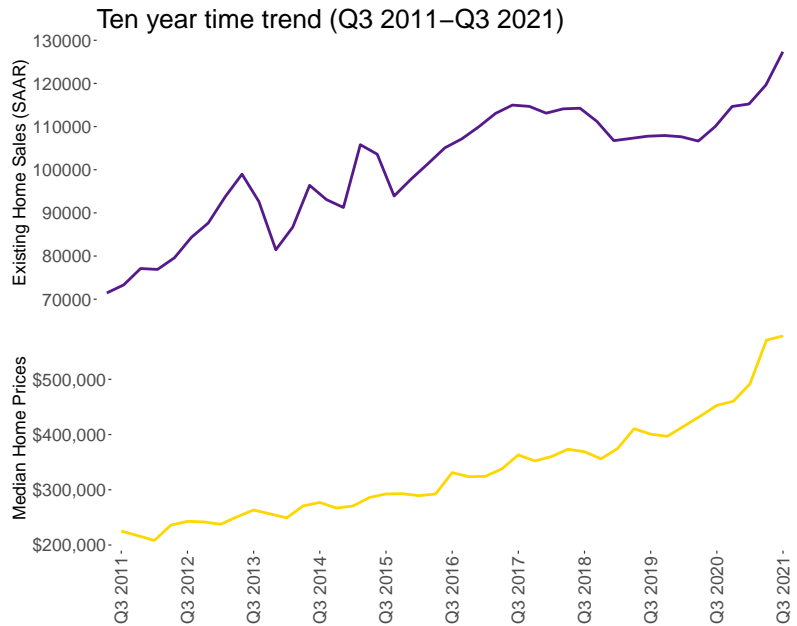


Washington Market Highlights: Third Quarter 2021

- Existing home sales rose in the third quarter by 6.4 percent to a seasonally adjusted annual rate of 127,330 units compared to last quarter, and rose 15.7 percent compared to a year earlier.
- Building permit activity rose 24.3 percent from a year earlier, totaling 13,896 new units authorized. Of these, 5,672 were issued for single-family units.
- The median price home sold in Washington during the third quarter was \$578,500, 27.7 percent higher than a year earlier.
- Housing affordability rose for all buyers and for first-time buyers from the previous quarter. The All-Buyer Housing Affordability Index stayed above 100 in 21 of Washington's 39 counties.
- Inventories of homes available for sale totaled 8,174 single-family homes at the end of the quarter, a 19.7% increase from the previous quarter and a 13.1 percent decline from a year ago. This inventory level represented a 0.7 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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Third Quarter 2021
 Issued November 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 $[(\text{Listings}/\text{SAAR}) \times 12 = \text{month's supply}]$. 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 third 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 \$578,500 in the third quarter, 27.7 percent higher than the same time in 2020.

The seasonally adjusted annual rate of existing home sales rose 15.7 percent from the third quarter of 2020—from 110,010 to 127,330. 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, Pacific county recorded the highest relative increase of 41.1 percent. No counties recorded lower median prices.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$220,000 in Ferry County to \$887,500 in San Juan County. (King County has the second highest median values at \$856,700).

Housing affordability rose in the third quarter from the previous quarter and fell from the previous year. That index—where 100 means a middle-income family can just qualify for

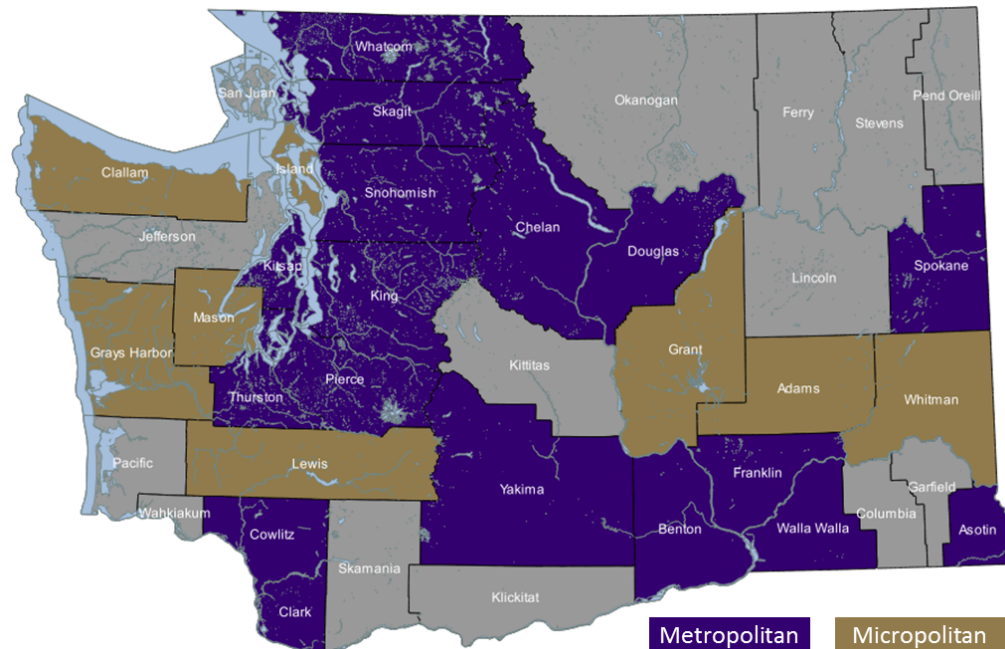
a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 91.6, down from 88.4 in the second quarter of 2021. This metric suggests that, given the same down payment and mortgage, a middle-income family had only 91.6 percent of the income required to purchase a home selling the median.

Statewide, the first-time buyer index rose by 2.4 points, ending the quarter at 67.1. 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 67.1 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 Ferry County the most affordable. Thirty-four 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 increasing. In the third quarter of 2021, a total of 13,896 building permits were recorded, up (24.3%) 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:

2 of 39

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

6.4%

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

2.0%

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

127,330

Seasonally Adjusted Annual Sales (SAAR).

