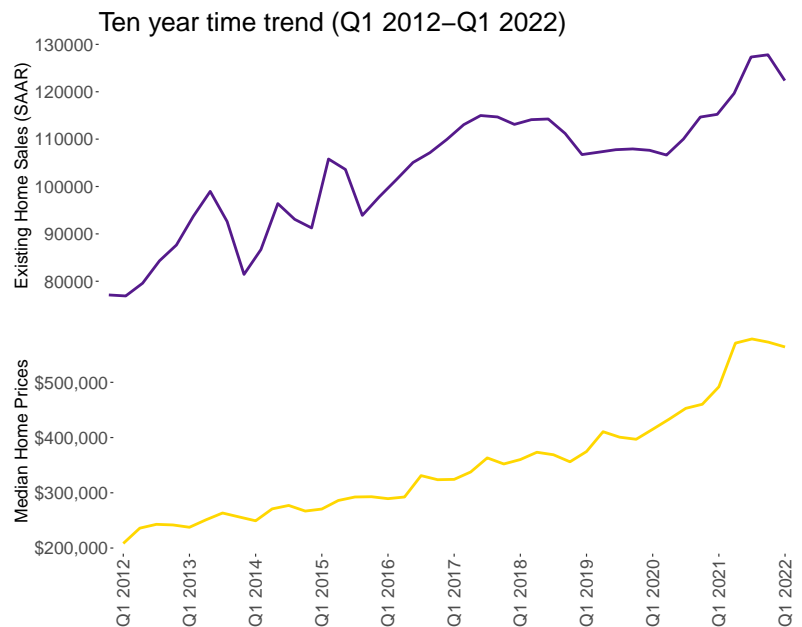


Washington Market Highlights: First Quarter 2022

- Existing home sales fell in the first quarter by 4.3 percent to a seasonally adjusted annual rate of 122,360 units compared to last quarter, and rose 6.2 percent compared to a year earlier.
- Building permit activity rose 5.1 percent from a year earlier, totaling 13,703 new units authorized. Of these, 6,012 were issued for single-family units.
- The median price home sold in Washington during the first quarter was \$564,000, 14.7 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 13 of Washington's 39 counties.
- Inventories of homes available for sale totaled 5,355 single-family homes at the end of the quarter, a 32.6% increase from the previous quarter and a 25.3 percent decline from a year ago. This inventory level represented a 0.8 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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SUBSCRIPTION INFORMATION
 Washington State's Housing Market is published quarterly by the Washington Center for Real Estate Research. The annual subscription price is \$60 plus tax. Phone us, or visit our Website for more information.

First Quarter 2022
 Issued May 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 first quarter of 2022, with sales and new building permits rising compared with a year ago.

The statewide median sales price for a single family home increased to \$564,000 in the first quarter, 24.4 percent higher than the same time in 2020.

The seasonally adjusted annual rate of existing home sales rose 14.7 percent from the first quarter of 2021—from 115,230 to 122,360. 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, Lincoln county recorded the highest relative increase of 61.1 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 \$231,500 in Ferry County to \$900,000 in San Juan County. (King County has the second highest median values at \$885,100).

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

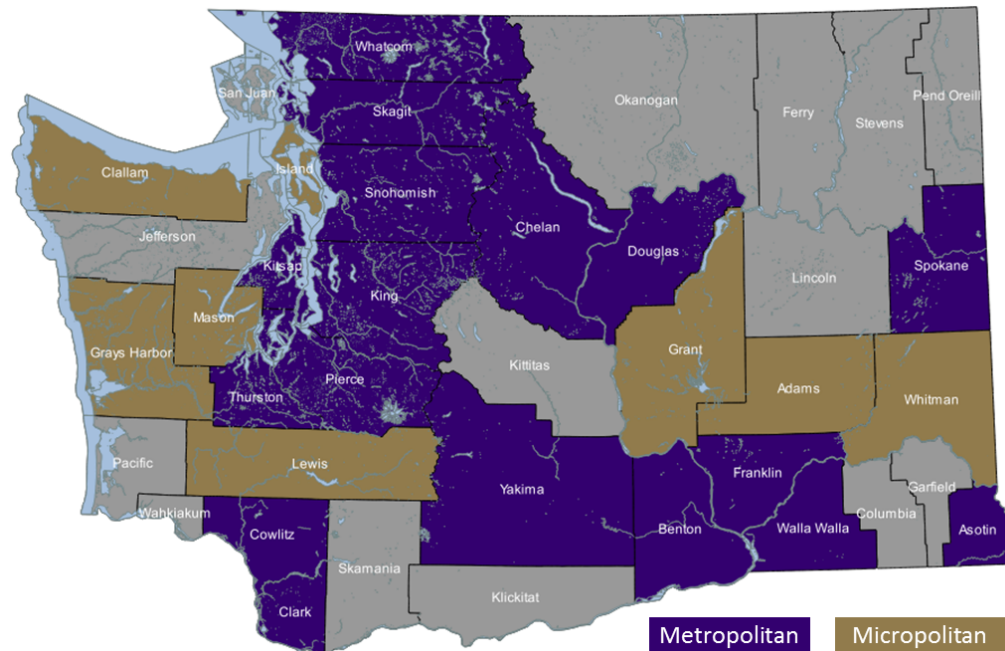
a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 86.3, down from 91.1 in the fourth quarter of 2021. This metric suggests that, given the same down payment and mortgage, a middle-income family had only 86.3 percent of the income required to purchase a home selling the median.

Statewide, the first-time buyer index fell by 3.5 points, ending the quarter at 63.2. 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 63.2 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-six 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 first quarter of 2022, a total of 13,703 building permits were recorded, up (5.1%) 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.

4.3%

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

13.9%

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

122,360

Seasonally Adjusted Annual Sales (SAAR).

70

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

6.2%

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

Thirty-three

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

4 of 39

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

15 of 17

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

10.0%

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

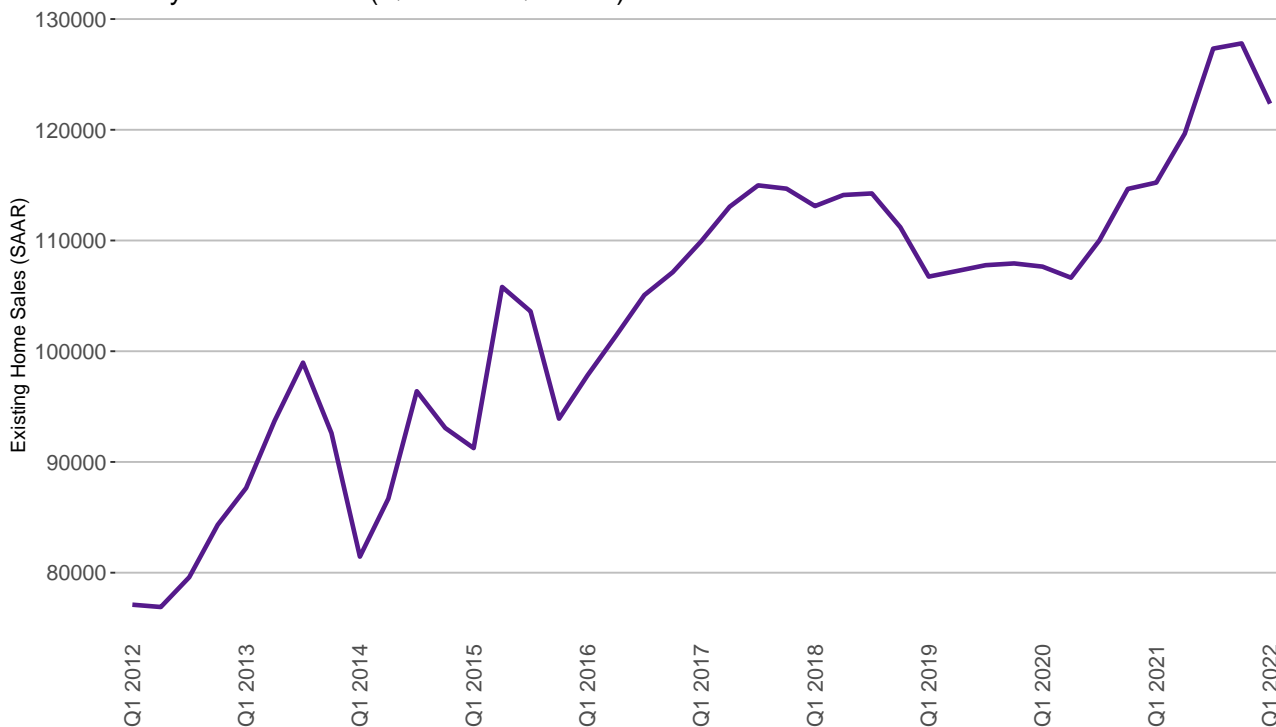
105,870

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

70

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

Ten year time trend (Q1 2012–Q1 2022)



Housing Construction:

13,703

Number of building permits issued during the quarter.

