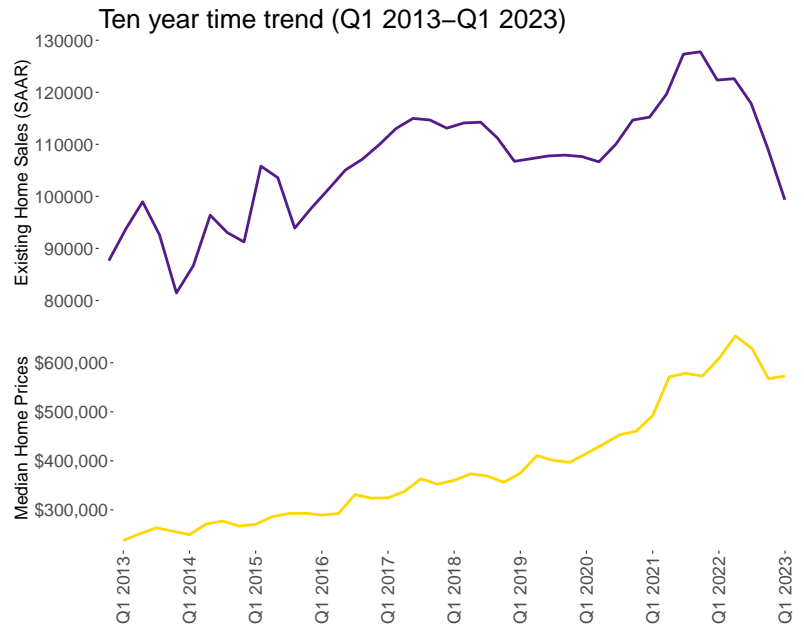


Washington Market Highlights: First Quarter 2023

- Existing home sales fell in the first quarter by 9.0 percent to a seasonally adjusted annual rate of 99,350 units compared to last quarter, and fell 18.8 percent compared to a year earlier.
- Building permit activity fell 28.2 percent from a year earlier, totaling 9,840 new units authorized. Of these, 3,591 were issued for single-family units.
- The median price home sold in Washington during the first quarter was \$572,900, 5.8 percent lower than a year earlier.
- Housing affordability fell 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 8,719 single-family homes at the end of the quarter, a 21.9% decline from the previous quarter and a 62.8 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 [(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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First Quarter 2023
Issued May 2023

Summary:

Washington state’s housing market was weaker in the first quarter of 2023, with sales and new building permits falling compared with a year ago.

The statewide median sales price for a single family home declined to \$572,900 in the first quarter, 5.8 percent lower than the same time in 2022.

The seasonally adjusted annual rate of existing home sales fell 18.8 percent from the first quarter of 2023—from 122,350 to 99,350. 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 five of the state’s eighteen metropolitan counties. Statewide, Garfield county recorded the highest relative increase of 20.4 percent. Median prices were lower than a year earlier in twenty-five counties, with prices in Okanogan County decreasing by 16.9%.

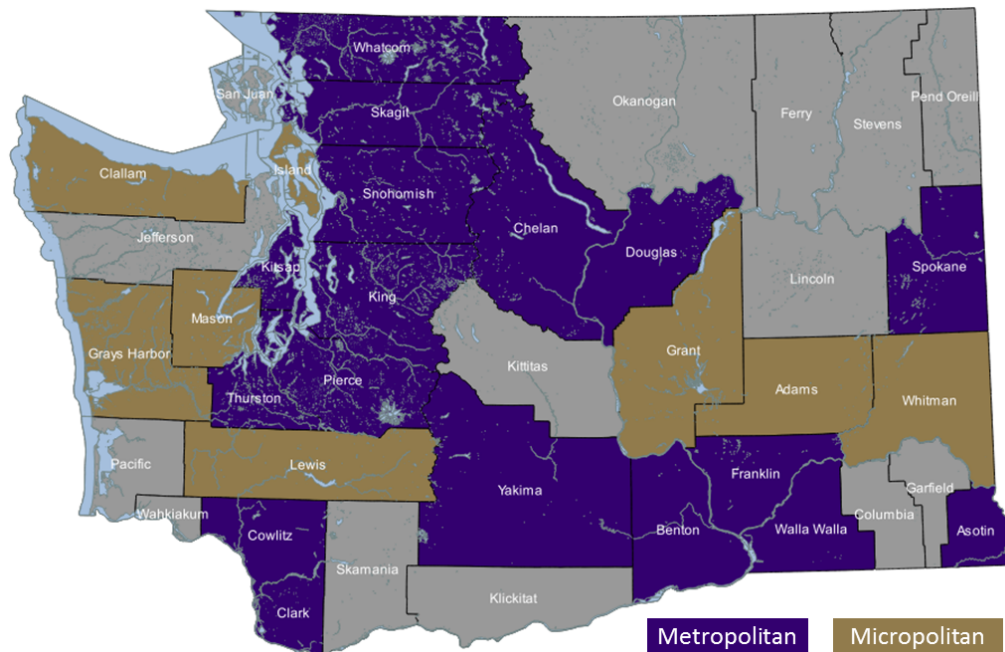
Given the variety of locations and market diversity in the state, median housing prices are highly variable, ranging from \$220,200 in Lincoln County to \$850,000 in San Juan County. (King County has the second highest median values at \$821,300).

Housing affordability fell slightly in the first 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 65.4, down from 80.0 in the first quarter of 2022. This metric suggests that, given the same down payment and mortgage, a middle-income family had only 65.4 percent of the income required to purchase a home selling at the median.

Statewide, the first-time buyer affordability index fell by 1.7 points, ending the quarter at 46.6. 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 46.6 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 Lincoln 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 first quarter of 2023, a total of 9,840 building permits were recorded, down (28.2%) from the previous year.



Home Resales:

34 of 39

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

9.0%

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

25.0%

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

99,350

Seasonally Adjusted Annual Sales (SAAR).

2,570

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

18.8%

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

14

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

5 of 39

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

15 of 17

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

9.3%

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

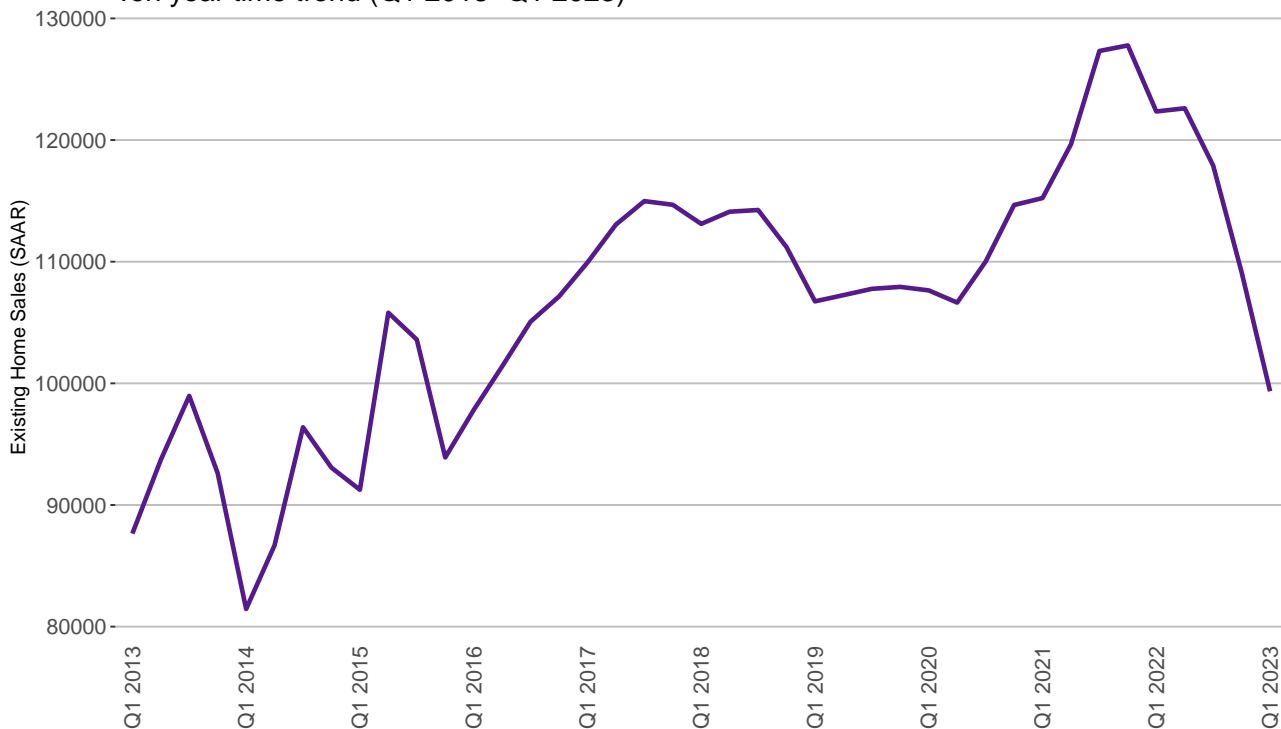
85,550

310

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

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

Ten year time trend (Q1 2013–Q1 2023)



Housing Construction:

9,840

Number of building permits issued during the quarter.

28.2%

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

2.7%

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

40.3%

Decline in year-over-year single family permits (**2,421** fewer units).

18.7%

Decline in year-over-year multifamily permits (**1,442** fewer units).

58.7%

Greatest year-over-year increase in permits in a Metropolitan county, (**Walla Walla** county **27** additional units).

231.4%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Whitman** county **81** additional units).

4 of 5

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.

