

HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2009

| 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 | 130 | -35.0% | 0.0% | | | \$85,000 | -24.1% | 251.8 | 167.5 |
| ASOTIN | 270 | -10.0% | -30.8% | | | \$143,000 | -5.0% | 169.5 | 98.4 |
| BENTON | 2,780 | -0.4% | -17.0% | 83 | -11.7% | \$159,400 | -1.8% | 193.7 | 116.2 |
| CHELAN | 780 | -10.3% | -41.8% | 27 | 3.8% | \$242,000 | -2.0% | 117.3 | 68.2 |
| CLALLAM | 680 | -18.1% | -38.7% | 17 | -45.2% | \$218,000 | -7.8% | 120.6 | 70.0 |
| CLARK | 4,710 | -7.8% | -14.1% | 116 | -55.7% | \$224,100 | -11.7% | 145.4 | 88.2 |
| COLUMBIA | 60 | 20.0% | -62.5% | 0 | -100.0% | \$139,900 | -6.7% | 169.4 | 95.9 |
| COWLITZ | 1,120 | -9.7% | -17.6% | 25 | -61.5% | \$169,800 | -5.9% | 153.4 | 91.6 |
| DOUGLAS | 450 | 7.1% | 7.1% | 20 | -63.0% | \$219,900 | -10.2% | 119.4 | 74.3 |
| FERRY | 70 | -30.0% | -41.7% | 0 | N/A | \$150,000 | 10.3% | 135.6 | 80.3 |
| FRANKLIN | 570 | 0.0% | -17.4% | 33 | -58.8% | \$159,400 | -1.8% | 152.2 | 99.7 |
| GARFIELD | 30 | 0.0% | -25.0% | 0 | N/A | \$143,000 | -5.0% | 164.6 | 89.6 |
| GRANT | 1,210 | -30.5% | -33.9% | | | \$150,100 | -9.0% | 142.6 | 90.2 |
| GRAYS HARBOR | 1,240 | -11.4% | -22.5% | 13 | -51.9% | \$142,000 | -5.3% | 167.7 | 100.9 |
| ISLAND | 2,230 | 4.7% | -28.3% | 20 | -61.5% | \$248,000 | -14.3% | 115.6 | 71.0 |
| JEFFERSON | 330 | -15.4% | -37.7% | 15 | -42.3% | \$242,500 | -24.8% | 118.3 | 68.0 |
| KING | 14,910 | -15.0% | -37.7% | 851 | -68.9% | \$375,000 | -13.8% | 102.5 | 57.0 |
| KITSAP | 2,800 | -3.1% | -21.1% | 69 | -62.9% | \$239,500 | -10.0% | 136.1 | 81.8 |
| KITTITAS | 750 | -3.8% | -52.8% | 13 | -72.9% | \$220,000 | -13.3% | 123.2 | 63.6 |
| KLICKITAT | 200 | -23.1% | -51.2% | | | \$237,500 | 5.6% | 101.2 | 60.9 |
| LEWIS | 550 | -15.4% | -36.0% | 30 | -56.5% | \$160,500 | -17.9% | 155.8 | 93.5 |
| LINCOLN | 220 | -24.1% | -31.3% | | | N/A | N/A | N/A | N/A |
| MASON | 630 | -16.0% | -44.7% | 24 | -57.9% | \$148,500 | -24.0% | 184.3 | 113.7 |
| OKANOGAN | 300 | -28.6% | -46.4% | 14 | -53.3% | \$138,000 | -18.8% | 156.0 | 94.7 |
| PACIFIC | 170 | 13.3% | -26.1% | 0 | N/A | \$125,000 | -18.0% | 187.4 | 107.2 |
| PEND OREILLE | 130 | -23.5% | -38.1% | 0 | N/A | \$150,000 | 10.3% | 146.0 | 88.9 |
| PIERCE | 8,020 | -3.1% | -22.7% | 610 | -12.7% | \$235,000 | -11.3% | 138.7 | 81.9 |
| SAN JUAN | 110 | -45.0% | -54.2% | 23 | -20.7% | \$684,000 | 42.9% | 42.6 | 25.1 |
| SKAGIT | 1,280 | 1.6% | -37.6% | 41 | -62.0% | \$245,000 | -14.0% | 114.9 | 70.2 |
| SKAMANIA | 70 | -12.5% | -56.3% | 11 | 37.5% | \$185,000 | -29.5% | 144.2 | 90.7 |
| SNOHOMISH | 5,170 | -2.3% | -37.0% | 472 | -39.3% | \$311,800 | -11.6% | 112.4 | 68.1 |
| SPOKANE | 5,230 | 2.3% | -27.9% | 68 | -68.8% | \$180,300 | -3.5% | 150.0 | 83.6 |
| STEVENS | 480 | -27.3% | -40.7% | 0 | -100.0% | \$150,000 | 10.3% | 159.4 | 96.4 |
| THURSTON | 3,590 | -5.0% | -21.8% | 186 | -30.3% | \$247,000 | -4.2% | 129.2 | 76.6 |
| WAHKIAKUM | 40 | -50.0% | -81.0% | | | \$501,300 | 100.5% | 54.3 | 33.2 |
| WALLA WALLA | 770 | -25.2% | -33.0% | | | \$181,100 | -4.7% | 146.5 | 82.9 |
| WHATCOM | 1,800 | -4.3% | -32.8% | 55 | -53.8% | \$259,900 | -7.2% | 109.6 | 61.3 |
| WHITMAN | 250 | 0.0% | -55.4% | 7 | -75.0% | \$175,000 | -17.1% | 152.3 | 68.0 |
| YAKIMA | 2,940 | -13.8% | -25.6% | 31 | -34.0% | \$137,300 | -7.4% | 164.7 | 100.8 |
| Statewide | 67,070 | -8.6% | -30.6% | 2,874 | -53.3% | \$253,500 | -13.7% | 125.5 | 73.3 |

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 (total) 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.