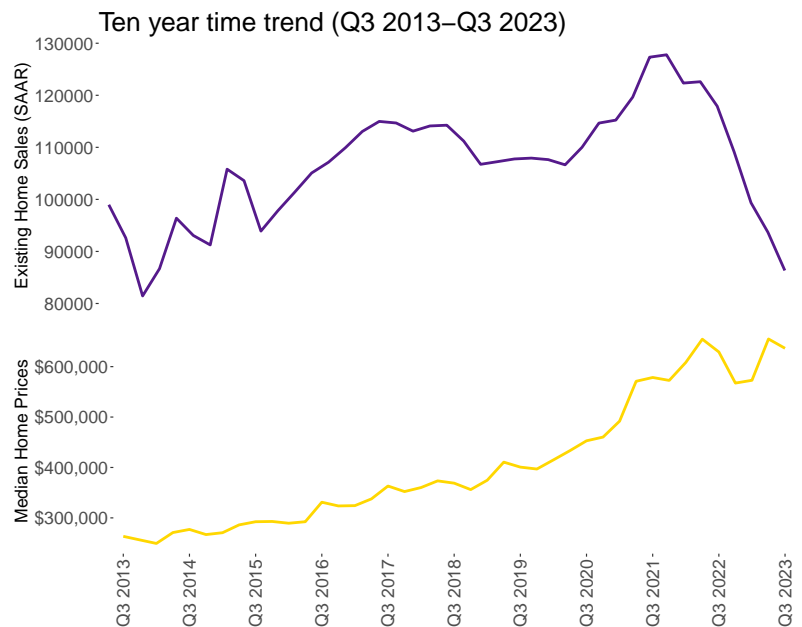


Washington Market Highlights: Third Quarter 2023

- Existing home sales fell in the third quarter by 7.8 percent to a seasonally adjusted annual rate of 86,340 units compared to last quarter, and fell 26.8 percent compared to a year earlier.
- Building permit activity fell 19.9 percent from a year earlier, totaling 9,230 new units authorized. Of these, 4,851 were issued for single-family units.
- The median price home sold in Washington during the third quarter was \$636,400, 1.2 percent higher 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 3 of Washington's 39 counties.
- Inventories of homes available for sale totaled 13,536 single-family homes at the end of the quarter, a 10.6 percent increase from the previous quarter and a 18.3 percent decline from a year ago. This inventory level represented a 2.0 month supply, an imbalance, where demand exceeds the supply of homes on the market.



Washington State's Housing Market is a quarterly report to the Washington Real Estate Commission and the Washington State Department of Licensing.

Prepared by:
 Washington Center for Real Estate Research
 Runstad Department of Real Estate
 College of Built Environments
 University of Washington
 430 Gould Hall, Box 355740
 Seattle, WA 98195-5740
 Web: wcrer.be.uw.edu
 E-mail: wcrer@uw.edu

Steven Bourassa
 Director

©Copyright 2023 by the Washington Center for Real Estate Research. All rights reserved.

The Washington Center for Real Estate Research will grant permission to use or reprint material from Washington State's Housing Market under appropriate circumstances.

Third Quarter 2023
 Issued November 2023

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	

Summary:

Washington state's housing market was weaker in the third 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 rose to \$636,400 in the third quarter, 1.2 percent higher than the same time in 2022.

The seasonally adjusted annual rate of existing home sales fell 26.8 percent from the third quarter of 2022—from 117,900 to 86,340. This means that if the quarter's pace continued unchanged for a year, that number of homes would be sold.

Home prices rose in nine of the state's eighteen metropolitan counties. Statewide, Garfield and Skamania counties recorded the highest relative increase of 28.7 percent. Median prices were lower than a year earlier in 16 counties, with prices in Lincoln County decreasing by 24.2%.

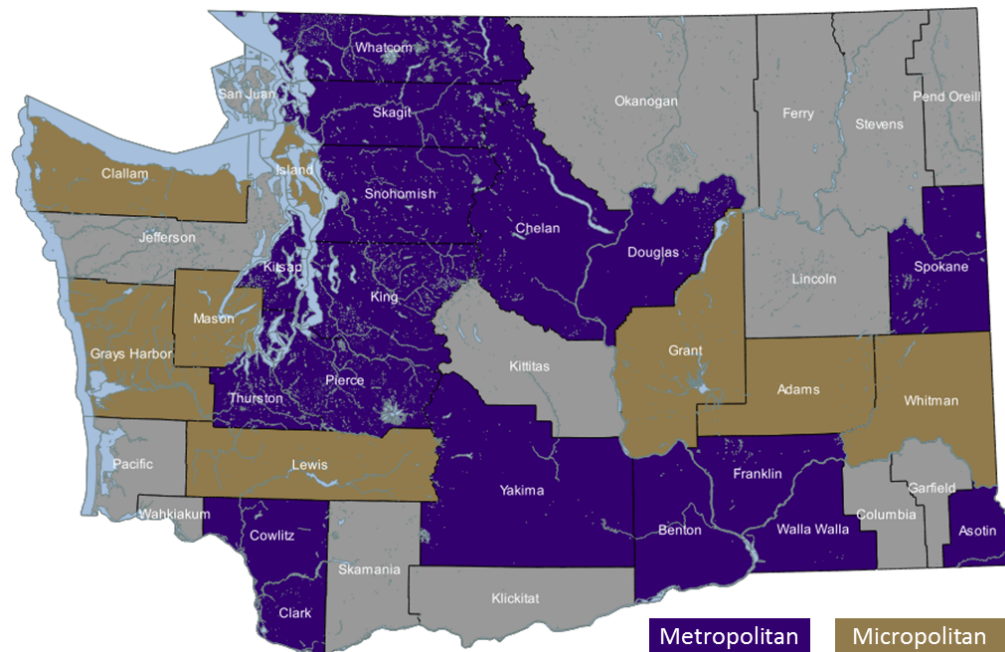
Given the variety of locations and market diversity in the state, median housing prices are highly variable, ranging from \$237,000 in Lincoln County to \$970,000 in San Juan County. (King County has the second highest median values at \$908,100).

Housing affordability rose in the third 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 58.6, down from 63.7 in the third quarter of 2022. This metric suggests that, given the same down payment and mortgage, a middle-income family had only 58.6 percent of the income required to purchase a home selling at the median.

Statewide, the first-time buyer affordability index rose by 1.1 points, ending the quarter at 41.9. 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 41.9 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 39 counties, especially those in the central Puget Sound region, present affordability issues for first-time buyers.

Affordability remains a challenge in the state's housing market. Meanwhile, permitting activity is decreasing. In the third quarter of 2023, a total of 9,230 building permits were recorded, down (19.9%) from the previous year.



Home Resales:

31 of 39

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

7.8%

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

13.3%

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

86,340

Seasonally Adjusted Annual Sales (SAAR).

2,210

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

26.8%

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

4

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

3 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.

