

HOUSING MARKET SNAPSHOT

State of Washington and Counties
Second 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	0.0	16.7	7	-56.2	\$227,500	24.1	141.5	103.5
Asotin*	130	-7.1	0.0	4	300.0	\$225,700	9.3	169.1	123.8
Benton	4,650	-0.4	15.7	360	73.1	\$376,200	17.6	118.2	86.5
Chelan	1,010	1.0	6.3	102	0.0	\$498,000	27.2	90.2	66.0
Clallam	1,070	4.9	5.9	35	25.0	\$417,900	22.1	77.5	56.7
Clark	7,840	5.7	14.5	1,871	151.8	\$481,700	24.0	109.6	80.3
Columbia	100	-9.1	-9.1	2	0.0	\$231,400	20.5	131.6	96.3
Cowlitz	1,480	-2.0	9.6	81	30.6	\$371,300	27.2	85.3	62.5
Douglas	600	-4.8	0.0	13	0.0	\$428,900	15.0	88.7	64.9
Ferry	110	0.0	0.0	5	66.7	\$208,000	25.3	151.7	111.1
Franklin	1,560	-0.6	15.6	183	39.7	\$376,200	17.6	119.0	87.1
Garfield	20	-33.3	0.0	2	100.0	\$208,300	0.9	217.3	159.1
Grant	1,310	1.6	24.8	99	560.0	\$298,700	21.0	152.4	111.6
Grays Harbor	2,190	0.0	11.2	37	85.0	\$302,300	26.1	98.7	72.2
Island	2,040	5.7	10.3	23	43.8	\$548,000	30.7	75.0	54.9
Jefferson	650	4.8	12.1	64	73.0	\$561,800	27.9	66.4	48.6
King	30,370	6.2	18.6	3,046	-22.3	\$866,700	21.1	73.7	53.9
Kitsap	4,960	4.6	10.2	396	59.0	\$506,900	23.2	104.3	76.4
Kittitas	1,320	5.6	17.9	162	153.1	\$492,000	21.8	83.2	60.9
Klickitat	340	3.0	21.4	5	0.0	\$420,000	12.7	97.9	71.7
Lewis	1,520	2.7	16.9	110	71.9	\$361,200	24.0	101.6	74.4
Lincoln	140	-6.7	7.7	5	25.0	\$176,300	9.6	197.6	144.6
Mason	1,450	2.8	9.8	24	33.3	\$374,600	23.7	112.8	82.6
Okanogan	580	0.0	13.7	22	175.0	\$338,600	52.7	92.1	67.4
Pacific	640	10.3	20.8	32	128.6	\$285,400	25.0	109.7	80.3
Pend Oreille	310	6.9	6.9	6	-25.0	\$284,000	17.5	101.8	74.5
Pierce	16,020	5.7	11.3	1,171	7.3	\$516,800	26.7	92.3	67.5
San Juan	430	13.2	43.3	51	104.0	\$889,600	42.3	46.3	33.9
Skagit	2,310	0.9	6.5	72	-29.4	\$497,600	22.6	88.4	64.7
Skamania	300	3.4	7.1	22	-4.3	\$373,100	14.8	106.9	78.3
Snohomish	12,230	4.7	12.6	1,325	3.7	\$694,600	31.3	85.0	62.2
Spokane	8,700	-1.6	1.0	920	-8.9	\$393,700	28.2	91.0	66.6
Stevens	920	5.7	8.2	7	-41.7	\$284,000	17.5	110.1	80.6
Thurston	5,420	3.2	5.0	489	226.0	\$454,900	22.6	113.7	83.2
Wahkiakum	80	14.3	-27.3	3	50.0	\$348,500	25.9	97.1	71.1
Walla Walla	710	-5.3	-14.5	132	500.0	\$378,800	27.7	96.4	70.5
Whatcom	3,430	2.4	9.9	338	-26.0	\$544,700	27.0	83.3	61.0
Whitman	480	0.0	9.1	107	664.3	\$360,200	21.2	103.2	75.6
Yakima	2,070	2.5	10.7	168	73.2	\$324,500	18.1	97.3	71.2
Statewide	119,650	3.8	12.2	11,501	14.6	\$570,800	31.7	88.4	64.7

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.

* Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.