

WASHINGTON STATE HOUSING MARKET REPORT

4th Quarter 2025

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COLLEGE OF BUILT ENVIRONMENTS

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Fourth quarter 2025 synopsis: Statewide, single-family home sales in Q4 2025 declined 18% relative to the previous quarter, although they were up 27% relative to the same quarter a year earlier. Meanwhile, median prices dropped both relative to the previous quarter (-3%) and year-over-year (-4%). Although mortgage interest rates continued to decline in Q4 2025, they remained well above their pre-2022 levels. Consequently, high interest rates have continued to have an adverse effect on affordability. Nevertheless, the decline in interest rates combined with the decline in median prices meant that a median-priced house was affordable to the median-income buyer in nine rural counties in Q4 2025, compared to only three counties in the previous quarter. However, a somewhat lower-priced house was affordable for a first-time buyer with 80% of median income in only two counties.

Similarly, condominium sales in Q4 2025 dropped from the previous quarter (-21%) but increased year-over-year (6%). Median condo prices dropped both relative to the previous quarter (-2%) and year-over-year (-3%). Due to the lower median prices of condos, they were more affordable than single-family houses. For the median-income buyer, the median-priced condo was affordable in four of the 14 counties tracked (Benton, Clark, Kitsap, and Spokane), and a somewhat lower-priced condo was affordable to a first-time buyer in the same four counties.

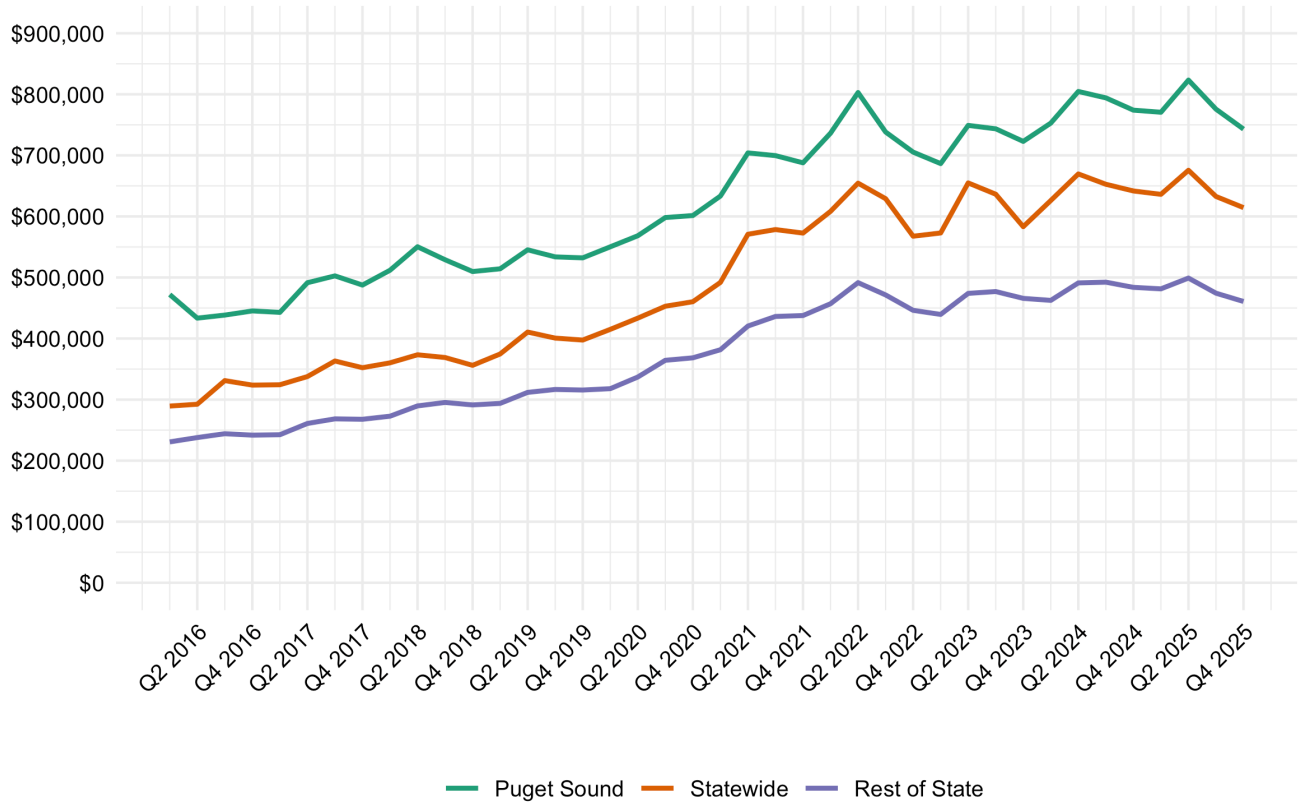
Based on the counties for which we have data on listings, the average months of supply of single-family homes was 2.2. Normally, this would be considered a “seller’s market” but, due to the ongoing affordability constraints faced by buyers, it is not really a good market for either sellers or buyers.

New report format and content: Starting with the 3rd Quarter 2025, this report incorporates multiple changes intended to improve and expand the data provided on for-sale housing markets in Washington’s counties. Specifically, it reflects the following changes:

- Price and sales data are now sourced from property assessors’ offices rather than Multiple Listing Services (MLSs). For most counties, we obtain this data from Cotality; for the remaining counties, the data are obtained directly from the assessors’ offices. This provides complete coverage, including sales that are not included in MLS data (such as for-sale-by-owner transactions). We still rely on MLS data for listings statistics, however.
- Median price and affordability statistics are now provided for condominiums for selected counties. We report data for those counties that average at least 10 condominium transactions per quarter over a 10-year period. The affordability calculations assume an interest rate premium for condominium mortgages based on an informal survey of rates published by lenders.
- We have modified the income assumption for first-time buyers from 70% to 80% of the median household income. The 70% assumption, which is within the low-income range (below 80% of median income) as defined by the U.S. Department of Housing and Urban Development, is no longer realistic, so we are now assuming an income at the border between low and moderate income. Even this higher income assumption results in a Housing Affordability Index (HAI) of less than 100 most counties and statewide, indicating a lack of affordability. This change has been applied to all historical HAI calculations.
- We also now update the cost of mortgage insurance for first-time buyers on a quarterly basis using data from the Urban Institute’s monthly *Housing Finance at a Glance* reports. Based on the November 2025 report, the Q4 2025 premium adds 0.55 percentage points to the interest rate used to calculate the monthly mortgage payment.

- We are including more and better graphics showing key trends in median prices, median household incomes, mortgage interest rates, and affordability. We are also adding brief commentary on each of these trends. This commentary replaces the highlights included in previous Housing Market Reports. We plan to add additional graphics for building permits in the future when the U.S. Census Bureau updates its data (complete data for Q4 2025 are not yet available).

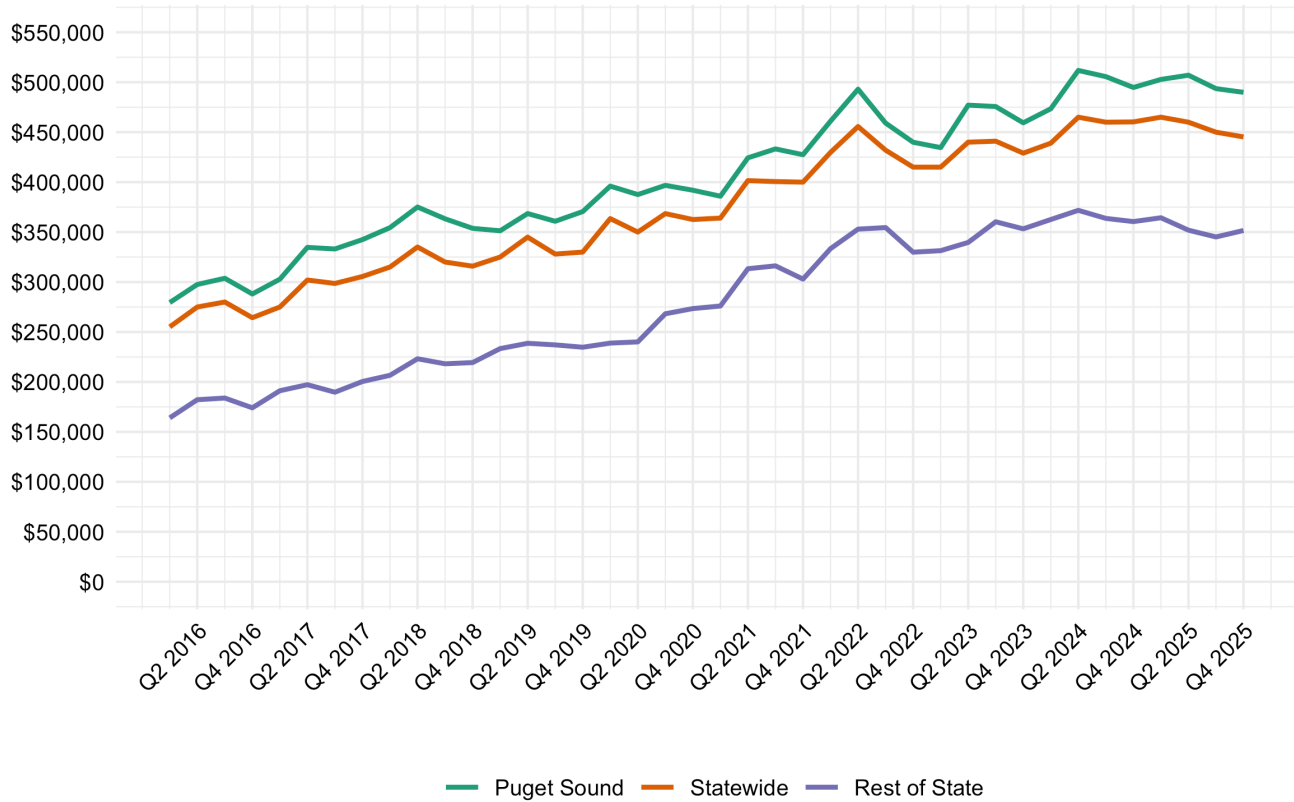
SINGLE-FAMILY MEDIAN PRICE TRENDS



Statewide, median single-family house prices rose at a steady rate from late 2015 through early 2022, peaking at \$654,500 in Q2 2022. Since then, prices have fluctuated but not displayed a clear trend. The statewide median was \$614,400 in Q4 2025, representing a 6.1% drop from the Q2 2022 peak. The highest median price in Q4 2025 was \$900,000 in King County, while the lowest was \$185,000 in Lincoln County.

