

Schroader, Kathy

From: Orjiako, Oliver
Sent: Tuesday, June 30, 2015 8:20 AM
To: Euler, Gordon; Alvarez, Jose; Anderson, Colete; Albrecht, Gary; Schroader, Kathy
Subject: FW: Washington housing market

Follow Up Flag: Follow up
Flag Status: Flagged

Just FYI. Kathy, please index from CCCU. Thanks.

Oliver

From: McCauley, Mark
Sent: Tuesday, June 30, 2015 7:19 AM
To: Orjiako, Oliver; Euler, Gordon
Subject: Fwd: Washington housing market

Sent from my iPhone

Begin forwarded message:

From: Carol Levanen <cnldental@yahoo.com>
Date: June 29, 2015 at 8:00:37 PM PDT
To: Jeanne Stewart <jeanne.stewart@clark.wa.gov>, Tom Mielke <tom.mielke@clark.wa.gov>, David Madore <david.madore@clark.wa.gov>, "Silliman Peter" <peter.silliman@clark.wa.gov>, Mark McCauley <mark.mccauley@clark.wa.gov>, Susan Rasmussen <sprazz@outlook.com>, "Leah Higgins" <leahnwhomes@gmail.com>, Rick Dunning <ralan1953@gmail.com>, "Rita Dietrich" <billrita@pacifier.com>, Jerry Olson <wcrolsons@tds.net>, "Fred Pickering" <fredp@yacolt.com>, Jim Malinowski <j.malinowski@ieee.org>, "Frank White" <firfarmer@yahoo.com>, Benjamin Moss <benjaminmoss@johnlscott.com>, Lonnie Moss <mossback44@gmail.com>, Melinda Zamora <mzamora1001@gmail.com>, Nick Redinger <nickredinger@hotmail.com>, Curt Massie <cmassie331@gmail.com>, Marcus Becker <marcusb35@msn.com>, Zachary McIsaac <zmcisaac@ashbaughbeal.com>, Carol Levanen <cnldental@yahoo.com>, "Clark County Citizens United Inc." <cccuinc@yahoo.com>
Subject: Fw: Washington housing market
Reply-To: Carol Levanen <cnldental@yahoo.com>

----- Forwarded Message -----

From: susan rasmussen <sprazz@outlook.com>
To: "cnldental@yahoo.com" <cnldental@yahoo.com>
Sent: Monday, June 29, 2015 2:23 PM
Subject: Reader

Summary of 2014 housing market trends, Clark County's status



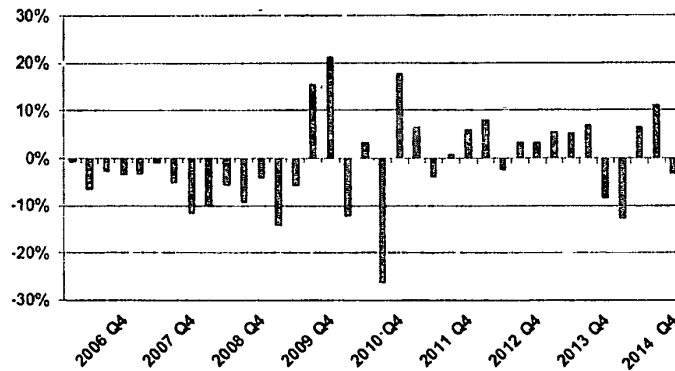
<http://realestate.washington.edu/wp-content/uploads/2014/08/washington-state-housing-4q14.pdf>

Sent from Windows Mail

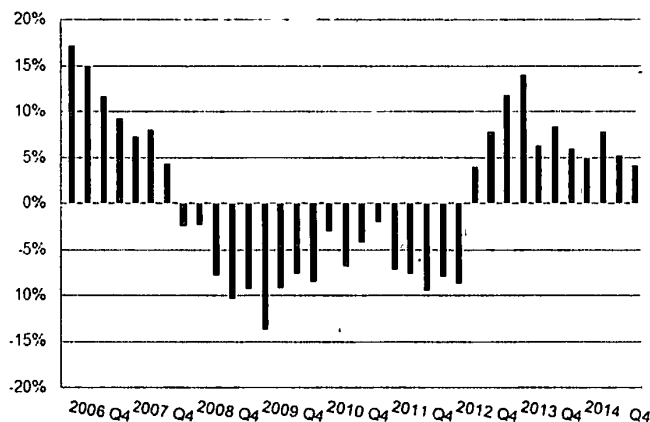
Washington Market Highlights Fourth Quarter 2014

- Existing home sales fell in the fourth quarter by 3.4 percent to a seasonally adjusted annual rate of 93,070 units compared to the third quarter of the year, but rose 0.5 percent compared to a year earlier
- Building permit activity increased 7.1 percent from a year earlier, totaling 7,453 new units authorized. Single-family permits increased 2.9 percent
- The median price home sold in Washington during the fourth quarter was \$266,900, 4.1 percent above a year earlier
- Housing affordability for both all buyers and first-time buyers increased from the third quarter of 2014. The All-Buyer Housing Affordability Index stayed above 100 in 38 of Washington's 39 counties. And, while the first-time buyer's index increased slightly from the previous quarter, it was at roughly the same level as the fourth quarter of last year
- Inventories of homes available for sale totaled 21,117 single-family homes at the end of the quarter, 29 percent below the previous quarter, and 16 percent lower than a year ago. This inventory level represented a 3.5 month supply, an imbalance, where demands exceeds the supply of homes on the market
- Seriously delinquent mortgages declined for the tenth consecutive quarter. The 40,926 Washington mortgages which are at least 90-days past due or in the foreclosure process represent a decline of 2,573 from three months ago and 10,839 in the last year

Change in Home Sales, SAAR



Percent Change in Median Home Price from Year Ago



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UNIVERSITY of
WASHINGTON

Washington State's Housing Market is a quarterly report to the Washington Real Estate Commission and the Washington State Department of Licensing.

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Fourth Quarter 2014
Issued March 2015

Survey Description

Publication Washington State's Housing Market is a publication of the Runstad Center for Real Estate Studies at the University of Washington.

Coverage At least quarterly, the Runstad Center receives data on single-family home sales from each multiple-listing service located in, or providing market coverage to, Washington communities. In 2012, data on nearly 69,000 home transactions were received and processed.

Sales Volume Estimated total sales value of single-family homes in each county is compiled using a scale factor to transform the MLS sales to market totals. This scaling is required since a significant number of transactions are always completed as "for sale by owner" or are assisted by real estate licensees who do not participate in a MLS. Scale factors were developed by analyzing the relationship between MLS sales and measures of total single-family sales derived from the 2010 American Community Survey and data from individual county assessors. Data in this report represents closed sales transactions.

Sales Price Median sales prices represent that price at which half the sales in a county (or the state) took place at higher prices, and half at lower prices. Since the Runstad Center does not receive sales data on individual transactions (only aggregated statistics), the median is determined by the proportion of sales in a given range of prices required to reach the midway point in the distribution. While average prices are not reported, they tend to be 15-20 percent above the median.

Movements in sales prices should not be interpreted as appreciation rates. Prices are influenced by changes in cost and changes in the characteristics of homes actually sold. The table on prices by number of bedrooms provides a better measure of appreciation of types of homes than the overall median, but it is still subject to composition issues (such as square footage of home, quality of finishes and size of lot, among others).

There is a degree of seasonal variation in reported selling prices. Prices tend to hit a seasonal peak in summer, then decline through the winter before turning upward again, but home sales prices are not seasonally adjusted. Users are encouraged to limit price comparisons to the same time period in previous years.

Seasonal Adjustment Volume statistics are seasonally adjusted using the X-11 method of seasonal adjustment originally developed at the US Bureau of the Census and used for adjustment of most economic statistics by government agencies. The procedure includes adjusting for trading day variation and the number of Mondays, Tuesdays, etc., in a particular month or quarter. This type of variation in the data was found to be significant.

Sales in each county are first seasonally adjusted, then aggregated to yield the statewide statistics.

Seasonal indices are based on quarterly single-family home sales activity dating from first quarter 1994. New seasonal adjustment factors are constructed at the conclusion of each year. Data for the three preceding years are revised using these new seasonal factors.

Seasonally-adjusted annual rate values are based on single quarter sales and indicate the number of sales which would take place in a year if the relative sales pace were to continue. They are not a forecast of annual activity and do not include the sales observations of previous quarters.

Metropolitan/Micropolitan Areas This report uses the definitions of metropolitan and micropolitan areas by the Federal Office of Management and Budget. Briefly, metropolitan areas are larger communities with at least 50,000 people in the urban core. Micropolitan areas are smaller cities, with 10,000-50,000 people in the urban core. Currently Washington has 21 metropolitan counties in 14 metropolitan areas (or divisions) and nine micropolitan areas. Metropolitan and micropolitan area designations were revised in February 2013 based on Census 2010. Some rural counties are now included in metropolitan or micropolitan areas because of commuting patterns.

Month's Supply Estimates of month's supply of homes on the market compare the number of total MLS listings at the end of the quarter to the seasonally-adjusted annual rate sales for that county [(Listings/SAAR) x 12 = month's supply]. It is interpreted as how long the current inventory available for sale would be able to meet current demand if no additional homes were listed for sale.

Housing Affordability Two measures of housing affordability are presented. Each should be interpreted as the degree to which a median income family (or typical first-time buyer household) could afford to purchase the assumed home. The following table lays out the assumptions. In all cases it is assumed the lender would be willing to fund the loan so long as the principal and interest payments do not exceed 25 percent of gross income. Index values above 100 indicate housing is affordable to the specified income group.

	All Buyers	First Time
Home Price	Median	85% Median
Downpayment	20%	10%
Mortgage Term	30 years	30 years
Income	Median Family*	70% Median Household*
Mortgage Insurance	No	Yes (add 0.25% to mortgage rate)
Mortgage Rate	FHFA estimate of effective rate loans closed, existing homes	

*Family income is two or more individuals related by blood, marriage, or adoption. Household income includes single persons living alone.

Home Resales:

21 of 39

Number of counties with a quarter-over-quarter decrease in seasonally adjusted sales

3.4%

Quarter-over-quarter decrease in seasonally adjusted annual sales

92.8%

Largest drop in seasonally adjusted quarter-over-quarter sales seen in **Clark County**

93,070

Seasonally Adjusted Annual Sales (SAAR)

6,800

Largest drop in seasonally adjusted quarter-over-quarter sales in absolute terms seen in **Clark County**

0.5%

Year-over-year increase in seasonally adjusted annual sales

Nine

17 of 39

Number of counties with quarter-over-quarter sales increases

Number of counties with sales rates at least ten percent lower than the previous quarter

70.8%

Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Spokane County**

11 of 17

Number of Metropolitan Counties with fewer sales than the previous quarter

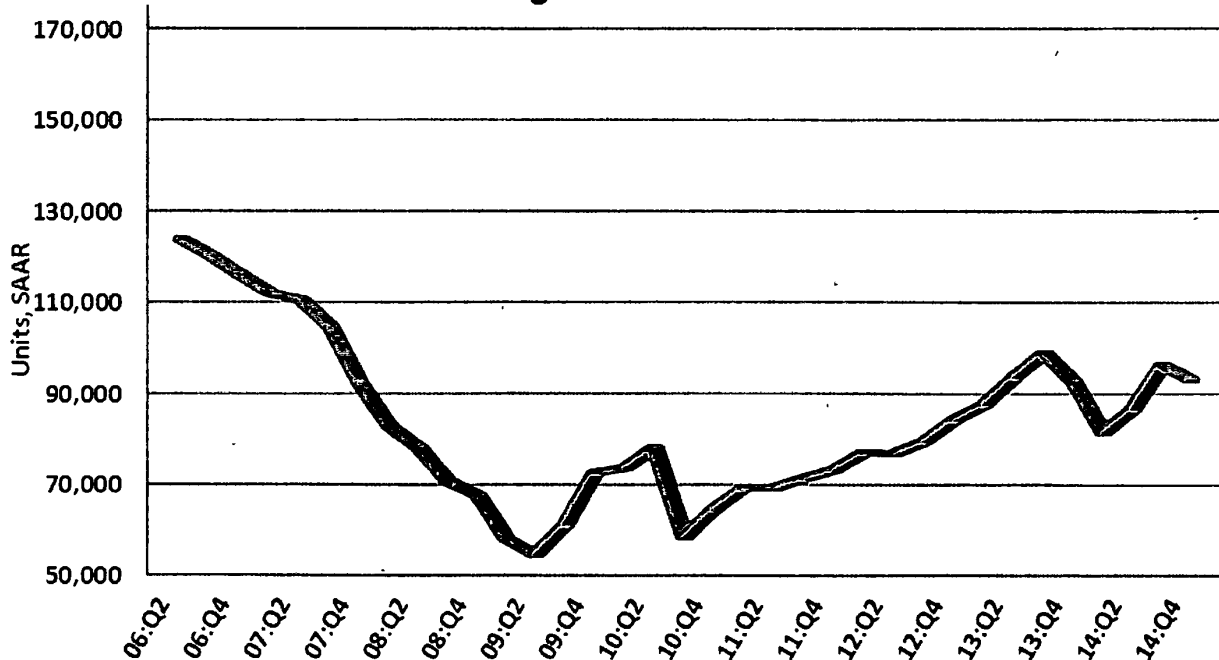
4,760

Largest quarter-over-quarter sales gain in absolute terms seen in **Spokane County**

81,350

Seasonally adjusted annual sales rate in the 17 Metropolitan Counties (87.4% of state total)

Existing Home Sales



Housing Construction:

7,453

Number of building permits issued during the quarter

7.1%

Increase in year-over-year total number of permits

16.1%

Decrease in quarter-over-quarter total number of permits

11.2%

Increase in year-over-year multi-family permits (399 additional units)

2.9%

Increase in year-over-year single family permits

\$1,523,707,970

Total value of permits, (26.7% increase over last year, 10.9% decline over last quarter)

\$984,716,159

Total value of single family permits, (16.7% increase over last year, 13.9% decline over last quarter)

\$538,991,811

Total value of multi-family permits, (50.2% increase over last year, 4.8% decline over last quarter).

