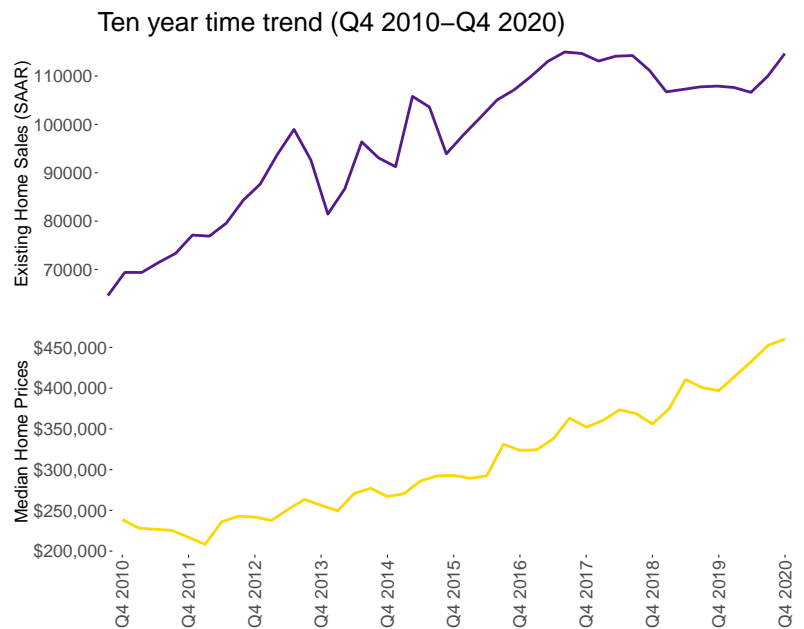


## Washington Market Highlights: Fourth Quarter 2020

- Existing home sales rose in the fourth quarter by 4.2 percent to a seasonally adjusted annual rate of 114,660 units compared to last quarter, and rose 6.1 percent compared to a year earlier.
- Building permit activity fell 12.8 percent from a year earlier, totaling 10,401 new units authorized. Of these, 5,474 were issued for single-family units.
- The median price home sold in Washington during the third quarter was \$460,300, 16.0 percent higher than a year earlier.
- Housing affordability rose for all buyers and for first-time buyers from the previous quarter. The All-Buyer Housing Affordability Index stayed above 100 in 27 of Washington's 39 counties.
- Inventories of homes available for sale totaled 4,697 single-family homes at the end of the quarter, a 50.0% decline from the previous quarter and a 52.9 percent decline from a year ago. This inventory level represented a 0.5 month supply, a slight imbalance, where demand exceeds the supply of homes on the market.



Washington State's Housing Market is a quarterly report to the Washington Real Estate Commission and the Washington State Department of Licensing.

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Fourth Quarter 2020  
 Issued February 2021

## Survey Description

**Publication:** Washington State's Housing Market is a publication of the Washington Center for Real Estate Research (WCRER) at the University of Washington.

**Coverage:** At least quarterly, WCRER receives data on single-family home sales from each multiple listing service located in, or providing market coverage to, Washington communities. In 2012, data on nearly 69,000 home transactions were received and processed.

**Sales Volume:** Estimated total sales value of single-family homes in each county is compiled using a scale factor to transform the MLS sales to market totals. This scaling is required since a significant number of transactions are always completed as "for sale by owner" or are assisted by real estate licensees who do not participate in a MLS. Scale factors were developed by analyzing the relationship between MLS sales and measures of total single-family sales derived from the 2010 American Community Survey and data from individual county assessors. Data in this report represents closed sales transactions.

**Sales Price:** Median sales prices represent that price at which half the sales in a county (or the state) took place at higher prices, and half at lower prices. Since WCRER does not receive sales data on individual transactions (only aggregated statistics), the median is determined by the proportion of sales in a given range of prices required to reach the midway point in the distribution. While average prices are not reported, they tend to be 15-20 percent above the median.

Movements in sales prices should not be interpreted as appreciation rates. Prices are influenced by changes in cost and changes in the characteristics of homes actually sold. The table on prices by number of bedrooms provides a better measure of appreciation of types of homes than the overall median, but it is still subject to composition issues (such as square footage of home, quality of finishes and size of lot, among others).

There is a degree of seasonal variation in reported selling prices. Prices tend to hit a seasonal peak in summer, then decline through the winter before turning upward again, but home sales prices are not seasonally adjusted. Users are encouraged to limit price comparisons to the same time period in previous years.

**Seasonal Adjustment:** Volume statistics are seasonally adjusted using the X-11 method of seasonal adjustment originally developed at the US Bureau of the Census and used for adjustment of most economic statistics by government agencies. The procedure includes adjusting for trading day variation—the number of Mondays, Tuesdays, etc., in a particular month or quarter. This type of variation in the data was found to be significant.

Sales in each county are first seasonally adjusted, then aggregated to yield the statewide statistics.

Seasonal indices are based on quarterly single-family home sales activity dating from Second quarter 1994. New seasonal adjustment factors are constructed at the conclusion of each year. Data for the three preceding years are revised using these new seasonal factors.

Seasonally-adjusted annual rate values are based on single quarter sales and indicate the number of sales which would take place in a year if the relative sales pace were to continue. They are not a forecast of annual activity and do not include the sales observations of previous quarters.

**Metropolitan/Micropolitan Areas:** This report uses the definitions of metropolitan and micropolitan areas by the Federal Office of Management and Budget. Briefly, metropolitan areas are larger communities with at least 50,000 people in the urban core. Micropolitan areas are smaller cities, with 10,000-50,000 people in the urban core. Currently Washington has 21 metropolitan counties in 14 metropolitan areas (or divisions) and nine micropolitan areas. Metropolitan and micropolitan area designations were revised in February 2013 based on Census 2010. Some rural counties are now included in metropolitan or micropolitan areas because of commuting patterns.

**Month's Supply:** Estimates of month's supply of homes on the market compare the number of total MLS listings at the end of the quarter to the seasonally-adjusted annual rate sales for that county [(Listings/SAAR) x 12 = month's supply]. It is interpreted as how long the current inventory available for sale would be able to meet current demand if no additional homes were listed for sale.

**Housing Affordability:** Two measures of housing affordability are presented. Each should be interpreted as the degree to which a median income family (or typical first-time buyer household) could afford to purchase the assumed home. The following table lays out the assumptions. In all cases it is assumed the lender would be willing to fund the loan so long as the principal and interest payments do not exceed 25 percent of gross income. Index values above 100 indicate housing is affordable to the specified income group.

	All Buyers	First Time
Home Price	Median	85% Median
Downpayment	20%	10%
Mortgage Term	30 years	30 years
Income	Median Household*	70% Median Household*
Mortgage Insurance	No	Yes (add 0.25% to mortgage rate)
Mortgage Rate	average of the Freddie Mac 30 year fixed mortgage interest rate for the quarter	

\*Household income includes single persons living alone. Please refer to the footnote at the end of the report regarding important revisions in the housing affordability index.

# Summary:

Washington state's housing market was mixed in the fourth quarter of 2020, with sales rising but new building permits falling compared with a year ago.

The statewide median sales price for a single family home increased to \$460,300 in the fourth quarter, 16.0 percent higher than the same time in 2019.

The seasonally adjusted annual rate of existing home sales rose 6.2 percent from the fourth quarter of 2019—from 107,930 to 114,660. This means that if the quarter's pace continued unchanged for a year, that number of homes would be sold. Although robust, the current annual rate of sales is lower than the high witnessed in 2003.

Home prices rose in all of the state's eighteen metropolitan counties. Statewide, Walla Walla county recorded the highest relative increase of 42.3 percent. Median prices were lower than a year earlier in one county, with prices in Whitman County decreasing by 9.4%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$187,000 in Ferry County to \$747,100 in King County.

Housing affordability rose in the fourth quarter from the previous quarter and rose from the previous year. That index—where 100 means a middle-income family can just qualify for

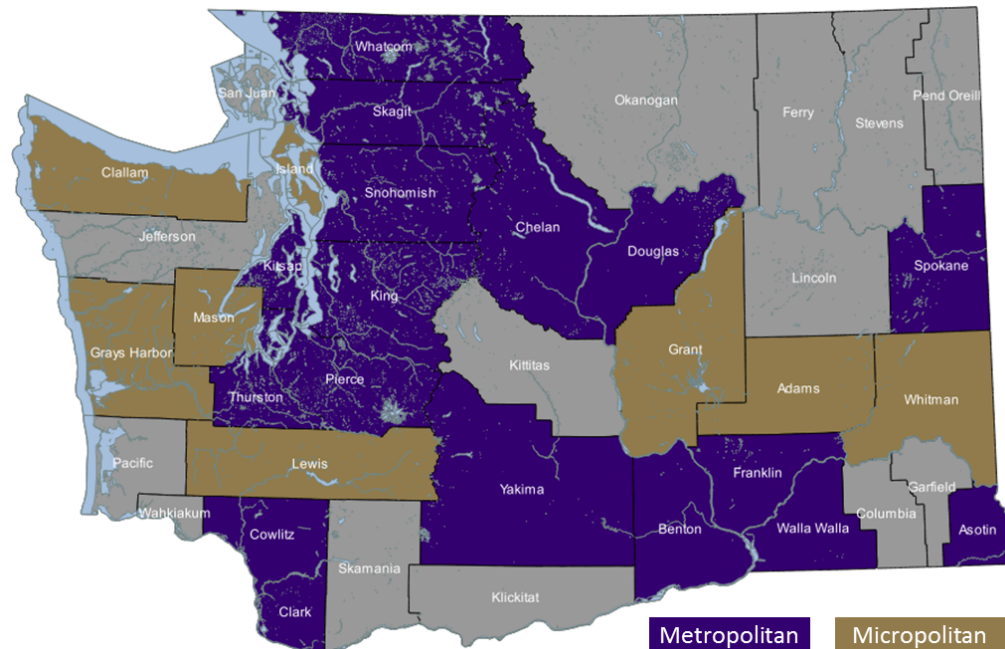
a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 109.3, up from 108.9 in the third quarter of 2020. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 9.3 percent above the median.

Statewide, the first-time buyer index rose by 0.3 points, ending the quarter at 80.0. This index assumes a less expensive home, lower down payment and lower income. This means that a household earning 70 percent of the median household income—as may be true of first-time buyers—had only 80.0 percent of the income required to purchase a typical starter home statewide.

Housing affordability varied widely across the state. The least affordable county is San Juan County, with Lincoln County the most affordable. Thirty-two counties, especially those in the central Puget Sound, present affordability issues for newcomers.

Affordability remains a challenge in the state's housing market. Meanwhile, permitting activity is declining. In the fourth quarter of 2020, a total of 10,401 building permits were recorded, down (12.8%) from the previous year.

Washington can be described as three states, including trends for Metropolitan, micropolitan, and other areas (map below). It can also be three states, with differing challenges for eastern Washington, western Washington, and the central Puget Sound. The nature of this report has been changed so that reader's can more easily pull out the information they need, especially for variances in location.



# Home Resales:

5 of 39

Number of counties with a quarter-over-quarter decline in seasonally adjusted sales.

4.2%

Quarter-over-quarter increase in seasonally adjusted annual sales.

114,660

Seasonally Adjusted Annual Sales (SAAR).

6.2%

Year-over-year increase in seasonally adjusted annual sales.

32 of 39

Number of counties with quarter-over-quarter sales increases.

50.0%

Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Garfield** county.

1690

Largest quarter-over-quarter sales gain in absolute terms seen in **King** county.

10.0%

Largest drop in seasonally adjusted quarter-over-quarter sales seen in **Wahkiakum** county.

50

Largest drop in seasonally adjusted quarter-over-quarter sales in absolute terms seen in **Spokane** and **Thurston** counties.

Zero

Number of counties with sales rates at least ten percent lower than the previous quarter.

