



NewHomeTrends
DATA • RESEARCH • CONSULTING



RESEARCH



Thurston Regional Planning Council

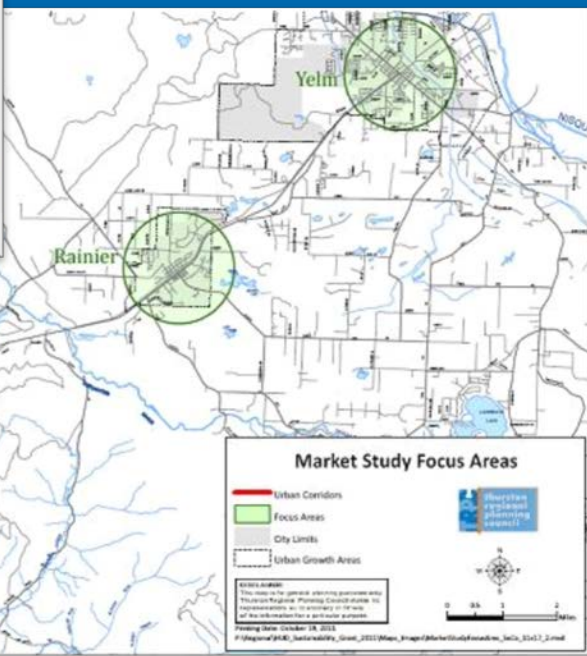
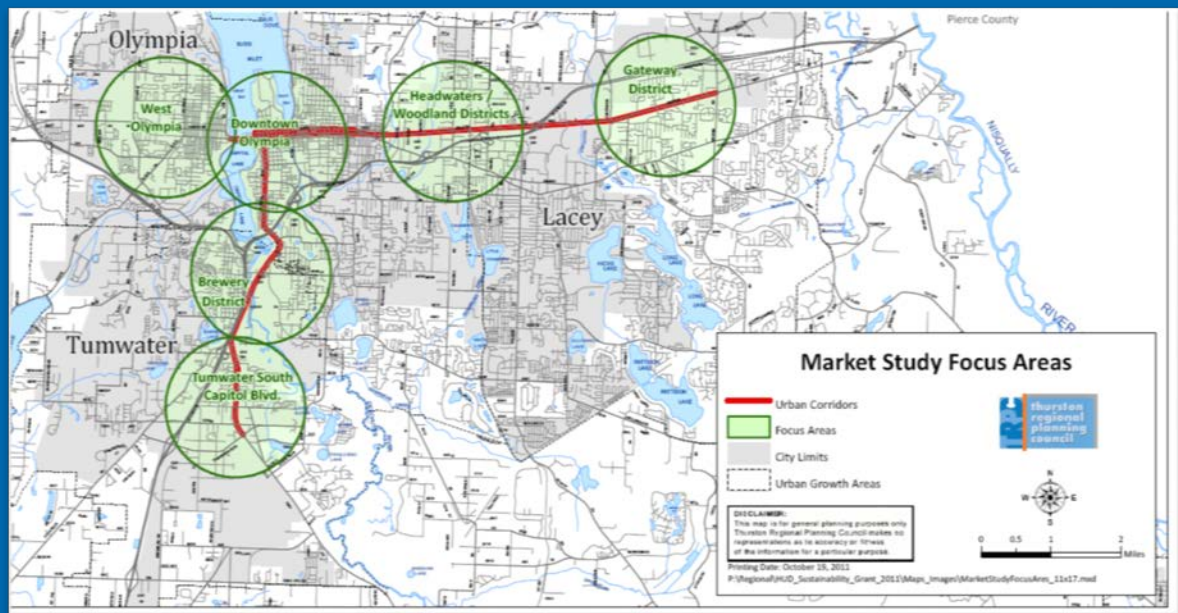
January 2012

