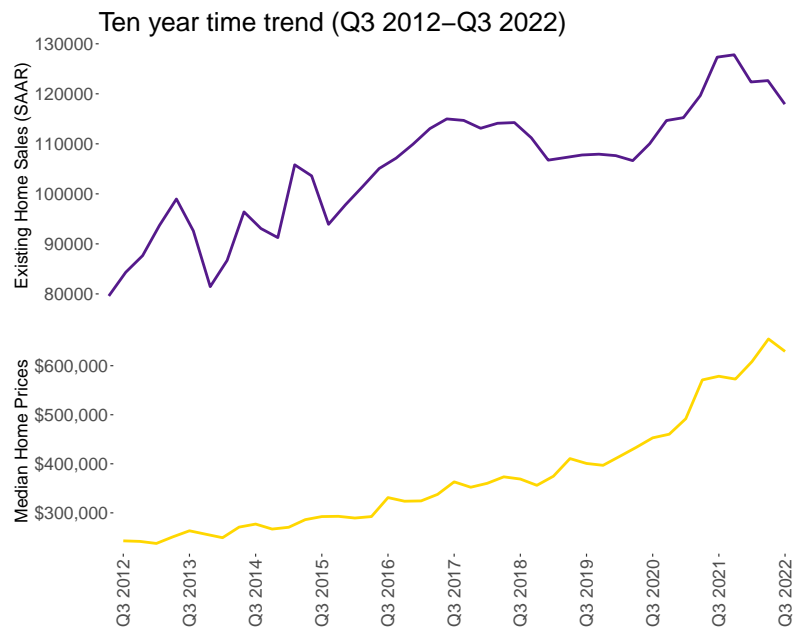


Washington Market Highlights: Third Quarter 2022

- Existing home sales fell in the third quarter by 3.8 percent to a seasonally adjusted annual rate of 117,930 units compared to last quarter, and fell 7.4 percent compared to a year earlier.
- Building permit activity fell 17.1 percent from a year earlier, totaling 11,519 new units authorized. Of these, 4,891 were issued for single-family units.
- The median price home sold in Washington during the third quarter was \$629,100, 8.7 percent higher than a year earlier.
- Housing affordability rose for all buyers and fell slightly 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 16,564 single-family homes at the end of the quarter, an 11.3% increase from the previous quarter and a 102.6 percent increase from a year ago. This inventory level represented a 1.9 month supply, an imbalance, where demand exceeds the supply of homes on the market.



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.

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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Third Quarter 2022
Issued November 2022

Home Resales:

25 of 39

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

3.8%

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

14.7%

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

117,930

Seasonally Adjusted Annual Sales (SAAR).

2,130

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

7.4%

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

2

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

7 of 39

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

12 of 17

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

50.0%

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

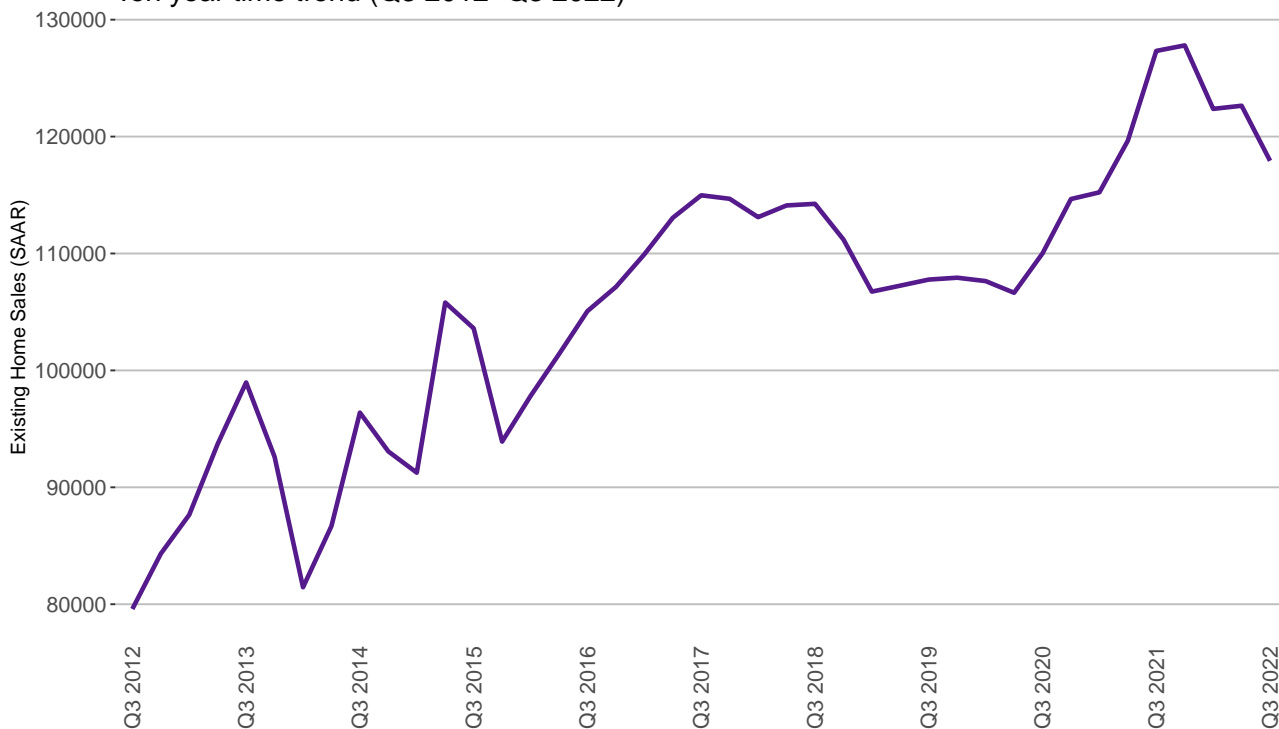
101,750

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.3** % of state total).

40

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

Ten year time trend (Q3 2012–Q3 2022)



Housing Construction:

11,519

Number of building permits issued during the quarter.

17.1%

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

16.6%

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

13.8%

Decline in year-over-year single family permits (**781** fewer units).

19.4%

Decline in year-over-year multifamily permits (**1,596** fewer units).

292.3%

Greatest year-over-year increase in permits in a Metropolitan county, (**Douglas** county, **38** additional units).

1400.0%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Columbia** county, **14** additional units).

22 of 22

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.

