

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2017

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	70	-56.2	16.7	2	0.0	\$150,000	32.4	169.5	96.6
Asotin	180	-35.7	-41.9	0	NA	\$180,000	9.1	171.8	101.2
Benton	3,870	-17.7	0.5	224	-25.6	\$232,400	6.9	158.8	104.7
Chelan	940	-16.8	1.1	81	42.1	\$264,100	5.9	144.2	81.2
Clallam	960	-35.6	50.0	41	7.9	\$256,000	13.8	125.5	125.1
Clark	6,620	-24.9	-12.9	1,057	25.4	\$298,300	6.9	135.3	80.1
Columbia	60	-50.0	500.0	3	200.0	\$140,000	-44.0	232.1	152.6
Cowlitz	1,410	-8.4	16.5	31	-3.1	\$217,400	20.5	150.2	90.5
Douglas	460	-16.4	-11.5	26	-3.7	\$264,100	8.4	140.2	74.8
Ferry	90	12.5	28.6	1	-50.0	\$110,000	29.4	234.5	82.5
Franklin	1,300	-17.7	0.8	106	14.0	\$232,400	6.9	158.8	46.0
Garfield	30	-40.0	-50.0	2	100.0	\$180,000	9.1	154.4	110.4
Grant	820	-7.9	-3.5	34	9.7	\$175,600	4.5	163.9	92.7
Grays Harbor	1,610	2.5	-4.2	23	9.5	\$153,500	9.1	187.5	109.7
Island	2,290	29.4	37.1	54	42.1	\$326,200	10.2	122.9	85.5
Jefferson	670	13.6	17.5	5	0.0	\$353,800	19.1	99.1	61.4
King	25,780	-16.1	13.5	3,504	34.4	\$577,300	11.1	86.4	50.4
Kitsap	4,980	-3.3	16.9	255	29.4	\$288,000	5.7	145.6	104.6
Kittitas	1,200	11.1	9.1	34	9.7	\$278,300	8.0	125.3	57.1
Klickitat	420	40.0	100.0	20	-9.1	\$217,500	1.7	125.8	75.7
Lewis	1,250	17.9	37.4	33	32.0	\$174,300	11.2	178.3	123.6
Lincoln	70	-30.0	-12.5	2	0.0	\$70,000	-36.4	426.8	334.6
Mason	1,180	-4.8	15.7	31	3.3	\$195,600	13.4	169.9	56.8
Okanogan	400	-16.7	-7.0	9	80.0	\$158,300	-2.3	179.1	125.8
Pacific	540	-1.8	20.0	9	125.0	\$150,900	15.0	192.8	94.8
Pend Oreille	230	-11.5	0.0	8	60.0	\$140,000	-8.7	190.2	101.9
Pierce	14,810	2.0	14.9	1,117	1.2	\$285,800	11.8	138.1	66.8
San Juan	320	6.7	14.3	22	37.5	\$453,100	-22.9	79.8	37.5
Skagit	2,310	0.9	24.2	104	20.9	\$298,900	14.0	121.9	48.4
Skamania	270	-32.5	92.9	7	-22.2	\$225,000	-10.0	179.4	87.4
Snohomish	10,650	-7.1	10.4	754	-24.4	\$414,700	10.6	111.4	61.2
Spokane	9,910	10.9	35.9	671	-13.2	\$208,100	8.0	166.5	100.9
Stevens	670	-13.0	0.0	13	30.0	\$140,000	-8.7	212.6	119.2
Thurston	5,160	5.1	17.8	226	-21.5	\$267,300	7.8	154.9	77.5
Wahkiakum	60	-45.5	20.0	7	133.3	\$235,000	4.4	131.2	39.7
Walla Walla	860	-77.9	1.2	31	14.8	\$209,800	4.4	153.2	106.5
Whatcom	3,190	9.2	5.3	269	40.1	\$329,500	8.4	114.3	65.2
Whitman	360	-37.9	0.0	9	-10.0	\$250,000	20.7	136.1	81.5
Yakima	1,590	-20.5	-6.5	53	0.0	\$192,700	8.6	146.9	84.4
<b>Statewide</b>	<b>107,590</b>	<b>-9.8</b>	<b>12.2</b>	<b>8,878</b>	<b>11.1</b>	<b>\$324,300</b>	<b>12.1</b>	<b>124.3</b>	<b>71.4</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.