

UNIVERSITY *of* WASHINGTON

WASHINGTON STATE HOUSING MARKET REPORT

WASHINGTON CENTER FOR REAL ESTATE RESEARCH
RUNSTAD DEPARTMENT OF REAL ESTATE
COLLEGE OF BUILT ENVIRONMENTS

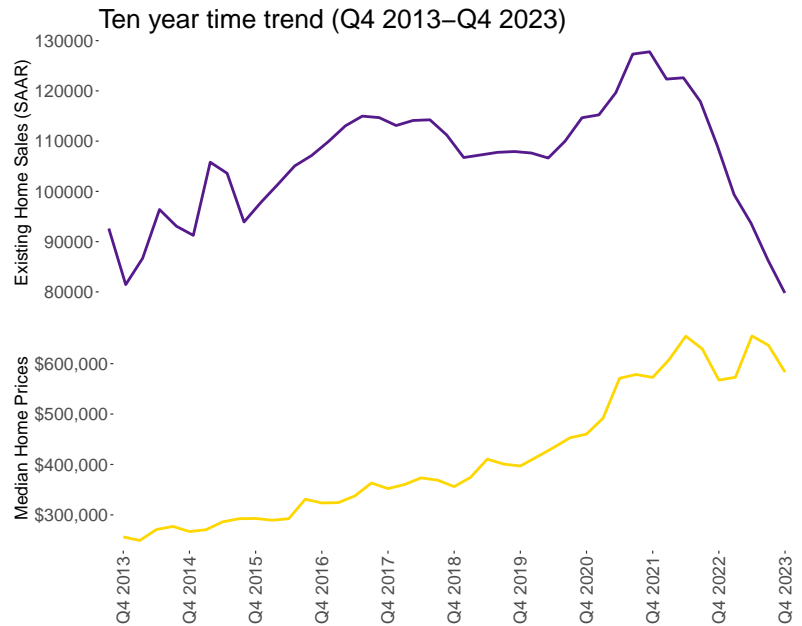
4th Quarter 2023

BE BOUNDLESS



Washington Market Highlights: Fourth Quarter 2023

- Existing home sales fell in the fourth quarter by 7.6 percent to a seasonally adjusted annual rate of 79,790 units compared to last quarter, and fell 26.9 percent compared to a year earlier.
- Building permit activity fell 15.8 percent from a year earlier, totaling 8,074 new units authorized. Of these, 4,260 were issued for single-family units.
- The median price home sold in Washington during the fourth quarter was \$583,200, 2.8 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 2 of Washington's 39 counties.
- Inventories of homes available for sale totaled 8,939 single-family homes at the end of the quarter, a 34.0 percent decline from the previous quarter and a 20.0 percent decline 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.



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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Fourth Quarter 2023
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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 fourth 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 \$583,200 in the fourth quarter, 2.8 percent higher than the same time in 2022.

The seasonally adjusted annual rate of existing home sales fell 26.9 percent from the fourth quarter of 2022—from 109,130 to 79,790. This means that if the quarter's pace continued unchanged for a year, that number of homes would be sold.

Home prices rose in 17 of the state's 18 metropolitan counties. Statewide, San Juan county recorded the highest relative increase of 34.4 percent. Median prices were lower than a year earlier in six counties, with prices in Walla Walla County decreasing by 0.6%.

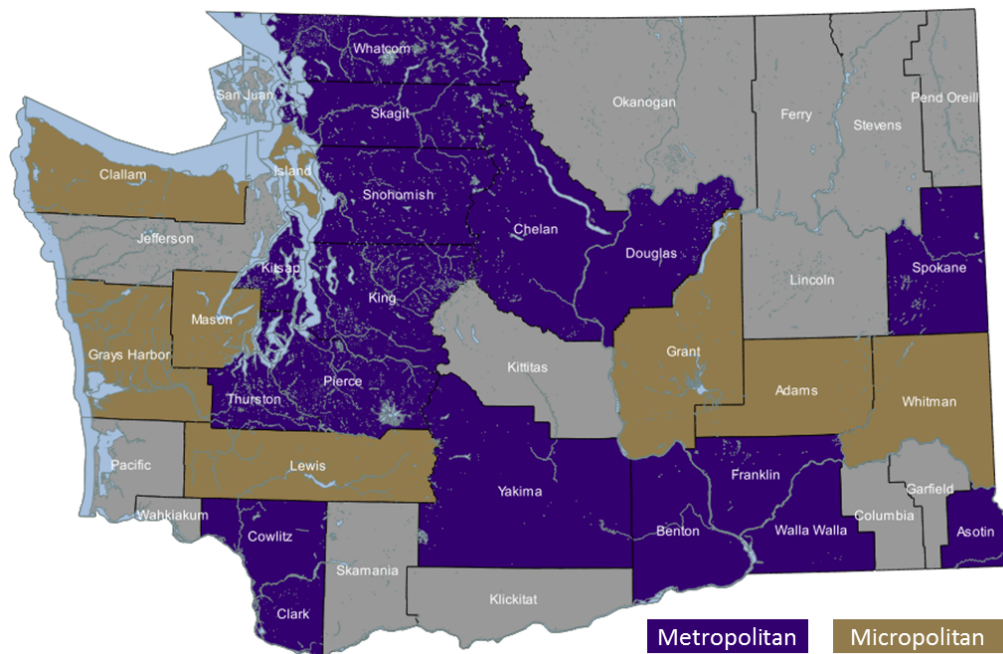
Given the variety of locations and market diversity in the state, median housing prices are highly variable, ranging from \$229,500 in Lincoln County to \$1,267,900 in San Juan County (King County has the second highest median values at \$883,300).

Housing affordability rose in the fourth 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 61.1, down from 67.8 in the fourth quarter of 2022. This metric suggests that, given the same down payment and mortgage, a middle-income family had only 61.1 percent of the income required to purchase a home selling at the median.

Statewide, the first-time buyer affordability index rose by 1.7 points, ending the quarter at 43.6. 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 43.6 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 Columbia 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 fourth quarter of 2023, a total of 8,074 building permits were recorded, down 15.8% from the previous year.



Home Resales:

20.0%

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

7.6%

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

1,370

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

79,790

Seasonally Adjusted Annual Sales (SAAR).

7

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

26.9%

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

17 of 17

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

0 of 39

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

36 of 39

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

68.180

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**85.4 %** of state total).

Existing Home Sales (SAAR) Trend (Q4 2013 – Q4 2023)



Housing Construction:

135.1%

Greatest year-over-year increase in permits in a Metropolitan county (**Kitsap** county with **300** additional units).

55.1%

Greatest year-over-year increase in permits in a non-Metropolitan county (**Mason** county with **27** additional units).

8,074

Number of building permits issued during the quarter.

15.8%

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

12.5%

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

31.8%

Increase in year-over-year single family permits (**1,028** additional units).

40.0%

Decline in year-over-year multifamily permits (**2,547** fewer units).

15 of 16

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 22

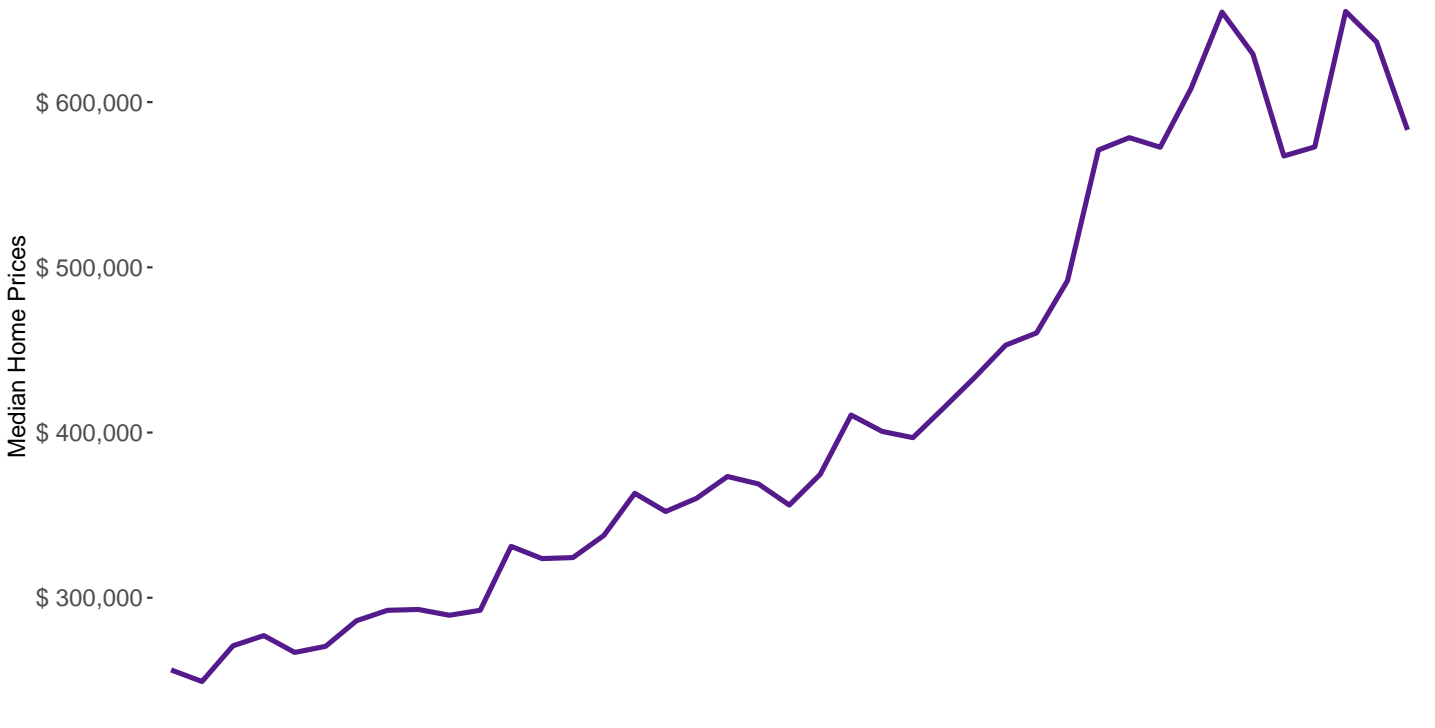
Number of counties with more than a 10% decrease in single family permits of the total number of counties with a decrease in single family permits, as compared to one year ago.

