

WASHINGTON STATE HOUSING MARKET REPORT

2nd Quarter 2025

WCRER

WASHINGTON CENTER FOR REAL ESTATE RESEARCH

COLLEGE OF BUILT ENVIRONMENTS



EXECUTIVE SUMMARY

Washington state's housing market experienced small percentage increases in sales, median prices, and new building permits (2.1%, 0.9%, and 3.0%, respectively) in the second quarter of 2025 compared with a year earlier. However, the number of active listings increased by 37.5% year over year. Sales transactions continued to be constrained by high interest rates, which averaged 6.79% over the quarter for 30-year fixed rate mortgages.

The statewide median sales price for a single-family home rose to \$675,600 in the second quarter. Home prices rose in 11 of the state's 16 metropolitan counties. Statewide, Lincoln County recorded the highest relative increase of 21.6%. Median prices were lower than a year earlier in 15 counties, with prices in Ferry County decreasing by 39.3% (based on small numbers of transactions). Given the variety of locations and market diversity in the state, median housing prices are highly variable, ranging from \$185,000 in Ferry County to \$1,028,800 in King County. San Juan County has the second highest median value at \$1,019,200.

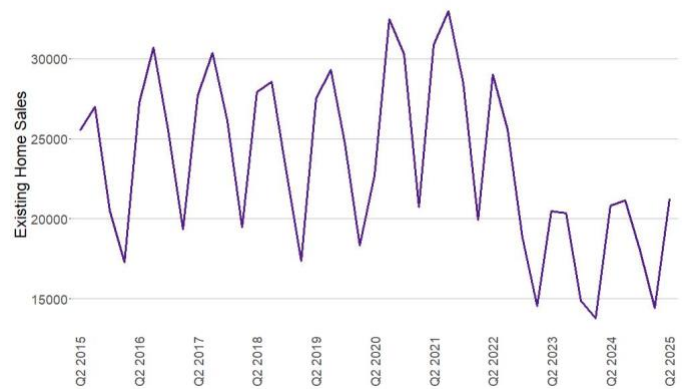
Housing affordability fell in the second quarter from the previous quarter and rose from the previous year. That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20% down payment and a 30-year fixed mortgage rate at prevailing rates—was 60.7, down from 67.5 in the first quarter of 2025. This metric suggests that a middle-income family had only 60.7% of the income required to purchase a home selling at the median price.

Statewide, the first-time buyer affordability index fell by 4.9 points, ending the quarter at 43.3. 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 43.3% 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 Ferry 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 also increasing. In the second quarter of 2025, a total of 8,916 building permits were recorded, up 3.0% from the previous year.

WASHINGTON MARKET HIGHLIGHTS

- Existing home sales rose in the second quarter by 47.4% to 21,257 units compared to the previous quarter and rose 2.1% compared to a year earlier.
- Building permit activity rose 3.0% from a year earlier, totaling 8,916 new units authorized. Of these, 4,995 were issued for single-family units.
- The median priced home sold in Washington during the second quarter was \$675,600, 0.9% 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 4 of Washington's 39 counties.
- Inventories of single-family homes available for sale totaled 21,077 at the end of the quarter, a 71.3% increase from the previous quarter and a 37.5% increase from a year ago.



HOME RESALES

47.4%

Quarter-over-quarter increase in existing home sales.

21,257

Existing home sales.

2.1%

Year-over-year increase in existing home sales.

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

HOUSING CONSTRUCTION

8,916

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

4,995

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

3.0%

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

18.9%

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

1.1%

Increase in year-over-year single family permits (54 more units).

HOME PRICES

\$675,600

Median selling price of a single-family home.

