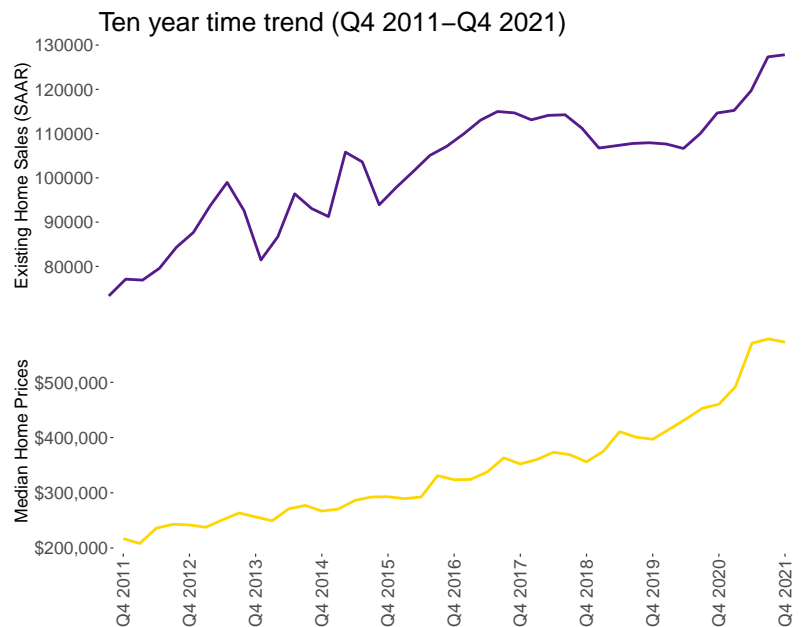


Washington Market Highlights: Fourth Quarter 2021

- Existing home sales rose in the fourth quarter by 0.4 percent to a seasonally adjusted annual rate of 127,800 units compared to last quarter, and rose 11.5 percent compared to a year earlier.
- Building permit activity rose 42.8 percent from a year earlier, totaling 14,854 new units authorized. Of these, 4,979 were issued for single-family units.
- The median price home sold in Washington during the fourth quarter was \$572,700, 24.4 percent higher than a year earlier.
- Housing affordability fell slightly for all buyers and for first-time buyers from the previous quarter. The All-Buyer Housing Affordability Index stayed above 100 in 22 of Washington's 39 counties.
- Inventories of homes available for sale totaled 4,039 single-family homes at the end of the quarter, a 50.6% decline from the previous quarter and a 14.0 percent decline from a year ago. This inventory level represented a 0.4 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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Fourth Quarter 2021
 Issued March 2022

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 fourth 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 \$572,700 in the fourth quarter, 24.4 percent higher than the same time in 2020.

The seasonally adjusted annual rate of existing home sales rose 11.5 percent from the fourth quarter of 2020—from 114,660 to 127,800. 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, Skamania county recorded the highest relative increase of 51.5 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 \$225,000 in Lincoln County to \$1,000,000 in San Juan County. (King County has the second highest median values at \$828,600).

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

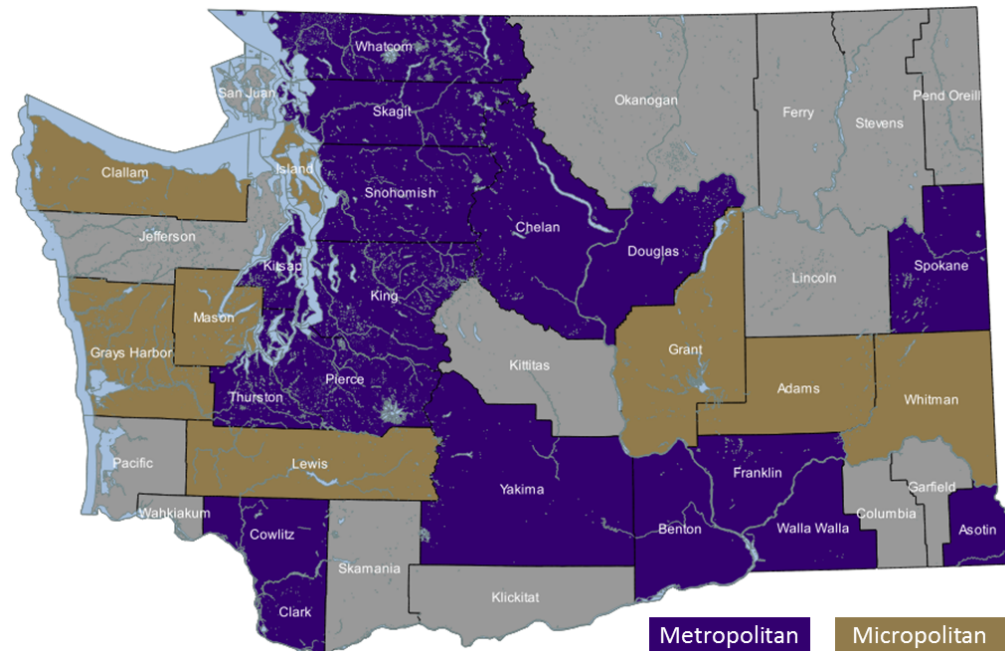
a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 91.1, down from 91.6 in the third quarter of 2021. This metric suggests that, given the same down payment and mortgage, a middle-income family had only 91.1 percent of the income required to purchase a home selling the median.

Statewide, the first-time buyer index fell by 0.4 points, ending the quarter at 66.7. 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 66.7 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-five 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 fourth quarter of 2021, a total of 14,854 building permits were recorded, up (42.8%) 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:

8 of 39

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

0.4%

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

13.9%

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

127,800

Seasonally Adjusted Annual Sales (SAAR).

670

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

11.5%

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

Two

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

22 of 39

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

5 of 17

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

11.8%

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

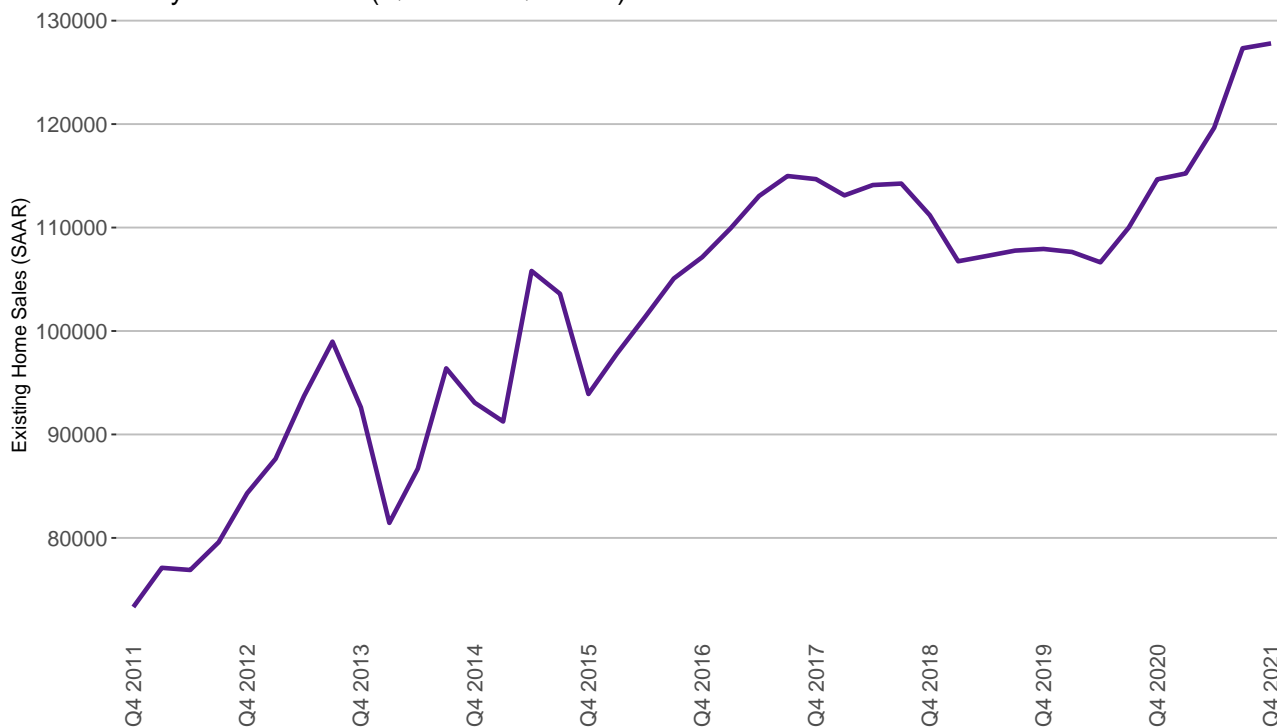
110,620

370

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

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.6 %** of state total).