4 of 4

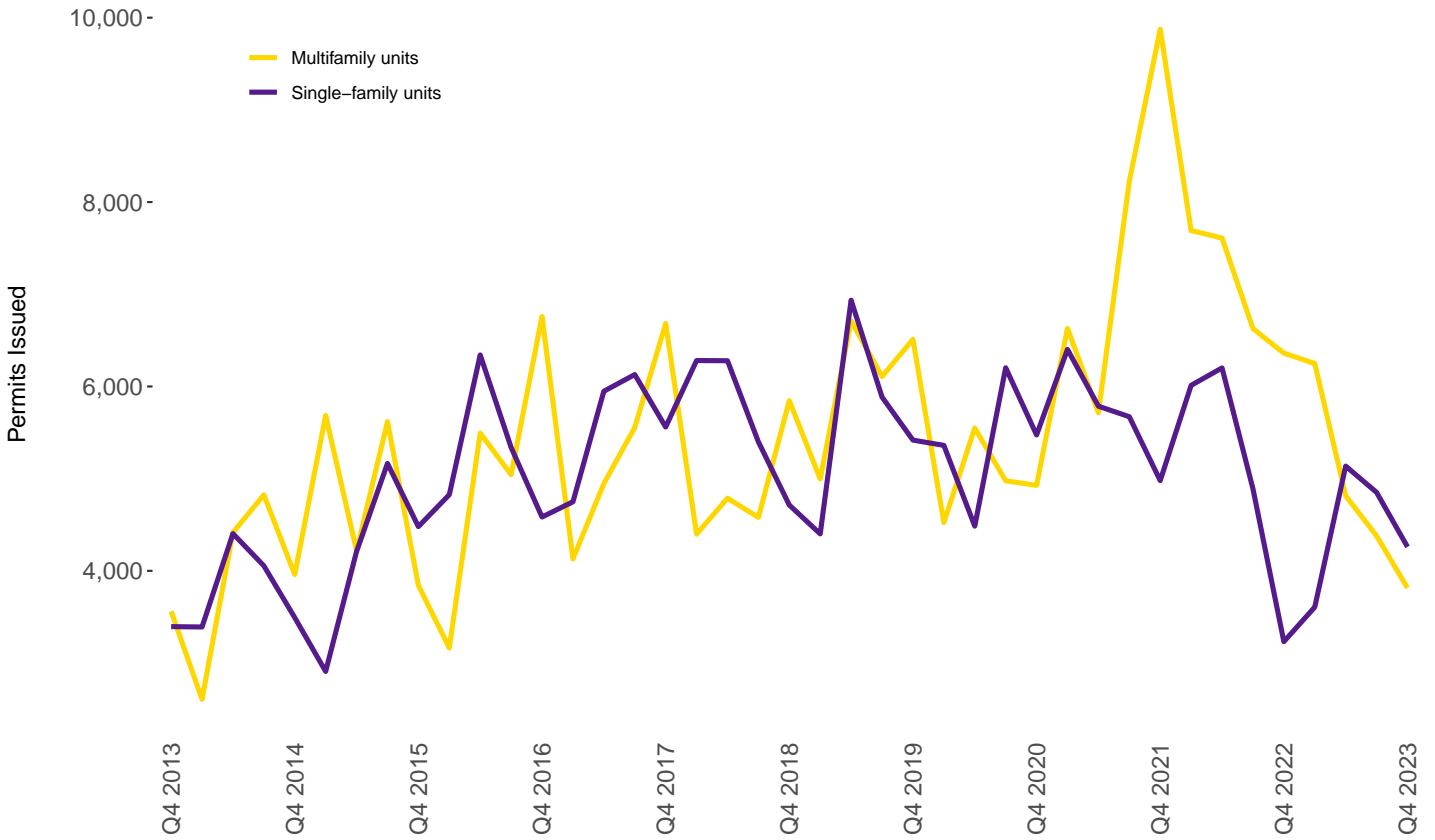
Number of counties in the central Puget Sound that had a year-over-year increase in single family permits.

Median Home Prices Trend (Q4 2013 – Q4 2023)

Median Home Prices



Permits Issued (Single- and Multifamily) (Q4 2013 – Q4 2023)



Home Prices:

\$583,200

Median selling price of a single family home.

2.8%

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

9.3%

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

\$1,267,900

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

\$229,500

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

\$310,100–\$594,600

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

6 of 31

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 2.7%

Pierce 2.3%

Snohomish 0.4%

Spokane 0.9%

Thurston 4.0%

Prices by Bedroom:

\$411,500

Median price for a 2-bedroom single family home, a **3.3%** year-over-year **increase**.

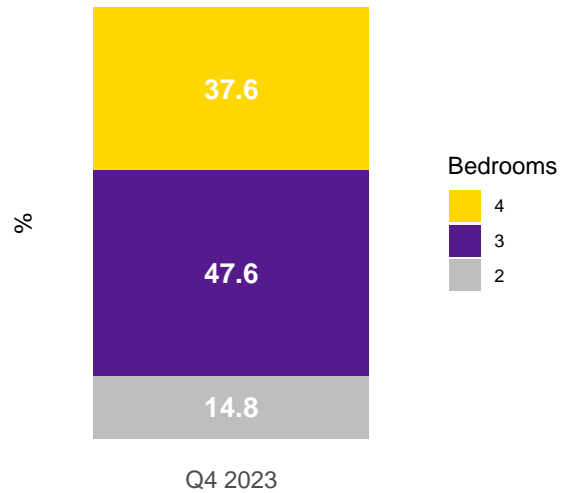
\$587,600

Median price for a 3-bedroom single family home, a **15.4%** year-over-year **increase**.

\$472,000

Median price for a 4-bedroom single family home, a **7.2%** year-over-year **increase**.

Sales by Number of Bedrooms



4 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.

4 & 9

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

Housing Affordability:

2.8%

Year-over-year increase in home prices.

Better & Worse

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

61.1

Statewide all-buyer housing affordability index.

23.6 to 135.8

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

30 of 39

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

48.0 & 50.8

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

43.6

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).

