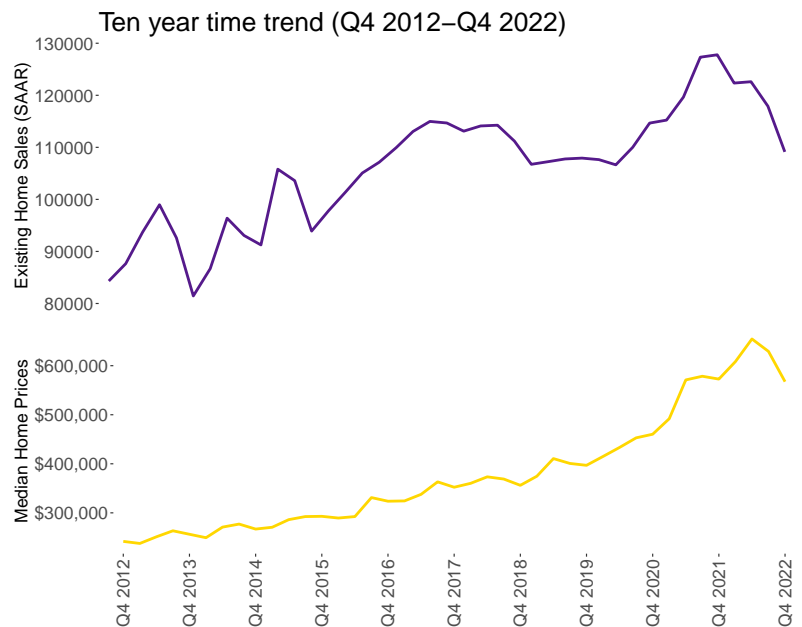


Washington Market Highlights: Fourth Quarter 2022

- Existing home sales fell in the fourth quarter by 7.4 percent to a seasonally adjusted annual rate of 109,130 units compared to last quarter, and fell 14.6 percent compared to a year earlier.
- Building permit activity fell 35.5 percent from a year earlier, totaling 9,582 new units authorized. Of these, 3,221 were issued for single-family units.
- The median price home sold in Washington during the fourth quarter was \$567,400, 0.9 percent lower than a year earlier.
- Housing affordability rose for all buyers and first-time buyers from the previous quarter. The All-Buyer Housing Affordability Index stayed above 100 in 4 of Washington's 39 counties.
- Inventories of homes available for sale totaled 11,171 single-family homes at the end of the quarter, a 32.6% decline from the previous quarter and a 176.6 percent increase from a year ago. This inventory level represented a 1.8 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 $[(\text{Listings}/\text{SAAR}) \times 12 = \text{month's supply}]$. 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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Fourth Quarter 2022
Issued February 2023

Summary:

Washington state's housing market was weaker in the fourth quarter of 2022, with sales and new building permits falling compared with a year ago.

The statewide median sales price for a single family home declined to \$567,400 in the fourth quarter, 0.9 percent lower than the same time in 2021.

The seasonally adjusted annual rate of existing home sales fell 14.6 percent from the fourth quarter of 2021—from 127,780 to 109,130. 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 sixteen of the state's eighteen metropolitan counties. Statewide, Asotin county recorded the highest relative increase of 18.8 percent. Median prices were lower than a year earlier in nine counties, with prices in Skamania County decreasing by 16.7%.

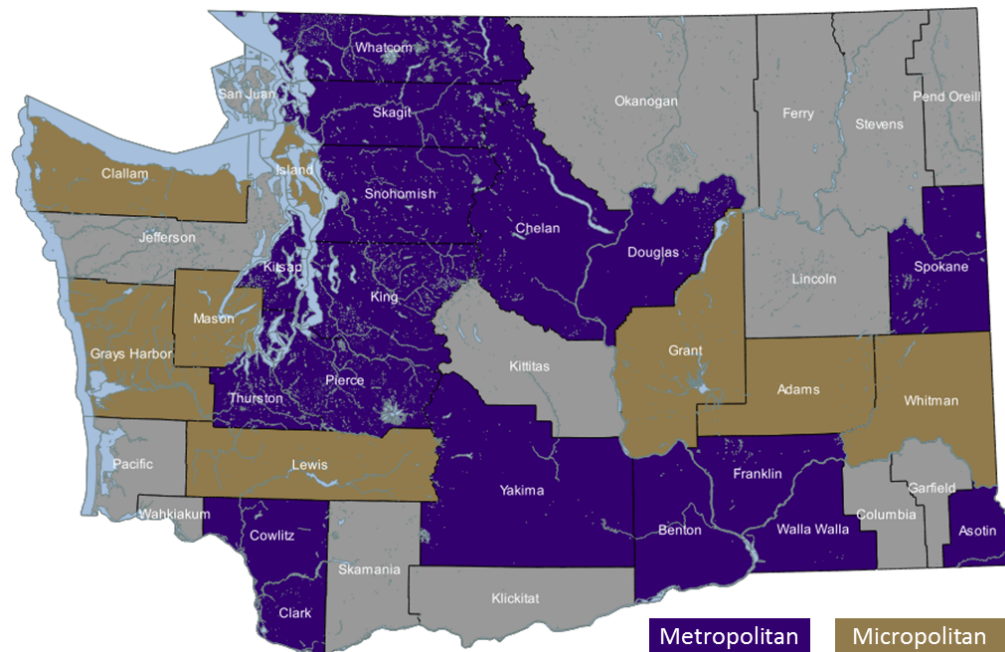
Given the variety of locations and market diversity in the state, median housing prices are highly variable, ranging from \$201,300 in Garfield County to \$943,700 in San Juan County. (King County has the second highest median values at \$860,100).

Housing affordability rose slightly in the fourth 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 67.8, down from 91.1 in the fourth quarter of 2021. This metric suggests that, given the same down payment and mortgage, a middle-income family had only 67.8 percent of the income required to purchase a home selling at the median.

Statewide, the first-time buyer rose by 2.9 points, ending the quarter at 48.3. 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 48.3 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 Columbia County the most affordable. All thirty-nine 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 decreasing. In the fourth quarter of 2022, a total of 9,582 building permits were recorded, down (35.5%) from the previous year.



Home Resales:

35 of 39

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

7.4%

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

22.2%

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

109,130

Seasonally Adjusted Annual Sales (SAAR).

2,980

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

14.6%

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

8

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

2 of 39

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

16 of 17

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

22.6%

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

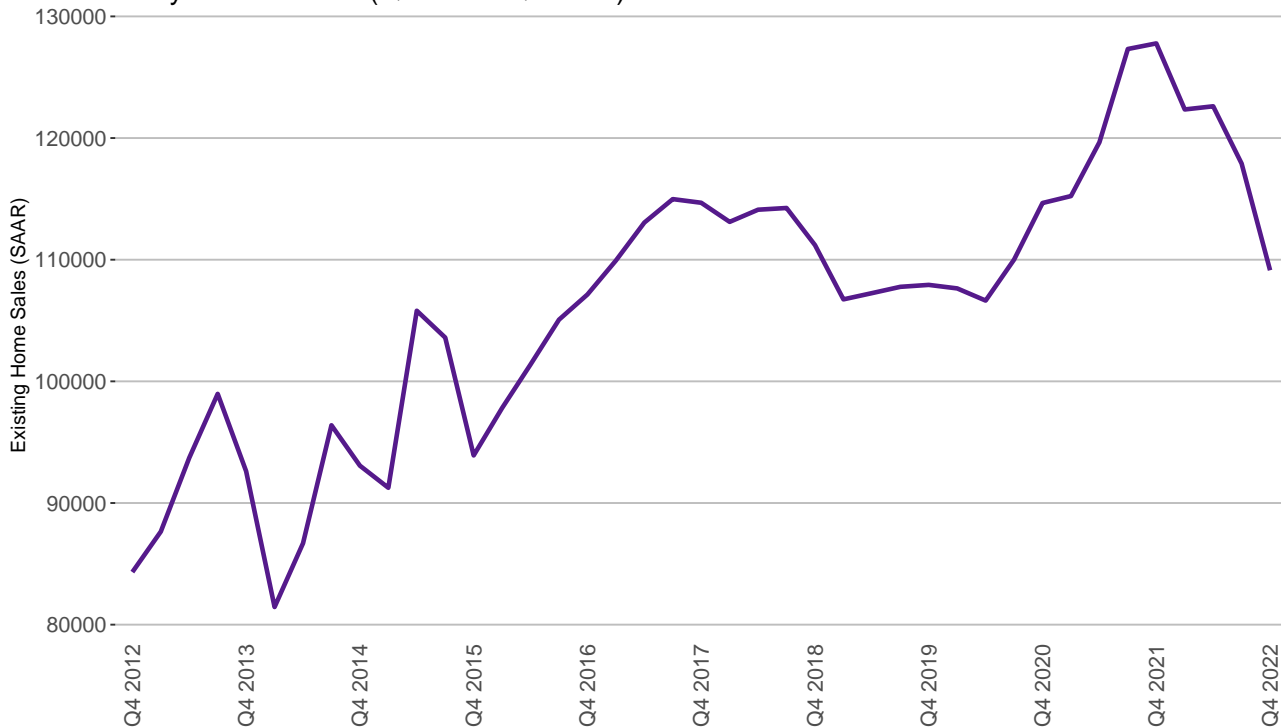
270

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

93,980

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.1 %** of state total).

