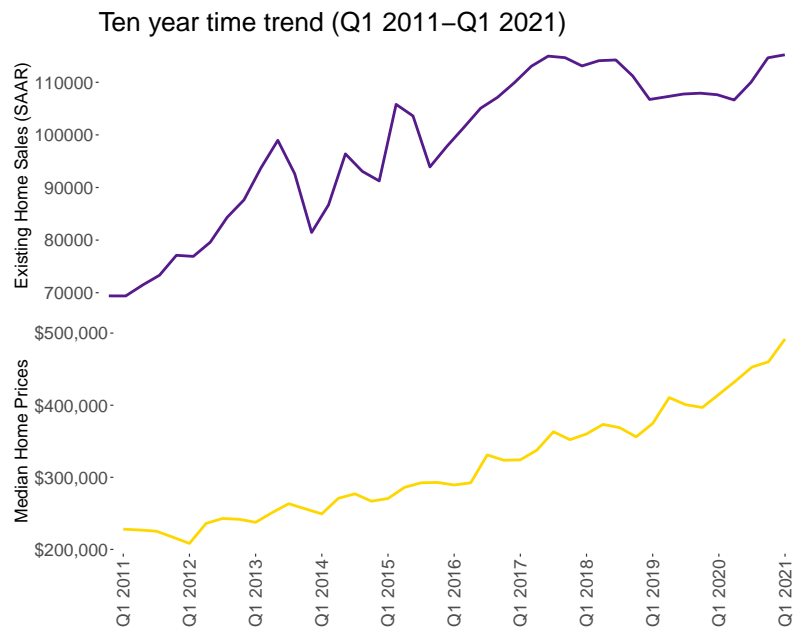


## Washington Market Highlights: First Quarter 2021

- Existing home sales rose in the first quarter by 0.5 percent to a seasonally adjusted annual rate of 115,230 units compared to last quarter, and rose 7.1 percent compared to a year earlier.
- Building permit activity rose 31.8 percent from a year earlier, totaling 13,032 new units authorized. Of these, 6,402 were issued for single-family units.
- The median price home sold in Washington during the third quarter was \$491,900, 18.5 percent higher than a year earlier.
- Housing affordability fell for all buyers and for first-time buyers from the previous quarter. The All-Buyer Housing Affordability Index stayed above 100 in 27 of Washington's 39 counties.
- Inventories of homes available for sale totaled 4,275 single-family homes at the end of the quarter, a 9.0% decline from the previous quarter and a 59.6 percent decline from a year ago. This inventory level represented a 0.6 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.

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First Quarter 2021  
 Issued May 2021

**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 was strong in the first quarter of 2021, with sales and new building permits rising compared with a year ago.

The statewide median sales price for a single family home increased to \$491,900 in the fourth quarter, 18.5 percent higher than the same time in 2020.

The seasonally adjusted annual rate of existing home sales rose 7.1 percent from the first quarter of 2020—from 107,640 to 115,230. 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, Asotin and Garfield counties recorded the highest relative increase of 9.8 percent. Median prices were lower than a year earlier in one county, with prices in Lincoln County decreasing by 3.1%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$150,000 in Lincoln County to \$780,200 in King County.

Housing affordability declined in the first quarter from the previous quarter and 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

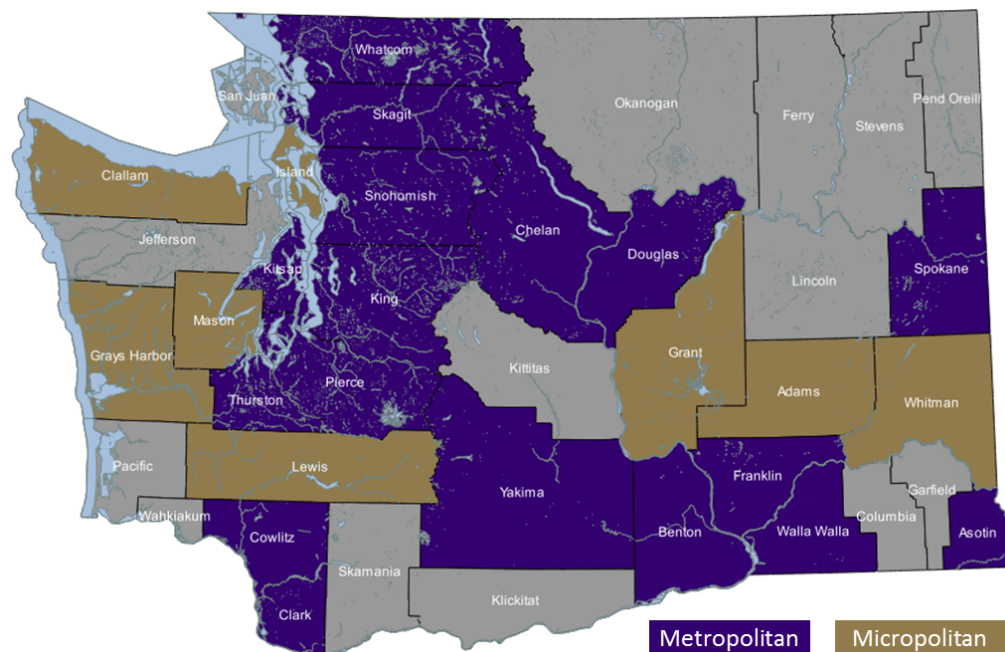
a 30-year fixed mortgage rate at prevailing rates—was 103.2, down from 109.3 in the fourth quarter of 2020. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 3.2 percent above the median.

Statewide, the first-time buyer index declined by 4.4 points, ending the quarter at 75.6. 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 75.6 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. Thirty-two 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 first quarter of 2021, a total of 13,032 building permits were recorded, up (31.8%) 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:

15 of 39

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

0.5%

Quarter-over-quarter increase in seasonally adjusted annual sales.

22.2%

Largest drop in seasonally adjusted quarter-over-quarter sales seen in **Wahkiakum** county.

115,230

Seasonally Adjusted Annual Sales (SAAR).

110

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

7.1%

Year-over-year increase in seasonally adjusted annual sales.

Six

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

24 of 39

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

7 of 17

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

10.0%

Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Ferry** county.

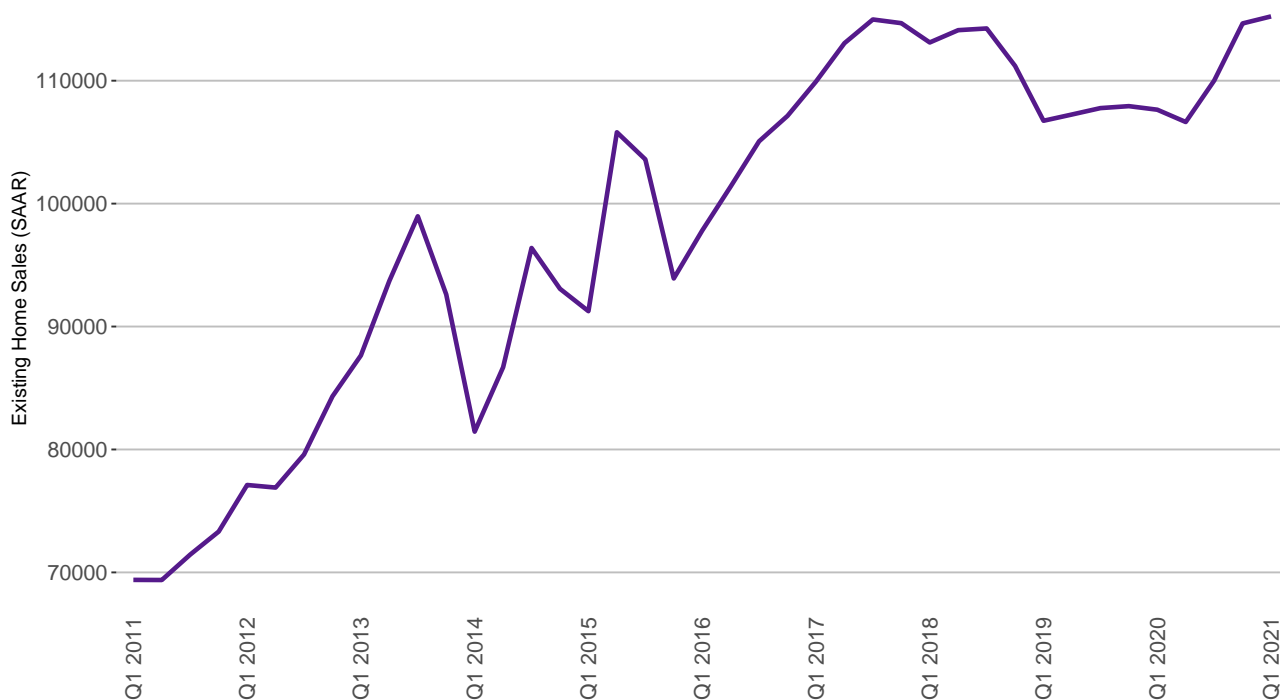
99,620

590

Largest quarter-over-quarter sales gain in absolute terms seen in **King** county.

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.5 %** of state total).

Ten year time trend (Q1 2011–Q1 2021)



# Housing Construction:

13,032

Number of building permits issued during the quarter.

31.8%

Increase in year-over-year total number of permits.

25.3%

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

19.4%

Increase in year-over-year single family permits (**1,041** fewer units).

46.6%

Increase in year-over-year multifamily permits (**2,106** fewer units).

300.0%

Greatest year-over-year increase in permits in a Metropolitan county, (**Asotin** county, **3** additional units).

1244.4%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Whitman** county, **112** additional units).

25 of 27

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.