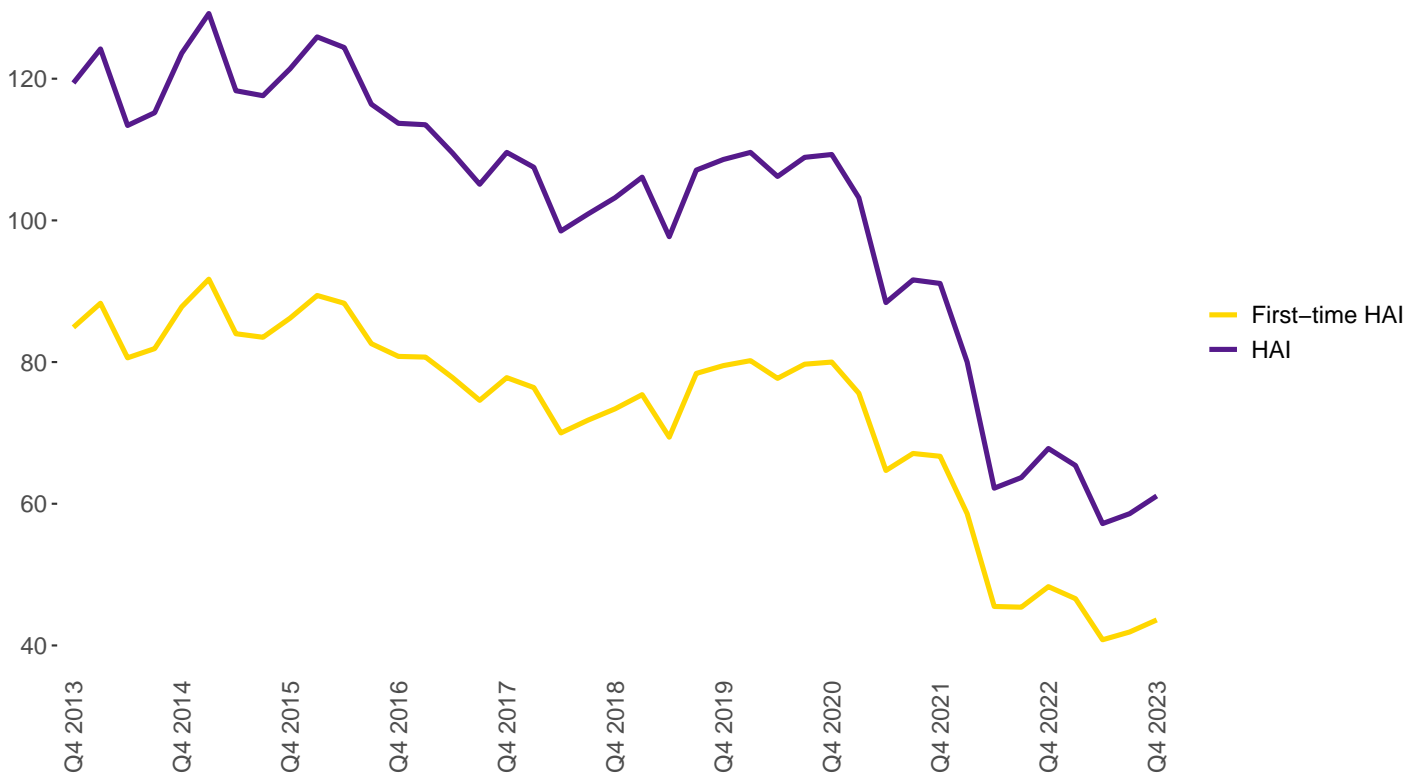
34.2 to 60.4

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

36.3 to 60.4

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

Housing Affordability Indices Trends (Q4 2013 – Q4 2023)



Availability of Affordable Housing:

\$93,600

Statewide median household income

\$58,600 to \$127,700

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

\$65,520

Statewide median household income for first-time buyers

\$41,020 to \$89,390

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

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

35 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.

2.0%
Statewide inventory priced below \$160,000, **increased** from 1.7% a year ago.

0.3% to 12.0%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **Spokane** and **Thurston** counties, and high in **Yakima** county.

Available Inventory:

8,939

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

4,597 & 2,232

Decline from last quarter (34.0%), and **decline** from last year (20.0%).

1,222 & 995

Largest inventories seen in **King** county and **Pierce** county. Down 52.4%, and down 27.1% from last quarter.

0 of 1

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

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

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

0.8 to 8.9
Range of month's supply across the counties—low in **Snohomish** county, high in **Ferry** county.

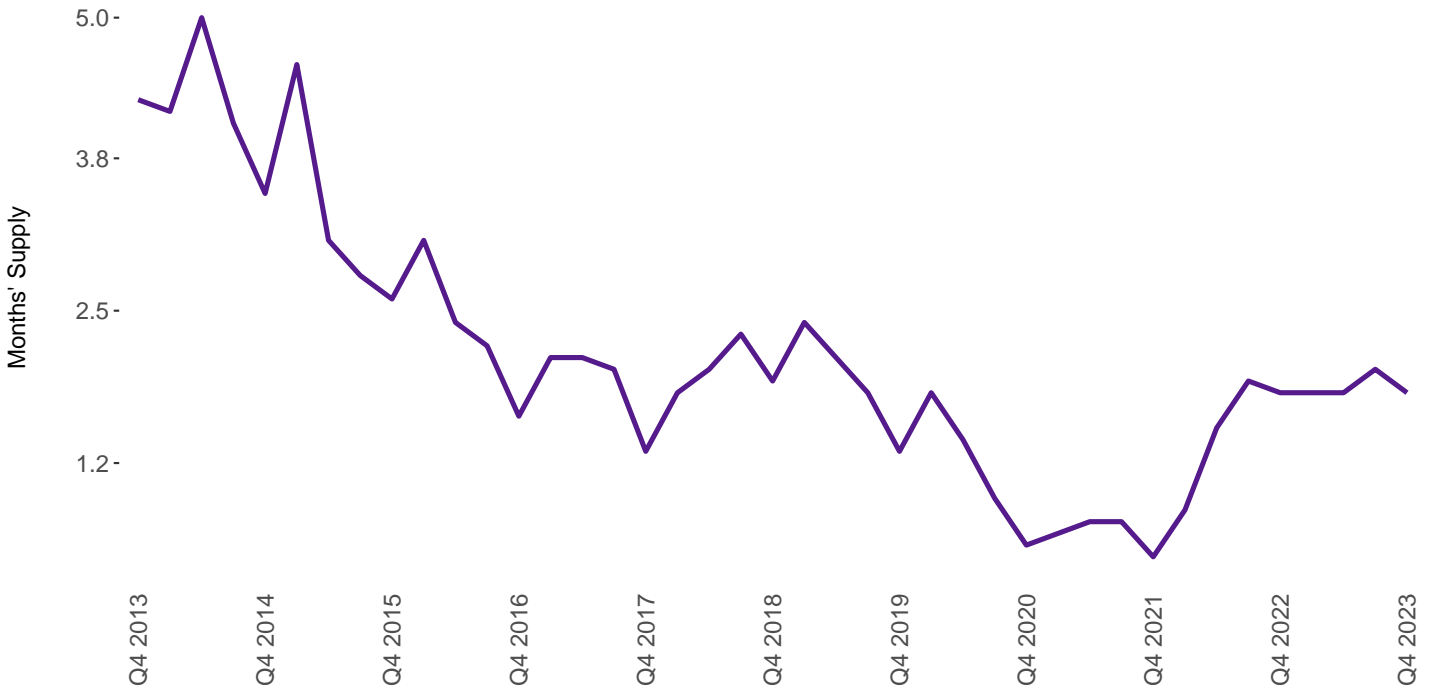
20
Number of counties with less than five month's supply of homes priced over \$500,000.

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.

Active Listings Trend (Q4 2013 – Q4 2023)



Months of Supply Trend (Q4 2013 – Q4 2023)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	120	-7.7	-20.0	6	-53.8	\$310,100	0.0	81.5	58.2
Asotin	70	-12.5	-41.7	7	-30.0	\$298,300	2.9	86.3	61.6
Benton	2,990	-5.4	-10.5	167	16.0	\$422,900	1.4	78.7	56.2
Chelan	790	-8.1	-23.3	76	28.8	\$593,700	1.6	48.0	34.2
Clallam	800	-5.9	-18.4	45	18.4	\$467,000	7.0	59.2	42.3
Clark	5,960	-6.6	-28.1	755	-43.7	\$522,000	3.7	69.4	49.6
Columbia	80	-11.1	-20.0	1	-94.1	\$238,300	-7.8	135.8	97.0
Cowlitz	1,030	-8.0	-29.0	81	20.9	\$391,100	4.7	80.7	57.6
Douglas	420	-10.6	-26.3	50	85.2	\$454,500	2.6	59.5	42.5
Ferry	80	-20.0	-33.3	5	-37.5	\$275,000	8.7	81.1	57.9
Franklin	1,000	-5.7	-10.7	137	71.2	\$422,900	1.4	88.0	62.9
Garfield	0	NA	NA	0	-100.0	\$270,000	34.1	94.9	67.8
Grant	870	-5.4	-29.8	88	-29.6	\$331,900	-1.0	84.5	60.4
Grays Harbor	1,660	-8.8	-25.2	61	-9.0	\$339,800	2.9	69.1	49.4
Island	1,370	-7.4	-24.3	48	-22.6	\$594,600	4.8	50.8	36.3
Jefferson	510	-8.9	-16.4	40	-55.6	\$652,300	9.6	42.4	30.3
King	18,530	-6.9	-28.8	2,783	-22.8	\$883,300	2.7	55.0	39.3
Kitsap	3,710	-7.2	-25.2	522	135.1	\$546,000	8.2	66.7	47.6
Kittitas	900	-7.2	-25.6	100	-10.7	\$587,500	0.0	43.0	30.7
Klickitat	320	-5.9	-15.8	16	-33.3	\$387,500	13.0	67.7	48.3
Lewis	1,040	-6.3	-28.3	58	-4.9	\$388,700	-2.1	71.3	50.9
Lincoln	100	0.0	-28.6	13	30.0	\$229,500	-1.6	121.6	86.8
Mason	1,060	-7.0	-22.6	76	55.1	\$408,600	6.6	80.1	57.2
Okanogan	370	-7.5	-38.3	43	-17.3	\$338,900	-2.5	71.8	51.3
Pacific	460	-8.0	-19.3	18	100.0	\$338,700	9.5	77.2	55.1
Pend Oreille	240	-4.0	-14.3	12	9.1	\$322,600	3.1	73.0	52.2
Pierce	10,020	-10.2	-31.5	567	-34.3	\$533,500	2.3	69.5	49.6
San Juan	220	-8.3	-15.4	19	0.0	\$1,267,900	34.4	23.6	16.8
Skagit	1,510	-10.1	-26.0	108	-17.6	\$575,900	14.1	48.8	34.9
Skamania	220	-8.3	-31.2	15	150.0	\$460,000	10.4	82.2	58.7
Snohomish	7,940	-8.3	-29.2	949	28.4	\$705,100	0.4	62.3	44.5
Spokane	5,860	-6.1	-23.5	720	20.8	\$415,400	0.9	71.4	51.0
Stevens	700	-4.1	-14.6	49	25.6	\$322,600	3.1	79.0	56.5
Thurston	3,610	-10.0	-31.8	140	-52.9	\$505,700	4.0	67.1	47.9
Wahkiakum	90	0.0	28.6	6	20.0	\$432,000	6.5	63.9	45.6
Walla Walla	550	-5.2	-19.1	32	-46.7	\$408,300	-0.6	66.3	47.3
Whatcom	2,440	-8.3	-24.5	161	-57.3	\$595,200	4.0	51.2	36.6
Whitman	370	-2.6	-17.8	5	-37.5	\$407,700	13.4	55.6	39.7
Yakima	1,750	-7.9	-24.9	95	-35.4	\$349,600	2.4	77.5	55.4
Statewide	79,790	-7.6	-26.9	8,074	-15.8	\$583,200	2.8	61.1	43.6

