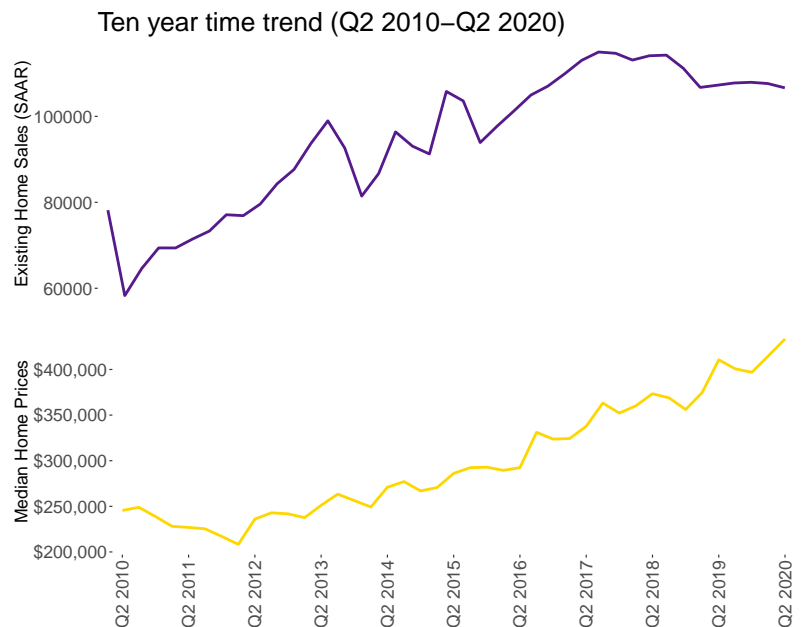


## Washington Market Highlights: Second Quarter 2020

- Existing home sales fell in the second quarter by 0.9 percent to a seasonally adjusted annual rate of 106,640 units compared to last quarter, and fell 0.6 percent compared to a year earlier.
- Building permit activity fell 26.5 percent from a year earlier, totaling 10,034 new units authorized. Of these, 4,485 were issued for single-family units.
- The median price home sold in Washington during the first quarter was \$433,400, 5.6 percent higher than a year earlier.
- Housing affordability fell for all buyers but rose for first-time buyers from the previous quarter. The All-Buyer Housing Affordability Index stayed above 100 in 29 of Washington's 39 counties.
- Inventories of homes available for sale totaled 10,115 single-family homes at the end of the quarter, a 4.3% decline from the previous quarter and a 45.1 percent decline from a year ago. This inventory level represented a 1.3 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.

Prepared by:  
 Washington Center for Real Estate Research  
 College of Built Environments  
 University of Washington  
 424 Gould Hall, Box 355740  
 Seattle, WA 98195-5740  
 Phone: (206) 685-9597  
 Web: [realestate.washington.edu](http://realestate.washington.edu)  
 E-mail: [wcrer@uw.edu](mailto:wcrer@uw.edu)

James Young  
 Research Director

©Copyright 2020 by the Washington Center for Real Estate Research. All rights reserved.

The Washington Center for Real Estate Research will grant permission to use or reprint material from Washington State's Housing Market under appropriate circumstances.

**SUBSCRIPTION INFORMATION**  
 Washington State's Housing Market is published quarterly by the Washington Center for Real Estate Research. The annual subscription price is \$60 plus tax. Phone us, or visit our Website for more information.

First Quarter 2020  
 Issued May 2020

## 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 declined slightly in the second quarter of 2020, with both sales and new building permits falling compared with a year ago.

The statewide median sales price for a single family home increased to \$433,400 in the second quarter, 5.6 percent higher than the same time in 2019.

The seasonally adjusted annual rate of existing home sales declined 0.6 percent from the second quarter of 2019—from 107,250 to 106,640. 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, Pend and Stevens Counties recorded the highest relative increase of 23.9 percent. Median prices were lower than a year earlier in three counties, with prices in San Juan County decreasing by 4.4%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$160,800 in Lincoln County to \$715,400 in King County (San Juan County has the second highest median values at \$625,000).

Housing affordability fell in the second quarter from the previous quarter and rose from the previous year. That index—

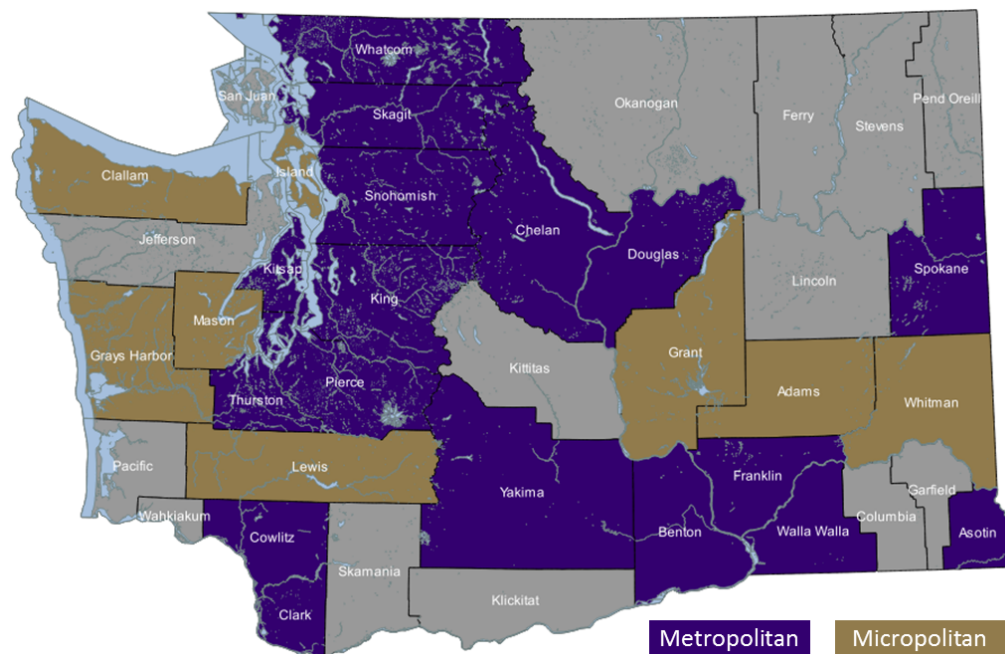
where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 106.2, down from 109.6 in the first quarter of 2020. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 6.2 percent above the median.

Statewide, the first-time buyer index rose by 1.0 points, ending the quarter at 81.2. 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 81.2 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. Twenty-eight 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 second quarter of 2020, a total of 10,034 building permits were recorded, down (26.5%) 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:

16 of 39  
Number of counties with a quarter-over-quarter decline in seasonally adjusted sales.

0.9%  
Quarter-over-quarter decline in seasonally adjusted annual sales.

14.3%  
Largest drop in seasonally adjusted quarter-over-quarter sales seen in **Adams** county.

106,640  
Seasonally Adjusted Annual Sales (SAAR).

380  
Largest drop in seasonally adjusted quarter-over-quarter sales in absolute terms seen in **King** county.

0.6%  
Year-over-year decline in seasonally adjusted annual sales.

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

14 of 39  
Number of counties with quarter-over-quarter sales increases.