0.9%

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

6.79%

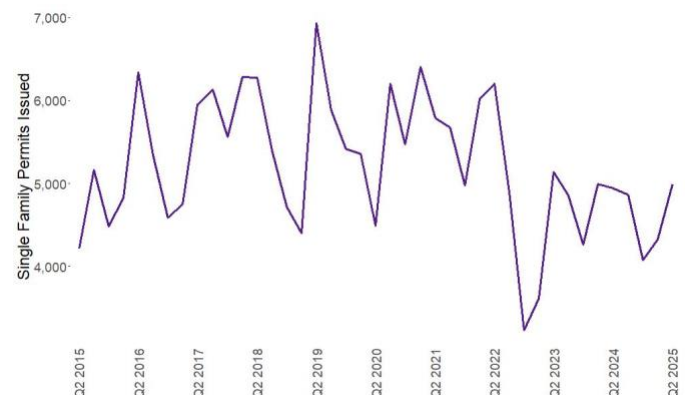
Average 30-year mortgage rate per Freddie Mac.

\$1,028,800

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

\$185,000

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



HOUSING AFFORDABILITY

0.9%

Year-over-year increase in home prices.

60.7

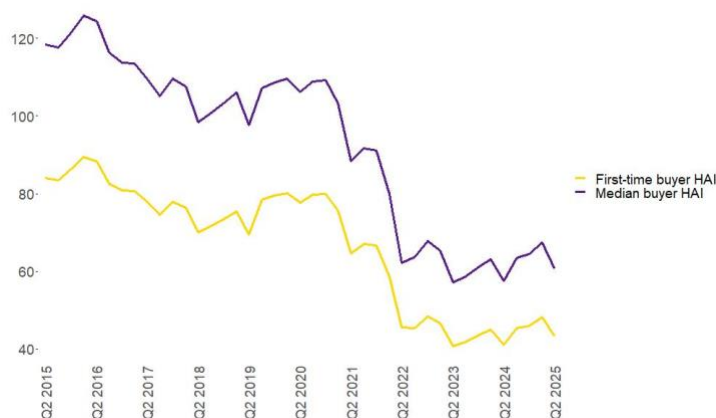
Statewide all-buyer housing affordability index.

36.5 to 129.0

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

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



HOUSEHOLD INCOMES

\$102,500

Statewide median household income.

\$59,700 to \$131,300

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

\$71,800

Statewide median household income for first-time buyers.

\$41,800 to \$91,900

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

AVAILABLE INVENTORY

21,077

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

8,773 and 5,751

Increase from last quarter (**71.3%**) and **increase** from last year (**37.5%**).

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

3.0

Months of supply of housing: **2.6** last quarter and **2.02** last year.

