

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties

Fourth Quarter 2007

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	280	-12.5%	7.7%			\$110,000	10.0%	157.4	106.1
ASOTIN	390	-4.9%	-9.3%			\$148,800	-3.1%	135.6	78.3
BENTON	3,440	-12.2%	-1.7%	91	-40.1%	\$172,600	14.0%	159.4	95.7
CHELAN	1,390	-4.1%	16.8%	41	-46.1%	\$257,000	18.4%	86.1	49.9
CLALLAM	900	-20.4%	-33.3%	32	-40.7%	\$225,000	-6.2%	98.9	57.3
CLARK	5,610	-14.7%	-28.0%	522	-8.7%	\$265,700	-2.5%	100.5	61.3
COLUMBIA	120	33.3%	20.0%			\$136,000	14.3%	151.0	86.9
COWLITZ	1,780	-1.1%	-20.9%	85	-25.4%	\$185,000	2.9%	118.9	71.4
DOUGLAS	580	-4.9%	16.0%	66	-20.5%	\$235,000	9.3%	92.3	57.5
FERRY	140	0.0%	-26.3%			\$147,000	-2.5%	114.4	68.7
FRANKLIN	710	-12.3%	-1.4%	81	-51.2%	\$172,600	14.0%	119.1	79.1
GARFIELD	40	0.0%	-33.3%			\$148,800	-3.1%	142.6	77.0
GRANT	2,250	8.2%	-8.9%			\$169,900	20.6%	113.6	71.6
GRAYS HARBOR	1,830	-8.0%	-17.6%			\$161,000	9.2%	122.0	73.7
ISLAND	2,460	-31.1%	-39.9%	68	-31.3%	\$295,000	-4.7%	82.0	50.7
JEFFERSON	530	0.0%	-31.2%	34	-30.6%	\$340,000	8.8%	67.0	38.7
KING	24,170	-17.4%	-28.1%	3,182	25.7%	\$439,000	-0.2%	72.4	40.4
KITSAP	3,430	-10.2%	-23.6%	259	15.6%	\$272,600	-2.6%	101.5	61.0
KITTITAS	1,320	-31.6%	-24.1%	48	-36.8%	\$272,000	6.0%	81.9	41.5
KLICKITAT	390	-11.4%	-7.1%			\$195,000	N/A	99.1	59.3
LEWIS	930	-23.8%	-21.2%	73	-26.3%	\$189,000	5.0%	110.3	66.0
LINCOLN	410	5.1%	-14.6%			N/A	N/A	N/A	N/A
MASON	1,150	-10.9%	-31.5%	70	-30.7%	\$200,000	0.0%	112.0	68.6
OKANOGAN	700	-4.1%	0.0%	30	-18.9%	\$159,900	6.6%	107.0	65.9
PACIFIC	230	4.5%	-43.9%	0	N/A	\$143,600	-2.2%	131.0	75.4
PEND OREILLE	230	-4.2%	-30.3%	1	N/A	\$147,000	-2.5%	122.5	75.5
PIERCE	10,600	-12.2%	-35.1%	972	-15.0%	\$275,000	-0.5%	97.6	57.4
SAN JUAN	180	0.0%	-37.9%	26	-23.5%	\$693,800	11.9%	33.6	19.9
SKAGIT	2,320	-7.2%	-5.3%	127	8.5%	\$269,000	3.5%	90.8	55.4
SKAMANIA	110	-8.3%	-21.4%	7	-61.1%	\$225,000	N/A	92.6	58.6
SNOHOMISH	8,620	-17.3%	-35.8%	810	-25.3%	\$363,400	2.4%	80.4	48.7
SPOKANE	7,430	-19.8%	-31.3%	233	-31.5%	\$194,200	7.9%	119.2	66.5
STEVENS	900	-1.1%	-29.7%	2	0.0%	\$147,000	-2.5%	132.0	80.0
THURSTON	4,580	-11.9%	-23.4%	404	-0.2%	\$259,900	2.3%	104.9	62.2
WAHIAKUM	60	-40.0%	-45.5%			\$183,500	-22.9%	117.3	73.3
WALLA WALLA	1,730	28.1%	20.1%			\$190,000	15.2%	114.9	65.2
WHATCOM	2,850	-3.4%	0.7%	117	-22.5%	\$285,000	1.2%	86.4	48.4
WHITMAN	510	-7.3%	-22.7%	162	752.6%	\$192,500	11.1%	115.3	51.7
YAKIMA	3,820	-9.7%	-15.7%	38	-22.4%	\$152,800	11.0%	125.7	76.9
Statewide	99,120	-13.7%	-25.6%	7,582	-2.8%	\$293,900	-2.5%	90.5	53.5

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 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.