

HOUSING MARKET SNAPSHOT

State of Washington and Counties
First Quarter 2018

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	140	0.0	100.0	20	900.0	\$153,300	2.2	166.3	92.7
Asotin	240	-4.0	33.3	11	NA	\$208,700	15.9	148.8	89.5
Benton	4,060	-1.5	4.9	323	44.2	\$267,400	15.1	138.4	91.4
Chelan	1,010	0.0	7.4	230	184.0	\$318,700	20.7	122.9	69.2
Clallam	1,060	-5.4	10.4	48	17.1	\$273,300	6.8	118.0	128.2
Clark	7,240	-5.5	9.4	811	-23.3	\$346,800	16.3	116.8	70.2
Columbia	130	8.3	116.7	5	66.7	\$141,800	1.3	230.0	158.5
Cowlitz	1,520	-0.7	7.8	36	16.1	\$250,000	15	131.1	81.2
Douglas	630	12.5	37.0	10	-61.5	\$295,000	11.7	129.1	67.9
Ferry	100	0.0	11.1	4	300.0	\$157,000	42.7	165.1	51.7
Franklin	1,360	-2.2	4.6	151	42.5	\$267,400	15.1	138.4	33.1
Garfield	50	0.0	66.7	2	0.0	\$199,500	10.8	139.8	101.8
Grant	1,000	5.3	22	32	-5.9	\$180,800	3.0	159.7	89.5
Grays Harbor	1,850	2.2	14.9	38	65.2	\$188,700	22.9	153.0	90.5
Island	2,170	5.3	-5.2	36	-33.3	\$349,000	7.0	115.3	83.3
Jefferson	670	0.0	0.0	41	720.0	\$361,900	2.3	97.3	62.2
King	27,250	-4.2	5.7	4,260	21.6	\$672,700	16.5	74.5	44.1
Kitsap	5,070	-0.6	1.8	361	41.6	\$326,300	13.3	129.1	97.0
Kittitas	1,210	-0.8	0.8	38	11.8	\$311,700	12.0	112.3	50.8
Klickitat	320	-3.0	-23.8	14	-30.0	\$279,200	28.4	98.4	58.8
Lewis	1,300	2.4	4.0	145	339.4	\$208,800	19.8	149.2	108.8
Lincoln	150	7.1	114.3	3	50.0	\$100,000	42.9	299.6	245.4
Mason	1,360	-0.7	15.3	75	141.9	\$226,100	15.6	147.4	43.1
Okanogan	440	-4.3	10.0	13	44.4	\$225,000	42.1	126.5	93.5
Pacific	500	-5.7	-7.4	12	33.3	\$190,000	25.9	153.6	75.0
Pend Oreille	280	3.7	21.7	12	50.0	\$176,200	25.9	151.8	80.7
Pierce	15,820	1.0	6.8	1,149	2.9	\$332,500	16.3	119.0	55.9
San Juan	340	0.0	6.2	31	40.9	\$475,000	4.8	76.3	34.3
Skagit	2,300	-1.3	-0.4	139	33.7	\$342,300	14.5	106.8	38.6
Skamania	260	-10.3	-3.7	5	-28.6	\$287,500	27.8	140.9	68.2
Snohomish	11,020	-2.4	3.5	691	-8.4	\$472,200	13.9	98.4	54.1
Spokane	9,410	0.4	-5.0	788	17.4	\$225,100	8.2	154.3	95.4
Stevens	820	1.2	22.4	25	92.3	\$176,200	25.9	169.4	95.7
Thurston	5,460	1.1	5.8	492	117.7	\$297,900	11.4	139.4	67.7
Wahkiakum	70	-22.2	16.7	5	-28.6	\$214,200	-8.9	144.5	36.7
Walla Walla	890	2.3	3.5	50	61.3	\$224,400	7.0	143.7	103.5
Whatcom	3,290	1.9	3.1	454	68.8	\$360,800	9.5	104.8	60.6
Whitman	430	-2.3	19.4	16	77.8	\$254,200	1.7	134.2	85.8
Yakima	1,860	-0.5	17.0	103	94.3	\$200,900	4.3	141.4	81.2
Statewide	113,110	-1.4	5.1	10,681	20.3	\$360,200	11.1	112.3	65.1

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. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.
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.
6. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.
7. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.