28.6%

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

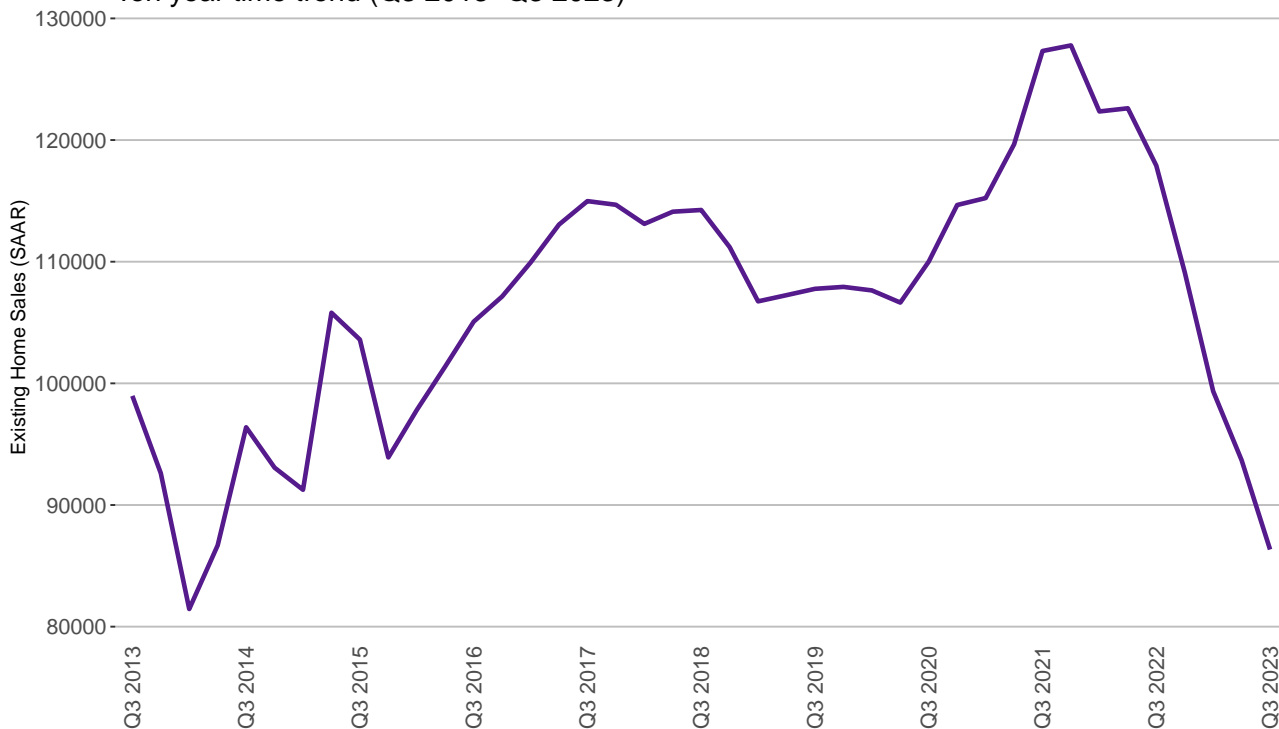
73,920

20

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

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**85.6 %** of state total).

Ten year time trend (Q3 2013–Q3 2023)



Housing Construction:

9,230

Number of building permits issued during the quarter.

19.9%

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

7.2%

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

0.8%

Decline in year-over-year single family permits (**40** fewer units).

33.9%

Decline in year-over-year multifamily permits (**2,249** fewer units).

66.7%

Greatest year-over-year increase in permits in a Metropolitan county, (**Douglas** county **34** additional units).

16.1%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Mason** county **9** additional units).

11 of 13

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.

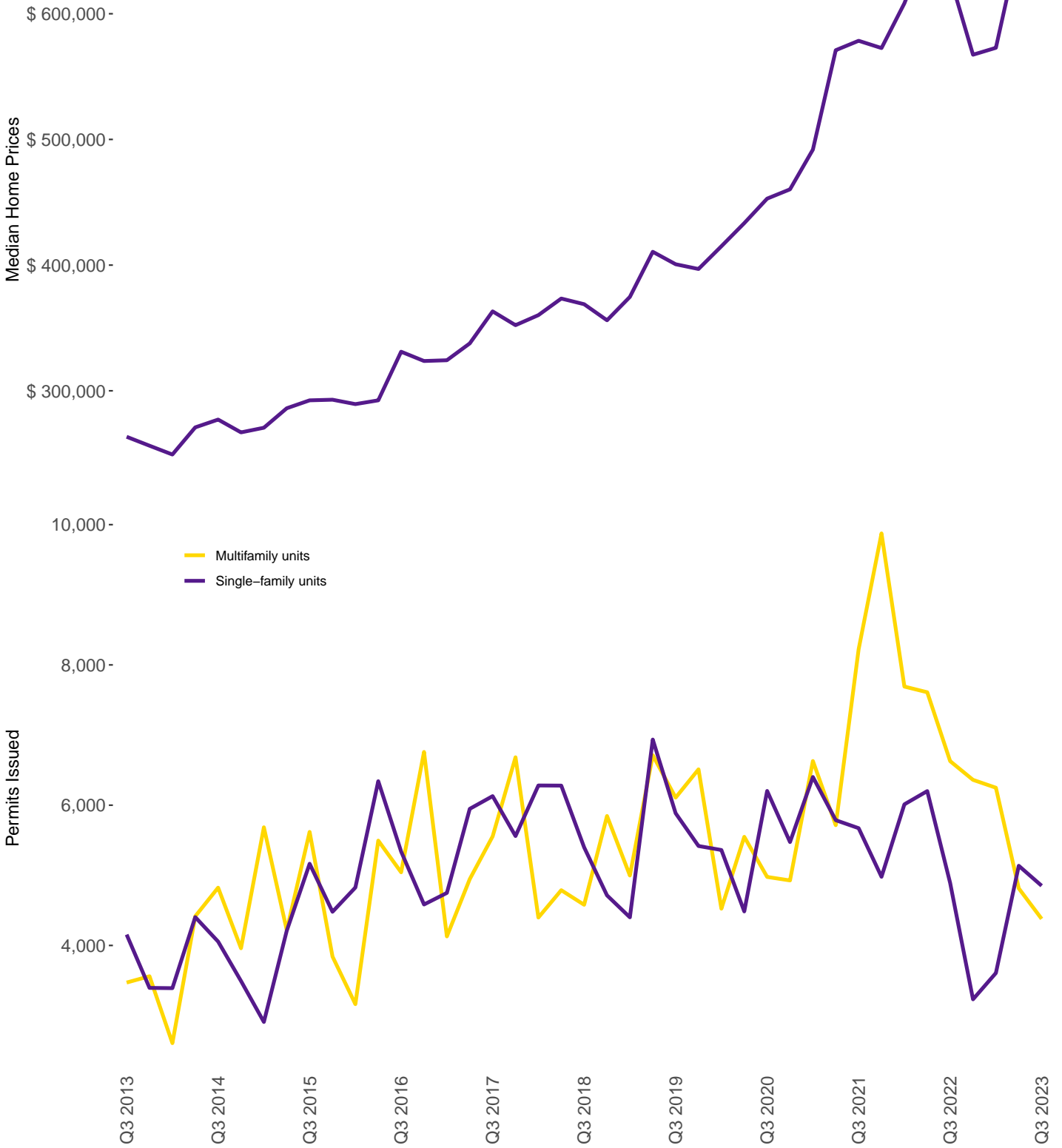
20 of 23

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.

2 of 4

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

Ten year time trend (Q3 2013–Q3 2023)



Home Prices:

\$636,400

Median selling price of a single family home.

1.2%

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

25.3%

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

\$970,000

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

\$237,000

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

\$313,800–\$657,800

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

7 of 23

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 1.6%

Pierce -1.7%

Snohomish -1.0%

Spokane 1.9%

Thurston 4.7%

Prices by Bedroom:

\$445,500

Median price for a 2-bedroom single family home, a **0.5%** year-over-year **increase**.

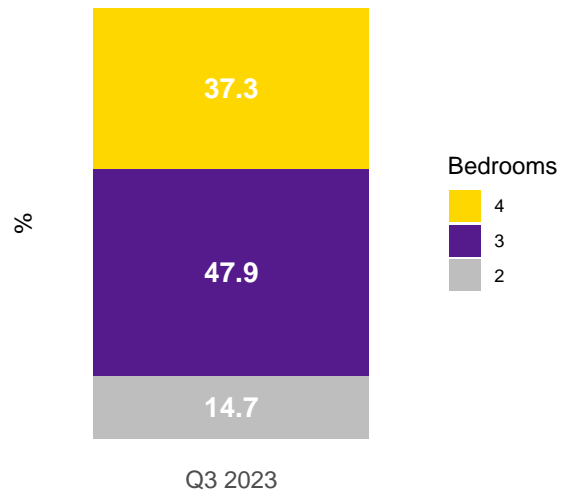
\$651,600

Median price for a 3-bedroom single family home, a **3.3%** year-over-year **increase**.

\$690,900

Median price for a 4-bedroom single family home, a **2.1%** year-over-year **increase**.

Sales by Number of Bedrooms



10 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 & 12

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

Housing Affordability:

1.2%

Year-over-year increase in home prices.