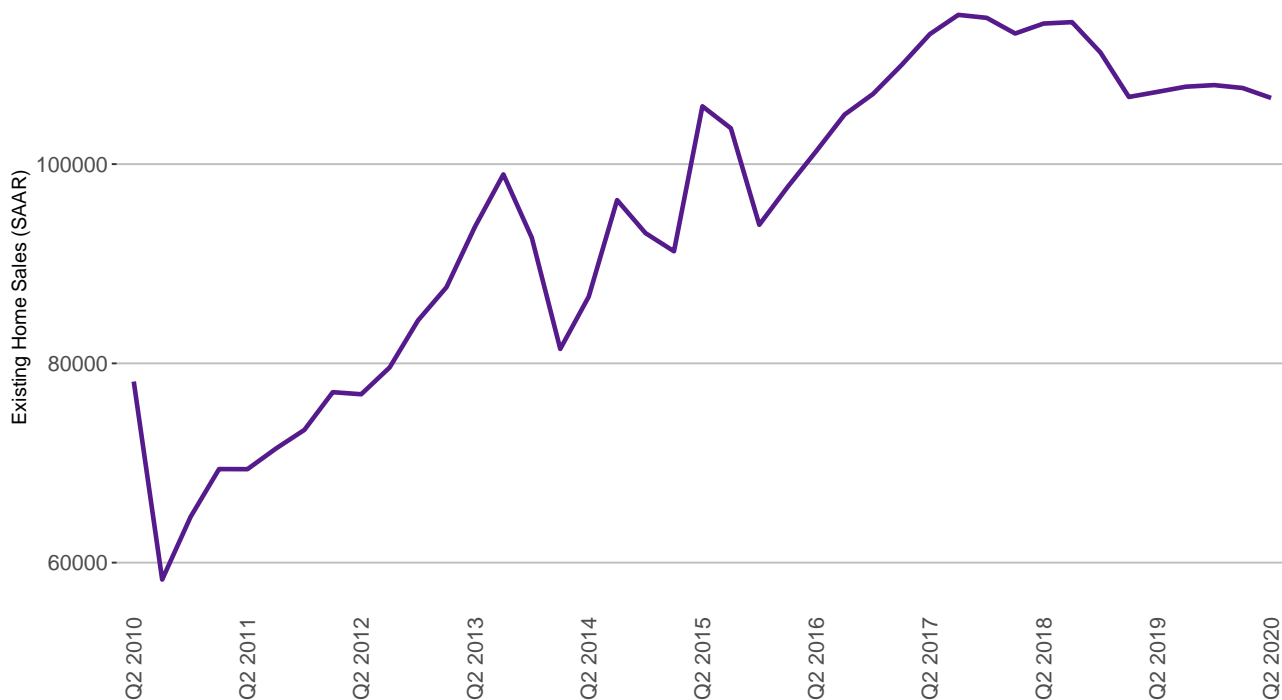
11 of 17  
Number of Metropolitan counties with fewer sales than the previous quarter.

12.0%  
Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Skamania** county.

30  
Largest quarter-over-quarter sales gain in absolute terms seen in **Skamania** and **Stevens** counties.

92,370  
Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.6 %** of state total).

Ten year time trend (Q2 2010–Q2 2020)



# Housing Construction:

10,034

Number of building permits issued during the quarter.

26.5%

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

1.5%

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

35.3%

**Decline** in year-over-year single family permits (**2,451** fewer units).

17.3%

**Decline** in year-over-year multifamily permits (**1,163** fewer units).

34.7%

Greatest year-over-year increase in permits in a Metropolitan county, (**Pierce** county, **281** additional units).

23.8%

Smallest year-over-year decline in permits in a non-Metropolitan county, (**Adams** county, **5** additional units).

4 of 6

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.

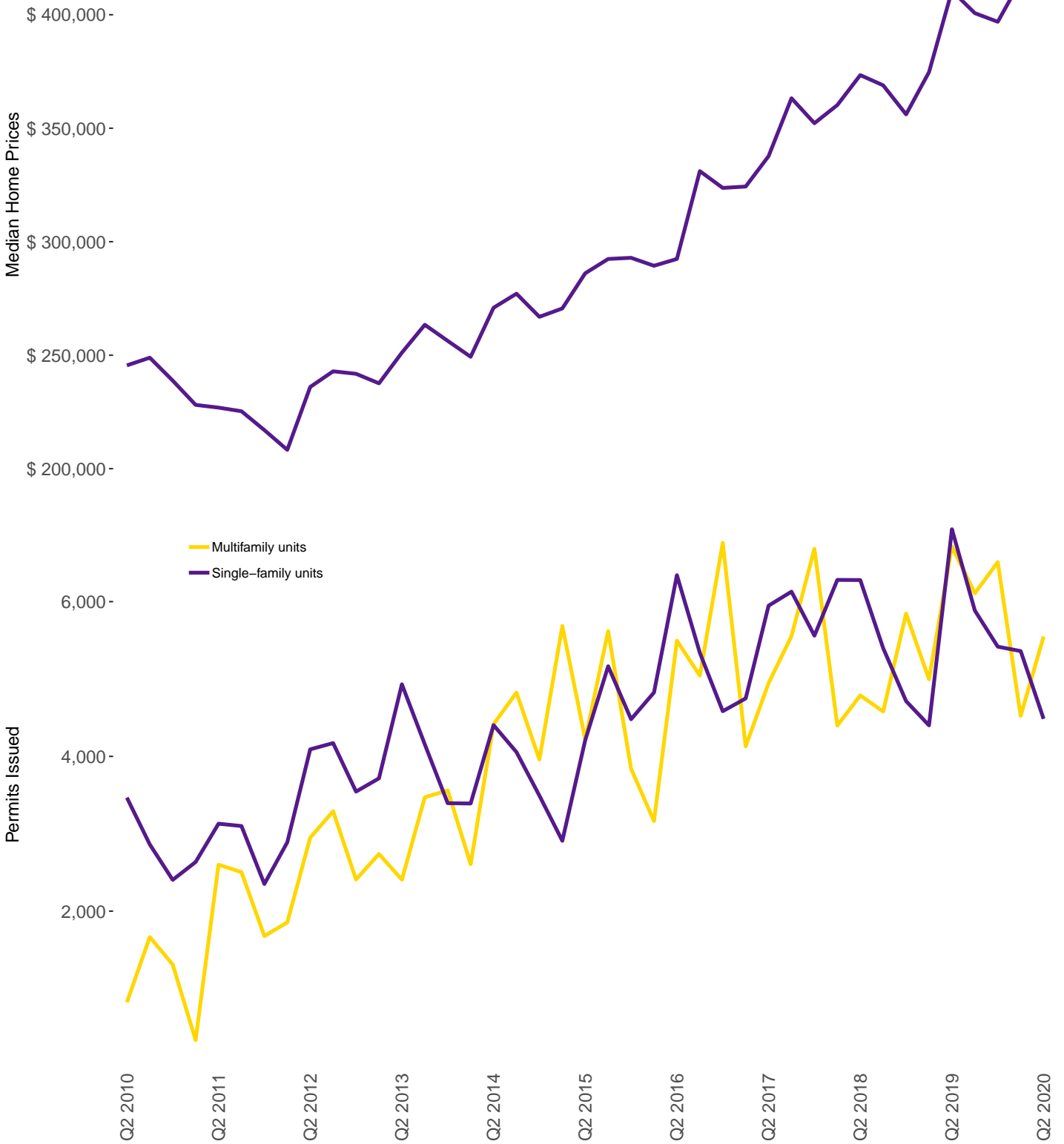
30 of 32

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.

0 of 4

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

Ten year time trend (Q2 2010–Q2 2020)



# Home Prices:

\$433,400

Median selling price of a single family home.

5.6%

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

20.6%

Year-over-year **decline** in the Federal Housing Finance Agency (FHFA) repeat sales index.

\$715,400

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

\$160,800

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

\$206,500

Lowest median price in a Metropolitan county seen in **Asotin** and **Garfield** counties.

\$183,300–\$419,400

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

Zero of Three

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

Fifteen of Thirty-six

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

5.6%, 4.0%, & 4.5%

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** 2.0%

**Pierce** 9.5%

**Snohomish** 5.7%

**Spokane** 10.7%

**Thurston** 8.9%

# Prices by Bedroom:

\$320,900

Median price for a 2-bedroom single family home, a **8.2%** year-over-year **increase**.

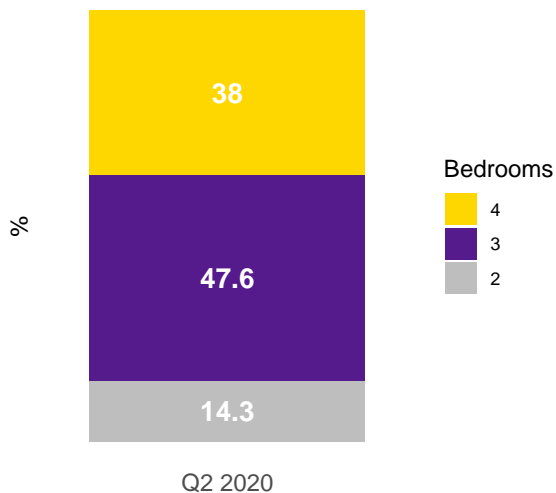
\$391,900

Median price for a 3-bedroom single family home, a **6.4%** year-over-year **increase**.

\$539,800

Median price for a 4-bedroom single family home, a **6.2%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

0.6%

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

Three

Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes (**Asotin**, **Douglas**, and **Garfield** counties).