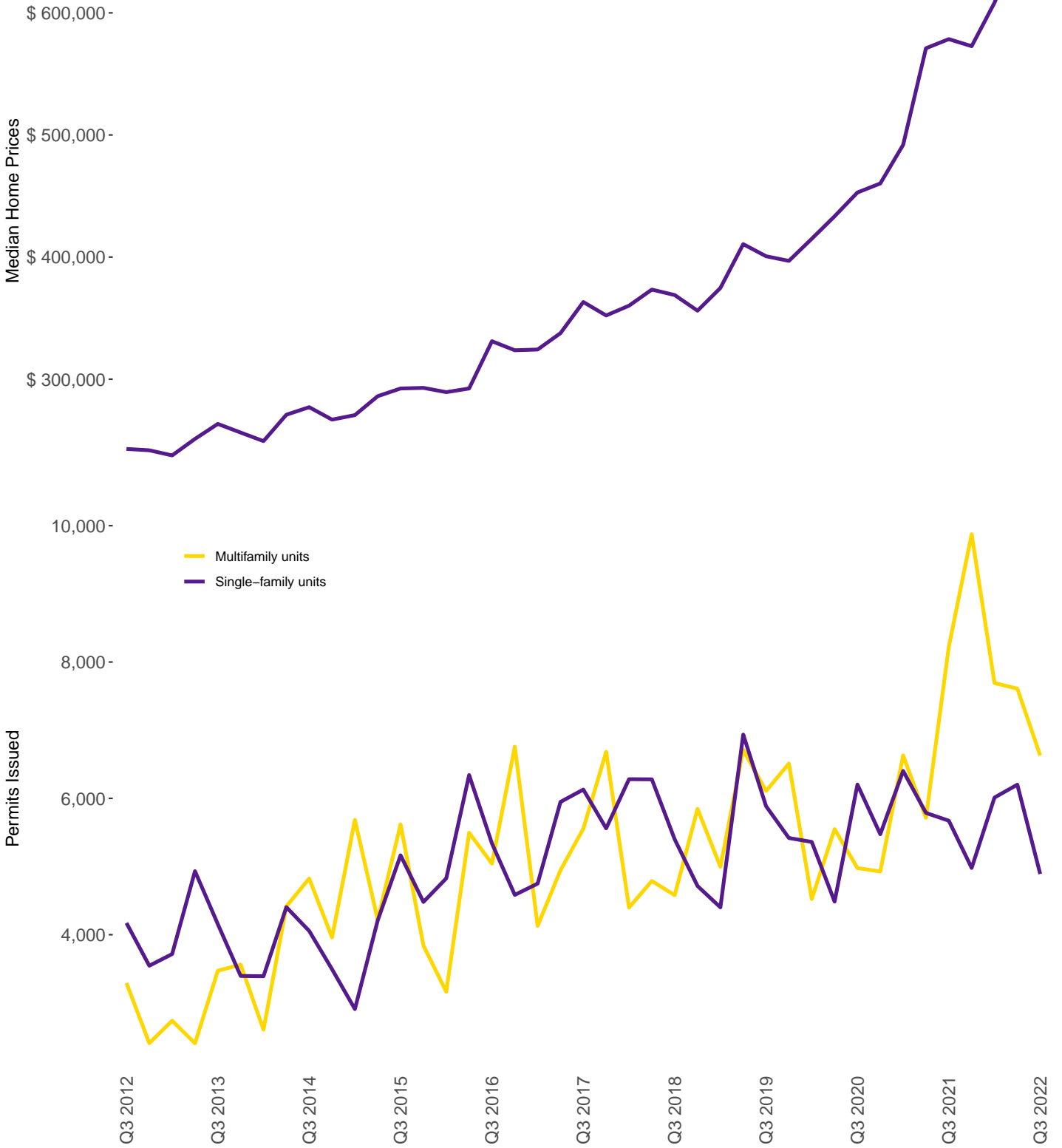
15 of 17

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.

0 of 4

Number of counties in the central Puget Sound had a year-over-year increase in single family permits.

Ten year time trend (Q3 2012–Q3 2022)



Home Prices:

\$629,100

Median selling price of a single family home.

8.7%

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

95.8%

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

\$950,000

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

\$232,900

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

\$318,700–\$571,700

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

12 of 33

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

8.7%, -7.7%, & 5.0%

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 4.3%

Pierce 7.2%

Snohomish 8.3%

Spokane 5.5%

Thurston 4.3%

Prices by Bedroom:

\$443,500

Median price for a 2-bedroom single family home, a **3.0%** year-over-year **increase**.

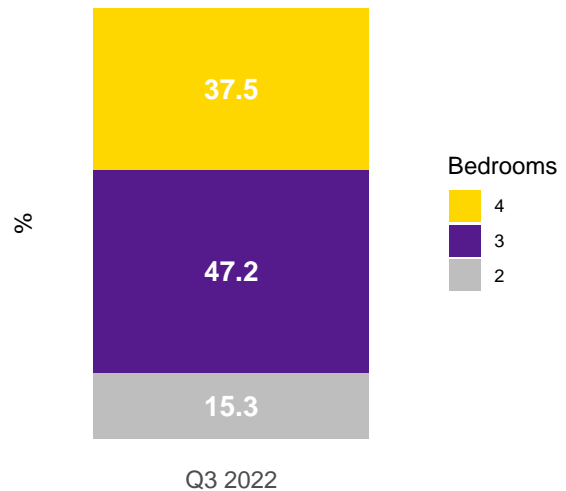
\$631,200

Median price for a 3-bedroom single family home, a **17.3%** year-over-year **increase**.

\$677,200

Median price for a 4-bedroom single family home, a **6.1%** year-over-year **decline**.

Sales by Number of Bedrooms



1 of 17

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

2

Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes.

0 & 1

Number of Metropolitan counties with price declines in 3-bedroom and 4-bedroom homes.

Housing Affordability:

8.7%

Year-over-year increase in home prices.

Better & Worse

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

63.7

Statewide all-buyer housing affordability index.

40.8 to 123.7

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

36 of 39

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

53.1 & 54.7

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

45.4

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

0 of 39

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

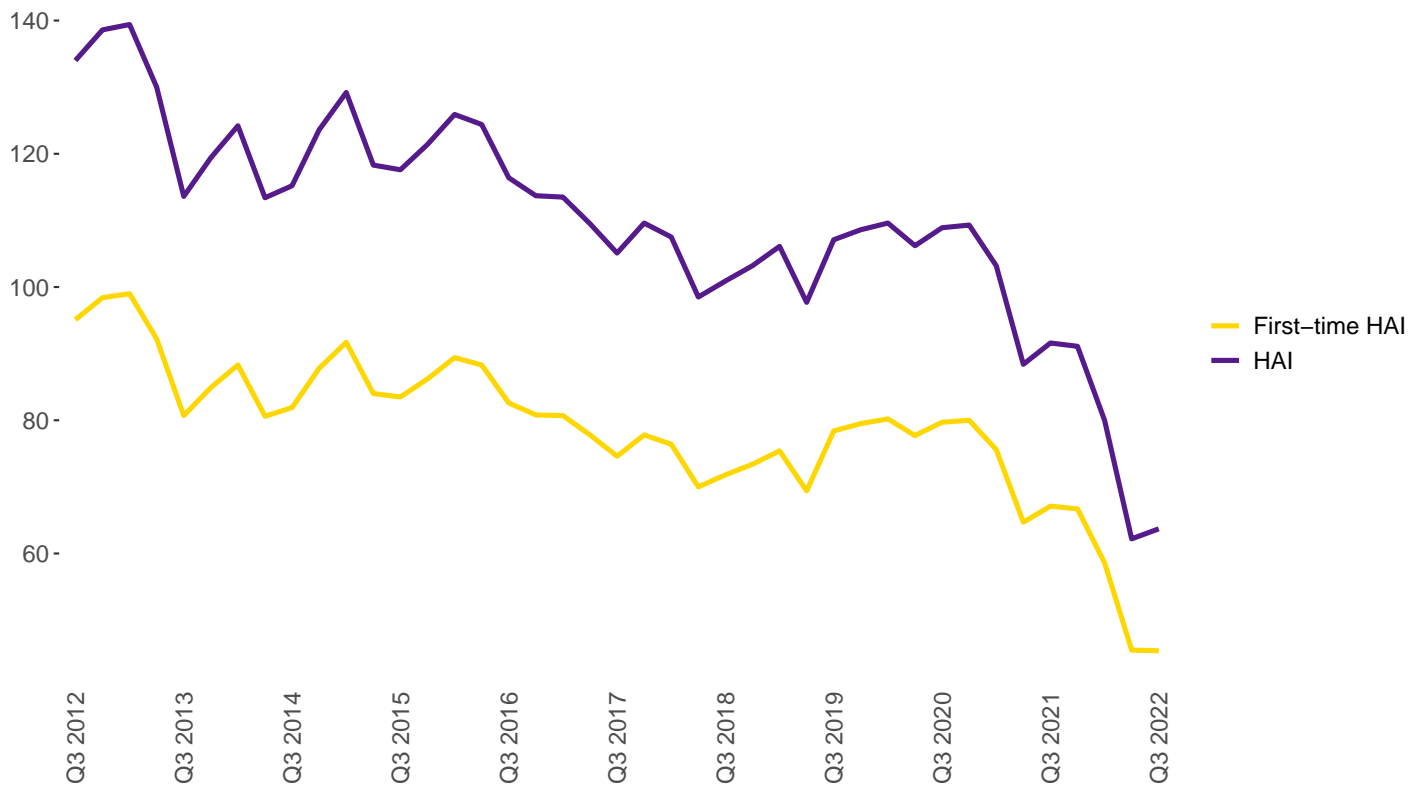
37.9 to 67.3

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

38.9 to 63.6

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

Ten year time trend (Q3 2012–Q3 2022)



