

HOUSING MARKET SNAPSHOT

State of Washington and Counties First Quarter 2009

County	Home Resales (units)		Building Permits (units)		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change (last qtr) (year ago)	#	% Change (year ago)	\$	% Change (year ago)		
Adams	130	-35.0%	0.0%		\$85,000	-24.1%	251.8	167.5
Asotin	270	-10.0%	-30.8%		\$143,000	-5.0%	169.5	98.4
Benton	2,780	-0.4%	-17.0%	83	\$159,400	-1.8%	193.7	116.2
Chelan	780	-10.3%	-41.8%	27	\$242,000	-2.0%	117.3	68.2
Clallam	680	-18.1%	-38.7%	17	\$218,000	-7.8%	120.6	70.0
Clark	4,710	-7.8%	-14.1%	116	\$224,100	-11.7%	145.4	88.2
Columbia	60	20.0%	-62.5%	0	\$139,900	-6.7%	169.4	95.9
Cowlitz	1,120	-9.7%	-17.6%	25	\$169,800	-5.9%	153.4	91.6
Douglas	450	7.1%	7.1%	20	\$219,900	-10.2%	119.4	74.3
Ferry	70	-30.0%	-41.7%	0	\$150,000	10.3%	135.6	80.3
Franklin	570	0.0%	-17.4%	33	\$159,400	-1.8%	152.2	99.7
Garfield	30	0.0%	-25.0%	0	\$143,000	-5.0%	164.6	89.6
Grant	1,210	-30.5%	-33.9%		\$150,100	-9.0%	142.6	90.2
Grays Harbor	1,240	-11.4%	-22.5%	13	\$142,000	-5.3%	167.7	100.9
Island	2,230	4.7%	-28.3%	20	\$248,000	-14.3%	115.6	71.0
Jefferson	330	-15.4%	-37.7%	15	\$242,500	-24.8%	118.3	68.0
King	14,910	-15.0%	-37.7%	851	\$375,000	-13.8%	102.5	57.0
Kitsap	2,800	-3.1%	-21.1%	69	\$239,500	-10.0%	136.1	81.8
Kittitas	750	-3.8%	-52.8%	13	\$220,000	-13.3%	123.2	63.6
Klickitat	200	-23.1%	-51.2%		\$237,500	5.6%	101.2	60.9
Lewis	550	-15.4%	-36.0%	30	\$160,500	-17.9%	155.8	93.5
Lincoln	220	-24.1%	-31.3%		N/A	N/A	N/A	N/A
Mason	630	-16.0%	-44.7%	24	\$148,500	-24.0%	184.3	113.7
Okanogan	300	-28.6%	-46.4%	14	\$138,000	-18.8%	156.0	94.7
Pacific	170	13.3%	-26.1%	0	\$125,000	-18.0%	187.4	107.2
Pend Oreille	130	-23.5%	-38.1%	0	\$150,000	10.3%	146.0	88.9
Pierce	8,020	-3.1%	-22.7%	610	\$235,000	-11.3%	138.7	81.9
San Juan	110	-45.0%	-54.2%	23	\$684,000	42.9%	42.6	25.1
Skagit	1,280	1.6%	-37.6%	41	\$245,000	-14.0%	114.9	70.2
Skamania	70	-12.5%	-56.3%	11	\$185,000	-29.5%	144.2	90.7
Snohomish	5,170	-2.3%	-37.0%	472	\$311,800	-11.6%	112.4	68.1
Spokane	5,230	2.3%	-27.9%	68	\$180,300	-3.5%	150.0	83.6
Stevens	480	-27.3%	-40.7%	0	\$150,000	10.3%	159.4	96.4
Thurston	3,590	-5.0%	-21.8%	186	\$247,000	-4.2%	129.2	76.6
Wahkiakum	40	-50.0%	-81.0%		\$501,300	100.5%	54.3	33.2
Walla Walla	770	-25.2%	-33.0%		\$181,100	-4.7%	146.5	82.9
Whatcom	1,800	-4.3%	-32.8%	55	\$259,900	-7.2%	109.6	61.3
Whitman	250	0.0%	-55.4%	7	\$175,000	-17.1%	152.3	68.0
Yakima	2,940	-13.8%	-25.6%	31	\$137,300	-7.4%	164.7	100.8
Statewide	67,070	-8.6%	-30.6%	2,874	\$253,500	-13.7%	125.5	73.3

NOTES:

1. Home Resales are WCRER estimates based on MLS reports or deed recording (Real Market Data LLC)
2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing quarter-to-quarter comparison.
3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census
4. Median prices are WCRER estimates. Half the homes sold at higher prices, half lower
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.