

WASHINGTON STATE HOUSING MARKET REPORT

1st Quarter 2026

WCRER | WASHINGTON CENTER FOR REAL ESTATE RESEARCH

COLLEGE OF BUILT ENVIRONMENTS

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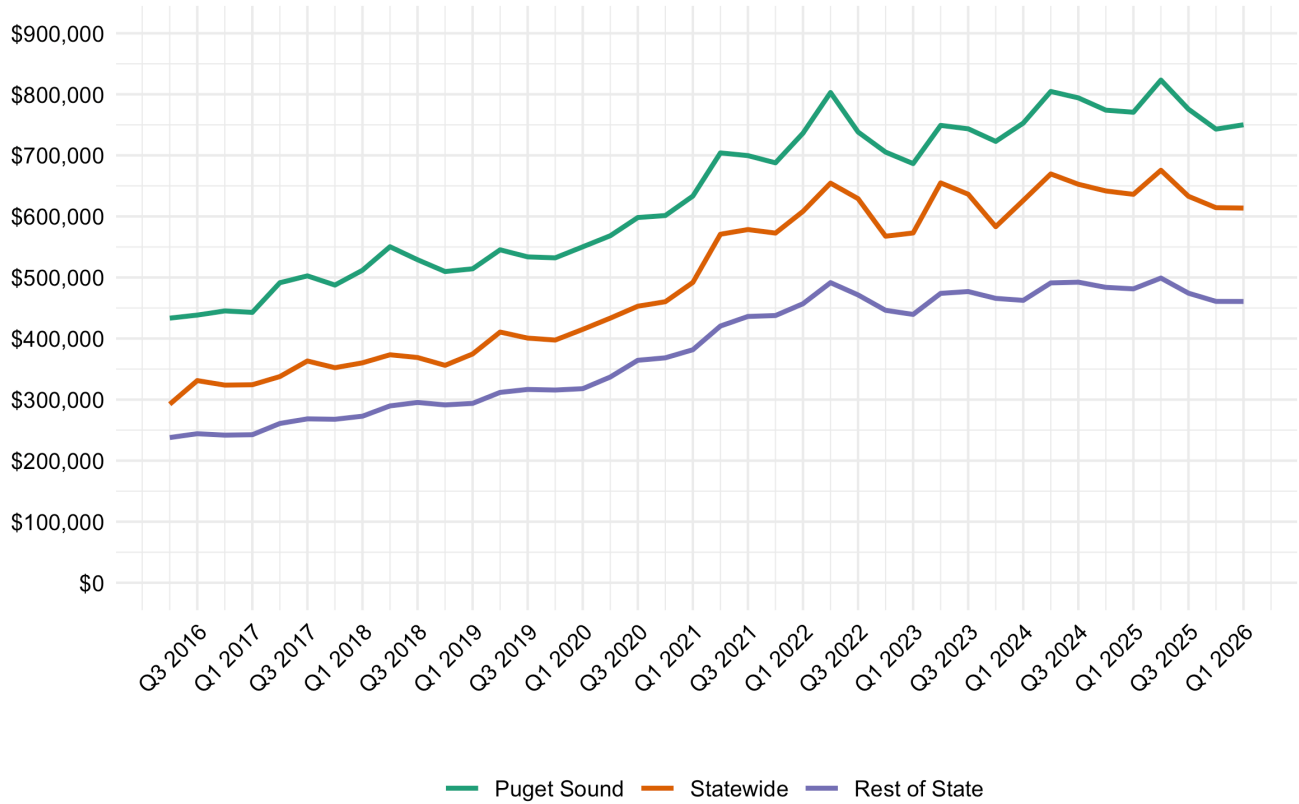
EXECUTIVE SUMMARY

Statewide, single-family home sales declined 15% in Q1 2026 relative to the previous quarter, although they were up 8% relative to the same quarter a year earlier. Meanwhile, median prices did not change relative to the previous quarter (0%) but declined year-over-year (-4%). Although mortgage interest rates continued to decline in Q1 2026, 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 12 mostly rural counties (Spokane County is the exception) in Q1 2026, compared to nine 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 three counties.

