

HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	140	0	27.3	0	0	\$152,900	19.5	177.6	102.2
Asotin	270	0	-6.9	0	0	\$181,200	4.8	182.2	106.1
Benton	4,360	0	12.7	291	36	\$225,000	7.9	175.2	115.3
Chelan	1,110	0	13.3	62	0	\$285,400	11.4	140.7	79.2
Clallam	780	0	39.3	34	6.2	\$261,100	21.4	131.4	124.8
Clark	8,560	0	11.6	644	13.4	\$300,700	11.8	143.3	84.2
Columbia	110	0	266.7	0	0	\$137,500	96.4	252.4	161.7
Cowlitz	1,290	0	-2.3	22	-21.4	\$204,000	14.8	171	101.4
Douglas	640	0	20.8	22	-15.4	\$256,500	10	152.2	81.8
Ferry	7	0	0	0	0	\$110,000	-24.1	250.3	92.9
Franklin	1,460	0	12.3	115	33.7	\$225,000	7.9	175.2	55.2
Garfield	50	0	-16.7	0	0	\$181,200	4.8	163.7	115.9
Grant	920	0	9.5	50	19	\$188,000	24.1	163.5	92.8
Grays Harbor	1,890	0	76.6	27	-12.9	\$149,700	-3.3	205.3	119.4
Island	1,950	0	19.6	78	52.9	\$325,800	4	131.4	89.5
Jefferson	750	0	27.1	37	48	\$320,700	11.2	116.8	71.1
King	31,380	0	24.7	3,095	201.1	\$570,000	15.3	93.4	54
Kitsap	4,860	0	14.6	230	16.8	\$296,300	10.6	151.1	105.9
Kittitas	1,340	0	39.6	69	32.7	\$263,500	6.7	141.3	64.6
Klickitat	280	0	7.7	20	42.9	\$195,000	30	149.8	90.4
Lewis	1,260	0	32.6	38	26.7	\$181,400	13.7	183.1	123.4
Lincoln	3	0	-25	10	66.7	\$100,000	17.6	319.1	244.3
Mason	1,290	0	22.9	36	56.5	\$202,500	16	175.3	62.2
Okanogan	430	0	7.5	24	0	\$207,600	15.3	145.9	99.7
Pacific	530	0	8.2	13	8.3	\$148,500	3.4	209.2	103.2
Pend Oreille	260	0	8.3	14	40	\$160,000	14.3	177.7	95.4
Pierce	15,680	0	28.5	772	40.6	\$285,600	12.1	147.6	72.4
San Juan	410	0	51.9	46	155.6	\$514,300	4.2	75.1	36.1
Skagit	2,770	0	48.1	64	-22	\$289,600	7.9	134.3	55.8
Skamania	280	0	16.7	14	55.6	\$257,100	-2.1	167.7	81.9
Snohomish	12,680	0	30.6	802	20.4	\$402,300	11.8	122.5	67.2
Spokane	9,080	0	90.8	328	3.5	\$214,400	12.2	172.6	103.5
Stevens	760	0	8.6	11	-31.2	\$160,000	14.3	198.8	110.9
Thurston	5,240	0	41.6	215	0	\$271,100	9.4	163.1	82.7
Wahkiakum	200	0	42.9	0	-100	\$208,300	-2.8	158	51.8
Walla Walla	1,220	0	103.3	21	-36.4	\$221,400	23.9	155	105.7
Whatcom	3,500	0	26.4	135	-14	\$316,900	7.7	126.8	71.8
Whitman	480	0	-5.9	12	-60	\$232,400	16.2	156.4	90.3
Yakima	2,070	0	13.7	63	3.3	\$192,000	17.2	157.4	90.5
Statewide	120,290	0	28.1	7,414	57.2	\$331,100	13	130	74.3

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.