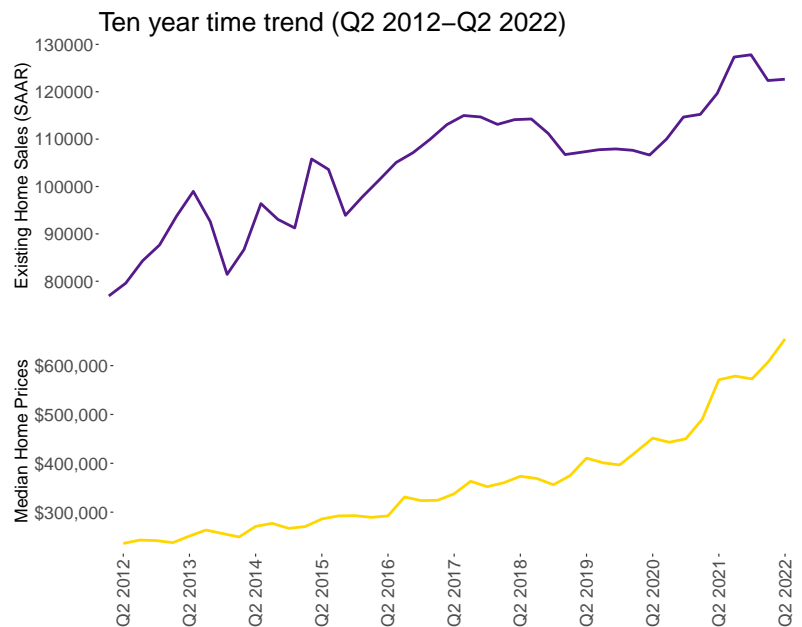


## Washington Market Highlights: Second Quarter 2022

- Existing home sales rose in the first quarter by 0.2 percent to a seasonally adjusted annual rate of 122,640 units compared to last quarter, and rose 2.5 percent compared to a year earlier.
- Building permit activity rose 20.1 percent from a year earlier, totaling 13,811 new units authorized. Of these, 6,201 were issued for single-family units.
- The median price home sold in Washington during the first quarter was \$654,500, 14.6 percent higher than a year earlier.
- Housing affordability fell for all buyers and for first-time buyers from the previous quarter. The All-Buyer Housing Affordability Index stayed above 100 in 3 of Washington's 39 counties.
- Inventories of homes available for sale totaled 14,879 single-family homes at the end of the quarter, a 177.9% increase from the previous quarter and a 117.8 percent increase from a year ago. This inventory level represented a 1.5 month supply, an 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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Second Quarter 2022  
 Issued August 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 second 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 \$654,500 in the first quarter, 14.6 percent higher than the same time in 2020.

The seasonally adjusted annual rate of existing home sales rose 2.5 percent from the second quarter of 2021—from 119,650 to 122,460. 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, Adams county recorded the highest relative increase of 38.3 percent. Median prices were lower than a year earlier in one county, with prices in Lincoln County decreasing by 3.6%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$170,000 in Lincoln County to \$984,400 in King County. (San Juan County has the second highest median values at \$975,000).

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

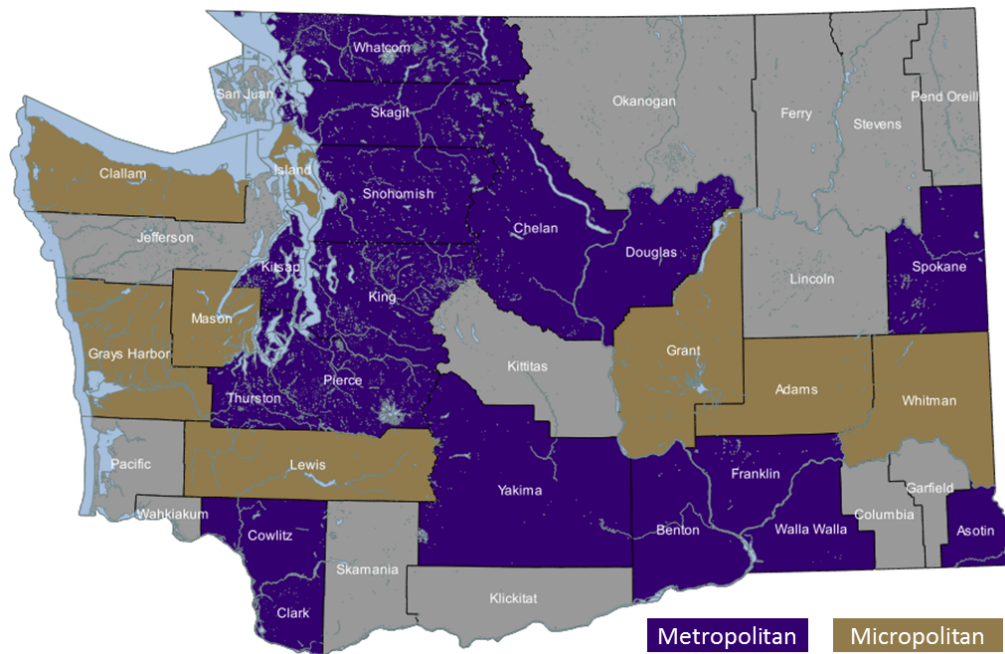
a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 62.2, down from 80.0 in the second quarter of 2021. This metric suggests that, given the same down payment and mortgage, a middle-income family had only 62.2 percent of the income required to purchase a home selling the median.

Statewide, the first-time buyer index fell by 13.1 points, ending the quarter at 45.5. 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 45.5 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-eight 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 second quarter of 2022, a total of 13,811 building permits were recorded, up (20.1%) 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:

9 of 39

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

0.2%

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

10.5%

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

122,640

Seasonally Adjusted Annual Sales (SAAR).

330

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

2.5%

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

One

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

16 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.

11.1%

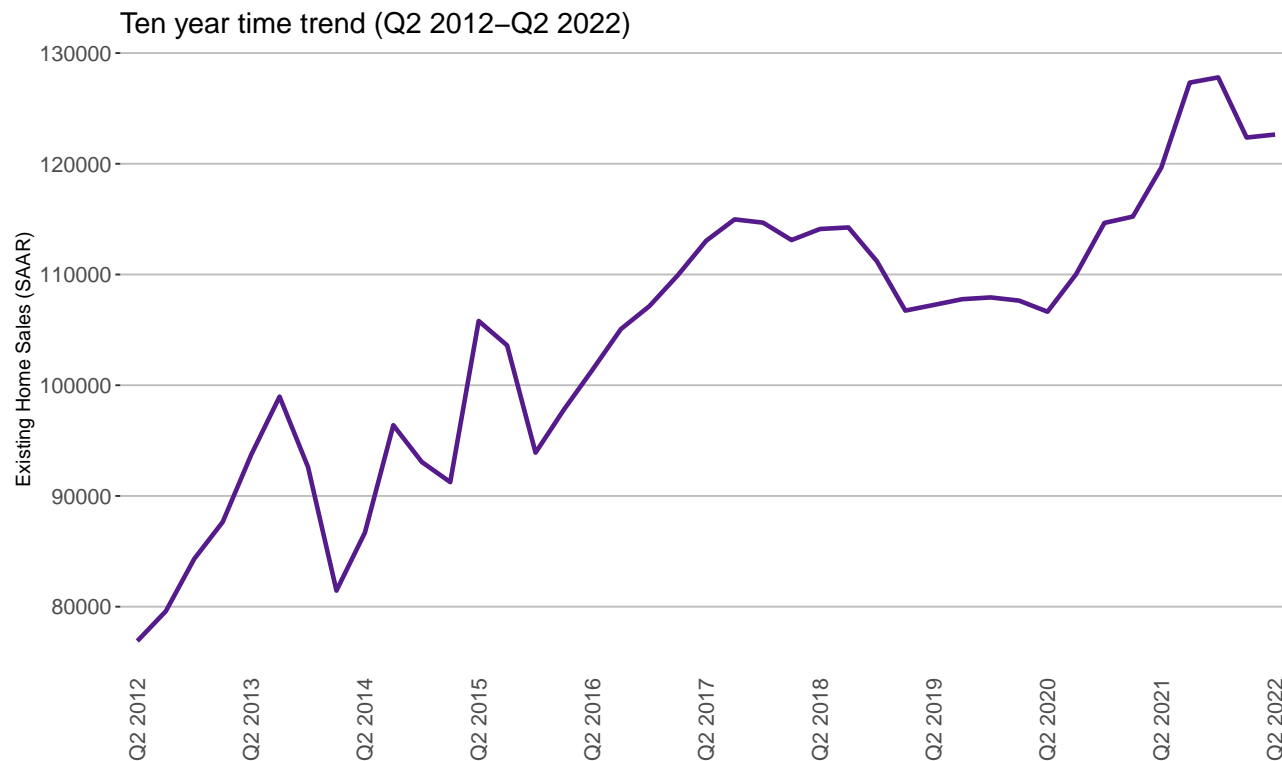
Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Columbia** county.

106,140

300

Largest quarter-over-quarter sales gain in absolute terms seen in **Pierce** and **Snohomish** counties.

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



# Housing Construction:

13,811

Number of building permits issued during the quarter.

20.1%

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

0.8%

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

7.2%

Increase in year-over-year single family permits (415 more units).

33.2%

Increase in year-over-year multifamily permits (1,895 more units).

423.1%

Greatest year-over-year increase in permits in a Metropolitan county, (**Douglas** county, **55** additional units).

413.0%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Island** county, **95** additional units).

27 of 30

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.

