

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	140	7.7	16.7	6	0.0	\$150,700	9.3	174.1	97.5
Asotin	250	0.0	-10.7	7	0.0	\$198,600	8.1	160.9	96.2
Benton	4,120	2.0	-1.9	315	46.5	\$251,100	13.4	151.8	100.1
Chelan	1,010	-1.9	-1.0	111	9.9	\$316,400	10.1	126.7	71.3
Clallam	1,120	4.7	20.4	62	17.0	\$275,600	13.6	120.4	128.1
Clark	7,660	-1.8	-4.8	1,092	43.3	\$336,700	12.4	123.8	74.1
Columbia	120	0.0	71.4	1	NA	\$135,800	-6.7	247.2	168.3
Cowlitz	1,530	7.0	14.2	45	45.2	\$238,200	14.1	141.6	87.1
Douglas	560	-3.4	0.0	32	6.7	\$285,900	5.1	136.3	71.9
Ferry	100	11.1	42.9	7	75.0	\$137,000	34.3	194.7	62.8
Franklin	1,390	2.2	-1.4	149	43.3	\$251,100	13.4	151.8	38.1
Garfield	50	0.0	0.0	1	0.0	\$194,500	9.8	147.6	107.0
Grant	950	4.4	8.0	70	29.6	\$201,400	10.3	147.5	82.8
Grays Harbor	1,810	-0.5	15.3	52	15.6	\$188,200	17.1	157.9	93.1
Island	2,060	1.0	12.0	101	26.2	\$345,600	8.7	119.8	85.8
Jefferson	670	-1.5	1.5	65	25.0	\$356,800	1.2	101.6	64.4
King	28,450	-1.8	3.6	5,949	10.9	\$641,400	8.7	80.4	47.4
Kitsap	5,100	1.0	10.6	200	-44.0	\$320,200	11.3	135.4	100.5
Kittitas	1,220	-2.4	8.9	90	28.6	\$312,500	16.3	115.3	52.2
Klickitat	330	0.0	26.9	29	7.4	\$246,900	-0.3	114.5	68.5
Lewis	1,270	0.8	17.6	82	26.2	\$217,000	27.3	147.8	106.4
Lincoln	140	27.3	55.6	14	40.0	\$101,000	17.4	305.3	247.4
Mason	1,370	1.5	20.2	48	29.7	\$224,200	11.6	153.0	46.3
Okanogan	460	7.0	9.5	32	10.3	\$204,300	0.2	143.4	104.6
Pacific	530	0.0	3.9	20	11.1	\$180,700	21.5	166.2	81.3
Pend Oreille	270	0.0	12.5	16	0.0	\$187,000	22.9	147.2	78.3
Pierce	15,660	0.6	12.0	1,056	0.4	\$315,600	10.4	129.0	61.0
San Juan	340	-5.6	9.7	26	18.2	\$537,500	23.7	69.4	31.5
Skagit	2,330	-4.9	4.0	110	35.8	\$329,600	13.7	114.2	42.2
Skamania	290	3.6	7.4	15	114.3	\$277,500	0.9	150.2	72.8
Snohomish	11,290	-0.6	3.8	878	6.7	\$442,300	12.7	108.0	59.4
Spokane	9,370	3.4	22.8	854	5.8	\$222,700	8.4	160.5	98.8
Stevens	810	2.5	12.5	31	10.7	\$187,000	22.9	164.3	92.6
Thurston	5,400	0.9	17.4	248	-58.0	\$287,900	6.7	148.5	72.6
Wahkiakum	90	-10.0	-30.8	4	33.3	\$220,700	3.3	144.3	38.4
Walla Walla	870	-6.5	4.8	21	-40.0	\$221,000	7.0	150.2	107.2
Whatcom	3,230	-1.2	3.9	248	9.7	\$345,900	7.2	112.5	64.8
Whitman	440	0.0	-6.4	52	13.0	\$220,800	-0.2	159.0	100.1
Yakima	1,870	-1.6	-1.6	104	22.4	\$204,400	2.5	143.0	82.1
<b>Statewide</b>	<b>114,670</b>	<b>-0.2</b>	<b>7.1</b>	<b>12,243</b>	<b>7.9</b>	<b>\$352,200</b>	<b>8.8</b>	<b>118.2</b>	<b>68.3</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. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.

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.