170

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

15.7%

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

Zero

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

33 of 39

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

0 of 1

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

50.0%

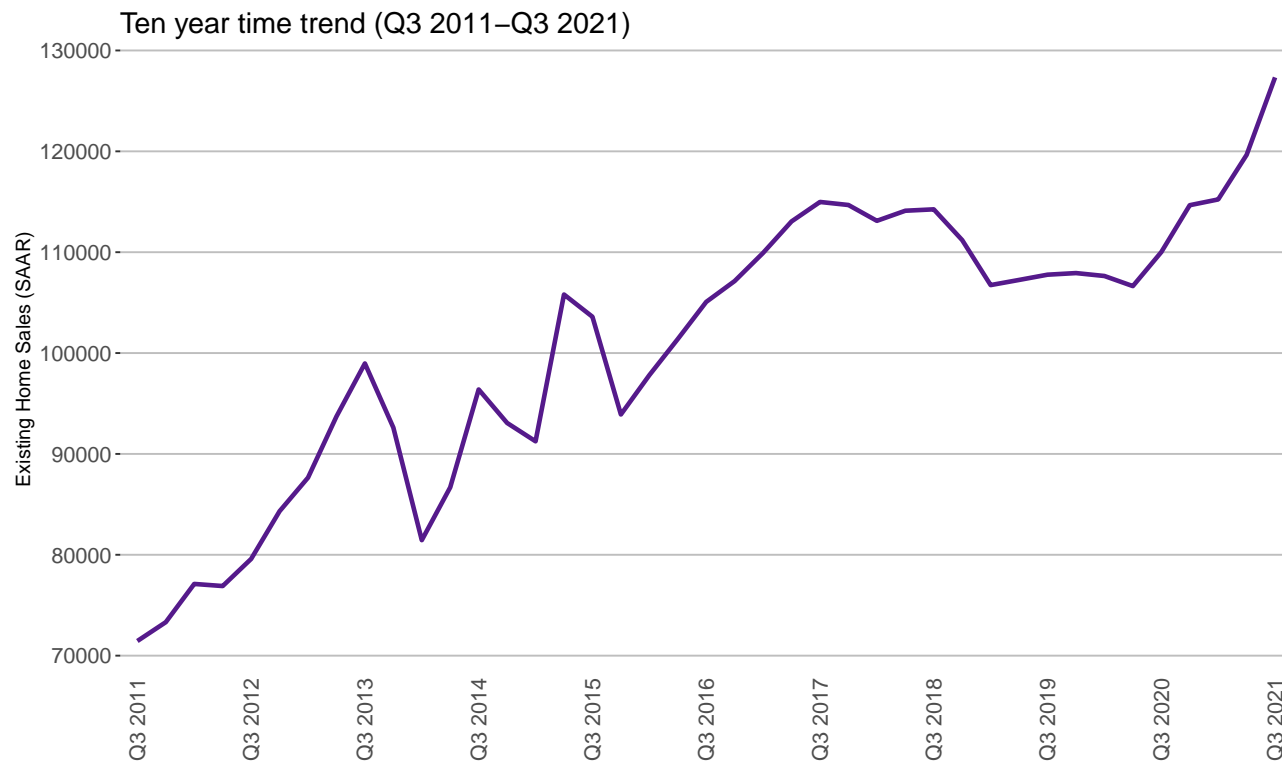
Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Garfield** county.

2,430

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

110,350

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.7 %** of state total).



Housing Construction:

13,896

Number of building permits issued during the quarter.

24.3%

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

20.8%

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

8.6%

Decline in year-over-year single family permits (**531** fewer units).

65.2%

Increase in year-over-year multifamily permits (**3,247** more units).

140.9%

Greatest year-over-year increase in permits in a Metropolitan county, (**Kitsap** county, **579** additional units).

885.7%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Whitman** county, **62** additional units).

17 of 21

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.

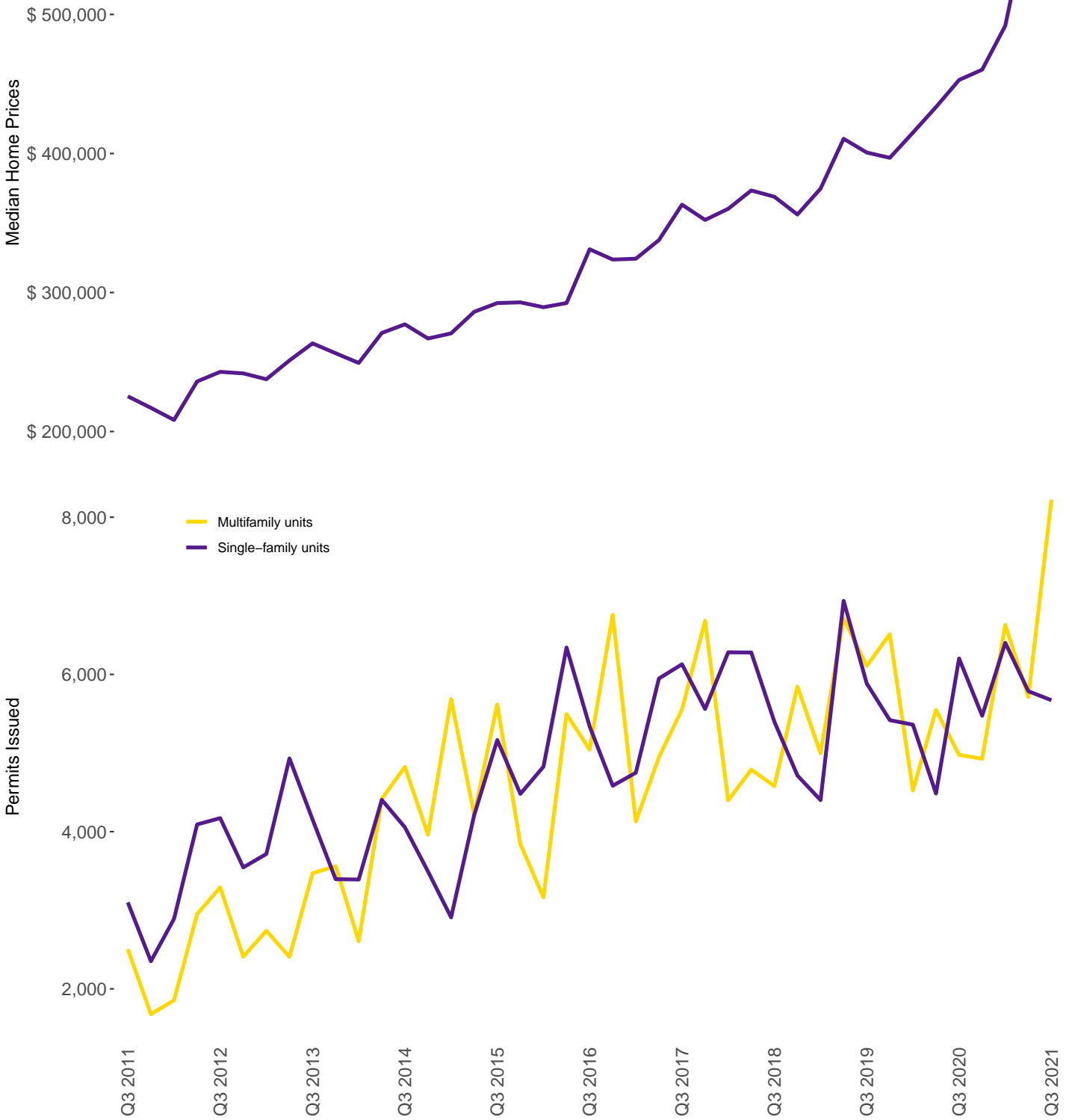
12 of 14

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.

1 of 4

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

Ten year time trend (Q3 2011–Q3 2021)



Home Prices:

\$578,500

Median selling price of a single family home.

27.7%

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

1.7%

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

\$887,500

Highest median price in the state seen in **San Juan** county.

\$220,000

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

\$230,000–\$550,800

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

Thirty-eight of Thirty-nine

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

27.7%, 16.7%, & 16.9%

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 14.7%

Pierce 19.3%

Snohomish 21.5%

Spokane 25.3%

Thurston 20.4%

Prices by Bedroom:

\$417,700

Median price for a 2-bedroom single family home, a **19.8%** year-over-year **increase**.

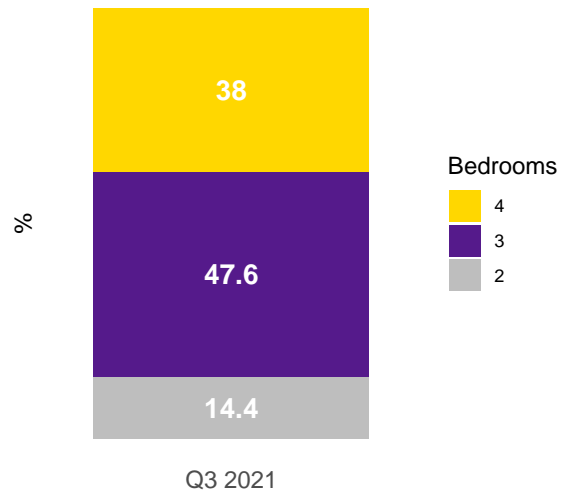
\$512,800

Median price for a 3-bedroom single family home, a **20.8%** year-over-year **increase**.