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.

EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	% Change by qtr	% Change by year
Adams	150	140	150	130	120	-7.7	-20.0
Asotin	120	90	80	80	70	-12.5	-41.7
Benton	3,340	3,650	3,370	3,160	2,990	-5.4	-10.5
Chelan	1,030	910	910	860	790	-8.1	-23.3
Clallam	980	890	890	850	800	-5.9	-18.4
Clark	8,290	7,350	6,870	6,380	5,960	-6.6	-28.1
Columbia	100	90	100	90	80	-11.1	-20.0
Cowlitz	1,450	1,310	1,200	1,120	1,030	-8.0	-29.0
Douglas	570	500	460	470	420	-10.6	-26.3
Ferry	120	120	110	100	80	-20.0	-33.3
Franklin	1,120	1,230	1,130	1,060	1,000	-5.7	-10.7
Garfield	0	0	0	0	0	NA	NA
Grant	1,240	1,110	970	920	870	-5.4	-29.8
Grays Harbor	2,220	2,060	1,900	1,820	1,660	-8.8	-25.2
Island	1,810	1,700	1,630	1,480	1,370	-7.4	-24.3
Jefferson	610	550	570	560	510	-8.9	-16.4
King	26,030	23,460	22,110	19,900	18,530	-6.9	-28.8
Kitsap	4,960	4,600	4,340	4,000	3,710	-7.2	-25.2
Kittitas	1,210	1,110	1,060	970	900	-7.2	-25.6
Klickitat	380	370	350	340	320	-5.9	-15.8
Lewis	1,450	1,320	1,230	1,110	1,040	-6.3	-28.3
Lincoln	140	110	100	100	100	0.0	-28.6
Mason	1,370	1,240	1,170	1,140	1,060	-7.0	-22.6
Okanogan	600	510	460	400	370	-7.5	-38.3
Pacific	570	530	520	500	460	-8.0	-19.3
Pend Oreille	280	240	250	250	240	-4.0	-14.3
Pierce	14,630	13,140	12,500	11,160	10,020	-10.2	-31.5
San Juan	260	240	240	240	220	-8.3	-15.4
Skagit	2,040	1,890	1,810	1,680	1,510	-10.1	-26.0
Skamania	320	260	270	240	220	-8.3	-31.2
Snohomish	11,210	10,060	9,510	8,660	7,940	-8.3	-29.2
Spokane	7,660	6,940	6,530	6,240	5,860	-6.1	-23.5
Stevens	820	710	720	730	700	-4.1	-14.6
Thurston	5,290	4,730	4,310	4,010	3,610	-10.0	-31.8
Wahkiakum	70	70	70	90	90	0.0	28.6
Walla Walla	680	630	610	580	550	-5.2	-19.1
Whatcom	3,230	2,960	2,830	2,660	2,440	-8.3	-24.5
Whitman	450	430	400	380	370	-2.6	-17.8
Yakima	2,330	2,100	1,960	1,900	1,750	-7.9	-24.9
Statewide	109,130	99,350	93,680	86,340	79,790	-7.6	-26.9

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

Not Seasonally Adjusted

County	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	% Change by qtr	% Change by year
Adams	40	30	40	30	30	0.0	-25.0
Asotin	30	20	20	20	20	0.0	-33.3
Benton	830	880	870	810	740	-8.6	-10.8
Chelan	260	220	230	230	200	-13.0	-23.1
Clallam	250	220	220	220	200	-9.1	-20.0
Clark	2,030	1,780	1,750	1,620	1,460	-9.9	-28.1
Columbia	30	20	30	20	20	0.0	-33.3
Cowlitz	360	320	310	290	250	-13.8	-30.6
Douglas	140	120	120	130	110	-15.4	-21.4
Ferry	30	30	30	30	20	-33.3	-33.3
Franklin	280	300	290	270	250	-7.4	-10.7
Garfield	0	0	0	0	0	NA	NA
Grant	300	260	250	240	210	-12.5	-30.0
Grays Harbor	560	490	490	460	420	-8.7	-25.0
Island	450	400	410	390	340	-12.8	-24.4
Jefferson	160	140	150	150	130	-13.3	-18.8
King	6,440	5,660	5,740	5,120	4,590	-10.4	-28.7
Kitsap	1,230	1,110	1,110	1,030	920	-10.7	-25.2
Kittitas	310	260	270	250	230	-8.0	-25.8
Klickitat	90	90	90	90	80	-11.1	-11.1
Lewis	360	320	310	280	260	-7.1	-27.8
Lincoln	30	20	20	30	20	-33.3	-33.3
Mason	330	300	300	290	260	-10.3	-21.2
Okanogan	140	120	120	110	90	-18.2	-35.7
Pacific	140	130	130	130	110	-15.4	-21.4
Pend Oreille	70	60	60	60	60	0.0	-14.3
Pierce	3,650	3,210	3,190	2,860	2,490	-12.9	-31.8
San Juan	70	60	60	60	60	0.0	-14.3
Skagit	510	460	470	430	380	-11.6	-25.5
Skamania	80	60	70	60	50	-16.7	-37.5
Snohomish	2,790	2,460	2,450	2,210	1,970	-10.9	-29.4
Spokane	1,890	1,640	1,700	1,610	1,460	-9.3	-22.8
Stevens	210	170	190	190	180	-5.3	-14.3
Thurston	1,310	1,130	1,110	1,030	900	-12.6	-31.3
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	170	150	160	150	140	-6.7	-17.6
Whatcom	800	710	730	690	610	-11.6	-23.8
Whitman	100	100	110	100	80	-20.0	-20.0
Yakima	580	510	500	490	440	-10.2	-24.1
Statewide	27,070	23,970	24,100	22,210	19,830	-10.7	-26.7

