

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties

Third 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	60	-70.0%	-64.7%			\$140,000	32.1%	185.2	124.0
ASOTIN	270	-10.0%	-6.9%			\$157,000	0.3%	199.9	106.5
BENTON	2,980	-2.6%	-1.0%	268	-4.6%	\$184,800	1.9%	203.3	127.3
CHELAN	1,360	17.2%	24.8%	29	0.0%	\$232,400	6.1%	146.4	89.0
CLALLAM	920	4.5%	2.2%	19	-17.4%	\$208,300	17.6%	156.9	78.7
CLARK	6,240	2.3%	1.8%	283	-5.7%	\$203,000	7.0%	202.3	109.8
COLUMBIA	100	25.0%	25.0%	0	-100.0%	\$150,000	62.2%	220.5	116.6
COWLITZ	1,700	49.1%	16.4%	13	-31.6%	\$140,800	-2.9%	236.1	120.6
DOUGLAS	430	0.0%	-8.5%	15	-46.4%	\$212,900	7.5%	155.7	91.6
FERRY	110	10.0%	10.0%	0	N/A	\$135,000	-12.9%	193.3	122.0
FRANKLIN	610	-3.2%	-1.6%	148	-19.1%	\$184,800	1.9%	203.3	95.8
GARFIELD	30	0.0%	0.0%	1	N/A	\$157,000	0.3%	179.8	129.3
GRANT	1,600	36.8%	34.5%			\$147,300	-7.9%	199.0	108.7
GRAYS HARBOR	1,270	-13.6%	-18.1%	22	29.4%	\$125,300	-0.6%	233.9	134.5
ISLAND	3,130	13.0%	5.7%	31	-27.9%	\$258,500	3.4%	157.7	90.5
JEFFERSON	560	16.7%	51.4%	17	30.8%	\$231,200	-2.9%	154.0	85.2
KING	27,480	0.1%	20.7%	2,410	93.6%	\$379,900	8.5%	132.4	74.0
KITSAP	3,450	0.0%	16.9%	91	-5.2%	\$249,800	6.1%	170.2	99.2
KITTITAS	1,550	18.3%	20.2%	31	3.3%	\$198,200	9.5%	178.5	87.2
KLICKITAT	300	-11.8%	-6.3%			\$218,700	23.8%	127.0	73.8
LEWIS	770	-4.9%	0.0%	30	100.0%	\$142,900	1.3%	222.5	115.4
LINCOLN	270	12.5%	12.5%			\$86,200	-9.3%	353.7	214.2
MASON	990	0.0%	0.0%	16	-46.7%	\$167,700	18.1%	201.9	120.6
OKANOGAN	550	-23.6%	27.9%	25	-26.5%	\$158,000	-5.1%	182.6	92.8
PACIFIC	200	-13.0%	0.0%			\$92,500	-14.3%	320.5	178.3
PEND OREILLE	190	11.8%	11.8%	0	N/A	\$135,000	-12.9%	199.9	115.7
PIERCE	10,930	4.0%	-0.5%	466	20.7%	\$204,600	6.3%	197.2	117.8
SAN JUAN	270	-10.0%	107.7%	19	-26.9%	\$382,100	10.8%	96.9	64.2
SKAGIT	1,880	13.9%	17.5%	50	61.3%	\$218,400	7.1%	169.7	109.4
SKAMANIA	200	300.0%	66.7%	10	42.9%	\$175,000	-5.4%	234.6	129.1
SNOHOMISH	9,780	4.2%	16.3%	628	9.6%	\$273,800	14.1%	170.2	98.8
SPOKANE	5,890	0.5%	11.3%	193	-54.7%	\$175,300	5.1%	201.9	114.1
STEVENS	740	10.4%	13.8%	0	N/A	\$135,000	-12.9%	225.0	132.8
THURSTON	4,150	8.4%	20.3%	157	-12.8%	\$217,800	-2.6%	193.7	118.7
WAHIAKUM	90	-10.0%	80.0%			\$170,000	172.0%	183.9	112.4
WALLA WALLA	990	1.0%	10.0%	5	-44.4%	\$171,000	-5.0%	191.1	108.8
WHATCOM	2,230	3.7%	5.2%	62	21.6%	\$254,500	4.3%	149.8	82.3
WHITMAN	480	20.0%	11.6%	10	-71.4%	\$208,700	8.0%	166.3	66.4
YAKIMA	3,110	2.3%	13.1%	29	20.8%	\$151,400	3.7%	190.2	106.1
Statewide	97,860	3.4%	11.9%	5,078	22.8%	\$243,100	7.9%	168.7	96.6

- Notes:
1. Home Resales are WCRER estimates based on MLS reports or deed recording
  2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing quarter-to-quarter comparis
  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.