

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2019

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	0	21.4	21	5	\$240,000	56.6	105.3	57.4
Asotin	260	-10.3	8.3	12	9.1	\$207,000	3.8	148.9	91.3
Benton	4,070	-4.7	0.2	501	55.1	\$291,500	9	125.9	83.3
Chelan	960	-3	-5	136	-40.9	\$326,100	2.3	122.0	68.6
Clallam	1,080	-3.6	1.9	36	-25	\$279,800	2.4	114.3	134.3
Clark	6,830	-4.1	-5.7	959	18.2	\$361,100	4.1	111.2	67.8
Columbia	100	-16.7	-23.1	4	-20	\$167,800	9.1	192.7	138.8
Cowlitz	1,420	-6.6	-6.6	47	30.6	\$261,600	4.6	124.2	79.1
Douglas	650	1.6	3.2	10	0	\$325,000	10.2	118.9	61.7
Ferry	100	0	0	5	25	\$165,000	5.1	156.0	43.0
Franklin	1,370	-4.2	0.7	139	-7.9	\$291,500	9	125.9	23.8
Garfield	50	-16.7	0	2	0	\$207,000	3.8	133.6	99.1
Grant	1,070	-1.8	7	36	12.5	\$195,500	8.1	146.4	81.3
Grays Harbor	1,900	0.5	2.7	36	-5.3	\$199,000	5.5	143.8	86.0
Island	1,970	-3.4	-9.2	38	5.6	\$355,800	1.9	112.2	84.1
Jefferson	640	-5.9	-4.5	33	-19.5	\$387,500	7.1	90.1	59.4
King	25,030	-4.1	-8.1	3,293	-22.7	\$656,600	-2.4	75.8	45.6
Kitsap	4,690	-3.9	-7.5	192	-46.8	\$354,400	8.6	117.9	92.4
Kittitas	1,090	-4.4	-9.9	193	407.9	\$342,200	9.8	101.5	45.5
Klickitat	250	-3.8	-21.9	10	-28.6	\$231,200	-17.2	117.9	69.9
Lewis	1,250	-3.1	-3.8	82	-43.4	\$251,900	20.6	122.5	93.7
Lincoln	160	-11.1	6.7	4	33.3	\$140,000	40	212.0	181.1
Mason	1,320	-4.3	-2.9	68	-9.3	\$239,500	5.9	138.0	34.8
Okanogan	490	-2	11.4	62	376.9	\$173,600	-22.8	162.5	125.9
Pacific	530	-3.6	6	11	-8.3	\$191,200	0.6	151.3	73.4
Pend Oreille	290	-6.5	3.6	12	0	\$228,600	29.7	116.1	61.2
Pierce	15,120	-3.4	-4.4	719	-37.4	\$354,600	6.6	110.5	50.4
San Juan	310	-8.8	-8.8	22	-29	\$633,300	33.3	56.7	24.3
Skagit	2,090	-3.2	-9.1	103	-25.9	\$345,700	1	104.9	34.2
Skamania	220	-15.4	-15.4	15	200	\$275,000	-4.3	146.1	70.2
Snohomish	9,990	-5	-9.3	752	8.8	\$479,800	1.6	96.1	53.0
Spokane	8,850	-4.7	-6	790	0.3	\$255,600	13.5	134.6	84.9
Stevens	870	-6.5	6.1	28	12	\$228,600	29.7	129.4	73.6
Thurston	5,230	-3.1	-4.2	309	-37.2	\$324,300	8.9	127.0	59.9
Wahkiakum	70	-12.5	0	4	-20	\$253,500	18.3	121.2	24.9
Walla Walla	860	-3.4	-3.4	21	-58	\$241,700	7.7	132.3	98.6
Whatcom	3,080	-2.2	-6.4	250	-44.9	\$382,500	6	98.1	57.4
Whitman	450	-2.2	4.7	52	225	\$289,100	13.7	116.9	79.5
Yakima	1,860	-4.1	0	391	279.6	\$230,500	14.7	122.2	70.1
<b>Statewide</b>	<b>106,740</b>	<b>-4</b>	<b>-5.6</b>	<b>9,398</b>	<b>-12</b>	<b>\$374,700</b>	<b>4</b>	<b>107.1</b>	<b>62.5</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.