

HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth Quarter 2011

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	150	-11.8%	0.0%			\$126,700	5.6%	189.4	104.2
ASOTIN	340	17.2%	-22.7%			\$163,100	14.3%	177.9	90.3
BENTON	3,160	7.5%	-4.0%	278	192.6%	\$179,100	-1.8%	194.1	116.5
CHELAN	1,080	0.9%	10.2%	22	-21.4%	\$220,000	-0.3%	139.5	82.1
CLALLAM	960	6.7%	10.3%	20	0.0%	\$179,000	-12.3%	168.9	88.9
CLARK	6,120	1.0%	12.9%	231	41.7%	\$184,400	-8.6%	206.0	111.5
COLUMBIA	20	-75.0%	-77.8%	1	N/A	\$194,000	116.8%	157.7	66.5
COWLITZ	1,300	-9.7%	11.1%	15	-46.4%	\$136,300	-8.7%	225.6	126.9
DOUGLAS	450	-8.2%	4.7%	27	-3.6%	\$195,000	-2.5%	153.4	80.1
FERRY	120	20.0%	50.0%	0	N/A	\$150,000	7.1%	160.7	88.8
FRANKLIN	650	8.3%	-4.4%	177	53.9%	\$179,100	-1.8%	194.1	93.4
GARFIELD	40	33.3%	-20.0%	0	N/A	\$163,100	14.3%	160.1	90.8
GRANT	1,180	0.0%	-7.1%			\$144,000	-8.3%	188.3	114.7
GRAYS HARBOR	1,610	6.6%	22.0%	14	0.0%	\$115,000	-15.4%	235.8	118.9
ISLAND	2,730	-7.8%	0.7%	32	39.1%	\$243,000	-3.8%	155.2	84.6
JEFFERSON	370	2.8%	0.0%	11	-8.3%	\$196,000	-23.1%	167.9	80.5
KING	23,760	6.5%	10.6%	1,295	-5.4%	\$320,000	-13.5%	145.2	76.5
KITSAP	3,090	5.8%	-1.0%	64	30.6%	\$230,000	-2.5%	170.9	97.8
KITTITAS	1,630	32.5%	10.9%	24	9.1%	\$192,000	-15.8%	170.3	72.8
KLICKITAT	320	0.0%	100.0%			\$130,000	-32.7%	197.6	108.6
LEWIS	830	12.2%	10.7%	15	-58.3%	\$134,000	-7.6%	219.7	119.0
LINCOLN	240	4.3%	9.1%			\$50,000	-41.2%	564.4	299.9
MASON	860	-13.1%	6.2%	20	11.1%	\$144,000	-12.7%	217.6	118.0
OKANOGAN	400	-9.1%	-33.3%	22	4.8%	\$150,000	-18.9%	177.9	84.9
PACIFIC	240	20.0%	14.3%	0	0.0%	\$131,900	16.2%	208.0	96.8
PEND OREILLE	200	17.6%	42.9%	0	N/A	\$150,000	7.1%	166.3	86.5
PIERCE	11,170	1.5%	10.6%	654	40.0%	\$185,000	-12.7%	201.9	111.8
SAN JUAN	180	50.0%	-5.3%	16	-11.1%	\$425,000	-14.1%	80.7	44.7
SKAGIT	1,620	3.2%	10.2%	36	-2.7%	\$200,000	-12.4%	171.4	101.6
SKAMANIA	90	-25.0%	12.5%	5	66.7%	\$170,000	9.7%	223.4	103.5
SNOHOMISH	9,450	17.0%	26.0%	597	0.8%	\$240,000	-8.6%	179.3	98.7
SPOKANE	5,570	7.5%	13.2%	172	-10.9%	\$158,100	-6.2%	207.2	104.0
STEVENS	770	20.3%	45.3%	0	N/A	\$150,000	7.1%	187.4	96.0
THURSTON	3,830	15.7%	0.0%	148	-28.2%	\$215,000	-4.4%	181.6	100.2
WAHKIAKUM	80	100.0%	60.0%			\$225,000	66.7%	128.5	69.7
WALLA WALLA	760	-19.1%	-20.8%	6	-92.0%	\$163,400	-4.4%	185.0	99.2
WHATCOM	2,200	4.8%	3.3%	78	47.2%	\$230,000	-8.0%	153.2	74.3
WHITMAN	460	7.0%	17.9%	32	357.1%	\$173,300	-5.7%	185.4	68.8
YAKIMA	3,050	14.2%	16.0%	17	-22.7%	\$147,400	-4.5%	180.7	102.4
Statewide	91,080	6.0%	9.6%	4,029	8.5%	\$219,700	-8.0%	172.6	92.9

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.