

# 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
<b>Statewide</b>	<b>117,930</b>	<b>-3.8</b>	<b>-7.4</b>	<b>11,519</b>	<b>-17.1</b>	<b>\$629,100</b>	<b>8.7</b>	<b>63.7</b>	<b>45.4</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..