2.4 to 31.0

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



HOUSING MARKET SNAPSHOT

State of Washington and Counties
Second 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	21	5.0	-16.0	25	108.3	\$313,900	-2.0	96.0	68.6
Asotin	172	230.8	212.7	9	-25.0	\$341,200	8.8	78.4	55.9
Benton	1,122	28.4	-1.0	353	13.5	\$443,600	2.1	76.3	54.5
Chelan	231	61.5	18.5	207	-45.1	\$573,700	-5.6	56.0	39.9
Clallam	226	48.7	8.7	43	-12.2	\$513,000	-2.3	55.0	39.3
Clark	1,300	36.4	1.2	1,323	38.2	\$599,300	3.4	72.4	51.7
Columbia	15	150.0	36.4	3	NA	\$277,900	21.5	105	75.0
Cowlitz	302	36.0	11.4	55	-43.3	\$406,600	-4.3	74.2	53.0
Douglas	127	60.8	-1.6	69	-17.9	\$509,700	-1.8	59.2	42.2
Ferry	4	-20.0	-69.2	4	-63.6	\$185,000	-39.3	129.0	92.1
Franklin	1,122	28.4	-1.0	233	29.4	\$443,600	2.1	82.6	58.9
Garfield	3	200.0	-62.5	4	300.0	\$244,200	-0.2	106.6	76.1
Grant	252	59.5	3.7	119	-20.7	\$367,900	5.0	83.9	59.8
Grays Harbor	272	28.3	9.2	62	-20.5	\$368,400	2.9	78.8	56.2
Island	368	69.6	8.9	70	-4.1	\$652,900	3.8	60.6	43.2
Jefferson	107	20.2	9.2	39	-22.0	\$642,500	0.6	53.4	38.1
King	5,253	53.5	-3.4	1,671	-25.2	\$1,028,800	3.0	51.0	36.4
Kitsap	976	60.5	3.5	545	84.1	\$589,900	2.9	74.0	52.8
Kittitas	261	93.3	24.3	80	-27.3	\$544,600	-3.6	47.1	33.6
Klickitat	67	97.1	6.3	29	3.6	\$488,500	-1.3	58.9	42.1
Lewis	264	36.1	-1.1	145	107.1	\$424,000	3.0	66.9	47.7
Lincoln	13	62.5	44.4	17	-37.0	\$298,300	21.6	106.2	75.7
Mason	280	42.1	4.1	52	-25.7	\$425,000	0.9	71.2	50.8
Okanogan	87	85.1	-28.1	81	-3.6	\$363,900	1.0	66.1	47.2
Pacific	83	3.8	-25.9	17	-59.5	\$361,400	1.3	73.7	52.6
Pend Oreille	99	59.7	-13.2	0	-100.0	\$320,400	-8.0	89.0	63.5
Pierce	2,633	37.1	1.3	753	-4.4	\$579,500	1.7	73.9	52.8
San Juan	52	62.5	2.0	25	-19.4	\$1,019,200	12.2	36.5	26.0
Skagit	374	40.6	13.0	89	-43.3	\$634,500	8.9	60.8	43.4
Skamania	25	127.3	-3.8	17	6.2	\$435,700	-18.0	84.7	60.4
Snohomish	2,133	40.6	0.6	932	7.7	\$808,300	0.0	57.4	41.0
Spokane	1,783	49.8	7.5	978	102.1	\$456,700	3.3	71.4	51.0
Stevens	99	59.7	-13.2	75	-50.3	\$320,400	-8.0	90.5	64.6
Thurston	934	57.0	1.6	305	23.0	\$547,000	6.4	73.6	52.5
Wahkiakum	8	14.3	-38.5	9	80.0	\$475,800	11.8	60.9	43.5
Walla Walla	137	52.2	-15.4	48	-27.3	\$442,000	-1.8	72.4	51.7
Whatcom	655	55.2	0.2	241	-18.6	\$637,100	-0.3	48.0	34.3
Whitman	96	26.3	-13.5	9	-43.8	\$452,000	5.5	59.3	42.3
Yakima	522	60.1	42.6	180	63.6	\$365,300	-3.3	81.8	58.4
Statewide	21,257	47.4	2.1	8,916	3.0	\$675,600	0.9	60.7	43.3

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	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	% Change by quarter	% Change by year
Adams	25	23	19	20	21	5.0	-16.0
Asotin	55	80	79	52	172	230.8	212.7
Benton	1,133	1,141	944	874	1,122	28.4	-1.0
Chelan	195	245	195	143	231	61.5	18.5
Clallam	208	232	234	152	226	48.7	8.7
Clark	1,284	1,299	1,142	953	1,300	36.4	1.2
Columbia	11	18	11	6	15	150.0	36.4
Cowlitz	271	270	246	222	302	36.0	11.4
Douglas	129	122	124	79	127	60.8	-1.6
Ferry	13	14	7	5	4	-20.0	-69.2
Franklin	1,133	1,141	944	874	1,122	28.4	-1.0
Garfield	8	9	7	1	3	200.0	-62.5
Grant	243	237	197	158	252	59.5	3.7
Grays Harbor	249	281	228	212	272	28.3	9.2
Island	338	345	274	217	368	69.6	8.9
Jefferson	98	142	105	89	107	20.2	9.2
King	5,438	4,972	4,369	3,422	5,253	53.5	-3.4
Kitsap	943	1,021	862	608	976	60.5	3.5
Kittitas	210	248	196	135	261	93.3	24.3
Klickitat	63	50	56	34	67	97.1	6.3
Lewis	267	236	203	194	264	36.1	-1.1
Lincoln	9	18	20	8	13	62.5	44.4
Mason	269	295	266	197	280	42.1	4.1
Okanogan	121	107	93	47	87	85.1	-28.1
Pacific	112	126	92	80	83	3.8	-25.9
Pend Oreille	114	123	103	62	99	59.7	-13.2
Pierce	2,599	2,637	2,311	1,920	2,633	37.1	1.3
San Juan	51	59	61	32	52	62.5	2.0
Skagit	331	423	345	266	374	40.6	13.0
Skamania	26	42	19	11	25	127.3	-3.8
Snohomish	2,120	2,213	1,896	1,517	2,133	40.6	0.6
Spokane	1,658	1,658	1,407	1,190	1,783	49.8	7.5
Stevens	114	123	103	62	99	59.7	-13.2
Thurston	919	932	753	595	934	57.0	1.6
Wahkiakum	13	10	7	7	8	14.3	-38.5
Walla Walla	162	187	138	90	137	52.2	-15.4
Whatcom	654	714	520	422	655	55.2	0.2
Whitman	111	74	65	76	96	26.3	-13.5
Yakima	366	552	425	326	522	60.1	42.6
Statewide	20,816	21,155	18,019	14,422	21,257	47.4	2.1