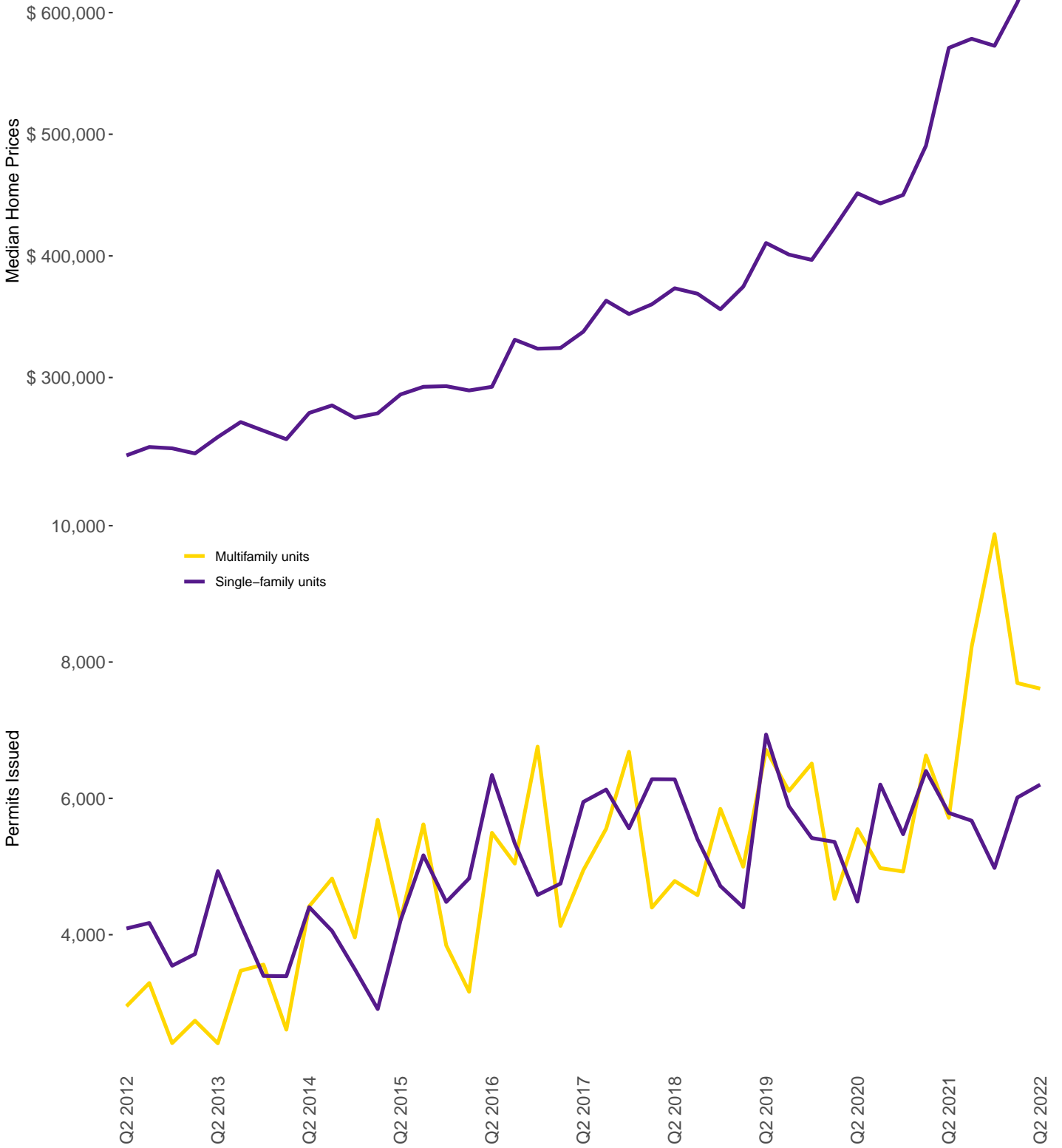
7 of 8

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 (Q2 2012–Q2 2022)



# Home Prices:

\$654,500

Median selling price of a single family home.

14.6%

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

75.3%

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

\$984,400

Highest median price in the state seen in **King** county.

\$170,000

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

\$314,600–\$592,600

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

Thirty-one of Thirty-eight

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

14.6%, 20.9%, & 13.1%

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** 13.6%

**Pierce** 12.2%

**Snohomish** 17.1%

**Spokane** 18.7%

**Thurston** 15.7%

# Prices by Bedroom:

\$419,800

Median price for a 2-bedroom single family home, a **6.4%** year-over-year **decline**.

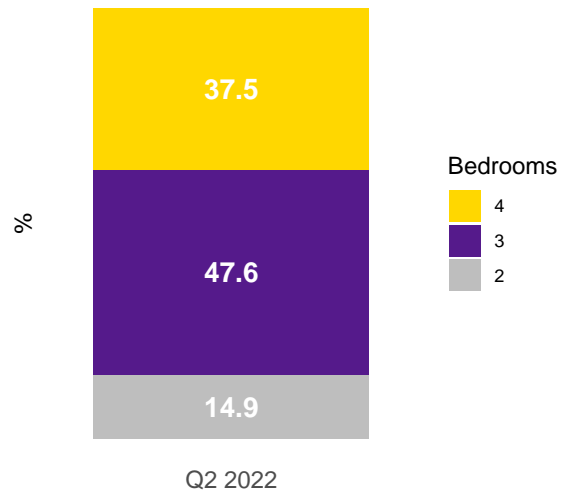
\$604,600

Median price for a 3-bedroom single family home, a **21.2%** year-over-year **increase**.

\$762,400

Median price for a 4-bedroom single family home, a **10.4%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

Eight

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:

14.6%

Year-over-year increase in home prices.

## Worse & Worse

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

62.2

Statewide all-buyer housing affordability index.

40.9 to 180.7

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.

49.3 & 55.2

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

45.5

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

1 of 39

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

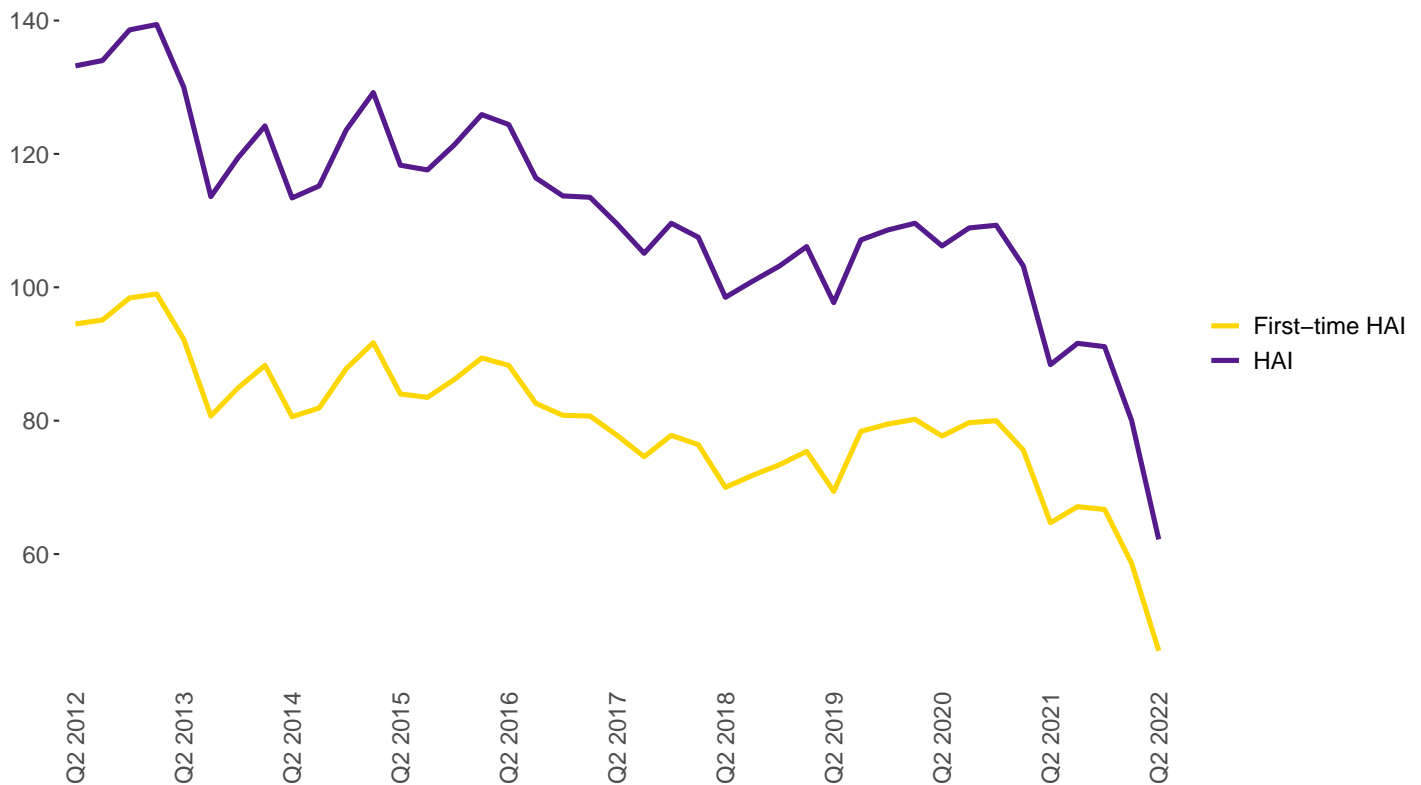
36.1 to 69.9

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

40.4 to 68.7

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

Ten year time trend (Q2 2012–Q2 2022)





# Availability of Affordable Housing:

\$86,400

Statewide median household income

\$49,800 to \$108,500

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

\$60,480

Statewide median household income for first-time buyers

\$34,860 to \$75,950

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

0.4%  
Statewide inventory priced below \$80,000, **declined** from 0.8% from a year ago.

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

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

1.1%  
Statewide inventory priced below \$160,000, **declined** from 2.2% a year ago.

0.1% to 5.9%  
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** and **Spokane** counties, and high in **Yakima** county.

# Available Inventory:

14,879

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

9,524 & 8,049

**Increase** from last quarter (**177.9%**), and **increase** from last year (**117.8%**).

3,355 & 1,819

Largest inventories seen in **King** county and **Pierce** county. Up **217.7%**, and up **219.1%** from last quarter.

