

# WASHINGTON STATE HOUSING MARKET REPORT

1st Quarter 2025

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WCRER

WASHINGTON CENTER FOR REAL ESTATE RESEARCH

COLLEGE OF BUILT ENVIRONMENTS



## EXECUTIVE SUMMARY

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Washington state's housing market was mixed in the first quarter of 2025, with sales and inventory increasing and new building permits declining compared with a year ago.

The statewide median sales price for a single-family home rose to \$636,200 in the first quarter, 1.6% higher than the same time in 2024.

Home prices rose in all the state's 16 metropolitan counties. Statewide, Lincoln County recorded the highest relative increase of 22.1%. Median prices were lower than a year earlier in four counties.

Given the variety of locations and market diversity in the state, median housing prices are highly variable, ranging from \$212,200 in Garfield County to \$940,900 in King County. (San Juan County has the second highest median value at \$866,700.)

Housing affordability rose in the first 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 67.5, up from 63.1 in the fourth quarter of 2024. This metric suggests that a middle-income family had only 67.5% of the income required to purchase a home selling at the median price.

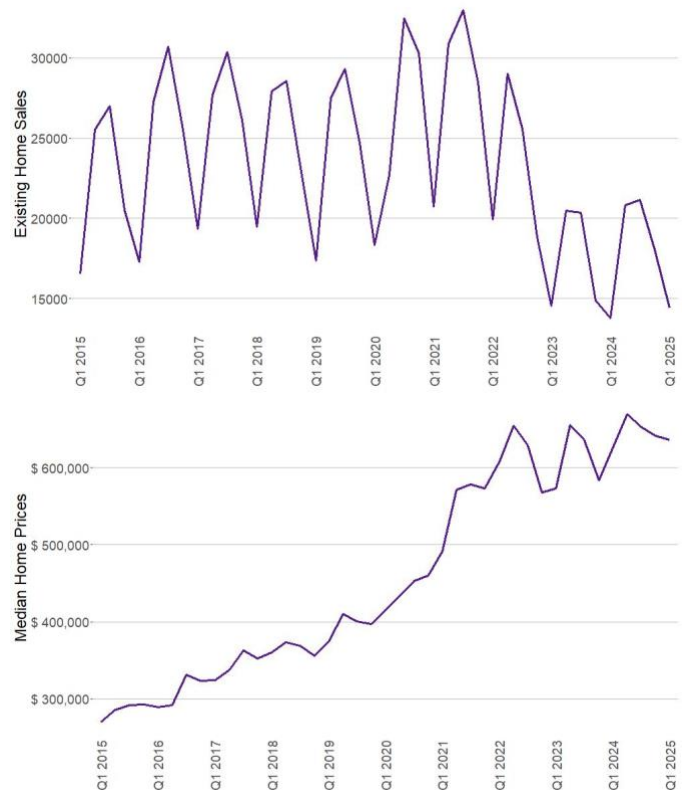
Statewide, the first-time buyer affordability index rose by 2.2 points, ending the quarter at 48.2. This index assumes a less expensive home, lower down payment, and lower income. This means that a household earning 70% of the median household income—as may be true of first-time buyers—had only 48.2% 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 Garfield County the most affordable. All 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 declining. In the first quarter of 2025, a total of 7,501 building permits were recorded, down 18.9% from the previous year.

## WASHINGTON MARKET HIGHLIGHTS

- Existing home sales fell in the first quarter by 20.0% to 14,422 units compared to the previous quarter and rose 4.4% compared to a year earlier.
- Building permit activity fell 18.9% from a year earlier, totaling 7,501 new units authorized. Of these, 4,325 were issued for single-family units.
- The median priced home sold in Washington during the first quarter was \$636,200, 1.6% 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 12,304 at the end of the quarter, a 17.3% decline from the previous quarter and a 31.5% increase from a year ago.



## HOME RESALES

**0.5%**

Quarter-over-quarter increase in existing home sales.

**14,422**

Existing home sales.

**4.4%**

Year-over-year increase in existing home sales.

**36 of 39**

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

## HOUSING CONSTRUCTION

**7,501**

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

**4,325**

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

**18.9%**

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

**22.4%**

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

**13.3%**

**Decline** in year-over-year single family permits (666 fewer units).

## HOME PRICES

**\$636,200**

Median selling price of a single-family home.

**1.6%**

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

**6.63%**

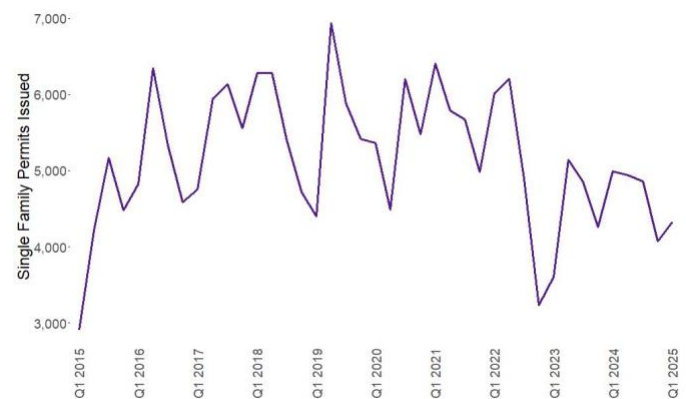
Average 30-year mortgage rate per Freddie Mac.

**\$940,900**

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

**\$212,200**

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



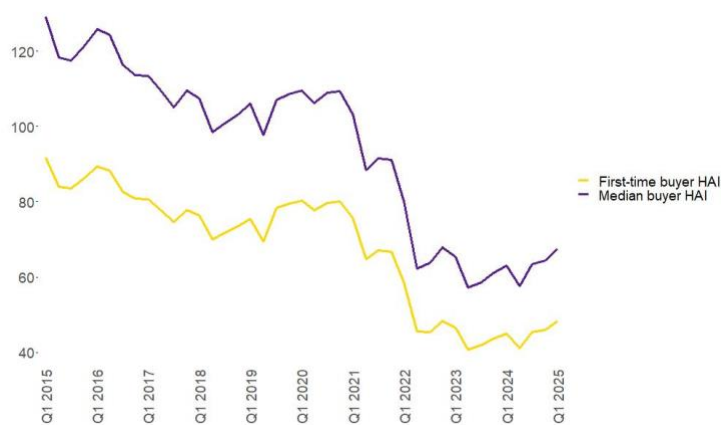
HOUSING AFFORDABILITY

1.6%  
Year-over-year increase in home prices.