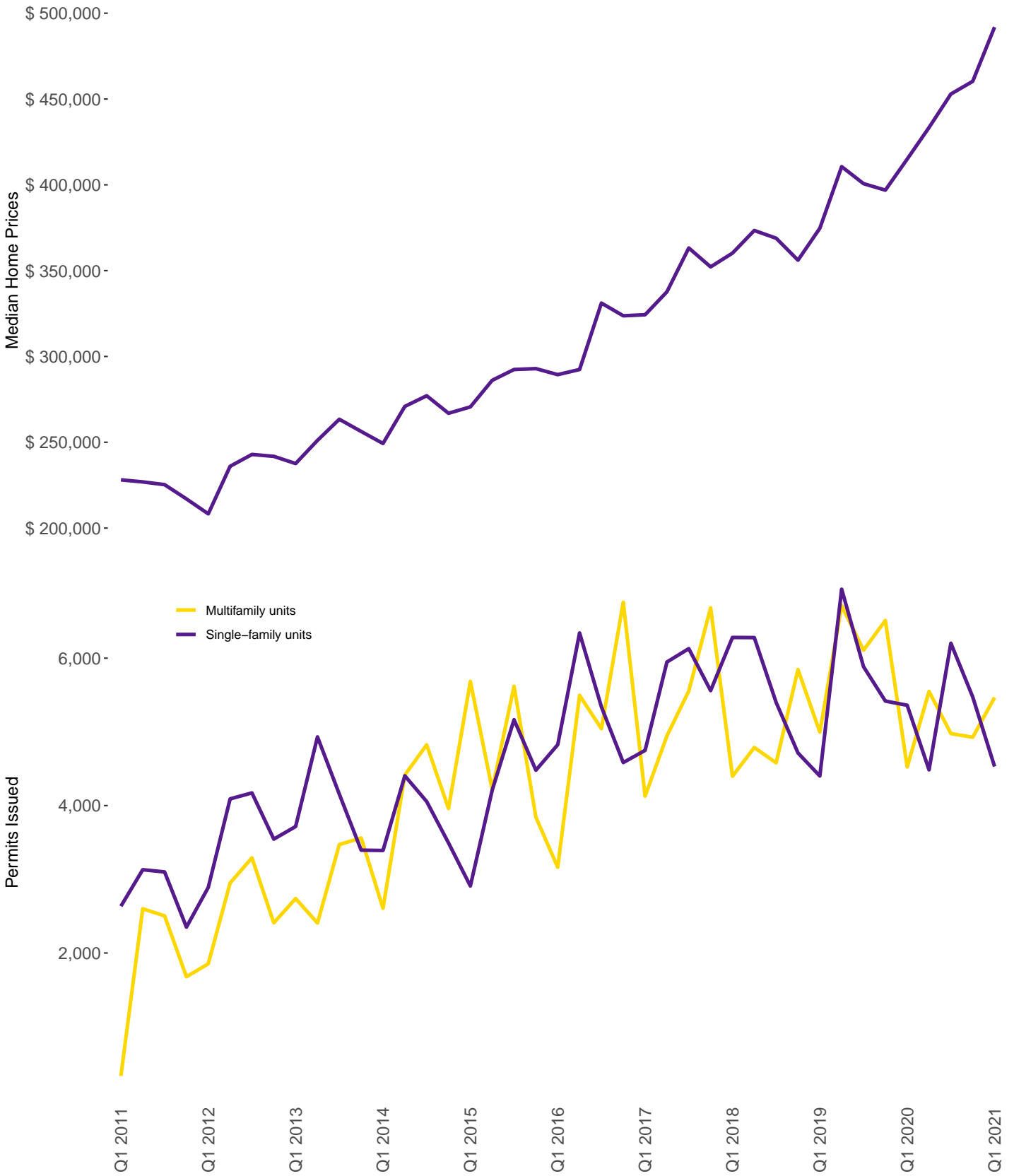
1 of 12

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.

4 of 4

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

Ten year time trend (Q1 2011–Q1 2021)



# Home Prices:

\$491,900

Median selling price of a single family home.

18.5%

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

18.2%

Year-over-year **decline** in Freddie Mac mortgage rates.

\$780,200

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

\$150,000

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

\$214,000–\$480,700

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

Thirty-eight of Thirty-eight

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

18.5%, 22.6%, & 17.6%

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** 13.1%

**Pierce** 17.2%

**Snohomish** 20.3%

**Spokane** 21.8%

**Thurston** 17.7%

# Prices by Bedroom:

\$377,400

Median price for a 2-bedroom single family home, a **26.6%** year-over-year **increase**.

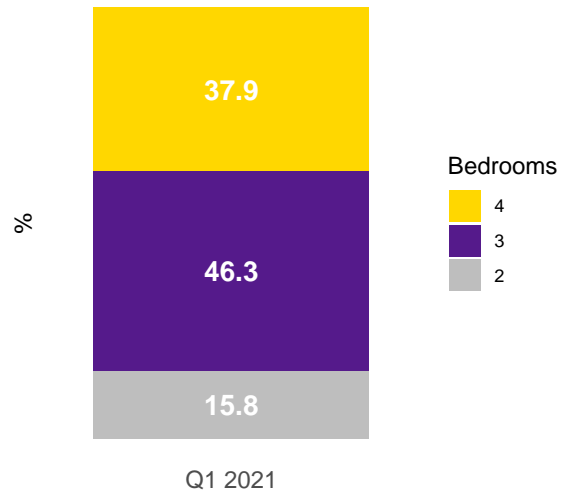
\$451,800

Median price for a 3-bedroom single family home, a **21.8%** year-over-year **increase**.

\$605,600

Median price for a 4-bedroom single family home, a **19.4%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

13.9%

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

Thirteen

Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes.

Zero & Two

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

# Housing Affordability:

18.5%

Year-over-year increase in home prices.

## Worse & Worse

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

103.2

Statewide all-buyer housing affordability index.

57.6 to 234.7

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

33 of 39

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

81.8 & 84.5  
Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Clallam**) counties.

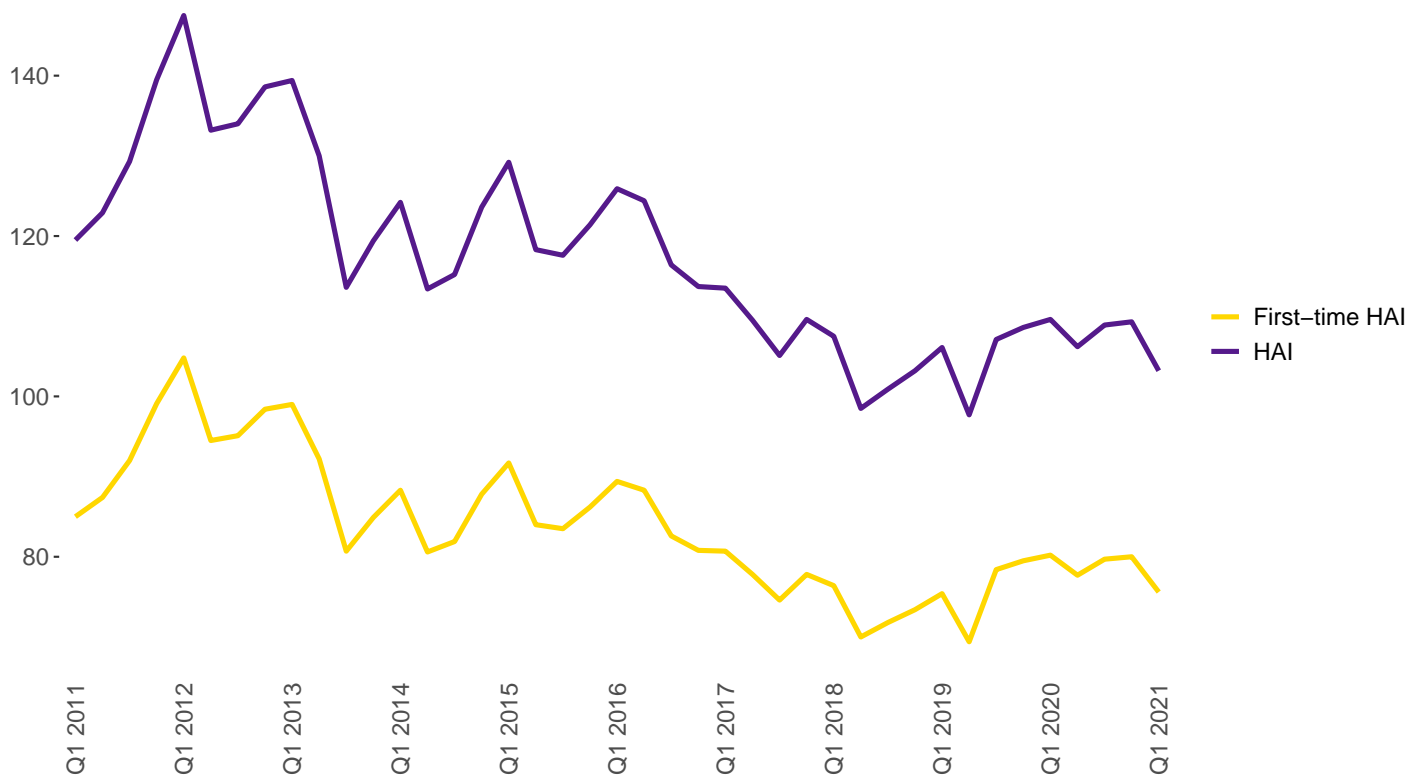
75.6  
Statewide first-time housing affordability index, **down** from the previous quarter, and **down** from last year.

7 of 39  
Number of counties with a first-time affordability index greater than 100 (affordable).

59.9 to 124.8  
Range of values for first-time affordability among metropolitan counties. Low in **King** county, and high in **Asotin** county.

61.8 to 117.9  
Range of values for first-time affordability among micropolitan counties. Low in **Clallam** county, and high in **Grant** county.

Ten year time trend (Q1 2011–Q1 2021)





# Availability of Affordable Housing:

\$80,900

Statewide median household income

\$48,100 to \$101,700

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

\$56,630

Statewide median household income for first-time buyers

\$33,670 to \$71,190

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

1.5%  
Statewide inventory priced below \$80,000, **equal** to 1.2% from a year ago.

33 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.

3.9%  
Statewide inventory priced below \$160,000, **declined** from 4.7% a year ago.

0.4% to 18.4%  
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **Snohomish** county, and high in **Whatcom** county.

# Available Inventory:

4,275

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

422 & 6,296

**Decline** from last quarter (9.0%), and **decline** from last year (59.6%).

1,061 & 375

Largest inventories seen in **King** county and **Pierce** county. Down 6.5%, and down 8.8% from last quarter.

Zero 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.

