

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties First Quarter 2013

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	110	57.1%	-21.4%			\$103,300	-12.1%	257.7	177.2
ASOTIN	230	27.8%	-4.2%			\$156,000	21.9%	206.6	111.9
BENTON	2,730	9.2%	11.0%	371	11.7%	\$181,800	2.2%	212.2	129.0
CHELAN	890	17.1%	21.9%	32	357.1%	\$195,600	-9.4%	181.6	115.2
CLALLAM	860	26.5%	16.2%	19	46.2%	\$184,000	8.7%	182.4	93.9
CLARK	5,830	-2.2%	9.4%	787	219.9%	\$219,200	25.4%	192.4	104.5
COLUMBIA	70	-22.2%	16.7%	0	N/A	\$143,300	-2.8%	237.0	133.4
COWLITZ	1,050	6.1%	40.0%	21	16.7%	\$140,000	6.6%	243.8	125.5
DOUGLAS	420	20.0%	27.3%	11	0.0%	\$199,100	2.8%	173.7	102.5
FERRY	110	37.5%	57.1%	0	N/A	\$113,000	11.4%	237.3	158.6
FRANKLIN	920	9.5%	10.8%	205	-1.0%	\$181,800	2.2%	212.2	85.0
GARFIELD	40	0.0%	-20.0%	0	N/A	\$156,000	21.9%	185.9	143.2
GRANT	790	25.4%	6.8%			\$151,200	-5.9%	199.0	102.6
GRAYS HARBOR	960	-10.3%	-10.3%	12	20.0%	\$102,700	17.4%	293.0	173.2
ISLAND	1,300	4.8%	30.0%	41	32.3%	\$249,200	17.3%	168.0	100.3
JEFFERSON	460	7.0%	21.1%	16	6.7%	\$253,300	11.1%	144.4	84.4
KING	25,180	-0.7%	13.3%	2,302	25.2%	\$384,300	19.2%	134.6	77.3
KITSAP	3,390	6.6%	22.8%	86	13.2%	\$233,300	9.8%	187.2	115.8
KITTITAS	710	-2.7%	20.3%	31	138.5%	\$213,600	18.7%	170.1	84.5
KLICKITAT	270	22.7%	22.7%			\$156,700	-11.3%	182.1	100.2
LEWIS	750	8.7%	21.0%	21	50.0%	\$154,500	19.6%	211.2	113.8
LINCOLN	110	37.5%	22.2%			\$65,000	4.0%	481.5	298.4
MASON	1,020	29.1%	27.5%	15	-42.3%	\$123,600	-12.3%	281.3	173.0
OKANOGAN	390	30.0%	30.0%	10	-9.1%	\$137,100	-2.1%	216.1	111.9
PACIFIC	290	-3.3%	3.6%			\$113,300	11.7%	268.6	157.4
PEND OREILLE	330	50.0%	65.0%	1	-50.0%	\$113,000	11.4%	245.4	145.0
PIERCE	11,510	12.0%	17.9%	768	70.3%	\$199,400	13.4%	207.6	128.8
SAN JUAN	260	13.0%	36.8%	22	4.8%	\$412,500	28.9%	92.1	65.5
SKAGIT	1,510	-4.4%	19.8%	51	41.7%	\$207,200	12.5%	183.7	123.6
SKAMANIA	180	20.0%	28.6%	8	700.0%	\$170,000	-10.5%	248.0	143.7
SNOHOMISH	9,860	5.6%	8.5%	916	-9.0%	\$280,800	19.6%	170.6	102.9
SPOKANE	6,310	14.5%	14.9%	256	128.6%	\$166,300	5.2%	218.4	127.7
STEVENS	960	45.5%	62.7%	0	N/A	\$113,000	11.4%	276.0	172.5
THURSTON	3,580	16.6%	24.7%	155	-8.8%	\$218,500	2.5%	198.2	125.4
WAHKIAKUM	90	-43.8%	50.0%			\$75,000	-16.7%	428.3	269.4
WALLA WALLA	590	9.3%	3.5%	8	-11.1%	\$174,200	16.1%	192.6	111.7
WHATCOM	2,370	-3.7%	6.3%	66	78.4%	\$245,600	5.5%	159.5	89.7
WHITMAN	350	16.7%	6.1%	189	1475.0%	\$202,100	14.4%	176.3	74.2
YAKIMA	1,660	-2.4%	8.5%	35	105.9%	\$146,800	7.0%	201.5	109.5
<b>Statewide</b>	<b>88,440</b>	<b>5.6%</b>	<b>14.7%</b>	<b>6,455</b>	<b>36.1%</b>	<b>\$237,600</b>	<b>14.1%</b>	<b>177.2</b>	<b>104.4</b>

### 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.