Condominium sales dropped in Q1 2026 from the previous quarter (-7%) and decreased slightly year-over-year (-2%). Median condo prices dropped both relative to the previous quarter (-1%) and year-over-year (-5%). For the median-income buyer, the median-priced condo was affordable in half of the 14 counties tracked (Benton, Clark, King, Kitsap, Spokane, Thurston, and Yakima), and a somewhat lower-priced condo was affordable to a first-time buyer in the same counties except for Yakima.

Based on the counties for which we have data on listings, the average number of months of supply of single-family homes was 2.6. 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.

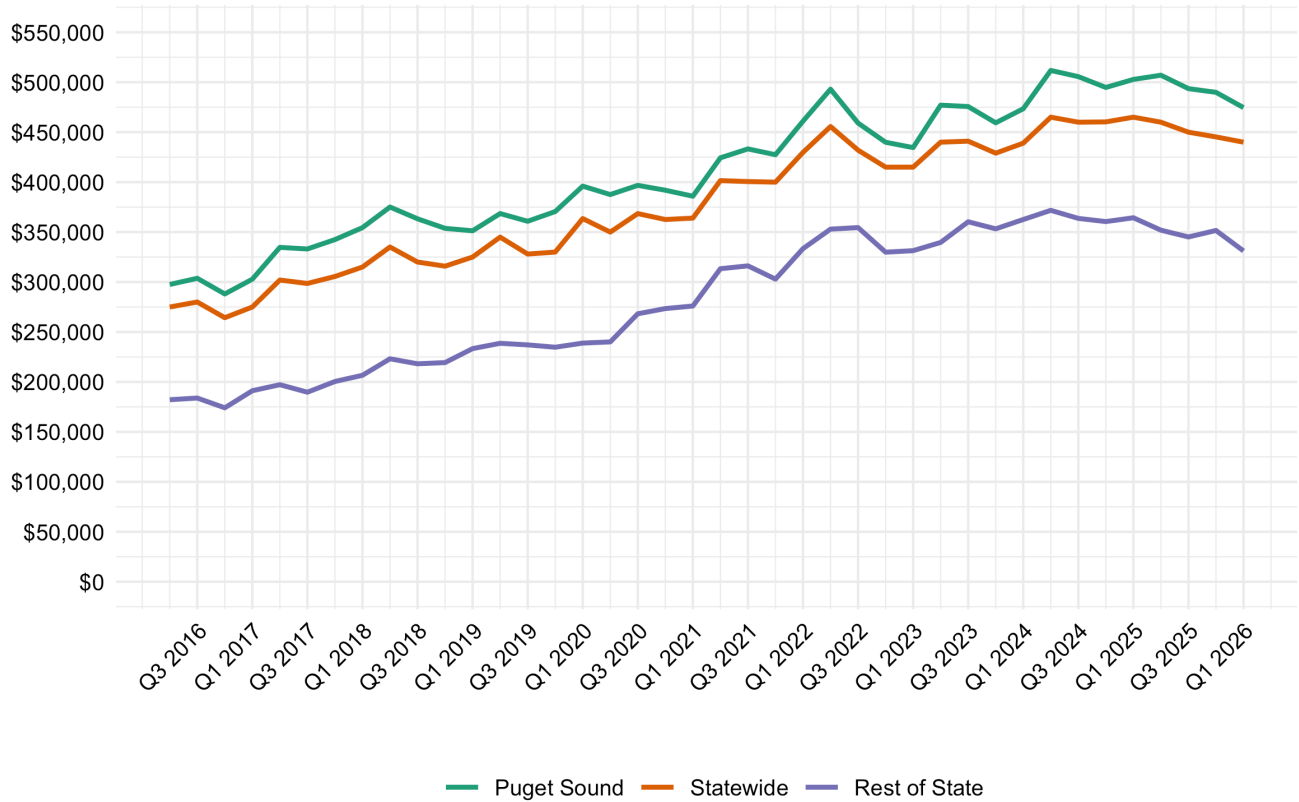
SINGLE-FAMILY MEDIAN PRICE TRENDS



During the 10-year period shown, median single-family house prices rose at a steady rate through early 2022, peaking at \$654,500 statewide in Q2 2022. Since then, prices have fluctuated but not displayed a clear trend. The statewide median was \$613,700 in Q1 2026, representing a 6.2% drop from the Q2 2022 peak. The highest median price in Q1 2026 was \$925,000 in San Juan County, followed by \$915,000 in King County, while the lowest was \$192,500 in Ferry 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 similar to those for single-family homes, although price levels are significantly lower. Statewide, median condo prices peaked at \$455,650 in Q2 2022 and were \$440,000 in Q1 2026. Of the 14 counties for which we report data, the highest median price in Q1 2026 was \$490,000 in both King County and Snohomish County. The lowest median price in Q1 2026 was \$222,500 in Spokane County.