Ten year time trend (Q4 2012–Q4 2022)



Housing Construction:

9,582

Number of building permits issued during the quarter.

35.5%

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

16.8%

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

35.3%

Decline in year-over-year single family permits (**1,758** fewer units).

35.6%

Decline in year-over-year multifamily permits (**3,514** fewer units).

275.0%

Greatest year-over-year increase in permits in a Metropolitan county, (**Walla Walla** county **44** additional units).

169.6%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Island** county **39** additional units).

6 of 7

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.

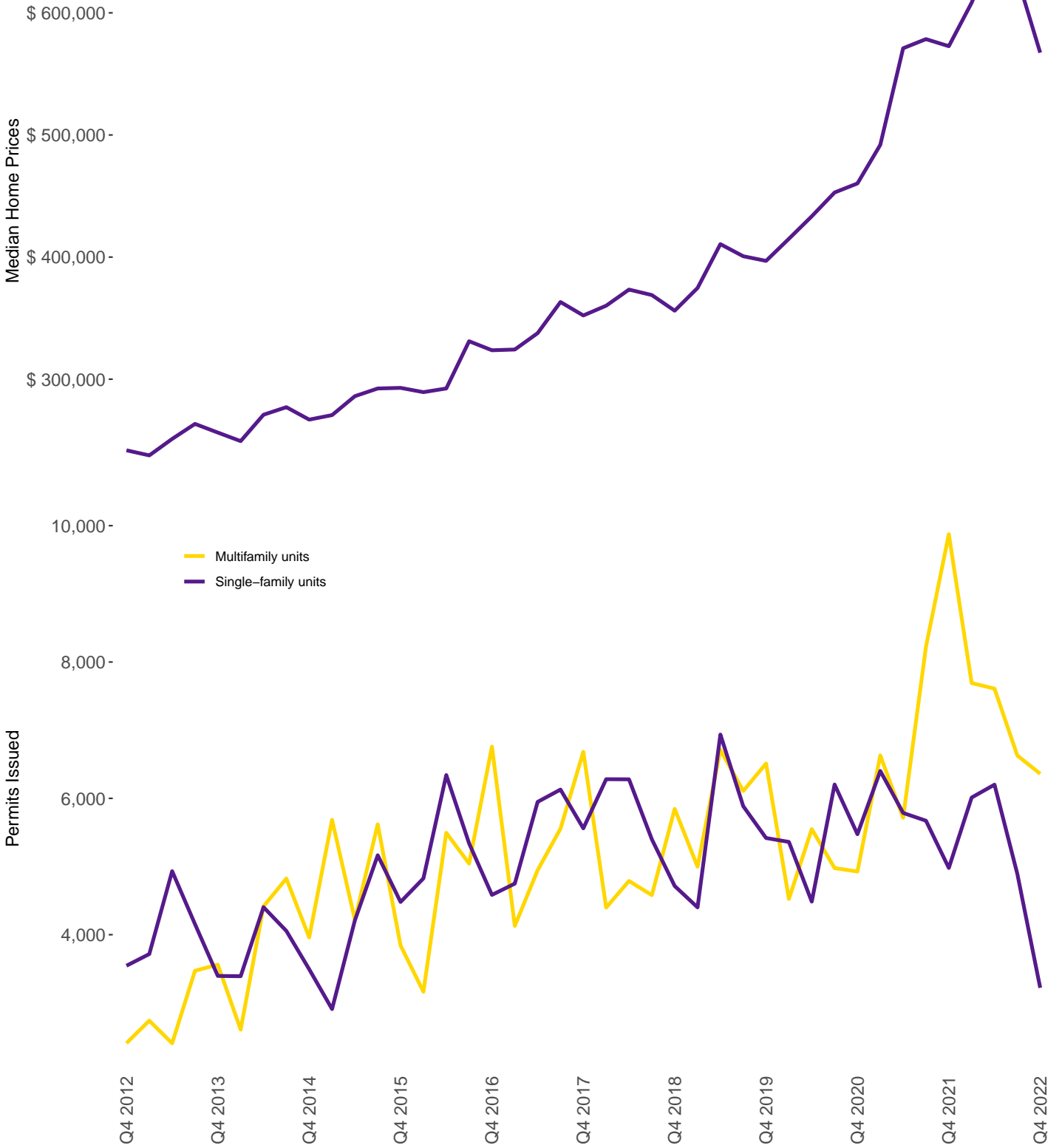
18 of 20

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.

16 of 18

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

Ten year time trend (Q4 2012–Q4 2022)



Home Prices:

\$567,400

Median selling price of a single family home.

0.9%

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

116.2%

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

\$943,700

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

\$201,300

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

\$310,000–\$567,400

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

2 of 30

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

Big Players

Changes for the five largest counties by sales volume:

King 3.8%

Pierce 0.2%

Snohomish 1.9%

Spokane 2.6%

Thurston 2.6%

Prices by Bedroom:

\$398,200

Median price for a 2-bedroom single family home, a **6.9%** year-over-year **decline**.

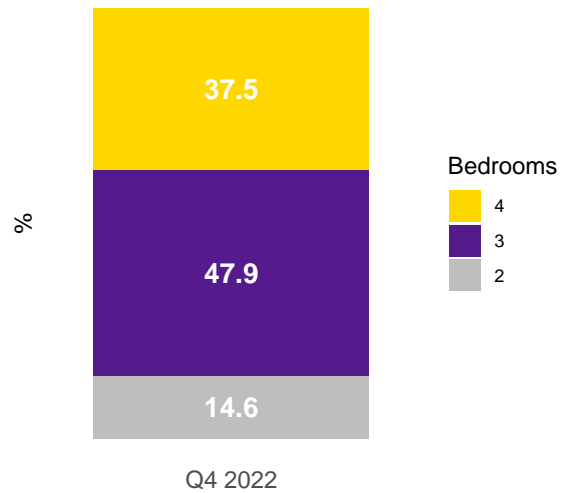
\$509,300

Median price for a 3-bedroom single family home, a **6.0%** year-over-year **decline**.

\$692,400

Median price for a 4-bedroom single family home, a **1.9%** year-over-year **increase**.

Sales by Number of Bedrooms



9 of 17

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

0

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

7 & 4

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

Housing Affordability:

0.9%

Year-over-year decline in home prices.

Better & Worse

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

67.8

Statewide all-buyer housing affordability index.

40.5 to 132.5

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

37 of 39

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

52.2 & 55.8

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

48.3

Statewide first-time housing affordability index, **up** 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).