Four of Four

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

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

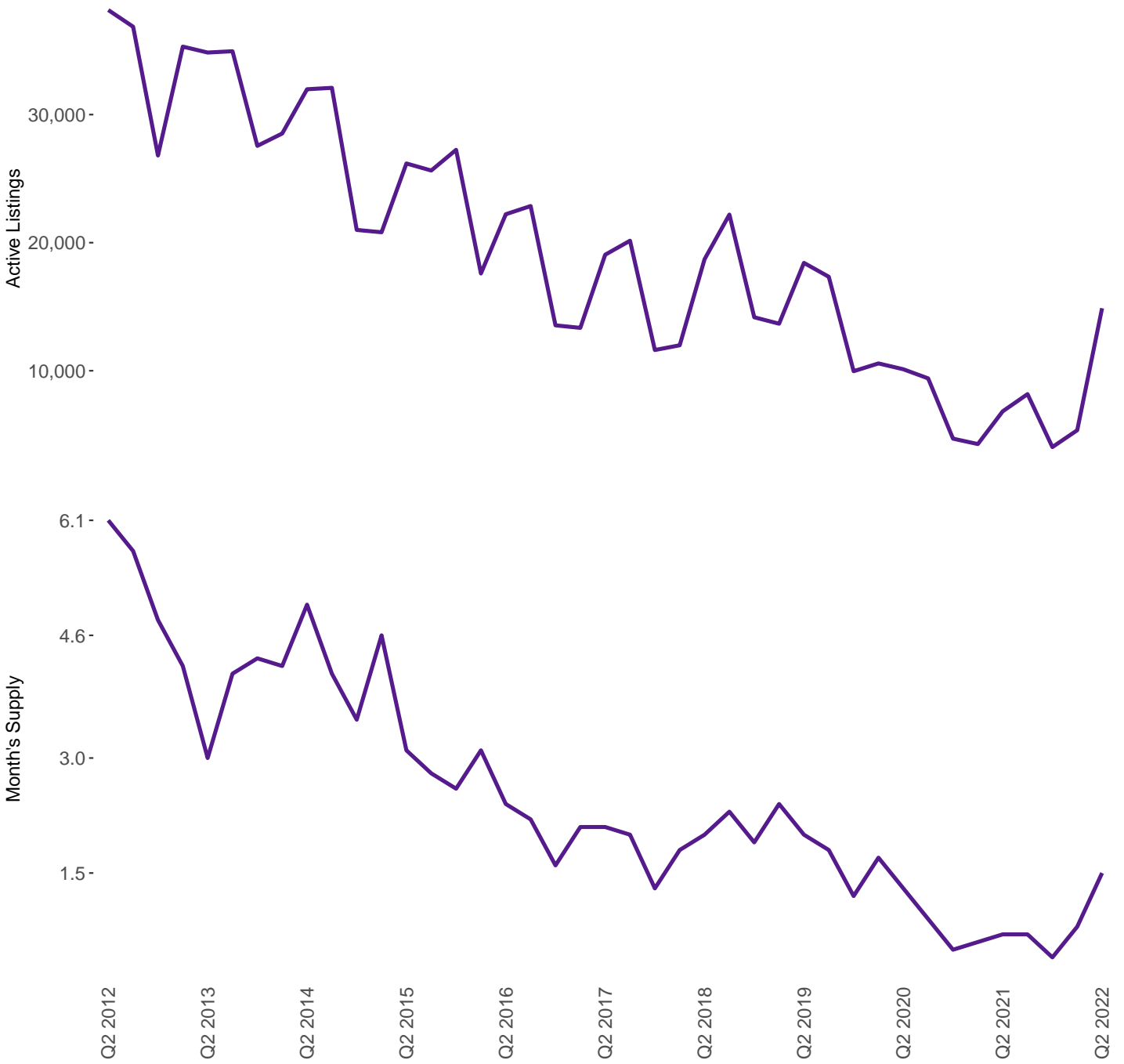
1.5  
Month's supply of housing. **0.8** last quarter, and **0.7** last year.

1.4 to 8.8  
Range of month's supply across the counties—low in **Kitsap**, **Pierce**, and **Thurston** counties, high in **Wahkiakum** county.

Twenty-seven  
Number of counties with less than five month's supply of homes priced over \$500,000.

0 & 3  
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 (Q2 2012–Q2 2022)



# HOUSING MARKET SNAPSHOT

State of Washington and Counties  
Second 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	0.0	14.3	26	271.4	\$314,600	38.3	93.9	68.7
Asotin	130	8.3	0.0	19	375.0	\$270,300	19.8	95.5	69.9
Benton	3,880	-2.8	-16.6	389	8.1	\$446,100	18.6	88.0	64.4
Chelan	1,030	4.0	2.0	164	60.8	\$636,800	27.9	49.3	36.1
Clallam	1,090	0.9	1.9	89	154.3	\$468,000	12.0	55.2	40.4
Clark	8,390	0.6	7.0	839	-55.2	\$577,700	19.9	63.3	46.3
Columbia	100	11.1	0.0	16	700.0	\$247,200	6.8	120.8	88.4
Cowlitz	1,540	-1.9	4.1	193	138.3	\$389,400	4.9	92.2	67.5
Douglas	640	1.6	6.7	68	423.1	\$445,100	3.8	74.2	54.3
Ferry	130	0.0	18.2	5	0.0	\$247,900	19.2	96.2	70.4
Franklin	1,300	-3.0	-16.7	159	-13.1	\$446,100	18.6	94.9	69.5
Garfield	20	0.0	0.0	0	-100.0	\$270,300	19.8	108.6	79.5
Grant	1,350	-4.3	3.1	170	71.7	\$372,800	24.8	69.9	51.1
GraysHarbor	2,400	-0.4	9.6	118	218.9	\$368,400	21.9	66.4	48.6
Island	2,050	-1.0	0.5	118	413.0	\$592,600	8.1	68.8	50.3
Jefferson	630	1.6	-3.1	81	26.6	\$660,700	17.6	54.7	40.0
King	31,140	-0.5	2.5	5,527	81.5	\$984,400	13.6	51.9	38.0
Kitsap	5,420	2.8	9.3	355	-10.4	\$575,800	13.6	64.2	47.0
Kittitas	1,370	2.2	3.8	207	27.8	\$559,400	13.7	62.8	46.0
Klickitat	320	0.0	-5.9	30	500.0	\$480,800	14.5	56.3	41.2
Lewis	1,570	0.6	3.3	133	20.9	\$414,700	14.8	60.9	44.6
Lincoln	170	-10.5	21.4	25	400.0	\$170,000	-3.6	180.7	132.3
Mason	1,480	0.0	2.1	86	258.3	\$430,100	14.8	73.7	54.0
Okanogan	600	5.3	3.4	102	363.6	\$359,400	6.1	74.1	54.2
Pacific	620	0.0	-3.1	43	34.4	\$307,800	7.8	90.8	66.4
Pierce	16,900	1.8	5.5	1,306	11.5	\$579,900	12.2	69.9	51.2
SanJuan	340	0.0	-20.9	54	5.9	\$975,000	9.6	40.9	30.0
Skagit	2,160	0.0	-6.5	173	140.3	\$577,100	16.0	79.1	57.9
Skamania	340	9.7	13.3	21	-4.5	\$485,700	30.2	69.3	50.8
Snohomish	12,910	2.4	5.6	998	-24.7	\$813,100	17.1	60.0	43.9
Spokane	7,880	-4.0	-9.4	691	-24.9	\$467,500	18.7	65.5	47.9
Stevens	890	0.0	-3.3	82	1071.4	\$355,700	25.2	66.0	48.3
Thurston	6,100	0.7	12.5	534	9.2	\$526,200	15.7	77.1	56.4
Wahkiakum	100	0.0	25.0	11	266.7	\$391,000	12.2	80.1	58.6
WallaWalla	770	0.0	8.5	39	-70.5	\$448,400	18.4	69.0	50.5
Whatcom	3,540	0.0	3.2	445	31.7	\$647,500	18.9	55.4	40.6
Whitman	470	0.0	-2.1	195	82.2	\$423,000	17.4	69.3	50.7
Yakima	2,410	1.7	16.4	272	61.9	\$363,500	12.0	77.9	57.0
<b>Statewide</b>	<b>122,640</b>	<b>0.2</b>	<b>2.5</b>	<b>13,811</b>	<b>20.1</b>	<b>\$654,500</b>	<b>14.6</b>	<b>62.2</b>	<b>45.5</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. Q1 2022 statewide median price has been revised to reflect reporting changes in key markets. County data remains unaffected. Please contact the WCRER for details..

# EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	% Change by qtr	% Change by year
Adams	140	160	170	160	160	0.0	14.3
Asotin	130	130	140	120	130	8.3	0.0
Benton	4,650	4,810	4,140	3,990	3,880	-2.8	-16.6
Chelan	1,010	1,060	1,060	990	1,030	4.0	2.0
Clallam	1,070	1,140	1,140	1,080	1,090	0.9	1.9
Clark	7,840	8,500	8,750	8,340	8,390	0.6	7.0
Columbia	100	100	110	90	100	11.1	0.0
Cowlitz	1,480	1,580	1,630	1,570	1,540	-1.9	4.1
Douglas	600	640	640	630	640	1.6	6.7
Ferry	110	120	120	130	130	0.0	18.2
Franklin	1,560	1,610	1,390	1,340	1,300	-3.0	-16.7
Garfield	20	30	30	20	20	0.0	0.0
Grant	1,310	1,380	1,430	1,410	1,350	-4.3	3.1
Grays Harbor	2,190	2,380	2,390	2,410	2,400	-0.4	9.6
Island	2,040	2,080	2,130	2,070	2,050	-1.0	0.5
Jefferson	650	680	650	620	630	1.6	-3.1
King	30,370	32,800	32,920	31,310	31,140	-0.5	2.5
Kitsap	4,960	5,330	5,420	5,270	5,420	2.8	9.3
Kittitas	1,320	1,380	1,390	1,340	1,370	2.2	3.8
Klickitat	340	340	350	320	320	0.0	-5.9
Lewis	1,520	1,590	1,590	1,560	1,570	0.6	3.3
Lincoln	140	170	190	190	170	-10.5	21.4
Mason	1,450	1,540	1,540	1,480	1,480	0.0	2.1
Okanogan	580	570	600	570	600	5.3	3.4
Pacific	640	660	650	620	620	0.0	-3.1
Pend Oreille	310	330	340	300	300	0.0	-3.2
Pierce	16,020	17,100	17,470	16,600	16,900	1.8	5.5
San Juan	430	440	400	340	340	0.0	-20.9
Skagit	2,310	2,370	2,300	2,160	2,160	0.0	-6.5
Skamania	300	310	320	310	340	9.7	13.3
Snohomish	12,230	13,320	13,460	12,610	12,910	2.4	5.6
Spokane	8,700	8,530	8,530	8,210	7,880	-4.0	-9.4
Stevens	920	980	1,000	890	890	0.0	-3.3
Thurston	5,420	5,960	6,080	6,060	6,100	0.7	12.5
Wahkiakum	80	100	100	100	100	0.0	25.0
Walla Walla	710	710	700	770	770	0.0	8.5
Whatcom	3,430	3,650	3,640	3,540	3,540	0.0	3.2
Whitman	480	510	530	470	470	0.0	-2.1
Yakima	2,070	2,250	2,350	2,370	2,410	1.7	16.4
<b>Statewide</b>	<b>119,650</b>	<b>127,330</b>	<b>127,800</b>	<b>122,370</b>	<b>122,640</b>	<b>0.2</b>	<b>2.5</b>

