

WASHINGTON STATE HOUSING MARKET REPORT

4th Quarter 2025

WCRER | WASHINGTON CENTER FOR REAL ESTATE RESEARCH

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.

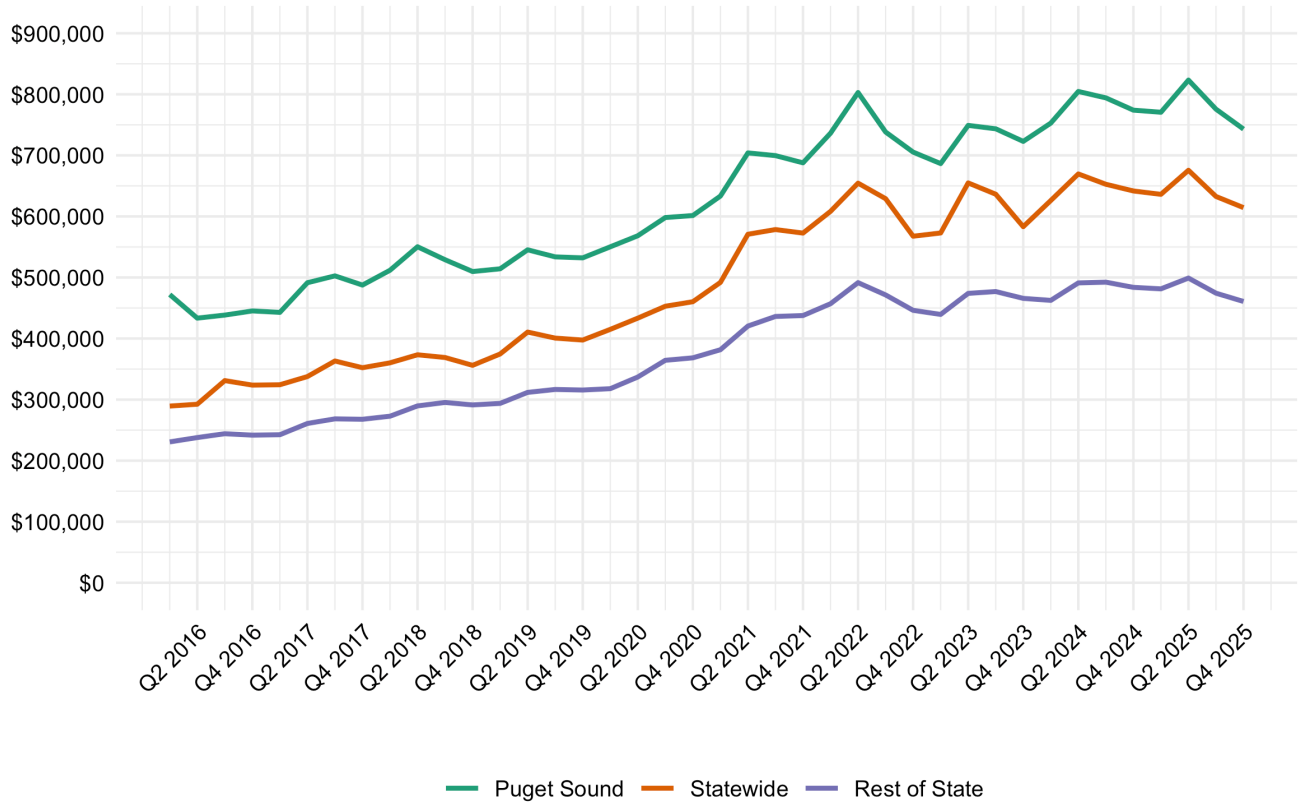
Based on the counties for which we have data on listings, the average months of supply of single-family homes was 2.2. Normally, this would be considered a “seller’s market” but, due to the ongoing affordability constraints faced by buyers, it is not really a good market for either sellers or buyers.

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).

