

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties

Third 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%	-21.2%			\$104,300	7.6%	160.3	108.0
ASOTIN	410	-10.9%	-19.6%			\$154,100	4.9%	126.8	73.2
BENTON	3,890	-1.8%	5.1%	136	-24.9%	\$172,400	3.6%	154.6	92.9
CHELAN	1,450	-16.7%	-16.2%	72	53.2%	\$250,000	11.7%	86.0	49.9
CLALLAM	1,130	-2.6%	-8.1%	70	-18.6%	\$255,000	10.4%	83.9	48.6
CLARK	6,580	-15.7%	-17.2%	612	-21.1%	\$278,700	1.2%	92.9	56.6
COLUMBIA	90	0.0%	-10.0%			\$132,500	26.2%	149.3	86.0
COWLITZ	1,800	-8.2%	-25.9%	116	-18.9%	\$197,500	8.0%	108.0	64.8
DOUGLAS	610	-16.4%	-16.4%	246	72.0%	\$239,900	6.6%	87.0	54.2
FERRY	140	-6.7%	-33.3%			\$158,000	4.8%	102.0	61.3
FRANKLIN	800	-1.2%	5.3%	126	-41.1%	\$172,400	3.6%	115.6	76.7
GARFIELD	50	0.0%	-28.6%			\$154,100	4.9%	132.7	71.6
GRANT	2,080	-21.2%	-30.0%			\$169,100	22.5%	110.6	69.7
GRAYS HARBOR	1,990	-15.0%	-31.1%			\$180,000	13.9%	105.5	63.7
ISLAND	3,570	-4.5%	-17.4%	100	-33.3%	\$320,000	1.6%	73.5	45.5
JEFFERSON	530	-11.7%	-24.3%	63	3.3%	\$320,000	-3.0%	68.6	39.7
KING	29,260	-14.2%	-18.0%	4,483	-13.2%	\$472,000	9.1%	64.7	36.1
KITSAP	3,820	-12.0%	-21.4%	268	-13.0%	\$300,000	5.8%	88.9	53.5
KITTITAS	1,930	-2.0%	10.3%	83	-21.0%	\$259,700	1.8%	83.1	42.1
KLICKITAT	440	-6.4%	0.0%			\$185,700	N/A	100.7	60.3
LEWIS	1,220	1.7%	9.9%	143	0.7%	\$214,100	12.9%	93.5	56.0
LINCOLN	380	-15.6%	-32.1%			N/A	N/A	N/A	N/A
MASON	1,290	-25.0%	-34.2%	120	-21.6%	\$224,700	15.2%	96.3	59.0
OKANOGAN	730	-14.1%	-21.5%	56	-24.3%	\$189,000	35.0%	87.0	53.6
PACIFIC	220	-24.1%	-47.6%	0	-100.0%	\$143,000	-8.3%	127.5	73.5
PEND OREILLE	240	-4.0%	-33.3%	1	0.0%	\$158,000	4.8%	110.5	67.9
PIERCE	12,070	-18.9%	-32.2%	1,089	-29.1%	\$288,700	3.3%	89.8	52.8
SAN JUAN	180	-47.1%	-45.5%	50	13.6%	\$585,000	33.6%	39.1	23.1
SKAGIT	2,500	-13.8%	-4.2%	158	3.9%	\$272,000	0.7%	86.7	53.0
SKAMANIA	120	-14.3%	-14.3%	23	-32.4%	\$225,000	N/A	89.1	56.4
SNOHOMISH	10,420	-17.4%	-26.9%	1,217	-6.5%	\$370,000	3.6%	76.8	46.6
SPOKANE	9,260	-13.1%	-14.7%	524	-30.1%	\$207,400	8.2%	107.7	60.1
STEVENS	910	-7.1%	-35.0%	6	0.0%	\$158,000	4.8%	118.6	72.0
THURSTON	5,200	-9.7%	-17.3%	467	-24.2%	\$270,000	5.0%	98.1	58.3
WAHKIAKUM	100	-37.5%	-28.6%			\$222,000	5.7%	93.6	58.6
WALLA WALLA	1,350	1.5%	-8.8%			\$206,500	11.6%	102.3	58.1
WHATCOM	2,950	-8.7%	-1.7%	224	-27.7%	\$290,000	0.9%	81.8	45.8
WHITMAN	550	-17.9%	-6.8%	49	-79.7%	\$216,900	13.9%	98.4	44.2
YAKIMA	4,230	-13.8%	-7.4%	81	24.6%	\$160,000	15.0%	116.6	71.4
Statewide	114,750	-5.0%	-11.4%	10,586	-17.3%	\$314,000	4.4%	81.8	48.2

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.