Availability of Affordable Housing:

\$88,500

Statewide median household income

\$50,900 to \$111,600

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

\$62,000

Statewide median household income for first-time buyers

\$35,600 to \$78,100

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 0.6% 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.

1.2%
Statewide inventory priced below \$160,000, **declined** from 2.1% a year ago.

0.1% to 5.5%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Yakima** county.

Available Inventory:

16,564

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

1,685 & 8,390

Increase from last quarter (**11.3%**), and **increase** from last year (**102.6%**).

3,777 & 2,027

Largest inventories seen in **King** county and **Pierce** county. Up **12.6%**, and up **11.4%** from last quarter.

4 of 4

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

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

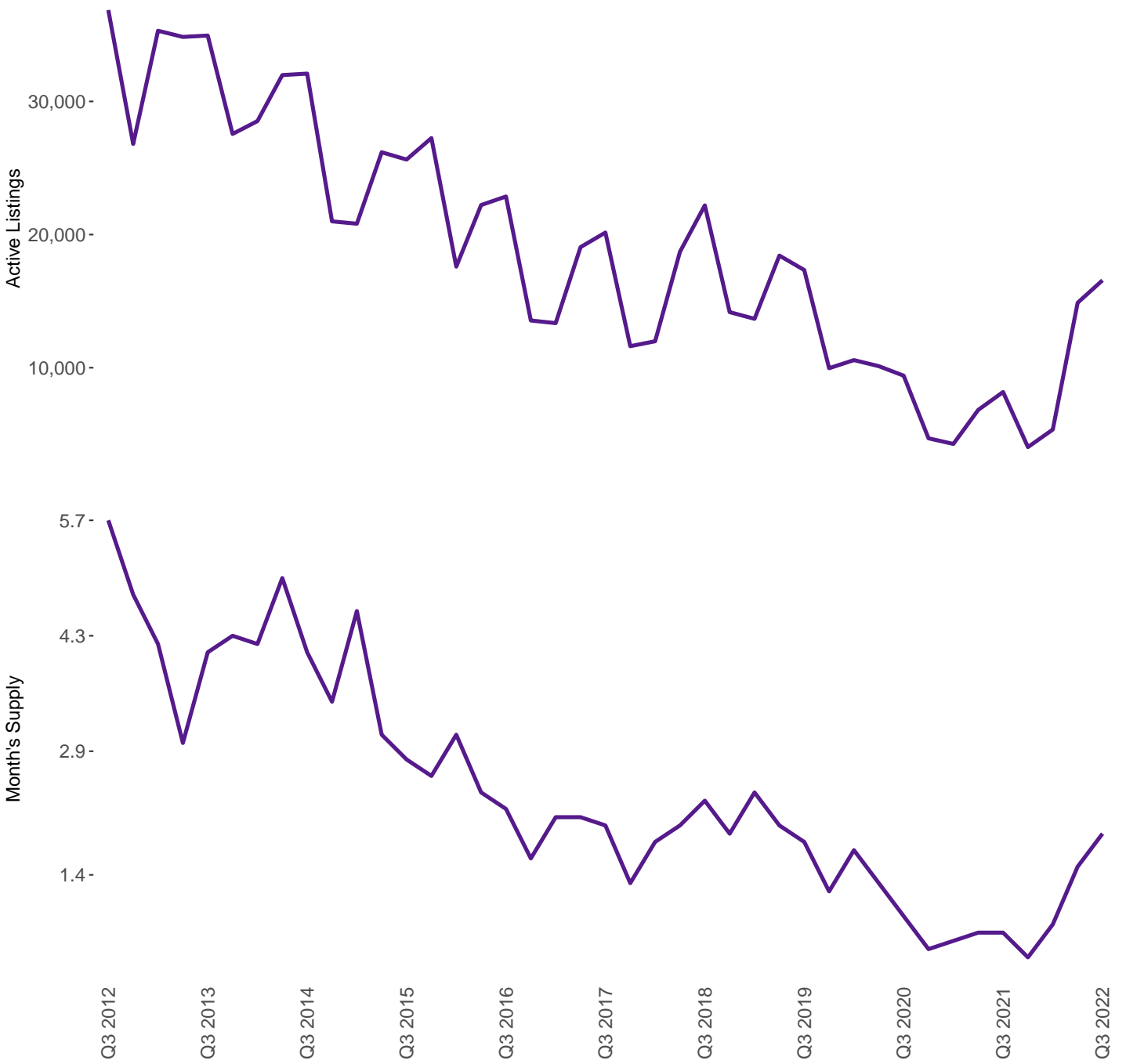
1.9
Month's supply of housing. **1.5** last quarter, and **0.7** last year.

1.5 to 6.9
Range of month's supply across the counties—low in **Skamania** county, high in **Wahkiakum** county.

