

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.