

HOUSING MARKET SNAPSHOT

State of Washington and Counties
First Quarter 2024

County	Sales (SAAR)	% Change by quarter	% Change by year	Building Permits	% Change by year	Median Price (\$)	% Change by year	Median Buyer HAI	First-time Buyer HAI
Adams	130	8.3	-7.1	12	-25.0	\$318,100	6.9	83.7	59.7
Asotin	70	0.0	-22.2	3	-57.1	\$298,500	1.8	90.7	64.7
Benton	3,060	2.3	-16.2	447	42.4	\$426,900	0.3	81.8	58.4
Chelan	760	-3.8	-16.5	115	74.2	\$563,500	15.8	52.5	37.5
Clallam	790	-1.2	-11.2	48	9.1	\$500,000	15.2	56.5	40.3
Clark	4,830	-19.0	-34.3	698	-16.1	\$531,500	5.8	72.9	52.0
Columbia	80	0.0	-11.1	2	-86.7	\$228,300	-13.2	166.9	119.1
Cowlitz	1,020	-1.0	-22.1	88	-3.3	\$376,200	-3.4	89.9	64.1
Douglas	440	4.8	-12.0	78	116.7	\$469,700	7.5	60.3	43.0
Ferry	80	0.0	-33.3	5	150.0	\$315,000	28.4	74.4	53.1
Franklin	1,030	3.0	-16.3	138	29.0	\$426,900	0.3	90.7	64.7
Garfield	0	NA	NA	0	NA	\$268,000	14.9	104.1	74.3
Grant	890	2.3	-19.8	117	6.4	\$336,700	5.8	89.4	63.8
Grays Harbor	1,660	0.0	-19.4	69	-6.8	\$351,300	7.6	71.1	50.7
Island	1,360	-0.7	-20.0	136	172.0	\$540,000	-0.7	59.3	42.3
Jefferson	480	-5.9	-12.7	31	24.0	\$650,000	16.4	43.2	30.9
King	18,520	-0.1	-21.1	3110	4.7	\$931,000	13.4	58.6	41.8
Kitsap	3,680	-0.8	-20.0	400	-49.0	\$532,200	5.6	76.0	54.2
Kittitas	960	6.7	-13.5	85	-15.0	\$521,700	-5.1	49.3	35.2
Klickitat	250	-21.9	-32.4	15	15.4	\$393,700	-1.6	75.5	53.9
Lewis	970	-6.7	-26.5	110	80.3	\$413,000	5.7	72.0	51.4
Lincoln	100	0.0	-9.1	15	25.0	\$224,800	2.1	127.5	91.0
Mason	1,010	-4.7	-18.5	93	31.0	\$391,200	1.9	89.0	63.5
Okanogan	360	-2.7	-29.4	57	29.5	\$369,400	29.6	68.4	48.8
Pacific	440	-4.3	-17.0	17	-5.6	\$300,000	-5.9	88.3	63.0
Pend Oreille	230	-4.2	-4.2	0	-100.0	\$303,600	10.4	74.2	52.9
Pierce	9,780	-2.4	-25.6	629	-17.1	\$547,800	4.5	72.5	51.7
San Juan	220	0.0	-8.3	23	43.8	\$737,500	-13.2	41.4	29.6
Skagit	1,420	-6.0	-24.9	169	70.7	\$553,100	6.7	53.9	38.4
Skamania	190	-13.6	-26.9	3	-80.0	\$460,000	-1.4	78.7	56.2
Snohomish	7,740	-2.5	-23.1	1060	20.7	\$737,700	6.4	69.1	49.3
Spokane	6,010	2.6	-13.4	736	-31.7	\$426,500	4.8	74.9	53.5
Stevens	690	-1.4	-2.8	50	31.6	\$303,600	10.4	92.4	66.0
Thurston	3,580	-0.8	-24.3	250	-53.6	\$513,700	4.8	70.5	50.3
Wahkiakum	80	-11.1	14.3	5	25.0	\$417,000	1.1	71.3	50.9
Walla Walla	560	1.8	-11.1	40	-45.2	\$418,700	3.1	68.2	48.7
Whatcom	2,460	0.8	-16.9	279	16.2	\$650,600	12.0	50.7	36.2
Whitman	360	-2.7	-16.3	14	-87.9	\$437,500	11.5	55.1	39.3
Yakima	1,710	-2.3	-18.6	82	-33.3	\$341,600	1.7	82.3	58.7
Statewide	77,990	-2.3	-21.5	9229	-6.4	\$626,100	9.3	63.1	45.0

Notes:

- Home sales are WCRER estimates based on MLS reports or deed recording.
- SAAR refers to Seasonally Adjusted Annual Rates, allowing quarter-to-quarter comparison.
- Building permits are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data may be based upon sampled estimates.
- Median prices are WCRER estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.
- HAI refers to Housing Affordability index, which measures either the ability of a median-income family to make payments on median price resale home or the ability of a first-time buyer with lower income to make payments on a less expensive home. For more details, see the notes at the end of this report.