

HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	160	14.3	45.5	24	-62.5	\$230,000	17.8	158.1	115.7
Asotin	130	0.0	0.0	4	33.3	\$235,000	11.5	169.7	124.2
Benton	4,810	3.4	8.1	445	21.6	\$393,000	16.8	124.3	91.0
Chelan	1,060	5.0	7.1	102	0.0	\$541,200	21.3	79.6	58.3
Clallam	1,140	6.5	9.6	21	-41.7	\$425,700	19.9	86.0	63.0
Clark	8,500	8.4	19.7	1,741	28.1	\$491,400	17.4	111.8	81.9
Columbia	100	0.0	-16.7	1	-66.7	\$246,200	22.1	135.2	99.0
Cowlitz	1,580	6.8	12.9	73	-2.7	\$372,300	16.7	91.1	66.7
Douglas	640	6.7	0.0	13	0.0	\$455,200	18.8	86.1	63.0
Ferry	120	9.1	20.0	4	-20.0	\$220,000	31.2	171.3	125.4
Franklin	1,610	3.2	8.1	162	-12.0	\$393,000	16.8	114.1	83.5
Garfield	30	50.0	50.0	2	0.0	\$235,000	11.5	146.5	107.2
Grant	1,380	5.3	24.3	82	-15.5	\$327,100	20.0	130.6	95.6
Grays Harbor	2,380	8.7	13.9	36	5.9	\$327,100	19.9	132.7	97.1
Island	2,080	2.0	16.9	23	4.5	\$550,800	15.1	89.1	65.2
Jefferson	680	4.6	13.3	106	140.9	\$618,100	29.7	70.9	51.9
King	32,800	8.0	24.6	4,865	26.1	\$856,700	14.7	82.8	60.6
Kitsap	5,330	7.5	16.1	990	140.9	\$512,700	18.1	100.8	73.8
Kittitas	1,380	4.5	17.9	150	28.2	\$471,100	18.3	84.8	62.1
Klickitat	340	0.0	13.3	3	-50.0	\$430,800	13.1	99.1	72.6
Lewis	1,590	4.6	16.1	75	-24.2	\$381,900	18.0	103.8	76.0
Lincoln	170	21.4	30.8	5	-16.7	\$258,300	48.0	165.3	121.0
Mason	1,540	6.2	10.0	22	-26.7	\$390,800	16.2	122.5	89.6
Okanogan	570	-1.7	7.5	18	125.0	\$321,900	3.2	82.3	60.3
Pacific	660	3.1	20.0	30	50.0	\$328,400	41.1	106.1	77.7
Pend Oreille	330	6.5	13.8	5	-37.5	\$317,100	28.6	96.7	70.8
Pierce	17,100	6.7	17.5	1,660	24.8	\$517,500	19.3	98.6	72.1
San Juan	440	2.3	29.4	42	10.5	\$887,500	14.5	57.7	42.3
Skagit	2,370	2.6	6.8	87	45.0	\$510,800	16.9	75.1	55.0
Skamania	310	3.3	3.3	20	42.9	\$431,200	12.9	105.7	77.4
Snohomish	13,320	8.9	19.1	1,130	-5.4	\$685,400	21.5	85.8	62.8
Spokane	8,530	-2.0	-4.8	994	24.1	\$413,700	25.3	88.8	65.0
Stevens	980	6.5	15.3	7	-41.7	\$317,100	28.6	105.0	76.8
Thurston	5,960	10.0	13.1	316	0.6	\$472,600	20.4	111.0	81.2
Wahkiakum	100	25.0	0.0	2	0.0	\$376,000	29.3	108.9	79.7
Walla Walla	710	0.0	-15.5	30	7.1	\$381,700	26.6	104.5	76.5
Whatcom	3,650	6.4	14.8	378	41.6	\$562,000	25.3	86.1	63.0
Whitman	510	6.2	18.6	69	885.7	\$361,500	18.1	97.6	71.5
Yakima	2,250	8.7	15.4	159	13.6	\$337,700	13.9	112.9	82.6
Statewide	127,330	6.4	15.7	13,896	24.3	\$578,500	27.7	91.6	67.1

1. Home Resales are Center estimates based on MLS reports or deed recording.

2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.

3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.

4. Median prices are Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.

5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.

6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.

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