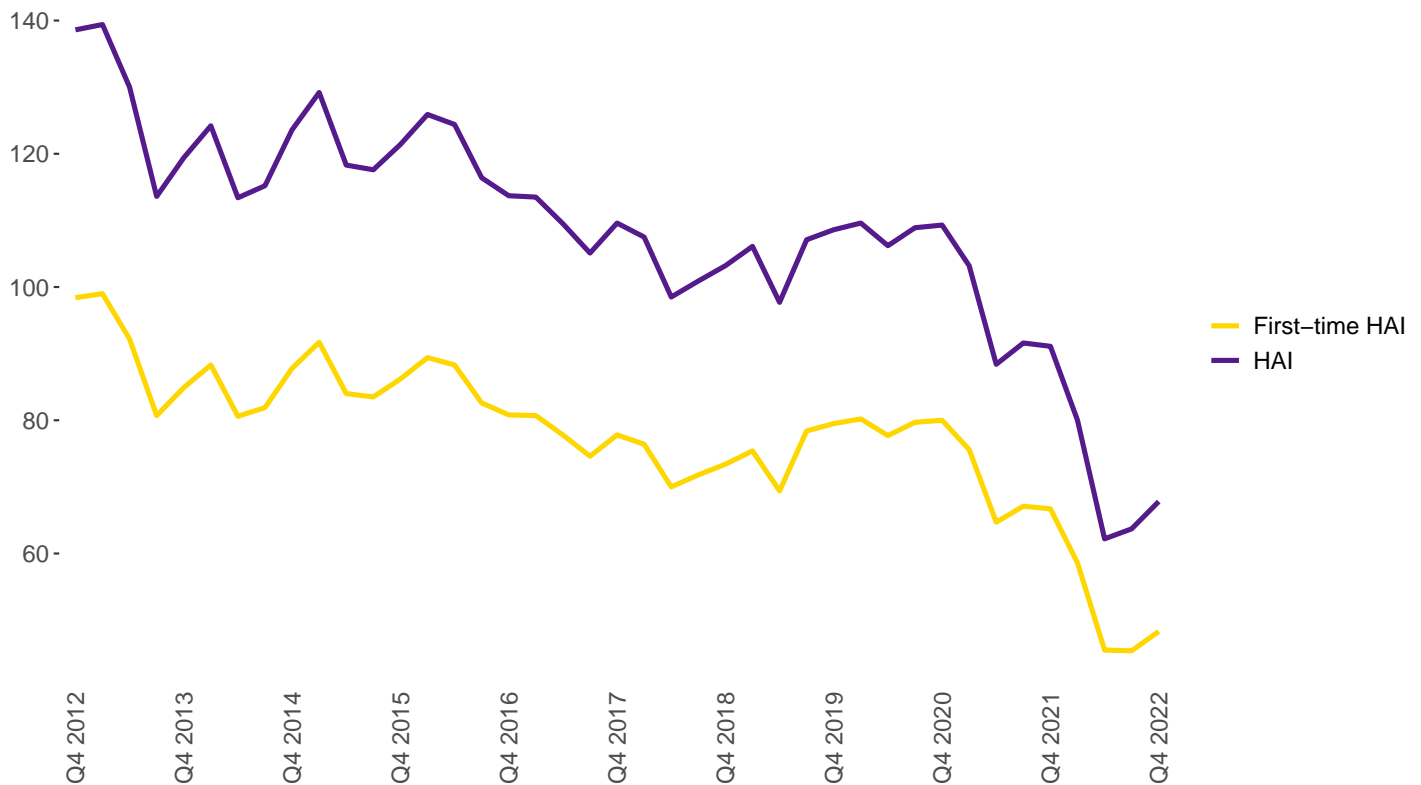
37.3 to 71.1

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

39.8 to 62.8

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

Ten year time trend (Q4 2012–Q4 2022)



Availability of Affordable Housing:

\$94,900

Statewide median household income

\$54,100 to \$117,800

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

\$66,400

Statewide median household income for first-time buyers

\$37,900 to \$82,500

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

0.5%
Statewide inventory priced below \$80,000, **declined** from 1.0% from a year ago.

39 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.

1.7%
Statewide inventory priced below \$160,000, **declined** from 3.3% a year ago.

0.1% to 7.6%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Yakima** county.

Available Inventory:

11,171

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

5,393 & 7,132

Decline from last quarter (**32.6%**), and **increase** from last year (**176.6%**).

1,921 & 1,409

Largest inventories seen in **King** county and **Pierce** county. Down **49.1%**, and down **30.5%** from last quarter.

1 of 3

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

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

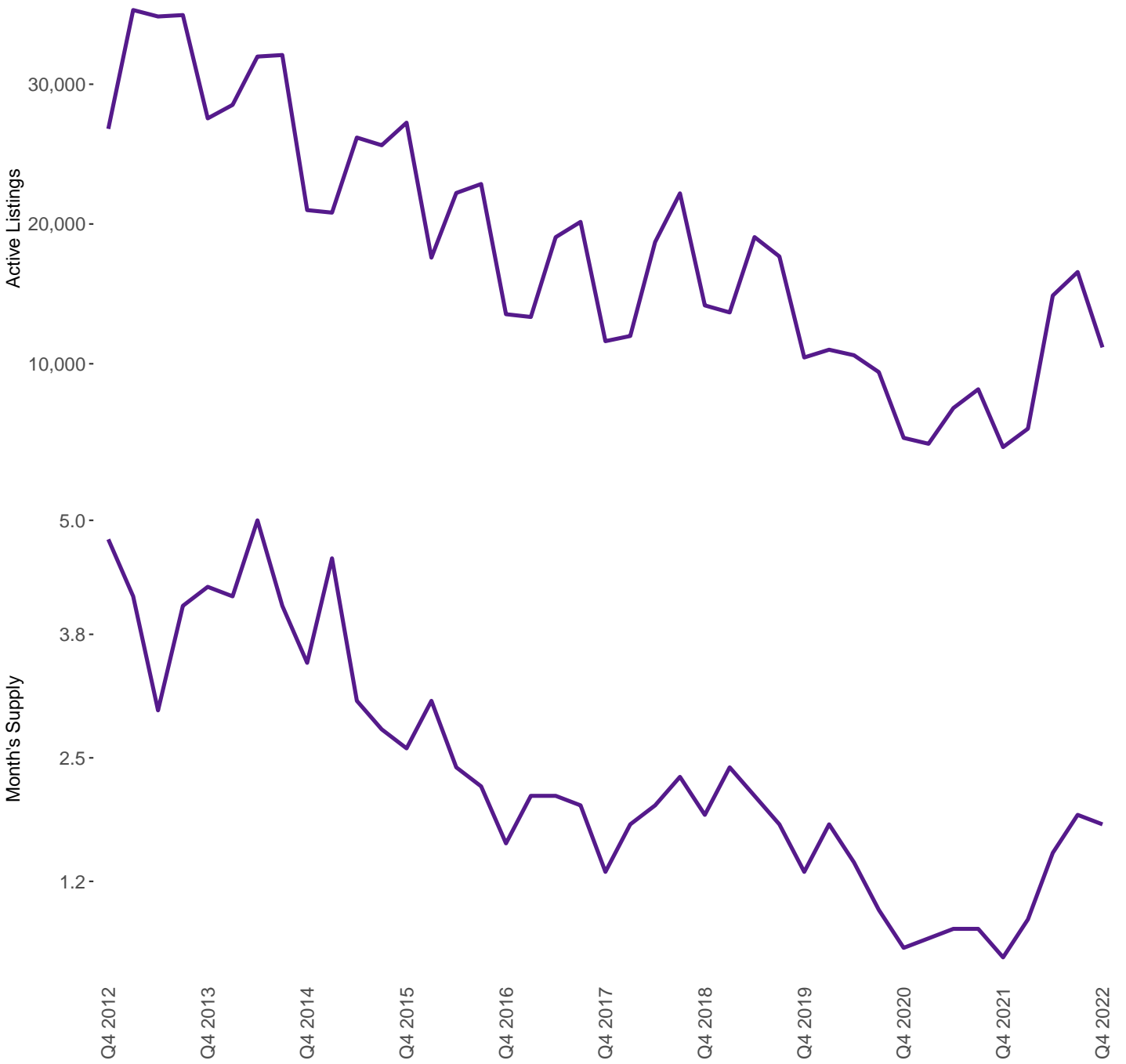
1.8
Month's supply of housing. **1.9** last quarter, and **0.4** last year.

1.3 to 6.8
Range of month's supply across the counties—low in **Clark**, **King**, and **Snohomish** counties, high in **Adams** county.

24
Number of counties with less than five month's supply of homes priced over \$500,000.

0 & 2
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 (Q4 2012–Q4 2022)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	150	-6.2	-11.8	13	-50.0	\$310,000	4.8	88.0	62.8
Asotin	120	-7.7	-14.3	10	150.0	\$289,900	18.8	81.6	58.3
Benton	3,340	-10.2	-19.3	144	-53.4	\$417,000	2.3	87.7	62.5
Chelan	1,030	-2.8	-2.8	59	-42.2	\$584,400	8.4	52.2	37.3
Clallam	980	-8.4	-14.0	38	46.2	\$436,500	-2.6	55.8	39.8
Clark	8,290	3.4	-5.3	1,342	8.3	\$503,400	2.3	70.3	50.1
Columbia	100	-9.1	-9.1	17	1600.0	\$258,500	3.4	115.4	82.3
Cowlitz	1,450	-7.1	-11.0	67	1.5	\$373,600	2.1	90.0	64.2
Douglas	570	-9.5	-10.9	27	107.7	\$442,900	-0.9	70.7	50.5
Ferry	120	-7.7	0.0	8	100.0	\$252,900	5.5	89.7	64.0
Franklin	1,120	-10.4	-19.4	80	-45.2	\$417,000	2.3	99.6	71.1
Garfield	0	NA	-100.0	2	0.0	\$201,300	0.4	132.5	94.6
Grant	1,240	-6.8	-13.3	125	21.4	\$335,200	2.5	73.3	52.3
Grays Harbor	2,220	-7.9	-7.1	67	116.1	\$330,200	4.3	68.6	48.9
Island	1,810	-6.7	-15.0	62	169.6	\$567,400	5.4	67.3	48.0
Jefferson	610	-4.7	-6.2	90	83.7	\$595,000	-3.1	55.6	39.6
King	26,030	-10.3	-20.9	3,605	-46.7	\$860,100	3.8	55.5	39.6
Kitsap	4,960	-6.9	-8.5	222	-58.7	\$504,700	0.1	67.7	48.3
Kittitas	1,210	-9.0	-12.9	112	-1.8	\$587,500	14.5	58.2	41.6
Klickitat	380	22.6	8.6	24	700.0	\$342,900	-14.3	76.6	54.7
Lewis	1,450	-4.6	-8.8	61	-4.7	\$397,000	7.1	58.3	41.6
Lincoln	140	-12.5	-26.3	10	100.0	\$233,200	3.6	117.3	83.8
Mason	1,370	-6.8	-11.0	49	133.3	\$383,300	-1.0	75.8	54.1
Okanogan	600	3.4	0.0	52	188.9	\$347,500	9.9	72.2	51.5
Pacific	570	-5.0	-12.3	9	-60.9	\$309,400	-5.3	85.8	61.3
Pend Oreille	280	-6.7	-17.6	0	-100.0	\$313,000	2.3	107.8	76.9
Pierce	14,630	-9.3	-16.3	863	-24.9	\$521,700	0.2	73.9	52.7
San Juan	260	-10.3	-35.0	19	-36.7	\$943,700	-5.6	40.5	28.9
Skagit	2,040	-5.6	-11.3	131	20.2	\$504,800	-3.4	85.3	60.9
Skamania	320	-3.0	0.0	6	-64.7	\$416,700	-16.7	89.0	63.5
Snohomish	11,210	-10.0	-16.7	739	-48.9	\$702,600	1.9	65.2	46.5
Spokane	7,660	-0.5	-10.2	596	-22.3	\$411,500	2.6	71.5	51.0
Stevens	820	-7.9	-18.0	39	457.1	\$313,000	2.3	70.0	50.0
Thurston	5,290	-10.8	-13.0	297	-70.3	\$486,400	2.6	76.5	54.6
Wahkiakum	70	-22.2	-30.0	5	150.0	\$405,800	5.1	71.8	51.2
Walla Walla	680	-8.1	-2.9	60	275.0	\$410,900	3.0	69.2	49.4
Whatcom	3,230	-7.2	-11.3	377	39.6	\$572,200	0.2	58.6	41.9
Whitman	450	-4.3	-15.1	8	-38.5	\$359,400	1.0	73.6	52.5
Yakima	2,330	-4.9	-0.9	147	-55.6	\$341,400	3.3	78.7	56.1
Statewide	109,130	-7.4	-14.6	9,582	-35.5	\$567,400	-0.9	67.8	48.3