Ten year time trend (Q4 2011–Q4 2021)



Housing Construction:

14,854

Number of building permits issued during the quarter.

42.8%

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

6.9%

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

9.0%

Decline in year-over-year single family permits (**495** fewer units).

100.4%

Increase in year-over-year multifamily permits (**4,948** more units).

248.4%

Greatest year-over-year increase in permits in a Metropolitan county, (**Thurston** county, **713** additional units).

128.9%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Grant** county, **58** additional units).

13 of 14

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.

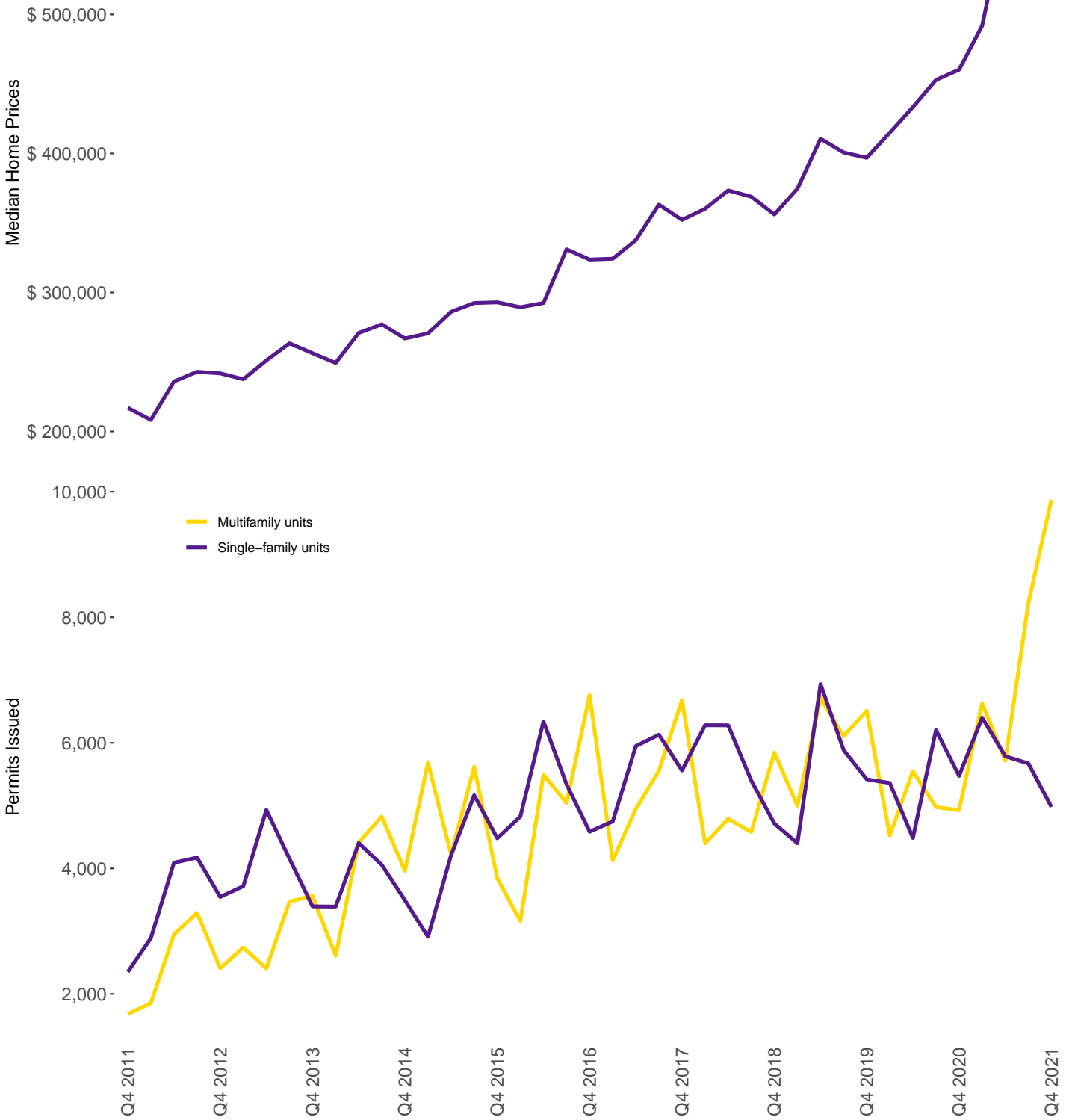
7 of 10

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.

2 of 4

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

Ten year time trend (Q4 2011–Q4 2021)



Home Prices:

\$572,700

Median selling price of a single family home.

24.4%

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

11.6%

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

\$1,000,000

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

\$225,000

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

\$295,800–\$538,500

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

Thirty-six of Thirty-nine

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

24.4%, 14.5%, & 16.2%

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 10.9%

Pierce 18.6%

Snohomish 20.1%

Spokane 20.5%

Thurston 20.2%

Prices by Bedroom:

\$416,800

Median price for a 2-bedroom single family home, a **16.6%** year-over-year **increase**.

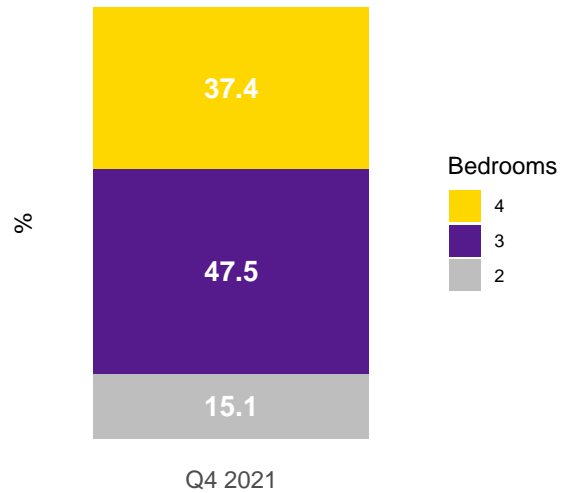
\$514,800

Median price for a 3-bedroom single family home, a **18.9%** year-over-year **increase**.

\$668,050

Median price for a 4-bedroom single family home, a **20.0%** year-over-year **increase**.

Sales by Number of Bedrooms



1 of 17

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

0.7%

Largest decline in price of a 2-bedroom home in a Metropolitan county, seen in **Chelan** county.

Six

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:

24.4%

Year-over-year increase in home prices.

Worse & Worse

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

91.1

Statewide all-buyer housing affordability index.