Two & Two

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

# Housing Affordability:

5.6%

Year-over-year increase in home prices.

## Worse & Better

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

106.2

Statewide all-buyer housing affordability index.

60.8 to 195.5

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

7 of 39

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

80.2 & 86.8

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

81.2

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

11 of 39

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

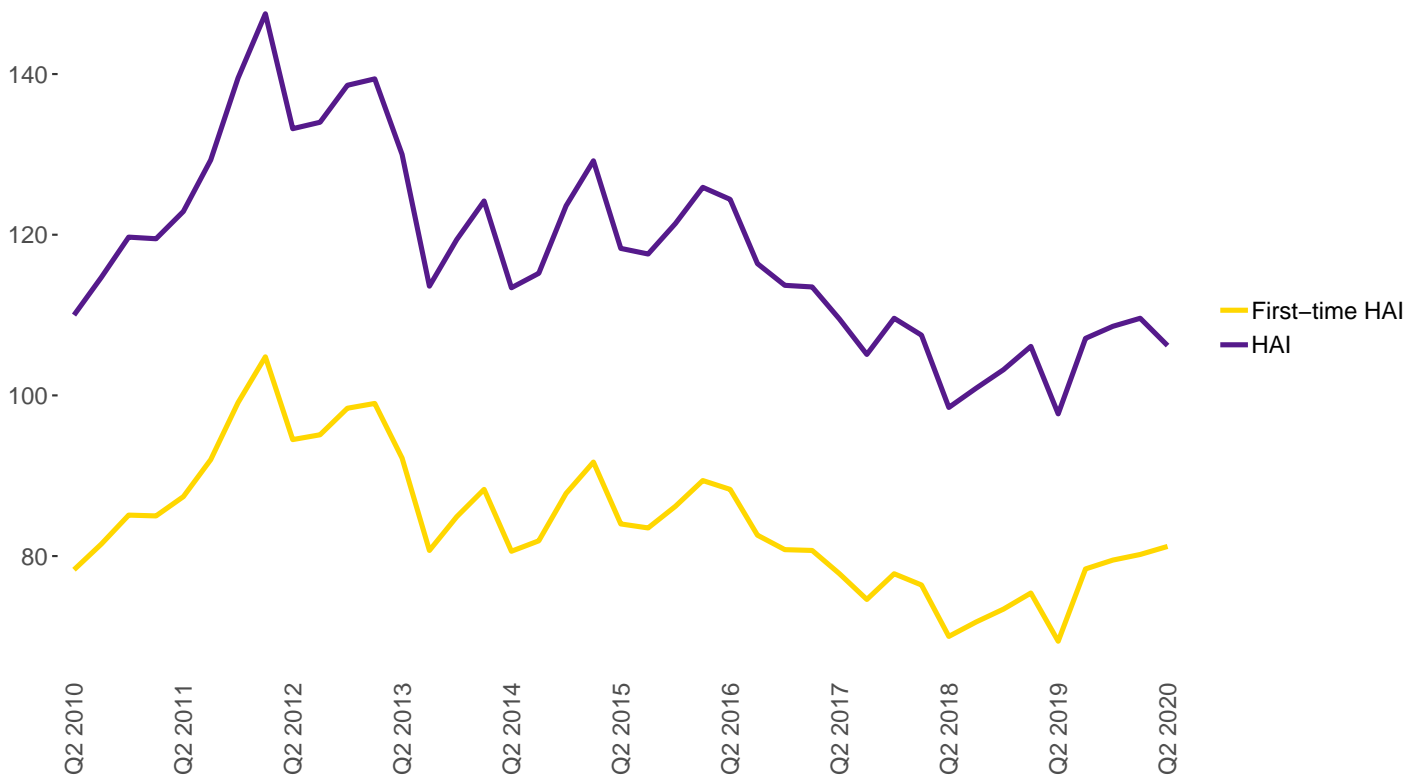
60.9 to 131.9

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

62.5 to 142.1

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

Ten year time trend (Q2 2010–Q2 2020)





# Availability of Affordable Housing:

\$76,700

Statewide median household income

\$43,900 to \$95,600

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

\$53,690

Statewide median household income for first-time buyers

\$30,730 to \$66,920

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

1.0%  
Statewide inventory priced below \$80,000, **increased** from 0.9% from a year ago.

31 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.

3.5%  
Statewide inventory priced below \$160,000, **declined** from 4.1% a year ago.

0.0% to 11.7%  
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Yakima** county.

# Available Inventory:

10,115

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

456 & 8,306

**Decline** from last quarter (4.3%), and **decline** from last year (45.1%).

2,456 & 974

Largest inventories seen in **King** county and **Pierce** county. Up 14.6%, and down 5.2% from last quarter.

One of One

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

29 of 39

Number of counties with a decline in listings since the last

quarter.

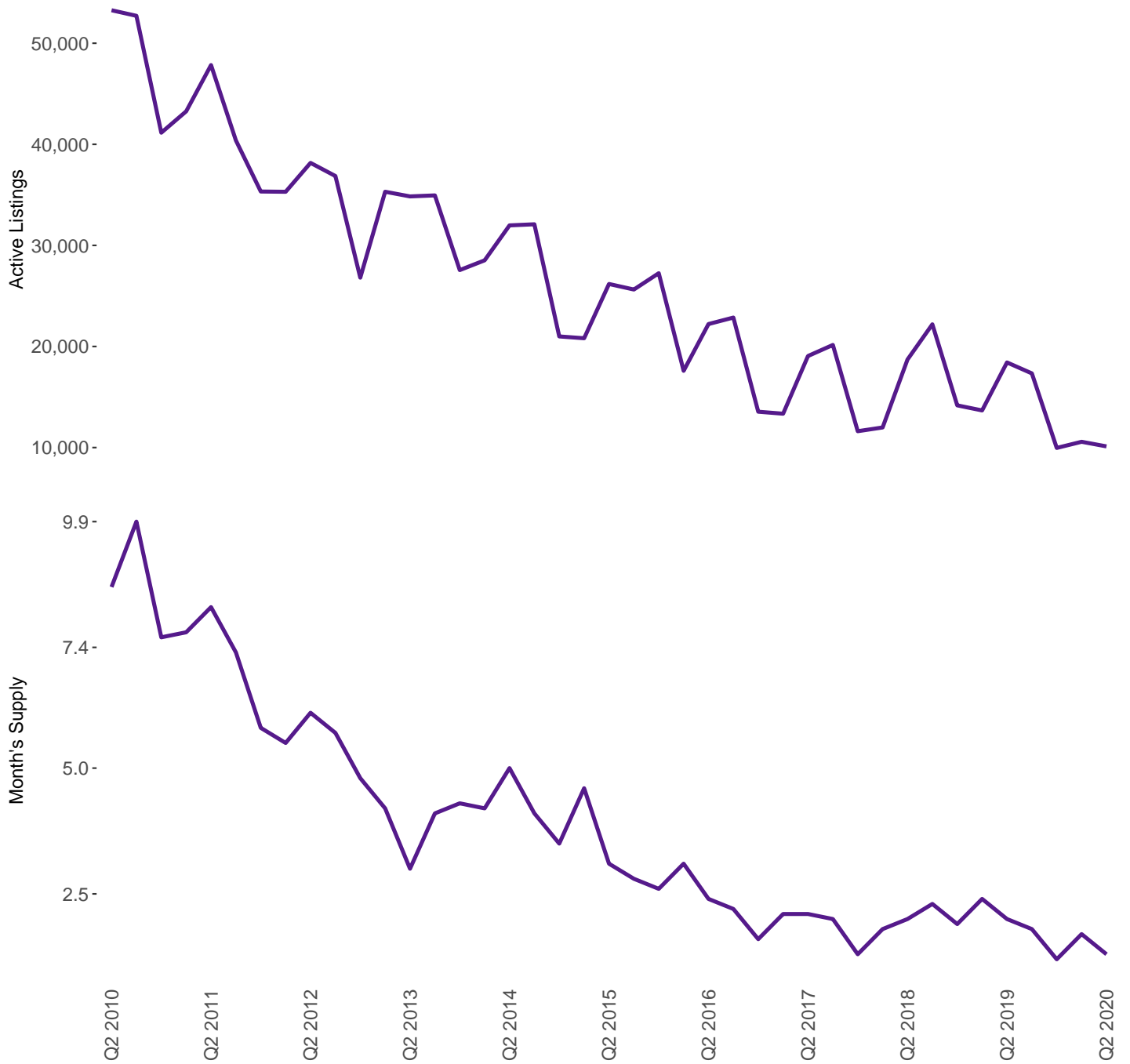
1.3  
Month's supply of housing. 1.7 last quarter, and 2.0 last year.