\$281,911

Average value of permitted single family home, (13.4% increase from a year ago)

\$136,109

Average value of permitted multi-family home, (35.1% increase from a year ago)

126.5%

Greatest year-over-year increase in permits in a Metropolitan county, (Whatcom County, 196 additional units)

154.5%

Greatest year-over-year increase in permits in a non-Metropolitan county, (Jefferson County, 17 additional units)

10 of 15

Number of counties with more than a 10% increase in single family permits of the total number of counties with an increase in single family permits, as compared to one year ago

13 of 14

Number of counties with more than a 10% decrease in single family permits of the total number of counties with a decrease in single family permits, as compared to one year ago



Two of the four counties in the central Puget Sound had a year-over-year increase in single family permits

20, 9

Number of counties with year-over-year total permit value increases and decreases

\$50,732,066

Largest year-over-year value increase seen in King county (7.9%)

4 of 5

Counties with more than \$50 Million in value that saw an increase greater than 10% compared to a year ago, (Clark, King, Pierce, and Snohomish)

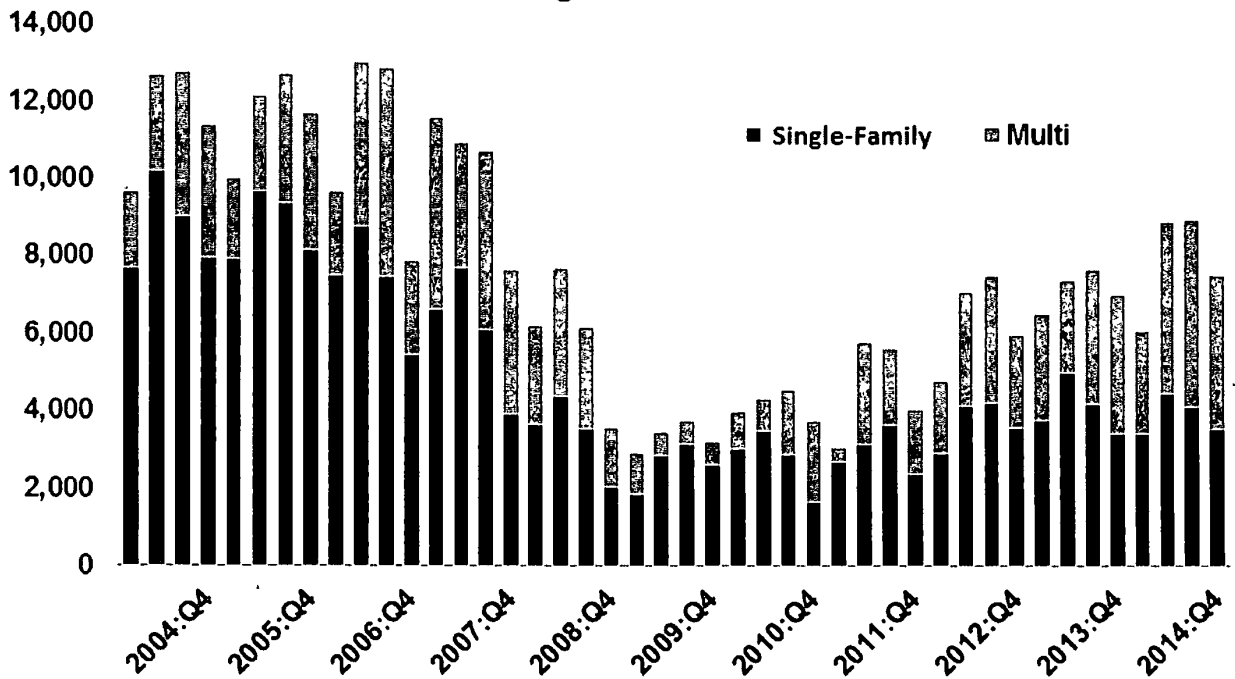
32.6%

Greatest percentage decline in year-over-year value, (Franklin)

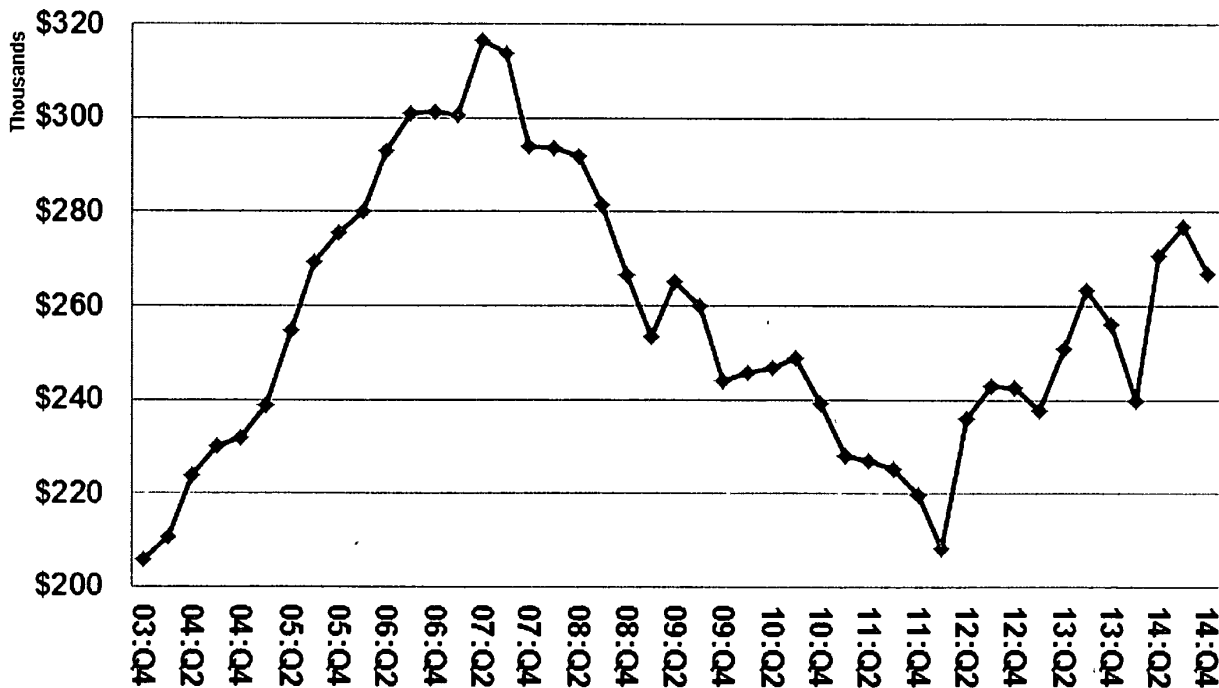
45.2% & 70%

Value of permits in King County, and in the central Puget Sound, as compared to the state

Building Permits



Median Home Prices



Home Prices:

\$266,900

Median selling price of a single family home

4.1%

Year-over-year **increase** in median selling price of a single family home

7.3%

Year-over-year **increase** in the Federal Housing Finance Agency (FHFA) repeat sales index

\$449,300

Highest median price in the state seen in **King** County

\$60,000

Lowest median price in the state seen in **Ferry** County

\$156,000

Lowest median price in a Metropolitan county seen in **Asotin** County

\$100,000–\$282,000

Range of prices in Micropolitan areas (**Adams** to **Island**)

Four of Nine

Number of counties with year-over-year price declines of more than ten percent

7 of 30

Number of counties with year-over-year price increases of more than ten percent

2.6%, 3.3%, & 6.2%

Year-over-year price increase in eastern Washington, Western Washington, and the central Puget Sound

Big Players

Increases for the five largest counties by sales volume

Clark 3.4%

King 6.5%

Pierce 7.4%

Snohomish 8.8%

Spokane 3.3%

Prices by Bedroom:

\$169,900

Median price for a 2-bedroom single family home, a **4.0%** year-over-year **increase**

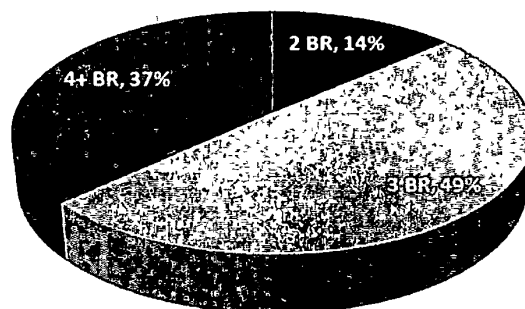
\$241,700

Median price for a 3-bedroom single family home, a **3.9%** year-over-year **increase**

\$346,800

Median price for a 4-bedroom single family home, a **2.8%** year-over-year **increase**

4th Quarter 2014 Washington Home Sales
by Number of Bedrooms



7 of 17

Number of Metropolitan counties with price declines in 2-bedroom homes

24.8%

Biggest decline in price of a 2-bedroom home in a Metropolitan county, seen in **Yakima** county (down to **\$76,000**).

One

Number of Metropolitan counties with year-over-year price increases of more than 20%, (**Clark** **42.2%**, up to **\$193,300**)

One & Five

Number of Metropolitan counties with price declines in 3-bedroom and 4-bedroom homes

Housing Affordability:

23

Annual decrease in mortgage interest rate basis points (bps)

4.1%

Year-over-year increase in home prices

Better & Worse

Statewide all-buyer housing Affordability as compared to last quarter, and last year

148.9

Statewide all-buyer housing affordability index

82.8 to 422.5

Range of affordability index scores across the state, low in San Juan county, and high in Ferry county

20 of 39

Number of counties with statewide all-buyer affordability lower than a year ago

108.9 & 140.1

Lowest affordability index values in Metropolitan (King), and micropolitan (Island) counties

83.8

Statewide first-time housing affordability index, up from the previous quarter, and up from last year

19 of 39

Number of counties with a first-time affordability index greater than 100 (affordable—low of 1/39 (Adams County) in 2007)

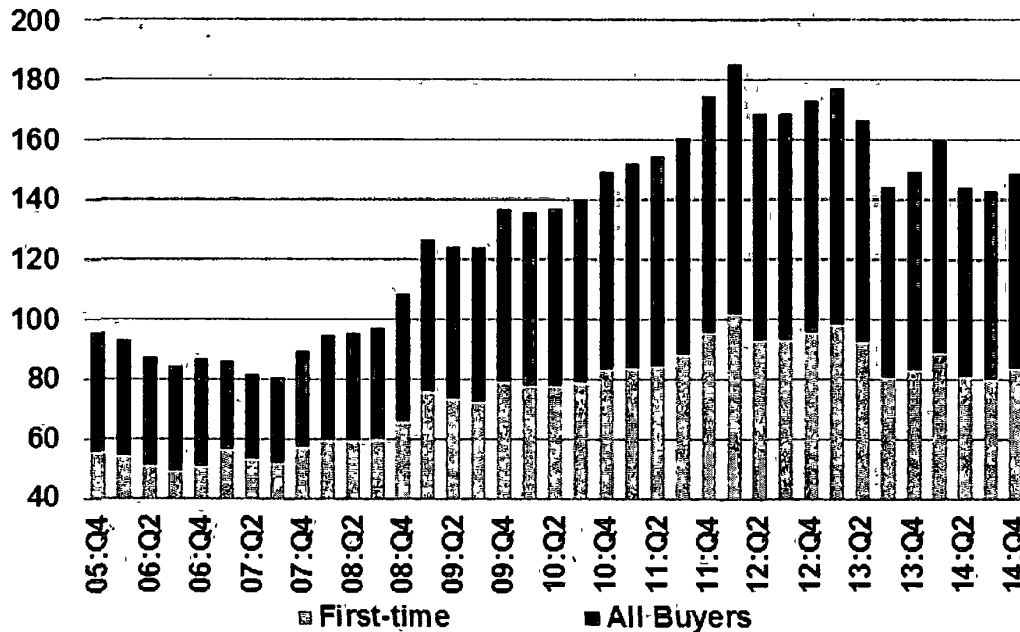
61.1 to 120.7

Range of values for first-time affordability among Metropolitan Counties Low in King county, and high in Benton county

73.7 to 129

Range of values for first-time affordability among micropolitan Counties Low in Kittitas county, and high in Grays Harbor county

Housing Affordability Index



Availability of Affordable Housing:

\$74,900

Statewide median family income

\$47,300 to \$92,300

Range of median family income values Low in **Adams** county, and high in **King** county

\$59,433

Statewide median household income

\$29,787 to \$73,200

Range of median household income values Low in **Ferry** county, and high in **King** county

4.2%
Statewide inventory priced below \$80,000, **unchanged** from a year ago

9 of 39
Number of counties with less than 2% of homes priced below \$80,000

0.2% & 0.0%
Homes in **King** and **San Juan** counties below \$80,000

20.6%
Statewide inventory priced below \$160,000, **down** from 22.4% a year ago

1.8% to 52.5%
Range of availability of homes below \$160,000 in Metropolitan counties Low in **San Juan** county, and high in **Pacific** county

Available Inventory:

21,117

Number of homes available for sale at the end of the quarter

8,774 & 4,039

Reductions from last quarter (29.4%), and last year (16.1%)

2,788 & 2,755

Largest available inventories seen in **King** county, and **Pierce** county **Down** 43.6%, and **down** 25.4% from last quarter

ZERO of Eight

Number of counties with more than 1,000 listing that had an increase over last quarter

5.4%

Largest relative increase in listings seen in **Adams** county (3 units)

38 of 39

Numbers of counties with a decline in listings since the last quarter

43.6%
Largest decline since last quarter, seen in **King** county

25 of 39
Number of counties with declines in listings greater than 20%

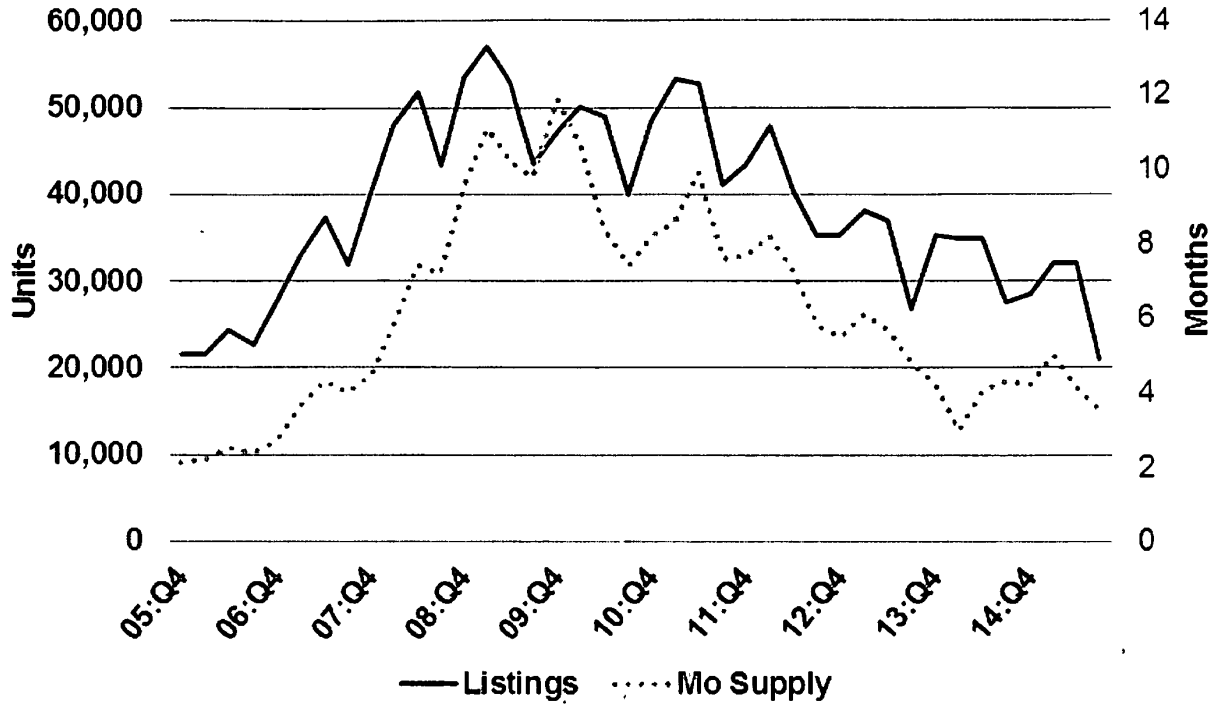
3.5
Month's supply of housing 4.1 last quarter, and 4.4 last year

