quarterly permitting activity of 5,223 new units, primarily in multifamily housing units in metropolitan areas, marking a 31.5 percent decrease in the number of units under construction compared to a year ago.

Washington can be described as three states, including trends for Metropolitan, micropolitan, and other areas (map below). It can also be three states, with differing challenges for eastern Washington, western Washington, and the central Puget Sound. The nature of this report has been changed so that reader's can more easily pull out the information they need, especially for variances in location.



Home Resales:

23 of 39

Number of counties with a quarter-over-quarter decrease in seasonally adjusted sales.

1.9%

Quarter-over-quarter increase in seasonally adjusted annual sales.

66.7%

Largest drop in seasonally adjusted quarter-over-quarter sales seen in **Columbia** County.

95,730

Seasonally Adjusted Annual Sales (SAAR).

2,460

Largest drop in seasonally adjusted quarter-over-quarter sales in absolute terms seen in **King** County.

4.9%

Year-over-year increase in seasonally adjusted annual sales.

Seven

Number of counties with sales rates at least ten percent lower than the previous quarter.

14 of 39

Number of counties with quarter-over-quarter sales increases.

57%

Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Grays Harbor** County.

10 of 17

Number of Metropolitan Counties with fewer sales than the previous quarter.

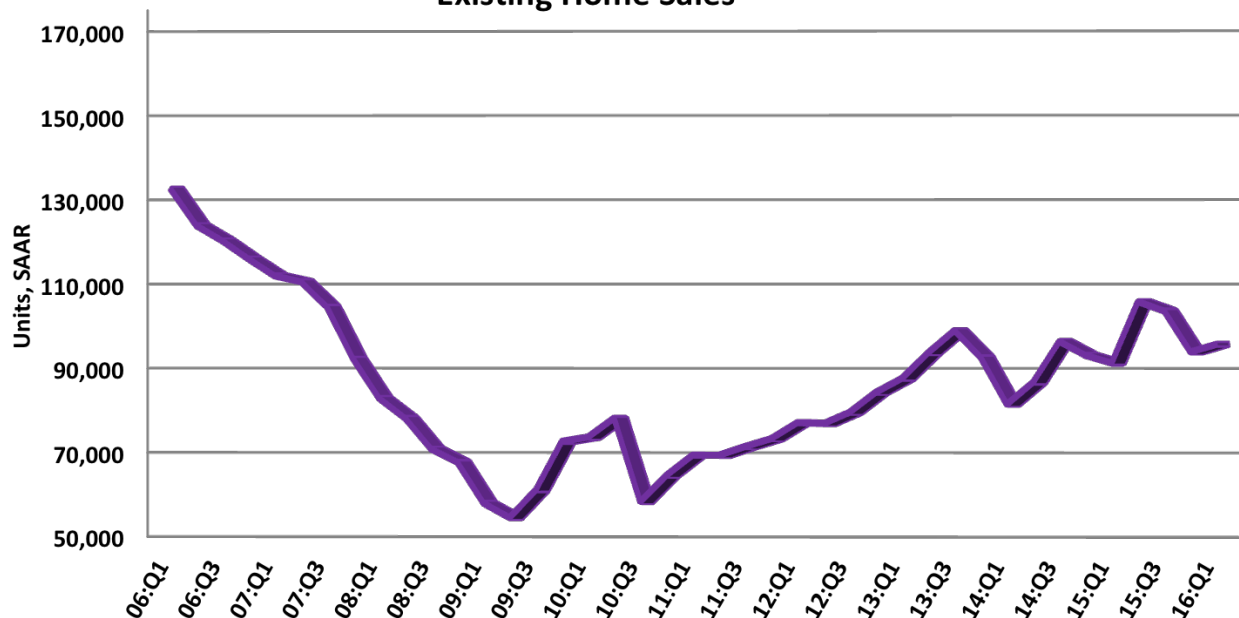
80

Largest quarter-over-quarter sales gain in absolute terms seen in **Clallam** County.

84,330

Seasonally adjusted annual sales rate in the 17 Metropolitan Counties (88.1 % of state total).

Existing Home Sales



Housing Construction:

5,223

Number of building permits issued during the quarter.

31.5%

Decrease in year-over-year total number of permits.

10.8%

Increase in quarter-over-quarter total number of permits.

\$1,778,343,028

Total value of permits, **1.6% increase** over last quarter).

\$1,403,322,407

Total value of single family permits, **9.7% increase** over last quarter).

\$375,020,621

Total value of multi-family permits, **20.4% decline** over last quarter).

\$284,073

Average value of permitted single family home.

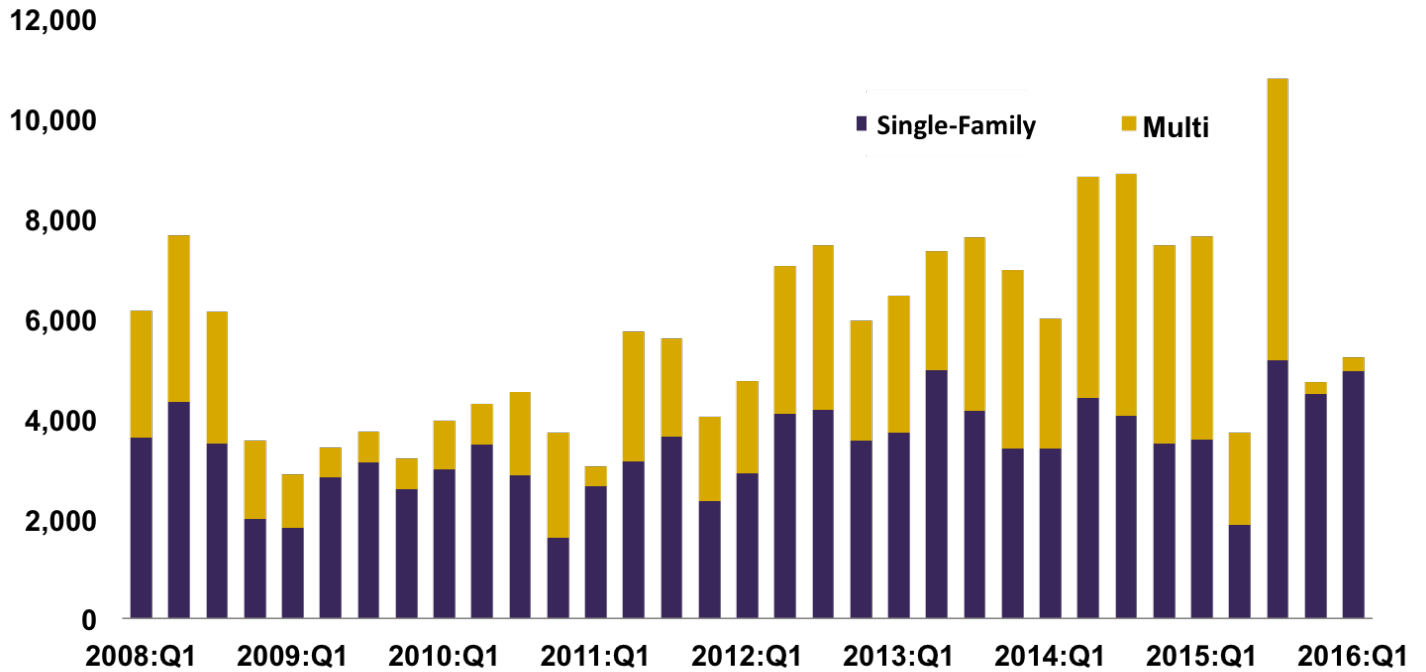
\$1,325,161

Average value of permitted multi-family home.

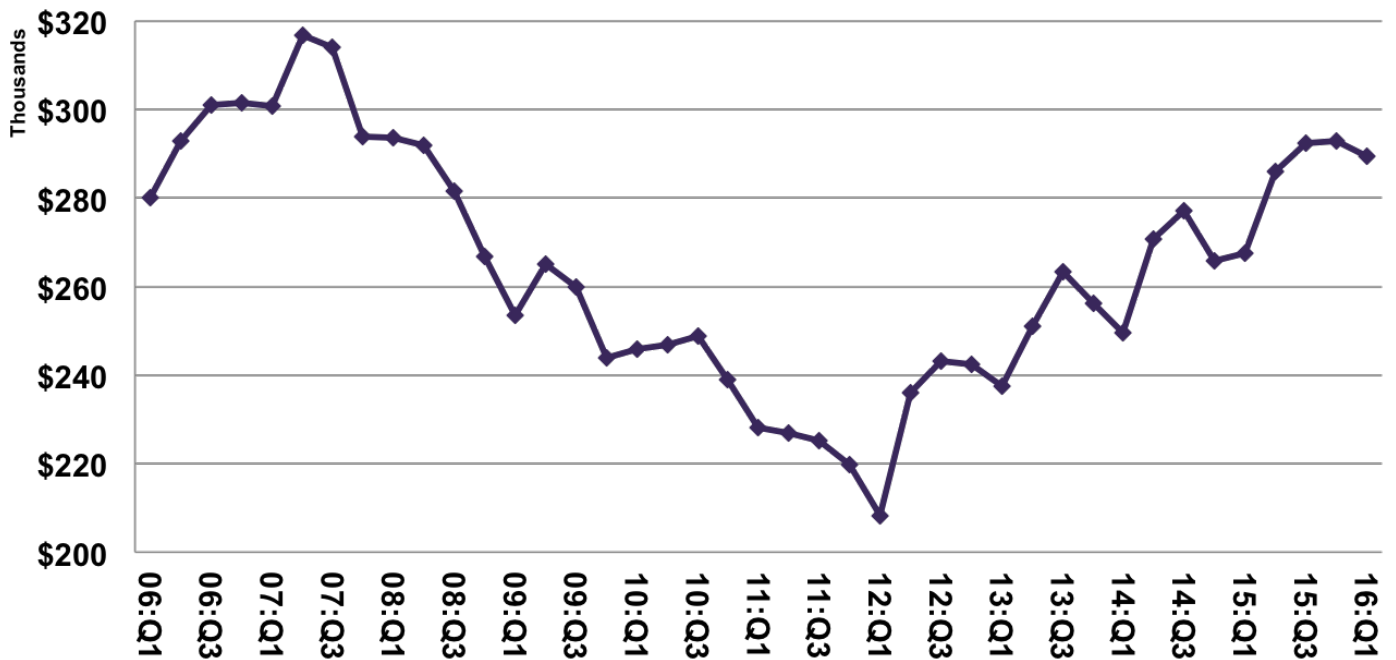
31.3% & 60.2%

Value of permits in King County, and in the central Puget Sound, as compared to the state.

Building Permits



Median Home Prices



Home Prices:

\$289,400

Median selling price of a single family home.

8.1%

Year-over-year **increase** in median selling price of a single family home.

1%

Year-over-year **increase** in the Federal Housing Finance Agency (FHFA) repeat sales index.

\$958,300

Highest median price in the state seen in **San Juan** County.

\$85,000

Lowest median price in the state seen in **Ferry** County.

\$165,000

Lowest median price in a Metropolitan county seen in **Asotin and Garfield** Counties.

\$113,300–\$296,100

Range of prices in Micropolitan areas (**Adams to Island**).

One of Two

Number of counties with year-over-year price declines of more than ten percent.

21 of 37

Number of counties with year-over-year price increases of more than ten percent.

13%, 10.2%, & 8.6%

Year-over-year price increase in eastern Washington, Western Washington, and the central Puget Sound.

Big Players

Increases for the five largest counties by sales volume:

King 49.9%

Pierce 8.6%

Spokane 8.9%

Snohomish 6.9%

Thurston 7.5%

Prices by Bedroom:

\$186,300

Median price for a 2-bedroom single family home, a **14.9%** year-over-year **increase**.

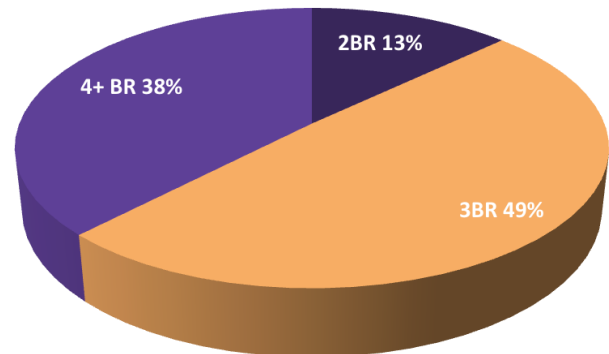
\$264,200

Median price for a 3-bedroom single family home, a **9.5%** year-over-year **increase**.

\$368,800

Median price for a 4-bedroom single family home, a **5.4%** year-over-year **increase**.

1st Quarter 2016 Washington Home Sales by Number of Bedrooms



3 of 17

Number of Metropolitan counties with price declines in 2-bedroom homes.