50.3 to 185.9

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

36 of 39

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

80.0 & 80.1

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

66.7

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

4 of 39

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

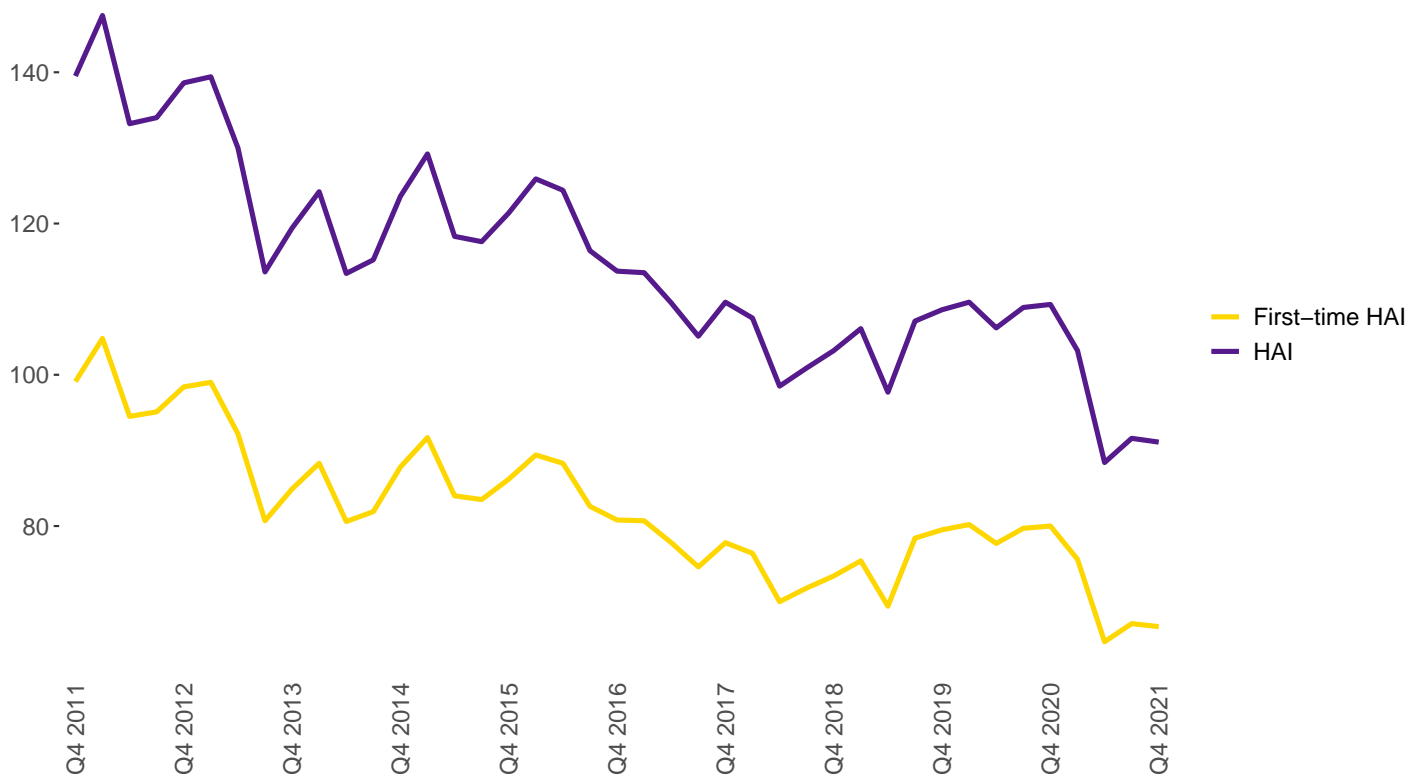
58.5 to 117.3

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

58.6 to 98.4

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

Ten year time trend (Q4 2011–Q4 2021)



Availability of Affordable Housing:

\$85,300

Statewide median household income

\$49,100 to \$114,600

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

\$59,710

Statewide median household income for first-time buyers

\$34,370 to \$80,220

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

1.0%
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.

3.3%
Statewide inventory priced below \$160,000, **declined** from 4.4% a year ago.

0.3% to 10.2%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **Pierce** county, and high in **Whatcom** county.

Available Inventory:

4,039

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

4,135 & 658

Decline from last quarter (50.6%), and **decline** from last year (14.0%).

455 & 452

Largest inventories seen in **King** county and **Benton** and **Franklin** counties. Down 73.5%, and down 11.4% from last quarter.

Zero of Zero

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

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

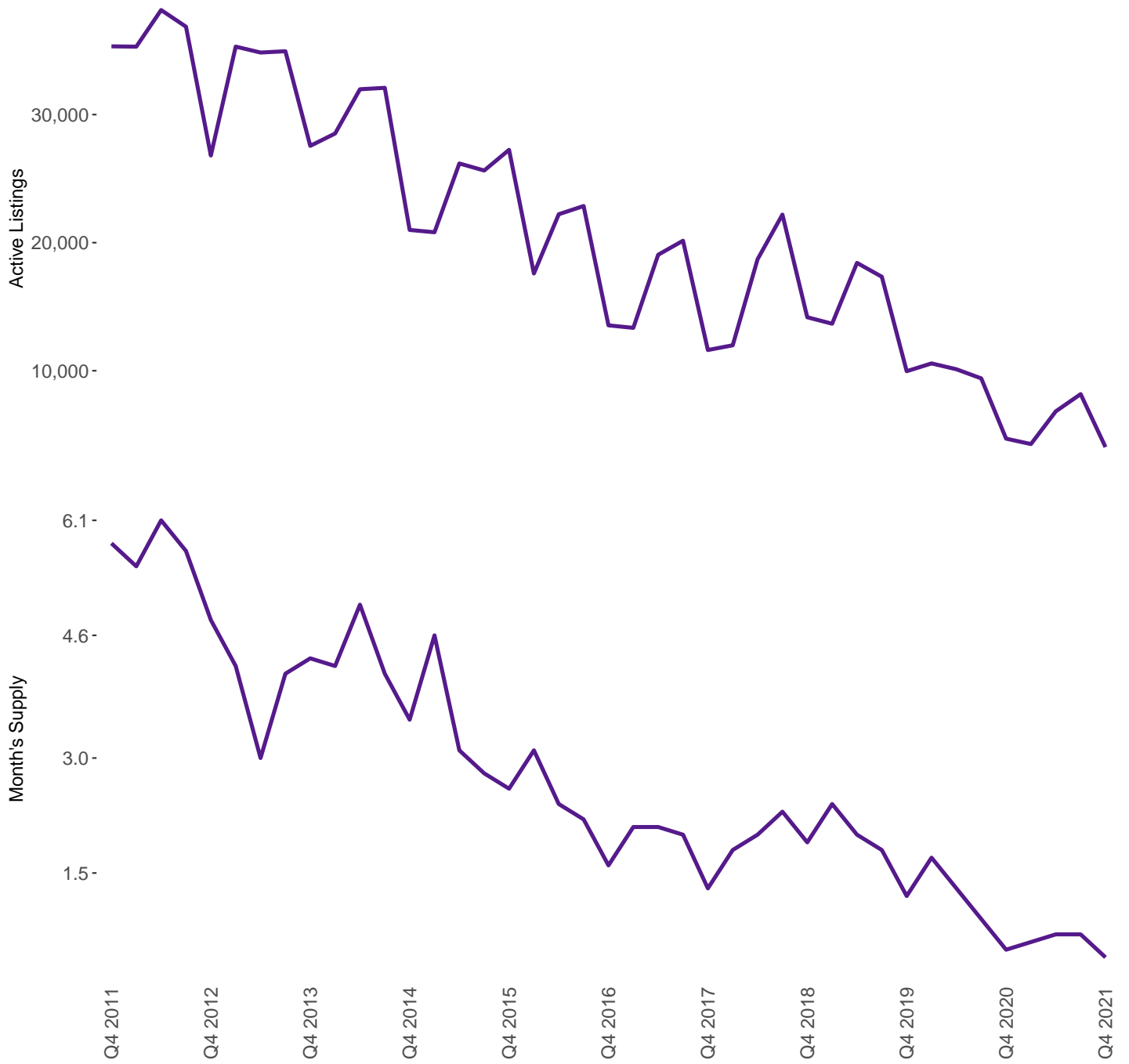
0.4
Month's supply of housing. 0.7 last quarter, and 0.5 last year.

0.2 to 4.1
Range of month's supply across the counties—low in **Clark**, **King** and **Snohomish** counties, high in **Ferry** county.