67.5  
Statewide all-buyer housing affordability index.

44.3 to 131.4  
Range of affordability index scores across the state—low in **San Juan County**, and high in **Garfield County**.

0 of 39  
Number of counties with a first-time buyer affordability index greater than 100 (affordable).



HOUSEHOLD INCOMES

\$105,700  
Statewide median household income.

\$58,800 to \$132,400  
Range of median household incomes—low in **Ferry County**, and high in **King County**.

\$74,000  
Statewide median household income for first-time buyers.

\$41,200 to \$92,700  
Range of first-time buyer household incomes—low in **Ferry County**, and high in **King County**.

## AVAILABLE INVENTORY

**12,304**

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

**1,815 and 2,947**

**Increase** from last quarter (**17.3%**) and **increase** from last year (**31.5%**).

**8 of 39**

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

**2.6**

Months of supply of housing: **1.7** last quarter and **2.0** last year.

**1.3 to 14.2**

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



## HOUSING MARKET SNAPSHOT

State of Washington and Counties  
First Quarter 2025

County	Sales	% Change by quarter	% Change by year	Building Permits	% Change by year	Median Price (\$)	% Change by year	Median Buyer HAI	First-time Buyer HAI
Adams	20	5.3	-23.1	14	16.7	\$320,900	0.9	102.7	73.3
Asotin	52	-34.2	-5.5	19	533.3	\$325,200	8.9	87.0	62.0
Benton	874	-7.4	19.4	281	-37.1	\$441,300	3.4	81.8	58.4
Chelan	143	-26.7	12.6	275	139.1	\$545,000	-3.3	59.9	42.7
Clallam	152	-35.0	8.6	85	77.1	\$505,900	1.2	55.5	39.6
Clark	953	-16.5	4.8	729	4.4	\$562,300	5.8	83.4	59.5
Columbia	6	-45.5	-45.5	0	-100.0	\$268,700	17.7	114.2	81.6
Cowlitz	222	-9.8	11.6	90	2.3	\$413,700	10.0	75.0	53.5
Douglas	79	-36.3	11.3	49	-37.2	\$486,500	3.6	63.1	45.1
Ferry	5	-28.6	0.0	0	-100.0	\$262,000	-16.8	91.2	65.2
Franklin	874	-7.4	19.4	166	20.3	\$441,300	3.4	88.7	63.3
Garfield	1	-85.7	0.0	0	0.0	\$212,200	-20.8	131.4	93.7
Grant	158	-19.8	10.5	119	1.7	\$372,200	10.5	88.0	62.8
Grays Harbor	212	-7.0	-2.8	63	-8.7	\$357,300	1.7	83.4	59.5
Island	217	-20.8	16.7	64	-52.9	\$589,800	9.2	70.2	50.1
Jefferson	89	-15.2	23.6	32	3.2	\$676,800	4.1	53.3	38.0
King	3,422	-21.7	2.2	1,540	-50.5	\$940,900	1.1	57.2	40.8
Kitsap	608	-29.5	-5.4	187	-53.2	\$543,600	2.1	86.6	61.8
Kittitas	135	-31.1	3.1	73	-14.1	\$522,900	0.2	49.0	34.9
Klickitat	34	-39.3	-12.8	14	-6.7	\$437,500	11.1	70.1	50.0
Lewis	194	-4.4	23.6	90	-18.2	\$427,100	3.4	69.7	49.7
Lincoln	8	-60.0	-20.0	12	-20.0	\$274,500	22.1	111.5	79.5
Mason	197	-25.9	11.9	51	-45.2	\$417,500	6.7	75.3	53.7
Okanogan	47	-49.5	-17.5	35	-38.6	\$375,000	1.5	64.7	46.2
Pacific	80	-13.0	17.6	18	5.9	\$358,300	19.4	74.5	53.2
Pend Oreille	62	-39.8	-1.6	0	-100.0	\$329,400	8.5	87.0	62.1
Pierce	1,920	-16.9	5.5	879	39.7	\$567,700	3.6	78.5	56.0
San Juan	32	-47.5	3.2	23	0.0	\$866,700	17.5	44.3	31.6
Skagit	266	-22.9	26.1	77	-54.4	\$610,000	10.3	65.4	46.7
Skamania	11	-42.1	-38.9	9	200.0	\$531,200	15.5	72.2	51.5
Snohomish	1,517	-20.0	1.0	788	-25.7	\$771,800	4.6	67.6	48.2
Spokane	1,190	-15.4	4.3	594	-19.3	\$426,900	0.1	82.5	58.8
Stevens	62	-39.8	-1.6	30	-40.0	\$329,400	8.5	91.7	65.4
Thurston	595	-21.0	-2.6	437	74.8	\$542,700	5.6	77.2	55.1
Wahkiakum	7	0.0	-22.2	7	40.0	\$467,500	12.1	65.7	46.9
Walla Walla	90	-34.8	7.1	46	15.0	\$439,500	5.0	76.2	54.4
Whatcom	422	-18.8	-1.2	395	41.6	\$624,400	-4.0	52.1	37.2
Whitman	76	16.9	61.7	9	-35.7	\$466,700	6.7	61.1	43.6
Yakima	326	-23.3	1.6	201	145.1	\$368,400	7.8	84.2	60.1
<b>Statewide</b>	<b>14,422</b>	<b>-20.0</b>	<b>4.4</b>	<b>7,501</b>	<b>-18.9</b>	<b>\$636,200</b>	<b>1.6</b>	<b>67.5</b>	<b>48.2</b>

Notes: (1) Home sales are WCRER estimates based on MLS reports or deed recording. (2) 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. (3) Median prices are WCRER estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices. (4) 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  
Quarterly, Not Seasonally Adjusted