The sluggish house price growth since 2022 is due to the large increase in mortgage interest rates that took place in that year. High interest rates discourage sellers who often have low-interest-rate loans and constrain buyers who face affordability challenges.

CONDOMINIUM MEDIAN PRICE TRENDS



Condominium prices display trends very similar to those for single-family homes, although price levels are significantly lower. After years of steady increases, prices peaked in Q2 2022 and have not displayed a clear trend since then. Statewide, median condo prices peaked at \$455,650 in Q2 2022 and were \$445,250 in Q4 2025. Of the 14 counties for which we report data, the highest median price in Q4 2025 was \$515,000 in King County and the lowest price was \$241,500 in Spokane County.

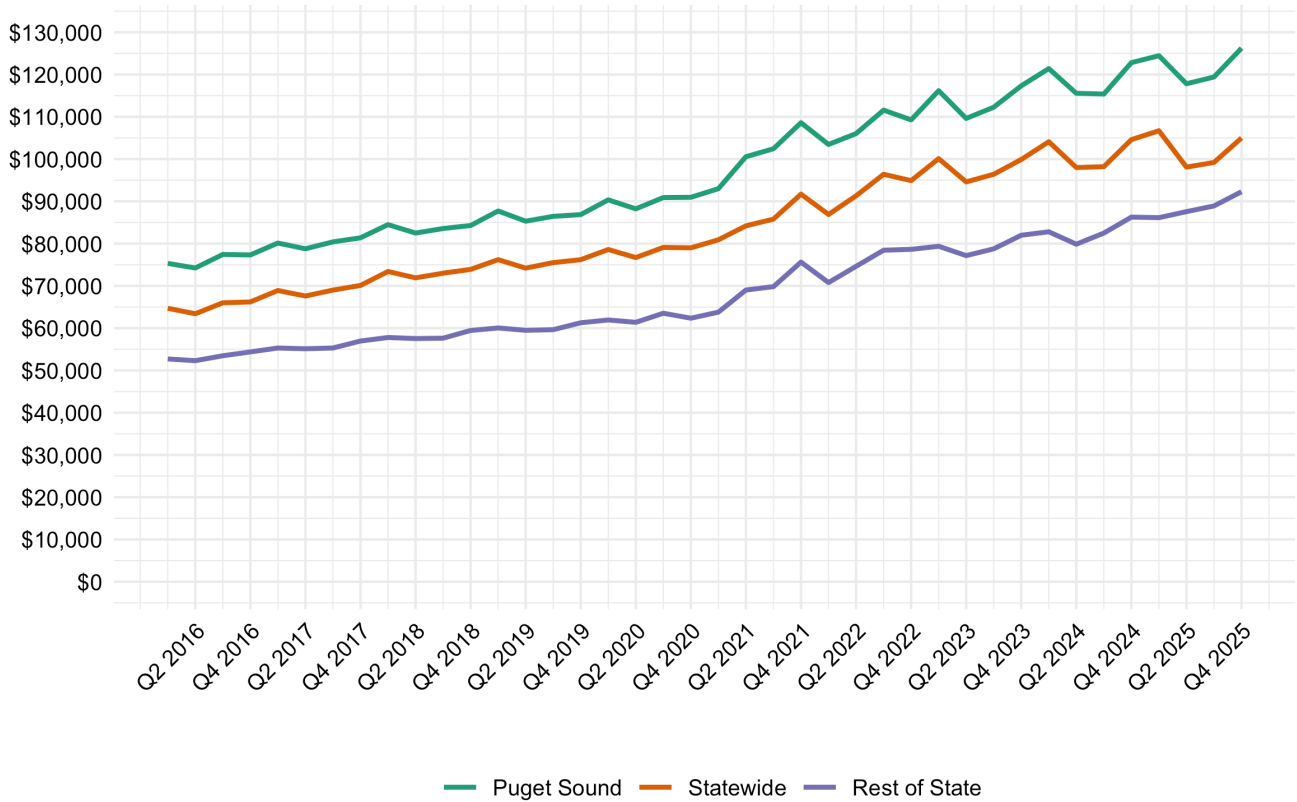
As for the single-family market, the sluggish house price growth since 2022 is due to the large increase in mortgage interest rates that took place in that year. High interest rates discourage sellers who currently typically have relatively low-interest-rate loans and constrain buyers who face affordability challenges.

MORTGAGE INTEREST RATE TRENDS



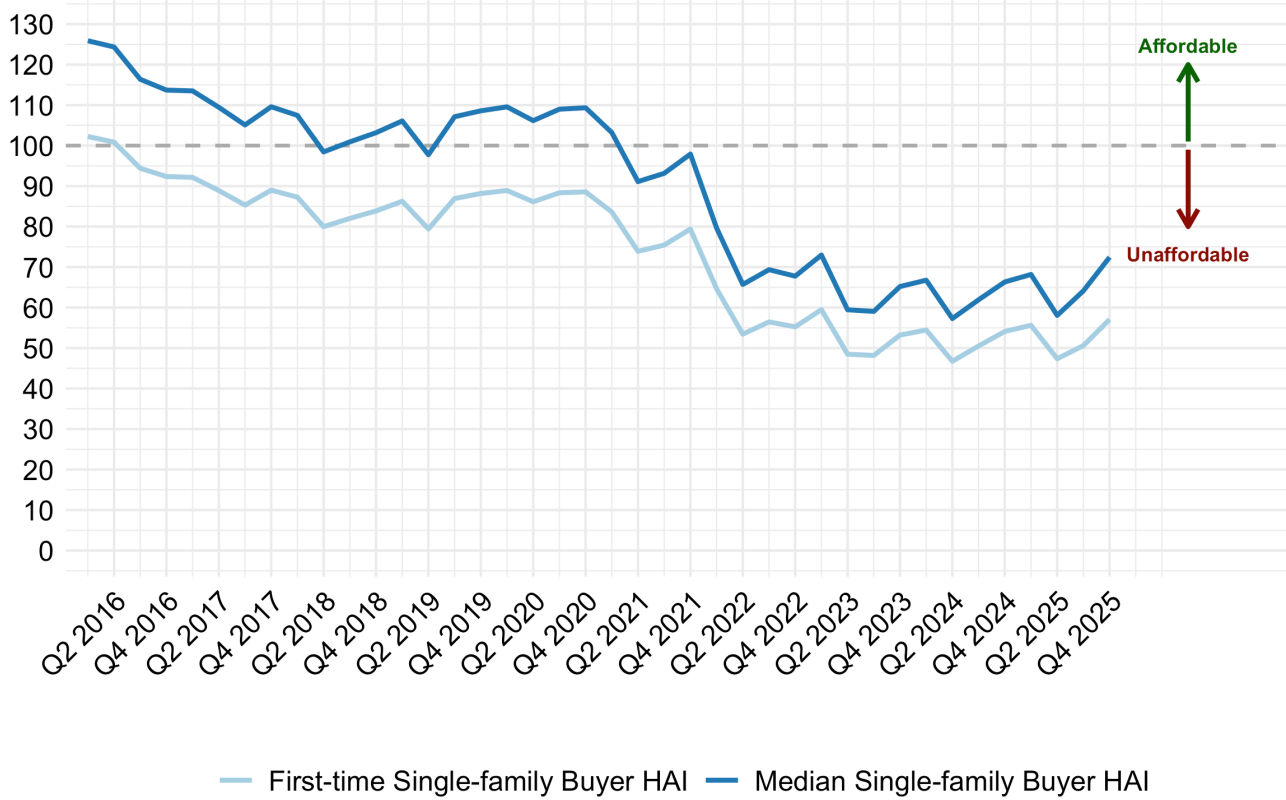
Thirty-year fixed mortgage interest rates for single-family homes increased sharply in 2022 after having been relatively low, in the 3% to 5% range, for over 10 years. Subsequently, rates peaked at an average of about 7.3% in Q4 2023 and dropped to about 6.2% in Q4 2025. The long-term average mortgage interest rate (since 1990) is about 6%. Rates are expected to remain elevated for the foreseeable future.

HOUSEHOLD INCOMES



Household incomes have generally been trending upwards. Quarter-to-quarter volatility in the income statistics increased somewhat starting in 2021. The statewide median household income was \$105,000 in Q4 2025, with a high of \$138,500 in King County and a low of \$63,800 in both Lincoln County and Okanogan County. These median income statistics are preliminary and are subject to change as new data are released by the Washington State Office of Financial Management and the U.S. Bureau of Labor Statistics.