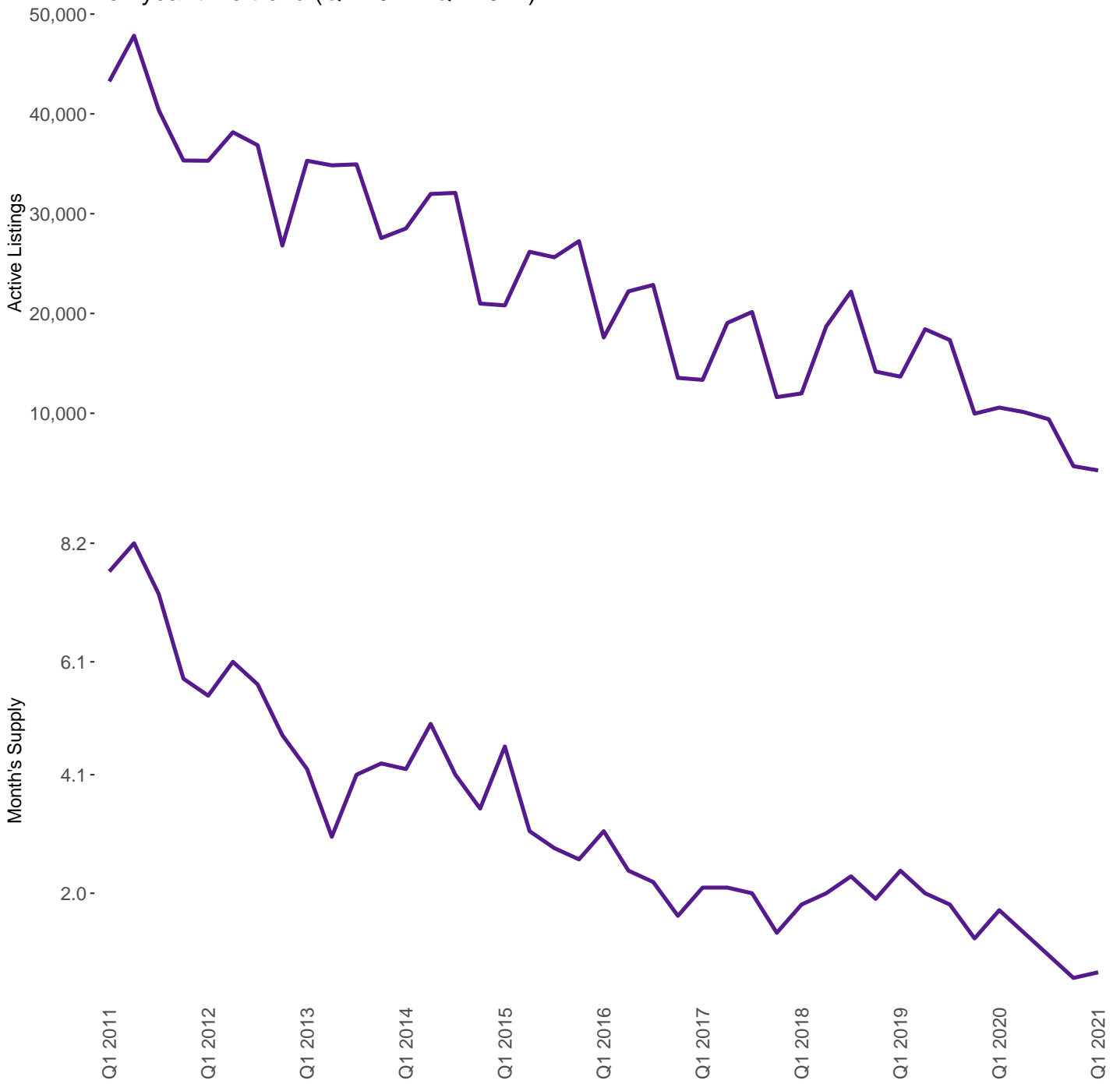
0.6  
Month's supply of housing. 0.5 last quarter, and 1.7 last year.

0.3 to 2.7  
Range of month's supply across the counties—low in **Snohomish** county, high in **Ferry** county.

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

0 & 0  
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 (Q1 2011–Q1 2021)



# 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
<b>Statewide</b>	<b>115,230</b>	<b>0.5</b>	<b>7.1</b>	<b>13,032</b>	<b>31.8</b>	<b>\$491,900</b>	<b>18.5</b>	<b>103.2</b>	<b>75.6</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	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	% Change by qtr	% Change by year
Adams	140	120	110	130	140	7.7	0.0
Asotin	130	130	130	140	140	0.0	7.7
Benton	4,010	4,020	4,450	4,640	4,670	0.6	16.5
Chelan	960	950	990	1,020	1,000	-2.0	4.2
Clallam	1,010	1,010	1,040	1,060	1,020	-3.8	1.0
Clark	6,980	6,850	7,100	7,470	7,420	-0.7	6.3
Columbia	100	110	120	130	110	-15.4	10.0
Cowlitz	1,380	1,350	1,400	1,490	1,510	1.3	9.4
Douglas	620	600	640	640	630	-1.6	1.6
Ferry	110	110	100	100	110	10.0	0.0
Franklin	1,340	1,350	1,490	1,560	1,570	0.6	17.2
Garfield	20	20	20	30	30	0.0	50.0
Grant	1,070	1,050	1,110	1,220	1,290	5.7	20.6
Grays Harbor	2,010	1,970	2,090	2,140	2,190	2.3	9.0
Island	1,850	1,850	1,780	1,860	1,930	3.8	4.3
Jefferson	580	580	600	610	620	1.6	6.9
King	25,990	25,610	26,320	28,010	28,600	2.1	10.0
Kitsap	4,560	4,500	4,590	4,820	4,740	-1.7	3.9
Kittitas	1,110	1,120	1,170	1,220	1,250	2.5	12.6
Klickitat	280	280	300	330	330	0.0	17.9
Lewis	1,280	1,300	1,370	1,450	1,480	2.1	15.6
Lincoln	140	130	130	150	150	0.0	7.1
Mason	1,300	1,320	1,400	1,440	1,410	-2.1	8.5
Okanogan	520	510	530	590	580	-1.7	11.5
Pacific	520	530	550	570	580	1.8	11.5
Pend	280	290	290	310	290	-6.5	3.6
Pierce	14,530	14,390	14,550	15,090	15,160	0.5	4.3
San Juan	280	300	340	370	380	2.7	35.7
Skagit	2,150	2,170	2,220	2,270	2,290	0.9	6.5
Skamania	250	280	300	290	290	0.0	16.0
Snohomish	10,910	10,860	11,180	11,790	11,680	-0.9	7.1
Spokane	8,740	8,610	8,960	8,910	8,840	-0.8	1.1
Stevens	820	850	850	910	870	-4.4	6.1
Thurston	5,270	5,160	5,270	5,220	5,250	0.6	-0.4
Wahkiakum	100	110	100	90	70	-22.2	-30.0
Walla Walla	830	830	840	800	750	-6.2	-9.6
Whatcom	3,190	3,120	3,180	3,290	3,350	1.8	5.0
Whitman	440	440	430	500	480	-4.0	9.1
Yakima	1,850	1,870	1,950	2,000	2,020	1.0	9.2
<b>Statewide</b>	<b>107,640</b>	<b>106,640</b>	<b>110,010</b>	<b>114,660</b>	<b>115,230</b>	<b>0.5</b>	<b>7.1</b>

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

# EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	% Change by qtr	% Change by year
Adams	30	30	30	30	30	0.0	0.0
Asotin	30	30	30	30	30	0.0	0.0
Benton	950	1,010	1,130	1,150	1,120	-2.6	17.9
Chelan	230	240	250	250	240	-4.0	4.3
Clallam	250	260	270	270	250	-7.4	0.0
Clark	1,700	1,750	1,830	1,850	1,800	-2.7	5.9
Columbia	20	30	30	30	30	0.0	50.0
Cowlitz	330	340	360	370	360	-2.7	9.1
Douglas	140	150	160	160	150	-6.2	7.1
Ferry	30	30	30	30	30	0.0	0.0
Franklin	320	340	380	380	370	-2.6	15.6
Garfield	10	10	10	10	10	0.0	0.0
Grant	250	270	290	300	300	0.0	20.0
Grays Harbor	480	500	530	540	530	-1.9	10.4
Island	440	470	470	470	460	-2.1	4.5
Jefferson	140	140	150	150	150	0.0	7.1
King	6,270	6,570	6,770	6,950	6,830	-1.7	8.9
Kitsap	1,100	1,150	1,190	1,200	1,140	-5.0	3.6
Kittitas	260	280	310	320	300	-6.2	15.4
Klickitat	70	70	80	80	80	0.0	14.3
Lewis	310	330	350	370	360	-2.7	16.1
Lincoln	30	30	30	40	40	0.0	33.3
Mason	320	340	360	360	340	-5.6	6.2
Okanogan	120	130	140	140	140	0.0	16.7
Pacific	130	140	140	150	140	-6.7	7.7
Pend	70	70	80	80	70	-12.5	0.0
Pierce	3,550	3,660	3,740	3,770	3,680	-2.4	3.7
San Juan	70	70	90	100	100	0.0	42.9
Skagit	530	560	570	570	560	-1.8	5.7
Skamania	60	70	80	70	70	0.0	16.7
Snohomish	2,660	2,780	2,860	2,930	2,830	-3.4	6.4
Spokane	2,080	2,200	2,310	2,210	2,070	-6.3	-0.5
Stevens	200	220	220	230	210	-8.7	5.0
Thurston	1,280	1,320	1,360	1,310	1,260	-3.8	-1.6
Wahkiakum	30	30	20	20	20	0.0	-33.3
Walla Walla	190	210	210	200	180	-10.0	-5.3
Whatcom	760	800	830	820	800	-2.4	5.3
Whitman	100	120	110	110	110	0.0	10.0
Yakima	450	480	500	500	490	-2.0	8.9
<b>Statewide</b>	<b>26,000</b>	<b>27,210</b>	<b>28,320</b>	<b>28,560</b>	<b>27,670</b>	<b>-3.1</b>	<b>6.4</b>