\$686,600

Median price for a 4-bedroom single family home, a **18.4%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

3.4%

Smallest increase in price of a 2-bedroom home in a Metropolitan county, seen in **Chelan** county.

Nine

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

Zero & Zero

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

Housing Affordability:

27.7%

Year-over-year increase in home prices.

Better & Worse

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

91.6

Statewide all-buyer housing affordability index.

57.7 to 171.3

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

30 of 39

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

75.1 & 86.0

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

67.1

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

5 of 39

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

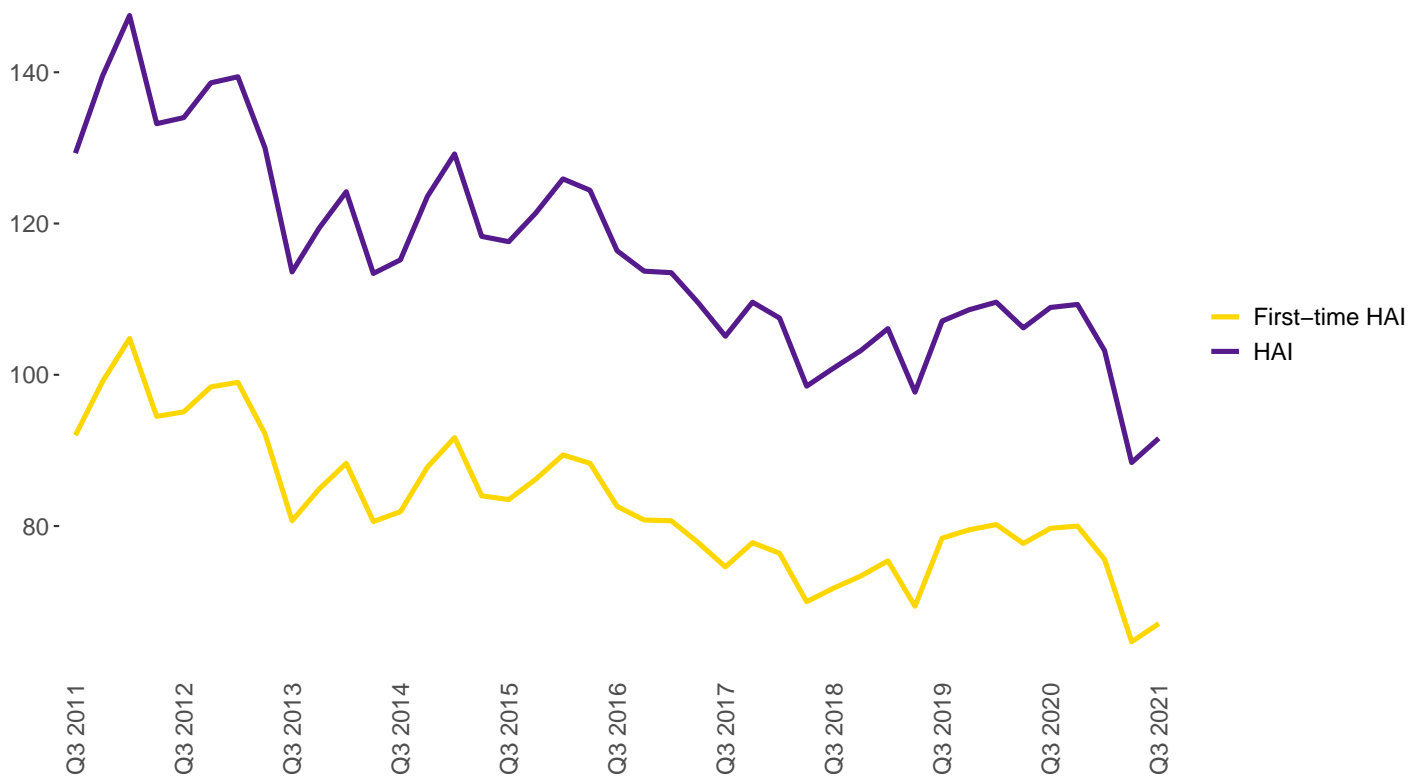
55.0 to 124.2

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

63.0 to 115.7

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

Ten year time trend (Q3 2011–Q3 2021)



Availability of Affordable Housing:

\$84,400

Statewide median household income

\$42,200 to \$112,900

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

\$59,080

Statewide median household income for first-time buyers

\$29,540 to \$79,030

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

0.6%
Statewide inventory priced below \$80,000, **equal** to 1.2% from a year ago.

36 of 39
Number of counties with less than 2% of homes priced below \$80,000.

0.1% & 0%
Homes in **King** and **San Juan** counties below \$80,000.

2.1%
Statewide inventory priced below \$160,000, **declined** from **3.9%** a year ago.

0.2% to 7.2%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** and **Pierce** counties, and high in **Whatcom** county.

Available Inventory:

8,174

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

1,344 & 1,229

Increase from last quarter (**19.7%**), and **decline** from last year (**13.1%**).

1,718 & 989

Largest inventories seen in **King** county and **Pierce** county. Up **13.5%**, and up **32.2%** from last quarter.

One of One

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

5 of 39
Number of counties with a decline in listings since the last quarter.

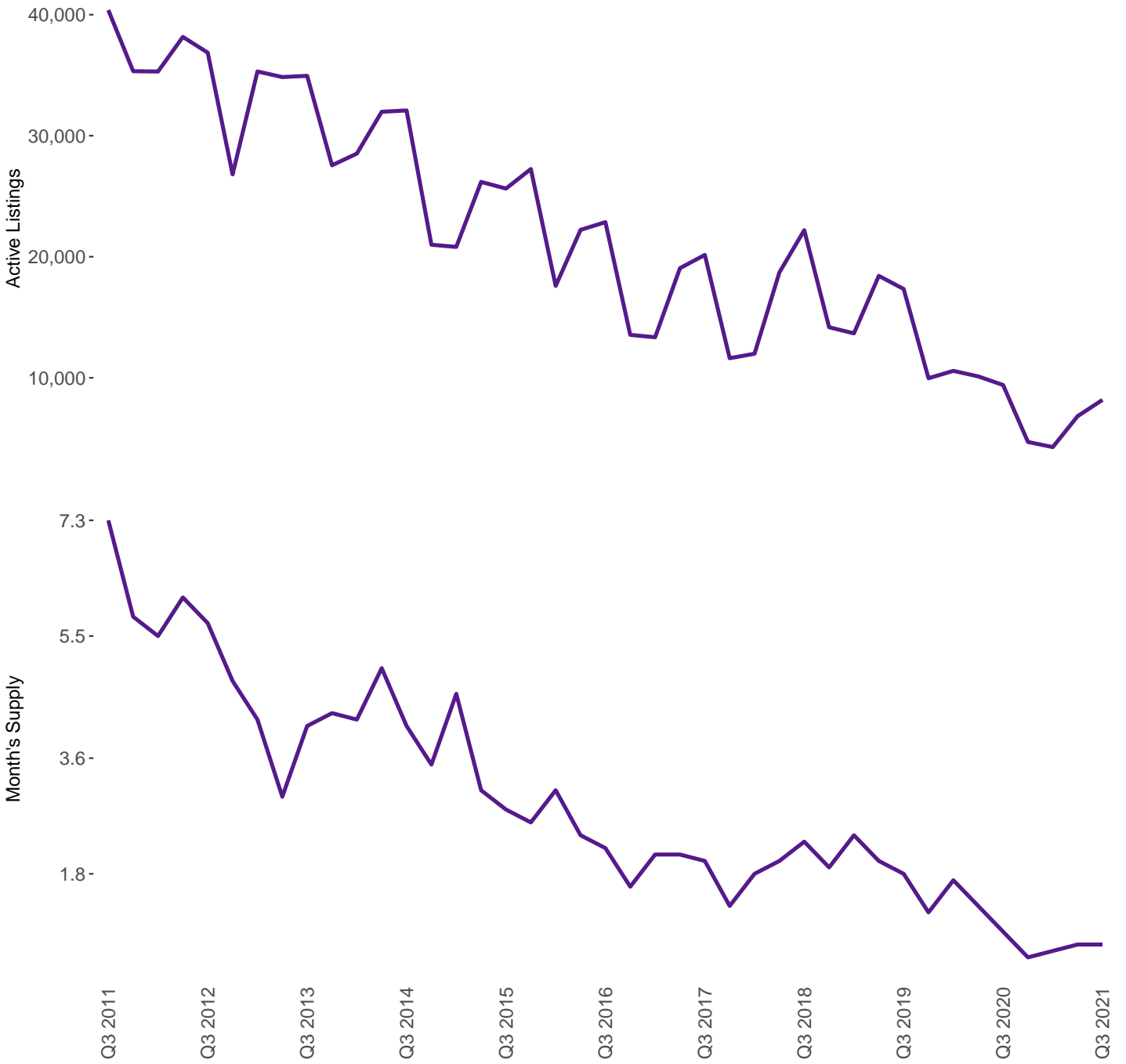
0.7
Month's supply of housing. **0.7** last quarter, and **0.9** last year.