0.0 to 17.4
Range of month's supply across the counties—low in **Columbia** county, high in **Okanogan** county

Four
Number of counties with less than five month's supply of homes priced over \$500,000 (**King**, **Kitsap**, **San Juan**, and **Snohomish**)

3 & 18
Numbers of counties with more than a year's supply of homes, and more than a year's supply of homes priced over \$500,000

Listing Inventory and Month's Supply



Market Risks:

296 and 10,839

Reduction in mortgages that are 90+ days past due or in foreclosure from last quarter, and last year

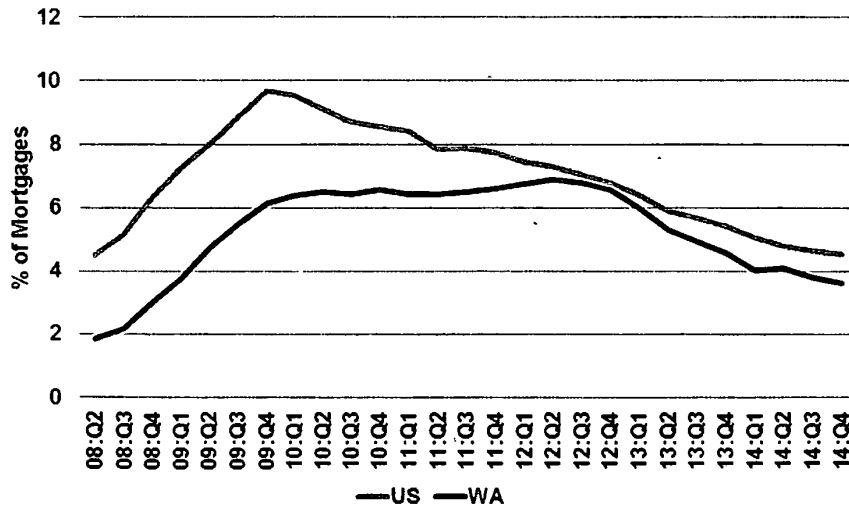
40,926

Number of mortgages 90+ days past due or in foreclosure

3.62%

Seriously delinquent mortgages, (lowest rate since the fourth quarter of 2008)

Serious Delinquency and Foreclosure



HOUSING MARKET SNAPSHOT

State of Washington and Counties Fourth Quarter 2014

County	Home Resales (units)		Building Permits ¹		Median Resale Price		Housing Affordability Index (HAI)	First-Time HAI	
	SAAR	% Change (last qtr) (year ago)	#	% Change (year ago)	\$	% Change (year ago)			
ADAMS	80	-11 1%	-38 5%		\$100,000	-30 2%	251 0	151 3	
ASOTIN	270	28 6%	42 1%		\$156,000	1 2%	195 2	108 7	
BENTON	3,170	-2 8%	15 3%	166	-24 2%	\$198,000	5 9%	183 8	120 7
CHELAN	470	-4 1%	-39 0%	37	27 6%	\$239,800	3 6%	146 3	82 5
CLALLAM	1,020	34 2%	0 0%	19	-36 7%	\$196,700	-2 1%	161 0	122 5
CLARK	530	-92 8%	-91 8%	592	38 3%	\$235,500	3 4%	169 0	96 2
COLUMBIA	70	-22 2%	-46 2%	0		\$125,000	-27 9%	256 4	147 3
COWLITZ	1,130	-0 9%	-5 8%	32	28 0%	\$166,800	13 5%	193 1	107 7
DOUGLAS	260	-35 0%	-36 6%	26	-13 3%	\$236,800	12 1%	144 2	80 1
FERRY	10		-90 0%			\$60,000	-40 6%	422 5	191 6
FRANKLIN	1,060	-3 6%	15 2%	92	-35 2%	\$198,000	5 9%	183 8	77 6
GARFIELD	50	25 0%	25 0%	1		\$156,000	1 2%	175 5	119 5
GRANT	840	3 7%	15 1%			\$160,000	-1 0%	177 4	102 7
GRAYS HARBOR	1,290	-7 9%	4 0%	20	66 7%	\$125,300	3 6%	226 5	129 0
ISLAND	1,690	7 0%	15 8%	34	-5 6%	\$282,100	9 3%	140 1	87 3
JEFFERSON	580	0 0%	13 7%	28	154 5%	\$283,300	5 2%	121 9	69 1
KING	26,470	-0 7%	0 1%	3,304	3 7%	\$449,300	6 5%	108 9	61 1
KITSAP	4,250	4 4%	15 5%	74	-28 8%	\$243,400	1 8%	169 5	107 0
KITTITAS	840	-2 3%	2 4%	41	-12 8%	\$216,700	-2 4%	158 4	73 7
KLICKITAT	270	3 8%	8 0%			\$196,700	6 9%	137 0	84 1
LEWIS	860	-14 9%	4 9%	24	41 2%	\$160,000	24 5%	192 1	115 0
LINCOLN	0		-100 0%			\$80,000	14 3%	368 8	255 2
MASON	1,090	-9 2%	16 0%	22	-21 4%	\$159,100	3 6%	206 1	91 3
OKANOGAN	440	41 9%	4 8%	41	141 2%	\$170,000	9 7%	164 5	99 8
PACIFIC	410	-10 9%	10 8%			\$130,800	47 5%	219 5	109 9
PEND OREILLE	210	-8 7%	-22 2%	2		\$149,000	47 5%	175 9	96 1
PIERCE	11,800	-5 7%	1 0%	861	35 2%	\$233,000	7 4%	167 4	87 1
SAN JUAN	270	-10 0%	22 7%	20	-20 0%	\$431,800	3 6%	82 8	43 5
SKAGIT	2,030	3 0%	-0 5%	53	-11 7%	\$248,800	6 0%	144 4	70 9
SKAMANIA	200	0 0%	-31 0%	2	-50 0%	\$187,500	4 2%	212 2	105 2
SNOHOMISH	9,660	-5 0%	-3 5%	1,013	4 1%	\$331,400	8 8%	136 8	74 9
SPOKANE	11,480	70 8%	83 4%	391	52 7%	\$177,600	3 3%	192 7	110 6
STEVENS	620	-10 1%	-22 5%	0		\$149,000	47 5%	197 3	108 4
THURSTON	3,610	-11 1%	0 0%	160	-58 5%	\$235,700	7 0%	173 3	93 2
WAHIAKUM	250	257 1%	150 0%			\$127,500	-17 7%	238 0	102 8
WALLA WALLA	690	9 5%	6 2%	12	33 3%	\$173,200	-3 8%	182 9	115 2
WHATCOM	2,810	-0 4%	7 3%	351	126 5%	\$272,600	0 8%	135 8	75 0
WHITMAN	430	26 5%	16 2%	13	-78 3%	\$192,900	-7 4%	174 1	85 6
YAKIMA	1,660	5 1%	-5 7%	22	-26 7%	\$162,900	5 8%	171 3	98 8
Statewide	93,070	-3 4%	0 5%	7,453	7 1%	\$266,900	4 1%	148 9	83 8

Notes

- 1 Home Resales are Runstad Center estimates based on MLS reports or deed recording
- 2 SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison
- 3 Building permits (total) are from the U S Department of Commerce, Bureau of the Census
- 4 Median prices are Runstad Center 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

EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	13 Q2	13 Q3	13 Q4	14 Q1	14 Q2	14 Q3	14 Q4	Percent change	
								Last qtr	Year ago
ADAMS	70	80	130	90	120	90	80	-11 1%	-38 5%
ASOTIN	250	210	190	240	230	210	270	28 6%	42 1%
BENTON	2,740	3,000	2,750	2,780	2,930	3,260	3,170	-2 8%	15 3%
CHELAN	850	790	770	610	640	490	470	-4 1%	-39 0%
CLALLAM	960	970	1,020	750	700	760	1,020	34 2%	0 0%
CLARK	6,620	7,050	6,480	5,950	4,740	7,330	530	-92 8%	-91 8%
COLUMBIA	100	110	130	90	100	90	70	-22 2%	-46 2%
COWLITZ	1,000	1,180	1,200	900	1,010	1,140	1,130	-0 9%	-5 8%
DOUGLAS	540	440	410	530	360	400	260	-35 0%	-36 6%
FERRY	90	90	100	80	10	0	10	-	-90 0%
FRANKLIN	920	1,010	920	930	980	1,100	1,060	-3 6%	15 2%
GARFIELD	50	40	40	50	40	40	50	25 0%	25 0%
GRANT	760	840	730	790	760	810	840	3 7%	15 1%
GRAYS HARBOR	980	1,390	1,240	1,370	1,190	1,400	1,290	-7 9%	4 0%
ISLAND	1,450	1,590	1,460	1,510	1,480	1,580	1,690	7 0%	15 8%
JEFFERSON	480	590	510	510	610	580	580	0 0%	13 7%
KING	27,450	28,830	26,450	21,590	25,130	26,650	26,470	-0 7%	0 1%
KITSAP	3,930	3,970	3,680	3,540	3,750	4,070	4,250	4 4%	15 5%
KITTITAS	890	900	820	880	920	860	840	-2 3%	2 4%
Klickitat	210	240	250	210	210	260	270	3 8%	8 0%
LEWIS	830	950	820	840	900	1,010	860	-14 9%	4 9%
LINCOLN	90	100	100	80	20	0	0	-	-100 0%
MASON	760	890	940	820	960	1,200	1,090	-9 2%	16 0%
OKANOGAN	270	350	420	360	270	310	440	41 9%	4 8%
PACIFIC	360	410	370	330	390	460	410	-10 9%	10 8%
PEND OREILLE	250	260	270	220	120	230	210	-8 7%	-22 2%
PIERCE	12,090	12,660	11,680	10,080	11,110	12,510	11,800	-5 7%	1 0%
SAN JUAN	200	230	220	290	380	300	270	-10 0%	22 7%
SKAGIT	1,830	1,890	2,040	1,480	1,820	1,970	2,030	3 0%	-0 5%
SKAMANIA	160	210	290	160	280	200	200	0 0%	-31 0%
SNOHOMISH	10,550	10,630	10,010	7,960	8,910	10,170	9,660	-5 0%	-3 5%
SPOKANE	5,980	6,550	6,260	5,840	6,300	6,720	11,480	70 8%	83 4%
STEVENS	730	780	800	640	360	690	620	-10 1%	-22 5%
THURSTON	3,710	3,730	3,610	3,370	3,340	4,060	3,610	-11 1%	0 0%
WAHIAKUM	80	130	100	90	10	70	450	542 9%	350 0%
WALLA WALLA	730	660	650	690	850	630	690	9 5%	6 2%
WHATCOM	2,650	2,820	2,620	2,490	2,590	2,820	2,810	-0 4%	7 3%
WHITMAN	410	430	370	340	400	340	430	26 5%	16 2%
YAKIMA	1,690	1,970	1,760	1,970	1,770	1,580	1,660	5 1%	-5 7%
Statewide	93,710	98,970	92,610	81,450	86,690	96,390	93,070	-3 44%	0 50%

Number of single-family units sold, excluding new construction

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Year Total 2012	13 Q1	13 Q2	13 Q3	13 Q4	Year Total 2013	14 Q1	14 Q2	14 Q3	14 Q4	Year Total 2014	Percent change (Year ago)
ADAMS	130	20	20	20	30	90	20	30	30	20	100	-33.3%
ASOTIN	190	50	70	60	40	220	50	60	50	60	220	50.0%
BENTON	2,470	540	760	830	670	2,800	560	810	910	770	3,050	14.9%
CHELAN	730	160	230	230	190	810	120	170	140	120	550	-36.8%
CLALLAM	720	170	250	280	260	960	150	180	220	260	810	0.0%
CLARK	5,430	1,220	1,830	1,980	1,520	6,550	1,240	1,310	2,060	130	4,740	-91.4%
COLUMBIA	80	20	30	30	30	110	20	30	20	20	90	-33.3%
COWLITZ	830	220	270	330	290	1,110	190	280	320	270	1,060	-6.9%
DOUGLAS	330	80	150	130	100	460	100	100	120	60	380	-40.0%
FERRY	70	20	20	30	20	90	10	0	0	0	10	-100.0%
FRANKLIN	830	180	260	280	220	940	190	270	310	260	1,030	18.2%
GARFIELD	40	10	10	10	10	40	10	10	10	10	40	0.0%
GRANT	630	140	220	250	170	780	140	220	240	200	800	17.6%
GRAYS HARBOR	1,000	180	270	370	330	1,150	270	320	380	340	1,310	3.0%
ISLAND	1,150	240	370	490	360	1,460	270	380	490	420	1,560	16.7%
JEFFERSON	430	100	120	170	130	520	130	130	90	150	500	15.4%
KING	23,680	4,940	7,740	8,150	6,330	27,160	4,240	7,090	7,520	6,340	25,190	0.2%
KITSAP	3,040	680	1,070	1,130	900	3,780	700	1,030	1,160	1,030	3,920	14.4%
KITTITAS	690	130	230	260	220	840	150	240	250	230	870	4.5%
KLICKITAT	190	40	60	70	60	230	40	60	80	70	250	16.7%
LEWIS	670	160	220	260	200	840	180	240	280	220	920	10.0%
LINCOLN	80	20	30	30	20	100	20	10	0	0	30	-100.0%
MASON	720	190	210	260	220	880	170	260	350	250	1,030	13.6%
OKANOGAN	290	60	70	120	90	340	60	70	100	100	330	11.1%
PACIFIC	280	60	90	110	100	360	70	90	130	110	400	10.0%
PEND ORELLE	200	60	70	80	70	280	40	30	70	50	190	-28.6%
PIERCE	9,790	2,400	3,220	3,510	2,870	12,000	2,130	2,960	3,470	2,890	11,450	0.7%
SAN JUAN	230	50	50	70	70	240	70	70	60	60	260	-14.3%
SKAGIT	1,430	320	490	520	500	1,830	310	490	550	500	1,850	0.0%
SKAMANIA	170	40	40	60	70	210	40	70	50	50	210	-28.6%
SNOHOMISH	9,410	2,040	2,920	2,920	2,410	10,290	1,650	2,460	2,800	2,320	9,230	-3.7%
SPOKANE	5,090	1,050	1,720	1,900	1,530	6,200	1,050	1,810	1,940	2,800	7,600	83.0%
STEVENS	570	170	190	230	200	790	120	100	200	160	580	-20.0%
THURSTON	3,120	700	1,020	1,050	900	3,670	650	920	1,140	900	3,610	0.0%
WAHIAKUM	80	30	30	30	20	110	30	0	10	90	130	350.0%
WALLA WALLA	570	110	190	190	170	660	130	230	180	180	720	5.9%
WHATCOM	2,280	450	720	820	650	2,640	470	700	830	690	2,690	6.2%
WHITMAN	300	50	150	130	70	400	50	150	100	80	380	14.3%
YAKIMA	1,610	340	470	540	440	1,790	400	490	430	410	1,730	-6.8%
Statewide	80,710	17,440	25,880	27,930	22,480	93,730	16,240	23,870	27,090	22,620	89,820	0.6%

