

# WASHINGTON STATE HOUSING MARKET REPORT

4th Quarter 2024

**WCRER** | WASHINGTON CENTER FOR REAL ESTATE RESEARCH

COLLEGE OF BUILT ENVIRONMENTS

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## EXECUTIVE SUMMARY

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Washington state's housing market was mixed in the fourth quarter of 2024, with sales falling and new building permits and inventory rising compared with a year ago.

The statewide median sales price for a single-family home rose to \$641,700 in the fourth quarter, 10.0% higher than the same time in 2023.

The seasonally adjusted annual rate of existing home sales fell 0.9% from the fourth quarter of 2024, from 79,790 to 79,060. 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 of the state's 18 metropolitan counties. Statewide, Lewis County recorded the highest relative increase of 12.2%. Median prices were lower than a year earlier in six counties, with prices in Garfield County decreasing by 13.1%.

Given the variety of locations and market diversity in the state, median housing prices are highly variable, ranging from \$234,700 in Garfield County to \$943,100 in King County. (San Juan County has the second highest median value at \$941,700.)

Housing affordability rose in the fourth quarter from the previous quarter and 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 64.4, up from 61.1 in the fourth quarter of 2023. This metric suggests that a middle-income family had only 64.4% of the income required to purchase a home selling at the median.

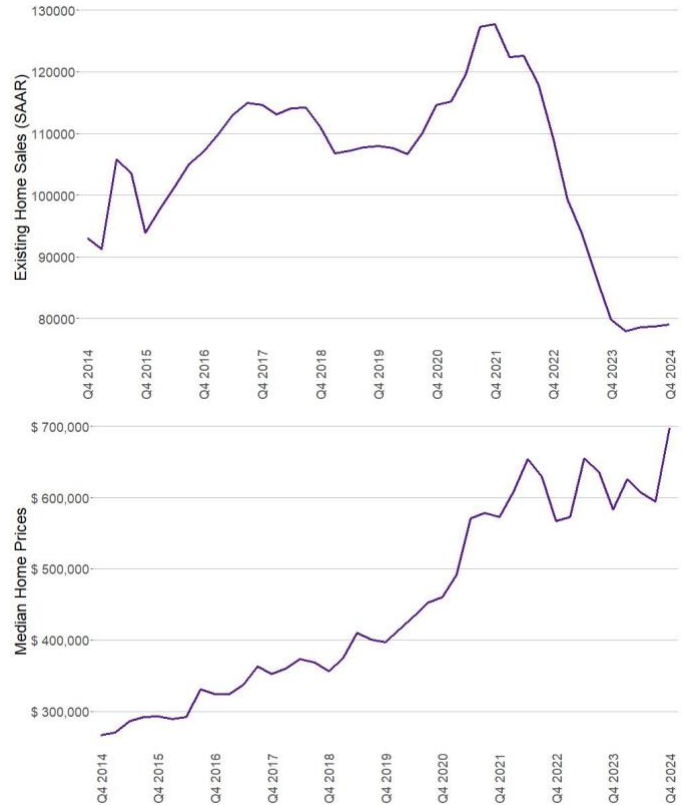
Statewide, the first-time buyer affordability index rose by 0.7 points, ending the quarter at 46.0. This index assumes a less expensive home, lower down payment, and lower income. This means that a household earning 70% of the median household income—as may be true of first-time buyers—had only 46.0% 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 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 increasing. In the fourth quarter of 2024, a total of 9,663 building permits were recorded, up 19.7% from the previous year.

## WASHINGTON MARKET HIGHLIGHTS

- Existing home sales rose in the fourth quarter by 0.5% to a seasonally adjusted annual rate of 79,060 units compared to the previous quarter and fell 0.9% compared to a year earlier.
- Building permit activity rose 19.7% from a year earlier, totaling 9,663 new units authorized. Of these, 4,074 were issued for single-family units.
- The median priced home sold in Washington during the fourth quarter was \$641,700, 10.0% higher than a year earlier.
- Housing affordability rose 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 4 of Washington's 39 counties.
- Inventories of single-family homes available for sale totaled 10,489 at the end of the quarter, a 37.8% decline from the previous quarter and a 17.3% increase from a year ago.



## HOME RESALES

**0.5%**

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

**79,060**

Seasonally Adjusted Annual Rate (SAAR) of sales.

**0.9%**

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

**9,663**

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

**4,858**

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

**19.7%**

**Increase** in year-over-year total number of permits.

**3.3%**

**Increase** in quarter-over-quarter total number of permits.

**4.4%**

**Decline** in year-over-year single family permits (186 fewer units).

## HOME PRICES

**\$641,700**

Median selling price of a single-family home.

**10.0%**

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

**6.62%**

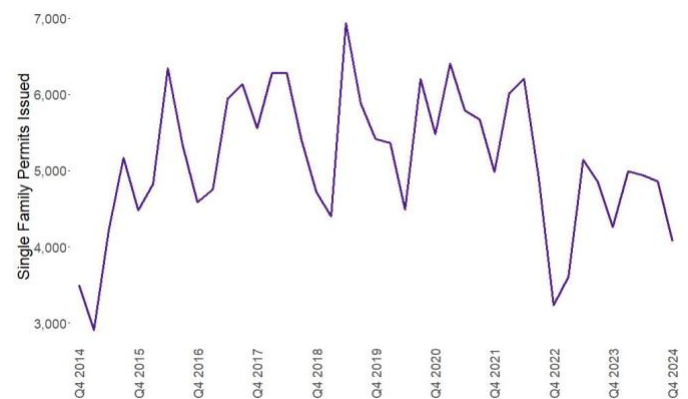
Average 30-year mortgage rate per Freddie Mac.

**\$943,100**

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

**\$234,700**

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



## HOUSING AFFORDABILITY

**10.0%**

Year-over-year increase in home prices.