2.3%

Biggest decline in price of a 2-bedroom home in a Metropolitan county, seen in **Benton & Franklin** counties (down to **\$105,000**).

Five

Number of Metropolitan counties with year-over-year price increases of 20% or more (**Douglas, Kitsap, Thurston, Walla Walla, and Yakima** counties).

Zero & Zero

Number of Metropolitan counties with price declines in 3-bedroom and 4-bedroom homes.

Housing Affordability:

0
Annual decrease in mortgage interest rate basis points (bps).

8.1%
Year-over-year increase in home prices.

Worse & Worse
Statewide all-buyer housing Affordability as compared to last quarter, and last year.

143.4
Statewide all-buyer housing affordability index.

38.9 to 312.0
Range of affordability index scores across the state, low in **San Juan** county, and high in **Ferry** county.

36 of 39
Number of counties with statewide all-buyer affordability

lower than a year ago.

76 & 139.4
Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Cowlitz**) counties.

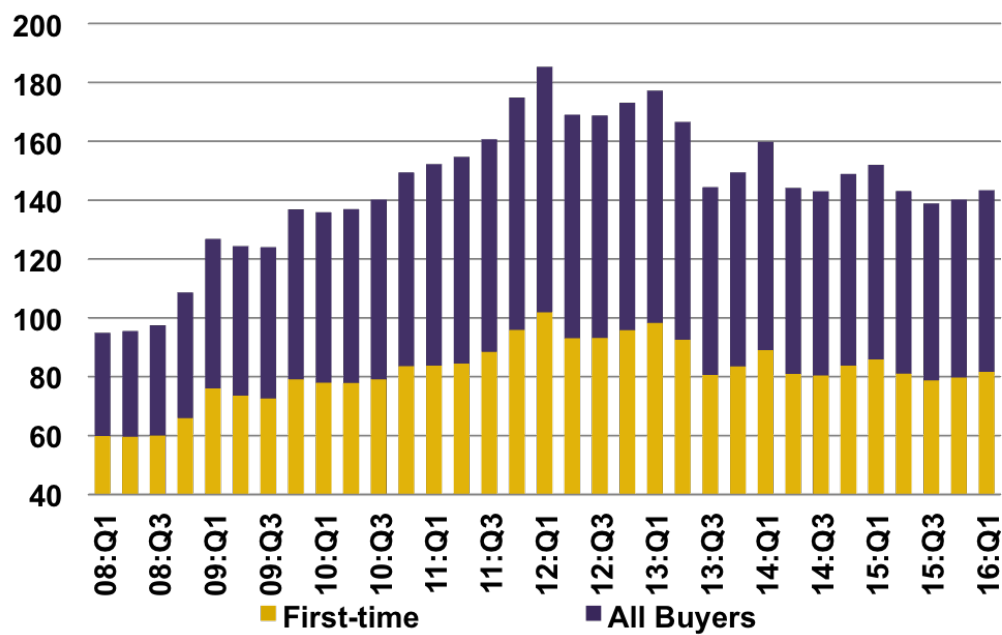
81.7
Statewide first-time housing affordability index, **up** from the previous quarter, and **down** from last year.

17 of 39
Number of counties with a first-time affordability index greater than 100 (affordable).

43.7 to 114.9
Range of values for first-time affordability among Metropolitan Counties. Low in **King** county, and high in **Benton** county.

74.7 to 134.6
Range of values for first-time affordability among micropolitan Counties. Low in **Mason** county, and high in **Adams** county.

Housing Affordability Index



Availability of Affordable Housing:

\$76,150

Statewide median family income

\$48,050 to \$94,050

Range of median family income values. Low in **Adams** county, and high in **King** county.

\$61,070

Statewide median household income

\$26,816 to \$77,208

Range of median household income values. Low in **Ferry** county, and high in **King** county.

3.3%
Statewide inventory priced below \$80,000, **decreased** from 4.5% from a year ago.

20 of 39
Number of counties with less than 2% of homes priced below \$80,000.

0.1% & 1%
Homes in **King** and **San Juan** counties below \$80,000.

14.7%
Statewide inventory priced below \$160,000, **decreased** from **20.9%** a year ago.

0.0% to 41.9%
Range of availability of homes below \$160,000 in Metropolitan counties. High in **Pierce** county.

Available Inventory:

19,205

Number of homes available for sale at the end of the quarter.

2,120 & 2,128

Increase from last quarter (**12.4%**), and **Decrease** from last year (**10.0%**).

1,898 & 2,162

Largest available inventories seen in **Spokane** county, and **King** county. **Down 20.1%**, and **down 18.2%** from last quarter.

Two of Four

Number of counties with more than 1,000 listing that had an increase over last quarter.

1613.6%

Largest relative increase in listings seen in **Columbia** county (**377** units).

15 of 39

Number of counties with a decline in listings since the last quarter.

47.2%
Largest decline since last quarter, seen in **Clallam** county.

3 of 39
Number of counties with declines in listings greater than 20%.

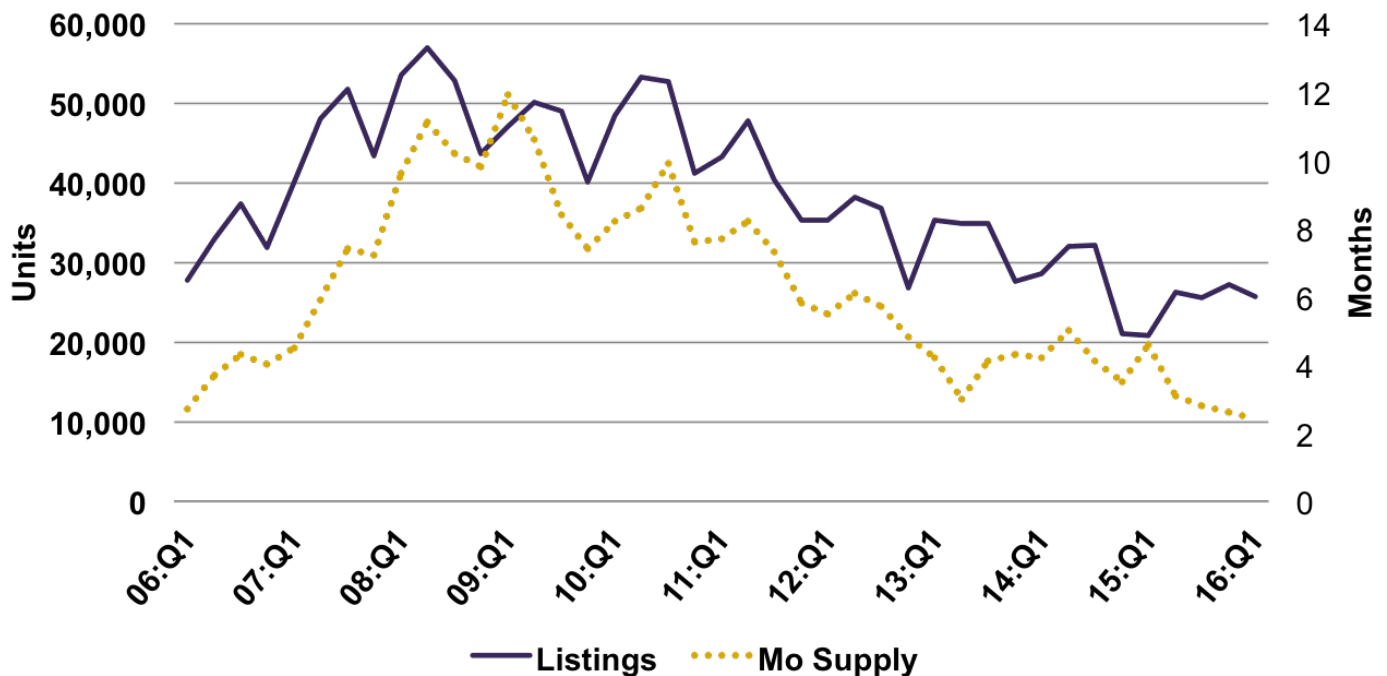
3
Month's supply of housing. **2.5** last quarter, and **3.9** last year.

1.3 to 474.1
Range of month's supply across the counties—low in several counties, high in **King** and **Columbia** counties.

Three
Number of counties with less than five month's supply of homes priced over \$500,000 (**Adams, King, and Spokane**).

3 & 11
Numbers of counties with more than a year's supply of homes, and more than a year's supply of homes priced over \$500,000.

Listing Inventory and Month's Supply



Market Risks:

25,723

Number of mortgages 90+ days past due or in foreclosure.

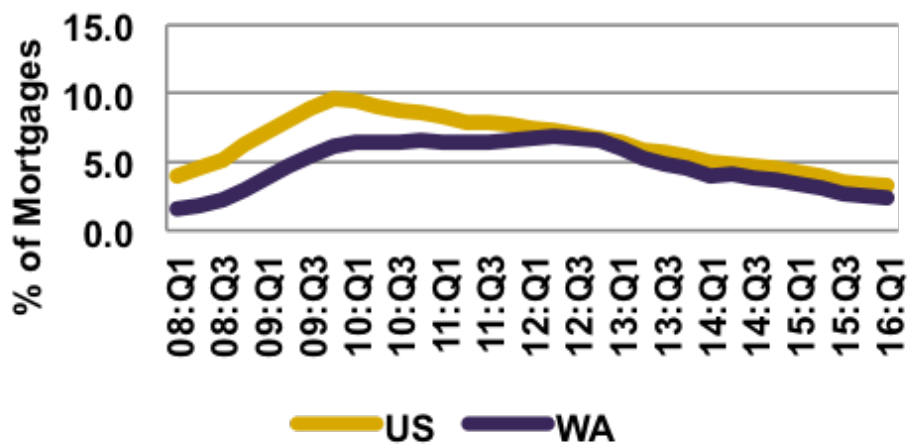
1,526 and 12,296

Reduction in mortgages that are 90+ days past due or in foreclosure from last quarter, and last year.

2.41%

Seriously delinquent mortgages, (lowest rate since the third quarter of 2008).

Serious Delinquency and Foreclosure



HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2016

County	SAAR	% change by qtr	% change by year	Building Permits	% change by year	Median Resale Price (\$)	% change by year	HAI	First- time HAI
Adams	60	-45.5	-14.3	0	0.0	\$ 113,300	-22.8	231.1	134.6
Asotin	310	6.9	-6.1	0	0.0	\$ 165,000	6.6	192.8	111.1
Benton	3,850	-0.5	8.8	266	7.3	\$ 217,500	18.4	174.7	114.9
Chelan	930	-5.1	126.8	53	0.0	\$ 249,400	-2.5	153.1	86.2
Clallam	640	14.3	1.6	27	0.0	\$ 225,000	7.3	147.0	132.8
Clark	7,600	-0.9	18.0	639	-16.9	\$ 279,100	15.1	148.8	86.8
Columbia	10	-66.7	-92.3	0	0.0	\$ 250,000	56.2	133.8	83.6
Cowlitz	1,210	-8.3	-4.0	33	0.0	\$ 180,400	8.0	186.3	108.9
Douglas	520	-1.9	44.4	30	0.0	\$ 243,700	9.2	152.4	82.5
Ferry	7	0.0	-12.5	0	0.0	\$ 85,000	21.4	312.0	122.1
Franklin	1,290	-0.8	8.4	88	-6.4	\$ 217,500	18.4	174.7	59.6
Garfield	60	0.0	0.0	1	0.0	\$ 165,000	6.6	173.3	121.5
Grant	850	1.2	-10.5	55	0.0	\$ 168,000	5.3	176.3	100.6
Grays Harbor	1,680	57.0	28.2	38	0.0	\$ 140,700	29.7	210.5	121.9
Island	1,670	2.5	0.6	57	0.0	\$ 296,100	15.6	139.4	92.9
Jefferson	570	-3.4	5.6	47	104.3	\$ 297,100	22.9	121.4	72.7
King	22,710	-9.8	-6.3	1,140	-80.2	\$ 674,500	49.9	76.0	43.7
Kitsap	4,260	0.5	4.4	183	3.4	\$ 272,400	15.7	158.4	108.3
Kittitas	1,100	14.6	11.1	51	0.0	\$ 257,600	8.5	139.2	63.9
Klickitat	210	-19.2	-30.0	13	0.0	\$ 213,900	12.6	131.6	79.8
Lewis	910	-4.2	7.1	25	0.0	\$ 156,800	0.6	204.2	133.9
Lincoln	3	-25.0	0.0	11	0.0	\$ 110,000	57.1	279.7	209.1
Mason	1,020	-2.9	15.9	29	0.0	\$ 172,500	19.6	198.3	74.7
Okanogan	430	7.5	7.5	15	0.0	\$ 162,000	6.6	180.2	119.7
Pacific	450	-8.2	4.7	11	0.0	\$ 131,200	9.3	228.3	113.0
Pend	230	-4.2	0.0	6	0.0	\$ 153,300	22.6	178.7	96.4
Pierce	12,890	5.7	12.5	602	7.9	\$ 255,600	8.6	159.1	79.2
San Juan	280	3.7	-6.7	16	0.0	\$ 958,300	88.5	38.9	19.1
Skagit	1,860	-0.5	5.1	86	0.0	\$ 262,300	7.5	143.0	62.0
Skamania	140	-41.7	250.0	9	0.0	\$ 250,000	78.6	166.2	81.4
Snohomish	9,650	-0.6	5.2	840	0.0	\$ 375,300	8.9	126.5	69.4
Spokane	7,290	53.2	1.1	344	0.0	\$ 192,700	6.9	185.2	109.9
Stevens	670	-4.3	-2.9	17	0.0	\$ 153,300	22.6	200.0	111.2
Thurston	4,380	18.4	11.2	234	0.0	\$ 247,900	7.5	172.0	88.5
Wahkiakum	50	-64.3	-58.3	0	0.0	\$ 225,000	200.0	140.9	49.8
Walla Walla	850	41.7	962.5	27	0.0	\$ 201,000	67.5	164.5	110.2
Whatcom	3,030	9.4	0.3	163	0.0	\$ 304,700	11.3	127.0	71.5
Whitman	360	-29.4	5.9	14	0.0	\$ 207,100	5.7	169.2	94.1
Yakima	1,700	-6.6	-7.1	53	0.0	\$ 177,400	12.4	164.2	94.5
Statewide	95,730	1.9	4.9	5,223	-31.5	\$ 289,400	8.1	143.4	81.7

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 of the point at which half of existing home sales occurred at higher prices and half at lower prices.