Better & Worse

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

58.6

Statewide all-buyer housing affordability index.

31.8 to 123.4

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

26 of 39

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

50.2 & 48.8

Lowest affordability index values in Metropolitan (**Skagit**), and micropolitan (**Island**) counties.

41.9

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).

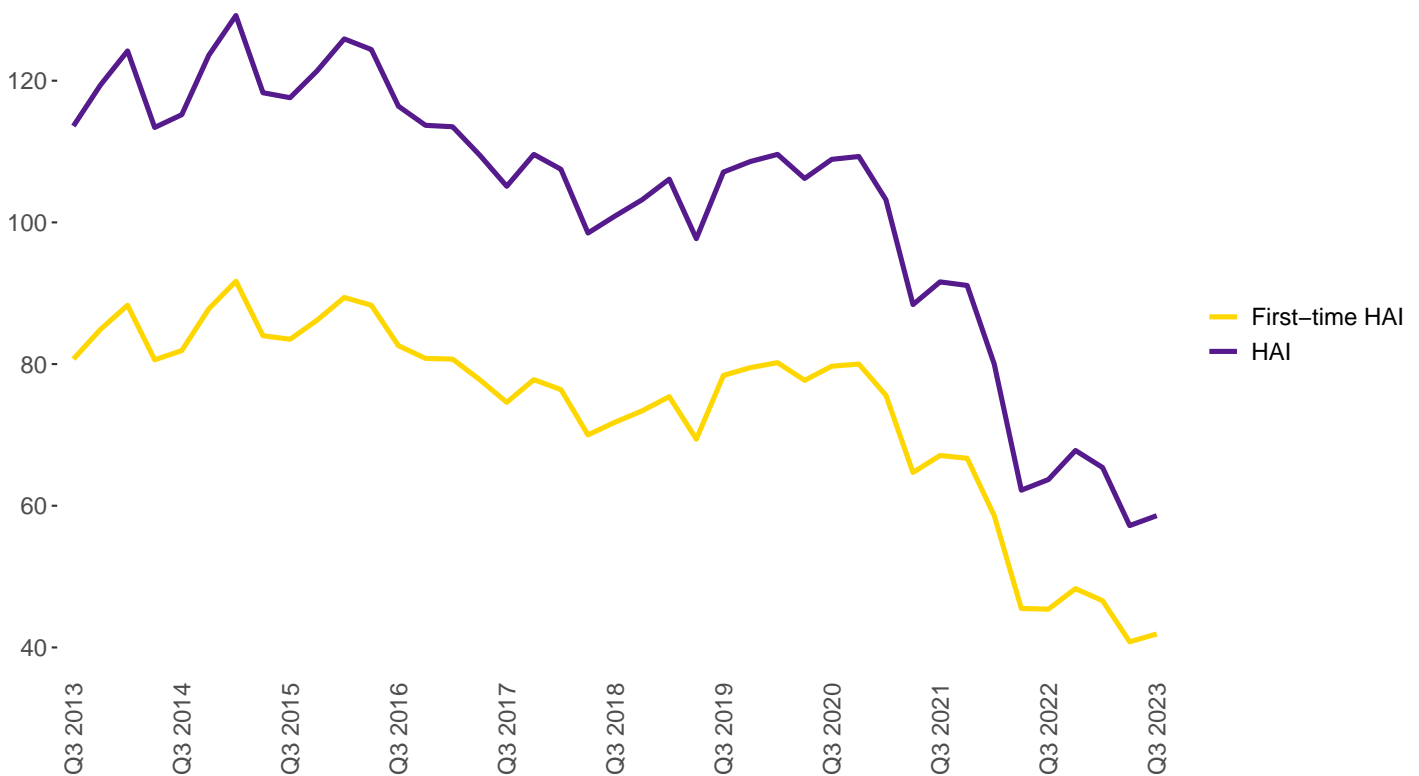
35.8 to 62.3

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

34.9 to 59.3

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

Ten year time trend (Q3 2013–Q3 2023)



Availability of Affordable Housing:

\$95,700

Statewide median household income

\$54,600 to \$131,300

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

\$66,990

Statewide median household income for first-time buyers

\$38,220 to \$91,910

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

0.5%
Statewide inventory priced below \$80,000, **declined** from 0.4% from a year ago.

39 of 39
Number of counties with less than 2% of homes priced below \$80,000.

0% & 0%
Homes in **King** and **San Juan** counties below \$80,000.

1.6%
Statewide inventory priced below \$160,000, **increased** from 1.2% a year ago.

0.1% to 12.0%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **Pierce** county, and high in **Whatcom** county.

Available Inventory:

13,536

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

1,293 & 3,028

Increase from last quarter (10.6%), and **decline** from last year (18.3%).

2,569 & 1,364

Largest inventories seen in **King** county and **Pierce** county. Up 14.7%, and up 13.3% from last quarter.

3 of 5

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

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

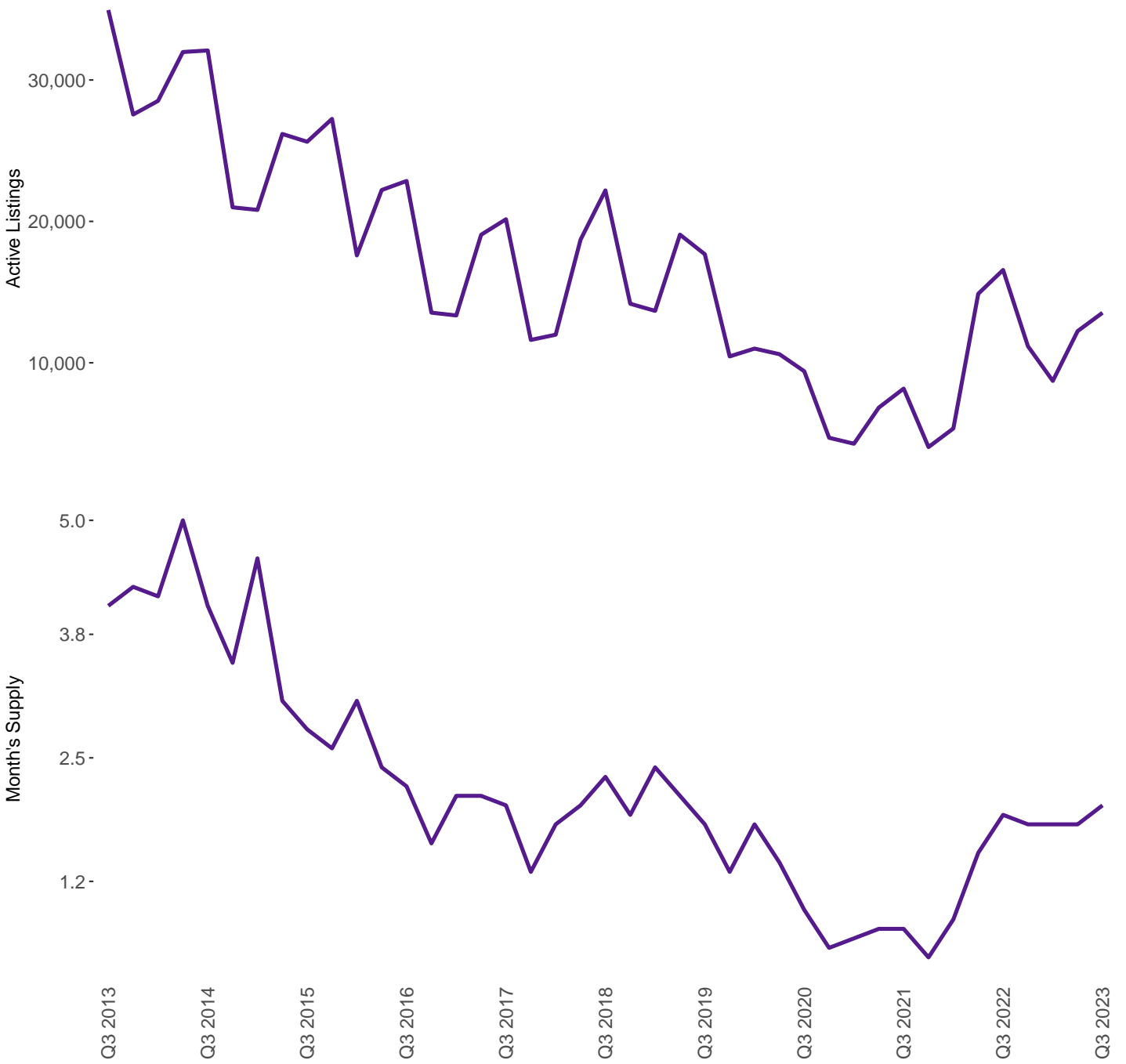
2.0
Month's supply of housing. 1.8 last quarter, and 1.9 last year.