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, 2017-2023

County	2017	2018	2019	2020	2021	2022	2023	% Change by year
Adams	140	160	140	120	160	150	130	-13.3
Asotin	240	300	130	140	120	110	70	-36.4
Benton	3,960	4,130	3,820	4,640	3,870	3,780	3,050	-19.3
Chelan	980	980	980	1,030	1,040	1,010	780	-22.8
Clallam	1,040	1,130	1,070	1,040	1,110	940	810	-13.8
Clark	7,410	6,960	7,210	7,450	8,610	7,910	4,860	-38.6
Columbia	120	110	90	120	100	90	80	-11.1
Cowlitz	1,530	1,460	1,360	1,500	1,560	1,370	1,010	-26.3
Douglas	570	640	590	630	660	520	440	-15.4
Ferry	100	110	110	100	120	130	90	-30.8
Franklin	1,330	1,390	1,280	1,560	1,300	1,270	1,020	-19.7
Garfield	50	60	30	30	0	0	0	NA
Grant	980	1,080	1,060	1,250	1,350	1,140	880	-22.8
Grays Harbor	1,880	1,920	2,000	2,150	2,390	2,110	1,660	-21.3
Island	2,110	2,000	1,920	1,900	2,070	1,700	1,380	-18.8
Jefferson	690	670	590	640	650	610	510	-16.4
King	28,020	25,540	26,550	28,270	32,610	24,430	18,460	-24.4
Kitsap	5,110	4,820	4,710	4,810	5,340	4,750	3,670	-22.7
Kittitas	1,260	1,130	1,140	1,290	1,380	1,140	930	-18.4
Klickitat	330	250	280	340	320	380	250	-34.2
Lewis	1,320	1,290	1,280	1,480	1,570	1,380	1,000	-27.5
Lincoln	160	160	120	130	200	120	90	-25.0
Mason	1,420	1,380	1,360	1,450	1,520	1,290	1,030	-20.2
Okanogan	450	490	490	590	540	550	360	-34.5
Pacific	520	560	560	580	650	550	460	-16.4
Pend Oreille	280	330	300	310	320	260	250	-3.8
Pierce	16,000	15,580	15,020	15,250	17,330	13,690	9,850	-28.0
San Juan	360	340	290	410	370	240	240	0.0
Skagit	2,350	2,160	2,210	2,330	2,190	2,000	1,480	-26.0
Skamania	270	250	240	310	340	290	200	-31.0
Snohomish	11,240	10,050	11,210	11,870	13,240	10,600	7,780	-26.6
Spokane	9,420	9,190	8,810	8,710	8,080	7,120	5,870	-17.6
Stevens	830	960	890	900	940	770	740	-3.9
Thurston	5,560	5,390	5,430	5,290	6,160	4,910	3,610	-26.5
Wahkiakum	80	70	110	70	110	60	80	33.3
Walla Walla	890	870	780	740	770	640	570	-10.9
Whatcom	3,320	3,120	3,240	3,340	3,600	3,100	2,460	-20.6
Whitman	400	460	420	460	480	430	340	-20.9
Yakima	1,860	1,940	1,850	2,030	2,370	2,220	1,720	-22.5
Statewide	114,580	109,430	109,670	115,260	125,540	103,760	78,210	-24.6

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	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	% Change by year
Adams	\$310,000	\$297,700	\$355,600	\$313,800	\$310,100	0.0
Asotin	\$289,900	\$293,200	\$288,500	\$300,000	\$298,300	2.9
Benton	\$417,000	\$425,500	\$429,000	\$433,600	\$422,900	1.4
Chelan	\$584,400	\$486,500	\$565,000	\$561,500	\$593,700	1.6
Clallam	\$436,500	\$433,900	\$513,900	\$471,000	\$467,000	7.0
Clark	\$503,400	\$502,600	\$555,800	\$564,200	\$522,000	3.7
Columbia	\$258,500	\$263,100	\$277,100	\$270,800	\$238,300	-7.8
Cowlitz	\$373,600	\$389,300	\$400,000	\$408,300	\$391,100	4.7
Douglas	\$442,900	\$436,800	\$462,500	\$438,700	\$454,500	2.6
Ferry	\$252,900	\$245,400	\$248,700	\$265,000	\$275,000	8.7
Franklin	\$417,000	\$425,500	\$429,000	\$433,600	\$422,900	1.4
Garfield	\$201,300	\$233,300	\$245,800	\$260,800	\$270,000	34.1
Grant	\$335,200	\$318,100	\$330,800	\$357,400	\$331,900	-1.0
Grays Harbor	\$330,200	\$326,500	\$361,400	\$351,300	\$339,800	2.9
Island	\$567,400	\$543,700	\$577,900	\$657,800	\$594,600	4.8
Jefferson	\$595,000	\$558,300	\$636,500	\$650,000	\$652,300	9.6
King	\$860,100	\$821,300	\$913,200	\$908,100	\$883,300	2.7
Kitsap	\$504,700	\$503,900	\$544,900	\$552,700	\$546,000	8.2
Kittitas	\$587,500	\$550,000	\$561,800	\$489,300	\$587,500	0.0
Klickitat	\$342,900	\$400,000	\$481,200	\$464,300	\$387,500	13.0
Lewis	\$397,000	\$390,800	\$396,800	\$410,900	\$388,700	-2.1
Lincoln	\$233,200	\$220,200	\$218,500	\$237,000	\$229,500	-1.6
Mason	\$383,300	\$384,000	\$402,100	\$414,000	\$408,600	6.6
Okanogan	\$347,500	\$285,000	\$380,000	\$385,700	\$338,900	-2.5
Pacific	\$309,400	\$318,700	\$350,000	\$327,600	\$338,700	9.5
Pend Oreille	\$313,000	\$275,000	\$315,800	\$344,400	\$322,600	3.1
Pierce	\$521,700	\$524,100	\$542,600	\$545,200	\$533,500	2.3
San Juan	\$943,700	\$850,000	\$890,000	\$970,000	\$1,267,900	34.4
Skagit	\$504,800	\$518,400	\$569,600	\$566,700	\$575,900	14.1
Skamania	\$416,700	\$466,700	\$450,000	\$500,000	\$460,000	10.4
Snohomish	\$702,600	\$693,600	\$761,500	\$735,100	\$705,100	0.4
Spokane	\$411,500	\$407,100	\$440,500	\$444,700	\$415,400	0.9
Stevens	\$313,000	\$275,000	\$315,800	\$344,400	\$322,600	3.1
Thurston	\$486,400	\$490,400	\$508,000	\$516,300	\$505,700	4.0
Wahkiakum	\$405,800	\$412,300	\$437,300	\$430,300	\$432,000	6.5
Walla Walla	\$410,900	\$406,200	\$434,400	\$408,800	\$408,300	-0.6
Whatcom	\$572,200	\$580,800	\$603,300	\$584,100	\$595,200	4.0
Whitman	\$359,400	\$392,300	\$419,600	\$387,500	\$407,700	13.4
Yakima	\$341,400	\$335,800	\$356,700	\$354,300	\$349,600	2.4
Statewide	\$567,400	\$572,900	\$654,900	\$636,400	\$583,200	2.8

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

Fourth Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q4 2022	Q4 2023	% Change	Q4 2022	Q4 2023	% Change	Q4 2022	Q4 2023	% Change
Adams	550,000	175,000	-68.2	318,700	320,000	0.4	275,000	525,000	90.9
Asotin	255,000	262,500	2.9	292,900	371,400	26.8	375,000	325,000	-13.3
Benton	257,500	268,200	4.2	391,200	390,200	-0.3	506,100	499,500	-1.3
Chelan	425,000	500,000	17.6	580,000	564,300	-2.7	690,600	683,300	-1.1
Clallam	395,800	366,700	-7.4	436,800	486,100	11.3	487,500	481,200	-1.3
Clark	350,000	354,100	1.2	462,800	469,700	1.5	646,700	679,700	5.1
Columbia	250,000	120,000	-52.0	300,000	325,000	8.3	275,000	NA	-100
Cowlitz	269,600	295,800	9.7	364,100	394,900	8.5	479,700	472,200	-1.6
Douglas	366,700	291,700	-20.5	430,600	453,100	5.2	712,500	550,000	-22.8
Ferry	275,000	155,000	-43.6	450,000	375,000	-16.7	NA	NA	NA
Franklin	257,500	268,200	4.2	391,200	390,200	-0.3	506,100	499,500	-1.3
Garfield	95,000	300,000	NA	225,000	275,000	22.2	300,000	225,000	-25.0
Grant	262,500	233,300	-11.1	309,100	324,300	4.9	420,500	429,200	2.1
Grays Harbor	296,900	305,800	3.0	347,700	355,600	2.3	362,500	380,000	4.8
Island	583,300	607,100	4.1	541,700	575,000	6.1	625,000	725,000	16.0
Jefferson	530,600	593,700	11.9	658,300	678,100	3.0	725,000	825,000	13.8
King	647,000	678,000	4.8	773,100	796,900	3.1	1,102,700	1,157,400	5.0
Kitsap	410,900	411,100	0.0	484,000	519,500	7.3	568,100	615,500	8.3
Kittitas	491,700	437,500	-11.0	537,500	521,400	-3.0	925,000	875,000	-5.4
Klickitat	218,700	325,000	48.6	345,800	408,300	18.1	541,700	500,000	-7.7
Lewis	291,700	331,800	13.7	402,600	392,200	-2.6	488,900	445,000	-9.0
Lincoln	250,000	190,000	-24.0	237,500	275,000	15.8	185,000	475,000	NA
Mason	317,200	339,300	7.0	402,800	422,100	4.8	430,600	445,800	3.5
Okanogan	331,200	287,500	-13.2	350,000	360,700	3.1	450,000	350,000	-22.2
Pacific	283,300	322,900	14.0	332,100	393,700	18.5	337,500	331,200	-1.9
Pend Oreille	229,200	231,800	1.1	310,000	354,500	14.4	430,000	373,300	-13.2
Pierce	387,100	384,700	-0.6	486,700	505,100	3.8	600,500	620,800	3.4
San Juan	825,000	975,000	18.2	975,000	1,325,000	35.9	1,375,000	1,875,000	36.4
Skagit	386,700	425,000	9.9	497,800	570,800	14.7	654,200	675,000	3.2
Skamania	350,000	400,000	14.3	400,000	483,300	20.8	500,000	450,000	-10.0
Snohomish	512,000	490,000	-4.3	634,400	632,700	-0.3	839,900	855,900	1.9
Spokane	266,300	268,600	0.9	374,100	380,800	1.8	483,600	472,400	-2.3
Stevens	229,200	231,800	1.1	310,000	354,500	14.4	430,000	373,300	-13.2
Thurston	385,500	419,700	8.9	464,500	482,000	3.8	545,300	575,600	5.6
Wahkiakum	300,000	NA	-100	650,000	425,000	-34.6	600,000	700,000	16.7
Walla Walla	275,000	275,000	0.0	389,600	390,900	0.3	583,300	505,000	-13.4
Whatcom	417,300	411,500	-1.4	575,000	585,200	1.8	723,100	764,100	5.7
Whitman	200,000	200,000	0.0	357,100	358,300	0.3	427,800	505,000	18.0
Yakima	209,800	232,400	10.8	341,200	354,100	3.8	427,400	446,900	4.6
Statewide	398,200	411,500	3.3	509,300	587,600	15.4	692,400	742,000	7.2