5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.

6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.

EXISTING HOME SALES

State of Washington and Counties
Seasonally Adjusted Annual Rate

County	15:Q1	15:Q2	15:Q3	15:Q4	16:Q1	% Change by qtr	% Change by year
Adams	70	100	80	110	60	-45.5	-14.3
Asotin	330	330	320	290	310	6.9	-6.1
Benton	3,540	4,150	4,400	3,870	3,850	-0.5	8.8
Chelan	410	710	780	980	930	-5.1	126.8
Clallam	630	650	680	560	640	14.3	1.6
Clark	6,440	7,290	5,200	7,670	7,600	-0.9	18.0
Columbia	130	70	520	30	10	-66.7	-92.3
Cowlitz	1,260	1,200	1,190	1,320	1,210	-8.3	-4.0
Douglas	360	350	450	530	520	-1.9	44.4
Ferry	8	4	5	7	7	0.0	-12.5
Franklin	1,190	1,390	1,480	1,300	1,290	-0.8	8.4
Garfield	60	60	60	60	60	0.0	0.0
Grant	950	810	920	840	850	1.2	-10.5
Grays Harbor	1,310	1,500	1,540	1,070	1,680	57.0	28.2
Island	1,660	1,910	1,800	1,630	1,670	2.5	0.6
Jefferson	540	650	760	590	570	-3.4	5.6
King	24,230	27,750	27,530	25,170	22,710	-9.8	-6.3
Kitsap	4,080	2,550	4,360	4,240	4,260	0.5	4.4
Kittitas	990	1,120	1,240	960	1,100	14.6	11.1
Klickitat	300	260	280	260	210	-19.2	-30.0
Lewis	850	970	1,200	950	910	-4.2	7.1
Lincoln	3	1	3	4	3	-25.0	0.0
Mason	880	990	1,160	1,050	1,020	-2.9	15.9
Okanogan	400	420	360	400	430	7.5	7.5
Pacific	430	500	490	490	450	-8.2	4.7
Pend	230	250	230	240	230	-4.2	0.0
Pierce	11,460	13,680	13,200	12,200	12,890	5.7	12.5
San Juan	300	290	340	270	280	3.7	-6.7
Skagit	1,770	2,200	2,140	1,870	1,860	-0.5	5.1
Skamania	40	270	300	240	140	-41.7	250.0
Snohomish	9,170	10,680	10,740	9,710	9,650	-0.6	5.2
Spokane	7,210	7,720	8,180	4,760	7,290	53.2	1.1
Stevens	690	750	690	700	670	-4.3	-2.9
Thurston	3,940	4,010	4,140	3,700	4,380	18.4	11.2
Wahkiakum	120	80	150	140	50	-64.3	-58.3
Walla Walla	80	860	1,090	600	850	41.7	962.5
Whatcom	3,020	3,190	3,180	2,770	3,030	9.4	0.3
Whitman	340	4,250	530	510	360	-29.4	5.9
Yakima	1,830	1,840	1,880	1,820	1,700	-6.6	-7.1
Statewide	91,251	105,805	103,598	93,911	95,730	-9.4	-6.3

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

EXISTING HOME SALES

State of Washington and Counties
Not Seasonally Adjusted

County	15:Q1	15:Q2	15:Q3	15:Q4	Total 2015	16:Q1	% Change by qtr	% Change by year
Adams	20	30	20	20	90	10	-50.0	-50.0
Asotin	70	90	80	70	310	70	0.0	0.0
Benton	710	1,150	1,220	940	4,020	780	-17.0	9.9
Chelan	80	190	220	250	740	180	-28.0	125.0
Clallam	130	170	200	140	640	130	-7.1	0.0
Clark	1,340	2,010	1,460	1,800	6,610	1,580	-12.2	17.9
Columbia	30	20	140	6	196	3	-50.0	-90.0
Cowlitz	260	330	330	310	1,230	250	-19.4	-3.8
Douglas	70	90	130	130	420	100	-23.1	42.9
Ferry	2	1	2	2	7	1	-50.0	-50.0
Franklin	240	390	410	320	1,360	260	-18.8	8.3
Garfield	10	20	20	10	60	10	0.0	0.0
Grant	170	230	270	200	870	150	-25.0	-11.8
Grays Harbor	260	400	410	280	1,350	340	21.4	30.8
Island	300	490	560	400	1,750	300	-25.0	0.0
Jefferson	110	160	210	160	640	120	-25.0	9.1
King	4,750	7,820	7,770	6,030	26,370	4,450	-26.2	-6.3
Kitsap	810	700	1,250	1,030	3,790	840	-18.4	3.7
Kittitas	170	290	370	260	1,090	190	-26.9	11.8
Klickitat	60	70	80	70	280	40	-42.9	-33.3
Lewis	180	250	330	240	1,000	190	-20.8	5.6
Lincoln	1	0	1	1	3	1	0.0	0.0
Mason	180	270	340	240	1,030	210	-12.5	16.7
Okanogan	70	110	120	90	390	70	-22.2	0.0
Pacific	90	120	140	130	480	100	-23.1	11.1
Pend	40	70	70	60	240	40	-33.3	0.0
Pierce	2,420	3,640	3,660	2,990	12,710	2,720	-9.0	12.4
San Juan	60	70	100	80	310	60	-25.0	0.0
Skagit	370	590	590	460	2,010	380	-17.4	2.7
Skamania	9	70	80	60	219	30	-50.0	233.3
Snohomish	1,900	2,950	2,960	2,340	10,150	2,000	-14.5	5.3
Spokane	1,300	2,220	2,360	1,160	7,040	1,310	12.9	0.8
Stevens	130	200	200	180	710	130	-27.8	0.0
Thurston	760	1,100	1,160	930	3,950	850	-8.6	11.8
Wahkiakum	40	20	30	30	120	10	-66.7	-75.0
Walla Walla	20	230	320	160	730	150	-6.2	650.0
Whatcom	570	870	930	680	3,050	570	-16.2	0.0
Whitman	50	1,560	160	90	1,860	60	-33.3	20.0
Yakima	370	510	510	460	1,850	340	-26.1	-8.1
Statewide	18,152	29,501	29,213	22,809	99,675	19,025	-16.6	4.8

EXISTING HOME SALES

State of Washington and Counties
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change
Adams	150	170	120	90	100	90	-0.1
Asotin	260	190	190	220	240	320	0.3
Benton	2,590	2,500	2,560	2,940	3,050	4,030	0.3
Chelan	570	570	730	810	550	740	0.3
Clallam	720	710	710	950	810	630	-0.2
Clark	4,900	5,100	5,420	6,560	6,410	6,620	0.0
Columbia	80	70	70	110	90	190	1.1
Cowlitz	740	810	790	1,060	1,050	1,240	0.2
Douglas	280	320	340	460	380	430	0.1
Ferry	0	0	4	5	5	6	0.2
Franklin	870	840	860	990	1,020	1,350	0.3
Garfield	50	40	40	40	50	60	0.2
Grant	630	700	590	980	830	870	0.0
Grays Harbor	980	1,260	950	1,130	1,310	1,360	0.0
Island	1,220	990	1,110	1,870	1,570	1,750	0.1
Jefferson	300	320	410	510	560	640	0.1
King	18,110	19,770	21,920	25,650	25,180	26,370	0.0
Kitsap	2,750	2,620	2,940	3,650	3,920	3,780	-0.0
Kittitas	610	590	880	840	880	1,090	0.2
Klickitat	120	180	190	230	240	270	0.1
Lewis	600	660	870	1,110	910	1,010	0.1
Lincoln	4	7	4	2	7	3	-0.6
Mason	600	640	700	830	1,030	1,030	0.0
Okanogan	230	200	280	330	340	390	0.1
Pacific	350	260	280	360	400	480	0.2
Pend Oreille	170	180	190	270	210	240	0.1
Pierce	8,290	9,250	8,980	11,230	11,450	12,710	0.1
San Juan	170	140	230	310	310	300	-0.0
Skagit	1,200	1,520	1,350	1,760	1,840	2,010	0.1
Skamania	150	120	160	210	210	220	0.0
Snohomish	9,190	7,900	8,480	9,430	9,240	10,150	0.1
Spokane	4,750	4,470	3,330	6,190	7,600	7,040	-0.1
Stevens	500	520	570	790	630	710	0.1
Thurston	2,990	4,320	2,910	6,270	3,620	3,950	0.1
Wahkiakum	60	40	80	50	140	120	-0.1
Walla Walla	550	510	560	660	710	720	0.0
Whatcom	2,010	2,530	2,190	3,360	2,690	3,050	0.1
Whitman	220	260	300	400	330	1,860	4.6
Yakima	1,370	1,240	1,310	1,520	1,670	1,850	0.1
Statewide	69,334	72,517	73,598	94,177	91,582	99,679	0.1