5.1%

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

7.7%

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

6.1%

Decline in year-over-year single family permits (**390** fewer units).

16.0%

Increase in year-over-year multifamily permits (**1,061** more units).

384.6%

Greatest year-over-year increase in permits in a Metropolitan county, (**Douglas** county, **50** additional units).

439.1%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Island** county, **101** additional units).

27 of 28

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.

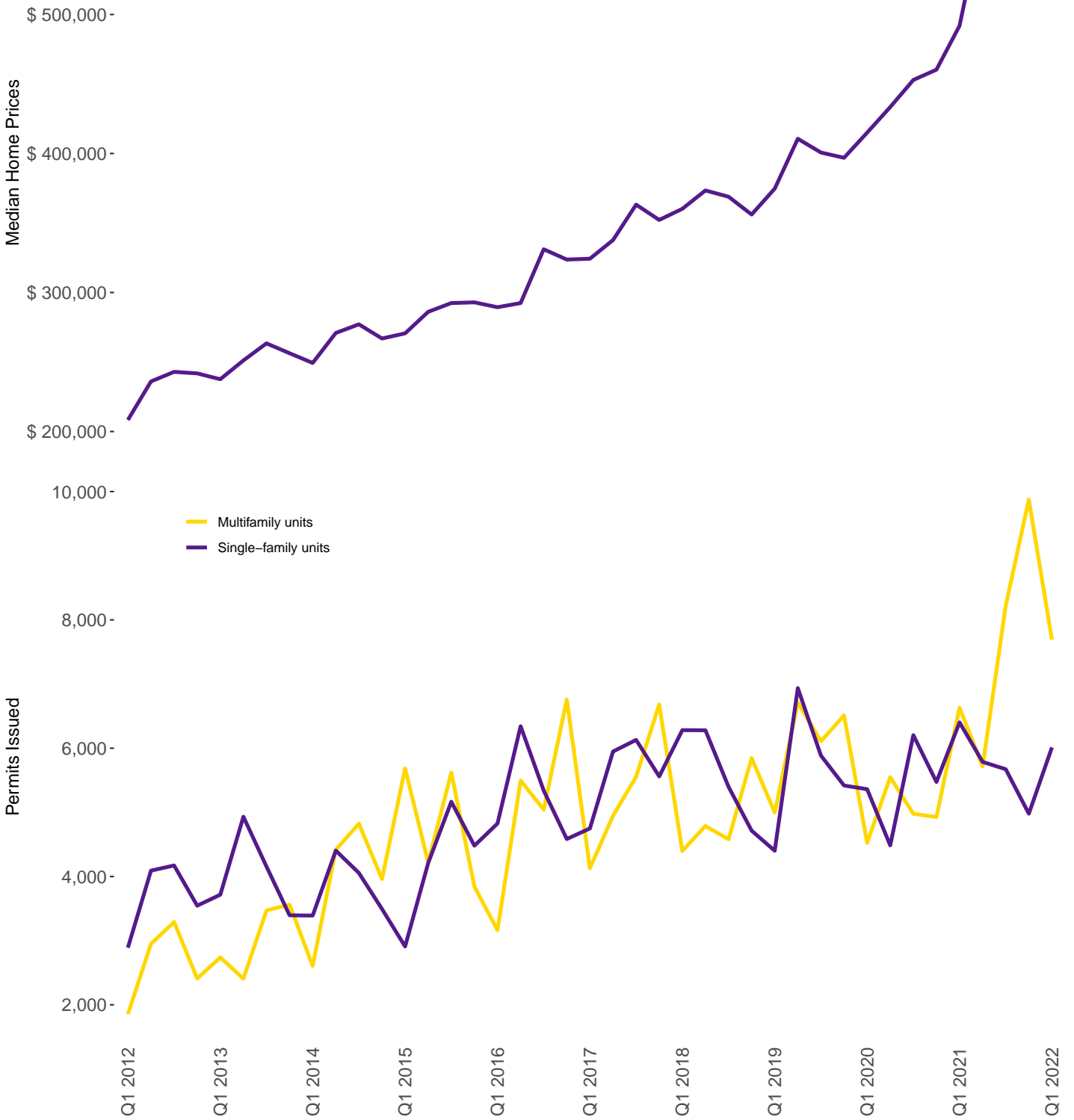
9 of 11

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 (Q1 2012–Q1 2022)



Home Prices:

\$564,000

Median selling price of a single family home.

14.7%

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

32.6%

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

\$900,000

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

\$231,500

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

\$263,900–\$561,800

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

Thirty-six of Thirty-eight

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

14.7%, 11.2%, & 16.1%

Year-over-year price change in eastern Washington, Western Washington, and the central Puget Sound.

Big Players

Changes for the five largest counties by sales volume:

King 13.4%

Pierce 17.3%

Snohomish 23.9%

Spokane 21.2%

Thurston 16.8%

Prices by Bedroom:

\$442,200

Median price for a 2-bedroom single family home, a **17.2%** year-over-year **increase**.

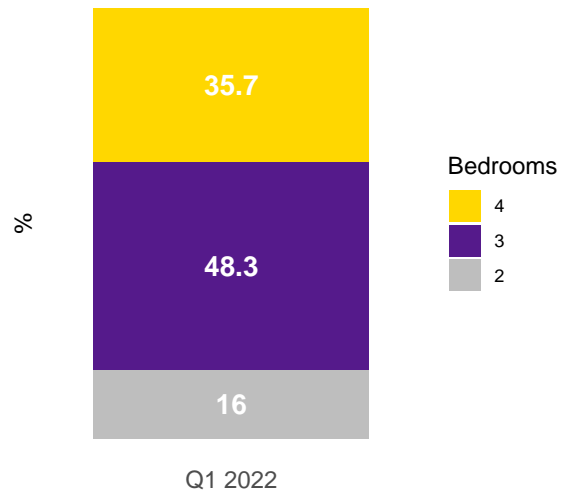
\$544,500

Median price for a 3-bedroom single family home, a **20.5%** year-over-year **increase**.

\$691,500

Median price for a 4-bedroom single family home, a **14.2%** year-over-year **increase**.

Sales by Number of Bedrooms



4 of 17

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

7.1%

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

Five

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:

14.7%

Year-over-year increase in home prices.

Worse & Worse

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

86.3

Statewide all-buyer housing affordability index.

