

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	170	0	21.4	15	150	\$190,000	26.1	127.6	70.0
Asotin	290	7.4	16	11	57.1	\$212,800	9.4	138.9	84.9
Benton	4,270	4.1	3.6	473	50.2	\$278,500	10.9	126.5	83.7
Chelan	990	-2	-2	120	8.1	\$343,000	8.4	110.7	62.3
Clallam	1,120	0.9	0	6	-90.3	\$296,100	7.4	103.6	119.6
Clark	7,120	-2.5	-7	792	-27.5	\$359,200	6.7	107.3	65.2
Columbia	120	-7.7	0	2	100	\$164,600	11.4	188.5	134.4
Cowlitz	1,520	-0.7	-0.7	48	6.7	\$248,500	4.3	125.5	79.4
Douglas	640	-3	14.3	34	6.2	\$316,700	10.8	116.5	60.7
Ferry	100	-9.1	0	5	-28.6	\$167,000	18.4	147.8	42.2
Franklin	1,430	3.6	2.9	173	16.1	\$278,500	10.9	126.5	25.5
Garfield	60	20	20	1	0	\$212,800	9.4	124.7	92.1
Grant	1,090	0.9	14.7	11	-84.3	\$212,300	5.4	129.4	72.1
Grays Harbor	1,890	-3.1	4.4	17	-67.3	\$199,500	6	137.7	82.1
Island	2,040	-2.4	-1	11	-89.1	\$344,300	-0.4	111.2	82.7
Jefferson	680	-4.2	1.5	35	-46.2	\$386,800	8.4	86.7	56.7
King	26,090	-3.7	-8.3	4,343	-27	\$657,300	2.5	72.7	43.5
Kitsap	4,880	-4.3	-4.3	180	-10	\$345,100	7.8	116.2	90.2
Kittitas	1,140	-5	-6.6	49	-45.6	\$353,300	13.1	94.3	42.4
Klickitat	260	-7.1	-21.2	16	-44.8	\$275,000	11.4	95.1	56.5
Lewis	1,290	-0.8	1.6	38	-53.7	\$227,000	4.6	130.5	98.7
Lincoln	180	-5.3	28.6	2	-85.7	\$140,000	30.8	203.5	172.2
Mason	1,380	-2.8	0.7	14	-70.8	\$250,000	11.5	126.8	33.3
Okanogan	500	6.4	8.7	2	-93.8	\$213,500	4.5	126.8	97.2
Pacific	550	-1.8	3.8	10	-50	\$212,000	17.3	130.9	63.7
Pend Oreille	310	-3.1	14.8	3	-81.2	\$188,500	0.8	135.1	71.4
Pierce	15,660	-3	0	1,189	12.6	\$342,200	8.4	109.9	50.5
San Juan	340	-2.9	0	30	15.4	\$568,700	5.8	60.6	26.3
Skagit	2,160	-4.4	-7.3	101	-8.2	\$362,300	9.9	96.0	32.2
Skamania	260	-7.1	-10.3	18	20	\$295,800	6.6	130.3	62.8
Snohomish	10,520	-4.6	-6.8	1,047	19.2	\$473,200	7	93.5	51.5
Spokane	9,290	-1.4	-0.9	784	-8.2	\$247,400	11.1	133.5	83.9
Stevens	930	-1.1	14.8	19	-38.7	\$188,500	0.8	150.6	85.6
Thurston	5,400	-3.6	0	284	14.5	\$317,500	10.3	124.5	59.2
Wahkiakum	80	-11.1	-11.1	1	-75	\$257,200	16.5	114.6	25.0
Walla Walla	890	-2.2	2.3	36	71.4	\$249,300	12.8	123.1	91.0
Whatcom	3,150	-4	-2.5	387	56	\$388,700	12.4	92.6	54.1
Whitman	460	0	4.5	128	146.2	\$246,900	11.8	131.4	88.1
Yakima	1,940	1	3.7	125	20.2	\$227,800	11.4	118.7	68.1
<b>Statewide</b>	<b>111,200</b>	<b>-2.7</b>	<b>-3</b>	<b>10,560</b>	<b>-13.7</b>	<b>\$356,100</b>	<b>1.1</b>	<b>108.1</b>	<b>63.0</b>

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. 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.