

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties

### First Quarter 2015

County	Home Resales (units)			Building Permits*		Median Resale Price		Housing	
	SAAR	% Change (last qtr)	% Change (year ago)	#	% Change (year ago)	\$	% Change (year ago)	Affordability Index (HAI)	First-Time HAI
ADAMS	70	-12.5%	-22.2%			\$146,700	10.1%	177.1	105.5
ASOTIN	330	22.2%	37.5%			\$154,800	0.7%	203.7	114.7
BENTON	3,540	11.7%	27.3%	248	-0.4%	\$183,700	2.7%	205.1	134.7
CHELAN	410	-12.8%	-32.8%			\$255,800	8.3%	144.0	81.1
CLALLAM	630	-38.2%	-16.0%			\$209,600	-5.5%	156.5	126.5
CLARK	510	-3.8%	-91.4%	769	23.6%	\$230,200	-1.3%	179.0	102.7
COLUMBIA	130	85.7%	44.4%			\$160,000	18.5%	207.3	122.6
COWLITZ	1,260	11.5%	40.0%			\$167,100	16.2%	199.5	113.0
DOUGLAS	360	38.5%	-32.1%			\$223,200	7.4%	160.6	88.4
FERRY	10	0.0%	-87.5%			\$70,000	-38.6%	375.2	162.2
FRANKLIN	1,190	12.3%	28.0%	94	-31.4%	\$183,700	2.7%	205.1	81.0
GARFIELD	60	20.0%	20.0%			\$154,800	0.7%	183.1	125.9
GRANT	950	13.1%	20.3%			\$159,500	13.0%	184.2	106.1
GRAYS HARBOR	1,310	1.6%	-4.4%			\$108,500	7.7%	270.8	155.0
ISLAND	640	-62.1%	-57.6%			\$244,000	1.5%	167.7	107.0
JEFFERSON	540	-6.9%	5.9%	23	4.5%	\$241,700	5.4%	148.0	85.5
KING	24,230	-8.5%	12.2%	5,759	125.8%	\$450,000	7.4%	112.7	63.8
KITSAP	4,080	-4.0%	15.3%	177	168.2%	\$235,500	1.6%	181.5	117.8
KITTITAS	990	17.9%	12.5%			\$237,500	10.6%	149.7	69.3
KLICKITAT	300	11.1%	42.9%			\$190,000	37.7%	146.9	89.8
LEWIS	850	-1.2%	1.2%			\$155,900	15.7%	203.9	126.0
LINCOLN	0	-	-100.0%			\$70,000	0.0%	436.2	309.9
MASON	880	-19.3%	7.3%			\$144,200	1.1%	235.4	99.0
OKANOGAN	400	-9.1%	11.1%			\$152,000	7.3%	190.4	119.2
PACIFIC	430	4.9%	30.3%			\$120,000	-4.0%	247.6	123.5
PEND OREILLE	230	9.5%	4.5%			\$125,000	9.6%	217.1	118.1
PIERCE	11,460	-2.9%	13.7%	558	-30.1%	\$235,400	4.7%	171.5	87.9
SAN JUAN	300	11.1%	3.4%	22	46.7%	\$508,300	29.8%	72.8	37.4
SKAGIT	1,770	-12.8%	19.6%			\$244,000	6.3%	152.4	71.9
SKAMANIA	40	-80.0%	-75.0%	8	33.3%	\$140,000	-4.6%	294.3	145.2
SNOHOMISH	9,170	-5.1%	15.2%	936	72.4%	\$344,700	11.2%	136.3	74.7
SPOKANE	7,210	-37.2%	23.5%			\$180,300	7.3%	196.5	114.0
STEVENS	690	11.3%	7.8%			\$125,000	9.6%	243.4	134.3
THURSTON	3,940	9.1%	16.9%			\$230,600	6.2%	183.4	97.2
WAHKIAKUM	120	-73.3%	33.3%			\$75,000	0.0%	419.0	169.8
WALLA WALLA	840	21.7%	21.7%			\$120,000	-31.4%	273.3	175.8
WHATCOM	3,020	7.5%	21.3%			\$273,700	10.0%	140.1	77.8
WHITMAN	340	-20.9%	0.0%			\$196,000	14.0%	177.4	91.1
YAKIMA	1,830	10.2%	-7.1%			\$157,800	7.5%	183.1	105.5
<b>Statewide</b>	<b>85,060</b>	<b>-8.6%</b>	<b>4.4%</b>	<b>8,594</b>	<b>71.6%</b>	<b>\$270,600</b>	<b>8.5%</b>	<b>152.0</b>	<b>85.9</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.