0.6 to 5.3
Range of month's supply across the counties—low in **Snohomish**, **Thurston** and **Whitman** counties, high in **Okanogan** county.

Twenty-nine
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 (Q3 2011–Q3 2021)



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.

EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	% Change by qtr	% Change by year
Adams	110	130	140	140	160	14.3	45.5
Asotin	130	140	140	130	130	0.0	0.0
Benton	4,450	4,640	4,670	4,650	4,810	3.4	8.1
Chelan	990	1,020	1,000	1,010	1,060	5.0	7.1
Clallam	1,040	1,060	1,020	1,070	1,140	6.5	9.6
Clark	7,100	7,470	7,420	7,840	8,500	8.4	19.7
Columbia	120	130	110	100	100	0.0	-16.7
Cowlitz	1,400	1,490	1,510	1,480	1,580	6.8	12.9
Douglas	640	640	630	600	640	6.7	0.0
Ferry	100	100	110	110	120	9.1	20.0
Franklin	1,490	1,560	1,570	1,560	1,610	3.2	8.1
Garfield	20	30	30	20	30	50.0	50.0
Grant	1,110	1,220	1,290	1,310	1,380	5.3	24.3
Grays Harbor	2,090	2,140	2,190	2,190	2,380	8.7	13.9
Island	1,780	1,860	1,930	2,040	2,080	2.0	16.9
Jefferson	600	610	620	650	680	4.6	13.3
King	26,320	28,010	28,600	30,370	32,800	8.0	24.6
Kitsap	4,590	4,820	4,740	4,960	5,330	7.5	16.1
Kittitas	1,170	1,220	1,250	1,320	1,380	4.5	17.9
Klickitat	300	330	330	340	340	0.0	13.3
Lewis	1,370	1,450	1,480	1,520	1,590	4.6	16.1
Lincoln	130	150	150	140	170	21.4	30.8
Mason	1,400	1,440	1,410	1,450	1,540	6.2	10.0
Okanogan	530	590	580	580	570	-1.7	7.5
Pacific	550	570	580	640	660	3.1	20.0
Pend Oreille	290	310	290	310	330	6.5	13.8
Pierce	14,550	15,090	15,160	16,020	17,100	6.7	17.5
San Juan	340	370	380	430	440	2.3	29.4
Skagit	2,220	2,270	2,290	2,310	2,370	2.6	6.8
Skamania	300	290	290	300	310	3.3	3.3
Snohomish	11,180	11,790	11,680	12,230	13,320	8.9	19.1
Spokane	8,960	8,910	8,840	8,700	8,530	-2.0	-4.8
Stevens	850	910	870	920	980	6.5	15.3
Thurston	5,270	5,220	5,250	5,420	5,960	10.0	13.1
Wahkiakum	100	90	70	80	100	25.0	0.0
Walla Walla	840	800	750	710	710	0.0	-15.5
Whatcom	3,180	3,290	3,350	3,430	3,650	6.4	14.8
Whitman	430	500	480	480	510	6.2	18.6
Yakima	1,950	2,000	2,020	2,070	2,250	8.7	15.4
Statewide	110,010	114,660	115,230	119,650	127,330	6.4	15.7

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

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	% Change by qtr	% Change by year
Adams	30	30	30	40	40	0.0	33.3
Asotin	30	30	30	30	30	0.0	0.0
Benton	1,130	1,150	1,120	1,180	1,230	4.2	8.8
Chelan	250	250	240	260	270	3.8	8.0
Clallam	270	270	250	270	300	11.1	11.1
Clark	1,830	1,850	1,800	2,000	2,190	9.5	19.7
Columbia	30	30	30	30	20	-33.3	-33.3
Cowlitz	360	370	360	380	400	5.3	11.1
Douglas	160	160	150	150	170	13.3	6.2
Ferry	30	30	30	30	30	0.0	0.0
Franklin	380	380	370	400	410	2.5	7.9
Garfield	10	10	10	10	10	0.0	0.0
Grant	290	300	300	330	350	6.1	20.7
Grays Harbor	530	540	530	550	600	9.1	13.2
Island	470	470	460	510	540	5.9	14.9
Jefferson	150	150	150	160	180	12.5	20.0
King	6,770	6,950	6,830	7,750	8,440	8.9	24.7
Kitsap	1,190	1,200	1,140	1,260	1,380	9.5	16.0
Kittitas	310	320	300	340	360	5.9	16.1
Klickitat	80	80	80	90	90	0.0	12.5
Lewis	350	370	360	390	410	5.1	17.1
Lincoln	30	40	40	40	40	0.0	33.3
Mason	360	360	340	370	400	8.1	11.1
Okanogan	140	140	140	150	150	0.0	7.1
Pacific	140	150	140	160	170	6.2	21.4
Pend Oreille	80	80	70	80	90	12.5	12.5
Pierce	3,740	3,770	3,680	4,050	4,380	8.1	17.1
San Juan	90	100	100	110	120	9.1	33.3
Skagit	570	570	560	590	610	3.4	7.0
Skamania	80	70	70	70	80	14.3	0.0
Snohomish	2,860	2,930	2,830	3,120	3,420	9.6	19.6
Spokane	2,310	2,210	2,070	2,220	2,180	-1.8	-5.6
Stevens	220	230	210	240	260	8.3	18.2
Thurston	1,360	1,310	1,260	1,390	1,540	10.8	13.2
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	210	200	180	180	180	0.0	-14.3
Whatcom	830	820	800	870	950	9.2	14.5
Whitman	110	110	110	130	130	0.0	18.2
Yakima	500	500	490	530	570	7.5	14.0
Statewide	28,320	28,560	27,670	30,450	32,740	7.5	15.6

