

HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	130	8.3	30.0	9	0.0	\$147,300	8.7	177.8	100.2
Asotin	250	0.0	-13.8	9	28.6	\$202,100	11.5	157.8	93.9
Benton	4,040	-5.4	-2.4	351	10.4	\$245,200	9.0	155.1	102.3
Chelan	1,030	2.0	8.4	180	42.9	\$337,300	18.2	117.9	66.3
Clallam	1,070	-2.7	39.0	77	8.5	\$269,700	3.3	122.8	127.9
Clark	7,800	-0.1	0.5	838	15.3	\$342,000	13.8	121.6	72.5
Columbia	120	33.3	-20.0	1	0.0	\$128,500	-6.5	260.7	175.5
Cowlitz	1,430	2.1	12.6	56	75.0	\$227,100	11.3	148.2	90.6
Douglas	580	3.6	7.4	52	0.0	\$290,900	13.4	132.9	70.3
Ferry	90	12.5	28.6	7	16.7	\$123,000	2.5	216.3	71.9
Franklin	1,360	-4.9	-2.2	153	33.0	\$245,200	9.0	155.1	40.9
Garfield	50	0.0	-16.7	1	0.0	\$191,100	8.5	149.9	108.1
Grant	910	3.4	3.4	87	20.8	\$194,400	3.4	152.6	85.8
Grays Harbor	1,820	6.4	16.7	65	8.3	\$167,600	12.0	177.0	104.1
Island	2,040	-2.4	10.3	127	18.7	\$349,700	7.3	118.2	83.8
Jefferson	680	-2.9	-2.9	81	19.1	\$368,700	15.0	98.1	61.7
King	28,980	1.2	8.1	4,555	0.9	\$658,400	15.5	78.1	45.9
Kitsap	5,050	3.9	13.5	330	42.9	\$326,500	10.2	132.5	97.3
Kittitas	1,250	2.5	8.7	100	7.5	\$278,900	5.8	128.9	58.5
Klickitat	330	6.5	26.9	37	5.7	\$259,600	33.1	108.7	65.1
Lewis	1,260	2.4	13.5	82	22.4	\$211,100	16.4	151.6	107.8
Lincoln	110	22.2	22.2	18	28.6	\$93,000	6.9	331.0	265.3
Mason	1,350	8.0	20.5	60	25.0	\$220,700	9.0	155.2	48.6
Okanogan	430	4.9	7.5	40	5.3	\$218,500	5.3	133.8	96.4
Pacific	530	0.0	6.0	25	13.6	\$162,900	9.7	184.0	90.2
Pend Oreille	270	8.0	12.5	19	11.8	\$170,000	6.2	161.5	86.1
Pierce	15,570	2.4	13.6	1,402	56.3	\$338,400	18.5	120.1	57.2
San Juan	360	2.9	12.5	35	-28.6	\$553,600	7.6	67.3	30.9
Skagit	2,450	0.0	10.9	137	42.7	\$322,900	11.5	116.3	44.1
Skamania	280	0.0	12.0	23	64.3	\$285,400	11.0	145.8	70.7
Snohomish	11,360	2.9	5.8	1,108	20.3	\$452,400	12.5	105.4	57.9
Spokane	9,060	1.2	21.1	854	39.5	\$225,100	5.0	158.6	97.1
Stevens	790	8.2	12.9	31	0.0	\$170,000	6.2	180.4	101.5
Thurston	5,350	4.9	20.5	282	-15.6	\$289,800	6.9	147.2	72.5
Wahkiakum	100	-9.1	-23.1	4	0.0	\$213,700	2.8	148.7	41.4
Walla Walla	930	5.7	4.5	28	-12.5	\$220,500	-0.4	150.2	106.3
Whatcom	3,270	-0.3	3.5	282	-30.4	\$350,600	10.6	110.7	63.6
Whitman	440	0.0	-4.3	56	0.0	\$244,000	5.0	143.6	88.9
Yakima	1,900	0.5	1.6	82	1.2	\$209,300	9.0	139.4	80.0
Statewide	114,820	1.6	9.4	11,684	12.5	\$363,200	9.7	114.4	66.0

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.