22
Number of counties with less than five month's supply of homes priced over \$500,000.

0 & 1
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 (Q3 2012–Q3 2022)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	0.0	15	-37.5	\$318,700	38.6	89.3	63.6
Asotin	130	0.0	0.0	14	250.0	\$284,500	21.1	85.0	60.6
Benton	3,720	-4.1	-22.7	239	-46.3	\$444,800	13.2	87.4	62.2
Chelan	1,060	2.9	0.0	82	-19.6	\$582,600	7.6	53.1	37.9
Clallam	1,070	-1.8	-6.1	72	242.9	\$469,600	10.3	54.7	38.9
Clark	8,020	-4.4	-5.6	1,009	-42.0	\$553,200	12.6	63.9	45.5
Columbia	110	10.0	10.0	15	1400.0	\$259,700	5.5	123.7	88.2
Cowlitz	1,560	1.3	-1.3	231	216.4	\$389,900	4.7	92.6	66.0
Douglas	630	-1.6	-1.6	51	292.3	\$485,000	6.5	66.9	47.7
Ferry	130	0.0	8.3	12	200.0	\$232,900	5.9	110.4	78.7
Franklin	1,250	-3.8	-22.4	128	-21.0	\$444,800	13.2	94.5	67.3
Garfield	30	50.0	0.0	0	-100.0	\$284,500	21.1	102.0	72.7
Grant	1,330	-1.5	-3.6	176	114.6	\$363,000	11.0	71.4	50.9
Grays Harbor	2,410	0.4	1.3	101	180.6	\$357,200	9.2	68.9	49.1
Island	1,940	-5.4	-6.7	111	382.6	\$571,700	3.8	68.6	48.9
Jefferson	640	1.6	-5.9	76	-28.3	\$615,600	-0.4	58.7	41.8
King	29,010	-6.8	-11.6	3,831	-21.3	\$893,800	4.3	56.5	40.3
Kitsap	5,330	-1.7	0.0	429	-56.7	\$541,600	5.6	64.3	45.8
Kittitas	1,330	-2.9	-3.6	122	-18.7	\$565,300	20.0	62.1	44.2
Klickitat	310	-3.1	-8.8	38	1166.7	\$416,700	-3.3	62.7	44.7
Lewis	1,520	-3.2	-4.4	116	54.7	\$396,500	3.8	61.5	43.8
Lincoln	160	-5.9	-5.9	22	340.0	\$312,500	21.0	95.0	67.7
Mason	1,470	-0.7	-4.5	56	154.5	\$419,000	7.2	75.2	53.5
Okanogan	580	-3.3	1.8	79	338.9	\$357,100	10.9	77.8	55.5
Pacific	600	-3.2	-9.1	35	16.7	\$321,100	-2.2	88.4	63.0
Pend Oreille	300	0.0	-9.1	17	240.0	\$311,000	-1.9	100.0	71.2
Pierce	16,130	-4.6	-5.7	929	-44.0	\$554,900	7.2	71.8	51.1
San Juan	290	-14.7	-34.1	30	-28.6	\$950,000	7.0	40.8	29.1
Skagit	2,160	0.0	-8.9	130	49.4	\$545,200	6.7	81.9	58.4
Skamania	330	-2.9	6.5	27	35.0	\$388,500	-9.9	85.7	61.1
Snohomish	12,450	-3.6	-6.5	1,118	-1.1	\$742,300	8.3	64.6	46.0
Spokane	7,700	-2.3	-9.7	1,357	36.5	\$436,600	5.5	67.7	48.2
Stevens	890	0.0	-9.2	85	1114.3	\$311,000	-1.9	74.1	52.7
Thurston	5,930	-2.8	-0.5	243	-23.1	\$493,000	4.3	80.1	57.0
Wahkiakum	90	-10.0	-10.0	0	-100.0	\$398,300	5.9	77.5	55.2
Walla Walla	740	-3.9	4.2	49	63.3	\$416,200	9.0	71.7	51.0
Whatcom	3,480	-1.7	-4.7	227	-39.9	\$597,700	6.4	56.7	40.4
Whitman	470	0.0	-7.8	63	-8.7	\$403,600	11.6	68.0	48.4
Yakima	2,450	1.7	8.9	184	15.7	\$359,200	6.4	77.4	55.1
Statewide	117,930	-3.8	-7.4	11,519	-17.1	\$629,100	8.7	63.7	45.4

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	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	% Change by qtr	% Change by year
Adams	160	170	160	160	160	0.0	0.0
Asotin	130	140	120	130	130	0.0	0.0
Benton	4,810	4,140	3,990	3,880	3,720	-4.1	-22.7
Chelan	1,060	1,060	990	1,030	1,060	2.9	0.0
Clallam	1,140	1,140	1,080	1,090	1,070	-1.8	-6.1
Clark	8,500	8,750	8,340	8,390	8,020	-4.4	-5.6
Columbia	100	110	90	100	110	10.0	10.0
Cowlitz	1,580	1,630	1,570	1,540	1,560	1.3	-1.3
Douglas	640	640	630	640	630	-1.6	-1.6
Ferry	120	120	130	130	130	0.0	8.3
Franklin	1,610	1,390	1,340	1,300	1,250	-3.8	-22.4
Garfield	30	30	20	20	30	50.0	0.0
Grant	1,380	1,430	1,410	1,350	1,330	-1.5	-3.6
Grays Harbor	2,380	2,390	2,410	2,400	2,410	0.4	1.3
Island	2,080	2,130	2,070	2,050	1,940	-5.4	-6.7
Jefferson	680	650	620	630	640	1.6	-5.9
King	32,800	32,920	31,310	31,140	29,010	-6.8	-11.6
Kitsap	5,330	5,420	5,270	5,420	5,330	-1.7	0.0
Kittitas	1,380	1,390	1,340	1,370	1,330	-2.9	-3.6
Klickitat	340	350	320	320	310	-3.1	-8.8
Lewis	1,590	1,590	1,560	1,570	1,520	-3.2	-4.4
Lincoln	170	190	190	170	160	-5.9	-5.9
Mason	1,540	1,540	1,480	1,480	1,470	-0.7	-4.5
Okanogan	570	600	570	600	580	-3.3	1.8
Pacific	660	650	620	620	600	-3.2	-9.1
Pend Oreille	330	340	300	300	300	0.0	-9.1
Pierce	17,100	17,470	16,600	16,900	16,130	-4.6	-5.7
San Juan	440	400	340	340	290	-14.7	-34.1
Skagit	2,370	2,300	2,160	2,160	2,160	0.0	-8.9
Skamania	310	320	310	340	330	-2.9	6.5
Snohomish	13,320	13,460	12,610	12,910	12,450	-3.6	-6.5
Spokane	8,530	8,530	8,210	7,880	7,700	-2.3	-9.7
Stevens	980	1,000	890	890	890	0.0	-9.2
Thurston	5,960	6,080	6,060	6,100	5,930	-2.8	-0.5
Wahkiakum	100	100	100	100	90	-10.0	-10.0
Walla Walla	710	700	770	770	740	-3.9	4.2
Whatcom	3,650	3,640	3,540	3,540	3,480	-1.7	-4.7
Whitman	510	530	470	470	470	0.0	-7.8
Yakima	2,250	2,350	2,370	2,410	2,450	1.7	8.9
Statewide	127,330	127,800	122,370	122,640	117,930	-3.8	-7.4

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 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	1,230	1,030	960	1,000	950	-5.0	-22.8
Chelan	270	270	240	260	280	7.7	3.7
Clallam	300	290	260	280	280	0.0	-6.7
Clark	2,190	2,170	2,030	2,150	2,050	-4.7	-6.4
Columbia	20	30	20	30	30	0.0	50.0
Cowlitz	400	400	380	390	400	2.6	0.0
Douglas	170	160	150	160	160	0.0	-5.9
Ferry	30	30	30	30	40	33.3	33.3
Franklin	410	350	320	330	320	-3.0	-22.0
Garfield	10	10	0	10	10	0.0	0.0
Grant	350	350	330	340	340	0.0	-2.9
Grays Harbor	600	610	580	610	610	0.0	1.7
Island	540	530	480	510	500	-2.0	-7.4
Jefferson	180	170	150	160	170	6.2	-5.6
King	8,440	8,200	7,580	8,050	7,440	-7.6	-11.8
Kitsap	1,380	1,360	1,270	1,380	1,370	-0.7	-0.7
Kittitas	360	360	320	350	350	0.0	-2.8
Klickitat	90	90	80	80	80	0.0	-11.1
Lewis	410	400	380	400	390	-2.5	-4.9
Lincoln	40	50	50	40	40	0.0	0.0
Mason	400	380	360	370	380	2.7	-5.0
Okanogan	150	140	130	150	150	0.0	0.0
Pacific	170	160	150	160	150	-6.2	-11.8
Pend Oreille	90	90	70	80	80	0.0	-11.1
Pierce	4,380	4,370	4,060	4,300	4,130	-4.0	-5.7
San Juan	120	100	80	80	80	0.0	-33.3
Skagit	610	570	520	550	550	0.0	-9.8
Skamania	80	80	80	80	80	0.0	0.0
Snohomish	3,420	3,360	3,090	3,320	3,190	-3.9	-6.7
Spokane	2,180	2,090	1,910	2,010	1,960	-2.5	-10.1
Stevens	260	250	220	230	230	0.0	-11.5
Thurston	1,540	1,530	1,460	1,550	1,510	-2.6	-1.9
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	180	180	180	200	190	-5.0	5.6
Whatcom	950	910	840	900	900	0.0	-5.3
Whitman	130	120	110	130	120	-7.7	-7.7
Yakima	570	590	570	610	620	1.6	8.8
Statewide	32,740	31,860	29,550	31,380	30,220	-3.7	-7.7