1.4 to 8.8
Range of month's supply across the counties—low in **Snohomish** county, high in **Ferry** county.

17
Number of counties with less than five month's supply of homes priced over \$500,000.

0 & 0
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 (Q3 2013–Q3 2023)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	130	-13.3	-18.8	10	-33.3	\$313,800	-1.5	79.5	56.8
Asotin	80	0.0	-38.5	11	-21.4	\$300,000	5.4	85.4	61.0
Benton	3,160	-6.2	-15.1	272	13.8	\$433,600	-2.5	78.0	55.7
Chelan	860	-5.5	-18.9	115	40.2	\$561,500	-3.6	51.3	36.6
Clallam	850	-4.5	-20.6	51	-29.2	\$471,000	0.3	60.7	43.3
Clark	6,380	-7.1	-20.4	940	-6.8	\$564,200	2.0	66.6	47.6
Columbia	90	-10.0	-18.2	5	-66.7	\$270,800	4.3	118.6	84.7
Cowlitz	1,120	-6.7	-28.2	68	-70.6	\$408,300	4.7	81.9	58.5
Douglas	470	2.2	-25.4	85	66.7	\$438,700	-9.5	61.7	44.0
Ferry	100	-9.1	-23.1	6	-50.0	\$265,000	13.8	89.3	63.8
Franklin	1,060	-6.2	-15.2	150	17.2	\$433,600	-2.5	87.3	62.3
Garfield	0	NA	NA	1	NA	\$260,800	28.7	103.7	74.1
Grant	920	-5.2	-30.8	140	-20.5	\$357,400	-1.5	78.4	56.0
Grays Harbor	1,820	-4.2	-24.5	74	-26.7	\$351,300	-1.7	69.6	49.7
Island	1,480	-9.2	-23.7	87	-21.6	\$657,800	15.1	48.8	34.9
Jefferson	560	-1.8	-12.5	52	-31.6	\$650,000	5.6	43.2	30.8
King	19,900	-10.0	-31.4	2,370	-38.1	\$908,100	1.6	56.4	40.2
Kitsap	4,000	-7.8	-25.0	362	-15.6	\$552,700	2.0	71.9	51.3
Kittitas	970	-8.5	-27.1	112	-8.2	\$489,300	-13.4	54.3	38.7
Klickitat	340	-2.9	9.7	42	10.5	\$464,300	11.4	59.2	42.3
Lewis	1,110	-9.8	-27.0	116	0.0	\$410,900	3.6	70.9	50.6
Lincoln	100	0.0	-37.5	18	-18.2	\$237,000	-24.2	123.4	88.1
Mason	1,140	-2.6	-22.4	65	16.1	\$414,000	-1.2	83.1	59.3
Okanogan	400	-13.0	-31.0	63	-20.3	\$385,700	8.0	65.5	46.8
Pacific	500	-3.8	-16.7	21	-40.0	\$327,600	2.0	81.5	58.2
Pend Oreille	250	0.0	-16.7	18	5.9	\$344,400	10.7	61.8	44.1
Pierce	11,160	-10.7	-30.8	1,039	11.8	\$545,200	-1.7	70.6	50.4
San Juan	240	0.0	-17.2	34	13.3	\$970,000	2.1	31.8	22.7
Skagit	1,680	-7.2	-22.2	99	-23.8	\$566,700	3.9	50.2	35.8
Skamania	240	-11.1	-27.3	17	-37.0	\$500,000	28.7	71.5	51.0
Snohomish	8,660	-8.9	-30.4	681	-39.1	\$735,100	-1.0	62.6	44.7
Spokane	6,240	-4.4	-19.0	1,087	-19.9	\$444,700	1.9	68.4	48.8
Stevens	730	1.4	-18.0	90	5.9	\$344,400	10.7	79.8	57.0
Thurston	4,010	-7.0	-32.4	352	44.9	\$516,300	4.7	69.0	49.3
Wahkiakum	90	28.6	0.0	10	NA	\$430,300	8.0	67.1	47.9
Walla Walla	580	-4.9	-21.6	48	-2.0	\$408,800	-1.8	68.9	49.2
Whatcom	2,660	-6.0	-23.6	285	25.6	\$584,100	-2.3	52.9	37.7
Whitman	380	-5.0	-19.1	13	-79.4	\$387,500	-4.0	59.8	42.7
Yakima	1,900	-3.1	-22.4	221	20.1	\$354,300	-1.4	78.0	55.7
Statewide	86,340	-7.8	-26.8	9,230	-19.9	\$636,400	1.2	58.6	41.9

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.

EXISTING HOME SALES

State of Washington and Counties Seasonally Adjusted Annual Rate

County	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	% Change by qtr	% Change by year
Adams	160	150	140	150	130	-13.3	-18.8
Asotin	130	120	90	80	80	0.0	-38.5
Benton	3,720	3,340	3,650	3,370	3,160	-6.2	-15.1
Chelan	1,060	1,030	910	910	860	-5.5	-18.9
Clallam	1,070	980	890	890	850	-4.5	-20.6
Clark	8,020	8,290	7,350	6,870	6,380	-7.1	-20.4
Columbia	110	100	90	100	90	-10.0	-18.2
Cowlitz	1,560	1,450	1,310	1,200	1,120	-6.7	-28.2
Douglas	630	570	500	460	470	2.2	-25.4
Ferry	130	120	120	110	100	-9.1	-23.1
Franklin	1,250	1,120	1,230	1,130	1,060	-6.2	-15.2
Garfield	0	0	0	0	0	NA	NA
Grant	1,330	1,240	1,110	970	920	-5.2	-30.8
Grays Harbor	2,410	2,220	2,060	1,900	1,820	-4.2	-24.5
Island	1,940	1,810	1,700	1,630	1,480	-9.2	-23.7
Jefferson	640	610	550	570	560	-1.8	-12.5
King	29,010	26,030	23,460	22,110	19,900	-10.0	-31.4
Kitsap	5,330	4,960	4,600	4,340	4,000	-7.8	-25.0
Kittitas	1,330	1,210	1,110	1,060	970	-8.5	-27.1
Klickitat	310	380	370	350	340	-2.9	9.7
Lewis	1,520	1,450	1,320	1,230	1,110	-9.8	-27.0
Lincoln	160	140	110	100	100	0.0	-37.5
Mason	1,470	1,370	1,240	1,170	1,140	-2.6	-22.4
Okanogan	580	600	510	460	400	-13.0	-31.0
Pacific	600	570	530	520	500	-3.8	-16.7
Pend Oreille	300	280	240	250	250	0.0	-16.7
Pierce	16,130	14,630	13,140	12,500	11,160	-10.7	-30.8
San Juan	290	260	240	240	240	0.0	-17.2
Skagit	2,160	2,040	1,890	1,810	1,680	-7.2	-22.2
Skamania	330	320	260	270	240	-11.1	-27.3
Snohomish	12,450	11,210	10,060	9,510	8,660	-8.9	-30.4
Spokane	7,700	7,660	6,940	6,530	6,240	-4.4	-19.0
Stevens	890	820	710	720	730	1.4	-18.0
Thurston	5,930	5,290	4,730	4,310	4,010	-7.0	-32.4
Wahkiakum	90	70	70	70	90	28.6	0.0
Walla Walla	740	680	630	610	580	-4.9	-21.6
Whatcom	3,480	3,230	2,960	2,830	2,660	-6.0	-23.6
Whitman	470	450	430	400	380	-5.0	-19.1
Yakima	2,450	2,330	2,100	1,960	1,900	-3.1	-22.4
Statewide	117,900	109,130	99,350	93,680	86,340	-7.8	-26.8

