

HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third Quarter 2010

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	250	108.3%	47.1%			\$127,500	29.4%	188.9	102.0
ASOTIN	380	-25.5%	-2.6%			\$151,700	-1.7%	179.1	92.4
BENTON	2,750	-35.9%	-22.8%	106	-4.5%	\$180,800	10.8%	178.7	112.3
CHELAN	910	-24.8%	-6.2%	37	-2.6%	\$223,000	-5.0%	130.2	78.0
CLALLAM	820	-21.9%	-10.9%	31	-8.8%	\$196,500	-2.2%	141.1	77.5
CLARK	4,510	-35.8%	-31.3%	249	12.7%	\$213,200	-2.7%	165.4	92.0
COLUMBIA	50	-58.3%	-44.4%	0	N/A	\$185,000	-5.3%	154.6	68.4
COWLITZ	1,170	-19.9%	-7.1%	33	-34.0%	\$158,500	-11.1%	182.1	102.7
DOUGLAS	360	-2.7%	-16.3%	27	12.5%	\$207,800	-4.3%	136.2	73.0
FERRY	100	-23.1%	11.1%	0	N/A	\$145,000	-14.0%	159.6	85.9
FRANKLIN	560	-36.4%	-23.3%	141	29.4%	\$180,800	10.8%	178.7	91.8
GARFIELD	40	-33.3%	0.0%	0	N/A	\$151,700	-1.7%	178.0	94.7
GRANT	1,230	-35.9%	-18.5%			\$163,900	5.6%	153.1	98.4
GRAYS HARBOR	1,250	-24.2%	1.6%	19	-20.8%	\$133,000	-1.4%	190.9	96.7
ISLAND	2,220	-18.4%	-4.3%	34	-32.0%	\$265,000	6.9%	128.1	74.4
JEFFERSON	440	33.3%	41.9%	21	-8.7%	\$250,000	12.4%	118.4	60.8
KING	17,530	-27.1%	-20.4%	1,946	163.0%	\$390,000	-1.3%	110.4	60.5
KITSAP	2,630	-24.0%	-23.1%	104	-9.6%	\$255,100	-1.9%	139.7	84.0
KITTITAS	950	-24.0%	-12.8%	36	-40.0%	\$239,000	-4.5%	125.5	56.4
KLICKITAT	240	-11.1%	26.3%			\$190,000	-1.8%	137.3	72.6
LEWIS	480	-39.2%	-37.7%	64	-3.0%	\$164,900	-12.8%	160.9	90.9
LINCOLN	260	-18.8%	0.0%			N/A	N/A	N/A	N/A
MASON	700	-24.7%	-21.3%	39	-22.0%	\$185,500	7.4%	155.7	86.6
OKANOGAN	350	-49.3%	-22.2%	36	-20.0%	\$169,000	19.2%	135.9	72.6
PACIFIC	170	-26.1%	-22.7%	0	N/A	\$134,000	2.3%	190.8	90.8
PEND OREILLE	170	-22.7%	13.3%	0	N/A	\$145,000	-14.0%	165.7	84.6
PIERCE	8,170	-19.7%	-21.3%	413	-13.2%	\$225,000	-8.5%	153.1	87.0
SAN JUAN	120	0.0%	-29.4%	22	4.8%	\$402,000	-45.5%	83.7	45.6
SKAGIT	1,300	-25.3%	-13.9%	61	-14.1%	\$221,200	-10.2%	140.4	87.4
SKAMANIA	70	-53.3%	-36.4%	4	-42.9%	\$200,000	-13.5%	176.4	83.6
SNOHOMISH	6,320	-23.9%	-13.7%	432	-30.9%	\$275,000	-10.5%	145.0	82.0
SPOKANE	4,750	-34.2%	-30.6%	211	-9.8%	\$181,000	-5.6%	165.7	87.1
STEVENS	670	-19.3%	17.5%	1	N/A	\$145,000	-14.0%	178.9	93.7
THURSTON	3,330	-16.5%	-17.8%	298	-19.9%	\$239,000	-7.6%	148.7	86.1
WAHKIAKUM	50	-44.4%	-28.6%			\$200,000	-66.4%	154.8	74.2
WALLA WALLA	700	-32.0%	-40.2%	14		\$175,500	-0.6%	165.2	89.1
WHATCOM	1,770	-14.1%	-20.3%	93	-1.1%	\$261,000	-7.1%	122.8	62.8
WHITMAN	260	-27.8%	-31.6%	15	-46.4%	\$216,700	17.8%	134.4	54.9
YAKIMA	2,520	-35.5%	-30.0%	40	2.6%	\$153,200	7.2%	165.0	94.5
Statewide	70,550	-26.5%	-20.2%	4,527	21.3%	\$248,900	-3.0%	140.2	79.1

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.