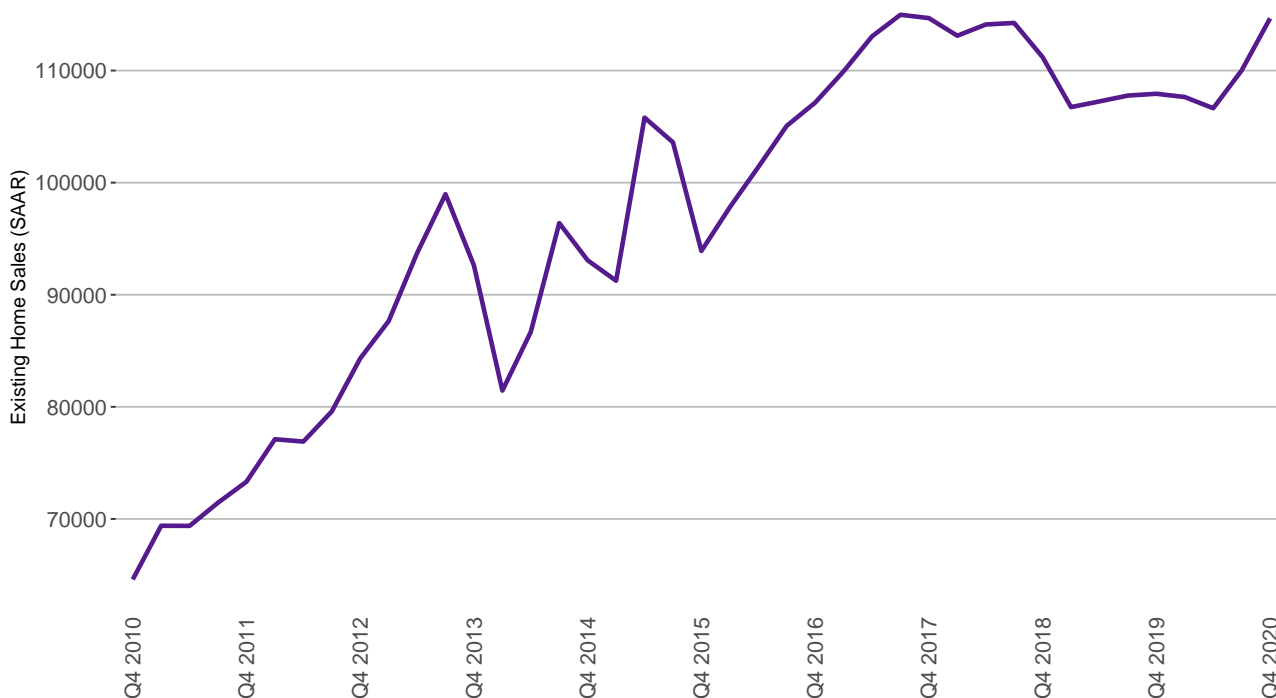
3 of 17

Number of Metropolitan counties with fewer sales than the previous quarter.

99.160

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.5 %** of state total).

Ten year time trend (Q4 2010–Q4 2020)



# Housing Construction:

10,401

Number of building permits issued during the quarter.

12.8%

**Decline** in year-over-year total number of permits.

7.0%

**Decline** in quarter-over-quarter total number of permits.

1.0%

**Increase** in year-over-year single family permits (**56** fewer units).

24.3%

**Decline** in year-over-year multifamily permits (**1,584** fewer units).

64.3%

Greatest year-over-year increase in permits in a Metropolitan county, (**Franklin** county, **63** additional units).

246.2%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Grant** county, **32** additional units).

24 of 24

Number of counties with more than a 10% increase in single family permits of the total number of counties with an increase in single family permits, as compared to one year ago.

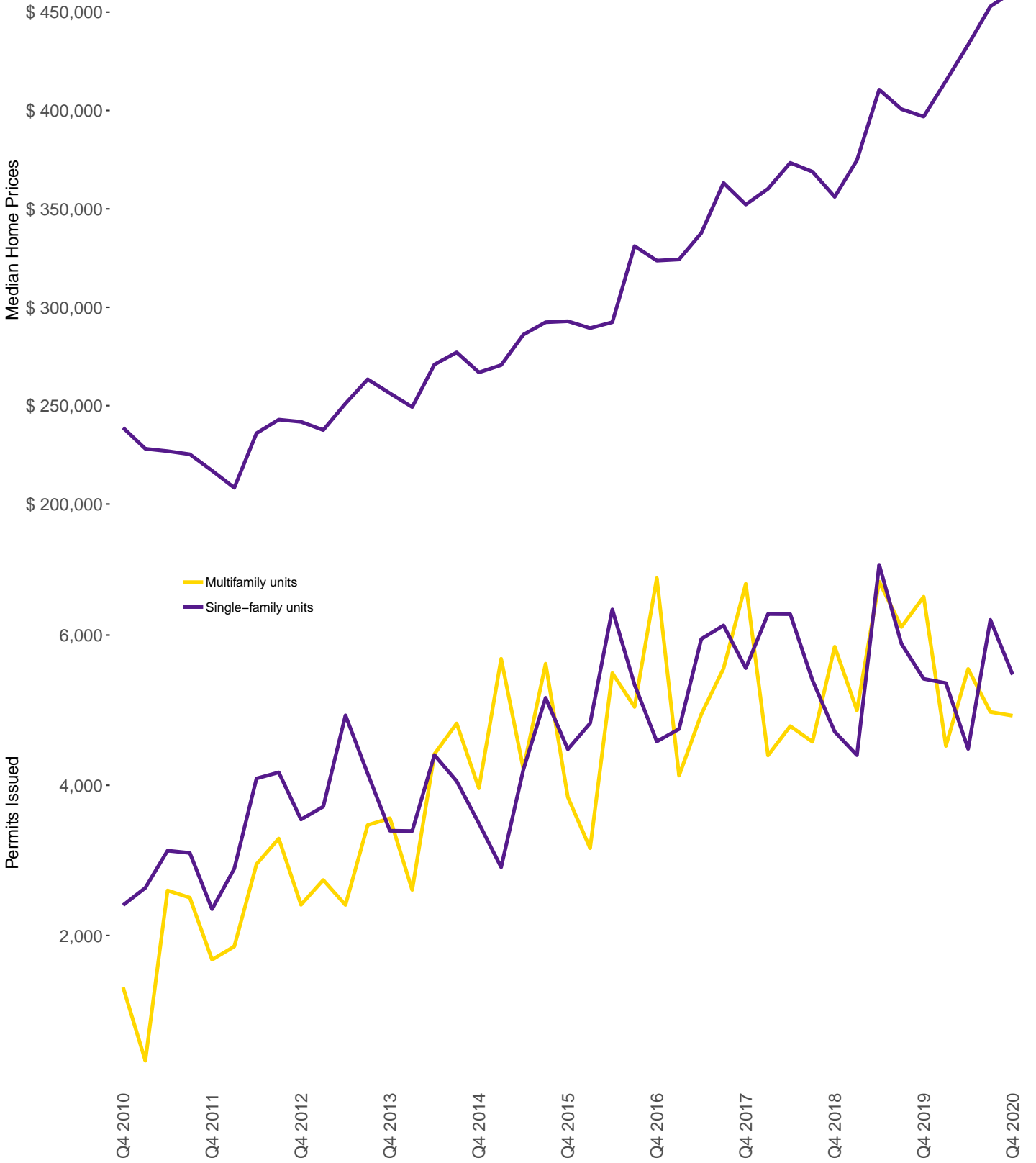
13 of 14

Number of counties with more than a 10% decrease in single family permits of the total number of counties with a decrease in single family permits, as compared to one year ago.

2 of 4

Number of counties in the central Puget Sound had a year-over-year increase in single family permits.

Ten year time trend (Q4 2010–Q4 2020)



# Home Prices:

\$460,300

Median selling price of a single family home.

16.0%

Year-over-year **increase** in median selling price of a single family home.

25.2%

Year-over-year **decline** in Freddie Mac mortgage rates.

\$747,100

Highest median price in the state seen in **King** county.

\$187,000

Lowest median price in the state seen in **Ferry** county.

\$201,400–\$457,600

Range of prices in Micropolitan areas (**Adams** to **Island**).

Thirty-three of Thirty-eight

Number of counties with year-over-year price increases of more than ten percent.

16.0%, 15.7%, & 14.7%

Year-over-year price change in eastern Washington, Western Washington, and the central Puget Sound.

## Big Players

Changes for the five largest counties by sales volume:

**King** 11.3%

**Pierce** 17.0%

**Snohomish** 15.9%

**Spokane** 20.2%

**Thurston** 14.0%

# Prices by Bedroom:

\$357,600

Median price for a 2-bedroom single family home, a **23.7%** year-over-year **increase**.

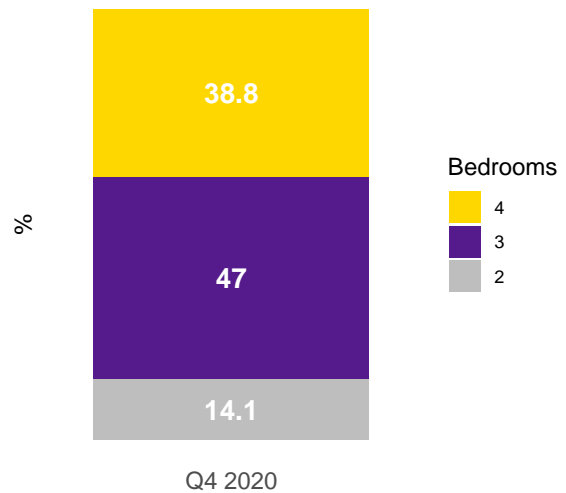
\$432,800

Median price for a 3-bedroom single family home, a **21.6%** year-over-year **increase**.

\$557,300

Median price for a 4-bedroom single family home, a **13.8%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

Number of Metropolitan counties with price declines in 2-bedroom homes.

3.9%

Biggest decline in price of a 2-bedroom home in a Metropolitan county, seen in **Yakima** county.

Six

Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes (**Chelan** county).

Zero & Three

Number of Metropolitan counties with price declines in 3-bedroom and 4-bedroom homes.

# Housing Affordability:

16.0%

Year-over-year increase in home prices.

## Better & Better

Statewide all-buyer housing affordability as compared to last quarter, and last year.

109.3

Statewide all-buyer housing affordability index.

56.6 to 174.6

Range of affordability index scores across the state, low in **San Juan** county, and high in **Lincoln** county.

25 of 39

Number of counties with statewide all-buyer affordability lower than a year ago.

84.8 & 90.2

Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Clallam**) counties.

80.0

Statewide first-time housing affordability index, **up** from the previous quarter, and **up** from last year.

7 of 39

Number of counties with a first-time affordability index greater than 100 (affordable).