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. Q4 2022 first-time HAI data have been revised.

EXISTING HOME SALES

State of Washington and Counties Seasonally Adjusted Annual Rate

County	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	% Change by qtr	% Change by year
Adams	170	160	160	160	150	-6.2	-11.8
Asotin	140	120	130	130	120	-7.7	-14.3
Benton	4,140	3,990	3,880	3,720	3,340	-10.2	-19.3
Chelan	1,060	990	1,030	1,060	1,030	-2.8	-2.8
Clallam	1,140	1,080	1,090	1,070	980	-8.4	-14.0
Clark	8,750	8,340	8,390	8,020	8,290	3.4	-5.3
Columbia	110	90	100	110	100	-9.1	-9.1
Cowlitz	1,630	1,570	1,540	1,560	1,450	-7.1	-11.0
Douglas	640	630	640	630	570	-9.5	-10.9
Ferry	120	130	130	130	120	-7.7	0.0
Franklin	1,390	1,340	1,300	1,250	1,120	-10.4	-19.4
Garfield	10	0	0	0	0	NA	-100.0
Grant	1,430	1,410	1,350	1,330	1,240	-6.8	-13.3
Grays Harbor	2,390	2,410	2,400	2,410	2,220	-7.9	-7.1
Island	2,130	2,070	2,050	1,940	1,810	-6.7	-15.0
Jefferson	650	620	630	640	610	-4.7	-6.2
King	32,920	31,310	31,140	29,010	26,030	-10.3	-20.9
Kitsap	5,420	5,270	5,420	5,330	4,960	-6.9	-8.5
Kittitas	1,390	1,340	1,370	1,330	1,210	-9.0	-12.9
Klickitat	350	320	320	310	380	22.6	8.6
Lewis	1,590	1,560	1,570	1,520	1,450	-4.6	-8.8
Lincoln	190	190	170	160	140	-12.5	-26.3
Mason	1,540	1,480	1,480	1,470	1,370	-6.8	-11.0
Okanogan	600	570	600	580	600	3.4	0.0
Pacific	650	620	620	600	570	-5.0	-12.3
Pend Oreille	340	300	300	300	280	-6.7	-17.6
Pierce	17,470	16,600	16,900	16,130	14,630	-9.3	-16.3
San Juan	400	340	340	290	260	-10.3	-35.0
Skagit	2,300	2,160	2,160	2,160	2,040	-5.6	-11.3
Skamania	320	310	340	330	320	-3.0	0.0
Snohomish	13,460	12,610	12,910	12,450	11,210	-10.0	-16.7
Spokane	8,530	8,210	7,880	7,700	7,660	-0.5	-10.2
Stevens	1,000	890	890	890	820	-7.9	-18.0
Thurston	6,080	6,060	6,100	5,930	5,290	-10.8	-13.0
Wahkiakum	100	100	100	90	70	-22.2	-30.0
Walla Walla	700	770	770	740	680	-8.1	-2.9
Whatcom	3,640	3,540	3,540	3,480	3,230	-7.2	-11.3
Whitman	530	470	470	470	450	-4.3	-15.1
Yakima	2,350	2,370	2,410	2,450	2,330	-4.9	-0.9
Statewide	127,780	122,350	122,610	117,900	109,130	-7.4	-14.6

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

Due to a change in data providers, home sales for Asotin and Garfield counties are reported separately starting with the 4th Quarter 2022 Housing Market Report, which affects estimates for both median price and seasonally adjusted rate of sales back to Q1 2021.

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 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	1,030	960	1,000	950	830	-12.6	-19.4
Chelan	270	240	260	280	260	-7.1	-3.7
Clallam	290	260	280	280	250	-10.7	-13.8
Clark	2,170	2,030	2,150	2,050	2,030	-1.0	-6.5
Columbia	30	20	30	30	30	0.0	0.0
Cowlitz	400	380	390	400	360	-10.0	-10.0
Douglas	160	150	160	160	140	-12.5	-12.5
Ferry	30	30	30	40	30	-25.0	0.0
Franklin	350	320	330	320	280	-12.5	-20.0
Garfield	0	0	0	0	0	NA	NA
Grant	350	330	340	340	300	-11.8	-14.3
Grays Harbor	610	580	610	610	560	-8.2	-8.2
Island	530	480	510	500	450	-10.0	-15.1
Jefferson	170	150	160	170	160	-5.9	-5.9
King	8,200	7,580	8,050	7,440	6,440	-13.4	-21.5
Kitsap	1,360	1,270	1,380	1,370	1,230	-10.2	-9.6
Kittitas	360	320	350	350	310	-11.4	-13.9
Klickitat	90	80	80	80	90	12.5	0.0
Lewis	400	380	400	390	360	-7.7	-10.0
Lincoln	50	50	40	40	30	-25.0	-40.0
Mason	380	360	370	380	330	-13.2	-13.2
Okanogan	140	130	150	150	140	-6.7	0.0
Pacific	160	150	160	150	140	-6.7	-12.5
Pend Oreille	90	70	80	80	70	-12.5	-22.2
Pierce	4,370	4,060	4,300	4,130	3,650	-11.6	-16.5
San Juan	100	80	80	80	70	-12.5	-30.0
Skagit	570	520	550	550	510	-7.3	-10.5
Skamania	80	80	80	80	80	0.0	0.0
Snohomish	3,360	3,090	3,320	3,190	2,790	-12.5	-17.0
Spokane	2,090	1,910	2,010	1,960	1,890	-3.6	-9.6
Stevens	250	220	230	230	210	-8.7	-16.0
Thurston	1,530	1,460	1,550	1,510	1,310	-13.2	-14.4
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	180	180	200	190	170	-10.5	-5.6
Whatcom	910	840	900	900	800	-11.1	-12.1
Whitman	120	110	130	120	100	-16.7	-16.7
Yakima	590	570	610	620	580	-6.5	-1.7
Statewide	31,850	29,550	31,370	30,210	27,070	-10.4	-15.0

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

Due to a change in data providers, home sales for Asotin and Garfield counties are reported separately starting with the 4th Quarter 2022 Housing Market Report, which affects estimates for both median price and seasonally adjusted rate of sales back to Q1 2021.