Presented by: Suzanne Britsch and Deanna Sihon

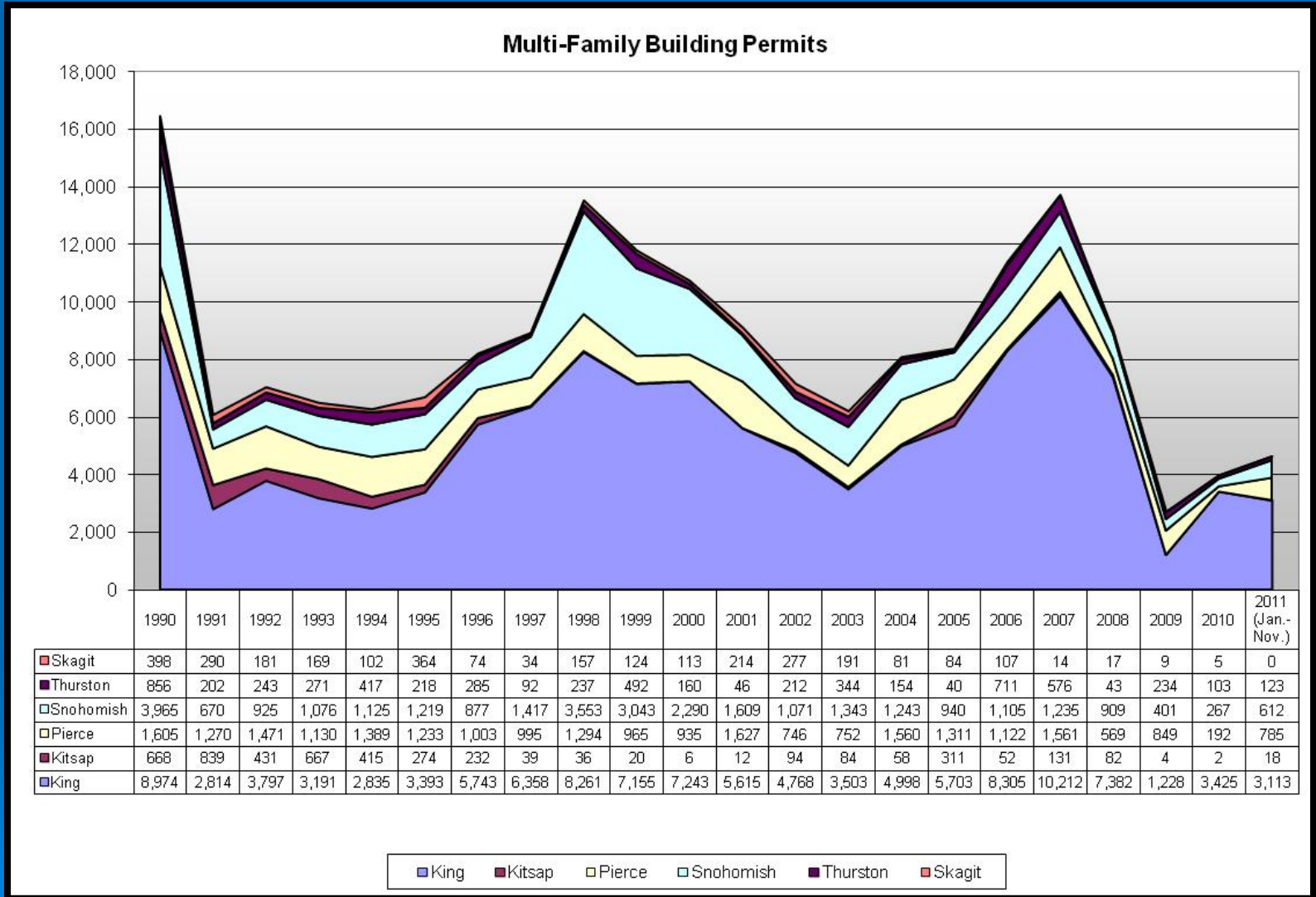
425-953-4717

New Home Trends, Inc.

