

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties

Second 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	120	-25.0%	-40.0%			\$120,000	-2.2%	170.4	115.2
ASOTIN	510	37.8%	70.0%			\$152,600	-1.7%	167.9	96.5
BENTON	4,280	17.3%	33.8%	126	9.6%	\$173,100	5.5%	177.7	106.4
CHELAN	1,210	19.8%	37.5%	39	-7.1%	\$215,000	-4.4%	126.6	74.3
CLALLAM	1,050	12.9%	43.8%	32	3.2%	\$209,800	-1.1%	119.0	68.8
CLARK	7,020	10.9%	32.2%	341	91.6%	\$214,100	-1.9%	156.0	94.7
COLUMBIA	120	-29.4%	71.4%	0	N/A	\$107,500	-2.3%	233.8	132.6
COWLITZ	1,460	-6.4%	32.7%	24	-45.5%	\$160,400	-6.9%	162.2	97.1
DOUGLAS	370	-5.1%	2.8%	38	-9.5%	\$226,500	3.9%	122.4	75.8
FERRY	130	8.3%	116.7%	0	N/A	\$152,000	1.3%	131.4	78.9
FRANKLIN	880	17.3%	33.3%	156	45.8%	\$173,100	5.5%	148.5	97.3
GARFIELD	60	50.0%	100.0%	0	N/A	\$152,600	-1.7%	169.7	91.4
GRANT	1,920	14.3%	54.8%			\$163,100	0.9%	147.3	92.2
GRAYS HARBOR	1,650	3.1%	23.1%	17	6.3%	\$130,000	-6.5%	188.4	113.6
ISLAND	2,720	-5.9%	14.8%	41	2.5%	\$262,500	0.4%	127.6	79.4
JEFFERSON	330	-21.4%	6.5%	20	-4.8%	\$281,000	29.2%	105.2	60.2
KING	24,050	2.9%	33.0%	1,028	20.8%	\$375,500	-3.1%	110.6	61.7
KITSAP	3,460	3.0%	16.5%	113	-5.0%	\$235,000	-4.1%	145.8	87.6
KITTITAS	1,250	-21.4%	28.9%	35	-12.5%	\$203,000	0.6%	139.7	71.8
KLICKITAT	270	22.7%	3.8%			\$193,300	23.4%	133.0	78.9
LEWIS	790	-3.7%	8.2%	57	23.9%	\$161,500	7.7%	156.1	93.8
LINCOLN	320	3.2%	45.5%			N/A	N/A	N/A	N/A
MASON	930	-25.6%	9.4%	43	2.4%	\$165,000	0.7%	171.2	105.5
OKANOGAN	690	23.2%	19.0%	35	-14.6%	\$161,000	1.6%	139.2	85.1
PACIFIC	230	4.5%	27.8%	0	N/A	\$134,000	2.3%	179.6	104.1
PEND OREILLE	220	4.8%	120.0%	2	N/A	\$152,000	1.3%	148.2	89.9
PIERCE	10,180	2.5%	21.9%	592	64.0%	\$220,000	-4.7%	151.8	89.5
SAN JUAN	120	-45.5%	20.0%	39	56.0%	\$328,800	-6.1%	96.2	56.6
SKAGIT	1,740	13.0%	32.8%	58	-10.8%	\$226,300	-2.5%	132.2	81.2
SKAMANIA	150	25.0%	36.4%	5	-54.5%	\$156,700	-9.2%	177.1	110.2
SNOHOMISH	8,300	1.6%	35.0%	511	-0.6%	\$279,500	-9.0%	137.9	83.5
SPOKANE	7,220	5.4%	22.8%	500	185.7%	\$171,400	-3.7%	170.8	95.2
STEVENS	830	3.8%	112.8%	1	N/A	\$152,000	1.3%	166.2	100.5
THURSTON	3,990	-0.5%	13.0%	256	-21.7%	\$231,000	-3.8%	149.3	89.2
WAHKIAKUM	90	50.0%	50.0%			\$145,500	-7.9%	187.8	114.5
WALLA WALLA	1,030	-5.5%	15.7%	16		\$185,000	5.7%	148.1	83.8
WHATCOM	2,060	-10.4%	4.6%	73	-18.0%	\$250,200	-5.6%	118.7	66.5
WHITMAN	360	20.0%	9.1%	38	111.1%	\$208,000	0.0%	136.9	62.3
YAKIMA	3,910	16.4%	23.7%	52	26.8%	\$152,700	-3.7%	162.7	99.6
Statewide	96,020	3.5%	27.5%	4,288	25.9%	\$246,800	-6.9%	136.4	80.1

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.