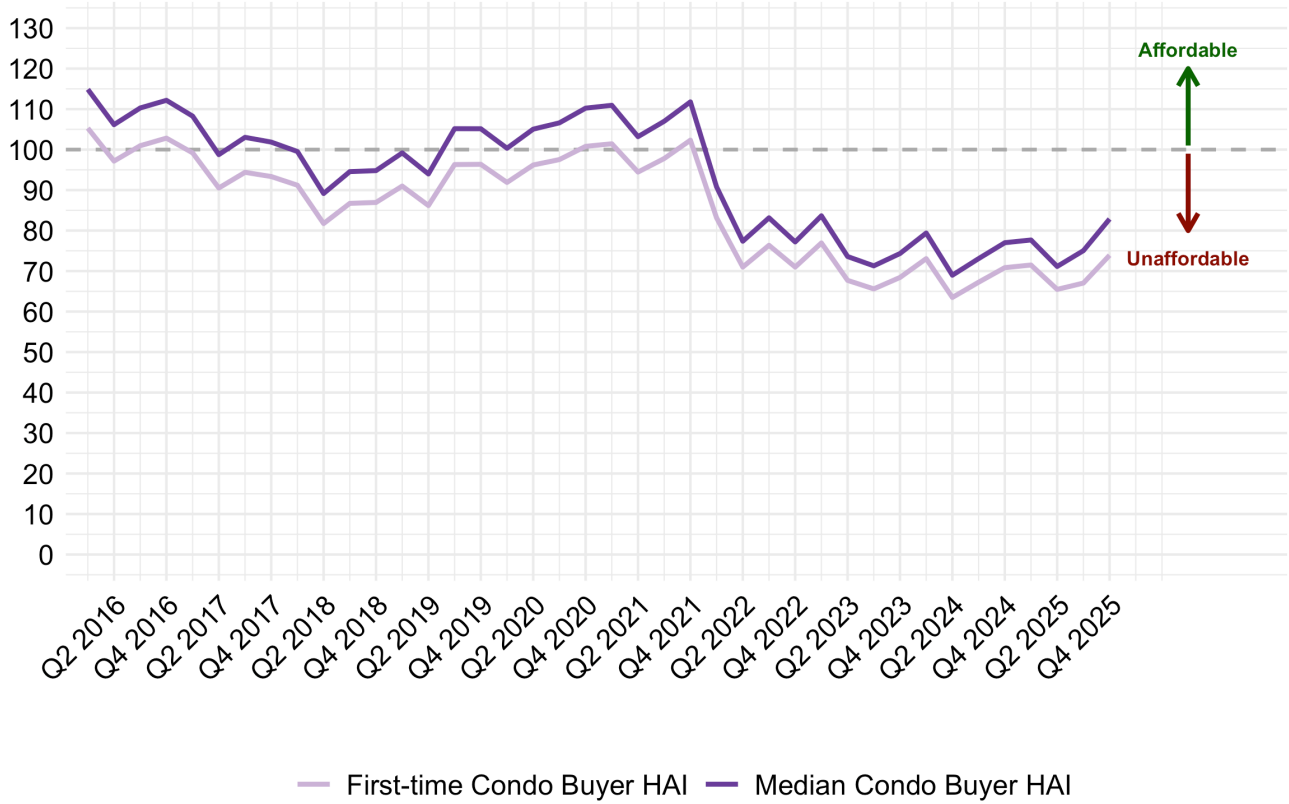
SINGLE-FAMILY AFFORDABILITY



The spike in mortgage interest rates in 2022 pushed the statewide Housing Affordability Index (HAI) for the median-income household into unaffordability territory, where it has remained. However, drops in mortgage interest rates and median house prices, combined with increases in median household incomes, have resulted in improvements in the statewide HAI in Q3 and Q4 2025. Statewide, the median buyer HAI was 72.4 in Q4 2025, meaning that the median-income buyer had only 72% of the income needed to afford a median-priced house.

San Juan and Island counties were the least affordable for median-income buyers, while Columbia and Lincoln counties were the most affordable. The same counties were also the least and most affordable ones for first-time buyers.

CONDOMINIUM AFFORDABILITY



Affordability for the median-income condominium buyer has followed a path very similar to that for the comparable single-family home buyer. The spike in interest rates in 2022 pushed the HAI into the unaffordable range, where it has remained. However, the median-priced condo is affordable for the median-income household in four of the 14 counties with significant condo markets: Benton, Clark, Kitsap, and Spokane. For the median buyer, condos are most affordable in Spokane County, with an HAI of 141.1, and least affordable in Clallam County, with an HAI of 69.9. For first-time buyers, condos are affordable in the same four counties: Benton, Clark, Kitsap, and Spokane. Again, they are most affordable in Spokane County and least affordable in Clallam County.

SINGLE-FAMILY SNAPSHOT

State of Washington and Counties
Fourth Quarter 2025

County	Sales	Sales Change Q3 2025 – Q4 2025	Sales Change Q4 2024 – Q4 2025	Median House Price	Median House Price Change Q3 2025 - Q4 2025	Median House Price Change Q4 2024 - Q4 2025	Median Buyer HAI	First-time Buyer HAI
Adams	16	-11%	-41%	\$265,352	-5%	-16%	121	95
Asotin	68	-27%	-13%	\$300,000	-6%	-6%	117	92
Benton	605	-14%	54%	\$440,000	0%	1%	95	75
Chelan	226	-13%	37%	\$538,000	-4%	-14%	68	53
Clallam	242	-17%	3%	\$479,450	-5%	-2%	72	56
Clark	1,486	-16%	39%	\$550,635	-1%	-3%	88	70
Columbia	13	62%	117%	\$205,000	-30%	-19%	166	131
Cowlitz	322	-9%	130%	\$387,500	-6%	-4%	93	73
Douglas	112	0%	49%	\$476,875	-7%	-5%	74	59
Ferry	19	-21%	-14%	\$235,000	-15%	-12%	122	96
Franklin	226	-15%	53%	\$429,630	1%	-1%	90	71
Garfield	NA	NA	NA	NA	NA	NA	NA	NA
Grant	224	-25%	81%	\$360,518	2%	-1%	94	74
Grays Harbor	285	-6%	261%	\$330,370	0%	-7%	88	69
Island	288	-30%	61%	\$599,950	-3%	-6%	62	49
Jefferson	21	5%	-19%	\$579,281	-5%	-7%	67	53
King	4,249	-15%	-8%	\$900,000	-6%	-5%	65	51
Kitsap	813	-17%	51%	\$570,281	-2%	3%	91	71
Kittitas	152	-11%	111%	\$456,000	-5%	-11%	82	65
Klickitat	43	-9%	115%	\$395,000	4%	-8%	84	66
Lewis	217	-7%	68%	\$415,000	4%	-5%	88	69
Lincoln	29	-22%	-6%	\$185,000	-29%	-28%	146	115
Mason	160	-27%	40%	\$415,500	-7%	-4%	91	72
Okanogan	73	-30%	161%	\$287,900	-15%	-22%	94	74
Pacific	85	-28%	10%	\$315,000	-2%	-8%	104	82
Pend Oreille	37	-8%	-37%	\$285,000	-20%	-16%	118	93
Pierce	2,051	-22%	30%	\$550,000	-2%	-4%	84	66
San Juan	23	-12%	130%	\$775,000	-7%	-18%	53	42
Skagit	289	-26%	56%	\$575,281	-2%	-1%	74	58
Skamania	20	150%	900%	\$552,685	-1%	7%	75	59
Snohomish	1,713	-11%	29%	\$740,000	-3%	-6%	67	53
Spokane	1,424	-20%	46%	\$414,998	-3%	-5%	99	78
Stevens	74	-37%	45%	\$299,870	-21%	-11%	106	83
Thurston	779	-18%	43%	\$524,900	-1%	2%	84	66
Wahkiakum	33	-6%	106%	\$290,000	-36%	-39%	122	96
Walla Walla	120	-23%	43%	\$421,250	-5%	0%	80	63
Whatcom	526	-31%	36%	\$605,904	-2%	-2%	64	51
Whitman	31	-31%	48%	\$365,000	13%	-8%	77	60
Yakima	329	-34%	199%	\$358,000	0%	-2%	99	78
Statewide	17,423	-18%	27%	\$614,400	-3%	-4%	72	57

CONDOMINIUM SNAPSHOT

State of Washington and Counties
Fourth Quarter 2025

County	Sales	Sales Change Q3 2025 – Q4 2025	Sales Change Q4 2024 – Q4 2025	Median Condo Price	Median Condo Price Change Q3 2025 – Q4 2025	Median Condo Price Change Q4 2024 – Q4 2025	Median Buyer HAI	First-time Buyer HAI
Benton	28	12%	75%	\$265,000	4%	-29%	131	117
Chelan	25	-19%	67%	\$379,000	-6%	-16%	80	71
Clallam	20	11%	25%	\$407,500	-4%	-11%	70	62
Clark	80	-14%	29%	\$327,500	-4%	4%	123	110
Island	21	0%	50%	\$350,313	2%	-1%	88	79
King	1,003	-19%	-4%	\$515,000	0%	1%	95	84
Kitsap	36	-36%	20%	\$355,313	-2%	-28%	121	107
Pierce	169	-22%	36%	\$395,000	-10%	-3%	97	86
Skagit	21	-22%	75%	\$415,313	0%	-2%	85	76
Snohomish	302	-24%	8%	\$485,000	-4%	1%	85	76
Spokane	47	-28%	4%	\$241,500	6%	-24%	141	126
Thurston	24	-44%	-20%	\$372,000	16%	-17%	99	88
Whatcom	78	-28%	18%	\$441,563	12%	13%	73	65
Yakima	19	12%	73%	\$320,000	0%	12%	92	82
Statewide	1,938	-21%	6%	\$445,250	-2%	-3%	83	74

Note: The statewide statistics include transactions from other counties.