Number of single-family units sold, excluding new construction

MEDIAN HOME PRICES

State of Washington and Counties

Time Trend

County	15: Q1	15:Q2	15:Q3	15:Q4	15 Annual	16:Q1	% Change
Adams	\$ 146,700	\$ 155,000	\$ 130,000	\$ 128,000	\$ 140,800	\$ 113,300	-22.8
Asotin	\$ 154,800	\$ 173,300	\$ 178,700	\$ 172,900	\$ 170,300	\$ 165,000	6.6
Benton	\$ 183,700	\$ 205,000	\$ 201,900	\$ 208,600	\$ 201,200	\$ 217,500	18.4
Chelan	\$ 255,800	\$ 277,300	\$ 280,900	\$ 256,100	\$ 269,200	\$ 249,400	-2.5
Clallam	\$ 209,600	\$ 215,500	\$ 231,400	\$ 215,000	\$ 219,300	\$ 225,000	7.3
Clark	\$ 242,400	\$ 266,900	\$ 268,600	\$ 268,900	\$ 262,900	\$ 279,100	15.1
Columbia	\$ 160,000	\$ 160,000	\$ 171,000	\$ 70,000	\$ 166,900	\$ 250,000	56.2
Cowlitz	\$ 167,100	\$ 184,400	\$ 188,100	\$ 177,700	\$ 179,100	\$ 180,400	8.0
Douglas	\$ 223,200	\$ 248,500	\$ 245,000	\$ 233,100	\$ 238,300	\$ 243,700	9.2
Ferry	\$ 70,000	\$ 130,000	\$ 160,000	\$ 145,000	\$ 127,500	\$ 85,000	21.4
Franklin	\$ 183,700	\$ 205,000	\$ 201,900	\$ 208,600	\$ 201,200	\$ 217,500	18.4
Garfield	\$ 154,800	\$ 173,300	\$ 178,700	\$ 172,900	\$ 170,300	\$ 165,000	6.6
Grant	\$ 159,500	\$ 165,000	\$ 179,300	\$ 151,500	\$ 165,500	\$ 168,000	5.3
Grays Harbor	\$ 108,500	\$ 141,100	\$ 143,700	\$ 154,800	\$ 138,800	\$ 140,700	29.7
Island	\$ 256,200	\$ 285,800	\$ 298,000	\$ 313,200	\$ 290,700	\$ 296,100	15.6
Jefferson	\$ 241,700	\$ 261,400	\$ 297,400	\$ 288,500	\$ 276,300	\$ 297,100	22.9
King	\$ 450,000	\$ 495,500	\$ 491,000	\$ 494,500	\$ 486,100	\$ 674,500	49.9
Kitsap	\$ 235,500	\$ 263,900	\$ 269,200	\$ 267,800	\$ 260,300	\$ 272,400	15.7
Kittitas	\$ 237,500	\$ 247,300	\$ 240,600	\$ 246,900	\$ 243,700	\$ 257,600	8.5
Klickitat	\$ 190,000	\$ 239,300	\$ 225,000	\$ 150,000	\$ 204,900	\$ 213,900	12.6
Lewis	\$ 155,900	\$ 157,500	\$ 160,800	\$ 159,600	\$ 158,800	\$ 156,800	0.6
Lincoln	\$ 70,000	\$ 85,000	\$ 75,000	\$ 85,000	\$ 80,000	\$ 110,000	57.1
Mason	\$ 144,200	\$ 175,000	\$ 173,800	\$ 174,500	\$ 170,500	\$ 172,500	19.6
Okanogan	\$ 152,000	\$ 149,000	\$ 190,000	\$ 180,000	\$ 167,400	\$ 162,000	6.6
Pacific	\$ 120,000	\$ 154,200	\$ 157,500	\$ 143,600	\$ 141,600	\$ 131,200	9.3
Pend	\$ 125,000	\$ 177,800	\$ 151,200	\$ 140,000	\$ 150,400	\$ 153,300	22.6
Pierce	\$ 235,400	\$ 255,600	\$ 254,300	\$ 254,800	\$ 251,000	\$ 255,600	8.6
San Juan	\$ 508,300	\$ 400,000	\$ 430,800	\$ 493,700	\$ 445,700	\$ 958,300	88.5
Skagit	\$ 244,000	\$ 243,900	\$ 271,700	\$ 268,300	\$ 257,800	\$ 262,300	7.5
Skamania	\$ 140,000	\$ 193,300	\$ 225,000	\$ 262,500	\$ 217,600	\$ 250,000	78.6
Snohomish	\$ 344,700	\$ 364,400	\$ 361,100	\$ 359,800	\$ 358,900	\$ 375,300	8.9
Spokane	\$ 180,300	\$ 191,400	\$ 199,400	\$ 191,100	\$ 192,200	\$ 192,700	6.9
Stevens	\$ 125,000	\$ 177,800	\$ 151,200	\$ 140,000	\$ 150,400	\$ 153,300	22.6
Thurston	\$ 230,600	\$ 246,500	\$ 257,100	\$ 247,800	\$ 246,800	\$ 247,900	7.5
Wahkiakum	\$ 75,000	\$ 175,000	\$ 183,300	\$ 214,300	\$ 167,500	\$ 225,000	200.0
Walla Walla	\$ 120,000	\$ 197,800	\$ 182,700	\$ 178,700	\$ 185,800	\$ 201,000	67.5
Whatcom	\$ 273,700	\$ 294,800	\$ 292,200	\$ 294,200	\$ 289,600	\$ 304,700	11.3
Whitman	\$ 196,000	\$ 205,000	\$ 207,400	\$ 200,000	\$ 204,700	\$ 207,100	5.7
Yakima	\$ 157,800	\$ 169,600	\$ 173,600	\$ 163,800	\$ 166,800	\$ 177,400	12.4
Statewide	\$ 267,600	\$ 286,100	\$ 292,400	\$ 292,900	\$ 286,200	\$ 289,400	8.1

Source: WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties First Quarters

County	2 bedroom			3 bedroom			4 or more bedrooms		
	2015	2016	% Change	2015	2016	% Change	2015	2016	% Change
Adams	\$ 110,000	\$ 95,000	-13.6	\$ 120,000	\$ 113,300	-5.6	\$ 225,000	\$ 225,000	0.0
Asotin	\$ 111,000	\$ 108,900	-1.9	\$ 150,000	\$ 163,800	9.2	\$ 200,000	\$ 210,000	5.0
Benton	\$ 107,500	\$ 105,000	-2.3	\$ 170,700	\$ 195,200	14.4	\$ 250,700	\$ 269,600	7.5
Chelan	\$ 160,000	\$ 190,000	18.8	\$ 239,300	\$ 245,800	2.7	\$ 316,700	\$ 330,000	4.2
Clallam	\$ 195,000	\$ 173,300	-11.1	\$ 214,600	\$ 240,600	12.1	\$ 220,000	\$ 281,200	27.8
Clark	\$ 169,400	\$ 194,700	14.9	\$ 221,200	\$ 248,200	12.2	\$ 301,100	\$ 345,600	14.8
Columbia	\$ 110,000	\$ 30,000	-72.7	\$ 170,000	\$ 225,000	32.4	\$ 212,500	\$ 275,000	29.4
Cowlitz	\$ 90,000	\$ 95,000	5.6	\$ 166,700	\$ 177,500	6.5	\$ 221,900	\$ 238,600	7.5
Douglas	\$ 125,000	\$ 156,700	25.4	\$ 222,900	\$ 236,500	6.1	\$ 281,200	\$ 295,000	4.9
Ferry	\$ 65,000	\$ 85,000	30.8	\$ 90,000	\$ 140,000	55.6	\$ 30,000	\$ 45,000	50.0
Franklin	\$ 107,500	\$ 105,000	-2.3	\$ 170,700	\$ 195,200	14.4	\$ 250,700	\$ 269,600	7.5
Garfield	\$ 111,000	\$ 108,900	-1.9	\$ 150,000	\$ 163,800	9.2	\$ 200,000	\$ 210,000	5.0
Grant	\$ 86,200	\$ 120,000	39.2	\$ 155,300	\$ 158,300	1.9	\$ 213,600	\$ 208,300	-2.5
GraysHarbor	\$ 76,200	\$ 115,000	50.9	\$ 125,000	\$ 147,700	18.2	\$ 145,000	\$ 140,000	-3.4
Island	\$ 213,200	\$ 277,500	30.2	\$ 260,600	\$ 290,900	11.6	\$ 325,000	\$ 343,300	5.6
Jefferson	\$ 221,900	\$ 300,000	35.2	\$ 266,700	\$ 290,600	9.0	\$ 250,000	\$ 375,000	50.0
King	\$ 347,400	\$ 407,400	17.3	\$ 392,000	\$ 470,100	19.9	\$ 563,700	\$ 1,265,500	124.5
Kitsap	\$ 144,500	\$ 190,800	32.0	\$ 233,500	\$ 265,500	13.7	\$ 297,800	\$ 339,000	13.8
Kittitas	\$ 130,000	\$ 210,000	61.5	\$ 241,700	\$ 258,300	6.9	\$ 275,000	\$ 312,500	13.6
Klickitat	\$ 150,000	\$ 190,000	26.7	\$ 170,000	\$ 215,000	26.5	\$ 225,000	\$ 225,000	0.0
Lewis	\$ 90,000	\$ 126,400	40.4	\$ 161,500	\$ 169,000	4.6	\$ 190,000	\$ 218,700	15.1
Lincoln	\$ 70,000	\$ 95,000	35.7	\$ 30,000	\$ 70,000	133.3	\$ 85,000	\$ 120,000	41.2
Mason	\$ 118,300	\$ 124,300	5.1	\$ 156,700	\$ 180,000	14.9	\$ 200,000	\$ 212,500	6.2
Okanogan	\$ 120,000	\$ 145,000	20.8	\$ 160,000	\$ 166,700	4.2	\$ 160,000	\$ 200,000	25.0
Pacific	\$ 98,300	\$ 122,500	24.6	\$ 130,000	\$ 135,700	4.4	\$ 170,000	\$ 225,000	32.4
Pend	\$ 77,500	\$ 133,300	72.0	\$ 145,000	\$ 170,000	17.2	\$ 175,000	\$ 190,000	8.6
Pierce	\$ 132,000	\$ 154,200	16.8	\$ 216,900	\$ 236,200	8.9	\$ 287,600	\$ 300,700	4.6
SanJuan	\$ 450,000	\$ 400,000	-11.1	\$ 500,000	\$ 1,265,600	153.1	\$ 625,000	\$ 1,000,000	60.0
Skagit	\$ 180,000	\$ 186,200	3.4	\$ 240,600	\$ 254,800	5.9	\$ 281,700	\$ 350,000	24.2
Skamania	\$ 130,000	\$ 95,000	-26.9	\$ 30,000	\$ 275,000	816.7	\$ 275,000	\$ 170,000	-38.2
Snohomish	\$ 208,700	\$ 234,800	12.5	\$ 298,100	\$ 330,000	10.7	\$ 428,100	\$ 459,300	7.3
Spokane	\$ 94,500	\$ 98,700	4.4	\$ 170,800	\$ 180,700	5.8	\$ 219,600	\$ 229,100	4.3
Stevens	\$ 77,500	\$ 133,300	72.0	\$ 145,000	\$ 170,000	17.2	\$ 175,000	\$ 190,000	8.6
Thurston	\$ 155,000	\$ 188,200	21.4	\$ 217,600	\$ 230,700	6.0	\$ 280,800	\$ 289,800	3.2
Wahkiakum	\$ 30,000	\$ 350,000	1066.7	\$ 75,000	\$ 216,700	188.9	\$ 30,000	\$ 85,000	183.3
WallaWalla	\$ 95,000	\$ 126,700	33.4	\$ 190,000	\$ 205,000	7.9	\$ 150,000	\$ 250,000	66.7
Whatcom	\$ 190,000	\$ 210,300	10.7	\$ 270,500	\$ 292,600	8.2	\$ 340,900	\$ 369,800	8.5
Whitman	\$ 130,000	\$ 82,500	-36.5	\$ 175,000	\$ 211,100	20.6	\$ 278,600	\$ 231,200	-17.0
Yakima	\$ 78,000	\$ 102,900	31.9	\$ 161,100	\$ 176,500	9.6	\$ 222,400	\$ 257,600	15.8
Statewide	\$ 162,100	\$ 186,300	14.9	\$ 241,300	\$ 264,200	9.5	\$ 350,000	\$ 368,800	5.4

Source: WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

First Quarter 2016

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
Adams	\$ 113,300	4.01%	\$ 433	\$ 48,050	231.1	\$ 427	\$ 39,396	134.6
Asotin	\$ 165,000	4.01%	\$ 631	\$ 58,400	192.8	\$ 622	\$ 47,366	111.1
Benton	\$ 217,500	4.01%	\$ 832	\$ 69,725	174.7	\$ 820	\$ 64,563	114.9
Chelan	\$ 249,400	4.01%	\$ 954	\$ 70,100	153.1	\$ 940	\$ 55,551	86.2
Clallam	\$ 225,000	4.01%	\$ 860	\$ 60,700	147.0	\$ 848	\$ 77,208	132.8
Clark	\$ 279,100	4.01%	\$ 1,067	\$ 76,250	148.8	\$ 1,052	\$ 62,564	86.8
Columbia	\$ 250,000	4.01%	\$ 956	\$ 61,400	133.8	\$ 942	\$ 53,989	83.6
Cowlitz	\$ 180,400	4.01%	\$ 690	\$ 61,700	186.3	\$ 680	\$ 50,777	108.9
Douglas	\$ 243,700	4.01%	\$ 932	\$ 68,175	152.4	\$ 918	\$ 51,970	82.5
Ferry	\$ 85,000	4.01%	\$ 325	\$ 48,675	312.0	\$ 320	\$ 26,816	122.1
Franklin	\$ 217,500	4.01%	\$ 832	\$ 69,725	174.7	\$ 820	\$ 33,499	59.6
Garfield	\$ 165,000	4.01%	\$ 631	\$ 52,475	173.3	\$ 622	\$ 51,809	121.5
Grant	\$ 168,000	4.01%	\$ 642	\$ 54,375	176.3	\$ 633	\$ 43,651	100.6
GraysHarbor	\$ 140,700	4.01%	\$ 538	\$ 54,375	210.5	\$ 530	\$ 44,300	121.9
Island	\$ 296,100	4.01%	\$ 1,132	\$ 75,750	139.4	\$ 1,116	\$ 71,091	92.9
Jefferson	\$ 297,100	4.01%	\$ 1,136	\$ 66,225	121.4	\$ 1,119	\$ 55,810	72.7
King	\$ 674,500	4.01%	\$ 2,579	\$ 94,050	76.0	\$ 2,541	\$ 76,079	43.7
Kitsap	\$ 272,400	4.01%	\$ 1,042	\$ 79,175	158.4	\$ 1,026	\$ 76,201	108.3
Kittitas	\$ 257,600	4.01%	\$ 985	\$ 65,825	139.2	\$ 971	\$ 42,546	63.9
Klickitat	\$ 213,900	4.01%	\$ 818	\$ 51,675	131.6	\$ 806	\$ 44,107	79.8
Lewis	\$ 156,800	4.01%	\$ 600	\$ 58,775	204.2	\$ 591	\$ 54,248	133.9
Lincoln	\$ 110,000	4.01%	\$ 421	\$ 56,475	279.7	\$ 414	\$ 59,427	209.1
Mason	\$ 172,500	4.01%	\$ 660	\$ 62,800	198.3	\$ 650	\$ 33,302	74.7
Okanogan	\$ 162,000	4.01%	\$ 619	\$ 53,575	180.2	\$ 610	\$ 50,115	119.7
Pacific	\$ 131,200	4.01%	\$ 502	\$ 54,975	228.3	\$ 494	\$ 38,321	113.0
Pend	\$ 153,300	4.01%	\$ 586	\$ 50,275	178.7	\$ 578	\$ 38,180	96.4
Pierce	\$ 255,600	4.01%	\$ 977	\$ 74,625	159.1	\$ 963	\$ 52,293	79.2
SanJuan	\$ 958,300	4.01%	\$ 3,664	\$ 68,400	38.9	\$ 3,611	\$ 47,348	19.1
Skagit	\$ 262,300	4.01%	\$ 1,003	\$ 68,825	143.0	\$ 988	\$ 42,029	62.0
Skamania	\$ 250,000	4.01%	\$ 956	\$ 76,250	166.2	\$ 942	\$ 52,604	81.4
Snohomish	\$ 375,300	4.01%	\$ 1,435	\$ 87,125	126.5	\$ 1,414	\$ 67,271	69.4
Spokane	\$ 192,700	4.01%	\$ 737	\$ 65,500	185.2	\$ 726	\$ 54,694	109.9
Stevens	\$ 153,300	4.01%	\$ 586	\$ 76,150	200.0	\$ 578	\$ 61,070	111.2
Thurston	\$ 247,900	4.01%	\$ 948	\$ 56,275	172.0	\$ 934	\$ 44,039	88.5
Wahkiakum	\$ 225,000	4.01%	\$ 860	\$ 78,250	140.9	\$ 848	\$ 56,681	49.8
WallaWalla	\$ 201,000	4.01%	\$ 769	\$ 58,200	164.5	\$ 757	\$ 28,944	110.2
Whatcom	\$ 304,700	4.01%	\$ 1,165	\$ 60,700	127.0	\$ 1,148	\$ 57,203	71.5
Whitman	\$ 207,100	4.01%	\$ 792	\$ 71,050	169.2	\$ 780	\$ 56,320	94.1
Yakima	\$ 177,400	4.01%	\$ 678	\$ 64,300	164.2	\$ 668	\$ 50,368	94.5
Statewide	\$ 289,400	4.01%	\$ 1,107	\$ 53,475	143.4	\$ 1,090	\$ 43,299	81.7