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

# EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	% Change by qtr	% Change by year
Adams	40	40	40	40	40	0.0	0.0
Asotin	30	30	30	30	30	0.0	0.0
Benton	1,180	1,230	1,030	960	1,000	4.2	-15.3
Chelan	260	270	270	240	260	8.3	0.0
Clallam	270	300	290	260	280	7.7	3.7
Clark	2,000	2,190	2,170	2,030	2,150	5.9	7.5
Columbia	30	20	30	20	30	50.0	0.0
Cowlitz	380	400	400	380	390	2.6	2.6
Douglas	150	170	160	150	160	6.7	6.7
Ferry	30	30	30	30	30	0.0	0.0
Franklin	400	410	350	320	330	3.1	-17.5
Garfield	10	10	10	0	10	NA	0.0
Grant	330	350	350	330	340	3.0	3.0
Grays Harbor	550	600	610	580	610	5.2	10.9
Island	510	540	530	480	510	6.2	0.0
Jefferson	160	180	170	150	160	6.7	0.0
King	7,750	8,440	8,200	7,580	8,050	6.2	3.9
Kitsap	1,260	1,380	1,360	1,270	1,380	8.7	9.5
Kittitas	340	360	360	320	350	9.4	2.9
Klickitat	90	90	90	80	80	0.0	-11.1
Lewis	390	410	400	380	400	5.3	2.6
Lincoln	40	40	50	50	40	-20.0	0.0
Mason	370	400	380	360	370	2.8	0.0
Okanogan	150	150	140	130	150	15.4	0.0
Pacific	160	170	160	150	160	6.7	0.0
Pend Oreille	80	90	90	70	80	14.3	0.0
Pierce	4,050	4,380	4,370	4,060	4,300	5.9	6.2
San Juan	110	120	100	80	80	0.0	-27.3
Skagit	590	610	570	520	550	5.8	-6.8
Skamania	70	80	80	80	80	0.0	14.3
Snohomish	3,120	3,420	3,360	3,090	3,320	7.4	6.4
Spokane	2,220	2,180	2,090	1,910	2,010	5.2	-9.5
Stevens	240	260	250	220	230	4.5	-4.2
Thurston	1,390	1,540	1,530	1,460	1,550	6.2	11.5
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	180	180	180	180	200	11.1	11.1
Whatcom	870	950	910	840	900	7.1	3.4
Whitman	130	130	120	110	130	18.2	0.0
Yakima	530	570	590	570	610	7.0	15.1
<b>Statewide</b>	<b>30,450</b>	<b>32,740</b>	<b>31,860</b>	<b>29,550</b>	<b>31,380</b>	<b>6.2</b>	<b>3.1</b>

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
<b>Statewide</b>	<b>98,940</b>	<b>111,360</b>	<b>114,580</b>	<b>109,430</b>	<b>109,670</b>	<b>115,260</b>	<b>125,560</b>	<b>8.9</b>

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

# MEDIAN HOME PRICES

## State of Washington and Counties Time Trend

County	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	% Change by year
Adams	\$227,500	\$230,000	\$295,800	\$263,900	\$314,600	38.3
Asotin	\$225,700	\$235,000	\$244,100	\$258,300	\$270,300	19.8
Benton	\$376,200	\$393,000	\$407,600	\$441,100	\$446,100	18.6
Chelan	\$498,000	\$541,200	\$539,100	\$534,100	\$636,800	27.9
Clallam	\$417,900	\$425,700	\$448,300	\$430,400	\$468,000	12.0
Clark	\$481,700	\$491,400	\$492,200	\$541,100	\$577,700	19.9
Columbia	\$231,400	\$246,200	\$250,000	\$241,000	\$247,200	6.8
Cowlitz	\$371,300	\$372,300	\$366,000	\$374,400	\$389,400	4.9
Douglas	\$428,900	\$455,200	\$446,700	\$447,000	\$445,100	3.8
Ferry	\$208,000	\$220,000	\$239,800	\$231,500	\$247,900	19.2
Franklin	\$376,200	\$393,000	\$407,600	\$441,100	\$446,100	18.6
Garfield	\$225,700	\$235,000	\$244,100	\$258,300	\$270,300	19.8
Grant	\$298,700	\$327,100	\$326,900	\$341,000	\$372,800	24.8
Grays Harbor	\$302,300	\$327,100	\$316,500	\$348,700	\$368,400	21.9
Island	\$548,000	\$550,800	\$538,500	\$561,800	\$592,600	8.1
Jefferson	\$561,800	\$618,100	\$614,100	\$537,500	\$660,700	17.6
King	\$866,700	\$856,700	\$828,600	\$885,100	\$984,400	13.6
Kitsap	\$506,900	\$512,700	\$504,000	\$526,400	\$575,800	13.6
Kittitas	\$492,000	\$471,100	\$513,200	\$568,200	\$559,400	13.7
Klickitat	\$420,000	\$430,800	\$400,000	\$350,000	\$480,800	14.5
Lewis	\$361,200	\$381,900	\$370,700	\$392,300	\$414,700	14.8
Lincoln	\$176,300	\$258,300	\$225,000	\$241,700	\$170,000	-3.6
Mason	\$374,600	\$390,800	\$387,300	\$400,500	\$430,100	14.8
Okanogan	\$338,600	\$321,900	\$316,100	\$342,900	\$359,400	6.1
Pacific	\$285,400	\$328,400	\$326,600	\$329,200	\$307,800	7.8
Pend Oreille	\$284,000	\$317,100	\$305,900	\$296,400	\$355,700	25.2
Pierce	\$516,800	\$517,500	\$520,900	\$547,000	\$579,900	12.2
San Juan	\$889,600	\$887,500	\$1,000,000	\$900,000	\$975,000	9.6
Skagit	\$497,600	\$510,800	\$522,600	\$543,500	\$577,100	16.0
Skamania	\$373,100	\$431,200	\$500,000	\$440,000	\$485,700	30.2
Snohomish	\$694,600	\$685,400	\$689,300	\$767,500	\$813,100	17.1
Spokane	\$393,700	\$413,700	\$401,000	\$425,400	\$467,500	18.7
Stevens	\$284,000	\$317,100	\$305,900	\$296,400	\$355,700	25.2
Thurston	\$454,900	\$472,600	\$474,300	\$493,700	\$526,200	15.7
Wahkiakum	\$348,500	\$376,000	\$386,000	\$386,000	\$391,000	12.2
Walla Walla	\$378,800	\$381,700	\$398,900	\$395,300	\$448,400	18.4
Whatcom	\$544,700	\$562,000	\$570,800	\$613,300	\$647,500	18.9
Whitman	\$360,200	\$361,500	\$355,800	\$362,000	\$423,000	17.4
Yakima	\$324,500	\$337,700	\$330,600	\$333,500	\$363,500	12.0
<b>Statewide</b>	<b>\$571,000</b>	<b>\$578,500</b>	<b>\$572,700</b>	<b>\$608,300</b>	<b>\$654,500</b>	<b>14.6</b>

WCRER Estimates

Q1 2022 statewide median price has been revised to reflect reporting changes in key markets. County data remains unaffected. Please contact the WCRER for details.

# HOME PRICES BY BEDROOMS

State of Washington and Counties

Second Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q2 2021	Q2 2022	% Change	Q2 2021	Q2 2022	% Change	Q2 2021	Q2 2022	% Change
Adams	160,000	160,000	0.0	270,800	318,700	17.7	280,000	550,000	96.4
Asotin	185,000	242,300	31.0	275,000	353,600	28.6	333,300	350,000	5.0
Benton	222,800	280,800	26.0	353,400	416,700	17.9	442,800	521,900	17.9
Chelan	364,300	463,900	27.3	496,300	622,700	25.5	NA	789,300	NA
Clallam	354,500	411,700	16.1	436,200	513,600	17.7	525,000	475,000	-9.5
Clark	367,400	380,700	3.6	443,600	494,900	11.6	609,000	692,500	13.7
Columbia	150,000	258,300	72.2	256,200	308,300	20.3	250,000	412,500	65.0
Cowlitz	267,000	300,000	12.4	371,200	397,200	7.0	440,500	487,500	10.7
Douglas	225,000	356,200	58.3	405,400	437,100	7.8	NA	542,900	NA
Ferry	195,000	155,000	-20.5	300,000	275,000	-8.3	525,000	425,000	-19.0
Franklin	222,800	280,800	26.0	353,400	416,700	17.9	442,800	521,900	17.9
Garfield	185,000	242,300	31.0	275,000	353,600	28.6	333,300	350,000	5.0
Grant	237,500	242,500	2.1	281,400	360,600	28.1	347,700	426,600	22.7
Grays Harbor	259,800	341,200	31.3	330,800	380,300	15.0	355,600	450,000	26.5
Island	558,300	596,900	6.9	528,100	578,800	9.6	606,200	616,700	1.7
Jefferson	520,000	585,000	12.5	575,000	680,000	18.3	800,000	775,000	-3.1
King	664,400	758,600	14.2	797,800	893,700	12.0	1,117,200	1,303,900	16.7
Kitsap	404,800	453,700	12.1	483,600	554,600	14.7	612,000	657,100	7.4
Kittitas	400,000	462,500	15.6	492,200	525,000	6.7	600,000	750,000	25.0
Klickitat	350,000	400,000	14.3	385,000	500,000	29.9	656,200	708,300	7.9
Lewis	272,800	323,100	18.4	373,100	430,600	15.4	436,400	488,500	11.9
Lincoln	145,000	160,000	10.3	212,500	350,000	64.7	300,000	475,000	58.3
Mason	329,800	382,000	15.8	387,500	443,900	14.6	433,300	458,300	5.8
Okanogan	300,000	297,200	-0.9	356,800	355,000	-0.5	291,700	393,700	35.0
Pacific	244,200	266,700	9.2	302,800	341,700	12.8	400,000	400,000	0.0
Pend Oreille	212,500	245,000	15.3	292,900	377,800	29.0	390,000	450,000	15.4
Pierce	392,900	432,300	10.0	482,400	539,500	11.8	590,800	681,600	15.4
San Juan	869,400	850,000	-2.2	866,700	1,025,000	18.3	2,333,300	2,000,000	-14.3
Skagit	413,500	436,700	5.6	495,800	580,000	17.0	570,800	709,400	24.3
Skamania	275,000	300,000	9.1	350,000	470,000	34.3	525,000	656,200	25.0
Snohomish	504,600	570,200	13.0	625,700	732,900	17.1	823,600	988,700	20.0
Spokane	252,900	305,800	20.9	367,500	427,800	16.4	457,200	547,700	19.8
Stevens	212,500	245,000	15.3	292,900	377,800	29.0	390,000	450,000	15.4
Thurston	375,700	457,400	21.7	437,400	502,800	15.0	509,400	593,100	16.4
Wahkiakum	337,500	325,000	-3.7	383,300	475,000	23.9	512,500	475,000	-7.3
Walla Walla	275,000	321,400	16.9	365,600	462,500	26.5	440,400	511,400	16.1
Whatcom	425,000	464,300	9.2	524,500	618,200	17.9	663,500	789,700	19.0
Whitman	216,700	245,000	13.1	320,500	384,400	19.9	420,000	497,200	18.4
Yakima	206,000	214,700	4.2	325,800	363,700	11.6	388,200	455,800	17.4
<b>Statewide</b>	<b>448,600</b>	<b>419,800</b>	<b>-6.4</b>	<b>498,900</b>	<b>604,600</b>	<b>21.2</b>	<b>690,300</b>	<b>762,400</b>	<b>10.4</b>