Number of single-family units sold, excluding new construction

EXISTING HOME SALES
State of Washington and Counties
Annual, 2000-2014

County	2000	2003	2006	2009	2012	2013	2014	% Ch
ADAMS	180	240	240	150	130	90	100	11.1%
ASOTIN	310	480	300	210	190	220	220	0.0%
BENTON	2,350	3,140	3,110	2,850	2,470	2,800	3,050	8.9%
CHELAN	1,110	1,460	1,440	530	730	810	550	-32.1%
CLALLAM	1,190	1,750	1,020	640	720	960	810	-15.6%
CLARK	6,370	9,390	7,280	5,160	5,430	6,550	4,740	-27.6%
COLUMBIA	70	90	100	70	80	110	90	-18.2%
COWLITZ	1,410	1,850	1,450	700	830	1,110	1,060	-4.5%
DOUGLAS	470	610	680	320	330	460	380	-17.4%
FERRY	110	170	100	50	70	90	10	-88.9%
FRANKLIN	480	640	1,050	970	830	940	1,030	9.6%
GARFIELD	40	50	60	40	40	40	40	0.0%
GRANT	1,300	1,870	1,210	640	630	780	800	2.6%
GRAYS HARBOR	1,200	2,200	1,740	950	1,000	1,150	1,310	13.9%
ISLAND	2,600	4,530	1,680	990	1,150	1,460	1,560	6.8%
JEFFERSON	700	790	560	250	430	520	500	-3.8%
KING	29,830	37,450	30,610	17,620	23,680	27,160	25,190	-7.3%
KITSAP	4,340	5,440	4,480	2,950	3,040	3,780	3,920	3.7%
KITTITAS	620	1,470	950	510	690	840	870	3.6%
KLICKITAT	280	360	450	130	190	230	250	8.7%
LEWIS	580	970	1,090	620	670	840	920	9.5%
LINCOLN	210	340	130	70	80	100	30	-70.0%
MASON	1,260	1,720	1,270	620	720	880	1,030	17.0%
OKANOGAN	540	800	860	230	290	340	330	-2.9%
PACIFIC	280	360	550	250	280	360	400	11.1%
PEND OREILLE	170	320	300	120	200	280	190	-32.1%
PIERCE	12,940	16,870	16,070	8,580	9,790	12,000	11,450	-4.6%
SAN JUAN	310	310	260	130	230	240	260	8.3%
SKAGIT	2,150	2,640	2,140	1,150	1,430	1,830	1,850	1.1%
SKAMANIA	100	150	140	160	170	210	210	0.0%
SNOHOMISH	10,880	13,130	14,480	6,980	9,410	10,290	9,230	-10.3%
SPOKANE	7,180	8,920	8,830	5,180	5,090	6,200	7,600	22.6%
STEVENS	650	1,170	870	380	570	790	580	-26.6%
THURSTON	3,800	4,930	5,220	3,180	3,120	3,670	3,610	-1.6%
WAHKIAKUM	90	120	90	40	80	110	130	18.2%
WALLA WALLA	980	1,330	870	610	570	660	720	9.1%
WHATCOM	2,750	3,930	3,130	2,190	2,280	2,640	2,690	1.9%
WHITMAN	420	540	450	250	300	400	380	-5.0%
YAKIMA	2,910	3,790	2,370	1,810	1,610	1,790	1,730	-3.4%
Statewide	103,160	136,320	117,630	68,280	80,710	93,730	89,820	-4.2%

Number of single-family units sold, excluding new construction

MEDIAN HOME PRICES

State of Washington and Counties

Time Trend

County	13 Q4	13 Annual	14 Q1	14 Q2	14 Q3	14.Q4	14 Annual	% Ch Q4
ADAMS	\$143,300	\$132,700	\$133,300	\$137,800	\$120,000	\$100,000	\$127,300	-30.2%
ASOTIN	\$154,100	\$161,800	\$153,700	\$162,200	\$172,300	\$156,000	\$160,100	1.2%
BENTON	\$186,900	\$186,600	\$178,900	\$185,900	\$194,200	\$198,000	\$190,400	5.9%
CHELAN	\$231,400	\$223,900	\$236,100	\$231,500	\$256,700	\$239,800	\$239,700	3.6%
CLALLAM	\$201,000	\$193,400	\$221,800	\$201,600	\$212,500	\$196,700	\$207,000	-2.1%
CLARK	\$227,700	\$224,900	\$233,200	\$243,200	\$255,700	\$235,500	\$245,300	3.4%
COLUMBIA	\$173,300	\$153,800	\$135,000	\$128,300	\$140,000	\$125,000	\$130,000	-27.9%
COWLITZ	\$147,000	\$150,000	\$143,800	\$164,800	\$163,400	\$166,800	\$162,000	13.5%
DOUGLAS	\$211,200	\$207,000	\$207,800	\$236,800	\$233,000	\$236,800	\$223,000	12.1%
FERRY	\$101,000	\$133,500	\$114,000	\$142,900	\$120,000	\$60,000	\$180,000	-40.6%
FRANKLIN	\$186,900	\$186,600	\$178,900	\$185,900	\$194,200	\$198,000	\$190,400	5.9%
GARFIELD	\$154,100	\$161,800	\$153,700	\$162,200	\$172,300	\$156,000	\$160,100	1.2%
GRANT	\$161,600	\$156,000	\$141,100	\$155,300	\$165,000	\$160,000	\$156,200	-1.0%
GRAYS HARBOR	\$121,000	\$119,800	\$100,700	\$129,000	\$128,100	\$125,300	\$123,200	3.6%
ISLAND	\$258,100	\$255,000	\$240,300	\$262,500	\$272,400	\$282,100	\$266,700	9.3%
JEFFERSON	\$269,400	\$260,000	\$229,400	\$242,700	\$262,500	\$283,300	\$254,500	5.2%
KING	\$421,700	\$415,000	\$419,000	\$454,100	\$462,100	\$449,300	\$449,600	6.5%
KITSAP	\$239,000	\$240,700	\$231,700	\$245,200	\$250,700	\$243,400	\$243,500	1.8%
KITTITAS	\$222,000	\$206,800	\$214,700	\$215,900	\$233,700	\$216,700	\$220,100	-2.4%
KLICKITAT	\$184,000	\$189,400	\$138,000	\$216,100	\$178,300	\$196,700	\$180,000	6.9%
LEWIS	\$128,500	\$139,000	\$134,800	\$148,900	\$160,000	\$160,000	\$150,500	24.5%
LINCOLN	\$70,000	\$67,500	\$70,000	\$138,700	\$82,500	\$80,000	\$127,500	14.3%
MASON	\$153,600	\$150,000	\$142,700	\$158,900	\$164,200	\$159,100	\$158,500	3.6%
OKANOGAN	\$155,000	\$157,500	\$141,700	\$143,300	\$146,400	\$170,000	\$151,400	9.7%
PACIFIC	\$88,700	\$117,000	\$125,000	\$131,000	\$113,800	\$130,800	\$125,300	47.5%
PEND OREILLE	\$101,000	\$120,800	\$114,000	\$142,900	\$143,300	\$149,000	\$140,000	47.5%
PIERCE	\$216,900	\$217,000	\$224,900	\$231,400	\$235,200	\$233,000	\$231,900	-7.4%
SAN JUAN	\$416,700	\$394,000	\$391,700	\$390,500	\$454,200	\$431,800	\$419,400	3.6%
SKAGIT	\$234,800	\$230,000	\$229,500	\$234,800	\$233,700	\$248,800	\$236,500	6.0%
SKAMANIA	\$180,000	\$188,600	\$146,700	\$146,000	\$235,000	\$187,500	\$173,700	4.2%
SNOHOMISH	\$304,600	\$299,700	\$309,900	\$331,000	\$334,700	\$331,400	\$328,700	8.8%
SPOKANE	\$171,900	\$174,500	\$168,000	\$178,500	\$185,800	\$177,600	\$178,400	3.3%
STEVENS	\$101,000	\$120,800	\$114,000	\$142,900	\$143,300	\$149,000	\$140,000	47.5%
THURSTON	\$220,300	\$225,000	\$217,100	\$228,100	\$238,700	\$235,700	\$231,400	7.0%
WAHIAKUM	\$155,000	\$120,000	\$75,000	NA	\$212,500	\$30,000	\$75,000	-80.6%
WALLA WALLA	\$180,000	\$180,700	\$175,000	\$173,600	\$185,000	\$173,200	\$176,300	-3.8%
WHATCOM	\$270,500	\$259,900	\$248,900	\$274,400	\$279,100	\$272,600	\$271,300	0.8%
WHITMAN	\$208,300	\$212,900	\$172,000	\$213,600	\$217,200	\$192,900	\$201,600	-7.4%
YAKIMA	\$154,000	\$155,100	\$146,800	\$159,400	\$164,700	\$162,900	\$160,600	5.8%
Statewide	\$256,300	\$253,300	\$249,300	\$270,900	\$277,100	\$266,900	\$268,400	4.1%

Estimates

Home Prices by Number of Bedrooms

State of Washington and Counties

Fourth Quarters

County	2 Bedroom			3 Bedroom			4 or More Bedrooms		
	2013	2014	% ch	2013	2014	% ch	2013	2014	% ch
ADAMS	\$65,000	\$22,500	-65.4%	\$146,700	\$100,000	-31.8%	\$173,300	\$130,000	-25.0%
ASOTIN	\$118,000	\$112,200	-4.9%	\$152,000	\$155,400	2.2%	\$215,600	\$201,900	-6.4%
BENTON	\$103,600	\$102,500	-1.1%	\$170,000	\$178,200	4.8%	\$249,200	\$259,600	4.2%
CHELAN	\$180,000	\$180,000	0.0%	\$226,000	\$231,800	2.6%	\$275,000	\$370,000	34.5%
CLALLAM	\$141,800	\$152,500	7.5%	\$222,900	\$209,000	-6.2%	\$250,000	\$237,500	-5.0%
CLARK	\$135,900	\$193,300	42.2%	\$200,900	\$225,000	12.0%	\$291,200	\$275,000	-5.6%
COLUMBIA	\$130,000	\$60,000	23.2%	\$200,000	\$125,000	18.3%	\$170,000	\$180,000	10.5%
COWLITZ	\$81,200	\$100,000	17.2%	\$148,700	\$175,900	19.9%	\$195,000	\$215,400	10.5%
DOUGLAS	\$145,000	\$170,000	17.2%	\$193,300	\$231,700	19.9%	\$281,200	\$310,000	10.2%
FERRY	\$63,000	\$105,000	66.7%	\$110,000	\$162,000	47.3%	\$164,000	\$210,700	28.5%
FRANKLIN	\$103,600	\$102,500	-1.1%	\$170,000	\$178,200	4.8%	\$249,200	\$259,600	4.2%
GARFIELD	\$118,000	\$112,200	-4.9%	\$152,000	\$155,400	2.2%	\$215,600	\$201,900	-6.4%
GRANT	\$80,000	\$96,200	20.3%	\$154,200	\$152,600	-1.0%	\$191,200	\$196,700	2.9%
GRAYS HARBOR	\$68,300	\$68,100	-0.3%	\$136,200	\$143,600	5.4%	\$140,000	\$125,000	-10.7%
ISLAND	\$245,800	\$250,000	1.7%	\$252,300	\$285,500	13.2%	\$318,700	\$323,300	1.4%
JEFFERSON	\$253,100	\$271,900	7.4%	\$270,600	\$277,800	2.7%	\$325,000	\$450,000	38.5%
KING	\$318,600	\$341,600	7.2%	\$372,400	\$390,000	4.7%	\$522,000	\$571,400	9.5%
KITSAP	\$170,900	\$166,700	-2.5%	\$237,500	\$238,200	0.3%	\$281,800	\$319,600	13.4%
KITTITAS	\$167,100	\$148,300	-11.3%	\$228,000	\$226,900	-0.5%	\$287,500	\$360,000	25.2%
KLICKITAT	\$57,500	\$110,000	91.3%	\$183,300	\$215,400	17.5%	\$250,000	\$200,000	-20.0%
LEWIS	\$68,700	\$106,000	54.3%	\$139,300	\$161,300	15.8%	\$213,600	\$198,000	-7.3%
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	\$147,100	\$124,400	-15.4%	\$162,900	\$173,600	6.6%	\$140,000	\$195,000	39.3%
OKANOGAN	\$112,500	\$150,000	33.3%	\$170,000	\$165,000	-2.9%	\$258,300	\$228,600	-11.5%
PACIFIC	\$78,300	\$117,100	49.6%	\$123,300	\$167,500	35.8%	\$170,000	\$130,000	-23.5%
PEND OREILLE	\$63,000	\$105,000	66.7%	\$110,000	\$162,000	47.3%	\$164,000	\$210,700	28.5%
PIERCE	\$121,300	\$134,900	11.2%	\$197,600	\$216,900	9.8%	\$270,000	\$286,100	6.0%
SAN JUAN	\$356,200	\$470,000	31.9%	\$450,000	\$400,000	-11.1%	\$687,500	\$400,000	-41.8%
SKAGIT	\$167,500	\$153,300	-8.5%	\$235,700	\$239,900	1.8%	\$264,800	\$300,000	13.3%
SKAMANIA	\$75,000	\$160,000	113.3%	\$170,000	\$200,000	17.6%	\$250,000	\$190,000	-24.0%
SNOHOMISH	\$187,500	\$206,600	10.2%	\$276,900	\$292,500	5.6%	\$378,400	\$396,900	4.9%
SPOKANE	\$98,000	\$104,900	7.0%	\$159,400	\$166,100	4.2%	\$215,700	\$204,400	-5.2%
STEVENS	\$63,000	\$105,000	66.7%	\$110,000	\$162,000	47.3%	\$164,000	\$210,700	28.5%
THURSTON	\$173,700	\$190,000	9.4%	\$205,200	\$220,300	7.4%	\$269,900	\$281,500	4.3%
WAHIAKUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WALLA WALLA	\$135,000	\$126,000	-6.7%	\$181,400	\$177,700	-2.0%	\$227,500	\$225,000	-1.1%
WHATCOM	\$185,000	\$194,400	5.1%	\$262,000	\$268,600	2.5%	\$345,100	\$334,800	-3.0%
WHITMAN	\$136,700	\$70,000	-48.8%	\$182,500	\$180,000	-1.4%	\$247,500	\$258,300	4.4%
YAKIMA	\$101,000	\$76,000	-24.8%	\$163,100	\$166,000	1.8%	\$193,300	\$231,900	20.0%
Statewide	\$163,400	\$169,900	4.0%	\$232,600	\$241,700	3.9%	\$337,200	\$346,800	2.8%