**64.4**

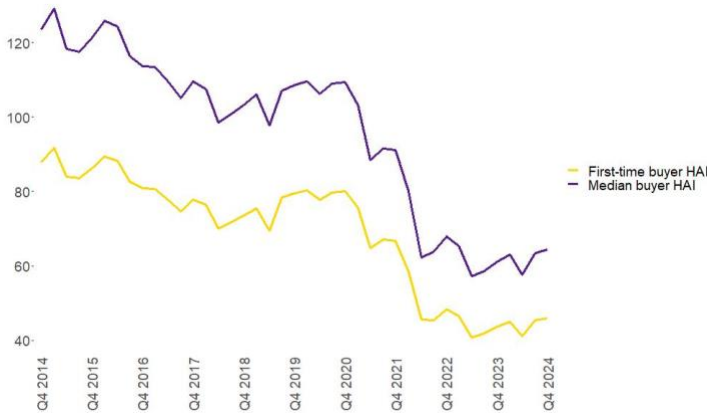
Statewide all-buyer housing affordability index.

**43.5 to 122.7**

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

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



## HOUSEHOLD INCOMES

**\$101,600**

Statewide median household income.

**\$58,800 to \$133,500**

Range of median household incomes—low in **Ferry County**, and high in **Snohomish County**.

**\$71,100**

Statewide median household income for first-time buyers.

**\$41,200 to \$93,500**

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

## AVAILABLE INVENTORY

**10,489**

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

**6,361 and 1,550**

**Decline** from last quarter (**37.8%**) and **increase** from last year (**17.3%**).

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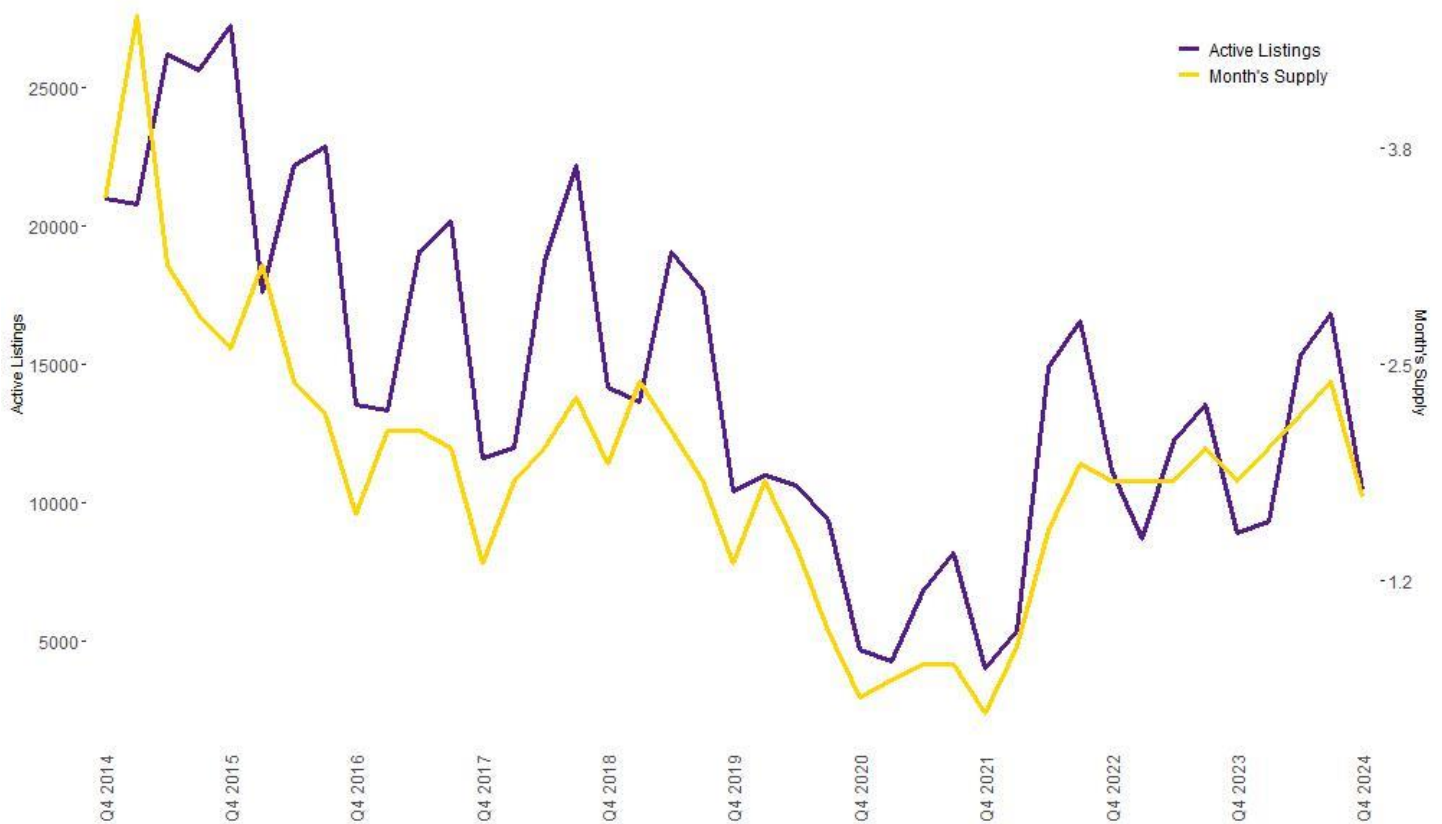
Number of counties with a decline in listings since the last quarter.

**1.7**

Months of supply of housing: **2.4** last quarter and **1.8** last year.