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
Statewide	98,799	98,866	103,793	113,061	93,348	70,263	73,799	5.0

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 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	% Change by year
Adams	\$320,200	\$311,200	\$314,200	\$320,900	\$313,900	-2.0
Asotin	\$313,600	\$324,300	\$319,600	\$325,200	\$341,200	8.8
Benton	\$434,300	\$439,200	\$433,800	\$441,300	\$443,600	2.1
Chelan	\$607,800	\$616,100	\$622,400	\$545,000	\$573,700	-5.6
Clallam	\$525,000	\$500,000	\$487,000	\$505,900	\$513,000	-2.3
Clark	\$579,800	\$582,000	\$568,900	\$562,300	\$599,300	3.4
Columbia	\$228,700	\$236,200	\$253,700	\$268,700	\$277,900	21.5
Cowlitz	\$425,000	\$413,500	\$405,600	\$413,700	\$406,600	-4.3
Douglas	\$519,100	\$519,000	\$500,000	\$486,500	\$509,700	-1.8
Ferry	\$305,000	\$310,000	\$267,000	\$262,000	\$185,000	-39.3
Franklin	\$434,300	\$439,200	\$433,800	\$441,300	\$443,600	2.1
Garfield	\$244,700	\$234,700	\$234,700	\$212,200	\$244,200	-0.2
Grant	\$350,500	\$349,500	\$363,400	\$372,200	\$367,900	5.0
Grays Harbor	\$358,100	\$365,400	\$355,700	\$357,300	\$368,400	2.9
Island	\$629,300	\$640,800	\$635,000	\$589,800	\$652,900	3.8
Jefferson	\$638,500	\$670,000	\$621,900	\$676,800	\$642,500	0.6
King	\$999,300	\$984,200	\$943,100	\$940,900	\$1,028,800	3.0
Kitsap	\$573,400	\$554,100	\$551,000	\$543,600	\$589,900	2.9
Kittitas	\$565,000	\$506,800	\$510,000	\$522,900	\$544,600	-3.6
Klickitat	\$495,000	\$431,200	\$428,600	\$437,500	\$488,500	-1.3
Lewis	\$411,600	\$425,800	\$436,100	\$427,100	\$424,000	3.0
Lincoln	\$245,300	\$256,200	\$256,200	\$274,500	\$298,300	21.6
Mason	\$421,200	\$443,900	\$433,300	\$417,500	\$425,000	0.9
Okanogan	\$360,400	\$377,500	\$367,900	\$375,000	\$363,900	1.0
Pacific	\$356,700	\$338,600	\$343,200	\$358,300	\$361,400	1.3
Pend Oreille	\$348,400	\$347,600	\$338,600	\$329,400	\$320,400	-8.0
Pierce	\$569,600	\$576,400	\$571,800	\$567,700	\$579,500	1.7
San Juan	\$908,300	\$912,500	\$941,700	\$866,700	\$1,019,200	12.2
Skagit	\$582,600	\$590,600	\$583,500	\$610,000	\$634,500	8.9
Skamania	\$531,200	\$519,200	\$515,600	\$531,200	\$435,700	-18.0
Snohomish	\$808,300	\$782,800	\$785,900	\$771,800	\$808,300	0.0
Spokane	\$441,900	\$443,100	\$437,300	\$426,900	\$456,700	3.3
Stevens	\$348,400	\$347,600	\$338,600	\$329,400	\$320,400	-8.0
Thurston	\$514,100	\$528,800	\$515,800	\$542,700	\$547,000	6.4
Wahkiakum	\$425,500	\$440,500	\$477,500	\$467,500	\$475,800	11.8
Walla Walla	\$450,000	\$430,500	\$422,600	\$439,500	\$442,000	-1.8
Whatcom	\$638,800	\$655,200	\$618,700	\$624,400	\$637,100	-0.3
Whitman	\$428,300	\$439,100	\$396,400	\$466,700	\$452,000	5.5
Yakima	\$377,800	\$366,300	\$367,100	\$368,400	\$365,300	-3.3
Statewide	\$669,500	\$652,600	\$641,700	\$636,200	\$675,600	0.9