WCRER Estimates



# HOUSING AFFORDABILITY INDEX

State of Washington and Counties  
Second Quarter 2022

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$314,600	5.3	\$62,700	\$1,391	93.9	\$43,890	\$1,368	68.7
Asotin	\$270,300	5.3	\$54,800	\$1,195	95.5	\$38,360	\$1,175	69.9
Benton	\$446,100	5.3	\$83,300	\$1,972	88.0	\$58,310	\$1,939	64.4
Chelan	\$636,800	5.3	\$66,700	\$2,816	49.3	\$46,690	\$2,769	36.1
Clallam	\$468,000	5.3	\$54,800	\$2,069	55.2	\$38,360	\$2,035	40.4
Clark	\$577,700	5.3	\$77,600	\$2,554	63.3	\$54,320	\$2,512	46.3
Columbia	\$247,200	5.3	\$63,400	\$1,093	120.8	\$44,380	\$1,074	88.4
Cowlitz	\$389,400	5.3	\$76,200	\$1,722	92.2	\$53,340	\$1,693	67.5
Douglas	\$445,100	5.3	\$70,100	\$1,968	74.2	\$49,070	\$1,935	54.3
Ferry	\$247,900	5.3	\$50,600	\$1,096	96.2	\$35,420	\$1,077	70.4
Franklin	\$446,100	5.3	\$89,900	\$1,972	94.9	\$62,930	\$1,939	69.5
Garfield	\$270,300	5.3	\$62,300	\$1,195	108.6	\$43,610	\$1,175	79.5
Grant	\$372,800	5.3	\$55,300	\$1,648	69.9	\$38,710	\$1,621	51.1
GraysHarbor	\$368,400	5.3	\$51,900	\$1,629	66.4	\$36,330	\$1,601	48.6
Island	\$592,600	5.3	\$86,500	\$2,620	68.8	\$60,550	\$2,576	50.3
Jefferson	\$660,700	5.3	\$76,700	\$2,922	54.7	\$53,690	\$2,872	40.0
King	\$984,400	5.3	\$108,500	\$4,353	51.9	\$75,950	\$4,280	38.0
Kitsap	\$575,800	5.3	\$78,500	\$2,546	64.2	\$54,950	\$2,503	47.0
Kittitas	\$559,400	5.3	\$74,600	\$2,473	62.8	\$52,220	\$2,432	46.0
Klickitat	\$480,800	5.3	\$57,500	\$2,126	56.3	\$40,250	\$2,090	41.2
Lewis	\$414,700	5.3	\$53,600	\$1,834	60.9	\$37,520	\$1,803	44.6
Lincoln	\$170,000	5.3	\$65,200	\$751	180.7	\$45,640	\$739	132.3
Mason	\$430,100	5.3	\$67,300	\$1,902	73.7	\$47,110	\$1,870	54.0
Okanogan	\$359,400	5.3	\$56,500	\$1,589	74.1	\$39,550	\$1,562	54.2
Pacific	\$307,800	5.3	\$59,300	\$1,361	90.8	\$41,510	\$1,338	66.4
Pierce	\$579,900	5.3	\$86,100	\$2,564	69.9	\$60,270	\$2,521	51.2
SanJuan	\$975,000	5.3	\$84,700	\$4,312	40.9	\$59,290	\$4,239	30.0
Skagit	\$577,100	5.3	\$96,900	\$2,552	79.1	\$67,830	\$2,509	57.9
Skamania	\$485,700	5.3	\$71,500	\$2,148	69.3	\$50,050	\$2,112	50.8
Snohomish	\$813,100	5.3	\$103,600	\$3,596	60.0	\$72,520	\$3,535	43.9
Spokane	\$467,500	5.3	\$65,000	\$2,067	65.5	\$45,500	\$2,032	47.9
Stevens	\$355,700	5.3	\$49,800	\$1,573	66.0	\$34,860	\$1,546	48.3
Thurston	\$526,200	5.3	\$86,100	\$2,327	77.1	\$60,270	\$2,288	56.4
Wahkiakum	\$391,000	5.3	\$66,500	\$1,729	80.1	\$46,550	\$1,700	58.6
WallaWalla	\$448,400	5.3	\$65,700	\$1,983	69.0	\$45,990	\$1,949	50.5
Whatcom	\$647,500	5.3	\$76,200	\$2,863	55.4	\$53,340	\$2,815	40.6
Whitman	\$423,000	5.3	\$62,200	\$1,870	69.3	\$43,540	\$1,839	50.7
Yakima	\$363,500	5.3	\$60,100	\$1,607	77.9	\$42,070	\$1,580	57.0
<b>Statewide</b>	<b>\$654,500</b>	<b>5.3</b>	<b>\$86,400</b>	<b>\$2,894</b>	<b>62.2</b>	<b>\$60,480</b>	<b>\$2,846</b>	<b>45.5</b>

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.

Q1 2022 Statewide HAI and FTB-HAI have been revised to reflect median price calculation changes. Please contact WCRER for details.

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties

### Time Trend

County	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022
Adams	164.9	150.9	162.6	154.0	141.5	158.1	120.5	125.9	93.9
Asotin	173.1	182.4	173.7	170.4	169.1	169.7	160.3	142.2	95.5
Benton	125.6	129.4	128.3	126.1	118.2	124.3	117.5	101.1	88.0
Chelan	109.6	100.3	97.8	101.3	90.2	79.6	80.0	73.7	49.3
Clallam	86.8	90.9	90.2	84.5	77.5	86.0	80.1	77.9	55.2
Clark	125.7	123.3	120.4	115.3	109.6	111.8	109.4	92.8	63.3
Columbia	146.5	135.1	143.0	135.9	131.6	135.2	130.4	126.1	120.8
Cowlitz	98.6	99.0	99.1	97.8	85.3	91.1	90.7	82.6	92.2
Douglas	94.9	99.0	100.0	96.0	88.7	86.1	86.1	80.1	74.2
Ferry	183.9	193.0	173.1	174.5	151.7	171.3	154.0	148.6	96.2
Franklin	137.2	132.6	131.8	129.6	119.0	114.1	107.9	92.9	94.9
Garfield	140.9	153.3	150.9	147.7	217.3	146.5	138.0	122.8	108.6
Grant	176.4	166.4	166.3	161.0	152.4	130.6	133.0	114.4	69.9
Grays Harbor	112.1	109.1	113.6	106.9	98.7	132.7	134.5	113.7	66.4
Island	89.3	85.5	90.8	87.0	75.0	89.1	89.2	79.7	68.8
Jefferson	78.9	78.0	82.9	84.8	66.4	70.9	69.9	74.5	54.7
King	80.2	81.8	84.8	81.8	73.7	82.8	84.6	73.1	51.9
Kitsap	114.9	115.5	113.4	111.6	104.3	100.8	100.4	89.7	64.2
Kittitas	96.7	100.6	83.4	85.6	83.2	84.8	76.4	64.3	62.8
Klickitat	104.5	107.7	112.4	123.7	97.9	99.1	104.6	111.3	56.3
Lewis	117.8	113.0	113.4	107.1	101.6	103.8	104.7	92.2	60.9
Lincoln	195.5	166.6	174.6	234.7	197.6	165.3	185.9	161.2	180.7
Mason	126.2	125.3	121.9	122.9	112.8	122.5	121.1	109.1	73.7
Okanogan	134.2	99.7	109.5	118.9	92.1	82.3	100.8	70.6	74.1
Pacific	130.0	134.1	124.5	124.6	109.7	106.1	104.6	96.9	90.8
Pend Oreille	109.0	116.9	116.6	134.2	101.8	96.7	98.1	94.6	87.9
Pierce	107.4	108.9	106.5	100.8	92.3	98.6	95.9	85.1	69.9
San Juan	60.8	53.0	56.6	57.6	46.3	57.7	50.3	52.1	40.9
Skagit	99.4	100.4	98.6	92.6	88.4	75.1	82.1	64.5	79.1
Skamania	113.7	104.0	119.7	117.2	106.9	105.7	89.4	94.7	69.3
Snohomish	102.6	104.1	105.3	98.1	85.0	85.8	84.3	70.0	60.0
Spokane	101.0	104.3	104.7	100.0	91.0	88.8	89.8	78.9	65.5
Stevens	117.4	126.3	122.1	140.3	110.1	105.0	106.5	102.5	66.0
Thurston	124.8	128.0	124.6	117.1	113.7	111.0	108.3	97.0	77.1
Wahkiakum	112.1	100.0	113.9	102.5	97.1	108.9	103.9	96.8	80.1
Walla Walla	113.1	120.6	98.8	106.8	96.4	104.5	98.1	92.1	69.0
Whatcom	94.3	97.8	91.7	87.3	83.3	86.1	83.0	72.0	55.4
Whitman	122.5	121.1	134.7	114.2	103.2	97.6	101.7	89.0	69.3
Yakima	101.8	104.1	111.2	104.6	97.3	112.9	113.0	104.5	77.9
<b>Statewide</b>	<b>106.2</b>	<b>108.9</b>	<b>109.3</b>	<b>103.2</b>	<b>88.4</b>	<b>91.6</b>	<b>91.1</b>	<b>80.0</b>	<b>62.2</b>

#### 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.

Q1 2022 Statewide HAI and FTB-HAI have been revised to reflect median price calculation changes. Please contact WCRER for details.