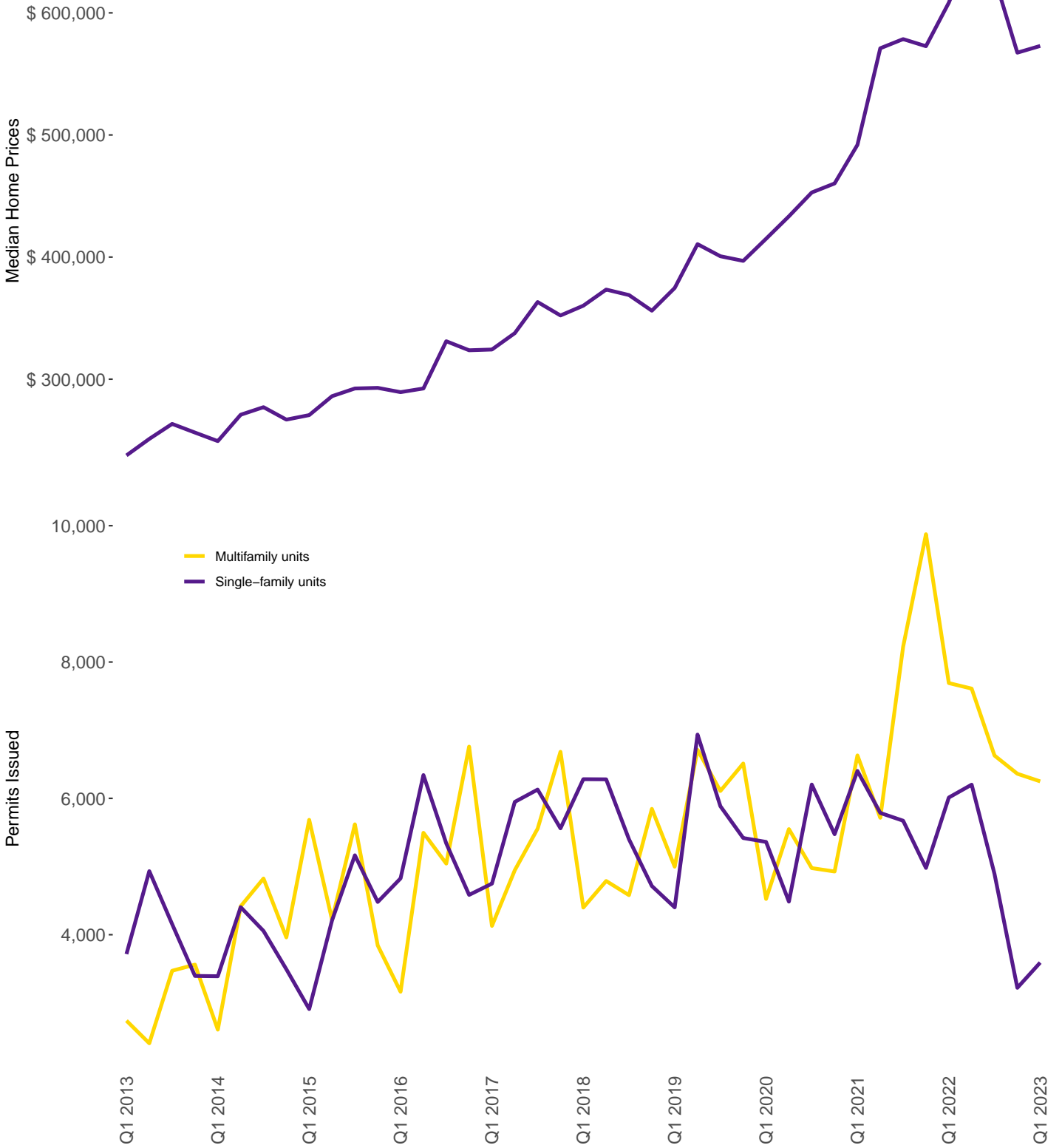
33 of 34

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.

3 of 4

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

Ten year time trend (Q1 2013–Q1 2023)



Home Prices:

\$572,900

Median selling price of a single family home.

5.8%

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

66.8%

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

\$850,000

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

\$220,200

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

\$297,700–\$543,700

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

4 of 14

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 -7.2%

Pierce -4.2%

Snohomish -9.6%

Spokane -4.3%

Thurston -0.7%

Prices by Bedroom:

\$419,800

Median price for a 2-bedroom single family home, a **9.6%** year-over-year **decline**.

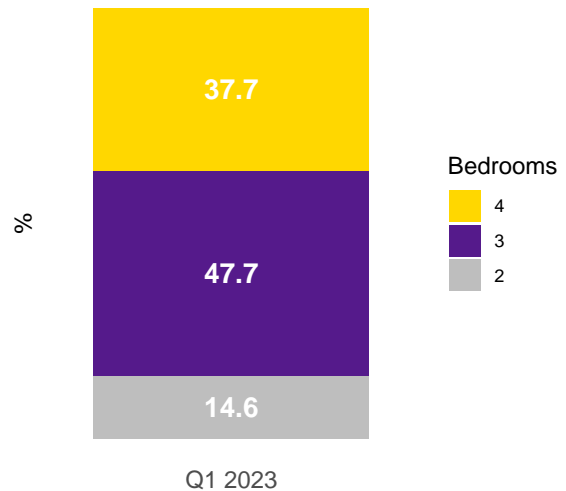
\$524,800

Median price for a 3-bedroom single family home, a **15.9%** year-over-year **decline**.

\$707,400

Median price for a 4-bedroom single family home, a **3.6%** year-over-year **decline**.

Sales by Number of Bedrooms



11 of 17

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

3

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

16 & 13

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

Housing Affordability:

5.8%

Year-over-year decline in home prices.

Worse & Worse

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

65.4

Statewide all-buyer housing affordability index.

48.3 to 118.4

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

35 of 39

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

56.2 & 54.0
Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Clallam**) counties.

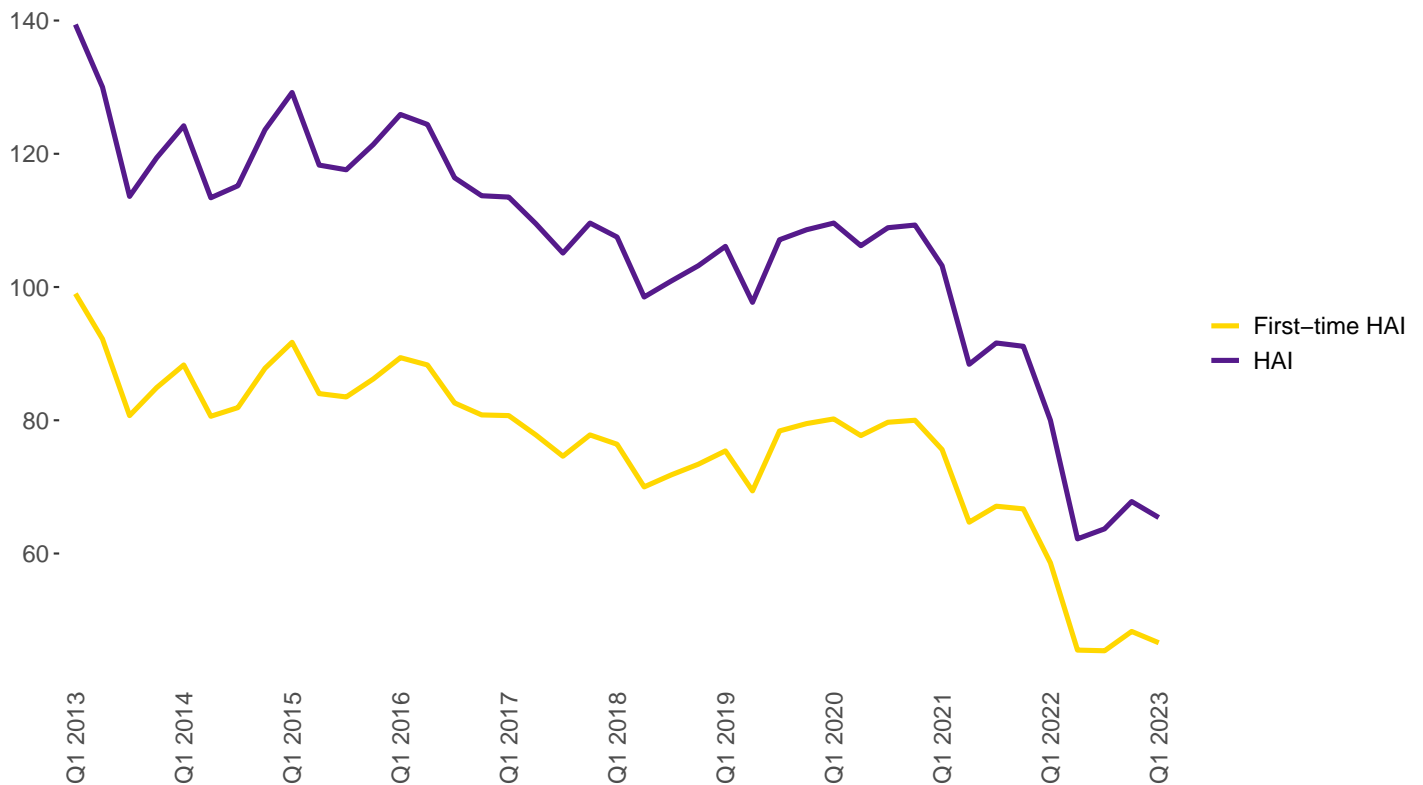
46.6
Statewide first-time housing affordability index, **down** from the previous quarter, and **down** from last year.

0 of 39
Number of counties with a first-time affordability index greater than 100 (affordable).

40.1 to 64.4
Range of values for first-time affordability among metropolitan counties. Low in **King** county, and high in **Franklin** county.

38.5 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 (Q1 2013–Q1 2023)



Availability of Affordable Housing:

\$89,700

Statewide median household income

\$49,700 to \$113,900

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

\$62,800

Statewide median household income for first-time buyers

\$34,800 to \$79,700

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

0.5%
Statewide inventory priced below \$80,000, **declined** from 0.7% from a year ago.

35 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 2.2% a year ago.

0.1% to 8.4%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **Pierce** county, and high in **Yakima** county.

Available Inventory:

8,719

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

2,452 & 3,364

Decline from last quarter (**21.9%**), and **increase** from last year (**62.8%**).