Twenty-nine
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 (Q4 2011–Q4 2021)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	170	6.2	30.8	26	-29.7	\$295,800	46.9	120.5	88.2
Asotin	140	7.7	0.0	4	0.0	\$244,100	15.1	160.3	117.3
Benton	4,140	-13.9	-10.8	309	-24.6	\$407,600	18.2	117.5	86.0
Chelan	1,060	0.0	3.9	102	0.0	\$539,100	17.9	80.0	58.5
Clallam	1,140	0.0	7.5	26	0.0	\$448,300	24.4	80.1	58.6
Clark	8,750	2.9	17.1	1,239	-7.1	\$492,200	15.7	109.4	80.1
Columbia	110	10.0	-15.4	1	0.0	\$250,000	18.7	130.4	95.4
Cowlitz	1,630	3.2	9.4	66	-5.7	\$366,000	11.6	90.7	66.4
Douglas	640	0.0	0.0	13	0.0	\$446,700	16.9	86.1	63.0
Ferry	120	0.0	20.0	4	0.0	\$239,800	28.2	154.0	112.7
Franklin	1,390	-13.7	-10.9	146	-9.3	\$407,600	18.2	107.9	78.9
Garfield	30	0.0	0.0	2	100.0	\$244,100	15.1	138.0	101.0
Grant	1,430	3.6	17.2	103	128.9	\$326,900	21.4	133.0	97.3
GraysHarbor	2,390	0.4	11.7	31	-31.1	\$316,500	19.3	134.5	98.4
Island	2,130	2.4	14.5	23	0.0	\$538,500	17.7	89.2	65.3
Jefferson	650	-4.4	6.6	49	0.0	\$614,100	35.4	69.9	51.2
King	32,920	0.4	17.5	6,763	92.3	\$828,600	10.9	84.6	61.9
Kitsap	5,420	1.7	12.4	538	52.4	\$504,000	15.0	100.4	73.5
Kittitas	1,390	0.7	13.9	114	34.1	\$513,200	9.1	76.4	55.9
Klickitat	350	2.9	6.1	3	0.0	\$400,000	4.4	104.6	76.5
Lewis	1,590	0.0	9.7	64	0.0	\$370,700	17.2	104.7	76.7
Lincoln	190	11.8	26.7	5	0.0	\$225,000	12.5	185.9	136.0
Mason	1,540	0.0	6.9	21	0.0	\$387,300	15.4	121.1	88.6
Okanogan	600	5.3	1.7	18	200.0	\$316,100	10.2	100.8	73.8
Pacific	650	-1.5	14.0	23	15.0	\$326,600	28.4	104.6	76.6
Pierce	17,470	2.2	15.8	1,149	-14.8	\$520,900	18.6	95.9	70.2
SanJuan	400	-9.1	8.1	30	7.1	\$1,000,000	36.6	50.3	36.8
Skagit	2,300	-3.0	1.3	109	51.4	\$522,600	19.0	82.1	60.1
Skamania	320	3.2	10.3	17	-15.0	\$500,000	51.5	89.4	65.4
Snohomish	13,460	1.1	14.2	1,445	26.3	\$689,300	20.1	84.3	61.7
Spokane	8,530	0.0	-4.3	767	18.2	\$401,000	20.5	89.8	65.7
Stevens	1,000	2.0	9.9	7	0.0	\$305,900	19.2	106.5	78.0
Thurston	6,080	2.0	16.5	1,000	248.4	\$474,300	20.2	108.3	79.3
Wahkiakum	100	0.0	11.1	2	0.0	\$386,000	29.7	103.9	76.1
WallaWalla	700	-1.4	-12.5	16	-62.8	\$398,900	7.2	98.1	71.8
Whatcom	3,640	-0.3	10.6	270	31.7	\$570,800	21.3	83.0	60.8
Whitman	530	3.9	6.0	13	-38.1	\$355,800	30.9	101.7	74.5
Yakima	2,350	4.4	17.5	331	91.3	\$330,600	15.8	113.0	82.7
Statewide	127,800	0.4	11.5	14,854	42.8	\$572,700	24.4	91.1	66.7

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	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	% Change by qtr	% Change by year
Adams	130	140	140	160	170	6.2	30.8
Asotin	140	140	130	130	140	7.7	0.0
Benton	4,640	4,670	4,650	4,810	4,140	-13.9	-10.8
Chelan	1,020	1,000	1,010	1,060	1,060	0.0	3.9
Clallam	1,060	1,020	1,070	1,140	1,140	0.0	7.5
Clark	7,470	7,420	7,840	8,500	8,750	2.9	17.1
Columbia	130	110	100	100	110	10.0	-15.4
Cowlitz	1,490	1,510	1,480	1,580	1,630	3.2	9.4
Douglas	640	630	600	640	640	0.0	0.0
Ferry	100	110	110	120	120	0.0	20.0
Franklin	1,560	1,570	1,560	1,610	1,390	-13.7	-10.9
Garfield	30	30	20	30	30	0.0	0.0
Grant	1,220	1,290	1,310	1,380	1,430	3.6	17.2
Grays Harbor	2,140	2,190	2,190	2,380	2,390	0.4	11.7
Island	1,860	1,930	2,040	2,080	2,130	2.4	14.5
Jefferson	610	620	650	680	650	-4.4	6.6
King	28,010	28,600	30,370	32,800	32,920	0.4	17.5
Kitsap	4,820	4,740	4,960	5,330	5,420	1.7	12.4
Kittitas	1,220	1,250	1,320	1,380	1,390	0.7	13.9
Klickitat	330	330	340	340	350	2.9	6.1
Lewis	1,450	1,480	1,520	1,590	1,590	0.0	9.7
Lincoln	150	150	140	170	190	11.8	26.7
Mason	1,440	1,410	1,450	1,540	1,540	0.0	6.9
Okanogan	590	580	580	570	600	5.3	1.7
Pacific	570	580	640	660	650	-1.5	14.0
Pend Oreille	310	290	310	330	340	3.0	9.7
Pierce	15,090	15,160	16,020	17,100	17,470	2.2	15.8
San Juan	370	380	430	440	400	-9.1	8.1
Skagit	2,270	2,290	2,310	2,370	2,300	-3.0	1.3
Skamania	290	290	300	310	320	3.2	10.3
Snohomish	11,790	11,680	12,230	13,320	13,460	1.1	14.2
Spokane	8,910	8,840	8,700	8,530	8,530	0.0	-4.3
Stevens	910	870	920	980	1,000	2.0	9.9
Thurston	5,220	5,250	5,420	5,960	6,080	2.0	16.5
Wahkiakum	90	70	80	100	100	0.0	11.1
Walla Walla	800	750	710	710	700	-1.4	-12.5
Whatcom	3,290	3,350	3,430	3,650	3,640	-0.3	10.6
Whitman	500	480	480	510	530	3.9	6.0
Yakima	2,000	2,020	2,070	2,250	2,350	4.4	17.5
Statewide	114,660	115,230	119,650	127,330	127,800	0.4	11.5

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	% Change by qtr	% Change by year
Adams	30	30	40	40	40	0.0	33.3
Asotin	30	30	30	30	30	0.0	0.0
Benton	1,150	1,120	1,180	1,230	1,030	-16.3	-10.4
Chelan	250	240	260	270	270	0.0	8.0
Clallam	270	250	270	300	290	-3.3	7.4
Clark	1,850	1,800	2,000	2,190	2,170	-0.9	17.3
Columbia	30	30	30	20	30	50.0	0.0
Cowlitz	370	360	380	400	400	0.0	8.1
Douglas	160	150	150	170	160	-5.9	0.0
Ferry	30	30	30	30	30	0.0	0.0
Franklin	380	370	400	410	350	-14.6	-7.9
Garfield	10	10	10	10	10	0.0	0.0
Grant	300	300	330	350	350	0.0	16.7
Grays Harbor	540	530	550	600	610	1.7	13.0
Island	470	460	510	540	530	-1.9	12.8
Jefferson	150	150	160	180	170	-5.6	13.3
King	6,950	6,830	7,750	8,440	8,200	-2.8	18.0
Kitsap	1,200	1,140	1,260	1,380	1,360	-1.4	13.3
Kittitas	320	300	340	360	360	0.0	12.5
Klickitat	80	80	90	90	90	0.0	12.5
Lewis	370	360	390	410	400	-2.4	8.1
Lincoln	40	40	40	40	50	25.0	25.0
Mason	360	340	370	400	380	-5.0	5.6
Okanogan	140	140	150	150	140	-6.7	0.0
Pacific	150	140	160	170	160	-5.9	6.7
Pend Oreille	80	70	80	90	90	0.0	12.5
Pierce	3,770	3,680	4,050	4,380	4,370	-0.2	15.9
San Juan	100	100	110	120	100	-16.7	0.0
Skagit	570	560	590	610	570	-6.6	0.0
Skamania	70	70	70	80	80	0.0	14.3
Snohomish	2,930	2,830	3,120	3,420	3,360	-1.8	14.7
Spokane	2,210	2,070	2,220	2,180	2,090	-4.1	-5.4
Stevens	230	210	240	260	250	-3.8	8.7
Thurston	1,310	1,260	1,390	1,540	1,530	-0.6	16.8
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	200	180	180	180	180	0.0	-10.0
Whatcom	820	800	870	950	910	-4.2	11.0
Whitman	110	110	130	130	120	-7.7	9.1
Yakima	500	490	530	570	590	3.5	18.0
Statewide	28,560	27,670	30,450	32,740	31,860	-2.7	11.6