EXISTING HOME SALES

State of Washington and Counties
Annual, 2016-2022

County	2016	2017	2018	2019	2020	2021	2022	% Change by year
Adams	120	140	160	140	120	160	150	-6.2
Asotin	280	240	300	130	140	120	110	-8.3
Benton	4,300	3,960	4,130	3,820	4,640	3,870	3,780	-2.3
Chelan	1,040	980	980	980	1,030	1,040	1,010	-2.9
Clallam	1,040	1,040	1,130	1,070	1,040	1,110	940	-15.3
Clark	8,160	7,410	6,960	7,210	7,450	8,610	7,910	-8.1
Columbia	80	120	110	90	120	100	90	-10.0
Cowlitz	1,350	1,530	1,460	1,360	1,500	1,560	1,370	-12.2
Douglas	570	570	640	590	630	660	520	-21.2
Ferry	70	100	110	110	100	120	130	8.3
Franklin	1,440	1,330	1,390	1,280	1,560	1,300	1,270	-2.3
Garfield	50	50	60	30	30	0	0	NA
Grant	890	980	1,080	1,060	1,250	1,350	1,140	-15.6
Grays Harbor	1,690	1,880	1,920	2,000	2,150	2,390	2,110	-11.7
Island	1,920	2,110	2,000	1,920	1,900	2,070	1,700	-17.9
Jefferson	680	690	670	590	640	650	610	-6.2
King	28,350	28,020	25,540	26,550	28,270	32,610	24,430	-25.1
Kitsap	4,720	5,110	4,820	4,710	4,810	5,340	4,750	-11.0
Kittitas	1,170	1,260	1,130	1,140	1,290	1,380	1,140	-17.4
Klickitat	260	330	250	280	340	320	380	18.8
Lewis	1,120	1,320	1,290	1,280	1,480	1,570	1,380	-12.1
Lincoln	80	160	160	120	130	200	120	-40.0
Mason	1,170	1,420	1,380	1,360	1,450	1,520	1,290	-15.1
Okanogan	420	450	490	490	590	540	550	1.9
Pacific	530	520	560	560	580	650	550	-15.4
Pend Oreille	250	280	330	300	310	320	260	-18.8
Pierce	14,570	16,000	15,580	15,020	15,250	17,330	13,690	-21.0
San Juan	330	360	340	290	410	370	240	-35.1
Skagit	2,390	2,350	2,160	2,210	2,330	2,190	2,000	-8.7
Skamania	280	270	250	240	310	340	290	-14.7
Snohomish	11,390	11,240	10,050	11,210	11,870	13,240	10,600	-19.9
Spokane	8,440	9,420	9,190	8,810	8,710	8,080	7,120	-11.9
Stevens	720	830	960	890	900	940	770	-18.1
Thurston	4,860	5,560	5,390	5,430	5,290	6,160	4,910	-20.3
Wahkiakum	120	80	70	110	70	110	60	-45.5
Walla Walla	900	890	870	780	740	770	640	-16.9
Whatcom	3,230	3,320	3,120	3,240	3,340	3,600	3,100	-13.9
Whitman	450	400	460	420	460	480	430	-10.4
Yakima	1,930	1,860	1,940	1,850	2,030	2,370	2,220	-6.3
Statewide	111,360	114,580	109,430	109,670	115,260	125,540	103,760	-17.3

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

Due to a change in data providers, home sales for Asotin and Garfield counties are reported separately starting with the 4th Quarter 2022 Housing Market Report, which affects estimates for both median price and seasonally adjusted rate of sales back to Q1 2021.

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

County	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	% Change by year
Adams	\$295,800	\$263,900	\$314,600	\$318,700	\$310,000	4.8
Asotin	\$244,100	\$258,300	\$270,300	\$284,500	\$289,900	18.8
Benton	\$407,600	\$441,100	\$446,100	\$444,800	\$417,000	2.3
Chelan	\$539,100	\$534,100	\$636,800	\$582,600	\$584,400	8.4
Clallam	\$448,300	\$430,400	\$468,000	\$469,600	\$436,500	-2.6
Clark	\$492,200	\$541,100	\$577,700	\$553,200	\$503,400	2.3
Columbia	\$250,000	\$241,000	\$247,200	\$259,700	\$258,500	3.4
Cowlitz	\$366,000	\$374,400	\$389,400	\$389,900	\$373,600	2.1
Douglas	\$446,700	\$447,000	\$445,100	\$485,000	\$442,900	-0.9
Ferry	\$239,800	\$231,500	\$247,900	\$232,900	\$252,900	5.5
Franklin	\$407,600	\$441,100	\$446,100	\$444,800	\$417,000	2.3
Garfield	\$200,500	\$193,700	\$188,700	\$202,600	\$201,300	0.4
Grant	\$326,900	\$341,000	\$372,800	\$363,000	\$335,200	2.5
Grays Harbor	\$316,500	\$348,700	\$368,400	\$357,200	\$330,200	4.3
Island	\$538,500	\$561,800	\$592,600	\$571,700	\$567,400	5.4
Jefferson	\$614,100	\$537,500	\$660,700	\$615,600	\$595,000	-3.1
King	\$828,600	\$885,100	\$984,400	\$893,800	\$860,100	3.8
Kitsap	\$504,000	\$526,400	\$575,800	\$541,600	\$504,700	0.1
Kittitas	\$513,200	\$568,200	\$559,400	\$565,300	\$587,500	14.5
Klickitat	\$400,000	\$350,000	\$480,800	\$416,700	\$342,900	-14.3
Lewis	\$370,700	\$392,300	\$414,700	\$396,500	\$397,000	7.1
Lincoln	\$225,000	\$241,700	\$170,000	\$312,500	\$233,200	3.6
Mason	\$387,300	\$400,500	\$430,100	\$419,000	\$383,300	-1.0
Okanogan	\$316,100	\$342,900	\$359,400	\$357,100	\$347,500	9.9
Pacific	\$326,600	\$329,200	\$307,800	\$321,100	\$309,400	-5.3
Pend Oreille	\$305,900	\$296,400	\$355,700	\$311,000	\$313,000	2.3
Pierce	\$520,900	\$547,000	\$579,900	\$554,900	\$521,700	0.2
San Juan	\$1,000,000	\$900,000	\$975,000	\$950,000	\$943,700	-5.6
Skagit	\$522,600	\$543,500	\$577,100	\$545,200	\$504,800	-3.4
Skamania	\$500,000	\$440,000	\$485,700	\$388,500	\$416,700	-16.7
Snohomish	\$689,300	\$767,500	\$813,100	\$742,300	\$702,600	1.9
Spokane	\$401,000	\$425,400	\$467,500	\$436,600	\$411,500	2.6
Stevens	\$305,900	\$296,400	\$355,700	\$311,000	\$313,000	2.3
Thurston	\$474,300	\$493,700	\$526,200	\$493,000	\$486,400	2.6
Wahkiakum	\$386,000	\$386,000	\$391,000	\$398,300	\$405,800	5.1
Walla Walla	\$398,900	\$395,300	\$448,400	\$416,200	\$410,900	3.0
Whatcom	\$570,800	\$613,300	\$647,500	\$597,700	\$572,200	0.2
Whitman	\$355,800	\$362,000	\$423,000	\$403,600	\$359,400	1.0
Yakima	\$330,600	\$333,500	\$363,500	\$359,200	\$341,400	3.3
Statewide	\$572,400	\$608,100	\$654,400	\$628,900	\$567,400	-0.9

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.

Due to a change in data providers, home sales for Asotin and Garfield counties are reported separately starting with the 4th Quarter 2022 Housing Market Report, which affects estimates for both median price and seasonally adjusted rate of sales back to Q1 2021.

HOME PRICES BY BEDROOMS

State of Washington and Counties

Fourth Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q4 2021	Q4 2022	% Change	Q4 2021	Q4 2022	% Change	Q4 2021	Q4 2022	% Change
Adams	180,000	550,000	NA	279,200	318,700	14.1	575,000	275,000	-52.2
Asotin	226,600	255,000	12.5	295,000	292,900	-0.7	380,000	375,000	-1.3
Benton	281,200	257,500	-8.4	376,200	391,200	4.0	483,700	506,100	4.6
Chelan	372,200	425,000	14.2	541,100	580,000	7.2	687,500	690,600	0.5
Clallam	378,100	395,800	4.7	478,600	436,800	-8.7	487,500	487,500	0.0
Clark	352,500	350,000	-0.7	456,500	462,800	1.4	639,100	646,700	1.2
Columbia	170,000	250,000	47.1	275,000	300,000	9.1	275,000	275,000	0.0
Cowlitz	263,800	269,600	2.2	374,500	364,100	-2.8	441,200	479,700	8.7
Douglas	340,000	366,700	7.9	446,700	430,600	-3.6	525,000	712,500	35.7
Ferry	250,000	275,000	10.0	275,000	450,000	63.6	275,000	NA	100.0
Franklin	281,200	257,500	-8.4	376,200	391,200	4.0	483,700	506,100	4.6
Garfield	150,000	95,000	-36.7	218,700	225,000	2.9	177,500	300,000	69.0
Grant	230,000	262,500	14.1	317,300	309,100	-2.6	394,700	420,500	6.5
Grays Harbor	255,300	296,900	16.3	337,100	347,700	3.1	347,900	362,500	4.2
Island	502,300	583,300	16.1	529,400	541,700	2.3	628,100	625,000	-0.5
Jefferson	540,600	530,600	-1.8	640,000	658,300	2.9	675,000	725,000	7.4
King	674,600	647,000	-4.1	757,200	773,100	2.1	1,058,500	1,102,700	4.2
Kitsap	403,600	410,900	1.8	490,000	484,000	-1.2	569,200	568,100	-0.2
Kittitas	390,600	491,700	25.9	479,400	537,500	12.1	762,500	925,000	21.3
Klickitat	350,000	218,700	-37.5	380,800	345,800	-9.2	550,000	541,700	-1.5
Lewis	290,700	291,700	0.3	380,700	402,600	5.8	428,600	488,900	14.1
Lincoln	140,000	250,000	78.6	275,000	237,500	-13.6	243,700	185,000	-24.1
Mason	338,700	317,200	-6.3	395,900	402,800	1.7	466,700	430,600	-7.7
Okanogan	258,300	331,200	28.2	305,600	350,000	14.5	420,000	450,000	7.1
Pacific	286,100	283,300	-1.0	369,400	332,100	-10.1	412,500	337,500	-18.2
Pend Oreille	227,300	229,200	0.8	352,800	310,000	-12.1	355,000	430,000	21.1
Pierce	389,300	387,100	-0.6	486,200	486,700	0.1	617,000	600,500	-2.7
San Juan	975,000	825,000	-15.4	900,000	975,000	8.3	1,750,000	1,375,000	-21.4
Skagit	390,200	386,700	-0.9	518,600	497,800	-4.0	645,500	654,200	1.3
Skamania	312,500	350,000	12.0	534,100	400,000	-25.1	625,000	500,000	-20.0
Snohomish	503,500	512,000	1.7	631,900	634,400	0.4	813,800	839,900	3.2
Spokane	254,300	266,300	4.7	370,900	374,100	0.9	472,200	483,600	2.4
Stevens	227,300	229,200	0.8	352,800	310,000	-12.1	355,000	430,000	21.1
Thurston	404,000	385,500	-4.6	450,500	464,500	3.1	530,100	545,300	2.9
Wahkiakum	375,000	300,000	-20.0	375,000	650,000	73.3	425,000	600,000	41.2
Walla Walla	254,500	275,000	8.1	401,600	389,600	-3.0	485,700	583,300	20.1
Whatcom	421,600	417,300	-1.0	556,600	575,000	3.3	665,000	723,100	8.7
Whitman	291,700	200,000	-31.4	316,700	357,100	12.8	446,900	427,800	-4.3
Yakima	210,000	209,800	-0.1	328,700	341,200	3.8	407,400	427,400	4.9
Statewide	427,900	398,200	-6.9	541,700	509,300	-6.0	679,500	692,400	1.9

