

# 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
<b>Statewide</b>	<b>99,350</b>	<b>-9.0</b>	<b>-18.8</b>	<b>9,840</b>	<b>-28.2</b>	<b>\$572,900</b>	<b>-5.8</b>	<b>65.4</b>	<b>46.6</b>

1. Home Resales are Center estimates based on MLS reports or deed recording.

2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.

3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data since 2017 may be based upon sampled estimates.

4. Median prices are Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.

5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.

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