

HOUSING MARKET SNAPSHOT

State of Washington and Counties Third 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	80	14.3%	-46.7%			\$140,000	5.0%	171.7	105.9
ASOTIN	200	-23.1%	5.3%			\$173,300	10.4%	168.1	91.4
BENTON	3,050	13.0%	23.5%	216	-19.4%	\$189,600	2.6%	183.8	120.5
CHELAN	790	-3.7%	16.2%	32	10.3%	\$225,800	-2.8%	144.3	81.5
CLALLAM	960	-2.0%	35.2%	33	73.7%	\$196,000	-5.9%	154.7	102.4
CLARK	7,110	7.7%	38.6%	557	96.8%	\$238,600	17.5%	159.6	89.4
COLUMBIA	120	9.1%	100.0%	0	N/A	\$200,000	33.3%	153.4	82.8
COWLITZ	1,210	26.0%	86.2%	17	30.8%	\$161,400	14.6%	191.0	103.0
DOUGLAS	430	-25.9%	30.3%	25	66.7%	\$215,000	1.0%	147.5	83.5
FERRY	90	0.0%	50.0%	0	N/A	\$136,700	1.3%	177.3	88.0
FRANKLIN	1,020	12.1%	22.9%	114	-23.0%	\$189,600	2.6%	183.8	87.8
GARFIELD	40	-20.0%	0.0%	0	-100.0%	\$173,300	10.4%	151.1	100.8
GRANT	900	23.3%	83.7%			\$153,000	3.9%	177.6	103.8
GRAYS HARBOR	1,470	59.8%	47.0%	10	-54.5%	\$126,900	1.3%	214.1	120.6
ISLAND	1,670	18.4%	54.6%	28	-9.7%	\$258,500	0.0%	146.3	86.9
JEFFERSON	610	32.6%	45.2%	19	11.8%	\$254,800	10.2%	129.7	70.7
KING	28,980	5.6%	24.9%	1,705	-29.3%	\$438,000	15.3%	106.8	58.9
KITSAP	4,020	0.5%	30.9%	95	4.4%	\$248,200	-0.6%	159.0	94.6
KITTITAS	930	6.9%	43.1%	33	6.5%	\$202,100	2.0%	162.4	76.3
KLICKITAT	230	15.0%	35.3%			\$197,500	-9.7%	130.5	80.9
LEWIS	980	19.5%	44.1%	16	-46.7%	\$146,800	2.7%	200.6	112.2
LINCOLN	100	11.1%	42.9%			\$70,000	-18.8%	403.7	264.0
MASON	890	21.9%	32.8%	26	62.5%	\$168,100	0.2%	186.8	91.3
OKANOGAN	350	29.6%	16.7%	22	-12.0%	\$172,700	9.3%	155.0	87.8
PACIFIC	410	17.1%	46.4%			\$134,000	44.9%	205.1	103.5
PEND OREILLE	260	4.0%	52.9%	0	N/A	\$136,700	1.3%	183.3	101.0
PIERCE	12,780	5.6%	36.1%	432	-7.3%	\$228,300	11.6%	163.7	87.7
SAN JUAN	230	15.0%	-4.2%	17	-10.5%	\$385,400	0.9%	89.0	48.8
SKAGIT	1,910	4.4%	43.6%	49	-2.0%	\$230,800	5.7%	149.0	79.1
SKAMANIA	210	23.5%	75.0%	7	-30.0%	\$250,000	42.9%	152.3	76.1
SNOHOMISH	10,810	2.6%	15.7%	1,025	63.2%	\$309,200	12.9%	140.1	76.7
SPOKANE	6,530	12.6%	39.2%	262	35.8%	\$181,700	3.7%	180.5	101.2
STEVENS	760	5.6%	55.1%	1	N/A	\$136,700	1.3%	206.0	112.3
THURSTON	3,700	-1.3%	19.4%	112	-28.7%	\$228,300	4.8%	171.3	94.9
WAHIAKUM	140	75.0%	133.3%			\$155,000	-8.8%	187.2	91.0
WALLA WALLA	660	-13.2%	13.8%	76	1420.0%	\$194,000	13.5%	156.2	94.2
WHATCOM	2,880	9.9%	33.3%	152	145.2%	\$272,400	7.0%	129.9	70.7
WHITMAN	450	12.5%	66.7%	14	40.0%	\$219,400	5.1%	146.6	65.6
YAKIMA	2,000	20.5%	26.6%	27	-6.9%	\$161,400	6.6%	165.5	95.6
Statewide	99,960	7.1%	30.0%	5,122	0.9%	\$263,400	8.4%	144.4	80.6

NOTES:

- * Building Permits this quarter reflect July and August data only (and comparisons to same months last year) because of Federal government shutdown.
- Home Resales are Runstad Center 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 Runstad Center 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.