

HOUSING MARKET SNAPSHOT

State of Washington and Counties Second Quarter 2011

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	190	-40.6%	58.3%			\$127,300	6.1%	182.4	98.8
Asotin	270	-25.0%	-47.1%			\$164,500	7.8%	164.9	84.1
Benton	2,990	-6.0%	-30.3%	335	165.9%	\$174,400	0.8%	185.2	113.4
Chelan	830	-32.5%	-31.4%	34	-12.8%	\$215,000	0.0%	134.4	79.3
Clallam	790	-22.5%	-24.8%	30	-6.3%	\$185,300	-11.7%	150.5	80.9
Clark	6,070	3.6%	-13.5%	218	-36.1%	\$190,400	-11.1%	185.6	101.6
Columbia	110	-21.4%	-8.3%	0	N/A	\$107,500	0.0%	265.6	114.2
Cowlitz	1,630	19.9%	11.6%	26	8.3%	\$130,000	-19.0%	220.9	124.5
Douglas	340	-12.8%	-8.1%	53	39.5%	\$201,000	-11.3%	140.1	73.6
Ferry	120	20.0%	-7.7%	0	N/A	\$140,000	-7.9%	162.9	88.8
Franklin	610	-6.2%	-30.7%	213	36.5%	\$174,400	0.8%	185.2	91.7
Garfield	30	-25.0%	-50.0%	0	N/A	\$164,500	7.8%	156.0	85.2
Grant	1,360	1.5%	-29.2%			\$150,000	-8.0%	167.8	104.5
Grays Harbor	1,310	-15.5%	-20.6%	12	-29.4%	\$112,300	-13.6%	225.2	113.9
Island	2,270	-1.3%	-16.5%	23	-43.9%	\$255,000	-2.9%	135.2	76.0
Jefferson	480	20.0%	45.5%	19	-5.0%	\$245,500	-12.6%	122.7	60.7
King	23,540	-2.6%	-2.1%	2,262	120.0%	\$348,300	-7.2%	124.0	66.4
Kitsap	2,850	-5.3%	-17.6%	89	-21.2%	\$235,000	0.0%	153.7	90.0
Kittitas	960	-19.3%	-23.2%	38	8.6%	\$192,500	-5.2%	157.2	68.6
Klickitat	260	-45.8%	-3.7%			\$212,500	9.9%	117.6	63.1
Lewis	760	-10.6%	-3.8%	63	10.5%	\$135,000	-16.4%	199.6	110.5
Lincoln	280	-6.7%	-12.5%			\$70,000	133.3%	379.3	201.9
Mason	920	0.0%	-1.1%	35	-18.6%	\$140,000	-15.2%	207.4	113.7
Okanogan	440	0.0%	-36.2%	28	-20.0%	\$149,500	-7.1%	160.3	80.4
Pacific	170	-22.7%	-26.1%	0	0.0%	\$116,000	-13.4%	220.2	103.5
Pend Oreille	200	17.6%	-9.1%	1	-50.0%	\$140,000	-7.9%	168.8	86.9
Pierce	10,420	0.8%	2.4%	576	-2.7%	\$197,000	-10.5%	175.9	98.4
San Juan	160	-20.0%	33.3%	18	-53.8%	\$422,500	28.5%	77.6	42.5
Skagit	1,440	-18.2%	-17.2%	47	-19.0%	\$198,000	-12.5%	159.3	96.4
Skamania	40	-73.3%	-73.3%	16	220.0%	\$125,000	-20.2%	282.7	132.2
Snohomish	7,530	-6.5%	-9.3%	858	67.9%	\$241,500	-13.6%	165.6	92.2
Spokane	5,540	-6.3%	-23.3%	417	-16.6%	\$161,500	-5.8%	187.0	95.9
Stevens	770	14.9%	-7.2%	2	100.0%	\$140,000	-7.9%	186.3	96.3
Thurston	3,670	5.5%	-8.0%	199	-22.3%	\$220,000	-4.8%	163.6	92.1
Wahkiakum	60	-45.5%	-33.3%			\$80,000	-45.0%	361.8	183.8
Walla Walla	800	-19.2%	-22.3%	13	-18.8%	\$167,500	-9.5%	170.7	91.4
Whatcom	1,880	-3.6%	-8.7%	60	-17.8%	\$253,000	1.1%	128.0	63.7
Whitman	340	-8.1%	-5.6%	10	-73.7%	\$192,700	-7.4%	153.3	59.3
Yakima	2,780	0.0%	-28.9%	35	-32.7%	\$150,700	-1.3%	165.9	94.4
Statewide	85,210	-4.0%	-11.3%	5,730	33.6%	\$226,900	-7.6%	154.7	85.0

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.