MEDIAN HOME PRICES

State of Washington and Counties
Annual Changes by Number of Bedrooms

County	2 bedrooms			3 bedrooms			4 bedrooms		
	Q2 2024	Q2 2025	% Change	Q2 2024	Q2 2025	% Change	Q2 2024	Q2 2025	% Change
Adams	172,500	150,000	-13.0	306,200	316,700	3.4	337,500	400,000	18.5
Asotin	295,000	373,500	26.6	388,900	373,500	-4.0	433,300	373,500	-13.8
Benton	295,300	305,900	3.6	403,800	414,400	2.6	504,100	525,900	4.3
Chelan	394,200	416,700	5.7	618,700	542,900	-12.3	755,000	779,200	3.2
Clallam	404,200	443,700	9.8	561,800	550,000	-2.1	535,000	537,500	0.5
Clark	383,800	376,900	-1.8	509,000	521,700	2.5	693,800	730,300	5.3
Columbia	225,000	250,000	11.1	275,000	275,000	0.0	375,000	312,500	-16.7
Cowlitz	308,300	301,300	-2.3	423,400	403,800	-4.6	485,900	476,700	-1.9
Douglas	500,000	437,500	-12.5	487,500	484,500	-0.6	762,500	641,700	-15.8
Ferry	175,000	130,000	-25.7	150,000	275,000	83.3	475,000	NA	-100.0
Franklin	295,300	305,900	3.6	403,800	414,400	2.6	504,100	525,900	4.3
Garfield	130,000	373,500	287.3	237,500	225,000	-5.3	300,000	550,000	83.3
Grant	250,000	275,000	10.0	342,400	357,400	4.4	416,700	434,400	4.2
Grays Harbor	307,800	334,200	8.6	380,300	380,300	0.0	437,500	429,200	-1.9
Island	600,000	641,700	7.0	643,300	656,200	2.0	640,000	655,000	2.3
Jefferson	603,600	616,700	2.2	675,000	645,800	-4.3	900,000	700,000	-22.2
King	719,000	704,000	-2.1	880,000	899,000	2.2	1,377,200	1,401,200	1.7
Kitsap	449,100	445,500	-0.8	563,600	570,100	1.2	618,100	671,900	8.7
Kittitas	450,000	450,000	0.0	579,200	521,400	-10.0	641,700	756,200	17.8
Klickitat	258,300	316,700	22.6	490,000	528,800	7.9	675,000	541,700	-19.7
Lewis	331,600	321,900	-2.9	425,900	433,100	1.7	485,000	520,800	7.4
Lincoln	400,000	300,000	-25.0	225,000	300,000	33.3	NA	375,000	NA
Mason	383,300	368,400	-3.9	419,500	440,600	5.0	488,900	520,000	6.4
Okanogan	300,000	329,200	9.7	412,500	365,600	-11.4	341,700	475,000	39.0
Pacific	295,500	318,700	7.9	407,100	350,000	-14.0	600,000	533,300	-11.1
Pend Oreille	244,400	254,500	4.1	362,500	353,100	-2.6	420,000	400,000	-4.8
Pierce	421,800	434,700	3.1	539,400	538,300	-0.2	659,000	690,200	4.7
San Juan	850,000	950,000	11.8	925,000	1,000,000	8.1	1,375,000	1,500,000	9.1
Skagit	457,100	477,500	4.5	576,100	626,300	8.7	691,700	770,500	11.4
Skamania	500,000	190,000	-62.0	500,000	441,700	-11.7	625,000	625,000	0.0
Snohomish	555,200	579,000	4.3	715,700	714,600	-0.2	960,300	1,004,000	4.6
Spokane	290,600	308,700	6.2	397,400	419,300	5.5	499,800	519,400	3.9
Stevens	244,400	254,500	4.1	362,500	353,100	-2.6	420,000	400,000	-4.8
Thurston	431,900	430,200	-0.4	490,100	517,200	5.5	599,000	617,700	3.1
Wahkiakum	NA	387,500	NA	450,000	425,000	-5.6	475,000	625,000	31.6
Walla Walla	306,200	331,200	8.2	417,300	439,500	5.3	620,800	487,500	-21.5
Whatcom	479,200	455,600	-4.9	618,900	629,700	1.7	798,700	773,400	-3.2
Whitman	200,000	240,000	20.0	392,300	391,700	-0.2	496,900	521,400	4.9
Yakima	243,500	232,900	-4.4	394,400	372,100	-5.7	422,900	452,700	7.0
Statewide	460,600	424,900	-7.8	579,700	585,300	1.0	744,800	618,400	-17.0