QUARTERLY SINGLE-FAMILY SALES

State of Washington and Counties
 Quarterly, Fourth Quarter 2024–Fourth Quarter 2025

County	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Sales Change Q3 2025 - Q4 2025	Sales Change Q4 2024 - Q4 2025
Adams	27	19	10	18	16	-11%	-41%
Asotin	78	68	77	93	68	-27%	-13%
Benton	394	475	686	705	605	-14%	54%
Chelan	165	128	258	259	226	-13%	37%
Clallam	234	178	256	291	242	-17%	3%
Clark	1,072	1,175	1,707	1,775	1,486	-16%	39%
Columbia	6	6	5	8	13	62%	117%
Cowlitz	140	232	366	354	322	-9%	130%
Douglas	75	74	124	112	112	0%	49%
Ferry	22	9	11	24	19	-21%	-14%
Franklin	148	183	259	267	226	-15%	53%
Garfield	6	3	10	6	NA	NA	NA
Grant	124	155	290	298	224	-25%	81%
Grays Harbor	79	207	256	304	285	-6%	261%
Island	179	208	384	414	288	-30%	61%
Jefferson	26	22	18	20	21	5%	-19%
King	4,595	3,582	5,508	5,023	4,249	-15%	-8%
Kitsap	539	541	989	976	813	-17%	51%
Kittitas	72	87	181	171	152	-11%	111%
Klickitat	20	24	51	47	43	-9%	115%
Lewis	129	127	230	233	217	-7%	68%
Lincoln	31	18	34	37	29	-22%	-6%
Mason	114	133	191	220	160	-27%	40%
Okanogan	28	50	75	105	73	-30%	161%
Pacific	77	61	81	118	85	-28%	10%
Pend Oreille	59	29	38	40	37	-8%	-37%
Pierce	1,577	1,753	2,615	2,636	2,051	-22%	30%
San Juan	10	5	14	26	23	-12%	130%
Skagit	185	230	329	388	289	-26%	56%
Skamania	2	8	6	8	20	150%	900%
Snohomish	1,326	1,386	2,094	1,926	1,713	-11%	29%
Spokane	976	1,145	1,826	1,781	1,424	-20%	46%
Stevens	51	64	96	118	74	-37%	45%
Thurston	545	523	915	954	779	-18%	43%
Wahkiakum	16	12	12	35	33	-6%	106%
Walla Walla	84	81	137	156	120	-23%	43%
Whatcom	387	410	677	761	526	-31%	36%
Whitman	21	39	35	45	31	-31%	48%
Yakima	110	207	443	497	329	-34%	199%
Statewide	13,729	13,657	21,294	21,249	17,423	-18%	27%

ANNUAL SINGLE-FAMILY SALES

State of Washington and Counties
Annual, 2019–2025

County	2019	2020	2021	2022	2023	2024	2025	Sales Change 2024 - 2025
Adams	122	109	137	133	114	93	63	-32%
Asotin	374	398	350	298	196	269	306	14%
Benton	4,486	5,444	4,548	4,441	3,580	3,950	2,471	-37%
Chelan	887	937	941	918	710	762	906	19%
Clallam	995	973	1,038	878	757	814	981	21%
Clark	6,575	6,788	7,849	7,209	4,433	4,634	6,144	33%
Columbia	59	82	66	59	55	51	33	-35%
Cowlitz	1,242	1,364	1,425	1,245	918	986	1,274	29%
Douglas	522	562	582	460	394	446	421	-6%
Ferry	58	51	63	65	44	39	62	59%
Franklin	4,486	5,444	4,548	4,441	3,580	3,950	936	-76%
Garfield			45	18	26	25		
Grant	932	1,093	1,182	997	770	820	966	18%
Grays Harbor	1,319	1,420	1,579	1,395	1,096	976	1,092	12%
Island	1,647	1,635	1,780	1,465	1,190	1,143	1,294	13%
Jefferson	519	567	571	540	453	417	82	-80%
King	24,141	25,703	29,651	22,214	16,787	18,127	18,360	1%
Kitsap	4,162	4,245	4,720	4,199	3,241	3,469	3,320	-4%
Kittitas	797	898	962	793	651	785	593	-24%
Klickitat	239	288	271	324	215	208	166	-20%
Lewis	1,146	1,323	1,402	1,227	889	863	808	-6%
Lincoln	52	57	84	49	39	57	114	100%
Mason	1,254	1,341	1,402	1,192	955	1,006	697	-31%
Okanogan	436	520	480	485	317	378	310	-18%
Pacific	487	512	567	478	406	398	367	-8%
Pend Oreille	66	99	53	152	159	182	157	-14%
Pierce	13,756	13,966	15,869	12,537	9,017	9,367	9,041	-3%
San Juan	272	378	340	218	217	202	68	-66%
Skagit	1,874	1,972	1,851	1,692	1,253	1,310	1,250	-5%
Skamania	102	132	144	123	85	105	41	-61%
Snohomish	10,672	11,304	12,604	10,090	7,405	7,731	7,124	-8%
Spokane	8,484	8,381	7,774	6,855	5,650	5,864	6,184	5%
Stevens	474	446	518	312	290	221	352	59%
Thurston	4,934	4,801	5,593	4,455	3,274	3,215	3,180	-1%
Wahkiakum	69	45	68	39	53	39	92	136%
Walla Walla	714	677	705	579	519	571	494	-13%
Whatcom	2,947	3,030	3,273	2,812	2,237	2,315	2,380	3%
Whitman	363	401	416	375	299	297	150	-49%
Yakima	1,688	1,851	2,158	2,027	1,569	1,664	1,481	-11%
Statewide	103,352	109,237	117,609	97,789	73,843	77,749	73,760	-5%

SINGLE-FAMILY INVENTORY, MONTHLY SALES, AND MONTHS OF SUPPLY

State of Washington and Counties
Fourth Quarter 2025

County	Average Monthly Listings	Average Monthly Sales	Months of Supply
Adams	53	5	9.9
Asotin	NA	23	NA
Benton	NA	202	NA
Chelan	270	75	3.6
Clallam	209	81	2.6
Clark	879	495	1.8
Columbia	24	4	5.5
Cowlitz	252	107	2.3
Douglas	105	37	2.8
Ferry	34	6	5.4
Franklin	NA	75	NA
Garfield	NA	NA	NA
Grant	372	75	5.0
Grays Harbor	497	95	5.2
Island	282	96	2.9
Jefferson	149	7	21.3
King	2,917	1,416	2.1
Kitsap	527	271	1.9
Kittitas	294	51	5.8
Klickitat	112	14	7.8
Lewis	338	72	4.7
Lincoln	45	10	4.7
Mason	274	53	5.1
Okanogan	196	24	8.1
Pacific	209	28	7.4
Pend Oreille	NA	12	NA
Pierce	1,767	684	2.6
San Juan	110	8	14.3
Skagit	294	96	3.1
Skamania	51	7	7.6
Snohomish	1,177	571	2.1
Spokane	NA	475	NA
Stevens	NA	25	NA
Thurston	660	260	2.5
Wahkiakum	24	11	2.2
Walla Walla	155	40	3.9
Whatcom	583	175	3.3
Whitman	NA	10	NA
Yakima	NA	110	NA
Statewide	12,859	5,808	2.2

QUARTERLY CONDOMINIUM SALES

State of Washington and Counties
Quarterly, Fourth Quarter 2024–Fourth Quarter 2025

County	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Sales Change Q3 2025 – Q4 2025	Sales Change Q4 2024 – Q4 2025
Benton	16	16	26	25	28	12%	75%
Chelan	15	25	25	31	25	-19%	67%
Clallam	16	13	24	18	20	11%	25%
Clark	62	71	99	93	80	-14%	29%
Island	14	19	24	21	21	0%	50%
King	1,045	961	1,247	1,242	1,003	-19%	-4%
Kitsap	30	27	67	56	36	-36%	20%
Pierce	124	176	213	217	169	-22%	36%
Skagit	12	19	36	27	21	-22%	75%
Snohomish	279	302	456	399	302	-24%	8%
Spokane	45	39	66	65	47	-28%	4%
Thurston	30	27	38	43	24	-44%	-20%
Whatcom	66	84	118	108	78	-28%	18%
Yakima	11	15	31	17	19	12%	73%
Statewide	1,827	1,841	2,550	2,450	1,938	-21%	6%

ANNUAL CONDOMINIUM SALES

State of Washington and Counties
Annual, 2019–2025

County	2019	2020	2021	2022	2023	2024	2025	Sales Change 2024 – 2025
Benton	107	110	103	102	71	81	95	17%
Chelan	122	119	108	87	82	68	106	56%
Clallam	55	70	101	74	82	77	75	-3%
Clark	445	366	499	401	274	292	343	17%
Island	107	117	119	88	63	53	85	60%
King	6,320	6,892	7,606	5,899	4,181	4,322	4,453	3%
Kitsap	219	197	255	201	148	143	186	30%
Pierce	1,175	915	990	793	613	641	775	21%
Skagit	131	110	118	85	81	66	103	56%
Snohomish	2,365	1,798	2,118	1,585	1,150	1,133	1,459	29%
Spokane	331	260	275	226	219	207	217	5%
Thurston	135	137	153	129	114	119	132	11%
Whatcom	598	526	556	417	360	349	388	11%
Yakima	92	58	69	51	44	54	82	52%
Statewide	12,562	11,948	13,338	10,354	7,712	7,844	8,779	12%

QUARTERLY SINGLE-FAMILY HOUSE PRICES

State of Washington and Counties
 Quarterly, Fourth Quarter 2024–Fourth Quarter 2025

