

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	160	14.3	45.5	-	-	\$141,900	10.9	188.5	107.9
Asotin	280	3.7	-3.4	-	-	\$183,700	6.2	177.1	103.7
Benton	4,700	7.8	21.4	215	0.5	\$221,400	6.1	175.3	115.5
Chelan	1,130	1.8	15.3	-	-	\$287,500	12.3	138.5	77.9
Clallam	1,490	91	166.1	-	-	\$242,500	12.8	139.4	135.6
Clark	6,590	-23	-14.1	762	34.2	\$298,900	11.2	142.1	83.7
Columbia	120	9.1	300	-	-	\$120,000	71.4	284.9	184.9
Cowlitz	1,540	19.4	16.7	-	-	\$208,800	17.5	164.5	98.4
Douglas	550	-14.1	3.8	-	-	\$271,900	16.6	142.4	76.2
Ferry	8	14.3	14.3	-	-	\$70,000	-51.7	387.6	140.1
Franklin	1,580	8.2	21.5	104	20.9	\$221,400	6.1	175.3	53
Garfield	50	0	-16.7	-	-	\$183,700	6.2	159.1	113.2
Grant	890	-3.3	6	-	-	\$182,600	20.5	165.8	93.9
Grays Harbor	1,570	-16.9	46.7	-	-	\$160,700	3.8	188.4	109.9
Island	1,770	-9.2	8.6	-	-	\$318,000	1.5	132.7	91.2
Jefferson	590	-21.3	0	73	192	\$352,500	22.2	104.7	64.3
King	30,710	-2.1	22	5,364	421.8	\$590,100	19.3	88.9	51.6
Kitsap	5,150	6	21.5	357	81.2	\$287,700	7.4	153.3	108.7
Kittitas	1,080	-19.4	12.5	-	-	\$268,600	8.8	136.5	62.3
Klickitat	310	10.7	19.2	-	-	\$253,600	69.1	113.5	68.4
Lewis	1,060	-15.9	11.6	-	-	\$170,400	6.8	191.9	131.2
Lincoln	3	0	-25	-	-	\$70,000	-17.6	449	347.8
Mason	1,240	-3.9	18.1	-	-	\$200,900	15.1	174	60
Okanogan	480	11.6	20	-	-	\$203,800	13.2	146.4	101.4
Pacific	550	3.8	12.2	-	-	\$148,300	3.3	206.4	101.6
Pend Oreille	260	0	8.3	-	-	\$151,500	8.2	184.9	99.1
Pierce	14,520	-7.4	19	1,052	91.6	\$285,800	12.2	145.3	70.7
San Juan	300	-26.8	11.1	22	22.2	\$434,400	-12	87.6	41.6
Skagit	2,290	-17.3	22.5	-	-	\$289,900	8.1	132.2	53.7
Skamania	410	46.4	70.8	7	-22.2	\$275,000	4.8	154.4	75.3
Snohomish	11,470	-9.5	18.1	823	23.6	\$392,600	9.1	123.7	67.9
Spokane	8,940	-1.5	87.8	-	-	\$205,500	7.5	177.4	106.9
Stevens	770	1.3	10	-	-	\$151,500	8.2	206.7	115.6
Thurston	4,910	-6.3	32.7	-	-	\$269,800	8.9	161.5	81.3
Wahkiakum	110	-45	-21.4	-	-	\$212,500	-0.8	152.6	48.1
Walla Walla	3,890	218.9	548.3	-	-	\$213,700	19.6	158.2	108.9
Whatcom	2,920	-16.6	5.4	-	-	\$322,600	9.7	122.7	69.8
Whitman	580	20.8	13.7	-	-	\$221,200	10.6	161.8	95.1
Yakima	2,000	-3.4	9.9	-	-	\$199,500	21.8	149.3	85.8
<b>Statewide</b>	<b>116,971</b>	<b>-2.8</b>	<b>24.6</b>	<b>8,779</b>	<b>86.2</b>	<b>\$323,000</b>	<b>10.3</b>	<b>131.3</b>	<b>75.2</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.

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