

HOUSING MARKET SNAPSHOT

State of Washington and Counties Second Quarter 2014

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	120	33.3%	71.4%			\$137,800	-1.6%	179.1	108.6
ASOTIN	230	-4.2%	-8.0%			\$162,200	-2.2%	184.5	102.2
BENTON	2,930	5.4%	6.9%	211	-55.5%	\$185,900	-0.3%	192.5	126.3
CHELAN	640	4.9%	-24.7%	72	23.6%	\$231,500	0.0%	147.9	83.4
CLALLAM	700	-6.7%	-27.1%	28	-92.9%	\$201,600	6.7%	154.4	113.7
CLARK	4,740	-20.3%	-28.4%	756	10.3%	\$243,400	6.8%	160.7	91.1
COLUMBIA	100	11.1%	0.0%			\$128,300	-1.3%	245.5	139.0
COWLITZ	1,010	12.2%	1.0%	21	-23.8%	\$164,800	10.5%	192.1	106.2
DOUGLAS	360	-32.1%	-33.3%	47	10.6%	\$213,100	6.8%	156.3	87.2
FERRY	10	-87.5%	-88.9%			\$170,000	35.4%	146.5	68.0
FRANKLIN	980	5.4%	6.5%	116	-43.1%	\$185,900	-0.3%	192.5	83.9
GARFIELD	40	-20.0%	-20.0%			\$162,200	-2.2%	165.9	112.4
GRANT	760	-3.8%	0.0%			\$155,300	-2.5%	179.7	104.2
GRAYS HARBOR	1,190	-13.1%	21.4%	18	-11.1%	\$129,000	11.9%	216.3	122.8
ISLAND	1,480	-2.0%	2.1%	46	4.3%	\$262,500	3.7%	148.0	91.2
JEFFERSON	610	19.6%	27.1%	24	4.2%	\$242,700	-9.2%	139.8	78.6
KING	25,130	16.4%	-8.5%	4,233	38.1%	\$454,100	7.6%	105.9	59.2
KITSAP	3,750	5.9%	-4.6%	99	-39.4%	\$245,200	-0.1%	165.4	102.9
KITTITAS	920	4.5%	3.4%	63	0.0%	\$215,900	4.7%	156.2	72.9
KLICKITAT	210	0.0%	0.0%			\$216,100	3.3%	122.6	75.5
LEWIS	900	7.1%	8.4%	62	40.3%	\$148,900	6.5%	202.9	119.5
LINCOLN	20	-75.0%	-77.8%			\$138,700	105.5%	209.1	142.8
MASON	960	17.1%	26.3%	36	-5.6%	\$158,900	8.3%	202.9	92.2
OKANOGAN	270	-25.0%	0.0%	41	14.6%	\$143,300	-9.5%	191.8	114.5
PACIFIC	390	18.2%	8.3%			\$131,000	21.3%	215.4	108.1
PEND OREILLE	120	-45.5%	-52.0%	1	100.0%	\$142,900	13.8%	180.2	98.7
PIERCE	11,110	10.2%	-8.1%	962	20.2%	\$231,400	5.4%	165.7	86.9
SAN JUAN	380	31.0%	90.0%	30	20.0%	\$390,500	4.1%	90.1	47.8
SKAGIT	1,820	23.0%	-0.5%	63	-28.6%	\$234,800	1.9%	150.4	75.3
SKAMANIA	280	75.0%	75.0%	9	11.1%	\$146,000	-6.8%	267.9	133.0
SNOHOMISH	8,910	11.9%	-15.5%	1,032	-6.8%	\$331,000	10.4%	134.6	73.7
SPOKANE	6,300	7.9%	5.4%	306	-15.7%	\$178,500	2.1%	188.5	107.6
STEVENS	360	-43.8%	-50.7%			\$142,900	13.8%	202.2	111.0
THURSTON	3,340	-0.9%	-10.0%	219	-4.1%	\$228,100	2.8%	176.1	95.4
WAHKIAKUM	10	-88.9%	-87.5%			N/A	N/A	N/A	N/A
WALLA WALLA	850	23.2%	16.4%	27	7.4%	\$173,600	-0.6%	179.3	111.8
WHATCOM	2,590	4.0%	-2.3%	152	-73.0%	\$274,400	6.4%	132.6	72.9
WHITMAN	400	17.6%	-2.4%	99	13.1%	\$213,600	0.3%	154.6	74.3
YAKIMA	1,770	-10.2%	4.7%	47	36.2%	\$159,400	1.1%	172.1	99.3
Statewide	86,690	6.4%	-7.5%	8,820	16.8%	\$270,900	7.9%	144.2	81.0

Notes:

1. Home Resales are Runstad Center estimates based on MLS reports or deed recording
2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.
3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census
4. Median prices are Runstad Center 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.