

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.