

UNIVERSITY *of* WASHINGTON

WASHINGTON STATE HOUSING MARKET REPORT

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

2nd Quarter 2024

BE BOUNDLESS



EXECUTIVE SUMMARY

Washington state's housing market continued to be weak in the second quarter of 2024, with sales and new building permits falling and inventory rising compared with a year ago.

The statewide median sales price for a single-family home rose to \$669,600 in the second quarter, 2.2% higher than the same time in 2023.

The seasonally adjusted annual rate of existing home sales fell 16.1% from the second quarter of 2024, from 93,680 to 78,590. This means that if the quarter's pace continued unchanged for a year, that number of homes would be sold.

Home prices rose in all the state's 18 metropolitan counties. Statewide, Ferry County recorded the highest relative increase of 22.6%. Median prices were lower than a year earlier in six counties, with prices in Columbia County decreasing by 17.5%.

Given the variety of locations and market diversity in the state, median housing prices are highly variable, ranging from \$228,700 in Columbia County to \$999,300 in King County. (San Juan County has the second highest median value at \$908,300.)

Housing affordability fell in the second quarter from the previous quarter but rose slightly from the previous year. That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20% down payment and a 30-year fixed mortgage rate at prevailing rates—was 57.6, up from 57.2 in the second quarter of 2023. This metric suggests that a middle-income family had only 57.6% of the income required to purchase a home selling at the median.

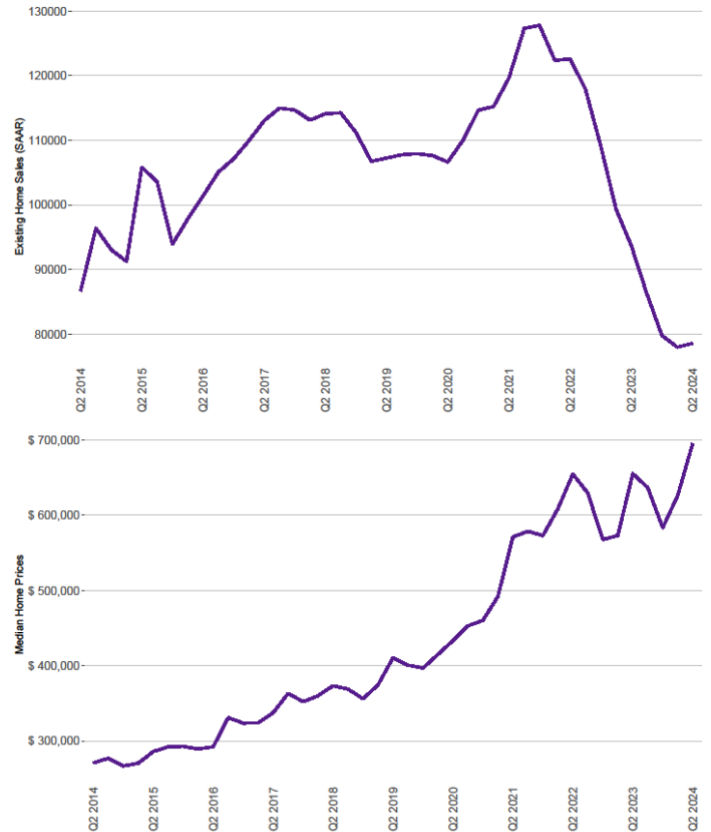
Statewide, the first-time buyer affordability index fell by 1.5 points, ending the quarter at 45.3. This index assumes a less expensive home, lower down payment, and lower income. This means that a household earning 70% of the median household income—as may be true of first-time buyers—had only 45.3% 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 of the state's 39 counties, and especially those in the central Puget Sound region, present affordability issues for first-time buyers.

Meanwhile, permitting activity is decreasing. In the second quarter of 2024, a total of 8,656 building permits were recorded, down 13.0% from the previous year.

WASHINGTON MARKET HIGHLIGHTS

- Existing home sales rose in the second quarter by 0.8% to a seasonally adjusted annual rate of 78,590 units compared to the previous quarter and fell 16.1% compared to a year earlier.
- Building permit activity fell 13.0% from a year earlier, totaling 8,656 new units authorized. Of these, 4,941 were issued for single-family units.
- The median priced home sold in Washington during the second quarter was \$669,600, 2.2% higher than a year earlier.
- Housing affordability fell for both median income and first-time buyers from the previous quarter. The median income buyer housing affordability index stayed above 100 (affordable) in only 3 of Washington's 39 counties.
- Inventories of single-family homes available for sale totaled 15,326 at the end of the quarter, a 63.8% increase from the previous quarter and a 25.2% increase from a year ago.



HOME RESALES

0.8%

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

78,590

Seasonally Adjusted Annual Rate (SAAR) of sales.

16.1%

Year-over-year decline in SAAR sales.

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

HOUSING CONSTRUCTION

8,656

Number of building permits (single- and multifamily) issued during the quarter.

4,941

Number of single-family building permits issued during the quarter.

13.0%

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

6.4%

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

3.8%

Decline in year-over-year single family permits (**195** fewer units).

HOME PRICES

\$669,600

Median selling price of a single-family home.

2.2%

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

7%

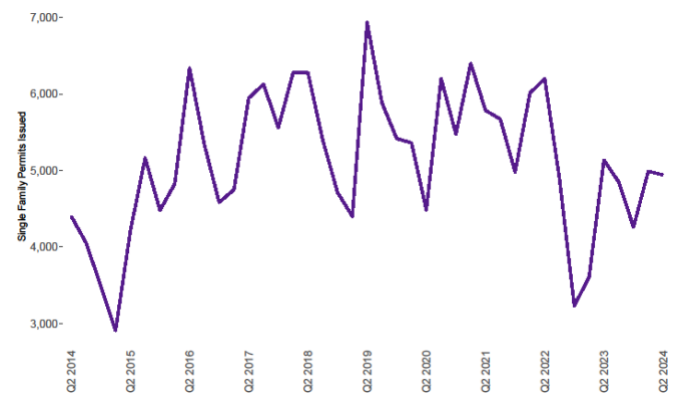
Average 30-year mortgage rate per Freddie Mac.

\$999,300

Highest median price in the state seen in **King County**.

\$228,700

Lowest median price in the state seen in **Columbia County**.



HOUSING AFFORDABILITY

2.2%

Year-over-year increase in home prices.

57.6

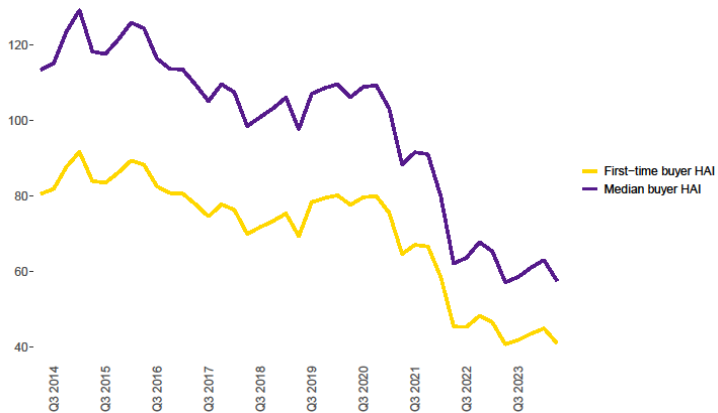
Statewide all-buyer housing affordability index.

39.1 to 117.9

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

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Number of counties with a first-time buyer affordability index greater than 100 (affordable).



HOUSEHOLD INCOMES

\$98,600

Statewide median household income.

\$58,800 to \$125,400

Range of median household incomes—low in **Whitman County**, and high in **King County**.

\$69,000

Statewide median household income for first-time buyers.

\$41,200 to \$87,800

Range of first-time buyer household incomes—low in **Whitman County**, and high in **King County**.

AVAILABLE INVENTORY

15,326

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

5,969 and 3,083

Increase from last quarter (**63.8%**) and **increase** from last year (**25.2%**).

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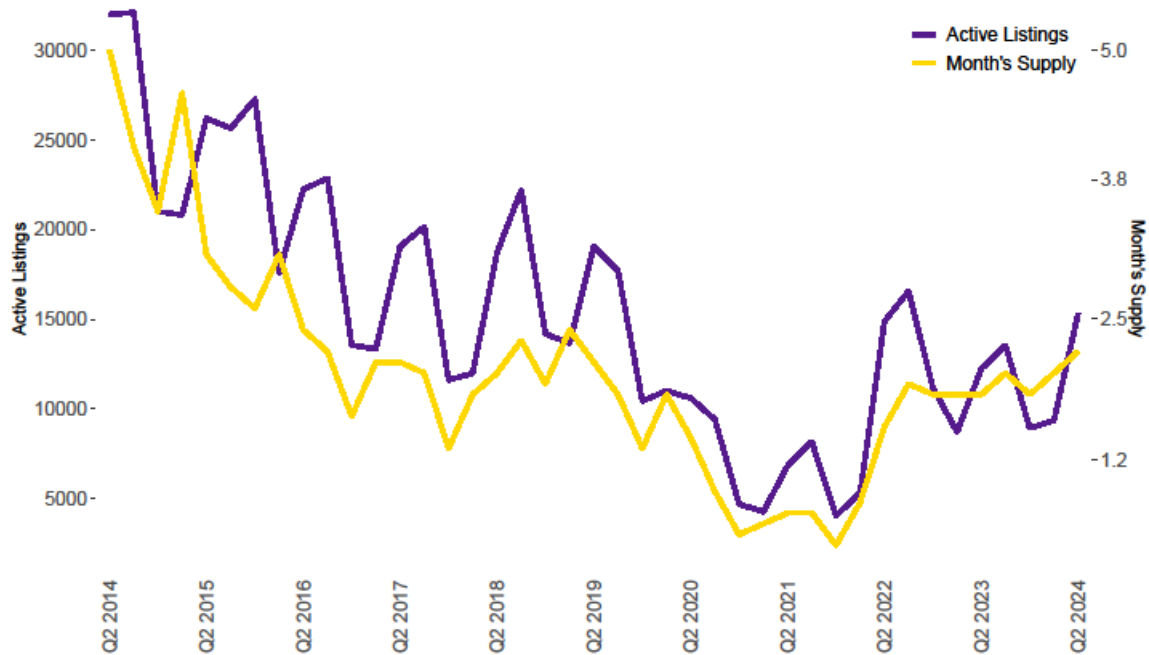
Number of counties with a decline in listings since the last quarter.

