

# 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	120	-14.3	-14.3	10	150.0	\$258,300	18.5	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	\$258,300	18.5	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
<b>Statewide</b>	<b>122,370</b>	<b>-4.2</b>	<b>6.2</b>	<b>13,703</b>	<b>5.1</b>	<b>\$608,300</b>	<b>23.7</b>	<b>80.0</b>	<b>58.6</b>

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 since 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.