

# 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.