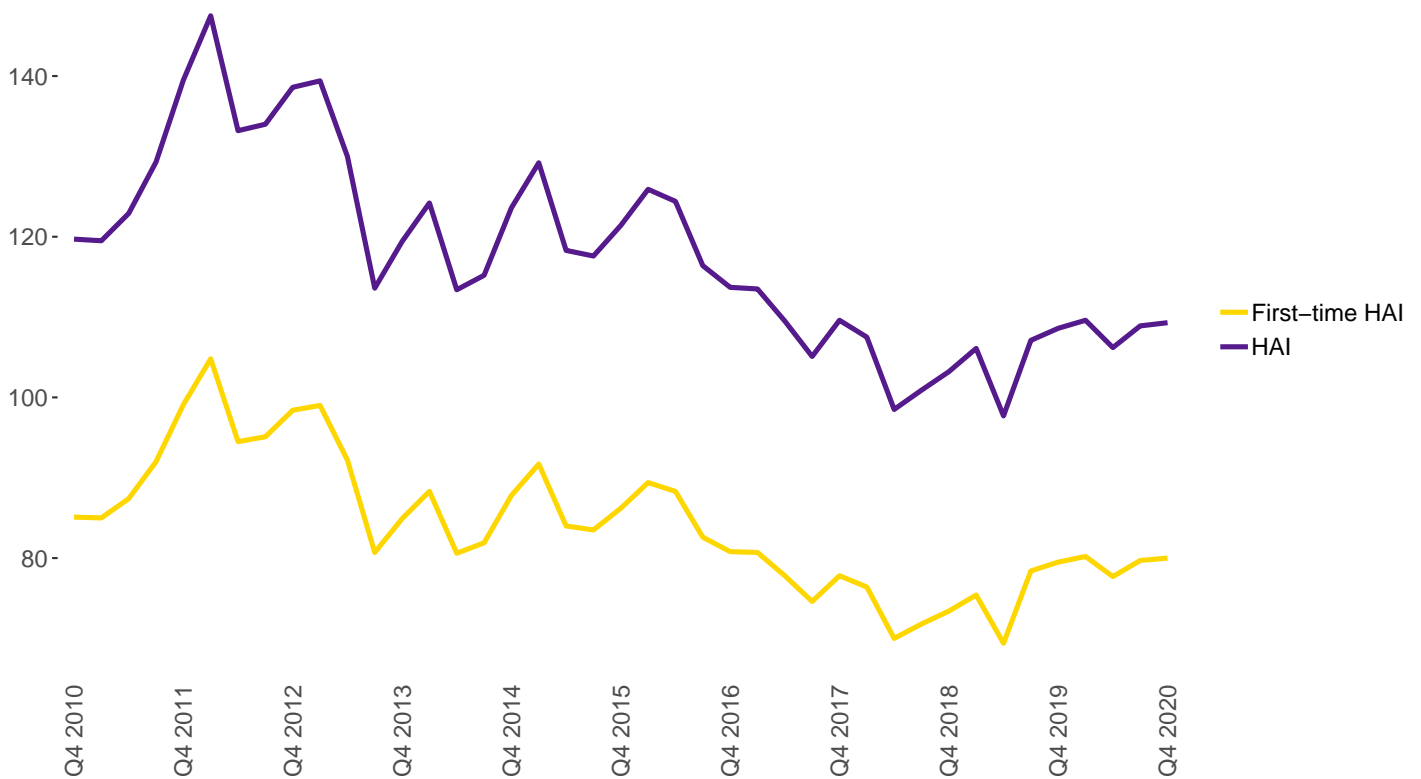
62.0 to 127.1

Range of values for first-time affordability among metropolitan counties. Low in **King** county, and high in **Asotin** county.

66.0 to 121.7

Range of values for first-time affordability among micropolitan counties. Low in **Clallam** county, and high in **Grant** county.

Ten year time trend (Q4 2010–Q4 2020)





# Availability of Affordable Housing:

\$79,000

Statewide median household income

\$47,000 to \$99,400

Range of median household income values. Low in **Pend** county, and high in **King** county.

\$55,300

Statewide median household income for first-time buyers

\$32,900 to \$69,580

Range of median household income values. Low in **Pend** county, and high in **King** county.

1.2%  
Statewide inventory priced below \$80,000, **equal** to 1.2% from a year ago.

36 of 39  
Number of counties with less than 2% of homes priced below \$80,000.

0% & 0%  
Homes in **King** and **San Juan** counties below \$80,000.

4.4%  
Statewide inventory priced below \$160,000, **declined** from 5.2% a year ago.

0.6% to 19.5%  
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **Kitsap** county, and high in **Whatcom** county.

# Available Inventory:

4,697

Number of homes available for sale at the end of the quarter.

4,706 & 5,266

**Decline** from last quarter (**50.0%**), and **decline** from last year (**52.9%**).

1,135 & 411

Largest inventories seen in **King** county and **Pierce** county. Down **53.9%**, and down **51.0%** from last quarter.

Zero of One

Number of counties with more than 1,000 listing that had an increase over last quarter.

37 of 39  
Number of counties with a decline in listings since the last quarter.

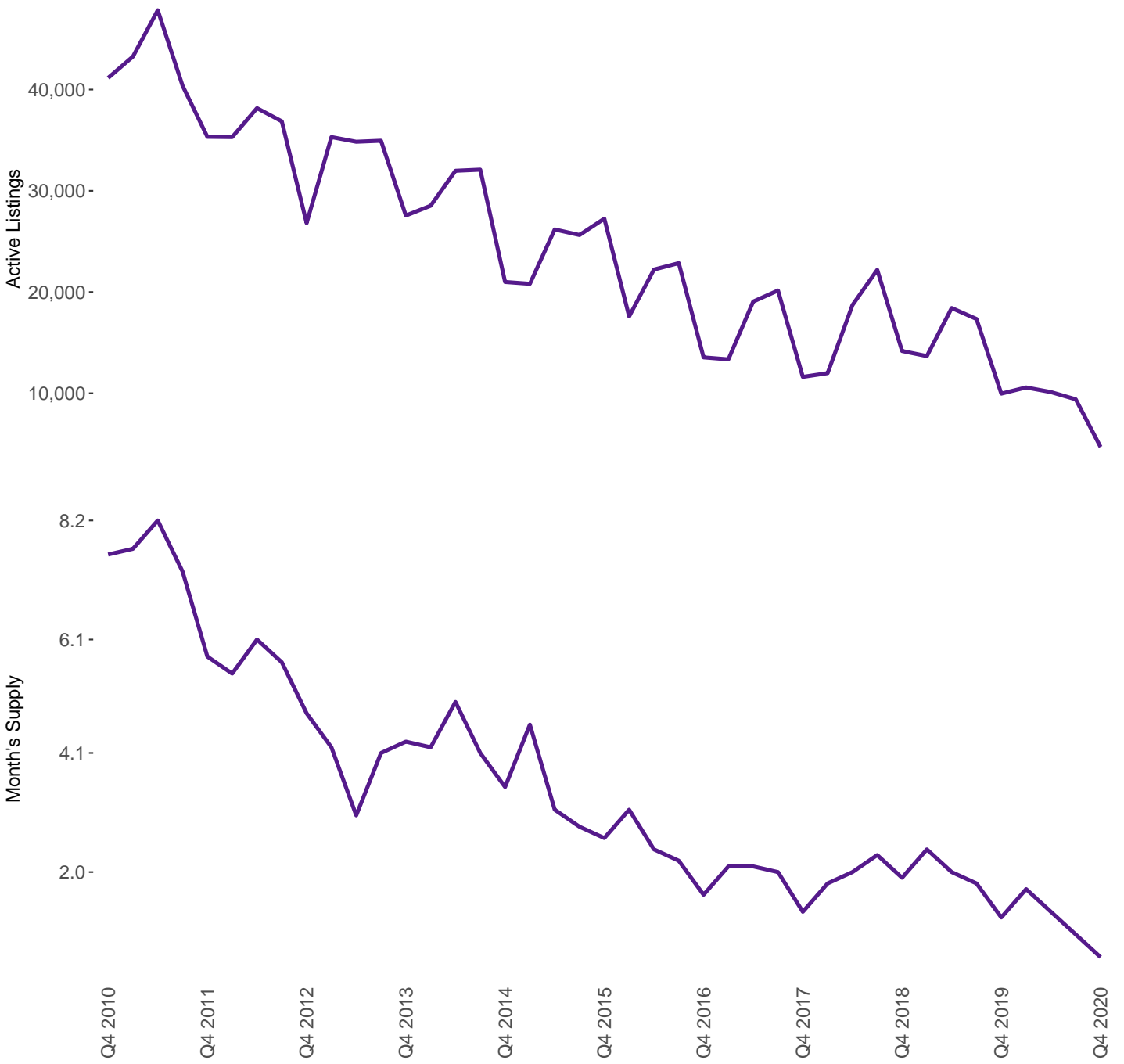
0.5  
Month's supply of housing. **0.9** last quarter, and **1.2** last year.

0.2 to 6.1  
Range of month's supply across the counties—low in **Snohomish** county, high in **Ferry** county.

Twenty-nine  
Number of counties with less than five month's supply of homes priced over \$500,000.

0 & 0  
Numbers of counties with more than a year's supply of homes, and more than a year's supply of homes priced over \$500,000.

Ten year time trend (Q4 2010–Q4 2020)



# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	130	18.2	-13.3	37	131.2	\$201,400	13.5	162.6	119.0
Asotin	140	7.7	-22.2	4	-60.0	\$212,000	5.0	173.7	127.1
Benton	4,640	4.3	20.2	410	-24.8	\$344,700	12.1	128.3	93.9
Chelan	1,020	3.0	6.2	102	-37.0	\$457,100	25.3	97.8	71.6
Clallam	1,060	1.9	1.0	26	30.0	\$360,400	12.1	90.2	66.0
Clark	7,470	5.2	5.5	1,333	14.8	\$425,400	13.5	120.4	88.1
Columbia	130	8.3	30.0	1	-50.0	\$210,700	16.8	143.0	104.7
Cowlitz	1,490	6.4	7.2	70	34.6	\$327,900	17.2	99.1	72.5
Douglas	640	0.0	10.3	13	-69.8	\$382,200	8.4	100.0	73.2
Ferry	100	0.0	0.0	4	0.0	\$187,000	15.4	173.1	126.7
Franklin	1,560	4.7	20.9	161	64.3	\$344,700	12.1	131.8	96.5
Garfield	30	50.0	0.0	1	-50.0	\$212,000	5.0	150.9	110.4
Grant	1,220	9.9	15.1	45	246.2	\$269,300	8.6	166.3	121.7
Grays Harbor	2,140	2.4	8.6	45	114.3	\$265,200	22.6	113.6	83.2
Island	1,860	4.5	0.0	23	91.7	\$457,600	19.2	90.8	66.4
Jefferson	610	1.7	7.0	49	32.4	\$453,600	11.9	82.9	60.7
King	28,010	6.4	8.2	3,516	-35.6	\$747,100	11.3	84.8	62.0
Kitsap	4,820	5.0	4.1	353	-30.0	\$438,300	12.5	113.4	83.0
Kittitas	1,220	4.3	11.9	85	84.8	\$470,600	33.7	83.4	61.0
Klickitat	330	10.0	22.2	3	-80.0	\$383,300	34.9	112.4	82.2
Lewis	1,450	5.8	12.4	64	52.4	\$316,300	24.1	113.4	83.0
Lincoln	150	15.4	25.0	5	66.7	\$200,000	42.0	174.6	127.8
Mason	1,440	2.9	6.7	21	40.0	\$335,600	19.5	121.9	89.2
Okanogan	590	11.3	13.5	6	100.0	\$286,800	17.9	109.5	80.2
Pacific	570	3.6	5.6	20	81.8	\$254,300	25.5	124.5	91.1
Pend Oreille	310	6.9	3.3	5	25.0	\$256,700	24.9	116.6	85.4
Pierce	15,090	3.7	2.0	1,348	39.3	\$439,100	17.0	106.5	78.0
San Juan	370	8.8	23.3	28	-15.2	\$732,100	6.0	56.6	41.4
Skagit	2,270	2.3	6.1	72	-10.0	\$439,200	16.6	98.6	72.2
Skamania	290	-3.3	26.1	20	122.2	\$330,000	14.8	119.7	87.6
Snohomish	11,790	5.5	7.3	1,144	13.3	\$573,900	15.9	105.3	77.1
Spokane	8,910	-0.6	1.8	649	10.9	\$332,900	20.2	104.7	76.6
Stevens	910	7.1	4.6	7	-58.8	\$256,700	24.9	122.1	89.4
Thurston	5,220	-0.9	-1.5	287	44.9	\$394,700	14.0	124.6	91.2
Wahkiakum	90	-10.0	-10.0	2	100.0	\$297,500	10.9	113.9	83.4
Walla Walla	800	-4.8	0.0	43	26.5	\$372,100	42.3	98.8	72.3
Whatcom	3,290	3.5	5.8	205	-56.9	\$470,400	15.2	91.7	67.1
Whitman	500	16.3	16.3	21	-72.7	\$271,900	-9.4	134.7	98.6
Yakima	2,000	2.6	7.0	173	24.5	\$285,400	13.0	111.2	81.4
<b>Statewide</b>	<b>114,660</b>	<b>4.2</b>	<b>6.2</b>	<b>10,401</b>	<b>-12.8</b>	<b>\$460,300</b>	<b>16.0</b>	<b>109.3</b>	<b>80.0</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.

# EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	% Change by qtr	% Change by year
Adams	150	140	120	110	130	18.2	-13.3
Asotin	180	130	130	130	140	7.7	-22.2
Benton	3,860	4,010	4,020	4,450	4,640	4.3	20.2
Chelan	960	960	950	990	1,020	3.0	6.2
Clallam	1,050	1,010	1,010	1,040	1,060	1.9	1.0
Clark	7,080	6,980	6,850	7,100	7,470	5.2	5.5
Columbia	100	100	110	120	130	8.3	30.0
Cowlitz	1,390	1,380	1,350	1,400	1,490	6.4	7.2
Douglas	580	620	600	640	640	0.0	10.3
Ferry	100	110	110	100	100	0.0	0.0
Franklin	1,290	1,340	1,350	1,490	1,560	4.7	20.9
Garfield	30	20	20	20	30	50.0	0.0
Grant	1,060	1,070	1,050	1,110	1,220	9.9	15.1
Grays Harbor	1,970	2,010	1,970	2,090	2,140	2.4	8.6
Island	1,860	1,850	1,850	1,780	1,860	4.5	0.0
Jefferson	570	580	580	600	610	1.7	7.0
King	25,890	25,990	25,610	26,320	28,010	6.4	8.2
Kitsap	4,630	4,560	4,500	4,590	4,820	5.0	4.1
Kittitas	1,090	1,110	1,120	1,170	1,220	4.3	11.9
Klickitat	270	280	280	300	330	10.0	22.2
Lewis	1,290	1,280	1,300	1,370	1,450	5.8	12.4
Lincoln	120	140	130	130	150	15.4	25.0
Mason	1,350	1,300	1,320	1,400	1,440	2.9	6.7
Okanogan	520	520	510	530	590	11.3	13.5
Pacific	540	520	530	550	570	3.6	5.6
Pend	300	280	290	290	310	6.9	3.3
Pierce	14,800	14,530	14,390	14,550	15,090	3.7	2.0
San Juan	300	280	300	340	370	8.8	23.3
Skagit	2,140	2,150	2,170	2,220	2,270	2.3	6.1
Skamania	230	250	280	300	290	-3.3	26.1
Snohomish	10,990	10,910	10,860	11,180	11,790	5.5	7.3
Spokane	8,750	8,740	8,610	8,960	8,910	-0.6	1.8
Stevens	870	820	850	850	910	7.1	4.6
Thurston	5,300	5,270	5,160	5,270	5,220	-0.9	-1.5
Wahkiakum	100	100	110	100	90	-10.0	-10.0
Walla Walla	800	830	830	840	800	-4.8	0.0
Whatcom	3,110	3,190	3,120	3,180	3,290	3.5	5.8
Whitman	430	440	440	430	500	16.3	16.3
Yakima	1,870	1,850	1,870	1,950	2,000	2.6	7.0
<b>Statewide</b>	<b>107,930</b>	<b>107,640</b>	<b>106,640</b>	<b>110,010</b>	<b>114,660</b>	<b>4.2</b>	<b>6.2</b>

Number of single-family units sold, excluding new construction.

# EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	% Change by qtr	% Change by year
Adams	40	30	30	30	30	0.0	-25.0
Asotin	50	30	30	30	30	0.0	-40.0
Benton	950	950	1,010	1,130	1,150	1.8	21.1
Chelan	240	230	240	250	250	0.0	4.2
Clallam	270	250	260	270	270	0.0	0.0
Clark	1,760	1,700	1,750	1,830	1,850	1.1	5.1
Columbia	20	20	30	30	30	0.0	50.0
Cowlitz	340	330	340	360	370	2.8	8.8
Douglas	150	140	150	160	160	0.0	6.7
Ferry	30	30	30	30	30	0.0	0.0
Franklin	320	320	340	380	380	0.0	18.8
Garfield	10	10	10	10	10	0.0	0.0
Grant	260	250	270	290	300	3.4	15.4
Grays Harbor	500	480	500	530	540	1.9	8.0
Island	470	440	470	470	470	0.0	0.0
Jefferson	150	140	140	150	150	0.0	0.0
King	6,460	6,270	6,570	6,770	6,950	2.7	7.6
Kitsap	1,160	1,100	1,150	1,190	1,200	0.8	3.4
Kittitas	280	260	280	310	320	3.2	14.3
Klickitat	70	70	70	80	80	0.0	14.3
Lewis	320	310	330	350	370	5.7	15.6
Lincoln	30	30	30	30	40	33.3	33.3
Mason	340	320	340	360	360	0.0	5.9
Okanogan	130	120	130	140	140	0.0	7.7
Pacific	140	130	140	140	150	7.1	7.1
Pend	80	70	70	80	80	0.0	0.0
Pierce	3,700	3,550	3,660	3,740	3,770	0.8	1.9
San Juan	80	70	70	90	100	11.1	25.0
Skagit	540	530	560	570	570	0.0	5.6
Skamania	60	60	70	80	70	-12.5	16.7
Snohomish	2,740	2,660	2,780	2,860	2,930	2.4	6.9
Spokane	2,200	2,080	2,200	2,310	2,210	-4.3	0.5
Stevens	220	200	220	220	230	4.5	4.5
Thurston	1,340	1,280	1,320	1,360	1,310	-3.7	-2.2
Wahkiakum	30	30	30	20	20	0.0	-33.3
Walla Walla	200	190	210	210	200	-4.8	0.0
Whatcom	780	760	800	830	820	-1.2	5.1
Whitman	100	100	120	110	110	0.0	10.0
Yakima	470	450	480	500	500	0.0	6.4
<b>Statewide</b>	<b>26,990</b>	<b>26,000</b>	<b>27,210</b>	<b>28,320</b>	<b>28,560</b>	<b>0.8</b>	<b>5.8</b>

Number of single-family units sold, excluding new construction.

# EXISTING HOME SALES

State of Washington and Counties  
Annual, 2014-2020

County	2014	2015	2016	2017	2018	2019	2020	% Change by year
Adams	100	90	120	140	160	140	120	-14.3
Asotin	240	320	280	240	300	130	140	7.7
Benton	3,050	4,030	4,300	3,960	4,130	3,820	4,640	21.5
Chelan	550	740	1,040	980	980	980	1,030	5.1
Clallam	810	630	1,040	1,040	1,130	1,070	1,040	-2.8
Clark	6,410	7,220	8,160	7,410	6,960	7,210	7,450	3.3
Columbia	90	190	80	120	110	90	120	33.3
Cowlitz	1,050	1,240	1,350	1,530	1,460	1,360	1,500	10.3
Douglas	380	430	570	570	640	590	630	6.8
Ferry	50	60	70	100	110	110	100	-9.1
Franklin	1,020	1,350	1,440	1,330	1,390	1,280	1,560	21.9
Garfield	50	60	50	50	60	30	30	0.0
Grant	830	870	890	980	1,080	1,060	1,250	17.9
Grays Harbor	1,310	1,360	1,690	1,880	1,920	2,000	2,150	7.5
Island	1,570	1,750	1,920	2,110	2,000	1,920	1,900	-1.0
Jefferson	560	650	680	690	670	590	640	8.5
King	25,180	26,370	28,350	28,020	25,540	26,550	28,270	6.5
Kitsap	3,920	3,780	4,720	5,110	4,820	4,710	4,810	2.1
Kittitas	880	1,090	1,170	1,260	1,130	1,140	1,290	13.2
Klickitat	240	270	260	330	250	280	340	21.4
Lewis	910	1,000	1,120	1,320	1,290	1,280	1,480	15.6
Lincoln	210	80	80	160	160	120	130	8.3
Mason	1,030	1,030	1,170	1,420	1,380	1,360	1,450	6.6
Okanogan	340	390	420	450	490	490	590	20.4
Pacific	400	480	530	520	560	560	580	3.6
Pend Oreille	210	240	250	280	330	300	310	3.3
Pierce	11,450	12,650	14,570	16,000	15,580	15,020	15,250	1.5
San Juan	310	290	330	360	340	290	410	41.4
Skagit	1,840	1,990	2,390	2,350	2,160	2,210	2,330	5.4
Skamania	210	220	280	270	250	240	310	29.2
Snohomish	9,240	10,150	11,390	11,240	10,050	11,210	11,870	5.9
Spokane	7,600	7,040	8,440	9,420	9,190	8,810	8,710	-1.1
Stevens	630	710	720	830	960	890	900	1.1
Thurston	3,620	3,950	4,860	5,560	5,390	5,430	5,290	-2.6
Wahkiakum	140	120	120	80	70	110	70	-36.4
Walla Walla	710	750	900	890	870	780	740	-5.1
Whatcom	2,690	3,040	3,230	3,320	3,120	3,240	3,340	3.1
Whitman	330	460	450	400	460	420	460	9.5
Yakima	1,670	1,850	1,930	1,860	1,940	1,850	2,030	9.7
<b>Statewide</b>	<b>91,830</b>	<b>98,940</b>	<b>111,360</b>	<b>114,580</b>	<b>109,430</b>	<b>109,670</b>	<b>115,260</b>	<b>5.1</b>

Number of single-family units sold, excluding new construction.

# MEDIAN HOME PRICES

## State of Washington and Counties

### Time Trend

County	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	% Change by year
Adams	\$177,500	\$195,300	\$183,300	\$195,200	\$201,400	13.5
Asotin	\$202,000	\$198,500	\$206,500	\$210,800	\$212,000	5.0
Benton	\$307,600	\$306,900	\$320,000	\$336,500	\$344,700	12.1
Chelan	\$364,700	\$355,600	\$391,500	\$446,300	\$457,100	25.3
Clallam	\$321,600	\$347,600	\$342,200	\$355,100	\$360,400	12.1
Clark	\$374,900	\$378,300	\$388,500	\$418,600	\$425,400	13.5
Columbia	\$180,400	\$188,600	\$192,000	\$201,700	\$210,700	16.8
Cowlitz	\$279,800	\$285,400	\$292,000	\$318,900	\$327,900	17.2
Douglas	\$352,600	\$348,200	\$373,100	\$383,300	\$382,200	8.4
Ferry	\$162,000	\$167,000	\$166,000	\$167,700	\$187,000	15.4
Franklin	\$307,600	\$306,900	\$320,000	\$336,500	\$344,700	12.1
Garfield	\$202,000	\$198,500	\$206,500	\$210,800	\$212,000	5.0
Grant	\$248,000	\$224,300	\$246,900	\$272,600	\$269,300	8.6
Grays Harbor	\$216,400	\$207,600	\$239,800	\$272,800	\$265,200	22.6
Island	\$383,800	\$391,700	\$419,400	\$478,600	\$457,600	19.2
Jefferson	\$405,400	\$412,500	\$439,300	\$476,600	\$453,600	11.9
King	\$671,100	\$689,900	\$715,400	\$747,200	\$747,100	11.3
Kitsap	\$389,500	\$398,700	\$411,400	\$434,300	\$438,300	12.5
Kittitas	\$351,900	\$365,800	\$403,900	\$398,100	\$470,600	33.7
Klickitat	\$284,100	\$308,300	\$372,700	\$380,800	\$383,300	34.9
Lewis	\$254,900	\$269,900	\$291,400	\$323,600	\$316,300	24.1
Lincoln	\$140,800	\$154,800	\$160,800	\$174,500	\$200,000	42.0
Mason	\$280,800	\$280,800	\$302,900	\$336,200	\$335,600	19.5
Okanogan	\$243,300	\$176,200	\$221,700	\$311,800	\$286,800	17.9
Pacific	\$202,600	\$212,500	\$228,400	\$232,700	\$254,300	25.5
Pend	\$205,600	\$192,900	\$241,700	\$246,600	\$256,700	24.9
Pierce	\$375,300	\$397,900	\$407,800	\$433,800	\$439,100	17.0
San Juan	\$690,600	\$533,300	\$625,000	\$775,000	\$732,100	6.0
Skagit	\$376,700	\$386,600	\$406,000	\$437,000	\$439,200	16.6
Skamania	\$287,500	\$300,000	\$325,000	\$382,100	\$330,000	14.8
Snohomish	\$495,100	\$515,000	\$529,100	\$564,300	\$573,900	15.9
Spokane	\$276,900	\$288,100	\$307,100	\$330,200	\$332,900	20.2
Stevens	\$205,600	\$192,900	\$241,700	\$246,600	\$256,700	24.9
Thurston	\$346,200	\$359,300	\$371,100	\$392,600	\$394,700	14.0
Wahkiakum	\$268,300	\$266,700	\$276,700	\$290,800	\$297,500	10.9
Walla Walla	\$261,500	\$283,100	\$296,600	\$301,600	\$372,100	42.3
Whatcom	\$408,200	\$415,100	\$428,900	\$448,500	\$470,400	15.2
Whitman	\$300,000	\$287,500	\$297,200	\$306,100	\$271,900	-9.4
Yakima	\$252,600	\$259,600	\$274,700	\$296,600	\$285,400	13.0
<b>Statewide</b>	<b>\$396,900</b>	<b>\$415,000</b>	<b>\$433,400</b>	<b>\$452,900</b>	<b>\$460,300</b>	<b>16.0</b>