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Fourth Quarter 2023

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$310,100	7.3	\$66,400	\$1,697	81.5	\$46,480	\$1,663	58.2
Asotin	\$298,300	7.3	\$67,600	\$1,632	86.3	\$47,320	\$1,600	61.6
Benton	\$422,900	7.3	\$87,500	\$2,314	78.7	\$61,250	\$2,268	56.2
Chelan	\$593,700	7.3	\$74,800	\$3,249	48.0	\$52,360	\$3,185	34.2
Clallam	\$467,000	7.3	\$72,600	\$2,556	59.2	\$50,820	\$2,505	42.3
Clark	\$522,000	7.3	\$95,200	\$2,857	69.4	\$66,640	\$2,800	49.6
Columbia	\$238,300	7.3	\$85,000	\$1,304	135.8	\$59,500	\$1,278	97.0
Cowlitz	\$391,100	7.3	\$82,900	\$2,140	80.7	\$58,030	\$2,098	57.6
Douglas	\$454,500	7.3	\$71,000	\$2,487	59.5	\$49,700	\$2,438	42.5
Ferry	\$275,000	7.3	\$58,600	\$1,505	81.1	\$41,020	\$1,475	57.9
Franklin	\$422,900	7.3	\$97,800	\$2,314	88.0	\$68,460	\$2,268	62.9
Garfield	\$270,000	7.3	\$67,300	\$1,477	94.9	\$47,110	\$1,448	67.8
Grant	\$331,900	7.3	\$73,700	\$1,816	84.5	\$51,590	\$1,780	60.4
Grays Harbor	\$339,800	7.3	\$61,700	\$1,859	69.1	\$43,190	\$1,822	49.4
Island	\$594,600	7.3	\$79,400	\$3,254	50.8	\$55,580	\$3,189	36.3
Jefferson	\$652,300	7.3	\$72,700	\$3,570	42.4	\$50,890	\$3,499	30.3
King	\$883,300	7.3	\$127,700	\$4,834	55.0	\$89,390	\$4,738	39.3
Kitsap	\$546,000	7.3	\$95,700	\$2,988	66.7	\$66,990	\$2,929	47.6
Kittitas	\$587,500	7.3	\$66,400	\$3,215	43.0	\$46,480	\$3,151	30.7
Klickitat	\$387,500	7.3	\$68,900	\$2,121	67.7	\$48,230	\$2,078	48.3
Lewis	\$388,700	7.3	\$72,800	\$2,127	71.3	\$50,960	\$2,085	50.9
Lincoln	\$229,500	7.3	\$73,300	\$1,256	121.6	\$51,310	\$1,231	86.8
Mason	\$408,600	7.3	\$86,000	\$2,236	80.1	\$60,200	\$2,192	57.2
Okanogan	\$338,900	7.3	\$63,900	\$1,855	71.8	\$44,730	\$1,818	51.3
Pacific	\$338,700	7.3	\$68,700	\$1,853	77.2	\$48,090	\$1,817	55.1
Pend Oreille	\$322,600	7.3	\$61,900	\$1,765	73.0	\$43,330	\$1,730	52.2
Pierce	\$533,500	7.3	\$97,400	\$2,920	69.5	\$68,180	\$2,862	49.6
San Juan	\$1,267,900	7.3	\$78,500	\$6,940	23.6	\$54,950	\$6,801	16.8
Skagit	\$575,900	7.3	\$73,900	\$3,152	48.8	\$51,730	\$3,089	34.9
Skamania	\$460,000	7.3	\$99,400	\$2,517	82.2	\$69,580	\$2,467	58.7
Snohomish	\$705,100	7.3	\$115,500	\$3,859	62.3	\$80,850	\$3,782	44.5
Spokane	\$415,400	7.3	\$77,900	\$2,273	71.4	\$54,530	\$2,228	51.0
Stevens	\$322,600	7.3	\$67,000	\$1,765	79.0	\$46,900	\$1,730	56.5
Thurston	\$505,700	7.3	\$89,200	\$2,768	67.1	\$62,440	\$2,712	47.9
Wahkiakum	\$432,000	7.3	\$72,500	\$2,364	63.9	\$50,750	\$2,317	45.6
Walla Walla	\$408,300	7.3	\$71,100	\$2,234	66.3	\$49,770	\$2,190	47.3
Whatcom	\$595,200	7.3	\$80,100	\$3,257	51.2	\$56,070	\$3,193	36.6
Whitman	\$407,700	7.3	\$59,600	\$2,231	55.6	\$41,720	\$2,187	39.7
Yakima	\$349,600	7.3	\$71,200	\$1,913	77.5	\$49,840	\$1,875	55.4
Statewide	\$583,200	7.3	\$93,600	\$3,192	61.1	\$65,520	\$3,128	43.6

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	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
Adams	120.5	125.9	93.9	89.3	88.0	89.1	71.3	79.5	81.5
Asotin	160.3	142.2	95.5	85.0	81.6	76.6	89.7	85.4	86.3
Benton	117.5	101.1	88.0	87.4	87.7	82.1	79.7	78.0	78.7
Chelan	80.0	73.7	49.3	53.1	52.2	59.8	52.2	51.3	48.0
Clallam	80.1	77.9	55.2	54.7	55.8	54.0	55.4	60.7	59.2
Clark	109.4	92.8	63.3	63.9	70.3	67.6	68.2	66.6	69.4
Columbia	130.4	126.1	120.8	123.7	115.4	114.0	95.7	118.6	135.8
Cowlitz	90.7	82.6	92.2	92.6	90.0	86.3	82.8	81.9	80.7
Douglas	86.1	80.1	74.2	66.9	70.7	67.3	61.0	61.7	59.5
Ferry	154.0	148.6	96.2	110.4	89.7	89.0	93.5	89.3	81.1
Franklin	107.9	92.9	94.9	94.5	99.6	90.3	86.8	87.3	88.0
Garfield	138.0	122.8	108.6	102.0	132.5	109.0	116.7	103.7	94.9
Grant	133.0	114.4	69.9	71.4	73.3	77.3	86.0	78.4	84.5
Grays Harbor	134.5	113.7	66.4	68.9	68.6	69.8	67.2	69.6	69.1
Island	89.2	79.7	68.8	68.6	67.3	66.8	57.4	48.8	50.8
Jefferson	69.9	74.5	54.7	58.7	55.6	60.7	43.4	43.2	42.4
King	84.6	73.1	51.9	56.5	55.5	56.2	56.4	56.4	55.0
Kitsap	100.4	89.7	64.2	64.3	67.7	63.5	73.0	71.9	66.7
Kittitas	76.4	64.3	62.8	62.1	58.2	57.4	47.0	54.3	43.0
Klickitat	104.6	111.3	56.3	62.7	76.6	60.3	59.4	59.2	67.7
Lewis	104.7	92.2	60.9	61.5	58.3	57.6	74.3	70.9	71.3
Lincoln	185.9	161.2	180.7	95.0	117.3	118.4	135.4	123.4	121.6
Mason	121.1	109.1	73.7	75.2	75.8	75.6	84.0	83.1	80.1
Okanogan	100.8	70.6	74.1	77.8	72.2	84.1	65.5	65.5	71.8
Pacific	104.6	96.9	90.8	88.4	85.8	78.1	75.5	81.5	77.2
Pend Oreille	98.1	94.6	87.9	100.0	107.8	103.0	72.9	61.8	73.0
Pierce	95.9	85.1	69.9	71.8	73.9	71.1	72.8	70.6	69.5
San Juan	50.3	52.1	40.9	40.8	40.5	43.3	33.6	31.8	23.6
Skagit	82.1	64.5	79.1	81.9	85.3	79.4	51.3	50.2	48.8
Skamania	89.4	94.7	69.3	85.7	89.0	66.8	79.5	71.5	82.2
Snohomish	84.3	70.0	60.0	64.6	65.2	68.6	60.4	62.6	62.3
Spokane	89.8	78.9	65.5	67.7	71.5	69.0	69.6	68.4	71.4
Stevens	106.5	102.5	66.0	74.1	70.0	75.5	86.9	79.8	79.0
Thurston	108.3	97.0	77.1	80.1	76.5	75.5	71.2	69.0	67.1
Wahkiakum	103.9	96.8	80.1	77.5	71.8	71.5	67.0	67.1	63.9
Walla Walla	98.1	92.1	69.0	71.7	69.2	70.5	65.9	68.9	66.3
Whatcom	83.0	72.0	55.4	56.7	58.6	56.6	52.5	52.9	51.2
Whitman	101.7	89.0	69.3	68.0	73.6	67.3	56.1	59.8	55.6
Yakima	113.0	104.5	77.9	77.4	78.7	75.2	77.9	78.0	77.5
Statewide	91.1	80.0	62.2	63.7	67.8	65.4	57.2	58.6	61.1