County	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Median House Price Change Q3 2025 – Q4 2025	Median House Price Change Q4 2024 – Q4 2025
Adams	\$314,200	\$320,900	\$313,900	\$280,370	\$265,352	-5%	-16%
Asotin	\$319,600	\$325,200	\$341,200	\$318,000	\$300,000	-6%	-6%
Benton	\$433,800	\$441,300	\$443,600	\$440,000	\$440,000	0%	1%
Chelan	\$622,400	\$545,000	\$573,700	\$560,000	\$538,000	-4%	-14%
Clallam	\$487,000	\$505,900	\$513,000	\$505,000	\$479,450	-5%	-2%
Clark	\$568,900	\$562,300	\$599,300	\$559,000	\$550,635	-1%	-3%
Columbia	\$253,700	\$268,700	\$277,900	\$292,000	\$205,000	-30%	-19%
Cowlitz	\$405,600	\$413,700	\$406,600	\$413,500	\$387,500	-6%	-4%
Douglas	\$500,000	\$486,500	\$509,700	\$515,000	\$476,875	-7%	-5%
Ferry	\$267,000	\$262,000	\$185,000	\$275,000	\$235,000	-15%	-12%
Franklin	\$433,800	\$441,300	\$443,600	\$425,000	\$429,630	1%	-1%
Garfield	\$234,700	\$212,200	\$244,200	\$302,500	NA	NA	NA
Grant	\$363,400	\$372,200	\$367,900	\$353,000	\$360,518	2%	-1%
Grays Harbor	\$355,700	\$357,300	\$368,400	\$330,370	\$330,370	0%	-7%
Island	\$635,000	\$589,800	\$652,900	\$617,781	\$599,950	-3%	-6%
Jefferson	\$621,900	\$676,800	\$642,500	\$608,511	\$579,281	-5%	-7%
King	\$943,100	\$940,900	\$1,028,800	\$955,000	\$900,000	-6%	-5%
Kitsap	\$551,000	\$543,600	\$589,900	\$584,031	\$570,281	-2%	3%
Kittitas	\$510,000	\$522,900	\$544,600	\$478,000	\$456,000	-5%	-11%
Klickitat	\$428,600	\$437,500	\$488,500	\$380,000	\$395,000	4%	-8%
Lewis	\$436,100	\$427,100	\$424,000	\$400,000	\$415,000	4%	-5%
Lincoln	\$256,200	\$274,500	\$298,300	\$260,000	\$185,000	-29%	-28%
Mason	\$433,300	\$417,500	\$425,000	\$445,000	\$415,500	-7%	-4%
Okanogan	\$367,900	\$375,000	\$363,900	\$340,000	\$287,900	-15%	-22%
Pacific	\$343,200	\$358,300	\$361,400	\$321,700	\$315,000	-2%	-8%
Pend Oreille	\$338,600	\$329,400	\$320,400	\$356,000	\$285,000	-20%	-16%
Pierce	\$571,800	\$567,700	\$579,500	\$562,629	\$550,000	-2%	-4%
San Juan	\$941,700	\$866,700	\$1,019,200	\$835,000	\$775,000	-7%	-18%
Skagit	\$583,500	\$610,000	\$634,500	\$585,140	\$575,281	-2%	-1%
Skamania	\$515,600	\$531,200	\$435,700	\$557,663	\$552,685	-1%	7%
Snohomish	\$785,900	\$771,800	\$808,300	\$760,000	\$740,000	-3%	-6%
Spokane	\$437,300	\$426,900	\$456,700	\$425,995	\$414,998	-3%	-5%
Stevens	\$338,600	\$329,400	\$320,400	\$377,250	\$299,870	-21%	-11%
Thurston	\$515,800	\$542,700	\$547,000	\$530,500	\$524,900	-1%	2%
Wahkiakum	\$477,500	\$467,500	\$475,800	\$450,370	\$290,000	-36%	-39%
Walla Walla	\$422,600	\$439,500	\$442,000	\$443,575	\$421,250	-5%	0%
Whatcom	\$618,700	\$624,400	\$637,100	\$620,281	\$605,904	-2%	-2%
Whitman	\$396,400	\$466,700	\$452,000	\$322,500	\$365,000	13%	-8%
Yakima	\$367,100	\$368,400	\$365,300	\$357,500	\$358,000	0%	-2%
Statewide	\$641,700	\$636,200	\$675,600	\$633,000	\$614,400	-3%	-4%

ANNUAL SINGLE-FAMILY HOUSE PRICES

State of Washington and Counties Annual, 2018-2025

County	2018	2019	2020	2021	2022	2023	2024	2025
Adams	\$160,600	\$192,700	\$216,900	\$257,900	\$299,200	\$315,000	\$317,000	\$330,000
Asotin	\$216,700	\$200,000	\$216,900	\$250,800	\$292,500	\$307,400	\$323,700	\$322,500
Benton	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300	\$428,500	\$434,200	\$439,900
Chelan	\$337,200	\$357,000	\$418,600	\$502,800	\$589,200	\$550,000	\$605,400	\$540,000
Clallam	\$293,000	\$309,800	\$352,600	\$420,600	\$452,400	\$474,100	\$503,500	\$499,950
Clark	\$359,100	\$371,700	\$403,700	\$481,600	\$543,700	\$541,400	\$568,600	\$555,000
Columbia	\$162,700	\$186,400	\$214,700	\$256,200	\$269,400	\$245,800	\$279,500	\$228,125
Cowlitz	\$246,900	\$275,200	\$307,500	\$362,100	\$383,200	\$397,500	\$406,500	\$399,700
Douglas	\$318,200	\$347,800	\$373,200	\$450,000	\$458,100	\$444,600	\$502,800	\$485,905
Ferry	\$164,000	\$160,000	\$172,900	\$229,200	\$237,500	\$244,400	\$195,000	\$199,500
Franklin	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300	\$428,500	\$434,200	\$422,813
Garfield	\$216,700	\$200,000	\$216,900	\$178,000	\$207,100	\$270,000	\$225,000	NA
Grant	\$202,300	\$227,900	\$258,500	\$311,700	\$357,100	\$336,600	\$349,700	\$352,000
Grays Harbor	\$191,600	\$215,200	\$251,100	\$309,900	\$353,900	\$346,400	\$358,100	\$330,370
Island	\$366,000	\$388,100	\$442,700	\$532,500	\$574,300	\$597,300	\$621,200	\$609,890
Jefferson	\$371,800	\$402,000	\$455,900	\$569,400	\$606,800	\$636,000	\$647,500	\$595,281
King	\$689,900	\$677,700	\$729,600	\$838,300	\$914,300	\$885,000	\$968,300	\$940,000
Kitsap	\$346,800	\$381,400	\$425,100	\$497,500	\$539,800	\$539,500	\$553,200	\$575,281
Kittitas	\$336,000	\$346,200	\$411,000	\$485,400	\$567,500	\$544,400	\$524,300	\$480,000
Klickitat	\$270,000	\$283,100	\$370,800	\$399,100	\$387,100	\$440,300	\$444,400	\$403,250
Lewis	\$227,400	\$258,700	\$304,100	\$364,300	\$400,100	\$396,300	\$420,800	\$410,000
Lincoln	\$115,600	\$142,500	\$202,100	\$215,600	\$239,300	\$239,300	\$252,500	\$225,000
Mason	\$242,900	\$271,900	\$319,600	\$378,300	\$409,900	\$401,900	\$424,800	\$440,000
Okanogan	\$217,800	\$220,400	\$254,500	\$309,000	\$352,500	\$356,400	\$368,400	\$310,813
Pacific	\$189,100	\$206,000	\$234,300	\$303,100	\$317,400	\$332,300	\$338,200	\$315,000
Pend Oreille	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800	\$320,900	\$340,300	\$369,000
Pierce	\$347,400	\$372,200	\$424,300	\$508,300	\$554,400	\$537,400	\$567,800	\$560,000
San Juan	\$550,000	\$652,000	\$694,800	\$887,500	\$958,300	\$956,800	\$900,000	\$797,500
Skagit	\$349,900	\$374,100	\$421,800	\$499,500	\$548,200	\$558,600	\$580,600	\$592,640
Skamania	\$292,000	\$323,100	\$340,500	\$400,000	\$432,600	\$463,900	\$503,900	\$495,370
Snohomish	\$482,100	\$493,000	\$549,400	\$676,900	\$760,600	\$725,700	\$781,700	\$755,000
Spokane	\$246,200	\$276,600	\$318,200	\$390,200	\$440,000	\$430,700	\$437,900	\$420,698
Stevens	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800	\$320,900	\$340,300	\$331,585
Thurston	\$315,800	\$341,200	\$383,600	\$460,500	\$502,500	\$506,600	\$518,400	\$530,959
Wahkiakum	\$240,900	\$256,800	\$313,900	\$393,700	\$412,500	\$425,000	\$455,000	\$356,250
Walla Walla	\$244,900	\$260,300	\$306,100	\$376,400	\$422,900	\$414,700	\$429,900	\$436,750
Whatcom	\$382,300	\$401,300	\$444,400	\$547,400	\$608,300	\$591,900	\$639,900	\$620,231
Whitman	\$264,100	\$287,500	\$291,300	\$355,900	\$393,000	\$403,800	\$426,500	\$334,500
Yakima	\$226,600	\$249,000	\$281,500	\$327,200	\$351,000	\$350,700	\$364,400	\$354,990
Statewide	\$415,500	\$434,500	\$481,700	\$577,000	\$623,400	\$607,300	\$648,600	\$632,900