0.8 to 10.9  
Range of month's supply across the counties—low in **Thurston** county, high in **Ferry** county.

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

0 & 1  
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 (Q2 2010–Q2 2020)



# 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.

# EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	% Change by qtr	% Change by year
Adams	170	160	150	140	120	-14.3	-29.4
Asotin	240	210	180	130	130	0.0	-45.8
Benton	3,740	3,790	3,860	4,010	4,020	0.2	7.5
Chelan	920	930	960	960	950	-1.0	3.3
Clallam	1,050	1,030	1,050	1,010	1,010	0.0	-3.8
Clark	6,900	7,010	7,080	6,980	6,850	-1.9	-0.7
Columbia	80	90	100	100	110	10.0	37.5
Cowlitz	1,390	1,390	1,390	1,380	1,350	-2.2	-2.9
Douglas	580	570	580	620	600	-3.2	3.4
Ferry	110	110	100	110	110	0.0	0.0
Franklin	1,250	1,270	1,290	1,340	1,350	0.7	8.0
Garfield	50	40	30	20	20	0.0	-60.0
Grant	1,030	1,050	1,060	1,070	1,050	-1.9	1.9
Grays Harbor	1,910	1,940	1,970	2,010	1,970	-2.0	3.1
Island	1,960	1,880	1,860	1,850	1,850	0.0	-5.6
Jefferson	650	610	570	580	580	0.0	-10.8
King	25,750	25,510	25,890	25,990	25,610	-1.5	-0.5
Kitsap	4,660	4,630	4,630	4,560	4,500	-1.3	-3.4
Kittitas	1,130	1,130	1,090	1,110	1,120	0.9	-0.9
Klickitat	250	270	270	280	280	0.0	12.0
Lewis	1,270	1,280	1,290	1,280	1,300	1.6	2.4
Lincoln	150	130	120	140	130	-7.1	-13.3
Mason	1,350	1,360	1,350	1,300	1,320	1.5	-2.2
Okanogan	500	500	520	520	510	-1.9	2.0
Pacific	580	560	540	520	530	1.9	-8.6
Pend	300	300	300	280	290	3.6	-3.3
Pierce	15,230	14,990	14,800	14,530	14,390	-1.0	-5.5
San Juan	320	300	300	280	300	7.1	-6.2
Skagit	2,140	2,170	2,140	2,150	2,170	0.9	1.4
Skamania	240	230	230	250	280	12.0	16.7
Snohomish	10,280	10,940	10,990	10,910	10,860	-0.5	5.6
Spokane	8,600	8,800	8,750	8,740	8,610	-1.5	0.1
Stevens	890	870	870	820	850	3.7	-4.5
Thurston	5,290	5,450	5,300	5,270	5,160	-2.1	-2.5
Wahkiakum	90	100	100	100	110	10.0	22.2
Walla Walla	830	770	800	830	830	0.0	0.0
Whatcom	3,130	3,120	3,110	3,190	3,120	-2.2	-0.3
Whitman	420	400	430	440	440	0.0	4.8
Yakima	1,830	1,880	1,870	1,850	1,870	1.1	2.2
<b>Statewide</b>	<b>107,250</b>	<b>107,770</b>	<b>107,930</b>	<b>107,640</b>	<b>106,640</b>	<b>-0.9</b>	<b>-0.6</b>

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

# EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	% Change by qtr	% Change by year
Adams	40	40	40	30	30	0.0	-25.0
Asotin	60	50	50	30	30	0.0	-50.0
Benton	950	970	950	950	1,010	6.3	6.3
Chelan	230	240	240	230	240	4.3	4.3
Clallam	270	270	270	250	260	4.0	-3.7
Clark	1,770	1,810	1,760	1,700	1,750	2.9	-1.1
Columbia	20	20	20	20	30	50.0	50.0
Cowlitz	360	360	340	330	340	3.0	-5.6
Douglas	150	150	150	140	150	7.1	0.0
Ferry	30	30	30	30	30	0.0	0.0
Franklin	320	320	320	320	340	6.2	6.2
Garfield	10	10	10	10	10	0.0	0.0
Grant	260	270	260	250	270	8.0	3.8
Grays Harbor	490	500	500	480	500	4.2	2.0
Island	490	490	470	440	470	6.8	-4.1
Jefferson	160	160	150	140	140	0.0	-12.5
King	6,660	6,590	6,460	6,270	6,570	4.8	-1.4
Kitsap	1,200	1,200	1,160	1,100	1,150	4.5	-4.2
Kittitas	280	290	280	260	280	7.7	0.0
Klickitat	60	70	70	70	70	0.0	16.7
Lewis	320	330	320	310	330	6.5	3.1
Lincoln	40	30	30	30	30	0.0	-25.0
Mason	350	350	340	320	340	6.2	-2.9
Okanogan	130	130	130	120	130	8.3	0.0
Pacific	140	140	140	130	140	7.7	0.0
Pend	80	80	80	70	70	0.0	-12.5
Pierce	3,880	3,850	3,700	3,550	3,660	3.1	-5.7
San Juan	80	80	80	70	70	0.0	-12.5
Skagit	550	560	540	530	560	5.7	1.8
Skamania	60	60	60	60	70	16.7	16.7
Snohomish	2,630	2,810	2,740	2,660	2,780	4.5	5.7
Spokane	2,230	2,300	2,200	2,080	2,200	5.8	-1.3
Stevens	230	230	220	200	220	10.0	-4.3
Thurston	1,360	1,410	1,340	1,280	1,320	3.1	-2.9
Wahkiakum	20	30	30	30	30	0.0	50.0
Walla Walla	210	200	200	190	210	10.5	0.0
Whatcom	800	810	780	760	800	5.3	0.0
Whitman	120	110	100	100	120	20.0	0.0
Yakima	470	490	470	450	480	6.7	2.1
<b>Statewide</b>	<b>27,510</b>	<b>27,830</b>	<b>26,990</b>	<b>26,000</b>	<b>27,210</b>	<b>4.7</b>	<b>-1.1</b>

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

# EXISTING HOME SALES

State of Washington and Counties  
Annual, 2013-2019

County	2013	2014	2015	2016	2017	2018	2019	% Change by year
Adams	90	100	90	120	140	160	140	-12.5
Asotin	220	240	320	280	240	300	130	-56.7
Benton	2,940	3,050	4,030	4,300	3,960	4,130	3,820	-7.5
Chelan	810	550	740	1,040	980	980	980	0
Clallam	950	810	630	1,040	1,040	1,130	1,070	-5.3
Clark	6,560	6,410	7,220	8,160	7,410	6,960	7,210	3.6
Columbia	110	90	190	80	120	110	90	-18.2
Cowlitz	1,060	1,050	1,240	1,350	1,530	1,460	1,360	-6.8
Douglas	460	380	430	570	570	640	590	-7.8
Ferry	50	50	60	70	100	110	110	0
Franklin	990	1,020	1,350	1,440	1,330	1,390	1,280	-7.9
Garfield	40	50	60	50	50	60	30	-50
Grant	980	830	870	890	980	1,080	1,060	-1.9
Grays Harbor	1,130	1,310	1,360	1,690	1,880	1,920	2,000	4.2
Island	1,870	1,570	1,750	1,920	2,110	2,000	1,920	-4
Jefferson	510	560	650	680	690	670	590	-11.9
King	25,650	25,180	26,370	28,350	28,020	25,540	26,550	4
Kitsap	3,650	3,920	3,780	4,720	5,110	4,820	4,710	-2.3
Kittitas	840	880	1,090	1,170	1,260	1,130	1,140	0.9
Klickitat	230	240	270	260	330	250	280	12
Lewis	1,110	910	1,000	1,120	1,320	1,290	1,280	-0.8
Lincoln	60	210	80	80	160	160	120	-25
Mason	830	1,030	1,030	1,170	1,420	1,380	1,360	-1.4
Okanogan	330	340	390	420	450	490	490	0
Pacific	360	400	480	530	520	560	560	0
Pend Oreille	270	210	240	250	280	330	300	-9.1
Pierce	11,230	11,450	12,650	14,570	16,000	15,580	15,020	-3.6
San Juan	310	310	290	330	360	340	290	-14.7
Skagit	1,760	1,840	1,990	2,390	2,350	2,160	2,210	2.3
Skamania	210	210	220	280	270	250	240	-4
Snohomish	9,430	9,240	10,030	11,390	11,240	10,050	11,210	11.5
Spokane	6,190	7,600	7,040	8,440	9,420	9,190	8,810	-4.1
Stevens	790	630	710	720	830	960	890	-7.3
Thurston	6,270	3,620	3,950	4,860	5,560	5,390	5,430	0.7
Wahkiakum	50	140	120	120	80	70	110	57.1
Walla Walla	660	710	750	900	890	870	780	-10.3
Whatcom	3,360	2,690	3,040	3,230	3,320	3,120	3,240	3.8
Whitman	400	330	460	450	400	460	420	-8.7
Yakima	1,520	1,670	1,850	1,930	1,860	1,940	1,850	-4.6
<b>Statewide</b>	<b>94,280</b>	<b>91,830</b>	<b>98,820</b>	<b>111,360</b>	<b>114,580</b>	<b>109,430</b>	<b>109,670</b>	<b>0.2</b>

