## HOUSING MARKET SNAPSHOT

### State of Washington and Counties
#### First Quarter 2014

<table>
<thead>
<tr>
<th>County</th>
<th>Home Resales (units)</th>
<th>Building Permits*</th>
<th>Median Resale Price</th>
<th>Housing Affordability Index (HAI)</th>
<th>First-Time HAI</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SAAR (last qtr)</strong></td>
<td><strong>% Change</strong></td>
<td><strong>(year ago)</strong></td>
<td><strong># % Change</strong></td>
<td><strong>$ % Change</strong></td>
<td><strong>(year ago)</strong></td>
</tr>
<tr>
<td>Adams</td>
<td>90 -30.8%</td>
<td>-10.0%</td>
<td>133,300</td>
<td>2.9%</td>
<td>181.5</td>
</tr>
<tr>
<td>Asotin</td>
<td>240 26.5%</td>
<td>9.1%</td>
<td>$153,700</td>
<td>7.3%</td>
<td>190.8</td>
</tr>
<tr>
<td>Benton</td>
<td>2,780 1.1%</td>
<td>2.6%</td>
<td>178,900</td>
<td>1.7%</td>
<td>196.1</td>
</tr>
<tr>
<td>Chelan</td>
<td>610 -20.8%</td>
<td>-25.6%</td>
<td>$236,100</td>
<td>1.3%</td>
<td>141.1</td>
</tr>
<tr>
<td>Clallam</td>
<td>750 -26.5%</td>
<td>-10.7%</td>
<td>$221,800</td>
<td>0.9%</td>
<td>137.6</td>
</tr>
<tr>
<td>Clark</td>
<td>5,950 -8.2%</td>
<td>1.2%</td>
<td>$233,200</td>
<td>14.5%</td>
<td>164.4</td>
</tr>
<tr>
<td>Columbia</td>
<td>90 -30.8%</td>
<td>12.5%</td>
<td>$135,000</td>
<td>5.2%</td>
<td>228.7</td>
</tr>
<tr>
<td>Cowlitz</td>
<td>900 -25.0%</td>
<td>-14.3%</td>
<td>$143,800</td>
<td>9.5%</td>
<td>215.8</td>
</tr>
<tr>
<td>Douglas</td>
<td>530 29.3%</td>
<td>26.2%</td>
<td>$207,800</td>
<td>2.3%</td>
<td>150.0</td>
</tr>
<tr>
<td>Ferry</td>
<td>80 -20.0%</td>
<td>-27.3%</td>
<td>$114,000</td>
<td>-2.3%</td>
<td>214.1</td>
</tr>
<tr>
<td>Franklin</td>
<td>930 1.1%</td>
<td>2.2%</td>
<td>$178,900</td>
<td>1.7%</td>
<td>196.1</td>
</tr>
<tr>
<td>Garfield</td>
<td>50 25.0%</td>
<td>25.0%</td>
<td>$153,700</td>
<td>7.3%</td>
<td>171.6</td>
</tr>
<tr>
<td>Grant</td>
<td>790 8.2%</td>
<td>3.9%</td>
<td>$141,100</td>
<td>0.6%</td>
<td>193.9</td>
</tr>
<tr>
<td>Grays Harbor</td>
<td>1,370 10.5%</td>
<td>48.9%</td>
<td>$100,700</td>
<td>4.2%</td>
<td>271.7</td>
</tr>
<tr>
<td>Island</td>
<td>1,510 3.4%</td>
<td>13.5%</td>
<td>$240,300</td>
<td>2.0%</td>
<td>158.5</td>
</tr>
<tr>
<td>Jefferson</td>
<td>510 0.0%</td>
<td>13.3%</td>
<td>$229,400</td>
<td>8.3%</td>
<td>145.0</td>
</tr>
<tr>
<td>King</td>
<td>21,590 -18.4%</td>
<td>-14.4%</td>
<td>$419,000</td>
<td>13.7%</td>
<td>112.5</td>
</tr>
<tr>
<td>Kitsap</td>
<td>3,540 -3.8%</td>
<td>2.6%</td>
<td>$231,700</td>
<td>3.3%</td>
<td>171.6</td>
</tr>
<tr>
<td>Kittitas</td>
<td>880 7.3%</td>
<td>18.9%</td>
<td>$214,700</td>
<td>6.0%</td>
<td>154.0</td>
</tr>
<tr>