2.2

Months of supply of housing: **2.0** last quarter and **1.8** last year.

1.7 to 9.4

Range of months of supply across the counties—low in **Snohomish County**, high in **Lincoln County**.



HOUSING MARKET SNAPSHOT

State of Washington and Counties
Second 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 | 0.0 | -13.3 | 12 | -14.3 | \$320,200 | -10.0 | 82.5 | 59.0 |
| Asotin | 80 | 14.3 | 0.0 | 12 | -14.3 | \$313,600 | 8.7 | 88.5 | 63.1 |
| Benton | 3,140 | 2.6 | -6.8 | 311 | -19.8 | \$434,300 | 1.2 | 82.9 | 59.2 |
| Chelan | 800 | 5.3 | -12.1 | 377 | 259.0 | \$607,800 | 7.6 | 56.9 | 40.6 |
| Clallam | 820 | 3.8 | -7.9 | 49 | -31.0 | \$525,000 | 2.2 | 53.8 | 38.4 |
| Clark | 4,880 | 1.0 | -29.0 | 957 | 2.4 | \$579,800 | 4.3 | 66.5 | 47.5 |
| Columbia | 70 | -12.5 | -30.0 | 0 | -100.0 | \$228,700 | -17.5 | 116.4 | 83.1 |
| Cowlitz | 1,010 | -1.0 | -15.8 | 97 | 47.0 | \$425,000 | 6.2 | 71.6 | 51.1 |
| Douglas | 460 | 4.5 | 0.0 | 84 | 20.0 | \$519,100 | 12.2 | 68.4 | 48.8 |
| Ferry | 80 | 0.0 | -27.3 | 11 | 37.5 | \$305,000 | 22.6 | 79.2 | 56.5 |
| Franklin | 1,050 | 1.9 | -7.1 | 180 | 13.2 | \$434,300 | 1.2 | 75.8 | 54.1 |
| Garfield | 10 | NA | 0.0 | 1 | 0.0 | \$244,700 | -0.4 | 111.3 | 79.5 |
| Grant | 900 | 1.1 | -7.2 | 150 | 35.1 | \$350,500 | 6.0 | 77.1 | 55.0 |
| Grays Harbor | 1,600 | -3.6 | -15.8 | 78 | -16.1 | \$358,100 | -0.9 | 73.6 | 52.5 |
| Island | 1,350 | -0.7 | -17.2 | 73 | -27.7 | \$629,300 | 8.9 | 55.6 | 39.7 |
| Jefferson | 500 | 4.2 | -12.3 | 50 | -2.0 | \$638,500 | 0.3 | 45.9 | 32.8 |
| King | 18,830 | 1.7 | -14.8 | 2,235 | -18.9 | \$999,300 | 9.4 | 49.1 | 35.1 |
| Kitsap | 3,680 | 0.0 | -15.2 | 296 | -50.6 | \$573,400 | 5.2 | 69.2 | 49.4 |
| Kittitas | 1,000 | 4.2 | -5.7 | 110 | 10.0 | \$565,000 | 0.6 | 53.7 | 38.4 |
| Klickitat | 240 | -4.0 | -31.4 | 28 | -3.4 | \$495,000 | 2.9 | 60.2 | 43.0 |
| Lewis | 980 | 1.0 | -20.3 | 70 | -15.7 | \$411,600 | 3.7 | 69.9 | 49.9 |
| Lincoln | 100 | 0.0 | 0.0 | 27 | 22.7 | \$245,300 | 12.3 | 117.9 | 84.1 |
| Mason | 1,020 | 1.0 | -12.8 | 70 | 25.0 | \$421,200 | 4.8 | 78.3 | 55.9 |
| Okanogan | 390 | 8.3 | -15.2 | 84 | 16.7 | \$360,400 | -5.2 | 68.9 | 49.2 |
| Pacific | 460 | 4.5 | -11.5 | 42 | 100.0 | \$356,700 | 1.9 | 66.0 | 47.1 |
| Pend Oreille | 250 | 8.7 | 0.0 | 19 | 72.7 | \$348,400 | 10.3 | 72.0 | 51.4 |
| Pierce | 9,700 | -0.8 | -22.4 | 788 | 1.9 | \$569,600 | 5.0 | 68.9 | 49.2 |
| San Juan | 230 | 4.5 | -4.2 | 31 | 6.9 | \$908,300 | 2.1 | 39.1 | 28.0 |
| Skagit | 1,410 | -0.7 | -22.1 | 157 | -17.8 | \$582,600 | 2.3 | 57.4 | 41.0 |
| Skamania | 220 | 15.8 | -18.5 | 16 | 14.3 | \$531,200 | 18.0 | 65.4 | 46.7 |
| Snohomish | 7,720 | -0.3 | -18.8 | 865 | -21.0 | \$808,300 | 6.1 | 53.1 | 37.9 |
| Spokane | 6,000 | -0.2 | -8.1 | 484 | -44.8 | \$441,900 | 0.3 | 66.2 | 47.2 |
| Stevens | 730 | 5.8 | 1.4 | 151 | 36.0 | \$348,400 | 10.3 | 79.9 | 57.1 |
| Thurston | 3,550 | -0.8 | -17.6 | 248 | -29.5 | \$514,100 | 1.2 | 72.9 | 52.0 |
| Wahkiakum | 70 | -12.5 | 0.0 | 5 | -54.5 | \$425,500 | -2.7 | 69.7 | 49.8 |
| Walla Walla | 570 | 1.8 | -6.6 | 66 | 10.0 | \$450,000 | 3.6 | 62.5 | 44.6 |
| Whatcom | 2,500 | 1.6 | -11.7 | 296 | 27.6 | \$638,800 | 5.9 | 52.2 | 37.2 |
| Whitman | 350 | -2.8 | -12.5 | 16 | -85.7 | \$428,300 | 2.1 | 53.7 | 38.4 |
| Yakima | 1,690 | -1.2 | -13.8 | 110 | -29.0 | \$377,800 | 5.9 | 70.7 | 50.4 |
| Statewide | 78,590 | 0.8 | -16.1 | 8,656 | -13.0 | \$669,600 | 2.2 | 57.6 | 41.1 |

Notes: (1) Home sales are WCRER estimates based on MLS reports or deed recording. (2) SAAR refers to Seasonally Adjusted Annual Rates, allowing quarter-to-quarter comparison. (3) 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. (4) Median prices are WCRER estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices. (5) 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.

