

HOUSING MARKET SNAPSHOT

State of Washington and Counties Second Quarter 2010

County	Home Resales (units)		Building Permits (units)		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI	
	SAAR	% Change	#	% Change (year ago)	\$	% Change (year ago)			
		(last qtr) (year ago)							
Adams	120	-25.0%	-40.0%			\$120,000	-2.2%	170.4	115.2
Asotin	510	37.8%	70.0%			\$152,600	-1.7%	167.9	96.5
Benton	4,280	17.3%	33.8%	126	9.6%	\$173,100	5.5%	177.7	106.4
Chelan	1,210	19.8%	37.5%	39	-7.1%	\$215,000	-4.4%	126.6	74.3
Clallam	1,050	12.9%	43.8%	32	3.2%	\$209,800	-1.1%	119.0	68.8
Clark	7,020	10.9%	32.2%	341	91.6%	\$214,100	-1.9%	156.0	94.7
Columbia	120	-29.4%	71.4%	0	N/A	\$107,500	-2.3%	233.8	132.6
Cowlitz	1,460	-6.4%	32.7%	24	-45.5%	\$160,400	-6.9%	162.2	97.1
Douglas	370	-5.1%	2.8%	38	-9.5%	\$226,500	3.9%	122.4	75.8
Ferry	130	8.3%	116.7%	0	N/A	\$152,000	1.3%	131.4	78.9
Franklin	880	17.3%	33.3%	156	45.8%	\$173,100	5.5%	148.5	97.3
Garfield	60	50.0%	100.0%	0	N/A	\$152,600	-1.7%	169.7	91.4
Grant	1,920	14.3%	54.8%			\$163,100	0.9%	147.3	92.2
Grays Harbor	1,650	3.1%	23.1%	17	6.3%	\$130,000	-6.5%	188.4	113.6
Island	2,720	-5.9%	14.8%	41	2.5%	\$262,500	0.4%	127.6	79.4
Jefferson	330	-21.4%	6.5%	20	-4.8%	\$281,000	29.2%	105.2	60.2
King	24,050	2.9%	33.0%	1,028	20.8%	\$375,500	-3.1%	110.6	61.7
Kitsap	3,460	3.0%	16.5%	113	-5.0%	\$235,000	-4.1%	145.8	87.6
Kittitas	1,250	-21.4%	28.9%	35	-12.5%	\$203,000	0.6%	139.7	71.8
Klickitat	270	22.7%	3.8%			\$193,300	23.4%	133.0	78.9
Lewis	790	-3.7%	8.2%	57	23.9%	\$161,500	7.7%	156.1	93.8
Lincoln	320	3.2%	45.5%			N/A	N/A	N/A	N/A
Mason	930	-25.6%	9.4%	43	2.4%	\$165,000	0.7%	171.2	105.5
Okanogan	690	23.2%	19.0%	35	-14.6%	\$161,000	1.6%	139.2	85.1
Pacific	230	4.5%	27.8%	0	N/A	\$134,000	2.3%	179.6	104.1
Pend Oreille	220	4.8%	120.0%	2	N/A	\$152,000	1.3%	148.2	89.9
Pierce	10,180	2.5%	21.9%	592	64.0%	\$220,000	-4.7%	151.8	89.5
San Juan	120	-45.5%	20.0%	39	56.0%	\$328,800	-6.1%	96.2	56.6
Skagit	1,740	13.0%	32.8%	58	-10.8%	\$226,300	-2.5%	132.2	81.2
Skamania	150	25.0%	36.4%	5	-54.5%	\$156,700	-9.2%	177.1	110.2
Snohomish	8,300	1.6%	35.0%	511	-0.6%	\$279,500	-9.0%	137.9	83.5
Spokane	7,220	5.4%	22.8%	500	185.7%	\$171,400	-3.7%	170.8	95.2
Stevens	830	3.8%	112.8%	1	N/A	\$152,000	1.3%	166.2	100.5
Thurston	3,990	-0.5%	13.0%	256	-21.7%	\$231,000	-3.8%	149.3	89.2
Wahkiakum	90	50.0%	50.0%			\$145,500	-7.9%	187.8	114.5
Walla Walla	1,030	-5.5%	15.7%	16		\$185,000	5.7%	148.1	83.8
Whatcom	2,060	-10.4%	4.6%	73	-18.0%	\$250,200	-5.6%	118.7	66.5
Whitman	360	20.0%	9.1%	38	111.1%	\$208,000	0.0%	136.9	62.3
Yakima	3,910	16.4%	23.7%	52	26.8%	\$152,700	-3.7%	162.7	99.6
Statewide	96,020	3.5%	27.5%	4,288	25.9%	\$246,800	-6.9%	136.4	80.1

NOTES:

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