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

# EXISTING HOME SALES

State of Washington and Counties  
Annual, 2014-2020

County	2014	2015	2016	2017	2018	2019	2020	% Change by year
Adams	100	90	120	140	160	140	120	-14.3
Asotin	240	320	280	240	300	130	140	7.7
Benton	3,050	4,030	4,300	3,960	4,130	3,820	4,640	21.5
Chelan	550	740	1,040	980	980	980	1,030	5.1
Clallam	810	630	1,040	1,040	1,130	1,070	1,040	-2.8
Clark	6,410	7,220	8,160	7,410	6,960	7,210	7,450	3.3
Columbia	90	190	80	120	110	90	120	33.3
Cowlitz	1,050	1,240	1,350	1,530	1,460	1,360	1,500	10.3
Douglas	380	430	570	570	640	590	630	6.8
Ferry	50	60	70	100	110	110	100	-9.1
Franklin	1,020	1,350	1,440	1,330	1,390	1,280	1,560	21.9
Garfield	50	60	50	50	60	30	30	0.0
Grant	830	870	890	980	1,080	1,060	1,250	17.9
Grays Harbor	1,310	1,360	1,690	1,880	1,920	2,000	2,150	7.5
Island	1,570	1,750	1,920	2,110	2,000	1,920	1,900	-1.0
Jefferson	560	650	680	690	670	590	640	8.5
King	25,180	26,370	28,350	28,020	25,540	26,550	28,270	6.5
Kitsap	3,920	3,780	4,720	5,110	4,820	4,710	4,810	2.1
Kittitas	880	1,090	1,170	1,260	1,130	1,140	1,290	13.2
Klickitat	240	270	260	330	250	280	340	21.4
Lewis	910	1,000	1,120	1,320	1,290	1,280	1,480	15.6
Lincoln	210	80	80	160	160	120	130	8.3
Mason	1,030	1,030	1,170	1,420	1,380	1,360	1,450	6.6
Okanogan	340	390	420	450	490	490	590	20.4
Pacific	400	480	530	520	560	560	580	3.6
Pend Oreille	210	240	250	280	330	300	310	3.3
Pierce	11,450	12,650	14,570	16,000	15,580	15,020	15,250	1.5
San Juan	310	290	330	360	340	290	410	41.4
Skagit	1,840	1,990	2,390	2,350	2,160	2,210	2,330	5.4
Skamania	210	220	280	270	250	240	310	29.2
Snohomish	9,240	10,150	11,390	11,240	10,050	11,210	11,870	5.9
Spokane	7,600	7,040	8,440	9,420	9,190	8,810	8,710	-1.1
Stevens	630	710	720	830	960	890	900	1.1
Thurston	3,620	3,950	4,860	5,560	5,390	5,430	5,290	-2.6
Wahkiakum	140	120	120	80	70	110	70	-36.4
Walla Walla	710	750	900	890	870	780	740	-5.1
Whatcom	2,690	3,040	3,230	3,320	3,120	3,240	3,340	3.1
Whitman	330	460	450	400	460	420	460	9.5
Yakima	1,670	1,850	1,930	1,860	1,940	1,850	2,030	9.7
<b>Statewide</b>	<b>91,830</b>	<b>98,940</b>	<b>111,360</b>	<b>114,580</b>	<b>109,430</b>	<b>109,670</b>	<b>115,260</b>	<b>5.1</b>

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

# MEDIAN HOME PRICES

## State of Washington and Counties

### Time Trend

County	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	% Change by year
Adams	\$195,300	\$183,300	\$195,200	\$201,400	\$214,000	9.6
Asotin	\$198,500	\$206,500	\$210,800	\$212,000	\$218,000	9.8
Benton	\$306,900	\$320,000	\$336,500	\$344,700	\$353,400	15.2
Chelan	\$355,600	\$391,500	\$446,300	\$457,100	\$444,700	25.1
Clallam	\$347,600	\$342,200	\$355,100	\$360,400	\$387,900	11.6
Clark	\$378,300	\$388,500	\$418,600	\$425,400	\$446,900	18.1
Columbia	\$188,600	\$192,000	\$201,700	\$210,700	\$223,100	18.3
Cowlitz	\$285,400	\$292,000	\$318,900	\$327,900	\$334,400	17.2
Douglas	\$348,200	\$373,100	\$383,300	\$382,200	\$400,000	14.9
Ferry	\$167,000	\$166,000	\$167,700	\$187,000	\$187,000	12.0
Franklin	\$306,900	\$320,000	\$336,500	\$344,700	\$353,400	15.2
Garfield	\$198,500	\$206,500	\$210,800	\$212,000	\$218,000	9.8
Grant	\$224,300	\$246,900	\$272,600	\$269,300	\$279,800	24.7
Grays Harbor	\$207,600	\$239,800	\$272,800	\$265,200	\$283,600	36.6
Island	\$391,700	\$419,400	\$478,600	\$457,600	\$480,700	22.7
Jefferson	\$412,500	\$439,300	\$476,600	\$453,600	\$446,900	8.3
King	\$689,900	\$715,400	\$747,200	\$747,100	\$780,200	13.1
Kitsap	\$398,700	\$411,400	\$434,300	\$438,300	\$448,100	12.4
Kittitas	\$365,800	\$403,900	\$398,100	\$470,600	\$461,100	26.1
Klickitat	\$308,300	\$372,700	\$380,800	\$383,300	\$350,000	13.5
Lewis	\$269,900	\$291,400	\$323,600	\$316,300	\$336,900	24.8
Lincoln	\$154,800	\$160,800	\$174,500	\$200,000	\$150,000	-3.1
Mason	\$280,800	\$302,900	\$336,200	\$335,600	\$335,600	19.5
Okanogan	\$176,200	\$221,700	\$311,800	\$286,800	\$266,100	51.0
Pacific	\$212,500	\$228,400	\$232,700	\$254,300	\$255,300	20.1
Pend	\$192,900	\$241,700	\$246,600	\$256,700	\$225,000	16.6
Pierce	\$397,900	\$407,800	\$433,800	\$439,100	\$466,400	17.2
San Juan	\$533,300	\$625,000	\$775,000	\$732,100	\$725,000	35.9
Skagit	\$386,600	\$406,000	\$437,000	\$439,200	\$471,800	22.0
Skamania	\$300,000	\$325,000	\$382,100	\$330,000	\$340,000	13.3
Snohomish	\$515,000	\$529,100	\$564,300	\$573,900	\$619,600	20.3
Spokane	\$288,100	\$307,100	\$330,200	\$332,900	\$350,900	21.8
Stevens	\$192,900	\$241,700	\$246,600	\$256,700	\$225,000	16.6
Thurston	\$359,300	\$371,100	\$392,600	\$394,700	\$422,800	17.7
Wahkiakum	\$266,700	\$276,700	\$290,800	\$297,500	\$332,500	24.7
Walla Walla	\$283,100	\$296,600	\$301,600	\$372,100	\$346,600	22.4
Whatcom	\$415,100	\$428,900	\$448,500	\$470,400	\$498,400	20.1
Whitman	\$287,500	\$297,200	\$306,100	\$271,900	\$323,100	12.4
Yakima	\$259,600	\$274,700	\$296,600	\$285,400	\$305,400	17.6
<b>Statewide</b>	<b>\$415,000</b>	<b>\$433,400</b>	<b>\$452,900</b>	<b>\$460,300</b>	<b>\$491,900</b>	<b>18.5</b>

WCRER Estimates

# HOME PRICES BY BEDROOMS

State of Washington and Counties

First Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q1 2020	Q1 2021	% Change	Q1 2020	Q1 2021	% Change	Q1 2020	Q1 2021	% Change
Adams	85,000	115,000	35.3	190,000	236,400	24.4	225,000	300,000	33.3
Asotin	153,700	191,400	24.5	232,500	250,000	7.5	316,700	275,000	-13.2
Benton	186,700	221,400	18.6	288,100	334,100	16.0	352,600	403,600	14.5
Chelan	264,300	335,700	27.0	327,300	421,400	28.8	492,300	NA	NA
Clallam	287,500	325,000	13.0	368,300	401,700	9.1	368,700	400,000	8.5
Clark	274,300	334,400	21.9	355,700	397,300	11.7	462,100	546,700	18.3
Columbia	130,000	130,000	0.0	208,300	262,500	26.0	275,000	350,000	27.3
Cowlitz	200,000	242,900	21.4	281,400	340,200	20.9	354,500	394,400	11.3
Douglas	245,000	350,000	42.9	347,400	371,200	6.9	387,500	469,200	21.1
Ferry	212,500	200,000	-5.9	170,000	180,000	5.9	130,000	450,000	NA
Franklin	186,700	221,400	18.6	288,100	334,100	16.0	352,600	403,600	14.5
Garfield	153,700	191,400	24.5	232,500	250,000	7.5	316,700	275,000	-13.2
Grant	160,000	260,000	62.5	212,900	258,600	21.5	280,000	328,100	17.2
Grays Harbor	177,300	248,900	40.4	238,100	293,300	23.2	236,100	362,500	53.5
Island	350,000	445,000	27.1	388,000	490,400	26.4	429,500	525,000	22.2
Jefferson	396,900	412,500	3.9	396,900	454,200	14.4	600,000	800,000	33.3
King	584,600	622,000	6.4	630,500	719,000	14.0	803,700	979,900	21.9
Kitsap	301,200	371,400	23.3	391,700	434,000	10.8	449,300	522,200	16.2
Kittitas	287,500	333,300	15.9	368,700	458,300	24.3	500,000	637,500	27.5
Klickitat	225,000	325,000	44.4	275,000	357,100	29.9	475,000	375,000	-21.1
Lewis	198,300	263,700	33.0	274,300	354,300	29.2	319,400	387,500	21.3
Lincoln	200,000	160,000	-20.0	212,500	100,000	-52.9	212,500	275,000	29.4
Mason	235,900	290,600	23.2	294,000	357,900	21.7	329,200	395,000	20.0
Okanogan	138,600	190,000	37.1	190,000	254,200	33.8	300,000	368,700	22.9
Pacific	177,500	225,000	26.8	239,300	281,800	17.8	200,000	450,000	NA
Pend Oreille	163,300	170,000	4.1	225,000	242,900	8.0	250,000	300,000	20.0
Pierce	296,300	349,300	17.9	375,100	433,400	15.5	462,500	541,000	17.0
San Juan	395,800	558,300	41.1	543,700	900,000	65.5	900,000	1,250,000	38.9
Skagit	292,400	397,200	35.8	379,500	464,600	22.4	445,000	558,300	25.5
Skamania	130,000	300,000	NA	293,700	375,000	27.7	366,700	325,000	-11.4
Snohomish	379,700	432,600	13.9	468,900	562,700	20.0	578,100	726,400	25.7
Spokane	176,900	221,200	25.0	268,400	334,000	24.4	338,200	395,700	17.0
Stevens	163,300	170,000	4.1	225,000	242,900	8.0	250,000	300,000	20.0
Thurston	291,700	354,300	21.5	344,000	405,600	17.9	396,700	477,400	20.3
Wahkiakum	225,000	525,000	NA	287,500	400,000	39.1	325,000	375,000	15.4
Walla Walla	156,700	262,500	67.5	275,000	335,400	22.0	358,300	388,500	8.4
Whatcom	301,700	358,700	18.9	403,600	490,500	21.5	514,300	583,300	13.4
Whitman	150,000	160,000	6.7	262,500	243,700	-7.2	320,800	415,000	29.4
Yakima	157,300	196,700	25.0	264,100	296,800	12.4	310,000	386,100	24.5
<b>Statewide</b>	<b>298,000</b>	<b>377,400</b>	<b>26.6</b>	<b>371,000</b>	<b>451,800</b>	<b>21.8</b>	<b>507,400</b>	<b>605,600</b>	<b>19.4</b>