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

EXISTING HOME SALES

State of Washington and Counties
Annual, 2015-2021

County	2015	2016	2017	2018	2019	2020	2021	% Change by year
Adams	90	120	140	160	140	120	160	33.3
Asotin	320	280	240	300	130	140	120	-14.3
Benton	4,030	4,300	3,960	4,130	3,820	4,640	3,870	-16.6
Chelan	740	1,040	980	980	980	1,030	1,040	1.0
Clallam	630	1,040	1,040	1,130	1,070	1,040	1,110	6.7
Clark	7,220	8,160	7,410	6,960	7,210	7,450	8,610	15.6
Columbia	190	80	120	110	90	120	100	-16.7
Cowlitz	1,240	1,350	1,530	1,460	1,360	1,500	1,560	4.0
Douglas	430	570	570	640	590	630	660	4.8
Ferry	60	70	100	110	110	100	120	20.0
Franklin	1,350	1,440	1,330	1,390	1,280	1,560	1,300	-16.7
Garfield	60	50	50	60	30	30	20	-33.3
Grant	870	890	980	1,080	1,060	1,250	1,350	8.0
Grays Harbor	1,360	1,690	1,880	1,920	2,000	2,150	2,390	11.2
Island	1,750	1,920	2,110	2,000	1,920	1,900	2,070	8.9
Jefferson	650	680	690	670	590	640	650	1.6
King	26,370	28,350	28,020	25,540	26,550	28,270	32,610	15.4
Kitsap	3,780	4,720	5,110	4,820	4,710	4,810	5,340	11.0
Kittitas	1,090	1,170	1,260	1,130	1,140	1,290	1,380	7.0
Klickitat	270	260	330	250	280	340	320	-5.9
Lewis	1,000	1,120	1,320	1,290	1,280	1,480	1,570	6.1
Lincoln	80	80	160	160	120	130	200	53.8
Mason	1,030	1,170	1,420	1,380	1,360	1,450	1,520	4.8
Okanogan	390	420	450	490	490	590	540	-8.5
Pacific	480	530	520	560	560	580	650	12.1
Pend Oreille	240	250	280	330	300	310	320	3.2
Pierce	12,650	14,570	16,000	15,580	15,020	15,250	17,330	13.6
San Juan	290	330	360	340	290	410	370	-9.8
Skagit	1,990	2,390	2,350	2,160	2,210	2,330	2,190	-6.0
Skamania	220	280	270	250	240	310	340	9.7
Snohomish	10,150	11,390	11,240	10,050	11,210	11,870	13,240	11.5
Spokane	7,040	8,440	9,420	9,190	8,810	8,710	8,080	-7.2
Stevens	710	720	830	960	890	900	940	4.4
Thurston	3,950	4,860	5,560	5,390	5,430	5,290	6,160	16.4
Wahkiakum	120	120	80	70	110	70	110	57.1
Walla Walla	750	900	890	870	780	740	770	4.1
Whatcom	3,040	3,230	3,320	3,120	3,240	3,340	3,600	7.8
Whitman	460	450	400	460	420	460	480	4.3
Yakima	1,850	1,930	1,860	1,940	1,850	2,030	2,370	16.7
Statewide	98,940	111,360	114,580	109,430	109,670	115,260	125,560	8.9

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

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

County	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	% Change by year
Adams	\$201,400	\$214,000	\$227,500	\$230,000	\$295,800	46.9
Asotin	\$212,000	\$218,000	\$225,700	\$235,000	\$244,100	15.1
Benton	\$344,700	\$353,400	\$376,200	\$393,000	\$407,600	18.2
Chelan	\$457,100	\$444,700	\$498,000	\$541,200	\$539,100	17.9
Clallam	\$360,400	\$387,900	\$417,900	\$425,700	\$448,300	24.4
Clark	\$425,400	\$446,900	\$481,700	\$491,400	\$492,200	15.7
Columbia	\$210,700	\$223,100	\$231,400	\$246,200	\$250,000	18.7
Cowlitz	\$327,900	\$334,400	\$371,300	\$372,300	\$366,000	11.6
Douglas	\$382,200	\$400,000	\$428,900	\$455,200	\$446,700	16.9
Ferry	\$187,000	\$187,000	\$208,000	\$220,000	\$239,800	28.2
Franklin	\$344,700	\$353,400	\$376,200	\$393,000	\$407,600	18.2
Garfield	\$212,000	\$218,000	\$225,700	\$235,000	\$244,100	15.1
Grant	\$269,300	\$279,800	\$298,700	\$327,100	\$326,900	21.4
Grays Harbor	\$265,200	\$283,600	\$302,300	\$327,100	\$316,500	19.3
Island	\$457,600	\$480,700	\$548,000	\$550,800	\$538,500	17.7
Jefferson	\$453,600	\$446,900	\$561,800	\$618,100	\$614,100	35.4
King	\$747,100	\$780,200	\$866,700	\$856,700	\$828,600	10.9
Kitsap	\$438,300	\$448,100	\$506,900	\$512,700	\$504,000	15.0
Kittitas	\$470,600	\$461,100	\$492,000	\$471,100	\$513,200	9.1
Klickitat	\$383,300	\$350,000	\$420,000	\$430,800	\$400,000	4.4
Lewis	\$316,300	\$336,900	\$361,200	\$381,900	\$370,700	17.2
Lincoln	\$200,000	\$150,000	\$176,300	\$258,300	\$225,000	12.5
Mason	\$335,600	\$335,600	\$374,600	\$390,800	\$387,300	15.4
Okanogan	\$286,800	\$266,100	\$338,600	\$321,900	\$316,100	10.2
Pacific	\$254,300	\$255,300	\$285,400	\$328,400	\$326,600	28.4
Pend Oreille	\$256,700	\$225,000	\$284,000	\$317,100	\$305,900	19.2
Pierce	\$439,100	\$466,400	\$516,800	\$517,500	\$520,900	18.6
San Juan	\$732,100	\$725,000	\$889,600	\$887,500	\$1,000,000	36.6
Skagit	\$439,200	\$471,800	\$497,600	\$510,800	\$522,600	19.0
Skamania	\$330,000	\$340,000	\$373,100	\$431,200	\$500,000	51.5
Snohomish	\$573,900	\$619,600	\$694,600	\$685,400	\$689,300	20.1
Spokane	\$332,900	\$350,900	\$393,700	\$413,700	\$401,000	20.5
Stevens	\$256,700	\$225,000	\$284,000	\$317,100	\$305,900	19.2
Thurston	\$394,700	\$422,800	\$454,900	\$472,600	\$474,300	20.2
Wahkiakum	\$297,500	\$332,500	\$348,500	\$376,000	\$386,000	29.7
Walla Walla	\$372,100	\$346,600	\$378,800	\$381,700	\$398,900	7.2
Whatcom	\$470,400	\$498,400	\$544,700	\$562,000	\$570,800	21.3
Whitman	\$271,900	\$323,100	\$360,200	\$361,500	\$355,800	30.9
Yakima	\$285,400	\$305,400	\$324,500	\$337,700	\$330,600	15.8
Statewide	\$460,300	\$491,900	\$571,000	\$578,500	\$572,700	24.4

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Fourth Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q4 2020	Q4 2021	% Change	Q4 2020	Q4 2021	% Change	Q4 2020	Q4 2021	% Change
Adams	135,000	180,000	33.3	240,600	279,200	16.0	275,000	575,000	NA
Asotin	172,900	226,600	31.1	273,400	295,000	7.9	262,500	380,000	44.8
Benton	213,800	281,200	31.5	325,700	376,200	15.5	392,200	483,700	23.3
Chelan	375,000	372,200	-0.7	397,200	541,100	36.2	NA	687,500	NA
Clallam	308,300	378,100	22.6	373,900	478,600	28.0	384,100	487,500	26.9
Clark	302,200	352,500	16.6	378,800	456,500	20.5	499,700	639,100	27.9
Columbia	250,000	170,000	-32.0	231,200	275,000	18.9	200,000	275,000	37.5
Cowlitz	238,700	263,800	10.5	326,300	374,500	14.8	395,000	441,200	11.7
Douglas	291,700	340,000	16.6	366,000	446,700	22.0	464,300	525,000	13.1
Ferry	115,000	250,000	NA	325,000	275,000	-15.4	275,000	275,000	0.0
Franklin	213,800	281,200	31.5	325,700	376,200	15.5	392,200	483,700	23.3
Garfield	172,900	226,600	31.1	273,400	295,000	7.9	262,500	380,000	44.8
Grant	176,200	230,000	30.5	250,600	317,300	26.6	340,300	394,700	16.0
Grays Harbor	219,400	255,300	16.4	286,400	337,100	17.7	305,000	347,900	14.1
Island	426,100	502,300	17.9	468,700	529,400	13.0	518,700	628,100	21.1
Jefferson	425,000	540,600	27.2	450,000	640,000	42.2	762,500	675,000	-11.5
King	590,600	674,600	14.2	674,300	757,200	12.3	899,600	1,058,500	17.7
Kitsap	354,000	403,600	14.0	425,400	490,000	15.2	491,900	569,200	15.7
Kittitas	346,400	390,600	12.8	440,400	479,400	8.9	625,000	762,500	22.0
Klickitat	262,500	350,000	33.3	436,400	380,800	-12.7	430,000	550,000	27.9
Lewis	255,000	290,700	14.0	318,900	380,700	19.4	372,700	428,600	15.0
Lincoln	95,000	140,000	47.4	140,000	275,000	96.4	287,500	243,700	-15.2
Mason	277,900	338,700	21.9	350,000	395,900	13.1	383,300	466,700	21.8
Okanogan	245,800	258,300	5.1	275,000	305,600	11.1	325,000	420,000	29.2
Pacific	216,700	286,100	32.0	264,300	369,400	39.8	387,500	412,500	6.5
Pend Oreille	171,700	227,300	32.4	256,700	352,800	37.4	313,300	355,000	13.3
Pierce	336,900	389,300	15.6	416,000	486,200	16.9	504,700	617,000	22.3
San Juan	681,200	975,000	43.1	750,000	900,000	20.0	1,437,500	1,750,000	21.7
Skagit	328,700	390,200	18.7	429,100	518,600	20.9	546,700	645,500	18.1
Skamania	136,700	312,500	NA	375,000	534,100	42.4	450,000	625,000	38.9
Snohomish	412,500	503,500	22.1	519,400	631,900	21.7	658,400	813,800	23.6
Spokane	220,400	254,300	15.4	307,300	370,900	20.7	372,500	472,200	26.8
Stevens	171,700	227,300	32.4	256,700	352,800	37.4	313,300	355,000	13.3
Thurston	342,700	404,000	17.9	381,100	450,500	18.2	442,300	530,100	19.9
Wahkiakum	225,000	375,000	66.7	350,000	375,000	7.1	525,000	425,000	-19.0
Walla Walla	239,300	254,500	6.4	347,500	401,600	15.6	465,000	485,700	4.5
Whatcom	354,000	421,600	19.1	455,900	556,600	22.1	585,600	665,000	13.6
Whitman	200,000	291,700	45.9	241,700	316,700	31.0	326,500	446,900	36.9
Yakima	167,100	210,000	25.7	289,200	328,700	13.7	368,200	407,400	10.6
Statewide	357,600	416,800	16.6	432,800	514,800	18.9	557,300	668,500	20.0