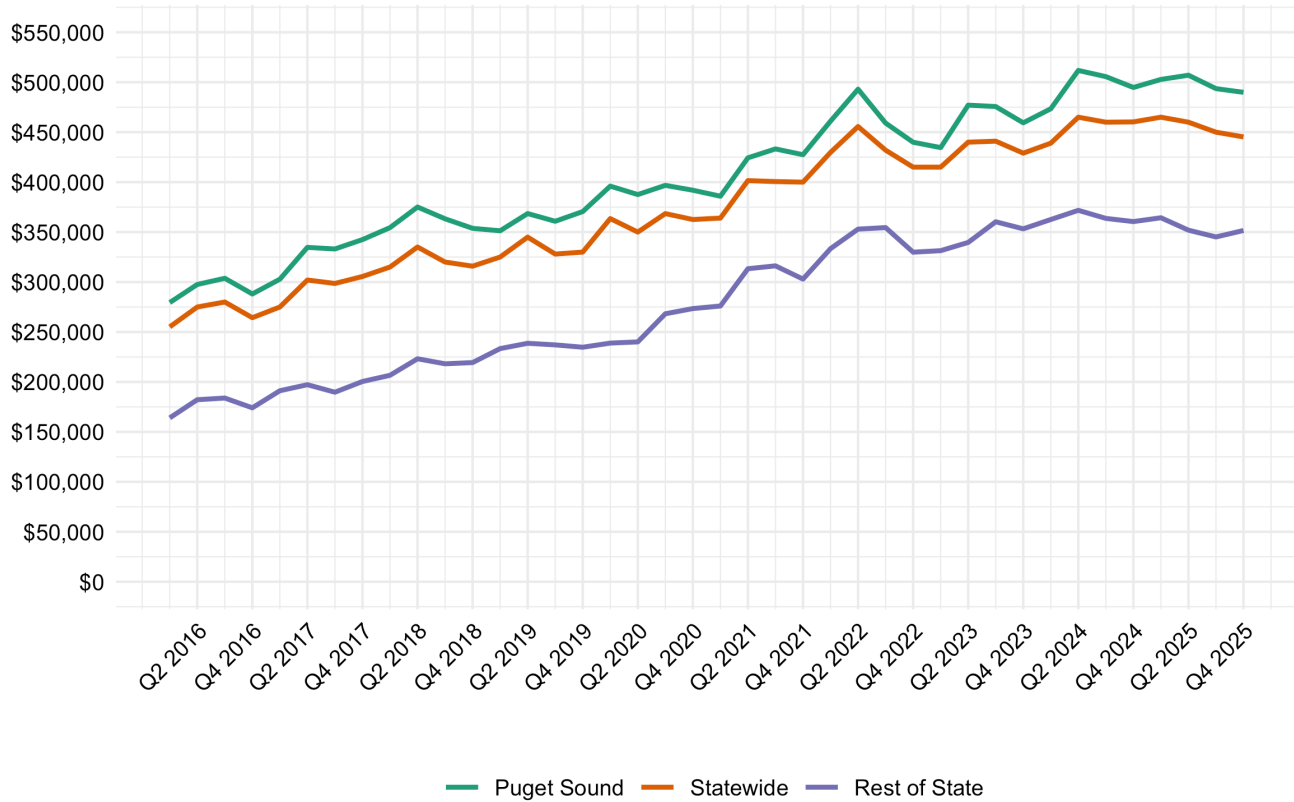
SINGLE-FAMILY MEDIAN PRICE TRENDS



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.