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	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	% Change by year
Adams	\$230,000	\$295,800	\$263,900	\$314,600	\$318,700	38.6
Asotin	\$235,000	\$244,100	\$258,300	\$270,300	\$284,500	21.1
Benton	\$393,000	\$407,600	\$441,100	\$446,100	\$444,800	13.2
Chelan	\$541,200	\$539,100	\$534,100	\$636,800	\$582,600	7.6
Clallam	\$425,700	\$448,300	\$430,400	\$468,000	\$469,600	10.3
Clark	\$491,400	\$492,200	\$541,100	\$577,700	\$553,200	12.6
Columbia	\$246,200	\$250,000	\$241,000	\$247,200	\$259,700	5.5
Cowlitz	\$372,300	\$366,000	\$374,400	\$389,400	\$389,900	4.7
Douglas	\$455,200	\$446,700	\$447,000	\$445,100	\$485,000	6.5
Ferry	\$220,000	\$239,800	\$231,500	\$247,900	\$232,900	5.9
Franklin	\$393,000	\$407,600	\$441,100	\$446,100	\$444,800	13.2
Garfield	\$235,000	\$244,100	\$258,300	\$270,300	\$284,500	21.1
Grant	\$327,100	\$326,900	\$341,000	\$372,800	\$363,000	11.0
Grays Harbor	\$327,100	\$316,500	\$348,700	\$368,400	\$357,200	9.2
Island	\$550,800	\$538,500	\$561,800	\$592,600	\$571,700	3.8
Jefferson	\$618,100	\$614,100	\$537,500	\$660,700	\$615,600	-0.4
King	\$856,700	\$828,600	\$885,100	\$984,400	\$893,800	4.3
Kitsap	\$512,700	\$504,000	\$526,400	\$575,800	\$541,600	5.6
Kittitas	\$471,100	\$513,200	\$568,200	\$559,400	\$565,300	20.0
Klickitat	\$430,800	\$400,000	\$350,000	\$480,800	\$416,700	-3.3
Lewis	\$381,900	\$370,700	\$392,300	\$414,700	\$396,500	3.8
Lincoln	\$258,300	\$225,000	\$241,700	\$170,000	\$312,500	21.0
Mason	\$390,800	\$387,300	\$400,500	\$430,100	\$419,000	7.2
Okanogan	\$321,900	\$316,100	\$342,900	\$359,400	\$357,100	10.9
Pacific	\$328,400	\$326,600	\$329,200	\$307,800	\$321,100	-2.2
Pend Oreille	\$317,100	\$305,900	\$296,400	\$355,700	\$311,000	-1.9
Pierce	\$517,500	\$520,900	\$547,000	\$579,900	\$554,900	7.2
San Juan	\$887,500	\$1,000,000	\$900,000	\$975,000	\$950,000	7.0
Skagit	\$510,800	\$522,600	\$543,500	\$577,100	\$545,200	6.7
Skamania	\$431,200	\$500,000	\$440,000	\$485,700	\$388,500	-9.9
Snohomish	\$685,400	\$689,300	\$767,500	\$813,100	\$742,300	8.3
Spokane	\$413,700	\$401,000	\$425,400	\$467,500	\$436,600	5.5
Stevens	\$317,100	\$305,900	\$296,400	\$355,700	\$311,000	-1.9
Thurston	\$472,600	\$474,300	\$493,700	\$526,200	\$493,000	4.3
Wahkiakum	\$376,000	\$386,000	\$386,000	\$391,000	\$398,300	5.9
Walla Walla	\$381,700	\$398,900	\$395,300	\$448,400	\$416,200	9.0
Whatcom	\$562,000	\$570,800	\$613,300	\$647,500	\$597,700	6.4
Whitman	\$361,500	\$355,800	\$362,000	\$423,000	\$403,600	11.6
Yakima	\$337,700	\$330,600	\$333,500	\$363,500	\$359,200	6.4
Statewide	\$578,500	\$572,700	\$608,300	\$654,500	\$629,100	8.7

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

Third Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q3 2021	Q3 2022	% Change	Q3 2021	Q3 2022	% Change	Q3 2021	Q3 2022	% Change
Adams	105,000	262,500	NA	267,900	331,200	23.6	262,500	358,300	36.5
Asotin	219,400	265,900	21.2	290,400	371,400	27.9	375,000	416,700	11.1
Benton	241,100	280,000	16.1	369,500	406,900	10.1	472,400	514,300	8.9
Chelan	368,700	430,600	16.8	491,200	576,700	17.4	668,700	735,000	9.9
Clallam	348,700	380,000	9.0	450,000	490,000	8.9	528,600	525,000	-0.7
Clark	360,800	390,800	8.3	455,800	482,500	5.9	631,800	665,700	5.4
Columbia	250,000	216,700	-13.3	291,700	350,000	20.0	400,000	425,000	6.2
Cowlitz	293,400	281,200	-4.2	376,700	400,000	6.2	455,800	489,700	7.4
Douglas	316,700	362,500	14.5	436,900	475,000	8.7	625,000	581,200	-7.0
Ferry	130,000	250,000	92.3	275,000	175,000	-36.4	675,000	225,000	-66.7
Franklin	241,100	280,000	16.1	369,500	406,900	10.1	472,400	514,300	8.9
Garfield	219,400	265,900	21.2	290,400	371,400	27.9	375,000	416,700	11.1
Grant	241,700	240,000	-0.7	315,600	355,700	12.7	400,000	438,600	9.7
Grays Harbor	276,700	316,700	14.5	355,000	375,700	5.8	383,300	370,000	-3.5
Island	548,200	595,500	8.6	515,000	532,700	3.4	618,700	679,200	9.8
Jefferson	568,700	537,500	-5.5	628,800	662,500	5.4	687,500	675,000	-1.8
King	667,200	710,000	6.4	765,800	819,300	7.0	1,104,300	1,156,600	4.7
Kitsap	395,900	423,100	6.9	499,600	515,300	3.1	598,800	630,900	5.4
Kittitas	396,400	454,200	14.6	470,000	547,900	16.6	506,200	718,700	42.0
Klickitat	430,000	293,700	-31.7	377,800	380,000	0.6	781,200	525,000	-32.8
Lewis	307,400	326,200	6.1	397,600	423,300	6.5	433,300	443,700	2.4
Lincoln	225,000	150,000	-33.3	250,000	375,000	50.0	275,000	312,500	13.6
Mason	341,400	365,000	6.9	417,100	430,600	3.2	445,000	495,000	11.2
Okanogan	258,300	300,000	16.1	368,700	343,200	-6.9	360,000	525,000	45.8
Pacific	282,700	291,100	3.0	354,200	355,000	0.2	612,500	475,000	-22.4
Pend Oreille	251,900	242,500	-3.7	318,200	330,000	3.7	431,200	375,000	-13.0
Pierce	393,000	404,600	3.0	482,200	513,900	6.6	602,700	657,900	9.2
San Juan	875,000	875,000	0.0	850,000	925,000	8.8	1,625,000	1,875,000	15.4
Skagit	422,600	430,900	2.0	502,000	539,700	7.5	596,100	675,000	13.2
Skamania	225,000	325,000	44.4	431,200	400,000	-7.2	625,000	400,000	-36.0
Snohomish	486,900	516,900	6.2	623,700	645,200	3.4	818,600	891,800	8.9
Spokane	267,200	288,600	8.0	375,000	391,400	4.4	472,100	505,800	7.1
Stevens	251,900	242,500	-3.7	318,200	330,000	3.7	431,200	375,000	-13.0
Thurston	396,900	412,500	3.9	447,500	474,000	5.9	527,000	564,300	7.1
Wahkiakum	350,000	550,000	57.1	425,000	425,000	0.0	425,000	400,000	-5.9
Walla Walla	268,200	300,000	11.9	382,100	402,500	5.3	485,000	516,700	6.5
Whatcom	390,300	411,600	5.5	547,600	594,600	8.6	682,900	755,000	10.6
Whitman	225,000	266,700	18.5	343,500	376,500	9.6	447,100	485,700	8.6
Yakima	212,500	219,600	3.3	336,200	351,400	4.5	411,700	462,300	12.3
Statewide	430,400	443,500	3.0	537,900	631,200	17.3	721,100	677,200	-6.1