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Fourth Quarter 2021

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$295,800	3.1	\$58,300	\$1,007	120.5	\$40,810	\$994	88.2
Asotin	\$244,100	3.1	\$64,000	\$831	160.3	\$44,800	\$820	117.3
Benton	\$407,600	3.1	\$78,300	\$1,388	117.5	\$54,810	\$1,370	86.0
Chelan	\$539,100	3.1	\$70,500	\$1,836	80.0	\$49,350	\$1,812	58.5
Clallam	\$448,300	3.1	\$58,700	\$1,527	80.1	\$41,090	\$1,507	58.6
Clark	\$492,200	3.1	\$88,100	\$1,677	109.4	\$61,670	\$1,655	80.1
Columbia	\$250,000	3.1	\$53,300	\$851	130.4	\$37,310	\$840	95.4
Cowlitz	\$366,000	3.1	\$54,300	\$1,247	90.7	\$38,010	\$1,230	66.4
Douglas	\$446,700	3.1	\$62,900	\$1,522	86.1	\$44,030	\$1,502	63.0
Ferry	\$239,800	3.1	\$60,400	\$817	154.0	\$42,280	\$806	112.7
Franklin	\$407,600	3.1	\$71,900	\$1,388	107.9	\$50,330	\$1,370	78.9
Garfield	\$244,100	3.1	\$55,100	\$831	138.0	\$38,570	\$820	101.0
Grant	\$326,900	3.1	\$71,100	\$1,113	133.0	\$49,770	\$1,099	97.3
GraysHarbor	\$316,500	3.1	\$69,600	\$1,078	134.5	\$48,720	\$1,064	98.4
Island	\$538,500	3.1	\$78,600	\$1,834	89.2	\$55,020	\$1,810	65.3
Jefferson	\$614,100	3.1	\$70,200	\$2,092	69.9	\$49,140	\$2,065	51.2
King	\$828,600	3.1	\$114,600	\$2,823	84.6	\$80,220	\$2,786	61.9
Kitsap	\$504,000	3.1	\$82,800	\$1,717	100.4	\$57,960	\$1,694	73.5
Kittitas	\$513,200	3.1	\$64,100	\$1,748	76.4	\$44,870	\$1,725	55.9
Klickitat	\$400,000	3.1	\$68,400	\$1,362	104.6	\$47,880	\$1,345	76.5
Lewis	\$370,700	3.1	\$63,500	\$1,263	104.7	\$44,450	\$1,246	76.7
Lincoln	\$225,000	3.1	\$68,400	\$766	185.9	\$47,880	\$756	136.0
Mason	\$387,300	3.1	\$76,700	\$1,319	121.1	\$53,690	\$1,302	88.6
Okanogan	\$316,100	3.1	\$52,100	\$1,077	100.8	\$36,470	\$1,063	73.8
Pacific	\$326,600	3.1	\$55,900	\$1,112	104.6	\$39,130	\$1,098	76.6
Pierce	\$520,900	3.1	\$81,700	\$1,774	95.9	\$57,190	\$1,751	70.2
SanJuan	\$1,000,000	3.1	\$82,200	\$3,407	50.3	\$57,540	\$3,363	36.8
Skagit	\$522,600	3.1	\$70,200	\$1,780	82.1	\$49,140	\$1,757	60.1
Skamania	\$500,000	3.1	\$73,100	\$1,703	89.4	\$51,170	\$1,681	65.4
Snohomish	\$689,300	3.1	\$95,000	\$2,348	84.3	\$66,500	\$2,318	61.7
Spokane	\$401,000	3.1	\$58,900	\$1,366	89.8	\$41,230	\$1,348	65.7
Stevens	\$305,900	3.1	\$53,300	\$1,042	106.5	\$37,310	\$1,028	78.0
Thurston	\$474,300	3.1	\$84,000	\$1,616	108.3	\$58,800	\$1,595	79.3
Wahkiakum	\$386,000	3.1	\$65,600	\$1,315	103.9	\$45,920	\$1,298	76.1
WallaWalla	\$398,900	3.1	\$64,000	\$1,359	98.1	\$44,800	\$1,341	71.8
Whatcom	\$570,800	3.1	\$77,500	\$1,944	83.0	\$54,250	\$1,919	60.8
Whitman	\$355,800	3.1	\$59,200	\$1,212	101.7	\$41,440	\$1,196	74.5
Yakima	\$330,600	3.1	\$61,100	\$1,126	113.0	\$42,770	\$1,111	82.7
Statewide	\$572,700	3.1	\$85,300	\$1,951	91.1	\$59,710	\$1,925	66.7