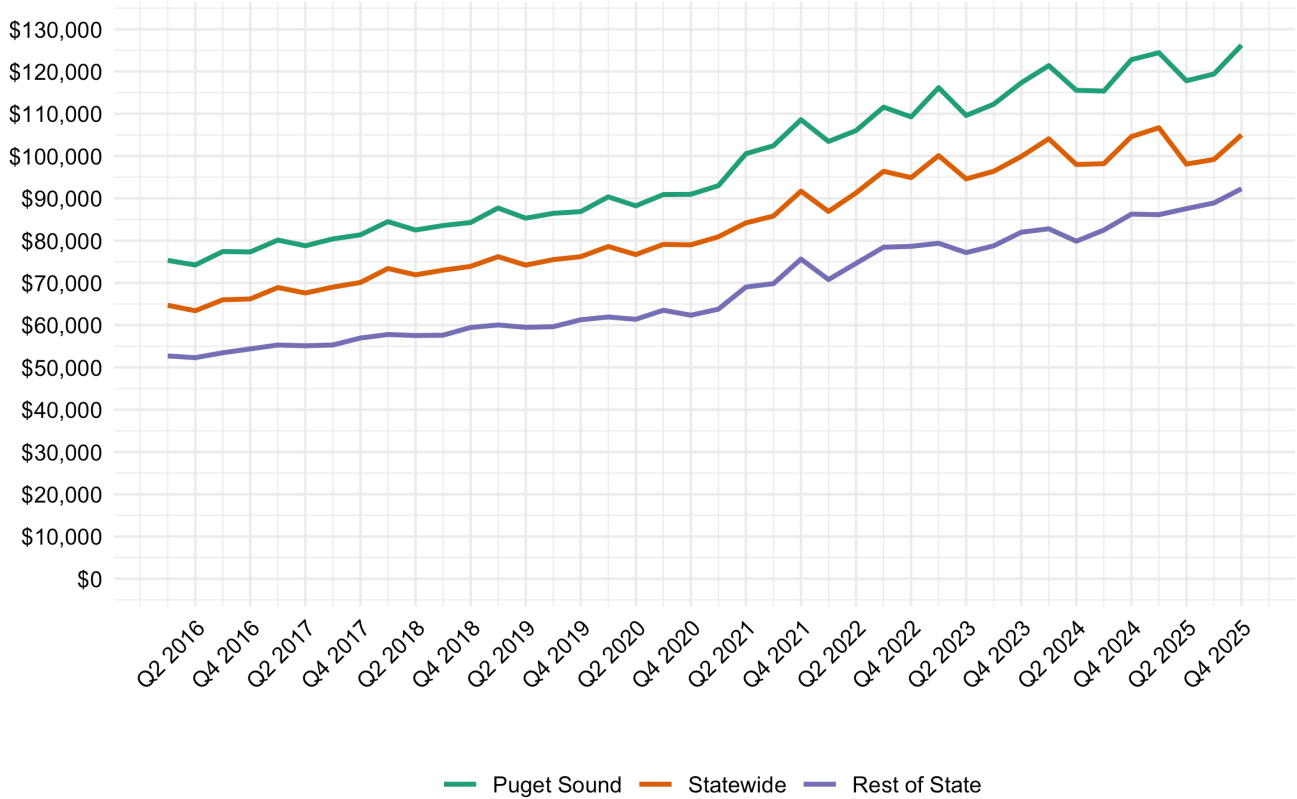
As for the single-family market, the sluggish house price growth since 2022 is due to the large increase in mortgage interest rates that took place in that year. High interest rates discourage sellers who currently typically have relatively low-interest-rate loans and constrain buyers who face affordability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

MORTGAGE INTEREST RATE TRENDS



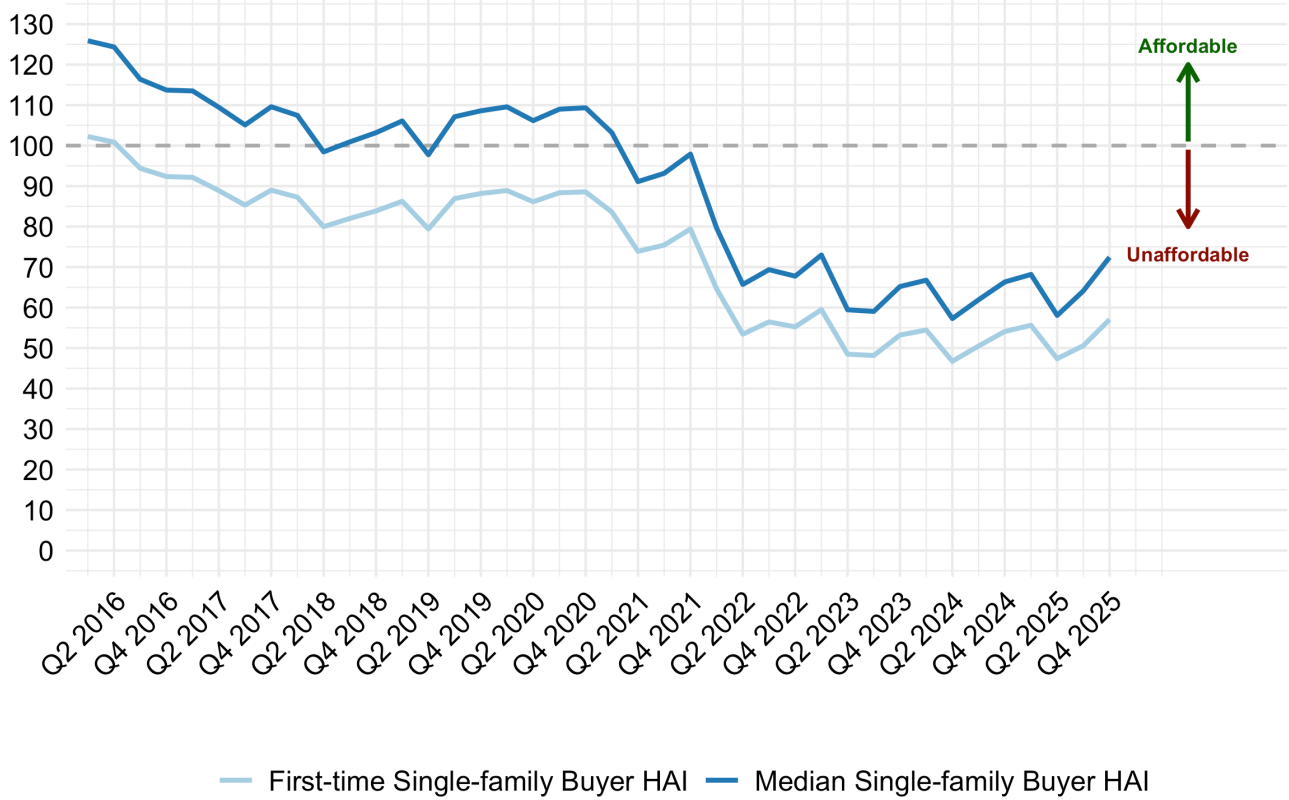
Thirty-year fixed mortgage interest rates for single-family homes increased sharply in 2022 after having been relatively low, in the 3% to 5% range, for over 10 years. Subsequently, rates peaked at an average of about 7.3% in Q4 2023 and dropped to about 6.2% in Q4 2025. The long-term average mortgage 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.

