

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Second 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	130	116.7	30.0	0	-	\$153,300	-1.1	174.7	101.1
Asotin	260	-16.1	-21.2	2	-	\$182,500	5.3	178.4	103.3
Benton	4,220	9.6	1.7	348	9.8	\$225,300	9.9	172.5	113.5
Chelan	950	2.2	33.8	106	-	\$270,200	-2.6	145.6	81.9
Clallam	1,200	87.5	84.6	48	-	\$259,500	20.4	130.4	120.8
Clark	7,620	0.3	4.5	928	35.1	\$293,400	9.9	144.8	84.7
Columbia	7	600.0	0.0	0	-	\$150,000	-6.2	228.1	144.3
Cowlitz	1,350	11.6	12.5	39	-	\$207,400	12.5	165.8	97.6
Douglas	560	7.7	60.0	34	-	\$253,900	2.2	150.6	81.2
Ferry	70	0.0	75.0	0	-	\$100,000	-23.1	271.4	103.5
Franklin	1,420	10.1	2.2	124	5.1	\$225,300	9.9	172.5	56.6
Garfield	50	-16.7	-16.7	0	-	\$182,500	5.3	160.3	112.9
Grant	890	4.7	9.9	61	-	\$189,200	14.7	160.2	91.1
Grays Harbor	1,620	-3.6	8.0	55	-	\$154,800	9.7	195.7	113.6
Island	2,210	32.3	15.7	89	-	\$318,800	11.5	132.4	89.2
Jefferson	800	40.4	23.1	80	34.8	\$325,000	24.3	113.6	68.6
King	27,260	20.0	-1.8	4,941	8.4	\$568,400	14.7	92.3	53.2
Kitsap	4,550	6.8	78.4	275	-13.8	\$292,100	10.7	151.1	104.6
Kittitas	1,120	1.8	0.0	83	-	\$246,300	-0.4	149.0	68.2
Klickitat	260	23.8	0.0	29	-	\$275,000	14.9	104.7	63.4
Lewis	1,210	33.0	24.7	41	-	\$179,200	13.8	182.9	121.5
Lincoln	2	-33.3	100.0	14	-	\$65,000	-23.5	176.5	366.2
Mason	1,090	6.9	10.1	31	-	\$191,300	9.3	182.9	66.9
Okanogan	370	-14.0	-11.9	55	-	\$169,200	13.6	176.5	118.9
Pacific	550	22.2	10.0	20	-	\$145,000	-6.0	211.3	104.4
Pend Oreille	230	0.0	-8.0	12	-	\$161,200	-9.3	173.8	93.6
Pierce	14,840	15.1	8.5	793	-9.1	\$279,400	9.3	148.8	73.5
San Juan	310	10.7	6.9	34	42.3	\$420,800	5.2	90.6	44.0
Skagit	2,490	33.9	13.2	121	-	\$296,600	21.6	129.3	54.9
Skamania	290	107.1	7.4	8	-50.0	\$220,000	13.8	193.2	94.5
Snohomish	11,380	17.9	6.6	1,229	58.8	\$389,300	6.8	124.6	68.4
Spokane	8,100	11.1	4.9	863	-	\$209,500	9.5	174.2	103.9
Stevens	680	1.5	-9.3	37	-	\$161,200	-9.3	194.5	108.3
Thurston	4,780	9.1	19.2	816	-	\$268,000	8.7	162.7	83.1
Wahkiakum	130	160.0	62.5	1	-	\$201,200	61.6	155.7	53.0
Walla Walla	700	-17.6	-18.6	55	-	\$208,000	5.2	162.6	109.9
Whatcom	3,350	10.6	5.0	294	-	\$299,800	1.7	132.1	74.6
Whitman	410	13.9	-90.4	68	-	\$236,000	14.5	151.8	86.1
Yakima	1,900	11.8	3.3	103	-	\$184,200	8.6	161.8	93.0
<b>Statewide</b>	<b>109,359</b>	<b>14.2</b>	<b>7.3</b>	<b>11,837</b>	<b>52.6</b>	<b>\$317,500</b>	<b>11.0</b>	<b>133.7</b>	<b>76.3</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.