EXISTING HOME SALES

State of Washington and Counties
Seasonally Adjusted Annual Rate

| County | Q2 2023 | Q3 2023 | Q4 2023 | Q1 2024 | Q2 2024 | % Change by quarter | % Change by year |
|------------------|---------------|---------------|---------------|---------------|---------------|------------------------|---------------------|
| Adams | 150 | 130 | 120 | 130 | 130 | 0.0 | -13.3 |
| Asotin | 80 | 80 | 70 | 70 | 80 | 14.3 | 0.0 |
| Benton | 3,370 | 3,160 | 2,990 | 3,060 | 3,140 | 2.6 | -6.8 |
| Chelan | 910 | 860 | 790 | 760 | 800 | 5.3 | -12.1 |
| Clallam | 890 | 850 | 800 | 790 | 820 | 3.8 | -7.9 |
| Clark | 6,870 | 6,380 | 5,960 | 4,830 | 4,880 | 1.0 | -29.0 |
| Columbia | 100 | 90 | 80 | 80 | 70 | -12.5 | -30.0 |
| Cowlitz | 1,200 | 1,120 | 1,030 | 1,020 | 1,010 | -1.0 | -15.8 |
| Douglas | 460 | 470 | 420 | 440 | 460 | 4.5 | 0.0 |
| Ferry | 110 | 100 | 80 | 80 | 80 | 0.0 | -27.3 |
| Franklin | 1,130 | 1,060 | 1,000 | 1,030 | 1,050 | 1.9 | -7.1 |
| Garfield | 10 | 10 | 10 | 0 | 10 | NA | 0.0 |
| Grant | 970 | 920 | 870 | 890 | 900 | 1.1 | -7.2 |
| Grays Harbor | 1,900 | 1,820 | 1,660 | 1,660 | 1,600 | -3.6 | -15.8 |
| Island | 1,630 | 1,480 | 1,370 | 1,360 | 1,350 | -0.7 | -17.2 |
| Jefferson | 570 | 560 | 510 | 480 | 500 | 4.2 | -12.3 |
| King | 22,110 | 19,900 | 18,530 | 18,520 | 18,830 | 1.7 | -14.8 |
| Kitsap | 4,340 | 4,000 | 3,710 | 3,680 | 3,680 | 0.0 | -15.2 |
| Kittitas | 1,060 | 970 | 900 | 960 | 1,000 | 4.2 | -5.7 |
| Klickitat | 350 | 340 | 320 | 250 | 240 | -4.0 | -31.4 |
| Lewis | 1,230 | 1,110 | 1,040 | 970 | 980 | 1.0 | -20.3 |
| Lincoln | 100 | 100 | 100 | 100 | 100 | 0.0 | 0.0 |
| Mason | 1,170 | 1,140 | 1,060 | 1,010 | 1,020 | 1.0 | -12.8 |
| Okanogan | 460 | 400 | 370 | 360 | 390 | 8.3 | -15.2 |
| Pacific | 520 | 500 | 460 | 440 | 460 | 4.5 | -11.5 |
| Pend Oreille | 250 | 250 | 240 | 230 | 250 | 8.7 | 0.0 |
| Pierce | 12,500 | 11,160 | 10,020 | 9,780 | 9,700 | -0.8 | -22.4 |
| San Juan | 240 | 240 | 220 | 220 | 230 | 4.5 | -4.2 |
| Skagit | 1,810 | 1,680 | 1,510 | 1,420 | 1,410 | -0.7 | -22.1 |
| Skamania | 270 | 240 | 220 | 190 | 220 | 15.8 | -18.5 |
| Snohomish | 9,510 | 8,660 | 7,940 | 7,740 | 7,720 | -0.3 | -18.8 |
| Spokane | 6,530 | 6,240 | 5,860 | 6,010 | 6,000 | -0.2 | -8.1 |
| Stevens | 720 | 730 | 700 | 690 | 730 | 5.8 | 1.4 |
| Thurston | 4,310 | 4,010 | 3,610 | 3,580 | 3,550 | -0.8 | -17.6 |
| Wahkiakum | 70 | 90 | 90 | 80 | 70 | -12.5 | 0.0 |
| Walla Walla | 610 | 580 | 550 | 560 | 570 | 1.8 | -6.6 |
| Whatcom | 2,830 | 2,660 | 2,440 | 2,460 | 2,500 | 1.6 | -11.7 |
| Whitman | 400 | 380 | 370 | 360 | 350 | -2.8 | -12.5 |
| Yakima | 1,960 | 1,900 | 1,750 | 1,710 | 1,690 | -1.2 | -13.8 |
| Statewide | 93,690 | 86,350 | 79,800 | 77,990 | 78,590 | 0.8 | -16.1 |

Note: The table shows the number of single-family units sold, excluding new construction.

EXISTING HOME SALES

State of Washington and Counties
Quarterly, Not Seasonally Adjusted

| County | Q2 2023 | Q3 2023 | Q4 2023 | Q1 2024 | Q2 2024 | % Change by quarter | % Change by year |
|------------------|---------------|---------------|---------------|---------------|---------------|------------------------|---------------------|
| Adams | 40 | 30 | 30 | 30 | 30 | 0.0 | -25.0 |
| Asotin | 20 | 20 | 20 | 20 | 20 | 0.0 | 0.0 |
| Benton | 870 | 810 | 740 | 730 | 800 | 9.6 | -8.0 |
| Chelan | 230 | 230 | 200 | 180 | 200 | 11.1 | -13.0 |
| Clallam | 220 | 220 | 200 | 190 | 210 | 10.5 | -4.5 |
| Clark | 1,750 | 1,620 | 1,460 | 1,170 | 1,250 | 6.8 | -28.6 |
| Columbia | 30 | 20 | 20 | 20 | 20 | 0.0 | -33.3 |
| Cowlitz | 310 | 290 | 250 | 250 | 260 | 4.0 | -16.1 |
| Douglas | 120 | 130 | 110 | 110 | 120 | 9.1 | 0.0 |
| Ferry | 30 | 30 | 20 | 20 | 20 | 0.0 | -33.3 |
| Franklin | 290 | 270 | 250 | 250 | 270 | 8.0 | -6.9 |
| Garfield | 10 | 10 | 10 | 0 | 10 | NA | 0.0 |
| Grant | 250 | 240 | 210 | 210 | 230 | 9.5 | -8.0 |
| Grays Harbor | 490 | 460 | 420 | 400 | 400 | 0.0 | -18.4 |
| Island | 410 | 390 | 340 | 320 | 340 | 6.2 | -17.1 |
| Jefferson | 150 | 150 | 130 | 120 | 130 | 8.3 | -13.3 |
| King | 5,740 | 5,120 | 4,590 | 4,430 | 4,850 | 9.5 | -15.5 |
| Kitsap | 1,110 | 1,030 | 920 | 880 | 940 | 6.8 | -15.3 |
| Kittitas | 270 | 250 | 230 | 220 | 250 | 13.6 | -7.4 |
| Klickitat | 90 | 90 | 80 | 60 | 60 | 0.0 | -33.3 |
| Lewis | 310 | 280 | 260 | 230 | 250 | 8.7 | -19.4 |
| Lincoln | 20 | 30 | 20 | 20 | 20 | 0.0 | 0.0 |
| Mason | 300 | 290 | 260 | 240 | 260 | 8.3 | -13.3 |
| Okanogan | 120 | 110 | 90 | 90 | 100 | 11.1 | -16.7 |
| Pacific | 130 | 130 | 110 | 110 | 110 | 0.0 | -15.4 |
| Pend Oreille | 60 | 60 | 60 | 60 | 60 | 0.0 | 0.0 |
| Pierce | 3,190 | 2,860 | 2,490 | 2,370 | 2,470 | 4.2 | -22.6 |
| San Juan | 60 | 60 | 60 | 50 | 60 | 20.0 | 0.0 |
| Skagit | 470 | 430 | 380 | 350 | 360 | 2.9 | -23.4 |
| Skamania | 70 | 60 | 50 | 50 | 50 | 0.0 | -28.6 |
| Snohomish | 2,450 | 2,210 | 1,970 | 1,870 | 1,980 | 5.9 | -19.2 |
| Spokane | 1,700 | 1,610 | 1,460 | 1,410 | 1,540 | 9.2 | -9.4 |
| Stevens | 190 | 190 | 180 | 170 | 190 | 11.8 | 0.0 |
| Thurston | 1,110 | 1,030 | 900 | 850 | 910 | 7.1 | -18.0 |
| Wahkiakum | 20 | 20 | 20 | 20 | 20 | 0.0 | 0.0 |
| Walla Walla | 160 | 150 | 140 | 130 | 150 | 15.4 | -6.2 |
| Whatcom | 730 | 690 | 610 | 590 | 640 | 8.5 | -12.3 |
| Whitman | 110 | 100 | 80 | 80 | 90 | 12.5 | -18.2 |
| Yakima | 500 | 490 | 440 | 410 | 430 | 4.9 | -14.0 |
| Statewide | 24,100 | 22,210 | 19,830 | 18,710 | 20,100 | 7.4 | -16.6 |

Note: The table shows the number of single-family units sold, excluding new construction.

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 | 10 | 10 | 10 | 0.0 |
| 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 | 125,550 | 103,770 | 78,220 | -24.6 |

Note: The table shows the number of single-family units sold, excluding new construction.

