

# SOUND HOUSING QUARTERLY

## 2009 Q4 Summary

### Executive Summary

Fall in the Seattle area saw an interesting mix of falling prices and surging sales in the real estate market. Home sales were strongly positive year-over-year in every Puget Sound county we track, but still came in below most years prior to 2008.

The Real Estate Heat Index increased in all but two counties in the fourth quarter. Thurston saw a decrease, while Skagit held steady. Still, the REHI in all counties remains below pre-bubble levels. The affordability index increased in all eight counties from Q3 to Q4, despite declining incomes.

We are proud to announce that we have expanded our coverage with the addition of Whatcom County statistics beginning with this issue. Our statistics now include 65% of Washington State by population.

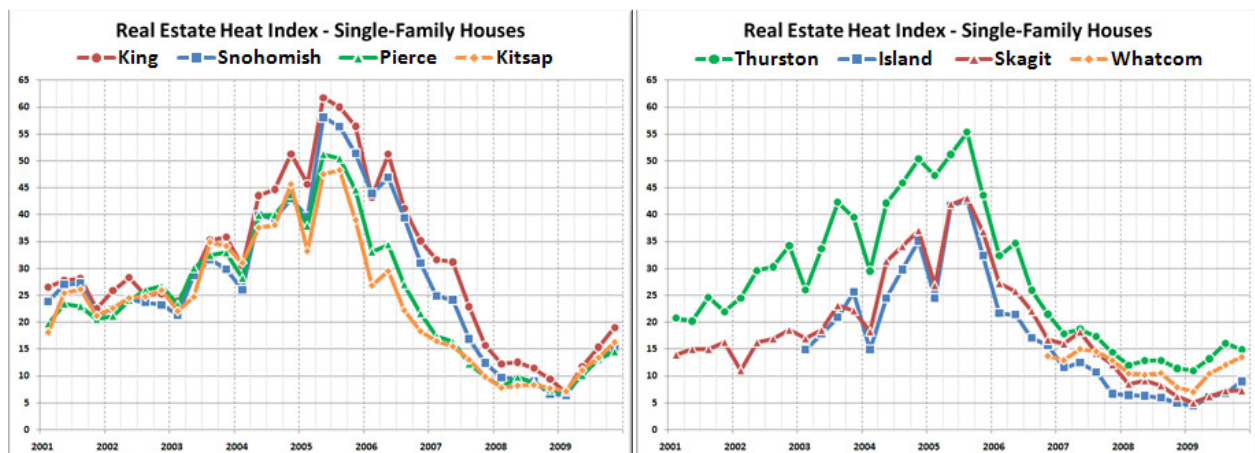
### 8-County Snapshot

Here's a snapshot of vital housing statistics for the eight Puget Sound counties we track:

	YOY Price (SFH)	YOY Sales Vol. (SFH)	Real Estate Heat Index	Affordability Index	Months of Supply (avg.)
King	-5.3%	53.8%	19.0	98.4	4.7
Snohomish	-11.3%	78.0%	15.3	123.6	5.3
Pierce	-8.2%	48.5%	14.5	137.5	5.8
Kitsap	-0.1%	38.9%	16.3	139.2	6.3
Thurston	-9.3%	21.2%	14.9	142.4	6.8
Island	-3.9%	64.8%	9.0	111.1	11.1
Skagit	-15.7%	44.4%	7.3	128.2	10.9
Whatcom	-5.7%	50.8%	13.5	111.5	7.1

### Real Estate Heat Index

The Real Estate Heat Index (REHI) uses supply, demand, and home prices to calculate the general "heat" of the housing market. Here is a view of the REHI for the eight Puget Sound counties through 2001.



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