

HOUSING MARKET SNAPSHOT

State of Washington and Counties Fourth 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	80	-11.1%	-38.5%			\$100,000	-30.2%	251.0	151.3
ASOTIN	270	28.6%	42.1%			\$156,000	1.2%	195.2	108.7
BENTON	3,170	-2.8%	15.3%	166	-24.2%	\$198,000	5.9%	183.8	120.7
CHELAN	470	-4.1%	-39.0%	37	27.6%	\$239,800	3.6%	146.3	82.5
CLALLAM	1,020	34.2%	0.0%	19	-36.7%	\$196,700	-2.1%	161.0	122.5
CLARK	530	-92.8%	-91.8%	592	38.3%	\$235,500	3.4%	169.0	96.2
COLUMBIA	70	-22.2%	-46.2%	0	-	\$125,000	-27.9%	256.4	147.3
COWLITZ	1,130	-0.9%	-5.8%	32	28.0%	\$166,800	13.5%	193.1	107.7
DOUGLAS	260	-35.0%	-36.6%	26	-13.3%	\$236,800	12.1%	144.2	80.1
FERRY	10	-	-90.0%			\$60,000	-40.6%	422.5	191.6
FRANKLIN	1,060	-3.6%	15.2%	92	-35.2%	\$198,000	5.9%	183.8	77.6
GARFIELD	50	25.0%	25.0%	1	-	\$156,000	1.2%	175.5	119.5
GRANT	840	3.7%	15.1%			\$160,000	-1.0%	177.4	102.7
GRAYS HARBOR	1,290	-7.9%	4.0%	20	66.7%	\$125,300	3.6%	226.5	129.0
ISLAND	1,690	7.0%	15.8%	34	-5.6%	\$282,100	9.3%	140.1	87.3
JEFFERSON	580	0.0%	13.7%	28	154.5%	\$283,300	5.2%	121.9	69.1
KING	26,470	-0.7%	0.1%	3,304	3.7%	\$449,300	6.5%	108.9	61.1
KITSAP	4,250	4.4%	15.5%	74	-28.8%	\$243,400	1.8%	169.5	107.0
KITTITAS	840	-2.3%	2.4%	41	-12.8%	\$216,700	-2.4%	158.4	73.7
KLICKITAT	270	3.8%	8.0%			\$196,700	6.9%	137.0	84.1
LEWIS	860	-14.9%	4.9%	24	41.2%	\$160,000	24.5%	192.1	115.0
LINCOLN	0	-	-100.0%			\$80,000	14.3%	368.8	255.2
MASON	1,090	-9.2%	16.0%	22	-21.4%	\$159,100	3.6%	206.1	91.3
OKANOGAN	440	41.9%	4.8%	41	141.2%	\$170,000	9.7%	164.5	99.8
PACIFIC	410	-10.9%	10.8%			\$130,800	47.5%	219.5	109.9
PEND OREILLE	210	-8.7%	-22.2%	2	-	\$149,000	47.5%	175.9	96.1
PIERCE	11,800	-5.7%	1.0%	861	35.2%	\$233,000	7.4%	167.4	87.1
SAN JUAN	270	-10.0%	22.7%	20	-20.0%	\$431,800	3.6%	82.8	43.5
SKAGIT	2,030	3.0%	-0.5%	53	-11.7%	\$248,800	6.0%	144.4	70.9
SKAMANIA	200	0.0%	-31.0%	2	-50.0%	\$187,500	4.2%	212.2	105.2
SNOHOMISH	9,660	-5.0%	-3.5%	1,013	4.1%	\$331,400	8.8%	136.8	74.9
SPOKANE	11,480	70.8%	83.4%	391	52.7%	\$177,600	3.3%	192.7	110.6
STEVENS	620	-10.1%	-22.5%	0	-	\$149,000	47.5%	197.3	108.4
THURSTON	3,610	-11.1%	0.0%	160	-58.5%	\$235,700	7.0%	173.3	93.2
WAHKIAKUM	250	257.1%	150.0%			\$127,500	-17.7%	238.0	102.8
WALLA WALLA	690	9.5%	6.2%	12	33.3%	\$173,200	-3.8%	182.9	115.2
WHATCOM	2,810	-0.4%	7.3%	351	126.5%	\$272,600	0.8%	135.8	75.0
WHITMAN	430	26.5%	16.2%	13	-78.3%	\$192,900	-7.4%	174.1	85.6
YAKIMA	1,660	5.1%	-5.7%	22	-26.7%	\$162,900	5.8%	171.3	98.8
Statewide	93,070	-3.4%	0.5%	7,453	7.1%	\$266,900	4.1%	148.9	83.8

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.