MEDIAN HOME PRICES

State of Washington and Counties
Quarterly Trend and Annual Percentage Change

| County | Q2 2023 | Q3 2023 | Q4 2023 | Q1 2024 | Q2 2024 | % Change by year |
|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|
| Adams | \$355,600 | \$313,800 | \$310,100 | \$318,100 | \$320,200 | -10.0 |
| Asotin | \$288,500 | \$300,000 | \$298,300 | \$298,500 | \$313,600 | 8.7 |
| Benton | \$429,000 | \$433,600 | \$422,900 | \$426,900 | \$434,300 | 1.2 |
| Chelan | \$565,000 | \$561,500 | \$593,700 | \$563,500 | \$607,800 | 7.6 |
| Clallam | \$513,900 | \$471,000 | \$467,000 | \$500,000 | \$525,000 | 2.2 |
| Clark | \$555,800 | \$564,200 | \$522,000 | \$531,500 | \$579,800 | 4.3 |
| Columbia | \$277,100 | \$270,800 | \$238,300 | \$228,300 | \$228,700 | -17.5 |
| Cowlitz | \$400,000 | \$408,300 | \$391,100 | \$376,200 | \$425,000 | 6.2 |
| Douglas | \$462,500 | \$438,700 | \$454,500 | \$469,700 | \$519,100 | 12.2 |
| Ferry | \$248,700 | \$265,000 | \$275,000 | \$315,000 | \$305,000 | 22.6 |
| Franklin | \$429,000 | \$433,600 | \$422,900 | \$426,900 | \$434,300 | 1.2 |
| Garfield | \$245,800 | \$260,800 | \$270,000 | \$268,000 | \$244,700 | -0.4 |
| Grant | \$330,800 | \$357,400 | \$331,900 | \$336,700 | \$350,500 | 6.0 |
| Grays Harbor | \$361,400 | \$351,300 | \$339,800 | \$351,300 | \$358,100 | -0.9 |
| Island | \$577,900 | \$657,800 | \$594,600 | \$540,000 | \$629,300 | 8.9 |
| Jefferson | \$636,500 | \$650,000 | \$652,300 | \$650,000 | \$638,500 | 0.3 |
| King | \$913,200 | \$908,100 | \$883,300 | \$931,000 | \$999,300 | 9.4 |
| Kitsap | \$544,900 | \$552,700 | \$546,000 | \$532,200 | \$573,400 | 5.2 |
| Kittitas | \$561,800 | \$489,300 | \$587,500 | \$521,700 | \$565,000 | 0.6 |
| Klickitat | \$481,200 | \$464,300 | \$387,500 | \$393,700 | \$495,000 | 2.9 |
| Lewis | \$396,800 | \$410,900 | \$388,700 | \$413,000 | \$411,600 | 3.7 |
| Lincoln | \$218,500 | \$237,000 | \$229,500 | \$224,800 | \$245,300 | 12.3 |
| Mason | \$402,100 | \$414,000 | \$408,600 | \$391,200 | \$421,200 | 4.8 |
| Okanogan | \$380,000 | \$385,700 | \$338,900 | \$369,400 | \$360,400 | -5.2 |
| Pacific | \$350,000 | \$327,600 | \$338,700 | \$300,000 | \$356,700 | 1.9 |
| Pend Oreille | \$315,800 | \$344,400 | \$322,600 | \$303,600 | \$348,400 | 10.3 |
| Pierce | \$542,600 | \$545,200 | \$533,500 | \$547,800 | \$569,600 | 5.0 |
| San Juan | \$890,000 | \$970,000 | \$1,267,900 | \$737,500 | \$908,300 | 2.1 |
| Skagit | \$569,600 | \$566,700 | \$575,900 | \$553,100 | \$582,600 | 2.3 |
| Skamania | \$450,000 | \$500,000 | \$460,000 | \$460,000 | \$531,200 | 18.0 |
| Snohomish | \$761,500 | \$735,100 | \$705,100 | \$737,700 | \$808,300 | 6.1 |
| Spokane | \$440,500 | \$444,700 | \$415,400 | \$426,500 | \$441,900 | 0.3 |
| Stevens | \$315,800 | \$344,400 | \$322,600 | \$303,600 | \$348,400 | 10.3 |
| Thurston | \$508,000 | \$516,300 | \$505,700 | \$513,700 | \$514,100 | 1.2 |
| Wahkiakum | \$437,300 | \$430,300 | \$432,000 | \$417,000 | \$425,500 | -2.7 |
| Walla Walla | \$434,400 | \$408,800 | \$408,300 | \$418,700 | \$450,000 | 3.6 |
| Whatcom | \$603,300 | \$584,100 | \$595,200 | \$650,600 | \$638,800 | 5.9 |
| Whitman | \$419,600 | \$387,500 | \$407,700 | \$437,500 | \$428,300 | 2.1 |
| Yakima | \$356,700 | \$354,300 | \$349,600 | \$341,600 | \$377,800 | 5.9 |
| Statewide | \$654,900 | \$636,400 | \$583,200 | \$626,100 | \$669,600 | 2.2 |

MEDIAN HOME PRICES

State of Washington and Counties
Annual Changes by Number of Bedrooms

| County | 2 bedrooms | | | 3 bedrooms | | | 4 bedrooms | | |
|------------------|----------------|----------------|-------------|----------------|----------------|--------------|----------------|----------------|------------|
| | Q2 2023 | Q2 2024 | % Change | Q2 2023 | Q2 2024 | % Change | Q2 2023 | Q2 2024 | % Change |
| Adams | 180,000 | 172,500 | -4.2 | 358,300 | 306,200 | -14.5 | 383,300 | 337,500 | -11.9 |
| Asotin | 263,900 | 295,000 | 11.8 | 350,000 | 388,900 | 11.1 | 400,000 | 433,300 | 8.3 |
| Benton | 250,000 | 295,300 | 18.1 | 394,800 | 403,800 | 2.3 | 520,200 | 504,100 | -3.1 |
| Chelan | 491,700 | 394,200 | -19.8 | 542,100 | 618,700 | 14.1 | 760,000 | 755,000 | -0.7 |
| Clallam | 414,300 | 404,200 | -2.4 | 531,200 | 561,800 | 5.8 | 633,300 | 535,000 | -15.5 |
| Clark | 378,300 | 383,800 | 1.5 | 484,000 | 509,000 | 5.2 | 679,400 | 693,800 | 2.1 |
| Columbia | 170,000 | 225,000 | 32.4 | 266,700 | 275,000 | 3.1 | 500,000 | 375,000 | -25.0 |
| Cowlitz | 271,200 | 308,300 | 13.7 | 408,700 | 423,400 | 3.6 | 470,800 | 485,900 | 3.2 |
| Douglas | 375,000 | 500,000 | 33.3 | 441,100 | 487,500 | 10.5 | 675,000 | 762,500 | 13.0 |
| Ferry | 170,000 | 175,000 | 2.9 | 225,000 | 150,000 | -33.3 | 350,000 | 475,000 | 35.7 |
| Franklin | 250,000 | 295,300 | 18.1 | 394,800 | 403,800 | 2.3 | 520,200 | 504,100 | -3.1 |
| Garfield | 263,900 | 130,000 | -50.7 | 237,500 | 237,500 | 0.0 | 300,000 | 300,000 | 0.0 |
| Grant | 239,300 | 250,000 | 4.5 | 330,600 | 342,400 | 3.6 | 418,200 | 416,700 | -0.4 |
| Grays Harbor | 310,900 | 307,800 | -1.0 | 377,800 | 380,300 | 0.7 | 404,200 | 437,500 | 8.2 |
| Island | 581,200 | 600,000 | 3.2 | 554,200 | 643,300 | 16.1 | 615,600 | 640,000 | 4.0 |
| Jefferson | 606,200 | 603,600 | -0.4 | 665,000 | 675,000 | 1.5 | 683,300 | 900,000 | 31.7 |
| King | 679,500 | 719,000 | 5.8 | 839,800 | 880,000 | 4.8 | 1,240,900 | 1,377,200 | 11.0 |
| Kitsap | 401,400 | 449,100 | 11.9 | 523,800 | 563,600 | 7.6 | 623,800 | 618,100 | -0.9 |
| Kittitas | 462,500 | 450,000 | -2.7 | 516,700 | 579,200 | 12.1 | 608,300 | 641,700 | 5.5 |
| Klickitat | 250,000 | 258,300 | 3.3 | 483,300 | 490,000 | 1.4 | 718,700 | 675,000 | -6.1 |
| Lewis | 320,000 | 331,600 | 3.6 | 408,300 | 425,900 | 4.3 | 500,000 | 485,000 | -3.0 |
| Lincoln | 180,000 | 400,000 | NA | 237,500 | 225,000 | -5.3 | 325,000 | NA | NA |
| Mason | 362,500 | 383,300 | 5.7 | 403,600 | 419,500 | 3.9 | 458,300 | 488,900 | 6.7 |
| Okanogan | 245,000 | 300,000 | 22.4 | 412,500 | 412,500 | 0.0 | 416,700 | 341,700 | -18.0 |
| Pacific | 317,900 | 295,500 | -7.0 | 360,000 | 407,100 | 13.1 | 575,000 | 600,000 | 4.3 |
| Pend Oreille | 207,100 | 244,400 | 18.0 | 350,000 | 362,500 | 3.6 | 366,700 | 420,000 | 14.5 |
| Pierce | 389,900 | 421,800 | 8.2 | 504,100 | 539,400 | 7.0 | 618,600 | 659,000 | 6.5 |
| San Juan | 737,500 | 850,000 | 15.3 | 925,000 | 925,000 | 0.0 | 1,125,000 | 1,375,000 | 22.2 |
| Skagit | 431,200 | 457,100 | 6.0 | 571,200 | 576,100 | 0.9 | 666,700 | 691,700 | 3.7 |
| Skamania | 325,000 | 500,000 | 53.8 | 471,400 | 500,000 | 6.1 | NA | 625,000 | NA |
| Snohomish | 529,000 | 555,200 | 5.0 | 664,300 | 715,700 | 7.7 | 917,500 | 960,300 | 4.7 |
| Spokane | 293,900 | 290,600 | -1.1 | 398,700 | 397,400 | -0.3 | 490,600 | 499,800 | 1.9 |
| Stevens | 207,100 | 244,400 | 18.0 | 350,000 | 362,500 | 3.6 | 366,700 | 420,000 | 14.5 |
| Thurston | 409,600 | 431,900 | 5.4 | 485,500 | 490,100 | 0.9 | 561,800 | 599,000 | 6.6 |
| Wahkiakum | NA | NA | NA | 500,000 | 450,000 | -10.0 | 450,000 | 475,000 | 5.6 |
| Walla Walla | 287,500 | 306,200 | 6.5 | 395,800 | 417,300 | 5.4 | 562,500 | 620,800 | 10.4 |
| Whatcom | 427,800 | 479,200 | 12.0 | 596,700 | 618,900 | 3.7 | 727,800 | 798,700 | 9.7 |
| Whitman | 237,500 | 200,000 | -15.8 | 405,900 | 392,300 | -3.4 | 510,000 | 496,900 | -2.6 |
| Yakima | 225,000 | 243,500 | 8.2 | 354,800 | 394,400 | 11.2 | 445,800 | 422,900 | -5.1 |
| Statewide | 474,100 | 460,600 | -2.8 | 656,600 | 579,700 | -11.7 | 699,700 | 744,800 | 6.4 |