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

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

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
Statewide	91,830	98,940	111,360	114,580	109,430	109,670	115,260	5.1

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

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

County	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	% Change by year
Adams	\$195,200	\$201,400	\$214,000	\$227,500	\$230,000	17.8
Asotin	\$210,800	\$212,000	\$218,000	\$225,700	\$235,000	11.5
Benton	\$336,500	\$344,700	\$353,400	\$376,200	\$393,000	16.8
Chelan	\$446,300	\$457,100	\$444,700	\$498,000	\$541,200	21.3
Clallam	\$355,100	\$360,400	\$387,900	\$417,900	\$425,700	19.9
Clark	\$418,600	\$425,400	\$446,900	\$481,700	\$491,400	17.4
Columbia	\$201,700	\$210,700	\$223,100	\$231,400	\$246,200	22.1
Cowlitz	\$318,900	\$327,900	\$334,400	\$371,300	\$372,300	16.7
Douglas	\$383,300	\$382,200	\$400,000	\$428,900	\$455,200	18.8
Ferry	\$167,700	\$187,000	\$187,000	\$208,000	\$220,000	31.2
Franklin	\$336,500	\$344,700	\$353,400	\$376,200	\$393,000	16.8
Garfield	\$210,800	\$212,000	\$218,000	\$225,700	\$235,000	11.5
Grant	\$272,600	\$269,300	\$279,800	\$298,700	\$327,100	20.0
Grays Harbor	\$272,800	\$265,200	\$283,600	\$302,300	\$327,100	19.9
Island	\$478,600	\$457,600	\$480,700	\$548,000	\$550,800	15.1
Jefferson	\$476,600	\$453,600	\$446,900	\$561,800	\$618,100	29.7
King	\$747,200	\$747,100	\$780,200	\$866,700	\$856,700	14.7
Kitsap	\$434,300	\$438,300	\$448,100	\$506,900	\$512,700	18.1
Kittitas	\$398,100	\$470,600	\$461,100	\$492,000	\$471,100	18.3
Klickitat	\$380,800	\$383,300	\$350,000	\$420,000	\$430,800	13.1
Lewis	\$323,600	\$316,300	\$336,900	\$361,200	\$381,900	18.0
Lincoln	\$174,500	\$200,000	\$150,000	\$176,300	\$258,300	48.0
Mason	\$336,200	\$335,600	\$335,600	\$374,600	\$390,800	16.2
Okanogan	\$311,800	\$286,800	\$266,100	\$338,600	\$321,900	3.2
Pacific	\$232,700	\$254,300	\$255,300	\$285,400	\$328,400	41.1
Pend Oreille	\$246,600	\$256,700	\$225,000	\$284,000	\$317,100	28.6
Pierce	\$433,800	\$439,100	\$466,400	\$516,800	\$517,500	19.3
San Juan	\$775,000	\$732,100	\$725,000	\$889,600	\$887,500	14.5
Skagit	\$437,000	\$439,200	\$471,800	\$497,600	\$510,800	16.9
Skamania	\$382,100	\$330,000	\$340,000	\$373,100	\$431,200	12.9
Snohomish	\$564,300	\$573,900	\$619,600	\$694,600	\$685,400	21.5
Spokane	\$330,200	\$332,900	\$350,900	\$393,700	\$413,700	25.3
Stevens	\$246,600	\$256,700	\$225,000	\$284,000	\$317,100	28.6
Thurston	\$392,600	\$394,700	\$422,800	\$454,900	\$472,600	20.4
Wahkiakum	\$290,800	\$297,500	\$332,500	\$348,500	\$376,000	29.3
Walla Walla	\$301,600	\$372,100	\$346,600	\$378,800	\$381,700	26.6
Whatcom	\$448,500	\$470,400	\$498,400	\$544,700	\$562,000	25.3
Whitman	\$306,100	\$271,900	\$323,100	\$360,200	\$361,500	18.1
Yakima	\$296,600	\$285,400	\$305,400	\$324,500	\$337,700	13.9
Statewide	\$452,900	\$460,300	\$491,900	\$571,000	\$578,500	27.7

WCRER Estimates

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

HOME PRICES BY BEDROOMS

State of Washington and Counties

Third Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q3 2020	Q3 2021	% Change	Q3 2020	Q3 2021	% Change	Q3 2020	Q3 2021	% Change
Adams	100,000	105,000	5.0	220,000	267,900	21.8	275,000	262,500	-4.5
Asotin	170,000	219,400	29.1	272,200	290,400	6.7	360,000	375,000	4.2
Benton	198,800	241,100	21.3	307,500	369,500	20.2	391,800	472,400	20.6
Chelan	356,700	368,700	3.4	407,100	491,200	20.7	NA	668,700	NA
Clallam	321,700	348,700	8.4	366,700	450,000	22.7	375,000	528,600	41.0
Clark	301,300	360,800	19.7	374,000	455,800	21.9	493,000	631,800	28.2
Columbia	150,000	250,000	66.7	190,000	291,700	53.5	287,500	400,000	39.1
Cowlitz	213,700	293,400	37.3	316,300	376,700	19.1	380,400	455,800	19.8
Douglas	291,700	316,700	8.6	354,700	436,900	23.2	NA	625,000	NA
Ferry	200,000	130,000	-35.0	170,000	275,000	61.8	140,000	675,000	382.1
Franklin	198,800	241,100	21.3	307,500	369,500	20.2	391,800	472,400	20.6
Garfield	170,000	219,400	29.1	272,200	290,400	6.7	360,000	375,000	4.2
Grant	271,900	241,700	-11.1	252,100	315,600	25.2	312,500	400,000	28.0
Grays Harbor	227,300	276,700	21.7	294,100	355,000	20.7	295,300	383,300	29.8
Island	444,700	548,200	23.3	471,200	515,000	9.3	562,500	618,700	10.0
Jefferson	437,500	568,700	30.0	479,500	628,800	31.1	700,000	687,500	-1.8
King	615,500	667,200	8.4	680,600	765,800	12.5	903,400	1,104,300	22.2
Kitsap	339,400	395,900	16.6	422,200	499,600	18.3	503,900	598,800	18.8
Kittitas	327,300	396,400	21.1	391,700	470,000	20.0	512,500	506,200	-1.2
Klickitat	310,000	430,000	38.7	406,200	377,800	-7.0	575,000	781,200	35.9
Lewis	230,600	307,400	33.3	331,400	397,600	20.0	377,600	433,300	14.8
Lincoln	100,000	225,000	NA	237,500	250,000	5.3	250,000	275,000	10.0
Mason	278,600	341,400	22.5	351,200	417,100	18.8	421,400	445,000	5.6
Okanogan	270,000	258,300	-4.3	330,800	368,700	11.5	283,300	360,000	27.1
Pacific	194,600	282,700	45.3	266,700	354,200	32.8	318,700	612,500	92.2
Pend Oreille	150,000	251,900	67.9	276,500	318,200	15.1	289,300	431,200	49.0
Pierce	329,200	393,000	19.4	406,300	482,200	18.7	491,500	602,700	22.6
San Juan	650,000	875,000	34.6	800,000	850,000	6.2	1,125,000	1,625,000	44.4
Skagit	341,100	422,600	23.9	429,800	502,000	16.8	500,000	596,100	19.2
Skamania	275,000	225,000	-18.2	345,000	431,200	25.0	464,300	625,000	34.6
Snohomish	394,000	486,900	23.6	514,100	623,700	21.3	643,300	818,600	27.3
Spokane	206,500	267,200	29.4	296,000	375,000	26.7	376,300	472,100	25.5
Stevens	150,000	251,900	67.9	276,500	318,200	15.1	289,300	431,200	49.0
Thurston	333,100	396,900	19.2	377,500	447,500	18.5	435,800	527,000	20.9
Wahkiakum	375,000	350,000	-6.7	375,000	425,000	13.3	316,700	425,000	34.2
Walla Walla	181,700	268,200	47.6	292,000	382,100	30.9	373,300	485,000	29.9
Whatcom	345,200	390,300	13.1	431,400	547,600	26.9	562,100	682,900	21.5
Whitman	200,000	225,000	12.5	273,200	343,500	25.7	362,500	447,100	23.3
Yakima	181,100	212,500	17.3	292,100	336,200	15.1	356,800	411,700	15.4
Statewide	348,600	417,700	19.8	424,400	512,800	20.8	579,800	686,600	18.4