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	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021
Adams	163.4	151.1	164.9	150.9	162.6	154.0	141.5	158.1	120.5
Asotin	167.7	167.6	173.1	182.4	173.7	170.4	169.1	169.7	160.3
Benton	124.3	130.1	125.6	129.4	128.3	126.1	118.2	124.3	117.5
Chelan	107.5	113.6	109.6	100.3	97.8	101.3	90.2	79.6	80.0
Clallam	87.5	84.4	86.8	90.9	90.2	84.5	77.5	86.0	80.1
Clark	122.2	122.0	125.7	123.3	120.4	115.3	109.6	111.8	109.4
Columbia	148.7	143.9	146.5	135.1	143.0	135.9	131.6	135.2	130.4
Cowlitz	97.8	102.6	98.6	99.0	99.1	97.8	85.3	91.1	90.7
Douglas	95.3	98.9	94.9	99.0	100.0	96.0	88.7	86.1	86.1
Ferry	174.8	174.9	183.9	193.0	173.1	174.5	151.7	171.3	154.0
Franklin	132.4	133.6	137.2	132.6	131.8	129.6	119.0	114.1	107.9
Garfield	139.4	145.4	140.9	153.3	150.9	147.7	217.3	146.5	138.0
Grant	162.4	180.0	176.4	166.4	166.3	161.0	152.4	130.6	133.0
Grays Harbor	119.4	130.7	112.1	109.1	113.6	106.9	98.7	132.7	134.5
Island	92.7	95.6	89.3	85.5	90.8	87.0	75.0	89.1	89.2
Jefferson	80.3	82.3	78.9	78.0	82.9	84.8	66.4	70.9	69.9
King	79.2	82.8	80.2	81.8	84.8	81.8	73.7	82.8	84.6
Kitsap	113.6	112.4	114.9	115.5	113.4	111.6	104.3	100.8	100.4
Kittitas	104.3	96.6	96.7	100.6	83.4	85.6	83.2	84.8	76.4
Klickitat	124.6	125.9	104.5	107.7	112.4	123.7	97.9	99.1	104.6
Lewis	125.8	119.8	117.8	113.0	113.4	107.1	101.6	103.8	104.7
Lincoln	213.6	203.7	195.5	166.6	174.6	234.7	197.6	165.3	185.9
Mason	127.5	131.4	126.2	125.3	121.9	122.9	112.8	122.5	121.1
Okanogan	115.0	160.9	134.2	99.7	109.5	118.9	92.1	82.3	100.8
Pacific	135.9	134.2	130.0	134.1	124.5	124.6	109.7	106.1	104.6
Pend Oreille	119.0	140.1	109.0	116.9	116.6	134.2	101.8	96.7	98.1
Pierce	110.6	105.8	107.4	108.9	106.5	100.8	92.3	98.6	95.9
San Juan	53.2	70.1	60.8	53.0	56.6	57.6	46.3	57.7	50.3
Skagit	102.4	101.2	99.4	100.4	98.6	92.6	88.4	75.1	82.1
Skamania	123.7	119.0	113.7	104.0	119.7	117.2	106.9	105.7	89.4
Snohomish	100.1	105.8	102.6	104.1	105.3	98.1	85.0	85.8	84.3
Spokane	107.2	109.0	101.0	104.3	104.7	100.0	91.0	88.8	89.8
Stevens	132.8	146.6	117.4	126.3	122.1	140.3	110.1	105.0	106.5
Thurston	127.8	123.5	124.8	128.0	124.6	117.1	113.7	111.0	108.3
Wahkiakum	112.1	114.5	112.1	100.0	113.9	102.5	97.1	108.9	103.9
Walla Walla	116.9	117.1	113.1	120.6	98.8	106.8	96.4	104.5	98.1
Whatcom	92.8	93.8	94.3	97.8	91.7	87.3	83.3	86.1	83.0
Whitman	109.9	114.9	122.5	121.1	134.7	114.2	103.2	97.6	101.7
Yakima	107.6	110.3	101.8	104.1	111.2	104.6	97.3	112.9	113.0
Statewide	108.6	109.6	106.2	108.9	109.3	103.2	88.4	91.6	91.1

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.

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021
Adams	119.6	110.6	120.7	110.5	119.0	112.7	103.5	115.7	88.2
Asotin	122.8	122.7	126.7	133.5	127.1	124.8	123.8	124.2	117.3
Benton	91.0	95.2	91.9	94.8	93.9	92.3	86.5	91.0	86.0
Chelan	78.7	83.1	80.2	73.4	71.6	74.2	66.0	58.3	58.5
Clallam	64.1	61.8	63.5	66.5	66.0	61.8	56.7	63.0	58.6
Clark	89.5	89.3	92.0	90.3	88.1	84.4	80.3	81.9	80.1
Columbia	108.9	105.3	107.3	98.9	104.7	99.5	96.3	99.0	95.4
Cowlitz	71.6	75.1	72.2	72.5	72.5	71.6	62.5	66.7	66.4
Douglas	69.7	72.4	69.4	72.5	73.2	70.3	64.9	63.0	63.0
Ferry	128.0	128.1	134.6	141.3	126.7	127.8	111.1	125.4	112.7
Franklin	96.9	97.8	100.5	97.1	96.5	94.9	87.1	83.5	78.9
Garfield	102.0	106.5	103.1	112.2	110.4	108.1	159.1	107.2	101.0
Grant	118.9	131.8	129.1	121.8	121.7	117.9	111.6	95.6	97.3
Grays Harbor	87.4	95.7	82.0	79.9	83.2	78.2	72.2	97.1	98.4
Island	67.9	69.9	65.3	62.6	66.4	63.7	54.9	65.2	65.3
Jefferson	58.8	60.3	57.8	57.1	60.7	62.1	48.6	51.9	51.2
King	58.0	60.6	58.7	59.9	62.0	59.9	53.9	60.6	61.9
Kitsap	83.1	82.3	84.1	84.6	83.0	81.7	76.4	73.8	73.5
Kittitas	76.4	70.7	70.8	73.7	61.0	62.7	60.9	62.1	55.9
Klickitat	91.2	92.2	76.5	78.8	82.2	90.6	71.7	72.6	76.5
Lewis	92.1	87.7	86.2	82.7	83.0	78.4	74.4	76.0	76.7
Lincoln	156.4	149.1	143.1	121.9	127.8	171.8	144.6	121.0	136.0
Mason	93.3	96.2	92.3	91.7	89.2	89.9	82.6	89.6	88.6
Okanogan	84.2	117.8	98.2	73.0	80.2	87.0	67.4	60.3	73.8
Pacific	99.5	98.2	95.2	98.2	91.1	91.2	80.3	77.7	76.6
Pend	87.1	102.5	79.8	85.6	85.4	98.2	74.5	70.8	NA
Pend Oreille	NA	NA	NA	NA	NA	NA	NA	NA	71.8
Pierce	81.0	77.5	78.6	79.7	78.0	73.8	67.5	72.1	70.2
San Juan	38.9	51.3	44.5	38.8	41.4	42.1	33.9	42.3	36.8
Skagit	75.0	74.0	72.8	73.5	72.2	67.8	64.7	55.0	60.1
Skamania	90.6	87.1	83.2	76.2	87.6	85.8	78.3	77.4	65.4
Snohomish	73.3	77.5	75.1	76.2	77.1	71.8	62.2	62.8	61.7
Spokane	78.5	79.8	73.9	76.4	76.6	73.2	66.6	65.0	65.7
Stevens	97.2	107.4	85.9	92.4	89.4	102.7	80.6	76.8	78.0
Thurston	93.5	90.4	91.4	93.7	91.2	85.7	83.2	81.2	79.3
Wahkiakum	82.1	83.8	82.0	73.2	83.4	75.0	71.1	79.7	76.1
Walla Walla	85.6	85.7	82.8	88.3	72.3	78.2	70.5	76.5	71.8
Whatcom	68.0	68.7	69.0	71.6	67.1	63.9	61.0	63.0	60.8
Whitman	80.4	84.1	89.7	88.6	98.6	83.6	75.6	71.5	74.5
Yakima	78.8	80.7	74.5	76.2	81.4	76.6	71.2	82.6	82.7
Statewide	79.5	80.2	77.7	79.7	80.0	75.6	64.7	67.1	66.7

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 Fourth Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	4.5	22.7	90.9
Asotin	NA	NA	NA	NA
Benton	0.7	1.3	2.8	42.0
Chelan	1.0	4.0	5.0	30.0
Clallam	NA	8.9	19.6	42.9
Clark	0.5	7.7	9.2	44.6
Columbia	NA	11.1	44.4	66.7
Cowlitz	NA	2.6	13.2	67.1
Douglas	2.9	5.9	17.6	61.8
Ferry	NA	15.8	47.4	78.9
Franklin	0.7	1.3	2.8	42.0
Garfield	NA	NA	NA	NA
Grant	NA	8.1	23.0	79.3
Grays Harbor	1.8	7.2	19.3	72.3
Island	NA	NA	4.3	34.0
Jefferson	NA	6.9	17.2	37.9
King	NA	NA	1.3	22.1
Kitsap	NA	0.7	4.6	25.7
Kittitas	NA	1.7	6.7	25.0
Klickitat	2.6	13.2	23.7	60.5
Lewis	NA	2.4	8.2	69.4
Lincoln	NA	8.3	33.3	83.3
Mason	NA	1.4	8.3	66.7
Okanogan	2.3	11.5	24.1	65.5
Pacific	3.6	10.9	32.7	76.4
Pend Oreille	1.7	18.6	35.6	69.5
Pierce	NA	0.5	1.6	34.0
San Juan	NA	NA	NA	2.0
Skagit	2.2	3.3	5.6	36.7
Skamania	NA	NA	9.1	45.5
Snohomish	0.5	1.4	4.3	22.2
Spokane	NA	NA	5.0	48.3
Stevens	1.7	18.6	35.6	69.5
Thurston	NA	NA	4.3	46.4
Wahkiakum	NA	NA	12.5	75.0
Walla Walla	NA	2.2	8.9	51.1
Whatcom	10.4	12.1	13.9	43.4
Whitman	3.3	10.0	23.3	70.0
Yakima	3.2	5.8	23.5	84.5
Statewide	1.1	3.5	9.4	45.8