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

# MEDIAN HOME PRICES

## State of Washington and Counties

### Time Trend

County	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	% Change by year
Adams	\$153,300	\$202,800	\$177,500	\$195,300	\$183,300	19.6
Asotin	\$206,000	\$207,600	\$202,000	\$198,500	\$206,500	0.2
Benton	\$304,400	\$298,200	\$307,600	\$306,900	\$320,000	5.1
Chelan	\$361,000	\$364,700	\$364,700	\$355,600	\$391,500	8.4
Clallam	\$306,800	\$319,800	\$321,600	\$347,600	\$342,200	11.5
Clark	\$369,300	\$377,500	\$374,900	\$378,300	\$388,500	5.2
Columbia	\$173,200	\$176,200	\$180,400	\$188,600	\$192,000	10.9
Cowlitz	\$274,100	\$280,700	\$279,800	\$285,400	\$292,000	6.5
Douglas	\$351,000	\$353,300	\$352,600	\$348,200	\$373,100	6.3
Ferry	\$162,000	\$152,700	\$162,000	\$167,000	\$166,000	2.5
Franklin	\$304,400	\$298,200	\$307,600	\$306,900	\$320,000	5.1
Garfield	\$206,000	\$207,600	\$202,000	\$198,500	\$206,500	0.2
Grant	\$226,500	\$234,800	\$248,000	\$224,300	\$246,900	9.0
Grays Harbor	\$211,400	\$229,200	\$216,400	\$207,600	\$239,800	13.4
Island	\$387,700	\$411,300	\$383,800	\$391,700	\$419,400	8.2
Jefferson	\$383,300	\$421,400	\$405,400	\$412,500	\$439,300	14.6
King	\$701,200	\$673,600	\$671,100	\$689,900	\$715,400	2.0
Kitsap	\$380,800	\$391,700	\$389,500	\$398,700	\$411,400	8.0
Kittitas	\$345,600	\$344,800	\$351,900	\$365,800	\$403,900	16.9
Klickitat	\$316,700	\$294,400	\$284,100	\$308,300	\$372,700	17.7
Lewis	\$258,300	\$266,700	\$254,900	\$269,900	\$291,400	12.8
Lincoln	\$140,000	\$125,600	\$140,800	\$154,800	\$160,800	14.9
Mason	\$271,800	\$278,800	\$280,800	\$280,800	\$302,900	11.4
Okanogan	\$223,600	\$234,600	\$243,300	\$176,200	\$221,700	-0.8
Pacific	\$216,700	\$213,000	\$202,600	\$212,500	\$228,400	5.4
Pend	\$195,000	\$213,000	\$205,600	\$192,900	\$241,700	23.9
Pierce	\$372,300	\$379,000	\$375,300	\$397,900	\$407,800	9.5
San Juan	\$653,600	\$585,700	\$690,600	\$533,300	\$625,000	-4.4
Skagit	\$385,600	\$373,500	\$376,700	\$386,600	\$406,000	5.3
Skamania	\$328,600	\$350,000	\$287,500	\$300,000	\$325,000	-1.1
Snohomish	\$500,600	\$492,400	\$495,100	\$515,000	\$529,100	5.7
Spokane	\$277,400	\$284,200	\$276,900	\$288,100	\$307,100	10.7
Stevens	\$195,000	\$213,000	\$205,600	\$192,900	\$241,700	23.9
Thurston	\$340,700	\$346,400	\$346,200	\$359,300	\$371,100	8.9
Wahkiakum	\$270,800	\$285,800	\$268,300	\$266,700	\$276,700	2.2
Walla Walla	\$267,800	\$263,300	\$261,500	\$283,100	\$296,600	10.8
Whatcom	\$407,700	\$400,000	\$408,200	\$415,100	\$428,900	5.2
Whitman	\$287,900	\$276,200	\$300,000	\$287,500	\$297,200	3.2
Yakima	\$244,700	\$261,200	\$252,600	\$259,600	\$274,700	12.3
<b>Statewide</b>	<b>\$410,600</b>	<b>\$400,700</b>	<b>\$396,900</b>	<b>\$415,000</b>	<b>\$433,400</b>	<b>5.6</b>

WCRER Estimates

# HOME PRICES BY BEDROOMS

State of Washington and Counties

Second Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q2 2019	Q2 2020	% Change	Q2 2019	Q2 2020	% Change	Q2 2019	Q2 2020	% Change
Adams	75,000	100,000	33.3	138,000	200,000	44.9	212,500	250,000	17.6
Asotin	160,000	195,600	22.2	256,200	250,000	-2.4	225,000	275,000	22.2
Benton	176,700	196,100	11	281,000	293,500	4.4	351,900	372,500	5.9
Chelan	250,000	283,300	13.3	342,900	395,200	15.3	455,600	480,000	5.4
Clallam	242,900	277,300	14.2	327,000	360,400	10.2	315,900	368,700	16.7
Clark	266,000	283,100	6.4	346,700	362,500	4.6	434,900	469,300	7.9
Columbia	75,000	85,000	13.3	216,700	195,000	-10	170,000	233,300	37.2
Cowlitz	192,200	222,200	15.6	271,900	293,500	7.9	333,700	365,400	9.5
Douglas	225,000	350,000	55.6	341,000	360,700	5.8	413,600	450,000	8.8
Ferry	68,300	85,000	24.5	225,000	275,000	22.2	312,500	180,000	-42.4
Franklin	176,700	196,100	11	281,000	293,500	4.4	351,900	372,500	5.9
Garfield	160,000	195,600	22.2	256,200	250,000	-2.4	225,000	275,000	22.2
Grant	146,700	173,300	18.1	215,400	228,000	5.8	294,100	313,500	6.6
Grays Harbor	192,300	209,300	8.8	224,200	264,800	18.1	229,200	250,000	9.1
Island	368,700	390,600	5.9	379,000	417,100	10.1	438,500	479,500	9.4
Jefferson	345,000	425,000	23.2	370,000	454,200	22.8	791,700	525,000	-33.7
King	571,800	586,400	2.6	625,700	644,100	2.9	847,400	846,700	-0.1
Kitsap	295,000	319,600	8.3	368,500	403,200	9.4	461,900	477,200	3.3
Kittitas	300,000	325,000	8.3	346,200	418,200	20.8	395,000	481,200	21.8
Klickitat	225,000	275,000	22.2	315,000	366,700	16.4	425,000	450,000	5.9
Lewis	167,500	231,000	37.9	273,900	305,100	11.4	296,400	353,600	19.3
Lincoln	140,000	NA	-100	140,000	165,000	17.9	250,000	225,000	-10
Mason	221,700	251,300	13.4	286,000	316,400	10.6	293,700	433,300	47.5
Okanogan	186,700	187,500	0.4	255,000	221,200	-13.3	231,200	333,300	44.2
Pacific	185,600	177,100	-4.6	247,500	268,700	8.6	262,500	425,000	61.9
Pend Oreille	145,000	156,700	8.1	219,600	245,800	11.9	261,100	300,000	14.9
Pierce	286,400	316,000	10.3	348,300	385,900	10.8	428,300	478,700	11.8
San Juan	625,000	450,000	-28	687,500	737,500	7.3	1,000,000	800,000	-20
Skagit	315,400	317,200	0.6	375,800	395,300	5.2	488,500	471,700	-3.4
Skamania	275,000	350,000	27.3	340,000	287,500	-15.4	350,000	500,000	42.9
Snohomish	369,500	385,000	4.2	453,800	488,200	7.6	574,900	615,800	7.1
Spokane	170,600	191,300	12.1	259,000	280,100	8.1	328,200	361,100	10
Stevens	145,000	156,700	8.1	219,600	245,800	11.9	261,100	300,000	14.9
Thurston	281,500	303,900	8	326,100	356,200	9.2	375,000	415,000	10.7
Wahkiakum	212,500	350,000	64.7	266,700	233,300	-12.5	291,700	375,000	28.6
Walla Walla	190,000	209,100	10.1	270,800	291,300	7.6	300,000	346,300	15.4
Whatcom	304,200	364,300	19.8	395,700	416,500	5.3	505,400	523,900	3.7
Whitman	182,500	205,000	12.3	267,900	252,800	-5.6	340,300	366,700	7.8
Yakima	152,500	161,400	5.8	238,800	273,100	14.4	306,200	343,200	12.1
<b>Statewide</b>	<b>296,700</b>	<b>320,900</b>	<b>8.2</b>	<b>368,500</b>	<b>391,900</b>	<b>6.4</b>	<b>508,300</b>	<b>539,800</b>	<b>6.2</b>