52.1 to 161.2

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

38 of 39

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

64.5 & 77.9

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

63.2

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

3 of 39

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

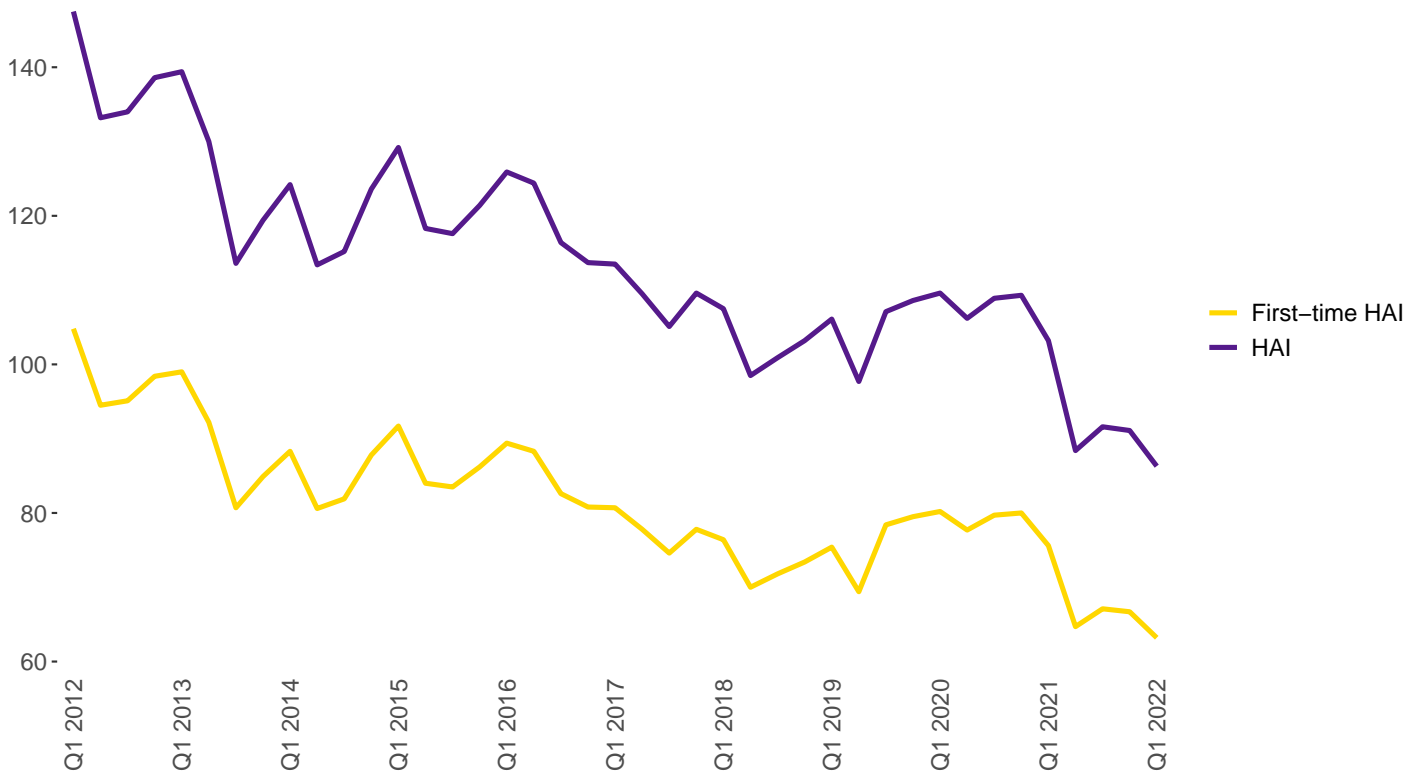
47.2 to 104.1

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

57.0 to 92.2

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

Ten year time trend (Q1 2012–Q1 2022)



Availability of Affordable Housing:

\$87,300

Statewide median household income

\$43,400 to \$116,100

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

\$61,110

Statewide median household income for first-time buyers

\$30,380 to \$81,270

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

0.7%
Statewide inventory priced below \$80,000, **declined** from 1.5% from a year ago.

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

0.3% & 0%
Homes in **King** and **San Juan** counties below \$80,000.

2.2%
Statewide inventory priced below \$160,000, **declined** from 3.9% a year ago.

0.3% to 8.5%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Whatcom** county.

Available Inventory:

5,355

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

1,316 & 1,080

Increase from last quarter (**32.6%**), and **increase** from last year (**25.3%**).

1,056 & 570

Largest inventories seen in **King** county and **Pierce** county. Up **132.1%**, and up **43.9%** from last quarter.

One of One

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

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

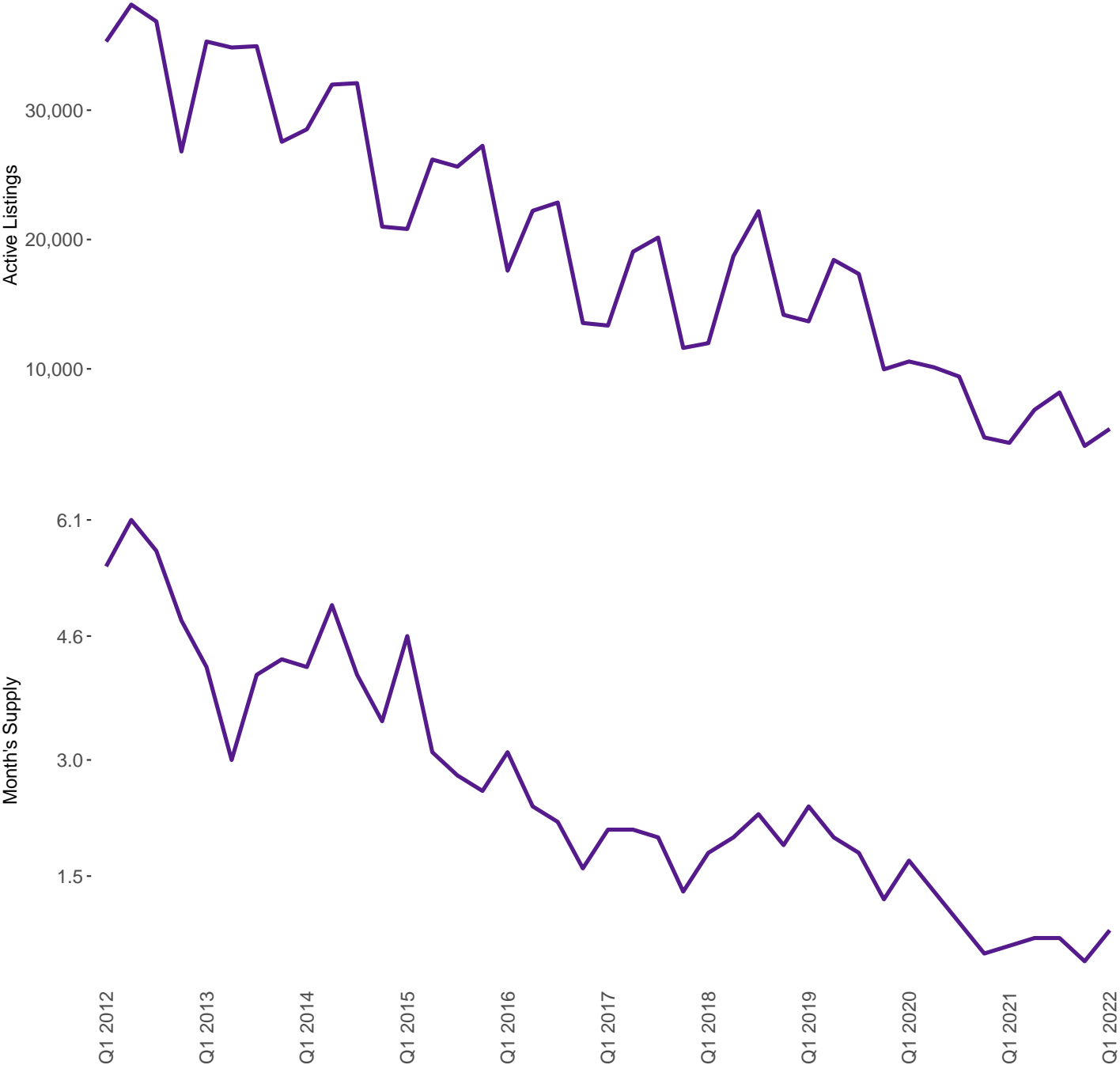
0.8
Month's supply of housing. **0.4** last quarter, and **0.6** last year.