1,860 & 918

Largest inventories seen in **King** county and **Pierce** county. Down **3.2%**, and down **34.8%** from last quarter.

0 of 1

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

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

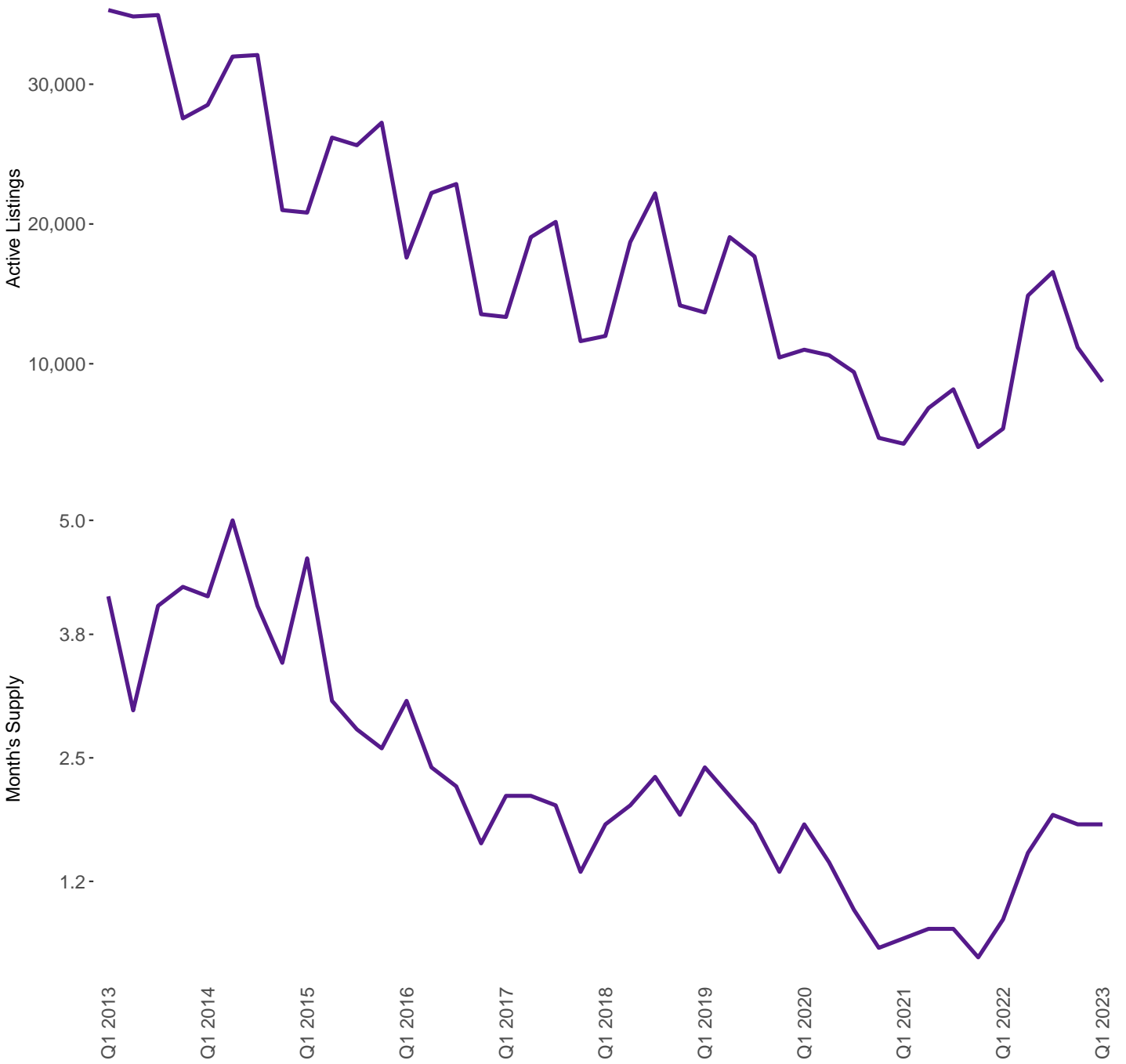
1.8
Month's supply of housing. **1.8** last quarter, and **0.8** last year.

0.5 to 9.6
Range of month's supply across the counties—low in **Pend** and **Stevens** counties, high in **Lincoln** county.

25
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 (Q1 2013–Q1 2023)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2023

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	140	-6.7	-12.5	16	-50.0	\$297,700	12.8	89.1	63.6
Asotin	90	-25.0	-25.0	7	-30.0	\$293,200	13.5	76.6	54.7
Benton	3,650	9.3	-8.5	314	-30.5	\$425,500	-3.5	82.1	58.5
Chelan	910	-11.7	-8.1	66	-80.5	\$486,500	-8.9	59.8	42.7
Clallam	890	-9.2	-17.6	44	-48.2	\$433,900	0.8	54.0	38.5
Clark	7,350	-11.3	-11.9	832	-19.6	\$502,600	-7.1	67.6	48.3
Columbia	90	-10.0	0.0	15	150.0	\$263,100	9.2	114.0	81.4
Cowlitz	1,310	-9.7	-16.6	91	-22.9	\$389,300	4.0	86.3	61.5
Douglas	500	-12.3	-20.6	36	-42.9	\$436,800	-2.3	67.3	48.0
Ferry	120	0.0	-7.7	2	-50.0	\$245,400	6.0	89.0	63.5
Franklin	1,230	9.8	-8.2	107	-39.2	\$425,500	-3.5	90.3	64.4
Garfield	0	NA	NA	0	-100.0	\$233,300	20.4	109.0	77.7
Grant	1,110	-10.5	-21.3	110	-43.6	\$318,100	-6.7	77.3	55.1
Grays Harbor	2,060	-7.2	-14.5	74	-33.3	\$326,500	-6.4	69.8	49.8
Island	1,700	-6.1	-17.9	50	-59.7	\$543,700	-3.2	66.8	47.6
Jefferson	550	-9.8	-11.3	25	-56.1	\$558,300	3.9	60.7	43.3
King	23,460	-9.9	-25.1	2,970	-23.8	\$821,300	-7.2	56.2	40.1
Kitsap	4,600	-7.3	-12.7	784	12.8	\$503,900	-4.3	63.5	45.3
Kittitas	1,110	-8.3	-17.2	100	-16.7	\$550,000	-3.2	57.4	40.9
Klickitat	370	-2.6	15.6	13	-53.6	\$400,000	14.3	60.3	43.1
Lewis	1,320	-9.0	-15.4	61	-39.0	\$390,800	-0.4	57.6	41.0
Lincoln	110	-21.4	-42.1	12	-45.5	\$220,200	-8.9	118.4	84.4
Mason	1,240	-9.5	-16.2	71	-2.7	\$384,000	-4.1	75.6	54.0
Okanogan	510	-15.0	-10.5	44	-20.0	\$285,000	-16.9	84.1	60.0
Pacific	530	-7.0	-14.5	18	-55.0	\$318,700	-3.2	78.1	55.7
Pend Oreille	240	-14.3	-20.0	0	-100.0	\$275,000	-7.2	103.0	73.5
Pierce	13,140	-10.2	-20.8	759	-54.7	\$524,100	-4.2	71.1	50.7
San Juan	240	-7.7	-29.4	16	-51.5	\$850,000	-5.6	43.3	30.9
Skagit	1,890	-7.4	-12.5	99	-34.0	\$518,400	-4.6	79.4	56.6
Skamania	260	-18.8	-16.1	15	-46.4	\$466,700	6.1	66.8	47.7
Snohomish	10,060	-10.3	-20.2	878	-39.1	\$693,600	-9.6	68.6	48.9
Spokane	6,940	-9.4	-15.5	1,078	5.1	\$407,100	-4.3	69.0	49.2
Stevens	710	-13.4	-20.2	38	-37.7	\$275,000	-7.2	75.5	53.8
Thurston	4,730	-10.6	-21.9	539	-14.3	\$490,400	-0.7	75.5	53.9
Wahkiakum	70	0.0	-30.0	4	-73.3	\$412,300	6.8	71.5	51.0
Walla Walla	630	-7.4	-18.2	73	58.7	\$406,200	2.8	70.5	50.3
Whatcom	2,960	-8.4	-16.4	240	-54.5	\$580,800	-5.3	56.6	40.4
Whitman	430	-4.4	-8.5	116	231.4	\$392,300	8.4	67.3	47.9
Yakima	2,100	-9.9	-11.4	123	-28.9	\$335,800	0.7	75.2	53.7
Statewide	99,350	-9.0	-18.8	9,840	-28.2	\$572,900	-5.8	65.4	46.6

