

HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2007

County	Home Resales (units)			Building Permits (units)		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change (last qtr)	% Change (.year ago)	#	% Change (year ago)	\$	% Change (year ago)		
ADAMS	260	0.0%	-10.3%			\$96,700	43.3%	178.8	120.0
ASOTIN	430	-12.2%	-20.4%			\$140,000	4.4%	147.0	84.7
BENTON	3,610	3.1%	-8.6%	162	-36.0%	\$163,100	7.2%	171.5	103.2
CHELAN	1,600	34.5%	-8.6%	53	20.5%	\$221,000	26.9%	102.9	59.6
CLALLAM	1,320	-2.2%	0.0%	60	-24.1%	\$236,500	9.2%	93.1	53.9
CLARK	8,180	5.0%	-17.3%	540	-31.4%	\$269,400	3.8%	100.9	61.5
COLUMBIA	90	-10.0%	-18.2%			\$189,000	90.3%	108.2	62.4
COWLITZ	2,250	2.3%	-20.5%	75	-18.5%	\$178,500	13.0%	125.4	75.2
DOUGLAS	670	34.0%	-9.5%	81	62.0%	\$223,000	28.9%	95.8	59.7
FERRY	170	-10.5%	-5.6%			\$150,000	13.2%	108.1	65.1
FRANKLIN	740	2.8%	-8.6%	209	-43.1%	\$163,100	7.2%	128.4	85.0
GARFIELD	60	0.0%	0.0%			\$140,000	4.4%	149.5	81.0
GRANT	2,660	7.7%	9.5%			\$132,000	1.1%	149.0	93.8
GRAYS HARBOR	2,920	31.5%	24.8%			\$154,900	10.6%	128.5	77.4
ISLAND	4,760	16.4%	-1.7%	93	-16.2%	\$293,000	-0.6%	85.3	52.7
JEFFERSON	680	-11.7%	-13.9%	55	12.2%	\$327,500	-0.1%	68.8	39.9
KING	35,710	6.2%	-4.0%	4,912	116.6%	\$440,000	10.1%	70.7	39.7
KITSAP	5,050	12.5%	-4.5%	276	15.5%	\$286,000	10.0%	96.6	58.2
KITTITAS	1,800	3.4%	-23.4%	66	-12.0%	\$249,500	22.9%	90.5	45.9
KLICKITAT	440	4.8%	2.3%			N/A	N/A	N/A	N/A
LEWIS	1,200	1.7%	-17.8%	135	18.4%	\$189,800	23.6%	107.7	64.8
LINCOLN	470	-2.1%	4.4%			N/A	N/A	N/A	N/A
MASON	1,660	-1.2%	-13.5%	96	-13.5%	\$196,900	14.3%	114.9	70.3
OKANOGAN	850	21.4%	-6.6%	29	-3.3%	\$140,000	-9.4%	120.9	74.3
PACIFIC	360	-12.2%	-25.0%	1	-66.7%	\$170,000	30.8%	113.1	65.2
PEND OREILLE	300	-9.1%	-3.2%	1	N/A	\$150,000	13.2%	121.7	74.5
PIERCE	16,530	1.2%	-18.5%	1,444	-12.6%	\$282,000	8.5%	95.6	56.4
SAN JUAN	270	-6.9%	-27.0%	38	-13.6%	\$475,000	-24.1%	52.8	31.4
SKAGIT	3,080	25.7%	-1.0%	152	-10.1%	\$258,900	3.6%	94.9	58.0
SKAMANIA	140	0.0%	-12.5%	29	3.6%	N/A	N/A	N/A	N/A
SNOHOMISH	12,780	-4.8%	-20.1%	1,457	-8.9%	\$370,000	13.8%	81.6	49.6
SPOKANE	10,470	-3.1%	-5.2%	561	-14.9%	\$181,900	7.1%	127.5	71.2
STEVENS	1,160	-9.4%	-3.3%	3	50.0%	\$150,000	13.2%	130.2	79.1
THURSTON	6,140	2.7%	-7.3%	589	52.2%	\$255,000	3.4%	110.1	65.3
WAHKIAKUM	90	-18.2%	0.0%			\$160,500	33.8%	134.2	84.4
WALLA WALLA	1,290	-10.4%	-18.4%			\$178,500	14.4%	124.3	70.5
WHATCOM	3,150	11.3%	-13.5%	282	9.3%	\$289,900	9.4%	84.4	47.2
WHITMAN	660	0.0%	-21.4%	24	-35.1%	\$180,000	-4.3%	121.5	54.8
YAKIMA	5,080	12.1%	24.8%	76	-16.5%	\$134,400	3.9%	147.0	90.2
Statewide	139,080	4.4%	-8.9%	11,501	19.8%	\$300,800	7.4%	88.9	52.0

Notes:

1. Home Resales are WCRER estimates based on MLS reports or deed recording (Real Market Data LLC)
2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing quarter-to-quarter comparison.
3. Building permits are from the U.S. Department of Commerce, Bureau of the Census
4. Median prices are WCRER estimates. Half the homes sold at higher prices, half lower
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.