**0.9 to 9.6**

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



## HOUSING MARKET SNAPSHOT

State of Washington and Counties  
Fourth 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	110	0	-8.3	11	83.3	\$314,200	1.3	107.8	76.8
Asotin	90	0	28.6	79	1028.6	\$319,600	7.1	89.5	63.8
Benton	3,260	1.2	9	256	53.3	\$433,800	2.6	80.3	57.3
Chelan	820	0	3.8	82	7.9	\$622,400	4.8	52	37.1
Clallam	840	3.7	5	36	-20	\$487,000	4.3	58.9	42.1
Clark	4,930	0.6	-17.3	1,128	49.4	\$568,900	9	81.4	58.1
Columbia	70	-12.5	-12.5	0	-100	\$253,700	6.5	122.7	87.6
Cowlitz	1,050	2.9	1.9	56	-30.9	\$405,600	3.7	77.8	55.5
Douglas	460	-4.2	9.5	53	6	\$500,000	10	63.6	45.4
Ferry	70	-12.5	-12.5	2	-60	\$267,000	-2.9	89.6	64
Franklin	1,100	1.9	10	199	45.3	\$433,800	2.6	92.5	66
Garfield	10	0	0	1	NA	\$234,700	-13.1	120.3	85.9
Grant	920	0	5.7	105	19.3	\$363,400	9.5	89.6	63.9
Grays Harbor	1,440	-8.3	-13.3	77	26.2	\$355,700	4.7	84.7	60.4
Island	1,270	-0.8	-7.3	64	33.3	\$635,000	6.8	65	46.4
Jefferson	470	-4.1	-7.8	32	-20	\$621,900	-4.7	57.2	40.8
King	19,070	2.1	2.9	3,272	17.6	\$943,100	6.8	53.8	38.3
Kitsap	3,790	2.2	2.2	278	-46.7	\$551,000	0.9	80.6	57.5
Kittitas	1,070	1.9	18.9	90	-10	\$510,000	-13.2	52.1	37.2
Klickitat	230	-4.2	-28.1	13	-18.8	\$428,600	10.6	65.6	46.8
Lewis	950	0	-8.7	41	-29.3	\$436,100	12.2	66.7	47.6
Lincoln	130	18.2	30	17	30.8	\$256,200	11.6	120.6	86
Mason	1,050	1.9	-0.9	49	-35.5	\$433,300	6	71.8	51.3
Okanogan	410	2.5	10.8	42	-2.3	\$367,900	8.6	68.5	48.8
Pacific	430	-6.5	-6.5	9	-50	\$343,200	1.3	81.3	58
Pend Oreille	230	-4.2	-4.2	0	-100	\$338,600	5	93.3	66.5
Pierce	9,690	0.8	-3.3	1,184	108.8	\$571,800	7.2	76.9	54.9
San Juan	210	-4.5	-4.5	20	5.3	\$941,700	-25.7	43.5	31.1
Skagit	1,460	0.7	-3.3	105	-2.8	\$583,500	1.3	67.8	48.3
Skamania	230	-4.2	4.5	6	-60	\$515,600	12.1	72.8	52
Snohomish	7,860	0.1	-1	658	-30.7	\$785,900	11.5	69.1	49.3
Spokane	5,970	-0.3	1.9	698	-3.1	\$437,300	5.3	78.6	56.1
Stevens	680	-2.9	-2.9	48	-2	\$338,600	5	87.7	62.6
Thurston	3,410	-3.1	-5.5	366	161.4	\$515,800	2	79	56.4
Wahkiakum	60	-25	-33.3	3	-50	\$477,500	10.5	63.4	45.3
Walla Walla	590	0	7.3	40	25	\$422,600	3.5	78.6	56
Whatcom	2,450	-2.4	0.4	416	158.4	\$618,700	3.9	51	36.4
Whitman	360	5.9	-2.7	6	20	\$396,400	-2.8	71.1	50.7
Yakima	1,780	-0.6	1.7	121	27.4	\$367,100	5	86.8	61.9
<b>Statewide</b>	<b>79,060</b>	<b>0.5</b>	<b>-0.9</b>	<b>9,663</b>	<b>19.7</b>	<b>\$641,700</b>	<b>10.0</b>	<b>64.4</b>	<b>46</b>

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	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	% Change by quarter	% Change by year
Adams	120	130	130	110	110	0	-8.3
Asotin	70	70	80	90	90	0	28.6
Benton	2,990	3,060	3,140	3,220	3,260	1.2	9
Chelan	790	760	800	820	820	0	3.8
Clallam	800	790	820	810	840	3.7	5
Clark	5,960	4,830	4,880	4,900	4,930	0.6	-17.3
Columbia	80	80	70	80	70	-12.5	-12.5
Cowlitz	1,030	1,020	1,010	1,020	1,050	2.9	1.9
Douglas	420	440	460	480	460	-4.2	9.5
Ferry	80	80	80	80	70	-12.5	-12.5
Franklin	1,000	1,030	1,050	1,080	1,100	1.9	10
Garfield	10	10	10	10	10	0	0
Grant	870	890	900	920	920	0	5.7
Grays Harbor	1,660	1,660	1,600	1,570	1,440	-8.3	-13.3
Island	1,370	1,360	1,350	1,280	1,270	-0.8	-7.3
Jefferson	510	480	500	490	470	-4.1	-7.8
King	18,530	18,520	18,830	18,680	19,070	2.1	2.9
Kitsap	3,710	3,680	3,680	3,710	3,790	2.2	2.2
Kittitas	900	960	1,000	1,050	1,070	1.9	18.9
Klickitat	320	250	240	240	230	-4.2	-28.1
Lewis	1,040	970	980	950	950	0	-8.7
Lincoln	100	100	100	110	130	18.2	30
Mason	1,060	1,010	1,020	1,030	1,050	1.9	-0.9
Okanogan	370	360	390	400	410	2.5	10.8
Pacific	460	440	460	460	430	-6.5	-6.5
Pend Oreille	240	230	250	240	230	-4.2	-4.2
Pierce	10,020	9,780	9,700	9,610	9,690	0.8	-3.3
San Juan	220	220	230	220	210	-4.5	-4.5
Skagit	1,510	1,420	1,410	1,450	1,460	0.7	-3.3
Skamania	220	190	220	240	230	-4.2	4.5
Snohomish	7,940	7,740	7,720	7,850	7,860	0.1	-1
Spokane	5,860	6,010	6,000	5,990	5,970	-0.3	1.9
Stevens	700	690	730	700	680	-2.9	-2.9
Thurston	3,610	3,580	3,550	3,520	3,410	-3.1	-5.5
Wahkiakum	90	80	70	80	60	-25	-33.3
Walla Walla	550	560	570	590	590	0	7.3
Whatcom	2,440	2,460	2,500	2,510	2,450	-2.4	0.4
Whitman	370	360	350	340	360	5.9	-2.7
Yakima	1,750	1,710	1,690	1,790	1,780	-0.6	1.7
<b>Statewide</b>	<b>79,790</b>	<b>77,990</b>	<b>78,580</b>	<b>78,680</b>	<b>79,060</b>	<b>0.5</b>	<b>-0.9</b>