Source WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties
Fourth Quarter 2014

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$100,000	4.20%	\$391	\$47,150	251.0	\$385	\$39,987	151.3
ASOTIN	\$156,000	4.20%	\$611	\$57,200	195.2	\$601	\$44,827	108.7
BENTON	\$198,000	4.20%	\$775	\$68,375	183.8	\$763	\$63,168	120.7
CHELAN	\$239,800	4.20%	\$939	\$65,900	146.3	\$924	\$52,278	82.5
CLALLAM	\$196,700	4.20%	\$770	\$59,500	161.0	\$758	\$63,683	122.5
CLARK	\$235,500	4.20%	\$922	\$74,750	169.0	\$908	\$59,881	96.2
COLUMBIA	\$125,000	4.20%	\$489	\$60,200	256.4	\$482	\$48,670	147.3
COWLITZ	\$166,800	4.20%	\$653	\$60,500	193.1	\$643	\$47,470	107.7
DOUGLAS	\$236,800	4.20%	\$927	\$64,125	144.2	\$913	\$50,119	80.1
FERRY	\$60,000	4.20%	\$235	\$47,625	422.5	\$231	\$30,382	191.6
FRANKLIN	\$198,000	4.20%	\$775	\$68,375	183.8	\$763	\$40,609	77.6
GARFIELD	\$156,000	4.20%	\$611	\$51,425	175.5	\$601	\$49,267	119.5
GRANT	\$160,000	4.20%	\$626	\$53,325	177.4	\$617	\$43,420	102.7
GRAYS HARBOR	\$125,300	4.20%	\$490	\$53,325	226.5	\$483	\$42,724	129.0
ISLAND	\$282,100	4.20%	\$1,104	\$74,250	140.1	\$1,087	\$65,132	87.3
JEFFERSON	\$283,300	4.20%	\$1,109	\$64,875	121.9	\$1,092	\$51,765	69.1
KING	\$449,300	4.20%	\$1,758	\$91,950	108.9	\$1,732	\$72,625	61.1
KITSAP	\$243,400	4.20%	\$953	\$77,525	169.5	\$938	\$68,859	107.0
KITTITAS	\$216,700	4.20%	\$848	\$64,475	158.4	\$835	\$42,212	73.7
KLICKEITAT	\$196,700	4.20%	\$770	\$50,625	137.0	\$758	\$43,753	84.1
LEWIS	\$160,000	4.20%	\$626	\$57,725	192.1	\$617	\$48,629	115.0
LINCOLN	\$80,000	4.20%	\$313	\$55,425	368.8	\$308	\$53,970	255.2
MASON	\$159,100	4.20%	\$623	\$61,600	206.1	\$613	\$38,393	91.3
OKANOGAN	\$170,000	4.20%	\$665	\$52,525	164.5	\$655	\$44,838	99.8
PACIFIC	\$130,800	4.20%	\$512	\$53,925	219.5	\$504	\$38,003	109.9
PEND OREILLE	\$149,000	4.20%	\$583	\$49,225	175.9	\$574	\$37,847	96.1
PIERCE	\$233,000	4.20%	\$912	\$73,275	167.4	\$898	\$53,642	87.1
SAN JUAN	\$431,800	4.20%	\$1,690	\$67,200	82.8	\$1,665	\$49,667	43.5
SKAGIT	\$248,800	4.20%	\$974	\$67,475	144.4	\$959	\$46,637	70.9
SKAMANIA	\$187,500	4.20%	\$734	\$74,750	212.2	\$723	\$52,117	105.2
SNOHOMISH	\$331,400	4.20%	\$1,297	\$85,175	136.8	\$1,278	\$65,654	74.9
SPOKANE	\$177,600	4.20%	\$695	\$64,300	192.7	\$685	\$51,925	110.6
STEVENS	\$149,000	4.20%	\$583	\$55,225	197.3	\$574	\$42,713	108.4
THURSTON	\$235,700	4.20%	\$922	\$76,750	173.3	\$909	\$58,072	93.2
WAHKIACUM	\$30,000	4.20%	\$117	\$57,000	1011.4	\$116	\$34,641	436.8
WALLA WALLA	\$173,200	4.20%	\$678	\$59,500	182.9	\$668	\$52,757	115.2
WHATCOM	\$272,600	4.20%	\$1,067	\$69,550	135.8	\$1,051	\$54,010	75.0
WHITMAN	\$192,900	4.20%	\$755	\$63,100	174.1	\$744	\$43,672	85.6
YAKIMA	\$162,900	4.20%	\$638	\$52,425	171.3	\$628	\$42,545	98.8
Statewide	\$266,900	4.20%	\$1,045	\$74,650	148.9	\$1,029	\$59,105	83.8

Source: Runstad Center Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

First-time buyer index assumes the purchaser's income is 70% of the median household income.

Home purchased by first-time buyers is 85% of area's median price.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment. First-time buyer index assumes 10% down.

It is assumed 25% of income can be used for principal and interest payments.

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

County	12 Q4	13 Q1	13 Q2	13 Q3	13 Q4	14.Q1	14.Q2	14.Q3	14.Q4
ADAMS	195.1	257.7	188.9	171.7	168.9	181.5	179.1	208.5	251.0
ASOTIN	204.7	206.6	193.2	168.1	190.3	190.8	184.5	176.2	195.2
BENTON	202.6	212.2	205.5	183.8	187.7	196.1	192.5	186.8	183.8
CHELAN	154.7	181.6	153.6	144.3	142.9	141.1	147.9	136.2	146.3
CLALLAM	170.6	182.4	176.4	154.7	151.9	137.6	154.4	148.6	161.0
CLARK	198.8	192.4	183.7	159.6	168.4	164.4	160.7	155.1	169.0
COLUMBIA	270.1	237.0	259.6	153.4	178.2	228.7	245.5	228.2	256.4
COWLITZ	238.6	243.8	227.3	191.0	211.2	215.8	192.1	196.5	193.1
DOUGLAS	167.4	173.7	173.5	147.5	152.4	156.0	156.3	146.0	144.2
FERRY	167.9	237.3	212.2	177.3	241.7	214.1	146.5	210.6	422.5
FRANKLIN	202.6	212.2	205.5	183.8	187.7	196.1	192.5	186.8	183.8
GARFIELD	184.2	185.9	173.8	151.1	171.2	171.6	165.9	158.4	175.5
GRANT	182.9	199.0	187.7	177.6	169.3	193.9	179.7	171.5	177.4
GRAYS HARBOR	266.4	293.0	259.3	214.1	226.1	271.7	216.3	220.9	226.5
ISLAND	154.4	168.0	164.4	146.3	147.6	158.5	148.0	144.6	140.1
JEFFERSON	139.8	144.4	135.9	129.7	123.5	145.0	139.8	131.1	121.9
KING	134.9	134.6	121.9	106.8	111.7	112.5	105.9	105.6	108.9
KITSAP	181.9	187.2	176.9	159.0	166.3	171.6	165.4	164.1	169.5
KITTITAS	169.0	170.1	175.1	162.4	148.9	154.0	156.2	146.4	158.4
KLICKITAT	135.5	182.1	135.6	130.5	141.1	188.1	122.6	150.7	137.0
LEWIS	210.7	211.2	231.8	200.6	230.7	219.8	202.9	191.4	192.1
LINCOLN	200.8	481.5	460.6	403.7	406.4	406.3	209.1	356.5	368.8
MASON	219.1	281.3	235.4	186.8	205.8	221.5	202.9	199.1	206.1
OKANOGAN	194.2	216.1	186.0	155.0	173.8	190.1	191.8	190.4	164.5
PACIFIC	282.8	268.6	280.0	205.1	312.0	221.3	215.4	251.4	219.5
PEND OREILLE	173.7	245.4	219.4	183.3	249.9	221.4	180.2	182.3	175.9
PIERCE	204.2	207.6	187.3	163.7	173.5	167.2	165.7	165.3	167.4
SAN JUAN	112.5	92.1	100.6	89.0	82.8	88.1	90.1	78.5	82.8
SKAGIT	173.0	183.7	164.1	149.0	147.4	150.8	150.4	153.2	144.4
SKAMANIA	209.6	248.0	267.3	152.3	213.0	261.4	267.9	168.8	212.2
SNOHOMISH	176.0	170.6	158.9	140.1	143.2	140.8	134.6	135.0	136.8
SPOKANE	210.8	218.4	206.4	180.5	192.0	196.4	188.5	183.6	192.7
STEVENS	195.4	276.0	246.6	206.0	280.7	248.6	202.2	204.5	197.3
THURSTON	198.4	198.2	194.0	171.3	178.8	181.4	176.1	170.6	173.3
WAHKIAKUM	245.6	428.3	228.0	187.2	188.6	389.7	1987.9	142.3	1011.4
WALLA WALLA	186.4	192.6	190.9	156.2	169.6	174.4	179.3	170.7	182.9
WHATCOM	149.0	159.5	150.9	129.9	131.8	143.3	132.6	132.2	135.8
WHITMAN	177.1	176.3	166.3	146.6	155.5	188.2	154.6	154.2	174.1
YAKIMA	182.3	201.5	186.4	165.5	174.6	183.2	172.1	168.9	171.3
Statewide	173.1	177.2	166.6	144.4	149.4	153.6	144.2	143.0	148.9

Source Runstad Center Estimates

the mortgage payments on a median-price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

HOUSING AFFORDABILITY INDEX

First-Time Buyers State of Washington and Counties Time Trend

County	12 Q4	13 Q1	13:Q2	13 Q3	13 Q4	14 Q1	14:Q2	14:Q3	14 Q4
ADAMS	122.2	160.5	117.0	105.9	103.6	110.7	108.6	125.7	151.3
ASOTIN	109.0	110.8	104.2	91.4	104.1	105.1	102.2	98.1	108.7
BENTON	132.5	138.8	134.5	120.5	123.1	128.7	126.3	-122.7	120.7
CHELAN	87.2	102.4	86.6	81.5	80.6	79.6	83.4	76.8	82.5
CLALLAM	99.8	111.4	112.2	102.4	104.3	97.9	113.7	113.0	122.5
CLARK	109.7	106.6	102.3	89.4	94.7	92.9	91.1	88.3	96.2
COLUMBIA	138.5	123.6	137.7	82.8	97.8	127.5	139.0	131.1	147.3
COWLITZ	125.0	128.9	121.3	103.0	114.8	118.4	106.2	109.6	107.7
DOUGLAS	96.0	99.1	98.5	83.5	85.8	87.5	87.2	81.1	80.1
FERRY	88.7	122.8	107.5	88.0	117.3	101.7	68.0	95.5	191.6
FRANKLIN	105.3	107.3	101.0	87.8	87.1	88.2	83.9	78.9	77.6
GARFIELD	120.6	122.4	115.1	100.8	114.7	115.7	112.4	107.8	119.5
GRANT	107.5	116.7	109.8	103.8	98.7	112.8	104.2	99.2	102.7
GRAYS HARBOR	148.4	163.7	145.3	120.6	127.7	153.8	122.8	125.8	129.0
ISLAND	88.0	97.0	96.2	86.9	88.7	96.5	91.2	90.2	87.3
JEFFERSON	73.8	77.0	73.3	70.7	68.0	80.7	78.6	74.4	69.1
KING	73.4	73.5	66.9	58.9	61.9	62.6	59.2	59.3	61.1
KITSAP	103.0	107.7	103.5	94.6	100.5	105.2	102.9	103.6	107.0
KITTITAS	79.8	80.1	82.3	76.3	69.8	72.0	72.9	68.1	73.7
KLUCKITAT	84.4	113.2	84.1	80.9	87.3	116.1	75.5	92.5	84.1
LEWIS	111.4	113.7	127.2	112.2	131.4	127.3	119.5	114.6	115.0
LINCOLN	125.2	305.0	296.3	264.0	269.7	273.5	142.8	246.7	255.2
MASON	114.5	143.8	117.6	91.3	98.2	103.1	92.2	88.2	91.3
OKANOGAN	103.9	117.9	103.4	87.8	100.3	111.6	114.5	115.5	99.8
PACIFIC	143.4	135.9	141.4	103.5	157.2	111.3	108.1	125.9	109.9
PEND OREILLE	96.2	135.6	121.0	101.0	137.4	121.5	98.7	99.6	96.1
PIERCÉ	111.6	112.7	100.9	87.7	92.3	88.3	86.9	86.0	87.1
SAN JUAN	63.6	51.5	55.7	48.8	44.9	47.3	47.8	41.2	43.5
SKAGIT	96.9	101.1	88.6	79.1	76.8	77.1	75.3	75.3	70.9
SKAMANIA	105.1	124.1	133.5	76.1	106.2	130.0	133.0	83.6	105.2
SNOHOMISH	96.1	93.2	86.8	76.7	78.4	77.1	73.7	74.0	74.9
SPOKANE	115.9	120.8	114.9	101.2	108.3	111.5	107.6	105.4	110.6
STEVENS	105.7	149.7	134.1	112.3	153.4	136.1	111.0	112.4	108.4
THURSTON	112.1	111.2	108.1	94.9	98.3	99.0	95.4	91.7	93.2
WAHIAKUM	129.5	219.8	113.8	91.0	89.1	178.9	NA	61.5	436.8
WALLA WALLA	108.3	113.3	113.6	94.2	103.4	107.6	111.8	107.5	115.2
WHATCOM	80.1	86.0	81.7	70.7	72.0	78.5	72.9	73.0	75.0
WHITMAN	73.1	74.8	72.4	65.6	71.3	88.5	74.3	75.8	85.6
YAKIMA	105.3	116.3	107.6	95.6	100.9	105.8	99.3	97.4	98.8
Statewide	95.8	98.3	92.6	80.6	83.5	86.1	81.0	80.4	83.8

Source Runstad Center Estimates

Notes Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

Percentage of Homes on Market Below Specified Price
State of Washington and Counties
End of Fourth Quarter 2014