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Fourth Quarters

County	Q4 2014	Q4 2015	Q4 2016	Q4 2017	Q4 2018	Q4 2019	Q4 2020	Q4 2021	% Change
Adams	59	27	32	37	33	30	13	21	61.5
Asotin	296	260	178	180	146	NA	NA	NA	NA
Benton	1,128	900	718	736	715	714	396	452	14.1
Chelan	195	259	186	146	186	177	62	89	43.5
Clallam	386	390	203	183	223	163	53	54	1.9
Clark	1,730	849	690	665	857	946	253	178	-29.6
Columbia	19	22	NA	301	268	NA	6	9	50.0
Cowlitz	405	242	185	212	199	163	57	76	33.3
Douglas	83	100	79	87	81	75	23	33	43.5
Ferry	78	52	59	43	48	36	24	19	-20.8
Franklin	1,128	900	718	736	715	714	396	452	14.1
Garfield	296	260	178	180	146	NA	NA	NA	NA
Grant	418	331	282	233	214	166	87	127	46.0
Grays Harbor	550	437	382	299	261	275	100	149	49.0
Island	480	255	324	253	282	205	66	41	-37.9
Jefferson	301	206	196	156	111	101	55	27	-50.9
King	2,788	1,702	1,613	1,152	2,855	1,694	1,135	455	-59.9
Kitsap	853	582	606	370	446	288	165	129	-21.8
Kittitas	358	202	167	120	147	116	41	56	36.6
Klickitat	168	144	92	74	65	68	23	38	65.2
Lewis	553	370	259	267	218	203	107	85	-20.6
Lincoln	39	29	23	29	24	24	7	12	71.4
Mason	459	362	316	224	216	153	52	72	38.5
Okanogan	371	298	260	221	221	181	85	86	1.2
Pacific	303	218	178	172	170	127	62	52	-16.1
Pend Oreille	332	275	239	203	183	118	66	59	-10.6
Pierce	2,755	1,989	1,615	1,416	1,562	914	411	396	-3.6
San Juan	283	265	205	169	162	162	67	46	-31.3
Skagit	504	428	328	286	357	251	103	85	-17.5
Skamania	60	46	44	42	41	40	14	11	-21.4
Snohomish	1,698	1,146	868	586	1,231	801	275	184	-33.1
Spokane	2,017	1,582	1,196	1,047	929	600	228	221	-3.1
Stevens	332	275	239	203	183	118	66	59	-10.6
Thurston	994	786	669	462	536	240	131	138	5.3
Wahkiakum	NA	NA	NA	23	24	17	9	8	-11.1
Walla Walla	408	365	301	301	244	NA	34	43	26.5
Whatcom	835	649	486	430	497	433	200	157	-21.5
Whitman	100	111	91	43	55	53	45	27	-40.0
Yakima	725	567	475	449	368	429	242	404	66.9
Statewide	22,731	16,446	13,545	11,617	14,175	9,963	4,697	4,039	-14.0

WCRER Estimates

House listings data for Walla Walla county were taken on February 2, 2022 rather than the end of the calendar year due to a technical issue. Please contact the WCRER with questions regarding this data series.

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

December 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	2	2.5	1	2	150.0
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	NA	NA	0.8	1.9	5.5	3	275.0
Chelan	NA	NA	NA	NA	1.3	1	42.9
Clallam	NA	NA	1.5	0.2	0.9	0.6	20.0
Clark	0.3	1.6	0.3	0.2	0.3	0.2	-50.0
Columbia	NA	NA	1.2	0.5	NA	1	25.0
Cowlitz	NA	NA	0.6	0.4	0.9	0.6	50.0
Douglas	3	3	4	0.4	0.6	0.6	20.0
Ferry	NA	NA	6.1	2.6	9.2	4.1	-32.8
Franklin	NA	NA	0.8	1.9	5.5	3	275.0
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	0.8	1.1	1.8	1.1	57.1
Grays Harbor	1.1	0.7	0.6	1	2.4	1.1	37.5
Island	NA	NA	NA	NA	0.3	0.3	-25.0
Jefferson	NA	NA	NA	0.4	0.5	0.6	-45.5
King	NA	NA	NA	0.2	0.2	0.2	-50.0
Kitsap	NA	NA	0.3	0.1	0.4	0.3	-25.0
Kittitas	NA	NA	NA	0.2	0.9	0.7	40.0
Klickitat	NA	NA	1.1	1.2	1.6	1.4	100.0
Lewis	NA	NA	0.6	0.6	1	0.7	-22.2
Lincoln	NA	NA	1.2	2.1	5.7	1.4	7.7
Mason	NA	NA	0.5	0.5	0.7	0.5	25.0
Okanogan	2.7	1.8	0.6	1.6	2.3	1.5	0.0
Pacific	NA	NA	1.5	0.8	1.7	1.1	-8.3
Pend Oreille	1.5	2.2	0.8	0.8	NA	1.1	10.0
Pierce	NA	NA	0.5	0.2	0.3	0.3	0.0
San Juan	NA	NA	NA	NA	1.8	1.9	11.8
Skagit	5.9	1.5	0.7	0.4	0.6	0.5	0.0
Skamania	NA	NA	NA	0.7	0.7	0.7	-61.1
Snohomish	1	0.6	0.6	0.2	0.2	0.2	0.0
Spokane	NA	NA	NA	0.2	0.5	0.3	0.0
Stevens	1.5	2.2	0.8	0.8	NA	1.1	10.0
Thurston	NA	NA	NA	0.2	0.4	0.3	0.0
Wahkiakum	NA	NA	NA	1.1	2.5	1.4	-50.0
Walla Walla	NA	NA	0.4	0.4	1.4	0.7	-36.4
Whatcom	4.3	1	0.8	0.5	0.5	0.6	-14.3
Whitman	1.1	1.4	0.8	0.5	2.1	0.7	-22.2
Yakima	1.9	1.1	2.4	1.8	NA	2	53.8
Statewide	1.6	1.1	0.8	0.4	0.4	0.4	-20.0

WCRER Estimates

House listings data for Walla Walla county were taken on February 2, 2022 rather than the end of the calendar year due to a technical issue. Please contact the WCRER with questions regarding this data series.

MEDIAN HOME PRICES

State of Washington and Counties
Annual, 2014-2021

County	2014	2015	2016	2017	2018	2019	2020	2021
Adams	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600	\$192,700	\$216,900	\$257,900
Asotin	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$250,800
Benton	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200
Chelan	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200	\$357,000	\$418,600	\$502,800
Clallam	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000	\$309,800	\$352,600	\$420,600
Clark	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100	\$371,700	\$403,700	\$481,600
Columbia	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700	\$186,400	\$214,700	\$256,200
Cowlitz	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900	\$275,200	\$307,500	\$362,100
Douglas	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200	\$347,800	\$373,200	\$450,000
Ferry	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000	\$172,900	\$229,200
Franklin	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200
Garfield	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$250,800
Grant	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300	\$227,900	\$258,500	\$311,700
GraysHarbor	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600	\$215,200	\$251,100	\$309,900
Island	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000	\$388,100	\$442,700	\$532,500
Jefferson	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800	\$402,000	\$455,900	\$569,400
King	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900	\$677,700	\$729,600	\$838,300
Kitsap	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800	\$381,400	\$425,100	\$497,500
Kittitas	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000	\$346,200	\$411,000	\$485,400
Klickitat	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000	\$283,100	\$370,800	\$399,100
Lewis	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400	\$258,700	\$304,100	\$364,300
Lincoln	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600	\$142,500	\$202,100	\$215,600
Mason	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900	\$271,900	\$319,600	\$378,300
Okanogan	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800	\$220,400	\$254,500	\$309,000
Pacific	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100	\$206,000	\$234,300	\$303,100
Pend	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400
Pierce	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400	\$372,200	\$424,300	\$508,300
SanJuan	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000	\$652,000	\$694,800	\$887,500
Skagit	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900	\$374,100	\$421,800	\$499,500
Skamania	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000	\$323,100	\$340,500	\$400,000
Snohomish	\$328,700	\$358,900	\$391,700	\$439,300	\$482,100	\$493,000	\$549,400	\$676,900
Spokane	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200	\$276,600	\$318,200	\$390,200
Stevens	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400
Thurston	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800	\$341,200	\$383,600	\$460,500
Wahkiakum	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900	\$256,800	\$313,900	\$393,700
WallaWalla	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900	\$260,300	\$305,500	\$376,400
Whatcom	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300	\$401,300	\$444,400	\$547,400
Whitman	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100	\$287,500	\$291,300	\$355,900
Yakima	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600	\$249,000	\$281,500	\$327,200
Statewide	\$267,600	\$438,000	\$316,400	\$289,100	\$315,900	\$397,900	\$452,400	\$560,400

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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