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	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	% Change by quarter	% Change by year
Adams	30	30	30	30	30	0	0
Asotin	20	20	20	20	20	0	0
Benton	740	730	800	830	810	-2.4	9.5
Chelan	200	180	200	210	210	0	5
Clallam	200	190	210	210	210	0	5
Clark	1,460	1,170	1,250	1,260	1,220	-3.2	-16.4
Columbia	20	20	20	20	20	0	0
Cowlitz	250	250	260	260	260	0	4
Douglas	110	110	120	130	120	-7.7	9.1
Ferry	20	20	20	20	20	0	0
Franklin	250	250	270	280	270	-3.6	8
Garfield	10	10	10	10	10	0	0
Grant	210	210	230	240	230	-4.2	9.5
Grays Harbor	420	400	400	400	360	-10	-14.3
Island	340	320	340	340	320	-5.9	-5.9
Jefferson	130	120	130	130	120	-7.7	-7.7
King	4,590	4,430	4,850	4,810	4,750	-1.2	3.5
Kitsap	920	880	940	960	950	-1	3.3
Kittitas	230	220	250	270	270	0	17.4
Klickitat	80	60	60	60	60	0	-25
Lewis	260	230	250	240	240	0	-7.7
Lincoln	20	20	20	30	30	0	50
Mason	260	240	260	270	260	-3.7	0
Okanogan	90	90	100	110	100	-9.1	11.1
Pacific	110	110	110	120	110	-8.3	0
Pend Oreille	60	60	60	60	60	0	0
Pierce	2,490	2,370	2,470	2,470	2,420	-2	-2.8
San Juan	60	50	60	60	50	-16.7	-16.7
Skagit	380	350	360	370	370	0	-2.6
Skamania	50	50	50	60	60	0	20
Snohomish	1,970	1,870	1,980	2,010	1,960	-2.5	-0.5
Spokane	1,460	1,410	1,540	1,540	1,480	-3.9	1.4
Stevens	180	170	190	180	170	-5.6	-5.6
Thurston	900	850	910	900	850	-5.6	-5.6
Wahkiakum	20	20	20	20	10	-50	-50
Walla Walla	140	130	150	150	150	0	7.1
Whatcom	610	590	640	650	610	-6.2	0
Whitman	80	80	90	90	80	-11.1	0
Yakima	440	410	430	460	450	-2.2	2.3
<b>Statewide</b>	<b>19,830</b>	<b>18,710</b>	<b>20,100</b>	<b>20,270</b>	<b>19,730</b>	<b>-2.7</b>	<b>-0.5</b>

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

## EXISTING HOME SALES

State of Washington and Counties  
Annual, 2018-2024

County	2018	2019	2020	2021	2022	2023	2024	% Change by year
Adams	160	140	120	160	150	130	110	-15.4
Asotin	300	130	140	120	110	70	100	42.9
Benton	4,130	3,820	4,640	3,870	3,780	3,050	3,360	10.2
Chelan	980	980	1,030	1,040	1,010	780	840	7.7
Clallam	1,130	1,070	1,040	1,110	940	810	870	7.4
Clark	6,960	7,210	7,450	8,610	7,910	4,860	5,080	4.5
Columbia	110	90	120	100	90	80	80	0
Cowlitz	1,460	1,360	1,500	1,560	1,370	1,010	1,080	6.9
Douglas	640	590	630	660	520	440	500	13.6
Ferry	110	110	100	120	130	90	80	-11.1
Franklin	1,390	1,280	1,560	1,300	1,270	1,020	1,130	10.8
Garfield	60	30	30	10	10	10	10	0
Grant	1,080	1,060	1,250	1,350	1,140	880	940	6.8
Grays Harbor	1,920	2,000	2,150	2,390	2,110	1,660	1,480	-10.8
Island	2,000	1,920	1,900	2,070	1,700	1,380	1,330	-3.6
Jefferson	670	590	640	650	610	510	470	-7.8
King	25,540	26,550	28,270	32,610	24,430	18,460	19,940	8
Kitsap	4,820	4,710	4,810	5,340	4,750	3,670	3,930	7.1
Kittitas	1,130	1,140	1,290	1,380	1,140	930	1,120	20.4
Klickitat	250	280	340	320	380	250	240	-4
Lewis	1,290	1,280	1,480	1,570	1,380	1,000	970	-3
Lincoln	160	120	130	200	120	90	130	44.4
Mason	1,380	1,360	1,450	1,520	1,290	1,030	1,090	5.8
Okanogan	490	490	590	540	550	360	430	19.4
Pacific	560	560	580	650	550	460	450	-2.2
Pend Oreille	330	300	310	320	260	250	230	-8
Pierce	15,580	15,020	15,250	17,330	13,690	9,850	10,230	3.9
San Juan	340	290	410	370	240	240	220	-8.3
Skagit	2,160	2,210	2,330	2,190	2,000	1,480	1,550	4.7
Skamania	250	240	310	340	290	200	250	25
Snohomish	10,050	11,210	11,870	13,240	10,600	7,780	8,120	4.4
Spokane	9,190	8,810	8,710	8,080	7,120	5,870	6,090	3.7
Stevens	960	890	900	940	770	740	670	-9.5
Thurston	5,390	5,430	5,290	6,160	4,910	3,610	3,540	-1.9
Wahkiakum	70	110	70	110	60	80	60	-25
Walla Walla	870	780	740	770	640	570	630	10.5
Whatcom	3,120	3,240	3,340	3,600	3,100	2,460	2,550	3.7
Whitman	460	420	460	480	430	340	340	0
Yakima	1,940	1,850	2,030	2,370	2,220	1,720	1,830	6.4
<b>Statewide</b>	<b>109,430</b>	<b>109,670</b>	<b>115,260</b>	<b>125,540</b>	<b>103,760</b>	<b>78,210</b>	<b>82,060</b>	<b>4.9</b>

