

# 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..