Source: Runstad Center Estimates

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. 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	14:Q1	14:Q2	14:Q3	14:Q4	15:Q1	15:Q2	15:Q3	15:Q4	16:Q1
Adams	181.5	179.1	208.5	251.9	177.1	168.5	196.8	202.4	231.1
Asotin	190.8	184.5	176.2	195.9	203.7	183.0	173.9	182.1	192.8
Benton	196.1	192.5	186.8	184.5	205.1	184.8	183.8	180.2	174.7
Chelan	141.1	147.9	136.2	147.9	144.0	134.6	131.0	146.6	153.1
Clallam	137.6	154.4	148.6	161.6	156.5	153.0	139.6	152.2	147.0
Clark	164.4	160.8	155.1	157.6	169.9	155.2	151.1	152.9	148.8
Columbia	228.7	245.5	228.2	257.3	207.3	208.5	191.1	472.9	133.8
Cowlitz	215.8	192.1	196.5	193.8	199.5	181.8	174.6	187.2	186.3
Douglas	156.0	156.3	146.0	145.7	160.6	146.1	146.1	156.6	152.4
Ferry	162.7	146.5	210.6	424.2	375.2	203.3	161.8	180.9	312.0
Franklin	196.1	192.5	186.8	184.5	205.1	184.8	183.8	180.2	174.7
Garfield	171.6	165.9	158.4	176.1	183.1	164.5	156.3	163.6	173.3
Grant	169.3	179.7	171.5	178.1	184.2	179.1	161.4	193.5	176.3
GraysHarbor	271.7	216.3	220.9	227.4	270.8	209.4	201.4	189.4	210.5
Island	158.5	148.0	144.6	140.6	159.7	144.0	135.3	130.4	139.4
Jefferson	145.0	139.8	131.1	122.4	148.0	137.6	118.5	123.7	121.4
King	112.5	105.9	105.6	109.4	112.7	103.0	101.9	102.5	76.0
Kitsap	171.6	165.4	164.1	170.2	181.5	162.9	156.5	159.4	158.4
Kittitas	154.0	156.2	146.4	159.0	149.7	144.6	145.6	143.7	139.2
Klickitat	188.1	122.6	150.7	137.5	146.9	117.3	122.2	185.7	131.6
Lewis	219.8	202.9	191.4	192.7	203.9	203.0	194.6	198.6	204.2
Lincoln	406.3	209.1	356.5	370.1	436.2	361.2	400.9	358.3	279.7
Mason	221.5	202.9	199.1	206.9	235.4	195.1	192.3	194.0	198.3
Okanogan	190.1	191.8	190.4	165.1	190.4	195.4	150.1	160.5	180.2
Pacific	221.3	215.4	251.4	220.3	247.6	193.8	185.8	206.4	228.3
Pend	221.4	165.3	182.3	176.6	217.1	153.6	176.9	193.6	178.7
Pierce	167.2	165.7	165.3	168.0	171.5	158.8	156.3	157.9	159.1
SanJuan	88.1	90.1	78.5	83.1	72.8	93.0	84.6	74.7	38.9
Skagit	150.8	150.4	153.2	144.9	152.4	153.3	134.8	138.3	143.0
Skamania	261.4	267.9	168.8	213.0	294.3	214.3	180.4	156.6	166.2
Snhomish	140.8	134.6	135.0	137.4	136.3	129.7	128.3	130.5	126.5
Spokane	196.4	188.5	183.6	193.4	196.5	186.1	174.9	184.8	185.2
Stevens	248.6	185.5	204.5	198.0	243.4	172.1	198.2	216.7	200.0
Thurston	181.4	176.1	170.6	174.0	183.4	172.5	162.0	170.3	172.0
Wahkiakum	389.7	229.4	142.3	1015.4	419.0	180.6	168.9	146.4	140.9
WallaWalla	174.4	179.3	170.7	183.6	273.3	166.7	176.8	183.1	164.5
Whatcom	143.3	132.6	132.2	136.4	140.1	130.9	129.3	130.2	127.0
Whitman	188.2	154.6	154.2	174.7	177.4	170.5	165.1	173.4	169.2
Yakima	175.9	172.1	168.9	172.0	183.1	171.3	163.9	176.0	164.2
Statewide	153.4	144.2	143.0	150.1	153.7	144.6	138.6	140.2	143.4

Source: WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	14:Q1	14:Q2	14:Q3	14:Q4	15:Q1	15:Q2	15:Q3	15:Q4	16:Q1
Adams	110.7	108.6	125.7	151.0	105.5	99.8	115.9	118.6	134.6
Asotin	105.1	102.2	98.1	109.8	114.7	103.7	99.1	104.3	111.1
Benton	128.7	126.3	122.7	121.2	134.7	121.4	120.9	118.5	114.9
Chelan	79.6	83.4	76.8	83.4	81.1	75.8	73.8	82.5	86.2
Clallam	97.9	113.7	113.0	126.9	126.5	127.4	119.6	134.0	132.8
Clark	92.9	91.2	88.3	90.1	97.5	89.4	87.4	88.8	86.8
Columbia	127.5	139.0	131.1	150.0	122.6	125.1	116.2	291.5	83.6
Cowlitz	118.4	106.2	109.6	109.0	113.0	103.8	100.5	108.6	108.9
Douglas	87.5	87.2	81.1	80.6	88.4	80.1	79.8	85.2	82.5
Ferry	77.3	68.0	95.5	187.9	162.2	85.8	66.6	72.6	122.1
Franklin	88.2	83.9	78.9	75.4	81.0	70.5	67.6	63.9	59.6
Garfield	115.7	112.4	107.8	120.5	125.9	113.7	108.6	114.2	121.5
Grant	98.5	104.2	99.2	102.8	106.1	102.9	92.5	110.6	100.6
GraysHarbor	153.9	122.8	125.8	129.8	155.0	120.2	116.0	109.3	121.9
Island	96.5	91.2	90.2	88.7	101.9	92.9	88.3	86.0	92.9
Jefferson	80.7	78.6	74.4	70.1	85.5	80.2	69.7	73.4	72.7
King	62.6	59.2	59.3	61.7	63.8	58.5	58.1	58.7	43.7
Kitsap	105.2	102.9	103.6	109.0	117.8	107.1	104.3	107.6	108.3
Kittitas	72.0	72.9	68.1	73.8	69.3	66.8	67.1	66.1	63.9
Klickitat	116.1	75.5	92.5	84.3	89.8	71.6	74.4	112.9	79.8
Lewis	127.3	119.5	114.6	117.2	126.0	127.3	124.0	128.4	133.9
Lincoln	273.5	142.8	246.7	259.6	310.0	260.0	292.4	264.6	209.1
Mason	103.1	92.2	88.2	89.3	99.0	79.9	76.7	75.2	74.7
Okanogan	111.6	114.5	115.5	101.8	119.2	124.2	96.9	105.1	119.7
Pacific	111.3	108.1	125.9	110.1	123.5	96.5	92.4	102.4	113.0
Pend	121.5	90.5	99.6	96.3	118.1	83.3	95.9	104.7	96.4
Pierce	88.3	86.9	86.0	86.8	87.9	80.8	79.0	79.2	79.2
SanJuan	47.3	47.8	41.2	43.2	37.4	47.3	42.5	37.2	19.1
Skagit	77.1	75.3	75.3	69.8	71.9	70.9	61.0	61.3	62.0
Skamania	130.0	133.0	83.6	105.4	145.2	105.6	88.7	76.9	81.4
Snohomish	77.1	73.7	74.0	75.3	74.7	71.1	70.4	71.6	69.4
Spokane	111.5	107.6	105.4	111.6	114.0	108.6	102.7	109.1	109.9
Stevens	136.1	101.8	112.4	109.0	134.3	95.1	109.8	120.3	111.2
Thurston	99.0	95.4	91.7	92.9	97.2	90.7	84.6	88.3	88.5
Wahkiakum	178.9	102.2	61.5	425.0	169.8	70.8	64.1	53.6	49.8
WallaWalla	107.6	111.8	107.5	116.9	175.8	108.4	116.1	121.4	110.2
Whatcom	78.5	72.9	73.0	75.5	77.8	72.9	72.4	73.1	71.5
Whitman	88.5	74.3	75.8	87.9	91.1	89.4	88.4	94.6	94.1
Yakima	101.6	99.3	97.4	99.1	105.5	98.7	94.4	101.3	94.5
Statewide	86.0	81.0	80.4	84.7	86.8	81.9	78.7	79.7	81.7

Source: WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

% OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of First Quarter 2016

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	22.2	52.8	80.6	83.3
Asotin	5.5	31.8	64.2	93.3
Benton	3.3	13.6	38.7	90.1
Chelan	1.7	10.9	30.1	76.6
Clallam	5.3	17.5	36.4	81.6
Clark	0.7	5.9	24.0	68.3
Columbia	7.4	32.4	66.6	93.4
Cowlitz	5.3	27.4	54.7	91.6
Douglas	0.8	7.6	27.1	87.3
Ferry	16.7	51.7	78.3	96.7
Franklin	3.3	13.6	38.7	90.1
Garfield	5.5	31.8	64.2	93.3
Grant	4.2	25.9	57.7	94.4
GraysHarbor	15.2	43.3	68.3	92.6
Island	0.6	3.9	15.4	61.1
Jefferson	3.7	15.7	28.7	72.7
King	0.1	0.9	4.3	33.1
Kitsap	0.9	9.3	28.2	71.0
Kittitas	0.4	7.9	25.6	59.9
Klickitat	6.1	31.3	54.2	82.4
Lewis	6.5	39.8	71.7	93.7
Lincoln	35.7	67.9	92.9	96.4
Mason	6.5	34.1	54.8	94.3
Okanogan	2.0	26.5	52.0	89.7
Pacific	10.7	41.9	68.4	93.6
Pend	10.2	40.1	66.5	91.6
Pierce	1.0	8.1	25.8	74.0
SanJuan	0.0	1.1	5.9	28.3
Skagit	2.0	9.3	27.4	71.6
Skamania	4.9	36.6	48.8	87.8
Snohomish	0.6	4.9	14.4	61.7
Spokane	3.5	26.4	55.7	89.4
Stevens	10.2	40.1	66.5	91.6
Thurston	1.9	10.3	30.3	86.5
Wahkiakum	3.1	18.8	40.6	87.5
WallaWalla	7.4	32.4	66.6	93.4
Whatcom	5.1	10.3	25.6	70.4
Whitman	5.6	21.8	50.7	95.1
Yakima	7.8	36.5	65.0	95.0
Statewide	3.4	17.2	37.2	57.6