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	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	% Change by qtr	% Change by year
Adams	160	160	160	150	140	-6.7	-12.5
Asotin	120	130	130	120	90	-25.0	-25.0
Benton	3,990	3,880	3,720	3,340	3,650	9.3	-8.5
Chelan	990	1,030	1,060	1,030	910	-11.7	-8.1
Clallam	1,080	1,090	1,070	980	890	-9.2	-17.6
Clark	8,340	8,390	8,020	8,290	7,350	-11.3	-11.9
Columbia	90	100	110	100	90	-10.0	0.0
Cowlitz	1,570	1,540	1,560	1,450	1,310	-9.7	-16.6
Douglas	630	640	630	570	500	-12.3	-20.6
Ferry	130	130	130	120	120	0.0	-7.7
Franklin	1,340	1,300	1,250	1,120	1,230	9.8	-8.2
Garfield	0	0	0	0	0	NA	NA
Grant	1,410	1,350	1,330	1,240	1,110	-10.5	-21.3
Grays Harbor	2,410	2,400	2,410	2,220	2,060	-7.2	-14.5
Island	2,070	2,050	1,940	1,810	1,700	-6.1	-17.9
Jefferson	620	630	640	610	550	-9.8	-11.3
King	31,310	31,140	29,010	26,030	23,460	-9.9	-25.1
Kitsap	5,270	5,420	5,330	4,960	4,600	-7.3	-12.7
Kittitas	1,340	1,370	1,330	1,210	1,110	-8.3	-17.2
Klickitat	320	320	310	380	370	-2.6	15.6
Lewis	1,560	1,570	1,520	1,450	1,320	-9.0	-15.4
Lincoln	190	170	160	140	110	-21.4	-42.1
Mason	1,480	1,480	1,470	1,370	1,240	-9.5	-16.2
Okanogan	570	600	580	600	510	-15.0	-10.5
Pacific	620	620	600	570	530	-7.0	-14.5
Pend Oreille	300	300	300	280	240	-14.3	-20.0
Pierce	16,600	16,900	16,130	14,630	13,140	-10.2	-20.8
San Juan	340	340	290	260	240	-7.7	-29.4
Skagit	2,160	2,160	2,160	2,040	1,890	-7.4	-12.5
Skamania	310	340	330	320	260	-18.8	-16.1
Snohomish	12,610	12,910	12,450	11,210	10,060	-10.3	-20.2
Spokane	8,210	7,880	7,700	7,660	6,940	-9.4	-15.5
Stevens	890	890	890	820	710	-13.4	-20.2
Thurston	6,060	6,100	5,930	5,290	4,730	-10.6	-21.9
Wahkiakum	100	100	90	70	70	0.0	-30.0
Walla Walla	770	770	740	680	630	-7.4	-18.2
Whatcom	3,540	3,540	3,480	3,230	2,960	-8.4	-16.4
Whitman	470	470	470	450	430	-4.4	-8.5
Yakima	2,370	2,410	2,450	2,330	2,100	-9.9	-11.4
Statewide	122,350	122,610	117,900	109,130	99,350	-9.0	-18.8

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	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	% Change by qtr	% Change by year
Adams	40	40	40	40	30	-25.0	-25.0
Asotin	30	30	30	30	20	-33.3	-33.3
Benton	960	1,000	950	830	880	6.0	-8.3
Chelan	240	260	280	260	220	-15.4	-8.3
Clallam	260	280	280	250	220	-12.0	-15.4
Clark	2,030	2,150	2,050	2,030	1,780	-12.3	-12.3
Columbia	20	30	30	30	20	-33.3	0.0
Cowlitz	380	390	400	360	320	-11.1	-15.8
Douglas	150	160	160	140	120	-14.3	-20.0
Ferry	30	30	40	30	30	0.0	0.0
Franklin	320	330	320	280	300	7.1	-6.2
Garfield	0	0	0	0	0	NA	NA
Grant	330	340	340	300	260	-13.3	-21.2
Grays Harbor	580	610	610	560	490	-12.5	-15.5
Island	480	510	500	450	400	-11.1	-16.7
Jefferson	150	160	170	160	140	-12.5	-6.7
King	7,580	8,050	7,440	6,440	5,660	-12.1	-25.3
Kitsap	1,270	1,380	1,370	1,230	1,110	-9.8	-12.6
Kittitas	320	350	350	310	260	-16.1	-18.8
Klickitat	80	80	80	90	90	0.0	12.5
Lewis	380	400	390	360	320	-11.1	-15.8
Lincoln	50	40	40	30	20	-33.3	-60.0
Mason	360	370	380	330	300	-9.1	-16.7
Okanogan	130	150	150	140	120	-14.3	-7.7
Pacific	150	160	150	140	130	-7.1	-13.3
Pend Oreille	70	80	80	70	60	-14.3	-14.3
Pierce	4,060	4,300	4,130	3,650	3,210	-12.1	-20.9
San Juan	80	80	80	70	60	-14.3	-25.0
Skagit	520	550	550	510	460	-9.8	-11.5
Skamania	80	80	80	80	60	-25.0	-25.0
Snohomish	3,090	3,320	3,190	2,790	2,460	-11.8	-20.4
Spokane	1,910	2,010	1,960	1,890	1,640	-13.2	-14.1
Stevens	220	230	230	210	170	-19.0	-22.7
Thurston	1,460	1,550	1,510	1,310	1,130	-13.7	-22.6
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	180	200	190	170	150	-11.8	-16.7
Whatcom	840	900	900	800	710	-11.2	-15.5
Whitman	110	130	120	100	100	0.0	-9.1
Yakima	570	610	620	580	510	-12.1	-10.5
Statewide	29,550	31,370	30,210	27,070	23,970	-11.5	-18.9

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	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	% Change by year
Adams	\$263,900	\$314,600	\$318,700	\$310,000	\$297,700	12.8
Asotin	\$258,300	\$270,300	\$284,500	\$289,900	\$293,200	13.5
Benton	\$441,100	\$446,100	\$444,800	\$417,000	\$425,500	-3.5
Chelan	\$534,100	\$636,800	\$582,600	\$584,400	\$486,500	-8.9
Clallam	\$430,400	\$468,000	\$469,600	\$436,500	\$433,900	0.8
Clark	\$541,100	\$577,700	\$553,200	\$503,400	\$502,600	-7.1
Columbia	\$241,000	\$247,200	\$259,700	\$258,500	\$263,100	9.2
Cowlitz	\$374,400	\$389,400	\$389,900	\$373,600	\$389,300	4.0
Douglas	\$447,000	\$445,100	\$485,000	\$442,900	\$436,800	-2.3
Ferry	\$231,500	\$247,900	\$232,900	\$252,900	\$245,400	6.0
Franklin	\$441,100	\$446,100	\$444,800	\$417,000	\$425,500	-3.5
Garfield	\$193,700	\$188,700	\$202,600	\$201,300	\$233,300	20.4
Grant	\$341,000	\$372,800	\$363,000	\$335,200	\$318,100	-6.7
Grays Harbor	\$348,700	\$368,400	\$357,200	\$330,200	\$326,500	-6.4
Island	\$561,800	\$592,600	\$571,700	\$567,400	\$543,700	-3.2
Jefferson	\$537,500	\$660,700	\$615,600	\$595,000	\$558,300	3.9
King	\$885,100	\$984,400	\$893,800	\$860,100	\$821,300	-7.2
Kitsap	\$526,400	\$575,800	\$541,600	\$504,700	\$503,900	-4.3
Kittitas	\$568,200	\$559,400	\$565,300	\$587,500	\$550,000	-3.2
Klickitat	\$350,000	\$480,800	\$416,700	\$342,900	\$400,000	14.3
Lewis	\$392,300	\$414,700	\$396,500	\$397,000	\$390,800	-0.4
Lincoln	\$241,700	\$170,000	\$312,500	\$233,200	\$220,200	-8.9
Mason	\$400,500	\$430,100	\$419,000	\$383,300	\$384,000	-4.1
Okanogan	\$342,900	\$359,400	\$357,100	\$347,500	\$285,000	-16.9
Pacific	\$329,200	\$307,800	\$321,100	\$309,400	\$318,700	-3.2
Pend Oreille	\$296,400	\$355,700	\$311,000	\$313,000	\$275,000	-7.2
Pierce	\$547,000	\$579,900	\$554,900	\$521,700	\$524,100	-4.2
San Juan	\$900,000	\$975,000	\$950,000	\$943,700	\$850,000	-5.6
Skagit	\$543,500	\$577,100	\$545,200	\$504,800	\$518,400	-4.6
Skamania	\$440,000	\$485,700	\$388,500	\$416,700	\$466,700	6.1
Snohomish	\$767,500	\$813,100	\$742,300	\$702,600	\$693,600	-9.6
Spokane	\$425,400	\$467,500	\$436,600	\$411,500	\$407,100	-4.3
Stevens	\$296,400	\$355,700	\$311,000	\$313,000	\$275,000	-7.2
Thurston	\$493,700	\$526,200	\$493,000	\$486,400	\$490,400	-0.7
Wahkiakum	\$386,000	\$391,000	\$398,300	\$405,800	\$412,300	6.8
Walla Walla	\$395,300	\$448,400	\$416,200	\$410,900	\$406,200	2.8
Whatcom	\$613,300	\$647,500	\$597,700	\$572,200	\$580,800	-5.3
Whitman	\$362,000	\$423,000	\$403,600	\$359,400	\$392,300	8.4
Yakima	\$333,500	\$363,500	\$359,200	\$341,400	\$335,800	0.7
Statewide	\$608,100	\$654,400	\$628,900	\$567,400	\$572,900	-5.8