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	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	% Change by qtr	% Change by year
Adams	40	40	30	40	30	-25.0	-25.0
Asotin	30	30	20	20	20	0.0	-33.3
Benton	950	830	880	870	810	-6.9	-14.7
Chelan	280	260	220	230	230	0.0	-17.9
Clallam	280	250	220	220	220	0.0	-21.4
Clark	2,050	2,030	1,780	1,750	1,620	-7.4	-21.0
Columbia	30	30	20	30	20	-33.3	-33.3
Cowlitz	400	360	320	310	290	-6.5	-27.5
Douglas	160	140	120	120	130	8.3	-18.8
Ferry	40	30	30	30	30	0.0	-25.0
Franklin	320	280	300	290	270	-6.9	-15.6
Garfield	0	0	0	0	0	NA	NA
Grant	340	300	260	250	240	-4.0	-29.4
Grays Harbor	610	560	490	490	460	-6.1	-24.6
Island	500	450	400	410	390	-4.9	-22.0
Jefferson	170	160	140	150	150	0.0	-11.8
King	7,440	6,440	5,660	5,740	5,120	-10.8	-31.2
Kitsap	1,370	1,230	1,110	1,110	1,030	-7.2	-24.8
Kittitas	350	310	260	270	250	-7.4	-28.6
Klickitat	80	90	90	90	90	0.0	12.5
Lewis	390	360	320	310	280	-9.7	-28.2
Lincoln	40	30	20	20	30	50.0	-25.0
Mason	380	330	300	300	290	-3.3	-23.7
Okanogan	150	140	120	120	110	-8.3	-26.7
Pacific	150	140	130	130	130	0.0	-13.3
Pend Oreille	80	70	60	60	60	0.0	-25.0
Pierce	4,130	3,650	3,210	3,190	2,860	-10.3	-30.8
San Juan	80	70	60	60	60	0.0	-25.0
Skagit	550	510	460	470	430	-8.5	-21.8
Skamania	80	80	60	70	60	-14.3	-25.0
Snohomish	3,190	2,790	2,460	2,450	2,210	-9.8	-30.7
Spokane	1,960	1,890	1,640	1,700	1,610	-5.3	-17.9
Stevens	230	210	170	190	190	0.0	-17.4
Thurston	1,510	1,310	1,130	1,110	1,030	-7.2	-31.8
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	190	170	150	160	150	-6.2	-21.1
Whatcom	900	800	710	730	690	-5.5	-23.3
Whitman	120	100	100	110	100	-9.1	-16.7
Yakima	620	580	510	500	490	-2.0	-21.0
Statewide	30,210	27,070	23,970	24,100	22,210	-7.8	-26.5

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	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	% Change by year
Adams	\$318,700	\$310,000	\$297,700	\$355,600	\$313,800	-1.5
Asotin	\$284,500	\$289,900	\$293,200	\$288,500	\$300,000	5.4
Benton	\$444,800	\$417,000	\$425,500	\$429,000	\$433,600	-2.5
Chelan	\$582,600	\$584,400	\$486,500	\$565,000	\$561,500	-3.6
Clallam	\$469,600	\$436,500	\$433,900	\$513,900	\$471,000	0.3
Clark	\$553,200	\$503,400	\$502,600	\$555,800	\$564,200	2.0
Columbia	\$259,700	\$258,500	\$263,100	\$277,100	\$270,800	4.3
Cowlitz	\$389,900	\$373,600	\$389,300	\$400,000	\$408,300	4.7
Douglas	\$485,000	\$442,900	\$436,800	\$462,500	\$438,700	-9.5
Ferry	\$232,900	\$252,900	\$245,400	\$248,700	\$265,000	13.8
Franklin	\$444,800	\$417,000	\$425,500	\$429,000	\$433,600	-2.5
Garfield	\$202,600	\$201,300	\$233,300	\$245,800	\$260,800	28.7
Grant	\$363,000	\$335,200	\$318,100	\$330,800	\$357,400	-1.5
Grays Harbor	\$357,200	\$330,200	\$326,500	\$361,400	\$351,300	-1.7
Island	\$571,700	\$567,400	\$543,700	\$577,900	\$657,800	15.1
Jefferson	\$615,600	\$595,000	\$558,300	\$636,500	\$650,000	5.6
King	\$893,800	\$860,100	\$821,300	\$913,200	\$908,100	1.6
Kitsap	\$541,600	\$504,700	\$503,900	\$544,900	\$552,700	2.0
Kittitas	\$565,300	\$587,500	\$550,000	\$561,800	\$489,300	-13.4
Klickitat	\$416,700	\$342,900	\$400,000	\$481,200	\$464,300	11.4
Lewis	\$396,500	\$397,000	\$390,800	\$396,800	\$410,900	3.6
Lincoln	\$312,500	\$233,200	\$220,200	\$218,500	\$237,000	-24.2
Mason	\$419,000	\$383,300	\$384,000	\$402,100	\$414,000	-1.2
Okanogan	\$357,100	\$347,500	\$285,000	\$380,000	\$385,700	8.0
Pacific	\$321,100	\$309,400	\$318,700	\$350,000	\$327,600	2.0
Pend Oreille	\$311,000	\$313,000	\$275,000	\$315,800	\$344,400	10.7
Pierce	\$554,900	\$521,700	\$524,100	\$542,600	\$545,200	-1.7
San Juan	\$950,000	\$943,700	\$850,000	\$890,000	\$970,000	2.1
Skagit	\$545,200	\$504,800	\$518,400	\$569,600	\$566,700	3.9
Skamania	\$388,500	\$416,700	\$466,700	\$450,000	\$500,000	28.7
Snohomish	\$742,300	\$702,600	\$693,600	\$761,500	\$735,100	-1.0
Spokane	\$436,600	\$411,500	\$407,100	\$440,500	\$444,700	1.9
Stevens	\$311,000	\$313,000	\$275,000	\$315,800	\$344,400	10.7
Thurston	\$493,000	\$486,400	\$490,400	\$508,000	\$516,300	4.7
Wahkiakum	\$398,300	\$405,800	\$412,300	\$437,300	\$430,300	8.0
Walla Walla	\$416,200	\$410,900	\$406,200	\$434,400	\$408,800	-1.8
Whatcom	\$597,700	\$572,200	\$580,800	\$603,300	\$584,100	-2.3
Whitman	\$403,600	\$359,400	\$392,300	\$419,600	\$387,500	-4.0
Yakima	\$359,200	\$341,400	\$335,800	\$356,700	\$354,300	-1.4
Statewide	\$628,900	\$567,400	\$572,900	\$654,900	\$636,400	1.2

