

HOUSING MARKET SNAPSHOT

State of Washington and Counties Fourth Quarter 2012

County	Home Resales (units)			Building Permits		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change (last qtr)	% Change (year ago)	#	% Change (year ago)	\$	% Change (year ago)		
ADAMS	70	16.7%	-46.2%			\$135,700	7.1%	195.1	132.3
ASOTIN	310	14.8%	-3.1%			\$156,500	-4.0%	204.7	108.6
BENTON	3,100	2.6%	0.3%	340	22.3%	\$189,300	8.3%	202.6	125.0
CHELAN	1,380	1.5%	26.6%	39	77.3%	\$226,400	2.9%	154.7	96.1
CLALLAM	870	-5.4%	-9.4%	20	0.0%	\$195,600	9.3%	170.6	86.7
CLARK	7,020	12.5%	14.7%	435	88.3%	\$210,800	14.3%	198.8	108.0
COLUMBIA	110	10.0%	450.0%	0	-100.0%	\$125,000	-35.6%	270.1	147.4
COWLITZ	1,720	1.2%	27.4%	20	33.3%	\$142,200	4.3%	238.6	122.3
DOUGLAS	460	7.0%	4.5%	32	18.5%	\$203,700	4.5%	167.4	98.7
FERRY	140	27.3%	16.7%	0	N/A	\$158,700	5.8%	167.9	109.1
FRANKLIN	640	3.2%	1.6%	182	2.8%	\$189,300	8.3%	202.6	88.3
GARFIELD	30	0.0%	0.0%	0	N/A	\$156,500	-4.0%	184.2	137.1
GRANT	1,360	-15.0%	13.3%			\$163,600	13.6%	182.9	97.1
GRAYS HARBOR	1,580	24.4%	-0.6%	9	-35.7%	\$112,300	-2.3%	266.4	155.3
ISLAND	3,300	5.4%	25.5%	24	-25.0%	\$269,600	10.9%	154.4	90.4
JEFFERSON	560	0.0%	43.6%	11	0.0%	\$260,000	32.7%	139.8	79.5
KING	29,200	6.3%	23.2%	2,597	100.5%	\$381,100	19.1%	134.9	76.4
KITSAP	3,530	2.3%	16.9%	107	67.2%	\$238,600	3.7%	181.9	109.3
KITTITAS	1,640	5.8%	12.3%	31	29.2%	\$213,700	11.3%	169.0	83.3
KLICKITAT	390	30.0%	21.9%			\$209,400	61.1%	135.5	76.6
LEWIS	840	9.1%	3.7%	41	173.3%	\$154,000	14.9%	210.7	111.4
LINCOLN	260	-3.7%	8.3%			\$155,000	210.0%	200.8	123.0
MASON	1,180	19.2%	34.1%	29	45.0%	\$157,800	9.6%	219.1	132.8
OKANOGAN	670	21.8%	59.5%	19	-13.6%	\$151,700	1.1%	194.2	99.6
PACIFIC	250	25.0%	4.2%			\$107,000	-18.9%	282.8	161.5
PEND OREILLE	240	26.3%	14.3%	1	N/A	\$158,700	5.8%	173.7	101.5
PIERCE	11,740	7.4%	7.6%	659	0.8%	\$201,600	9.0%	204.2	124.4
SAN JUAN	250	-7.4%	47.1%	20	25.0%	\$335,700	-21.0%	112.5	77.3
SKAGIT	2,040	8.5%	25.9%	55	52.8%	\$218,700	9.4%	173.0	114.0
SKAMANIA	120	-40.0%	20.0%	8	60.0%	\$200,000	17.6%	209.6	118.3
SNOHOMISH	9,480	-3.1%	4.3%	637	6.7%	\$270,500	12.7%	176.0	104.1
SPOKANE	6,680	13.4%	19.7%	260	51.2%	\$171,300	8.3%	210.8	121.2
STEVENS	920	24.3%	15.0%	0	N/A	\$158,700	5.8%	195.4	118.7
THURSTON	3,800	-8.4%	2.4%	162	9.5%	\$217,100	1.0%	198.4	123.5
WAHKIAKUM	240	166.7%	166.7%			\$130,000	-42.2%	245.6	152.3
WALLA WALLA	890	-10.1%	12.7%	62	933.3%	\$179,000	9.5%	186.4	107.1
WHATCOM	2,520	13.0%	18.9%	76	-2.6%	\$261,300	13.6%	149.0	82.8
WHITMAN	460	-4.2%	2.2%	36	12.5%	\$200,000	15.4%	177.1	72.7
YAKIMA	3,240	4.2%	7.3%	42	147.1%	\$161,300	9.4%	182.3	100.4
Statewide	103,230	5.4%	14.9%	5,954	47.8%	\$242,500	11.8%	172.6	100.3

NOTES:

- Home Resales are WCRER estimates based on MLS reports or deed recording
- 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.