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

First Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q1 2022	Q1 2023	% Change	Q1 2022	Q1 2023	% Change	Q1 2022	Q1 2023	% Change
Adams	190,000	150,000	-21.1	278,600	275,000	-1.3	250,000	325,000	30.0
Asotin	210,000	275,000	31.0	334,600	350,000	4.6	387,500	225,000	-41.9
Benton	278,100	275,000	-1.1	411,900	395,200	-4.1	515,800	516,400	0.1
Chelan	346,400	400,000	15.5	508,300	484,400	-4.7	725,000	550,000	-24.1
Clallam	395,800	357,100	-9.8	448,100	470,800	5.1	475,000	500,000	5.3
Clark	363,700	345,300	-5.1	478,500	466,400	-2.5	668,600	649,000	-2.9
Columbia	170,000	225,000	32.4	225,000	325,000	44.4	675,000	275,000	-59.3
Cowlitz	267,600	272,700	1.9	392,700	386,400	-1.6	462,500	460,000	-0.5
Douglas	325,000	500,000	53.8	447,400	420,600	-6.0	550,000	541,700	-1.5
Ferry	190,000	150,000	-21.1	225,000	262,500	16.7	300,000	225,000	-25.0
Franklin	278,100	275,000	-1.1	411,900	395,200	-4.1	515,800	516,400	0.1
Garfield	225,000	350,000	55.6	150,000	170,000	13.3	200,000	450,000	125
Grant	225,000	208,300	-7.4	337,500	310,200	-8.1	394,200	392,900	-0.3
Grays Harbor	303,400	287,500	-5.2	372,500	341,700	-8.3	395,800	331,200	-16.3
Island	580,000	529,200	-8.8	544,000	536,700	-1.3	675,000	655,000	-3.0
Jefferson	443,200	440,000	-0.7	592,900	635,000	7.1	800,000	1,250,000	56.2
King	725,000	655,000	-9.7	831,700	741,100	-10.9	1,189,500	1,087,000	-8.6
Kitsap	427,000	395,300	-7.4	516,700	481,900	-6.7	600,000	559,200	-6.8
Kittitas	400,000	356,200	-10.9	525,000	550,000	4.8	643,700	645,800	0.3
Klickitat	140,000	325,000	132.1	380,000	433,300	14.0	462,500	500,000	8.1
Lewis	295,000	330,600	12.1	411,000	391,100	-4.8	440,000	491,700	11.8
Lincoln	130,000	110,000	-15.4	275,000	225,000	-18.2	250,000	NA	NA
Mason	362,500	332,500	-8.3	403,000	396,400	-1.6	475,000	443,700	-6.6
Okanogan	350,000	172,500	-50.7	325,000	325,000	0.0	387,500	387,500	0.0
Pacific	281,800	308,300	9.4	366,700	320,000	-12.7	387,500	375,000	-3.2
Pend Oreille	218,700	192,500	-12.0	283,300	307,100	8.4	412,500	383,300	-7.1
Pierce	405,800	388,100	-4.4	515,300	486,200	-5.6	641,100	608,400	-5.1
San Juan	800,000	800,000	0.0	1,375,000	900,000	-34.5	1,500,000	1,500,000	0.0
Skagit	421,400	383,300	-9.0	552,600	529,500	-4.2	586,900	612,500	4.4
Skamania	300,000	562,500	87.5	450,000	400,000	-11.1	466,700	625,000	33.9
Snohomish	519,400	498,800	-4.0	680,900	624,800	-8.2	936,100	847,400	-9.5
Spokane	275,000	273,600	-0.5	395,000	374,600	-5.2	479,800	478,000	-0.4
Stevens	218,700	192,500	-12.0	283,300	307,100	8.4	412,500	383,300	-7.1
Thurston	419,200	392,900	-6.3	473,600	466,600	-1.5	565,600	564,400	-0.2
Wahkiakum	325,000	408,300	25.6	362,500	425,000	17.2	NA	575,000	NA
Walla Walla	260,000	300,000	15.4	397,900	393,700	-1.1	470,000	506,200	7.7
Whatcom	441,200	425,000	-3.7	589,200	548,400	-6.9	719,700	746,400	3.7
Whitman	250,000	150,000	-40.0	361,100	357,100	-1.1	400,000	506,200	26.6
Yakima	199,200	203,800	2.3	341,200	339,000	-0.6	433,900	418,400	-3.6
Statewide	464,200	419,800	-9.6	623,700	524,800	-15.9	733,500	707,400	-3.6

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

First Quarter 2023

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$297,700	6.4	\$63,500	\$1,485	89.1	\$44,500	\$1,457	63.6
Asotin	\$293,200	6.4	\$53,800	\$1,462	76.6	\$37,700	\$1,435	54.7
Benton	\$425,500	6.4	\$83,600	\$2,122	82.1	\$58,500	\$2,083	58.5
Chelan	\$486,500	6.4	\$69,700	\$2,426	59.8	\$48,800	\$2,381	42.7
Clallam	\$433,900	6.4	\$56,100	\$2,164	54.0	\$39,300	\$2,124	38.5
Clark	\$502,600	6.4	\$81,400	\$2,507	67.6	\$57,000	\$2,460	48.3
Columbia	\$263,100	6.4	\$71,800	\$1,312	114.0	\$50,300	\$1,288	81.4
Cowlitz	\$389,300	6.4	\$80,400	\$1,941	86.3	\$56,300	\$1,905	61.5
Douglas	\$436,800	6.4	\$70,400	\$2,178	67.3	\$49,300	\$2,138	48.0
Ferry	\$245,400	6.4	\$52,300	\$1,224	89.0	\$36,600	\$1,201	63.5
Franklin	\$425,500	6.4	\$92,000	\$2,122	90.3	\$64,400	\$2,083	64.4
Garfield	\$233,300	6.4	\$60,900	\$1,163	109.0	\$42,600	\$1,142	77.7
Grant	\$318,100	6.4	\$58,900	\$1,586	77.3	\$41,200	\$1,557	55.1
Grays Harbor	\$326,500	6.4	\$54,600	\$1,628	69.8	\$38,200	\$1,598	49.8
Island	\$543,700	6.4	\$86,900	\$2,712	66.8	\$60,800	\$2,661	47.6
Jefferson	\$558,300	6.4	\$81,100	\$2,784	60.7	\$56,800	\$2,733	43.3
King	\$821,300	6.4	\$110,500	\$4,096	56.2	\$77,400	\$4,020	40.1
Kitsap	\$503,900	6.4	\$76,600	\$2,513	63.5	\$53,600	\$2,467	45.3
Kittitas	\$550,000	6.4	\$75,600	\$2,743	57.4	\$52,900	\$2,692	40.9
Klickitat	\$400,000	6.4	\$57,800	\$1,995	60.3	\$40,500	\$1,958	43.1
Lewis	\$390,800	6.4	\$53,900	\$1,949	57.6	\$37,700	\$1,913	41.0
Lincoln	\$220,200	6.4	\$62,400	\$1,098	118.4	\$43,700	\$1,078	84.4
Mason	\$384,000	6.4	\$69,500	\$1,915	75.6	\$48,700	\$1,880	54.0
Okanogan	\$285,000	6.4	\$57,400	\$1,421	84.1	\$40,200	\$1,395	60.0
Pacific	\$318,700	6.4	\$59,600	\$1,589	78.1	\$41,700	\$1,560	55.7
Pend Oreille	\$275,000	6.4	\$67,800	\$1,371	103.0	\$47,500	\$1,346	73.5
Pierce	\$524,100	6.4	\$89,200	\$2,614	71.1	\$62,400	\$2,565	50.7
San Juan	\$850,000	6.4	\$88,200	\$4,240	43.3	\$61,700	\$4,161	30.9
Skagit	\$518,400	6.4	\$98,600	\$2,585	79.4	\$69,000	\$2,538	56.6
Skamania	\$466,700	6.4	\$74,700	\$2,328	66.8	\$52,300	\$2,284	47.7
Snohomish	\$693,600	6.4	\$113,900	\$3,459	68.6	\$79,700	\$3,395	48.9
Spokane	\$407,100	6.4	\$67,300	\$2,030	69.0	\$47,100	\$1,993	49.2
Stevens	\$275,000	6.4	\$49,700	\$1,371	75.5	\$34,800	\$1,346	53.8
Thurston	\$490,400	6.4	\$88,700	\$2,446	75.5	\$62,100	\$2,400	53.9
Wahkiakum	\$412,300	6.4	\$70,600	\$2,056	71.5	\$49,400	\$2,018	51.0
Walla Walla	\$406,200	6.4	\$68,600	\$2,026	70.5	\$48,000	\$1,988	50.3
Whatcom	\$580,800	6.4	\$78,700	\$2,897	56.6	\$55,100	\$2,843	40.4
Whitman	\$392,300	6.4	\$63,200	\$1,956	67.3	\$44,200	\$1,920	47.9
Yakima	\$335,800	6.4	\$60,500	\$1,675	75.2	\$42,400	\$1,644	53.7
Statewide	\$572,900	6.4	\$89,700	\$2,857	65.4	\$62,800	\$2,804	46.6

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	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023
Adams	154.0	141.5	158.1	120.5	125.9	93.9	89.3	88.0	89.1
Asotin	170.4	169.1	169.7	160.3	142.2	95.5	85.0	81.6	76.6
Benton	126.1	118.2	124.3	117.5	101.1	88.0	87.4	87.7	82.1
Chelan	101.3	90.2	79.6	80.0	73.7	49.3	53.1	52.2	59.8
Clallam	84.5	77.5	86.0	80.1	77.9	55.2	54.7	55.8	54.0
Clark	115.3	109.6	111.8	109.4	92.8	63.3	63.9	70.3	67.6
Columbia	135.9	131.6	135.2	130.4	126.1	120.8	123.7	115.4	114.0
Cowlitz	97.8	85.3	91.1	90.7	82.6	92.2	92.6	90.0	86.3
Douglas	96.0	88.7	86.1	86.1	80.1	74.2	66.9	70.7	67.3
Ferry	174.5	151.7	171.3	154.0	148.6	96.2	110.4	89.7	89.0
Franklin	129.6	119.0	114.1	107.9	92.9	94.9	94.5	99.6	90.3
Garfield	147.7	217.3	146.5	138.0	122.8	108.6	102.0	132.5	109.0
Grant	161.0	152.4	130.6	133.0	114.4	69.9	71.4	73.3	77.3
Grays Harbor	106.9	98.7	132.7	134.5	113.7	66.4	68.9	68.6	69.8
Island	87.0	75.0	89.1	89.2	79.7	68.8	68.6	67.3	66.8
Jefferson	84.8	66.4	70.9	69.9	74.5	54.7	58.7	55.6	60.7
King	81.8	73.7	82.8	84.6	73.1	51.9	56.5	55.5	56.2
Kitsap	111.6	104.3	100.8	100.4	89.7	64.2	64.3	67.7	63.5
Kittitas	85.6	83.2	84.8	76.4	64.3	62.8	62.1	58.2	57.4
Klickitat	123.7	97.9	99.1	104.6	111.3	56.3	62.7	76.6	60.3
Lewis	107.1	101.6	103.8	104.7	92.2	60.9	61.5	58.3	57.6
Lincoln	234.7	197.6	165.3	185.9	161.2	180.7	95.0	117.3	118.4
Mason	122.9	112.8	122.5	121.1	109.1	73.7	75.2	75.8	75.6
Okanogan	118.9	92.1	82.3	100.8	70.6	74.1	77.8	72.2	84.1
Pacific	124.6	109.7	106.1	104.6	96.9	90.8	88.4	85.8	78.1
Pend Oreille	134.2	101.8	96.7	98.1	94.6	87.9	100.0	107.8	103.0
Pierce	100.8	92.3	98.6	95.9	85.1	69.9	71.8	73.9	71.1
San Juan	57.6	46.3	57.7	50.3	52.1	40.9	40.8	40.5	43.3
Skagit	92.6	88.4	75.1	82.1	64.5	79.1	81.9	85.3	79.4
Skamania	117.2	106.9	105.7	89.4	94.7	69.3	85.7	89.0	66.8
Snohomish	98.1	85.0	85.8	84.3	70.0	60.0	64.6	65.2	68.6
Spokane	100.0	91.0	88.8	89.8	78.9	65.5	67.7	71.5	69.0
Stevens	140.3	110.1	105.0	106.5	102.5	66.0	74.1	70.0	75.5
Thurston	117.1	113.7	111.0	108.3	97.0	77.1	80.1	76.5	75.5
Wahkiakum	102.5	97.1	108.9	103.9	96.8	80.1	77.5	71.8	71.5
Walla Walla	106.8	96.4	104.5	98.1	92.1	69.0	71.7	69.2	70.5
Whatcom	87.3	83.3	86.1	83.0	72.0	55.4	56.7	58.6	56.6
Whitman	114.2	103.2	97.6	101.7	89.0	69.3	68.0	73.6	67.3
Yakima	104.6	97.3	112.9	113.0	104.5	77.9	77.4	78.7	75.2
Statewide	103.2	88.4	91.6	91.1	80.0	62.2	63.7	67.8	65.4

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.