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

Third Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q3 2022	Q3 2023	% Change	Q3 2022	Q3 2023	% Change	Q3 2022	Q3 2023	% Change
Adams	262,500	170,000	-35.2	331,200	300,000	-9.4	358,300	450,000	25.6
Asotin	265,900	293,700	10.5	371,400	381,800	2.8	416,700	525,000	26.0
Benton	280,000	265,000	-5.4	406,900	404,500	-0.6	514,300	505,500	-1.7
Chelan	430,600	391,700	-9.0	576,700	539,100	-6.5	735,000	681,200	-7.3
Clallam	380,000	420,000	10.5	490,000	483,300	-1.4	525,000	475,000	-9.5
Clark	390,800	375,000	-4.0	482,500	488,900	1.3	665,700	693,700	4.2
Columbia	216,700	225,000	3.8	350,000	287,500	-17.9	425,000	NA	-100
Cowlitz	281,200	291,700	3.7	400,000	414,200	3.5	489,700	488,300	-0.3
Douglas	362,500	350,000	-3.4	475,000	434,000	-8.6	581,200	560,000	-3.6
Ferry	250,000	350,000	40.0	175,000	325,000	85.7	225,000	725,000	NA
Franklin	280,000	265,000	-5.4	406,900	404,500	-0.6	514,300	505,500	-1.7
Garfield	265,900	225,000	-15.4	225,000	381,800	69.7	190,000	350,000	84.2
Grant	240,000	233,300	-2.8	355,700	347,400	-2.3	438,600	446,900	1.9
Grays Harbor	316,700	281,200	-11.2	375,700	375,000	-0.2	370,000	377,500	2.0
Island	595,500	644,400	8.2	532,700	656,600	23.3	679,200	705,000	3.8
Jefferson	537,500	566,700	5.4	662,500	675,000	1.9	675,000	740,000	9.6
King	710,000	672,400	-5.3	819,300	810,200	-1.1	1,156,600	1,231,600	6.5
Kitsap	423,100	421,400	-0.4	515,300	532,600	3.4	630,900	607,700	-3.7
Kittitas	454,200	385,000	-15.2	547,900	484,400	-11.6	718,700	641,700	-10.7
Klickitat	293,700	293,700	0.0	380,000	456,200	20.1	525,000	583,300	11.1
Lewis	326,200	335,700	2.9	423,300	414,100	-2.2	443,700	506,200	14.1
Lincoln	150,000	350,000	NA	375,000	325,000	-13.3	312,500	250,000	-20.0
Mason	365,000	365,600	0.2	430,600	420,600	-2.3	495,000	515,600	4.2
Okanogan	300,000	334,400	11.5	343,200	366,700	6.8	525,000	468,700	-10.7
Pacific	291,100	300,000	3.1	355,000	356,200	0.3	475,000	558,300	17.5
Pend Oreille	242,500	272,200	12.2	330,000	350,000	6.1	375,000	450,000	20.0
Pierce	404,600	414,100	2.3	513,900	519,300	1.1	657,900	626,800	-4.7
San Juan	875,000	893,700	2.1	925,000	1,015,600	9.8	1,875,000	2,000,000	6.7
Skagit	430,900	422,900	-1.9	539,700	567,000	5.1	675,000	638,900	-5.3
Skamania	325,000	287,500	-11.5	400,000	500,000	25.0	400,000	562,500	40.6
Snohomish	516,900	550,800	6.6	645,200	662,700	2.7	891,800	875,900	-1.8
Spokane	288,600	281,900	-2.3	391,400	408,300	4.3	505,800	497,200	-1.7
Stevens	242,500	272,200	12.2	330,000	350,000	6.1	375,000	450,000	20.0
Thurston	412,500	443,100	7.4	474,000	490,600	3.5	564,300	581,500	3.0
Wahkiakum	550,000	600,000	9.1	425,000	391,700	-7.8	400,000	387,500	-3.1
Walla Walla	300,000	303,100	1.0	402,500	386,800	-3.9	516,700	591,700	14.5
Whatcom	411,600	382,400	-7.1	594,600	562,800	-5.3	755,000	746,100	-1.2
Whitman	266,700	241,700	-9.4	376,500	381,800	1.4	485,700	456,200	-6.1
Yakima	219,600	230,000	4.7	351,400	363,400	3.4	462,300	428,600	-7.3
Statewide	443,500	445,500	0.5	630,900	651,600	3.3	676,900	690,900	2.1

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Third Quarter 2023

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$313,800	7.0	\$64,000	\$1,676	79.5	\$44,800	\$1,644	56.8
Asotin	\$300,000	7.0	\$65,700	\$1,603	85.4	\$45,990	\$1,571	61.0
Benton	\$433,600	7.0	\$86,700	\$2,317	78.0	\$60,690	\$2,271	55.7
Chelan	\$561,500	7.0	\$73,900	\$3,000	51.3	\$51,730	\$2,941	36.6
Clallam	\$471,000	7.0	\$73,300	\$2,516	60.7	\$51,310	\$2,467	43.3
Clark	\$564,200	7.0	\$96,400	\$3,015	66.6	\$67,480	\$2,956	47.6
Columbia	\$270,800	7.0	\$82,400	\$1,447	118.6	\$57,680	\$1,418	84.7
Cowlitz	\$408,300	7.0	\$85,800	\$2,181	81.9	\$60,060	\$2,139	58.5
Douglas	\$438,700	7.0	\$69,400	\$2,344	61.7	\$48,580	\$2,298	44.0
Ferry	\$265,000	7.0	\$60,700	\$1,416	89.3	\$42,490	\$1,388	63.8
Franklin	\$433,600	7.0	\$97,100	\$2,317	87.3	\$67,970	\$2,271	62.3
Garfield	\$260,800	7.0	\$69,400	\$1,393	103.7	\$48,580	\$1,366	74.1
Grant	\$357,400	7.0	\$71,900	\$1,909	78.4	\$50,330	\$1,872	56.0
Grays Harbor	\$351,300	7.0	\$62,700	\$1,877	69.6	\$43,890	\$1,840	49.7
Island	\$657,800	7.0	\$82,400	\$3,515	48.8	\$57,680	\$3,446	34.9
Jefferson	\$650,000	7.0	\$72,000	\$3,473	43.2	\$50,400	\$3,405	30.8
King	\$908,100	7.0	\$131,300	\$4,852	56.4	\$91,910	\$4,757	40.2
Kitsap	\$552,700	7.0	\$101,900	\$2,953	71.9	\$71,330	\$2,895	51.3
Kittitas	\$489,300	7.0	\$68,100	\$2,614	54.3	\$47,670	\$2,563	38.7
Klickitat	\$464,300	7.0	\$70,500	\$2,481	59.2	\$49,350	\$2,432	42.3
Lewis	\$410,900	7.0	\$74,700	\$2,195	70.9	\$52,290	\$2,152	50.6
Lincoln	\$237,000	7.0	\$75,000	\$1,266	123.4	\$52,500	\$1,241	88.1
Mason	\$414,000	7.0	\$88,200	\$2,212	83.1	\$61,740	\$2,169	59.3
Okanogan	\$385,700	7.0	\$64,800	\$2,061	65.5	\$45,360	\$2,020	46.8
Pacific	\$327,600	7.0	\$68,500	\$1,750	81.5	\$47,950	\$1,716	58.2
Pend Oreille	\$344,400	7.0	\$54,600	\$1,840	61.8	\$38,220	\$1,804	44.1
Pierce	\$545,200	7.0	\$98,800	\$2,913	70.6	\$69,160	\$2,856	50.4
San Juan	\$970,000	7.0	\$79,000	\$5,183	31.8	\$55,300	\$5,082	22.7
Skagit	\$566,700	7.0	\$72,900	\$3,028	50.2	\$51,030	\$2,969	35.8
Skamania	\$500,000	7.0	\$91,700	\$2,671	71.5	\$64,190	\$2,619	51.0
Snohomish	\$735,100	7.0	\$118,100	\$3,928	62.6	\$82,670	\$3,851	44.7
Spokane	\$444,700	7.0	\$78,000	\$2,376	68.4	\$54,600	\$2,329	48.8
Stevens	\$344,400	7.0	\$70,500	\$1,840	79.8	\$49,350	\$1,804	57.0
Thurston	\$516,300	7.0	\$91,400	\$2,759	69.0	\$63,980	\$2,705	49.3
Wahkiakum	\$430,300	7.0	\$74,100	\$2,299	67.1	\$51,870	\$2,254	47.9
Walla Walla	\$408,800	7.0	\$72,200	\$2,184	68.9	\$50,540	\$2,141	49.2
Whatcom	\$584,100	7.0	\$79,200	\$3,121	52.9	\$55,440	\$3,060	37.7
Whitman	\$387,500	7.0	\$59,400	\$2,070	59.8	\$41,580	\$2,030	42.7
Yakima	\$354,300	7.0	\$70,900	\$1,893	78.0	\$49,630	\$1,856	55.7
Statewide	\$636,400	7.0	\$95,700	\$3,400	58.6	\$66,990	\$3,334	41.9

