

HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2012

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)	(year ago)				
ADAMS	170	30.8%	-50.0%			\$117,500	3.1%	207.2	113.0
ASOTIN	420	31.3%	16.7%			\$128,000	-0.7%	229.9	116.5
BENTON	3,140	1.6%	-0.6%	332	153.4%	\$177,800	1.4%	198.3	118.4
CHELAN	1,450	33.0%	18.9%	7	-65.0%	\$215,900	4.1%	144.2	84.5
CLALLAM	970	1.0%	0.0%	13	-27.8%	\$169,300	-4.0%	181.1	95.1
CLARK	6,420	4.9%	11.3%	246	7.9%	\$174,800	-10.0%	220.4	119.1
COLUMBIA	90	350.0%	-30.8%	0	N/A	\$147,500	14.3%	210.4	88.0
COWLITZ	1,350	0.0%	0.0%	18	-28.0%	\$131,300	-6.5%	237.6	133.7
DOUGLAS	410	-6.8%	7.9%	11	-38.9%	\$193,700	-13.9%	156.6	81.3
FERRY	130	8.3%	30.0%	0	N/A	\$101,400	-22.0%	241.2	133.5
FRANKLIN	650	3.2%	0.0%	207	89.9%	\$177,800	1.4%	198.3	94.5
GARFIELD	50	66.7%	25.0%	0	N/A	\$128,000	-0.7%	206.9	116.6
GRANT	1,680	40.0%	26.3%			\$160,700	1.1%	171.1	103.5
GRAYS HARBOR	1,540	-3.1%	2.0%	10	-9.1%	\$87,500	-28.0%	314.3	158.6
ISLAND	2,510	-4.6%	9.6%	31	10.7%	\$212,500	-11.4%	180.0	97.8
JEFFERSON	490	25.6%	25.6%	15	50.0%	\$227,900	-12.3%	146.5	69.9
KING	26,610	12.3%	12.1%	1,839	146.2%	\$322,400	-6.6%	146.2	76.7
KITSAP	3,090	2.3%	2.7%	76	20.6%	\$212,500	-9.6%	187.6	107.2
KITTITAS	1,210	-17.1%	5.2%	13	-27.8%	\$180,000	-12.2%	184.3	78.4
KLICKITAT	410	28.1%	-4.7%			\$176,700	-12.7%	147.5	80.5
LEWIS	740	-8.6%	-7.5%	14	-51.7%	\$129,200	-6.0%	231.1	125.3
LINCOLN	320	33.3%	6.7%			\$62,500	38.9%	458.0	242.6
MASON	1,210	37.5%	37.5%	26	-36.6%	\$141,000	-8.7%	225.4	122.2
OKANOGAN	740	76.2%	64.4%	8	-55.6%	\$140,000	-9.0%	193.4	91.9
PACIFIC	230	-4.2%	4.5%			\$101,400	-15.1%	274.4	127.4
PEND OREILLE	220	4.8%	29.4%	2	N/A	\$101,400	-22.0%	249.6	129.7
PIERCE	11,410	4.6%	10.9%	451	-0.9%	\$175,900	-12.0%	215.4	119.2
SAN JUAN	230	35.3%	21.1%	21	31.3%	\$320,000	-27.7%	108.7	60.0
SKAGIT	1,640	1.2%	1.2%	36	-5.3%	\$184,100	-10.1%	188.9	111.8
SKAMANIA	150	50.0%	15.4%	1	-75.0%	\$190,000	26.7%	202.8	93.8
SNOHOMISH	9,230	1.5%	18.5%	1,007	87.9%	\$234,700	-4.2%	186.0	102.2
SPOKANE	6,970	24.9%	21.6%	111	2.8%	\$158,100	-2.8%	210.2	105.2
STEVENS	840	5.0%	25.4%	0	-100.0%	\$101,400	-22.0%	281.3	144.1
THURSTON	3,500	-5.7%	-0.6%	170	-9.1%	\$213,200	1.8%	185.7	102.3
WAHKIAKUM	100	11.1%	25.0%			\$90,000	-39.3%	325.8	176.7
WALLA WALLA	990	25.3%	3.1%	9	-10.0%	\$150,000	-9.0%	204.4	109.1
WHATCOM	2,270	7.1%	17.6%	37	-21.3%	\$232,800	-5.1%	153.5	74.2
WHITMAN	520	15.6%	48.6%	12	50.0%	\$176,700	3.9%	184.4	67.6
YAKIMA	2,920	-3.3%	6.2%	17	-61.4%	\$137,200	-2.6%	197.0	111.3
Statewide	97,020	8.0%	11.3%	4,740	59.7%	\$208,300	-8.7%	184.7	98.9

- 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.