HOUSING AFFORDABILITY INDEX

State of Washington and Counties
Second Quarter 2024

| County | Median income buyer | | | | First-time buyer | | |
|------------------|---------------------|------------------|-----------------|-------------|------------------|-----------------|-------------|
| | Median price | Household income | Monthly payment | HAI | Household Income | Monthly payment | HAI |
| Adams | \$320,200 | 67,500 | \$1,725 | 82.5 | 47,300 | \$1,691 | 59.0 |
| Asotin | \$313,600 | 70,900 | \$1,690 | 88.5 | 49,600 | \$1,656 | 63.1 |
| Benton | \$434,300 | 92,000 | \$2,340 | 82.9 | 64,400 | \$2,294 | 59.2 |
| Chelan | \$607,800 | 88,300 | \$3,275 | 56.9 | 61,800 | \$3,211 | 40.6 |
| Clallam | \$525,000 | 72,100 | \$2,829 | 53.8 | 50,500 | \$2,773 | 38.4 |
| Clark | \$579,800 | 98,500 | \$3,124 | 66.5 | 69,000 | \$3,063 | 47.5 |
| Columbia | \$228,700 | 68,000 | \$1,232 | 116.4 | 47,600 | \$1,208 | 83.1 |
| Cowlitz | \$425,000 | 77,700 | \$2,290 | 71.6 | 54,400 | \$2,245 | 51.1 |
| Douglas | \$519,100 | 90,700 | \$2,797 | 68.4 | 63,500 | \$2,742 | 48.8 |
| Ferry | \$305,000 | 61,700 | \$1,643 | 79.2 | 43,200 | \$1,611 | 56.5 |
| Franklin | \$434,300 | 84,100 | \$2,340 | 75.8 | 58,900 | \$2,294 | 54.1 |
| Garfield | \$244,700 | 69,600 | \$1,318 | 111.3 | 48,700 | \$1,292 | 79.5 |
| Grant | \$350,500 | 69,000 | \$1,888 | 77.1 | 48,300 | \$1,851 | 55.0 |
| Grays Harbor | \$358,100 | 67,300 | \$1,929 | 73.6 | 47,100 | \$1,891 | 52.5 |
| Island | \$629,300 | 89,400 | \$3,391 | 55.6 | 62,600 | \$3,324 | 39.7 |
| Jefferson | \$638,500 | 74,800 | \$3,440 | 45.9 | 52,400 | \$3,373 | 32.8 |
| King | \$999,300 | 125,400 | \$5,385 | 49.1 | 87,800 | \$5,279 | 35.1 |
| Kitsap | \$573,400 | 101,400 | \$3,090 | 69.2 | 71,000 | \$3,029 | 49.4 |
| Kittitas | \$565,000 | 77,500 | \$3,044 | 53.7 | 54,300 | \$2,984 | 38.4 |
| Klickitat | \$495,000 | 76,100 | \$2,667 | 60.2 | 53,300 | \$2,615 | 43.0 |
| Lewis | \$411,600 | 73,500 | \$2,218 | 69.9 | 51,500 | \$2,174 | 49.9 |
| Lincoln | \$245,300 | 73,900 | \$1,321 | 117.9 | 51,700 | \$1,295 | 84.1 |
| Mason | \$421,200 | 84,300 | \$2,269 | 78.3 | 59,000 | \$2,225 | 55.9 |
| Okanogan | \$360,400 | 63,400 | \$1,942 | 68.9 | 44,400 | \$1,904 | 49.2 |
| Pacific | \$356,700 | 60,100 | \$1,922 | 66.0 | 42,100 | \$1,884 | 47.1 |
| Pend Oreille | \$348,400 | 64,100 | \$1,877 | 72.0 | 44,900 | \$1,840 | 51.4 |
| Pierce | \$569,600 | 100,300 | \$3,069 | 68.9 | 70,200 | \$3,009 | 49.2 |
| San Juan | \$908,300 | 90,800 | \$4,894 | 39.1 | 63,600 | \$4,798 | 28.0 |
| Skagit | \$582,600 | 85,500 | \$3,139 | 57.4 | 59,900 | \$3,077 | 41.0 |
| Skamania | \$531,200 | 88,800 | \$2,862 | 65.4 | 62,200 | \$2,806 | 46.7 |
| Snohomish | \$808,300 | 109,700 | \$4,356 | 53.1 | 76,800 | \$4,270 | 37.9 |
| Spokane | \$441,900 | 74,700 | \$2,381 | 66.2 | 52,300 | \$2,334 | 47.2 |
| Stevens | \$348,400 | 71,100 | \$1,877 | 79.9 | 49,800 | \$1,840 | 57.1 |
| Thurston | \$514,100 | 95,700 | \$2,770 | 72.9 | 67,000 | \$2,716 | 52.0 |
| Wahkiakum | \$425,500 | 75,800 | \$2,293 | 69.7 | 53,100 | \$2,247 | 49.8 |
| Walla Walla | \$450,000 | 71,900 | \$2,425 | 62.5 | 50,300 | \$2,377 | 44.6 |
| Whatcom | \$638,800 | 85,200 | \$3,442 | 52.2 | 59,600 | \$3,374 | 37.2 |
| Whitman | \$428,300 | 58,800 | \$2,308 | 53.7 | 41,200 | \$2,262 | 38.4 |
| Yakima | \$377,800 | 68,200 | \$2,036 | 70.7 | 47,700 | \$1,995 | 50.4 |
| Statewide | \$669,600 | 98,600 | \$3,564 | 57.6 | 69,000 | \$3,494 | 41.1 |

Notes: (1) The Housing Affordability Index (HAI) 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. (2) All loans are assumed to have 30-year terms. (3) The median-income buyer HAI assumes a 20% down payment. The first-time buyer HAI assumes 10% down. (4) It is assumed 25% of income can be used for principal and interest payments.

FOR SALE INVENTORY

State of Washington and Counties
End of Second Quarter

| County | Q2 2017 | Q2 2018 | Q2 2019 | Q2 2020 | Q2 2021 | Q2 2022 | Q2 2023 | Q2 2024 | % Change |
|------------------|---------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|-------------|
| Adams | 46 | 38 | 37 | 18 | 18 | 36 | 41 | 42 | 2.4 |
| Asotin | 244 | 240 | NA | NA | NA | NA | NA | NA | NA |
| Benton | 886 | 753 | 760 | 617 | 283 | 708 | 858 | 1,128 | 31.5 |
| Chelan | 215 | 215 | 251 | 157 | 88 | 221 | 259 | 333 | 28.6 |
| Clallam | 300 | 201 | 274 | 142 | 93 | 155 | 147 | 204 | 38.8 |
| Clark | 1,005 | 1,226 | 1,201 | 642 | 454 | 979 | 662 | 936 | 41.4 |
| Columbia | 358 | 317 | 321 | 247 | 6 | 20 | 19 | 20 | 5.3 |
| Cowlitz | 224 | 225 | 206 | 113 | 93 | 190 | 165 | 207 | 25.5 |
| Douglas | 78 | 115 | 93 | 74 | 32 | 93 | 65 | 128 | 96.9 |
| Ferry | 56 | 51 | 53 | 31 | 25 | 27 | 25 | 28 | 12.0 |
| Franklin | 886 | 753 | 760 | 617 | 283 | 708 | 858 | 1,128 | 31.5 |
| Garfield | 244 | 240 | NA | NA | NA | NA | NA | NA | NA |
| Grant | 332 | 265 | 242 | 140 | 112 | 184 | 231 | 273 | 18.2 |
| Grays Harbor | 418 | 386 | 347 | 210 | 171 | 326 | 336 | 415 | 23.5 |
| Island | 439 | 333 | 338 | 161 | 110 | 230 | 227 | 310 | 36.6 |
| Jefferson | 272 | 189 | 136 | 101 | 56 | 89 | 124 | 125 | 0.8 |
| King | 2,583 | 3,703 | 4,613 | 2,456 | 1,513 | 3,355 | 2,239 | 2,858 | 27.6 |
| Kitsap | 712 | 563 | 589 | 353 | 253 | 551 | 487 | 608 | 24.8 |
| Kittitas | 227 | 225 | 243 | 125 | 96 | 185 | 270 | 304 | 12.6 |
| Klickitat | 113 | 108 | 103 | 73 | 46 | 95 | 86 | 120 | 39.5 |
| Lewis | 338 | 263 | 248 | 165 | 141 | 279 | 224 | 324 | 44.6 |
| Lincoln | 44 | 43 | 34 | 23 | 10 | 20 | 28 | 26 | -7.1 |
| Mason | 355 | 284 | 256 | 128 | 97 | 227 | 229 | 285 | 24.5 |
| Okanogan | 360 | 319 | 280 | 141 | 99 | 162 | 172 | 202 | 17.4 |
| Pacific | 238 | 238 | 183 | 99 | 56 | 133 | 166 | 218 | 31.3 |
| Pend Oreille | 348 | 260 | 239 | 142 | 89 | 151 | 149 | 186 | 24.8 |
| Pierce | 2,171 | 2,015 | 1,860 | 974 | 748 | 1,819 | 1,204 | 1,739 | 44.4 |
| San Juan | 260 | 247 | 251 | 163 | 76 | 100 | 139 | 148 | 6.5 |
| Skagit | 422 | 410 | 428 | 227 | 128 | 297 | 219 | 303 | 38.4 |
| Skamania | 38 | 56 | 45 | 16 | 15 | 24 | 35 | 48 | 37.1 |
| Snohomish | 1,316 | 1,513 | 1,693 | 812 | 481 | 1,542 | 795 | 1,069 | 34.5 |
| Spokane | 2,131 | 1,646 | 1,587 | 674 | 472 | 1,019 | 1,182 | 1,372 | 16.1 |
| Stevens | 348 | 260 | 239 | 142 | 89 | 151 | 149 | 186 | 24.8 |
| Thurston | 745 | 646 | 543 | 236 | 200 | 550 | 402 | 527 | 31.1 |
| Wahkiakum | 35 | 28 | 34 | 10 | 17 | 22 | 30 | 30 | 0.0 |
| Walla Walla | 358 | 317 | 321 | 247 | 49 | NA | 108 | 157 | 45.4 |
| Whatcom | 712 | 602 | 636 | 464 | 259 | 536 | 514 | 545 | 6.0 |
| Whitman | 122 | 101 | 93 | 68 | 36 | 60 | 82 | 108 | 31.7 |
| Yakima | 555 | 566 | 525 | 360 | 408 | 494 | 324 | NA | NA |
| Statewide | 19,056 | 18,707 | 19,063 | 10,609 | 6,830 | 14,879 | 12,243 | 15,326 | 25.2 |

