

# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	110	-8.3	-31.2	64	204.8	\$195,200	-3.7	150.9	110.5
Asotin	130	0	-38.1	3	-25	\$210,800	1.5	182.4	133.5
Benton	4,450	10.7	17.4	366	16.6	\$336,500	12.8	129.4	94.8
Chelan	990	4.2	6.5	102	-31.5	\$446,300	22.4	100.3	73.4
Clallam	1,040	3	1	36	-12.2	\$355,100	11	90.9	66.5
Clark	7,100	3.6	1.3	1,359	14.1	\$418,600	10.9	123.3	90.3
Columbia	120	9.1	33.3	3	50	\$201,700	14.5	135.1	98.9
Cowlitz	1,400	3.7	0.7	75	27.1	\$318,900	13.6	99	72.5
Douglas	640	6.7	12.3	13	-53.6	\$383,300	8.5	99	72.5
Ferry	100	-9.1	-9.1	5	66.7	\$167,700	9.8	193	141.3
Franklin	1,490	10.4	17.3	184	22.7	\$336,500	12.8	132.6	97.1
Garfield	20	0	-50	2	100	\$210,800	1.5	153.3	112.2
Grant	1,110	5.7	5.7	97	131	\$272,600	16.1	166.4	121.8
Grays Harbor	2,090	6.1	7.7	34	-17.1	\$272,800	19	109.1	79.9
Island	1,780	-3.8	-5.3	22	-45	\$478,600	16.4	85.5	62.6
Jefferson	600	3.4	-1.6	44	-20	\$476,600	13.1	78	57.1
King	26,320	2.8	3.2	3,858	-17.9	\$747,200	10.9	81.8	59.9
Kitsap	4,590	2	-0.9	411	11.7	\$434,300	10.9	115.5	84.6
Kittitas	1,170	4.5	3.5	117	37.6	\$398,100	15.5	100.6	73.7
Klickitat	300	7.1	11.1	6	-73.9	\$380,800	29.3	107.7	78.8
Lewis	1,370	5.4	7	99	10	\$323,600	21.3	113	82.7
Lincoln	130	0	0	6	20	\$174,500	38.9	166.6	121.9
Mason	1,400	6.1	2.9	30	114.3	\$336,200	20.6	125.3	91.7
Okanogan	530	3.9	6	8	-66.7	\$311,800	32.9	99.7	73
Pacific	550	3.8	-1.8	20	100	\$232,700	9.2	134.1	98.2
Pend Oreille	290	0	-3.3	8	0	\$246,600	15.8	116.9	85.6
Pierce	14,550	1.1	-2.9	1,330	-4	\$433,800	14.5	108.9	79.7
San Juan	340	13.3	13.3	38	-9.5	\$775,000	32.3	53	38.8
Skagit	2,220	2.3	2.3	60	-40.6	\$437,000	17	100.4	73.5
Skamania	300	7.1	30.4	14	-44	\$382,100	9.2	104	76.2
Snohomish	11,180	2.9	2.2	1,195	32	\$564,300	14.6	104.1	76.2
Spokane	8,960	4.1	1.8	801	-30.3	\$330,200	16.2	104.3	76.4
Stevens	850	0	-2.3	12	0	\$246,600	15.8	126.3	92.4
Thurston	5,270	2.1	-3.3	314	11	\$392,600	13.3	128	93.7
Wahkiakum	100	-9.1	0	2	0	\$290,800	1.7	100	73.2
Walla Walla	840	1.2	9.1	28	-30	\$301,600	14.5	120.6	88.3
Whatcom	3,180	1.9	1.9	267	-28.4	\$448,500	12.1	97.8	71.6
Whitman	430	-2.3	7.5	7	-65	\$306,100	10.8	121.1	88.6
Yakima	1,950	4.3	3.7	140	-26.3	\$296,600	13.6	104.1	76.2
<b>Statewide</b>	<b>110,010</b>	<b>3.2</b>	<b>2.1</b>	<b>11,180</b>	<b>-6.8</b>	<b>\$452,900</b>	<b>13</b>	<b>108.9</b>	<b>79.7</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.