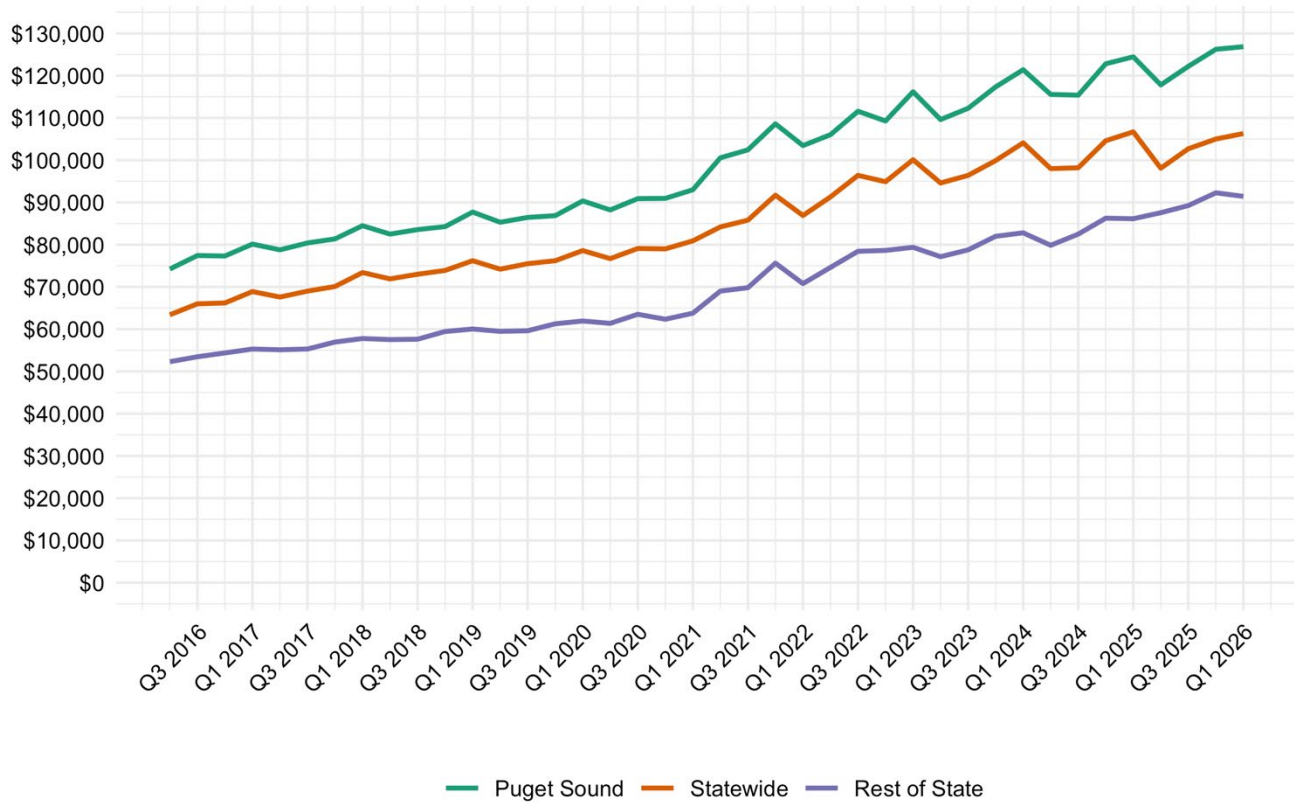
As for the single-family market, the sluggish house price growth since 2022 is due to the large increase in mortgage interest rates that took place in that year. High interest rates discourage sellers who currently typically have relatively low-interest-rate loans and constrain buyers who face affordability 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 in Q1 2026 to about 6.1%, which is close to the long-term (since 1990) average rate of about 6%. Rates are expected to remain elevated for the foreseeable future in part due to the ongoing impact of the war with Iran on oil prices and general inflation.

HOUSEHOLD INCOMES



Household incomes have generally been trending upwards. The statewide median household income was \$106,300 in Q1 2026, with a high of \$137,600 in King County and a low of \$61,500 in Lincoln 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.