0.4 to 3.4
Range of month's supply across the counties—low in **Spokane** and **Thurston** counties, high in **Columbia** 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 (Q1 2012–Q1 2022)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2022

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	-5.9	14.3	32	33.3	\$263,900	23.3	125.9	92.2
Asotin	110	-21.4	-21.4	10	150.0	\$256,100	17.5	142.2	104.1
Benton	3,990	-3.6	-14.6	452	-7.9	\$441,100	24.8	101.1	74.0
Chelan	990	-6.6	-1.0	339	232.4	\$534,100	20.1	73.7	53.9
Clallam	1,080	-5.3	5.9	85	30.8	\$430,400	11.0	77.9	57.0
Clark	8,340	-4.7	12.4	1,035	-25.4	\$541,100	21.1	92.8	68.0
Columbia	90	-18.2	-18.2	6	200.0	\$241,000	8.0	126.1	92.3
Cowlitz	1,570	-3.7	4.0	118	38.8	\$374,400	12.0	82.6	60.5
Douglas	630	-1.6	0.0	63	384.6	\$447,000	11.8	80.1	58.6
Ferry	130	8.3	18.2	4	-20.0	\$231,500	23.8	148.6	108.8
Franklin	1,340	-3.6	-14.6	176	-9.7	\$441,100	24.8	92.9	68.0
Garfield	20	-33.3	-33.3	3	50.0	\$256,100	17.5	122.8	89.9
Grant	1,410	-1.4	9.3	195	261.1	\$341,000	21.9	114.4	83.8
Grays Harbor	2,410	0.8	10.0	111	117.6	\$348,700	23.0	113.7	83.2
Island	2,070	-2.8	7.3	124	439.1	\$561,800	16.9	79.7	58.3
Jefferson	620	-4.6	0.0	57	3.6	\$537,500	20.3	74.5	54.5
King	31,310	-4.9	9.5	3,900	-13.6	\$885,100	13.4	73.1	53.5
Kitsap	5,270	-2.8	11.2	695	138.8	\$526,400	17.5	89.7	65.7
Kittitas	1,340	-3.6	7.2	120	-16.1	\$568,200	23.2	64.3	47.0
Klickitat	320	-8.6	-3.0	28	833.3	\$350,000	0.0	111.3	81.5
Lewis	1,560	-1.9	5.4	100	17.6	\$392,300	16.4	92.2	67.5
Lincoln	190	0.0	26.7	22	340.0	\$241,700	61.1	161.2	118.1
Mason	1,480	-3.9	5.0	73	170.4	\$400,500	19.3	109.1	79.9
Okanogan	570	-5.0	-1.7	55	266.7	\$342,900	28.9	70.6	51.6
Pacific	620	-4.6	6.9	40	42.9	\$329,200	28.9	96.9	70.9
Pend Oreille	300	-11.8	3.4	19	280.0	\$296,400	31.7	94.6	69.3
Pierce	16,600	-5.0	9.5	1,675	-14.7	\$547,000	17.3	85.1	62.3
San Juan	340	-15.0	-10.5	33	-17.5	\$900,000	24.1	52.1	38.1
Skagit	2,160	-6.1	-5.7	150	167.9	\$543,500	15.2	64.5	47.2
Skamania	310	-3.1	6.9	28	75.0	\$440,000	29.4	94.7	69.3
Snohomish	12,610	-6.3	8.0	1,442	38.7	\$767,500	23.9	70.0	51.2
Spokane	8,210	-3.8	-7.1	1,026	33.8	\$425,400	21.2	78.9	57.8
Stevens	890	-11.0	2.3	61	771.4	\$296,400	31.7	102.5	75.1
Thurston	6,060	-0.3	15.4	629	156.7	\$493,700	16.8	97.0	71.0
Wahkiakum	100	0.0	42.9	15	275.0	\$386,000	16.1	96.8	70.8
Walla Walla	770	10.0	2.7	46	24.3	\$395,300	14.1	92.1	67.4
Whatcom	3,540	-2.7	5.7	528	-36.5	\$613,300	23.1	72.0	52.7
Whitman	470	-11.3	-2.1	35	-71.1	\$362,000	12.0	89.0	65.2
Yakima	2,370	0.9	17.3	173	-23.5	\$333,500	9.2	104.5	76.5
Statewide	122,360	-4.3	6.2	13,703	5.1	\$564,000	14.7	86.3	63.2

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

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

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

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

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

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

EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	% Change by qtr	% Change by year
Adams	140	140	160	170	160	-5.9	14.3
Asotin	140	130	130	140	110	-21.4	-21.4
Benton	4,670	4,650	4,810	4,140	3,990	-3.6	-14.6
Chelan	1,000	1,010	1,060	1,060	990	-6.6	-1.0
Clallam	1,020	1,070	1,140	1,140	1,080	-5.3	5.9
Clark	7,420	7,840	8,500	8,750	8,340	-4.7	12.4
Columbia	110	100	100	110	90	-18.2	-18.2
Cowlitz	1,510	1,480	1,580	1,630	1,570	-3.7	4.0
Douglas	630	600	640	640	630	-1.6	0.0
Ferry	110	110	120	120	130	8.3	18.2
Franklin	1,570	1,560	1,610	1,390	1,340	-3.6	-14.6
Garfield	30	20	30	30	20	-33.3	-33.3
Grant	1,290	1,310	1,380	1,430	1,410	-1.4	9.3
Grays Harbor	2,190	2,190	2,380	2,390	2,410	0.8	10.0
Island	1,930	2,040	2,080	2,130	2,070	-2.8	7.3
Jefferson	620	650	680	650	620	-4.6	0.0
King	28,600	30,370	32,800	32,920	31,310	-4.9	9.5
Kitsap	4,740	4,960	5,330	5,420	5,270	-2.8	11.2
Kittitas	1,250	1,320	1,380	1,390	1,340	-3.6	7.2
Klickitat	330	340	340	350	320	-8.6	-3.0
Lewis	1,480	1,520	1,590	1,590	1,560	-1.9	5.4
Lincoln	150	140	170	190	190	0.0	26.7
Mason	1,410	1,450	1,540	1,540	1,480	-3.9	5.0
Okanogan	580	580	570	600	570	-5.0	-1.7
Pacific	580	640	660	650	620	-4.6	6.9
Pend Oreille	290	310	330	340	300	-11.8	3.4
Pierce	15,160	16,020	17,100	17,470	16,600	-5.0	9.5
San Juan	380	430	440	400	340	-15.0	-10.5
Skagit	2,290	2,310	2,370	2,300	2,160	-6.1	-5.7
Skamania	290	300	310	320	310	-3.1	6.9
Snohomish	11,680	12,230	13,320	13,460	12,610	-6.3	8.0
Spokane	8,840	8,700	8,530	8,530	8,210	-3.8	-7.1
Stevens	870	920	980	1,000	890	-11.0	2.3
Thurston	5,250	5,420	5,960	6,080	6,060	-0.3	15.4
Wahkiakum	70	80	100	100	100	0.0	42.9
Walla Walla	750	710	710	700	770	10.0	2.7
Whatcom	3,350	3,430	3,650	3,640	3,540	-2.7	5.7
Whitman	480	480	510	530	470	-11.3	-2.1
Yakima	2,020	2,070	2,250	2,350	2,370	0.9	17.3
Statewide	115,230	119,650	127,330	127,800	122,360	-4.3	6.2