WCRER Estimates



# HOUSING AFFORDABILITY INDEX

State of Washington and Counties  
Second Quarter 2020

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$183,300	3.23	\$50,400	\$636	164.9	\$35,280	\$628	120.7
Asotin	\$206,500	3.23	\$59,600	\$717	173.1	\$41,720	\$707	131.9
Benton	\$320,000	3.23	\$67,000	\$1,111	125.6	\$46,900	\$1,096	95.9
Chelan	\$391,500	3.23	\$71,500	\$1,359	109.6	\$50,050	\$1,341	88.3
Clallam	\$342,200	3.23	\$49,500	\$1,188	86.8	\$34,650	\$1,172	62.5
Clark	\$388,500	3.23	\$81,400	\$1,349	125.7	\$56,980	\$1,331	94.5
Columbia	\$192,000	3.23	\$46,900	\$666	146.5	\$32,830	\$657	109.2
Cowlitz	\$292,000	3.23	\$48,000	\$1,014	98.6	\$33,600	\$1,000	73.9
Douglas	\$373,100	3.23	\$59,000	\$1,295	94.9	\$41,300	\$1,278	74.4
Ferry	\$166,000	3.23	\$50,900	\$576	183.9	\$35,630	\$568	133.8
Franklin	\$320,000	3.23	\$73,200	\$1,111	137.2	\$51,240	\$1,096	104.7
Garfield	\$206,500	3.23	\$48,500	\$717	140.9	\$33,950	\$707	107.3
Grant	\$246,900	3.23	\$72,600	\$857	176.4	\$50,820	\$846	142.1
Grays Harbor	\$239,800	3.23	\$44,800	\$832	112.1	\$31,360	\$821	94.8
Island	\$419,400	3.23	\$62,400	\$1,456	89.3	\$43,680	\$1,437	70
Jefferson	\$439,300	3.23	\$57,800	\$1,525	78.9	\$40,460	\$1,505	61.5
King	\$715,400	3.23	\$95,600	\$2,484	80.2	\$66,920	\$2,451	60.9
Kitsap	\$411,400	3.23	\$78,800	\$1,428	114.9	\$55,160	\$1,409	86.8
Kittitas	\$403,900	3.23	\$65,100	\$1,402	96.7	\$45,570	\$1,384	78.2
Klickitat	\$372,700	3.23	\$64,900	\$1,294	104.5	\$45,430	\$1,277	92.4
Lewis	\$291,400	3.23	\$57,200	\$1,011	117.8	\$40,040	\$998	93.1
Lincoln	\$160,800	3.23	\$52,400	\$558	195.5	\$36,680	\$551	148.6
Mason	\$302,900	3.23	\$63,700	\$1,051	126.2	\$44,590	\$1,037	99.6
Okanogan	\$221,700	3.23	\$49,600	\$769	134.2	\$34,720	\$759	123.6
Pacific	\$228,400	3.23	\$49,500	\$793	130	\$34,650	\$782	102.3
Pend Oreille	\$241,700	3.23	\$43,900	\$839	109	\$30,730	\$828	99.9
Pierce	\$407,800	3.23	\$73,000	\$1,416	107.4	\$51,100	\$1,397	80.6
San Juan	\$625,000	3.23	\$63,300	\$2,170	60.8	\$44,310	\$2,141	52.1
Skagit	\$406,000	3.23	\$67,300	\$1,409	99.4	\$47,110	\$1,391	76.4
Skamania	\$325,000	3.23	\$61,600	\$1,128	113.7	\$43,120	\$1,113	90.2
Snohomish	\$529,100	3.23	\$90,500	\$1,837	102.6	\$63,350	\$1,813	77.2
Spokane	\$307,100	3.23	\$51,700	\$1,066	101	\$36,190	\$1,052	78.8
Stevens	\$241,700	3.23	\$47,300	\$839	117.4	\$33,110	\$828	107.7
Thurston	\$371,100	3.23	\$77,200	\$1,288	124.8	\$54,040	\$1,271	94.4
Wahkiakum	\$276,700	3.23	\$51,700	\$960	112.1	\$36,190	\$948	85.1
Walla Walla	\$296,600	3.23	\$55,900	\$1,030	113.1	\$39,130	\$1,016	86.7
Whatcom	\$428,900	3.23	\$67,400	\$1,489	94.3	\$47,180	\$1,469	71.3
Whitman	\$297,200	3.23	\$60,700	\$1,032	122.5	\$42,490	\$1,018	92.7
Yakima	\$274,700	3.23	\$46,600	\$953	101.8	\$32,620	\$941	78.8
<b>Statewide</b>	<b>\$433,400</b>	<b>3.23</b>	<b>\$76,700</b>	<b>\$1,505</b>	<b>106.2</b>	<b>\$53,690</b>	<b>\$1,485</b>	<b>81.2</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	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Adams	150.8	144.3	130.3	107.8	170.1	134.3	163.4	151.1	164.9
Asotin	136.3	134.3	135.5	140.6	150.2	156.9	167.7	167.6	173.1
Benton	117.3	115.3	116.9	119.9	116.4	126	124.3	130.1	125.6
Chelan	99.6	94.4	97.3	108.3	100.8	104.5	107.5	113.6	109.6
Clallam	81.8	78	80.9	91.7	85.5	86.9	87.5	84.4	86.8
Clark	106.3	105.5	108.8	112.1	113.7	117.6	122.2	122	125.7
Columbia	153.9	145.9	139.6	141.8	142.7	153.9	148.7	143.9	146.5
Cowlitz	99	93	93.8	98.1	93.7	96.4	97.8	102.6	98.6
Douglas	86.1	84.6	90.4	92.8	87.8	89.8	95.3	98.9	94.9
Ferry	133.8	149	144.4	154.9	157.9	186.5	174.8	174.9	183.9
Franklin	120.1	120	124.6	123.1	119.2	131.2	132.4	133.6	137.2
Garfield	114.6	117.1	112.6	122	126	136.7	139.4	145.4	140.9
Grant	162.4	169.3	161.6	180.6	162.9	166.4	162.4	180	176.4
Grays Harbor	117.3	116.2	110.4	119.5	114.4	111.9	119.4	130.7	112.1
Island	80.6	78.8	88.1	92.2	85.9	84.7	92.7	95.6	89.3
Jefferson	73	77	71.7	76.6	78.9	75.7	80.3	82.3	78.9
King	62.4	68.1	68.8	76.2	71	79.8	79.2	82.8	80.2
Kitsap	105	105.4	109.2	110.7	107.1	110.9	113.6	112.4	114.9
Kittitas	88.1	94.3	88.5	90.4	94.4	104.2	104.3	96.6	96.7
Klickitat	122.1	107.2	109.8	147.1	105.2	114.5	124.6	125.9	104.5
Lewis	121.5	110.9	120.5	112.4	115.2	117.7	125.8	119.8	117.8
Lincoln	184.4	242.2	182.9	196.7	201.7	239.9	213.6	203.7	195.5
Mason	130.4	124.1	121.9	134.8	126	127.9	127.5	131.4	126.2
Okanogan	114.6	103.6	111.8	143	113	116.3	115	160.9	134.2
Pacific	127.2	129.3	110.7	130.7	117.1	126.3	135.9	134.2	130
Pend	117.9	104.1	110.5	103.4	120.1	115.3	119	140.1	109
Pierce	99.3	98.5	103.5	104	103.2	107.1	110.6	105.8	107.4
San Juan	54.8	54.6	55	51.6	51.1	60.7	53.2	70.1	60.8
Skagit	95.3	90.3	90.7	99	92.4	99.9	102.4	101.2	99.4
Skamania	112.8	94	102.4	113.4	98.4	96.7	123.7	119	113.7
Snohomish	88.3	87.5	89.3	99.5	95.4	99.4	100.1	105.8	102.6
Spokane	101.2	100.3	102.3	107.8	101	102.8	107.2	109	101
Stevens	127.5	113.8	123.2	108.2	129.8	125.7	132.8	146.6	117.4
Thurston	117.1	117.2	118.7	119.7	119.9	125.1	127.8	123.5	124.8
Wahkiakum	116.4	104.9	99.8	105.6	101.3	100.9	112.1	114.5	112.1
Walla Walla	109.1	102.7	107.5	120.2	110.5	116.8	116.9	117.1	113.1
Whatcom	84.7	83.1	83	89.1	87.4	93	92.8	93.8	94.3
Whitman	102.6	104.5	113.8	100.1	104.6	117.3	109.9	114.9	122.5
Yakima	99.3	98.4	101.7	108.6	102.6	101.4	107.6	110.3	101.8
<b>Statewide</b>	<b>98.5</b>	<b>100.9</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>