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Fourth Quarter 2022

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$310,000	6.7	\$67,300	\$1,593	88.0	\$47,100	\$1,563	62.8
Asotin	\$289,900	6.7	\$58,400	\$1,490	81.6	\$40,900	\$1,462	58.3
Benton	\$417,000	6.7	\$90,200	\$2,143	87.7	\$63,100	\$2,103	62.5
Chelan	\$584,400	6.7	\$75,300	\$3,004	52.2	\$52,700	\$2,947	37.3
Clallam	\$436,500	6.7	\$60,100	\$2,244	55.8	\$42,100	\$2,201	39.8
Clark	\$503,400	6.7	\$87,300	\$2,587	70.3	\$61,100	\$2,538	50.1
Columbia	\$258,500	6.7	\$73,600	\$1,328	115.4	\$51,500	\$1,303	82.3
Cowlitz	\$373,600	6.7	\$83,000	\$1,920	90.0	\$58,100	\$1,884	64.2
Douglas	\$442,900	6.7	\$77,300	\$2,276	70.7	\$54,100	\$2,233	50.5
Ferry	\$252,900	6.7	\$56,000	\$1,300	89.7	\$39,200	\$1,275	64.0
Franklin	\$417,000	6.7	\$102,500	\$2,143	99.6	\$71,800	\$2,103	71.1
Garfield	\$201,300	6.7	\$65,800	\$1,034	132.5	\$46,100	\$1,015	94.6
Grant	\$335,200	6.7	\$60,600	\$1,723	73.3	\$42,400	\$1,690	52.3
Grays Harbor	\$330,200	6.7	\$55,900	\$1,697	68.6	\$39,100	\$1,665	48.9
Island	\$567,400	6.7	\$94,300	\$2,917	67.3	\$66,000	\$2,861	48.0
Jefferson	\$595,000	6.7	\$81,600	\$3,058	55.6	\$57,100	\$3,000	39.6
King	\$860,100	6.7	\$117,800	\$4,421	55.5	\$82,500	\$4,337	39.6
Kitsap	\$504,700	6.7	\$84,300	\$2,594	67.7	\$59,000	\$2,545	48.3
Kittitas	\$587,500	6.7	\$84,400	\$3,020	58.2	\$59,100	\$2,963	41.6
Klickitat	\$342,900	6.7	\$64,800	\$1,762	76.6	\$45,400	\$1,729	54.7
Lewis	\$397,000	6.7	\$57,100	\$2,040	58.3	\$40,000	\$2,002	41.6
Lincoln	\$233,200	6.7	\$67,500	\$1,198	117.3	\$47,300	\$1,176	83.8
Mason	\$383,300	6.7	\$71,700	\$1,970	75.8	\$50,200	\$1,933	54.1
Okanogan	\$347,500	6.7	\$61,900	\$1,786	72.2	\$43,300	\$1,752	51.5
Pacific	\$309,400	6.7	\$65,500	\$1,590	85.8	\$45,900	\$1,560	61.3
Pend Oreille	\$313,000	6.7	\$83,300	\$1,609	107.8	\$58,300	\$1,578	76.9
Pierce	\$521,700	6.7	\$95,200	\$2,682	73.9	\$66,600	\$2,631	52.7
San Juan	\$943,700	6.7	\$94,400	\$4,851	40.5	\$66,100	\$4,759	28.9
Skagit	\$504,800	6.7	\$106,300	\$2,595	85.3	\$74,400	\$2,545	60.9
Skamania	\$416,700	6.7	\$91,500	\$2,142	89.0	\$64,100	\$2,101	63.5
Snohomish	\$702,600	6.7	\$113,000	\$3,612	65.2	\$79,100	\$3,543	46.5
Spokane	\$411,500	6.7	\$72,600	\$2,115	71.5	\$50,800	\$2,075	51.0
Stevens	\$313,000	6.7	\$54,100	\$1,609	70.0	\$37,900	\$1,578	50.0
Thurston	\$486,400	6.7	\$91,800	\$2,500	76.5	\$64,300	\$2,453	54.6
Wahkiakum	\$405,800	6.7	\$71,900	\$2,086	71.8	\$50,300	\$2,046	51.2
Walla Walla	\$410,900	6.7	\$70,200	\$2,112	69.2	\$49,100	\$2,072	49.4
Whatcom	\$572,200	6.7	\$82,800	\$2,941	58.6	\$58,000	\$2,885	41.9
Whitman	\$359,400	6.7	\$65,300	\$1,847	73.6	\$45,700	\$1,812	52.5
Yakima	\$341,400	6.7	\$66,300	\$1,755	78.7	\$46,400	\$1,721	56.1
Statewide	\$567,400	6.7	\$94,900	\$2,917	67.8	\$66,400	\$2,861	48.3

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.

Q4 2022 first-time HAI data have been revised.

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

County	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022
Adams	162.6	154.0	141.5	158.1	120.5	125.9	93.9	89.3	88.0
Asotin	173.7	170.4	169.1	169.7	160.3	142.2	95.5	85.0	81.6
Benton	128.3	126.1	118.2	124.3	117.5	101.1	88.0	87.4	87.7
Chelan	97.8	101.3	90.2	79.6	80.0	73.7	49.3	53.1	52.2
Clallam	90.2	84.5	77.5	86.0	80.1	77.9	55.2	54.7	55.8
Clark	120.4	115.3	109.6	111.8	109.4	92.8	63.3	63.9	70.3
Columbia	143.0	135.9	131.6	135.2	130.4	126.1	120.8	123.7	115.4
Cowlitz	99.1	97.8	85.3	91.1	90.7	82.6	92.2	92.6	90.0
Douglas	100.0	96.0	88.7	86.1	86.1	80.1	74.2	66.9	70.7
Ferry	173.1	174.5	151.7	171.3	154.0	148.6	96.2	110.4	89.7
Franklin	131.8	129.6	119.0	114.1	107.9	92.9	94.9	94.5	99.6
Garfield	150.9	147.7	217.3	146.5	138.0	122.8	108.6	102.0	132.5
Grant	166.3	161.0	152.4	130.6	133.0	114.4	69.9	71.4	73.3
Grays Harbor	113.6	106.9	98.7	132.7	134.5	113.7	66.4	68.9	68.6
Island	90.8	87.0	75.0	89.1	89.2	79.7	68.8	68.6	67.3
Jefferson	82.9	84.8	66.4	70.9	69.9	74.5	54.7	58.7	55.6
King	84.8	81.8	73.7	82.8	84.6	73.1	51.9	56.5	55.5
Kitsap	113.4	111.6	104.3	100.8	100.4	89.7	64.2	64.3	67.7
Kittitas	83.4	85.6	83.2	84.8	76.4	64.3	62.8	62.1	58.2
Klickitat	112.4	123.7	97.9	99.1	104.6	111.3	56.3	62.7	76.6
Lewis	113.4	107.1	101.6	103.8	104.7	92.2	60.9	61.5	58.3
Lincoln	174.6	234.7	197.6	165.3	185.9	161.2	180.7	95.0	117.3
Mason	121.9	122.9	112.8	122.5	121.1	109.1	73.7	75.2	75.8
Okanogan	109.5	118.9	92.1	82.3	100.8	70.6	74.1	77.8	72.2
Pacific	124.5	124.6	109.7	106.1	104.6	96.9	90.8	88.4	85.8
Pend Oreille	116.6	134.2	101.8	96.7	98.1	94.6	87.9	100.0	107.8
Pierce	106.5	100.8	92.3	98.6	95.9	85.1	69.9	71.8	73.9
San Juan	56.6	57.6	46.3	57.7	50.3	52.1	40.9	40.8	40.5
Skagit	98.6	92.6	88.4	75.1	82.1	64.5	79.1	81.9	85.3
Skamania	119.7	117.2	106.9	105.7	89.4	94.7	69.3	85.7	89.0
Snohomish	105.3	98.1	85.0	85.8	84.3	70.0	60.0	64.6	65.2
Spokane	104.7	100.0	91.0	88.8	89.8	78.9	65.5	67.7	71.5
Stevens	122.1	140.3	110.1	105.0	106.5	102.5	66.0	74.1	70.0
Thurston	124.6	117.1	113.7	111.0	108.3	97.0	77.1	80.1	76.5
Wahkiakum	113.9	102.5	97.1	108.9	103.9	96.8	80.1	77.5	71.8
Walla Walla	98.8	106.8	96.4	104.5	98.1	92.1	69.0	71.7	69.2
Whatcom	91.7	87.3	83.3	86.1	83.0	72.0	55.4	56.7	58.6
Whitman	134.7	114.2	103.2	97.6	101.7	89.0	69.3	68.0	73.6
Yakima	111.2	104.6	97.3	112.9	113.0	104.5	77.9	77.4	78.7
Statewide	109.3	103.2	88.4	91.6	91.1	80.0	62.2	63.7	67.8

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.

