

HOUSING MARKET SNAPSHOT

State of Washington and Counties First Quarter 2011

County	Home Resales (units)			Building Permits (units)		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change <i>(last qtr)</i>	% Change <i>(year ago)</i>	#	% Change <i>(year ago)</i>	\$	% Change <i>(year ago)</i>		
Adams	240	60.0%	50.0%			\$120,000	9.1%	199.5	105.1
Asotin	360	-18.2%	-2.7%			\$128,900	-8.3%	210.0	106.9
Benton	3,040	-7.6%	-16.7%	131	12.9%	\$175,400	-0.7%	182.0	112.8
Chelan	1,230	25.5%	21.8%	20	-16.7%	\$207,300	-9.9%	140.7	82.2
Clallam	1,020	17.2%	9.7%	18	-30.8%	\$176,400	-17.2%	154.9	84.7
Clark	5,860	8.1%	-7.4%	228	-27.8%	\$194,200	-11.0%	180.7	99.2
Columbia	140	55.6%	-17.6%	0	-100.0%	\$129,100	-2.6%	220.2	95.3
Cowlitz	1,360	16.2%	-12.8%	25	0.0%	\$140,500	-7.0%	203.2	114.5
Douglas	390	-9.3%	0.0%	18	-14.3%	\$225,000	6.9%	126.3	65.7
Ferry	100	25.0%	-16.7%	0	N/A	\$130,000	0.8%	176.9	94.9
Franklin	620	-8.8%	-17.3%	109	-0.9%	\$175,400	-0.7%	182.0	91.5
Garfield	40	-20.0%	0.0%	0	N/A	\$128,900	-8.3%	208.3	108.7
Grant	1,340	5.5%	-20.2%			\$158,900	0.3%	156.7	98.8
Grays Harbor	1,550	17.4%	-3.1%	11	-26.7%	\$121,500	-13.2%	206.7	104.6
Island	2,300	-15.1%	-20.4%	28	-9.7%	\$239,800	-9.5%	139.4	80.6
Jefferson	400	8.1%	-4.8%	10	-33.3%	\$260,000	-4.6%	113.1	57.2
King	24,180	12.5%	3.4%	747	-48.9%	\$345,000	-6.8%	124.1	66.9
Kitsap	3,010	-3.5%	-10.4%	63	-11.3%	\$235,000	0.0%	150.6	89.7
Kittitas	1,190	-19.0%	-25.2%	18	-43.8%	\$205,000	-2.4%	145.8	64.3
Klickitat	480	200.0%	118.2%			\$202,300	-13.3%	127.9	66.4
Lewis	850	13.3%	3.7%	29	-12.1%	\$137,500	-1.7%	190.8	107.8
Lincoln	280	27.3%	-9.7%			\$150,000	87.5%	177.7	94.0
Mason	920	13.6%	-26.4%	41	24.2%	\$154,500	-3.1%	186.0	102.5
Okanogan	440	-26.7%	-21.4%	18	12.5%	\$153,800	-6.5%	149.5	78.1
Pacific	220	4.8%	0.0%	0	0.0%	\$119,500	-6.6%	211.9	100.0
Pend Oreille	170	21.4%	-19.0%	0	N/A	\$130,000	0.8%	183.8	93.0
Pierce	10,340	2.4%	4.1%	455	8.6%	\$199,900	-7.0%	171.8	96.5
San Juan	200	5.3%	-9.1%	16	-42.9%	\$442,500	18.8%	75.6	40.5
Skagit	1,760	19.7%	14.3%	38	-30.9%	\$204,700	-7.0%	151.4	92.9
Skamania	150	87.5%	25.0%	4	-60.0%	\$150,000	-6.3%	233.9	109.6
Snohomish	8,050	7.3%	-1.5%	536	-20.6%	\$245,000	-12.2%	161.9	90.5
Spokane	5,910	20.1%	-13.7%	108	-25.0%	\$162,600	-4.5%	182.0	95.0
Stevens	670	26.4%	-16.3%	1	0.0%	\$130,000	0.8%	198.7	103.1
Thurston	3,480	-9.1%	-13.2%	187	-0.5%	\$209,500	-8.2%	169.5	96.4
Wahkiakum	110	120.0%	83.3%			\$148,300	-12.0%	207.6	98.6
Walla Walla	990	3.1%	-9.2%	75		\$164,900	-8.4%	175.3	92.8
Whatcom	1,950	-8.5%	-15.2%	47	2.2%	\$245,200	1.6%	128.9	65.5
Whitman	370	-5.1%	23.3%	8	0.0%	\$170,000	-17.6%	170.5	67.6
Yakima	2,780	5.7%	-17.3%	44	57.1%	\$140,800	-4.3%	176.9	100.8
Statewide	88,490	6.5%	-4.6%	3,033	-23.2%	\$228,200	-7.2%	152.0	84.4

NOTES:

- Home Resales are WCRER estimates based on MLS reports or deed recording (Real Market Data LLC)
- 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 WCRER 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.