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Third Quarter 2022

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$318,700	5.6	\$62,900	\$1,466	89.3	\$44,000	\$1,441	63.6
Asotin	\$284,500	5.6	\$53,400	\$1,309	85.0	\$37,400	\$1,286	60.6
Benton	\$444,800	5.6	\$85,900	\$2,047	87.4	\$60,100	\$2,011	62.2
Chelan	\$582,600	5.6	\$68,400	\$2,681	53.1	\$47,900	\$2,634	37.9
Clallam	\$469,600	5.6	\$56,700	\$2,161	54.7	\$39,700	\$2,123	38.9
Clark	\$553,200	5.6	\$78,100	\$2,546	63.9	\$54,700	\$2,502	45.5
Columbia	\$259,700	5.6	\$71,000	\$1,195	123.7	\$49,700	\$1,174	88.2
Cowlitz	\$389,900	5.6	\$79,800	\$1,794	92.6	\$55,900	\$1,763	66.0
Douglas	\$485,000	5.6	\$71,700	\$2,232	66.9	\$50,200	\$2,193	47.7
Ferry	\$232,900	5.6	\$56,800	\$1,071	110.4	\$39,800	\$1,053	78.7
Franklin	\$444,800	5.6	\$92,900	\$2,047	94.5	\$65,000	\$2,011	67.3
Garfield	\$284,500	5.6	\$64,100	\$1,309	102.0	\$44,900	\$1,286	72.7
Grant	\$363,000	5.6	\$57,300	\$1,670	71.4	\$40,100	\$1,641	50.9
Grays Harbor	\$357,200	5.6	\$54,400	\$1,644	68.9	\$38,100	\$1,615	49.1
Island	\$571,700	5.6	\$86,700	\$2,631	68.6	\$60,700	\$2,585	48.9
Jefferson	\$615,600	5.6	\$79,800	\$2,833	58.7	\$55,900	\$2,784	41.8
King	\$893,800	5.6	\$111,600	\$4,113	56.5	\$78,100	\$4,042	40.3
Kitsap	\$541,600	5.6	\$76,900	\$2,492	64.3	\$53,800	\$2,449	45.8
Kittitas	\$565,300	5.6	\$77,500	\$2,601	62.1	\$54,300	\$2,556	44.2
Klickitat	\$416,700	5.6	\$57,700	\$1,917	62.7	\$40,400	\$1,884	44.7
Lewis	\$396,500	5.6	\$53,900	\$1,824	61.5	\$37,700	\$1,793	43.8
Lincoln	\$312,500	5.6	\$65,600	\$1,438	95.0	\$45,900	\$1,413	67.7
Mason	\$419,000	5.6	\$69,600	\$1,928	75.2	\$48,700	\$1,895	53.5
Okanogan	\$357,100	5.6	\$61,400	\$1,643	77.8	\$43,000	\$1,615	55.5
Pacific	\$321,100	5.6	\$62,700	\$1,477	88.4	\$43,900	\$1,452	63.0
Pend Oreille	\$311,000	5.6	\$68,700	\$1,431	100.0	\$48,100	\$1,406	71.2
Pierce	\$554,900	5.6	\$88,000	\$2,554	71.8	\$61,600	\$2,509	51.1
San Juan	\$950,000	5.6	\$85,700	\$4,372	40.8	\$60,000	\$4,296	29.1
Skagit	\$545,200	5.6	\$98,700	\$2,509	81.9	\$69,100	\$2,465	58.4
Skamania	\$388,500	5.6	\$73,600	\$1,788	85.7	\$51,500	\$1,757	61.1
Snohomish	\$742,300	5.6	\$106,000	\$3,416	64.6	\$74,200	\$3,357	46.0
Spokane	\$436,600	5.6	\$65,300	\$2,009	67.7	\$45,700	\$1,974	48.2
Stevens	\$311,000	5.6	\$50,900	\$1,431	74.1	\$35,600	\$1,406	52.7
Thurston	\$493,000	5.6	\$87,200	\$2,269	80.1	\$61,000	\$2,229	57.0
Wahkiakum	\$398,300	5.6	\$68,200	\$1,833	77.5	\$47,700	\$1,801	55.2
Walla Walla	\$416,200	5.6	\$65,900	\$1,915	71.7	\$46,100	\$1,882	51.0
Whatcom	\$597,700	5.6	\$74,900	\$2,751	56.7	\$52,400	\$2,703	40.4
Whitman	\$403,600	5.6	\$60,600	\$1,857	68.0	\$42,400	\$1,825	48.4
Yakima	\$359,200	5.6	\$61,400	\$1,653	77.4	\$43,000	\$1,624	55.1
Statewide	\$629,100	5.6	\$88,500	\$2,895	63.7	\$62,000	\$2,845	45.4

