

HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2021

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	140	7.7	0.0	24	50.0	\$214,000	9.6	154.0	112.7
Asotin	140	0.0	7.7	4	300.0	\$218,000	9.8	170.4	124.8
Benton	4,670	0.6	16.5	491	49.7	\$353,400	15.2	126.1	92.3
Chelan	1,000	-2.0	4.2	102	-51.2	\$444,700	25.1	101.3	74.2
Clallam	1,020	-3.8	1.0	65	62.5	\$387,900	11.6	84.5	61.8
Clark	7,420	-0.7	6.3	1,388	-0.9	\$446,900	18.1	115.3	84.4
Columbia	110	-15.4	10.0	2	0.0	\$223,100	18.3	135.9	99.5
Cowlitz	1,510	1.3	9.4	85	37.1	\$334,400	17.2	97.8	71.6
Douglas	630	-1.6	1.6	13	-82.7	\$400,000	14.9	96.0	70.3
Ferry	110	10.0	0.0	5	25.0	\$187,000	12.0	174.5	127.8
Franklin	1,570	0.6	17.2	195	41.3	\$353,400	15.2	129.6	94.9
Garfield	30	0.0	50.0	2	0.0	\$218,000	9.8	147.7	108.1
Grant	1,290	5.7	20.6	54	63.6	\$279,800	24.7	161.0	117.9
Grays Harbor	2,190	2.3	9.0	51	70.0	\$283,600	36.6	106.9	78.2
Island	1,930	3.8	4.3	23	43.8	\$480,700	22.7	87.0	63.7
Jefferson	620	1.6	6.9	55	77.4	\$446,900	8.3	84.8	62.1
King	28,600	2.1	10.0	4,516	59.7	\$780,200	13.1	81.8	59.9
Kitsap	4,740	-1.7	3.9	291	35.3	\$448,100	12.4	111.6	81.7
Kittitas	1,250	2.5	12.6	143	27.7	\$461,100	26.1	85.6	62.7
Klickitat	330	0.0	17.9	3	-70.0	\$350,000	13.5	123.7	90.6
Lewis	1,480	2.1	15.6	85	88.9	\$336,900	24.8	107.1	78.4
Lincoln	150	0.0	7.1	5	66.7	\$150,000	-3.1	234.7	171.8
Mason	1,410	-2.1	8.5	27	-66.2	\$335,600	19.5	122.9	89.9
Okanogan	580	-1.7	11.5	15	275.0	\$266,100	51.0	118.9	87.0
Pacific	580	1.8	11.5	28	100.0	\$255,300	20.1	124.6	91.2
Pend Oreille	290	-6.5	3.6	5	-50.0	\$225,000	16.6	134.2	98.2
Pierce	15,160	0.5	4.3	1,964	80.2	\$466,400	17.2	100.8	73.8
San Juan	380	2.7	35.7	40	25.0	\$725,000	35.9	57.6	42.1
Skagit	2,290	0.9	6.5	56	-30.0	\$471,800	22.0	92.6	67.8
Skamania	290	0.0	16.0	16	-36.0	\$340,000	13.3	117.2	85.8
Snohomish	11,680	-0.9	7.1	1,040	-11.5	\$619,600	20.3	98.1	71.8
Spokane	8,840	-0.8	1.1	767	-8.8	\$350,900	21.8	100.0	73.2
Stevens	870	-4.4	6.1	7	-70.8	\$225,000	16.6	140.3	102.7
Thurston	5,250	0.6	-0.4	245	-33.2	\$422,800	17.7	117.1	85.7
Wahkiakum	70	-22.2	-30.0	4	300.0	\$332,500	24.7	102.5	75.0
Walla Walla	750	-6.2	-9.6	37	15.6	\$346,600	22.4	106.8	78.2
Whatcom	3,350	1.8	5.0	832	105.4	\$498,400	20.1	87.3	63.9
Whitman	480	-4.0	9.1	121	1244.4	\$323,100	12.4	114.2	83.6
Yakima	2,020	1.0	9.2	226	137.9	\$305,400	17.6	104.6	76.6
Statewide	115,230	0.5	7.1	13,032	31.8	\$491,900	18.5	103.2	75.6

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.