Source: WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties
End of First Quarters

County	2010	2011	2012	2013	2014	2015	2016	% Change
Adams	0	0	0	78	74	52	36	-30.8
Asotin	0	0	845	323	305	746	581	-22.1
Benton	1,457	1,414	1,628	1,655	1,447	1,272	807	-36.6
Chelan	0	0	462	384	307	229	239	4.4
Clallam	702	599	536	470	467	269	206	-23.4
Clark	3,381	3,112	2,646	2,044	2,065	75	816	988.0
Columbia	0	0	0	0	442	416	377	-9.4
Cowlitz	0	0	484	395	431	380	190	-50.0
Douglas	0	0	191	145	122	90	118	31.1
Ferry	0	0	0	78	60	65	60	-7.7
Franklin	1,457	1,414	1,628	1,655	1,447	1,272	807	-36.6
Garfield	0	0	845	323	305	746	581	-22.1
Grant	0	0	491	479	414	423	355	-16.1
GraysHarbor	0	0	694	721	601	550	448	-18.5
Island	0	0	712	695	604	472	337	-28.6
Jefferson	0	0	421	361	309	302	216	-28.5
King	0	0	4,972	3,124	3,254	2,643	2,162	-18.2
Kitsap	0	0	1,307	1,262	1,090	797	549	-31.1
Kittitas	0	0	374	350	323	363	227	-37.5
Klickitat	232	228	201	188	182	152	131	-13.8
Lewis	0	0	617	621	586	546	399	-26.9
Lincoln	0	0	0	41	36	42	28	-33.3
Mason	0	0	630	663	574	475	367	-22.7
Okanogan	0	0	326	368	353	364	302	-17.0
Pacific	0	0	367	352	342	275	234	-14.9
Pend	0	0	427	468	404	382	322	-15.7
Pierce	0	0	3,445	2,580	2,937	2,531	1,713	-32.3
SanJuan	0	0	343	340	332	285	269	-5.6
Skagit	0	0	743	712	624	478	409	-14.4
Skamania	97	90	82	86	55	55	41	-25.5
Snohomish	0	0	2,128	1,355	1,753	1,437	1,080	-24.8
Spokane	3,757	3,147	0	2,505	2,448	2,375	1,898	-20.1
Stevens	0	0	427	468	404	382	322	-15.7
Thurston	0	0	1,250	1,054	1,041	1,030	697	-32.3
Wahkiakum	0	0	0	0	0	0	32	0.0
WallaWalla	0	0	477	460	442	11	377	3327.3
Whatcom	0	0	1,066	1,064	984	804	727	-9.6
Whitman	0	0	191	168	172	163	142	-12.9
Yakima	1,136	1,083	800	755	758	776	603	-22.3
Statewide	12,219	11,087	31,756	28,790	28,494	23,725	19,205	-19.1

Source: WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

March 2016

County	Under \$80,000	\$80,000- \$159,999	\$160,000- \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	Market 2014	Market 2013
Adams	10.8	3.7	26.9	N/A	2.7	8.1	10.0	11.1
Asotin	3.4	6.1	7.3	13.7	104.5	8.0	9.6	5.4
Benton	2.5	1.8	1.1	2.3	9.3	2.1	3.7	5.3
Chelan	1.6	3.9	1.7	3.6	13.0	3.4	7.3	6.6
Clallam	3.0	2.5	2.8	4.1	7.4	4.2	5.5	8.0
Clark	1.5	3.5	0.8	1.1	5.5	1.4	0.2	4.6
Columbia	N/A	N/A	324.5	254.0	N/A	474.1	58.1	85.5
Cowlitz	1.6	1.5	1.4	3.2	N/A	2.1	4.0	6.3
Douglas	1.1	2.2	1.4	3.9	N/A	3.1	3.4	3.1
Ferry	7.5	15.8	N/A	13.5	N/A	19.3	18.3	19.3
Franklin	2.5	1.8	1.1	2.3	9.3	2.1	3.7	5.3
Garfield	3.4	6.1	7.3	13.7	104.5	8.0	9.6	5.4
Grant	4.0	3.2	4.2	13.8	N/A	5.7	6.1	5.8
GraysHarbor	2.7	3.9	4.1	11.5	N/A	4.8	7.6	8.0
Island	1.1	2.4	1.2	2.2	8.2	2.8	4.0	5.6
Jefferson	6.7	13.1	3.5	2.8	24.3	5.2	7.5	9.7
King	1.2	1.1	0.8	0.8	2.3	1.3	1.4	2.0
Kitsap	0.7	2.1	1.1	1.4	5.7	1.8	2.7	4.2
Kittitas	0.7	2.1	1.9	2.4	19.8	3.5	6.3	6.3
Klickitat	2.6	19.1	5.3	9.5	26.6	8.6	7.2	12.0
Lewis	3.3	4.8	6.3	7.9	N/A	5.9	8.6	9.3
Lincoln	12.0	7.2	16.8	2.4	N/A	9.6	12.6	8.6
Mason	2.0	4.5	2.8	9.3	6.2	4.7	7.0	9.0
Okanogan	N/A	N/A	N/A	N/A	N/A	N/A	12.5	13.2
Pacific	1.5	6.3	10.6	23.5	63.8	9.6	8.7	14.1
Pend	5.0	8.0	7.7	20.3	N/A	9.5	11.0	12.5
Pierce	3.6	4.9	10.1	12.7	N/A	7.1	2.9	3.8
SanJuan	1.3	1.0	0.9	1.6	6.3	1.7	12.4	14.7
Skagit	N/A	N/A	15.6	5.2	22.0	12.7	3.8	6.0
Skamania	2.5	2.7	1.6	2.6	6.7	3.1	39.5	9.9
Snohomish	N/A	37.4	2.4	7.7	14.4	8.4	2.0	2.8
Spokane	1.7	3.0	1.2	0.9	2.5	1.4	4.1	5.2
Stevens	5.0	8.0	7.7	20.3	N/A	9.5	11.0	12.5
Thurston	1.5	2.7	2.5	4.4	10.8	3.2	3.5	4.1
Wahkiakum	2.0	1.1	1.3	3.2	21.1	2.1	0.0	0.0
WallaWalla	3.5	8.9	8.3	21.3	N/A	12.6	1.7	8.4
Whatcom	4.1	7.6	5.3	4.9	54.9	5.9	3.5	5.2
Whitman	6.0	2.6	2.2	2.2	8.2	3.2	6.7	7.1
Yakima	3.0	3.4	4.1	9.2	N/A	5.4	5.6	6.0
Statewide	3.4	3.9	2.4	2.7	5.5	3.0	3.9	5.4

Source: WCRER Estimates

RESIDENTIAL BUILDING PERMITS

Units Authorized

State of Washington and Counties, Monthly

County	Dec 15		Jan 16		Feb 16		Mar 16		% Change	
	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE
Adams	0	0	0	0	0	0	0	0	0.0	0.0
Asotin	0	0	0	0	0	0	0	0	0.0	0.0
Benton	75	73	69	68	92	88	105	104	24.3	24.4
Chelan	9	9	8	8	22	22	23	23	-14.5	-10.2
Clallam	6	6	10	10	8	8	9	9	-15.6	-15.6
Clark	185	183	161	158	206	204	272	259	12.5	11.3
Columbia	0	0	0	0	0	0	0	0	0.0	0.0
Cowlitz	9	9	8	8	10	10	15	15	17.9	17.9
Douglas	8	8	4	4	8	7	18	18	15.4	11.5
Ferry	0	0	0	0	0	0	0	0	0.0	0.0
Franklin	27	26	23	22	30	28	35	33	2.3	3.8
Garfield	0	0	0	0	1	1	0	0	0.0	0.0
Grant	13	13	15	11	11	9	29	26	31.0	12.2
GraysHarbor	13	13	12	12	15	15	11	11	22.6	22.6
Island	13	13	11	11	21	21	25	25	11.8	11.8
Jefferson	9	9	10	10	16	16	21	21	88.0	88.0
King	373	333	379	327	339	307	422	373	10.9	10.2
Kitsap	67	67	62	58	56	56	65	61	-7.1	-10.7
Kittitas	17	17	9	6	13	13	29	28	-1.9	-9.6
Klickitat	4	4	4	4	2	2	7	7	-7.1	-7.1
Lewis	5	5	15	15	5	5	5	5	-16.7	-16.7
Lincoln	1	1	3	3	4	4	4	4	83.3	83.3
Mason	6	6	12	12	7	7	10	10	26.1	26.1
Okanogan	2	2	1	1	3	3	11	11	-37.5	-37.5
Pacific	3	3	3	3	3	3	5	5	-8.3	-8.3
Pend	1	1	2	2	0	0	4	4	-40.0	-40.0
Pierce	164	161	168	165	173	162	261	245	9.7	9.6
SanJuan	8	8	5	5	2	2	9	9	-11.1	-11.1
Skagit	31	31	22	22	32	32	32	32	4.9	4.9
Skamania	4	4	0	0	4	4	5	5	0.0	0.0
Snohomish	219	214	250	246	253	243	337	327	26.1	27.5
Spokane	64	62	57	49	108	101	179	166	8.5	6.4
Stevens	3	3	1	1	8	8	8	8	6.2	6.2
Thurston	70	70	46	46	91	90	97	96	8.8	7.9
Wahkiakum	1	1	0	0	0	0	0	0	-100.0	-100.0
WallaWalla	13	13	5	5	11	11	11	11	-18.2	-18.2
Whatcom	44	42	58	54	51	46	54	49	3.8	1.4
Whitman	4	2	5	5	5	5	4	3	-53.3	-27.8
Yakima	15	15	8	8	15	15	30	30	-13.1	-13.1
Statewide	1,486	1,427	1,446	1,359	1,625	1,548	2,152	2,033	10.8	10.3

Source: U.S. Department of Commerce

Notes:

1. Percentage change is based on equivalent reports.

2. TOT refers to total building permits, both single-family and multi-family.

3. ONE refers to building permits for single-family homes only.

RESIDENTIAL BUILDING PERMITS

Value Authorized

State of Washington and Counties, Monthly

County	Dec 15		Jan 16		Feb 16		Mar 16		% Change	
	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE
Adams	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	0.0	0.0
Asotin	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	0.0	0.0
Benton	\$ 22.6	\$ 21.2	\$ 20.8	\$ 20.0	\$ 28.8	\$ 26.5	\$ 30.8	\$ 30.2	21.3	23.1
Chelan	\$ 1.8	\$ 1.8	\$ 2.0	\$ 2.0	\$ 5.0	\$ 5.0	\$ 4.2	\$ 4.2	-10.6	-1.7
Clallam	\$ 1.2	\$ 1.2	\$ 2.1	\$ 2.1	\$ 1.7	\$ 1.7	\$ 1.5	\$ 1.5	-13.5	-13.5
Clark	\$ 55.5	\$ 48.9	\$ 44.4	\$ 43.2	\$ 57.2	\$ 52.0	\$ 73.1	\$ 64.3	7.5	9.6
Columbia	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	0.0	0.0
Cowlitz	\$ 2.0	\$ 2.0	\$ 1.8	\$ 1.8	\$ 2.2	\$ 2.2	\$ 3.7	\$ 3.7	23.4	23.4
Douglas	\$ 2.0	\$ 2.0	\$ 1.0	\$ 1.0	\$ 2.8	\$ 2.5	\$ 5.6	\$ 5.6	39.8	35.4
Ferry	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	0.0	0.0
Franklin	\$ 7.3	\$ 7.1	\$ 6.1	\$ 5.9	\$ 7.8	\$ 7.4	\$ 9.4	\$ 9.0	-2.1	0.8
Garfield	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.1	\$ 0.1	\$ 0.0	\$ 0.0	0.0	0.0
Grant	\$ 3.8	\$ 3.8	\$ 11.3	\$ 2.8	\$ 4.2	\$ 1.9	\$ 13.5	\$ 6.7	171.1	10.7
GraysHarbor	\$ 2.5	\$ 2.5	\$ 2.0	\$ 2.0	\$ 3.1	\$ 3.1	\$ 2.5	\$ 2.5	24.3	24.3
Island	\$ 4.8	\$ 4.8	\$ 2.8	\$ 2.8	\$ 5.4	\$ 5.4	\$ 6.5	\$ 6.5	2.7	2.7
Jefferson	\$ 1.1	\$ 1.1	\$ 2.1	\$ 2.1	\$ 3.8	\$ 3.8	\$ 4.0	\$ 4.0	107.9	107.9
King	\$ 255.8	\$ 134.1	\$ 229.9	\$ 122.2	\$ 143.5	\$ 108.2	\$ 183.2	\$ 133.2	-20.8	2.7
Kitsap	\$ 18.1	\$ 18.1	\$ 19.0	\$ 17.0	\$ 15.8	\$ 15.8	\$ 19.4	\$ 17.9	1.0	-4.6
Kittitas	\$ 4.2	\$ 4.2	\$ 1.7	\$ 1.2	\$ 2.8	\$ 2.8	\$ 8.1	\$ 7.8	-0.1	-6.1
Klickitat	\$ 0.9	\$ 0.9	\$ 0.9	\$ 0.9	\$ 0.3	\$ 0.3	\$ 0.6	\$ 0.6	-36.5	-36.5
Lewis	\$ 0.7	\$ 0.7	\$ 2.7	\$ 2.7	\$ 1.0	\$ 1.0	\$ 0.6	\$ 0.6	6.1	6.1
Lincoln	\$ 0.1	\$ 0.1	\$ 0.6	\$ 0.6	\$ 0.7	\$ 0.7	\$ 0.8	\$ 0.8	143.8	143.8
Mason	\$ 1.5	\$ 1.5	\$ 5.6	\$ 5.6	\$ 1.8	\$ 1.8	\$ 2.6	\$ 2.6	68.5	68.5
Okanogan	\$ 0.3	\$ 0.3	\$ 0.1	\$ 0.1	\$ 0.5	\$ 0.5	\$ 1.6	\$ 1.6	-40.5	-40.5
Pacific	\$ 0.5	\$ 0.5	\$ 0.5	\$ 0.5	\$ 0.5	\$ 0.5	\$ 0.8	\$ 0.8	-8.3	-8.3
Pend	\$ 0.3	\$ 0.3	\$ 0.1	\$ 0.1	\$ 0.0	\$ 0.0	\$ 1.0	\$ 1.0	-59.0	-59.0
Pierce	\$ 46.3	\$ 44.7	\$ 49.7	\$ 48.4	\$ 69.0	\$ 48.1	\$ 105.1	\$ 76.3	32.4	16.9
SanJuan	\$ 2.6	\$ 2.6	\$ 1.2	\$ 1.2	\$ 1.4	\$ 1.4	\$ 2.1	\$ 2.1	-1.0	-1.0
Skagit	\$ 6.3	\$ 6.3	\$ 4.6	\$ 4.6	\$ 6.1	\$ 6.1	\$ 7.1	\$ 7.1	11.7	11.7
Skamania	\$ 0.8	\$ 0.8	\$ 0.0	\$ 0.0	\$ 1.0	\$ 1.0	\$ 0.8	\$ 0.8	-12.5	-12.5
Snohomish	\$ 59.7	\$ 57.7	\$ 67.2	\$ 65.7	\$ 69.9	\$ 65.0	\$ 99.0	\$ 86.7	12.0	28.7
Spokane	\$ 17.2	\$ 14.4	\$ 27.1	\$ 11.9	\$ 32.7	\$ 26.7	\$ 65.4	\$ 41.5	35.9	2.5
Stevens	\$ 0.5	\$ 0.5	\$ 0.2	\$ 0.2	\$ 1.7	\$ 1.7	\$ 1.8	\$ 1.8	13.3	13.3
Thurston	\$ 17.1	\$ 17.1	\$ 11.8	\$ 11.8	\$ 27.4	\$ 23.4	\$ 26.8	\$ 24.6	22.9	11.2
Wahkiakum	\$ 0.3	\$ 0.3	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	-100.0	-100.0
WallaWalla	\$ 3.3	\$ 3.3	\$ 0.9	\$ 0.9	\$ 2.9	\$ 2.9	\$ 2.8	\$ 2.8	-23.5	-23.5
Whatcom	\$ 14.4	\$ 10.9	\$ 18.6	\$ 13.5	\$ 13.0	\$ 11.2	\$ 16.0	\$ 11.7	-4.1	-4.5
Whitman	\$ 1.3	\$ 0.6	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5	\$ 8.6	\$ 1.0	-13.7	-12.4
Yakima	\$ 3.5	\$ 3.5	\$ 1.9	\$ 1.9	\$ 3.4	\$ 3.4	\$ 8.3	\$ 8.3	-9.6	-9.6
Statewide	\$ 560.4	\$ 419.9	\$ 542.3	\$ 398.3	\$ 518.9	\$ 435.6	\$ 717.2	\$ 569.5	1.6	9.7

Source: U.S. Department of Commerce

Notes:

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

MEDIAN HOME PRICES

State of Washington and Counties
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015
Adams	\$ 123,900	\$ 120,700	\$ 128,300	\$ 132,700	\$ 127,300	\$ 140,800
Asotin	\$ 147,800	\$ 155,000	\$ 150,600	\$ 161,800	\$ 160,100	\$ 170,300
Benton	\$ 177,500	\$ 176,700	\$ 183,300	\$ 186,600	\$ 190,400	\$ 201,200
Chelan	\$ 224,800	\$ 218,000	\$ 220,900	\$ 223,900	\$ 239,700	\$ 269,200
Clallam	\$ 206,400	\$ 179,800	\$ 191,500	\$ 193,400	\$ 207,000	\$ 219,300
Clark	\$ 212,500	\$ 189,800	\$ 197,900	\$ 229,700	\$ 247,600	\$ 262,900
Columbia	\$ 125,000	\$ 128,300	\$ 145,400	\$ 153,700	\$ 130,000	\$ 166,900
Cowlitz	\$ 156,700	\$ 139,100	\$ 136,600	\$ 150,500	\$ 162,000	\$ 179,100
Douglas	\$ 212,700	\$ 203,300	\$ 202,100	\$ 207,000	\$ 223,000	\$ 238,300
Ferry	NA	NA	\$ 95,000	\$ 134,000	\$ 130,000	\$ 127,500
Franklin	\$ 177,500	\$ 176,700	\$ 183,300	\$ 186,600	\$ 190,400	\$ 201,200
Garfield	\$ 147,800	\$ 155,000	\$ 150,600	\$ 161,800	\$ 160,100	\$ 170,300
Grant	\$ 161,300	\$ 154,100	\$ 154,900	\$ 156,900	\$ 160,200	\$ 165,500
Grays Harbor	\$ 133,200	\$ 116,600	\$ 113,000	\$ 118,800	\$ 123,200	\$ 138,800
Island	\$ 264,700	\$ 248,700	\$ 251,200	\$ 255,000	\$ 266,700	\$ 290,700
Jefferson	\$ 273,000	\$ 235,200	\$ 239,900	\$ 261,400	\$ 254,500	\$ 276,300
King	\$ 379,100	\$ 344,900	\$ 367,700	\$ 420,500	\$ 449,600	\$ 486,100
Kitsap	\$ 241,600	\$ 234,700	\$ 237,800	\$ 242,500	\$ 243,500	\$ 260,300
Kittitas	\$ 218,400	\$ 191,200	\$ 194,900	\$ 210,900	\$ 220,100	\$ 243,700
Klickitat	\$ 198,700	\$ 178,300	\$ 188,300	\$ 189,400	\$ 180,000	\$ 204,900
Lewis	\$ 152,400	\$ 138,600	\$ 142,100	\$ 141,600	\$ 150,500	\$ 158,800
Lincoln	\$ 73,600	\$ 70,800	\$ 82,000	\$ 67,500	\$ 127,500	\$ 80,000
Mason	\$ 170,000	\$ 145,700	\$ 157,100	\$ 152,300	\$ 158,500	\$ 170,500
Okanogan	\$ 174,100	\$ 161,000	\$ 153,200	\$ 159,700	\$ 151,400	\$ 167,400
Pacific	\$ 132,600	\$ 121,800	\$ 102,300	\$ 114,000	\$ 125,300	\$ 141,600
Pend Oreille	\$ 144,200	\$ 146,600	\$ 133,400	\$ 119,800	\$ 143,700	\$ 150,400
Pierce	\$ 218,700	\$ 193,500	\$ 194,700	\$ 217,700	\$ 231,900	\$ 251,000
San Juan	\$ 422,000	\$ 413,600	\$ 351,400	\$ 391,500	\$ 419,400	\$ 445,700
Skagit	\$ 227,000	\$ 203,400	\$ 209,400	\$ 228,600	\$ 236,500	\$ 257,800
Skamania	\$ 160,000	\$ 164,000	\$ 178,600	\$ 188,600	\$ 173,700	\$ 217,600
Snohomish	\$ 277,300	\$ 242,400	\$ 261,900	\$ 299,100	\$ 328,700	\$ 358,900
Spokane	\$ 172,700	\$ 162,300	\$ 170,100	\$ 174,500	\$ 178,400	\$ 192,200
Stevens	\$ 144,200	\$ 146,600	\$ 133,400	\$ 119,800	\$ 143,700	\$ 150,400
Thurston	\$ 230,100	\$ 217,700	\$ 219,100	\$ 224,000	\$ 231,400	\$ 246,800
Wahkiakum	\$ 150,000	\$ 90,000	\$ 127,500	\$ 145,000	\$ 75,000	\$ 167,500
Walla Walla	\$ 179,800	\$ 170,600	\$ 166,500	\$ 180,700	\$ 176,300	\$ 185,800
Whatcom	\$ 254,000	\$ 241,800	\$ 252,400	\$ 261,600	\$ 271,300	\$ 289,600
Whitman	\$ 201,700	\$ 186,300	\$ 196,700	\$ 212,900	\$ 201,600	\$ 204,700
Yakima	\$ 155,100	\$ 150,300	\$ 161,800	\$ 160,100	\$ 160,600	\$ 166,800
Statewide	\$ 245,700	\$ 223,900	\$ 236,600	\$ 253,800	\$ 267,600	\$ 286,200

Source: WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change 2014-5
Adams	33	24	29	54	50	86	72.0
Asotin	27	16	19	23	35	31	-11.4
Benton	1,259	1,127	1,094	930	942	1,124	19.3
Chelan	206	154	207	577	304	365	20.1
Clallam	169	154	168	122	160	216	35.0
Clark	1,070	961	1,558	2,942	2,240	3,283	46.6
Columbia	4	4	2	7	7	10	42.9
Cowlitz	131	113	132	195	178	173	-2.8
Douglas	114	92	92	129	156	162	3.8
Ferry	22	13	15	20	10	16	60.0
Franklin	763	570	531	375	322	510	58.4
Garfield	4	2	3	1	3	0	-100.0
Grant	228	187	275	279	264	457	73.1
Grays Harbor	166	114	125	122	142	178	25.4
Island	219	164	178	221	252	281	11.5
Jefferson	97	86	83	101	121	177	46.3
King	6,020	6,143	11,614	12,277	14,703	15,226	3.6
Kitsap	623	540	804	913	598	1,066	78.3
Kittitas	183	174	195	344	283	288	1.8
Klickitat	77	58	78	94	83	120	44.6
Lewis	204	93	121	95	164	129	-21.3
Lincoln	43	32	27	45	30	33	10.0
Mason	140	134	121	135	108	111	2.8
Okanogan	123	130	103	134	165	165	0.0
Pacific	125	111	130	139	63	62	-1.6
Pend	52	48	36	37	42	47	11.9
Pierce	1,900	2,566	2,479	2,892	3,777	3,046	-19.4
San Juan	189	105	92	109	109	100	-8.3
Skagit	207	179	229	283	274	424	54.7
Skamania	25	34	23	26	34	47	38.2
Snohomish	2,120	2,521	3,573	4,348	3,473	2,594	-25.3
Spokane	1,609	1,785	1,353	1,634	1,839	1,978	7.6
Stevens	72	54	71	84	79	74	-6.3
Thurston	1,156	1,028	1,012	1,289	1,003	931	-7.2
Wahkiakum	11	10	5	12	11	15	36.4
Walla Walla	128	202	150	241	207	188	-9.2
Whatcom	458	605	637	999	1,007	911	-9.5
Whitman	90	93	283	380	218	141	-35.3
Yakima	624	438	471	358	442	392	-11.3
Statewide	20,691	20,864	28,118	32,966	33,898	35,157	3.7