SINGLE-FAMILY MEDIAN PRICES BY NUMBER OF BEDROOMS

State of Washington and Counties
Annual Changes by Number of Bedrooms

County	2 or fewer bedrooms			3 bedrooms			4 or more bedrooms		
	Q4 2024	Q4 2025	Change Q4 2024 – Q4 2025	Q4 2024	Q4 2025	Change Q4 2024 – Q4 2025	Q4 2024	Q4 2025	Change Q4 2024 – Q4 2025
Adams	\$205,000	\$115,000	-43.9%	\$309,500	\$292,667	-5.4%	\$409,450	\$320,370	-21.8%
Asotin	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benton	\$375,000	\$391,250	4.3%	\$407,500	\$396,607	-2.7%	\$526,250	\$460,000	-12.6%
Chelan	\$420,000	\$428,950	2.1%	\$600,000	\$535,000	-10.8%	\$687,000	\$622,000	-9.5%
Clallam	\$385,000	\$435,000	13.0%	\$560,000	\$500,000	-10.7%	\$524,138	\$489,000	-6.7%
Clark	\$406,000	\$437,000	7.6%	\$500,000	\$505,000	1.0%	\$659,900	\$679,128	2.9%
Columbia	\$257,000	\$180,000	-30.0%	\$373,000	\$365,000	-2.1%	\$400,000	\$445,000	11.2%
Cowlitz	\$286,250	\$297,500	3.9%	\$431,000	\$400,000	-7.2%	\$481,450	\$419,500	-12.9%
Douglas	\$249,500	\$327,688	31.3%	\$544,950	\$481,000	-11.7%	\$662,450	\$615,000	-7.2%
Ferry	NA	NA	NA	NA	NA	NA	NA	NA	NA
Franklin	\$200,000	\$269,900	34.9%	\$410,000	\$394,000	-3.9%	\$538,000	\$457,000	-15.1%
Garfield	NA	NA	NA	NA	NA	NA	NA	NA	NA
Grant	\$245,000	\$275,000	12.2%	\$352,000	\$350,000	-0.6%	\$422,500	\$480,000	13.6%
Grays Harbor	\$344,900	\$320,370	-7.1%	\$475,000	\$380,370	-19.9%	\$375,000	\$430,370	14.8%
Island	\$642,500	\$622,640	-3.1%	\$523,625	\$600,281	14.6%	\$677,500	\$677,640	0.0%
Jefferson	\$697,191	\$492,313	-29.4%	\$642,191	\$597,640	-6.9%	\$526,096	\$886,531	68.5%
King	\$695,000	\$700,000	0.7%	\$850,000	\$840,000	-1.2%	\$1,156,275	\$1,160,000	0.3%
Kitsap	\$459,950	\$440,313	-4.3%	\$545,000	\$525,281	-3.6%	\$617,500	\$605,281	-2.0%
Kittitas	\$500,000	\$400,000	-20.0%	\$560,000	\$532,638	-4.9%	\$507,500	\$665,000	31.0%
Klickitat	\$185,000	\$280,000	51.4%	\$417,200	\$570,000	36.6%	\$690,500	\$472,500	-31.6%
Lewis	\$436,375	\$350,000	-19.8%	\$435,000	\$445,000	2.3%	\$414,500	\$420,000	1.3%
Lincoln	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mason	\$474,950	\$375,000	-21.0%	\$490,000	\$427,000	-12.9%	\$774,683	\$408,000	-47.3%
Okanogan	\$230,000	\$229,950	0.0%	\$289,000	\$287,900	-0.4%	\$170,000	\$320,000	88.2%
Pacific	\$300,000	\$335,000	11.7%	\$445,000	\$355,000	-20.2%	\$342,800	\$450,000	31.3%
Pend Oreille	NA	NA	NA	\$479,000	NA	NA	NA	NA	NA
Pierce	\$425,000	\$435,000	2.4%	\$544,250	\$535,000	-1.7%	\$650,000	\$639,975	-1.5%
San Juan	\$585,000	\$725,000	23.9%	\$774,500	\$935,000	20.7%	\$2,550,000	\$422,000	-83.5%
Skagit	\$535,000	\$480,313	-10.2%	\$595,000	\$590,000	-0.8%	\$600,000	\$620,281	3.4%
Skamania	\$700,000	\$499,000	-28.7%	NA	\$466,620	NA	\$815,484	\$1,985,000	143.4%
Snohomish	\$565,000	\$535,000	-5.3%	\$715,000	\$710,000	-0.7%	\$895,000	\$910,000	1.7%
Spokane	\$280,000	\$300,000	7.1%	\$415,000	\$405,998	-2.2%	\$507,412	\$475,000	-6.4%
Stevens	\$265,500	\$230,000	-13.4%	\$322,450	\$309,685	-4.0%	\$365,000	\$460,000	26.0%
Thurston	\$425,000	\$439,900	3.5%	\$499,975	\$499,900	0.0%	\$609,900	\$575,500	-5.6%
Wahkiakum	NA	NA	NA	NA	NA	NA	NA	NA	NA
Walla Walla	\$295,000	\$312,190	5.8%	\$491,000	\$427,000	-13.0%	\$655,000	\$549,000	-16.2%
Whatcom	\$544,300	\$489,313	-10.1%	\$620,000	\$640,281	3.3%	\$722,500	\$750,281	3.8%
Whitman	NA	NA	NA	NA	NA	NA	NA	NA	NA
Yakima	\$220,000	\$262,500	19.3%	\$349,625	\$359,000	2.7%	\$430,750	\$466,500	8.3%

QUARTERLY CONDOMINIUM MEDIAN PRICES

State of Washington and Counties
Quarterly, Fourth Quarter 2024–Fourth Quarter 2025

County	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Median Condo Price Change Q3 2025 – Q4 2025	Median Condo Price Change Q4 2024 – Q4 2025
Benton	\$372,750	\$349,927	\$309,000	\$254,000	\$265,000	4%	-29%
Chelan	\$449,000	\$439,000	\$387,000	\$399,000	\$379,000	-5%	-16%
Clallam	\$459,000	\$438,000	\$468,750	\$425,000	\$407,500	-4%	-11%
Clark	\$313,950	\$318,000	\$300,000	\$343,000	\$327,500	-5%	4%
Island	\$354,750	\$340,313	\$347,063	\$345,313	\$350,313	1%	-1%
King	\$510,000	\$520,000	\$527,000	\$513,500	\$515,000	0%	1%
Kitsap	\$493,750	\$318,500	\$370,000	\$360,156	\$355,313	-1%	-28%
Pierce	\$406,750	\$425,000	\$415,000	\$437,000	\$395,000	-10%	-3%
Skagit	\$422,500	\$485,000	\$430,313	\$415,313	\$415,313	0%	-2%
Snohomish	\$481,700	\$516,500	\$528,000	\$500,000	\$485,000	-3%	1%
Spokane	\$316,250	\$253,500	\$268,175	\$228,500	\$241,500	6%	-24%
Thurston	\$450,000	\$428,500	\$357,500	\$318,500	\$372,000	17%	-17%
Whatcom	\$390,000	\$420,313	\$407,313	\$395,813	\$441,563	12%	13%
Yakima	\$285,000	\$263,000	\$315,000	\$320,000	\$320,000	0%	12%
Statewide	\$460,290	\$465,000	\$460,000	\$450,000	\$445,250	-1%	-3%

ANNUAL CONDOMINIUM MEDIAN PRICES

State of Washington and Counties
Annual, 2018–2025

County	2018	2019	2020	2021	2022	2023	2024	2025
Benton	\$165,000	\$177,000	\$202,000	\$233,000	\$280,000	\$284,500	\$285,000	\$280,000
Chelan	\$239,000	\$265,000	\$305,000	\$360,000	\$450,000	\$430,000	\$399,000	\$402,000
Clallam	\$272,900	\$297,445	\$329,638	\$365,000	\$450,000	\$389,000	\$429,000	\$415,000
Clark	\$225,000	\$235,000	\$260,000	\$290,000	\$325,000	\$331,750	\$345,000	\$315,000
Island	\$210,000	\$217,750	\$253,750	\$295,000	\$323,000	\$300,000	\$365,000	\$349,313
King	\$415,000	\$400,000	\$426,660	\$440,800	\$482,000	\$485,000	\$513,000	\$522,500
Kitsap	\$253,500	\$260,000	\$248,000	\$309,800	\$353,500	\$325,000	\$363,250	\$350,313
Pierce	\$245,000	\$275,000	\$299,000	\$350,000	\$399,975	\$399,000	\$415,000	\$425,000
Skagit	\$259,500	\$294,500	\$315,000	\$360,000	\$397,450	\$390,000	\$433,600	\$433,313
Snohomish	\$325,000	\$345,000	\$364,455	\$431,000	\$480,000	\$457,000	\$490,000	\$510,000
Spokane	\$152,000	\$170,000	\$185,000	\$225,000	\$273,500	\$260,000	\$264,950	\$244,750
Thurston	\$192,500	\$225,000	\$225,000	\$285,000	\$335,000	\$328,000	\$349,950	\$349,990
Whatcom	\$242,000	\$267,000	\$275,000	\$340,000	\$385,000	\$395,000	\$415,000	\$415,313
Yakima	\$178,000	\$217,500	\$225,000	\$272,250	\$284,500	\$283,500	\$287,500	\$315,000
Statewide	\$325,000	\$336,000	\$365,000	\$400,000	\$439,000	\$430,000	\$453,000	\$445,250

ANNUAL RESIDENTIAL BUILDING PERMITS

State of Washington and Counties
Annual, 2016–2024 (Units)

County	2016	2017	2018	2019	2020	2021	2022	2023	2024	Change 2023–2024
Adams	31	31	47	73	99	80	46	57	85	49%
Asotin	32	34	34	86	161	31	49	43	101	135%
Benton	1,357	1,111	1,285	1,540	1,345	1,486	1,242	1,136	1,515	33%
Chelan	393	442	590	606	670	671	629	315	762	142%
Clallam	247	307	336	287	279	314	260	211	166	-21%
Clark	3,310	3,787	3,598	4,722	5,022	5,602	4,194	3,500	3,594	3%
Columbia	2	4	4	4	10	44	10	2	7	250%
Cowlitz	308	484	318	351	346	348	585	308	353	15%
Douglas	181	187	217	349	321	329	232	271	230	-15%
Ferry	21	0	1	27	26	34	30	22	20	-9%
Franklin	530	698	616	601	620	663	644	923	974	6%
Garfield	1	1	2	2	4	3	1	5	7	40%
Grant	650	445	451	489	544	713	640	439	552	26%
Grays Harbor	207	251	463	344	342	432	413	280	288	3%
Island	373	408	391	369	445	401	394	224	402	79%
Jefferson	238	172	143	174	157	274	269	158	147	-7%
King	17,699	18,641	18,460	17,919	12,337	19,549	18,830	10,601	10,564	0%
Kitsap	1,059	1,094	1,149	1,117	1,285	2,285	1,701	2,258	1,294	-43%
Kittitas	323	531	629	411	414	545	551	414	434	5%
Klickitat	123	115	127	112	124	189	134	100	79	-21%
Lewis	232	234	275	301	382	454	406	323	265	-18%
Lincoln	50	43	58	48	56	75	85	83	47	-43%
Mason	166	212	276	293	305	458	240	265	299	13%
Okanogan	133	144	153	156	197	277	275	229	246	7%
Pacific	77	85	131	91	92	111	128	81	94	16%
Pend Oreille	59	41	48	50	80	79	75	62	55	-11%
Pierce	3,865	4,968	5,449	4,272	4,922	6,072	4,730	3,135	3,207	2%
San Juan	124	115	156	133	116	155	108	99	100	1%
Skagit	505	663	585	518	561	914	579	486	547	13%
Skamania	38	58	63	73	82	75	80	61	35	-43%
Snohomish	3,925	3,725	4,277	4,408	5,780	5,122	3,101	3,487	4,149	19%
Spokane	3,596	3,460	2,926	3,106	3,170	3,115	3,745	3,621	3,626	0%
Stevens	109	140	200	194	192	300	277	282	335	19%
Thurston	2,081	1,067	1,750	1,713	1,161	2,054	1,538	1,512	1,222	-19%
Wahkiakum	15	20	11	16	25	32	40	27	23	-15%
Walla Walla	218	144	221	190	154	261	170	275	205	-25%
Whatcom	1,183	1,256	1,464	1,821	1,382	1,871	1,614	894	1,190	33%
Whitman	194	242	264	415	98	420	279	258	44	-83%
Yakima	422	434	578	1,043	575	1,103	706	650	515	-21%
Statewide	44,077	45,794	47,746	48,424	43,881	56,941	49,030	37,097	37,778	2%

Note: The Census Bureau had not yet published annual data for 2025 as of the production date of this report.