County	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	% Change by quarter	% Change by year
Adams	26	25	23	19	20	5.3	-23.1
Asotin	55	55	80	79	52	-34.2	-5.5
Benton	732	1,133	1,141	944	874	-7.4	19.4
Chelan	127	195	245	195	143	-26.7	12.6
Clallam	140	208	232	234	152	-35.0	8.6
Clark	909	1,284	1,299	1,142	953	-16.5	4.8
Columbia	11	11	18	11	6	-45.5	-45.5
Cowlitz	199	271	270	246	222	-9.8	11.6
Douglas	71	129	122	124	79	-36.3	11.3
Ferry	5	13	14	7	5	-28.6	0.0
Franklin	732	1,133	1,141	944	874	-7.4	19.4
Garfield	1	8	9	7	1	-85.7	0.0
Grant	143	243	237	197	158	-19.8	10.5
Grays Harbor	218	249	281	228	212	-7.0	-2.8
Island	186	338	345	274	217	-20.8	16.7
Jefferson	72	98	142	105	89	-15.2	23.6
King	3,348	5,438	4,972	4,369	3,422	-21.7	2.2
Kitsap	643	943	1,021	862	608	-29.5	-5.4
Kittitas	131	210	248	196	135	-31.1	3.1
Klickitat	39	63	50	56	34	-39.3	-12.8
Lewis	157	267	236	203	194	-4.4	23.6
Lincoln	10	9	18	20	8	-60.0	-20.0
Mason	176	269	295	266	197	-25.9	11.9
Okanogan	57	121	107	93	47	-49.5	-17.5
Pacific	68	112	126	92	80	-13.0	17.6
Pend Oreille	63	114	123	103	62	-39.8	-1.6
Pierce	1,820	2,599	2,637	2,311	1,920	-16.9	5.5
San Juan	31	51	59	61	32	-47.5	3.2
Skagit	211	331	423	345	266	-22.9	26.1
Skamania	18	26	42	19	11	-42.1	-38.9
Snohomish	1,502	2,120	2,213	1,896	1,517	-20.0	1.0
Spokane	1,141	1,658	1,658	1,407	1,190	-15.4	4.3
Stevens	63	114	123	103	62	-39.8	-1.6
Thurston	611	919	932	753	595	-21.0	-2.6
Wahkiakum	9	13	10	7	7	0.0	-22.2
Walla Walla	84	162	187	138	90	-34.8	7.1
Whatcom	427	654	714	520	422	-18.8	-1.2
Whitman	47	111	74	65	76	16.9	61.7
Yakima	321	366	552	425	326	-23.3	1.6
<b>Statewide</b>	<b>13,809</b>	<b>20,816</b>	<b>21,155</b>	<b>18,019</b>	<b>14,422</b>	<b>-20.0</b>	<b>4.4</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	143	122	109	137	133	114	93	-18.4
Asotin	837	374	398	350	298	196	269	37.2
Benton	4,852	4,486	5,444	4,548	4,441	3,580	3,950	10.3
Chelan	887	887	937	941	918	710	762	7.3
Clallam	1,055	995	973	1,038	878	757	814	7.5
Clark	6,342	6,575	6,788	7,849	7,209	4,433	4,634	4.5
Columbia	71	59	82	66	59	55	51	-7.3
Cowlitz	1,327	1,242	1,364	1,425	1,245	918	986	7.4
Douglas	571	522	562	582	460	394	446	13.2
Ferry	56	58	51	63	65	44	39	-11.4
Franklin	4,852	4,486	5,444	4,548	4,441	3,580	3,950	10.3
Garfield	837	374	398	45	18	26	25	-3.8
Grant	942	932	1,093	1,182	997	770	820	6.5
Grays Harbor	1,265	1,319	1,420	1,579	1,395	1,096	976	-10.9
Island	1,719	1,647	1,635	1,780	1,465	1,190	1,143	-3.9
Jefferson	592	519	567	571	540	453	417	-7.9
King	23,224	24,141	25,703	29,651	22,214	16,787	18,127	8.0
Kitsap	4,258	4,162	4,245	4,720	4,199	3,241	3,469	7.0
Kittitas	789	797	898	962	793	651	785	20.6
Klickitat	214	239	288	271	324	215	208	-3.3
Lewis	1,151	1,146	1,323	1,402	1,227	889	863	-2.9
Lincoln	70	52	57	84	49	39	57	46.2
Mason	1,280	1,254	1,341	1,402	1,192	955	1,006	5.3
Okanogan	430	436	520	480	485	317	378	19.2
Pacific	492	487	512	567	478	406	398	-2.0
Pend Oreille	583	540	545	571	464	449	403	-10.2
Pierce	14,269	13,756	13,966	15,869	12,537	9,017	9,367	3.9
San Juan	310	272	378	340	218	217	202	-6.9
Skagit	1,829	1,874	1,972	1,851	1,692	1,253	1,310	4.5
Skamania	105	102	132	144	123	85	105	23.5
Snohomish	9,563	10,672	11,304	12,604	10,090	7,405	7,731	4.4
Spokane	8,848	8,484	8,381	7,774	6,855	5,650	5,864	3.8
Stevens	583	540	545	571	464	449	403	-10.2
Thurston	4,894	4,934	4,801	5,593	4,455	3,274	3,215	-1.8
Wahkiakum	44	69	45	68	39	53	39	-26.4
Walla Walla	793	714	677	705	579	519	571	10.0
Whatcom	2,832	2,947	3,030	3,273	2,812	2,237	2,315	3.5
Whitman	397	363	401	416	375	299	297	-0.7
Yakima	1,765	1,688	1,851	2,158	2,027	1,569	1,664	6.1
<b>Statewide</b>	<b>98,799</b>	<b>98,866</b>	<b>103,793</b>	<b>113,061</b>	<b>93,348</b>	<b>70,263</b>	<b>73,799</b>	<b>5.0</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	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	% Change by year
Adams	\$318,100	\$320,200	\$311,200	\$314,200	\$320,900	0.9
Asotin	\$298,500	\$313,600	\$324,300	\$319,600	\$325,200	8.9
Benton	\$426,900	\$434,300	\$439,200	\$433,800	\$441,300	3.4
Chelan	\$563,500	\$607,800	\$616,100	\$622,400	\$545,000	-3.3
Clallam	\$500,000	\$525,000	\$500,000	\$487,000	\$505,900	1.2
Clark	\$531,500	\$579,800	\$582,000	\$568,900	\$562,300	5.8
Columbia	\$228,300	\$228,700	\$236,200	\$253,700	\$268,700	17.7
Cowlitz	\$376,200	\$425,000	\$413,500	\$405,600	\$413,700	10.0
Douglas	\$469,700	\$519,100	\$519,000	\$500,000	\$486,500	3.6
Ferry	\$315,000	\$305,000	\$310,000	\$267,000	\$262,000	-16.8
Franklin	\$426,900	\$434,300	\$439,200	\$433,800	\$441,300	3.4
Garfield	\$268,000	\$244,700	\$234,700	\$234,700	\$212,200	-20.8
Grant	\$336,700	\$350,500	\$349,500	\$363,400	\$372,200	10.5
Grays Harbor	\$351,300	\$358,100	\$365,400	\$355,700	\$357,300	1.7
Island	\$540,000	\$629,300	\$640,800	\$635,000	\$589,800	9.2
Jefferson	\$650,000	\$638,500	\$670,000	\$621,900	\$676,800	4.1
King	\$931,000	\$999,300	\$984,200	\$943,100	\$940,900	1.1
Kitsap	\$532,200	\$573,400	\$554,100	\$551,000	\$543,600	2.1
Kittitas	\$521,700	\$565,000	\$506,800	\$510,000	\$522,900	0.2
Klickitat	\$393,700	\$495,000	\$431,200	\$428,600	\$437,500	11.1
Lewis	\$413,000	\$411,600	\$425,800	\$436,100	\$427,100	3.4
Lincoln	\$224,800	\$245,300	\$256,200	\$256,200	\$274,500	22.1
Mason	\$391,200	\$421,200	\$443,900	\$433,300	\$417,500	6.7
Okanogan	\$369,400	\$360,400	\$377,500	\$367,900	\$375,000	1.5
Pacific	\$300,000	\$356,700	\$338,600	\$343,200	\$358,300	19.4
Pend Oreille	\$303,600	\$348,400	\$347,600	\$338,600	\$329,400	8.5
Pierce	\$547,800	\$569,600	\$576,400	\$571,800	\$567,700	3.6
San Juan	\$737,500	\$908,300	\$912,500	\$941,700	\$866,700	17.5
Skagit	\$553,100	\$582,600	\$590,600	\$583,500	\$610,000	10.3
Skamania	\$460,000	\$531,200	\$519,200	\$515,600	\$531,200	15.5
Snohomish	\$737,700	\$808,300	\$782,800	\$785,900	\$771,800	4.6
Spokane	\$426,500	\$441,900	\$443,100	\$437,300	\$426,900	0.1
Stevens	\$303,600	\$348,400	\$347,600	\$338,600	\$329,400	8.5
Thurston	\$513,700	\$514,100	\$528,800	\$515,800	\$542,700	5.6
Wahkiakum	\$417,000	\$425,500	\$440,500	\$477,500	\$467,500	12.1
Walla Walla	\$418,700	\$450,000	\$430,500	\$422,600	\$439,500	5.0
Whatcom	\$650,600	\$638,800	\$655,200	\$618,700	\$624,400	-4.0
Whitman	\$437,500	\$428,300	\$439,100	\$396,400	\$466,700	6.7
Yakima	\$341,600	\$377,800	\$366,300	\$367,100	\$368,400	7.8
<b>Statewide</b>	<b>\$626,100</b>	<b>\$669,600</b>	<b>\$652,700</b>	<b>\$641,700</b>	<b>\$673,600</b>	<b>7.6</b>

