

# 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
<b>Statewide</b>	<b>79,790</b>	<b>-7.6</b>	<b>-26.9</b>	<b>8,074</b>	<b>-15.8</b>	<b>\$583,200</b>	<b>2.8</b>	<b>61.1</b>	<b>43.6</b>

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

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

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

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

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