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	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
Adams	88.2	92.2	68.7	63.6	62.8	63.6	50.8	56.8	58.2
Asotin	117.3	104.1	69.9	60.6	58.3	54.7	64.0	61.0	61.6
Benton	86.0	74.0	64.4	62.2	62.5	58.5	56.9	55.7	56.2
Chelan	58.5	53.9	36.1	37.9	37.3	42.7	37.3	36.6	34.2
Clallam	58.6	57.0	40.4	38.9	39.8	38.5	39.5	43.3	42.3
Clark	80.1	68.0	46.3	45.5	50.1	48.3	48.7	47.6	49.6
Columbia	95.4	92.3	88.4	88.2	82.3	81.4	68.3	84.7	97.0
Cowlitz	66.4	60.5	67.5	66.0	64.2	61.5	59.1	58.5	57.6
Douglas	63.0	58.6	54.3	47.7	50.5	48.0	43.5	44.0	42.5
Ferry	112.7	108.8	70.4	78.7	64.0	63.5	66.8	63.8	57.9
Franklin	78.9	68.0	69.5	67.3	71.1	64.4	62.0	62.3	62.9
Garfield	101.0	89.9	79.5	72.7	94.6	77.7	83.3	74.1	67.8
Grant	97.3	83.8	51.1	50.9	52.3	55.1	61.4	56.0	60.4
Grays Harbor	98.4	83.2	48.6	49.1	48.9	49.8	47.9	49.7	49.4
Island	65.3	58.3	50.3	48.9	48.0	47.6	40.9	34.9	36.3
Jefferson	51.2	54.5	40.0	41.8	39.6	43.3	31.0	30.8	30.3
King	61.9	53.5	38.0	40.3	39.6	40.1	40.2	40.2	39.3
Kitsap	73.5	65.7	47.0	45.8	48.3	45.3	52.1	51.3	47.6
Kittitas	55.9	47.0	46.0	44.2	41.6	40.9	33.5	38.7	30.7
Klickitat	76.5	81.5	41.2	44.7	54.7	43.1	42.5	42.3	48.3
Lewis	76.7	67.5	44.6	43.8	41.6	41.0	53.0	50.6	50.9
Lincoln	136.0	118.1	132.3	67.7	83.8	84.4	96.6	88.1	86.8
Mason	88.6	79.9	54.0	53.5	54.1	54.0	60.0	59.3	57.2
Okanogan	73.8	51.6	54.2	55.5	51.5	60.0	46.8	46.8	51.3
Pacific	76.6	70.9	66.4	63.0	61.3	55.7	53.8	58.2	55.1
Pend Oreille	71.8	69.3	64.4	71.2	76.9	73.5	51.9	44.1	52.2
Pierce	70.2	62.3	51.2	51.1	52.7	50.7	51.9	50.4	49.6
San Juan	36.8	38.1	30.0	29.1	28.9	30.9	24.0	22.7	16.8
Skagit	60.1	47.2	57.9	58.4	60.9	56.6	36.6	35.8	34.9
Skamania	65.4	69.3	50.8	61.1	63.5	47.7	56.7	51.0	58.7
Snohomish	61.7	51.2	43.9	46.0	46.5	48.9	43.1	44.7	44.5
Spokane	65.7	57.8	47.9	48.2	51.0	49.2	49.7	48.8	51.0
Stevens	78.0	75.1	48.3	52.7	50.0	53.8	62.0	57.0	56.5
Thurston	79.3	71.0	56.4	57.0	54.6	53.9	50.8	49.3	47.9
Wahkiakum	76.1	70.8	58.6	55.2	51.2	51.0	47.8	47.9	45.6
Walla Walla	71.8	67.4	50.5	51.0	49.4	50.3	47.0	49.2	47.3
Whatcom	60.8	52.7	40.6	40.4	41.9	40.4	37.5	37.7	36.6
Whitman	74.5	65.2	50.7	48.4	52.5	47.9	40.0	42.7	39.7
Yakima	82.7	76.5	57.0	55.1	56.1	53.7	55.6	55.7	55.4
Statewide	66.7	58.6	45.5	45.4	48.3	46.6	40.8	41.9	43.6

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 Fourth Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	3.0	3.0	12.1	72.7
Asotin	NA	NA	NA	NA
Benton	1.3	1.4	3.3	51.5
Chelan	NA	3.4	3.4	33.3
Clallam	NA	0.9	4.3	34.2
Clark	0.6	4.0	7.5	36.5
Columbia	NA	17.4	30.4	82.6
Cowlitz	NA	1.3	5.1	60.1
Douglas	NA	NA	NA	31.7
Ferry	NA	11.8	29.4	88.2
Franklin	1.3	1.4	3.3	51.5
Garfield	NA	NA	NA	NA
Grant	1.0	5.9	18.7	75.4
Grays Harbor	1.4	4.8	16.0	75.2
Island	NA	NA	NA	28.9
Jefferson	NA	1.3	7.7	30.8
King	0.1	0.3	0.7	14.9
Kitsap	NA	NA	1.5	31.6
Kittitas	NA	NA	0.6	28.0
Klickitat	NA	1.4	9.9	50.7
Lewis	NA	NA	3.0	50.4
Lincoln	5.3	5.3	42.1	78.9
Mason	NA	1.1	7.3	68.4
Okanogan	0.8	6.6	17.2	61.5
Pacific	NA	6.2	16.9	64.6
Pend Oreille	1.8	12.3	21.9	77.2
Pierce	NA	NA	1.4	28.5
San Juan	NA	NA	NA	12.0
Skagit	0.6	1.9	2.5	26.6
Skamania	NA	9.7	22.6	54.8
Snohomish	NA	0.4	1.5	16.7
Spokane	0.1	0.7	3.1	50.0
Stevens	1.8	12.3	21.9	77.2
Thurston	NA	0.3	2.6	32.7
Wahkiakum	NA	NA	5.3	47.4
Walla Walla	NA	1.8	9.0	58.6
Whatcom	4.4	8.1	9.9	32.3
Whitman	1.5	1.5	7.4	61.8
Yakima	7.5	11.6	20.0	75.7
Statewide	0.7	2.0	5.1	38.4

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Fourth Quarters

County	Q4 2016	Q4 2017	Q4 2018	Q4 2019	Q4 2020	Q4 2021	Q4 2022	Q4 2023	% Change
Adams	32	37	33	30	13	21	48	33	-31.2
Asotin	178	180	146	NA	NA	NA	NA	NA	NA
Benton	718	736	715	714	396	452	773	923	19.4
Chelan	186	146	186	177	62	89	149	153	2.7
Clallam	203	183	223	163	53	54	130	112	-13.8
Clark	690	665	857	946	253	178	1,012	557	-45.0
Columbia	NA	301	268	244	6	9	26	23	-11.5
Cowlitz	185	212	199	163	57	76	199	152	-23.6
Douglas	79	87	81	75	23	33	68	59	-13.2
Ferry	59	43	48	36	24	19	19	17	-10.5
Franklin	718	736	715	714	396	452	773	923	19.4
Garfield	178	180	146	NA	NA	NA	NA	NA	NA
Grant	282	233	214	166	87	127	169	190	12.4
Grays Harbor	382	299	261	275	100	149	285	278	-2.5
Island	324	253	282	205	66	41	182	145	-20.3
Jefferson	196	156	111	101	55	27	73	76	4.1
King	1,613	1,152	2,855	1,694	1,135	455	1,921	1,222	-36.4
Kitsap	606	370	446	288	165	129	443	379	-14.4
Kittitas	167	120	147	116	41	56	150	153	2.0
Klickitat	92	74	65	68	23	38	116	71	-38.8
Lewis	259	267	218	203	107	85	220	236	7.3
Lincoln	23	29	24	24	7	12	14	19	35.7
Mason	316	224	216	153	52	72	171	177	3.5
Okanogan	260	221	221	181	85	86	112	116	3.6
Pacific	178	172	170	127	62	52	112	117	4.5
Pend Oreille	239	203	183	118	66	59	94	114	21.3
Pierce	1,615	1,416	1,562	914	411	396	1,409	995	-29.4
San Juan	205	169	162	162	67	46	74	67	-9.5
Skagit	328	286	357	251	103	85	212	147	-30.7
Skamania	44	42	41	40	14	11	32	31	-3.1
Snohomish	868	586	1,231	801	275	184	869	454	-47.8
Spokane	1,196	1,047	929	600	228	221	722	782	8.3
Stevens	239	203	183	118	66	59	94	114	21.3
Thurston	669	462	536	240	131	138	441	322	-27.0
Wahkiakum	NA	23	24	17	9	8	19	19	0.0
Walla Walla	301	301	244	244	34	43	105	103	-1.9
Whatcom	486	430	497	433	200	157	425	305	-28.2
Whitman	91	43	55	53	45	27	62	66	6.5
Yakima	475	449	368	429	242	404	315	326	3.5
Statewide	13,545	11,617	14,175	10,451	4,697	4,039	11,171	8,939	-20.0

