

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Second Quarter 2018

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	160	14.3	33.3	8	700.0	\$158,300	7.2	156.7	86.9
Asotin	270	12.5	8.0	6	200.0	\$219,700	5.5	137.6	83.2
Benton	4,100	1.0	-4.0	636	92.7	\$276,300	13.2	130.4	86.2
Chelan	1,030	2.0	2.0	144	20.0	\$334,100	13.5	114.8	64.6
Clallam	1,120	5.7	1.8	51	21.4	\$293,700	7.5	106.9	118.6
Clark	7,340	1.4	-6.0	886	-26.5	\$361,200	6.5	109.1	65.8
Columbia	130	0.0	44.4	4	100.0	\$146,800	4.5	216.2	150.7
Cowlitz	1,520	0.0	8.6	49	-12.5	\$237,600	9.6	134.2	83.8
Douglas	660	4.8	17.9	11	-68.6	\$327,900	16.4	113.7	59.6
Ferry	110	10.0	37.5	5	25.0	\$175,000	25.9	144.2	43.8
Franklin	1,380	1.5	-3.5	213	29.1	\$276,300	13.2	130.4	29.5
Garfield	50	0.0	0.0	2	0.0	\$207,500	10.9	130.8	95.7
Grant	1,060	6.0	20.5	28	-41.7	\$207,800	12.2	135.2	75.6
Grays Harbor	1,920	3.8	12.3	37	48.0	\$188,800	14.6	148.8	88.3
Island	2,170	0.0	3.8	38	-30.9	\$377,900	11.7	103.6	75.6
Jefferson	700	4.5	0.0	44	-22.8	\$378,700	11.5	90.5	58.4
King	27,640	1.4	-3.5	3,612	-17.1	\$729,800	12.1	66.9	39.8
Kitsap	5,050	-0.4	3.9	257	-20.4	\$355,600	9.4	115.3	87.6
Kittitas	1,220	0.8	0.0	48	23.1	\$338,500	22.0	100.6	45.4
Klickitat	280	-12.5	-9.7	14	-51.7	\$250,000	0.0	107.0	63.8
Lewis	1,310	0.8	6.5	94	291.7	\$224,300	17.8	135.1	99.8
Lincoln	170	13.3	88.9	3	50.0	\$140,000	47.4	208.2	172.5
Mason	1,410	3.7	12.8	47	42.4	\$240,300	17.8	135.0	38.1
Okanogan	450	2.3	9.8	12	33.3	\$201,700	12.9	137.3	102.7
Pacific	520	4.0	-1.9	12	33.3	\$182,500	9.9	155.6	75.9
Pend Oreille	300	7.1	20.0	11	37.5	\$181,700	6.9	143.3	76.0
Pierce	16,250	2.7	6.9	1,798	30.9	\$353,700	12.9	108.8	50.8
San Juan	360	5.9	2.9	44	0.0	\$558,300	10.3	63.1	28.1
Skagit	2,290	-0.4	-6.5	158	9.7	\$342,300	8.5	103.9	36.6
Skamania	260	0.0	-7.1	17	70.0	\$262,500	-2.3	150.2	72.6
Snohomish	10,580	-4.0	-4.2	1,190	77.3	\$494,600	12.5	91.4	50.3
Spokane	9,210	-2.1	2.9	789	14.7	\$253,200	12.5	133.5	83.0
Stevens	890	8.5	21.9	19	46.2	\$181,700	6.9	159.9	90.5
Thurston	5,520	1.1	8.2	284	-12.1	\$319,300	10.2	126.6	61.1
Wahkiakum	80	14.3	-27.3	4	-42.9	\$241,700	20.8	124.6	30.1
Walla Walla	910	2.2	3.4	46	17.9	\$215,600	1.3	145.6	105.8
Whatcom	3,320	0.9	1.2	304	-36.8	\$385,000	12.1	95.6	55.5
Whitman	460	7.0	4.5	36	20.0	\$268,600	10.5	123.6	80.3
Yakima	1,910	2.7	1.1	106	17.8	\$231,200	12.3	119.6	68.6
<b>Statewide</b>	<b>114,110</b>	<b>0.9</b>	<b>0.9</b>	<b>11,067</b>	<b>1.6</b>	<b>\$373,400</b>	<b>10.6</b>	<b>105.4</b>	<b>61.2</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.