HOUSING AFFORDABILITY INDEX

State of Washington and Counties
Second Quarter 2025

County	Median income buyer				First-time buyer		
	Median price	Household income	Monthly payment	HAI	Household Income	Monthly payment	HAI
Adams	\$313,900	75,400	\$1,656	96.0	52,800	\$1,624	68.6
Asotin	\$341,200	66,900	\$1,800	78.4	46,800	\$1,765	55.9
Benton	\$443,600	84,700	\$2,340	76.3	59,300	\$2,295	54.5
Chelan	\$573,700	80,300	\$3,026	56.0	56,200	\$2,968	39.9
Clallam	\$513,000	70,600	\$2,706	55.0	49,400	\$2,654	39.3
Clark	\$599,300	108,500	\$3,162	72.4	76,000	\$3,100	51.7
Columbia	\$277,900	73,000	\$1,466	105.0	51,100	\$1,437	75.0
Cowlitz	\$406,600	75,500	\$2,145	74.2	52,900	\$2,103	53.0
Douglas	\$509,700	75,400	\$2,689	59.2	52,800	\$2,637	42.2
Ferry	\$185,000	59,700	\$976	129.0	41,800	\$957	92.1
Franklin	\$443,600	91,600	\$2,340	82.6	64,100	\$2,295	58.9
Garfield	\$244,200	65,100	\$1,288	106.6	45,600	\$1,263	76.1
Grant	\$367,900	77,200	\$1,941	83.9	54,000	\$1,903	59.8
Grays Harbor	\$368,400	72,600	\$1,943	78.8	50,800	\$1,906	56.2
Island	\$652,900	98,900	\$3,444	60.6	69,200	\$3,378	43.2
Jefferson	\$642,500	85,800	\$3,389	53.4	60,100	\$3,324	38.1
King	\$1,028,800	131,300	\$5,428	51.0	91,900	\$5,323	36.4
Kitsap	\$589,900	109,100	\$3,112	74.0	76,400	\$3,052	52.8
Kittitas	\$544,600	64,200	\$2,873	47.1	44,900	\$2,817	33.6
Klickitat	\$488,500	72,000	\$2,577	58.9	50,400	\$2,527	42.1
Lewis	\$424,000	70,900	\$2,237	66.9	49,600	\$2,193	47.7
Lincoln	\$298,300	79,200	\$1,573	106.2	55,400	\$1,543	75.7
Mason	\$425,000	75,700	\$2,242	71.2	53,000	\$2,198	50.8
Okanogan	\$363,900	60,200	\$1,920	66.1	42,100	\$1,882	47.2
Pacific	\$361,400	66,600	\$1,906	73.7	46,600	\$1,869	52.6
Pend Oreille	\$320,400	71,300	\$1,690	89.0	49,900	\$1,657	63.5
Pierce	\$579,500	107,100	\$3,057	73.9	75,000	\$2,998	52.8
San Juan	\$1,019,200	93,000	\$5,377	36.5	65,100	\$5,273	26.0
Skagit	\$634,500	96,500	\$3,347	60.8	67,600	\$3,282	43.4
Skamania	\$435,700	92,300	\$2,298	84.7	64,600	\$2,254	60.4
Snohomish	\$808,300	116,000	\$4,264	57.4	81,200	\$4,182	41.0
Spokane	\$456,700	81,500	\$2,409	71.4	57,100	\$2,362	51.0
Stevens	\$320,400	72,500	\$1,690	90.5	50,800	\$1,657	64.6
Thurston	\$547,000	100,700	\$2,886	73.6	70,500	\$2,830	52.5
Wahkiakum	\$475,800	72,500	\$2,510	60.9	50,800	\$2,461	43.5
Walla Walla	\$442,000	80,000	\$2,332	72.4	56,000	\$2,286	51.7
Whatcom	\$637,100	76,500	\$3,361	48.0	53,600	\$3,296	34.3
Whitman	\$452,000	67,000	\$2,384	59.3	46,900	\$2,338	42.3
Yakima	\$365,300	74,700	\$1,927	81.8	52,300	\$1,890	58.4
Statewide	\$675,600	102,500	\$3,226	60.7	71,800	\$3,163	43.3

