

# HOUSING MARKET SNAPSHOT

State of Washington and Counties  
Second Quarter 2020

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	120	-14.3	-29.4	16	-23.8	\$183,300	19.6	164.9	120.7
Asotin	130	0	-45.8	1	-85.7	\$206,500	0.2	173.1	131.9
Benton	4,020	0.2	7.5	208	-81.9	\$320,000	5.1	125.6	95.9
Chelan	950	-1	3.3	102	-49.5	\$391,500	8.4	109.6	88.3
Clallam	1,010	0	-3.8	28	-41.7	\$342,200	11.5	86.8	62.5
Clark	6,850	-1.9	-0.7	743	-42.8	\$388,500	5.2	125.7	94.5
Columbia	110	10	37.5	2	100	\$192,000	10.9	146.5	109.2
Cowlitz	1,350	-2.2	-2.9	62	5.1	\$292,000	6.5	98.6	73.9
Douglas	600	-3.2	3.4	13	-65.8	\$373,100	6.3	94.9	74.4
Ferry	110	0	0	3	50	\$166,000	2.5	183.9	133.8
Franklin	1,350	0.7	8	131	-64.9	\$320,000	5.1	137.2	104.7
Garfield	20	0	-60	1	0	\$206,500	0.2	140.9	107.3
Grant	1,050	-1.9	1.9	15	-71.7	\$246,900	9	176.4	142.1
Grays Harbor	1,970	-2	3.1	20	-42.9	\$239,800	13.4	112.1	94.8
Island	1,850	0	-5.6	16	-60	\$419,400	8.2	89.3	70
Jefferson	580	0	-10.8	37	-67	\$439,300	14.6	78.9	61.5
King	25,610	-1.5	-0.5	3,919	-20.8	\$715,400	2	80.2	60.9
Kitsap	4,500	-1.3	-3.4	249	-46.8	\$411,400	8	114.9	86.8
Kittitas	1,120	0.9	-0.9	64	-39	\$403,900	16.9	96.7	78.2
Klickitat	280	0	12	5	-82.1	\$372,700	17.7	104.5	92.4
Lewis	1,300	1.6	2.4	64	-36.6	\$291,400	12.8	117.8	93.1
Lincoln	130	-7.1	-13.3	4	-42.9	\$160,800	14.9	195.5	148.6
Mason	1,320	1.5	-2.2	18	-72.7	\$302,900	11.4	126.2	99.6
Okanogan	510	-1.9	2	8	-66.7	\$221,700	-0.8	134.2	123.6
Pacific	530	1.9	-8.6	14	7.7	\$228,400	5.4	130	102.3
Pend Oreille	290	3.6	-3.3	8	-42.9	\$241,700	23.9	109	99.9
Pierce	14,390	-1	-5.5	1,091	34.7	\$407,800	9.5	107.4	80.6
San Juan	300	7.1	-6.2	25	-57.6	\$625,000	-4.4	60.8	52.1
Skagit	2,170	0.9	1.4	102	-14.3	\$406,000	5.3	99.4	76.4
Skamania	280	12	16.7	23	-4.2	\$325,000	-1.1	113.7	90.2
Snohomish	10,860	-0.5	5.6	1,278	-9.6	\$529,100	5.7	102.6	77.2
Spokane	8,610	-1.5	0.1	1,010	25.2	\$307,100	10.7	101	78.8
Stevens	850	3.7	-4.5	12	-33.3	\$241,700	23.9	117.4	107.7
Thurston	5,160	-2.1	-2.5	150	-64.2	\$371,100	8.9	124.8	94.4
Wahkiakum	110	10	22.2	2	-33.3	\$276,700	2.2	112.1	85.1
Walla Walla	830	0	0	22	-33.3	\$296,600	10.8	113.1	86.7
Whatcom	3,120	-2.2	-0.3	457	-18.5	\$428,900	5.2	94.3	71.3
Whitman	440	0	4.8	14	-39.1	\$297,200	3.2	122.5	92.7
Yakima	1,870	1.1	2.2	97	-33.1	\$274,700	12.3	101.8	78.8
<b>Statewide</b>	<b>106,640</b>	<b>-0.9</b>	<b>-0.6</b>	<b>10,034</b>	<b>-26.5</b>	<b>\$433,400</b>	<b>5.6</b>	<b>106.2</b>	<b>81.2</b>

1. Home Resales are 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. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.

4. Median prices are Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.

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.

6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.