Source: U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change	
							2010-5	2014-5
Adams	6,218	6,242	6,271	6,325	6,375	6,461	3.9	1.3
Asotin	9,784	9,800	9,819	9,842	9,877	9,908	1.3	0.3
Benton	67,205	68,332	69,426	70,356	71,298	72,422	7.8	1.6
Chelan	34,655	34,809	35,016	35,593	35,897	36,262	4.6	1.0
Clallam	35,450	35,604	35,772	35,894	36,054	36,270	2.3	0.6
Clark	164,114	165,075	166,633	169,575	171,815	175,098	6.7	1.9
Columbia	2,120	2,124	2,126	2,133	2,140	2,150	1.4	0.5
Cowlitz	43,097	43,210	43,342	43,537	43,715	43,888	1.8	0.4
Douglas	15,542	15,634	15,726	15,855	16,011	16,173	4.1	1.0
Ferry	4,068	4,081	4,096	4,116	4,126	4,142	1.8	0.4
Franklin	24,902	25,472	26,003	26,378	26,700	27,210	9.3	1.9
Garfield	1,342	1,344	1,347	1,348	1,351	1,351	0.7	0.0
Grant	33,784	33,971	34,246	34,525	34,789	35,246	4.3	1.3
Grays Harbor	35,919	36,033	36,158	36,280	36,422	36,600	1.9	0.5
Island	38,178	38,342	38,520	38,741	38,993	39,274	2.9	0.7
Jefferson	16,743	16,829	16,912	17,013	17,134	17,311	3.4	1.0
King	856,150	862,293	873,907	886,184	900,887	916,113	7.0	1.7
Kitsap	104,855	105,395	106,199	107,112	107,710	108,776	3.7	1.0
Kittitas	20,633	20,807	21,002	21,346	21,629	21,917	6.2	1.3
Klickitat	9,778	9,836	9,914	10,008	10,091	10,211	4.4	1.2
Lewis	33,190	33,283	33,404	33,499	33,663	33,792	1.8	0.4
Lincoln	5,741	5,773	5,800	5,845	5,875	5,908	2.9	0.6
Mason	29,832	29,966	30,087	30,222	30,330	30,441	2.0	0.4
Okanogan	21,131	21,261	21,364	21,498	21,663	21,828	3.3	0.8
Pacific	15,203	15,314	15,444	15,583	15,646	15,708	3.3	0.4
Pend	7,528	7,576	7,612	7,649	7,691	7,738	2.8	0.6
Pierce	327,216	329,782	332,261	335,153	338,930	341,976	4.5	0.9
San Juan	11,863	11,968	12,060	12,169	12,278	12,378	4.3	0.8
Skagit	50,319	50,498	50,727	51,010	51,284	51,708	2.8	0.8
Skamania	5,296	5,330	5,353	5,379	5,413	5,460	3.1	0.9
Snohomish	287,099	289,620	293,193	297,541	301,014	303,608	5.8	0.9
Spokane	204,274	206,059	207,412	209,046	210,885	212,863	4.2	0.9
Stevens	19,295	19,349	19,420	19,504	19,583	19,657	1.9	0.4
Thurston	107,418	108,446	109,458	110,747	111,750	112,681	4.9	0.8
Wahkiakum	2,061	2,071	2,076	2,088	2,099	2,114	2.6	0.7
Walla Walla	23,422	23,624	23,774	24,015	24,222	24,410	4.2	0.8
Whatcom	89,758	90,363	91,000	91,999	93,006	93,917	4.6	1.0
Whitman	19,149	19,242	19,525	19,905	20,123	20,264	5.8	0.7
Yakima	86,658	87,096	87,567	87,925	88,367	88,759	2.4	0.4
Statewide	2,870,990	2,891,854	2,919,972	2,952,938	2,986,836	3,021,993	5.3	1.2

Source: WCRER Estimates

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change 2014-5
Adams	33	22	26	44	46	75	63.0
Asotin	27	16	19	21	33	31	-6.1
Benton	937	781	897	840	798	825	3.4
Chelan	204	154	205	259	286	358	25.2
Clallam	139	114	168	122	160	215	34.4
Clark	963	688	1,190	1,699	1,588	2,220	39.8
Columbia	4	2	2	7	7	10	42.9
Cowlitz	116	113	132	155	160	168	5.0
Douglas	109	92	92	127	147	132	-10.2
Ferry	22	13	15	20	10	16	60.0
Franklin	636	558	374	245	280	396	41.4
Garfield	4	2	3	1	3	0	-100.0
Grant	205	171	251	236	230	228	-0.9
Grays Harbor	163	104	125	122	140	174	24.3
Island	219	164	176	221	252	281	11.5
Jefferson	97	80	83	101	121	154	27.3
King	2,578	2,765	3,864	4,419	4,215	4,010	-4.9
Kitsap	468	451	634	674	519	796	53.4
Kittitas	177	169	180	285	265	285	7.5
Klickitat	77	54	78	88	78	120	53.8
Lewis	124	82	97	95	129	129	0.0
Lincoln	41	30	27	45	30	33	10.0
Mason	140	134	121	120	108	111	2.8
Okanogan	123	120	103	98	160	164	2.5
Pacific	125	111	130	139	63	62	-1.6
Pend	52	48	36	37	42	47	11.9
Pierce	1,708	1,494	2,009	2,369	2,371	2,253	-5.0
San Juan	189	105	92	109	109	100	-8.3
Skagit	203	179	227	283	262	410	56.5
Skamania	25	34	23	26	24	47	95.8
Snohomish	1,853	1,819	2,174	1,985	2,079	2,383	14.6
Spokane	939	740	963	1,299	1,014	1,340	32.1
Stevens	66	52	67	66	79	74	-6.3
Thurston	1,053	858	959	929	934	881	-5.7
Wahkiakum	11	10	5	12	11	15	36.4
Walla Walla	66	80	102	134	183	184	0.5
Whatcom	401	419	488	568	542	599	10.5
Whitman	62	33	70	100	75	81	8.0
Yakima	343	298	301	300	352	390	10.8
Statewide	14,702	13,159	16,508	18,400	17,905	19,797	10.6

Source: U.S. Department of Commerce

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change	
							2010-5	2014-5
Adams	4,033	4,055	4,081	4,125	4,171	4,246	5.3	1.8
Asotin	7,018	7,034	7,053	7,074	7,107	7,138	1.7	0.4
Benton	44,929	45,710	46,607	47,447	48,245	49,070	9.2	1.7
Chelan	24,780	24,934	25,139	25,398	25,684	26,042	5.1	1.4
Clallam	25,863	25,977	26,145	26,267	26,427	26,642	3.0	0.8
Clark	119,969	120,657	121,847	123,546	125,134	127,354	6.2	1.8
Columbia	1,661	1,663	1,665	1,672	1,679	1,689	1.7	0.6
Cowlitz	30,253	30,366	30,498	30,653	30,813	30,981	2.4	0.5
Douglas	10,515	10,607	10,699	10,826	10,973	11,105	5.6	1.2
Ferry	2,901	2,914	2,929	2,949	2,959	2,975	2.6	0.5
Franklin	17,151	17,709	18,083	18,328	18,608	19,004	10.8	2.1
Garfield	1,024	1,026	1,029	1,030	1,033	1,033	0.9	0.0
Grant	20,230	20,401	20,652	20,888	21,118	21,346	5.5	1.1
Grays Harbor	25,753	25,857	25,982	26,104	26,244	26,418	2.6	0.7
Island	30,374	30,538	30,714	30,935	31,187	31,468	3.6	0.9
Jefferson	12,947	13,027	13,110	13,211	13,332	13,486	4.2	1.2
King	500,079	502,844	506,708	511,127	515,342	519,352	3.9	0.8
Kitsap	76,050	76,501	77,135	77,809	78,328	79,124	4.0	1.0
Kittitas	14,028	14,197	14,377	14,662	14,927	15,212	8.4	1.9
Klickitat	6,782	6,836	6,914	7,002	7,080	7,200	6.2	1.7
Lewis	23,346	23,428	23,525	23,620	23,749	23,878	2.3	0.5
Lincoln	4,334	4,364	4,391	4,436	4,466	4,499	3.8	0.7
Mason	22,170	22,304	22,425	22,545	22,653	22,764	2.7	0.5
Okanogan	15,103	15,223	15,326	15,424	15,584	15,748	4.3	1.1
Pacific	10,658	10,769	10,899	11,038	11,101	11,163	4.7	0.6
Pend	5,603	5,651	5,687	5,724	5,766	5,813	3.7	0.8
Pierce	225,419	226,913	228,922	231,291	233,662	235,915	4.7	1.0
San Juan	10,066	10,171	10,263	10,372	10,481	10,581	5.1	1.0
Skagit	37,231	37,410	37,637	37,920	38,182	38,592	3.7	1.1
Skamania	3,820	3,854	3,877	3,903	3,927	3,974	4.0	1.2
Snohomish	194,289	196,108	198,282	200,267	202,346	204,729	5.4	1.2
Spokane	139,995	140,735	141,698	142,997	144,011	145,351	3.8	0.9
Stevens	14,165	14,217	14,284	14,350	14,429	14,503	2.4	0.5
Thurston	75,614	76,472	77,431	78,360	79,294	80,175	6.0	1.1
Wahkiakum	1,518	1,528	1,533	1,545	1,556	1,571	3.5	1.0
Walla Walla	16,422	16,502	16,604	16,738	16,921	17,105	4.2	1.1
Whatcom	58,348	58,767	59,255	59,823	60,365	60,964	4.5	1.0
Whitman	9,795	9,828	9,898	9,998	10,073	10,154	3.7	0.8
Yakima	59,248	59,546	59,847	60,147	60,499	60,889	2.8	0.6
Statewide	1,903,484	1,916,643	1,933,151	1,951,551	1,969,456	1,989,253	4.5	1.0

Source: WCRER Estimates

MULTI-FAMILY HOUSING INVENTORY

State of Washington and Counties
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change	
							2010-5	2014-5
Adams	2,185	2,187	2,190	2,200	2,204	2,215	1.4	0.5
Asotin	2,766	2,766	2,766	2,768	2,770	2,770	0.1	0.0
Benton	22,276	22,622	22,819	22,909	23,053	23,352	4.8	1.3
Chelan	9,875	9,875	9,877	10,195	10,213	10,220	3.5	0.1
Clallam	9,587	9,627	9,627	9,627	9,627	9,628	0.4	0.0
Clark	44,145	44,418	44,786	46,029	46,681	47,744	8.2	2.3
Columbia	459	461	461	461	461	461	0.4	0.0
Cowlitz	12,844	12,844	12,844	12,884	12,902	12,907	0.5	0.0
Douglas	5,027	5,027	5,027	5,029	5,038	5,068	0.8	0.6
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0	0.0
Franklin	7,751	7,763	7,920	8,050	8,092	8,206	5.9	1.4
Garfield	318	318	318	318	318	318	0.0	0.0
Grant	13,554	13,570	13,594	13,637	13,671	13,900	2.6	1.7
Grays Harbor	10,166	10,176	10,176	10,176	10,178	10,182	0.2	0.0
Island	7,804	7,804	7,806	7,806	7,806	7,806	0.0	0.0
Jefferson	3,796	3,802	3,802	3,802	3,802	3,825	0.8	0.6
King	356,071	359,449	367,199	375,057	385,545	396,761	11.4	2.9
Kitsap	28,805	28,894	29,064	29,303	29,382	29,652	2.9	0.9
Kittitas	6,605	6,610	6,625	6,684	6,702	6,705	1.5	0.0
Klickitat	2,996	3,000	3,000	3,006	3,011	3,011	0.5	0.0
Lewis	9,844	9,855	9,879	9,879	9,914	9,914	0.7	0.0
Lincoln	1,407	1,409	1,409	1,409	1,409	1,409	0.1	0.0
Mason	7,662	7,662	7,662	7,677	7,677	7,677	0.2	0.0
Okanogan	6,028	6,038	6,038	6,074	6,079	6,080	0.9	0.0
Pacific	4,545	4,545	4,545	4,545	4,545	4,545	0.0	0.0
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0	0.0
Pierce	101,797	102,869	103,339	103,862	105,268	106,061	4.2	0.8
San Juan	1,797	1,797	1,797	1,797	1,797	1,797	0.0	0.0
Skagit	13,088	13,088	13,090	13,090	13,102	13,116	0.2	0.1
Skamania	1,476	1,476	1,476	1,476	1,486	1,486	0.7	0.0
Snohomish	92,810	93,512	94,911	97,274	98,668	98,879	6.5	0.2
Spokane	64,279	65,324	65,714	66,049	66,874	67,512	5.0	1.0
Stevens	5,130	5,132	5,136	5,154	5,154	5,154	0.5	0.0
Thurston	31,804	31,974	32,027	32,387	32,456	32,506	2.2	0.2
Wahkiakum	543	543	543	543	543	543	0.0	0.0
Walla Walla	7,000	7,122	7,170	7,277	7,301	7,305	4.4	0.1
Whatcom	31,410	31,596	31,745	32,176	32,641	32,953	4.9	1.0
Whitman	9,354	9,414	9,627	9,907	10,050	10,110	8.1	0.6
Yakima	27,410	27,550	27,720	27,778	27,868	27,870	1.7	0.0
Statewide	967,506	975,211	986,821	1,001,387	1,017,380	1,032,740	6.7	1.5

Source: WCRER Estimates

W UNIVERSITY *of* WASHINGTON

Washington Center for Real Estate Research

Runstad Center for Real Estate Studies

College of Built Environments

424 Gould Hall, Box 355740

Seattle WA 98195-5740