County	\$80,000	\$160,000	\$250,000	\$500,000
ADAMS	N/A	N/A	N/A	N/A
ASOTIN	2.4%	39.2%	67.2%	95.3%
BENTON	5.8%	25.5%	55.4%	94.5%
CHELAN	0.0%	9.2%	21.5%	58.5%
CLALLAM	3.1%	18.7%	49.0%	83.2%
CLARK	0.0%	5.4%	31.8%	72.1%
COLUMBIA	N/A	N/A	N/A	N/A
COWLITZ	8.1%	37.3%	67.4%	96.0%
DOUGLAS	0.0%	18.1%	38.6%	86.7%
FERRY	12.3%	47.9%	69.9%	93.4%
FRANKLIN	5.8%	25.5%	55.4%	94.5%
GARFIELD	2.4%	39.2%	67.2%	95.3%
GRANT	5.5%	32.8%	63.9%	95.0%
GRAYS HARBOR	20.9%	48.9%	75.1%	94.9%
ISLAND	0.8%	6.9%	28.8%	71.3%
JEFFERSON	3.0%	12.3%	28.9%	73.8%
KING	0.2%	2.1%	13.0%	55.5%
KITSAP	2.2%	16.9%	45.7%	85.1%
KITTITAS	2.0%	14.5%	41.6%	79.6%
KLICHTAT	7.0%	28.7%	58.0%	82.8%
LEWIS	7.6%	40.3%	70.5%	94.6%
LINCOLN	N/A	N/A	N/A	N/A
MASON	6.5%	37.9%	69.3%	93.9%
OKANOGAN	8.4%	34.2%	59.0%	91.4%
PACIFIC	13.5%	52.5%	79.9%	96.0%
PEND OREILLE	12.3%	47.9%	69.9%	93.4%
PIERCE	1.2%	12.7%	41.4%	85.3%
SAN JUAN	0.0%	1.8%	4.9%	30.4%
SKAGIT	3.0%	12.9%	41.3%	80.2%
SKAMANIA	8.6%	39.7%	69.0%	93.1%
SNOHOMISH	0.5%	4.6%	18.3%	72.0%
SPOKANE	5.8%	35.1%	63.6%	91.7%
STEVENS	12.3%	47.9%	69.9%	93.4%
THURSTON	1.8%	14.2%	46.4%	93.0%
WAHIAKUM	N/A	N/A	N/A	N/A
WALLA WALLA	8.3%	39.7%	71.1%	93.9%
WHATCOM	5.3%	12.9%	35.3%	81.2%
WHITMAN	13.0%	36.0%	68.0%	95.0%
YAKIMA	9.0%	43.0%	71.6%	95.2%
Statewide	4.2%	20.6%	44.7%	82.0%

Source: WCRER Estimates

Listings Available for Sale

State of Washington and Counties

End of Fourth Quarters

County	2008	2009	2010	2011	2012	2013	2014	% Ch 13-14
ADAMS	N/A	N/A	N/A	N/A	NA	71	59	-16.9%
ASOTIN	430	494	796	378	299	278	296	6.5%
BENTON	1,421	1,286	1,263	1,500	1,564	1,403	1,128	-19.6%
CHELAN	494	482	471	462	348	315	195	-38.1%
CLALLAM	636	654	555	574	472	455	386	-15.2%
CLARK	4,020	3,114	3,143	2,557	1,984	2,155	129	-94.0%
COLUMBIA	N/A	60	68	87	N/A	N/A	N/A	N/A
COWLITZ	635	575	570	458	390	363	405	11.6%
DOUGLAS	N/A	190	212	179	141	131	83	-36.6%
FERRY	325	385	427	401	422	391	332	-15.1%
FRANKLIN	1,421	1,286	1,263	1,500	1,564	1,403	1,128	-19.6%
GARFIELD	NA	NA	NA	NA	NA	NA	NA	NA
GRANT	569	529	448	459	426	412	418	1.5%
GRAYS HARBOR	714	634	720	688	600	621	550	-11.4%
ISLAND	861	848	789	705	551	551	480	-12.9%
JEFFERSON	411	419	409	402	307	299	301	0.7%
KING	8,707	6,918	7,364	5,491	2,945	3,127	2,788	-10.8%
KITSAP	1,820	1,370	1,390	1,304	1,122	1,120	853	-23.8%
KITTITAS	507	410	344	366	330	306	358	17.0%
KLICKITAT	162	185	197	177	172	172	157	-8.7%
LEWIS	725	681	677	609	549	603	553	-8.3%
LINCOLN	N/A	N/A	N/A	N/A	NA	33	39	18.2%
MASON	684	591	594	583	581	565	459	-18.8%
OKANOGAN	316	317	320	345	333	366	371	1.4%
PACIFIC	299	291	318	326	283	284	303	6.7%
PEND OREILLE	325	385	427	401	422	391	332	-15.1%
PIERCE	5,601	4,611	4,717	3,902	2,512	2,860	2,755	-3.7%
SAN JUAN	345	374	304	317	254	282	283	0.4%
SKAGIT	952	986	929	805	567	604	504	-16.6%
SKAMANIA	102	91	82	81	76	55	58	5.5%
SNOHOMISH	4,362	3,533	3,640	2,676	1,341	1,830	1,698	-7.2%
SPOKANE	2,849	2,972	2,963	2,722	2,294	2,210	2,017	-8.7%
STEVENS	325	385	427	401	422	391	332	-15.1%
THURSTON	1,591	1,447	1,384	1,269	946	1,004	994	-1.0%
WAHKIAKUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WALLA WALLA	693	599	611	597	411	399	408	2.3%
WHATCOM	1,280	1,174	1,209	1,042	903	903	835	-7.5%
WHITMAN	127	120	133	152	107	109	100	-8.3%
YAKIMA	1,254	1,159	1,189	1,036	771	817	725	-11.3%
Statewide	44,963	39,555	40,353	34,952	26,409	27,279	22,812	-16.4%

Source WCRER Estimates

**Month's Supply of Housing by Price Range
State of Washington and Counties
December 2014**

County	Under \$80,000	\$80,000- 159,999	\$160,000 \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	Market 2013	Market 2012
ADAMS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ASOTIN	15	44	44	10.6	44.8	53	7.1	7.9
BENTON	37	34	33	5.5	12.9	4.2	5.6	6.8
CHELAN	N/A	44	18	8.3	15.5	6.3	6.2	6.4
CLALLAM	26	34	49	6.2	32.0	5.6	6.5	8.9
CLARK	00	34	20	4.6	12.2	3.8	5.3	5.2
COLUMBIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COWLITZ	35	49	45	10.0	17.9	5.5	5.0	6.4
DOUGLAS	N/A	106	2.1	7.4	7.7	5.1	5.1	5.7
FERRY	360	377	64.1	N/A	N/A	48.6	43.1	63.6
FRANKLIN	37	34	33	5.5	12.9	4.2	5.6	6.8
GARFIELD	NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GRANT	41	59	6.9	27.0	7.7	8.4	9.5	12.3
GRAYS HARBOR	56	57	9.9	17.6	45.2	8.0	9.6	12.1
ISLAND	25	27	4.1	4.4	11.5	5.0	6.8	6.6
JEFFERSON	60	47	5.4	6.6	22.0	7.4	8.8	9.2
KING	11	17	1.6	1.5	1.7	1.6	2.0	2.1
KITSAP	14	2.8	3.0	3.5	4.0	3.2	5.0	5.7
KITTITAS	25	50	5.4	11.7	16.1	7.8	6.9	7.9
KLICKITAT	38	90	7.9	11.2	46.6	9.5	11.0	12.1
LEWIS	41	97	8.1	17.0	100.0	9.6	11.5	12.2
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	25	66	7.3	9.4	24.3	6.9	9.9	12.3
OKANOGAN	89	149	13.7	30.2	43.0	17.4	17.8	19.2
PACIFIC	73	94	10.7	27.5	N/A	11.0	12.6	12.6
PEND OREILLE	360	377	64.1	N/A	N/A	48.6	43.1	63.6
PIERCE	16	22	2.7	4.1	9.7	3.5	3.8	4.0
SAN JUAN	N/A	N/A	0.1	0.2	0.5	13.7	17.2	15.8
SKAGIT	45	22	3.8	3.7	10.1	4.0	5.2	6.3
SKAMANIA	N/A	98	5.6	11.4	13.1	9.0	N/A	N/A
SNOHOMISH	37	26	1.9	2.2	4.8	2.5	2.8	2.4
SPOKANE	20	23	2.1	3.2	10.8	2.6	5.2	6.0
STEVENS	360	377	64.1	N/A	N/A	48.6	43.1	63.6
THURSTON	30	34	3.3	4.9	8.1	4.1	4.5	5.2
WAHIAKUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WALLA WALLA	85	8.1	8.6	8.5	21.8	8.7	9.0	9.6
WHATCOM	91	4.2	3.6	4.1	11.5	4.7	5.7	5.8
WHITMAN	52	55	4.2	6.4	17.8	5.3	6.8	10.0
YAKIMA	3.3	6.9	5.3	9.2	22.9	6.3	6.6	7.0
Statewide	3.3	37	3.2	3.4	3.8	3.5	4.4	4.8

Source: WCRER Estimates

RESIDENTIAL BUILDING PERMITS

Units Authorized

State of Washington and Counties, Monthly

COUNTY	OCT 13		NOV 13		DEC 13		OCT 14		NOV 14		DEC 14		% Change	
	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE
ADAMS														
ASOTIN														
BENTON	74	55	74	54	71	31	61	52	44	38	61	56	-24 2%	4 3%
CHELAN	13	13	10	10	6	6	16	16	12	12	9	9	27 6%	27 6%
CLALLAM	16	16	3	3	11	11	8	8	6	6	5	5	-36 7%	-36 7%
CLARK	190	125	121	104	117	112	217	138	204	100	171	124	38 3%	6 2%
COLUMBIA														
COWLITZ	12	12	3	3	10	10	9	9	13	13	10	10	28 0%	28 0%
DOUGLAS	10	10	11	11	9	9	10	10	11	11	5	5	-13 3%	-13 3%
FERRY														
FRANKLIN	49	35	43	28	50	29	32	20	28	16	32	20	-35 2%	-39 1%
GARFIELD														
GRANT														
GRAYS HARBOR	7	7	5	5	0	0	10	10	6	6	4	4	66 7%	66 7%
ISLAND	15	15	14	14	7	7	15	15	14	14	5	5	-5 6%	-5 6%
JEFFERSON	7	7	1	1	3	3	11	11	7	7	10	10	154 5%	154 5%
KING	820	387	1,282	370	1,084	319	1,132	348	957	267	1,215	339	3 7%	-11 3%
KITSAP	43	43	33	15	28	28	33	33	14	14	27	27	-28 8%	-14 0%
KITTITAS	25	25	11	11	11	11	15	15	18	18	8	8	-12 8%	-12 8%
KLICKITAT														
LEWIS	8	8	5	5	4	4	10	10	6	6	8	8	41 2%	41 2%
LINCOLN														
MASON	13	13	8	8	7	7	10	10	6	6	6	6	-21 4%	-21 4%
OKANOGAN	10	10	5	5	2	2	20	20	16	16	5	5	141 2%	141 2%
PACIFIC														
PEND OREILLE														
PIERCE	302	161	176	153	159	149	385	181	282	141	194	172	35 2%	6 7%
SAN JUAN	7	7	4	4	14	14	9	9	6	6	5	5	-20 0%	-20 0%
SKAGIT	23	23	19	19	18	18	20	20	12	12	21	21	-11 7%	-11 7%
SKAMANIA	2	2	0	0	2	2	2	2	0	0	0	0	-50 0%	-50 0%
SNOHOMISH	473	157	166	100	334	121	383	165	392	157	238	206	4 1%	39 7%
SPOKANE	111	103	105	57	40	40	141	80	188	45	62	54	52 7%	-10 5%
STEVENS														
THURSTON	326	66	26	23	34	34	42	42	49	49	69	69	-58 5%	30 1%
WAHIAKUM														
WALLA WALLA	4	4	4	4	1	1	5	5	6	6	1	1	33 3%	33 3%
WHATCOM	110	29	26	26	19	19	98	37	33	27	220	33	126 5%	31 1%
WHITMAN	55	7	1	1	4	4	9	3	2	2	2	2	-78 3%	-41 7%
YAKIMA	10	10	9	9	11	11	7	7	9	9	6	6	-26 7%	-26 7%
Statewide	2,735	1,350	2,165	1,043	2,056	1,002	2,710	1,276	2,341	1,004	2,399	1,210	7 1%	2 8%

Source U S Department of Commerce

- Notes
- 1 Percentage change is based on equivalent reports
 - 2 TOT refers to total building permits, both single-family and multi-family
 - 3 ONE refers to building permits for single-family homes only

RESIDENTIAL BUILDING PERMITS

Value Authorized

State of Washington and Counties, Quarterly Totals

COUNTY	4th Qtr 2013		3rd Qtr 2014		4th Qtr 2014		% change year ago	
	Total Value	SF Value	Total Value	SF Value	Total Value	SF Value	Total Value	SF Value
ADAMS								
ASOTIN								
BENTON	\$46.4	\$36.6	\$50.1	\$47.3	\$41.9	\$39.6	-9.7%	8.1%
CHELAN	\$5.0	\$5.0	\$11.1	\$11.1	\$6.1	\$6.1	21.6%	21.6%
CLALLAM	\$6.0	\$6.0	\$6.0	\$6.0	\$4.3	\$4.3	-29.2%	-29.2%
CLARK	\$97.5	\$90.0	\$137.4	\$99.9	\$118.1	\$96.9	21.1%	7.7%
COLUMBIA								
COWLITZ	\$5.2	\$5.2	\$8.6	\$8.6	\$7.4	\$7.4	41.3%	41.3%
DOUGLAS	\$6.0	\$6.0	\$10.2	\$9.7	\$6.3	\$6.3	6.0%	6.0%
FERRY								
FRANKLIN	\$28.2	\$22.1	\$22.2	\$18.7	\$19.0	\$15.4	-32.6%	-30.6%
GARFIELD								
GRANT								
GRAYS HARBOR	\$2.9	\$2.9	\$5.1	\$5.1	\$4.3	\$4.3	50.0%	50.0%
ISLAND	\$7.7	\$7.7	\$12.8	\$12.8	\$8.6	\$8.6	10.8%	10.8%
JEFFERSON	\$2.7	\$2.7	\$1.9	\$1.9	\$5.4	\$5.4	97.2%	97.2%
KING	\$638.2	\$329.7	\$769.5	\$375.1	\$688.9	\$328.5	7.9%	-0.4%
KITSAP	\$26.4	\$24.3	\$27.5	\$27.5	\$19.5	\$19.5	-26.1%	-19.8%
KITTITAS	\$10.7	\$10.7	\$21.2	\$21.2	\$11.1	\$11.1	4.6%	4.6%
KLICKITAT								
LEWIS	\$2.3	\$2.3	\$7.7	\$7.2	\$3.5	\$3.5	47.6%	47.6%
LINCOLN								
MASON	\$6.3	\$6.3	\$7.1	\$7.1	\$6.6	\$6.6	5.5%	5.5%
OKANOGAN	\$2.5	\$2.5	\$7.1	\$7.1	\$6.8	\$6.8	175.0%	175.0%
PACIFIC								
PEND OREILLE								
PIERCE	\$139.1	\$121.7	\$251.7	\$182.2	\$173.0	\$137.4	24.3%	12.9%
SAN JUAN	\$4.6	\$4.6	\$7.2	\$7.2	\$5.3	\$5.3	16.4%	16.4%
SKAGIT	\$13.6	\$13.6	\$14.1	\$14.1	\$11.5	\$11.5	-15.3%	-15.3%
SKAMANIA	\$0.8	\$0.8	\$1.9	\$1.7	\$0.7	\$0.7	-10.0%	-10.0%
SNOHOMISH	\$172.0	\$95.5	\$187.7	\$141.4	\$201.0	\$135.4	16.9%	41.8%
SPOKANE	\$55.8	\$52.6	\$34.7	\$33.3	\$70.8	\$48.4	26.8%	-8.0%
STEVENS								
THURSTON	\$57.9	\$30.6	\$59.9	\$59.9	\$41.8	\$41.8	-27.9%	36.4%
WAHKIAKUM								
WALLA WALLA	\$2.2	\$2.2	\$3.6	\$3.6	\$3.1	\$3.1	42.8%	42.8%
WHATCOM	\$25.0	\$17.4	\$32.0	\$23.0	\$49.4	\$22.8	97.9%	31.2%
WHITMAN	\$6.4	\$2.9	\$4.2	\$3.5	\$2.9	\$1.6	-55.7%	-43.1%
YAKIMA	\$8.7	\$8.7	\$7.6	\$7.6	\$6.0	\$6.0	-31.6%	-31.6%
Statewide	\$1,380.2	\$910.7	\$1,710.2	\$1,143.9	\$1,523.3	\$984.3	10.4%	8.1%