## MEDIAN HOME PRICES

State of Washington and Counties  
Annual Changes by Number of Bedrooms

County	2 bedrooms			3 bedrooms			4 bedrooms		
	Q1 2024	Q1 2025	% Change	Q1 2024	Q1 2025	% Change	Q1 2024	Q1 2025	% Change
Adams	90,000	200,000	NA	345,000	325,000	-5.8	425,000	362,500	-14.7
Asotin	255,600	225,000	-12.0	350,000	326,900	-6.6	225,000	378,600	68.3
Benton	266,200	280,900	5.5	393,500	410,500	4.3	498,900	521,200	4.5
Chelan	392,900	450,000	14.5	525,000	532,500	1.4	725,000	650,000	-10.3
Clallam	390,000	410,000	5.1	516,100	547,700	6.1	541,700	445,800	-17.7
Clark	365,500	362,500	-0.8	474,500	489,200	3.1	664,700	695,400	4.6
Columbia	130,000	NA	NA	225,000	225,000	0.0	475,000	225,000	-52.6
Cowlitz	286,500	310,400	8.3	376,500	413,000	9.7	481,200	486,100	1.0
Douglas	366,700	375,000	2.3	460,700	476,100	3.3	606,200	566,700	-6.5
Ferry	525,000	160,000	-69.5	650,000	500,000	-23.1	NA	225,000	NA
Franklin	266,200	280,900	5.5	393,500	410,500	4.3	498,900	521,200	4.5
Garfield	255,600	225,000	-12.0	190,000	150,000	-21.1	225,000	378,600	68.3
Grant	247,500	265,000	7.1	334,800	358,700	7.1	400,000	439,600	9.9
Grays Harbor	279,700	320,800	14.7	372,600	355,200	-4.7	400,000	400,000	0.0
Island	525,000	550,000	4.8	515,900	602,800	16.8	650,000	616,700	-5.1
Jefferson	575,000	659,400	14.7	691,700	700,000	1.2	775,000	750,000	-3.2
King	691,100	695,100	0.6	848,300	827,100	-2.5	1,278,500	1,346,100	5.3
Kitsap	385,900	411,100	6.5	497,400	507,600	2.1	596,200	679,200	13.9
Kittitas	600,000	512,500	-14.6	512,500	500,000	-2.4	514,300	575,000	11.8
Klickitat	275,000	237,500	-13.6	375,000	464,300	23.8	937,500	500,000	-46.7
Lewis	325,000	368,700	13.4	425,000	424,100	-0.2	455,000	520,800	14.5
Lincoln	225,000	150,000	-33.3	186,700	375,000	NA	225,000	375,000	66.7
Mason	352,300	309,400	-12.2	396,400	422,600	6.6	487,500	510,700	4.8
Okanogan	350,000	325,000	-7.1	333,300	350,000	5.0	395,000	500,000	26.6
Pacific	235,000	340,000	44.7	341,700	341,700	0.0	450,000	600,000	33.3
Pend Oreille	231,200	275,000	18.9	337,500	300,000	-11.1	360,000	385,700	7.1
Pierce	406,700	415,800	2.2	517,200	531,600	2.8	651,600	659,800	1.3
San Juan	725,000	858,300	18.4	675,000	900,000	33.3	1,125,000	975,000	-13.3
Skagit	461,100	431,200	-6.5	545,000	597,200	9.6	662,500	702,500	6.0
Skamania	170,000	625,000	NA	500,000	383,300	-23.3	475,000	875,000	84.2
Snohomish	546,100	561,700	2.9	669,800	681,600	1.8	883,600	931,700	5.4
Spokane	282,600	272,600	-3.5	394,900	388,000	-1.7	468,800	478,800	2.1
Stevens	231,200	275,000	18.9	337,500	300,000	-11.1	360,000	385,700	7.1
Thurston	416,700	462,500	11.0	484,000	499,700	3.2	579,000	622,100	7.4
Wahkiakum	325,000	275,000	-15.4	400,000	350,000	-12.5	475,000	400,000	-15.8
Walla Walla	279,200	275,000	-1.5	391,700	423,300	8.1	706,200	537,500	-23.9
Whatcom	431,200	439,300	1.9	621,200	619,600	-0.3	775,000	730,000	-5.8
Whitman	250,000	270,000	8.0	370,000	400,000	8.1	568,200	581,600	2.4
Yakima	210,000	254,500	21.2	343,300	363,300	5.8	425,000	452,900	6.6
<b>Statewide</b>	<b>445,600</b>	<b>482,100</b>	<b>8.2</b>	<b>619,100</b>	<b>670,400</b>	<b>8.3</b>	<b>684,600</b>	<b>735,000</b>	<b>7.4</b>