<td>Klickitat</td>
<td>210 -16.0%</td>
<td>-8.7%</td>
<td>$138,000</td>
<td>2.0%</td>
<td>188.1</td>
</tr>
<tr>
<td>Lewis</td>
<td>840 2.4%</td>
<td>13.5%</td>
<td>$134,800</td>
<td>-4.1%</td>
<td>219.8</td>
</tr>
<tr>
<td>Lincoln</td>
<td>80 -20.0%</td>
<td>-20.0%</td>
<td>$70,000</td>
<td>-18.7%</td>
<td>406.3</td>
</tr>
<tr>
<td>Mason</td>
<td>820 -12.8%</td>
<td>-9.9%</td>
<td>$142,700</td>
<td>-3.2%</td>
<td>221.5</td>
</tr>
<tr>
<td>Okanogan</td>
<td>360 -14.3%</td>
<td>2.9%</td>
<td>$141,700</td>
<td>1.6%</td>
<td>190.1</td>
</tr>
<tr>
<td>Pacific</td>
<td>330 -10.8%</td>
<td>13.8%</td>
<td>$125,000</td>
<td>11.4%</td>
<td>221.3</td>
</tr>
<tr>
<td>Pend Oreille</td>
<td>220 -18.5%</td>
<td>-29.0%</td>
<td>$114,000</td>
<td>-11.6%</td>
<td>221.4</td>
</tr>
<tr>
<td>Pierce</td>
<td>10,080 -13.7%</td>
<td>-11.5%</td>
<td>$224,900</td>
<td>11.3%</td>
<td>167.2</td>
</tr>
<tr>
<td>San Juan</td>
<td>290 31.8%</td>
<td>20.8%</td>
<td>$391,700</td>
<td>8.7%</td>
<td>88.1</td>
</tr>
<tr>
<td>Skagit</td>
<td>1,480 -27.5%</td>
<td>-4.5%</td>
<td>$229,500</td>
<td>10.9%</td>
<td>150.8</td>
</tr>
<tr>
<td>Skamania</td>
<td>160 -44.8%</td>
<td>-15.8%</td>
<td>$146,700</td>
<td>7.3%</td>
<td>261.4</td>
</tr>
<tr>
<td>Snohomish</td>
<td>7,960 -20.5%</td>
<td>-19.2%</td>
<td>$309,900</td>
<td>15.3%</td>
<td>140.8</td>
</tr>
<tr>
<td>Spokane</td>
<td>5,840 -6.7%</td>
<td>-0.7%</td>
<td>$168,000</td>
<td>2.9%</td>
<td>196.4</td>
</tr>
<tr>
<td>Stevens</td>
<td>640 -20.0%</td>
<td>-29.7%</td>
<td>$114,000</td>
<td>-11.6%</td>
<td>248.6</td>
</tr>
<tr>
<td>Thurston</td>
<td>3,370 -6.6%</td>
<td>-6.1%</td>
<td>$217,100</td>
<td>3.2%</td>
<td>181.4</td>
</tr>
<tr>
<td>Wahkiakum</td>
<td>90 -10.0%</td>
<td>0.0%</td>
<td>$75,000</td>
<td>-16.3%</td>
<td>389.7</td>
</tr>
<tr>
<td>Walla Walla</td>
<td>690 6.2%</td>
<td>15.0%</td>
<td>$175,000</td>
<td>8.3%</td>
<td>174.4</td>
</tr>
<tr>
<td>Whatcom</td>
<td>2,490 -5.0%</td>
<td>4.2%</td>
<td>$248,900</td>
<td>4.0%</td>
<td>143.3</td>
</tr>
<tr>
<td>Whitman</td>
<td>340 -8.1%</td>
<td>0.0%</td>
<td>$172,000</td>
<td>8.1%</td>
<td>188.2</td>
</tr>
<tr>
<td>Yakima</td>
<td>1,970 11.9%</td>
<td>18.7%</td>
<td>$146,800</td>
<td>0.4%</td>
<td>183.2</td>
</tr>
<tr>
<td><strong>Statewide</strong></td>
<td><strong>81,450 -12.1%</strong></td>
<td><strong>-7.1%</strong></td>
<td><strong>5,998 6.1%</strong></td>
<td><strong>248,900 8.2%</strong></td>
<td><strong>153.3 85.7</strong></td>
</tr>
</tbody>
</table>

**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.

**Source:** Washington Center for Real Estate Research at Runstad Center/University of Washington