WCRER Estimates

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

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Third Quarter 2021

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$230,000	2.9	\$57,900	\$762	158.1	\$40,530	\$753	115.7
Asotin	\$235,000	2.9	\$63,500	\$779	169.7	\$44,450	\$769	124.2
Benton	\$393,000	2.9	\$77,800	\$1,303	124.3	\$54,460	\$1,287	91.0
Chelan	\$541,200	2.9	\$68,600	\$1,795	79.6	\$48,020	\$1,772	58.3
Clallam	\$425,700	2.9	\$58,300	\$1,412	86.0	\$40,810	\$1,394	63.0
Clark	\$491,400	2.9	\$87,500	\$1,629	111.8	\$61,250	\$1,609	81.9
Columbia	\$246,200	2.9	\$53,000	\$816	135.2	\$37,100	\$806	99.0
Cowlitz	\$372,300	2.9	\$54,000	\$1,234	91.1	\$37,800	\$1,219	66.7
Douglas	\$455,200	2.9	\$62,400	\$1,509	86.1	\$43,680	\$1,490	63.0
Ferry	\$220,000	2.9	\$60,000	\$729	171.3	\$42,000	\$720	125.4
Franklin	\$393,000	2.9	\$71,400	\$1,303	114.1	\$49,980	\$1,287	83.5
Garfield	\$235,000	2.9	\$54,800	\$779	146.5	\$38,360	\$769	107.2
Grant	\$327,100	2.9	\$68,000	\$1,084	130.6	\$47,600	\$1,071	95.6
Grays Harbor	\$327,100	2.9	\$69,100	\$1,084	132.7	\$48,370	\$1,071	97.1
Island	\$550,800	2.9	\$78,100	\$1,827	89.1	\$54,670	\$1,803	65.2
Jefferson	\$618,100	2.9	\$69,800	\$2,050	70.9	\$48,860	\$2,024	51.9
King	\$856,700	2.9	\$112,900	\$2,841	82.8	\$79,030	\$2,805	60.6
Kitsap	\$512,700	2.9	\$82,300	\$1,700	100.8	\$57,610	\$1,679	73.8
Kittitas	\$471,100	2.9	\$63,600	\$1,562	84.8	\$44,520	\$1,542	62.1
Klickitat	\$430,800	2.9	\$68,000	\$1,428	99.1	\$47,600	\$1,410	72.6
Lewis	\$381,900	2.9	\$63,100	\$1,266	103.8	\$44,170	\$1,250	76.0
Lincoln	\$258,300	2.9	\$68,000	\$856	165.3	\$47,600	\$845	121.0
Mason	\$390,800	2.9	\$76,200	\$1,296	122.5	\$53,340	\$1,279	89.6
Okanogan	\$321,900	2.9	\$42,200	\$1,067	82.3	\$29,540	\$1,054	60.3
Pacific	\$328,400	2.9	\$55,500	\$1,089	106.1	\$38,850	\$1,075	77.7
Pend Oreille	\$317,100	2.9	\$48,800	\$1,051	96.7	\$34,160	\$1,038	70.8
Pierce	\$517,500	2.9	\$81,200	\$1,716	98.6	\$56,840	\$1,694	72.1
San Juan	\$887,500	2.9	\$81,600	\$2,943	57.7	\$57,120	\$2,906	42.3
Skagit	\$510,800	2.9	\$61,100	\$1,694	75.1	\$42,770	\$1,672	55.0
Skamania	\$431,200	2.9	\$72,600	\$1,430	105.7	\$50,820	\$1,412	77.4
Snohomish	\$685,400	2.9	\$93,600	\$2,273	85.8	\$65,520	\$2,244	62.8
Spokane	\$413,700	2.9	\$58,500	\$1,372	88.8	\$40,950	\$1,354	65.0
Stevens	\$317,100	2.9	\$53,000	\$1,051	105.0	\$37,100	\$1,038	76.8
Thurston	\$472,600	2.9	\$83,500	\$1,567	111.0	\$58,450	\$1,547	81.2
Wahkiakum	\$376,000	2.9	\$65,200	\$1,247	108.9	\$45,640	\$1,231	79.7
Walla Walla	\$381,700	2.9	\$63,500	\$1,266	104.5	\$44,450	\$1,250	76.5
Whatcom	\$562,000	2.9	\$77,000	\$1,864	86.1	\$53,900	\$1,840	63.0
Whitman	\$361,500	2.9	\$56,200	\$1,199	97.6	\$39,340	\$1,183	71.5
Yakima	\$337,700	2.9	\$60,700	\$1,120	112.9	\$42,490	\$1,105	82.6
Statewide	\$578,500	2.9	\$84,400	\$1,918	91.6	\$59,080	\$1,894	67.1

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.

