

Schroader, Kathy

From: Orjiako, Oliver
Sent: Tuesday, June 30, 2015 8:25 AM
To: Schroader, Kathy
Subject: FW: Fw Housing Market Snapshot

Follow Up Flag: Follow up
Flag Status: Flagged

For comp plan index! Thanks.

Oliver

From: McCauley, Mark
Sent: Tuesday, June 30, 2015 7:18 AM
To: Orjiako, Oliver; Euler, Gordon
Subject: Fwd: Fw Housing Market Snapshot

Sent from my iPhone

Begin forwarded message:

From: Carol Levanen <cnldental@yahoo.com>
Date: June 29, 2015 at 7:56:59 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 <marcus35@msn.com>, Zachary McIsaac <zmcisaac@ashbaughbeal.com>, Carol Levanen <cnldental@yahoo.com>, "Clark County Citizens United Inc." <cccuinc@yahoo.com>
Subject: Fw Housing Market Snapshot
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 2:18 PM
Subject: Reader



Q! 2015 housing market snapshot,

http://realestate.washington.edu/wp-content/uploads/2015/05/snapshot_q115.pdf

Sent from Windows Mail

HOUSING MARKET SNAPSHOT

State of Washington and Counties First Quarter 2015

County	Home Resales (units)			Building Permits*		Median Resale Price		Housing	
	SAAR	% Change (last qtr)	% Change (year ago)	#	% Change (year ago)	\$	% Change (year ago)	Affordability Index (HAI)	First-Time HAI
ADAMS	70	-12.5%	-22.2%			\$146,700	10.1%	177.1	105.5
ASOTIN	330	22.2%	37.5%			\$154,800	0.7%	203.7	114.7
BENTON	3,540	11.7%	27.3%	248	-0.4%	\$183,700	2.7%	205.1	134.7
CHELAM	410	-12.8%	-32.8%			\$255,800	8.3%	144.0	81.1
CLALLAM	630	-38.2%	-16.0%			\$209,600	-5.5%	156.5	126.5
CLARK	510	-3.8%	-91.4%	769	23.6%	\$230,200	-1.3%	179.0	102.7
COLUMBIA	130	85.7%	44.4%			\$160,000	18.5%	207.3	122.6
COWLITZ	1,260	11.5%	40.0%			\$167,100	16.2%	199.5	113.0
DOUGLAS	360	38.5%	-32.1%			\$223,200	7.4%	160.6	88.4
FERRY	10	0.0%	-87.5%			\$70,000	-38.6%	375.2	162.2
FRANKLIN	1,190	12.3%	28.0%	94	-31.4%	\$183,700	2.7%	205.1	81.0
GARFIELD	60	20.0%	20.0%			\$154,800	0.7%	183.1	125.9
GRANT	950	13.1%	20.3%			\$159,500	13.0%	184.2	106.1
GRAYS HARBOR	1,310	1.6%	-4.4%			\$108,500	7.7%	270.8	155.0
ISLAND	640	-62.1%	-57.6%			\$244,000	1.5%	167.7	107.0
JEFFERSON	540	-6.9%	5.9%	23	4.5%	\$241,700	5.4%	148.0	85.5
KING	24,230	-8.5%	12.2%	5,759	125.8%	\$450,000	7.4%	112.7	63.8
KITSAP	4,080	-4.0%	15.3%	177	168.2%	\$235,500	1.6%	181.5	117.8
KITTITAS	990	17.9%	12.5%			\$237,500	10.6%	149.7	69.3
KLICKITAT	300	11.1%	42.9%			\$190,000	37.7%	146.9	89.8
LEWIS	850	-1.2%	1.2%			\$155,900	15.7%	203.9	126.0
LINCOLN	0	-	-100.0%			\$70,000	0.0%	436.2	309.9
MASON	880	-19.3%	7.3%			\$144,200	1.1%	235.4	99.0
OKANOGAN	400	-9.1%	11.1%			\$152,000	7.3%	190.4	119.2
PACIFIC	430	4.9%	30.3%			\$120,000	-4.0%	247.6	123.5
PEND OREILLE	230	9.5%	4.5%			\$125,000	9.6%	217.1	118.1
PIERCE	11,460	-2.9%	13.7%	558	-30.1%	\$235,400	4.7%	171.5	87.9
SAN JUAN	300	11.1%	3.4%	22	46.7%	\$508,300	29.8%	72.8	37.4
SKAGIT	1,770	-12.8%	19.6%			\$244,000	6.3%	152.4	71.9
SKAMANIA	40	-80.0%	-75.0%	8	33.3%	\$140,000	-4.6%	294.3	145.2
SNOHOMISH	9,170	-5.1%	15.2%	936	72.4%	\$344,700	11.2%	136.3	74.7
SPOKANE	7,210	-37.2%	23.5%			\$180,300	7.3%	196.5	114.0
STEVENS	690	11.3%	7.8%			\$125,000	9.6%	243.4	134.3
THURSTON	3,940	9.1%	16.9%			\$230,600	6.2%	183.4	97.2
WAHIAKUM	120	-73.3%	33.3%			\$75,000	0.0%	419.0	169.8
WALLA WALLA	840	21.7%	21.7%			\$120,000	-31.4%	273.3	175.8
WHATCOM	3,020	7.5%	21.3%			\$273,700	10.0%	140.1	77.8
WHITMAN	340	-20.9%	0.0%			\$196,000	14.0%	177.4	91.1
YAKIMA	1,830	10.2%	-7.1%			\$157,800	7.5%	183.1	105.5
Statewide	85,060	-8.6%	4.4%	8,594	71.6%	\$270,600	8.5%	152.0	85.9

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.