

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties First Quarter 2010

County	Home Resales (units)		Building Permits (units)		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change	#	% Change	\$	% Change		
		(last qtr)		(year ago)		(year ago)		
Adams	150	-37.5%	0.0%		\$98,700	16.1%	208.1	140.4
Asotin	370	-19.6%	32.1%		\$140,500	-1.7%	180.3	103.7
Benton	3,640	-21.0%	28.2%	116	\$176,600	10.8%	174.3	104.4
Chelan	1,010	-12.9%	27.8%	24	\$230,000	-5.0%	118.7	69.5
Clallam	930	1.1%	32.9%	26	\$213,100	-2.2%	118.0	68.2
Clark	6,330	-18.0%	31.3%	316	\$218,100	-2.7%	152.1	92.4
Columbia	170	88.9%	183.3%	1	\$132,500	-5.3%	187.7	106.5
Cowlitz	1,560	9.9%	39.3%	25	\$151,000	-11.1%	172.0	102.9
Douglas	390	-18.8%	-15.2%	21	\$210,500	-4.3%	130.3	80.7
Ferry	120	33.3%	71.4%	0	\$129,000	-14.0%	154.9	92.8
Franklin	750	-21.1%	29.3%	110	\$176,600	10.8%	144.0	94.3
Garfield	40	-20.0%	33.3%	0	\$140,500	-1.7%	181.6	97.9
Grant	1,680	-4.5%	32.3%		\$158,500	5.6%	148.9	93.3
Grays Harbor	1,600	-3.0%	29.0%	15	\$140,000	-1.4%	173.7	104.7
Island	2,890	-17.7%	33.8%	31	\$265,000	6.9%	123.2	76.5
Jefferson	420	20.0%	31.3%	15	\$272,500	12.4%	107.5	61.6
King	23,380	-12.3%	54.0%	1,463	\$370,000	-1.3%	110.5	61.7
Kitsap	3,360	-14.7%	22.2%	71	\$235,000	-1.9%	144.4	86.8
Kittitas	1,590	6.7%	106.5%	32	\$210,000	-4.5%	133.7	68.8
Klickitat	220	-18.5%	4.8%		\$233,300	-1.8%	108.7	64.6
Lewis	820	-3.5%	46.4%	33	\$139,900	-12.8%	179.5	107.9
Lincoln	310	3.3%	34.8%		N/A	N/A	N/A	N/A
Mason	1,250	3.3%	89.4%	33	\$159,500	7.4%	175.8	108.3
Okanogan	560	16.7%	60.0%	16	\$164,500	19.2%	134.9	82.3
Pacific	220	4.8%	29.4%	0	\$127,900	2.3%	186.7	108.0
Pend Oreille	210	31.3%	61.5%	0	\$129,000	-14.0%	173.4	105.3
Pierce	9,930	-18.6%	23.5%	419	\$215,000	-8.5%	154.3	91.0
San Juan	220	15.8%	83.3%	28	\$372,500	-45.5%	83.5	49.1
Skagit	1,540	-14.4%	21.3%	55	\$220,000	-10.2%	134.6	82.5
Skamania	120	-25.0%	71.4%	10	\$160,000	-13.5%	171.6	107.0
Snohomish	8,170	-13.5%	55.6%	675	\$279,000	-10.5%	135.7	82.2
Spokane	6,850	-2.0%	27.3%	144	\$170,200	-5.6%	169.6	94.5
Stevens	800	29.0%	63.3%	1	\$129,000	-14.0%	193.6	117.0
Thurston	4,010	-11.1%	11.7%	188	\$228,200	-7.6%	149.1	89.0
Wahkiakum	60	0.0%	20.0%		\$168,500	-66.4%	161.4	98.6
Walla Walla	1,090	-9.9%	34.6%		\$180,000	-0.6%	151.1	85.5
Whatcom	2,300	-17.6%	27.1%	46	\$241,400	-7.1%	122.1	68.3
Whitman	300	-51.6%	15.4%	8	\$206,200	17.8%	136.3	61.9
Yakima	3,360	-18.6%	11.6%	28	\$147,200	7.2%	166.0	101.6
<b>Statewide</b>	<b>92,720</b>	<b>-12.3%</b>	<b>36.3%</b>	<b>3,950</b>	<b>\$245,900</b>	<b>-3.0%</b>	<b>135.4</b>	<b>79.5</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.