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	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023
Adams	158.1	120.5	125.9	93.9	89.3	88.0	89.1	71.3	79.5
Asotin	169.7	160.3	142.2	95.5	85.0	81.6	76.6	89.7	85.4
Benton	124.3	117.5	101.1	88.0	87.4	87.7	82.1	79.7	78.0
Chelan	79.6	80.0	73.7	49.3	53.1	52.2	59.8	52.2	51.3
Clallam	86.0	80.1	77.9	55.2	54.7	55.8	54.0	55.4	60.7
Clark	111.8	109.4	92.8	63.3	63.9	70.3	67.6	68.2	66.6
Columbia	135.2	130.4	126.1	120.8	123.7	115.4	114.0	95.7	118.6
Cowlitz	91.1	90.7	82.6	92.2	92.6	90.0	86.3	82.8	81.9
Douglas	86.1	86.1	80.1	74.2	66.9	70.7	67.3	61.0	61.7
Ferry	171.3	154.0	148.6	96.2	110.4	89.7	89.0	93.5	89.3
Franklin	114.1	107.9	92.9	94.9	94.5	99.6	90.3	86.8	87.3
Garfield	146.5	138.0	122.8	108.6	102.0	132.5	109.0	116.7	103.7
Grant	130.6	133.0	114.4	69.9	71.4	73.3	77.3	86.0	78.4
Grays Harbor	132.7	134.5	113.7	66.4	68.9	68.6	69.8	67.2	69.6
Island	89.1	89.2	79.7	68.8	68.6	67.3	66.8	57.4	48.8
Jefferson	70.9	69.9	74.5	54.7	58.7	55.6	60.7	43.4	43.2
King	82.8	84.6	73.1	51.9	56.5	55.5	56.2	56.4	56.4
Kitsap	100.8	100.4	89.7	64.2	64.3	67.7	63.5	73.0	71.9
Kittitas	84.8	76.4	64.3	62.8	62.1	58.2	57.4	47.0	54.3
Klickitat	99.1	104.6	111.3	56.3	62.7	76.6	60.3	59.4	59.2
Lewis	103.8	104.7	92.2	60.9	61.5	58.3	57.6	74.3	70.9
Lincoln	165.3	185.9	161.2	180.7	95.0	117.3	118.4	135.4	123.4
Mason	122.5	121.1	109.1	73.7	75.2	75.8	75.6	84.0	83.1
Okanogan	82.3	100.8	70.6	74.1	77.8	72.2	84.1	65.5	65.5
Pacific	106.1	104.6	96.9	90.8	88.4	85.8	78.1	75.5	81.5
Pend Oreille	96.7	98.1	94.6	87.9	100.0	107.8	103.0	72.9	61.8
Pierce	98.6	95.9	85.1	69.9	71.8	73.9	71.1	72.8	70.6
San Juan	57.7	50.3	52.1	40.9	40.8	40.5	43.3	33.6	31.8
Skagit	75.1	82.1	64.5	79.1	81.9	85.3	79.4	51.3	50.2
Skamania	105.7	89.4	94.7	69.3	85.7	89.0	66.8	79.5	71.5
Snohomish	85.8	84.3	70.0	60.0	64.6	65.2	68.6	60.4	62.6
Spokane	88.8	89.8	78.9	65.5	67.7	71.5	69.0	69.6	68.4
Stevens	105.0	106.5	102.5	66.0	74.1	70.0	75.5	86.9	79.8
Thurston	111.0	108.3	97.0	77.1	80.1	76.5	75.5	71.2	69.0
Wahkiakum	108.9	103.9	96.8	80.1	77.5	71.8	71.5	67.0	67.1
Walla Walla	104.5	98.1	92.1	69.0	71.7	69.2	70.5	65.9	68.9
Whatcom	86.1	83.0	72.0	55.4	56.7	58.6	56.6	52.5	52.9
Whitman	97.6	101.7	89.0	69.3	68.0	73.6	67.3	56.1	59.8
Yakima	112.9	113.0	104.5	77.9	77.4	78.7	75.2	77.9	78.0
Statewide	91.6	91.1	80.0	62.2	63.7	67.8	65.4	57.2	58.6

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.

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023
Adams	115.7	88.2	92.2	68.7	63.6	62.8	63.6	50.8	56.8
Asotin	124.2	117.3	104.1	69.9	60.6	58.3	54.7	64.0	61.0
Benton	91.0	86.0	74.0	64.4	62.2	62.5	58.5	56.9	55.7
Chelan	58.3	58.5	53.9	36.1	37.9	37.3	42.7	37.3	36.6
Clallam	63.0	58.6	57.0	40.4	38.9	39.8	38.5	39.5	43.3
Clark	81.9	80.1	68.0	46.3	45.5	50.1	48.3	48.7	47.6
Columbia	99.0	95.4	92.3	88.4	88.2	82.3	81.4	68.3	84.7
Cowlitz	66.7	66.4	60.5	67.5	66.0	64.2	61.5	59.1	58.5
Douglas	63.0	63.0	58.6	54.3	47.7	50.5	48.0	43.5	44.0
Ferry	125.4	112.7	108.8	70.4	78.7	64.0	63.5	66.8	63.8
Franklin	83.5	78.9	68.0	69.5	67.3	71.1	64.4	62.0	62.3
Garfield	107.2	101.0	89.9	79.5	72.7	94.6	77.7	83.3	74.1
Grant	95.6	97.3	83.8	51.1	50.9	52.3	55.1	61.4	56.0
Grays Harbor	97.1	98.4	83.2	48.6	49.1	48.9	49.8	47.9	49.7
Island	65.2	65.3	58.3	50.3	48.9	48.0	47.6	40.9	34.9
Jefferson	51.9	51.2	54.5	40.0	41.8	39.6	43.3	31.0	30.8
King	60.6	61.9	53.5	38.0	40.3	39.6	40.1	40.2	40.2
Kitsap	73.8	73.5	65.7	47.0	45.8	48.3	45.3	52.1	51.3
Kittitas	62.1	55.9	47.0	46.0	44.2	41.6	40.9	33.5	38.7
Klickitat	72.6	76.5	81.5	41.2	44.7	54.7	43.1	42.5	42.3
Lewis	76.0	76.7	67.5	44.6	43.8	41.6	41.0	53.0	50.6
Lincoln	121.0	136.0	118.1	132.3	67.7	83.8	84.4	96.6	88.1
Mason	89.6	88.6	79.9	54.0	53.5	54.1	54.0	60.0	59.3
Okanogan	60.3	73.8	51.6	54.2	55.5	51.5	60.0	46.8	46.8
Pacific	77.7	76.6	70.9	66.4	63.0	61.3	55.7	53.8	58.2
Pend Oreille	70.8	71.8	69.3	64.4	71.2	76.9	73.5	51.9	44.1
Pierce	72.1	70.2	62.3	51.2	51.1	52.7	50.7	51.9	50.4
San Juan	42.3	36.8	38.1	30.0	29.1	28.9	30.9	24.0	22.7
Skagit	55.0	60.1	47.2	57.9	58.4	60.9	56.6	36.6	35.8
Skamania	77.4	65.4	69.3	50.8	61.1	63.5	47.7	56.7	51.0
Snohomish	62.8	61.7	51.2	43.9	46.0	46.5	48.9	43.1	44.7
Spokane	65.0	65.7	57.8	47.9	48.2	51.0	49.2	49.7	48.8
Stevens	76.8	78.0	75.1	48.3	52.7	50.0	53.8	62.0	57.0
Thurston	81.2	79.3	71.0	56.4	57.0	54.6	53.9	50.8	49.3
Wahkiakum	79.7	76.1	70.8	58.6	55.2	51.2	51.0	47.8	47.9
Walla Walla	76.5	71.8	67.4	50.5	51.0	49.4	50.3	47.0	49.2
Whatcom	63.0	60.8	52.7	40.6	40.4	41.9	40.4	37.5	37.7
Whitman	71.5	74.5	65.2	50.7	48.4	52.5	47.9	40.0	42.7
Yakima	82.6	82.7	76.5	57.0	55.1	56.1	53.7	55.6	55.7
Statewide	67.1	66.7	58.6	45.5	45.4	48.3	46.6	40.8	41.9