# HOUSING AFFORDABILITY INDEX

## First-time Buyers

## State of Washington and Counties

## Time Trend

County	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022
Adams	120.7	110.5	119.0	112.7	103.5	115.7	88.2	92.2	68.7
Asotin	126.7	133.5	127.1	124.8	123.8	124.2	117.3	104.1	69.9
Benton	91.9	94.8	93.9	92.3	86.5	91.0	86.0	74.0	64.4
Chelan	80.2	73.4	71.6	74.2	66.0	58.3	58.5	53.9	36.1
Clallam	63.5	66.5	66.0	61.8	56.7	63.0	58.6	57.0	40.4
Clark	92.0	90.3	88.1	84.4	80.3	81.9	80.1	68.0	46.3
Columbia	107.3	98.9	104.7	99.5	96.3	99.0	95.4	92.3	88.4
Cowlitz	72.2	72.5	72.5	71.6	62.5	66.7	66.4	60.5	67.5
Douglas	69.4	72.5	73.2	70.3	64.9	63.0	63.0	58.6	54.3
Ferry	134.6	141.3	126.7	127.8	111.1	125.4	112.7	108.8	70.4
Franklin	100.5	97.1	96.5	94.9	87.1	83.5	78.9	68.0	69.5
Garfield	103.1	112.2	110.4	108.1	159.1	107.2	101.0	89.9	79.5
Grant	129.1	121.8	121.7	117.9	111.6	95.6	97.3	83.8	51.1
Grays Harbor	82.0	79.9	83.2	78.2	72.2	97.1	98.4	83.2	48.6
Island	65.3	62.6	66.4	63.7	54.9	65.2	65.3	58.3	50.3
Jefferson	57.8	57.1	60.7	62.1	48.6	51.9	51.2	54.5	40.0
King	58.7	59.9	62.0	59.9	53.9	60.6	61.9	53.5	38.0
Kitsap	84.1	84.6	83.0	81.7	76.4	73.8	73.5	65.7	47.0
Kittitas	70.8	73.7	61.0	62.7	60.9	62.1	55.9	47.0	46.0
Klickitat	76.5	78.8	82.2	90.6	71.7	72.6	76.5	81.5	41.2
Lewis	86.2	82.7	83.0	78.4	74.4	76.0	76.7	67.5	44.6
Lincoln	143.1	121.9	127.8	171.8	144.6	121.0	136.0	118.1	132.3
Mason	92.3	91.7	89.2	89.9	82.6	89.6	88.6	79.9	54.0
Okanogan	98.2	73.0	80.2	87.0	67.4	60.3	73.8	51.6	54.2
Pacific	95.2	98.2	91.1	91.2	80.3	77.7	76.6	70.9	66.4
Pend	79.8	85.6	85.4	98.2	74.5	70.8	71.8	69.3	NA
Pend Oreille	NA	NA	NA	NA	NA	NA	NA	NA	64.4
Pierce	78.6	79.7	78.0	73.8	67.5	72.1	70.2	62.3	51.2
San Juan	44.5	38.8	41.4	42.1	33.9	42.3	36.8	38.1	30.0
Skagit	72.8	73.5	72.2	67.8	64.7	55.0	60.1	47.2	57.9
Skamania	83.2	76.2	87.6	85.8	78.3	77.4	65.4	69.3	50.8
Snohomish	75.1	76.2	77.1	71.8	62.2	62.8	61.7	51.2	43.9
Spokane	73.9	76.4	76.6	73.2	66.6	65.0	65.7	57.8	47.9
Stevens	85.9	92.4	89.4	102.7	80.6	76.8	78.0	75.1	48.3
Thurston	91.4	93.7	91.2	85.7	83.2	81.2	79.3	71.0	56.4
Wahkiakum	82.0	73.2	83.4	75.0	71.1	79.7	76.1	70.8	58.6
Walla Walla	82.8	88.3	72.3	78.2	70.5	76.5	71.8	67.4	50.5
Whatcom	69.0	71.6	67.1	63.9	61.0	63.0	60.8	52.7	40.6
Whitman	89.7	88.6	98.6	83.6	75.6	71.5	74.5	65.2	50.7
Yakima	74.5	76.2	81.4	76.6	71.2	82.6	82.7	76.5	57.0
<b>Statewide</b>	<b>77.7</b>	<b>79.7</b>	<b>80.0</b>	<b>75.6</b>	<b>64.7</b>	<b>67.1</b>	<b>66.7</b>	<b>58.6</b>	<b>45.5</b>

### 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.

Q1 2022 Statewide HAI and FTB-HAI have been revised to reflect median price calculation changes. Please contact WCRER for details.

# % OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of Second Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	NA	25.0	80.6
Asotin	NA	NA	NA	NA
Benton	1.7	2.4	5.4	47.0
Chelan	1.2	2.9	3.3	24.4
Clallam	NA	NA	NA	44.3
Clark	0.1	0.9	2.1	32.8
Columbia	NA	NA	25.0	90.0
Cowlitz	NA	NA	4.2	57.6
Douglas	1.1	3.2	5.3	43.6
Ferry	NA	18.5	37.0	66.7
Franklin	1.7	2.4	5.4	47.0
Garfield	NA	NA	NA	NA
Grant	0.5	2.1	13.8	72.9
Grays Harbor	3.7	6.2	14.9	72.8
Island	0.4	0.4	0.8	22.8
Jefferson	NA	2.1	6.2	38.5
King	0.1	0.1	0.4	10.6
Kitsap	NA	0.2	2.2	28.6
Kittitas	NA	NA	1.0	17.9
Klickitat	NA	NA	4.2	41.1
Lewis	NA	1.1	2.5	53.4
Lincoln	NA	NA	25.0	80.0
Mason	0.4	2.2	6.1	56.3
Okanogan	0.6	3.6	13.3	52.1
Pacific	2.9	7.1	17.1	69.3
Pend Oreille	1.3	9.9	22.5	70.2
Pierce	0.1	0.3	1.0	26.1
San Juan	NA	NA	NA	7.3
Skagit	0.7	3.0	4.9	30.6
Skamania	NA	NA	8.3	33.3
Snohomish	0.1	0.4	0.7	9.7
Spokane	NA	0.1	2.1	46.0
Stevens	1.3	9.9	22.5	70.2
Thurston	NA	0.4	1.2	41.8
Wahkiakum	NA	NA	4.5	45.5
Walla Walla	NA	NA	NA	NA
Whatcom	2.5	3.8	7.0	33.0
Whitman	1.5	7.6	16.7	66.7
Yakima	3.2	5.8	15.1	72.3
<b>Statewide</b>	<b>0.5</b>	<b>1.1</b>	<b>3.2</b>	<b>30.7</b>

WCRER Estimates

# LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Second Quarters

County	Q2 2015	Q2 2016	Q2 2017	Q2 2018	Q2 2019	Q2 2020	Q2 2021	Q2 2022	% Change
Adams	46	41	46	38	37	18	18	36	100.0
Asotin	341	307	244	240	NA	NA	NA	NA	NA
Benton	1,267	1,019	886	753	760	617	283	708	150.2
Chelan	259	348	215	215	251	157	88	221	151.1
Clallam	298	320	300	201	274	142	93	155	66.7
Clark	1,418	1,144	1,005	1,226	1,201	642	454	979	115.6
Columbia	416	450	358	317	NA	NA	6	20	233.3
Cowlitz	404	271	224	225	206	113	93	190	104.3
Douglas	120	106	78	115	93	74	32	93	190.6
Ferry	67	66	56	51	53	31	25	27	8.0
Franklin	1,267	1,019	886	753	760	617	283	708	150.2
Garfield	341	307	244	240	NA	NA	NA	NA	NA
Grant	487	410	332	265	242	140	112	184	64.3
Grays Harbor	605	525	418	386	347	210	171	326	90.6
Island	585	482	439	333	338	161	110	230	109.1
Jefferson	360	273	272	189	136	101	56	89	58.9
King	3,399	3,140	2,583	3,703	4,613	2,456	1,513	3,355	121.7
Kitsap	46	750	712	563	589	353	253	551	117.8
Kittitas	438	297	227	225	243	125	96	185	92.7
Klickitat	185	160	113	108	103	73	46	95	106.5
Lewis	633	403	338	263	248	165	141	279	97.9
Lincoln	45	31	44	43	34	23	10	20	100.0
Mason	606	468	355	284	256	128	97	227	134.0
Okanogan	465	430	360	319	280	141	99	162	63.6
Pacific	319	292	238	238	183	99	56	133	137.5
Pend Oreille	467	429	348	260	239	142	89	151	69.7
Pierce	2,905	2,285	2,171	2,015	1,860	974	748	1,819	143.2
San Juan	398	342	260	247	251	163	76	100	31.6
Skagit	593	503	422	410	428	227	128	297	132.0
Skamania	66	44	38	56	45	16	15	24	60.0
Snohomish	1,913	1,474	1,316	1,513	1,693	812	481	1,542	220.6
Spokane	2,768	2,304	2,131	1,646	1,587	674	472	1,019	115.9
Stevens	467	429	348	260	239	142	89	151	69.7
Thurston	1,088	969	745	646	543	236	200	550	175.0
Wahkiakum	44	NA	35	28	34	10	17	22	29.4
Walla Walla	467	450	358	317	NA	NA	49	NA	-100.0
Whatcom	1,049	845	712	602	636	464	259	536	106.9
Whitman	98	147	122	101	93	68	36	60	66.7
Yakima	885	694	555	566	525	360	408	494	21.1
<b>Statewide</b>	<b>25,550</b>	<b>22,219</b>	<b>19,056</b>	<b>18,707</b>	<b>18,421</b>	<b>10,115</b>	<b>6,830</b>	<b>14,879</b>	<b>117.8</b>