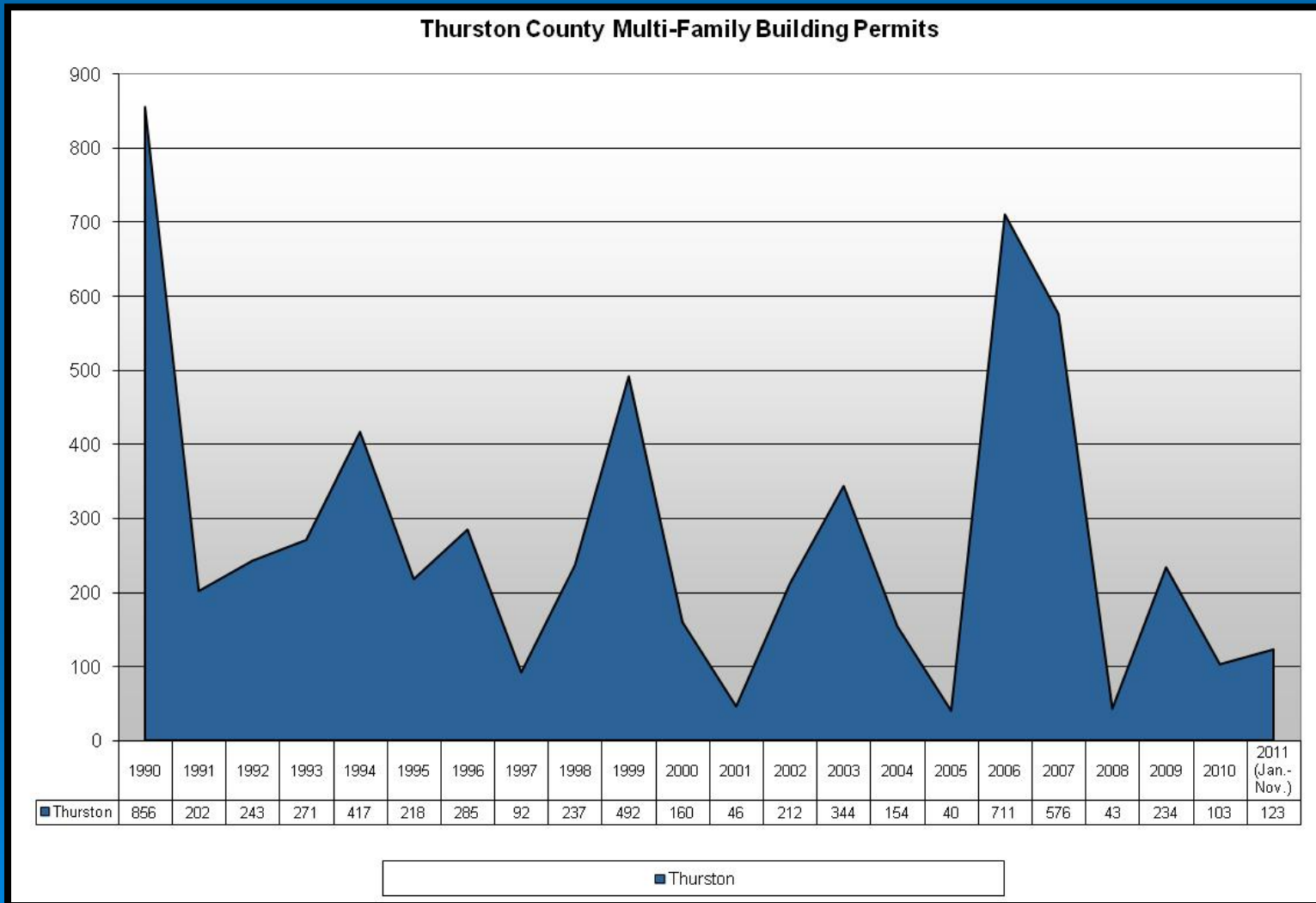
Focus Areas



Puget Sound Multi-Family Building Permits



Thurston County Historical Multi-Family Building Permits



Source: New Home Trends, Inc.

1/2012

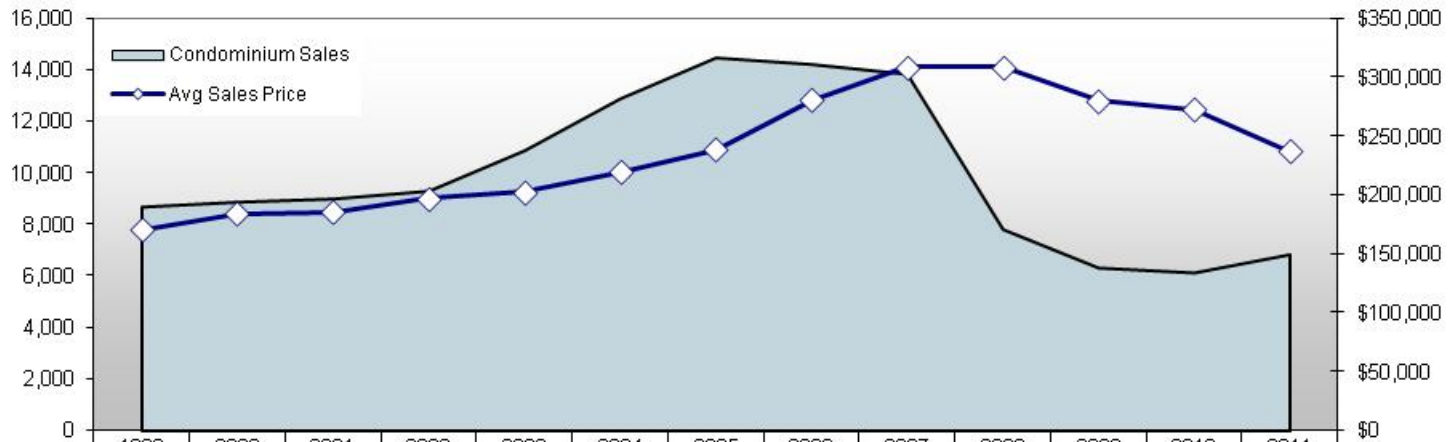
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Owning vs. Renting



