

HOUSING MARKET SNAPSHOT

State of Washington and Counties

Second Quarter 2008

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	250	92.3%	-3.8%			\$111,000	6.3%	165.7	111.1
ASOTIN	390	-2.5%	-13.3%			\$157,000	-0.3%	134.9	78.1
BENTON	3,060	-6.1%	-23.3%	178	-6.8%	\$163,600	-0.3%	171.7	103.1
CHELAN	1,040	-23.5%	-37.7%	79	-2.5%	\$251,500	5.3%	94.9	55.1
CLALLAM	960	-8.6%	-17.9%	51	-33.8%	\$250,000	6.4%	92.8	53.8
CLARK	5,310	-4.0%	-30.8%	393	-40.8%	\$257,400	-7.4%	109.6	66.7
COLUMBIA	70	-58.8%	-22.2%			\$138,000	32.9%	153.7	87.9
COWLITZ	1,450	8.2%	-25.3%	70	-44.4%	\$175,000	-4.3%	131.2	78.6
DOUGLAS	460	15.0%	-34.3%	51	-42.7%	\$230,000	-5.3%	99.3	61.9
FERRY	110	-8.3%	-26.7%			\$165,000	4.4%	107.3	64.1
FRANKLIN	630	-6.0%	-23.2%	105	-38.6%	\$163,600	-0.3%	131.0	86.5
GARFIELD	40	0.0%	-20.0%			\$157,000	-0.3%	137.4	74.4
GRANT	1,800	0.0%	-29.7%			\$160,000	2.6%	122.6	77.4
GRAYS HARBOR	1,680	10.5%	-28.5%			\$155,000	-4.7%	133.5	80.6
ISLAND	2,620	-17.9%	-30.7%	66	-50.0%	\$284,000	-8.2%	88.9	54.8
JEFFERSON	560	0.0%	-6.7%	30	-50.0%	\$302,500	-7.9%	80.6	46.5
KING	21,340	-12.2%	-36.4%	3,399	-5.3%	\$450,000	-4.3%	74.3	41.4
KITSAP	3,030	-17.2%	-28.9%	192	-31.4%	\$271,300	-8.9%	106.2	63.9
KITTITAS	1,030	-38.7%	-45.8%	73	-24.0%	\$250,000	-3.8%	94.1	48.0
KLICKITAT	270	-34.1%	-42.6%			\$200,000	-9.1%	102.9	61.8
LEWIS	730	-15.1%	-40.2%	93	-40.0%	\$186,000	-4.6%	117.6	70.5
LINCOLN	330	10.0%	-25.0%			N/A	N/A	N/A	N/A
MASON	1,190	5.3%	-28.3%	79	-39.7%	\$193,000	-6.1%	122.7	75.4
OKANOGAN	1,430	160.0%	72.3%	36	-41.0%	\$180,700	7.9%	101.3	62.1
PACIFIC	200	-16.7%	-31.0%	0	N/A	\$165,300	19.4%	121.3	69.6
PEND OREILLE	190	-9.5%	-24.0%	1	0.0%	\$165,000	4.4%	115.2	70.6
PIERCE	10,160	-3.3%	-30.9%	727	-54.4%	\$268,500	-5.3%	105.3	62.1
SAN JUAN	130	-45.8%	-53.6%	58	31.8%	\$570,000	9.6%	43.6	25.8
SKAGIT	1,890	-8.3%	-33.5%	122	-29.5%	\$269,500	-6.4%	93.5	57.1
SKAMANIA	50	-68.8%	-64.3%	14	-48.1%	\$275,000	22.2%	81.7	51.6
SNOHOMISH	6,900	-17.4%	-44.4%	871	-41.5%	\$349,400	-7.1%	87.7	53.2
SPOKANE	7,470	4.3%	-29.1%	314	-38.2%	\$196,700	-0.1%	122.1	68.1
STEVENS	740	-8.6%	-23.7%	1	-90.0%	\$165,000	4.4%	124.7	75.5
THURSTON	4,200	-9.9%	-25.9%	358	-42.4%	\$260,000	-5.1%	108.9	64.6
WAHKIAKUM	70	-69.6%	-53.3%			\$180,000	-10.4%	128.2	79.4
WALLA WALLA	1,060	-7.8%	-20.9%			\$185,000	-2.6%	124.5	70.6
WHATCOM	2,330	-14.7%	-26.5%	182	-42.9%	\$280,000	-4.7%	90.9	50.9
WHITMAN	440	-30.2%	-31.3%	23	-41.0%	\$224,100	13.0%	103.9	46.5
YAKIMA	3,770	-7.1%	-21.6%	63	-48.4%	\$153,100	4.9%	130.6	79.9
Statewide	89,380	-8.5%	-31.7%	7,630	-29.7%	\$291,900	-7.8%	95.5	56.2

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.