

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth Quarter 2015

County	SAAR	% change by qtr	% change by year	Building Permits	% change by year	Median Resale Price (\$)	% change by year	HAI	First time HAI
Adams	110	37.5	37.5	0	0.0	\$ 128,000	28.0	202.4	118.6
Asotin	290	-9.4	7.4	0	0.0	\$ 172,900	10.8	182.1	104.3
Benton	3,870	-12.0	22.1	214	43.6	\$ 208,600	5.4	180.2	118.5
Chelan	980	25.6	108.5	62	67.6	\$ 256,100	6.8	146.6	82.5
Clallam	560	-17.6	-45.1	32	68.4	\$ 215,000	9.3	152.2	134.0
Clark	7,670	47.5	-0.1	568	49.1	\$ 268,900	6.1	152.9	88.8
Columbia	30	-94.2	-57.1	0	0.0	\$ 70,000	-44.0	472.9	291.5
Cowlitz	1,320	10.9	16.8	28	-12.5	\$ 177,700	6.5	187.2	108.6
Douglas	530	17.8	103.8	26	0.0	\$ 233,100	-1.6	156.6	85.2
Ferry	7	40.0	16.7	0	0.0	\$ 145,000	141.7	180.9	72.6
Franklin	1,300	-12.2	22.6	86	16.2	\$ 208,600	5.4	180.2	63.9
Garfield	60	0.0	20.0	0	-100.0	\$ 172,900	10.8	163.6	114.2
Grant	840	-8.7	0.0	42	0.0	\$ 151,500	-5.3	193.5	110.6
Grays Harbor	1,070	-30.5	-17.1	31	55.0	\$ 154,800	23.5	189.4	109.3
Island	1,630	-9.4	-3.6	51	50.0	\$ 313,200	11.0	130.4	86.0
Jefferson	590	-22.4	1.7	25	-10.7	\$ 288,500	1.8	123.7	73.4
King	25,170	-8.6	-4.9	1,028	-5.1	\$ 494,500	10.1	102.5	58.7
Kitsap	4,240	-2.8	-0.2	197	166.2	\$ 267,800	10.0	159.4	107.6
Kittitas	960	-22.6	14.3	52	26.8	\$ 246,900	13.9	143.7	66.1
Klickitat	260	-7.1	-3.7	14	0.0	\$ 150,000	-23.7	185.7	112.9
Lewis	950	-20.8	10.5	30	25.0	\$ 159,600	-0.2	198.6	128.4
Lincoln	4	33.3	300.0	6	0.0	\$ 85,000	6.2	358.3	264.6
Mason	1,050	-9.5	-3.7	23	4.5	\$ 174,500	9.7	194.0	75.2
Okanogan	400	11.1	-9.1	24	-41.5	\$ 180,000	5.9	160.5	105.1
Pacific	490	0.0	19.5	12	0.0	\$ 143,600	9.8	206.4	102.4
Pend Oreille	240	4.3	14.3	10	400.0	\$ 140,000	-6.0	193.6	104.7
Pierce	12,200	-7.6	3.4	549	7.2	\$ 254,800	9.4	157.9	79.2
San Juan	270	-20.6	0.0	18	-10.0	\$ 493,700	14.3	74.7	37.2
Skagit	1,870	-12.6	-7.9	82	54.7	\$ 268,300	7.8	138.3	61.3
Skamania	240	-20.0	20.0	9	350.0	\$ 262,500	40.0	156.6	76.9
Snohomish	9,710	-9.6	0.5	666	16.0	\$ 359,800	8.6	130.5	71.6
Spokane	4,760	-41.8	-58.5	317	55.4	\$ 191,100	7.6	184.8	109.1
Stevens	700	1.4	12.9	16	0.0	\$ 140,000	-6.0	216.7	120.3
Thurston	3,700	-10.6	2.5	215	34.4	\$ 247,800	5.1	170.3	88.3
Wahkiakum	140	-6.7	-68.9	1	0.0	\$ 214,300	614.3	146.4	53.6
Walla Walla	600	-45.0	-13.0	33	175.0	\$ 178,700	3.2	183.1	121.4
Whatcom	2,770	-12.9	-1.4	157	40.2	\$ 294,200	7.9	130.2	73.1
Whitman	510	-3.8	18.6	30	200.0	\$ 200,000	3.7	173.4	94.6
Yakima	1,820	-3.2	9.6	61	177.3	\$ 163,800	0.6	176.0	101.3
<b>Statewide</b>	<b>93,911</b>	<b>-9.4</b>	<b>-6.3</b>	<b>4,715</b>	<b>25.1</b>	<b>\$ 292,900</b>	<b>10.2</b>	<b>140.2</b>	<b>79.7</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.