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	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
Adams	107.2	102.5	92.6	76.6	120.9	98.3	119.6	110.6	120.7
Asotin	96.9	95.5	96.4	99.9	106.6	114.9	122.8	122.7	131.9
Benton	83.5	81.9	83.2	85.2	82.7	92.3	91	95.2	95.9
Chelan	70.9	67.1	69.2	76.9	71.6	76.5	78.7	83.1	88.3
Clallam	58.2	55.5	57.6	65.2	60.8	63.6	64.1	61.8	62.5
Clark	75.6	75	77.4	79.7	80.8	86.1	89.5	89.3	94.5
Columbia	109.5	103.9	99.3	100.7	101.3	112.7	108.9	105.3	109.2
Cowlitz	70.4	66.1	66.8	69.7	66.6	70.6	71.6	75.1	73.9
Douglas	61.2	60.1	64.3	66	62.4	65.7	69.7	72.4	74.4
Ferry	95.2	105.9	102.8	110	112.3	136.6	128	128.1	133.8
Franklin	85.5	85.3	88.6	87.5	84.7	96	96.9	97.8	104.7
Garfield	81.4	83.2	80.2	86.6	89.5	100	102	106.5	107.3
Grant	115.5	120.4	115	128.5	115.7	121.8	118.9	131.8	142.1
Grays Harbor	83.3	82.6	78.6	85	81.3	81.9	87.4	95.7	94.8
Island	57.3	56	62.7	65.5	61	62	67.9	69.9	70
Jefferson	51.9	54.7	51.1	54.5	56	55.4	58.8	60.3	61.5
King	44.4	48.4	49	54.1	50.4	58.5	58	60.6	60.9
Kitsap	74.6	74.9	77.7	78.7	76.1	81.2	83.1	82.3	86.8
Kittitas	62.7	67	63	64.3	67	76.3	76.4	70.7	78.2
Klickitat	86.8	76.3	78	104.5	74.8	83.8	91.2	92.2	92.4
Lewis	86.3	78.8	85.7	80	81.8	86.1	92.1	87.7	93.1
Lincoln	131.2	172.2	130.2	140	143.3	175.6	156.4	149.1	148.6
Mason	92.7	88.3	86.8	95.8	89.5	93.6	93.3	96.2	99.6
Okanogan	81.5	73.7	79.5	101.6	80.3	85.2	84.2	117.8	123.6
Pacific	90.5	91.9	78.7	92.9	83.2	92.4	99.5	98.2	102.3
Pend	83.9	74.1	78.6	73.5	85.4	84.4	87.1	102.5	99.9
Pierce	70.6	70.1	73.6	74	73.3	78.4	81	77.5	80.6
San Juan	38.9	38.8	39.1	36.7	36.3	44.4	38.9	51.3	52.1
Skagit	67.8	64.3	64.6	70.4	65.7	73.1	75	74	76.4
Skamania	80.2	66.8	72.9	80.6	69.9	70.8	90.6	87.1	90.2
Snohomish	62.8	62.2	63.5	70.7	67.8	72.8	73.3	77.5	77.2
Spokane	72	71.3	72.8	76.5	71.7	75.3	78.5	79.8	78.8
Stevens	90.6	80.9	87.7	76.9	92.2	92	97.2	107.4	107.7
Thurston	83.3	83.3	84.5	85.1	85.2	91.6	93.5	90.4	94.4
Wahkiakum	82.8	74.7	70.9	75	72	73.8	82.1	83.8	85.1
Walla Walla	77.6	73	76.4	85.4	78.4	85.5	85.6	85.7	86.7
Whatcom	60.2	59.1	59.1	63.3	62.1	68	68	68.7	71.3
Whitman	73	74.3	81	71.2	74.3	85.9	80.4	84.1	92.7
Yakima	70.7	70.1	72.4	77.3	72.9	74.3	78.8	80.7	78.8
<b>Statewide</b>	<b>70</b>	<b>71.8</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>81.2</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 Second Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	38.9	77.8	88.9
Asotin	NA	NA	NA	NA
Benton	1.1	3.7	12.4	72.0
Chelan	4.3	10.3	16.8	49.5
Clallam	0.7	3.4	12.4	61.4
Clark	1.6	4.2	8.9	50.6
Columbia	1.6	7.3	29.6	80.6
Cowlitz	NA	6.1	21.9	72.8
Douglas	1.2	4.8	10.7	67.9
Ferry	3.2	25.8	48.4	80.6
Franklin	1.1	3.7	12.4	72.0
Garfield	NA	NA	NA	NA
Grant	1.2	14.9	36.0	83.2
Grays Harbor	8.8	17.9	41.7	86.2
Island	NA	2.3	7.5	39.1
Jefferson	1.9	8.3	12.0	45.4
King	NA	0.2	1.8	19.8
Kitsap	NA	0.5	5.5	48.0
Kittitas	0.7	2.8	7.6	43.4
Klickitat	NA	8.2	16.4	56.2
Lewis	NA	4.8	19.4	72.1
Lincoln	4.3	21.7	34.8	78.3
Mason	0.8	5.3	13.7	71.0
Okanogan	3.5	10.6	30.5	70.2
Pacific	11.0	26.3	50.0	83.1
Pend Oreille	4.2	20.3	42.0	76.9
Pierce	NA	1.1	2.9	38.8
San Juan	0.6	1.7	3.3	17.8
Skagit	1.2	4.0	6.0	44.6
Skamania	NA	6.2	12.5	50.0
Snohomish	NA	0.6	3.1	34.1
Spokane	0.4	3.0	13.4	67.9
Stevens	4.2	20.3	42.0	76.9
Thurston	0.4	4.5	10.9	56.2
Wahkiakum	NA	NA	NA	80.0
Walla Walla	1.6	7.3	29.6	80.6
Whatcom	6.9	10.9	18.5	54.7
Whitman	1.5	13.2	29.4	82.4
Yakima	4.6	11.3	31.5	83.8
<b>Statewide</b>	<b>1.2</b>	<b>4.1</b>	<b>10.9</b>	<b>46.4</b>