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	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	% Change by year
Adams	\$310,100	\$318,100	\$320,200	\$311,200	\$314,200	1.3
Asotin	\$298,300	\$298,500	\$313,600	\$324,300	\$319,600	7.1
Benton	\$422,900	\$426,900	\$434,300	\$439,200	\$433,800	2.6
Chelan	\$593,700	\$563,500	\$607,800	\$616,100	\$622,400	4.8
Clallam	\$467,000	\$500,000	\$525,000	\$500,000	\$487,000	4.3
Clark	\$522,000	\$531,500	\$579,800	\$582,000	\$568,900	9
Columbia	\$238,300	\$228,300	\$228,700	\$236,200	\$253,700	6.5
Cowlitz	\$391,100	\$376,200	\$425,000	\$413,500	\$405,600	3.7
Douglas	\$454,500	\$469,700	\$519,100	\$519,000	\$500,000	10
Ferry	\$275,000	\$315,000	\$305,000	\$310,000	\$267,000	-2.9
Franklin	\$422,900	\$426,900	\$434,300	\$439,200	\$433,800	2.6
Garfield	\$270,000	\$268,000	\$244,700	\$234,700	\$234,700	-13.1
Grant	\$331,900	\$336,700	\$350,500	\$349,500	\$363,400	9.5
Grays Harbor	\$339,800	\$351,300	\$358,100	\$365,400	\$355,700	4.7
Island	\$594,600	\$540,000	\$629,300	\$640,800	\$635,000	6.8
Jefferson	\$652,300	\$650,000	\$638,500	\$670,000	\$621,900	-4.7
King	\$883,300	\$931,000	\$999,300	\$984,200	\$943,100	6.8
Kitsap	\$546,000	\$532,200	\$573,400	\$554,100	\$551,000	0.9
Kittitas	\$587,500	\$521,700	\$565,000	\$506,800	\$510,000	-13.2
Klickitat	\$387,500	\$393,700	\$495,000	\$431,200	\$428,600	10.6
Lewis	\$388,700	\$413,000	\$411,600	\$425,800	\$436,100	12.2
Lincoln	\$229,500	\$224,800	\$245,300	\$256,200	\$256,200	11.6
Mason	\$408,600	\$391,200	\$421,200	\$443,900	\$433,300	6
Okanogan	\$338,900	\$369,400	\$360,400	\$377,500	\$367,900	8.6
Pacific	\$338,700	\$300,000	\$356,700	\$338,600	\$343,200	1.3
Pend Oreille	\$322,600	\$303,600	\$348,400	\$347,600	\$338,600	5
Pierce	\$533,500	\$547,800	\$569,600	\$576,400	\$571,800	7.2
San Juan	\$1,267,900	\$737,500	\$908,300	\$912,500	\$941,700	-25.7
Skagit	\$575,900	\$553,100	\$582,600	\$590,600	\$583,500	1.3
Skamania	\$460,000	\$460,000	\$531,200	\$519,200	\$515,600	12.1
Snohomish	\$705,100	\$737,700	\$808,300	\$782,800	\$785,900	11.5
Spokane	\$415,400	\$426,500	\$441,900	\$443,100	\$437,300	5.3
Stevens	\$322,600	\$303,600	\$348,400	\$347,600	\$338,600	5
Thurston	\$505,700	\$513,700	\$514,100	\$528,800	\$515,800	2
Wahkiakum	\$432,000	\$417,000	\$425,500	\$440,500	\$477,500	10.5
Walla Walla	\$408,300	\$418,700	\$450,000	\$430,500	\$422,600	3.5
Whatcom	\$595,200	\$650,600	\$638,800	\$655,200	\$618,700	3.9
Whitman	\$407,700	\$437,500	\$428,300	\$439,100	\$396,400	-2.8
Yakima	\$349,600	\$341,600	\$377,800	\$366,300	\$367,100	5
<b>Statewide</b>	<b>\$583,200</b>	<b>\$626,100</b>	<b>\$669,600</b>	<b>\$652,700</b>	<b>\$641,700</b>	<b>10.0</b>

## MEDIAN HOME PRICES

State of Washington and Counties  
Annual Changes by Number of Bedrooms

County	2 bedrooms			3 bedrooms			4 bedrooms		
	Q4 2023	Q4 2024	% Change	Q4 2023	Q4 2024	% Change	Q4 2023	Q4 2024	% Change
Adams	175,000	160,000	-8.6	320,000	318,700	-0.4	525,000	650,000	23.8
Asotin	262,500	NA	-100	371,400	NA	-100	325,000	NA	-100
Benton	268,200	270,000	0.7	390,200	398,600	2.2	499,500	508,700	1.8
Chelan	500,000	425,000	-15	564,300	608,300	7.8	683,300	700,000	2.4
Clallam	366,700	362,500	-1.1	486,100	534,600	10	481,200	585,000	21.6
Clark	354,100	338,500	-4.4	469,700	497,100	5.8	679,700	678,800	-0.1
Columbia	120,000	95,000	-20.8	325,000	362,500	11.5	NA	325,000	NA
Cowlitz	295,800	302,100	2.1	394,900	414,000	4.8	472,200	484,100	2.5
Douglas	291,700	287,500	-1.4	453,100	480,900	6.1	550,000	637,500	15.9
Ferry	155,000	130,000	-16.1	375,000	225,000	-40	NA	NA	NA
Franklin	268,200	270,000	0.7	390,200	398,600	2.2	499,500	508,700	1.8
Garfield	300,000	95,000	-68.3	275,000	275,000	0	225,000	475,000	111.1
Grant	233,300	283,300	21.4	324,300	347,700	7.2	429,200	460,700	7.3
Grays Harbor	305,800	287,500	-6	355,600	385,300	8.4	380,000	380,000	0
Island	607,100	652,500	7.5	575,000	614,600	6.9	725,000	642,900	-11.3
Jefferson	593,700	625,000	5.3	678,100	612,500	-9.7	825,000	700,000	-15.2
King	678,000	687,700	1.4	796,900	856,900	7.5	1,157,400	1,242,700	7.4
Kitsap	411,100	394,500	-4	519,500	534,600	2.9	615,500	634,400	3.1
Kittitas	437,500	435,000	-0.6	521,400	469,400	-10	875,000	666,700	-23.8
Klickitat	325,000	281,200	-13.5	408,300	450,000	10.2	500,000	708,300	41.7
Lewis	331,800	337,500	1.7	392,200	438,100	11.7	445,000	490,600	10.2
Lincoln	190,000	250,000	31.6	275,000	275,000	0	475,000	250,000	-47.4
Mason	339,300	371,900	9.6	422,100	436,000	3.3	445,800	505,800	13.5
Okanogan	287,500	341,700	18.9	360,700	375,000	4	350,000	387,500	10.7
Pacific	322,900	315,400	-2.3	393,700	388,900	-1.2	331,200	337,500	1.9
Pend Oreille	231,800	205,000	-11.6	354,500	379,200	7	373,300	418,700	12.2
Pierce	384,700	416,200	8.2	505,100	536,900	6.3	620,800	660,500	6.4
San Juan	975,000	775,000	-20.5	1,325,000	1,125,000	-15.1	1,875,000	2,000,000	6.7
Skagit	425,000	442,500	4.1	570,800	583,900	2.3	675,000	658,300	-2.5
Skamania	400,000	287,500	-28.1	483,300	525,000	8.6	450,000	687,500	52.8
Snohomish	490,000	541,700	10.6	632,700	702,900	11.1	855,900	943,600	10.2
Spokane	268,600	263,600	-1.9	380,800	390,900	2.7	472,400	497,700	5.4
Stevens	231,800	205,000	-11.6	354,500	379,200	7	373,300	418,700	12.2
Thurston	419,700	423,700	1	482,000	491,800	2	575,600	598,000	3.9
Wahkiakum	NA	NA	NA	425,000	650,000	52.9	700,000	425,000	-39.3
Walla Walla	275,000	283,300	3	390,900	407,400	4.2	505,000	520,800	3.1
Whatcom	411,500	421,200	2.4	585,200	613,900	4.9	764,100	740,400	-3.1
Whitman	200,000	243,700	21.9	358,300	325,000	-9.3	505,000	463,600	-8.2
Yakima	232,400	230,000	-1	354,100	374,000	5.6	446,900	450,000	0.7
<b>Statewide</b>	<b>411,500</b>	<b>457,500</b>	<b>11.2</b>	<b>587,600</b>	<b>572,400</b>	<b>-2.6</b>	<b>742,000</b>	<b>748,000</b>	<b>0.8</b>