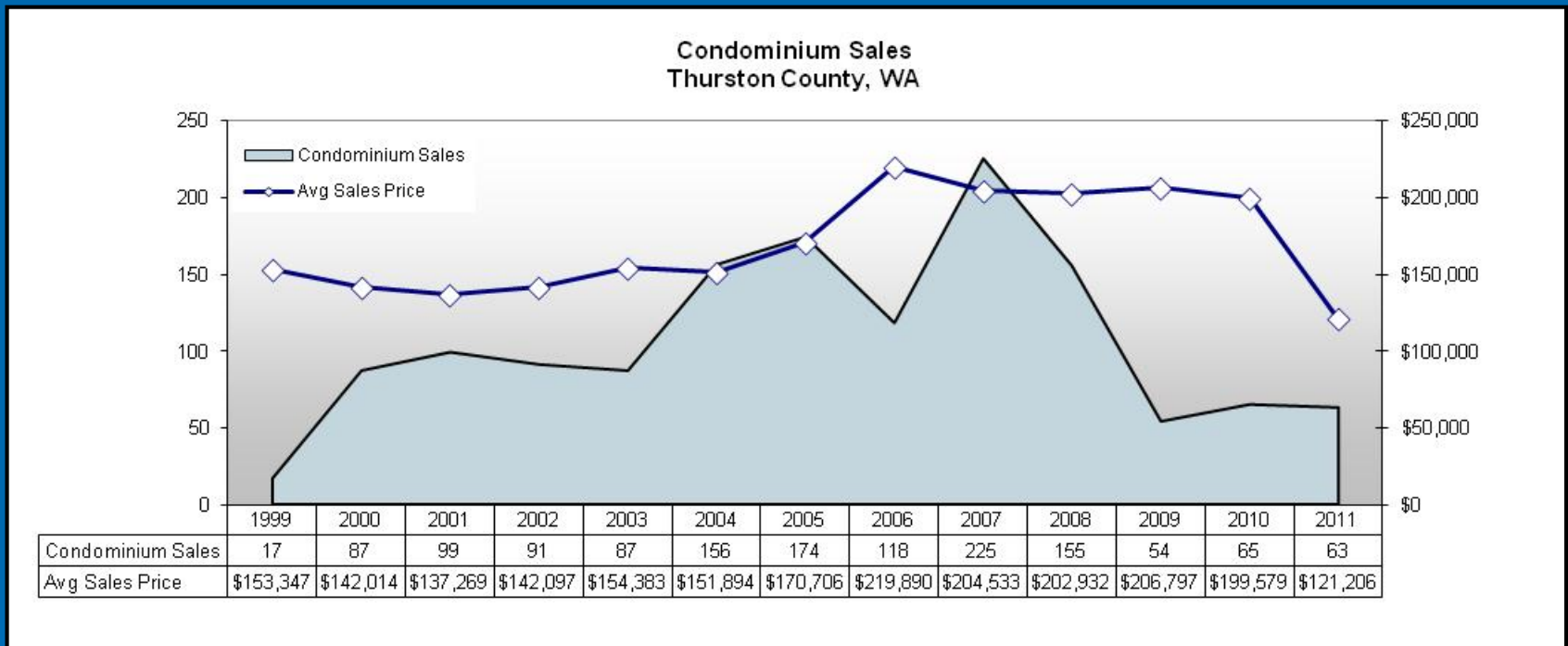
Puget Sound Condominium Sales by Year

Condominium Sales
Puget Sound Market

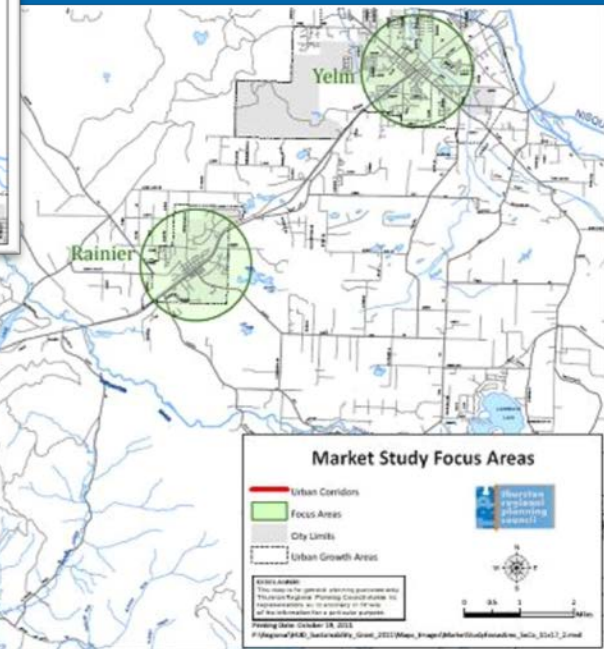
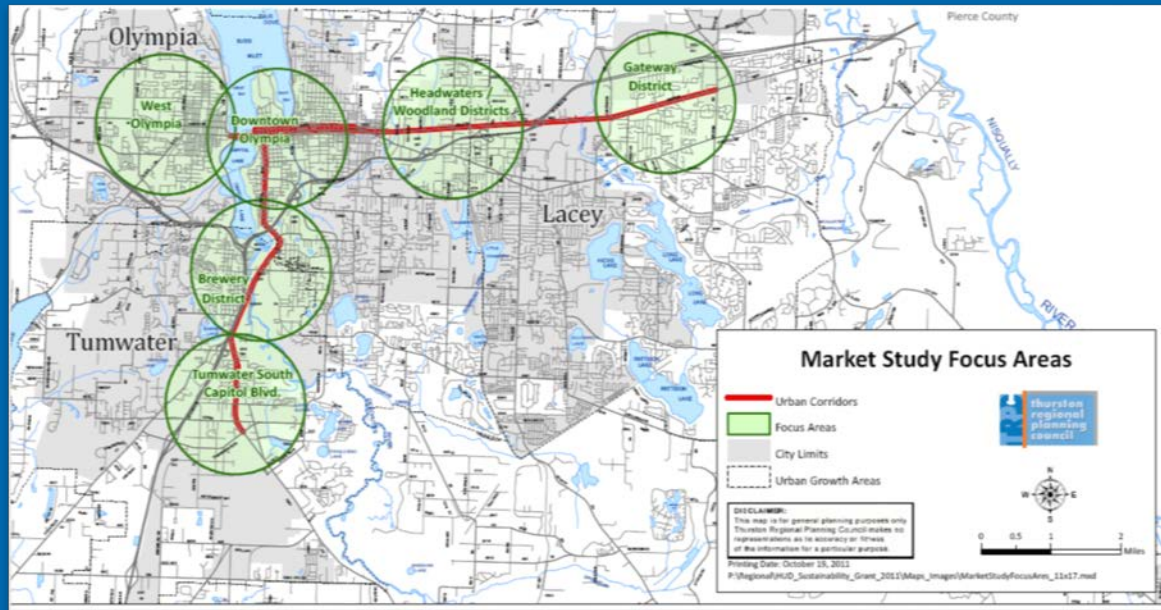


	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Condominium Sales	8,675	8,865	8,989	9,292	10,861	12,872	14,456	14,202	13,823	7,808	6,316	6,125	6,833
Avg Sales Price	\$170,580	\$183,542	\$184,897	\$196,665	\$201,996	\$218,846	\$238,232	\$280,095	\$308,116	\$308,401	\$279,877	\$272,005	\$237,033