WCRER Estimates

# LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Second Quarters

County	Q2 2013	Q2 2014	Q2 2015	Q2 2016	Q2 2017	Q2 2018	Q2 2019	Q2 2020	% Change
Adams	87	56	46	41	46	38	37	18	-51.4
Asotin	336	355	341	307	244	240	NA	NA	NaN
Benton	1,804	1,584	1,267	1,019	886	753	760	617	-18.8
Chelan	482	403	259	348	215	215	251	157	-37.5
Clallam	628	427	298	320	300	201	274	142	-48.2
Clark	2,344	1,206	1,418	1,144	1,005	1,226	1,201	642	-46.5
Columbia	25	494	416	450	358	317	NA	NA	NaN
Cowlitz	454	534	404	271	224	225	206	113	-45.1
Douglas	161	146	120	106	78	115	93	74	-20.4
Ferry	75	89	67	66	56	51	53	31	-41.5
Franklin	1,804	1,584	1,267	1,019	886	753	760	617	-18.8
Garfield	336	355	341	307	244	240	NA	NA	NaN
Grant	582	524	487	410	332	265	242	140	-42.1
GraysHarbor	774	802	605	525	418	386	347	210	-39.5
Island	857	780	585	482	439	333	338	161	-52.4
Jefferson	477	427	360	273	272	189	136	101	-25.7
King	4,209	4,707	3,399	3,140	2,583	3,703	4,613	2,456	-46.8
Kitsap	1,388	1,416	46	750	712	563	589	353	-40.1
Kittitas	459	505	438	297	227	225	243	125	-48.6
Klickitat	249	46	185	160	113	108	103	73	-29.1
Lewis	723	670	633	403	338	263	248	165	-33.5
Lincoln	51	42	45	31	44	43	34	23	-32.4
Mason	801	780	606	468	355	284	256	128	-50
Okanogan	469	531	465	430	360	319	280	141	-49.6
Pacific	435	434	319	292	238	238	183	99	-45.9
Pend	558	545	467	429	348	260	239	142	-40.6
Pierce	2,976	3,775	2,905	2,285	2,171	2,015	1,860	974	-47.6
SanJuan	432	452	398	342	260	247	251	163	-35.1
Skagit	792	808	593	503	422	410	428	227	-47
Skamania	107	17	66	44	38	56	45	16	-64.4
Snohomish	1,747	2,438	1,913	1,474	1,316	1,513	1,693	812	-52
Spokane	3,098	3,290	2,768	2,304	2,131	1,646	1,587	674	-57.5
Stevens	558	545	467	429	348	260	239	142	-40.6
Thurston	1,158	1,393	1,088	969	745	646	543	236	-56.5
Wahkiakum	NA	NA	44	NA	35	28	34	10	-70.6
WallaWalla	543	494	467	450	358	317	NA	NA	NaN
Whatcom	1,306	1,430	1,049	845	712	602	636	464	-27
Whitman	200	183	98	147	122	101	93	68	-26.9
Yakima	896	873	885	694	555	566	525	360	-31.4
<b>Statewide</b>	<b>31,683</b>	<b>32,656</b>	<b>25,550</b>	<b>22,219</b>	<b>19,056</b>	<b>18,707</b>	<b>18,421</b>	<b>10,115</b>	<b>-45.1</b>

WCRER Estimates

# MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

June 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	3.1	1	NA	2.8	-12.5
Asotin	NA	NA	NA	NA	NA	NA	NaN
Benton	2.9	2.2	0.8	1.4	4.4	1.6	-44.8
Chelan	NA	NA	1.4	1.6	NA	2.6	-25.7
Clallam	0.8	1.5	1.2	1.7	5.1	2.1	-38.2
Clark	2.6	3	1.6	0.8	3.4	1.5	-31.8
Columbia	NA	NA	NA	NA	NA	NA	NaN
Cowlitz	NA	NA	0.8	1	7	1.3	-38.1
Douglas	3.2	4.9	3.2	1.6	NA	2.1	-12.5
Ferry	3.2	7.4	7.4	15.9	NA	10.9	36.3
Franklin	2.9	2.2	0.8	1.4	4.4	1.6	-44.8
Garfield	NA	NA	NA	NA	NA	NA	NaN
Grant	1.7	1.6	1.2	2.3	7.4	2	-42.9
Grays Harbor	1.4	1.1	1.8	2.6	10.3	2.3	-34.3
Island	NA	NA	NA	0.7	2.3	1.3	-38.1
Jefferson	0.7	4.2	1.2	1.5	4.4	2.6	-7.1
King	NA	NA	0.6	0.6	1.7	1.5	-28.6
Kitsap	NA	NA	1	0.9	2.1	1.2	-29.4
Kittitas	NA	NA	0.7	1.1	3.8	2.1	-40
Klickitat	NA	NA	2.2	3.5	6.5	3.9	-38.1
Lewis	NA	NA	1	1.6	8.5	1.8	-28
Lincoln	1.1	6.5	2.4	32.4	8.1	6.2	-32.6
Mason	0.5	0.9	0.5	1.3	3.4	1.3	-48
Okanogan	4	1.2	2.6	6	11.5	4.2	-45.5
Pacific	2.2	2.6	1.7	2.8	14.6	2.8	-28.2
Pend Oreille	3.2	4.1	2.9	3.3	NA	4.2	-16
Pierce	NA	NA	0.5	0.5	2.3	1	-33.3
San Juan	NA	NA	NA	2.4	10.2	7.4	-22.1
Skagit	NA	NA	0.6	0.9	3.6	1.6	-38.5
Skamania	NA	NA	0.7	1.1	4.6	1.5	-60.5
Snohomish	NA	NA	1.2	0.7	1.4	1.1	-38.9
Spokane	1.7	0.7	0.4	1.1	4	1.2	-52
Stevens	3.2	4.1	2.9	3.3	NA	4.2	-16
Thurston	NA	NA	0.6	0.4	2.5	0.8	-38.5
Wahkiakum	NA	NA	NA	NA	NA	2.8	-45.1
Walla Walla	NA	NA	NA	NA	NA	NA	NaN
Whatcom	21.2	4.7	2.5	1.3	4.2	2.4	0
Whitman	0.9	5.9	1.6	2.6	3.8	2.5	-21.9
Yakima	3.5	2.4	2	2.6	NA	2.8	-26.3
<b>Statewide</b>	<b>2.3</b>	<b>1.6</b>	<b>0.9</b>	<b>0.9</b>	<b>1.9</b>	<b>1.3</b>	<b>-35</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 [realestate.washington.edu](http://realestate.washington.edu) for updates.

# MEDIAN HOME PRICES

State of Washington and Counties  
Annual, 2012-2019

County	2013	2014	2015	2016	2017	2018	2019	2020
Adams	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600	\$192,700	\$196,700
Asotin	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$202,700
Benton	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$314,000
Chelan	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200	\$357,000	\$377,000
Clallam	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000	\$309,800	\$344,500
Clark	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100	\$371,700	\$384,000
Columbia	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700	\$186,400	\$207,500
Cowlitz	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900	\$275,200	\$288,900
Douglas	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200	\$347,800	\$360,300
Ferry	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000	\$166,700
Franklin	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$314,000
Garfield	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$202,700
Grant	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300	\$227,900	\$237,800
GraysHarbor	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600	\$215,200	\$224,400
Island	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000	\$388,100	\$406,200
Jefferson	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800	\$402,000	\$429,500
King	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900	\$677,700	\$703,300
Kitsap	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800	\$381,400	\$405,700
Kittitas	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000	\$346,200	\$385,600
Klickitat	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000	\$283,100	\$350,000
Lewis	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400	\$258,700	\$281,000
Lincoln	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600	\$142,500	\$200,000
Mason	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900	\$271,900	\$293,900
Okanogan	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800	\$220,400	\$208,900
Pacific	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100	\$206,000	\$221,700
Pend	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$224,200
Pierce	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400	\$372,200	\$403,200
SanJuan	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000	\$652,000	\$581,200
Skagit	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900	\$374,100	\$397,600
Skamania	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000	\$323,100	\$311,100
Snohomish	\$299,100	\$328,700	\$719,500	\$391,700	\$439,300	\$482,100	\$493,000	\$522,800
Spokane	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200	\$276,600	\$297,300
Stevens	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$224,200
Thurston	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800	\$341,200	\$366,000
Wahkiakum	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900	\$256,800	\$293,700
WallaWalla	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900	\$260,300	\$290,400
Whatcom	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300	\$401,300	\$423,200
Whitman	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100	\$287,500	\$292,400
Yakima	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600	\$249,000	\$268,600
<b>Statewide</b>	<b>\$253,800</b>	<b>\$267,600</b>	<b>\$289,100</b>	<b>\$315,900</b>	<b>\$348,900</b>	<b>\$362,100</b>	<b>\$397,900</b>	<b>\$425,500</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).

**W** UNIVERSITY *of* WASHINGTON

Washington Center for Real Estate Research

College of Built Environments

424 Gould Hall, Box 355740

Seattle WA 98195-5740