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

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

County	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Adams	134.3	163.4	151.1	164.9	150.9	162.6	154.0	141.5	158.1
Asotin	156.9	167.7	167.6	173.1	182.4	173.7	170.4	169.1	169.7
Benton	126.0	124.3	130.1	125.6	129.4	128.3	126.1	118.2	124.3
Chelan	104.5	107.5	113.6	109.6	100.3	97.8	101.3	90.2	79.6
Clallam	86.9	87.5	84.4	86.8	90.9	90.2	84.5	77.5	86.0
Clark	117.6	122.2	122.0	125.7	123.3	120.4	115.3	109.6	111.8
Columbia	153.9	148.7	143.9	146.5	135.1	143.0	135.9	131.6	135.2
Cowlitz	96.4	97.8	102.6	98.6	99.0	99.1	97.8	85.3	91.1
Douglas	89.8	95.3	98.9	94.9	99.0	100.0	96.0	88.7	86.1
Ferry	186.5	174.8	174.9	183.9	193.0	173.1	174.5	151.7	171.3
Franklin	131.2	132.4	133.6	137.2	132.6	131.8	129.6	119.0	114.1
Garfield	136.7	139.4	145.4	140.9	153.3	150.9	147.7	217.3	146.5
Grant	166.4	162.4	180.0	176.4	166.4	166.3	161.0	152.4	130.6
Grays Harbor	111.9	119.4	130.7	112.1	109.1	113.6	106.9	98.7	132.7
Island	84.7	92.7	95.6	89.3	85.5	90.8	87.0	75.0	89.1
Jefferson	75.7	80.3	82.3	78.9	78.0	82.9	84.8	66.4	70.9
King	79.8	79.2	82.8	80.2	81.8	84.8	81.8	73.7	82.8
Kitsap	110.9	113.6	112.4	114.9	115.5	113.4	111.6	104.3	100.8
Kittitas	104.2	104.3	96.6	96.7	100.6	83.4	85.6	83.2	84.8
Klickitat	114.5	124.6	125.9	104.5	107.7	112.4	123.7	97.9	99.1
Lewis	117.7	125.8	119.8	117.8	113.0	113.4	107.1	101.6	103.8
Lincoln	239.9	213.6	203.7	195.5	166.6	174.6	234.7	197.6	165.3
Mason	127.9	127.5	131.4	126.2	125.3	121.9	122.9	112.8	122.5
Okanogan	116.3	115.0	160.9	134.2	99.7	109.5	118.9	92.1	82.3
Pacific	126.3	135.9	134.2	130.0	134.1	124.5	124.6	109.7	106.1
Pend Oreille	115.3	119.0	140.1	109.0	116.9	116.6	134.2	101.8	96.7
Pierce	107.1	110.6	105.8	107.4	108.9	106.5	100.8	92.3	98.6
San Juan	60.7	53.2	70.1	60.8	53.0	56.6	57.6	46.3	57.7
Skagit	99.9	102.4	101.2	99.4	100.4	98.6	92.6	88.4	75.1
Skamania	96.7	123.7	119.0	113.7	104.0	119.7	117.2	106.9	105.7
Snohomish	99.4	100.1	105.8	102.6	104.1	105.3	98.1	85.0	85.8
Spokane	102.8	107.2	109.0	101.0	104.3	104.7	100.0	91.0	88.8
Stevens	125.7	132.8	146.6	117.4	126.3	122.1	140.3	110.1	105.0
Thurston	125.1	127.8	123.5	124.8	128.0	124.6	117.1	113.7	111.0
Wahkiakum	100.9	112.1	114.5	112.1	100.0	113.9	102.5	97.1	108.9
Walla Walla	116.8	116.9	117.1	113.1	120.6	98.8	106.8	96.4	104.5
Whatcom	93.0	92.8	93.8	94.3	97.8	91.7	87.3	83.3	86.1
Whitman	117.3	109.9	114.9	122.5	121.1	134.7	114.2	103.2	97.6
Yakima	101.4	107.6	110.3	101.8	104.1	111.2	104.6	97.3	112.9
Statewide	107.1	108.6	109.6	106.2	108.9	109.3	103.2	88.4	91.6

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.

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

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Adams	98.3	119.6	110.6	120.7	110.5	119.0	112.7	103.5	115.7
Asotin	114.9	122.8	122.7	126.7	133.5	127.1	124.8	123.8	124.2
Benton	92.3	91.0	95.2	91.9	94.8	93.9	92.3	86.5	91.0
Chelan	76.5	78.7	83.1	80.2	73.4	71.6	74.2	66.0	58.3
Clallam	63.6	64.1	61.8	63.5	66.5	66.0	61.8	56.7	63.0
Clark	86.1	89.5	89.3	92.0	90.3	88.1	84.4	80.3	81.9
Columbia	112.7	108.9	105.3	107.3	98.9	104.7	99.5	96.3	99.0
Cowlitz	70.6	71.6	75.1	72.2	72.5	72.5	71.6	62.5	66.7
Douglas	65.7	69.7	72.4	69.4	72.5	73.2	70.3	64.9	63.0
Ferry	136.6	128.0	128.1	134.6	141.3	126.7	127.8	111.1	125.4
Franklin	96.0	96.9	97.8	100.5	97.1	96.5	94.9	87.1	83.5
Garfield	100.0	102.0	106.5	103.1	112.2	110.4	108.1	159.1	107.2
Grant	121.8	118.9	131.8	129.1	121.8	121.7	117.9	111.6	95.6
Grays Harbor	81.9	87.4	95.7	82.0	79.9	83.2	78.2	72.2	97.1
Island	62.0	67.9	69.9	65.3	62.6	66.4	63.7	54.9	65.2
Jefferson	55.4	58.8	60.3	57.8	57.1	60.7	62.1	48.6	51.9
King	58.5	58.0	60.6	58.7	59.9	62.0	59.9	53.9	60.6
Kitsap	81.2	83.1	82.3	84.1	84.6	83.0	81.7	76.4	73.8
Kittitas	76.3	76.4	70.7	70.8	73.7	61.0	62.7	60.9	62.1
Klickitat	83.8	91.2	92.2	76.5	78.8	82.2	90.6	71.7	72.6
Lewis	86.1	92.1	87.7	86.2	82.7	83.0	78.4	74.4	76.0
Lincoln	175.6	156.4	149.1	143.1	121.9	127.8	171.8	144.6	121.0
Mason	93.6	93.3	96.2	92.3	91.7	89.2	89.9	82.6	89.6
Okanogan	85.2	84.2	117.8	98.2	73.0	80.2	87.0	67.4	60.3
Pacific	92.4	99.5	98.2	95.2	98.2	91.1	91.2	80.3	77.7
Pend Oreille	84.4	87.1	102.5	79.8	85.6	85.4	98.2	74.5	70.8
Pierce	78.4	81.0	77.5	78.6	79.7	78.0	73.8	67.5	72.1
San Juan	44.4	38.9	51.3	44.5	38.8	41.4	42.1	33.9	42.3
Skagit	73.1	75.0	74.0	72.8	73.5	72.2	67.8	64.7	55.0
Skamania	70.8	90.6	87.1	83.2	76.2	87.6	85.8	78.3	77.4
Snohomish	72.8	73.3	77.5	75.1	76.2	77.1	71.8	62.2	62.8
Spokane	75.3	78.5	79.8	73.9	76.4	76.6	73.2	66.6	65.0
Stevens	92.0	97.2	107.4	85.9	92.4	89.4	102.7	80.6	76.8
Thurston	91.6	93.5	90.4	91.4	93.7	91.2	85.7	83.2	81.2
Wahkiakum	73.8	82.1	83.8	82.0	73.2	83.4	75.0	71.1	79.7
Walla Walla	85.5	85.6	85.7	82.8	88.3	72.3	78.2	70.5	76.5
Whatcom	68.0	68.0	68.7	69.0	71.6	67.1	63.9	61.0	63.0
Whitman	85.9	80.4	84.1	89.7	88.6	98.6	83.6	75.6	71.5
Yakima	74.3	78.8	80.7	74.5	76.2	81.4	76.6	71.2	82.6
Statewide	78.4	79.5	80.2	77.7	79.7	80.0	75.6	64.7	67.1

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.

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

% OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of Third Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	8.7	30.4	82.6
Asotin	NA	NA	NA	NA
Benton	0.6	1.1	5.0	50.3
Chelan	2.7	9.3	12.1	32.4
Clallam	NA	3.1	10.3	47.4
Clark	1.2	4.0	6.9	47.6
Columbia	NA	13.3	33.3	73.3
Cowlitz	NA	1.6	8.6	63.3
Douglas	1.6	6.3	12.7	60.3
Ferry	3.7	11.1	37.0	70.4
Franklin	0.6	1.1	5.0	50.3
Garfield	NA	NA	NA	NA
Grant	NA	6.9	27.5	78.1
Grays Harbor	0.9	4.5	22.1	71.6
Island	NA	0.8	3.2	30.4
Jefferson	NA	1.8	5.5	40.0
King	0.0	0.2	1.9	20.8
Kitsap	NA	0.6	3.9	32.8
Kittitas	NA	0.8	3.1	33.3
Klickitat	NA	10.1	18.8	58.0
Lewis	NA	NA	7.1	63.3
Lincoln	5.6	22.2	50.0	83.3
Mason	0.9	3.5	7.9	68.4
Okanogan	1.4	5.5	19.9	67.8
Pacific	NA	10.2	22.2	76.9
Pend Oreille	0.9	6.2	23.9	62.8
Pierce	NA	0.2	1.3	38.5
San Juan	NA	NA	NA	8.5
Skagit	1.5	2.1	5.6	42.1
Skamania	NA	2.9	8.6	42.9
Snohomish	0.1	0.8	2.6	22.8
Spokane	NA	NA	NA	NA
Stevens	0.9	6.2	23.9	62.8
Thurston	0.3	1.2	3.0	55.9
Wahkiakum	NA	NA	NA	71.4
Walla Walla	NA	4.5	10.1	60.7
Whatcom	6.9	8.6	11.5	37.1
Whitman	NA	11.5	23.1	80.8
Yakima	2.5	5.8	24.1	85.7
Statewide	0.7	2.3	7.1	41.1

