

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties

Third 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	0.0%	-19.4%			\$110,000	-4.3%	164.8	110.3
ASOTIN	360	-7.7%	-12.2%			\$158,900	3.1%	130.6	75.7
BENTON	3,220	-4.7%	-18.3%	130	-4.4%	\$171,200	-0.7%	158.7	95.3
CHELAN	1,030	-1.0%	-30.9%	66	-18.5%	\$247,900	-0.8%	95.6	55.6
CLALLAM	800	-16.7%	-28.6%	54	-22.9%	\$235,500	-7.6%	96.2	55.9
CLARK	5,500	3.6%	-17.5%	387	-36.8%	\$243,300	-12.7%	114.0	69.3
COLUMBIA	60	-14.3%	-40.0%	2	0.0%	\$109,000	-17.7%	189.1	107.9
COWLITZ	1,350	-6.9%	-25.8%	48	-58.6%	\$194,200	-1.7%	115.5	69.2
DOUGLAS	510	10.9%	-19.0%	45	-81.7%	\$220,000	-8.3%	101.9	63.5
FERRY	110	0.0%	-21.4%	0	N/A	\$158,500	0.3%	109.6	65.3
FRANKLIN	660	-4.3%	-18.5%	71	-43.7%	\$171,200	-0.7%	122.2	80.6
GARFIELD	40	0.0%	0.0%	0	-100.0%	\$158,900	3.1%	131.0	71.1
GRANT	2,120	17.8%	0.5%			\$172,500	2.0%	109.7	69.4
GRAYS HARBOR	1,740	3.6%	-13.0%	34	-34.6%	\$155,000	-13.9%	131.1	79.1
ISLAND	2,380	-9.2%	-31.4%	54	-46.0%	\$282,500	-11.7%	87.3	53.8
JEFFERSON	440	-21.4%	-18.5%	29	-54.0%	\$273,800	-14.4%	88.1	50.8
KING	20,240	-5.2%	-30.7%	2,619	-41.6%	\$427,000	-9.5%	76.9	42.9
KITSAP	2,930	-3.3%	-23.3%	160	-40.3%	\$270,000	-10.0%	104.2	62.7
KITTITAS	1,310	27.2%	-31.4%	63	-24.1%	\$215,000	-17.2%	107.5	55.1
KLICKITAT	430	59.3%	-2.3%			\$213,300	14.9%	95.2	57.3
LEWIS	660	-9.6%	-43.6%	87	-39.2%	\$175,000	-18.3%	122.4	73.5
LINCOLN	350	6.1%	-10.3%			N/A	N/A	N/A	N/A
MASON	1,080	-9.2%	-15.6%	65	-45.8%	\$190,000	-15.4%	122.5	75.5
OKANOGAN	630	-55.9%	-14.9%	31	-44.6%	\$170,000	-10.1%	106.5	65.1
PACIFIC	180	-10.0%	-21.7%	0	N/A	\$148,600	3.9%	133.1	76.4
PEND OREILLE	190	0.0%	-20.8%	0	-100.0%	\$158,500	0.3%	117.8	72.1
PIERCE	9,240	-9.1%	-24.0%	509	-53.3%	\$254,300	-11.9%	109.2	64.5
SAN JUAN	190	46.2%	-9.5%	52	4.0%	\$559,000	-4.4%	44.0	26.0
SKAGIT	1,650	-12.7%	-35.3%	85	-46.2%	\$255,000	-6.3%	96.1	58.8
SKAMANIA	70	40.0%	-41.7%	16	-30.4%	\$200,000	-11.1%	111.5	70.3
SNOHOMISH	6,470	-6.2%	-37.8%	661	-45.7%	\$340,000	-8.1%	88.3	53.6
SPOKANE	7,360	-1.5%	-20.5%	329	-37.2%	\$191,300	-7.8%	122.4	68.3
STEVENS	720	-2.7%	-20.9%	2	-66.7%	\$158,500	0.3%	127.9	77.5
THURSTON	3,970	-5.5%	-23.8%	257	-45.0%	\$250,600	-7.2%	110.1	65.4
WAHKIAKUM	80	14.3%	-20.0%			\$172,000	-18.5%	132.8	82.0
WALLA WALLA	900	-15.1%	-34.3%			\$193,300	-6.4%	117.0	66.3
WHATCOM	2,190	-6.0%	-26.0%	141	-38.2%	\$275,000	-5.2%	90.0	50.4
WHITMAN	310	-29.5%	-45.6%	23	-53.1%	\$217,600	-4.4%	104.9	47.0
YAKIMA	3,460	-8.2%	-18.6%	104	28.4%	\$156,400	-2.3%	124.8	76.4
Statewide	85,180	-5.1%	-26.0%	6,124	-42.5%	\$281,500	-10.4%	96.9	56.9

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.