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 2018	Q2 2019	Q2 2020	Q2 2021	Q2 2022	Q2 2023	Q2 2024	Q2 2025	% Change
Adams	38	37	18	18	36	41	42	59	40.5
Asotin	240	NA	NA	NA	NA	NA	NA	NA	NA
Benton	753	760	617	283	708	858	1,128	1,421	26.0
Chelan	215	251	157	88	221	259	333	381	14.4
Clallam	201	274	142	93	155	147	204	280	37.3
Clark	1,226	1,201	642	454	979	662	936	1,249	33.4
Columbia	317	321	247	6	20	19	20	32	60.0
Cowlitz	225	206	113	93	190	165	207	306	47.8
Douglas	115	93	74	32	93	65	128	158	23.4
Ferry	51	53	31	25	27	25	28	39	39.3
Franklin	753	760	617	283	708	858	1,128	1,421	26.0
Garfield	240	NA	NA	NA	NA	NA	NA	NA	NA
Grant	265	242	140	112	184	231	273	443	62.3
Grays Harbor	386	347	210	171	326	336	415	601	44.8
Island	333	338	161	110	230	227	310	412	32.9
Jefferson	189	136	101	56	89	124	125	157	25.6
King	3,703	4,613	2,456	1,513	3,355	2,239	2,858	4,296	50.3
Kitsap	563	589	353	253	551	487	608	704	15.8
Kittitas	225	243	125	96	185	270	304	380	25.0
Klickitat	108	103	73	46	95	86	120	144	20.0
Lewis	263	248	165	141	279	224	324	434	34.0
Lincoln	43	34	23	10	20	28	26	39	50.0
Mason	284	256	128	97	227	229	285	356	24.9
Okanogan	319	280	141	99	162	172	202	244	20.8
Pacific	238	183	99	56	133	166	218	252	15.6
Pend Oreille	260	239	142	89	151	149	186	259	39.2
Pierce	2,015	1,860	974	748	1,819	1,204	1,739	2,228	28.1
San Juan	247	251	163	76	100	139	148	190	28.4
Skagit	410	428	227	128	297	219	303	336	10.9
Skamania	56	45	16	15	24	35	48	51	6.2
Snohomish	1,513	1,693	812	481	1,542	795	1,069	1,533	43.4
Spokane	1,646	1,587	674	472	1,019	1,182	1,372	1,689	23.1
Stevens	260	239	142	89	151	149	186	259	39.2
Thurston	646	543	236	200	550	402	527	750	42.3
Wahkiakum	28	34	10	17	22	30	30	39	30.0
Walla Walla	317	321	247	49	NA	108	157	205	30.6
Whatcom	602	636	464	259	536	514	545	809	48.4
Whitman	101	93	68	36	60	82	108	107	-0.9
Yakima	566	525	360	408	494	324	NA	494	NA
Statewide	18,707	19,063	10,609	6,830	14,879	12,243	15,326	21,077	37.5