WCRER Estimates

# HOME PRICES BY BEDROOMS

State of Washington and Counties

Fourth Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q4 2019	Q4 2020	% Change	Q4 2019	Q4 2020	% Change	Q4 2019	Q4 2020	% Change
Adams	110,000	135,000	22.7	190,000	240,600	26.6	266,700	275,000	3.1
Asotin	156,700	172,900	10.3	227,100	273,400	20.4	275,000	262,500	-4.5
Benton	185,000	213,800	15.6	281,100	325,700	15.9	362,400	392,200	8.2
Chelan	275,000	375,000	36.4	350,000	397,200	13.5	436,700	NA	NA
Clallam	271,900	308,300	13.4	341,700	373,900	9.4	330,600	384,100	16.2
Clark	272,900	302,200	10.7	353,600	378,800	7.1	444,100	499,700	12.5
Columbia	170,000	250,000	47.1	180,000	231,200	28.4	212,500	200,000	-5.9
Cowlitz	195,700	238,700	22.0	274,100	326,300	19.0	326,100	395,000	21.1
Douglas	225,000	291,700	29.6	340,500	366,000	7.5	NA	464,300	NA
Ferry	130,000	115,000	-11.5	190,000	325,000	71.1	225,000	275,000	22.2
Franklin	185,000	213,800	15.6	281,100	325,700	15.9	362,400	392,200	8.2
Garfield	156,700	172,900	10.3	227,100	273,400	20.4	275,000	262,500	-4.5
Grant	237,500	176,200	-25.8	225,000	250,600	11.4	289,300	340,300	17.6
Grays Harbor	183,300	219,400	19.7	232,800	286,400	23.0	241,100	305,000	26.5
Island	359,400	426,100	18.6	379,100	468,700	23.6	437,500	518,700	18.6
Jefferson	394,400	425,000	7.8	404,200	450,000	11.3	500,000	762,500	52.5
King	535,300	590,600	10.3	599,900	674,300	12.4	795,500	899,600	13.1
Kitsap	300,900	354,000	17.6	379,200	425,400	12.2	464,700	491,900	5.9
Kittitas	235,000	346,400	47.4	336,800	440,400	30.8	437,500	625,000	42.9
Klickitat	183,300	262,500	43.2	340,000	436,400	28.4	300,000	430,000	43.3
Lewis	185,000	255,000	37.8	273,100	318,900	16.8	285,500	372,700	30.5
Lincoln	45,000	95,000	111.1	193,300	140,000	-27.6	185,000	287,500	55.4
Mason	253,900	277,900	9.5	288,400	350,000	21.4	297,700	383,300	28.8
Okanogan	200,000	245,800	22.9	292,900	275,000	-6.1	216,700	325,000	50.0
Pacific	158,700	216,700	36.5	228,600	264,300	15.6	300,000	387,500	29.2
Pend Oreille	157,500	171,700	9.0	203,300	256,700	26.3	275,000	313,300	13.9
Pierce	283,700	336,900	18.8	349,400	416,000	19.1	435,700	504,700	15.8
San Juan	687,500	681,200	-0.9	616,700	750,000	21.6	875,000	1,437,500	64.3
Skagit	306,800	328,700	7.1	371,200	429,100	15.6	437,500	546,700	25.0
Skamania	150,000	136,700	-8.9	300,000	375,000	25.0	450,000	450,000	0.0
Snohomish	370,400	412,500	11.4	447,700	519,400	16.0	576,200	658,400	14.3
Spokane	169,300	220,400	30.2	259,200	307,300	18.6	321,900	372,500	15.7
Stevens	157,500	171,700	9.0	203,300	256,700	26.3	275,000	313,300	13.9
Thurston	274,200	342,700	25.0	332,700	381,100	14.5	389,000	442,300	13.7
Wahkiakum	175,000	225,000	28.6	275,000	350,000	27.3	250,000	525,000	110.0
Walla Walla	173,300	239,300	38.1	250,000	347,500	39.0	329,200	465,000	41.3
Whatcom	306,000	354,000	15.7	404,200	455,900	12.8	483,300	585,600	21.2
Whitman	165,000	200,000	21.2	275,000	241,700	-12.1	353,100	326,500	-7.5
Yakima	160,900	167,100	3.9	259,500	289,200	11.4	319,500	368,200	15.2
<b>Statewide</b>	<b>289,100</b>	<b>357,600</b>	<b>23.7</b>	<b>356,000</b>	<b>432,800</b>	<b>21.6</b>	<b>489,600</b>	<b>557,300</b>	<b>13.8</b>

WCRER Estimates



# HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Fourth Quarter 2020

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$201,400	2.76	\$51,400	\$658	162.6	\$35,980	\$650	119.0
Asotin	\$212,000	2.76	\$57,800	\$693	173.7	\$40,460	\$684	127.1
Benton	\$344,700	2.76	\$69,400	\$1,127	128.3	\$48,580	\$1,113	93.9
Chelan	\$457,100	2.76	\$70,200	\$1,494	97.8	\$49,140	\$1,476	71.6
Clallam	\$360,400	2.76	\$51,000	\$1,178	90.2	\$35,700	\$1,163	66.0
Clark	\$425,400	2.76	\$80,400	\$1,391	120.4	\$56,280	\$1,373	88.1
Columbia	\$210,700	2.76	\$47,300	\$689	143.0	\$33,110	\$680	104.7
Cowlitz	\$327,900	2.76	\$51,000	\$1,072	99.1	\$35,700	\$1,058	72.5
Douglas	\$382,200	2.76	\$60,000	\$1,249	100.0	\$42,000	\$1,234	73.2
Ferry	\$187,000	2.76	\$50,800	\$611	173.1	\$35,560	\$603	126.7
Franklin	\$344,700	2.76	\$71,300	\$1,127	131.8	\$49,910	\$1,113	96.5
Garfield	\$212,000	2.76	\$50,200	\$693	150.9	\$35,140	\$684	110.4
Grant	\$269,300	2.76	\$70,300	\$880	166.3	\$49,210	\$869	121.7
Grays Harbor	\$265,200	2.76	\$47,300	\$867	113.6	\$33,110	\$856	83.2
Island	\$457,600	2.76	\$65,200	\$1,496	90.8	\$45,640	\$1,477	66.4
Jefferson	\$453,600	2.76	\$59,000	\$1,483	82.9	\$41,300	\$1,464	60.7
King	\$747,100	2.76	\$99,400	\$2,443	84.8	\$69,580	\$2,412	62.0
Kitsap	\$438,300	2.76	\$78,000	\$1,433	113.4	\$54,600	\$1,415	83.0
Kittitas	\$470,600	2.76	\$61,600	\$1,538	83.4	\$43,120	\$1,519	61.0
Klickitat	\$383,300	2.76	\$67,600	\$1,253	112.4	\$47,320	\$1,237	82.2
Lewis	\$316,300	2.76	\$56,300	\$1,034	113.4	\$39,410	\$1,021	83.0
Lincoln	\$200,000	2.76	\$54,800	\$654	174.6	\$38,360	\$645	127.8
Mason	\$335,600	2.76	\$64,200	\$1,097	121.9	\$44,940	\$1,083	89.2
Okanogan	\$286,800	2.76	\$49,300	\$937	109.5	\$34,510	\$926	80.2
Pacific	\$254,300	2.76	\$49,700	\$831	124.5	\$34,790	\$821	91.1
Pend Oreille	\$256,700	2.76	\$47,000	\$839	116.6	\$32,900	\$828	85.4
Pierce	\$439,100	2.76	\$73,400	\$1,435	106.5	\$51,380	\$1,418	78.0
San Juan	\$732,100	2.76	\$65,000	\$2,394	56.6	\$45,500	\$2,364	41.4
Skagit	\$439,200	2.76	\$68,000	\$1,436	98.6	\$47,600	\$1,418	72.2
Skamania	\$330,000	2.76	\$62,000	\$1,079	119.7	\$43,400	\$1,065	87.6
Snohomish	\$573,900	2.76	\$94,900	\$1,876	105.3	\$66,430	\$1,853	77.1
Spokane	\$332,900	2.76	\$54,700	\$1,088	104.7	\$38,290	\$1,075	76.6
Stevens	\$256,700	2.76	\$49,200	\$839	122.1	\$34,440	\$828	89.4
Thurston	\$394,700	2.76	\$77,200	\$1,290	124.6	\$54,040	\$1,274	91.2
Wahkiakum	\$297,500	2.76	\$53,200	\$972	113.9	\$37,240	\$960	83.4
Walla Walla	\$372,100	2.76	\$57,700	\$1,216	98.8	\$40,390	\$1,201	72.3
Whatcom	\$470,400	2.76	\$67,700	\$1,538	91.7	\$47,390	\$1,519	67.1
Whitman	\$271,900	2.76	\$57,500	\$889	134.7	\$40,250	\$878	98.6
Yakima	\$285,400	2.76	\$49,800	\$933	111.2	\$34,860	\$921	81.4
<b>Statewide</b>	<b>\$460,300</b>	<b>2.76</b>	<b>\$79,000</b>	<b>\$1,505</b>	<b>109.3</b>	<b>\$55,300</b>	<b>\$1,486</b>	<b>80.0</b>

Source: Center Estimates

Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment. First-time buyer index assumes 10% down.

It is assumed 25% of income can be used for principal and interest payments.

