

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties

Third Quarter 2015

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)	Price (\$)	% Change (year ago)		
ADAMS	80	-20.0	-11.1			\$130,000	-16.1	196.8	116.0
ASOTIN	320	-3	52	1		\$178,700	3.1	173.9	99.1
BENTON	4,410	89	35	195	-2.5%	\$202,200	-7.5	183.6	120.7
CHELAN	780	9.9	59.2	74	15.6%	\$280,900	1.3	131.1	73.8
CLALLAM	680	4.6	-10.5	46	130.0%	\$231,400	7.4	139.7	119.6
CLARK	5,200	1,429.4	-29.1	589	-25.8%	\$268,600	8.5	151.1	87.4
COLUMBIA	520	642.9	372.7			\$171,000	6.9	191.2	116.3
COWLITZ	1,190	-0.8	4.4	32	-22.0%	\$188,100	2.0	174.6	100.6
DOUGLAS	450	28.6	12.5	31	-31.1%	\$245,000	-1.4	146.2	79.8
FERRY	10	-	-			\$160,000	23.1	161.9	66.7
FRANKLIN	400	380	430	94	-9.6%	\$202,200	-7.5	183.6	67.6
GARFIELD	60	0	50	0		\$178,700	3.1	156.3	108.6
GRANT	920	13.6	13.6	57		\$179,300	8.7	161.5	92.6
GRAYS HARBOR	1,540	2.7	10.0	57	171.4%	\$143,700	1.8	201.5	116.0
ISLAND	370	-80.6	-76.6	94	91.8%	\$244,000	-14.6	165.3	107.9
JEFFERSON	760	17	31	42	320.0%	\$297,400	13.8	118.5	69.7
KING	27,530	-0.8	3.3	1,193	-71.7%	\$491,000	-0.9	101.9	58.1
KITSAP	4,360	71.0	7.1	199	101.0%	\$269,200	2.0	156.5	104.3
KITTITAS	1,240	10.7	44.2	71	-9.0%	\$240,600	-2.7	145.6	67.2
KLICKITAT	280	7.7	7.7	40		\$225,000	-6.0	122.2	74.5
LEWIS	1,200	23.7	18.8	33	-41.1%	\$160,800	2.1	194.7	124.0
LINCOLN	0	-	-	13		\$75,000	-11.8	401.0	292.5
MASON	1,160	17.2	-3.3	36	12.5%	\$173,800	-0.7	192.4	76.7
OKANOGAN	360	-14.3	16.1	35	-25.5%	\$190,000	27.5	150.1	96.9
PACIFIC	490	-2.0	6.5	18		\$157,500	2.1	185.9	92.4
PEND OREILLE	230	-8	0	18		\$151,200	-15.0	177.0	95.9
PIERCE	13,200	-3.5	5.5	708	-45.5%	\$254,300	-0.5	156.3	79.0
SAN JUAN	340	17.2	13.3	27	-12.9%	\$430,800	7.7	84.6	42.5
SKAGIT	2,140	-2.7	8.6	100	53.8%	\$271,700	11.4	134.9	61.1
SKAMANIA	300	11.1	50.0	15	50.0%	\$225,000	16.4	180.4	88.8
SNOHOMISH	10,740	0.6	5.6	592	-37.6%	\$361,100	-0.9	128.3	70.4
SPOKANE	8,180	6.0	21.7	403	153.5%	\$199,400	4.2	175.0	102.7
STEVENS	690	-8	0	20		\$151,200	-15.0	198.2	109.8
THURSTON	4,140	3.2	2.0	260	8.8%	\$257,100	4.3	162.1	84.6
WAHKIAKUM	230	187.5	228.6	0		\$163,300	-6.7	189.7	71.9
WALLA WALLA	1,090	26.7	73.0	35	150.0%	\$182,700	-7.6	176.9	116.1
WHATCOM	3,180	-0.3	12.8	179	-8.7%	\$292,200	-0.9	129.4	72.4
WHITMAN	220	-90.8	-35.3	13	-23.5%	\$190,000	-13.1	180.2	96.5
YAKIMA	1,880	2.2	19.0	105	262.1%	\$173,600	2.4	164.0	94.4
<b>Statewide</b>	<b>101,950</b>	<b>7.8</b>	<b>5.7</b>	<b>5,425</b>	<b>-38.9%</b>	<b>\$291,900</b>	<b>0.9</b>	<b>138.9</b>	<b>78.8</b>

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.