## HOUSING AFFORDABILITY INDEX

State of Washington and Counties  
First Quarter 2025

County	Median income buyer			HAI	First-time buyer		
	Median price	Household income	Monthly payment		Household Income	Monthly payment	HAI
Adams	\$333,300	\$81,100	\$1,645	102.7	\$56,800	\$1,614	73.3
Asotin	\$325,000	\$69,600	\$1,667	87.0	\$48,700	\$1,635	62.0
Benton	\$441,300	\$88,800	\$2,262	81.8	\$62,200	\$2,219	58.4
Chelan	\$545,000	\$80,300	\$2,793	59.9	\$56,200	\$2,740	42.7
Clallam	\$505,900	\$69,100	\$2,593	55.5	\$48,400	\$2,544	39.6
Clark	\$562,300	\$115,300	\$2,882	83.4	\$80,700	\$2,827	59.5
Columbia	\$225,000	\$75,500	\$1,377	114.2	\$52,900	\$1,351	81.6
Cowlitz	\$413,700	\$76,300	\$2,120	75.0	\$53,400	\$2,080	53.5
Douglas	\$486,500	\$75,500	\$2,493	63.1	\$52,900	\$2,446	45.1
Ferry	\$225,000	\$58,800	\$1,343	91.2	\$41,200	\$1,317	65.2
Franklin	\$441,300	\$96,300	\$2,262	88.7	\$67,400	\$2,219	63.3
Garfield	\$150,000	\$68,600	\$1,088	131.4	\$48,000	\$1,067	93.7
Grant	\$372,200	\$80,600	\$1,908	88.0	\$56,400	\$1,871	62.8
Grays Harbor	\$357,300	\$73,300	\$1,831	83.4	\$51,300	\$1,797	59.5
Island	\$589,800	\$101,800	\$3,023	70.2	\$71,300	\$2,966	50.1
Jefferson	\$676,800	\$88,700	\$3,469	53.3	\$62,100	\$3,403	38.0
King	\$940,900	\$132,400	\$4,822	57.2	\$92,700	\$4,731	40.8
Kitsap	\$543,600	\$115,800	\$2,786	86.6	\$81,100	\$2,733	61.8
Kittitas	\$522,900	\$63,000	\$2,680	49.0	\$44,100	\$2,629	34.9
Klickitat	\$437,500	\$75,400	\$2,242	70.1	\$52,800	\$2,200	50.0
Lewis	\$427,100	\$73,200	\$2,189	69.7	\$51,200	\$2,147	49.7
Lincoln	\$366,700	\$75,300	\$1,407	111.5	\$52,700	\$1,380	79.5
Mason	\$417,500	\$77,300	\$2,140	75.3	\$54,100	\$2,099	53.7
Okanogan	\$375,000	\$59,700	\$1,922	64.7	\$41,800	\$1,886	46.2
Pacific	\$358,300	\$65,700	\$1,836	74.5	\$46,000	\$1,802	53.2
Pend Oreille	\$329,400	\$70,500	\$1,688	87.0	\$49,400	\$1,656	62.1
Pierce	\$567,700	\$109,600	\$2,910	78.5	\$76,700	\$2,854	56.0
San Juan	\$866,700	\$94,500	\$4,442	44.3	\$66,200	\$4,358	31.6
Skagit	\$610,000	\$98,100	\$3,126	65.4	\$68,700	\$3,067	46.7
Skamania	\$531,200	\$94,300	\$2,722	72.2	\$66,000	\$2,671	51.5
Snohomish	\$771,800	\$128,300	\$3,956	67.6	\$89,800	\$3,881	48.2
Spokane	\$426,900	\$86,600	\$2,188	82.5	\$60,600	\$2,146	58.8
Stevens	\$329,400	\$74,300	\$1,688	91.7	\$52,000	\$1,656	65.4
Thurston	\$542,700	\$103,100	\$2,781	77.2	\$72,200	\$2,729	55.1
Wahkiakum	\$375,000	\$75,600	\$2,396	65.7	\$52,900	\$2,351	46.9
Walla Walla	\$439,500	\$82,400	\$2,252	76.2	\$57,700	\$2,210	54.4
Whatcom	\$624,400	\$80,100	\$3,200	52.1	\$56,100	\$3,140	37.2
Whitman	\$466,700	\$70,100	\$2,392	61.1	\$49,100	\$2,347	43.6
Yakima	\$368,400	\$76,300	\$1,888	84.2	\$53,400	\$1,852	60.1
Statewide	\$636,200	\$105,700	\$3,261	67.5	\$74,000	\$3,199	48.2