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	% Change by qtr	% Change by year
Adams	30	40	40	40	40	0.0	33.3
Asotin	30	30	30	30	30	0.0	0.0
Benton	1,120	1,180	1,230	1,030	960	-6.8	-14.3
Chelan	240	260	270	270	240	-11.1	0.0
Clallam	250	270	300	290	260	-10.3	4.0
Clark	1,800	2,000	2,190	2,170	2,030	-6.5	12.8
Columbia	30	30	20	30	20	-33.3	-33.3
Cowlitz	360	380	400	400	380	-5.0	5.6
Douglas	150	150	170	160	150	-6.2	0.0
Ferry	30	30	30	30	30	0.0	0.0
Franklin	370	400	410	350	320	-8.6	-13.5
Garfield	10	10	10	10	0	-100.0	-100.0
Grant	300	330	350	350	330	-5.7	10.0
Grays Harbor	530	550	600	610	580	-4.9	9.4
Island	460	510	540	530	480	-9.4	4.3
Jefferson	150	160	180	170	150	-11.8	0.0
King	6,830	7,750	8,440	8,200	7,580	-7.6	11.0
Kitsap	1,140	1,260	1,380	1,360	1,270	-6.6	11.4
Kittitas	300	340	360	360	320	-11.1	6.7
Klickitat	80	90	90	90	80	-11.1	0.0
Lewis	360	390	410	400	380	-5.0	5.6
Lincoln	40	40	40	50	50	0.0	25.0
Mason	340	370	400	380	360	-5.3	5.9
Okanogan	140	150	150	140	130	-7.1	-7.1
Pacific	140	160	170	160	150	-6.2	7.1
Pend Oreille	70	80	90	90	70	-22.2	0.0
Pierce	3,680	4,050	4,380	4,370	4,060	-7.1	10.3
San Juan	100	110	120	100	80	-20.0	-20.0
Skagit	560	590	610	570	520	-8.8	-7.1
Skamania	70	70	80	80	80	0.0	14.3
Snohomish	2,830	3,120	3,420	3,360	3,090	-8.0	9.2
Spokane	2,070	2,220	2,180	2,090	1,910	-8.6	-7.7
Stevens	210	240	260	250	220	-12.0	4.8
Thurston	1,260	1,390	1,540	1,530	1,460	-4.6	15.9
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	180	180	180	180	180	0.0	0.0
Whatcom	800	870	950	910	840	-7.7	5.0
Whitman	110	130	130	120	110	-8.3	0.0
Yakima	490	530	570	590	570	-3.4	16.3
Statewide	27,670	30,450	32,740	31,860	29,550	-7.3	6.8

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	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	% Change by year
Adams	\$214,000	\$227,500	\$230,000	\$295,800	\$263,900	23.3
Asotin	\$218,000	\$225,700	\$235,000	\$244,100	\$256,100	17.5
Benton	\$353,400	\$376,200	\$393,000	\$407,600	\$441,100	24.8
Chelan	\$444,700	\$498,000	\$541,200	\$539,100	\$534,100	20.1
Clallam	\$387,900	\$417,900	\$425,700	\$448,300	\$430,400	11.0
Clark	\$446,900	\$481,700	\$491,400	\$492,200	\$541,100	21.1
Columbia	\$223,100	\$231,400	\$246,200	\$250,000	\$241,000	8.0
Cowlitz	\$334,400	\$371,300	\$372,300	\$366,000	\$374,400	12.0
Douglas	\$400,000	\$428,900	\$455,200	\$446,700	\$447,000	11.8
Ferry	\$187,000	\$208,000	\$220,000	\$239,800	\$231,500	23.8
Franklin	\$353,400	\$376,200	\$393,000	\$407,600	\$441,100	24.8
Garfield	\$218,000	\$225,700	\$235,000	\$244,100	\$256,100	17.5
Grant	\$279,800	\$298,700	\$327,100	\$326,900	\$341,000	21.9
Grays Harbor	\$283,600	\$302,300	\$327,100	\$316,500	\$348,700	23.0
Island	\$480,700	\$548,000	\$550,800	\$538,500	\$561,800	16.9
Jefferson	\$446,900	\$561,800	\$618,100	\$614,100	\$537,500	20.3
King	\$780,200	\$866,700	\$856,700	\$828,600	\$885,100	13.4
Kitsap	\$448,100	\$506,900	\$512,700	\$504,000	\$526,400	17.5
Kittitas	\$461,100	\$492,000	\$471,100	\$513,200	\$568,200	23.2
Klickitat	\$350,000	\$420,000	\$430,800	\$400,000	\$350,000	0.0
Lewis	\$336,900	\$361,200	\$381,900	\$370,700	\$392,300	16.4
Lincoln	\$150,000	\$176,300	\$258,300	\$225,000	\$241,700	61.1
Mason	\$335,600	\$374,600	\$390,800	\$387,300	\$400,500	19.3
Okanogan	\$266,100	\$338,600	\$321,900	\$316,100	\$342,900	28.9
Pacific	\$255,300	\$285,400	\$328,400	\$326,600	\$329,200	28.9
Pend Oreille	\$225,000	\$284,000	\$317,100	\$305,900	\$296,400	31.7
Pierce	\$466,400	\$516,800	\$517,500	\$520,900	\$547,000	17.3
San Juan	\$725,000	\$889,600	\$887,500	\$1,000,000	\$900,000	24.1
Skagit	\$471,800	\$497,600	\$510,800	\$522,600	\$543,500	15.2
Skamania	\$340,000	\$373,100	\$431,200	\$500,000	\$440,000	29.4
Snohomish	\$619,600	\$694,600	\$685,400	\$689,300	\$767,500	23.9
Spokane	\$350,900	\$393,700	\$413,700	\$401,000	\$425,400	21.2
Stevens	\$225,000	\$284,000	\$317,100	\$305,900	\$296,400	31.7
Thurston	\$422,800	\$454,900	\$472,600	\$474,300	\$493,700	16.8
Wahkiakum	\$332,500	\$348,500	\$376,000	\$386,000	\$386,000	16.1
Walla Walla	\$346,600	\$378,800	\$381,700	\$398,900	\$395,300	14.1
Whatcom	\$498,400	\$544,700	\$562,000	\$570,800	\$613,300	23.1
Whitman	\$323,100	\$360,200	\$361,500	\$355,800	\$362,000	12.0
Yakima	\$305,400	\$324,500	\$337,700	\$330,600	\$333,500	9.2
Statewide	\$491,900	\$571,000	\$578,500	\$572,700	\$564,000	14.7