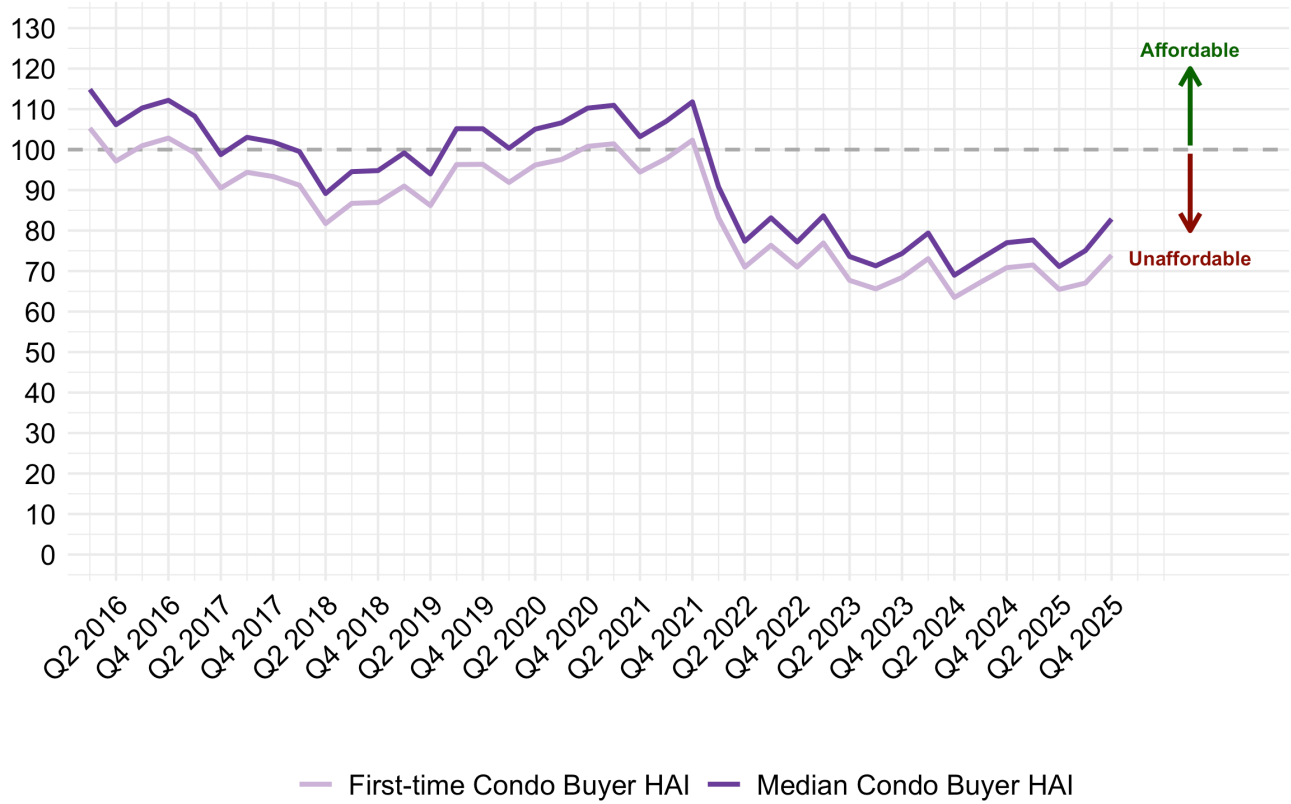
SINGLE-FAMILY AFFORDABILITY



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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