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	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022
Adams	150.9	162.6	154.0	141.5	158.1	120.5	125.9	93.9	89.3
Asotin	182.4	173.7	170.4	169.1	169.7	160.3	142.2	95.5	85.0
Benton	129.4	128.3	126.1	118.2	124.3	117.5	101.1	88.0	87.4
Chelan	100.3	97.8	101.3	90.2	79.6	80.0	73.7	49.3	53.1
Clallam	90.9	90.2	84.5	77.5	86.0	80.1	77.9	55.2	54.7
Clark	123.3	120.4	115.3	109.6	111.8	109.4	92.8	63.3	63.9
Columbia	135.1	143.0	135.9	131.6	135.2	130.4	126.1	120.8	123.7
Cowlitz	99.0	99.1	97.8	85.3	91.1	90.7	82.6	92.2	92.6
Douglas	99.0	100.0	96.0	88.7	86.1	86.1	80.1	74.2	66.9
Ferry	193.0	173.1	174.5	151.7	171.3	154.0	148.6	96.2	110.4
Franklin	132.6	131.8	129.6	119.0	114.1	107.9	92.9	94.9	94.5
Garfield	153.3	150.9	147.7	217.3	146.5	138.0	122.8	108.6	102.0
Grant	166.4	166.3	161.0	152.4	130.6	133.0	114.4	69.9	71.4
Grays Harbor	109.1	113.6	106.9	98.7	132.7	134.5	113.7	66.4	68.9
Island	85.5	90.8	87.0	75.0	89.1	89.2	79.7	68.8	68.6
Jefferson	78.0	82.9	84.8	66.4	70.9	69.9	74.5	54.7	58.7
King	81.8	84.8	81.8	73.7	82.8	84.6	73.1	51.9	56.5
Kitsap	115.5	113.4	111.6	104.3	100.8	100.4	89.7	64.2	64.3
Kittitas	100.6	83.4	85.6	83.2	84.8	76.4	64.3	62.8	62.1
Klickitat	107.7	112.4	123.7	97.9	99.1	104.6	111.3	56.3	62.7
Lewis	113.0	113.4	107.1	101.6	103.8	104.7	92.2	60.9	61.5
Lincoln	166.6	174.6	234.7	197.6	165.3	185.9	161.2	180.7	95.0
Mason	125.3	121.9	122.9	112.8	122.5	121.1	109.1	73.7	75.2
Okanogan	99.7	109.5	118.9	92.1	82.3	100.8	70.6	74.1	77.8
Pacific	134.1	124.5	124.6	109.7	106.1	104.6	96.9	90.8	88.4
Pend Oreille	116.9	116.6	134.2	101.8	96.7	98.1	94.6	87.9	100.0
Pierce	108.9	106.5	100.8	92.3	98.6	95.9	85.1	69.9	71.8
San Juan	53.0	56.6	57.6	46.3	57.7	50.3	52.1	40.9	40.8
Skagit	100.4	98.6	92.6	88.4	75.1	82.1	64.5	79.1	81.9
Skamania	104.0	119.7	117.2	106.9	105.7	89.4	94.7	69.3	85.7
Snohomish	104.1	105.3	98.1	85.0	85.8	84.3	70.0	60.0	64.6
Spokane	104.3	104.7	100.0	91.0	88.8	89.8	78.9	65.5	67.7
Stevens	126.3	122.1	140.3	110.1	105.0	106.5	102.5	66.0	74.1
Thurston	128.0	124.6	117.1	113.7	111.0	108.3	97.0	77.1	80.1
Wahkiakum	100.0	113.9	102.5	97.1	108.9	103.9	96.8	80.1	77.5
Walla Walla	120.6	98.8	106.8	96.4	104.5	98.1	92.1	69.0	71.7
Whatcom	97.8	91.7	87.3	83.3	86.1	83.0	72.0	55.4	56.7
Whitman	121.1	134.7	114.2	103.2	97.6	101.7	89.0	69.3	68.0
Yakima	104.1	111.2	104.6	97.3	112.9	113.0	104.5	77.9	77.4
Statewide	108.9	109.3	103.2	88.4	91.6	91.1	80.0	62.2	63.7

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	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022
Adams	110.5	119.0	112.7	103.5	115.7	88.2	92.2	68.7	63.6
Asotin	133.5	127.1	124.8	123.8	124.2	117.3	104.1	69.9	60.6
Benton	94.8	93.9	92.3	86.5	91.0	86.0	74.0	64.4	62.2
Chelan	73.4	71.6	74.2	66.0	58.3	58.5	53.9	36.1	37.9
Clallam	66.5	66.0	61.8	56.7	63.0	58.6	57.0	40.4	38.9
Clark	90.3	88.1	84.4	80.3	81.9	80.1	68.0	46.3	45.5
Columbia	98.9	104.7	99.5	96.3	99.0	95.4	92.3	88.4	88.2
Cowlitz	72.5	72.5	71.6	62.5	66.7	66.4	60.5	67.5	66.0
Douglas	72.5	73.2	70.3	64.9	63.0	63.0	58.6	54.3	47.7
Ferry	141.3	126.7	127.8	111.1	125.4	112.7	108.8	70.4	78.7
Franklin	97.1	96.5	94.9	87.1	83.5	78.9	68.0	69.5	67.3
Garfield	112.2	110.4	108.1	159.1	107.2	101.0	89.9	79.5	72.7
Grant	121.8	121.7	117.9	111.6	95.6	97.3	83.8	51.1	50.9
Grays Harbor	79.9	83.2	78.2	72.2	97.1	98.4	83.2	48.6	49.1
Island	62.6	66.4	63.7	54.9	65.2	65.3	58.3	50.3	48.9
Jefferson	57.1	60.7	62.1	48.6	51.9	51.2	54.5	40.0	41.8
King	59.9	62.0	59.9	53.9	60.6	61.9	53.5	38.0	40.3
Kitsap	84.6	83.0	81.7	76.4	73.8	73.5	65.7	47.0	45.8
Kittitas	73.7	61.0	62.7	60.9	62.1	55.9	47.0	46.0	44.2
Klickitat	78.8	82.2	90.6	71.7	72.6	76.5	81.5	41.2	44.7
Lewis	82.7	83.0	78.4	74.4	76.0	76.7	67.5	44.6	43.8
Lincoln	121.9	127.8	171.8	144.6	121.0	136.0	118.1	132.3	67.7
Mason	91.7	89.2	89.9	82.6	89.6	88.6	79.9	54.0	53.5
Okanogan	73.0	80.2	87.0	67.4	60.3	73.8	51.6	54.2	55.5
Pacific	98.2	91.1	91.2	80.3	77.7	76.6	70.9	66.4	63.0
Pend	85.6	85.4	98.2	74.5	70.8	71.8	69.3	NA	71.2
Pend Oreille	NA	NA	NA	NA	NA	NA	NA	64.4	NA
Pierce	79.7	78.0	73.8	67.5	72.1	70.2	62.3	51.2	51.1
San Juan	38.8	41.4	42.1	33.9	42.3	36.8	38.1	30.0	29.1
Skagit	73.5	72.2	67.8	64.7	55.0	60.1	47.2	57.9	58.4
Skamania	76.2	87.6	85.8	78.3	77.4	65.4	69.3	50.8	61.1
Snohomish	76.2	77.1	71.8	62.2	62.8	61.7	51.2	43.9	46.0
Spokane	76.4	76.6	73.2	66.6	65.0	65.7	57.8	47.9	48.2
Stevens	92.4	89.4	102.7	80.6	76.8	78.0	75.1	48.3	52.7
Thurston	93.7	91.2	85.7	83.2	81.2	79.3	71.0	56.4	57.0
Wahkiakum	73.2	83.4	75.0	71.1	79.7	76.1	70.8	58.6	55.2
Walla Walla	88.3	72.3	78.2	70.5	76.5	71.8	67.4	50.5	51.0
Whatcom	71.6	67.1	63.9	61.0	63.0	60.8	52.7	40.6	40.4
Whitman	88.6	98.6	83.6	75.6	71.5	74.5	65.2	50.7	48.4
Yakima	76.2	81.4	76.6	71.2	82.6	82.7	76.5	57.0	55.1
Statewide	79.7	80.0	75.6	64.7	67.1	66.7	58.6	45.5	45.4