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties

### Time Trend

County	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
Adams	130.3	107.8	170.1	134.3	163.4	151.1	164.9	150.9	162.6
Asotin	135.5	140.6	150.2	156.9	167.7	167.6	173.1	182.4	173.7
Benton	116.9	119.9	116.4	126.0	124.3	130.1	125.6	129.4	128.3
Chelan	97.3	108.3	100.8	104.5	107.5	113.6	109.6	100.3	97.8
Clallam	80.9	91.7	85.5	86.9	87.5	84.4	86.8	90.9	90.2
Clark	108.8	112.1	113.7	117.6	122.2	122.0	125.7	123.3	120.4
Columbia	139.6	141.8	142.7	153.9	148.7	143.9	146.5	135.1	143.0
Cowlitz	93.8	98.1	93.7	96.4	97.8	102.6	98.6	99.0	99.1
Douglas	90.4	92.8	87.8	89.8	95.3	98.9	94.9	99.0	100.0
Ferry	144.4	154.9	157.9	186.5	174.8	174.9	183.9	193.0	173.1
Franklin	124.6	123.1	119.2	131.2	132.4	133.6	137.2	132.6	131.8
Garfield	112.6	122.0	126.0	136.7	139.4	145.4	140.9	153.3	150.9
Grant	161.6	180.6	162.9	166.4	162.4	180.0	176.4	166.4	166.3
Grays Harbor	110.4	119.5	114.4	111.9	119.4	130.7	112.1	109.1	113.6
Island	88.1	92.2	85.9	84.7	92.7	95.6	89.3	85.5	90.8
Jefferson	71.7	76.6	78.9	75.7	80.3	82.3	78.9	78.0	82.9
King	68.8	76.2	71.0	79.8	79.2	82.8	80.2	81.8	84.8
Kitsap	109.2	110.7	107.1	110.9	113.6	112.4	114.9	115.5	113.4
Kittitas	88.5	90.4	94.4	104.2	104.3	96.6	96.7	100.6	83.4
Klickitat	109.8	147.1	105.2	114.5	124.6	125.9	104.5	107.7	112.4
Lewis	120.5	112.4	115.2	117.7	125.8	119.8	117.8	113.0	113.4
Lincoln	182.9	196.7	201.7	239.9	213.6	203.7	195.5	166.6	174.6
Mason	121.9	134.8	126.0	127.9	127.5	131.4	126.2	125.3	121.9
Okanogan	111.8	143.0	113.0	116.3	115.0	160.9	134.2	99.7	109.5
Pacific	110.7	130.7	117.1	126.3	135.9	134.2	130.0	134.1	124.5
Pend	110.5	103.4	120.1	115.3	119.0	140.1	109.0	116.9	116.6
Pierce	103.5	104.0	103.2	107.1	110.6	105.8	107.4	108.9	106.5
San Juan	55.0	51.6	51.1	60.7	53.2	70.1	60.8	53.0	56.6
Skagit	90.7	99.0	92.4	99.9	102.4	101.2	99.4	100.4	98.6
Skamania	102.4	113.4	98.4	96.7	123.7	119.0	113.7	104.0	119.7
Snohomish	89.3	99.5	95.4	99.4	100.1	105.8	102.6	104.1	105.3
Spokane	102.3	107.8	101.0	102.8	107.2	109.0	101.0	104.3	104.7
Stevens	123.2	108.2	129.8	125.7	132.8	146.6	117.4	126.3	122.1
Thurston	118.7	119.7	119.9	125.1	127.8	123.5	124.8	128.0	124.6
Wahkiakum	99.8	105.6	101.3	100.9	112.1	114.5	112.1	100.0	113.9
Walla Walla	107.5	120.2	110.5	116.8	116.9	117.1	113.1	120.6	98.8
Whatcom	83.0	89.1	87.4	93.0	92.8	93.8	94.3	97.8	91.7
Whitman	113.8	100.1	104.6	117.3	109.9	114.9	122.5	121.1	134.7
Yakima	101.7	108.6	102.6	101.4	107.6	110.3	101.8	104.1	111.2
<b>Statewide</b>	<b>103.2</b>	<b>106.1</b>	<b>97.7</b>	<b>107.1</b>	<b>108.6</b>	<b>109.6</b>	<b>106.2</b>	<b>108.9</b>	<b>109.3</b>

WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

# HOUSING AFFORDABILITY INDEX

## First-time Buyers

### State of Washington and Counties

#### Time Trend

County	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
Adams	92.6	76.6	120.9	98.3	119.6	110.6	120.7	110.5	119.0
Asotin	96.4	99.9	106.6	114.9	122.8	122.7	126.7	133.5	127.1
Benton	83.2	85.2	82.7	92.3	91.0	95.2	91.9	94.8	93.9
Chelan	69.2	76.9	71.6	76.5	78.7	83.1	80.2	73.4	71.6
Clallam	57.6	65.2	60.8	63.6	64.1	61.8	63.5	66.5	66.0
Clark	77.4	79.7	80.8	86.1	89.5	89.3	92.0	90.3	88.1
Columbia	99.3	100.7	101.3	112.7	108.9	105.3	107.3	98.9	104.7
Cowlitz	66.8	69.7	66.6	70.6	71.6	75.1	72.2	72.5	72.5
Douglas	64.3	66.0	62.4	65.7	69.7	72.4	69.4	72.5	73.2
Ferry	102.8	110.0	112.3	136.6	128.0	128.1	134.6	141.3	126.7
Franklin	88.6	87.5	84.7	96.0	96.9	97.8	100.5	97.1	96.5
Garfield	80.2	86.6	89.5	100.0	102.0	106.5	103.1	112.2	110.4
Grant	115.0	128.5	115.7	121.8	118.9	131.8	129.1	121.8	121.7
Grays Harbor	78.6	85.0	81.3	81.9	87.4	95.7	82.0	79.9	83.2
Island	62.7	65.5	61.0	62.0	67.9	69.9	65.3	62.6	66.4
Jefferson	51.1	54.5	56.0	55.4	58.8	60.3	57.8	57.1	60.7
King	49.0	54.1	50.4	58.5	58.0	60.6	58.7	59.9	62.0
Kitsap	77.7	78.7	76.1	81.2	83.1	82.3	84.1	84.6	83.0
Kittitas	63.0	64.3	67.0	76.3	76.4	70.7	70.8	73.7	61.0
Klickitat	78.0	104.5	74.8	83.8	91.2	92.2	76.5	78.8	82.2
Lewis	85.7	80.0	81.8	86.1	92.1	87.7	86.2	82.7	83.0
Lincoln	130.2	140.0	143.3	175.6	156.4	149.1	143.1	121.9	127.8
Mason	86.8	95.8	89.5	93.6	93.3	96.2	92.3	91.7	89.2
Okanogan	79.5	101.6	80.3	85.2	84.2	117.8	98.2	73.0	80.2
Pacific	78.7	92.9	83.2	92.4	99.5	98.2	95.2	98.2	91.1
Pend	78.6	73.5	85.4	84.4	87.1	102.5	79.8	85.6	85.4
Pierce	73.6	74.0	73.3	78.4	81.0	77.5	78.6	79.7	78.0
San Juan	39.1	36.7	36.3	44.4	38.9	51.3	44.5	38.8	41.4
Skagit	64.6	70.4	65.7	73.1	75.0	74.0	72.8	73.5	72.2
Skamania	72.9	80.6	69.9	70.8	90.6	87.1	83.2	76.2	87.6
Snohomish	63.5	70.7	67.8	72.8	73.3	77.5	75.1	76.2	77.1
Spokane	72.8	76.5	71.7	75.3	78.5	79.8	73.9	76.4	76.6
Stevens	87.7	76.9	92.2	92.0	97.2	107.4	85.9	92.4	89.4
Thurston	84.5	85.1	85.2	91.6	93.5	90.4	91.4	93.7	91.2
Wahkiakum	70.9	75.0	72.0	73.8	82.1	83.8	82.0	73.2	83.4
Walla Walla	76.4	85.4	78.4	85.5	85.6	85.7	82.8	88.3	72.3
Whatcom	59.1	63.3	62.1	68.0	68.0	68.7	69.0	71.6	67.1
Whitman	81.0	71.2	74.3	85.9	80.4	84.1	89.7	88.6	98.6
Yakima	72.4	77.3	72.9	74.3	78.8	80.7	74.5	76.2	81.4
<b>Statewide</b>	<b>73.4</b>	<b>75.4</b>	<b>69.4</b>	<b>78.4</b>	<b>79.5</b>	<b>80.2</b>	<b>77.7</b>	<b>79.7</b>	<b>80.0</b>

WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

# % OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of Fourth Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	15.4	38.5	100.0
Asotin	NA	NA	NA	NA
Benton	1.2	3.2	10.1	71.9
Chelan	9.6	24.1	31.3	57.8
Clallam	NA	9.4	17.0	62.3
Clark	0.7	6.5	12.6	51.0
Columbia	NA	33.3	50.0	83.3
Cowlitz	NA	3.4	22.4	81.0
Douglas	NA	3.4	10.3	62.1
Ferry	NA	20.8	41.7	83.3
Franklin	1.2	3.2	10.1	71.9
Garfield	NA	NA	NA	NA
Grant	2.1	16.7	37.5	82.3
Grays Harbor	8.3	17.4	36.4	85.1
Island	NA	NA	3.0	28.8
Jefferson	NA	7.1	17.9	44.6
King	NA	0.1	2.4	25.4
Kitsap	NA	0.5	7.6	55.4
Kittitas	NA	NA	8.7	28.3
Klickitat	4.3	4.3	17.4	52.2
Lewis	0.9	6.5	24.1	70.4
Lincoln	NA	14.3	28.6	71.4
Mason	NA	3.8	19.2	90.4
Okanogan	7.0	16.3	26.7	75.6
Pacific	6.0	22.4	49.3	79.1
Pend Oreille	NA	9.1	36.4	81.8
Pierce	NA	0.6	4.7	37.7
San Juan	NA	2.7	2.7	23.0
Skagit	1.9	6.5	8.4	36.4
Skamania	NA	35.7	42.9	64.3
Snohomish	NA	1.2	7.0	41.6
Spokane	0.4	1.2	17.0	63.6
Stevens	NA	9.1	36.4	81.8
Thurston	2.2	4.3	7.9	52.5
Wahkiakum	NA	NA	NA	77.8
Walla Walla	NA	2.8	16.7	61.1
Whatcom	14.7	19.5	23.1	51.8
Whitman	4.2	12.5	31.2	83.3
Yakima	2.8	9.7	32.3	82.7
<b>Statewide</b>	<b>1.5</b>	<b>4.5</b>	<b>11.8</b>	<b>47.3</b>

WCRER Estimates

# LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Fourth Quarters

County	Q4 2013	Q4 2014	Q4 2015	Q4 2016	Q4 2017	Q4 2018	Q4 2019	Q4 2020	% Change
Adams	71	59	27	32	37	33	30	13	-56.7
Asotin	278	296	260	178	180	146	NA	NA	NA
Benton	1,403	1,128	900	718	736	715	714	396	-44.5
Chelan	315	195	259	186	146	186	177	62	-65.0
Clallam	455	386	390	203	183	223	163	53	-67.5
Clark	2,155	1,730	849	690	665	857	946	253	-73.3
Columbia	399	19	22	NA	301	268	NA	6	NA
Cowlitz	369	405	242	185	212	199	163	57	-65.0
Douglas	131	83	100	79	87	81	75	23	-69.3
Ferry	65	78	52	59	43	48	36	24	-33.3
Franklin	1,403	1,128	900	718	736	715	714	396	-44.5
Garfield	278	296	260	178	180	146	NA	NA	NA
Grant	414	418	331	282	233	214	166	87	-47.6
GraysHarbor	629	550	437	382	299	261	275	100	-63.6
Island	555	480	255	324	253	282	205	66	-67.8
Jefferson	317	301	206	196	156	111	101	55	-45.5
King	3,312	2,788	1,702	1,613	1,152	2,855	1,694	1,135	-33.0
Kitsap	1,140	853	582	606	370	446	288	165	-42.7
Kittitas	309	358	202	167	120	147	116	41	-64.7
Klickitat	172	168	144	92	74	65	68	23	-66.2
Lewis	640	553	370	259	267	218	203	107	-47.3
Lincoln	33	39	29	23	29	24	24	7	-70.8
Mason	571	459	362	316	224	216	153	52	-66.0
Okanogan	361	371	298	260	221	221	181	85	-53.0
Pacific	314	303	218	178	172	170	127	62	-51.2
Pend	391	332	275	239	203	183	118	66	-44.1
Pierce	2,890	2,755	1,989	1,615	1,416	1,562	914	411	-55.0
SanJuan	319	283	265	205	169	162	162	67	-58.6
Skagit	628	504	428	328	286	357	251	103	-59.0
Skamania	55	60	46	44	42	41	40	14	-65.0
Snohomish	1,843	1,698	1,146	868	586	1,231	801	275	-65.7
Spokane	2,210	2,017	1,582	1,196	1,047	929	600	228	-62.0
Stevens	391	332	275	239	203	183	118	66	-44.1
Thurston	1,037	994	786	669	462	536	240	131	-45.4
Wahkiakum	NA	NA	NA	NA	23	24	17	9	-47.1
WallaWalla	399	408	365	301	301	244	NA	34	NA
Whatcom	921	835	649	486	430	497	433	200	-53.8
Whitman	109	100	111	91	43	55	53	45	-15.1
Yakima	704	725	567	475	449	368	429	242	-43.6
<b>Statewide</b>	<b>25,914</b>	<b>22,731</b>	<b>16,446</b>	<b>13,545</b>	<b>11,617</b>	<b>14,175</b>	<b>9,963</b>	<b>4,697</b>	<b>-52.9</b>

