

HOUSING MARKET SNAPSHOT

State of Washington and Counties
Second 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	120	9.1	20.0	1	NA	\$147,600	8.6	178.4	101.0
Asotin	250	-3.8	-16.7	2	0.0	\$208,300	14.1	153.9	91.1
Benton	4,270	1.7	4.1	330	-5.2	\$244,100	8.3	156.6	103.2
Chelan	1,010	0.0	16.1	120	13.2	\$294,400	9.0	134.9	75.9
Clallam	1,100	8.9	46.7	42	-12.5	\$273,100	5.2	121.9	124.2
Clark	7,810	-0.4	4.0	1,205	29.8	\$339,200	15.6	123.3	73.2
Columbia	90	28.6	-35.7	2	NA	\$128,500	-19.8	262.0	174.3
Cowlitz	1,400	2.9	12.0	56	43.6	\$216,700	4.5	156.1	94.7
Douglas	560	1.8	16.7	35	2.9	\$281,600	10.9	137.1	72.9
Ferry	80	0.0	33.3	4	NA	\$115,000	-7.3	232.5	79.5
Franklin	1,430	1.4	3.6	165	33.1	\$244,100	8.3	156.6	43.3
Garfield	50	0.0	-16.7	2	NA	\$187,100	7.2	153.9	110.5
Grant	880	1.1	2.3	48	-21.3	\$185,200	-2.1	161.0	90.8
Grays Harbor	1,710	2.4	15.5	25	-54.5	\$164,700	6.4	181.0	106.2
Island	2,090	5.6	13.6	55	-38.2	\$338,200	6.7	122.9	86.2
Jefferson	700	2.9	2.9	57	-28.7	\$339,700	6.4	107.0	66.8
King	28,630	3.8	9.8	4,355	-11.9	\$650,800	14.9	79.4	46.5
Kitsap	4,860	2.1	21.8	323	17.5	\$325,000	11.3	133.7	97.1
Kittitas	1,220	4.3	9.9	39	-53.0	\$277,400	12.6	130.2	59.2
Klickitat	310	6.9	24.0	29	0.0	\$250,000	-9.1	113.4	68.1
Lewis	1,230	7.9	17.1	24	-41.5	\$190,400	6.2	169.0	118.7
Lincoln	90	12.5	28.6	2	-85.7	\$89,000	6.0	347.7	275.6
Mason	1,250	7.8	17.9	33	6.5	\$204,000	6.6	168.8	54.6
Okanogan	410	-2.4	2.5	9	-83.6	\$178,700	5.6	164.4	116.9
Pacific	530	1.9	6.0	9	-55.0	\$166,000	14.5	181.5	89.1
Pend Oreille	250	4.2	4.2	8	-33.3	\$170,000	5.5	162.4	86.7
Pierce	15,200	4.5	14.2	1,374	73.3	\$313,200	12.1	130.5	62.6
San Juan	350	9.4	20.7	44	29.4	\$506,200	23.3	74.0	34.4
Skagit	2,450	4.7	16.7	144	19.0	\$315,500	6.4	119.6	46.4
Skamania	280	0.0	12.0	10	25.0	\$268,700	22.1	155.6	75.6
Snohomish	11,040	-1.2	6.8	671	-45.4	\$439,700	12.9	108.9	59.8
Spokane	8,950	3.3	24.1	688	-20.3	\$225,100	7.4	159.4	97.1
Stevens	730	2.8	4.3	13	-64.9	\$170,000	5.5	181.4	101.8
Thurston	5,100	4.3	21.4	323	-60.4	\$289,800	8.1	148.0	73.5
Wahkiakum	110	0.0	0.0	2	100.0	\$212,800	5.8	150.1	43.6
Walla Walla	880	0.0	7.3	39	-29.1	\$217,400	4.5	153.1	107.4
Whatcom	3,280	2.5	5.8	481	63.6	\$343,500	14.6	113.6	65.0
Whitman	440	0.0	-2.2	30	-55.9	\$243,000	3.0	145.0	88.3
Yakima	1,890	2.2	3.3	90	-12.6	\$205,900	11.8	142.4	81.8
Statewide	113,030	2.8	11.6	10,889	-8.0	\$337,700	6.6	123.7	71.2

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.