WCRER Estimates

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

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Third Quarters

County	Q3 2014	Q3 2015	Q3 2016	Q3 2017	Q3 2018	Q3 2019	Q3 2020	Q3 2021	% Change
Adams	56	51	38	44	35	38	17	23	35.3
Asotin	333	315	289	285	222	NA	NA	NA	NA
Benton	1,313	1,158	1,012	1,026	962	892	532	510	-4.1
Chelan	281	290	464	210	269	260	121	156	28.9
Clallam	339	264	300	326	297	265	114	94	-17.5
Clark	188	1,049	1,156	1,169	1,296	1,078	523	486	-7.1
Columbia	25	452	402	NA	329	NA	226	15	-93.4
Cowlitz	494	375	273	282	261	198	113	127	12.4
Douglas	117	116	170	112	121	89	38	63	65.8
Ferry	90	66	59	58	52	48	36	27	-25.0
Franklin	1,313	1,158	1,012	1,026	962	892	532	510	-4.1
Garfield	333	315	289	285	222	NA	NA	NA	NA
Grant	526	445	383	317	295	238	151	153	1.3
Grays Harbor	712	567	501	407	393	385	149	208	39.6
Island	678	545	486	416	387	340	118	123	4.2
Jefferson	437	308	212	239	168	148	77	53	-31.2
King	4,945	3,416	3,574	3,048	5,193	4,179	2,464	1,718	-30.3
Kitsap	1,307	931	880	710	733	527	293	331	13.0
Kittitas	511	380	268	265	246	199	103	120	16.5
Klickitat	187	181	191	124	104	110	49	69	40.8
Lewis	656	530	373	361	313	250	161	196	21.7
Lincoln	41	37	27	40	29	32	15	18	20.0
Mason	642	525	440	373	321	250	97	114	17.5
Okanogan	508	452	391	330	336	280	140	146	4.3
Pacific	388	278	246	225	222	185	83	100	20.5
Pend Oreille	499	405	447	330	282	248	132	113	-14.4
Pierce	3,691	2,893	2,623	2,382	2,513	1,704	839	989	17.9
San Juan	397	402	316	254	238	236	105	75	-28.6
Skagit	691	579	509	468	476	388	190	191	0.5
Skamania	74	53	81	58	60	49	18	35	94.4
Snohomish	2,502	2,025	1,740	1,509	2,045	1,684	627	682	8.8
Spokane	3,015	2,562	2,058	2,098	1,622	1,158	558	NA	-100.0
Stevens	499	405	447	330	282	248	132	113	-14.4
Thurston	1,280	1,045	993	746	819	538	226	315	39.4
Wahkiakum	NA	NA	NA	28	31	30	13	7	-46.2
Walla Walla	540	452	402	361	329	NA	226	88	-61.1
Whatcom	1,308	993	744	775	636	691	327	307	-6.1
Whitman	156	149	121	107	NA	91	59	24	-59.3
Yakima	965	805	690	668	557	529	463	498	7.6
Statewide	29,892	25,094	22,859	20,151	22,192	17,337	9,403	8,174	-13.1

WCRER Estimates

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

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

September 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	1.5	2.3	NA	2	-23.1
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	10	0.7	0.6	0.8	2.3	1.1	0.0
Chelan	NA	NA	NA	1	2.6	2	42.9
Clallam	NA	NA	1.7	0.6	1.5	1	-23.1
Clark	2.9	1.8	0.9	0.6	0.7	0.7	-12.5
Columbia	NA	NA	2.4	2.1	6.4	2.8	-92.3
Cowlitz	NA	NA	0.9	0.8	2	1	0.0
Douglas	1.8	5.3	1.2	1.1	1.4	1.3	85.7
Ferry	3.5	1.2	8.2	4	24.6	5	-16.7
Franklin	10	0.7	0.6	0.8	2.3	1.1	0.0
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	2.1	1.3	2.2	1.6	0.0
Grays Harbor	0.8	0.7	1.5	1.2	2.9	1.5	36.4
Island	NA	NA	2.5	0.6	1.1	0.9	0.0
Jefferson	NA	NA	0.7	1.4	0.9	1	-28.6
King	1.1	1.7	2	0.7	0.6	0.7	-30.0
Kitsap	NA	NA	1.4	0.5	1	0.8	0.0
Kittitas	NA	NA	NA	0.8	2.4	1.5	25.0
Klickitat	NA	NA	4.1	3.1	4.3	4	81.8
Lewis	NA	NA	NA	1.4	2.7	1.7	30.8
Lincoln	NA	NA	2.2	2.1	3.5	2.3	-42.5
Mason	3.5	0.8	0.4	0.9	1	0.9	28.6
Okanogan	2.7	2.4	4.2	5.2	7.5	5.3	65.6
Pacific	NA	NA	1.2	2.1	3.8	2.2	37.5
Pend Oreille	0.9	1.2	2.1	1.7	NA	2.3	-17.9
Pierce	NA	NA	0.6	0.6	0.8	0.7	0.0
San Juan	NA	NA	NA	NA	2.5	2.8	7.7
Skagit	3.3	1.1	3.9	1	1.3	1.2	20.0
Skamania	NA	NA	2.2	2.1	4.8	2.9	141.7
Snohomish	1.1	6.6	2.9	0.6	0.6	0.6	0.0
Spokane	NA	NA	NA	NA	NA	NA	-100.0
Stevens	0.9	1.2	2.1	1.7	NA	2.3	-17.9
Thurston	NA	NA	0.6	0.5	0.7	0.6	20.0
Wahkiakum	NA	NA	NA	NA	0.7	0.7	-73.1
Walla Walla	NA	NA	0.9	1.3	2.5	1.6	-52.9
Whatcom	2.1	1.8	1.7	0.7	1.2	1.1	0.0
Whitman	NA	NA	0.7	0.6	0.5	0.6	-70.0
Yakima	2.1	2.8	2.9	2.4	NA	2.6	-7.1
Statewide	1.6	1.3	1.2	0.7	0.7	0.7	-22.2

WCRER Estimates

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

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
Statewide	\$253,800	\$267,600	\$438,000	\$289,100	\$315,900	\$362,100	\$397,900	\$452,400

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
Statewide	28,118	32,966	33,898	35,157	44,077	45,794	47,746	48,424	43,881	-9.4

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
Statewide	16,508	18,400	17,905	19,797	22,463	23,115	23,676	23,300	23,542	1.0

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
Statewide	3,021,993	3,066,070	3,111,864	3,159,610	3,208,034	3,251,915	1.4

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
Statewide	1,989,253	2,011,716	2,034,831	2,058,507	2,081,807	2,105,349	1.1

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
Statewide	1,032,740	1,054,354	1,077,033	1,101,103	1,126,227	1,146,566	1.8

WCRER estimates

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