

HOUSING MARKET SNAPSHOT

State of Washington and Counties

Second 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	150	7.1	-6.2	14	-46.2	\$355,600	13.0	71.3	50.8
Asotin	80	-11.1	-38.5	14	-26.3	\$288,500	6.7	89.7	64.0
Benton	3,370	-7.7	-13.1	388	-0.3	\$429,000	-3.8	79.7	56.9
Chelan	910	0.0	-11.7	105	-36.0	\$565,000	-11.3	52.2	37.3
Clallam	890	0.0	-18.3	71	-20.2	\$513,900	9.8	55.4	39.5
Clark	6,870	-6.5	-18.1	935	11.4	\$555,800	-3.8	68.2	48.7
Columbia	100	11.1	0.0	3	-81.2	\$277,100	12.1	95.7	68.3
Cowlitz	1,200	-8.4	-22.1	66	-65.8	\$400,000	2.7	82.8	59.1
Douglas	460	-8.0	-28.1	70	2.9	\$462,500	3.9	61.0	43.5
Ferry	110	-8.3	-15.4	8	60.0	\$248,700	0.3	93.5	66.8
Franklin	1,130	-8.1	-13.1	159	0.0	\$429,000	-3.8	86.8	62.0
Garfield	0	NA	NA	1	NA	\$245,800	30.3	116.7	83.3
Grant	970	-12.6	-28.1	111	-34.7	\$330,800	-11.3	86.0	61.4
Grays Harbor	1,900	-7.8	-20.8	93	-21.2	\$361,400	-1.9	67.2	47.9
Island	1,630	-4.1	-20.5	101	-14.4	\$577,900	-2.5	57.4	40.9
Jefferson	570	3.6	-9.5	51	-37.0	\$636,500	-3.7	43.4	31.0
King	22,110	-5.8	-29.0	2,755	-50.2	\$913,200	-7.2	56.4	40.2
Kitsap	4,340	-5.7	-19.9	599	68.7	\$544,900	-5.4	73.0	52.1
Kittitas	1,060	-4.5	-22.6	100	-51.7	\$561,800	0.4	47.0	33.5
Klickitat	350	-5.4	9.4	29	-3.3	\$481,200	0.1	59.4	42.5
Lewis	1,230	-6.8	-21.7	83	-37.6	\$396,800	-4.3	74.3	53.0
Lincoln	100	-9.1	-41.2	22	-12.0	\$218,500	28.5	135.4	96.6
Mason	1,170	-5.6	-20.9	56	-34.9	\$402,100	-6.5	84.0	60.0
Okanogan	460	-9.8	-23.3	72	-29.4	\$380,000	5.7	65.5	46.8
Pacific	520	-1.9	-16.1	21	-51.2	\$350,000	13.7	75.5	53.8
Pend Oreille	250	4.2	-16.7	0	-100.0	\$315,800	-11.2	72.9	51.9
Pierce	12,500	-4.9	-26.0	773	-40.8	\$542,600	-6.4	72.8	51.9
San Juan	240	0.0	-29.4	29	-46.3	\$890,000	-8.7	33.6	24.0
Skagit	1,810	-4.2	-16.2	191	10.4	\$569,600	-1.3	51.3	36.6
Skamania	270	3.8	-20.6	14	-33.3	\$450,000	-7.4	79.5	56.7
Snohomish	9,510	-5.5	-26.3	1,095	9.7	\$761,500	-6.3	60.4	43.1
Spokane	6,530	-5.9	-17.1	877	26.9	\$440,500	-5.8	69.6	49.7
Stevens	720	1.4	-19.1	111	35.4	\$315,800	-11.2	86.9	62.0
Thurston	4,310	-8.9	-29.3	352	-34.1	\$508,000	-3.5	71.2	50.8
Wahkiakum	70	0.0	-30.0	11	0.0	\$437,300	11.8	67.0	47.8
Walla Walla	610	-3.2	-20.8	60	53.8	\$434,400	-3.1	65.9	47.0
Whatcom	2,830	-4.4	-20.1	232	-47.9	\$603,300	-6.8	52.5	37.5
Whitman	400	-7.0	-14.9	112	-42.6	\$419,600	-0.8	56.1	40.0
Yakima	1,960	-6.7	-18.7	155	-43.0	\$356,700	-1.9	77.9	55.6
Statewide	93,680	-5.7	-23.6	9,939	-28.0	\$654,900	0.1	57.2	40.8

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.