

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	160	-5.9	-5.9	21	133.3	\$202,800	23.7	139.9	102.4
Asotin	210	-12.5	-22.2	4	-50	\$207,600	-1.3	161.9	118.5
Benton	3,790	1.3	-7.6	314	19.4	\$298,200	5.5	129.1	94.5
Chelan	930	1.1	-7.9	149	52	\$364,700	4.2	108.5	79.4
Clallam	1,030	-1.9	-7.2	41	0	\$319,800	3.5	89.2	65.3
Clark	7,010	1.6	-4	1,191	0.2	\$377,500	3.5	120.9	88.5
Columbia	90	12.5	-30.8	2	0	\$176,200	9.4	152.3	111.5
Cowlitz	1,390	0	-9.2	59	20.4	\$280,700	11	99.5	72.8
Douglas	570	-1.7	-13.6	28	-45.1	\$353,300	8.5	94.8	69.4
Ferry	110	0	0	3	-57.1	\$152,700	-8	182.1	133.3
Franklin	1,270	1.6	-8	150	-19.4	\$298,200	5.5	132.3	96.9
Garfield	40	-20	-20	1	0	\$207,600	-1.3	135.8	99.4
Grant	1,050	1.9	-2.8	42	31.2	\$234,800	17.4	170.7	125
Grays Harbor	1,940	1.6	-0.5	41	57.7	\$229,200	19.7	114.6	83.9
Island	1,880	-4.1	-10	40	-18.4	\$411,300	7.2	88.1	64.5
Jefferson	610	-6.2	-14.1	55	12.2	\$421,400	17.2	78	57.1
King	25,510	-0.9	-5.8	4,697	41.5	\$673,600	-1.7	80.3	58.8
Kitsap	4,630	-0.6	-9.2	368	7.9	\$391,700	9.5	113.2	82.9
Kittitas	1,130	0	-5.8	85	183.3	\$344,800	4.1	102.7	75.2
Klickitat	270	8	-3.6	23	-4.2	\$294,400	8	123	90.1
Lewis	1,280	0.8	-1.5	90	34.3	\$266,700	8.6	121.3	88.8
Lincoln	130	-13.3	-31.6	5	400	\$125,600	16.3	244.4	178.9
Mason	1,360	0.7	-4.2	14	-76.7	\$278,800	11.9	133.4	97.6
Okanogan	500	0	6.4	24	60	\$234,600	2.8	117.1	85.7
Pacific	560	-3.4	0	10	-52.4	\$213,000	17.9	129.5	94.8
Pend Oreille	300	0	-6.2	8	-11.1	\$213,000	4.3	119.6	87.5
Pierce	14,990	-1.6	-7.1	1,385	9.1	\$379,000	6.1	110.1	80.6
San Juan	300	-6.2	-14.3	42	-6.7	\$585,700	3.8	61.9	45.3
Skagit	2,170	1.4	-4	101	-16.5	\$373,500	4.3	103.8	76
Skamania	230	-4.2	-17.9	25	31.6	\$350,000	12	100.4	73.5
Snohomish	10,940	6.4	-0.8	905	25	\$492,400	1.4	105.4	77.2
Spokane	8,800	2.3	-6.6	1,150	31.1	\$284,200	12.4	107	78.3
Stevens	870	-2.2	-7.4	12	140	\$213,000	4.3	129.2	94.6
Thurston	5,450	3	-2.7	283	-37.1	\$346,400	8	128.2	93.8
Wahkiakum	100	11.1	11.1	2	0	\$285,800	20	104.4	76.5
Walla Walla	770	-7.2	-15.4	40	-14.9	\$263,300	1.4	122	89.3
Whatcom	3,120	-0.3	-4.9	373	17.7	\$400,000	3	96.8	70.9
Whitman	400	-4.8	-13	20	-58.3	\$276,200	2.7	118.6	86.8
Yakima	1,880	2.7	-2.1	190	75.9	\$261,200	12.1	104.5	76.5
<b>Statewide</b>	<b>107,770</b>	<b>0.5</b>	<b>-5.7</b>	<b>11,993</b>	<b>20.2</b>	<b>\$400,700</b>	<b>8.6</b>	<b>109</b>	<b>79.8</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.