WCRER Estimates



# HOUSING AFFORDABILITY INDEX

State of Washington and Counties

First Quarter 2021

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$214,000	2.88	\$52,500	\$710	154.0	\$36,750	\$701	112.7
Asotin	\$218,000	2.88	\$59,200	\$724	170.4	\$41,440	\$714	124.8
Benton	\$353,400	2.88	\$71,000	\$1,173	126.1	\$49,700	\$1,158	92.3
Chelan	\$444,700	2.88	\$71,800	\$1,476	101.3	\$50,260	\$1,458	74.2
Clallam	\$387,900	2.88	\$52,200	\$1,288	84.5	\$36,540	\$1,271	61.8
Clark	\$446,900	2.88	\$82,100	\$1,484	115.3	\$57,470	\$1,465	84.4
Columbia	\$223,100	2.88	\$48,300	\$740	135.9	\$33,810	\$731	99.5
Cowlitz	\$334,400	2.88	\$52,100	\$1,110	97.8	\$36,470	\$1,096	71.6
Douglas	\$400,000	2.88	\$61,200	\$1,328	96.0	\$42,840	\$1,311	70.3
Ferry	\$187,000	2.88	\$52,000	\$621	174.5	\$36,400	\$613	127.8
Franklin	\$353,400	2.88	\$73,000	\$1,173	129.6	\$51,100	\$1,158	94.9
Garfield	\$218,000	2.88	\$51,300	\$724	147.7	\$35,910	\$714	108.1
Grant	\$279,800	2.88	\$71,800	\$929	161.0	\$50,260	\$917	117.9
Grays Harbor	\$283,600	2.88	\$48,300	\$941	106.9	\$33,810	\$929	78.2
Island	\$480,700	2.88	\$66,600	\$1,596	87.0	\$46,620	\$1,576	63.7
Jefferson	\$446,900	2.88	\$60,400	\$1,484	84.8	\$42,280	\$1,465	62.1
King	\$780,200	2.88	\$101,700	\$2,591	81.8	\$71,190	\$2,558	59.9
Kitsap	\$448,100	2.88	\$79,700	\$1,488	111.6	\$55,790	\$1,469	81.7
Kittitas	\$461,100	2.88	\$62,900	\$1,531	85.6	\$44,030	\$1,512	62.7
Klickitat	\$350,000	2.88	\$69,000	\$1,162	123.7	\$48,300	\$1,147	90.6
Lewis	\$336,900	2.88	\$57,500	\$1,118	107.1	\$40,250	\$1,104	78.4
Lincoln	\$150,000	2.88	\$56,100	\$498	234.7	\$39,270	\$491	171.8
Mason	\$335,600	2.88	\$65,700	\$1,114	122.9	\$45,990	\$1,100	89.9
Okanogan	\$266,100	2.88	\$50,400	\$883	118.9	\$35,280	\$872	87.0
Pacific	\$255,300	2.88	\$50,700	\$847	124.6	\$35,490	\$837	91.2
Pend Oreille	\$225,000	2.88	\$48,100	\$747	134.2	\$33,670	\$737	98.2
Pierce	\$466,400	2.88	\$74,900	\$1,549	100.8	\$52,430	\$1,529	73.8
San Juan	\$725,000	2.88	\$66,500	\$2,407	57.6	\$46,550	\$2,377	42.1
Skagit	\$471,800	2.88	\$69,600	\$1,566	92.6	\$48,720	\$1,547	67.8
Skamania	\$340,000	2.88	\$63,500	\$1,129	117.2	\$44,450	\$1,114	85.8
Snohomish	\$619,600	2.88	\$96,900	\$2,057	98.1	\$67,830	\$2,031	71.8
Spokane	\$350,900	2.88	\$55,900	\$1,165	100.0	\$39,130	\$1,150	73.2
Stevens	\$225,000	2.88	\$50,300	\$747	140.3	\$35,210	\$737	102.7
Thurston	\$422,800	2.88	\$78,900	\$1,404	117.1	\$55,230	\$1,386	85.7
Wahkiakum	\$332,500	2.88	\$54,300	\$1,104	102.5	\$38,010	\$1,090	75.0
Walla Walla	\$346,600	2.88	\$59,000	\$1,151	106.8	\$41,300	\$1,136	78.2
Whatcom	\$498,400	2.88	\$69,300	\$1,655	87.3	\$48,510	\$1,634	63.9
Whitman	\$323,100	2.88	\$58,800	\$1,073	114.2	\$41,160	\$1,059	83.6
Yakima	\$305,400	2.88	\$50,900	\$1,014	104.6	\$35,630	\$1,001	76.6
<b>Statewide</b>	<b>\$491,900</b>	<b>2.88</b>	<b>\$80,900</b>	<b>\$1,633</b>	<b>103.2</b>	<b>\$56,630</b>	<b>\$1,613</b>	<b>75.6</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	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021
Adams	107.8	170.1	134.3	163.4	151.1	164.9	150.9	162.6	154.0
Asotin	140.6	150.2	156.9	167.7	167.6	173.1	182.4	173.7	170.4
Benton	119.9	116.4	126.0	124.3	130.1	125.6	129.4	128.3	126.1
Chelan	108.3	100.8	104.5	107.5	113.6	109.6	100.3	97.8	101.3
Clallam	91.7	85.5	86.9	87.5	84.4	86.8	90.9	90.2	84.5
Clark	112.1	113.7	117.6	122.2	122.0	125.7	123.3	120.4	115.3
Columbia	141.8	142.7	153.9	148.7	143.9	146.5	135.1	143.0	135.9
Cowlitz	98.1	93.7	96.4	97.8	102.6	98.6	99.0	99.1	97.8
Douglas	92.8	87.8	89.8	95.3	98.9	94.9	99.0	100.0	96.0
Ferry	154.9	157.9	186.5	174.8	174.9	183.9	193.0	173.1	174.5
Franklin	123.1	119.2	131.2	132.4	133.6	137.2	132.6	131.8	129.6
Garfield	122.0	126.0	136.7	139.4	145.4	140.9	153.3	150.9	147.7
Grant	180.6	162.9	166.4	162.4	180.0	176.4	166.4	166.3	161.0
Grays Harbor	119.5	114.4	111.9	119.4	130.7	112.1	109.1	113.6	106.9
Island	92.2	85.9	84.7	92.7	95.6	89.3	85.5	90.8	87.0
Jefferson	76.6	78.9	75.7	80.3	82.3	78.9	78.0	82.9	84.8
King	76.2	71.0	79.8	79.2	82.8	80.2	81.8	84.8	81.8
Kitsap	110.7	107.1	110.9	113.6	112.4	114.9	115.5	113.4	111.6
Kittitas	90.4	94.4	104.2	104.3	96.6	96.7	100.6	83.4	85.6
Klickitat	147.1	105.2	114.5	124.6	125.9	104.5	107.7	112.4	123.7
Lewis	112.4	115.2	117.7	125.8	119.8	117.8	113.0	113.4	107.1
Lincoln	196.7	201.7	239.9	213.6	203.7	195.5	166.6	174.6	234.7
Mason	134.8	126.0	127.9	127.5	131.4	126.2	125.3	121.9	122.9
Okanogan	143.0	113.0	116.3	115.0	160.9	134.2	99.7	109.5	118.9
Pacific	130.7	117.1	126.3	135.9	134.2	130.0	134.1	124.5	124.6
Pend	103.4	120.1	115.3	119.0	140.1	109.0	116.9	116.6	134.2
Pierce	104.0	103.2	107.1	110.6	105.8	107.4	108.9	106.5	100.8
San Juan	51.6	51.1	60.7	53.2	70.1	60.8	53.0	56.6	57.6
Skagit	99.0	92.4	99.9	102.4	101.2	99.4	100.4	98.6	92.6
Skamania	113.4	98.4	96.7	123.7	119.0	113.7	104.0	119.7	117.2
Snohomish	99.5	95.4	99.4	100.1	105.8	102.6	104.1	105.3	98.1
Spokane	107.8	101.0	102.8	107.2	109.0	101.0	104.3	104.7	100.0
Stevens	108.2	129.8	125.7	132.8	146.6	117.4	126.3	122.1	140.3
Thurston	119.7	119.9	125.1	127.8	123.5	124.8	128.0	124.6	117.1
Wahkiakum	105.6	101.3	100.9	112.1	114.5	112.1	100.0	113.9	102.5
Walla Walla	120.2	110.5	116.8	116.9	117.1	113.1	120.6	98.8	106.8
Whatcom	89.1	87.4	93.0	92.8	93.8	94.3	97.8	91.7	87.3
Whitman	100.1	104.6	117.3	109.9	114.9	122.5	121.1	134.7	114.2
Yakima	108.6	102.6	101.4	107.6	110.3	101.8	104.1	111.2	104.6
<b>Statewide</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>	<b>108.9</b>	<b>109.3</b>	<b>103.2</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	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021
Adams	76.6	120.9	98.3	119.6	110.6	120.7	110.5	119.0	112.7
Asotin	99.9	106.6	114.9	122.8	122.7	126.7	133.5	127.1	124.8
Benton	85.2	82.7	92.3	91.0	95.2	91.9	94.8	93.9	92.3
Chelan	76.9	71.6	76.5	78.7	83.1	80.2	73.4	71.6	74.2
Clallam	65.2	60.8	63.6	64.1	61.8	63.5	66.5	66.0	61.8
Clark	79.7	80.8	86.1	89.5	89.3	92.0	90.3	88.1	84.4
Columbia	100.7	101.3	112.7	108.9	105.3	107.3	98.9	104.7	99.5
Cowlitz	69.7	66.6	70.6	71.6	75.1	72.2	72.5	72.5	71.6
Douglas	66.0	62.4	65.7	69.7	72.4	69.4	72.5	73.2	70.3
Ferry	110.0	112.3	136.6	128.0	128.1	134.6	141.3	126.7	127.8
Franklin	87.5	84.7	96.0	96.9	97.8	100.5	97.1	96.5	94.9
Garfield	86.6	89.5	100.0	102.0	106.5	103.1	112.2	110.4	108.1
Grant	128.5	115.7	121.8	118.9	131.8	129.1	121.8	121.7	117.9
Grays Harbor	85.0	81.3	81.9	87.4	95.7	82.0	79.9	83.2	78.2
Island	65.5	61.0	62.0	67.9	69.9	65.3	62.6	66.4	63.7
Jefferson	54.5	56.0	55.4	58.8	60.3	57.8	57.1	60.7	62.1
King	54.1	50.4	58.5	58.0	60.6	58.7	59.9	62.0	59.9
Kitsap	78.7	76.1	81.2	83.1	82.3	84.1	84.6	83.0	81.7
Kittitas	64.3	67.0	76.3	76.4	70.7	70.8	73.7	61.0	62.7
Klickitat	104.5	74.8	83.8	91.2	92.2	76.5	78.8	82.2	90.6
Lewis	80.0	81.8	86.1	92.1	87.7	86.2	82.7	83.0	78.4
Lincoln	140.0	143.3	175.6	156.4	149.1	143.1	121.9	127.8	171.8
Mason	95.8	89.5	93.6	93.3	96.2	92.3	91.7	89.2	89.9
Okanogan	101.6	80.3	85.2	84.2	117.8	98.2	73.0	80.2	87.0
Pacific	92.9	83.2	92.4	99.5	98.2	95.2	98.2	91.1	91.2
Pend	73.5	85.4	84.4	87.1	102.5	79.8	85.6	85.4	NA
Pend Oreille	NA	NA	NA	NA	NA	NA	NA	NA	98.2
Pierce	74.0	73.3	78.4	81.0	77.5	78.6	79.7	78.0	73.8
San Juan	36.7	36.3	44.4	38.9	51.3	44.5	38.8	41.4	42.1
Skagit	70.4	65.7	73.1	75.0	74.0	72.8	73.5	72.2	67.8
Skamania	80.6	69.9	70.8	90.6	87.1	83.2	76.2	87.6	85.8
Snohomish	70.7	67.8	72.8	73.3	77.5	75.1	76.2	77.1	71.8
Spokane	76.5	71.7	75.3	78.5	79.8	73.9	76.4	76.6	73.2
Stevens	76.9	92.2	92.0	97.2	107.4	85.9	92.4	89.4	102.7
Thurston	85.1	85.2	91.6	93.5	90.4	91.4	93.7	91.2	85.7
Wahkiakum	75.0	72.0	73.8	82.1	83.8	82.0	73.2	83.4	75.0
Walla Walla	85.4	78.4	85.5	85.6	85.7	82.8	88.3	72.3	78.2
Whatcom	63.3	62.1	68.0	68.0	68.7	69.0	71.6	67.1	63.9
Whitman	71.2	74.3	85.9	80.4	84.1	89.7	88.6	98.6	83.6
Yakima	77.3	72.9	74.3	78.8	80.7	74.5	76.2	81.4	76.6
<b>Statewide</b>	<b>75.4</b>	<b>69.4</b>	<b>78.4</b>	<b>79.5</b>	<b>80.2</b>	<b>77.7</b>	<b>79.7</b>	<b>80.0</b>	<b>75.6</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 First Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	6.7	46.7	100.0
Asotin	NA	NA	NA	NA
Benton	1.2	3.7	10.2	60.8
Chelan	12.0	25.3	28.0	62.7
Clallam	NA	6.1	15.2	51.5
Clark	0.6	4.7	9.1	50.3
Columbia	NA	NA	NA	80.0
Cowlitz	NA	2.2	15.2	56.5
Douglas	NA	4.3	8.7	60.9
Ferry	NA	11.8	41.2	64.7
Franklin	1.2	3.7	10.2	60.8
Garfield	NA	NA	NA	NA
Grant	2.5	8.9	20.3	74.7
Grays Harbor	4.1	14.4	36.1	83.5
Island	NA	1.7	3.4	31.0
Jefferson	3.8	3.8	9.4	35.8
King	NA	0.1	2.4	24.5
Kitsap	0.7	0.7	4.1	32.4
Kittitas	NA	4.3	6.5	32.6
Klickitat	NA	NA	27.8	55.6
Lewis	1.4	5.5	20.5	61.6
Lincoln	40.0	40.0	40.0	60.0
Mason	NA	5.5	23.6	78.2
Okanogan	3.1	7.7	23.1	55.4
Pacific	NA	12.2	40.8	75.5
Pend Oreille	NA	13.6	36.4	70.5
Pierce	NA	0.7	2.5	37.4
San Juan	NA	1.8	1.8	10.5
Skagit	5.7	6.7	9.5	44.8
Skamania	NA	7.7	7.7	92.3
Snohomish	NA	0.6	3.7	32.2
Spokane	NA	5.0	17.4	48.8
Stevens	NA	13.6	36.4	70.5
Thurston	1.5	5.2	11.1	52.6
Wahkiakum	NA	NA	14.3	71.4
Walla Walla	NA	2.5	10.0	57.5
Whatcom	15.6	18.9	22.2	50.6
Whitman	2.2	6.7	15.6	84.4
Yakima	3.0	8.9	28.9	84.9
<b>Statewide</b>	<b>1.6</b>	<b>4.0</b>	<b>10.1</b>	<b>43.0</b>