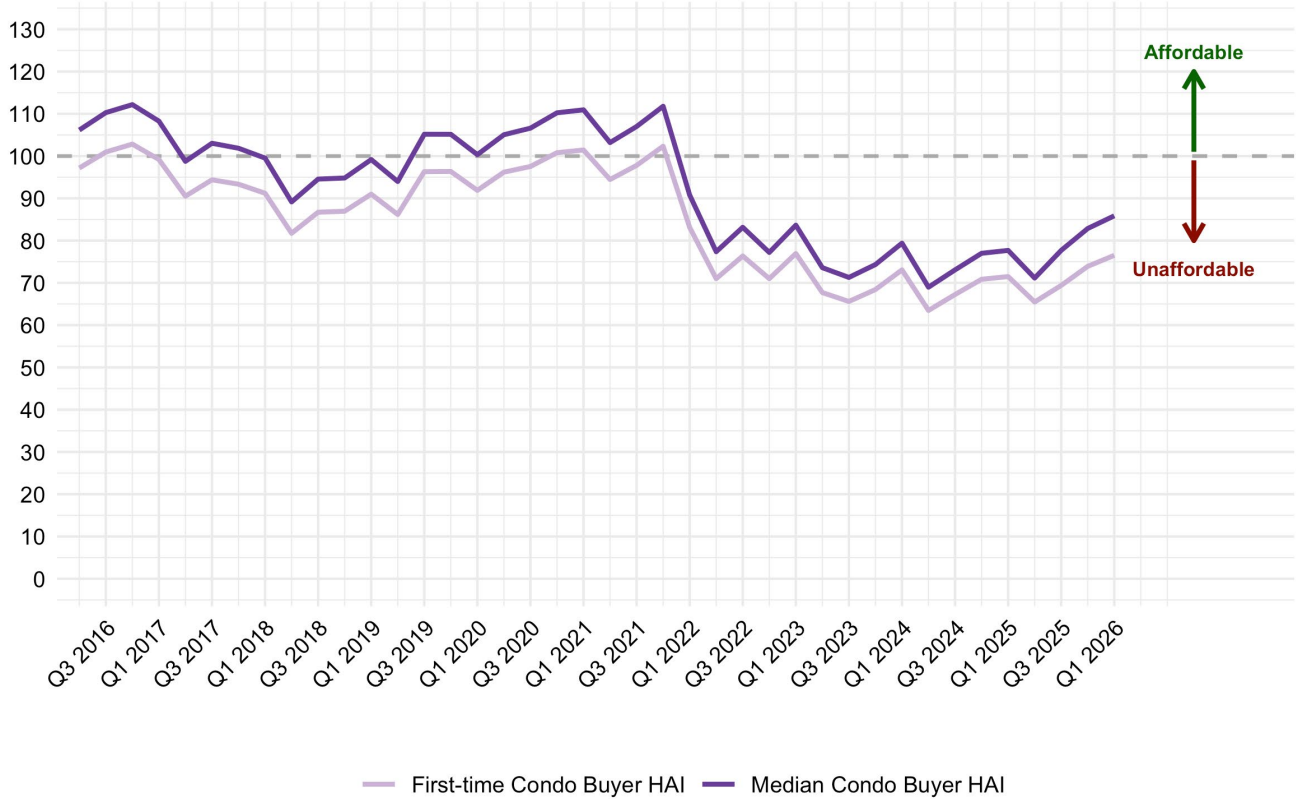
SINGLE-FAMILY AFFORDABILITY



The spike in mortgage interest rates in 2022 pushed the statewide Housing Affordability Index (HAI) for the median-income household firmly into the unaffordable range, 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 recent quarters. Statewide, the median buyer HAI was 74 in Q1 2026, meaning that the median-income buyer had only 74% of the income needed to afford a median-priced house.

San Juan County was the least affordable for median-income buyers, while Ferry County was 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 half of the 14 counties with significant condo markets: Benton, Clark, King, Kitsap, Thurston, and Spokane. For the median buyer, condos are most affordable in Spokane County, with an HAI of 158, and least affordable in Clallam County, with an HAI of 64. For first-time buyers, condos are affordable in five counties: Benton, Clark, Kitsap, Thurston, and Spokane. Again, they are most affordable in Spokane County and least affordable in Clallam County.

