

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties Fourth Quarter 2011

County	Home Resales (units)			Building Permits		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change		#	% Change	\$	% Change		
	(last qtr)	(year ago)		(year ago)		(year ago)			
ADAMS	150	-11.8%	0.0%			\$126,700	5.6%	189.4	104.2
ASOTIN	340	17.2%	-22.7%			\$163,100	14.3%	177.9	90.3
BENTON	3,160	7.5%	-4.0%	278	192.6%	\$174,800	-4.2%	198.9	119.4
CHELAN	1,080	0.9%	10.2%	22	-21.4%	\$220,000	-0.3%	139.5	82.1
CLALLAM	960	6.7%	10.3%	20	0.0%	\$179,000	-12.3%	168.9	88.9
CLARK	6,120	1.0%	12.9%	231	41.7%	\$184,400	-8.6%	206.0	111.5
COLUMBIA	20	-75.0%	-77.8%	1	N/A	\$194,000	116.8%	157.7	66.5
COWLITZ	1,300	-9.7%	11.1%	15	-46.4%	\$136,300	-8.7%	225.6	126.9
DOUGLAS	450	-8.2%	4.7%	27	-3.6%	\$195,000	-2.5%	153.4	80.1
FERRY	120	20.0%	50.0%	0	N/A	\$150,000	7.1%	160.7	88.8
FRANKLIN	650	8.3%	-4.4%	177	53.9%	\$174,800	-4.2%	198.9	95.7
GARFIELD	40	33.3%	-20.0%	0	N/A	\$163,100	14.3%	160.1	90.8
GRANT	1,180	0.0%	-7.1%			\$144,000	-8.3%	188.3	114.7
GRAYS HARBOR	1,610	6.6%	22.0%	14	0.0%	\$115,000	-15.4%	235.8	118.9
ISLAND	2,730	-7.8%	0.7%	32	39.1%	\$243,000	-3.8%	155.2	84.6
JEFFERSON	370	2.8%	0.0%	11	-8.3%	\$196,000	-23.1%	167.9	80.5
KING	23,760	6.5%	10.6%	1,295	-5.4%	\$320,000	-13.5%	145.2	76.5
KITSAP	3,090	5.8%	-1.0%	64	30.6%	\$230,000	-2.5%	170.9	97.8
KITTITAS	1,630	32.5%	10.9%	24	9.1%	\$192,000	-15.8%	170.3	72.8
KLICKITAT	320	0.0%	100.0%			\$130,000	-32.7%	197.6	108.6
LEWIS	830	12.2%	10.7%	15	-58.3%	\$134,000	-7.6%	219.7	119.0
LINCOLN	240	4.3%	9.1%			\$50,000	-41.2%	564.4	299.9
MASON	860	-13.1%	6.2%	20	11.1%	\$144,000	-12.7%	217.6	118.0
OKANOGAN	400	-9.1%	-33.3%	22	4.8%	\$150,000	-18.9%	177.9	84.9
PACIFIC	240	20.0%	14.3%			\$131,900	16.2%	208.0	96.8
PEND OREILLE	200	17.6%	42.9%	0	N/A	\$150,000	7.1%	166.3	86.5
PIERCE	11,170	1.5%	10.6%	654	40.0%	\$185,000	-12.7%	201.9	111.8
SAN JUAN	180	50.0%	-5.3%	16	-11.1%	\$425,000	-14.1%	80.7	44.7
SKAGIT	1,620	3.2%	10.2%	36	-2.7%	\$200,000	-12.4%	171.4	101.6
SKAMANIA	90	-25.0%	12.5%	5	66.7%	\$170,000	9.7%	223.4	103.5
SNOHOMISH	9,450	17.0%	26.0%	597	0.8%	\$240,000	-8.6%	179.3	98.7
SPOKANE	5,570	7.5%	13.2%	172	-10.9%	\$158,100	-6.2%	207.2	104.0
STEVENS	770	20.3%	45.3%	0	N/A	\$150,000	7.1%	187.4	96.0
THURSTON	3,830	15.7%	0.0%	148	-28.2%	\$215,000	-4.4%	181.6	100.2
WAHIAKUM	80	100.0%	60.0%			\$225,000	66.7%	128.5	69.7
WALLA WALLA	760	-19.1%	-20.8%	6	-92.0%	\$163,400	-4.4%	185.0	99.2
WHATCOM	2,200	4.8%	3.3%	78	47.2%	\$230,000	-8.0%	153.2	74.3
WHITMAN	460	7.0%	17.9%	32	357.1%	\$173,300	-5.7%	185.4	68.8
YAKIMA	3,050	14.2%	16.0%	17	-22.7%	\$147,400	-4.5%	180.7	102.4
<b>Statewide</b>	<b>91,080</b>	<b>6.0%</b>	<b>9.6%</b>	<b>4,029</b>	<b>8.5%</b>	<b>\$217,000</b>	<b>-9.1%</b>	<b>174.8</b>	<b>94.1</b>

### 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.