WCRER Estimates

# LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of First Quarters

County	Q1 2014	Q1 2015	Q1 2016	Q1 2017	Q1 2018	Q1 2019	Q1 2020	Q1 2021	% Change
Adams	74	52	36	40	27	28	21	15	-28.6
Asotin	305	746	581	220	216	NA	NA	NA	NA
Benton	1,447	1,272	807	652	699	646	644	240	-62.7
Chelan	307	229	239	186	141	142	153	54	-64.7
Clallam	467	269	206	195	151	204	156	31	-80.1
Clark	2,065	1,151	816	678	743	814	735	326	-55.6
Columbia	442	416	377	323	279	238	NA	5	NA
Cowlitz	431	380	190	162	144	164	123	45	-63.4
Douglas	122	90	118	67	65	65	88	21	-76.1
Ferry	60	65	60	53	40	45	33	17	-48.5
Franklin	1,447	1,272	807	652	699	646	644	240	-62.7
Garfield	305	746	581	220	216	NA	NA	NA	NA
Grant	414	423	355	271	216	197	196	74	-62.2
GraysHarbor	601	550	448	366	322	266	254	85	-66.5
Island	604	472	337	289	249	275	189	56	-70.4
Jefferson	309	302	216	175	135	108	109	51	-53.2
King	3,254	2,643	2,162	1,687	1,721	3,297	2,143	1,061	-50.5
Kitsap	1,090	797	549	504	329	405	371	131	-64.7
Kittitas	323	363	227	133	132	139	128	42	-67.2
Klickitat	182	152	131	148	84	65	73	18	-75.3
Lewis	586	546	399	216	205	199	209	73	-65.1
Lincoln	36	42	28	17	23	23	13	5	-61.5
Mason	574	475	367	265	195	161	179	55	-69.3
Okanogan	353	364	399	250	221	200	169	65	-61.5
Pacific	342	275	234	182	177	164	125	48	-61.6
Pend	404	382	322	266	197	155	118	44	-62.7
Pierce	2,937	2,531	1,713	1,409	1,217	1,326	1,027	375	-63.5
SanJuan	332	285	269	207	183	165	182	54	-70.3
Skagit	624	478	409	295	275	320	253	96	-62.1
Skamania	55	55	41	30	38	41	36	13	-63.9
Snohomish	1,753	1,437	1,080	768	646	1,099	848	282	-66.7
Spokane	2,448	2,375	1,898	1,377	1,242	1,130	708	192	-72.9
Stevens	404	382	322	266	197	155	118	44	-62.7
Thurston	1,041	1,030	697	538	434	429	309	117	-62.1
Wahkiakum	NA	NA	32	22	16	21	16	7	-56.2
WallaWalla	442	416	377	323	279	238	NA	39	NA
Whatcom	984	804	727	451	407	470	467	206	-55.9
Whitman	172	163	142	100	87	74	89	44	-50.6
Yakima	758	776	603	483	452	359	407	288	-29.2
<b>Statewide</b>	<b>26,338</b>	<b>22,806</b>	<b>17,592</b>	<b>13,348</b>	<b>11,987</b>	<b>13,672</b>	<b>10,571</b>	<b>4,275</b>	<b>-59.6</b>

