

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2016

County	SAAR	% change by qtr	% change by year	Building Permits	% change by year	Median Resale Price (\$)	% change by year	HAI	First time HAI
Adams	60	-45.5	-14.3	0	0.0	\$ 113,300	-22.8	231.1	134.6
Asotin	310	6.9	-6.1	0	0.0	\$ 165,000	6.6	192.8	111.1
Benton	3,850	-0.5	8.8	161	-35.1	\$ 217,500	18.4	174.7	114.9
Chelan	930	-5.1	126.8	30	0.0	\$ 249,400	-2.5	153.1	86.2
Clallam	640	14.3	1.6	18	0.0	\$ 225,000	7.3	147.0	132.8
Clark	7,600	-0.9	18.0	367	-52.3	\$ 279,100	15.1	148.8	86.8
Columbia	10	-66.7	-92.3	0	0.0	\$ 250,000	56.2	133.8	83.6
Cowlitz	1,210	-8.3	-4.0	18	0.0	\$ 180,400	8.0	186.3	108.9
Douglas	520	-1.9	44.4	12	0.0	\$ 243,700	9.2	152.4	82.5
Ferry	7	0.0	-12.5	0	0.0	\$ 85,000	21.4	312.0	122.1
Franklin	1,290	-0.8	8.4	53	-43.6	\$ 217,500	18.4	174.7	59.6
Garfield	60	0.0	0.0	1	0.0	\$ 165,000	6.6	173.3	121.5
Grant	850	1.2	-10.5	26	0.0	\$ 168,000	5.3	176.3	100.6
Grays Harbor	1,680	57.0	28.2	27	0.0	\$ 140,700	29.7	210.5	121.9
Island	1,670	2.5	0.6	32	0.0	\$ 296,100	15.6	139.4	92.9
Jefferson	570	-3.4	5.6	26	13.0	\$ 297,100	22.9	121.4	72.7
King	22,710	-9.8	-6.3	718	-87.5	\$ 674,500	49.9	76.0	43.7
Kitsap	4,260	0.5	4.4	118	-33.3	\$ 272,400	15.7	158.4	108.3
Kittitas	1,100	14.6	11.1	22	0.0	\$ 257,600	8.5	139.2	63.9
Klickitat	210	-19.2	-30.0	6	0.0	\$ 213,900	12.6	131.6	79.8
Lewis	910	-4.2	7.1	20	0.0	\$ 156,800	0.6	204.2	133.9
Lincoln	3	-25.0	0.0	7	0.0	\$ 110,000	57.1	279.7	209.1
Mason	1,020	-2.9	15.9	19	0.0	\$ 172,500	19.6	198.3	74.7
Okanogan	430	7.5	7.5	4	0.0	\$ 162,000	6.6	180.2	119.7
Pacific	450	-8.2	4.7	6	0.0	\$ 131,200	9.3	228.3	113.0
Pend	230	-4.2	0.0	2	0.0	\$ 153,300	22.6	178.7	96.4
Pierce	12,890	5.7	12.5	341	-38.9	\$ 255,600	8.6	159.1	79.2
San Juan	280	3.7	-6.7	7	0.0	\$ 958,300	88.5	38.9	19.1
Skagit	1,860	-0.5	5.1	54	0.0	\$ 262,300	7.5	143.0	62.0
Skamania	140	-41.7	250.0	4	0.0	\$ 250,000	78.6	166.2	81.4
Snohomish	9,650	-0.6	5.2	503	0.0	\$ 375,300	8.9	126.5	69.4
Spokane	7,290	53.2	1.1	165	0.0	\$ 192,700	6.9	185.2	109.9
Stevens	670	-4.3	-2.9	9	0.0	\$ 153,300	22.6	200.0	111.2
Thurston	4,380	18.4	11.2	137	0.0	\$ 247,900	7.5	172.0	88.5
Wahkiakum	50	-64.3	-58.3	0	0.0	\$ 225,000	200.0	140.9	49.8
Walla Walla	850	41.7	962.5	16	0.0	\$ 201,000	67.5	164.5	110.2
Whatcom	3,030	9.4	0.3	109	0.0	\$ 304,700	11.3	127.0	71.5
Whitman	360	-29.4	5.9	10	0.0	\$ 207,100	5.7	169.2	94.1
Yakima	1,700	-6.6	-7.1	23	0.0	\$ 177,400	12.4	164.2	94.5
<b>Statewide</b>	<b>95,730</b>	<b>1.9</b>	<b>4.9</b>	<b>3,071</b>	<b>-59.7</b>	<b>\$ 289,400</b>	<b>8.1</b>	<b>143.4</b>	<b>81.7</b>

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 of the point at which half of existing home sales occurred at higher prices and half at lower prices.

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.

6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.