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022
Adams	119.0	112.7	103.5	115.7	88.2	92.2	68.7	63.6	62.8
Asotin	127.1	124.8	123.8	124.2	117.3	104.1	69.9	60.6	58.3
Benton	93.9	92.3	86.5	91.0	86.0	74.0	64.4	62.2	62.5
Chelan	71.6	74.2	66.0	58.3	58.5	53.9	36.1	37.9	37.3
Clallam	66.0	61.8	56.7	63.0	58.6	57.0	40.4	38.9	39.8
Clark	88.1	84.4	80.3	81.9	80.1	68.0	46.3	45.5	50.1
Columbia	104.7	99.5	96.3	99.0	95.4	92.3	88.4	88.2	82.3
Cowlitz	72.5	71.6	62.5	66.7	66.4	60.5	67.5	66.0	64.2
Douglas	73.2	70.3	64.9	63.0	63.0	58.6	54.3	47.7	50.5
Ferry	126.7	127.8	111.1	125.4	112.7	108.8	70.4	78.7	64.0
Franklin	96.5	94.9	87.1	83.5	78.9	68.0	69.5	67.3	71.1
Garfield	110.4	108.1	159.1	107.2	101.0	89.9	79.5	72.7	94.6
Grant	121.7	117.9	111.6	95.6	97.3	83.8	51.1	50.9	52.3
Grays Harbor	83.2	78.2	72.2	97.1	98.4	83.2	48.6	49.1	48.9
Island	66.4	63.7	54.9	65.2	65.3	58.3	50.3	48.9	48.0
Jefferson	60.7	62.1	48.6	51.9	51.2	54.5	40.0	41.8	39.6
King	62.0	59.9	53.9	60.6	61.9	53.5	38.0	40.3	39.6
Kitsap	83.0	81.7	76.4	73.8	73.5	65.7	47.0	45.8	48.3
Kittitas	61.0	62.7	60.9	62.1	55.9	47.0	46.0	44.2	41.6
Klickitat	82.2	90.6	71.7	72.6	76.5	81.5	41.2	44.7	54.7
Lewis	83.0	78.4	74.4	76.0	76.7	67.5	44.6	43.8	41.6
Lincoln	127.8	171.8	144.6	121.0	136.0	118.1	132.3	67.7	83.8
Mason	89.2	89.9	82.6	89.6	88.6	79.9	54.0	53.5	54.1
Okanogan	80.2	87.0	67.4	60.3	73.8	51.6	54.2	55.5	51.5
Pacific	91.1	91.2	80.3	77.7	76.6	70.9	66.4	63.0	61.3
Pend	85.4	98.2	74.5	70.8	71.8	69.3	NA	71.2	76.9
Pend Oreille	NA	NA	NA	NA	NA	NA	64.4	NA	NA
Pierce	78.0	73.8	67.5	72.1	70.2	62.3	51.2	51.1	52.7
San Juan	41.4	42.1	33.9	42.3	36.8	38.1	30.0	29.1	28.9
Skagit	72.2	67.8	64.7	55.0	60.1	47.2	57.9	58.4	60.9
Skamania	87.6	85.8	78.3	77.4	65.4	69.3	50.8	61.1	63.5
Snohomish	77.1	71.8	62.2	62.8	61.7	51.2	43.9	46.0	46.5
Spokane	76.6	73.2	66.6	65.0	65.7	57.8	47.9	48.2	51.0
Stevens	89.4	102.7	80.6	76.8	78.0	75.1	48.3	52.7	50.0
Thurston	91.2	85.7	83.2	81.2	79.3	71.0	56.4	57.0	54.6
Wahkiakum	83.4	75.0	71.1	79.7	76.1	70.8	58.6	55.2	51.2
Walla Walla	72.3	78.2	70.5	76.5	71.8	67.4	50.5	51.0	49.4
Whatcom	67.1	63.9	61.0	63.0	60.8	52.7	40.6	40.4	41.9
Whitman	98.6	83.6	75.6	71.5	74.5	65.2	50.7	48.4	52.5
Yakima	81.4	76.6	71.2	82.6	82.7	76.5	57.0	55.1	56.1
Statewide	80.0	75.6	64.7	67.1	66.7	58.6	45.5	45.4	48.3

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.

Q4 2022 first-time HAI data have been revised.

% OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of Fourth Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	6.2	20.8	87.5
Asotin	NA	NA	NA	NA
Benton	0.9	1.4	5.0	43.2
Chelan	1.2	4.2	6.5	27.4
Clallam	1.5	3.7	7.5	49.3
Clark	0.9	3.1	5.1	36.3
Columbia	NA	3.8	26.9	73.1
Cowlitz	0.5	0.5	8.4	61.6
Douglas	NA	NA	4.2	47.9
Ferry	NA	15.8	31.6	68.4
Franklin	0.9	1.4	5.0	43.2
Garfield	NA	NA	NA	NA
Grant	0.6	4.7	17.4	74.4
Grays Harbor	1.7	4.3	15.3	76.3
Island	0.5	1.0	2.0	29.6
Jefferson	NA	1.3	7.9	32.9
King	0.0	0.1	0.7	14.3
Kitsap	NA	0.2	2.1	37.7
Kittitas	NA	0.6	1.9	28.4
Klickitat	1.7	6.9	15.5	43.1
Lewis	0.9	1.8	3.6	55.9
Lincoln	NA	7.1	28.6	64.3
Mason	0.6	2.3	9.7	68.6
Okanogan	NA	6.1	27.2	64.9
Pacific	2.5	7.6	20.3	68.6
Pend Oreille	NA	10.6	29.8	77.7
Pierce	NA	NA	1.0	34.0
San Juan	NA	NA	NA	13.0
Skagit	NA	1.7	5.7	40.0
Skamania	NA	NA	6.2	56.2
Snohomish	NA	0.3	1.0	15.6
Spokane	0.3	1.2	4.9	59.6
Stevens	NA	10.6	29.8	77.7
Thurston	NA	0.6	2.4	41.8
Wahkiakum	NA	NA	5.3	73.7
Walla Walla	1.9	3.8	6.7	56.2
Whatcom	2.9	5.1	7.4	36.5
Whitman	1.6	6.3	22.2	57.1
Yakima	1.9	7.5	18.6	78.6
Statewide	0.5	1.7	4.9	37.1

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Fourth Quarters

County	Q4 2015	Q4 2016	Q4 2017	Q4 2018	Q4 2019	Q4 2020	Q4 2021	Q4 2022	% Change
Adams	27	32	37	33	30	13	21	48	128.6
Asotin	260	178	180	146	NA	NA	NA	NA	NA
Benton	900	718	736	715	714	396	452	773	71.0
Chelan	259	186	146	186	177	62	89	149	67.4
Clallam	390	203	183	223	163	53	54	130	140.7
Clark	849	690	665	857	946	253	178	1,012	468.5
Columbia	22	NA	301	268	244	6	9	26	188.9
Cowlitz	242	185	212	199	163	57	76	199	161.8
Douglas	100	79	87	81	75	23	33	68	106.1
Ferry	52	59	43	48	36	24	19	19	0.0
Franklin	900	718	736	715	714	396	452	773	71.0
Garfield	260	178	180	146	NA	NA	NA	NA	NA
Grant	331	282	233	214	166	87	127	169	33.1
Grays Harbor	437	382	299	261	275	100	149	285	91.3
Island	255	324	253	282	205	66	41	182	343.9
Jefferson	206	196	156	111	101	55	27	73	170.4
King	1,702	1,613	1,152	2,855	1,694	1,135	455	1,921	322.2
Kitsap	582	606	370	446	288	165	129	443	243.4
Kittitas	202	167	120	147	116	41	56	150	167.9
Klickitat	144	92	74	65	68	23	38	116	205.3
Lewis	370	259	267	218	203	107	85	220	158.8
Lincoln	29	23	29	24	24	7	12	14	16.7
Mason	362	316	224	216	153	52	72	171	137.5
Okanogan	298	260	221	221	181	85	86	112	30.2
Pacific	218	178	172	170	127	62	52	112	115.4
Pend Oreille	275	239	203	183	118	66	59	94	59.3
Pierce	1,989	1,615	1,416	1,562	914	411	396	1,409	255.8
San Juan	265	205	169	162	162	67	46	74	60.9
Skagit	428	328	286	357	251	103	85	212	149.4
Skamania	46	44	42	41	40	14	11	32	190.9
Snohomish	1,146	868	586	1,231	801	275	184	869	372.3
Spokane	1,582	1,196	1,047	929	600	228	221	722	226.7
Stevens	275	239	203	183	118	66	59	94	59.3
Thurston	786	669	462	536	240	131	138	441	219.6
Wahkiakum	NA	NA	23	24	17	9	8	19	137.5
Walla Walla	365	301	301	244	244	34	43	105	144.2
Whatcom	649	486	430	497	433	200	157	425	170.7
Whitman	111	91	43	55	53	45	27	62	129.6
Yakima	567	475	449	368	429	242	404	315	-22.0
Statewide	16,446	13,545	11,617	14,175	10,451	4,697	4,039	11,171	176.6

