

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	170	6.2	30.8	9	0.0	\$164,000	11.3	150.5	83.0
Asotin	270	0.0	8.0	8	-11.1	\$222,900	10.3	135.0	82.0
Benton	4,100	0.0	1.5	263	-25.1	\$282,700	15.3	126.8	83.8
Chelan	1,010	-1.9	-1.9	98	-45.6	\$350,000	3.8	109.7	61.8
Clallam	1,110	-0.9	3.7	41	-46.8	\$309,100	14.6	101.0	114.3
Clark	7,300	-0.5	-6.4	1,189	41.9	\$364,900	6.7	107.5	65.1
Columbia	130	0.0	8.3	2	100.0	\$161,100	25.4	196.0	138.2
Cowlitz	1,530	0.7	7.0	49	-12.5	\$252,900	11.4	125.5	78.9
Douglas	660	0.0	13.8	51	-1.9	\$325,500	11.9	114.6	59.9
Ferry	110	0.0	22.2	7	0.0	\$166,000	35.0	151.3	44.6
Franklin	1,380	0.0	1.5	186	21.6	\$282,700	15.3	126.8	27.1
Garfield	50	0.0	0.0	1	0.0	\$210,400	10.1	128.4	94.4
Grant	1,080	1.9	18.7	32	-63.2	\$200,000	2.9	139.8	78.0
Grays Harbor	1,950	1.6	7.1	26	-60.0	\$191,400	14.2	146.1	86.9
Island	2,090	-3.7	2.5	49	-61.4	\$383,700	9.7	101.6	74.8
Jefferson	710	1.4	4.4	49	-39.5	\$359,700	-2.4	94.8	61.6
King	27,080	-2.0	-6.6	3,319	-27.1	\$685,000	4.0	70.9	42.3
Kitsap	5,100	1.0	1.0	341	3.3	\$357,600	9.5	114.1	87.6
Kittitas	1,200	-1.6	-4.0	30	-70.0	\$331,100	18.7	102.4	46.1
Klickitat	280	0.0	-15.2	24	-35.1	\$272,500	5.0	97.6	58.1
Lewis	1,300	-0.8	3.2	67	-18.3	\$245,600	16.3	122.7	91.8
Lincoln	190	11.8	72.7	1	-94.4	\$108,000	16.1	268.5	224.8
Mason	1,420	0.7	5.2	60	0.0	\$249,100	12.9	129.6	35.3
Okanogan	470	4.4	9.3	15	-62.5	\$228,300	4.5	120.7	91.4
Pacific	560	7.7	5.7	21	-16.0	\$180,700	10.9	156.4	76.2
Pend Oreille	320	6.7	18.5	9	-52.6	\$204,300	20.2	126.8	67.2
Pierce	16,140	-0.7	3.7	1,269	-9.5	\$357,200	5.6	107.2	49.6
San Juan	350	-2.8	-2.8	45	28.6	\$564,300	1.9	62.1	27.3
Skagit	2,260	-1.3	-7.8	121	-11.7	\$358,000	10.9	98.9	34.0
Skamania	280	7.7	0.0	19	-17.4	\$312,500	9.5	125.5	60.6
Snohomish	11,030	4.3	-2.9	724	-34.7	\$485,600	7.3	92.7	51.0
Spokane	9,420	2.3	2.1	877	2.7	\$252,800	12.3	133.0	83.1
Stevens	940	5.6	19.0	5	-83.9	\$204,300	20.2	141.5	80.2
Thurston	5,600	1.4	4.7	450	59.6	\$320,800	10.7	125.4	60.0
Wahkiakum	90	12.5	-10.0	2	-50.0	\$312,500	46.2	95.9	22.0
Walla Walla	910	0.0	-2.2	47	67.9	\$238,100	8.0	131.2	96.1
Whatcom	3,280	-1.2	0.3	317	12.4	\$388,300	10.8	94.3	54.9
Whitman	460	0.0	4.5	48	-14.3	\$269,000	10.2	122.8	81.0
Yakima	1,920	0.5	1.1	108	31.7	\$233,100	11.4	118.0	67.7
<b>Statewide</b>	<b>114,250</b>	<b>0.1</b>	<b>-0.5</b>	<b>9,979</b>	<b>-14.6</b>	<b>\$368,900</b>	<b>1.6</b>	<b>106.2</b>	<b>61.8</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.