## HOUSING AFFORDABILITY INDEX

State of Washington and Counties  
Fourth Quarter 2024

County	Median income buyer				First-time buyer		
	Median price	Household income	Monthly payment	HAI	Household Income	Monthly payment	HAI
Adams	\$314,200	\$83,200	\$1,629	107.8	\$58,200	\$1,598	76.8
Asotin	\$319,600	\$70,300	\$1,657	89.5	\$49,200	\$1,625	63.8
Benton	\$433,800	\$85,600	\$2,249	80.3	\$59,900	\$2,206	57.3
Chelan	\$622,400	\$79,600	\$3,227	52.0	\$55,700	\$3,165	37.1
Clallam	\$487,000	\$70,500	\$2,525	58.9	\$49,400	\$2,477	42.1
Clark	\$568,900	\$113,800	\$2,950	81.4	\$79,700	\$2,893	58.1
Columbia	\$253,700	\$76,500	\$1,315	122.7	\$53,600	\$1,290	87.6
Cowlitz	\$405,600	\$77,500	\$2,103	77.8	\$54,300	\$2,063	55.5
Douglas	\$500,000	\$78,200	\$2,592	63.6	\$54,700	\$2,543	45.4
Ferry	\$267,000	\$58,800	\$1,384	89.6	\$41,200	\$1,358	64.0
Franklin	\$433,800	\$98,600	\$2,249	92.5	\$69,000	\$2,206	66.0
Garfield	\$234,700	\$69,400	\$1,217	120.3	\$48,600	\$1,193	85.9
Grant	\$363,400	\$80,000	\$1,884	89.6	\$56,000	\$1,848	63.9
Grays Harbor	\$355,700	\$74,000	\$1,844	84.7	\$51,800	\$1,809	60.4
Island	\$635,000	\$101,400	\$3,292	65.0	\$71,000	\$3,229	46.4
Jefferson	\$621,900	\$87,400	\$3,224	57.2	\$61,200	\$3,163	40.8
King	\$943,100	\$124,600	\$4,890	53.8	\$87,200	\$4,797	38.3
Kitsap	\$551,000	\$109,100	\$2,857	80.6	\$76,400	\$2,802	57.5
Kittitas	\$510,000	\$65,300	\$2,644	52.1	\$45,700	\$2,594	37.2
Klickitat	\$428,600	\$69,100	\$2,222	65.6	\$48,400	\$2,180	46.8
Lewis	\$436,100	\$71,500	\$2,261	66.7	\$50,100	\$2,218	47.6
Lincoln	\$256,200	\$75,900	\$1,328	120.6	\$53,100	\$1,303	86.0
Mason	\$433,300	\$76,500	\$2,246	71.8	\$53,600	\$2,203	51.3
Okanogan	\$367,900	\$61,900	\$1,907	68.5	\$43,300	\$1,871	48.8
Pacific	\$343,200	\$68,600	\$1,779	81.3	\$48,000	\$1,745	58.0
Pend Oreille	\$338,600	\$77,600	\$1,755	93.3	\$54,300	\$1,722	66.5
Pierce	\$571,800	\$108,100	\$2,965	76.9	\$75,700	\$2,908	54.9
San Juan	\$941,700	\$100,700	\$4,883	43.5	\$70,500	\$4,789	31.1
Skagit	\$583,500	\$97,200	\$3,025	67.8	\$68,000	\$2,967	48.3
Skamania	\$515,600	\$92,300	\$2,673	72.8	\$64,600	\$2,622	52.0
Snohomish	\$785,900	\$133,500	\$4,075	69.1	\$93,500	\$3,997	49.3
Spokane	\$437,300	\$84,500	\$2,267	78.6	\$59,200	\$2,224	56.1
Stevens	\$338,600	\$73,000	\$1,755	87.7	\$51,100	\$1,722	62.6
Thurston	\$515,800	\$100,200	\$2,674	79.0	\$70,100	\$2,623	56.4
Wahkiakum	\$477,500	\$74,400	\$2,476	63.4	\$52,100	\$2,428	45.3
Walla Walla	\$422,600	\$81,600	\$2,191	78.6	\$57,100	\$2,149	56.0
Whatcom	\$618,700	\$77,500	\$3,208	51.0	\$54,300	\$3,146	36.4
Whitman	\$396,400	\$69,300	\$2,055	71.1	\$48,500	\$2,016	50.7
Yakima	\$367,100	\$78,300	\$1,903	86.8	\$54,800	\$1,867	61.9
<b>Statewide</b>	<b>\$641,700</b>	<b>\$101,600</b>	<b>\$3,618</b>	<b>64.4</b>	<b>\$71,100</b>	<b>\$3,549</b>	<b>46.0</b>

