

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	0		\$130,000	8.3	196.8	115.9
ASOTIN	320	-3.0	52.4	1		\$178,700	3.7	173.9	99.1
BENTON	4,400	6.0	35.0	247	22.6	\$201,900	4.0	183.8	120.9
CHELAN	780	9.9	59.2	74	15.6	\$280,900	9.4	131.0	73.8
CLALLAM	680	4.6	-10.5	46	130.0	\$231,400	8.9	139.6	119.6
CLARK	5,200	-28.7	-29.1	801	54.1	\$268,600	5.0	151.1	87.4
COLUMBIA	520	642.9	477.8			\$171,000	22.1	191.1	116.2
COWLITZ	1,190	-0.8	4.4	32	-22.0	\$188,100	15.1	174.6	100.5
DOUGLAS	450	28.6	12.5	59	-29.3	\$245,000	5.2	146.1	79.8
FERRY	5	25.0	400.0	0		\$160,000	33.3	161.8	66.6
FRANKLIN	1,480	6.5	34.5	98	28.6	\$201,900	4.0	183.8	67.6
GARFIELD	60	0.0	50.0	0		\$178,700	3.7	156.3	108.6
GRANT	920	13.6	13.6	278		\$179,300	8.7	161.4	92.5
GRAYS HARBOR	1,540	2.7	10.0	59	161.9	\$143,700	12.2	201.4	116.0
ISLAND	1,800	-5.8	13.9	94	91.8	\$298,000	9.4	135.3	88.3
JEFFERSON	760	16.9	31.0	42	320.0	\$297,400	13.3	118.5	69.7
KING	27,530	-0.8	3.3	5,214	-1.3	\$491,000	6.3	101.9	58.1
KITSAP	4,360	71.0	7.1	212	99.0	\$269,200	7.4	156.5	104.3
KITTITAS	1,240	10.7	44.2	72	-10.3	\$240,600	3.0	145.6	67.1
KLICKITAT	280	7.7	7.7	40		\$225,000	26.2	122.2	74.4
LEWIS	1,200	23.7	18.8	33	32.7	\$160,800	0.5	194.6	124.0
LINCOLN	3	200.0	50.0	13		\$75,000	-9.1	400.9	292.4
MASON	1,160	17.2	-3.3	36	12.5	\$173,800	5.8	192.3	76.7
OKANOGAN	360	-14.3	16.1	35	-25.5	\$190,000	29.8	150.1	96.9
PACIFIC	490	-2.0	6.5	18		\$157,500	38.4	185.8	92.4
PEND OREILLE	230	-8.0	0.0	18		\$151,200	5.5	176.9	95.9
PIERCE	13,200	-3.5	5.5	847	4.2	\$254,300	8.1	156.3	79.0
SAN JUAN	340	17.2	13.3	27	-12.9	\$430,800	-5.2	84.6	42.5
SKAGIT	2,140	-2.7	8.6	100	53.8	\$271,700	16.3	134.8	61.0
SKAMANIA	300	11.1	50.0	15	87.5	\$225,000	-4.3	180.4	88.7
SNOHOMISH	10,740	0.6	5.6	746	9.8	\$361,100	7.9	128.3	70.4
SPOKANE	8,180	6.0	21.7	581	155.6	\$199,400	7.3	174.9	102.7
STEVENS	690	-8.0	0.0	20	900.0	\$151,200	5.5	198.2	109.8
THURSTON	4,140	3.2	2.0	303	7.5	\$257,100	7.7	162.0	84.6
WAHKIACUM	150	87.5	114.3	0		\$183,300	-13.7	168.9	64.1
WALLA WALLA	1,090	26.7	73.0	35	150.0	\$182,700	-1.2	176.8	116.1
WHATCOM	3,180	-0.3	12.8	428	59.1	\$292,200	4.7	129.3	72.4
WHITMAN	530	-87.5	55.9	55	-46.2	\$207,400	-4.5	165.1	88.4
YAKIMA	1,880	2.2	19.0	105	262.1	\$173,600	5.4	163.9	94.4
Statewide	103,598	-2.1	7.5	10,784	27.4%	\$292,400	5.5	138.6	78.7

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.