SINGLE-FAMILY SNAPSHOT

State of Washington and Counties
First Quarter 2026

County	Sales	Sales Change Q4 2025 – Q1 2026	Sales Change Q1 2025 – Q1 2026	Median House Price	Median Price Change Q4 2025 – Q1 2026	Median Price Change Q1 2025 – Q1 2026	Median Buyer HAI	First-time Buyer HAI
Adams	13	-19%	-32%	\$260,370	-2%	-19%	121	95
Asotin	62	-9%	-9%	\$347,500	16%	7%	100	78
Benton	558	-8%	17%	\$453,016	3%	3%	95	75
Chelan	149	-34%	16%	\$522,369	-3%	-4%	70	55
Clallam	206	-15%	16%	\$465,000	-3%	-8%	71	56
Clark	1,325	-11%	13%	\$550,000	0%	-2%	88	69
Columbia	8	-38%	33%	\$253,438	24%	-6%	125	98
Cowlitz	273	-15%	18%	\$399,900	3%	-3%	90	71
Douglas	84	-25%	14%	\$495,875	4%	2%	70	55
Ferry	8	-58%	-11%	\$192,500	-18%	-27%	149	117
Franklin	193	-15%	5%	\$417,890	-3%	-5%	89	70
Garfield	3	200%	0%	\$225,000	61%	6%	144	114
Grant	191	-15%	23%	\$341,000	-5%	-8%	100	79
Grays Harbor	211	-26%	2%	\$320,490	-3%	-10%	90	71
Island	249	-14%	20%	\$550,281	-8%	-7%	69	54
Jefferson	13	-38%	-41%	\$525,281	-9%	-22%	75	59
King	3,438	-19%	-4%	\$915,000	2%	-3%	65	51
Kitsap	629	-23%	16%	\$556,781	-2%	2%	96	75
Kittitas	97	-36%	11%	\$537,000	18%	3%	67	53
Klickitat	38	-12%	58%	\$399,975	1%	-9%	91	72
Lewis	144	-34%	13%	\$399,450	-4%	-6%	92	73
Lincoln	42	45%	133%	\$232,200	26%	-15%	114	90
Mason	100	-38%	-25%	\$434,975	5%	4%	88	69
Okanogan	50	-32%	0%	\$257,450	-11%	-31%	104	82
Pacific	54	-36%	-11%	\$305,000	-3%	-15%	103	81
Pend Oreille	34	-8%	17%	\$317,500	11%	-4%	97	77
Pierce	1,931	-6%	10%	\$556,000	1%	-2%	84	66
San Juan	5	-78%	0%	\$925,000	19%	7%	42	33
Skagit	252	-13%	10%	\$590,090	3%	-3%	72	56
Skamania	19	-5%	138%	\$475,000	-14%	-11%	86	68
Snohomish	1,453	-15%	5%	\$740,000	0%	-4%	71	56
Spokane	1,330	-7%	16%	\$407,248	-2%	-5%	104	82
Stevens	60	-19%	-6%	\$299,370	0%	-9%	109	86
Thurston	640	-18%	22%	\$525,000	0%	-3%	88	69
Wahkiakum	14	-58%	17%	\$260,600	-10%	-44%	140	110
Walla Walla	108	-10%	33%	\$395,000	-6%	-10%	86	68
Whatcom	453	-14%	10%	\$617,781	2%	-1%	65	51
Whitman	16	-48%	-59%	\$362,000	-1%	-22%	79	62
Yakima	296	-10%	43%	\$360,000	1%	-2%	95	74
Statewide	14,749	-15%	8%	\$613,700	0%	-4%	74	59