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023
Adams	112.7	103.5	115.7	88.2	92.2	68.7	63.6	62.8	63.6
Asotin	124.8	123.8	124.2	117.3	104.1	69.9	60.6	58.3	54.7
Benton	92.3	86.5	91.0	86.0	74.0	64.4	62.2	62.5	58.5
Chelan	74.2	66.0	58.3	58.5	53.9	36.1	37.9	37.3	42.7
Clallam	61.8	56.7	63.0	58.6	57.0	40.4	38.9	39.8	38.5
Clark	84.4	80.3	81.9	80.1	68.0	46.3	45.5	50.1	48.3
Columbia	99.5	96.3	99.0	95.4	92.3	88.4	88.2	82.3	81.4
Cowlitz	71.6	62.5	66.7	66.4	60.5	67.5	66.0	64.2	61.5
Douglas	70.3	64.9	63.0	63.0	58.6	54.3	47.7	50.5	48.0
Ferry	127.8	111.1	125.4	112.7	108.8	70.4	78.7	64.0	63.5
Franklin	94.9	87.1	83.5	78.9	68.0	69.5	67.3	71.1	64.4
Garfield	108.1	159.1	107.2	101.0	89.9	79.5	72.7	94.6	77.7
Grant	117.9	111.6	95.6	97.3	83.8	51.1	50.9	52.3	55.1
Grays Harbor	78.2	72.2	97.1	98.4	83.2	48.6	49.1	48.9	49.8
Island	63.7	54.9	65.2	65.3	58.3	50.3	48.9	48.0	47.6
Jefferson	62.1	48.6	51.9	51.2	54.5	40.0	41.8	39.6	43.3
King	59.9	53.9	60.6	61.9	53.5	38.0	40.3	39.6	40.1
Kitsap	81.7	76.4	73.8	73.5	65.7	47.0	45.8	48.3	45.3
Kittitas	62.7	60.9	62.1	55.9	47.0	46.0	44.2	41.6	40.9
Klickitat	90.6	71.7	72.6	76.5	81.5	41.2	44.7	54.7	43.1
Lewis	78.4	74.4	76.0	76.7	67.5	44.6	43.8	41.6	41.0
Lincoln	171.8	144.6	121.0	136.0	118.1	132.3	67.7	83.8	84.4
Mason	89.9	82.6	89.6	88.6	79.9	54.0	53.5	54.1	54.0
Okanogan	87.0	67.4	60.3	73.8	51.6	54.2	55.5	51.5	60.0
Pacific	91.2	80.3	77.7	76.6	70.9	66.4	63.0	61.3	55.7
Pend	98.2	74.5	70.8	71.8	69.3	NA	71.2	76.9	73.5
Pend Oreille	NA	NA	NA	NA	NA	64.4	NA	NA	NA
Pierce	73.8	67.5	72.1	70.2	62.3	51.2	51.1	52.7	50.7
San Juan	42.1	33.9	42.3	36.8	38.1	30.0	29.1	28.9	30.9
Skagit	67.8	64.7	55.0	60.1	47.2	57.9	58.4	60.9	56.6
Skamania	85.8	78.3	77.4	65.4	69.3	50.8	61.1	63.5	47.7
Snohomish	71.8	62.2	62.8	61.7	51.2	43.9	46.0	46.5	48.9
Spokane	73.2	66.6	65.0	65.7	57.8	47.9	48.2	51.0	49.2
Stevens	102.7	80.6	76.8	78.0	75.1	48.3	52.7	50.0	53.8
Thurston	85.7	83.2	81.2	79.3	71.0	56.4	57.0	54.6	53.9
Wahkiakum	75.0	71.1	79.7	76.1	70.8	58.6	55.2	51.2	51.0
Walla Walla	78.2	70.5	76.5	71.8	67.4	50.5	51.0	49.4	50.3
Whatcom	63.9	61.0	63.0	60.8	52.7	40.6	40.4	41.9	40.4
Whitman	83.6	75.6	71.5	74.5	65.2	50.7	48.4	52.5	47.9
Yakima	76.6	71.2	82.6	82.7	76.5	57.0	55.1	56.1	53.7
Statewide	75.6	64.7	67.1	66.7	58.6	45.5	45.4	48.3	46.6

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 First Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	2.1	4.3	19.1	76.6
Asotin	NA	NA	NA	NA
Benton	1.0	2.0	4.6	38.5
Chelan	0.6	2.9	3.4	28.0
Clallam	0.8	1.7	5.9	41.2
Clark	1.5	5.0	8.2	26.9
Columbia	NA	10.0	20.0	40.0
Cowlitz	NA	0.7	7.2	45.7
Douglas	NA	NA	4.8	38.7
Ferry	7.7	23.1	46.2	69.2
Franklin	1.0	2.0	4.6	38.5
Garfield	NA	NA	NA	NA
Grant	0.5	7.8	21.4	71.9
Grays Harbor	2.7	7.3	16.2	72.3
Island	0.6	0.6	1.7	22.9
Jefferson	1.4	1.4	8.7	36.2
King	0.1	0.2	0.7	12.8
Kitsap	NA	0.2	0.9	26.7
Kittitas	NA	NA	0.6	30.3
Klickitat	NA	7.5	13.2	35.8
Lewis	NA	NA	2.2	54.9
Lincoln	NA	NA	18.8	81.2
Mason	0.7	2.8	5.6	56.3
Okanogan	NA	4.9	17.5	60.2
Pacific	4.0	8.8	17.6	65.6
Pend Oreille	NA	25.0	33.3	83.3
Pierce	NA	0.1	1.4	28.2
San Juan	NA	NA	NA	15.1
Skagit	0.6	1.7	4.4	32.8
Skamania	NA	NA	12.5	56.2
Snohomish	0.3	0.5	1.1	11.8
Spokane	NA	0.3	3.6	43.7
Stevens	NA	25.0	33.3	83.3
Thurston	NA	0.9	2.8	36.9
Wahkiakum	NA	NA	NA	58.8
Walla Walla	2.5	4.9	12.3	55.6
Whatcom	3.0	6.3	8.9	37.8
Whitman	NA	7.1	14.3	50.0
Yakima	3.9	8.1	17.6	77.5
Statewide	0.7	1.9	4.6	31.8

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of First Quarters

County	Q1 2016	Q1 2017	Q1 2018	Q1 2019	Q1 2020	Q1 2021	Q1 2022	Q1 2023	% Change
Adams	36	40	27	28	21	15	17	47	176.5
Asotin	581	220	216	NA	NA	NA	NA	NA	NA
Benton	807	652	699	646	644	240	423	685	61.9
Chelan	239	186	141	142	153	54	89	149	67.4
Clallam	206	195	151	204	156	31	68	111	63.2
Clark	816	678	743	814	735	326	295	364	23.4
Columbia	377	323	279	238	217	5	8	10	25.0
Cowlitz	190	162	144	164	123	45	83	134	61.4
Douglas	118	67	65	65	88	21	41	58	41.5
Ferry	60	53	40	45	33	17	17	13	-23.5
Franklin	807	652	699	646	644	240	423	685	61.9
Garfield	581	220	216	NA	NA	NA	NA	NA	NA
Grant	355	271	216	197	196	74	81	168	107.4
Grays Harbor	448	366	322	266	254	85	166	239	44.0
Island	337	289	249	275	189	56	72	168	133.3
Jefferson	216	175	135	108	109	51	37	63	70.3
King	2,162	1,687	1,721	3,297	2,143	1,061	1,056	1,860	76.1
Kitsap	549	504	329	405	371	131	195	397	103.6
Kittitas	227	133	132	139	128	42	61	134	119.7
Klickitat	131	148	84	65	73	18	25	53	112.0
Lewis	399	216	205	199	209	73	106	182	71.7
Lincoln	28	17	23	23	13	5	9	16	77.8
Mason	367	265	195	161	179	55	92	137	48.9
Okanogan	399	250	221	200	169	65	69	100	44.9
Pacific	234	182	177	164	125	48	56	117	108.9
Pend Oreille	322	266	197	155	118	44	63	12	-81.0
Pierce	1,713	1,409	1,217	1,326	1,027	375	570	918	61.1
San Juan	269	207	183	165	182	54	46	68	47.8
Skagit	409	295	275	320	253	96	128	163	27.3
Skamania	41	30	38	41	36	13	18	16	-11.1
Snohomish	1,080	768	646	1,099	848	282	446	627	40.6
Spokane	1,898	1,377	1,242	1,130	708	192	277	609	119.9
Stevens	322	266	197	155	118	44	63	12	-81.0
Thurston	697	538	434	429	309	117	183	297	62.3
Wahkiakum	32	22	16	21	16	7	7	17	142.9
Walla Walla	377	323	279	238	217	39	37	80	116.2
Whatcom	727	451	407	470	467	206	199	378	89.9
Whitman	142	100	87	74	89	44	33	54	63.6
Yakima	603	483	452	359	407	288	282	275	-2.5
Statewide	17,592	13,348	11,987	13,672	11,005	4,275	5,355	8,719	62.8