Source U.S. Department of Commerce

- Notes
- 1 \$ Amounts In Millions
 - 2 Total refers to all residential units, regardless of size of structure
 - 3 SF refers to Single-Family homes, both detached and attached

Median Home Prices Annual, 2000-2014

Counties	2000	2002	2004	2006	2008	2010	2012	2013	2014
ADAMS	\$83,700	\$74,200	\$93,600	\$89,800	\$113,600	\$123,900	\$128,900	\$132,700	\$127,300
ASOTIN	\$92,400	\$95,300	\$111,200	\$142,900	\$154,900	\$147,800	\$150,800	\$161,800	\$160,100
BENTON	\$119,400	\$140,300	\$147,900	\$157,200	\$165,800	\$177,500	\$183,400	\$186,600	\$190,400
CHELAN	\$129,000	\$131,400	\$147,300	\$202,000	\$247,000	\$224,900	\$221,100	\$223,900	\$239,700
CLALLAM	\$117,800	\$131,400	\$164,300	\$231,500	\$236,500	\$206,400	\$191,700	\$193,400	\$207,000
CLARK	\$147,000	\$156,500	\$195,000	\$269,400	\$246,900	\$212,500	\$196,500	\$224,900	\$245,300
COLUMBIA	N/A	N/A	\$81,400	\$100,000	\$130,000	\$125,000	\$146,200	\$153,800	\$130,000
COWLITZ	\$110,100	\$110,700	\$125,000	\$174,500	\$181,500	\$155,000	\$137,000	\$150,000	\$162,000
DOUGLAS	\$129,000	\$131,400	\$147,300	\$202,000	\$234,900	\$210,500	\$202,400	\$207,000	\$223,000
FERRY	\$88,700	\$90,900	\$114,000	\$143,700	\$156,600	\$144,300	\$136,700	\$133,500	\$180,000
FRANKLIN	\$119,400	\$140,300	\$147,900	\$157,200	\$165,800	\$177,500	\$183,400	\$186,600	\$190,400
GARFIELD	\$92,400	\$95,300	\$111,200	\$142,900	\$154,900	\$147,800	\$150,800	\$161,800	\$160,100
GRANT	\$90,000	\$92,800	\$105,000	\$133,500	\$159,000	\$160,000	\$155,000	\$156,000	\$156,200
GRAYS HARBOR	\$81,400	\$87,000	\$104,000	\$148,000	\$151,000	\$135,000	\$115,000	\$119,800	\$123,200
ISLAND	\$155,100	\$177,000	\$215,900	\$300,000	\$285,000	\$260,000	\$250,000	\$255,000	\$266,700
JEFFERSON	\$176,400	\$184,900	\$245,000	\$326,300	\$299,000	\$265,000	\$240,000	\$260,000	\$254,500
KING	\$249,900	\$278,500	\$324,000	\$425,000	\$430,000	\$375,000	\$365,000	\$415,000	\$449,600
KITSAP	\$149,400	\$165,900	\$206,900	\$275,000	\$265,000	\$240,000	\$233,000	\$240,700	\$243,500
KITTITAS	\$128,900	\$150,300	\$174,000	\$248,000	\$235,000	\$214,000	\$195,100	\$206,800	\$220,100
KLICKITAT	N/A	N/A	N/A	N/A	\$213,900	\$198,800	\$185,600	\$189,400	\$180,000
LEWIS	\$89,000	\$106,000	\$124,500	\$170,000	\$186,500	\$154,300	\$145,000	\$139,000	\$150,500
LINCOLN	N/A	N/A	N/A	N/A	N/A	\$73,600	\$83,000	\$67,500	\$127,500
MASON	\$104,800	\$115,000	\$138,100	\$191,700	\$192,000	\$165,000	\$154,900	\$150,000	\$158,500
OKANOGAN	N/A	\$80,300	\$86,500	\$145,600	\$170,000	\$169,000	\$155,000	\$157,500	\$151,400
PACIFIC	\$69,500	\$78,200	\$100,000	\$135,000	\$165,000	\$128,000	\$105,000	\$117,000	\$125,300
PENŌ OREILLE	\$88,700	\$90,900	\$114,000	\$143,700	\$156,600	\$144,300	\$136,700	\$120,800	\$140,000
PIERCE	\$151,800	\$170,000	\$199,900	\$270,000	\$258,000	\$220,000	\$195,000	\$217,000	\$231,900
SAN JUAN	\$250,000	\$272,200	\$337,000	\$539,500	\$510,000	\$422,500	\$362,500	\$394,000	\$419,400
SKAGIT	\$151,200	\$165,500	\$191,200	\$260,000	\$263,000	\$223,000	\$207,400	\$230,000	\$236,500
SKAMANIA	N/A	N/A	N/A	N/A	\$236,400	\$160,000	\$175,700	\$188,600	\$173,700
SNOHOMISH	\$196,400	\$220,000	\$250,000	\$345,400	\$345,000	\$275,000	\$260,000	\$299,700	\$328,700
SPOKANE	\$103,500	\$109,700	\$131,100	\$181,600	\$191,600	\$172,700	\$169,600	\$174,500	\$178,400
STEVENS	\$88,700	\$90,900	\$114,000	\$143,700	\$156,600	\$144,300	\$136,700	\$120,800	\$140,000
THURSTON	\$137,900	\$154,900	\$184,900	\$252,200	\$255,000	\$230,000	\$218,000	\$225,000	\$231,400
WAHIAKUM	\$98,200	\$128,000	\$167,000	\$205,000	\$182,500	\$148,000	\$143,300	\$120,000	\$75,000
WALLA WALLA	\$96,600	\$119,900	\$139,500	\$175,800	\$190,500	\$180,000	\$166,800	\$180,700	\$176,300
WHATCOM	\$146,500	\$159,100	\$216,800	\$282,300	\$278,000	\$250,000	\$250,000	\$259,900	\$271,300
WHITMAN	\$117,000	\$128,100	\$147,700	\$188,200	\$219,300	\$201,700	\$197,000	\$212,900	\$201,600
YAKIMA	\$108,000	\$110,700	\$125,700	\$134,900	\$148,900	\$151,500	\$154,500	\$155,100	\$160,600
Statewide	\$176,300	\$188,500	\$225,000	\$293,800	\$284,400	\$246,300	\$234,200	\$253,300	\$268,400

Source WCRER Estimates

RESIDENTIAL BUILDING PERMITS

State of Washington and Counties

Total Permits

County	2006	2008	2010	2011	2012	2013	% Ch
ADAMS	29	36	33	24	29	54	86.2%
ASOTIN	83	53	27	16	19	23	21.1%
BENTON	946	625	1,259	1,127	1,094	930	-15.0%
CHELAN	702	311	206	154	207	577	178.7%
CLALLAM	426	289	169	154	168	122	-27.4%
CLARK	2,979	1,241	1,070	961	1,558	2,942	88.8%
COLUMBIA	6	7	4	4	2	7	250.0%
COWLITZ	703	276	131	113	132	195	47.7%
DOUGLAS	339	178	114	92	92	129	40.2%
FERRY	24	25	22	13	15	20	33.3%
FRANKLIN	778	476	763	570	531	375	-29.4%
GARFIELD	18	10	4	2	3	1	-66.7%
GRANT	753	662	228	187	275	279	1.5%
GRAYS HARBOR	533	334	166	114	125	122	-2.4%
ISLAND	639	329	219	164	178	221	24.2%
JEFFERSON	287	137	97	86	83	101	21.7%
KING	14,339	10,456	6,020	6,143	11,614	12,277	5.7%
KITSAP	1,236	783	623	540	804	913	13.6%
KITTIKAS	588	282	183	174	195	344	76.4%
KLUCKITAT	141	88	77	58	78	94	20.5%
LEWIS	571	277	204	93	121	95	-21.5%
LINCOLN	48	30	43	32	27	45	66.7%
MASON	550	250	140	134	121	135	11.6%
OKANOGAN	269	230	123	130	103	134	30.1%
PACIFIC	167	87	125	111	130	139	6.9%
PEND OREILLE	133	118	52	48	36	37	2.8%
PIERCE	6,006	2,350	1,900	2,566	2,479	2,892	16.7%
SAN JUAN	191	189	189	105	92	109	18.5%
SKAGIT	1,009	438	207	179	229	283	23.6%
SKAMANIA	123	43	25	34	23	26	13.0%
SNOHOMISH	5,662	2,706	2,120	2,521	3,573	4,348	21.7%
SPOKANE	3,764	2,406	1,609	1,785	1,353	1,634	20.8%
STEVENS	204	136	72	54	71	84	18.3%
THURSTON	3,204	1,361	1,156	1,028	1,012	1,289	27.4%
WAHIAKUM	44	22	11	10	5	12	140.0%
WALLA WALLA	290	145	128	202	150	241	60.7%
WHATCOM	1,482	669	458	605	637	999	56.8%
WHITMAN	339	104	90	93	283	380	34.3%
YAKIMA	692	760	624	438	471	358	-24.0%
Statewide	50,297	28,919	20,691	20,864	28,118	32,966	17.2%

Source U S Department of Commerce

Source: Washington Center for Real Estate Research/Washington State University

TOTAL HOUSING INVENTORY

State of Washington and Counties

County	2000	2006	2008	2010	2011	2012	2013	% Change 12-13
	Census							
ADAMS	5,773	6,028	6,116	6,218	6,242	6,271	6,325	0.9%
ASOTIN	9,111	9,601	9,722	9,784	9,800	9,819	9,842	0.2%
BENTON	55,963	63,755	65,397	67,205	68,332	69,426	70,356	1.3%
CHELAN	30,407	33,264	34,203	34,655	34,809	35,016	35,593	1.6%
CLALLAM	30,683	34,103	35,124	35,450	35,604	35,772	35,894	0.3%
CLARK	134,030	158,744	162,335	164,114	165,075	166,633	169,575	1.8%
COLUMBIA	2,018	2,090	2,112	2,120	2,124	2,126	2,133	0.3%
COWLITZ	38,624	41,965	42,819	43,097	43,210	43,342	43,537	0.4%
DOUGLAS	12,944	14,662	15,319	15,542	15,634	15,726	15,855	0.8%
FERRY	3,775	3,968	4,025	4,068	4,081	4,096	4,116	0.5%
FRANKLIN	16,084	22,535	23,597	24,902	25,472	26,003	26,378	1.4%
GARFIELD	1,288	1,316	1,334	1,342	1,344	1,347	1,348	0.1%
GRANT	29,081	31,858	33,328	33,784	33,971	34,246	34,525	0.8%
GRAYS HARBOR	32,489	34,750	35,587	35,919	36,033	36,158	36,280	0.3%
ISLAND	32,378	36,913	37,761	38,178	38,342	38,520	38,741	0.6%
JEFFERSON	14,144	16,134	16,540	16,743	16,829	16,912	17,013	0.6%
KING	742,237	820,909	846,944	856,150	862,293	873,907	886,184	1.4%
KITSAP	92,644	101,517	103,670	104,855	105,395	106,199	107,112	0.9%
KITTITAS	16,475	19,442	20,273	20,633	20,807	21,002	21,346	1.6%
KLICKITAT	8,633	9,388	9,610	9,778	9,836	9,914	10,008	0.9%
LEWIS	29,585	31,990	32,774	33,190	33,283	33,404	33,499	0.3%
LINCOLN	5,298	5,564	5,653	5,741	5,773	5,800	5,845	0.8%
MASON	25,515	28,847	29,532	29,832	29,966	30,087	30,222	0.4%
OKANOGAN	19,085	20,423	20,879	21,131	21,261	21,364	21,498	0.6%
PACIFIC	13,991	14,779	15,028	15,203	15,314	15,444	15,583	0.9%
PEND OREILLE	6,608	7,137	7,402	7,528	7,576	7,612	7,649	0.5%
PIERCE	277,060	315,787	323,269	327,216	329,782	332,261	335,153	0.9%
SAN JUAN	9,752	11,158	11,554	11,863	11,968	12,060	12,169	0.9%
SKAGIT	42,681	48,577	49,822	50,319	50,498	50,727	51,010	0.6%
SKAMANIA	4,576	5,114	5,239	5,296	5,330	5,353	5,379	0.5%
SNOHOMISH	236,205	275,234	282,793	287,099	289,620	293,193	297,541	1.5%
SPOKANE	175,005	195,696	200,879	204,274	206,059	207,412	209,046	0.8%
STEVENS	17,599	18,749	19,137	19,295	19,349	19,420	19,504	0.4%
THURSTON	86,652	100,981	104,945	107,418	108,446	109,458	110,747	1.2%
WAHKIAKUM	1,792	1,967	2,039	2,061	2,071	2,076	2,088	0.6%
WALLA WALLA	21,147	22,807	23,181	23,422	23,624	23,774	24,015	1.0%
WHATCOM	73,893	86,939	88,840	89,758	90,363	91,000	91,999	1.1%
WHITMAN	16,676	18,578	18,980	19,149	19,242	19,525	19,905	1.9%
YAKIMA	79,174	83,542	85,526	86,658	87,096	87,567	87,925	0.4%
Statewide	2,451,075	2,756,807	2,833,284	2,870,986	2,891,850	2,919,968	2,952,934	1.1%

