

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.