MONTHS OF SUPPLY OF INVENTORY BY PRICE RANGE

State of Washington and Counties
End of Second 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	5.0	11.6	11.5	8.8	66.0
Asotin	NA	NA	NA	NA	NA	NA	NA
Benton	33.3	3.3	2.3	3.3	5.9	4.2	27.3
Chelan	NA	NA	NA	1.9	7.2	5.3	-3.6
Clallam	NA	NA	0.9	3.2	4.4	3.8	26.7
Clark	2.2	7.1	7.1	2.5	3.3	3.2	33.3
Columbia	1.8	3.6	3.6	7.1	NA	7.6	16.9
Cowlitz	NA	NA	NA	2.3	6.5	3.3	32.0
Douglas	NA	NA	4.9	1.8	5.8	4.0	25.0
Ferry	NA	NA	NA	60.3	NA	31.0	355.9
Franklin	33.3	3.3	2.3	3.3	5.9	4.2	27.3
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	10.3	6.9	3.9	4.9	11.4	6.0	53.8
Grays Harbor	NA	NA	4.0	6.5	11.5	7.1	31.5
Island	NA	NA	NA	1.6	4.0	3.5	25.0
Jefferson	NA	NA	3.0	3.3	4.5	4.4	15.8
King	NA	NA	NA	2.0	2.7	2.8	55.6
Kitsap	NA	NA	2.7	1.3	2.8	2.4	14.3
Kittitas	NA	NA	4.3	1.8	6.2	4.5	2.3
Klickitat	NA	NA	7.0	6.6	7.3	6.9	13.1
Lewis	NA	NA	3.3	4.2	7.6	5.2	36.8
Lincoln	NA	NA	NA	10.4	14.0	9.7	3.2
Mason	NA	NA	2.2	3.3	6.2	4.2	20.0
Okanogan	NA	NA	3.6	8.2	14.7	9.1	68.5
Pacific	NA	NA	5.2	8.8	11.5	8.8	54.4
Pend Oreille	1.3	4.6	5.9	7.8	NA	8.3	59.6
Pierce	NA	NA	NA	1.5	3.2	2.7	28.6
San Juan	NA	NA	NA	NA	8.2	10.1	26.2
Skagit	4.3	4.8	16.1	2.0	3.1	2.9	-3.3
Skamania	NA	NA	NA	2.5	12.0	5.9	9.3
Snohomish	NA	NA	4.1	2.1	2.4	2.4	41.2
Spokane	NA	NA	2.5	2.3	4.7	3.3	17.9
Stevens	1.3	4.6	5.9	7.8	NA	8.3	59.6
Thurston	NA	NA	0.8	2.2	2.9	2.7	42.1
Wahkiakum	NA	NA	NA	9.4	41.4	17.6	112.0
Walla Walla	NA	NA	3.2	3.0	8.2	4.8	54.8
Whatcom	12.0	7.8	2.7	2.9	4.0	4.0	48.1
Whitman	NA	NA	3.3	5.4	4.8	4.9	14.0
Yakima	3.9	3.4	1.9	2.5	NA	3.1	NA
Statewide	4.9	3.9	2.9	2.5	3.1	3.0	36.4

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	\$385,700	\$415,500	\$434,500	\$481,700	\$577,000	\$623,400	\$607,300	\$648,600

TOTAL BUILDING PERMITS

State of Washington and Counties
Annual 2016-2024

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	-28.0
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
Statewide	22,463	23,115	23,676	23,300	23,542	25,076	20,401	18,056	19,136	6.0

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
Statewide	3,208,034	3,251,915	3,308,856	3,357,889	3,394,986	3,432,764	1.1

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
Statewide	2,081,807	2,105,349	2,130,425	2,150,826	2,168,882	2,188,018	0.9

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).

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	

The Housing Affordability Indexes are based on estimated median household incomes, which are updated as better data become available from the Washington State Office of Financial Management and the U.S. Bureau of Labor Statistics. For the most up-to-date statistics, please see our Dashboards at <https://wcrer.be.uw.edu/dashboards/>.

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