WCRER Estimates

# MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

December 2020

County	Under \$80,000	\$80,000- \$159,999	\$160,000- \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	% Change by year
Adams	NA	NA	0.5	1.3	NA	0.8	-77.8
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	2.9	0.7	0.4	0.7	1.5	0.8	-50.0
Chelan	3	1.2	1	0.4	NA	0.7	-69.6
Clallam	NA	NA	0.4	0.4	0.9	0.5	-72.2
Clark	0.4	1.5	1.1	0.2	0.6	0.4	-75.0
Columbia	NA	NA	0.3	0.7	NA	0.8	NA
Cowlitz	NA	NA	0.5	0.4	0.5	0.4	-73.3
Douglas	NA	NA	NA	0.3	NA	0.5	-68.8
Ferry	NA	NA	5.1	7.6	6.1	6.1	-22.8
Franklin	2.9	0.7	0.4	0.7	1.5	0.8	-50.0
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	0.5	0.7	1.6	0.7	-66.7
Grays Harbor	0.2	0.8	0.5	0.8	1.6	0.8	-66.7
Island	NA	NA	NA	0.2	0.7	0.4	-75.0
Jefferson	NA	NA	3.2	0.5	1.5	1.1	-59.3
King	NA	NA	NA	0.2	0.4	0.4	-50.0
Kitsap	NA	NA	0.4	0.3	0.5	0.4	-50.0
Kittitas	NA	NA	NA	0.1	0.7	0.5	-73.7
Klickitat	NA	NA	0.6	0.5	1.1	0.7	-77.4
Lewis	3	0.8	0.8	0.6	2	0.9	-55.0
Lincoln	NA	NA	1	1.7	2.9	1.3	-65.8
Mason	NA	NA	0.3	0.5	0.2	0.4	-71.4
Okanogan	2.7	1.1	0.6	1.7	2.4	1.5	-64.3
Pacific	NA	NA	1.2	0.9	3.7	1.2	-61.3
Pend Oreille	NA	NA	1	1.1	NA	1	-56.5
Pierce	NA	NA	0.4	0.2	0.6	0.3	-62.5
San Juan	NA	NA	NA	1.3	1.5	1.7	-76.7
Skagit	5.9	1.5	0.2	0.3	0.9	0.5	-70.6
Skamania	NA	NA	1	0.7	4.9	1.8	-60.0
Snohomish	NA	NA	3.5	0.2	0.2	0.2	-77.8
Spokane	NA	NA	0.2	0.2	0.8	0.3	-62.5
Stevens	NA	NA	1	1.1	NA	1	-56.5
Thurston	NA	NA	0.2	0.2	0.7	0.3	-50.0
Wahkiakum	NA	NA	NA	NA	2.5	2.8	16.7
Walla Walla	NA	NA	0.7	0.8	1.8	1.1	NA
Whatcom	10.2	1.5	0.7	0.3	0.8	0.7	-61.1
Whitman	0.5	0.6	0.6	0.9	2.1	0.9	-35.7
Yakima	0.6	1.2	1.4	1.2	NA	1.3	-56.7
<b>Statewide</b>	<b>1.3</b>	<b>0.9</b>	<b>0.6</b>	<b>0.3</b>	<b>0.5</b>	<b>0.5</b>	<b>-58.3</b>

WCRER Estimates

Reporting issues have prevented the inclusion of Whitman County data. As it becomes available, the table will be revised and included in updated versions. Please refer to [realstate.washington.edu](http://realstate.washington.edu) for updates.

# MEDIAN HOME PRICES

State of Washington and Counties  
Annual, 2013-2020

County	2013	2014	2015	2016	2017	2018	2019	2020
Adams	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600	\$192,700	\$216,900
Asotin	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900
Benton	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500
Chelan	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200	\$357,000	\$418,600
Clallam	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000	\$309,800	\$352,600
Clark	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100	\$371,700	\$403,700
Columbia	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700	\$186,400	\$214,700
Cowlitz	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900	\$275,200	\$307,500
Douglas	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200	\$347,800	\$373,200
Ferry	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000	\$172,900
Franklin	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500
Garfield	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900
Grant	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300	\$227,900	\$258,500
GraysHarbor	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600	\$215,200	\$251,100
Island	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000	\$388,100	\$442,700
Jefferson	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800	\$402,000	\$455,900
King	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900	\$677,700	\$729,600
Kitsap	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800	\$381,400	\$425,100
Kittitas	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000	\$346,200	\$411,000
Klickitat	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000	\$283,100	\$370,800
Lewis	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400	\$258,700	\$304,100
Lincoln	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600	\$142,500	\$202,100
Mason	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900	\$271,900	\$319,600
Okanogan	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800	\$220,400	\$254,500
Pacific	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100	\$206,000	\$234,300
Pend	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000
Pierce	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400	\$372,200	\$424,300
SanJuan	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000	\$652,000	\$694,800
Skagit	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900	\$374,100	\$421,800
Skamania	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000	\$323,100	\$340,500
Snohomish	\$299,100	\$328,700	\$358,900	\$391,700	\$439,300	\$482,100	\$493,000	\$549,400
Spokane	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200	\$276,600	\$318,200
Stevens	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000
Thurston	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800	\$341,200	\$383,600
Wahkiakum	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900	\$256,800	\$313,900
WallaWalla	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900	\$260,300	\$305,500
Whatcom	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300	\$401,300	\$444,400
Whitman	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100	\$287,500	\$291,300
Yakima	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600	\$249,000	\$281,500
<b>Statewide</b>	<b>\$253,800</b>	<b>\$267,600</b>	<b>\$438,000</b>	<b>\$289,100</b>	<b>\$315,900</b>	<b>\$362,100</b>	<b>\$397,900</b>	<b>\$452,400</b>

WCRER Estimates



# TOTAL BUILDING PERMITS

State of Washington and Counties

Annual, 2011-2019

County	2011	2012	2013	2014	2015	2016	2017	2018	2019	% Change by year
Adams	24	29	54	50	86	31	31	47	73	55.3
Asotin	16	19	23	35	31	32	34	34	86	152.9
Benton	1,127	1,094	930	942	1,124	1,357	1,111	1,285	1,540	19.8
Chelan	154	207	577	304	365	393	442	590	606	2.7
Clallam	154	168	122	160	216	247	307	336	287	-14.6
Clark	961	1,558	2,942	2,240	3,283	3,310	3,787	3,598	4,722	31.2
Columbia	4	2	7	7	10	2	4	4	4	0.0
Cowlitz	113	132	195	178	173	308	484	318	351	10.4
Douglas	92	92	129	156	162	181	187	217	349	60.8
Ferry	13	15	20	10	16	21	0	1	27	2600.0
Franklin	570	531	375	322	510	530	698	616	601	-2.4
Garfield	2	3	1	3	NA	1	1	2	2	0.0
Grant	187	275	279	264	457	650	445	451	489	8.4
GraysHarbor	114	125	122	142	178	207	251	463	344	-25.7
Island	164	178	221	252	281	373	408	391	369	-5.6
Jefferson	86	83	101	121	177	238	172	143	174	21.7
King	6,143	11,614	12,277	14,703	15,226	17,699	18,641	18,460	17,919	-2.9
Kitsap	540	804	913	598	1,066	1,059	1,094	1,149	1,117	-2.8
Kittitas	174	195	344	283	288	323	531	629	411	-34.7
Klickitat	58	78	94	83	120	123	115	127	112	-11.8
Lewis	93	121	95	164	129	232	234	275	301	9.5
Lincoln	32	27	45	30	33	50	43	58	48	-17.2
Mason	134	121	135	108	111	166	212	276	293	6.2
Okanogan	130	103	134	165	165	133	144	153	156	2.0
Pacific	111	130	139	63	62	77	85	131	91	-30.5
Pend	48	36	37	42	47	59	41	48	50	4.2
Pierce	2,566	2,479	2,892	3,777	3,046	3,865	4,968	5,449	4,272	-21.6
SanJuan	105	92	109	109	100	124	115	156	133	-14.7
Skagit	179	229	283	274	424	505	663	585	518	-11.5
Skamania	34	23	26	34	47	38	58	63	73	15.9
Snohomish	2,521	3,573	4,348	3,473	2,594	3,925	3,725	4,277	4,408	3.1
Spokane	1,785	1,353	1,634	1,839	1,978	3,596	3,460	2,926	3,106	6.2
Stevens	54	71	84	79	74	109	140	200	194	-3.0
Thurston	1,028	1,012	1,289	1,003	931	2,081	1,067	1,750	1,713	-2.1
Wahkiakum	10	5	12	11	15	15	20	11	16	45.5
WallaWalla	202	150	241	207	188	218	144	221	190	-14.0
Whatcom	605	637	999	1,007	911	1,183	1,256	1,464	1,821	24.4
Whitman	93	283	380	218	141	194	242	264	415	57.2
Yakima	438	471	358	442	392	422	434	578	1,043	80.4
<b>Statewide</b>	<b>20,864</b>	<b>28,118</b>	<b>32,966</b>	<b>33,898</b>	<b>35,157</b>	<b>44,077</b>	<b>45,794</b>	<b>47,746</b>	<b>48,424</b>	<b>1.4</b>

U.S. Department of Commerce



# SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

Annual, 2011-2019

County	2011	2012	2013	2014	2015	2016	2017	2018	2019	% Change by year
Adams	22	26	44	46	75	28	23	47	71	51.1
Asotin	16	19	21	33	31	30	34	30	29	-3.3
Benton	781	897	840	798	825	952	848	942	1,082	14.9
Chelan	154	205	259	286	358	385	414	420	384	-8.6
Clallam	114	168	122	160	215	243	287	320	275	-14.1
Clark	688	1,190	1,699	1,588	2,220	2,645	2,080	2,793	2,929	4.9
Columbia	2	2	7	7	10	2	4	4	4	0.0
Cowlitz	113	132	155	160	168	273	464	294	309	5.1
Douglas	92	92	127	147	132	158	185	206	248	20.4
Ferry	13	15	20	10	16	21	0	1	27	2600.0
Franklin	558	374	245	280	396	496	609	616	574	-6.8
Garfield	2	3	1	3	NA	1	1	2	2	0.0
Grant	171	251	236	230	228	264	350	383	441	15.1
GraysHarbor	104	125	122	140	174	207	251	455	340	-25.3
Island	164	176	221	252	281	369	401	375	351	-6.4
Jefferson	80	83	101	121	154	234	172	143	174	21.7
King	2,765	3,864	4,419	4,215	4,010	4,254	4,356	4,442	3,777	-15.0
Kitsap	451	634	674	519	796	862	952	903	931	3.1
Kittitas	169	180	285	265	285	304	364	435	396	-9.0
Klickitat	54	78	88	78	120	105	99	119	102	-14.3
Lewis	82	97	95	129	129	156	218	271	260	-4.1
Lincoln	30	27	45	30	33	50	43	58	46	-20.7
Mason	134	121	120	108	111	166	208	266	291	9.4
Okanogan	120	103	98	160	164	133	138	149	154	3.4
Pacific	111	130	139	63	62	77	85	94	91	-3.2
Pend	48	36	37	42	47	59	41	48	50	4.2
Pierce	1,494	2,009	2,369	2,371	2,253	2,469	3,014	2,491	2,551	2.4
SanJuan	105	92	109	109	100	118	112	152	113	-25.7
Skagit	179	227	283	262	410	420	534	542	436	-19.6
Skamania	34	23	26	24	47	38	58	61	64	4.9
Snohomish	1,819	2,174	1,985	2,079	2,383	2,702	2,627	2,201	2,409	9.5
Spokane	740	963	1,299	1,014	1,340	1,661	1,608	1,696	1,696	0.0
Stevens	52	67	66	79	74	99	136	200	192	-4.0
Thurston	858	959	929	934	881	1,084	950	912	812	-11.0
Wahkiakum	10	5	12	11	15	15	20	11	16	45.5
WallaWalla	80	102	134	183	184	182	144	221	160	-27.6
Whatcom	419	488	568	542	599	718	793	767	816	6.4
Whitman	33	70	100	75	81	78	80	126	128	1.6
Yakima	298	301	300	352	390	405	412	480	569	18.5
<b>Statewide</b>	<b>13,159</b>	<b>16,508</b>	<b>18,400</b>	<b>17,905</b>	<b>19,797</b>	<b>22,463</b>	<b>23,115</b>	<b>23,676</b>	<b>23,300</b>	<b>-1.6</b>