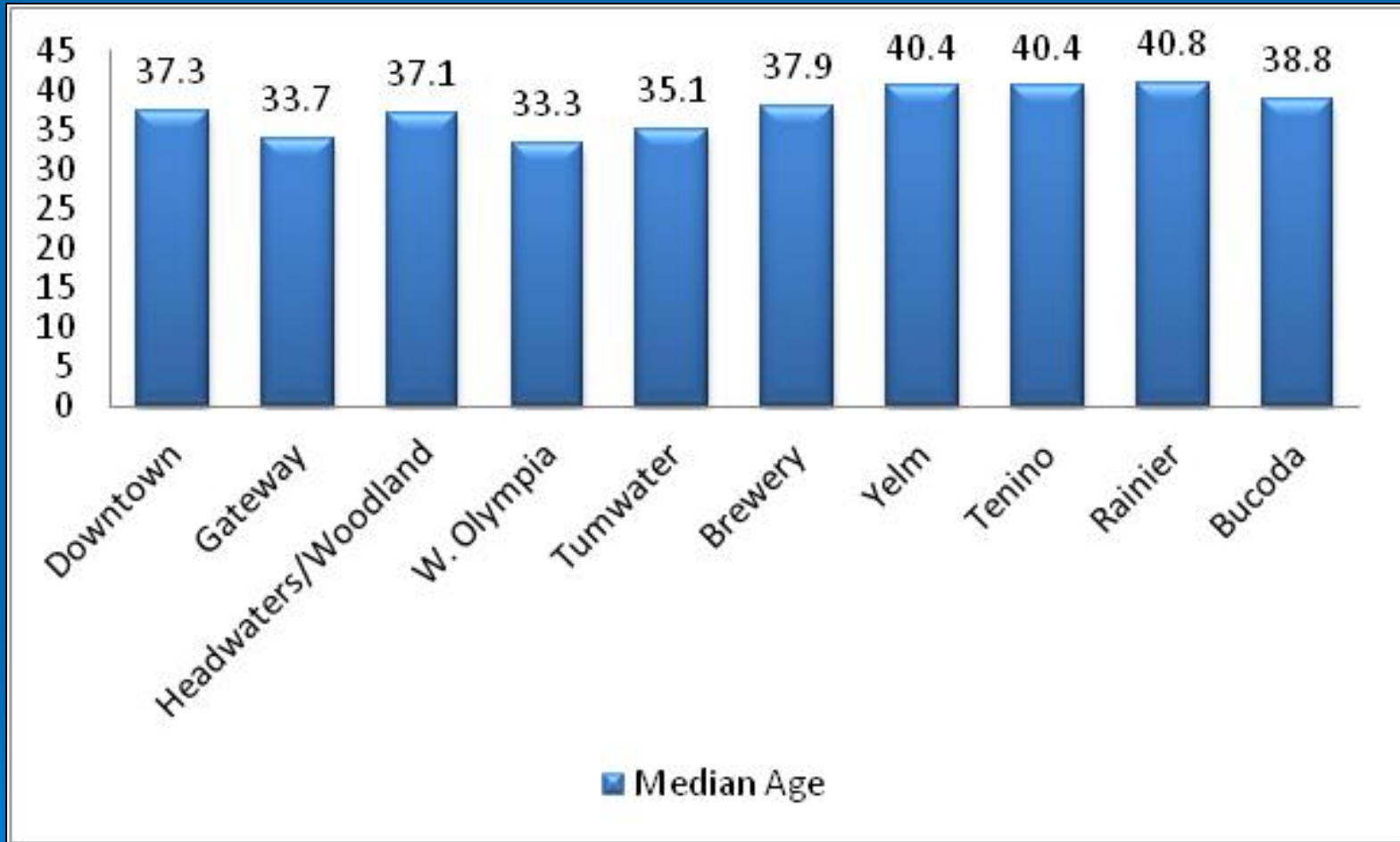
Thurston County Condominium Sales



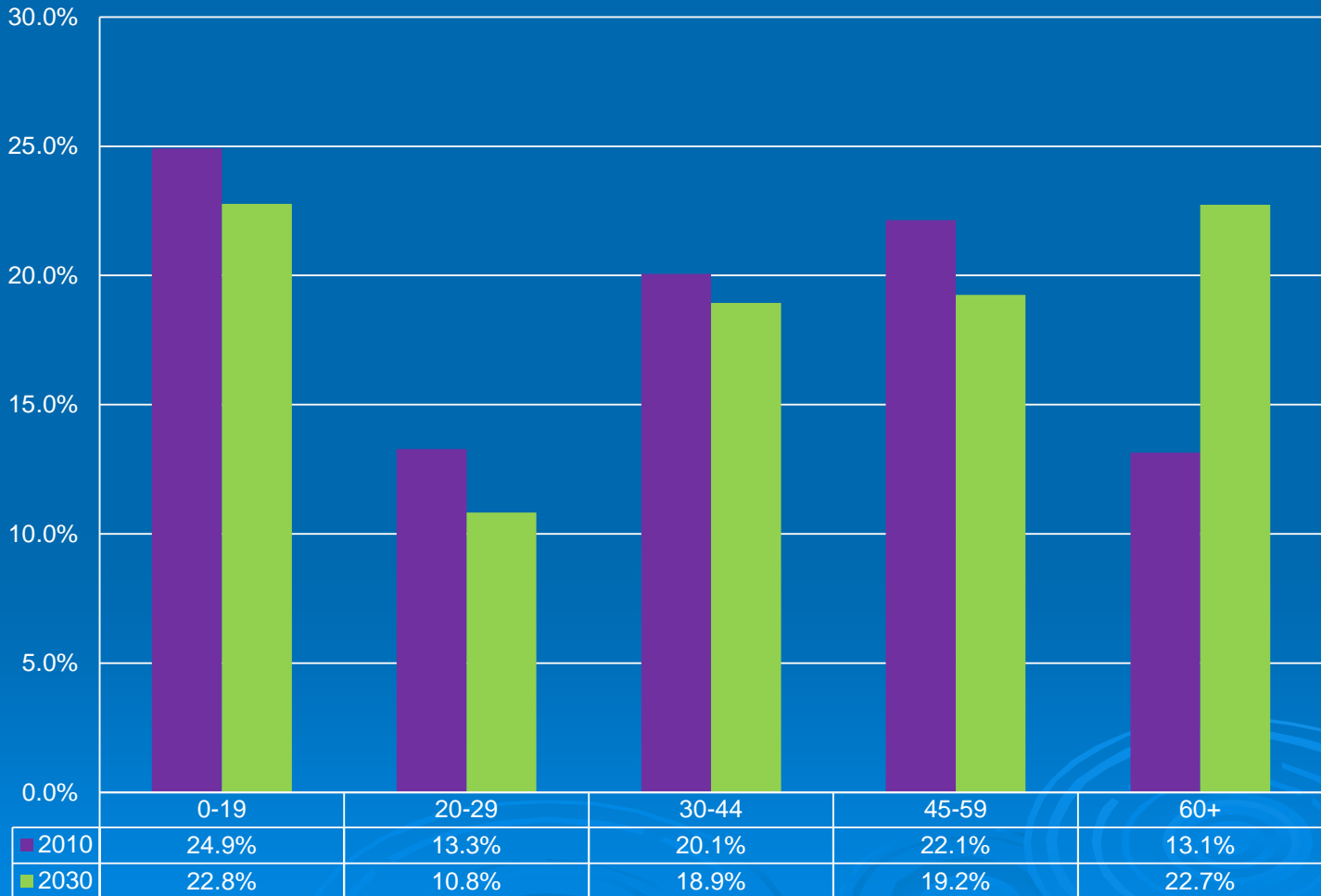
Focus Areas



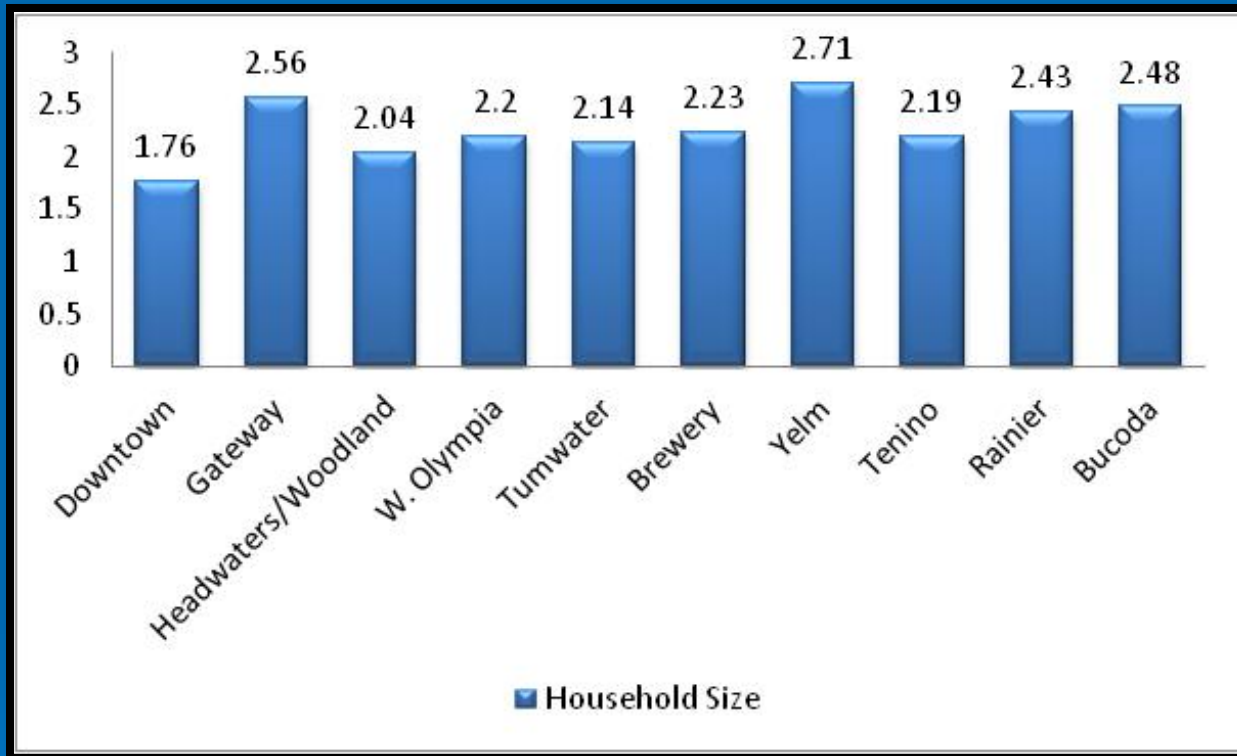
Median Age of Population



Thurston County Current and Projected Population by Age



Household Size



Psychographics – What does it mean?

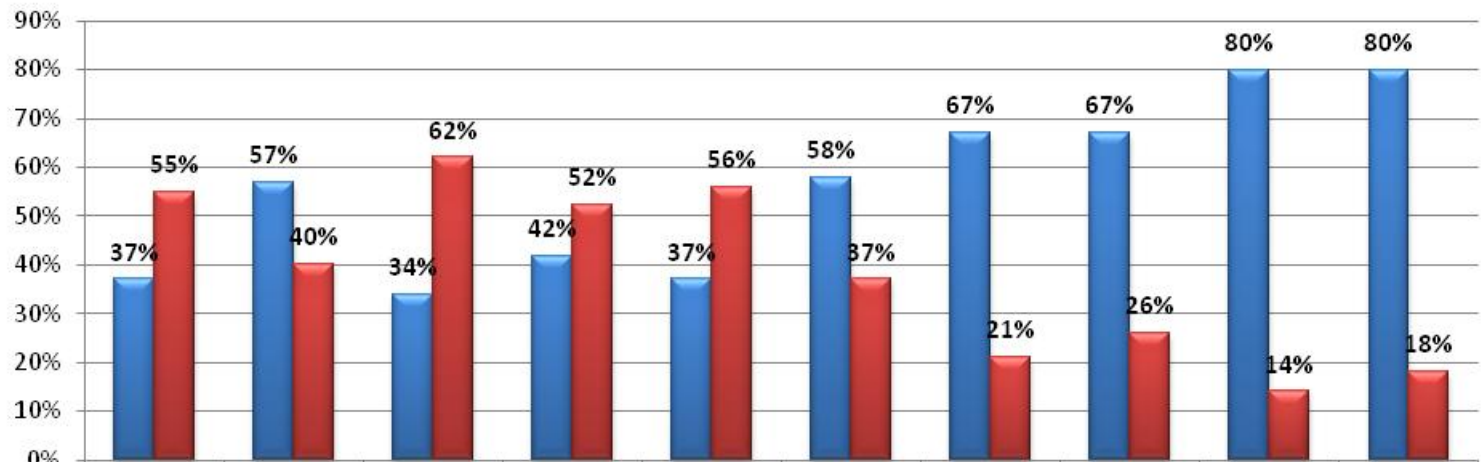


Median Price Resale Housing



Rent vs. Own

■ Owner Occupied Housing ■ Renter Occupied Housing



	Downtown	Gateway	Headwaters/Woodland	W. Olympia	Tumwater	Brewery	Yelm	Tenino	Rainier	Bucoda