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 Third Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	2.1	14.6	77.1
Asotin	NA	NA	NA	NA
Benton	1.2	1.8	4.5	51.1
Chelan	0.3	4.6	5.6	30.7
Clallam	NA	NA	2.4	31.9
Clark	0.5	2.8	5.1	30.1
Columbia	NA	22.2	38.9	72.2
Cowlitz	NA	NA	2.7	52.3
Douglas	NA	NA	3.4	36.0
Ferry	NA	23.3	36.7	80.0
Franklin	1.2	1.8	4.5	51.1
Garfield	NA	NA	NA	NA
Grant	0.8	4.3	14.1	67.6
Grays Harbor	2.9	5.3	15.8	68.2
Island	NA	NA	1.3	26.2
Jefferson	NA	1.6	4.9	28.7
King	0.1	0.3	0.8	13.8
Kitsap	NA	0.3	1.6	26.7
Kittitas	NA	NA	NA	24.6
Klickitat	NA	2.0	10.2	52.0
Lewis	NA	0.8	1.9	49.2
Lincoln	NA	NA	33.3	76.2
Mason	NA	1.7	6.0	56.2
Okanogan	NA	2.5	10.9	57.9
Pacific	1.9	3.7	15.4	64.8
Pend Oreille	0.6	12.0	22.2	69.6
Pierce	NA	0.1	0.6	26.0
San Juan	NA	NA	NA	7.6
Skagit	1.5	4.9	5.6	22.8
Skamania	NA	5.3	10.5	34.2
Snohomish	0.3	1.0	2.0	13.5
Spokane	NA	0.7	3.8	50.3
Stevens	0.6	12.0	22.2	69.6
Thurston	NA	0.2	1.7	30.8
Wahkiakum	NA	NA	5.0	50.0
Walla Walla	NA	1.4	4.2	49.7
Whatcom	6.2	10.9	12.3	33.4
Whitman	NA	4.8	16.9	62.7
Yakima	1.1	4.5	12.5	72.9
Statewide	0.6	1.8	4.2	33.1

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Third Quarters

County	Q3 2016	Q3 2017	Q3 2018	Q3 2019	Q3 2020	Q3 2021	Q3 2022	Q3 2023	% Change
Adams	38	44	35	38	17	23	60	48	-20.0
Asotin	289	285	222	NA	NA	NA	NA	NA	NA
Benton	1,012	1,026	962	892	532	510	872	1,014	16.3
Chelan	464	210	269	260	121	156	244	264	8.2
Clallam	300	326	297	265	114	94	169	157	-7.1
Clark	1,156	1,169	1,296	1,078	523	486	879	746	-15.1
Columbia	402	NA	329	341	226	15	26	18	-30.8
Cowlitz	273	282	261	198	113	127	242	217	-10.3
Douglas	170	112	121	89	38	63	90	80	-11.1
Ferry	59	58	52	48	36	27	26	30	15.4
Franklin	1,012	1,026	962	892	532	510	872	1,014	16.3
Garfield	289	285	222	NA	NA	NA	NA	NA	NA
Grant	383	317	295	238	151	153	202	238	17.8
Grays Harbor	501	407	393	385	149	208	371	351	-5.4
Island	486	416	387	340	118	123	274	220	-19.7
Jefferson	212	239	168	148	77	53	112	116	3.6
King	3,574	3,048	5,193	4,179	2,464	1,718	3,777	2,569	-32.0
Kitsap	880	710	733	527	293	331	642	541	-15.7
Kittitas	268	265	246	199	103	120	180	257	42.8
Klickitat	191	124	104	110	49	69	93	98	5.4
Lewis	373	361	313	250	161	196	333	258	-22.5
Lincoln	27	40	29	32	15	18	20	21	5.0
Mason	440	373	321	250	97	114	274	233	-15.0
Okanogan	391	330	336	280	140	146	182	195	7.1
Pacific	246	225	222	185	83	100	153	145	-5.2
Pend Oreille	447	330	282	248	132	113	160	158	-1.2
Pierce	2,623	2,382	2,513	1,704	839	989	2,027	1,364	-32.7
San Juan	316	254	238	236	105	75	113	112	-0.9
Skagit	509	468	476	388	190	191	340	259	-23.8
Skamania	81	58	60	49	18	35	17	38	NA
Snohomish	1,740	1,509	2,045	1,684	627	682	1,563	937	-40.1
Spokane	2,058	2,098	1,622	1,158	558	NA	1,220	1,271	4.2
Stevens	447	330	282	248	132	113	160	158	-1.2
Thurston	993	746	819	538	226	315	595	463	-22.2
Wahkiakum	NA	28	31	30	13	7	29	20	-31.0
Walla Walla	402	361	329	NA	226	88	108	137	26.9
Whatcom	744	775	636	691	327	307	625	517	-17.3
Whitman	121	107	NA	91	59	24	76	79	3.9
Yakima	690	668	557	529	463	498	470	365	-22.3
Statewide	22,859	20,151	22,192	17,678	9,403	8,174	16,564	13,536	-18.3

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

September 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	7.1	6.7	9.8	6.3	26.0
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	10.9	1	2.1	2.4	5.4	3.3	37.5
Chelan	NA	NA	NA	2.7	4.9	4.1	46.4
Clallam	NA	NA	NA	1.4	3.7	2.3	4.5
Clark	1.9	2.3	2.1	1.1	2.3	1.9	5.6
Columbia	NA	NA	1.9	2.4	NA	3.6	-26.5
Cowlitz	NA	NA	NA	2.2	5.5	2.9	31.8
Douglas	NA	NA	NA	0.8	3.4	1.7	-26.1
Ferry	NA	NA	7	9.1	5.9	8.8	109.5
Franklin	10.9	1	2.1	2.4	5.4	3.3	37.5
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	1.8	2	2.5	3.2	6	3.6	44.0
Grays Harbor	NA	NA	1.9	3.1	6.3	3.3	3.1
Island	NA	NA	NA	1.9	2.4	2.3	-4.2
Jefferson	NA	NA	3.3	2.9	2.7	2.8	33.3
King	0.8	10.2	0	1.4	1.8	1.9	-13.6
Kitsap	NA	NA	1.6	1.4	2.3	2	11.1
Kittitas	NA	NA	NA	NA	7.6	4.9	96.0
Klickitat	NA	NA	3.5	5.1	5.1	4.7	11.9
Lewis	NA	NA	0.7	2.9	6.3	3.7	2.8
Lincoln	NA	NA	NA	4.5	NA	5.6	3.7
Mason	NA	NA	1.8	2.2	3.7	2.7	-3.6
Okanogan	NA	NA	3.3	6.4	11.2	6.9	32.7
Pacific	NA	NA	1.9	3.4	9.9	3.8	5.6
Pend Oreille	0.9	5.7	2.4	3.4	NA	3.9	11.4
Pierce	NA	NA	0.4	1.1	2.2	1.8	-10.0
San Juan	NA	NA	NA	NA	4.3	5.3	-5.4
Skagit	13.3	5	0.7	1.2	2.8	2.3	0.0
Skamania	NA	NA	NA	3.7	5.8	4.8	220.0
Snohomish	3.3	5	4.1	1	1.5	1.4	-26.3
Spokane	NA	NA	1	2.1	3.7	2.6	23.8
Stevens	0.9	5.7	2.4	3.4	NA	3.9	11.4
Thurston	NA	NA	1.2	1	2	1.6	0.0
Wahkiakum	NA	NA	NA	NA	4.8	2.7	-60.9
Walla Walla	NA	NA	2.3	2.3	5	3.2	39.1
Whatcom	6	6.6	2.3	1.5	2.7	2.6	0.0
Whitman	NA	NA	2.8	3	6.3	3.8	65.2
Yakima	0.5	2.5	1.7	2.5	NA	2.6	0.0
Statewide	2.1	2.2	1.5	1.7	2.1	2	5.3

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

W UNIVERSITY *of* WASHINGTON

Washington Center for Real Estate Research

Runstad Department of Real Estate

College of Built Environments

430 Gould Hall, Box 355740

Seattle WA 98195-5740