

HOUSING MARKET SNAPSHOT

State of Washington and Counties Second Quarter 2013

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)	\$	% Change (year ago)		
ADAMS	70	-36.4%	-50.0%			\$140,000	13.5%	188.9	131.6
ASOTIN	260	13.0%	8.3%			\$165,800	6.1%	193.2	105.5
BENTON	2,680	-2.5%	8.9%	328	-8.9%	\$186,500	2.8%	205.5	123.1
CHELAN	820	-7.9%	12.3%	55	41.0%	\$231,500	12.9%	153.6	99.5
CLALLAM	980	14.0%	32.4%	54	116.0%	\$189,000	-0.5%	176.4	91.9
CLARK	6,600	13.2%	23.8%	678	90.4%	\$228,000	14.9%	183.7	99.9
COLUMBIA	110	57.1%	83.3%	0	N/A	\$130,000	-10.3%	259.6	150.5
COWLITZ	960	-8.6%	28.0%	26	-29.7%	\$149,200	15.7%	227.3	117.5
DOUGLAS	580	38.1%	75.8%	42	121.1%	\$199,600	2.4%	173.5	102.6
FERRY	90	-18.2%	28.6%	0	N/A	\$125,600	-1.2%	212.2	145.8
FRANKLIN	900	-2.2%	8.4%	166	-26.5%	\$186,500	2.8%	205.5	75.2
GARFIELD	50	25.0%	0.0%	0	N/A	\$165,800	6.1%	173.8	138.3
GRANT	730	-7.6%	-1.4%			\$159,300	2.1%	187.7	93.9
GRAYS HARBOR	920	-4.2%	-14.0%	20	17.6%	\$115,300	-0.3%	259.3	155.4
ISLAND	1,410	8.5%	41.0%	44	29.4%	\$253,100	4.3%	164.4	100.1
JEFFERSON	460	-2.1%	21.1%	23	64.3%	\$267,300	9.0%	135.9	81.6
KING	27,450	9.0%	23.5%	2,621	-23.5%	\$421,900	13.8%	121.9	71.0
KITSAP	4,000	18.0%	44.9%	138	16.0%	\$245,400	1.3%	176.9	112.5
KITTITAS	870	22.5%	47.5%	63	34.0%	\$206,200	8.5%	175.1	87.7
KLICKITAT	200	-25.9%	-9.1%			\$209,100	24.8%	135.6	72.6
LEWIS	820	9.3%	32.3%	37	19.4%	\$139,800	-11.5%	231.8	127.3
LINCOLN	90	-18.2%	0.0%			\$67,500	-6.9%	460.6	288.8
MASON	730	-28.4%	-8.8%	38	-7.3%	\$146,700	-6.1%	235.4	146.9
OKANOGAN	270	-30.8%	-10.0%	35	16.7%	\$158,300	-2.1%	186.0	97.2
PACIFIC	350	20.7%	25.0%			\$108,000	-0.3%	280.0	168.2
PEND OREILLE	250	-24.2%	25.0%	0	N/A	\$125,600	-1.2%	219.4	131.1
PIERCE	12,100	5.1%	24.0%	768	2.4%	\$219,600	12.5%	187.3	118.3
SAN JUAN	200	-23.1%	5.3%	24	-11.1%	\$375,000	11.5%	100.6	74.0
SKAGIT	1,830	21.2%	45.2%	81	35.0%	\$230,500	11.7%	164.1	112.7
SKAMANIA	170	-5.6%	21.4%	8	-27.3%	\$156,700	-2.1%	267.3	158.8
SNOHOMISH	10,540	6.9%	16.0%	1,102	70.6%	\$299,700	14.7%	158.9	97.6
SPOKANE	5,800	-8.1%	5.6%	354	6.3%	\$174,800	4.0%	206.4	122.7
STEVENS	720	-25.0%	22.0%	2	100.0%	\$125,600	-1.2%	246.6	158.4
THURSTON	3,750	4.7%	30.7%	228	15.7%	\$221,800	-1.7%	194.0	124.7
WAHIAKUM	80	-11.1%	33.3%			\$140,000	21.7%	228.0	145.4
WALLA WALLA	760	28.8%	33.3%	25	47.1%	\$174,700	9.2%	190.9	111.7
WHATCOM	2,620	10.5%	17.5%	263	102.3%	\$257,900	-0.7%	150.9	85.9
WHITMAN	400	14.3%	21.2%	86	616.7%	\$212,900	10.1%	166.3	71.8
YAKIMA	1,660	0.0%	8.5%	30	-14.3%	\$157,600	-2.7%	186.4	100.1
Statewide	93,280	5.4%	21.0%	7,339	4.2%	\$251,100	6.4%	166.6	99.5

NOTES:

- Home Resales are Runstad Center estimates based on MLS reports or deed recording.
- SAAR means data presented at Seasonally Adjusted Annual Rates allowing quarter-to-quarter 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.