

HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	290	61.1%	45.0%			\$120,000	5.9%	173.0	116.4
ASOTIN	470	20.5%	56.7%			\$143,800	-3.6%	175.2	100.9
BENTON	4,590	28.2%	64.5%	89	-3.3%	\$166,800	0.5%	185.7	111.3
CHELAN	1,190	26.6%	36.8%	30	-11.8%	\$220,000	-8.3%	125.1	73.2
CLALLAM	940	1.1%	13.3%	23	-39.5%	\$206,500	-7.2%	123.3	71.4
CLARK	7,890	19.9%	54.4%	213	-14.8%	\$208,300	-11.9%	159.1	96.6
COLUMBIA	90	0.0%	80.0%	0	N/A	\$136,500	81.3%	181.4	102.9
COWLITZ	1,460	15.9%	17.7%	32	0.0%	\$159,000	-7.0%	164.1	98.1
DOUGLAS	490	14.0%	16.7%	21	-25.0%	\$196,000	-20.0%	139.1	86.3
FERRY	100	11.1%	0.0%	0	N/A	\$148,000	6.1%	135.9	81.3
FRANKLIN	940	28.8%	64.9%	83	59.6%	\$166,800	0.5%	151.6	99.4
GARFIELD	50	25.0%	66.7%	1	N/A	\$143,800	-3.6%	175.8	94.9
GRANT	1,970	31.3%	13.2%			\$146,500	-4.9%	159.0	99.8
GRAYS HARBOR	1,700	45.3%	21.4%	11	-8.3%	\$135,000	-5.3%	179.9	108.4
ISLAND	3,540	54.6%	66.2%	34	21.4%	\$268,000	-10.1%	119.3	73.9
JEFFERSON	340	9.7%	-12.8%	14	-36.4%	\$310,000	4.9%	94.3	54.0
KING	27,060	22.4%	54.3%	795	-41.1%	\$375,000	-5.5%	108.1	60.3
KITSAP	4,020	18.9%	39.1%	93	-4.1%	\$243,000	-2.8%	139.1	83.6
KITTITAS	1,470	41.3%	88.5%	30	-6.3%	\$229,500	6.7%	121.8	62.6
KLICKITAT	280	47.4%	7.7%			\$175,000	-20.7%	143.6	85.6
LEWIS	860	11.7%	32.3%	22	-45.0%	\$154,500	-15.5%	163.0	97.9
LINCOLN	330	26.9%	13.8%			N/A	N/A	N/A	N/A
MASON	1,210	37.5%	61.3%	32	-8.6%	\$160,000	-8.0%	174.8	107.7
OKANOGAN	500	11.1%	19.0%	22	69.2%	\$165,000	10.0%	133.9	81.7
PACIFIC	210	-8.7%	40.0%	0	N/A	\$155,300	-6.3%	153.5	88.6
PEND OREILLE	170	13.3%	0.0%	0	N/A	\$148,000	6.1%	150.9	91.7
PIERCE	12,340	18.9%	49.0%	448	16.7%	\$220,000	-9.5%	150.7	88.9
SAN JUAN	210	23.5%	5.0%	48	152.6%	\$427,500	-5.5%	72.0	42.3
SKAGIT	1,830	22.8%	45.2%	58	16.0%	\$223,000	-15.4%	132.1	80.9
SKAMANIA	150	36.4%	87.5%	6	500.0%	\$196,700	-7.4%	138.9	86.8
SNOHOMISH	9,440	29.1%	78.4%	534	33.2%	\$285,000	-12.3%	131.3	79.6
SPOKANE	6,850	-2.4%	34.1%	190	-21.2%	\$170,200	-8.1%	168.2	93.7
STEVENS	650	12.1%	-1.5%	0	-100.0%	\$148,000	6.1%	167.7	101.4
THURSTON	4,590	13.9%	21.4%	276	52.5%	\$227,300	-9.1%	148.4	88.4
WAHKIAKUM	60	-14.3%	-25.0%			\$104,000	-33.1%	261.9	160.1
WALLA WALLA	1,290	9.3%	25.2%			\$168,800	-8.7%	160.8	90.9
WHATCOM	2,850	29.5%	51.6%	47	-21.7%	\$252,500	-4.4%	116.5	65.2
WHITMAN	620	72.2%	148.0%	8	-11.1%	\$183,300	-13.7%	152.2	68.9
YAKIMA	4,230	18.5%	24.0%	30	-37.5%	\$145,800	3.6%	165.7	101.4
Statewide	107,270	21.3%	46.2%	3,190	-10.1%	\$244,000	-8.5%	135.7	79.6

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.