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 Fourth Quarter

County	Q4 2017	Q4 2018	Q4 2019	Q4 2020	Q4 2021	Q4 2022	Q4 2023	Q4 2024	% Change
Adams	37	33	30	13	21	48	33	34	3
Asotin	180	146	NA	NA	NA	NA	NA	NA	NA
Benton	736	715	714	396	452	773	923	995	7.8
Chelan	146	186	177	62	89	149	153	179	17
Clallam	183	223	163	53	54	130	112	126	12.5
Clark	665	857	946	253	178	1,012	557	655	17.6
Columbia	301	268	244	6	9	26	23	18	-21.7
Cowlitz	212	199	163	57	76	199	152	225	48
Douglas	87	81	75	23	33	68	59	90	52.5
Ferry	43	48	36	24	19	19	17	22	29.4
Franklin	736	715	714	396	452	773	923	995	7.8
Garfield	180	146	NA	NA	NA	NA	NA	NA	NA
Grant	233	214	166	87	127	169	190	259	36.3
Grays Harbor	299	261	275	100	149	285	278	331	19.1
Island	253	282	205	66	41	182	145	185	27.6
Jefferson	156	111	101	55	27	73	76	78	2.6
King	1,152	2,855	1,694	1,135	455	1,921	1,222	1,470	20.3
Kitsap	370	446	288	165	129	443	379	376	-0.8
Kittitas	120	147	116	41	56	150	153	196	28.1
Klickitat	74	65	68	23	38	116	71	74	4.2
Lewis	267	218	203	107	85	220	236	271	14.8
Lincoln	29	24	24	7	12	14	19	26	36.8
Mason	224	216	153	52	72	171	177	209	18.1
Okanogan	221	221	181	85	86	112	116	113	-2.6
Pacific	172	170	127	62	52	112	117	142	21.4
Pend Oreille	203	183	118	66	59	94	114	115	0.9
Pierce	1,416	1,562	914	411	396	1,409	995	1,185	19.1
San Juan	169	162	162	67	46	74	67	65	-3
Skagit	286	357	251	103	85	212	147	204	38.8
Skamania	42	41	40	14	11	32	31	21	-32.3
Snohomish	586	1,231	801	275	184	869	454	601	32.4
Spokane	1,047	929	600	228	221	722	782	954	22
Stevens	203	183	118	66	59	94	114	115	0.9
Thurston	462	536	240	131	138	441	322	349	8.4
Wahkiakum	23	24	17	9	8	19	19	14	-26.3
Walla Walla	301	244	244	34	43	105	103	108	4.9
Whatcom	430	497	433	200	157	425	305	355	16.4
Whitman	43	55	53	45	27	62	66	64	-3
Yakima	449	368	429	242	404	315	326	380	16.6
<b>Statewide</b>	<b>11,617</b>	<b>14,175</b>	<b>10,451</b>	<b>4,697</b>	<b>4,039</b>	<b>11,171</b>	<b>8,939</b>	<b>10,489</b>	<b>17.3</b>

## MONTHS OF SUPPLY OF INVENTORY BY PRICE RANGE

State of Washington and Counties  
End of Fourth 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	5.1	0	3.4	4	11.4	4.6	21.1
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	12.2	2.3	1.4	2.3	4.7	3.1	-3.1
Chelan	NA	NA	0.7	1.8	3.2	2.8	12
Clallam	NA	NA	NA	1.3	2.2	1.6	-20
Clark	4.7	1.7	2.2	1	1.8	1.6	-5.9
Columbia	2.7	0	NA	4.2	5.4	4.4	-50.6
Cowlitz	NA	NA	2.2	2.1	4.2	2.6	23.8
Douglas	NA	NA	0.8	1.7	2.7	2.2	-15.4
Ferry	NA	NA	15.3	24.5	18.3	9.6	47.7
Franklin	12.2	2.3	1.4	2.3	4.7	3.1	-3.1
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	8.6	1.9	4.3	3.4	4.9	3.8	31
Grays Harbor	9.5	2.6	2.2	4.9	6	4.6	15
Island	NA	NA	NA	1.8	2	2	5.3
Jefferson	NA	NA	1.6	1.6	2.6	2.4	9.1
King	NA	NA	NA	0.8	0.9	1	0
Kitsap	NA	NA	NA	0.9	1.5	1.3	-18.8
Kittitas	NA	NA	5.2	1.6	4.5	3.3	13.8
Klickitat	NA	NA	3	3.4	4.7	4	-24.5
Lewis	NA	NA	1.6	3.5	5.3	4	14.3
Lincoln	NA	NA	4	2.2	15.7	3.7	-31.5
Mason	NA	NA	2.3	2.1	2.3	2.2	-12
Okanogan	NA	NA	2.1	2.7	5	3.2	-30.4
Pacific	NA	NA	5.4	4.4	7.4	4.8	11.6
Pend Oreille	2	1.8	3.1	3	NA	3.4	13.3
Pierce	NA	NA	NA	1.2	1.6	1.5	-11.8
San Juan	NA	NA	NA	NA	3.2	3.7	-21.3
Skagit	3	0.7	7.4	1.4	1.8	1.8	0
Skamania	NA	NA	NA	2.2	2.9	3.2	-28.9
Snohomish	NA	NA	1.2	1.1	0.9	0.9	12.5
Spokane	NA	NA	0.6	1.7	2.7	2	11.1
Stevens	2	1.8	3.1	3	NA	3.4	13.3
Thurston	NA	NA	NA	0.9	1.8	1.4	-6.7
Wahkiakum	NA	NA	NA	NA	4.4	5	-26.5
Walla Walla	NA	NA	0	1.6	4.1	2.4	-11.1
Whatcom	3.7	2.6	1.6	2.1	1.9	2	5.3
Whitman	NA	NA	1.3	2	2.9	2.1	-4.5
Yakima	4.8	2.7	1.3	2.6	NA	2.7	3.8
<b>Statewide</b>	<b>4</b>	<b>1.8</b>	<b>1.7</b>	<b>1.8</b>	<b>1.6</b>	<b>1.7</b>	<b>-5.6</b>