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

First Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q1 2021	Q1 2022	% Change	Q1 2021	Q1 2022	% Change	Q1 2021	Q1 2022	% Change
Adams	115,000	190,000	65.2	236,400	278,600	17.9	300,000	250,000	-16.7
Asotin	191,400	190,000	-0.7	250,000	331,800	32.7	275,000	366,700	33.3
Benton	221,400	278,100	25.6	334,100	411,900	23.3	403,600	515,800	27.8
Chelan	335,700	346,400	3.2	421,400	508,300	20.6	NA	725,000	NA
Clallam	325,000	395,800	21.8	401,700	448,100	11.6	400,000	475,000	18.8
Clark	334,400	363,700	8.8	397,300	478,500	20.4	546,700	668,600	22.3
Columbia	130,000	170,000	30.8	262,500	225,000	-14.3	350,000	675,000	92.9
Cowlitz	242,900	267,600	10.2	340,200	392,700	15.4	394,400	462,500	17.3
Douglas	350,000	325,000	-7.1	371,200	447,400	20.5	469,200	550,000	17.2
Ferry	200,000	190,000	-5.0	180,000	225,000	25.0	450,000	300,000	-33.3
Franklin	221,400	278,100	25.6	334,100	411,900	23.3	403,600	515,800	27.8
Garfield	191,400	190,000	-0.7	250,000	331,800	32.7	275,000	366,700	33.3
Grant	260,000	225,000	-13.5	258,600	337,500	30.5	328,100	394,200	20.1
Grays Harbor	248,900	303,400	21.9	293,300	372,500	27.0	362,500	395,800	9.2
Island	445,000	580,000	30.3	490,400	544,000	10.9	525,000	675,000	28.6
Jefferson	412,500	443,200	7.4	454,200	592,900	30.5	800,000	800,000	0.0
King	622,000	725,000	16.6	719,000	831,700	15.7	979,900	1,189,500	21.4
Kitsap	371,400	427,000	15.0	434,000	516,700	19.1	522,200	600,000	14.9
Kittitas	333,300	400,000	20.0	458,300	525,000	14.6	637,500	643,700	1.0
Klickitat	325,000	140,000	-56.9	357,100	380,000	6.4	375,000	462,500	23.3
Lewis	263,700	295,000	11.9	354,300	411,000	16.0	387,500	440,000	13.5
Lincoln	160,000	130,000	-18.8	100,000	275,000	NA	275,000	250,000	-9.1
Mason	290,600	362,500	24.7	357,900	403,000	12.6	395,000	475,000	20.3
Okanogan	190,000	350,000	84.2	254,200	325,000	27.9	368,700	387,500	5.1
Pacific	225,000	281,800	25.2	281,800	366,700	30.1	450,000	387,500	-13.9
Pend Oreille	170,000	218,700	28.6	242,900	283,300	16.6	300,000	412,500	37.5
Pierce	349,300	405,800	16.2	433,400	515,300	18.9	541,000	641,100	18.5
San Juan	558,300	800,000	43.3	900,000	1,375,000	52.8	1,250,000	1,500,000	20.0
Skagit	397,200	421,400	6.1	464,600	552,600	18.9	558,300	586,900	5.1
Skamania	300,000	300,000	0.0	375,000	450,000	20.0	325,000	466,700	43.6
Snohomish	432,600	519,400	20.1	562,700	680,900	21.0	726,400	936,100	28.9
Spokane	221,200	275,000	24.3	334,000	395,000	18.3	395,700	479,800	21.3
Stevens	170,000	218,700	28.6	242,900	283,300	16.6	300,000	412,500	37.5
Thurston	354,300	419,200	18.3	405,600	473,600	16.8	477,400	565,600	18.5
Wahkiakum	525,000	325,000	-38.1	400,000	362,500	-9.4	375,000	NA	100.0
Walla Walla	262,500	260,000	-1.0	335,400	397,900	18.6	388,500	470,000	21.0
Whatcom	358,700	441,200	23.0	490,500	589,200	20.1	583,300	719,700	23.4
Whitman	160,000	250,000	56.2	243,700	361,100	48.2	415,000	400,000	-3.6
Yakima	196,700	199,200	1.3	296,800	341,200	15.0	386,100	433,900	12.4
Statewide	377,400	442,200	17.2	451,800	544,500	20.5	605,600	691,500	14.2

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

First Quarter 2022

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$263,900	3.8	\$59,600	\$986	125.9	\$41,720	\$971	92.2
Asotin	\$256,100	3.8	\$65,300	\$956	142.2	\$45,710	\$943	104.1
Benton	\$441,100	3.8	\$80,000	\$1,648	101.1	\$56,000	\$1,624	74.0
Chelan	\$534,100	3.8	\$70,600	\$1,995	73.7	\$49,420	\$1,967	53.9
Clallam	\$430,400	3.8	\$60,100	\$1,608	77.9	\$42,070	\$1,585	57.0
Clark	\$541,100	3.8	\$90,100	\$2,021	92.8	\$63,070	\$1,992	68.0
Columbia	\$241,000	3.8	\$54,500	\$900	126.1	\$38,150	\$887	92.3
Cowlitz	\$374,400	3.8	\$55,500	\$1,399	82.6	\$38,850	\$1,378	60.5
Douglas	\$447,000	3.8	\$64,200	\$1,670	80.1	\$44,940	\$1,646	58.6
Ferry	\$231,500	3.8	\$61,700	\$865	148.6	\$43,190	\$852	108.8
Franklin	\$441,100	3.8	\$73,500	\$1,648	92.9	\$51,450	\$1,624	68.0
Garfield	\$256,100	3.8	\$56,400	\$956	122.8	\$39,480	\$943	89.9
Grant	\$341,000	3.8	\$70,000	\$1,274	114.4	\$49,000	\$1,255	83.8
Grays Harbor	\$348,700	3.8	\$71,100	\$1,303	113.7	\$49,770	\$1,284	83.2
Island	\$561,800	3.8	\$80,300	\$2,099	79.7	\$56,210	\$2,069	58.3
Jefferson	\$537,500	3.8	\$71,800	\$2,008	74.5	\$50,260	\$1,979	54.5
King	\$885,100	3.8	\$116,100	\$3,307	73.1	\$81,270	\$3,259	53.5
Kitsap	\$526,400	3.8	\$84,700	\$1,967	89.7	\$59,290	\$1,938	65.7
Kittitas	\$568,200	3.8	\$65,500	\$2,123	64.3	\$45,850	\$2,092	47.0
Klickitat	\$350,000	3.8	\$69,900	\$1,307	111.3	\$48,930	\$1,289	81.5
Lewis	\$392,300	3.8	\$64,900	\$1,465	92.2	\$45,430	\$1,444	67.5
Lincoln	\$241,700	3.8	\$69,900	\$903	161.2	\$48,930	\$890	118.1
Mason	\$400,500	3.8	\$78,400	\$1,496	109.1	\$54,880	\$1,475	79.9
Okanogan	\$342,900	3.8	\$43,400	\$1,281	70.6	\$30,380	\$1,262	51.6
Pacific	\$329,200	3.8	\$57,200	\$1,230	96.9	\$40,040	\$1,212	70.9
Pend Oreille	\$296,400	3.8	\$50,300	\$1,107	94.6	\$35,210	\$1,091	69.3
Pierce	\$547,000	3.8	\$83,500	\$2,044	85.1	\$58,450	\$2,014	62.3
San Juan	\$900,000	3.8	\$84,100	\$3,363	52.1	\$58,870	\$3,314	38.1
Skagit	\$543,500	3.8	\$62,900	\$2,030	64.5	\$44,030	\$2,001	47.2
Skamania	\$440,000	3.8	\$74,700	\$1,644	94.7	\$52,290	\$1,620	69.3
Snohomish	\$767,500	3.8	\$96,300	\$2,867	70.0	\$67,410	\$2,826	51.2
Spokane	\$425,400	3.8	\$60,200	\$1,589	78.9	\$42,140	\$1,566	57.8
Stevens	\$296,400	3.8	\$54,500	\$1,107	102.5	\$38,150	\$1,091	75.1
Thurston	\$493,700	3.8	\$85,900	\$1,844	97.0	\$60,130	\$1,818	71.0
Wahkiakum	\$386,000	3.8	\$67,000	\$1,442	96.8	\$46,900	\$1,421	70.8
Walla Walla	\$395,300	3.8	\$65,300	\$1,477	92.1	\$45,710	\$1,455	67.4
Whatcom	\$613,300	3.8	\$79,200	\$2,291	72.0	\$55,440	\$2,258	52.7
Whitman	\$362,000	3.8	\$57,800	\$1,352	89.0	\$40,460	\$1,333	65.2
Yakima	\$333,500	3.8	\$62,500	\$1,246	104.5	\$43,750	\$1,228	76.5
Statewide	\$564,000	3.8	\$87,300	\$2,107	86.3	\$61,110	\$2,077	63.2

Source: Center Estimates

Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment. First-time buyer index assumes 10% down.

It is assumed 25% of income can be used for principal and interest payments.

