

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties

Third Quarter 2009

County	Home Resales (units)			Building Permits (units)		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change (last qtr)	% Change (.year ago)	#	% Change (year ago)	\$	% Change (year ago)		
ADAMS	180	5.9%	-21.7%			\$125,000	6.1%	162.7	109.3
ASOTIN	390	30.0%	8.3%			\$147,000	-7.5%	165.3	95.4
BENTON	2,330	-23.9%	-27.4%	111	-14.6%	\$171,700	0.3%	176.2	105.6
CHELAN	940	4.4%	-5.1%	38	-42.4%	\$215,000	-13.3%	125.3	73.2
CLALLAM	930	31.0%	12.0%	34	-37.0%	\$218,700	-7.1%	114.4	66.3
CLARK	6,580	24.2%	20.1%	221	-42.9%	\$219,000	-10.0%	146.6	89.0
COLUMBIA	90	28.6%	28.6%	1	-50.0%	\$136,500	25.2%	175.1	99.4
COWLITZ	1,260	18.9%	-6.7%	50	4.2%	\$164,900	-15.1%	154.1	92.2
DOUGLAS	430	22.9%	-10.4%	24	-46.7%	\$235,000	6.8%	111.9	69.5
FERRY	90	50.0%	-18.2%	0	N/A	\$140,500	-11.4%	139.8	83.5
FRANKLIN	480	-23.8%	-27.3%	109	53.5%	\$171,700	0.3%	142.1	93.2
GARFIELD	40	33.3%	0.0%	0	N/A	\$147,000	-7.5%	165.2	89.3
GRANT	1,500	26.1%	-26.1%			\$169,000	-2.0%	132.0	83.0
GRAYS HARBOR	1,170	-15.2%	-29.5%	24	-29.4%	\$134,500	-13.2%	174.9	105.4
ISLAND	2,290	-2.6%	-3.4%	50	-7.4%	\$268,500	-5.0%	113.0	69.9
JEFFERSON	310	-3.1%	-29.5%	23	-20.7%	\$260,000	-5.0%	108.7	62.4
KING	22,100	22.5%	9.7%	740	-71.7%	\$382,000	-10.5%	101.9	56.8
KITSAP	3,380	15.4%	14.2%	115	-28.1%	\$249,900	-7.4%	130.6	78.6
KITTITAS	1,040	-1.0%	-18.1%	60	-4.8%	\$215,000	0.0%	125.6	64.6
KLICKITAT	190	-29.6%	-55.8%			\$185,000	-13.3%	130.7	78.0
LEWIS	770	4.1%	16.7%	66	-24.1%	\$163,300	-6.7%	149.9	90.0
LINCOLN	260	23.8%	-23.5%			N/A	N/A	N/A	N/A
MASON	880	0.0%	-17.0%	50	-23.1%	\$175,000	-7.9%	154.7	95.3
OKANOGAN	450	-27.4%	-26.2%	45	45.2%	\$162,000	-4.7%	131.6	80.3
PACIFIC	230	27.8%	27.8%	0	N/A	\$153,100	3.0%	150.7	86.8
PEND OREILLE	150	50.0%	-16.7%	1	N/A	\$140,500	-11.4%	154.0	93.7
PIERCE	10,380	25.1%	11.6%	476	-6.5%	\$230,000	-9.6%	139.7	82.4
SAN JUAN	170	88.9%	-10.5%	21	-59.6%	\$515,000	-7.9%	57.3	33.7
SKAGIT	1,490	14.6%	-9.7%	71	-16.5%	\$233,600	-8.4%	121.7	74.5
SKAMANIA	110	-8.3%	37.5%	7	-56.3%	\$212,500	6.3%	124.1	77.7
SNOHOMISH	7,310	17.1%	13.5%	625	-5.4%	\$297,000	-12.6%	120.8	73.2
SPOKANE	7,020	18.4%	-3.2%	234	-28.9%	\$177,600	-7.2%	155.0	86.4
STEVENS	580	56.8%	-18.3%	3	50.0%	\$140,500	-11.4%	170.2	103.0
THURSTON	4,030	15.5%	1.5%	372	44.7%	\$243,100	-3.0%	133.5	79.5
WAHKIAKUM	70	0.0%	-12.5%			\$182,000	5.8%	145.3	89.0
WALLA WALLA	1,180	35.6%	28.3%			\$168,900	-12.6%	155.5	88.0
WHATCOM	2,200	11.1%	0.9%	94	-33.3%	\$255,300	-7.2%	111.5	62.4
WHITMAN	360	2.9%	16.1%	28	21.7%	\$176,000	-19.1%	152.7	68.9
YAKIMA	3,570	12.6%	1.7%	39	-62.5%	\$154,200	-1.4%	150.3	92.0
Statewide	86,930	15.6%	2.6%	3,732	-39.1%	\$260,000	-7.6%	122.8	72.0

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.