

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties Third Quarter 2011

County	Home Resales (units)			Building Permits (units)		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change		#	% Change	\$	% Change		
		<i>(last qtr)</i>	<i>(year ago)</i>		<i>(year ago)</i>		<i>(year ago)</i>		
Adams	170	-10.5%	-32.0%			\$106,000	-16.9%	221.0	120.7
Asotin	290	7.4%	-23.7%			\$156,500	3.2%	177.8	90.5
Benton	2,880	-3.7%	4.3%	306	188.7%	\$181,300	0.3%	183.4	111.2
Chelan	1,070	28.9%	17.6%	27	-27.0%	\$219,000	-1.8%	134.9	79.5
Clallam	900	13.9%	9.8%	27	-12.9%	\$177,100	-9.9%	162.6	86.5
Clark	6,060	-0.2%	34.4%	268	7.6%	\$189,800	-11.0%	191.5	104.3
Columbia	80	-27.3%	60.0%	0	N/A	\$92,500	-50.0%	317.0	135.0
Cowlitz	1,440	-11.7%	23.1%	32	-3.0%	\$145,000	-8.5%	203.4	114.5
Douglas	490	44.1%	36.1%	24	-11.1%	\$198,000	-4.7%	145.4	76.2
Ferry	100	-16.7%	0.0%	0	N/A	\$155,000	6.9%	150.1	82.4
Franklin	590	-3.3%	3.5%	203	44.0%	\$181,300	0.3%	183.4	89.5
Garfield	30	0.0%	-25.0%	0	N/A	\$156,500	3.2%	164.2	91.3
Grant	1,180	-13.2%	-4.1%			\$160,000	-2.4%	162.0	99.8
Grays Harbor	1,510	15.3%	20.8%	17	-10.5%	\$126,000	-5.3%	206.2	104.1
Island	2,960	30.4%	33.3%	48	41.2%	\$250,000	-5.7%	143.1	79.2
Jefferson	360	-25.0%	-18.2%	17	-19.0%	\$238,000	-4.8%	131.3	63.9
King	22,310	-5.2%	27.3%	1,861	-4.4%	\$350,000	-10.3%	127.0	67.5
Kitsap	2,920	2.5%	11.0%	107	2.9%	\$235,500	-7.7%	158.7	91.9
Kittitas	1,230	28.1%	29.5%	46	27.8%	\$181,000	-24.3%	172.4	74.5
Klickitat	320	23.1%	33.3%			\$176,700	-7.0%	142.3	77.3
Lewis	740	-2.6%	54.2%	24	-62.5%	\$141,100	-14.4%	198.0	108.5
Lincoln	230	-17.9%	-11.5%			\$95,000	61.8%	285.9	152.1
Mason	990	7.6%	41.4%	32	-17.9%	\$142,000	-23.5%	210.8	114.9
Okanogan	440	0.0%	25.7%	42	16.7%	\$166,500	-1.5%	150.7	73.8
Pacific	200	17.6%	17.6%	0	0.0%	\$107,900	-19.5%	243.4	113.8
Pend Oreille	170	-15.0%	0.0%	0	N/A	\$155,000	6.9%	155.5	80.4
Pierce	11,010	5.7%	34.8%	786	90.3%	\$192,500	-14.4%	185.4	103.2
San Juan	120	-25.0%	0.0%	32	45.5%	\$345,000	-14.2%	96.4	53.1
Skagit	1,570	9.0%	20.8%	44	-27.9%	\$204,000	-7.8%	159.9	95.8
Skamania	120	200.0%	71.4%	10	150.0%	\$185,000	-7.5%	196.5	91.5
Snohomish	8,080	7.3%	27.8%	538	24.5%	\$240,000	-12.7%	171.5	94.9
Spokane	5,180	-6.5%	9.1%	677	220.9%	\$166,800	-7.8%	187.1	95.0
Stevens	640	-16.9%	-4.5%	1	0.0%	\$155,000	6.9%	173.3	89.2
Thurston	3,310	-9.8%	-0.6%	268	-10.1%	\$223,600	-6.4%	166.3	92.8
Wahkiakum	40	-33.3%	-20.0%			\$62,500	-68.8%	459.4	241.1
Walla Walla	940	17.5%	34.3%	15	7.1%	\$180,000	2.6%	162.1	86.8
Whatcom	2,100	11.7%	18.6%	70	-24.7%	\$244,000	-6.5%	137.3	67.5
Whitman	430	26.5%	65.4%	38	153.3%	\$193,300	-10.8%	158.1	59.9
Yakima	2,670	-4.0%	6.0%	44	10.0%	\$146,000	-4.7%	175.4	99.6
<b>Statewide</b>	<b>85,870</b>	<b>0.8%</b>	<b>21.7%</b>	<b>5,604</b>	<b>23.8%</b>	<b>\$225,300</b>	<b>-9.5%</b>	<b>160.7</b>	<b>87.4</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.