

HOUSING MARKET SNAPSHOT

State of Washington and Counties First Quarter 2014

County	Home Resales (units)			Building Permits*		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI
	SAAR	% Change (last qtr)	% Change (year ago)	#	% Change (year ago)	\$	% Change (year ago)		
ADAMS	90	-30.8%	-10.0%			\$133,300	2.9%	181.5	110.7
ASOTIN	240	26.3%	9.1%			\$153,700	7.3%	190.8	105.1
BENTON	2,780	1.1%	2.6%	249	-32.9%	\$178,900	1.7%	196.1	128.7
CHELAN	610	-20.8%	-25.6%	28	-12.5%	\$236,100	1.3%	141.1	79.6
CLALLAM	750	-26.5%	-10.7%	32	68.4%	\$221,800	0.9%	137.6	97.9
CLARK	5,950	-8.2%	1.2%	622	-21.0%	\$233,200	14.5%	164.4	92.9
COLUMBIA	90	-30.8%	12.5%			\$135,000	5.2%	228.7	127.5
COWLITZ	900	-25.0%	-14.3%	23	9.5%	\$143,800	9.5%	215.8	118.4
DOUGLAS	530	29.3%	26.2%	35	218.2%	\$207,800	2.3%	156.0	87.5
FERRY	80	-20.0%	-27.3%			\$114,000	-2.3%	214.1	101.7
FRANKLIN	930	1.1%	2.2%	137	-33.2%	\$178,900	1.7%	196.1	88.2
GARFIELD	50	25.0%	25.0%			\$153,700	7.3%	171.6	115.7
GRANT	790	8.2%	3.9%			\$141,100	0.6%	193.9	112.8
GRAYS HARBOR	1,370	10.5%	48.9%	8	-33.3%	\$100,700	4.2%	271.7	153.8
ISLAND	1,510	3.4%	13.5%	40	-2.4%	\$240,300	2.0%	158.5	96.5
JEFFERSON	510	0.0%	13.3%	22	37.5%	\$229,400	8.3%	145.0	80.7
KING	21,590	-18.4%	-14.4%	2,550	10.8%	\$419,000	13.7%	112.5	62.6
KITSAP	3,540	-3.8%	2.6%	66	-23.3%	\$231,700	3.3%	171.6	105.2
KITTITAS	880	7.3%	18.9%	20	-35.5%	\$214,700	6.0%	154.0	72.0
KLICKITAT	210	-16.0%	-8.7%			\$138,000	2.0%	188.1	116.1
LEWIS	840	2.4%	13.5%	22	4.8%	\$134,800	-4.1%	219.8	127.3
LINCOLN	80	-20.0%	-20.0%			\$70,000	-18.7%	406.3	273.5
MASON	820	-12.8%	-9.9%	25	66.7%	\$142,700	-3.2%	221.5	103.1
OKANOGAN	360	-14.3%	2.9%	14	40.0%	\$141,700	1.6%	190.1	111.6
PACIFIC	330	-10.8%	13.8%			\$125,000	11.4%	221.3	111.3
PEND OREILLE	220	-18.5%	-29.0%			\$114,000	-11.6%	221.4	121.5
PIERCE	10,080	-13.7%	-11.5%	798	3.9%	\$224,900	11.3%	167.2	88.3
SAN JUAN	290	31.8%	20.8%	15	-31.8%	\$391,700	8.7%	88.1	47.3
SKAGIT	1,480	-27.5%	-4.5%	59	15.7%	\$229,500	10.9%	150.8	77.1
SKAMANIA	160	-44.8%	-15.8%	6	-25.0%	\$146,700	7.3%	261.4	130.0
SNOHOMISH	7,960	-20.5%	-19.2%	543	-40.7%	\$309,900	15.3%	140.8	77.1
SPOKANE	5,840	-6.7%	-0.7%	302	18.0%	\$168,000	2.9%	196.4	111.5
STEVENS	640	-20.0%	-29.7%			\$114,000	-11.6%	248.6	136.1
THURSTON	3,370	-6.6%	-6.1%	186	20.0%	\$217,100	3.2%	181.4	99.0
WAHIAKUM	90	-10.0%	0.0%			\$75,000	-16.3%	389.7	178.9
WALLA WALLA	690	6.2%	15.0%	16	100.0%	\$175,000	8.3%	174.4	107.6
WHATCOM	2,490	-5.0%	4.2%	93	40.9%	\$248,900	4.0%	143.3	78.5
WHITMAN	340	-8.1%	0.0%	62	-67.2%	\$172,000	8.1%	188.2	88.5
YAKIMA	1,970	11.9%	18.7%	25	-28.6%	\$146,800	0.4%	183.2	105.8
Statewide	81,450	-12.1%	-7.1%	5,998	6.1%	\$248,900	8.2%	153.3	85.7

Notes:

1. Home Resales are Runstad Center estimates based on MLS reports or deed recording
2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.
3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census
4. Median prices are Runstad Center 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.