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 First Quarter

County	Q1 2018	Q1 2019	Q1 2020	Q1 2021	Q1 2022	Q1 2023	Q1 2024	Q1 2025	% Change
Adams	27	28	21	15	17	47	34	29	-14.7
Asotin	216	NA	NA	NA	NA	NA	NA	NA	NA
Benton	699	646	644	240	423	685	951	1,062	11.7
Chelan	141	142	153	54	89	149	155	189	21.9
Clallam	151	204	156	31	68	111	109	147	34.9
Clark	743	814	735	326	295	364	571	784	37.3
Columbia	279	238	217	5	8	10	18	17	-5.6
Cowlitz	144	164	123	45	83	134	140	206	47.1
Douglas	65	65	88	21	41	58	70	88	25.7
Ferry	40	45	33	17	17	13	23	27	17.4
Franklin	699	646	644	240	423	685	951	1,062	11.7
Garfield	216	NA	NA	NA	NA	NA	NA	NA	NA
Grant	216	197	196	74	81	168	223	329	47.5
Grays Harbor	322	266	254	85	166	239	277	380	37.2
Island	249	275	189	56	72	168	183	237	29.5
Jefferson	135	108	109	51	37	63	68	88	29.4
King	1,721	3,297	2,143	1,061	1,056	1,860	1,483	2,221	49.8
Kitsap	329	405	371	131	195	397	373	396	6.2
Kittitas	132	139	128	42	61	134	155	231	49.0
Klickitat	84	65	73	18	25	53	71	98	38.0
Lewis	205	199	209	73	106	182	213	266	24.9
Lincoln	23	23	13	5	9	16	27	23	-14.8
Mason	195	161	179	55	92	137	176	189	7.4
Okanogan	221	200	169	65	69	100	118	128	8.5
Pacific	177	164	125	48	56	117	134	172	28.4
Pend Oreille	197	155	118	44	63	12	123	144	17.1
Pierce	1,217	1,326	1,027	375	570	918	939	1,210	28.9
San Juan	183	165	182	54	46	68	73	99	35.6
Skagit	275	320	253	96	128	163	163	188	15.3
Skamania	38	41	36	13	18	16	32	36	12.5
Snohomish	646	1,099	848	282	446	627	458	819	78.8
Spokane	1,242	1,130	708	192	277	609	858	1,030	20.0
Stevens	197	155	118	44	63	12	123	144	17.1
Thurston	434	429	309	117	183	297	343	400	16.6
Wahkiakum	16	21	16	7	7	17	20	28	40.0
Walla Walla	279	238	217	39	37	80	93	120	29.0
Whatcom	407	470	467	206	199	378	297	455	53.2
Whitman	87	74	89	44	33	54	101	76	-24.8
Yakima	452	359	407	288	282	275	285	392	37.5
<b>Statewide</b>	<b>11,987</b>	<b>13,672</b>	<b>11,005</b>	<b>4,275</b>	<b>5,355</b>	<b>8,719</b>	<b>9,357</b>	<b>12,304</b>	<b>31.5</b>

## MONTHS OF SUPPLY OF INVENTORY BY PRICE RANGE

State of Washington and Counties  
End of First Quarter 2025

County	Under \$80,000	\$80,000- \$159,999	\$160,000- \$249,999	\$250,000- \$499,999	\$500,000 and above	Total market	% Change by year
Adams	NA	NA	1.3	3.3	24.2	3.9	11.4
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	11.1	1.8	1.1	2.2	4.3	2.9	-6.5
Chelan	NA	NA	0.8	1.6	3.9	3.1	10.7
Clallam	NA	NA	0.3	1.9	3.0	2.4	26.3
Clark	2.9	3.3	4.8	1.1	2.4	2.1	31.2
Columbia	NA	NA	NA	27.7	12.6	7.1	73.2
Cowlitz	NA	NA	NA	2.2	3.0	2.3	27.8
Douglas	NA	NA	NA	1.3	3.9	2.5	13.6
Ferry	NA	NA	5.6	22.5	15.8	12.2	17.3
Franklin	11.1	1.8	1.1	2.2	4.3	2.9	-6.5
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	3.2	2.2	3.8	3.8	7.7	4.5	32.4
Grays Harbor	1.6	1.2	1.9	4.3	7.6	4.3	43.3
Island	NA	NA	NA	1.5	2.7	2.4	14.3
Jefferson	NA	NA	NA	3.7	2.1	2.5	4.2
King	2.4	NA	0.0	1.1	1.4	1.5	50.0
Kitsap	NA	NA	NA	0.7	2.1	1.5	7.1
Kittitas	NA	NA	2.1	1.4	5.2	3.6	44.0
Klickitat	NA	NA	2.3	4.9	10.8	6.7	59.5
Lewis	NA	NA	4.1	2.6	5.2	3.5	0.0
Lincoln	NA	NA	NA	3.8	6.0	6.9	6.2
Mason	NA	NA	1.1	1.8	4.2	2.4	-4.0
Okanogan	NA	NA	2.7	5.8	7.4	5.6	30.2
Pacific	NA	NA	5.5	4.5	10.1	5.6	9.8
Pend Oreille	NA	NA	2.6	4.8	NA	5.2	18.2
Pierce	NA	NA	NA	0.9	1.9	1.6	23.1
San Juan	NA	NA	NA	NA	7.1	7.4	32.1
Skagit	7.4	1.7	1.7	1.5	1.8	1.8	-5.3
Skamania	NA	NA	NA	NA	8.6	9.4	84.3
Snohomish	NA	NA	0.8	1.1	1.3	1.3	62.5
Spokane	NA	NA	0.4	1.2	3.7	1.9	18.7
Stevens	NA	NA	2.6	4.8	NA	5.2	18.2
Thurston	NA	NA	NA	1.1	1.8	1.6	23.1
Wahkiakum	NA	NA	NA	NA	NA	14.2	79.7
Walla Walla	NA	NA	NA	1.9	4.7	2.9	20.8
Whatcom	7.3	11.3	4.0	1.5	2.4	2.4	50.0
Whitman	NA	NA	1.4	2.2	1.6	1.9	-53.7
Yakima	6.5	3.2	2.8	2.2	NA	2.9	31.8
<b>Statewide</b>	<b>6.6</b>	<b>3.4</b>	<b>2.3</b>	<b>2.1</b>	<b>2.6</b>	<b>2.6</b>	<b>30.0</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
Statewide	<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	2016	2017	2018	2019	2020	2021	2022	2023	2024	% Change by year
Adams	31	31	47	73	99	80	46	57	85	49.1
Asotin	32	34	34	86	161	31	49	43	101	134.9
Benton	1,357	1,111	1,285	1,540	1,345	1,486	1,242	1,136	1,515	33.4
Chelan	393	442	590	606	670	671	629	315	762	141.9
Clallam	247	307	336	287	279	314	260	211	166	-21.3
Clark	3,310	3,787	3,598	4,722	5,022	5,602	4,194	3,500	3,594	2.7
Columbia	2	4	4	4	10	44	10	2	7	250.0
Cowlitz	308	484	318	351	346	348	585	308	353	14.6
Douglas	181	187	217	349	321	329	232	271	230	-15.1
Ferry	21	0	1	27	26	34	30	22	20	-9.1
Franklin	530	698	616	601	620	663	644	923	974	5.5
Garfield	1	1	2	2	4	3	1	5	7	40.0
Grant	650	445	451	489	544	713	635	439	552	25.7
Grays Harbor	207	251	463	344	342	432	413	280	288	2.9
Island	373	408	391	369	445	401	394	224	402	79.5
Jefferson	238	172	143	174	157	274	269	158	147	-7.0
King	17,699	18,641	18,460	17,919	12,337	19,549	18,830	10,601	10,564	-0.3
Kitsap	1,059	1,094	1,149	1,117	1,285	2,285	1,701	2,258	1,294	-42.7
Kittitas	323	531	629	411	414	545	551	414	434	4.8
Klickitat	123	115	127	112	124	189	134	100	79	-21.0
Lewis	232	234	275	301	382	454	406	323	265	-18.0
Lincoln	50	43	58	48	56	75	85	83	47	-43.4
Mason	166	212	276	293	305	458	240	265	299	12.8
Okanogan	133	144	153	156	197	277	275	229	246	7.4
Pacific	77	85	131	91	92	111	128	81	94	16.0
Pend Oreille	59	41	48	50	80	79	75	62	55	-11.3
Pierce	3,865	4,968	5,449	4,272	4,922	6,072	4,730	3,135	3,207	2.3
San Juan	124	115	156	133	116	155	108	99	100	1.0
Skagit	505	663	585	518	561	914	579	486	547	12.6
Skamania	38	58	63	73	82	75	80	61	35	-42.6
Snohomish	3,925	3,725	4,277	4,408	5,780	5,122	3,101	3,487	4,149	19.0
Spokane	3,596	3,460	2,926	3,106	3,170	3,115	3,745	3,621	3,626	0.1
Stevens	109	140	200	194	192	300	277	282	335	18.8
Thurston	2,081	1,067	1,750	1,713	1,161	2,054	1,538	1,512	1,222	-19.2
Wahkiakum	15	20	11	16	25	32	40	27	23	-14.8
Walla Walla	218	144	221	190	154	261	178	275	205	-25.5
Whatcom	1,183	1,256	1,464	1,821	1,382	1,871	1,614	894	1,190	33.1
Whitman	194	242	264	415	98	420	279	258	44	-82.9
Yakima	422	434	578	1,043	575	1,103	706	650	515	-20.8
Statewide	44,077	45,794	47,746	48,424	43,881	56,941	49,033	37,097	37,778	1.8