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

March 2023

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	3.8	6.6	29.6	6.7	415.4
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	1.6	1.7	1.4	1.3	4.2	2.3	130.0
Chelan	NA	NA	0.6	1.3	5.7	3.4	142.9
Clallam	2.5	1.2	1	1.3	3.2	2.1	133.3
Clark	2.1	1.6	1.8	0.3	1.2	1	100.0
Columbia	NA	NA	0.6	0.8	6.3	1.8	-47.1
Cowlitz	NA	NA	1	0.9	4.5	1.6	128.6
Douglas	NA	NA	NA	0.9	3.1	1.9	90.0
Ferry	NA	NA	2.3	2.3	NA	3.3	13.8
Franklin	1.6	1.7	1.4	1.3	4.2	2.3	130.0
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	1.5	2.1	8.6	2.6	271.4
Grays Harbor	0.7	1.1	1.3	2.6	4.6	2.5	108.3
Island	2.2	NA	0	0.7	2	1.5	200.0
Jefferson	NA	NA	NA	1.9	2.9	2.6	160.0
King	2.4	4.7	2	0.6	1.2	1.2	140.0
Kitsap	NA	NA	0.2	0.7	2	1.4	180.0
Kittitas	NA	NA	NA	1.4	3.2	2.4	200.0
Klickitat	NA	NA	1.2	1.2	3.5	2.4	118.2
Lewis	NA	NA	NA	1.8	3.9	2.2	144.4
Lincoln	NA	NA	NA	NA	NA	9.6	464.7
Mason	1.2	1.2	0.6	1.3	3.2	1.7	88.9
Okanogan	NA	NA	1.9	4.4	9.8	4	166.7
Pacific	NA	NA	1.7	3	8	3.5	150.0
Pend Oreille	NA	NA	0.1	0.6	NA	0.5	-70.6
Pierce	NA	NA	1.1	0.6	1.4	1.1	120.0
San Juan	NA	NA	NA	NA	3.6	4.1	64.0
Skagit	NA	NA	NA	0.9	2	1.6	77.8
Skamania	NA	NA	NA	3.4	3.4	3.3	26.9
Snohomish	2.5	1	1	0.5	1	1	100.0
Spokane	NA	NA	0.6	0.8	2.5	1.3	225.0
Stevens	NA	NA	0.1	0.6	NA	0.5	-70.6
Thurston	NA	NA	0.9	0.6	1.4	1	150.0
Wahkiakum	NA	NA	NA	NA	12.4	3.8	22.6
Walla Walla	NA	NA	1.2	1.3	2.7	1.8	157.1
Whatcom	7.5	3.5	3.4	1.6	2.1	2.1	162.5
Whitman	NA	NA	0.8	1.6	2.7	1.9	90.0
Yakima	2.1	1.6	1.6	2.2	NA	2.3	53.3
Statewide	2.4	1.8	1.5	1.3	2	1.8	125.0

WCRER Estimates

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, 2014-2022

County	2014	2015	2016	2017	2018	2019	2020	2021	2022	% Change by year
Adams	50	86	31	31	47	73	99	80	46	-42.5
Asotin	35	31	32	34	34	86	161	31	49	58.1
Benton	942	1,124	1,357	1,111	1,285	1,540	1,345	1,486	1,242	-16.4
Chelan	304	365	393	442	590	606	670	671	629	-6.3
Clallam	160	216	247	307	336	287	279	314	260	-17.2
Clark	2,240	3,283	3,310	3,787	3,598	4,722	5,022	5,602	4,194	-25.1
Columbia	7	10	2	4	4	4	10	44	10	-77.3
Cowlitz	178	173	308	484	318	351	346	348	585	68.1
Douglas	156	162	181	187	217	349	321	329	232	-29.5
Ferry	10	16	21	0	1	27	26	34	30	-11.8
Franklin	322	510	530	698	616	601	620	663	644	-2.9
Garfield	3	NA	1	1	2	2	4	3	1	-66.7
Grant	264	457	650	445	451	489	544	713	635	-10.9
GraysHarbor	142	178	207	251	463	344	342	432	413	-4.4
Island	252	281	373	408	391	369	445	401	394	-1.7
Jefferson	121	177	238	172	143	174	157	274	269	-1.8
King	14,703	15,226	17,699	18,641	18,460	17,919	12,337	19,549	18,830	-3.7
Kitsap	598	1,066	1,059	1,094	1,149	1,117	1,285	2,285	1,701	-25.6
Kittitas	283	288	323	531	629	411	414	545	551	1.1
Klickitat	83	120	123	115	127	112	124	189	134	-29.1
Lewis	164	129	232	234	275	301	382	454	406	-10.6
Lincoln	30	33	50	43	58	48	56	75	85	13.3
Mason	108	111	166	212	276	293	305	458	240	-47.6
Okanogan	165	165	133	144	153	156	197	277	275	-0.7
Pacific	63	62	77	85	131	91	92	111	128	15.3
Pend	42	47	59	41	48	50	80	79	75	-5.1
Pierce	3,777	3,046	3,865	4,968	5,449	4,272	4,922	6,072	4,730	-22.1
SanJuan	109	100	124	115	156	133	116	155	108	-30.3
Skagit	274	424	505	663	585	518	561	914	579	-36.7
Skamania	34	47	38	58	63	73	82	75	80	6.7
Snohomish	3,473	2,594	3,925	3,725	4,277	4,408	5,780	5,122	3,101	-39.5
Spokane	1,839	1,978	3,596	3,460	2,926	3,106	3,170	3,115	3,745	20.2
Stevens	79	74	109	140	200	194	192	300	277	-7.7
Thurston	1,003	931	2,081	1,067	1,750	1,713	1,161	2,054	1,538	-25.1
Wahkiakum	11	15	15	20	11	16	25	32	40	25.0
WallaWalla	207	188	218	144	221	190	154	261	178	-31.8
Whatcom	1,007	911	1,183	1,256	1,464	1,821	1,382	1,871	1,614	-13.7
Whitman	218	141	194	242	264	415	98	420	279	-33.6
Yakima	442	392	422	434	578	1,043	575	1,103	706	-36.0
Statewide	33,898	35,157	44,077	45,794	47,746	48,424	43,881	56,941	49,033	-13.9

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties
Annual, 2014-2022

County	2014	2015	2016	2017	2018	2019	2020	2021	2022	% Change by year
Adams	46	75	28	23	47	71	99	67	44	-34.3
Asotin	33	31	30	34	30	29	87	31	45	45.2
Benton	798	825	952	848	942	1,082	1,125	1,265	809	-36.0
Chelan	286	358	385	414	420	384	473	480	364	-24.2
Clallam	160	215	243	287	320	275	275	306	260	-15.0
Clark	1,588	2,220	2,645	2,080	2,793	2,929	3,220	3,101	2,079	-33.0
Columbia	7	10	2	4	4	4	7	4	10	150.0
Cowlitz	160	168	273	464	294	309	331	286	311	8.7
Douglas	147	132	158	185	206	248	233	323	206	-36.2
Ferry	10	16	21	0	1	27	26	34	24	-29.4
Franklin	280	396	496	609	616	574	620	650	423	-34.9
Garfield	3	NA	1	1	2	2	4	3	1	-66.7
Grant	230	228	264	350	383	441	440	605	522	-13.7
GraysHarbor	140	174	207	251	455	340	338	422	379	-10.2
Island	252	281	369	401	375	351	329	391	381	-2.6
Jefferson	121	154	234	172	143	174	155	229	223	-2.6
King	4,215	4,010	4,254	4,356	4,442	3,777	3,688	3,251	2,801	-13.8
Kitsap	519	796	862	952	903	931	909	1,112	1,041	-6.4
Kittitas	265	285	304	364	435	396	378	533	481	-9.8
Klickitat	78	120	105	99	119	102	105	187	130	-30.5
Lewis	129	129	156	218	271	260	327	354	324	-8.5
Lincoln	30	33	50	43	58	46	56	75	85	13.3
Mason	108	111	166	208	266	291	303	322	240	-25.5
Okanogan	160	164	133	138	149	154	163	275	271	-1.5
Pacific	63	62	77	85	94	91	92	105	122	16.2
Pend	42	47	59	41	48	50	80	79	75	-5.1
Pierce	2,371	2,253	2,469	3,014	2,491	2,551	2,664	3,207	2,322	-27.6
SanJuan	109	100	118	112	152	113	114	155	100	-35.5
Skagit	262	410	420	534	542	436	300	332	261	-21.4
Skamania	24	47	38	58	61	64	82	75	80	6.7
Snohomish	2,079	2,383	2,702	2,627	2,201	2,409	2,508	2,370	1,906	-19.6
Spokane	1,014	1,340	1,661	1,608	1,696	1,696	1,662	1,610	1,755	9.0
Stevens	79	74	99	136	200	192	186	298	267	-10.4
Thurston	934	881	1,084	950	912	812	708	752	584	-22.3
Wahkiakum	11	15	15	20	11	16	21	22	40	81.8
WallaWalla	183	184	182	144	221	160	132	137	120	-12.4
Whatcom	542	599	718	793	767	816	718	888	810	-8.8
Whitman	75	81	78	80	126	128	90	109	79	-27.5
Yakima	352	390	405	412	480	569	494	631	426	-32.5
Statewide	17,905	19,797	22,463	23,115	23,676	23,300	23,542	25,076	20,401	-18.6