CONDOMINIUM SNAPSHOT

State of Washington and Counties
First Quarter 2026

County	Sales	Sales Change Q4 2025 – Q1 2026	Sales Change Q1 2025 – Q1 2026	Median Condo Price	Median Condo Price Change Q4 2025 – Q1 2026	Median Condo Price Change Q1 2025 – Q1 2026	Median Buyer HAI	First-time Buyer HAI
Benton	25	-11%	56%	\$259,400	-2%	-26%	137	122
Chelan	15	-40%	-40%	\$405,000	7%	-8%	75	67
Clallam	14	-30%	8%	\$431,250	6%	-2%	64	57
Clark	78	-2%	10%	\$322,500	-2%	1%	124	111
Island	14	-33%	-26%	\$361,313	3%	6%	87	78
King	888	-11%	-8%	\$490,000	-5%	-6%	100	89
Kitsap	40	11%	48%	\$338,538	-5%	6%	130	116
Pierce	162	-4%	-8%	\$422,500	7%	-1%	91	81
Skagit	25	19%	32%	\$415,313	0%	-14%	84	75
Snohomish	316	5%	5%	\$490,000	1%	-5%	89	79
Spokane	49	4%	26%	\$222,500	-8%	-12%	158	141
Thurston	30	25%	11%	\$318,750	-14%	-26%	120	107
Whatcom	80	3%	-5%	\$380,156	-14%	-10%	88	78
Yakima	15	-21%	0%	\$253,125	-21%	-4%	111	99
Statewide	1,806	-7%	-2%	\$440,000	-1%	-5%	86	77

Note: The statewide statistics include transactions from other counties.

QUARTERLY SINGLE-FAMILY SALES

State of Washington and Counties
 Quarterly, First Quarter 2025–First Quarter 2026

County	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Sales Change Q4 2025 - Q1 2026	Sales Change Q1 2025 - Q1 2026
Adams	19	10	18	16	13	-19%	-32%
Asotin	68	77	93	68	62	-9%	-9%
Benton	475	686	705	605	558	-8%	17%
Chelan	128	258	259	226	149	-34%	16%
Clallam	178	256	291	242	206	-15%	16%
Clark	1,175	1,707	1,775	1,486	1,325	-11%	13%
Columbia	6	5	8	13	8	-38%	33%
Cowlitz	232	366	354	322	273	-15%	18%
Douglas	74	124	112	112	84	-25%	14%
Ferry	9	11	16	19	8	-58%	-11%
Franklin	183	259	267	226	193	-15%	5%
Garfield	3	10	6	1	3	200%	0%
Grant	155	290	298	224	191	-15%	23%
Grays Harbor	207	256	304	285	211	-26%	2%
Island	208	384	414	288	249	-14%	20%
Jefferson	22	18	20	21	13	-38%	-41%
King	3,582	5,508	5,023	4,249	3,438	-19%	-4%
Kitsap	541	989	976	813	629	-23%	16%
Kittitas	87	181	171	152	97	-36%	11%
Klickitat	24	51	47	43	38	-12%	58%
Lewis	127	230	233	217	144	-34%	13%
Lincoln	18	34	29	29	42	45%	133%
Mason	133	191	220	160	100	-38%	-25%
Okanogan	50	75	105	73	50	-32%	0%
Pacific	61	81	118	85	54	-36%	-11%
Pend Oreille	29	38	52	37	34	-8%	17%
Pierce	1,753	2,615	2,636	2,051	1,931	-6%	10%
San Juan	5	14	26	23	5	-78%	0%
Skagit	230	329	388	289	252	-13%	10%
Skamania	8	6	8	20	19	-5%	138%
Snohomish	1,386	2,094	1,926	1,713	1,453	-15%	5%
Spokane	1,145	1,826	1,781	1,424	1,330	-7%	16%
Stevens	64	96	118	74	60	-19%	-6%
Thurston	523	915	954	779	640	-18%	22%
Wahkiakum	12	12	21	33	14	-58%	17%
Walla Walla	81	137	156	120	108	-10%	33%
Whatcom	410	677	761	526	453	-14%	10%
Whitman	39	35	42	31	16	-48%	-59%
Yakima	207	443	497	329	296	-10%	43%
Statewide	13,657	21,294	21,228	17,424	14,749	-15%	8%

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	NA	NA	45	18	26	25	20	-20%
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	73,780	-5%