WCRER Estimates

House listings data for Walla Walla county was not available 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

June 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	2.5	3.7	3	76.5
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	7.3	3.3	1.8	1.1	2.8	1.7	183.3
Chelan	NA	NA	0.8	1.9	3	2.7	125.0
Clallam	NA	NA	NA	NA	2.5	1.9	72.7
Clark	0.6	1.1	1.3	1.4	1.9	1.7	142.9
Columbia	NA	NA	NA	4.2	2.4	3.1	138.5
Cowlitz	NA	NA	NA	1.4	3.7	1.8	100.0
Douglas	NA	NA	0.6	1.5	2.9	2.1	200.0
Ferry	NA	NA	4	2.5	14.3	4.1	-18.0
Franklin	7.3	3.3	1.8	1.1	2.8	1.7	183.3
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	3.4	0.6	3.3	1.8	3.3	2.2	69.2
Grays Harbor	NA	NA	1.5	2.6	3.7	2.5	66.7
Island	3.1	NA	0	0.8	1.9	1.5	114.3
Jefferson	NA	NA	3	2	1.8	1.9	72.7
King	NA	NA	NA	1.4	1.5	1.5	150.0
Kitsap	NA	NA	2.3	1.2	1.5	1.4	100.0
Kittitas	NA	NA	NA	0.9	3.3	2.4	100.0
Klickitat	NA	NA	NA	4	5.5	4.3	138.9
Lewis	NA	NA	0.4	1.9	5	2.4	100.0
Lincoln	NA	NA	NA	11.9	13	7.2	260.0
Mason	1.6	2.6	2.1	1.9	2.9	2.3	155.6
Okanogan	3.2	1.1	1.9	3	4.9	3.2	39.1
Pacific	NA	NA	1.6	2.7	8.2	2.9	163.6
Pend Oreille	6.3	5.2	3.4	3.1	NA	3.8	90.0
Pierce	1.1	1.6	1.8	1.1	1.6	1.4	133.3
San Juan	NA	NA	NA	NA	3.8	4.5	125.0
Skagit	6.5	5.7	1.5	1.6	1.9	1.9	111.1
Skamania	NA	NA	NA	1.7	2.7	1.9	58.3
Snohomish	6.6	16.6	2.1	1.4	1.6	1.6	220.0
Spokane	NA	NA	1.1	1.3	2.2	1.7	142.9
Stevens	6.3	5.2	3.4	3.1	NA	3.8	90.0
Thurston	NA	NA	NA	1.4	1.4	1.4	180.0
Wahkiakum	NA	NA	NA	NA	21.6	8.8	158.8
Walla Walla	NA	NA	NA	NA	NA	NA	-100.0
Whatcom	1.9	2.1	3	2.2	2	2	100.0
Whitman	4.4	4.4	1.5	1.8	2.6	2.1	90.9
Yakima	3.1	2	1.9	2.8	NA	3	20.0
<b>Statewide</b>	<b>2.3</b>	<b>1.3</b>	<b>1.5</b>	<b>1.4</b>	<b>1.6</b>	<b>1.5</b>	<b>114.3</b>

WCRER Estimates

House listings data for Walla Walla county were not available 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
<b>Statewide</b>	<b>\$267,600</b>	<b>\$438,000</b>	<b>\$316,400</b>	<b>\$289,100</b>	<b>\$315,900</b>	<b>\$397,900</b>	<b>\$452,400</b>	<b>\$560,400</b>

WCRER Estimates

# TOTAL BUILDING PERMITS

State of Washington and Counties  
Annual, 2013-2021

County	2013	2014	2015	2016	2017	2018	2019	2020	2021	% Change by year
Adams	54	50	86	31	31	47	73	99	80	-19.2
Asotin	23	35	31	32	34	34	86	161	31	-80.7
Benton	930	942	1,124	1,357	1,111	1,285	1,540	1,345	1,486	10.5
Chelan	577	304	365	393	442	590	606	670	671	0.1
Clallam	122	160	216	247	307	336	287	279	314	12.5
Clark	2,942	2,240	3,283	3,310	3,787	3,598	4,722	5,022	5,602	11.5
Columbia	7	7	10	2	4	4	4	10	44	340.0
Cowlitz	195	178	173	308	484	318	351	346	348	0.6
Douglas	129	156	162	181	187	217	349	321	329	2.5
Ferry	20	10	16	21	0	1	27	26	34	30.8
Franklin	375	322	510	530	698	616	601	620	663	6.9
Garfield	1	3	NA	1	1	2	2	4	3	-25.0
Grant	279	264	457	650	445	451	489	544	713	31.1
GraysHarbor	122	142	178	207	251	463	344	342	432	26.3
Island	221	252	281	373	408	391	369	445	401	-9.9
Jefferson	101	121	177	238	172	143	174	157	274	74.5
King	12,277	14,703	15,226	17,699	18,641	18,460	17,919	12,337	19,549	58.5
Kitsap	913	598	1,066	1,059	1,094	1,149	1,117	1,285	2,285	77.8
Kittitas	344	283	288	323	531	629	411	414	545	31.6
Klickitat	94	83	120	123	115	127	112	124	189	52.4
Lewis	95	164	129	232	234	275	301	382	454	18.8
Lincoln	45	30	33	50	43	58	48	56	75	33.9
Mason	135	108	111	166	212	276	293	305	458	50.2
Okanogan	134	165	165	133	144	153	156	197	277	40.6
Pacific	139	63	62	77	85	131	91	92	111	20.7
Pend	37	42	47	59	41	48	50	80	79	-1.2
Pierce	2,892	3,777	3,046	3,865	4,968	5,449	4,272	4,922	6,072	23.4
SanJuan	109	109	100	124	115	156	133	116	155	33.6
Skagit	283	274	424	505	663	585	518	561	914	62.9
Skamania	26	34	47	38	58	63	73	82	75	-8.5
Snohomish	4,348	3,473	2,594	3,925	3,725	4,277	4,408	5,780	5,122	-11.4
Spokane	1,634	1,839	1,978	3,596	3,460	2,926	3,106	3,170	3,115	-1.7
Stevens	84	79	74	109	140	200	194	192	300	56.2
Thurston	1,289	1,003	931	2,081	1,067	1,750	1,713	1,161	2,054	76.9
Wahkiakum	12	11	15	15	20	11	16	25	32	28.0
WallaWalla	241	207	188	218	144	221	190	154	261	69.5
Whatcom	999	1,007	911	1,183	1,256	1,464	1,821	1,382	1,871	35.4
Whitman	380	218	141	194	242	264	415	98	420	328.6
Yakima	358	442	392	422	434	578	1,043	575	1,103	91.8
<b>Statewide</b>	<b>32,966</b>	<b>33,898</b>	<b>35,157</b>	<b>44,077</b>	<b>45,794</b>	<b>47,746</b>	<b>48,424</b>	<b>43,881</b>	<b>56,941</b>	<b>29.8</b>

U.S. Department of Commerce



# SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties  
Annual, 2013-2021

County	2013	2014	2015	2016	2017	2018	2019	2020	2021	% Change by year
Adams	44	46	75	28	23	47	71	99	67	-32.3
Asotin	21	33	31	30	34	30	29	87	31	-64.4
Benton	840	798	825	952	848	942	1,082	1,125	1,265	12.4
Chelan	259	286	358	385	414	420	384	473	480	1.5
Clallam	122	160	215	243	287	320	275	275	306	11.3
Clark	1,699	1,588	2,220	2,645	2,080	2,793	2,929	3,220	3,101	-3.7
Columbia	7	7	10	2	4	4	4	7	4	-42.9
Cowlitz	155	160	168	273	464	294	309	331	286	-13.6
Douglas	127	147	132	158	185	206	248	233	323	38.6
Ferry	20	10	16	21	0	1	27	26	34	30.8
Franklin	245	280	396	496	609	616	574	620	650	4.8
Garfield	1	3	NA	1	1	2	2	4	3	-25.0
Grant	236	230	228	264	350	383	441	440	605	37.5
GraysHarbor	122	140	174	207	251	455	340	338	422	24.9
Island	221	252	281	369	401	375	351	329	391	18.8
Jefferson	101	121	154	234	172	143	174	155	229	47.7
King	4,419	4,215	4,010	4,254	4,356	4,442	3,777	3,688	3,251	-11.8
Kitsap	674	519	796	862	952	903	931	909	1,112	22.3
Kittitas	285	265	285	304	364	435	396	378	533	41.0
Klickitat	88	78	120	105	99	119	102	105	187	78.1
Lewis	95	129	129	156	218	271	260	327	354	8.3
Lincoln	45	30	33	50	43	58	46	56	75	33.9
Mason	120	108	111	166	208	266	291	303	322	6.3
Okanogan	98	160	164	133	138	149	154	163	275	68.7
Pacific	139	63	62	77	85	94	91	92	105	14.1
Pend	37	42	47	59	41	48	50	80	79	-1.2
Pierce	2,369	2,371	2,253	2,469	3,014	2,491	2,551	2,664	3,207	20.4
SanJuan	109	109	100	118	112	152	113	114	155	36.0
Skagit	283	262	410	420	534	542	436	300	332	10.7
Skamania	26	24	47	38	58	61	64	82	75	-8.5
Snohomish	1,985	2,079	2,383	2,702	2,627	2,201	2,409	2,508	2,370	-5.5
Spokane	1,299	1,014	1,340	1,661	1,608	1,696	1,696	1,662	1,610	-3.1
Stevens	66	79	74	99	136	200	192	186	298	60.2
Thurston	929	934	881	1,084	950	912	812	708	752	6.2
Wahkiakum	12	11	15	15	20	11	16	21	22	4.8
WallaWalla	134	183	184	182	144	221	160	132	137	3.8
Whatcom	568	542	599	718	793	767	816	718	888	23.7
Whitman	100	75	81	78	80	126	128	90	109	21.1
Yakima	300	352	390	405	412	480	569	494	631	27.7
<b>Statewide</b>	<b>18,400</b>	<b>17,905</b>	<b>19,797</b>	<b>22,463</b>	<b>23,115</b>	<b>23,676</b>	<b>23,300</b>	<b>23,542</b>	<b>25,076</b>	<b>6.5</b>