U.S. Department of Commerce

# TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2014-2019

County	2014	2015	2016	2017	2018	2019	% Change by year
Adams	6,375	6,461	6,492	6,523	6,570	6,643	1.1
Asotin	9,877	9,908	9,940	9,974	10,008	10,094	0.9
Benton	71,298	72,422	73,779	74,890	76,175	77,715	2.0
Chelan	35,897	36,262	36,655	37,097	37,687	38,293	1.6
Clallam	36,054	36,270	36,517	36,824	37,160	37,447	0.8
Clark	171,815	175,098	178,408	182,195	185,793	190,515	2.5
Columbia	2,140	2,150	2,152	2,156	2,160	2,164	0.2
Cowlitz	43,715	43,888	44,196	44,680	44,998	45,349	0.8
Douglas	16,011	16,173	16,354	16,541	16,758	17,107	2.1
Ferry	4,126	4,142	4,163	4,163	4,164	4,191	0.6
Franklin	26,700	27,210	27,740	28,438	29,054	29,655	2.1
Garfield	1,351	1,351	1,352	1,353	1,355	1,357	0.1
Grant	34,789	35,246	35,896	36,341	36,792	37,281	1.3
GraysHarbor	36,422	36,600	36,807	37,058	37,521	37,865	0.9
Island	38,993	39,274	39,647	40,055	40,446	40,815	0.9
Jefferson	17,134	17,311	17,549	17,721	17,864	18,038	1.0
King	900,887	916,113	933,812	952,453	970,913	988,832	1.8
Kitsap	107,710	108,776	109,835	110,929	112,078	113,195	1.0
Kittitas	21,629	21,917	22,240	22,771	23,400	23,811	1.8
Klickitat	10,091	10,211	10,334	10,449	10,576	10,688	1.1
Lewis	33,663	33,792	34,024	34,258	34,533	34,834	0.9
Lincoln	5,875	5,908	5,958	6,001	6,059	6,107	0.8
Mason	30,330	30,441	30,607	30,819	31,095	31,388	0.9
Okanogan	21,663	21,828	21,961	22,105	22,258	22,414	0.7
Pacific	15,646	15,708	15,785	15,870	16,001	16,092	0.6
Pend	7,691	7,738	7,797	7,838	7,886	7,936	0.6
Pierce	338,930	341,976	345,841	350,809	356,258	360,530	1.2
SanJuan	12,278	12,378	12,502	12,617	12,773	12,906	1.0
Skagit	51,284	51,708	52,213	52,876	53,461	53,979	1.0
Skamania	5,413	5,460	5,498	5,556	5,619	5,692	1.3
Snohomish	301,014	303,608	307,533	311,258	315,535	319,943	1.4
Spokane	210,885	212,863	216,459	219,919	222,845	225,951	1.4
Stevens	19,583	19,657	19,766	19,906	20,106	20,300	1.0
Thurston	111,750	112,681	114,762	115,829	117,579	119,292	1.5
Wahkiakum	2,099	2,114	2,129	2,149	2,160	2,176	0.7
WallaWalla	24,222	24,410	24,628	24,772	24,993	25,183	0.8
Whatcom	93,006	93,917	95,100	96,356	97,820	99,641	1.9
Whitman	20,123	20,264	20,458	20,700	20,964	21,379	2.0
Yakima	88,367	88,759	89,181	89,615	90,193	91,236	1.2
<b>Statewide</b>	<b>2,986,836</b>	<b>3,021,993</b>	<b>3,066,070</b>	<b>3,111,864</b>	<b>3,159,610</b>	<b>3,208,034</b>	<b>1.5</b>

WCRER estimates

# SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2014-2019

County	2014	2015	2016	2017	2018	2019	% Change by year
Adams	4,171	4,246	4,274	4,297	4,344	4,415	1.6
Asotin	7,107	7,138	7,168	7,202	7,232	7,261	0.4
Benton	48,245	49,070	50,022	50,870	51,812	52,894	2.1
Chelan	25,684	26,042	26,427	26,841	27,261	27,645	1.4
Clallam	26,427	26,642	26,885	27,172	27,492	27,767	1.0
Clark	125,134	127,354	129,999	132,079	134,872	137,801	2.2
Columbia	1,679	1,689	1,691	1,695	1,699	1,703	0.2
Cowlitz	30,813	30,981	31,254	31,718	32,012	32,321	1.0
Douglas	10,973	11,105	11,263	11,448	11,654	11,902	2.1
Ferry	2,959	2,975	2,996	2,996	2,997	3,024	0.9
Franklin	18,608	19,004	19,500	20,109	20,725	21,299	2.8
Garfield	1,033	1,033	1,034	1,035	1,037	1,039	0.2
Grant	21,118	21,346	21,610	21,960	22,343	22,784	2.0
GraysHarbor	26,244	26,418	26,625	26,876	27,331	27,671	1.2
Island	31,187	31,468	31,837	32,238	32,613	32,964	1.1
Jefferson	13,332	13,486	13,720	13,892	14,035	14,209	1.2
King	515,342	519,352	523,606	527,962	532,404	536,181	0.7
Kitsap	78,328	79,124	79,986	80,938	81,841	82,772	1.1
Kittitas	14,927	15,212	15,516	15,880	16,315	16,711	2.4
Klickitat	7,080	7,200	7,305	7,404	7,523	7,625	1.4
Lewis	23,749	23,878	24,034	24,252	24,523	24,783	1.1
Lincoln	4,466	4,499	4,549	4,592	4,650	4,696	1.0
Mason	22,653	22,764	22,930	23,138	23,404	23,695	1.2
Okanogan	15,584	15,748	15,881	16,019	16,168	16,322	1.0
Pacific	11,101	11,163	11,240	11,325	11,419	11,510	0.8
Pend	5,766	5,813	5,872	5,913	5,961	6,011	0.8
Pierce	233,662	235,915	238,384	241,398	243,889	246,440	1.0
SanJuan	10,481	10,581	10,699	10,811	10,963	11,076	1.0
Skagit	38,182	38,592	39,012	39,546	40,088	40,524	1.1
Skamania	3,927	3,974	4,012	4,070	4,131	4,195	1.5
Snohomish	202,346	204,729	207,431	210,058	212,259	214,668	1.1
Spokane	144,011	145,351	147,012	148,620	150,316	152,012	1.1
Stevens	14,429	14,503	14,602	14,738	14,938	15,130	1.3
Thurston	79,294	80,175	81,259	82,209	83,121	83,933	1.0
Wahkiakum	1,556	1,571	1,586	1,606	1,617	1,633	1.0
WallaWalla	16,921	17,105	17,287	17,431	17,652	17,812	0.9
Whatcom	60,365	60,964	61,682	62,475	63,242	64,058	1.3
Whitman	10,073	10,154	10,232	10,312	10,438	10,566	1.2
Yakima	60,499	60,889	61,294	61,706	62,186	62,755	0.9
<b>Statewide</b>	<b>1,969,456</b>	<b>1,989,253</b>	<b>2,011,716</b>	<b>2,034,831</b>	<b>2,058,507</b>	<b>2,081,807</b>	<b>1.1</b>

WCRER estimates

# MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2014-2019

County	2014	2015	2016	2017	2018	2019	% Change by year
Adams	2,204	2,215	2,218	2,226	2,226	2,228	0.1
Asotin	2,770	2,770	2,772	2,772	2,776	2,833	2.1
Benton	23,053	23,352	23,757	24,020	24,363	24,821	1.9
Chelan	10,213	10,220	10,228	10,256	10,426	10,648	2.1
Clallam	9,627	9,628	9,632	9,652	9,668	9,680	0.1
Clark	46,681	47,744	48,409	50,116	50,921	52,714	3.5
Columbia	461	461	461	461	461	461	0.0
Cowlitz	12,902	12,907	12,942	12,962	12,986	13,028	0.3
Douglas	5,038	5,068	5,091	5,093	5,104	5,205	2.0
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	8,092	8,206	8,240	8,329	8,329	8,356	0.3
Garfield	318	318	318	318	318	318	0.0
Grant	13,671	13,900	14,286	14,381	14,449	14,497	0.3
GraysHarbor	10,178	10,182	10,182	10,182	10,190	10,194	0.0
Island	7,806	7,806	7,810	7,817	7,833	7,851	0.2
Jefferson	3,802	3,825	3,829	3,829	3,829	3,829	0.0
King	385,545	396,761	410,206	424,491	438,509	452,651	3.2
Kitsap	29,382	29,652	29,849	29,991	30,237	30,423	0.6
Kittitas	6,702	6,705	6,724	6,891	7,085	7,100	0.2
Klickitat	3,011	3,011	3,029	3,045	3,053	3,063	0.3
Lewis	9,914	9,914	9,990	10,006	10,010	10,051	0.4
Lincoln	1,409	1,409	1,409	1,409	1,409	1,411	0.1
Mason	7,677	7,677	7,677	7,681	7,691	7,693	0.0
Okanogan	6,079	6,080	6,080	6,086	6,090	6,092	0.0
Pacific	4,545	4,545	4,545	4,545	4,582	4,582	0.0
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	105,268	106,061	107,457	109,411	112,369	114,090	1.5
SanJuan	1,797	1,797	1,803	1,806	1,810	1,830	1.1
Skagit	13,102	13,116	13,201	13,330	13,373	13,455	0.6
Skamania	1,486	1,486	1,486	1,486	1,488	1,497	0.6
Snohomish	98,668	98,879	100,102	101,200	103,276	105,275	1.9
Spokane	66,874	67,512	69,447	71,299	72,529	73,939	1.9
Stevens	5,154	5,154	5,164	5,168	5,168	5,170	0.0
Thurston	32,456	32,506	33,503	33,620	34,458	35,359	2.6
Wahkiakum	543	543	543	543	543	543	0.0
WallaWalla	7,301	7,305	7,341	7,341	7,341	7,371	0.4
Whatcom	32,641	32,953	33,418	33,881	34,578	35,583	2.9
Whitman	10,050	10,110	10,226	10,388	10,526	10,813	2.7
Yakima	27,868	27,870	27,887	27,909	28,007	28,481	1.7
<b>Statewide</b>	<b>1,017,380</b>	<b>1,032,740</b>	<b>1,054,354</b>	<b>1,077,033</b>	<b>1,101,103</b>	<b>1,126,227</b>	<b>2.3</b>

WCRER estimates

## **\*APPENDIX: Revision of Housing Affordability Index**

The Washington Center for Real Estate Research (WCRER) has been compiling a Housing Affordability Index (HAI) since 1988. During that time, there have been significant changes in the demographic profile of the state as well as changes in the data sources available to assess housing affordability.

As new data sources and improvements to existing data sources become available, it is important for the WCRER to incorporate these methodological improvements into the HAI wherever possible. For this reason, the WCRER has revised the HAI to reflect more timely income estimations from the US Census Bureau ACS alongside Household income estimates by county provided by the State of Washington Office of Financial Management. Similar data source revision has been incorporated into the National Association of Realtors Housing Affordability Index (NAR Index) over the past several years. This current revision brings the WCRER HAI closer in line with current NAR Index data sources.

In order to provide data users with an updated time series incorporating the new data sources, the HAI has been revised to Q2-2009. This re-estimation can be found in the supplemental release of the Housing Affordability Index that can be found on the WCRER website.

The WCRER has also taken this opportunity to incorporate new metrics relevant for assessing affordable housing within different submarkets. In a supplemental release, affordability assessments using HUD AMI and 120% of Estimated Median Household Income are provided. Additional HAI information incorporating 5/1 ARMs is also provided in the supplement since this product is attractive to first time buyer market segments or those holding properties for a short time period.

If there are any questions regarding the changes in data sourcing for the Housing Affordability Index and the subsequent revision, please contact the WCRER Director James Young at [jyoung4@uw.edu](mailto:jyoung4@uw.edu).

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