WCRER Estimates

# MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

March 2021

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	1.1	1.4	NA	1.2	-47.8
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	3.6	0.9	0.3	0.4	1.4	0.5	-64.3
Chelan	0.8	0	0.9	0.6	NA	0.8	-61.9
Clallam	NA	NA	0.5	0.2	1	0.4	-83.3
Clark	0.6	1.4	1.9	0.4	0.9	0.6	-62.5
Columbia	NA	NA	NA	NA	NA	1.6	NA
Cowlitz	NA	NA	NA	0.2	1.6	0.4	-63.6
Douglas	NA	NA	0.6	0.3	NA	0.5	-68.8
Ferry	NA	NA	1.9	3	NA	2.7	-67.5
Franklin	3.6	0.9	0.3	0.4	1.4	0.5	-64.3
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	0.3	0.7	2	0.7	-70.8
Grays Harbor	0.8	0.6	0.7	0.5	1.2	0.6	-72.7
Island	NA	NA	0	0.2	0.5	0.4	-75.0
Jefferson	NA	NA	1.1	0.7	2	1.2	-55.6
King	NA	NA	NA	0.3	0.5	0.5	-54.5
Kitsap	NA	NA	NA	0.2	0.7	0.4	-66.7
Kittitas	NA	NA	0.1	0.3	0.8	0.6	-71.4
Klickitat	NA	NA	NA	0.5	1.4	0.8	-76.5
Lewis	2.5	0.6	0.8	0.4	1.6	0.7	-66.7
Lincoln	1.6	0	0	0.8	2.4	0.7	-65.0
Mason	NA	NA	0.8	0.5	0.8	0.5	-75.0
Okanogan	1	0.4	1.2	1.2	5.9	1.7	-56.4
Pacific	NA	NA	0.8	0.9	2.8	1.1	-73.8
Pend Oreille	NA	NA	0.7	1.1	NA	1.1	-69.4
Pierce	NA	NA	0.3	0.2	0.5	0.3	-70.0
San Juan	NA	NA	0	0.5	2.5	2.1	-77.9
Skagit	14.9	NA	1	0.3	0.8	0.6	-66.7
Skamania	NA	NA	0	5.3	0.4	1.7	-54.1
Snohomish	NA	NA	1.2	0.3	0.3	0.3	-72.7
Spokane	NA	NA	0.2	0.1	0.7	0.3	-70.0
Stevens	NA	NA	0.7	1.1	NA	1.1	-69.4
Thurston	NA	NA	0.3	0.2	0.6	0.3	-62.5
Wahkiakum	NA	NA	NA	1.8	2.4	2.1	-55.3
Walla Walla	NA	NA	0.2	0.5	2	0.7	NA
Whatcom	4.1	2.3	0.5	0.5	0.8	0.8	-60.0
Whitman	1.9	0.5	0.6	1.9	1.9	1.4	-44.0
Yakima	2.4	2.2	1.8	1.7	NA	1.9	-32.1
<b>Statewide</b>	<b>2.2</b>	<b>1</b>	<b>0.7</b>	<b>0.4</b>	<b>0.7</b>	<b>0.6</b>	<b>-64.7</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 [realstate.washington.edu](http://realstate.washington.edu) for updates.

# MEDIAN HOME PRICES

State of Washington and Counties  
Annual, 2013-2020

County	2013	2014	2015	2016	2017	2018	2019	2020
Adams	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600	\$192,700	\$216,900
Asotin	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900
Benton	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500
Chelan	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200	\$357,000	\$418,600
Clallam	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000	\$309,800	\$352,600
Clark	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100	\$371,700	\$403,700
Columbia	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700	\$186,400	\$214,700
Cowlitz	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900	\$275,200	\$307,500
Douglas	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200	\$347,800	\$373,200
Ferry	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000	\$172,900
Franklin	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500
Garfield	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900
Grant	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300	\$227,900	\$258,500
GraysHarbor	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600	\$215,200	\$251,100
Island	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000	\$388,100	\$442,700
Jefferson	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800	\$402,000	\$455,900
King	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900	\$677,700	\$729,600
Kitsap	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800	\$381,400	\$425,100
Kittitas	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000	\$346,200	\$411,000
Klickitat	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000	\$283,100	\$370,800
Lewis	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400	\$258,700	\$304,100
Lincoln	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600	\$142,500	\$202,100
Mason	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900	\$271,900	\$319,600
Okanogan	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800	\$220,400	\$254,500
Pacific	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100	\$206,000	\$234,300
Pend	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000
Pierce	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400	\$372,200	\$424,300
SanJuan	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000	\$652,000	\$694,800
Skagit	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900	\$374,100	\$421,800
Skamania	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000	\$323,100	\$340,500
Snohomish	\$299,100	\$328,700	\$358,900	\$391,700	\$439,300	\$482,100	\$493,000	\$549,400
Spokane	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200	\$276,600	\$318,200
Stevens	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000
Thurston	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800	\$341,200	\$383,600
Wahkiakum	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900	\$256,800	\$313,900
WallaWalla	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900	\$260,300	\$305,500
Whatcom	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300	\$401,300	\$444,400
Whitman	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100	\$287,500	\$291,300
Yakima	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600	\$249,000	\$281,500
<b>Statewide</b>	<b>\$253,800</b>	<b>\$267,600</b>	<b>\$438,000</b>	<b>\$289,100</b>	<b>\$315,900</b>	<b>\$362,100</b>	<b>\$397,900</b>	<b>\$452,400</b>

WCRER Estimates

# TOTAL BUILDING PERMITS

State of Washington and Counties  
Annual, 2012-2020

County	2012	2013	2014	2015	2016	2017	2018	2019	2020	% Change by year
Adams	29	54	50	86	31	31	47	73	99	35.6
Asotin	19	23	35	31	32	34	34	86	161	87.2
Benton	1,094	930	942	1,124	1,357	1,111	1,285	1,540	1,345	-12.7
Chelan	207	577	304	365	393	442	590	606	670	10.6
Clallam	168	122	160	216	247	307	336	287	279	-2.8
Clark	1,558	2,942	2,240	3,283	3,310	3,787	3,598	4,722	5,022	6.4
Columbia	2	7	7	10	2	4	4	4	10	150.0
Cowlitz	132	195	178	173	308	484	318	351	346	-1.4
Douglas	92	129	156	162	181	187	217	349	321	-8.0
Ferry	15	20	10	16	21	0	1	27	26	-3.7
Franklin	531	375	322	510	530	698	616	601	620	3.2
Garfield	3	1	3	NA	1	1	2	2	4	100.0
Grant	275	279	264	457	650	445	451	489	544	11.2
GraysHarbor	125	122	142	178	207	251	463	344	342	-0.6
Island	178	221	252	281	373	408	391	369	445	20.6
Jefferson	83	101	121	177	238	172	143	174	157	-9.8
King	11,614	12,277	14,703	15,226	17,699	18,641	18,460	17,919	12,337	-31.2
Kitsap	804	913	598	1,066	1,059	1,094	1,149	1,117	1,285	15.0
Kittitas	195	344	283	288	323	531	629	411	414	0.7
Klickitat	78	94	83	120	123	115	127	112	124	10.7
Lewis	121	95	164	129	232	234	275	301	382	26.9
Lincoln	27	45	30	33	50	43	58	48	56	16.7
Mason	121	135	108	111	166	212	276	293	305	4.1
Okanogan	103	134	165	165	133	144	153	156	197	26.3
Pacific	130	139	63	62	77	85	131	91	92	1.1
Pend	36	37	42	47	59	41	48	50	80	60.0
Pierce	2,479	2,892	3,777	3,046	3,865	4,968	5,449	4,272	4,922	15.2
SanJuan	92	109	109	100	124	115	156	133	116	-12.8
Skagit	229	283	274	424	505	663	585	518	561	8.3
Skamania	23	26	34	47	38	58	63	73	82	12.3
Snohomish	3,573	4,348	3,473	2,594	3,925	3,725	4,277	4,408	5,780	31.1
Spokane	1,353	1,634	1,839	1,978	3,596	3,460	2,926	3,106	3,170	2.1
Stevens	71	84	79	74	109	140	200	194	192	-1.0
Thurston	1,012	1,289	1,003	931	2,081	1,067	1,750	1,713	1,161	-32.2
Wahkiakum	5	12	11	15	15	20	11	16	25	56.2
WallaWalla	150	241	207	188	218	144	221	190	154	-18.9
Whatcom	637	999	1,007	911	1,183	1,256	1,464	1,821	1,382	-24.1
Whitman	283	380	218	141	194	242	264	415	98	-76.4
Yakima	471	358	442	392	422	434	578	1,043	575	-44.9
<b>Statewide</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>43,881</b>	<b>-9.4</b>

U.S. Department of Commerce



# SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties  
Annual, 2012-2020

County	2012	2013	2014	2015	2016	2017	2018	2019	2020	% Change by year
Adams	26	44	46	75	28	23	47	71	99	39.4
Asotin	19	21	33	31	30	34	30	29	87	200.0
Benton	897	840	798	825	952	848	942	1,082	1,125	4.0
Chelan	205	259	286	358	385	414	420	384	473	23.2
Clallam	168	122	160	215	243	287	320	275	275	0.0
Clark	1,190	1,699	1,588	2,220	2,645	2,080	2,793	2,929	3,220	9.9
Columbia	2	7	7	10	2	4	4	4	7	75.0
Cowlitz	132	155	160	168	273	464	294	309	331	7.1
Douglas	92	127	147	132	158	185	206	248	233	-6.0
Ferry	15	20	10	16	21	0	1	27	26	-3.7
Franklin	374	245	280	396	496	609	616	574	620	8.0
Garfield	3	1	3	NA	1	1	2	2	4	100.0
Grant	251	236	230	228	264	350	383	441	440	-0.2
GraysHarbor	125	122	140	174	207	251	455	340	338	-0.6
Island	176	221	252	281	369	401	375	351	329	-6.3
Jefferson	83	101	121	154	234	172	143	174	155	-10.9
King	3,864	4,419	4,215	4,010	4,254	4,356	4,442	3,777	3,688	-2.4
Kitsap	634	674	519	796	862	952	903	931	909	-2.4
Kittitas	180	285	265	285	304	364	435	396	378	-4.5
Klickitat	78	88	78	120	105	99	119	102	105	2.9
Lewis	97	95	129	129	156	218	271	260	327	25.8
Lincoln	27	45	30	33	50	43	58	46	56	21.7
Mason	121	120	108	111	166	208	266	291	303	4.1
Okanogan	103	98	160	164	133	138	149	154	163	5.8
Pacific	130	139	63	62	77	85	94	91	92	1.1
Pend	36	37	42	47	59	41	48	50	80	60.0
Pierce	2,009	2,369	2,371	2,253	2,469	3,014	2,491	2,551	2,664	4.4
SanJuan	92	109	109	100	118	112	152	113	114	0.9
Skagit	227	283	262	410	420	534	542	436	300	-31.2
Skamania	23	26	24	47	38	58	61	64	82	28.1
Snohomish	2,174	1,985	2,079	2,383	2,702	2,627	2,201	2,409	2,508	4.1
Spokane	963	1,299	1,014	1,340	1,661	1,608	1,696	1,696	1,662	-2.0
Stevens	67	66	79	74	99	136	200	192	186	-3.1
Thurston	959	929	934	881	1,084	950	912	812	708	-12.8
Wahkiakum	5	12	11	15	15	20	11	16	21	31.2
WallaWalla	102	134	183	184	182	144	221	160	132	-17.5
Whatcom	488	568	542	599	718	793	767	816	718	-12.0
Whitman	70	100	75	81	78	80	126	128	90	-29.7
Yakima	301	300	352	390	405	412	480	569	494	-13.2
<b>Statewide</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>23,542</b>	<b>1.0</b>