MONTHS OF SUPPLY OF INVENTORY BY PRICE RANGE

State of Washington and Counties
End of Second Quarter 2024

| 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 | 3.1 | 5.2 | NA | 5.3 | 89.3 |
| Asotin | NA | NA | NA | NA | NA | NA | NA |
| Benton | 3.7 | 2.7 | 3.2 | 2.2 | 5.7 | 3.3 | 13.8 |
| Chelan | NA | NA | NA | 2.3 | 7.1 | 5.5 | 34.1 |
| Clallam | NA | NA | 2.3 | 2.4 | 3.6 | 3 | 50.0 |
| Clark | 5.5 | 4.4 | 2.4 | 1.2 | 2.9 | 2.4 | 41.2 |
| Columbia | NA | NA | NA | 7.7 | 14.3 | 6.5 | 71.1 |
| Cowlitz | NA | NA | 0.5 | 1.5 | 5.3 | 2.5 | 13.6 |
| Douglas | NA | NA | NA | 1.6 | 4.2 | 3.2 | 45.5 |
| Ferry | NA | NA | 3.2 | 11.1 | NA | 6.8 | 28.3 |
| Franklin | 3.7 | 2.7 | 3.2 | 2.2 | 5.7 | 3.3 | 13.8 |
| Garfield | NA | NA | NA | NA | NA | NA | NA |
| Grant | 6.9 | 1.1 | 2.2 | 2.7 | 9.9 | 3.9 | 5.4 |
| Grays Harbor | NA | NA | 2.6 | 5.3 | 8.6 | 5.4 | 50.0 |
| Island | NA | NA | NA | 1.5 | 3.2 | 2.8 | 40.0 |
| Jefferson | NA | NA | NA | 3.8 | 4 | 3.8 | 46.2 |
| King | NA | NA | 8.5 | 1.4 | 1.7 | 1.8 | 20.0 |
| Kitsap | NA | NA | NA | 1.4 | 2.4 | 2.1 | 23.5 |
| Kittitas | NA | NA | NA | 2.6 | 5.3 | 4.4 | -8.3 |
| Klickitat | NA | NA | 7.3 | 4.7 | 7.2 | 6.1 | 13.0 |
| Lewis | NA | NA | 1.7 | 2.8 | 6.4 | 3.8 | 35.7 |
| Lincoln | NA | NA | 2.2 | 10.5 | 29.1 | 9.4 | 23.7 |
| Mason | NA | NA | 2.6 | 2.4 | 6.4 | 3.5 | 25.0 |
| Okanogan | NA | NA | 3.1 | 4.5 | 9.5 | 5.4 | -18.2 |
| Pacific | NA | NA | 5.2 | 5.1 | 9.8 | 5.7 | 26.7 |
| Pend Oreille | NA | NA | 2.7 | 4.8 | NA | 5.2 | 44.4 |
| Pierce | NA | NA | 0.5 | 1.3 | 2.5 | 2.1 | 40.0 |
| San Juan | NA | NA | NA | NA | 6.5 | 8 | 15.9 |
| Skagit | 3.2 | 19.4 | 3.9 | 1.7 | 3.3 | 3 | 57.9 |
| Skamania | NA | NA | NA | 3.3 | 6.8 | 5.4 | 31.7 |
| Snohomish | NA | NA | NA | 1.5 | 1.7 | 1.7 | 30.8 |
| Spokane | NA | NA | 1.7 | 1.9 | 4.6 | 2.8 | 12.0 |
| Stevens | NA | NA | 2.7 | 4.8 | NA | 5.2 | 44.4 |
| Thurston | NA | NA | NA | 1.2 | 2.5 | 1.9 | 35.7 |
| Wahkiakum | NA | NA | NA | NA | 13 | 8.3 | -7.8 |
| Walla Walla | NA | NA | 1.6 | 2.7 | 3.9 | 3.1 | 34.8 |
| Whatcom | 11.2 | 9.4 | 2 | 2.1 | 2.5 | 2.7 | 3.8 |
| Whitman | 2.2 | NA | 3.2 | 3.3 | 6.6 | 4.3 | 26.5 |
| Yakima | NA | NA | NA | NA | NA | NA | NA |
| Statewide | 3.9 | 2.7 | 2 | 1.8 | 2.4 | 2.2 | 22.2 |

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 |
| Grays Harbor | \$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 Oreille | \$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 |
| San Juan | \$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 |
| Walla Walla | \$212,300 | \$217,900 | \$244,900 | \$260,300 | \$306,100 | \$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 | \$289,100 | \$315,900 | \$397,900 | \$452,400 | \$560,400 | \$560,300 | \$647,900 | \$613,000 |

TOTAL BUILDING PERMITS

State of Washington and Counties
Annual 2015-2023

| County | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | % Change by year |
|------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|
| Adams | 86 | 31 | 31 | 47 | 73 | 99 | 80 | 46 | 57 | 23.9 |
| Asotin | 31 | 32 | 34 | 34 | 86 | 161 | 31 | 49 | 43 | -12.2 |
| Benton | 1,124 | 1,357 | 1,111 | 1,285 | 1,540 | 1,345 | 1,486 | 1,242 | 1,136 | -8.5 |
| Chelan | 365 | 393 | 442 | 590 | 606 | 670 | 671 | 629 | 315 | -49.9 |
| Clallam | 216 | 247 | 307 | 336 | 287 | 279 | 314 | 260 | 211 | -18.8 |
| Clark | 3,283 | 3,310 | 3,787 | 3,598 | 4,722 | 5,022 | 5,602 | 4,194 | 3,500 | -16.5 |
| Columbia | 10 | 2 | 4 | 4 | 4 | 10 | 44 | 10 | 2 | -80.0 |
| Cowlitz | 173 | 308 | 484 | 318 | 351 | 346 | 348 | 585 | 308 | -47.4 |
| Douglas | 162 | 181 | 187 | 217 | 349 | 321 | 329 | 232 | 271 | 16.8 |
| Ferry | 16 | 21 | 0 | 1 | 27 | 26 | 34 | 30 | 22 | -26.7 |
| Franklin | 510 | 530 | 698 | 616 | 601 | 620 | 663 | 644 | 923 | 43.3 |
| Garfield | NA | 1 | 1 | 2 | 2 | 4 | 3 | 1 | 5 | 400.0 |
| Grant | 457 | 650 | 445 | 451 | 489 | 544 | 713 | 635 | 439 | -30.9 |
| Grays Harbor | 178 | 207 | 251 | 463 | 344 | 342 | 432 | 413 | 280 | -32.2 |
| Island | 281 | 373 | 408 | 391 | 369 | 445 | 401 | 394 | 224 | -43.1 |
| Jefferson | 177 | 238 | 172 | 143 | 174 | 157 | 274 | 269 | 158 | -41.3 |
| King | 15,226 | 17,699 | 18,641 | 18,460 | 17,919 | 12,337 | 19,549 | 18,830 | 10,601 | -43.7 |
| Kitsap | 1,066 | 1,059 | 1,094 | 1,149 | 1,117 | 1,285 | 2,285 | 1,701 | 2,258 | 32.7 |
| Kittitas | 288 | 323 | 531 | 629 | 411 | 414 | 545 | 551 | 414 | -24.9 |
| Klickitat | 120 | 123 | 115 | 127 | 112 | 124 | 189 | 134 | 100 | -25.4 |
| Lewis | 129 | 232 | 234 | 275 | 301 | 382 | 454 | 406 | 323 | -20.4 |
| Lincoln | 33 | 50 | 43 | 58 | 48 | 56 | 75 | 85 | 83 | -2.4 |
| Mason | 111 | 166 | 212 | 276 | 293 | 305 | 458 | 240 | 265 | 10.4 |
| Okanogan | 165 | 133 | 144 | 153 | 156 | 197 | 277 | 275 | 229 | -16.7 |
| Pacific | 62 | 77 | 85 | 131 | 91 | 92 | 111 | 128 | 81 | -36.7 |
| Pend Oreille | 47 | 59 | 41 | 48 | 50 | 80 | 79 | 75 | 62 | -17.3 |
| Pierce | 3,046 | 3,865 | 4,968 | 5,449 | 4,272 | 4,922 | 6,072 | 4,730 | 3,135 | -33.7 |
| San Juan | 100 | 124 | 115 | 156 | 133 | 116 | 155 | 108 | 99 | -8.3 |
| Skagit | 424 | 505 | 663 | 585 | 518 | 561 | 914 | 579 | 486 | -16.1 |
| Skamania | 47 | 38 | 58 | 63 | 73 | 82 | 75 | 80 | 61 | -23.8 |
| Snohomish | 2,594 | 3,925 | 3,725 | 4,277 | 4,408 | 5,780 | 5,122 | 3,101 | 3,487 | 12.4 |
| Spokane | 1,978 | 3,596 | 3,460 | 2,926 | 3,106 | 3,170 | 3,115 | 3,745 | 3,621 | -3.3 |
| Stevens | 74 | 109 | 140 | 200 | 194 | 192 | 300 | 277 | 282 | 1.8 |
| Thurston | 931 | 2,081 | 1,067 | 1,750 | 1,713 | 1,161 | 2,054 | 1,538 | 1,512 | -1.7 |
| Wahkiakum | 15 | 15 | 20 | 11 | 16 | 25 | 32 | 40 | 27 | -32.5 |
| Walla Walla | 188 | 218 | 144 | 221 | 190 | 154 | 261 | 178 | 275 | 54.5 |
| Whatcom | 911 | 1,183 | 1,256 | 1,464 | 1,821 | 1,382 | 1,871 | 1,614 | 894 | -44.6 |
| Whitman | 141 | 194 | 242 | 264 | 415 | 98 | 420 | 279 | 258 | -7.5 |
| Yakima | 392 | 422 | 434 | 578 | 1,043 | 575 | 1,103 | 706 | 650 | -7.9 |
| Statewide | 35,157 | 44,077 | 45,794 | 47,746 | 48,424 | 43,881 | 56,941 | 49,033 | 37,097 | -24.3 |