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 2016-2024

County	2016	2017	2018	2019	2020	2021	2022	2023	2024	% Change by year
Adams	28	23	47	71	99	67	44	51	33	-35.3
Asotin	30	34	30	29	87	31	45	39	29	-25.6
Benton	952	848	942	1,082	1,125	1,265	809	717	1,058	47.6
Chelan	385	414	420	384	473	480	364	286	332	16.1
Clallam	243	287	320	275	275	306	260	178	142	-20.2
Clark	2,645	2,080	2,793	2,929	3,220	3,101	2,079	1,976	2,201	11.4
Columbia	2	4	4	4	7	4	10	2	7	250.0
Cowlitz	273	464	294	309	331	286	311	288	297	3.1
Douglas	158	185	206	248	233	323	206	219	226	3.2
Ferry	21	0	1	27	26	34	24	22	20	-9.1
Franklin	496	609	616	574	620	650	423	373	446	19.6
Garfield	1	1	2	2	4	3	1	5	7	40.0
Grant	264	350	383	441	440	605	522	373	463	24.1
Grays Harbor	207	251	455	340	338	422	379	266	251	-5.6
Island	369	401	375	351	329	391	381	224	297	32.6
Jefferson	234	172	143	174	155	229	223	158	147	-7.0
King	4,254	4,356	4,442	3,777	3,688	3,251	2,801	2,238	2,352	5.1
Kitsap	862	952	903	931	909	1,112	1,041	1,006	976	-3.0
Kittitas	304	364	435	396	378	533	481	370	399	7.8
Klickitat	105	99	119	102	105	187	130	94	77	-18.1
Lewis	156	218	271	260	327	354	324	286	196	-31.5
Lincoln	50	43	58	46	56	75	85	83	47	-43.4
Mason	166	208	266	291	303	322	240	265	299	12.8
Okanogan	133	138	149	154	163	275	271	219	218	-0.5
Pacific	77	85	94	91	92	105	122	77	92	19.5
Pend Oreille	59	41	48	50	80	79	75	62	55	-11.3
Pierce	2,469	3,014	2,491	2,551	2,664	3,207	2,322	1,732	1,731	-0.1
San Juan	118	112	152	113	114	155	100	91	88	-3.3
Skagit	420	534	542	436	300	332	261	165	265	60.6
Skamania	38	58	61	64	82	75	80	61	33	-45.9
Snohomish	2,702	2,627	2,201	2,409	2,508	2,370	1,906	2,326	2,406	3.4
Spokane	1,661	1,608	1,696	1,696	1,662	1,610	1,755	1,424	1,621	13.8
Stevens	99	136	200	192	186	298	267	282	261	-7.4
Thurston	1,084	950	912	812	708	752	584	816	672	-17.6
Wahkiakum	15	20	11	16	21	22	40	25	18	-28
Walla Walla	182	144	221	160	132	137	120	177	143	-19.2
Whatcom	718	793	767	816	718	888	810	571	773	35.4
Whitman	78	80	126	128	90	109	79	56	40	-28.6
Yakima	405	412	480	569	494	631	426	453	418	-7.7
<b>Statewide</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>19,136</b>	<b>6.0</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, 2019-2024