ANNUAL SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties
Annual, 2016–2024 (Units)

County	2016	2017	2018	2019	2020	2021	2022	2023	2024	Change 2023–2024
Adams	28	23	47	71	99	67	44	51	33	-35%
Asotin	30	34	30	29	87	31	45	39	29	-26%
Benton	952	848	942	1,082	1,125	1,265	809	717	1,058	48%
Chelan	385	414	420	384	473	480	364	286	332	16%
Clallam	243	287	320	275	275	306	260	178	142	-20%
Clark	2,645	2,080	2,793	2,929	3,220	3,101	2,079	1,976	2,201	11%
Columbia	2	4	4	4	7	4	10	2	7	250%
Cowlitz	273	464	294	309	331	286	311	288	297	3%
Douglas	158	185	206	248	233	323	206	219	226	3%
Ferry	21	0	1	27	26	34	24	22	20	-9%
Franklin	496	609	616	574	620	650	423	373	446	20%
Garfield	1	1	2	2	4	3	1	5	7	40%
Grant	264	350	383	441	440	605	527	373	463	24%
Grays Harbor	207	251	455	340	338	422	379	266	251	-6%
Island	369	401	375	351	329	391	381	224	297	33%
Jefferson	234	172	143	174	155	229	223	158	147	-7%
King	4,254	4,356	4,442	3,777	3,688	3,251	2,801	2,238	2,352	5%
Kitsap	862	952	903	931	909	1,112	1,041	1,006	976	-3%
Kittitas	304	364	435	396	378	533	481	370	399	8%
Klickitat	105	99	119	102	105	187	130	94	77	-18%
Lewis	156	218	271	260	327	354	324	286	196	-31%
Lincoln	50	43	58	46	56	75	85	83	47	-43%
Mason	166	208	266	291	303	322	240	265	299	13%
Okanogan	133	138	149	154	163	275	271	219	218	0%
Pacific	77	85	94	91	92	105	122	77	92	19%
Pend Oreille	59	41	48	50	80	79	75	62	55	-11%
Pierce	2,469	3,014	2,491	2,551	2,664	3,207	2,322	1,732	1,731	0%
San Juan	118	112	152	113	114	155	100	91	88	-3%
Skagit	420	534	542	436	300	332	261	165	265	61%
Skamania	38	58	61	64	82	75	80	61	33	-46%
Snohomish	2,702	2,627	2,201	2,409	2,508	2,370	1,906	2,326	2,406	3%
Spokane	1,661	1,608	1,696	1,696	1,662	1,610	1,755	1,424	1,621	14%
Stevens	99	136	200	192	186	298	267	282	261	-7%
Thurston	1,084	950	912	812	708	752	584	816	672	-18%
Wahkiakum	15	20	11	16	21	22	40	25	18	-28%
Walla Walla	182	144	221	160	132	137	114	177	143	-19%
Whatcom	718	793	767	816	718	888	810	571	773	35%
Whitman	78	80	126	128	90	109	79	56	40	-29%
Yakima	405	412	480	569	494	631	426	453	418	-8%
Statewide	22,463	23,115	23,676	23,300	23,542	25,076	20,400	18,056	19,136	6%

ANNUAL MULTIFAMILY BUILDING PERMITS

State of Washington and Counties
Annual, 2016–2024 (Units)

County	2016	2017	2018	2019	2020	2021	2022	2023	2024	Change 2023–2024
Adams	3	8	0	2	0	13	2	6	52	767%
Asotin	2	0	4	57	74	0	4	4	72	1,700%
Benton	405	263	343	458	220	221	433	419	457	9%
Chelan	8	28	170	222	197	191	265	29	430	1,383%
Clallam	4	20	16	12	4	8	0	33	24	-27%
Clark	665	1,707	805	1,793	1,802	2,501	2,115	1,524	1,393	-9%
Columbia	0	0	0	0	3	40	0	0	0	NA
Cowlitz	35	20	24	42	15	62	274	20	56	180%
Douglas	23	2	11	101	88	6	26	52	4	-92%
Ferry	0	0	0	0	0	0	6	0	0	NA
Franklin	34	89	0	27	0	13	221	550	528	-4%
Garfield	0	0	0	0	0	0	0	0	0	NA
Grant	386	95	68	48	104	108	113	66	89	35%
Grays Harbor	0	0	8	4	4	10	34	14	37	164%
Island	4	7	16	18	116	10	13	0	105	NA
Jefferson	4	0	0	0	2	45	46	0	0	NA
King	13,445	14,285	14,018	14,142	8,649	16,298	16,029	8,363	8,212	-2%
Kitsap	197	142	246	186	376	1,173	660	1,252	318	-75%
Kittitas	19	167	194	15	36	12	70	44	35	-20%
Klickitat	18	16	8	10	19	2	4	6	2	-67%
Lewis	76	16	4	41	55	100	82	37	69	86%
Lincoln	0	0	0	2	0	0	0	0	0	NA
Mason	0	4	10	2	2	136	0	0	0	NA
Okanogan	0	6	4	2	34	2	4	10	28	180%
Pacific	0	0	37	0	0	6	6	4	2	-50%
Pend Oreille	0	0	0	0	0	0	0	0	0	NA
Pierce	1,396	1,954	2,958	1,721	2,258	2,865	2,408	1,403	1,476	5%
San Juan	6	3	4	20	2	0	8	8	12	50%
Skagit	85	129	43	82	261	582	318	321	282	-12%
Skamania	0	0	2	9	0	0	0	0	2	NA
Snohomish	1,223	1,098	2,076	1,999	3,272	2,752	1,195	1,161	1,743	50%
Spokane	1,935	1,852	1,230	1,410	1,508	1,505	1,990	2,197	2,005	-9%
Stevens	10	4	0	2	6	2	10	0	74	NA
Thurston	997	117	838	901	453	1,302	954	696	550	-21%
Wahkiakum	0	0	0	0	4	10	0	2	5	150%
Walla Walla	36	0	0	30	22	124	56	98	62	-37%
Whatcom	465	463	697	1,005	664	983	804	323	417	29%
Whitman	116	162	138	287	8	311	200	202	4	-98%
Yakima	17	22	98	474	81	472	280	197	97	-51%
Statewide	21,614	22,679	24,070	25,124	20,339	31,865	28,630	19,041	18,642	-2%

HOUSING STOCK

State of Washington and Counties
Annual, 2020–2025

County	2020	2021	2022	2023	2024	2025	Change 2024–2025
Adams	6,735	6,846	6,921	6,974	7,050	7,109	0.8%
Asotin	10,034	10,157	10,214	10,258	10,300	10,328	0.3%
Benton	80,076	81,386	83,014	84,114	85,497	86,633	1.3%
Chelan	37,267	37,846	38,468	38,968	39,366	39,943	1.5%
Clallam	37,930	38,228	38,384	38,608	38,862	39,090	0.6%
Clark	195,036	199,905	203,748	207,043	211,977	216,311	2.0%
Columbia	2,190	2,198	2,216	2,227	2,233	2,239	0.3%
Cowlitz	45,424	45,814	46,255	46,536	47,102	47,513	0.9%
Douglas	17,318	17,591	17,966	18,183	18,465	18,751	1.5%
Ferry	4,059	4,104	4,131	4,150	4,173	4,188	0.4%
Franklin	29,740	30,441	31,036	31,439	31,954	32,433	1.5%
Garfield	1,194	1,199	1,206	1,209	1,225	1,231	0.5%
Grant	38,635	39,462	39,957	40,592	41,435	42,042	1.5%
Grays Harbor	36,058	36,443	36,868	37,298	37,549	37,833	0.8%
Island	41,922	42,159	42,425	42,678	42,954	43,150	0.5%
Jefferson	19,087	19,244	19,430	19,481	19,656	19,775	0.6%
King	969,234	984,458	1,002,064	1,020,452	1,040,626	1,060,799	1.9%
Kitsap	113,248	114,252	115,403	116,977	118,752	120,648	1.6%
Kittitas	23,743	24,217	24,753	24,807	25,606	25,769	0.6%
Klickitat	10,533	10,689	10,868	11,032	11,171	11,264	0.8%
Lewis	35,412	35,788	36,166	36,613	37,099	37,482	1.0%
Lincoln	5,732	5,767	5,900	5,954	6,044	6,098	0.9%
Mason	33,269	33,581	33,749	34,159	34,603	34,683	0.2%
Okanogan	21,720	21,887	22,098	22,309	22,448	22,573	0.6%
Pacific	16,034	16,130	16,284	16,428	16,575	16,682	0.6%
Pend Oreille	7,938	7,999	8,086	8,171	8,256	8,322	0.8%
Pierce	359,489	364,139	368,395	372,022	376,925	381,004	1.1%
San Juan	13,772	13,859	14,070	14,254	14,343	14,403	0.4%
Skagit	55,744	56,101	56,628	57,047	57,797	58,362	1.0%
Skamania	5,794	5,886	6,014	6,111	6,153	6,204	0.8%
Snohomish	321,523	326,723	331,191	336,688	341,276	345,122	1.1%
Spokane	224,019	226,818	230,091	232,843	235,498	239,359	1.6%
Stevens	22,242	22,425	22,539	22,758	22,910	23,007	0.4%
Thurston	121,438	123,440	124,606	126,074	127,827	128,917	0.9%
Wahkiakum	2,189	2,218	2,240	2,280	2,286	2,299	0.6%
Walla Walla	24,971	25,079	25,379	25,712	25,843	26,008	0.6%
Whatcom	100,064	101,463	102,942	104,653	106,100	107,321	1.2%
Whitman	20,922	21,629	21,739	21,837	22,257	22,431	0.8%
Yakima	90,504	91,290	92,204	92,931	93,867	94,588	0.8%
Statewide	3,202,239	3,248,861	3,295,648	3,341,870	3,394,060	3,441,914	1.4%