Owner Occupied Housing	37%	57%	34%	42%	37%	58%	67%	67%	80%	80%
Renter Occupied Housing	55%	40%	62%	52%	56%	37%	21%	26%	14%	18%

Projected Housing Demand 2010 - 2020

Projected Housing Demand by Product Type	Downtown	Gateway	Headwaters /Woodland	W. Olympia	Tumwater	Brewery	Yelm	Tenino	Rainier	Bucoda
Single Family Detached Includes carriage units, adult family homes	0	148	92	167	77	168	296	122	112	51
Townhomes Includes live work townhomes	99	111	208	426	110	126	39	10	0	0
Low Rise Buildings	497	223	416	473	219	253	49	30	37	17
Mid Rise Buildings	248	111	208	47	110	126	10	0	0	0
High Rise Buildings	149	0	0	0	0	0	0	0	0	0
Total Projected Housing Demand 2010 - 2020	994	594	925	1,114	516	673	394	162	150	68

Where to Begin?



1. Downtown Olympia and Gateway
2. Headwaters/Woodland
3. West Olympia and Tumwater South
4. Brewery
5. Yelm
6. Tenino
7. Rainier
8. Bucoda

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Thank You!

For a copy of the presentation go to

www.newhometrends.com

Or call Deanna Sihon @

425-953-4717