## MEDIAN HOME PRICES

State of Washington and Counties  
Annual 2017-2024

County	2017	2018	2019	2020	2021	2022	2023	2024
Adams	\$154,100	\$160,600	\$192,700	\$216,900	\$257,900	\$299,200	\$315,000	\$317,000
Asotin	\$197,100	\$216,700	\$200,000	\$216,900	\$250,800	\$292,500	\$307,400	\$323,700
Benton	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300	\$428,500	\$434,200
Chelan	\$305,100	\$337,200	\$357,000	\$418,600	\$502,800	\$589,200	\$550,000	\$605,400
Clallam	\$270,300	\$293,000	\$309,800	\$352,600	\$420,600	\$452,400	\$474,100	\$503,500
Clark	\$332,800	\$359,100	\$371,700	\$403,700	\$481,600	\$543,700	\$541,400	\$568,600
Columbia	\$152,700	\$162,700	\$186,400	\$214,700	\$256,200	\$269,400	\$245,800	\$279,500
Cowlitz	\$225,600	\$246,900	\$275,200	\$307,500	\$362,100	\$383,200	\$397,500	\$406,500
Douglas	\$283,000	\$318,200	\$347,800	\$373,200	\$450,000	\$458,100	\$444,600	\$502,800
Ferry	\$146,700	\$164,000	\$160,000	\$172,900	\$229,200	\$237,500	\$244,400	\$195,000
Franklin	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300	\$428,500	\$434,200
Garfield	\$197,100	\$216,700	\$200,000	\$216,900	\$178,000	\$207,100	\$270,000	\$225,000
Grant	\$190,500	\$202,300	\$227,900	\$258,500	\$311,700	\$357,100	\$336,600	\$349,700
Grays Harbor	\$169,400	\$191,600	\$215,200	\$251,100	\$309,900	\$353,900	\$346,400	\$358,100
Island	\$340,400	\$366,000	\$388,100	\$442,700	\$532,500	\$574,300	\$597,300	\$621,200
Jefferson	\$355,200	\$371,800	\$402,000	\$455,900	\$569,400	\$606,800	\$636,000	\$647,500
King	\$637,700	\$689,900	\$677,700	\$729,600	\$838,300	\$914,300	\$885,000	\$968,300
Kitsap	\$316,600	\$346,800	\$381,400	\$425,100	\$497,500	\$539,800	\$539,500	\$553,200
Kittitas	\$285,300	\$336,000	\$346,200	\$411,000	\$485,400	\$567,500	\$544,400	\$524,300
Klickitat	\$244,100	\$270,000	\$283,100	\$370,800	\$399,100	\$387,100	\$440,300	\$444,400
Lewis	\$199,200	\$227,400	\$258,700	\$304,100	\$364,300	\$400,100	\$396,300	\$420,800
Lincoln	\$105,000	\$115,600	\$142,500	\$202,100	\$215,600	\$239,300	\$239,300	\$252,500
Mason	\$213,600	\$242,900	\$271,900	\$319,600	\$378,300	\$409,900	\$401,900	\$424,800
Okanogan	\$198,700	\$217,800	\$220,400	\$254,500	\$309,000	\$352,500	\$356,400	\$368,400
Pacific	\$165,000	\$189,100	\$206,000	\$234,300	\$303,100	\$317,400	\$332,300	\$338,200
Pend	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800	\$320,900	\$340,300
Pierce	\$315,700	\$347,400	\$372,200	\$424,300	\$508,300	\$554,400	\$537,400	\$567,800
SanJuan	\$516,700	\$550,000	\$652,000	\$694,800	\$887,500	\$958,300	\$956,800	\$900,000
Skagit	\$317,000	\$349,900	\$374,100	\$421,800	\$499,500	\$548,200	\$558,600	\$580,600
Skamania	\$271,600	\$292,000	\$323,100	\$340,500	\$400,000	\$432,600	\$463,900	\$503,900
Snohomish	\$439,300	\$482,100	\$493,000	\$549,400	\$676,900	\$760,600	\$725,700	\$781,700
Spokane	\$222,600	\$246,200	\$276,600	\$318,200	\$390,200	\$440,000	\$430,700	\$437,900
Stevens	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800	\$320,900	\$340,300
Thurston	\$285,800	\$315,800	\$341,200	\$383,600	\$460,500	\$502,500	\$506,600	\$518,400
Wahkiakum	\$226,800	\$240,900	\$256,800	\$313,900	\$393,700	\$412,500	\$425,000	\$455,000
Walla Walla	\$217,900	\$244,900	\$260,300	\$306,100	\$376,400	\$422,900	\$414,700	\$429,900
Whatcom	\$343,600	\$382,300	\$401,300	\$444,400	\$547,400	\$608,300	\$591,900	\$639,900
Whitman	\$241,200	\$264,100	\$287,500	\$291,300	\$355,900	\$393,000	\$403,800	\$426,500
Yakima	\$204,200	\$226,600	\$249,000	\$281,500	\$327,200	\$351,000	\$350,700	\$364,400
<b>Statewide</b>	<b>\$385,700</b>	<b>\$415,500</b>	<b>\$434,500</b>	<b>\$481,700</b>	<b>\$577,000</b>	<b>\$623,400</b>	<b>\$607,300</b>	<b>\$648,600</b>



## 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
<b>Statewide</b>	<b>35,157</b>	<b>44,077</b>	<b>45,794</b>	<b>47,746</b>	<b>48,424</b>	<b>43,881</b>	<b>56,941</b>	<b>49,033</b>	<b>37,097</b>	<b>-24.3</b>

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
<b>Statewide</b>	<b>19,797</b>	<b>22,463</b>	<b>23,115</b>	<b>23,676</b>	<b>23,300</b>	<b>23,542</b>	<b>25,076</b>	<b>20,401</b>	<b>18,056</b>	<b>-11.5</b>

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%
<b>Statewide</b>	<b>3,159,610</b>	<b>3,208,034</b>	<b>3,251,915</b>	<b>3,308,856</b>	<b>3,357,889</b>	<b>3,394,986</b>	<b>1.1%</b>

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%
<b>Statewide</b>	<b>2,058,507</b>	<b>2,081,807</b>	<b>2,105,349</b>	<b>2,130,425</b>	<b>2,150,826</b>	<b>2,168,882</b>	<b>0.8%</b>

## 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  $[(\text{Listings}/\text{SAAR}) \times 12 = \text{months of supply}]$ . 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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