Source WCRER Estimates, revised to reflect 2000 Census

Source. Washington Center for Real Estate Research/Washington State University

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

County	2004	2006	2008	2010	2011	2012	2013	% ch
ADAMS	27	29	34	33	22	26	44	69.2%
ASOTIN	116	73	49	27	16	19	21	10.5%
BENTON	1,113	936	606	937	781	897	840	-6.4%
CHELAN	385	580	305	204	154	205	259	26.3%
CLALLAM	573	422	255	139	114	168	122	-27.4%
CLARK	3,276	2,379	1,053	963	688	1,190	1,699	42.8%
COLUMBIA	6	6	7	4	2	2	7	250.0%
COWLITZ	383	620	268	116	113	132	155	17.4%
DOUGLAS	241	283	135	109	92	92	127	38.0%
FERRY	33	24	25	22	13	15	20	33.3%
FRANKLIN	1,104	778	476	636	558	374	245	-34.5%
GARFIELD	2	18	10	4	2	3	1	-66.7%
GRANT	285	625	343	205	171	251	236	-6.0%
GRAYS HARBOR	294	444	250	163	104	125	122	-2.4%
ISLAND	698	634	329	219	164	176	221	25.6%
JEFFERSON	337	287	137	97	80	83	101	21.7%
KING	7,298	6,024	3,029	2,578	2,765	3,864	4,419	14.4%
KITSAP	1,308	1,184	682	468	451	634	674	6.3%
KITTITAS	461	543	258	177	169	180	285	58.3%
KLUCKITAT	102	141	88	77	54	78	88	12.8%
LEWIS	337	499	243	124	82	97	95	-2.1%
LINCOLN	42	48	30	41	30	27	45	66.7%
MASON	508	516	236	140	134	121	120	-0.8%
OKANOGAN	179	259	224	123	120	103	98	-4.9%
PACIFIC	117	153	82	125	111	130	139	6.9%
PEND OREILLE	61	133	118	52	48	36	37	2.8%
PIERCE	4,466	4,884	1,805	1,708	1,494	2,009	2,369	17.9%
SAN JUAN	172	189	184	189	105	92	109	18.5%
SKAGIT	770	902	397	203	179	227	283	24.7%
SKAMANIA	102	123	43	25	34	23	26	13.0%
SNOHOMISH	4,921	4,557	1,840	1,853	1,819	2,174	1,985	-8.7%
SPOKANE	2,108	2,647	1,173	939	740	963	1,299	34.9%
STEVENS	187	200	122	66	52	67	66	-1.5%
THURSTON	2,099	2,493	1,212	1,053	858	959	929	-3.1%
WAHIAKUM	23	44	20	11	10	5	12	140.0%
WALLA WALLA	194	256	139	66	80	102	134	31.4%
WHATCOM	1,647	1,181	536	401	419	488	568	16.4%
WHITMAN	106	98	80	62	33	70	100	42.9%
YAKIMA	759	653	617	343	298	301	300	-0.3%
Statewide	36,840	35,865	17,440	14,702	13,159	16,508	18,400	11.5%

Source: U.S. Department of Commerce

Source: Washington Center for Real Estate Research/Washington State University

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

County	2000							Change	Change
	Census	2006	2008	2010	2011	2012	2013	00-13	12-13
ADAMS	3,631	3,857	3,943	4,033	4,055	4,081	4,125	13.0%	1.1%
ASOTIN	6,396	6,855	6,962	7,018	7,034	7,053	7,074	10.0%	0.3%
BENTON	35,369	42,028	43,452	44,929	45,710	46,607	47,447	32.2%	1.8%
CHELAN	21,042	23,563	24,340	24,780	24,934	25,139	25,398	19.6%	1.0%
CLALLAM	21,754	24,901	25,575	25,863	25,977	26,145	26,267	19.2%	0.5%
CLARK	94,625	115,460	118,316	119,969	120,657	121,847	123,546	27.9%	1.4%
COLUMBIA	1,582	1,631	1,653	1,661	1,663	1,665	1,672	5.3%	0.4%
COWLITZ	26,496	29,237	29,990	30,253	30,366	30,498	30,653	14.6%	0.5%
DOUGLAS	8,362	9,881	10,311	10,515	10,607	10,699	10,826	28.1%	1.2%
FERRY	2,620	2,801	2,858	2,901	2,914	2,929	2,949	11.6%	0.7%
FRANKLIN	9,570	14,921	15,975	17,151	17,709	18,083	18,328	87.4%	1.4%
GARFIELD	970	998	1,016	1,024	1,026	1,029	1,030	6.1%	0.1%
GRANT	16,518	18,809	19,807	20,230	20,401	20,652	20,888	25.4%	1.1%
GRAYS HARBOR	22,807	24,736	25,448	25,753	25,857	25,982	26,104	13.8%	0.5%
ISLAND	25,028	29,165	29,957	30,374	30,538	30,714	30,935	21.6%	0.7%
JEFFERSON	10,438	12,350	12,756	12,947	13,027	13,110	13,211	24.3%	0.8%
KING	446,827	487,142	495,498	500,079	502,844	506,708	511,127	13.5%	0.9%
KITSAP	64,851	73,109	75,030	76,050	76,501	77,135	77,809	18.5%	0.9%
KITTITAS	10,247	12,910	13,676	14,028	14,197	14,377	14,662	40.9%	2.0%
KLICKITAT	5,680	6,394	6,614	6,782	6,836	6,914	7,002	21.9%	1.3%
LEWIS	20,207	22,360	23,090	23,346	23,428	23,525	23,620	16.1%	0.4%
LINCOLN	3,899	4,165	4,248	4,334	4,364	4,391	4,436	13.0%	1.0%
MASON	18,090	21,234	21,881	22,170	22,304	22,425	22,545	22.8%	0.5%
OKANOGAN	13,130	14,417	14,851	15,103	15,223	15,326	15,424	16.2%	0.6%
PACIFIC	9,514	10,250	10,485	10,658	10,769	10,899	11,038	15.5%	1.3%
PEND OREILLE	4,738	5,216	5,477	5,603	5,651	5,687	5,724	19.9%	0.7%
PIERCE	186,184	217,092	222,468	225,419	226,913	228,922	231,291	22.4%	1.0%
SAN JUAN	8,065	9,416	9,757	10,066	10,171	10,263	10,372	24.3%	1.1%
SKAGIT	30,730	35,587	36,777	37,231	37,410	37,637	37,920	21.7%	0.8%
SKAMANIA	3,116	3,638	3,763	3,820	3,854	3,877	3,903	24.2%	0.7%
SNOHOMISH	155,187	185,188	190,646	194,289	196,108	198,282	200,267	26.7%	1.0%
SPOKANE	120,578	134,935	138,247	139,995	140,735	141,698	142,997	17.6%	0.9%
STEVENS	12,513	13,653	14,015	14,165	14,217	14,284	14,350	13.8%	0.5%
THURSTON	57,537	70,239	73,478	75,614	76,472	77,431	78,360	34.2%	1.2%
WAHKIAKUM	1,251	1,426	1,496	1,518	1,528	1,533	1,545	22.6%	0.8%
WALLA WALLA	14,591	15,919	16,269	16,422	16,502	16,604	16,738	13.8%	0.8%
WHATCOM	47,218	56,127	57,521	58,348	58,767	59,255	59,823	24.6%	1.0%
WHITMAN	8,822	9,461	9,666	9,795	9,828	9,898	9,998	12.7%	1.0%
YAKIMA	53,205	56,769	58,479	59,248	59,546	59,847	60,147	12.5%	0.5%
Statewide	1,603,388	1,827,838	1,875,789	1,903,482	1,916,641	1,933,149	1,951,549	20.3%	1.0%

Source: WCRER Estimates, revised to reflect 2000 Census

Source: Washington Center for Real Estate Research/Washington State University

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

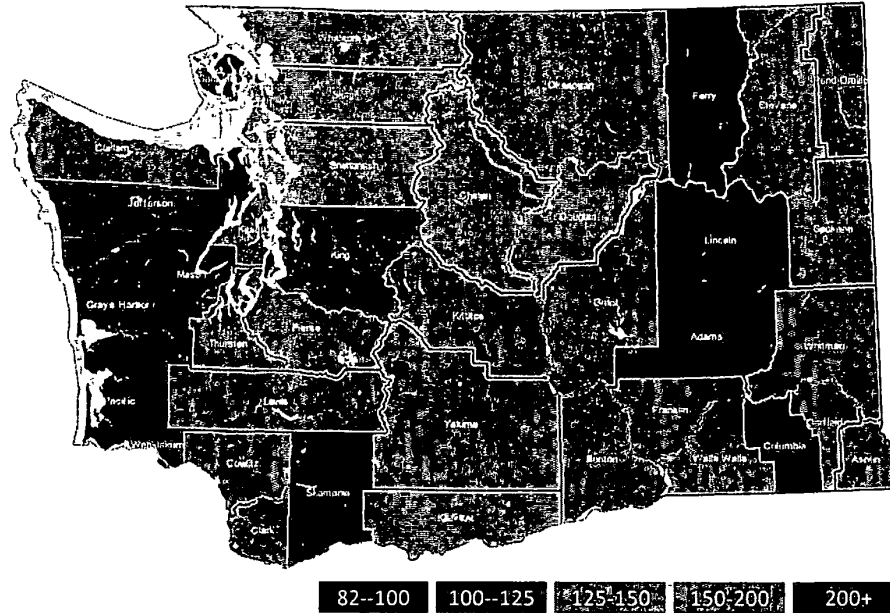
County	2000										Change	
	Census	2005	2006	2007	2008	2009	2010	2011	2012	2013	00-13	12-13
ADAMS	2,142	2,171	2,171	2,171	2,173	2,185	2,185	2,187	2,190	2,200	2 7%	0 5%
ASOTIN	2,715	2,736	2,746	2,756	2,760	2,766	2,766	2,766	2,766	2,768	1 5%	0 1%
BENTON	20,594	21,717	21,727	21,926	21,945	21,954	22,276	22,622	22,819	22,909	10 2%	0 4%
CHELAN	9,365	9,579	9,701	9,857	9,863	9,873	9,875	9,875	9,877	10,195	8 6%	3 2%
CLALLAM	8,929	9,198	9,202	9,515	9,549	9,557	9,587	9,627	9,627	9,627	7 6%	0 0%
CLARK	39,405	42,684	43,284	43,831	44,019	44,038	44,145	44,418	44,786	46,029	13 9%	2 8%
COLUMBIA	436	459	459	459	459	459	459	461	461	461	0 4%	0 0%
COWLITZ	12,128	12,645	12,728	12,821	12,829	12,829	12,844	12,844	12,844	12,884	4 1%	0 3%
DOUGLAS	4,582	4,725	4,781	4,965	5,008	5,022	5,027	5,027	5,027	5,029	8 2%	0 0%
FERRY	1,155	1,166	1,166	1,166	1,166	1,166	1,166	1,166	1,166	1,166	0 0%	0 0%
FRANKLIN	6,514	7,614	7,614	7,622	7,622	7,624	7,751	7,763	7,920	8,050	23 6%	1 6%
GARFIELD	318	318	318	318	318	318	318	318	318	318	0 0%	0 0%
GRANT	12,563	12,921	13,049	13,202	13,521	13,531	13,554	13,570	13,594	13,637	8 3%	0 3%
GRAYS HARBOR	9,682	9,926	10,015	10,056	10,140	10,164	10,167	10,177	10,177	10,177	4 7%	0 0%
ISLAND	7,350	7,743	7,748	7,804	7,804	7,804	7,804	7,804	7,806	7,806	4 9%	0 0%
JEFFERSON	3,706	3,784	3,784	3,784	3,784	3,796	3,796	3,802	3,802	3,802	1 9%	0 0%
KING	295,410	325,451	333,766	344,018	351,445	352,628	356,070	359,448	367,198	375,056	22 4%	2 1%
KITSAP	27,793	28,357	28,409	28,540	28,641	28,651	28,806	28,895	29,065	29,304	5 4%	0 8%
KITTITAS	6,228	6,487	6,532	6,573	6,597	6,599	6,605	6,610	6,625	6,684	5 4%	0 9%
KLICKITAT	2,953	2,994	2,994	2,996	2,996	2,996	2,996	3,000	3,000	3,006	1 6%	0 2%
LEWIS	9,378	9,559	9,631	9,651	9,685	9,765	9,845	9,856	9,880	9,880	5 2%	0 0%
LINCOLN	1,399	1,399	1,399	1,405	1,405	1,405	1,407	1,409	1,409	1,409	0 7%	0 0%
MASON	7,425	7,579	7,613	7,637	7,651	7,662	7,662	7,662	7,662	7,677	2 7%	0 2%
OKANOGAN	5,955	5,997	6,007	6,023	6,029	6,029	6,029	6,039	6,039	6,075	1 4%	0 6%
PACIFIC	4,477	4,515	4,529	4,538	4,543	4,545	4,545	4,545	4,545	4,545	1 4%	0 0%
PEND OREILLE	1,870	1,921	1,921	1,925	1,925	1,925	1,925	1,925	1,925	1,925	1 2%	0 0%
PIERCE	90,876	97,573	98,695	100,256	100,801	101,605	101,797	102,869	103,339	103,862	11 4%	0 5%
SAN JUÁN	1,687	1,740	1,742	1,792	1,797	1,797	1,797	1,797	1,797	1,797	5 4%	0 0%
SKAGIT	11,951	12,883	12,990	13,004	13,045	13,084	13,088	13,088	13,090	13,090	6 9%	0 0%
SKAMANIA	1,460	1,476	1,476	1,476	1,476	1,476	1,476	1,476	1,476	1,476	1 1%	0 0%
SNOHOMISH	81,018	88,942	90,047	91,282	92,148	92,544	92,811	93,513	94,912	97,275	15 3%	2 5%
SPOKANE	54,427	59,644	60,761	61,399	62,632	63,609	64,279	65,324	65,714	66,049	18 5%	0 5%
STEVENS	5,086	5,092	5,096	5,108	5,122	5,124	5,130	5,132	5,136	5,154	1 3%	0 4%
THURSTON	29,115	30,031	30,742	31,318	31,467	31,701	31,804	31,974	32,027	32,387	10 6%	1 1%
WÁHKIAKUM	541	541	541	541	543	543	543	543	543	543	0 4%	0 0%
WALLA WALLA	6,556	6,855	6,889	6,907	6,913	6,939	7,001	7,123	7,171	7,278	10 4%	1 5%
WHATCOM	26,675	30,511	30,812	31,186	31,319	31,353	31,410	31,596	31,745	32,176	16 8%	1 4%
WHITMAN	7,854	8,876	9,117	9,290	9,314	9,326	9,354	9,414	9,627	9,907	23 4%	2 9%
YAKIMA	25,969	26,734	26,773	26,904	27,047	27,129	27,410	27,550	27,720	27,778	5 9%	0 2%
Statewide	847,687	914,538	928,970	946,017	957,496	961,516	967,505	975,210	986,820	1,001,386	15 2%	1 5%

Source: WCRER Estimates, revised to reflect 2000 Census

Source: Washington Center for Real Estate Research/University of Washington

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All-Buyer Housing Affordability 2014:Q4



Median Home Price Change 2014:Q4