SINGLE-FAMILY HOUSING STOCK

State of Washington and Counties
Annual, 2020–2025

County	2020	2021	2022	2023	2024	2025	Change 2024–2025
Adams	4,225	4,327	4,389	4,427	4,475	4,515	0.9%
Asotin	7,005	7,079	7,119	7,155	7,189	7,206	0.2%
Benton	53,002	54,020	55,155	55,955	56,766	57,468	1.2%
Chelan	26,127	26,500	26,904	27,180	27,421	27,657	0.9%
Clallam	26,753	26,961	27,054	27,249	27,412	27,505	0.3%
Clark	137,296	139,816	141,843	143,928	145,756	147,582	1.3%
Columbia	1,627	1,631	1,632	1,636	1,642	1,646	0.2%
Cowlitz	31,500	31,774	32,123	32,292	32,516	32,787	0.8%
Douglas	11,513	11,723	12,012	12,192	12,393	12,561	1.4%
Ferry	2,753	2,793	2,817	2,831	2,845	2,851	0.2%
Franklin	21,614	22,203	22,580	22,849	23,137	23,546	1.8%
Garfield	871	873	874	873	874	877	0.3%
Grant	21,642	22,196	22,504	23,038	23,553	24,032	2.0%
Grays Harbor	25,832	26,139	26,480	26,831	27,011	27,201	0.7%
Island	32,603	32,749	32,934	33,153	33,374	33,555	0.5%
Jefferson	14,406	14,519	14,675	14,699	14,773	14,871	0.7%
King	516,685	518,944	520,808	522,652	524,152	525,646	0.3%
Kitsap	80,518	81,171	81,941	82,898	83,924	84,826	1.1%
Kittitas	15,731	16,079	16,498	16,577	17,289	17,371	0.5%
Klickitat	6,690	6,810	6,950	7,073	7,170	7,238	0.9%
Lewis	23,192	23,371	23,619	23,873	24,132	24,296	0.7%
Lincoln	4,123	4,142	4,249	4,268	4,337	4,385	1.1%
Mason	23,496	23,802	23,833	24,091	24,272	24,301	0.1%
Okanogan	14,945	15,073	15,224	15,391	15,501	15,595	0.6%
Pacific	10,826	10,884	10,999	11,116	11,202	11,280	0.7%
Pend Oreille	5,490	5,536	5,606	5,673	5,736	5,776	0.7%
Pierce	240,316	242,785	245,228	247,158	248,946	250,515	0.6%
San Juan	11,341	11,369	11,559	11,692	11,766	11,816	0.4%
Skagit	40,583	40,780	40,985	41,135	41,293	41,442	0.4%
Skamania	3,928	3,993	4,099	4,183	4,225	4,266	1.0%
Snohomish	211,788	213,607	215,941	217,427	219,271	220,875	0.7%
Spokane	147,985	149,393	150,831	151,704	152,887	154,415	1.0%
Stevens	15,365	15,493	15,536	15,696	15,772	15,799	0.2%
Thurston	83,384	84,061	84,642	85,061	85,593	86,250	0.8%
Wahkiakum	1,522	1,539	1,547	1,581	1,587	1,594	0.4%
Walla Walla	17,214	17,290	17,407	17,521	17,621	17,729	0.6%
Whatcom	62,407	63,027	63,658	64,374	64,905	65,423	0.8%
Whitman	9,888	9,944	10,031	10,120	10,175	10,215	0.4%
Yakima	59,029	59,249	59,742	60,187	60,676	61,004	0.5%
Statewide	2,025,215	2,043,645	2,062,028	2,077,739	2,093,569	2,107,917	0.7%

MULTIFAMILY HOUSING STOCK

State of Washington and Counties
Annual, 2020–2025

County	2020	2021	2022	2023	2024	2025	Change 2024–2025
Adams	916	916	924	938	939	954	1.6%
Asotin	1,605	1,643	1,646	1,646	1,646	1,646	0.0%
Benton	18,161	18,348	18,749	19,035	19,593	19,987	2.0%
Chelan	6,775	6,965	7,173	7,381	7,529	7,852	4.3%
Clallam	4,402	4,422	4,440	4,456	4,475	4,504	0.6%
Clark	46,923	49,222	51,031	52,220	55,238	57,704	4.5%
Columbia	178	178	178	181	181	178	-1.7%
Cowlitz	7,989	8,032	8,073	8,132	8,421	8,503	1.0%
Douglas	2,532	2,601	2,669	2,703	2,770	2,876	3.8%
Ferry	158	158	158	158	158	158	0.0%
Franklin	4,857	4,961	5,154	5,243	5,442	5,499	1.0%
Garfield	59	59	59	60	60	61	1.7%
Grant	5,871	6,022	6,101	6,155	6,407	6,449	0.7%
Grays Harbor	4,792	4,814	4,839	4,849	4,888	4,956	1.4%
Island	4,565	4,600	4,656	4,681	4,715	4,724	0.2%
Jefferson	1,453	1,466	1,476	1,481	1,582	1,596	0.9%
King	434,586	447,614	463,362	479,952	498,604	517,278	3.7%
Kitsap	21,982	22,262	22,594	23,175	23,880	24,849	4.1%
Kittitas	5,222	5,338	5,428	5,430	5,525	5,599	1.3%
Klickitat	877	892	923	942	953	955	0.2%
Lewis	4,283	4,326	4,374	4,470	4,618	4,723	2.3%
Lincoln	207	210	215	227	235	237	0.9%
Mason	1,400	1,408	1,421	1,508	1,643	1,654	0.7%
Okanogan	1,709	1,721	1,768	1,788	1,794	1,812	1.0%
Pacific	1,135	1,147	1,158	1,162	1,197	1,202	0.4%
Pend Oreille	405	407	407	411	412	417	1.2%
Pierce	92,200	94,279	95,866	97,418	100,492	102,950	2.4%
San Juan	965	1,013	1,031	1,074	1,080	1,087	0.6%
Skagit	8,556	8,682	8,969	9,232	9,804	10,194	4.0%
Skamania	374	384	388	394	395	397	0.5%
Snohomish	90,174	93,511	95,672	99,668	102,389	104,491	2.1%
Spokane	62,002	63,292	65,055	66,931	68,236	70,507	3.3%
Stevens	1,190	1,195	1,203	1,208	1,212	1,227	1.2%
Thurston	23,990	25,198	25,675	26,677	27,834	28,262	1.5%
Wahkiakum	83	88	92	94	95	99	4.2%
Walla Walla	5,038	5,060	5,229	5,435	5,464	5,542	1.4%
Whatcom	27,092	27,828	28,633	29,623	30,517	31,192	2.2%
Whitman	9,340	9,965	9,970	9,984	10,359	10,497	1.3%
Yakima	17,797	18,313	18,688	18,922	19,305	19,637	1.7%
Statewide	921,843	948,540	975,447	1,005,044	1,040,087	1,072,455	3.1%

DATA NOTES

Prices and sales volume: Starting with Q3 2025, house and condominium transactions data are obtained from Cotality (formerly CoreLogic), who obtain the data from county property assessors. For counties that do not provide their transactions lists to Cotality, data are obtained directly from the property assessors. Median single-family house prices are reported here for all counties in Washington. Median prices by number of bedrooms are also provided for all counties. Median condominium prices are provided for counties with an average of at least 10 sales per quarter over a 10-year period.

Listings: Listings data are obtained from Multiple Listing Services and are reported if individual county numbers are available.

Household incomes: Median household incomes are estimated by WCRER using data obtained from the Washington State Office of Financial Management (OFM) and the U.S. Bureau of Labor Statistics (BLS). The OFM and BLS data are updated regularly and, consequently, the household income and affordability estimates are subject to change. Median incomes are estimated for each county and for the state.

Housing affordability: Two Housing Affordability Indexes (HAIs) are reported for both single-family houses and condominiums. These represent the degree to which a median-income household or hypothetical first-time buyer household could afford to purchase a home. The following table lays out the assumptions used for the affordability calculations. In all cases it is assumed the lender would be willing to fund the loan so long as the principal and interest payments (including mortgage insurance, if required) do not exceed 25% of gross income. Typically, housing costs are considered affordable if they require no more than 30% of gross income. By using 25% as the criterion, we allow an additional 5% for hazard insurance, property taxes, and other expenses. Index values can be interpreted as household income as a percentage of the income required to afford the relevant house. Index values of 100 or more indicate housing is affordable to the specified income group. Hence, an HAI of 125 for a median-income household means that the household has 125% of the income needed to afford the median-priced house.

	Median-Income Buyer Indexes	First-Time Buyer Indexes
Home price	Median	85% of median
Downpayment	20%	10%
Mortgage term	30 years	30 years
Median household income	Median	80% of median
Mortgage insurance	No	Yes, based on typical premiums reported by the Urban Institute
Mortgage interest rate: single-family homes	Average fixed rate reported by Freddie Mac	Average fixed rate reported by Freddie Mac
Mortgage interest rate: condominiums	Average fixed rate reported by Freddie Mac plus typical premium for condominiums	Average fixed rate reported by Freddie Mac plus typical premium for condominiums

Mortgage interest rates: The single-family home purchase interest rates are averages of Freddie Mac's 30-year fixed rates as reported in their weekly Primary Mortgage Market Survey; these rates are available at <https://www.freddiemac.com/pmms>. The rates for condominiums are assumed to be higher based on a review of data published by lenders. These rates do not include points.

Mortgage insurance premiums: Mortgage insurance premiums for first-time buyers are updated quarterly based on data from the Urban Institute's *Housing Finance at a Glance* reports. We assume the premium is for a buyer with the median FICO score for purchase loans with mortgage insurance based on the Urban Institute's *Mortgage Insurance Data at a Glance 2023* report.

Building permits: Building permit data are from the U.S. Census Bureau's Building Permit Survey. Historical building permit data are provided on WCRER's website for counties and cities.

Housing stock: Housing stock data are from OFM; for the most recent data, see the Postcensal Estimates of Housing Units spreadsheet at <https://ofm.wa.gov/data-research/population-demographics/estimates/april-1-official/>.

Additional data: Historical median prices for counties and selected cities are available on WCRER's dashboards, which also display median incomes and buyer HAIs for counties and cities over time. Average apartment rents, rental vacancy rates, and renter HAIs are also provided. See the WCRER website at <https://wcrer.be.uw.edu/> for more information and additional reports.

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