

# HOUSING MARKET SNAPSHOT

## State of Washington and Counties

Fourth Quarter 2004

County	Home Resales		Building Permits (units)		Median Price		Affordability Index	First Time Affordability
	#	% change (year ago)	#	% change (year ago)	\$	% change (year ago)		
ADAMS	160	22.5%			N/A	N/A	N/A	N/A
ASOTIN	80	-3.5%			\$ 114,400	21.4%	176.9	101.5
BENTON	730	4.9%	265	-5.0%	\$ 148,500	4.2%	188.7	113.0
CHELAN	430	25.5%	95	-5.0%	\$ 142,400	1.9%	160.3	91.8
CLALLAM	290	-12.0%	128	28.0%	\$ 178,500	29.6%	123.4	70.4
CLARK	1,860	6.9%	1,310	83.7%	\$ 199,400	17.3%	139.4	84.8
COLUMBIA	20	-9.2%	1	N/A	\$ 90,000	50.0%	236.3	130.0
COWLITZ	680	2.6%	78	13.0%	\$ 125,000	4.6%	184.1	108.6
DOUGLAS	180	25.5%	70	133.3%	\$ 142,400	1.9%	150.5	93.3
FERRY	10	33.3%			\$ 120,000	9.6%	142.2	84.9
FRANKLIN	190	4.9%	286	29.4%	\$ 148,500	4.2%	139.2	90.9
GARFIELD	10	-3.5%	0	N/A	\$ 114,400	21.4%	190.1	98.4
GRANT	640	22.5%	59	47.5%	\$ 100,000	-4.3%	195.1	121.3
GRAYS HARBOR	360	27.8%	56	-8.2%	\$ 112,400	7.6%	173.2	103.4
ISLAND	860	23.0%	196	36.1%	\$ 225,000	14.3%	113.9	69.7
JEFFERSON	310	19.0%	75	8.7%	\$ 267,700	16.2%	85.6	49.0
KING	11,920	9.2%	2,583	47.1%	\$ 331,100	10.8%	97.8	53.9
KITSAP	1,190	7.9%	286	-15.9%	\$ 215,000	16.2%	128.4	76.9
KITTITAS	300	30.6%	106	-7.0%	\$ 184,000	11.5%	124.9	62.2
KLICKITAT	120	11.2%	24	20.0%	N/A	N/A	N/A	N/A
LEWIS	610	10.2%	85	49.1%	\$ 131,100	12.1%	156.8	93.5
LINCOLN	60	11.2%	0	N/A	N/A	N/A	N/A	N/A
MASON	1,010	4.8%	110	-0.9%	\$ 141,500	4.9%	156.5	95.6
OKANOGAN	300	11.2%	33	17.9%	\$ 84,000	15.1%	199.3	122.0
PACIFIC	120	-4.9%	17	-41.4%	\$ 120,000	41.2%	157.3	90.2
PEND OREILLE	130	33.3%	13	-13.3%	\$ 120,000	9.6%	156.3	92.3
PIERCE	7,990	10.8%	1,465	50.6%	\$ 210,000	15.9%	128.4	74.9
SAN JUAN	140	23.0%	51	54.5%	\$ 365,000	21.7%	66.9	38.7
SKAGIT	760	14.8%	195	1.6%	\$ 200,000	11.1%	123.4	74.4
SKAMANIA	60	11.2%	42	N/A	N/A	N/A	N/A	N/A
SNOHOMISH	4,330	15.5%	1,675	30.8%	\$ 259,000	10.2%	118.0	70.9
SPOKANE	2,770	20.6%	659	22.7%	\$ 138,900	14.5%	169.2	93.1
STEVENS	320	33.3%	30	-14.3%	\$ 120,000	9.6%	162.9	79.7
THURSTON	1,020	15.8%	518	17.2%	\$ 189,500	11.8%	149.0	87.8
WAHKIAKUM	40	-5.3%			\$ 165,500	30.3%	132.8	82.1
WALLA WALLA	240	-9.2%	15	-11.8%	\$ 150,500	19.8%	146.3	81.6
WHATCOM	1,100	6.9%	666	-2.2%	\$ 230,700	29.6%	98.1	59.3
WHITMAN	120	74.4%	26	-61.8%	\$ 158,600	22.0%	138.8	62.2
YAKIMA	1,040	-1.1%	157	52.4%	\$ 125,500	7.9%	157.1	95.4
Statewide	42,500	11.4%	11,375	31.4%	\$ 231,700	12.6%	116.9	67.9

- Notes: 1. Home Resales are WCRER estimates based on MLS reports or deed recording (RealEstats and Digest).  
 2. Building permits are from U.S. Department of Commerce. % changes on matched reports.  
 3. Median prices are WCRER estimates from MLS data or provided by firms monitoring deed recordings.  
 4. Affordability index measures ability of typical family to make payments on median price resale home assumes 20% down payment. First time buyer affordability assumes a less expensive home, lower downpayment and lower income.