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

County	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022
Adams	151.1	164.9	150.9	162.6	154.0	141.5	158.1	120.5	125.9
Asotin	167.6	173.1	182.4	173.7	170.4	169.1	169.7	160.3	142.2
Benton	130.1	125.6	129.4	128.3	126.1	118.2	124.3	117.5	101.1
Chelan	113.6	109.6	100.3	97.8	101.3	90.2	79.6	80.0	73.7
Clallam	84.4	86.8	90.9	90.2	84.5	77.5	86.0	80.1	77.9
Clark	122.0	125.7	123.3	120.4	115.3	109.6	111.8	109.4	92.8
Columbia	143.9	146.5	135.1	143.0	135.9	131.6	135.2	130.4	126.1
Cowlitz	102.6	98.6	99.0	99.1	97.8	85.3	91.1	90.7	82.6
Douglas	98.9	94.9	99.0	100.0	96.0	88.7	86.1	86.1	80.1
Ferry	174.9	183.9	193.0	173.1	174.5	151.7	171.3	154.0	148.6
Franklin	133.6	137.2	132.6	131.8	129.6	119.0	114.1	107.9	92.9
Garfield	145.4	140.9	153.3	150.9	147.7	217.3	146.5	138.0	122.8
Grant	180.0	176.4	166.4	166.3	161.0	152.4	130.6	133.0	114.4
Grays Harbor	130.7	112.1	109.1	113.6	106.9	98.7	132.7	134.5	113.7
Island	95.6	89.3	85.5	90.8	87.0	75.0	89.1	89.2	79.7
Jefferson	82.3	78.9	78.0	82.9	84.8	66.4	70.9	69.9	74.5
King	82.8	80.2	81.8	84.8	81.8	73.7	82.8	84.6	73.1
Kitsap	112.4	114.9	115.5	113.4	111.6	104.3	100.8	100.4	89.7
Kittitas	96.6	96.7	100.6	83.4	85.6	83.2	84.8	76.4	64.3
Klickitat	125.9	104.5	107.7	112.4	123.7	97.9	99.1	104.6	111.3
Lewis	119.8	117.8	113.0	113.4	107.1	101.6	103.8	104.7	92.2
Lincoln	203.7	195.5	166.6	174.6	234.7	197.6	165.3	185.9	161.2
Mason	131.4	126.2	125.3	121.9	122.9	112.8	122.5	121.1	109.1
Okanogan	160.9	134.2	99.7	109.5	118.9	92.1	82.3	100.8	70.6
Pacific	134.2	130.0	134.1	124.5	124.6	109.7	106.1	104.6	96.9
Pend Oreille	140.1	109.0	116.9	116.6	134.2	101.8	96.7	98.1	94.6
Pierce	105.8	107.4	108.9	106.5	100.8	92.3	98.6	95.9	85.1
San Juan	70.1	60.8	53.0	56.6	57.6	46.3	57.7	50.3	52.1
Skagit	101.2	99.4	100.4	98.6	92.6	88.4	75.1	82.1	64.5
Skamania	119.0	113.7	104.0	119.7	117.2	106.9	105.7	89.4	94.7
Snohomish	105.8	102.6	104.1	105.3	98.1	85.0	85.8	84.3	70.0
Spokane	109.0	101.0	104.3	104.7	100.0	91.0	88.8	89.8	78.9
Stevens	146.6	117.4	126.3	122.1	140.3	110.1	105.0	106.5	102.5
Thurston	123.5	124.8	128.0	124.6	117.1	113.7	111.0	108.3	97.0
Wahkiakum	114.5	112.1	100.0	113.9	102.5	97.1	108.9	103.9	96.8
Walla Walla	117.1	113.1	120.6	98.8	106.8	96.4	104.5	98.1	92.1
Whatcom	93.8	94.3	97.8	91.7	87.3	83.3	86.1	83.0	72.0
Whitman	114.9	122.5	121.1	134.7	114.2	103.2	97.6	101.7	89.0
Yakima	110.3	101.8	104.1	111.2	104.6	97.3	112.9	113.0	104.5
Statewide	109.6	106.2	108.9	109.3	103.2	88.4	91.6	91.1	86.3

WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022
Adams	110.6	120.7	110.5	119.0	112.7	103.5	115.7	88.2	92.2
Asotin	122.7	126.7	133.5	127.1	124.8	123.8	124.2	117.3	104.1
Benton	95.2	91.9	94.8	93.9	92.3	86.5	91.0	86.0	74.0
Chelan	83.1	80.2	73.4	71.6	74.2	66.0	58.3	58.5	53.9
Clallam	61.8	63.5	66.5	66.0	61.8	56.7	63.0	58.6	57.0
Clark	89.3	92.0	90.3	88.1	84.4	80.3	81.9	80.1	68.0
Columbia	105.3	107.3	98.9	104.7	99.5	96.3	99.0	95.4	92.3
Cowlitz	75.1	72.2	72.5	72.5	71.6	62.5	66.7	66.4	60.5
Douglas	72.4	69.4	72.5	73.2	70.3	64.9	63.0	63.0	58.6
Ferry	128.1	134.6	141.3	126.7	127.8	111.1	125.4	112.7	108.8
Franklin	97.8	100.5	97.1	96.5	94.9	87.1	83.5	78.9	68.0
Garfield	106.5	103.1	112.2	110.4	108.1	159.1	107.2	101.0	89.9
Grant	131.8	129.1	121.8	121.7	117.9	111.6	95.6	97.3	83.8
Grays Harbor	95.7	82.0	79.9	83.2	78.2	72.2	97.1	98.4	83.2
Island	69.9	65.3	62.6	66.4	63.7	54.9	65.2	65.3	58.3
Jefferson	60.3	57.8	57.1	60.7	62.1	48.6	51.9	51.2	54.5
King	60.6	58.7	59.9	62.0	59.9	53.9	60.6	61.9	53.5
Kitsap	82.3	84.1	84.6	83.0	81.7	76.4	73.8	73.5	65.7
Kittitas	70.7	70.8	73.7	61.0	62.7	60.9	62.1	55.9	47.0
Klickitat	92.2	76.5	78.8	82.2	90.6	71.7	72.6	76.5	81.5
Lewis	87.7	86.2	82.7	83.0	78.4	74.4	76.0	76.7	67.5
Lincoln	149.1	143.1	121.9	127.8	171.8	144.6	121.0	136.0	118.1
Mason	96.2	92.3	91.7	89.2	89.9	82.6	89.6	88.6	79.9
Okanogan	117.8	98.2	73.0	80.2	87.0	67.4	60.3	73.8	51.6
Pacific	98.2	95.2	98.2	91.1	91.2	80.3	77.7	76.6	70.9
Pend Oreille	102.5	79.8	85.6	85.4	98.2	74.5	70.8	71.8	69.3
Pierce	77.5	78.6	79.7	78.0	73.8	67.5	72.1	70.2	62.3
San Juan	51.3	44.5	38.8	41.4	42.1	33.9	42.3	36.8	38.1
Skagit	74.0	72.8	73.5	72.2	67.8	64.7	55.0	60.1	47.2
Skamania	87.1	83.2	76.2	87.6	85.8	78.3	77.4	65.4	69.3
Snohomish	77.5	75.1	76.2	77.1	71.8	62.2	62.8	61.7	51.2
Spokane	79.8	73.9	76.4	76.6	73.2	66.6	65.0	65.7	57.8
Stevens	107.4	85.9	92.4	89.4	102.7	80.6	76.8	78.0	75.1
Thurston	90.4	91.4	93.7	91.2	85.7	83.2	81.2	79.3	71.0
Wahkiakum	83.8	82.0	73.2	83.4	75.0	71.1	79.7	76.1	70.8
Walla Walla	85.7	82.8	88.3	72.3	78.2	70.5	76.5	71.8	67.4
Whatcom	68.7	69.0	71.6	67.1	63.9	61.0	63.0	60.8	52.7
Whitman	84.1	89.7	88.6	98.6	83.6	75.6	71.5	74.5	65.2
Yakima	80.7	74.5	76.2	81.4	76.6	71.2	82.6	82.7	76.5
Statewide	80.2	77.7	79.7	80.0	75.6	64.7	67.1	66.7	63.2

WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

% OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of First Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	NA	5.6	88.9
Asotin	NA	NA	NA	NA
Benton	1.4	2.1	4.4	43.0
Chelan	4.0	8.1	8.1	23.2
Clallam	NA	4.2	7.0	43.7
Clark	0.3	3.1	6.8	37.3
Columbia	NA	NA	25.0	62.5
Cowlitz	NA	NA	11.8	62.4
Douglas	NA	2.4	9.8	48.8
Ferry	NA	17.6	58.8	82.4
Franklin	1.4	2.1	4.4	43.0
Garfield	NA	NA	NA	NA
Grant	NA	12.5	20.5	75.0
Grays Harbor	1.6	7.1	17.9	68.5
Island	NA	NA	NA	38.5
Jefferson	NA	5.1	12.8	43.6
King	0.2	0.3	1.4	13.7
Kitsap	NA	0.9	2.8	19.7
Kittitas	NA	NA	1.6	29.0
Klickitat	NA	4.0	8.0	60.0
Lewis	NA	3.8	11.3	52.8
Lincoln	NA	22.2	44.4	66.7
Mason	1.1	2.1	11.7	59.6
Okanogan	NA	4.3	18.8	59.4
Pacific	4.9	8.2	27.9	77.0
Pend Oreille	1.6	9.5	19.0	74.6
Pierce	NA	0.3	1.1	31.8
San Juan	NA	NA	NA	3.9
Skagit	0.7	2.9	5.8	27.0
Skamania	NA	5.6	22.2	44.4
Snohomish	NA	NA	2.0	13.8
Spokane	NA	NA	3.0	32.3
Stevens	1.6	9.5	19.0	74.6
Thurston	0.5	2.1	5.2	50.5
Wahkiakum	NA	NA	NA	71.4
Walla Walla	NA	5.3	13.2	39.5
Whatcom	7.2	9.0	12.6	36.5
Whitman	NA	14.7	26.5	64.7
Yakima	2.8	5.9	20.2	81.5
Statewide	0.8	2.4	6.3	34.6

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of First Quarters

County	Q1 2015	Q1 2016	Q1 2017	Q1 2018	Q1 2019	Q1 2020	Q1 2021	Q1 2022	% Change
Adams	52	36	40	27	28	21	15	17	13.3
Asotin	746	581	220	216	NA	NA	NA	NA	NA
Benton	1,272	807	652	699	646	644	240	423	76.2
Chelan	229	239	186	141	142	153	54	89	64.8
Clallam	269	206	195	151	204	156	31	68	NA
Clark	1,151	816	678	743	814	735	326	295	-9.5
Columbia	416	377	323	279	238	NA	5	8	60.0
Cowlitz	380	190	162	144	164	123	45	83	84.4
Douglas	90	118	67	65	65	88	21	41	95.2
Ferry	65	60	53	40	45	33	17	17	0.0
Franklin	1,272	807	652	699	646	644	240	423	76.2
Garfield	746	581	220	216	NA	NA	NA	NA	NA
Grant	423	355	271	216	197	196	74	81	9.5
Grays Harbor	550	448	366	322	266	254	85	166	95.3
Island	472	337	289	249	275	189	56	72	28.6
Jefferson	302	216	175	135	108	109	51	37	-27.5
King	2,643	2,162	1,687	1,721	3,297	2,143	1,061	1,056	-0.5
Kitsap	797	549	504	329	405	371	131	195	48.9
Kittitas	363	227	133	132	139	128	42	61	45.2
Klickitat	152	131	148	84	65	73	18	25	38.9
Lewis	546	399	216	205	199	209	73	106	45.2
Lincoln	42	28	17	23	23	13	5	9	80.0
Mason	475	367	265	195	161	179	55	92	67.3
Okanogan	364	399	250	221	200	169	65	69	6.2
Pacific	275	234	182	177	164	125	48	56	16.7
Pend Oreille	382	322	266	197	155	118	44	63	43.2
Pierce	2,531	1,713	1,409	1,217	1,326	1,027	375	570	52.0
San Juan	285	269	207	183	165	182	54	46	-14.8
Skagit	478	409	295	275	320	253	96	128	33.3
Skamania	55	41	30	38	41	36	13	18	38.5
Snohomish	1,437	1,080	768	646	1,099	848	282	446	58.2
Spokane	2,375	1,898	1,377	1,242	1,130	708	192	277	44.3
Stevens	382	322	266	197	155	118	44	63	43.2
Thurston	1,030	697	538	434	429	309	117	183	56.4
Wahkiakum	NA	32	22	16	21	16	7	7	0.0
Walla Walla	416	377	323	279	238	NA	39	37	-5.1
Whatcom	804	727	451	407	470	467	206	199	-3.4
Whitman	163	142	100	87	74	89	44	33	-25.0
Yakima	776	603	483	452	359	407	288	282	-2.1
Statewide	22,806	17,592	13,348	11,987	13,672	10,571	4,275	5,355	25.3

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

March 2022

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	NA	1.9	NA	1.3	8.3
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	1.6	1	0.6	0.6	1.6	1	100.0
Chelan	NA	NA	NA	0.5	1.9	1.4	75.0
Clallam	NA	NA	0.4	0.6	1.5	0.9	125.0
Clark	0.4	1.1	1.1	0.4	0.5	0.5	-16.7
Columbia	NA	NA	NA	NA	7.5	3.4	112.5
Cowlitz	NA	NA	NA	0.5	1.3	0.7	75.0
Douglas	NA	NA	NA	0.7	1.3	1	100.0
Ferry	NA	NA	3.9	3	6.8	2.9	7.4
Franklin	1.6	1	0.6	0.6	1.6	1	100.0
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	0.3	0.7	1.1	0.7	0.0
Grays Harbor	NA	NA	0.9	1	2.5	1.2	100.0
Island	NA	NA	NA	NA	0.5	0.5	25.0
Jefferson	NA	NA	1.5	0.8	1	1	-16.7
King	3.5	0	1.4	0.5	0.5	0.5	0.0
Kitsap	NA	NA	0.7	0.2	0.7	0.5	25.0
Kittitas	NA	NA	NA	0.6	0.9	0.8	33.3
Klickitat	NA	NA	0.6	1.2	1.9	1.1	37.5
Lewis	NA	NA	1.2	0.6	1.8	0.9	28.6
Lincoln	NA	NA	1.2	0.8	NA	1.7	142.9
Mason	NA	NA	1.4	0.6	1.4	0.9	80.0
Okanogan	NA	NA	1.9	1.2	2.3	1.5	-11.8
Pacific	NA	NA	1.6	1.1	2.6	1.4	27.3
Pend Oreille	2.3	1.3	0.7	2.2	NA	1.7	54.5
Pierce	NA	NA	0.5	0.4	0.6	0.5	66.7
San Juan	NA	NA	NA	NA	2.7	2.5	19.0
Skagit	NA	NA	1.4	0.5	1	0.9	50.0
Skamania	NA	NA	8.6	1	4.1	2.6	52.9
Snohomish	NA	NA	NA	0.4	0.5	0.5	66.7
Spokane	NA	NA	NA	0.2	0.9	0.4	33.3
Stevens	2.3	1.3	0.7	2.2	NA	1.7	54.5
Thurston	1.2	1.4	0.4	0.4	0.4	0.4	33.3
Wahkiakum	NA	NA	NA	NA	NA	3.1	47.6
Walla Walla	NA	NA	0.3	0.3	1.6	0.7	0.0
Whatcom	2.9	1.5	3.2	0.7	0.7	0.8	0.0
Whitman	NA	NA	0.8	0.6	1.5	1	-28.6
Yakima	1.4	1.2	1.3	1.5	NA	1.5	-21.1
Statewide	1.7	1.3	1	0.7	0.8	0.8	33.3

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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