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 Third Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	1.7	21.7	90.0
Asotin	NA	NA	NA	NA
Benton	1.8	2.3	5.2	45.4
Chelan	0.7	3.7	4.5	27.5
Clallam	0.6	0.6	3.4	45.4
Clark	0.2	1.6	3.5	37.1
Columbia	NA	15.4	34.6	80.8
Cowlitz	NA	1.2	9.8	63.7
Douglas	NA	1.1	1.1	42.4
Ferry	NA	11.5	34.6	76.9
Franklin	1.8	2.3	5.2	45.4
Garfield	NA	NA	NA	NA
Grant	0.5	3.4	15.9	70.2
Grays Harbor	2.3	8.8	17.9	73.3
Island	0.4	0.4	1.8	23.7
Jefferson	NA	NA	6.8	31.6
King	0.0	0.1	0.4	11.6
Kitsap	NA	0.1	1.5	32.4
Kittitas	NA	NA	NA	28.4
Klickitat	NA	4.3	12.9	51.6
Lewis	NA	0.6	4.8	55.0
Lincoln	NA	10.0	20.0	70.0
Mason	0.7	2.5	8.3	62.7
Okanogan	NA	2.7	15.1	60.5
Pacific	3.1	6.2	14.9	65.2
Pend Oreille	1.2	8.1	26.2	70.6
Pierce	0.0	0.3	1.0	33.5
San Juan	NA	NA	NA	8.5
Skagit	0.3	2.3	4.8	35.7
Skamania	NA	NA	5.9	41.2
Snohomish	0.1	0.3	0.9	13.6
Spokane	NA	0.4	4.6	54.3
Stevens	1.2	8.1	26.2	70.6
Thurston	NA	0.6	1.9	38.8
Wahkiakum	NA	3.4	3.4	55.2
Walla Walla	0.9	0.9	6.3	44.1
Whatcom	2.3	4.2	6.9	31.9
Whitman	1.3	6.6	19.7	69.7
Yakima	2.5	5.4	14.9	76.8
Statewide	0.4	1.3	3.9	33.0

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Third Quarters

County	Q3 2015	Q3 2016	Q3 2017	Q3 2018	Q3 2019	Q3 2020	Q3 2021	Q3 2022	% Change
Adams	51	38	44	35	38	17	23	60	160.9
Asotin	315	289	285	222	NA	NA	NA	NA	NA
Benton	1,158	1,012	1,026	962	892	532	510	872	71.0
Chelan	290	464	210	269	260	121	156	244	56.4
Clallam	264	300	326	297	265	114	94	169	79.8
Clark	1,049	1,156	1,169	1,296	1,078	523	486	879	80.9
Columbia	452	402	NA	329	NA	226	15	26	73.3
Cowlitz	375	273	282	261	198	113	127	242	90.6
Douglas	116	170	112	121	89	38	63	90	42.9
Ferry	66	59	58	52	48	36	27	26	-3.7
Franklin	1,158	1,012	1,026	962	892	532	510	872	71.0
Garfield	315	289	285	222	NA	NA	NA	NA	NA
Grant	445	383	317	295	238	151	153	202	32.0
Grays Harbor	567	501	407	393	385	149	208	371	78.4
Island	545	486	416	387	340	118	123	274	122.8
Jefferson	308	212	239	168	148	77	53	112	111.3
King	3,416	3,574	3,048	5,193	4,179	2,464	1,718	3,777	119.8
Kitsap	931	880	710	733	527	293	331	642	94.0
Kittitas	380	268	265	246	199	103	120	180	50.0
Klickitat	181	191	124	104	110	49	69	93	34.8
Lewis	530	373	361	313	250	161	196	333	69.9
Lincoln	37	27	40	29	32	15	18	20	11.1
Mason	525	440	373	321	250	97	114	274	140.4
Okanogan	452	391	330	336	280	140	146	182	24.7
Pacific	278	246	225	222	185	83	100	153	53.0
Pend Oreille	405	447	330	282	248	132	113	160	41.6
Pierce	2,893	2,623	2,382	2,513	1,704	839	989	2,027	105.0
San Juan	402	316	254	238	236	105	75	113	50.7
Skagit	579	509	468	476	388	190	191	340	78.0
Skamania	53	81	58	60	49	18	35	17	-51.4
Snohomish	2,025	1,740	1,509	2,045	1,684	627	682	1,563	129.2
Spokane	2,562	2,058	2,098	1,622	1,158	558	NA	1,220	NA
Stevens	405	447	330	282	248	132	113	160	41.6
Thurston	1,045	993	746	819	538	226	315	595	88.9
Wahkiakum	NA	NA	28	31	30	13	7	29	314.3
Walla Walla	452	402	361	329	NA	226	88	108	22.7
Whatcom	993	744	775	636	691	327	307	625	103.6
Whitman	149	121	107	NA	91	59	24	76	216.7
Yakima	805	690	668	557	529	463	498	470	-5.6
Statewide	25,094	22,859	20,151	22,192	17,337	9,403	8,174	16,564	102.6

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

September 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	8.6	4.3	21.4	5	150.0
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	8.3	0.8	3.2	1.5	3.8	2.4	118.2
Chelan	NA	NA	1.7	1.7	3.3	2.8	40.0
Clallam	3.5	0	1.7	1.8	2.9	2.2	120.0
Clark	1.1	1.5	2.1	1.5	2	1.8	157.1
Columbia	NA	NA	2.3	5.5	6.4	4.9	75.0
Cowlitz	NA	NA	2.6	1.7	3.6	2.2	120.0
Douglas	NA	NA	0	1.9	2.8	2.3	76.9
Ferry	NA	NA	2.6	4.8	NA	4.2	-16.0
Franklin	8.3	0.8	3.2	1.5	3.8	2.4	118.2
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	2.2	2	5.2	2.5	56.2
Grays Harbor	NA	NA	2.5	2.8	5.1	3.2	113.3
Island	NA	NA	NA	1.4	2.9	2.4	166.7
Jefferson	NA	NA	NA	1.7	2.2	2.1	110.0
King	3.4	0	2.4	1.7	2.1	2.2	214.3
Kitsap	NA	NA	0.8	1.5	2.1	1.8	125.0
Kittitas	NA	NA	NA	NA	3.1	2.5	66.7
Klickitat	NA	NA	3.5	3.9	5.5	4.2	5.0
Lewis	NA	NA	3.3	2.7	6.1	3.6	111.8
Lincoln	NA	NA	3.5	5.8	10.5	5.4	134.8
Mason	7	1.2	2.1	2.9	2.8	2.8	211.1
Okanogan	NA	NA	4	5.4	6.5	5.2	-1.9
Pacific	1.7	2.1	1.5	3.4	8.1	3.6	63.6
Pend Oreille	1.4	3.5	2.8	2.8	NA	3.5	52.2
Pierce	1.7	2.8	1.3	1.7	2.2	2	185.7
San Juan	NA	NA	NA	NA	5.2	5.6	100.0
Skagit	1.1	5.8	4.3	2	2.5	2.3	91.7
Skamania	NA	NA	NA	1	2.5	1.5	-48.3
Snohomish	3.3	5	4.1	1.4	1.9	1.9	216.7
Spokane	NA	NA	2.2	1.7	2.8	2.1	NA
Stevens	1.4	3.5	2.8	2.8	NA	3.5	52.2
Thurston	NA	NA	1.1	1.1	2.1	1.6	166.7
Wahkiakum	NA	NA	NA	NA	10.4	6.9	885.7
Walla Walla	NA	NA	NA	1.4	4.2	2.3	43.7
Whatcom	1.8	3.5	1.8	2	2.9	2.6	136.4
Whitman	3.6	2.9	4.5	1.9	2.4	2.3	283.3
Yakima	1.8	2.1	2.2	2.5	NA	2.6	0.0
Statewide	1.9	1.8	2	1.6	2.1	1.9	171.4

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
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, 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
Statewide	32,966	33,898	35,157	44,077	45,794	47,746	48,424	43,881	56,941	29.8

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
Statewide	18,400	17,905	19,797	22,463	23,115	23,676	23,300	23,542	25,076	6.5

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
Statewide	3,066,070	3,111,864	3,159,610	3,208,034	3,251,915	3,308,856	1.8

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
Statewide	2,011,716	2,034,831	2,058,507	2,081,807	2,105,349	2,130,425	1.2

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
Statewide	1,054,354	1,077,033	1,101,103	1,126,227	1,146,566	1,178,431	2.8

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