U.S. Department of Commerce

# TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2016-2021

County	2016	2017	2018	2019	2020	2021	% Change by year
Adams	6,492	6,523	6,570	6,643	6,742	6,822	1.2
Asotin	9,940	9,974	10,008	10,094	10,255	10,286	0.3
Benton	73,779	74,890	76,175	77,715	79,060	80,546	1.9
Chelan	36,655	37,097	37,687	38,293	38,963	39,634	1.7
Clallam	36,517	36,824	37,160	37,447	37,726	38,040	0.8
Clark	178,408	182,195	185,793	190,515	195,537	201,139	2.9
Columbia	2,152	2,156	2,160	2,164	2,174	2,218	2.0
Cowlitz	44,196	44,680	44,998	45,349	45,695	46,043	0.8
Douglas	16,354	16,541	16,758	17,107	17,428	17,757	1.9
Ferry	4,163	4,163	4,164	4,191	4,217	4,251	0.8
Franklin	27,740	28,438	29,054	29,655	30,275	30,938	2.2
Garfield	1,352	1,353	1,355	1,357	1,361	1,364	0.2
Grant	35,896	36,341	36,792	37,281	37,825	38,538	1.9
GraysHarbor	36,807	37,058	37,521	37,865	38,207	38,639	1.1
Island	39,647	40,055	40,446	40,815	41,260	41,661	1.0
Jefferson	17,549	17,721	17,864	18,038	18,195	18,469	1.5
King	933,812	952,453	970,913	988,832	1,001,169	1,020,718	2.0
Kitsap	109,835	110,929	112,078	113,195	114,480	116,765	2.0
Kittitas	22,240	22,771	23,400	23,811	24,225	24,770	2.2
Klickitat	10,334	10,449	10,576	10,688	10,812	11,001	1.7
Lewis	34,024	34,258	34,533	34,834	35,216	35,670	1.3
Lincoln	5,958	6,001	6,059	6,107	6,163	6,238	1.2
Mason	30,607	30,819	31,095	31,388	31,693	32,151	1.4
Okanogan	21,961	22,105	22,258	22,414	22,611	22,888	1.2
Pacific	15,785	15,870	16,001	16,092	16,184	16,295	0.7
Pend	7,797	7,838	7,886	7,936	8,016	8,095	1.0
Pierce	345,841	350,809	356,258	360,530	365,452	371,524	1.7
SanJuan	12,502	12,617	12,773	12,906	13,022	13,177	1.2
Skagit	52,213	52,876	53,461	53,979	54,540	55,454	1.7
Skamania	5,498	5,556	5,619	5,692	5,774	5,849	1.3
Snohomish	307,533	311,258	315,535	319,943	325,723	330,845	1.6
Spokane	216,459	219,919	222,845	225,951	229,121	232,236	1.4
Stevens	19,766	19,906	20,106	20,300	20,492	20,792	1.5
Thurston	114,762	115,829	117,579	119,292	120,453	122,507	1.7
Wahkiakum	2,129	2,149	2,160	2,176	2,201	2,233	1.5
WallaWalla	24,628	24,772	24,993	25,183	25,337	25,598	1.0
Whatcom	95,100	96,356	97,820	99,641	101,023	102,894	1.9
Whitman	20,458	20,700	20,964	21,379	21,477	21,897	2.0
Yakima	89,181	89,615	90,193	91,236	91,811	92,914	1.2
<b>Statewide</b>	<b>3,066,070</b>	<b>3,111,864</b>	<b>3,159,610</b>	<b>3,208,034</b>	<b>3,251,915</b>	<b>3,308,856</b>	<b>1.8</b>

WCRER estimates

# SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2016-2021

County	2016	2017	2018	2019	2020	2021	% Change by year
Adams	4,274	4,297	4,344	4,415	4,514	4,581	1.5
Asotin	7,168	7,202	7,232	7,261	7,348	7,379	0.4
Benton	50,022	50,870	51,812	52,894	54,019	55,284	2.3
Chelan	26,427	26,841	27,261	27,645	28,118	28,598	1.7
Clallam	26,885	27,172	27,492	27,767	28,042	28,348	1.1
Clark	129,999	132,079	134,872	137,801	141,021	144,122	2.2
Columbia	1,691	1,695	1,699	1,703	1,710	1,714	0.2
Cowlitz	31,254	31,718	32,012	32,321	32,652	32,938	0.9
Douglas	11,263	11,448	11,654	11,902	12,135	12,458	2.7
Ferry	2,996	2,996	2,997	3,024	3,050	3,084	1.1
Franklin	19,500	20,109	20,725	21,299	21,919	22,569	3.0
Garfield	1,034	1,035	1,037	1,039	1,043	1,046	0.3
Grant	21,610	21,960	22,343	22,784	23,224	23,829	2.6
GraysHarbor	26,625	26,876	27,331	27,671	28,009	28,431	1.5
Island	31,837	32,238	32,613	32,964	33,293	33,684	1.2
Jefferson	13,720	13,892	14,035	14,209	14,364	14,593	1.6
King	523,606	527,962	532,404	536,181	539,869	543,120	0.6
Kitsap	79,986	80,938	81,841	82,772	83,681	84,793	1.3
Kittitas	15,516	15,880	16,315	16,711	17,089	17,622	3.1
Klickitat	7,305	7,404	7,523	7,625	7,730	7,917	2.4
Lewis	24,034	24,252	24,523	24,783	25,110	25,464	1.4
Lincoln	4,549	4,592	4,650	4,696	4,752	4,827	1.6
Mason	22,930	23,138	23,404	23,695	23,998	24,320	1.3
Okanogan	15,881	16,019	16,168	16,322	16,485	16,760	1.7
Pacific	11,240	11,325	11,419	11,510	11,602	11,707	0.9
Pend	5,872	5,913	5,961	6,011	6,091	6,170	1.3
Pierce	238,384	241,398	243,889	246,440	249,104	252,311	1.3
SanJuan	10,699	10,811	10,963	11,076	11,190	11,345	1.4
Skagit	39,012	39,546	40,088	40,524	40,824	41,156	0.8
Skamania	4,012	4,070	4,131	4,195	4,277	4,352	1.8
Snohomish	207,431	210,058	212,259	214,668	217,176	219,546	1.1
Spokane	147,012	148,620	150,316	152,012	153,674	155,284	1.0
Stevens	14,602	14,738	14,938	15,130	15,316	15,614	1.9
Thurston	81,259	82,209	83,121	83,933	84,641	85,393	0.9
Wahkiakum	1,586	1,606	1,617	1,633	1,654	1,676	1.3
WallaWalla	17,287	17,431	17,652	17,812	17,944	18,081	0.8
Whatcom	61,682	62,475	63,242	64,058	64,776	65,664	1.4
Whitman	10,232	10,312	10,438	10,566	10,656	10,765	1.0
Yakima	61,294	61,706	62,186	62,755	63,249	63,880	1.0
<b>Statewide</b>	<b>2,011,716</b>	<b>2,034,831</b>	<b>2,058,507</b>	<b>2,081,807</b>	<b>2,105,349</b>	<b>2,130,425</b>	<b>1.2</b>

WCRER estimates

# MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2016-2021

County	2016	2017	2018	2019	2020	2021	% Change by year
Adams	2,218	2,226	2,226	2,228	2,228	2,241	0.6
Asotin	2,772	2,772	2,776	2,833	2,907	2,907	0.0
Benton	23,757	24,020	24,363	24,821	25,041	25,262	0.9
Chelan	10,228	10,256	10,426	10,648	10,845	11,036	1.8
Clallam	9,632	9,652	9,668	9,680	9,684	9,692	0.1
Clark	48,409	50,116	50,921	52,714	54,516	57,017	4.6
Columbia	461	461	461	461	464	504	8.6
Cowlitz	12,942	12,962	12,986	13,028	13,043	13,105	0.5
Douglas	5,091	5,093	5,104	5,205	5,293	5,299	0.1
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	8,240	8,329	8,329	8,356	8,356	8,369	0.2
Garfield	318	318	318	318	318	318	0.0
Grant	14,286	14,381	14,449	14,497	14,601	14,709	0.7
GraysHarbor	10,182	10,182	10,190	10,194	10,198	10,208	0.1
Island	7,810	7,817	7,833	7,851	7,967	7,977	0.1
Jefferson	3,829	3,829	3,829	3,829	3,831	3,876	1.2
King	410,206	424,491	438,509	452,651	461,300	477,598	3.5
Kitsap	29,849	29,991	30,237	30,423	30,799	31,972	3.8
Kittitas	6,724	6,891	7,085	7,100	7,136	7,148	0.2
Klickitat	3,029	3,045	3,053	3,063	3,082	3,084	0.1
Lewis	9,990	10,006	10,010	10,051	10,106	10,206	1.0
Lincoln	1,409	1,409	1,409	1,411	1,411	1,411	0.0
Mason	7,677	7,681	7,691	7,693	7,695	7,831	1.8
Okanogan	6,080	6,086	6,090	6,092	6,126	6,128	0.0
Pacific	4,545	4,545	4,582	4,582	4,582	4,588	0.1
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	107,457	109,411	112,369	114,090	116,348	119,213	2.5
SanJuan	1,803	1,806	1,810	1,830	1,832	1,832	0.0
Skagit	13,201	13,330	13,373	13,455	13,716	14,298	4.2
Skamania	1,486	1,486	1,488	1,497	1,497	1,497	0.0
Snohomish	100,102	101,200	103,276	105,275	108,547	111,299	2.5
Spokane	69,447	71,299	72,529	73,939	75,447	76,952	2.0
Stevens	5,164	5,168	5,168	5,170	5,176	5,178	0.0
Thurston	33,503	33,620	34,458	35,359	35,812	37,114	3.6
Wahkiakum	543	543	543	543	547	557	1.8
WallaWalla	7,341	7,341	7,341	7,371	7,393	7,517	1.7
Whatcom	33,418	33,881	34,578	35,583	36,247	37,230	2.7
Whitman	10,226	10,388	10,526	10,813	10,821	11,132	2.9
Yakima	27,887	27,909	28,007	28,481	28,562	29,034	1.7
<b>Statewide</b>	<b>1,054,354</b>	<b>1,077,033</b>	<b>1,101,103</b>	<b>1,126,227</b>	<b>1,146,566</b>	<b>1,178,431</b>	<b>2.8</b>

WCRER estimates

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College of Built Environments

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