U.S. Department of Commerce

# TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2015-2020

County	2015	2016	2017	2018	2019	2020	% Change by year
Adams	6,461	6,492	6,523	6,570	6,643	6,742	1.5
Asotin	9,908	9,940	9,974	10,008	10,094	10,255	1.6
Benton	72,422	73,779	74,890	76,175	77,715	79,060	1.7
Chelan	36,262	36,655	37,097	37,687	38,293	38,963	1.7
Clallam	36,270	36,517	36,824	37,160	37,447	37,726	0.7
Clark	175,098	178,408	182,195	185,793	190,515	195,537	2.6
Columbia	2,150	2,152	2,156	2,160	2,164	2,174	0.5
Cowlitz	43,888	44,196	44,680	44,998	45,349	45,695	0.8
Douglas	16,173	16,354	16,541	16,758	17,107	17,428	1.9
Ferry	4,142	4,163	4,163	4,164	4,191	4,217	0.6
Franklin	27,210	27,740	28,438	29,054	29,655	30,275	2.1
Garfield	1,351	1,352	1,353	1,355	1,357	1,361	0.3
Grant	35,246	35,896	36,341	36,792	37,281	37,825	1.5
GraysHarbor	36,600	36,807	37,058	37,521	37,865	38,207	0.9
Island	39,274	39,647	40,055	40,446	40,815	41,260	1.1
Jefferson	17,311	17,549	17,721	17,864	18,038	18,195	0.9
King	916,113	933,812	952,453	970,913	988,832	1,001,169	1.2
Kitsap	108,776	109,835	110,929	112,078	113,195	114,480	1.1
Kittitas	21,917	22,240	22,771	23,400	23,811	24,225	1.7
Klickitat	10,211	10,334	10,449	10,576	10,688	10,812	1.2
Lewis	33,792	34,024	34,258	34,533	34,834	35,216	1.1
Lincoln	5,908	5,958	6,001	6,059	6,107	6,163	0.9
Mason	30,441	30,607	30,819	31,095	31,388	31,693	1.0
Okanogan	21,828	21,961	22,105	22,258	22,414	22,611	0.9
Pacific	15,708	15,785	15,870	16,001	16,092	16,184	0.6
Pend	7,738	7,797	7,838	7,886	7,936	8,016	1.0
Pierce	341,976	345,841	350,809	356,258	360,530	365,452	1.4
SanJuan	12,378	12,502	12,617	12,773	12,906	13,022	0.9
Skagit	51,708	52,213	52,876	53,461	53,979	54,540	1.0
Skamania	5,460	5,498	5,556	5,619	5,692	5,774	1.4
Snohomish	303,608	307,533	311,258	315,535	319,943	325,723	1.8
Spokane	212,863	216,459	219,919	222,845	225,951	229,121	1.4
Stevens	19,657	19,766	19,906	20,106	20,300	20,492	0.9
Thurston	112,681	114,762	115,829	117,579	119,292	120,453	1.0
Wahkiakum	2,114	2,129	2,149	2,160	2,176	2,201	1.1
WallaWalla	24,410	24,628	24,772	24,993	25,183	25,337	0.6
Whatcom	93,917	95,100	96,356	97,820	99,641	101,023	1.4
Whitman	20,264	20,458	20,700	20,964	21,379	21,477	0.5
Yakima	88,759	89,181	89,615	90,193	91,236	91,811	0.6
<b>Statewide</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>3,251,915</b>	<b>1.4</b>

WCRER estimates

# SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2015-2020

County	2015	2016	2017	2018	2019	2020	% Change by year
Adams	4,246	4,274	4,297	4,344	4,415	4,514	2.2
Asotin	7,138	7,168	7,202	7,232	7,261	7,348	1.2
Benton	49,070	50,022	50,870	51,812	52,894	54,019	2.1
Chelan	26,042	26,427	26,841	27,261	27,645	28,118	1.7
Clallam	26,642	26,885	27,172	27,492	27,767	28,042	1.0
Clark	127,354	129,999	132,079	134,872	137,801	141,021	2.3
Columbia	1,689	1,691	1,695	1,699	1,703	1,710	0.4
Cowlitz	30,981	31,254	31,718	32,012	32,321	32,652	1.0
Douglas	11,105	11,263	11,448	11,654	11,902	12,135	2.0
Ferry	2,975	2,996	2,996	2,997	3,024	3,050	0.9
Franklin	19,004	19,500	20,109	20,725	21,299	21,919	2.9
Garfield	1,033	1,034	1,035	1,037	1,039	1,043	0.4
Grant	21,346	21,610	21,960	22,343	22,784	23,224	1.9
GraysHarbor	26,418	26,625	26,876	27,331	27,671	28,009	1.2
Island	31,468	31,837	32,238	32,613	32,964	33,293	1.0
Jefferson	13,486	13,720	13,892	14,035	14,209	14,364	1.1
King	519,352	523,606	527,962	532,404	536,181	539,869	0.7
Kitsap	79,124	79,986	80,938	81,841	82,772	83,681	1.1
Kittitas	15,212	15,516	15,880	16,315	16,711	17,089	2.3
Klickitat	7,200	7,305	7,404	7,523	7,625	7,730	1.4
Lewis	23,878	24,034	24,252	24,523	24,783	25,110	1.3
Lincoln	4,499	4,549	4,592	4,650	4,696	4,752	1.2
Mason	22,764	22,930	23,138	23,404	23,695	23,998	1.3
Okanogan	15,748	15,881	16,019	16,168	16,322	16,485	1.0
Pacific	11,163	11,240	11,325	11,419	11,510	11,602	0.8
Pend	5,813	5,872	5,913	5,961	6,011	6,091	1.3
Pierce	235,915	238,384	241,398	243,889	246,440	249,104	1.1
SanJuan	10,581	10,699	10,811	10,963	11,076	11,190	1.0
Skagit	38,592	39,012	39,546	40,088	40,524	40,824	0.7
Skamania	3,974	4,012	4,070	4,131	4,195	4,277	2.0
Snohomish	204,729	207,431	210,058	212,259	214,668	217,176	1.2
Spokane	145,351	147,012	148,620	150,316	152,012	153,674	1.1
Stevens	14,503	14,602	14,738	14,938	15,130	15,316	1.2
Thurston	80,175	81,259	82,209	83,121	83,933	84,641	0.8
Wahkiakum	1,571	1,586	1,606	1,617	1,633	1,654	1.3
WallaWalla	17,105	17,287	17,431	17,652	17,812	17,944	0.7
Whatcom	60,964	61,682	62,475	63,242	64,058	64,776	1.1
Whitman	10,154	10,232	10,312	10,438	10,566	10,656	0.9
Yakima	60,889	61,294	61,706	62,186	62,755	63,249	0.8
<b>Statewide</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>2,105,349</b>	<b>1.1</b>

WCRER estimates

# MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2015-2020

County	2015	2016	2017	2018	2019	2020	% Change by year
Adams	2,215	2,218	2,226	2,226	2,228	2,228	0.0
Asotin	2,770	2,772	2,772	2,776	2,833	2,907	2.6
Benton	23,352	23,757	24,020	24,363	24,821	25,041	0.9
Chelan	10,220	10,228	10,256	10,426	10,648	10,845	1.9
Clallam	9,628	9,632	9,652	9,668	9,680	9,684	0.0
Clark	47,744	48,409	50,116	50,921	52,714	54,516	3.4
Columbia	461	461	461	461	461	464	0.7
Cowlitz	12,907	12,942	12,962	12,986	13,028	13,043	0.1
Douglas	5,068	5,091	5,093	5,104	5,205	5,293	1.7
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	8,206	8,240	8,329	8,329	8,356	8,356	0.0
Garfield	318	318	318	318	318	318	0.0
Grant	13,900	14,286	14,381	14,449	14,497	14,601	0.7
GraysHarbor	10,182	10,182	10,182	10,190	10,194	10,198	0.0
Island	7,806	7,810	7,817	7,833	7,851	7,967	1.5
Jefferson	3,825	3,829	3,829	3,829	3,829	3,831	0.1
King	396,761	410,206	424,491	438,509	452,651	461,300	1.9
Kitsap	29,652	29,849	29,991	30,237	30,423	30,799	1.2
Kittitas	6,705	6,724	6,891	7,085	7,100	7,136	0.5
Klickitat	3,011	3,029	3,045	3,053	3,063	3,082	0.6
Lewis	9,914	9,990	10,006	10,010	10,051	10,106	0.5
Lincoln	1,409	1,409	1,409	1,409	1,411	1,411	0.0
Mason	7,677	7,677	7,681	7,691	7,693	7,695	0.0
Okanogan	6,080	6,080	6,086	6,090	6,092	6,126	0.6
Pacific	4,545	4,545	4,545	4,582	4,582	4,582	0.0
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	106,061	107,457	109,411	112,369	114,090	116,348	2.0
SanJuan	1,797	1,803	1,806	1,810	1,830	1,832	0.1
Skagit	13,116	13,201	13,330	13,373	13,455	13,716	1.9
Skamania	1,486	1,486	1,486	1,488	1,497	1,497	0.0
Snohomish	98,879	100,102	101,200	103,276	105,275	108,547	3.1
Spokane	67,512	69,447	71,299	72,529	73,939	75,447	2.0
Stevens	5,154	5,164	5,168	5,168	5,170	5,176	0.1
Thurston	32,506	33,503	33,620	34,458	35,359	35,812	1.3
Wahkiakum	543	543	543	543	543	547	0.7
WallaWalla	7,305	7,341	7,341	7,341	7,371	7,393	0.3
Whatcom	32,953	33,418	33,881	34,578	35,583	36,247	1.9
Whitman	10,110	10,226	10,388	10,526	10,813	10,821	0.1
Yakima	27,870	27,887	27,909	28,007	28,481	28,562	0.3
<b>Statewide</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>1,146,566</b>	<b>1.8</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).

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