

HOUSING MARKET SNAPSHOT

State of Washington and Counties

Second 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	160	-38.5%	-33.3%			\$104,400	-2.2%	165.2	110.9
ASOTIN	460	-6.1%	-14.8%			\$157,400	8.8%	131.5	75.7
BENTON	3,930	-9.7%	0.0%	191	-20.4%	\$164,100	4.3%	171.0	103.0
CHELAN	1,740	8.8%	-5.4%	81	-26.4%	\$238,900	29.8%	95.3	55.2
CLALLAM	1,160	-12.1%	-9.4%	77	-12.5%	\$252,300	5.3%	87.6	50.8
CLARK	7,810	-4.5%	-14.4%	664	-19.4%	\$277,900	3.4%	97.8	59.7
COLUMBIA	90	0.0%	-10.0%			\$103,800	3.8%	197.4	114.0
COWLITZ	1,960	-10.9%	-28.5%	126	20.0%	\$182,900	4.6%	122.4	73.4
DOUGLAS	730	9.0%	-5.2%	89	58.9%	\$243,000	22.2%	87.8	54.8
FERRY	150	0.0%	-34.8%			\$158,000	13.8%	101.7	61.4
FRANKLIN	810	-9.0%	0.0%	171	-38.0%	\$164,100	4.3%	127.9	84.8
GARFIELD	50	0.0%	-37.5%			\$157,400	8.8%	132.0	71.9
GRANT	2,640	-0.8%	-11.4%			\$155,900	19.7%	126.5	79.8
GRAYS HARBOR	2,340	-19.9%	-5.6%			\$162,700	9.0%	123.3	74.2
ISLAND	3,740	-21.4%	-15.8%	132	-11.4%	\$309,300	6.3%	80.8	50.0
JEFFERSON	600	-11.8%	-17.8%	60	-7.7%	\$328,500	-2.8%	68.6	39.7
KING	34,090	-4.5%	-7.7%	3,588	-14.9%	\$470,000	9.6%	66.1	37.1
KITSAP	4,340	-14.1%	-19.9%	280	-5.4%	\$297,900	7.9%	92.9	56.0
KITTITAS	1,970	9.4%	-10.9%	96	-5.0%	\$260,000	8.6%	86.8	44.0
KLICKITAT	470	-4.1%	2.2%			\$220,000	N/A	88.3	52.8
LEWIS	1,200	0.0%	-20.0%	155	-0.6%	\$195,000	19.3%	105.0	63.2
LINCOLN	430	-2.3%	-23.2%			N/A	N/A	N/A	N/A
MASON	1,720	3.6%	-10.4%	131	-13.8%	\$205,500	8.2%	110.7	67.6
OKANOGAN	850	3.7%	-14.1%	61	0.0%	\$167,500	24.5%	101.5	62.4
PACIFIC	290	-19.4%	-34.1%	0	-100.0%	\$138,500	17.9%	139.3	80.3
PEND OREILLE	250	-3.8%	-37.5%	1	0.0%	\$158,000	13.8%	115.3	70.8
PIERCE	14,890	-9.9%	-21.3%	1,594	-14.3%	\$283,500	5.0%	95.4	56.3
SAN JUAN	340	25.9%	-24.4%	44	-2.2%	\$520,000	-18.8%	48.8	29.0
SKAGIT	2,900	-5.8%	3.2%	173	3.6%	\$288,000	8.7%	85.5	52.4
SKAMANIA	140	0.0%	-12.5%	27	-30.8%	\$225,000	N/A	91.3	57.5
SNOHOMISH	12,610	-1.3%	-15.7%	1,488	-3.4%	\$376,200	10.6%	80.4	48.9
SPOKANE	10,660	1.8%	-0.1%	508	-44.4%	\$196,800	9.9%	118.1	66.0
STEVENS	980	-3.9%	-36.4%	10	66.7%	\$158,000	13.8%	123.8	75.2
THURSTON	5,760	-6.2%	-17.0%	621	-34.4%	\$273,900	8.0%	102.6	61.0
WAHKIAKUM	160	77.8%	14.3%			\$201,000	-5.4%	107.2	67.4
WALLA WALLA	1,330	3.1%	-5.7%			\$190,000	1.7%	117.4	66.6
WHATCOM	3,230	2.5%	-0.3%	319	-17.6%	\$293,700	3.4%	83.4	46.7
WHITMAN	670	1.5%	-5.6%	39	39.3%	\$225,000	16.8%	97.4	44.0
YAKIMA	4,910	-3.3%	2.7%	122	18.4%	\$145,900	9.3%	135.8	83.3
Statewide	132,560	-5.2%	-11.6%	10,850	-16.1%	\$316,700	8.1%	84.5	49.5

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.