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

December 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	3.6	9	7.6	6.8	240.0
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	1.5	0.9	1.9	1.8	5.3	2.8	-6.7
Chelan	NA	NA	1.5	1.4	2.5	2.2	120.0
Clallam	6	4.5	1.5	1.7	2.9	2.2	266.7
Clark	2.3	1.9	1.3	0.8	1.6	1.3	550.0
Columbia	NA	NA	5.4	4.1	16.2	5.4	440.0
Cowlitz	2.9	0	1.7	2	4.4	2.4	300.0
Douglas	NA	NA	NA	2.2	2.9	2.4	300.0
Ferry	NA	NA	NA	5.3	9.2	6.5	58.5
Franklin	1.5	0.9	1.9	1.8	5.3	2.8	-6.7
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	3	2.3	4.6	2.8	154.5
Grays Harbor	0.9	0.6	2.3	3.6	4.6	3.2	190.9
Island	3	NA	0	1.5	2.3	2	566.7
Jefferson	NA	NA	3.2	1.7	1.9	1.8	200.0
King	NA	NA	1.6	1	1.3	1.3	550.0
Kitsap	NA	NA	0.8	1.2	1.9	1.6	433.3
Kittitas	NA	NA	NA	2.4	4	3.4	385.7
Klickitat	3	1.8	1.3	1.8	5.5	2.8	100.0
Lewis	6	1.2	1	1.9	4.4	2.5	257.1
Lincoln	NA	NA	1.2	3.6	14.3	2.9	107.1
Mason	2.8	0.8	1.9	1.7	2.2	1.8	260.0
Okanogan	NA	NA	3.1	3.4	3.8	3.4	126.7
Pacific	NA	NA	2.1	3.2	6.3	3.5	218.2
Pend Oreille	NA	NA	3.2	2.8	NA	3.1	181.8
Pierce	NA	NA	NA	1.2	2.2	1.7	466.7
San Juan	NA	NA	NA	NA	5.8	5.7	200.0
Skagit	NA	NA	2.1	1.3	2.2	1.8	260.0
Skamania	NA	NA	NA	2.9	4.1	3.1	342.9
Snohomish	NA	NA	2.5	0.9	1.3	1.3	550.0
Spokane	NA	NA	0.6	1.3	2.1	1.5	400.0
Stevens	NA	NA	3.2	2.8	NA	3.1	181.8
Thurston	NA	NA	1.5	1.2	2.1	1.6	433.3
Wahkiakum	NA	NA	NA	5.4	2.5	4	185.7
Walla Walla	NA	NA	0.9	2.7	3.8	2.9	314.3
Whatcom	3.2	3	2	2.1	2.3	2.3	283.3
Whitman	0.7	1.3	1.7	1.3	5	2	185.7
Yakima	1	2.6	1.4	2.2	NA	2.2	10.0
Statewide	1.7	1.8	1.7	1.5	1.9	1.8	350.0

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, 2015-2022

County	2015	2016	2017	2018	2019	2020	2021	2022
Adams	\$140,800	\$145,900	\$154,100	\$160,600	\$192,700	\$216,900	\$257,900	\$299,200
Asotin	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$250,800	\$292,500
Benton	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300
Chelan	\$269,800	\$275,600	\$305,100	\$337,200	\$357,000	\$418,600	\$502,800	\$589,200
Clallam	\$219,300	\$250,700	\$270,300	\$293,000	\$309,800	\$352,600	\$420,600	\$452,400
Clark	\$263,200	\$294,600	\$332,800	\$359,100	\$371,700	\$403,700	\$481,600	\$543,700
Columbia	\$166,900	\$140,000	\$152,700	\$162,700	\$186,400	\$214,700	\$256,200	\$269,400
Cowlitz	\$179,100	\$199,900	\$225,600	\$246,900	\$275,200	\$307,500	\$362,100	\$383,200
Douglas	\$238,300	\$259,000	\$283,000	\$318,200	\$347,800	\$373,200	\$450,000	\$458,100
Ferry	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000	\$172,900	\$229,200	\$237,500
Franklin	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300
Garfield	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$178,000	\$207,100
Grant	\$165,400	\$182,400	\$190,500	\$202,300	\$227,900	\$258,500	\$311,700	\$357,100
GraysHarbor	\$138,800	\$151,600	\$169,400	\$191,600	\$215,200	\$251,100	\$309,900	\$353,900
Island	\$290,400	\$316,900	\$340,400	\$366,000	\$388,100	\$442,700	\$532,500	\$574,300
Jefferson	\$276,600	\$320,200	\$355,200	\$371,800	\$402,000	\$455,900	\$569,400	\$606,800
King	\$486,100	\$566,200	\$637,700	\$689,900	\$677,700	\$729,600	\$838,300	\$914,300
Kitsap	\$260,200	\$288,400	\$316,600	\$346,800	\$381,400	\$425,100	\$497,500	\$539,800
Kittitas	\$243,700	\$259,900	\$285,300	\$336,000	\$346,200	\$411,000	\$485,400	\$567,500
Klickitat	\$204,900	\$236,600	\$244,100	\$270,000	\$283,100	\$370,800	\$399,100	\$387,100
Lewis	\$158,700	\$174,000	\$199,200	\$227,400	\$258,700	\$304,100	\$364,300	\$400,100
Lincoln	\$80,000	\$80,000	\$105,000	\$115,600	\$142,500	\$202,100	\$215,600	\$239,300
Mason	\$170,800	\$194,100	\$213,600	\$242,900	\$271,900	\$319,600	\$378,300	\$409,900
Okanogan	\$166,500	\$182,900	\$198,700	\$217,800	\$220,400	\$254,500	\$309,000	\$352,500
Pacific	\$141,600	\$143,500	\$165,000	\$189,100	\$206,000	\$234,300	\$303,100	\$317,400
Pend	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800
Pierce	\$251,900	\$279,000	\$315,700	\$347,400	\$372,200	\$424,300	\$508,300	\$554,400
SanJuan	\$444,300	\$467,100	\$516,700	\$550,000	\$652,000	\$694,800	\$887,500	\$958,300
Skagit	\$281,000	\$287,300	\$317,000	\$349,900	\$374,100	\$421,800	\$499,500	\$548,200
Skamania	\$217,600	\$256,500	\$271,600	\$292,000	\$323,100	\$340,500	\$400,000	\$432,600
Snohomish	\$358,900	\$391,700	\$439,300	\$482,100	\$493,000	\$549,400	\$676,900	\$760,600
Spokane	\$192,200	\$207,300	\$222,600	\$246,200	\$276,600	\$318,200	\$390,200	\$440,000
Stevens	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800
Thurston	\$247,000	\$266,100	\$285,800	\$315,800	\$341,200	\$383,600	\$460,500	\$502,500
Wahkiakum	\$167,500	\$212,500	\$226,800	\$240,900	\$256,800	\$313,900	\$393,700	\$412,500
WallaWalla	\$186,700	\$212,300	\$217,900	\$244,900	\$260,300	\$305,500	\$376,400	\$422,900
Whatcom	\$290,400	\$311,700	\$343,600	\$382,300	\$401,300	\$444,400	\$547,400	\$608,300
Whitman	\$204,100	\$228,700	\$241,200	\$264,100	\$287,500	\$291,300	\$355,900	\$393,000
Yakima	\$166,800	\$189,000	\$204,200	\$226,600	\$249,000	\$281,500	\$327,200	\$351,000
Statewide	\$438,000	\$316,400	\$289,100	\$315,900	\$397,900	\$452,400	\$560,400	\$647,900

WCRER Estimates

Due to a change in data providers, home sales for Asotin and Garfield counties are reported separately starting with the 4th Quarter 2022 Housing Market Report, which affects estimates for both median price and seasonally adjusted rate of sales back to Q1 2021.

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

WCRER estimates

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