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2017-2022

County	2017	2018	2019	2020	2021	2022	% Change by year
Adams	6,523	6,570	6,643	6,742	6,822	6,868	0.7
Asotin	9,974	10,008	10,094	10,255	10,286	10,335	0.5
Benton	74,890	76,175	77,715	79,060	80,546	81,788	1.5
Chelan	37,097	37,687	38,293	38,963	39,634	40,263	1.6
Clallam	36,824	37,160	37,447	37,726	38,040	38,300	0.7
Clark	182,195	185,793	190,515	195,537	201,139	205,333	2.1
Columbia	2,156	2,160	2,164	2,174	2,218	2,228	0.5
Cowlitz	44,680	44,998	45,349	45,695	46,043	46,628	1.3
Douglas	16,541	16,758	17,107	17,428	17,757	17,989	1.3
Ferry	4,163	4,164	4,191	4,217	4,251	4,281	0.7
Franklin	28,438	29,054	29,655	30,275	30,938	31,582	2.1
Garfield	1,353	1,355	1,357	1,361	1,364	1,365	0.1
Grant	36,341	36,792	37,281	37,825	38,538	39,173	1.6
GraysHarbor	37,058	37,521	37,865	38,207	38,639	39,052	1.1
Island	40,055	40,446	40,815	41,260	41,661	42,055	0.9
Jefferson	17,721	17,864	18,038	18,195	18,469	18,738	1.5
King	952,453	970,913	988,832	1,001,169	1,020,718	1,039,548	1.8
Kitsap	110,929	112,078	113,195	114,480	116,765	118,466	1.5
Kittitas	22,771	23,400	23,811	24,225	24,770	25,321	2.2
Klickitat	10,449	10,576	10,688	10,812	11,001	11,135	1.2
Lewis	34,258	34,533	34,834	35,216	35,670	36,076	1.1
Lincoln	6,001	6,059	6,107	6,163	6,238	6,323	1.4
Mason	30,819	31,095	31,388	31,693	32,151	32,391	0.7
Okanogan	22,105	22,258	22,414	22,611	22,888	23,163	1.2
Pacific	15,870	16,001	16,092	16,184	16,295	16,423	0.8
Pend	7,838	7,886	7,936	8,016	8,095	8,170	0.9
Pierce	350,809	356,258	360,530	365,452	371,524	376,254	1.3
SanJuan	12,617	12,773	12,906	13,022	13,177	13,285	0.8
Skagit	52,876	53,461	53,979	54,540	55,454	56,033	1.0
Skamania	5,556	5,619	5,692	5,774	5,849	5,929	1.4
Snohomish	311,258	315,535	319,943	325,723	330,845	333,946	0.9
Spokane	219,919	222,845	225,951	229,121	232,236	235,981	1.6
Stevens	19,906	20,106	20,300	20,492	20,792	21,069	1.3
Thurston	115,829	117,579	119,292	120,453	122,507	124,045	1.3
Wahkiakum	2,149	2,160	2,176	2,201	2,233	2,273	1.8
WallaWalla	24,772	24,993	25,183	25,337	25,598	25,776	0.7
Whatcom	96,356	97,820	99,641	101,023	102,894	104,508	1.6
Whitman	20,700	20,964	21,379	21,477	21,897	22,176	1.3
Yakima	89,615	90,193	91,236	91,811	92,914	93,620	0.8
Statewide	3,111,864	3,159,610	3,208,034	3,251,915	3,308,856	3,357,889	1.5

WCRER estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2017-2022

County	2017	2018	2019	2020	2021	2022	% Change by year
Adams	4,297	4,344	4,415	4,514	4,581	4,625	1.0
Asotin	7,202	7,232	7,261	7,348	7,379	7,424	0.6
Benton	50,870	51,812	52,894	54,019	55,284	56,093	1.5
Chelan	26,841	27,261	27,645	28,118	28,598	28,962	1.3
Clallam	27,172	27,492	27,767	28,042	28,348	28,608	0.9
Clark	132,079	134,872	137,801	141,021	144,122	146,201	1.4
Columbia	1,695	1,699	1,703	1,710	1,714	1,724	0.6
Cowlitz	31,718	32,012	32,321	32,652	32,938	33,249	0.9
Douglas	11,448	11,654	11,902	12,135	12,458	12,664	1.7
Ferry	2,996	2,997	3,024	3,050	3,084	3,108	0.8
Franklin	20,109	20,725	21,299	21,919	22,569	22,992	1.9
Garfield	1,035	1,037	1,039	1,043	1,046	1,047	0.1
Grant	21,960	22,343	22,784	23,224	23,829	24,351	2.2
GraysHarbor	26,876	27,331	27,671	28,009	28,431	28,810	1.3
Island	32,238	32,613	32,964	33,293	33,684	34,065	1.1
Jefferson	13,892	14,035	14,209	14,364	14,593	14,816	1.5
King	527,962	532,404	536,181	539,869	543,120	545,921	0.5
Kitsap	80,938	81,841	82,772	83,681	84,793	85,834	1.2
Kittitas	15,880	16,315	16,711	17,089	17,622	18,103	2.7
Klickitat	7,404	7,523	7,625	7,730	7,917	8,047	1.6
Lewis	24,252	24,523	24,783	25,110	25,464	25,788	1.3
Lincoln	4,592	4,650	4,696	4,752	4,827	4,912	1.8
Mason	23,138	23,404	23,695	23,998	24,320	24,560	1.0
Okanogan	16,019	16,168	16,322	16,485	16,760	17,031	1.6
Pacific	11,325	11,419	11,510	11,602	11,707	11,829	1.0
Pend	5,913	5,961	6,011	6,091	6,170	6,245	1.2
Pierce	241,398	243,889	246,440	249,104	252,311	254,633	0.9
SanJuan	10,811	10,963	11,076	11,190	11,345	11,445	0.9
Skagit	39,546	40,088	40,524	40,824	41,156	41,417	0.6
Skamania	4,070	4,131	4,195	4,277	4,352	4,432	1.8
Snohomish	210,058	212,259	214,668	217,176	219,546	221,452	0.9
Spokane	148,620	150,316	152,012	153,674	155,284	157,039	1.1
Stevens	14,738	14,938	15,130	15,316	15,614	15,881	1.7
Thurston	82,209	83,121	83,933	84,641	85,393	85,977	0.7
Wahkiakum	1,606	1,617	1,633	1,654	1,676	1,716	2.4
WallaWalla	17,431	17,652	17,812	17,944	18,081	18,201	0.7
Whatcom	62,475	63,242	64,058	64,776	65,664	66,474	1.2
Whitman	10,312	10,438	10,566	10,656	10,765	10,844	0.7
Yakima	61,706	62,186	62,755	63,249	63,880	64,306	0.7
Statewide	2,034,831	2,058,507	2,081,807	2,105,349	2,130,425	2,150,826	1.0

WCRER estimates

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2017-2022

County	2017	2018	2019	2020	2021	2022	% Change by year
Adams	2,226	2,226	2,228	2,228	2,241	2,243	0.1
Asotin	2,772	2,776	2,833	2,907	2,907	2,911	0.1
Benton	24,020	24,363	24,821	25,041	25,262	25,695	1.7
Chelan	10,256	10,426	10,648	10,845	11,036	11,301	2.4
Clallam	9,652	9,668	9,680	9,684	9,692	9,692	0.0
Clark	50,116	50,921	52,714	54,516	57,017	59,132	3.7
Columbia	461	461	461	464	504	504	0.0
Cowlitz	12,962	12,986	13,028	13,043	13,105	13,379	2.1
Douglas	5,093	5,104	5,205	5,293	5,299	5,325	0.5
Ferry	1,167	1,167	1,167	1,167	1,167	1,173	0.5
Franklin	8,329	8,329	8,356	8,356	8,369	8,590	2.6
Garfield	318	318	318	318	318	318	0.0
Grant	14,381	14,449	14,497	14,601	14,709	14,822	0.8
GraysHarbor	10,182	10,190	10,194	10,198	10,208	10,242	0.3
Island	7,817	7,833	7,851	7,967	7,977	7,990	0.2
Jefferson	3,829	3,829	3,829	3,831	3,876	3,922	1.2
King	424,491	438,509	452,651	461,300	477,598	493,627	3.4
Kitsap	29,991	30,237	30,423	30,799	31,972	32,632	2.1
Kittitas	6,891	7,085	7,100	7,136	7,148	7,218	1.0
Klickitat	3,045	3,053	3,063	3,082	3,084	3,088	0.1
Lewis	10,006	10,010	10,051	10,106	10,206	10,288	0.8
Lincoln	1,409	1,409	1,411	1,411	1,411	1,411	0.0
Mason	7,681	7,691	7,693	7,695	7,831	7,831	0.0
Okanogan	6,086	6,090	6,092	6,126	6,128	6,132	0.1
Pacific	4,545	4,582	4,582	4,582	4,588	4,594	0.1
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	109,411	112,369	114,090	116,348	119,213	121,621	2.0
SanJuan	1,806	1,810	1,830	1,832	1,832	1,840	0.4
Skagit	13,330	13,373	13,455	13,716	14,298	14,616	2.2
Skamania	1,486	1,488	1,497	1,497	1,497	1,497	0.0
Snohomish	101,200	103,276	105,275	108,547	111,299	112,494	1.1
Spokane	71,299	72,529	73,939	75,447	76,952	78,942	2.6
Stevens	5,168	5,168	5,170	5,176	5,178	5,188	0.2
Thurston	33,620	34,458	35,359	35,812	37,114	38,068	2.6
Wahkiakum	543	543	543	547	557	557	0.0
WallaWalla	7,341	7,341	7,371	7,393	7,517	7,575	0.8
Whatcom	33,881	34,578	35,583	36,247	37,230	38,034	2.2
Whitman	10,388	10,526	10,813	10,821	11,132	11,332	1.8
Yakima	27,909	28,007	28,481	28,562	29,034	29,314	1.0
Statewide	1,077,033	1,101,103	1,126,227	1,146,566	1,178,431	1,207,063	2.4

WCRER estimates

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