County	2019	2020	2021	2022	2023	2024	% Change by year
Adams	6,643	6,742	6,822	6,868	6,925	7,010	1.2
Asotin	10,094	10,255	10,286	10,335	10,378	10,479	1.0
Benton	77,715	79,060	80,546	81,788	82,924	84,439	1.8
Chelan	38,293	38,963	39,634	40,263	40,578	41,340	1.9
Clallam	37,447	37,726	38,040	38,300	38,511	38,677	0.4
Clark	190,515	195,537	201,139	205,333	208,833	212,427	1.7
Columbia	2,164	2,174	2,218	2,228	2,230	2,237	0.3
Cowlitz	45,349	45,695	46,043	46,628	46,936	47,289	0.8
Douglas	17,107	17,428	17,757	17,989	18,260	18,490	1.3
Ferry	4,191	4,217	4,251	4,281	4,303	4,323	0.5
Franklin	29,655	30,275	30,938	31,582	32,505	33,479	3.0
Garfield	1,357	1,361	1,364	1,365	1,370	1,377	0.5
Grant	37,281	37,825	38,538	39,173	39,612	40,164	1.4
Grays Harbor	37,865	38,207	38,639	39,052	39,332	39,620	0.7
Island	40,815	41,260	41,661	42,055	42,279	42,681	1.0
Jefferson	18,038	18,195	18,469	18,738	18,896	19,043	0.8
King	988,832	1,001,169	1,020,718	1,039,548	1,050,149	1,060,713	1.0
Kitsap	113,195	114,480	116,765	118,466	120,724	122,018	1.1
Kittitas	23,811	24,225	24,770	25,321	25,735	26,169	1.7
Klickitat	10,688	10,812	11,001	11,135	11,235	11,314	0.7
Lewis	34,834	35,216	35,670	36,076	36,399	36,664	0.7
Lincoln	6,107	6,163	6,238	6,323	6,406	6,453	0.7
Mason	31,388	31,693	32,151	32,391	32,656	32,955	0.9
Okanogan	22,414	22,611	22,888	23,163	23,392	23,638	1.1
Pacific	16,092	16,184	16,295	16,423	16,504	16,598	0.6
Pend Oreille	7,936	8,016	8,095	8,170	8,232	8,287	0.7
Pierce	360,530	365,452	371,524	376,254	379,389	382,596	0.8
San Juan	12,906	13,022	13,177	13,285	13,384	13,484	0.7
Skagit	53,979	54,540	55,454	56,033	56,519	57,066	1.0
Skamania	5,692	5,774	5,849	5,929	5,990	6,025	0.6
Snohomish	319,943	325,723	330,845	333,946	337,433	341,582	1.2
Spokane	225,951	229,121	232,236	235,981	239,602	243,228	1.5
Stevens	20,300	20,492	20,792	21,069	21,351	21,686	1.6
Thurston	119,292	120,453	122,507	124,045	125,557	126,779	1.0
Wahkiakum	2,176	2,201	2,233	2,273	2,300	2,323	1.0
Walla Walla	25,183	25,337	25,598	25,776	26,051	26,256	0.8
Whatcom	99,641	101,023	102,894	104,508	105,402	106,592	1.1
Whitman	21,379	21,477	21,897	22,176	22,434	22,478	0.2
Yakima	91,236	91,811	92,914	93,620	94,270	94,785	0.5
<b>Statewide</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>3,432,764</b>	<b>1.1</b>

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

## SINGLE-FAMILY HOUSING STOCK

State of Washington and Counties  
Annual 2019-2024

County	2019	2020	2021	2022	2023	2024	% Change by year
Adams	4,415	4,514	4,581	4,625	4,676	4,709	0.7
Asotin	7,261	7,348	7,379	7,424	7,463	7,492	0.4
Benton	52,894	54,019	55,284	56,093	56,810	57,868	1.9
Chelan	27,645	28,118	28,598	28,962	29,248	29,580	1.1
Clallam	27,767	28,042	28,348	28,608	28,786	28,928	0.5
Clark	137,801	141,021	144,122	146,201	148,177	150,378	1.5
Columbia	1,703	1,710	1,714	1,724	1,726	1,733	0.4
Cowlitz	32,321	32,652	32,938	33,249	33,537	33,834	0.9
Douglas	11,902	12,135	12,458	12,664	12,883	13,109	1.8
Ferry	3,024	3,050	3,084	3,108	3,130	3,150	0.6
Franklin	21,299	21,919	22,569	22,992	23,365	23,811	1.9
Garfield	1,039	1,043	1,046	1,047	1,052	1,059	0.7
Grant	22,784	23,224	23,829	24,351	24,724	25,187	1.9
Grays Harbor	27,671	28,009	28,431	28,810	29,076	29,327	0.9
Island	32,964	33,293	33,684	34,065	34,289	34,586	0.9
Jefferson	14,209	14,364	14,593	14,816	14,974	15,121	1.0
King	536,181	539,869	543,120	545,921	548,159	550,511	0.4
Kitsap	82,772	83,681	84,793	85,834	86,840	87,816	1.1
Kittitas	16,711	17,089	17,622	18,103	18,473	18,872	2.2
Klickitat	7,625	7,730	7,917	8,047	8,141	8,218	0.9
Lewis	24,783	25,110	25,464	25,788	26,074	26,270	0.8
Lincoln	4,696	4,752	4,827	4,912	4,995	5,042	0.9
Mason	23,695	23,998	24,320	24,560	24,825	25,124	1.2
Okanogan	16,322	16,485	16,760	17,031	17,250	17,468	1.3
Pacific	11,510	11,602	11,707	11,829	11,906	11,998	0.8
Pend Oreille	6,011	6,091	6,170	6,245	6,307	6,362	0.9
Pierce	246,440	249,104	252,311	254,633	256,365	258,096	0.7
San Juan	11,076	11,190	11,345	11,445	11,536	11,624	0.8
Skagit	40,524	40,824	41,156	41,417	41,582	41,847	0.6
Skamania	4,195	4,277	4,352	4,432	4,493	4,526	0.7
Snohomish	214,668	217,176	219,546	221,452	223,778	226,184	1.1
Spokane	152,012	153,674	155,284	157,039	158,463	160,084	1.0
Stevens	15,130	15,316	15,614	15,881	16,163	16,424	1.6
Thurston	83,933	84,641	85,393	85,977	86,793	87,465	0.8
Wahkiakum	1,633	1,654	1,676	1,716	1,741	1,759	1.0
Walla Walla	17,812	17,944	18,081	18,201	18,378	18,521	0.8
Whatcom	64,058	64,776	65,664	66,474	67,045	67,818	1.2
Whitman	10,566	10,656	10,765	10,844	10,900	10,940	0.4
Yakima	62,755	63,249	63,880	64,306	64,759	65,177	0.6
<b>Statewide</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>2,188,018</b>	<b>0.9</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 as well as county assessors in those counties not served by an MLS.

**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. Starting with the Q1 2025 Housing Market Report, we are no longer reporting Seasonally Adjusted Annual Rates and instead are reporting the quarterly numbers of 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).

**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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