Source: US Department of Commerce, Bureau of the Census.
Note: Includes permits for both single- and multifamily units.

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties
Annual 2015-2023

| County | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | % Change by year |
|------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|
| Adams | 75 | 28 | 23 | 47 | 71 | 99 | 67 | 44 | 51 | 15.9 |
| Asotin | 31 | 30 | 34 | 30 | 29 | 87 | 31 | 45 | 39 | -13.3 |
| Benton | 825 | 952 | 848 | 942 | 1,082 | 1,125 | 1,265 | 809 | 717 | -11.4 |
| Chelan | 358 | 385 | 414 | 420 | 384 | 473 | 480 | 364 | 286 | -21.4 |
| Clallam | 215 | 243 | 287 | 320 | 275 | 275 | 306 | 260 | 178 | -31.5 |
| Clark | 2,220 | 2,645 | 2,080 | 2,793 | 2,929 | 3,220 | 3,101 | 2,079 | 1,976 | -5.0 |
| Columbia | 10 | 2 | 4 | 4 | 4 | 7 | 4 | 10 | 2 | -80.0 |
| Cowlitz | 168 | 273 | 464 | 294 | 309 | 331 | 286 | 311 | 288 | -7.4 |
| Douglas | 132 | 158 | 185 | 206 | 248 | 233 | 323 | 206 | 219 | 6.3 |
| Ferry | 16 | 21 | 0 | 1 | 27 | 26 | 34 | 24 | 22 | -8.3 |
| Franklin | 396 | 496 | 609 | 616 | 574 | 620 | 650 | 423 | 373 | -11.8 |
| Garfield | NA | 1 | 1 | 2 | 2 | 4 | 3 | 1 | 5 | 400.0 |
| Grant | 228 | 264 | 350 | 383 | 441 | 440 | 605 | 522 | 373 | -28.5 |
| Grays Harbor | 174 | 207 | 251 | 455 | 340 | 338 | 422 | 379 | 266 | -29.8 |
| Island | 281 | 369 | 401 | 375 | 351 | 329 | 391 | 381 | 224 | -41.2 |
| Jefferson | 154 | 234 | 172 | 143 | 174 | 155 | 229 | 223 | 158 | -29.1 |
| King | 4,010 | 4,254 | 4,356 | 4,442 | 3,777 | 3,688 | 3,251 | 2,801 | 2,238 | -20.1 |
| Kitsap | 796 | 862 | 952 | 903 | 931 | 909 | 1,112 | 1,041 | 1,006 | -3.4 |
| Kittitas | 285 | 304 | 364 | 435 | 396 | 378 | 533 | 481 | 370 | -23.1 |
| Klickitat | 120 | 105 | 99 | 119 | 102 | 105 | 187 | 130 | 94 | -27.7 |
| Lewis | 129 | 156 | 218 | 271 | 260 | 327 | 354 | 324 | 286 | -11.7 |
| Lincoln | 33 | 50 | 43 | 58 | 46 | 56 | 75 | 85 | 83 | -2.4 |
| Mason | 111 | 166 | 208 | 266 | 291 | 303 | 322 | 240 | 265 | 10.4 |
| Okanogan | 164 | 133 | 138 | 149 | 154 | 163 | 275 | 271 | 219 | -19.2 |
| Pacific | 62 | 77 | 85 | 94 | 91 | 92 | 105 | 122 | 77 | -36.9 |
| Pend Oreille | 47 | 59 | 41 | 48 | 50 | 80 | 79 | 75 | 62 | -17.3 |
| Pierce | 2,253 | 2,469 | 3,014 | 2,491 | 2,551 | 2,664 | 3,207 | 2,322 | 1,732 | -25.4 |
| San Juan | 100 | 118 | 112 | 152 | 113 | 114 | 155 | 100 | 91 | -9.0 |
| Skagit | 410 | 420 | 534 | 542 | 436 | 300 | 332 | 261 | 165 | -36.8 |
| Skamania | 47 | 38 | 58 | 61 | 64 | 82 | 75 | 80 | 61 | -23.8 |
| Snohomish | 2,383 | 2,702 | 2,627 | 2,201 | 2,409 | 2,508 | 2,370 | 1,906 | 2,326 | 22.0 |
| Spokane | 1,340 | 1,661 | 1,608 | 1,696 | 1,696 | 1,662 | 1,610 | 1,755 | 1,424 | -18.9 |
| Stevens | 74 | 99 | 136 | 200 | 192 | 186 | 298 | 267 | 282 | 5.6 |
| Thurston | 881 | 1,084 | 950 | 912 | 812 | 708 | 752 | 584 | 816 | 39.7 |
| Wahkiakum | 15 | 15 | 20 | 11 | 16 | 21 | 22 | 40 | 25 | -37.5 |
| Walla Walla | 184 | 182 | 144 | 221 | 160 | 132 | 137 | 120 | 177 | 47.5 |
| Whatcom | 599 | 718 | 793 | 767 | 816 | 718 | 888 | 810 | 571 | -29.5 |
| Whitman | 81 | 78 | 80 | 126 | 128 | 90 | 109 | 79 | 56 | -29.1 |
| Yakima | 390 | 405 | 412 | 480 | 569 | 494 | 631 | 426 | 453 | 6.3 |
| Statewide | 19,797 | 22,463 | 23,115 | 23,676 | 23,300 | 23,542 | 25,076 | 20,401 | 18,056 | -11.5 |

Source: US Department of Commerce, Bureau of the Census.
Note: The table reports numbers of units permitted.