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

December 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	1.1	4.2	11.4	3.8	-44.1
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	34.9	0.4	1.2	2.4	5.1	3.2	14.3
Chelan	NA	NA	NA	NA	2.8	2.5	13.6
Clallam	NA	NA	1.7	1.1	3.2	2	-9.1
Clark	1.9	2	3.8	0.9	2.1	1.7	30.8
Columbia	NA	NA	8.1	32.4	10.8	8.9	64.8
Cowlitz	NA	NA	1.2	1.6	4.3	2.1	-12.5
Douglas	NA	NA	NA	NA	5	2.6	8.3
Ferry	NA	NA	9.2	7.6	NA	6.5	0.0
Franklin	34.9	0.4	1.2	2.4	5.1	3.2	14.3
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	4.1	2.3	5.9	2.9	3.6
Grays Harbor	NA	NA	2.5	3.9	6.8	4	25.0
Island	NA	NA	NA	NA	2.1	1.9	-5.0
Jefferson	NA	NA	7.9	2.2	2	2.2	22.2
King	NA	NA	NA	0.7	1	1	-23.1
Kitsap	NA	NA	NA	1.2	1.8	1.6	0.0
Kittitas	NA	NA	NA	NA	3.5	2.9	-14.7
Klickitat	NA	NA	3.6	3.8	9.3	5.3	89.3
Lewis	NA	NA	NA	2.4	8.5	3.5	40.0
Lincoln	NA	NA	NA	4	11.5	5.4	86.2
Mason	NA	NA	3.4	2.4	2.8	2.5	38.9
Okanogan	NA	NA	2.3	4	7.8	4.6	35.3
Pacific	NA	NA	2.3	3.2	12.3	4.3	22.9
Pend Oreille	2	3.3	1.5	3	NA	3	-3.2
Pierce	NA	NA	NA	1	2.2	1.7	0.0
San Juan	NA	NA	NA	NA	4.2	4.7	-17.5
Skagit	1.5	1.5	1	1.1	2.1	1.8	0.0
Skamania	NA	NA	11.7	3.7	4.4	4.5	45.2
Snohomish	NA	NA	0	0.7	0.8	0.8	-38.5
Spokane	2.9	0.3	0.4	1.3	3.4	1.8	20.0
Stevens	2	3.3	1.5	3	NA	3	-3.2
Thurston	NA	NA	1.5	0.9	2	1.5	-6.3
Wahkiakum	NA	NA	NA	NA	12.6	6.8	70.0
Walla Walla	NA	NA	1.9	2.1	4.2	2.7	-6.9
Whatcom	4.6	5.5	0.7	1.1	2	1.9	-17.4
Whitman	2.1	0	1.6	2.3	2.7	2.2	10.0
Yakima	5.6	3.9	1.4	2.3	NA	2.6	18.2
Statewide	4.1	2	1.7	1.6	1.8	1.8	0.0

WCRER Estimates

MEDIAN HOME PRICES

State of Washington and Counties Annual, 2016-2023

County	2016	2017	2018	2019	2020	2021	2022	2023
Adams	\$145,900	\$154,100	\$160,600	\$192,700	\$216,900	\$257,900	\$299,200	\$315,000
Asotin	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$250,800	\$292,500	\$307,400
Benton	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300	\$428,500
Chelan	\$275,600	\$305,100	\$337,200	\$357,000	\$418,600	\$502,800	\$589,200	\$550,000
Clallam	\$250,700	\$270,300	\$293,000	\$309,800	\$352,600	\$420,600	\$452,400	\$474,100
Clark	\$294,600	\$332,800	\$359,100	\$371,700	\$403,700	\$481,600	\$543,700	\$541,400
Columbia	\$140,000	\$152,700	\$162,700	\$186,400	\$214,700	\$256,200	\$269,400	\$245,800
Cowlitz	\$199,900	\$225,600	\$246,900	\$275,200	\$307,500	\$362,100	\$383,200	\$397,500
Douglas	\$259,000	\$283,000	\$318,200	\$347,800	\$373,200	\$450,000	\$458,100	\$444,600
Ferry	\$95,000	\$146,700	\$164,000	\$160,000	\$172,900	\$229,200	\$237,500	\$244,400
Franklin	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300	\$428,500
Garfield	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$178,000	\$207,100	\$270,000
Grant	\$182,400	\$190,500	\$202,300	\$227,900	\$258,500	\$311,700	\$357,100	\$336,600
GraysHarbor	\$151,600	\$169,400	\$191,600	\$215,200	\$251,100	\$309,900	\$353,900	\$346,400
Island	\$316,900	\$340,400	\$366,000	\$388,100	\$442,700	\$532,500	\$574,300	\$597,300
Jefferson	\$320,200	\$355,200	\$371,800	\$402,000	\$455,900	\$569,400	\$606,800	\$636,000
King	\$566,200	\$637,700	\$689,900	\$677,700	\$729,600	\$838,300	\$914,300	\$885,000
Kitsap	\$288,400	\$316,600	\$346,800	\$381,400	\$425,100	\$497,500	\$539,800	\$539,500
Kittitas	\$259,900	\$285,300	\$336,000	\$346,200	\$411,000	\$485,400	\$567,500	\$544,400
Klickitat	\$236,600	\$244,100	\$270,000	\$283,100	\$370,800	\$399,100	\$387,100	\$440,300
Lewis	\$174,000	\$199,200	\$227,400	\$258,700	\$304,100	\$364,300	\$400,100	\$396,300
Lincoln	\$80,000	\$105,000	\$115,600	\$142,500	\$202,100	\$215,600	\$239,300	\$239,300
Mason	\$194,100	\$213,600	\$242,900	\$271,900	\$319,600	\$378,300	\$409,900	\$401,900
Okanogan	\$182,900	\$198,700	\$217,800	\$220,400	\$254,500	\$309,000	\$352,500	\$356,400
Pacific	\$143,500	\$165,000	\$189,100	\$206,000	\$234,300	\$303,100	\$317,400	\$332,300
Pend	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800	\$320,900
Pierce	\$279,000	\$315,700	\$347,400	\$372,200	\$424,300	\$508,300	\$554,400	\$537,400
SanJuan	\$467,100	\$516,700	\$550,000	\$652,000	\$694,800	\$887,500	\$958,300	\$956,800
Skagit	\$287,300	\$317,000	\$349,900	\$374,100	\$421,800	\$499,500	\$548,200	\$558,600
Skamania	\$256,500	\$271,600	\$292,000	\$323,100	\$340,500	\$400,000	\$432,600	\$463,900
Snohomish	\$391,700	\$439,300	\$482,100	\$493,000	\$549,400	\$676,900	\$760,600	\$725,700
Spokane	\$207,300	\$222,600	\$246,200	\$276,600	\$318,200	\$390,200	\$440,000	\$430,700
Stevens	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800	\$320,900
Thurston	\$266,100	\$285,800	\$315,800	\$341,200	\$383,600	\$460,500	\$502,500	\$506,600
Wahkiakum	\$212,500	\$226,800	\$240,900	\$256,800	\$313,900	\$393,700	\$412,500	\$425,000
WallaWalla	\$212,300	\$217,900	\$244,900	\$260,300	\$305,500	\$376,400	\$422,900	\$414,700
Whatcom	\$311,700	\$343,600	\$382,300	\$401,300	\$444,400	\$547,400	\$608,300	\$591,900
Whitman	\$228,700	\$241,200	\$264,100	\$287,500	\$291,300	\$355,900	\$393,000	\$403,800
Yakima	\$189,000	\$204,200	\$226,600	\$249,000	\$281,500	\$327,200	\$351,000	\$350,700
Statewide	\$316,400	\$289,100	\$315,900	\$397,900	\$452,400	\$560,400	\$647,900	\$613,000

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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