TOTAL HOUSING STOCK

State of Washington and Counties
Annual, 2018-2023

| County | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | % Change by year |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Adams | 6,570 | 6,643 | 6,742 | 6,822 | 6,868 | 6,925 | 0.8% |
| Asotin | 10,008 | 10,094 | 10,255 | 10,286 | 10,335 | 10,378 | 0.4% |
| Benton | 76,175 | 77,715 | 79,060 | 80,546 | 81,788 | 82,924 | 1.4% |
| Chelan | 37,687 | 38,293 | 38,963 | 39,634 | 40,263 | 40,578 | 0.8% |
| Clallam | 37,160 | 37,447 | 37,726 | 38,040 | 38,300 | 38,511 | 0.6% |
| Clark | 185,793 | 190,515 | 195,537 | 201,139 | 205,333 | 208,833 | 1.7% |
| Columbia | 2,160 | 2,164 | 2,174 | 2,218 | 2,228 | 2,230 | 0.1% |
| Cowlitz | 44,998 | 45,349 | 45,695 | 46,043 | 46,628 | 46,936 | 0.7% |
| Douglas | 16,758 | 17,107 | 17,428 | 17,757 | 17,989 | 18,260 | 1.5% |
| Ferry | 4,164 | 4,191 | 4,217 | 4,251 | 4,281 | 4,303 | 0.5% |
| Franklin | 29,054 | 29,655 | 30,275 | 30,938 | 31,582 | 32,505 | 2.9% |
| Garfield | 1,355 | 1,357 | 1,361 | 1,364 | 1,365 | 1,370 | 0.4% |
| Grant | 36,792 | 37,281 | 37,825 | 38,538 | 39,173 | 39,612 | 1.1% |
| Grays Harbor | 37,521 | 37,865 | 38,207 | 38,639 | 39,052 | 39,332 | 0.7% |
| Island | 40,446 | 40,815 | 41,260 | 41,661 | 42,055 | 42,279 | 0.5% |
| Jefferson | 17,864 | 18,038 | 18,195 | 18,469 | 18,738 | 18,896 | 0.8% |
| King | 970,913 | 988,832 | 1,001,169 | 1,020,718 | 1,039,548 | 1,050,149 | 1.0% |
| Kitsap | 112,078 | 113,195 | 114,480 | 116,765 | 118,466 | 120,724 | 1.9% |
| Kittitas | 23,400 | 23,811 | 24,225 | 24,770 | 25,321 | 25,735 | 1.6% |
| Klickitat | 10,576 | 10,688 | 10,812 | 11,001 | 11,135 | 11,235 | 0.9% |
| Lewis | 34,533 | 34,834 | 35,216 | 35,670 | 36,076 | 36,399 | 0.9% |
| Lincoln | 6,059 | 6,107 | 6,163 | 6,238 | 6,323 | 6,406 | 1.3% |
| Mason | 31,095 | 31,388 | 31,693 | 32,151 | 32,391 | 32,656 | 0.8% |
| Okanogan | 22,258 | 22,414 | 22,611 | 22,888 | 23,163 | 23,392 | 1.1% |
| Pacific | 16,001 | 16,092 | 16,184 | 16,295 | 16,423 | 16,504 | 0.5% |
| Pend Oreille | 7,886 | 7,936 | 8,016 | 8,095 | 8,170 | 8,232 | 0.8% |
| Pierce | 356,258 | 360,530 | 365,452 | 371,524 | 376,254 | 379,389 | 0.8% |
| San Juan | 12,773 | 12,906 | 13,022 | 13,177 | 13,285 | 13,384 | 0.7% |
| Skagit | 53,461 | 53,979 | 54,540 | 55,454 | 56,033 | 56,519 | 0.9% |
| Skamania | 5,619 | 5,692 | 5,774 | 5,849 | 5,929 | 5,990 | 1.0% |
| Snohomish | 315,535 | 319,943 | 325,723 | 330,845 | 333,946 | 337,433 | 1.0% |
| Spokane | 222,845 | 225,951 | 229,121 | 232,236 | 235,981 | 239,602 | 1.5% |
| Stevens | 20,106 | 20,300 | 20,492 | 20,792 | 21,069 | 21,351 | 1.3% |
| Thurston | 117,579 | 119,292 | 120,453 | 122,507 | 124,045 | 125,557 | 1.2% |
| Wahkiakum | 2,160 | 2,176 | 2,201 | 2,233 | 2,273 | 2,300 | 1.2% |
| Walla Walla | 24,993 | 25,183 | 25,337 | 25,598 | 25,776 | 26,051 | 1.1% |
| Whatcom | 97,820 | 99,641 | 101,023 | 102,894 | 104,508 | 105,402 | 0.9% |
| Whitman | 20,964 | 21,379 | 21,477 | 21,897 | 22,176 | 22,434 | 1.2% |
| Yakima | 90,193 | 91,236 | 91,811 | 92,914 | 93,620 | 94,270 | 0.7% |
| Statewide | 3,159,610 | 3,208,034 | 3,251,915 | 3,308,856 | 3,357,889 | 3,394,986 | 1.1% |

Note: Housing stock includes both single- and multifamily units.

SINGLE-FAMILY HOUSING STOCK

State of Washington and Counties
Annual 2018-2023

| County | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | % Change by year |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Adams | 4,344 | 4,415 | 4,514 | 4,581 | 4,625 | 4,676 | 1.1% |
| Asotin | 7,232 | 7,261 | 7,348 | 7,379 | 7,424 | 7,463 | 0.5% |
| Benton | 51,812 | 52,894 | 54,019 | 55,284 | 56,093 | 56,810 | 1.3% |
| Chelan | 27,261 | 27,645 | 28,118 | 28,598 | 28,962 | 29,248 | 1.0% |
| Clallam | 27,492 | 27,767 | 28,042 | 28,348 | 28,608 | 28,786 | 0.6% |
| Clark | 134,872 | 137,801 | 141,021 | 144,122 | 146,201 | 148,177 | 1.4% |
| Columbia | 1,699 | 1,703 | 1,710 | 1,714 | 1,724 | 1,726 | 0.1% |
| Cowlitz | 32,012 | 32,321 | 32,652 | 32,938 | 33,249 | 33,537 | 0.9% |
| Douglas | 11,654 | 11,902 | 12,135 | 12,458 | 12,664 | 12,883 | 1.7% |
| Ferry | 2,997 | 3,024 | 3,050 | 3,084 | 3,108 | 3,130 | 0.7% |
| Franklin | 20,725 | 21,299 | 21,919 | 22,569 | 22,992 | 23,365 | 1.6% |
| Garfield | 1,037 | 1,039 | 1,043 | 1,046 | 1,047 | 1,052 | 0.5% |
| Grant | 22,343 | 22,784 | 23,224 | 23,829 | 24,351 | 24,724 | 1.5% |
| Grays Harbor | 27,331 | 27,671 | 28,009 | 28,431 | 28,810 | 29,076 | 0.9% |
| Island | 32,613 | 32,964 | 33,293 | 33,684 | 34,065 | 34,289 | 0.7% |
| Jefferson | 14,035 | 14,209 | 14,364 | 14,593 | 14,816 | 14,974 | 1.1% |
| King | 532,404 | 536,181 | 539,869 | 543,120 | 545,921 | 548,159 | 0.4% |
| Kitsap | 81,841 | 82,772 | 83,681 | 84,793 | 85,834 | 86,840 | 1.2% |
| Kittitas | 16,315 | 16,711 | 17,089 | 17,622 | 18,103 | 18,473 | 2.0% |
| Klickitat | 7,523 | 7,625 | 7,730 | 7,917 | 8,047 | 8,141 | 1.2% |
| Lewis | 24,523 | 24,783 | 25,110 | 25,464 | 25,788 | 26,074 | 1.1% |
| Lincoln | 4,650 | 4,696 | 4,752 | 4,827 | 4,912 | 4,995 | 1.7% |
| Mason | 23,404 | 23,695 | 23,998 | 24,320 | 24,560 | 24,825 | 1.1% |
| Okanogan | 16,168 | 16,322 | 16,485 | 16,760 | 17,031 | 17,250 | 1.3% |
| Pacific | 11,419 | 11,510 | 11,602 | 11,707 | 11,829 | 11,906 | 0.7% |
| Pend Oreille | 5,961 | 6,011 | 6,091 | 6,170 | 6,245 | 6,307 | 1.0% |
| Pierce | 243,889 | 246,440 | 249,104 | 252,311 | 254,633 | 256,365 | 0.7% |
| San Juan | 10,963 | 11,076 | 11,190 | 11,345 | 11,445 | 11,536 | 0.8% |
| Skagit | 40,088 | 40,524 | 40,824 | 41,156 | 41,417 | 41,582 | 0.4% |
| Skamania | 4,131 | 4,195 | 4,277 | 4,352 | 4,432 | 4,493 | 1.4% |
| Snohomish | 212,259 | 214,668 | 217,176 | 219,546 | 221,452 | 223,778 | 1.1% |
| Spokane | 150,316 | 152,012 | 153,674 | 155,284 | 157,039 | 158,463 | 0.9% |
| Stevens | 14,938 | 15,130 | 15,316 | 15,614 | 15,881 | 16,163 | 1.8% |
| Thurston | 83,121 | 83,933 | 84,641 | 85,393 | 85,977 | 86,793 | 0.9% |
| Wahkiakum | 1,617 | 1,633 | 1,654 | 1,676 | 1,716 | 1,741 | 1.5% |
| Walla Walla | 17,652 | 17,812 | 17,944 | 18,081 | 18,201 | 18,378 | 1.0% |
| Whatcom | 63,242 | 64,058 | 64,776 | 65,664 | 66,474 | 67,045 | 0.9% |
| Whitman | 10,438 | 10,566 | 10,656 | 10,765 | 10,844 | 10,900 | 0.5% |
| Yakima | 62,186 | 62,755 | 63,249 | 63,880 | 64,306 | 64,759 | 0.7% |
| Statewide | 2,058,507 | 2,081,807 | 2,105,349 | 2,130,425 | 2,150,826 | 2,168,882 | 0.8% |

DATA NOTES

Coverage: At least quarterly, WCRER receives data on single-family home sales from each multiple listing service (MLS) located in or providing market coverage to Washington communities.

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 an MLS. Scale factors were developed by analyzing the relationship between MLS sales and measures of total single-family sales derived from the American Community Survey and data from individual county assessors. The data in this report represent closed sales transactions.

Sales Price: Median sale 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 each range of prices required to reach the midway point in the distribution. Movements in sales prices should not be interpreted as appreciation rates. Prices are influenced by changes in cost and changes in the characteristics of the homes that are 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).

Seasonal Adjustment: Volume statistics are seasonally adjusted using the X-11 method of seasonal adjustment originally developed by the US Bureau of the Census and used for adjustment of most economic statistics by government agencies. Sales in each county are first seasonally adjusted, then aggregated to yield the statewide statistics. 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 (SAAR) 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.

Months of Supply: Estimates of months of 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 $[(Listings/SAAR) \times 12 = \text{months of supply}]$. 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. These represent the degree to which a median income household or hypothetical 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.

| | Median-Income Buyers | First Time Buyers |
|--------------------|---|----------------------------------|
| Home Price | Median | 85% of median |
| Downpayment | 20% | 10% |
| Mortgage Term | 30 years | 30 years |
| Income | Median household income | 70% of median household income |
| 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 | |

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