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

State of Washington and Counties
 First Quarter 2026

County	Average Monthly Listings	Average Monthly Sales	Months of Supply
Adams	49	4	11.3
Asotin	NA	21	NA
Benton	NA	186	NA
Chelan	225	50	4.5
Clallam	181	69	2.6
Clark	804	442	1.8
Columbia	19	3	7.1
Cowlitz	210	91	2.3
Douglas	89	28	3.2
Ferry	26	3	9.8
Franklin	NA	64	NA
Garfield	NA	1	NA
Grant	358	64	5.6
Grays Harbor	422	70	6.0
Island	205	83	2.5
Jefferson	131	4	30.2
King	2,759	1,146	2.4
Kitsap	406	210	1.9
Kittitas	238	32	7.4
Klickitat	86	13	6.8
Lewis	294	48	6.1
Lincoln	37	14	2.6
Mason	231	33	6.9
Okanogan	172	17	10.3
Pacific	180	18	10.0
Pend Oreille	NA	11	NA
Pierce	1,515	644	2.4
San Juan	86	2	51.6
Skagit	245	84	2.9
Skamania	46	6	7.3
Snohomish	1,069	484	2.2
Spokane	1,299	443	2.9
Stevens	NA	20	NA
Thurston	554	213	2.6
Wahkiakum	21	5	4.5
Walla Walla	157	36	4.4
Whatcom	504	151	3.3
Whitman	NA	5	NA
Yakima	NA	99	NA
Statewide	12,618	4,916	2.6

QUARTERLY CONDOMINIUM SALES

State of Washington and Counties
Quarterly, First Quarter 2025–First Quarter 2026

County	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Sales Change Q4 2025 - Q1 2026	Sales Change Q1 2025 - Q1 2026
Benton	16	26	25	28	25	-11%	56%
Chelan	25	25	31	25	15	-40%	-40%
Clallam	13	24	18	20	14	-30%	8%
Clark	71	99	93	80	78	-2%	10%
Island	19	24	21	21	14	-33%	-26%
King	961	1,247	1,242	1,003	888	-11%	-8%
Kitsap	27	67	56	36	40	11%	48%
Pierce	176	213	217	169	162	-4%	-8%
Skagit	19	36	27	21	25	19%	32%
Snohomish	302	456	399	302	316	5%	5%
Spokane	39	66	65	47	49	4%	26%
Thurston	27	38	43	24	30	25%	11%
Whatcom	84	118	108	78	80	3%	-5%
Yakima	15	31	17	19	15	-21%	0%
Statewide	1,841	2,550	2,450	1,938	1,806	-7%	-2%

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, First Quarter 2025–First Quarter 2026

County	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Median House Price Change Q4 2025 – Q1 2026	Median House Price Change Q1 2025 – Q1 2026
Adams	\$320,900	\$313,900	\$280,370	\$265,352	\$260,370	-2%	-19%
Asotin	\$325,200	\$341,200	\$318,000	\$300,000	\$347,500	16%	7%
Benton	\$441,300	\$443,600	\$440,000	\$440,000	\$453,016	3%	3%
Chelan	\$545,000	\$573,700	\$560,000	\$538,000	\$522,369	-3%	-4%
Clallam	\$505,900	\$513,000	\$505,000	\$479,450	\$465,000	-3%	-8%
Clark	\$562,300	\$599,300	\$559,000	\$550,635	\$550,000	0%	-2%
Columbia	\$268,700	\$277,900	\$292,000	\$205,000	\$253,438	24%	-6%
Cowlitz	\$413,700	\$406,600	\$413,500	\$387,500	\$399,900	3%	-3%
Douglas	\$486,500	\$509,700	\$515,000	\$476,875	\$495,875	4%	2%
Ferry	\$262,000	\$185,000	\$275,000	\$235,000	\$192,500	-18%	-27%
Franklin	\$441,300	\$443,600	\$425,000	\$429,630	\$417,890	-3%	-5%
Garfield	\$212,200	\$244,200	\$302,500	\$140,000	\$225,000	61%	6%
Grant	\$372,200	\$367,900	\$353,000	\$360,518	\$341,000	-5%	-8%
Grays Harbor	\$357,300	\$368,400	\$330,370	\$330,370	\$320,490	-3%	-10%
Island	\$589,800	\$652,900	\$617,781	\$599,950	\$550,281	-8%	-7%
Jefferson	\$676,800	\$642,500	\$608,511	\$579,281	\$525,281	-9%	-22%
King	\$940,900	\$1,028,800	\$955,000	\$900,000	\$915,000	2%	-3%
Kitsap	\$543,600	\$589,900	\$584,031	\$570,281	\$556,781	-2%	2%
Kittitas	\$522,900	\$544,600	\$478,000	\$456,000	\$537,000	18%	3%
Klickitat	\$437,500	\$488,500	\$380,000	\$395,000	\$399,975	1%	-9%
Lewis	\$427,100	\$424,000	\$400,000	\$415,000	\$399,450	-4%	-6%
Lincoln	\$274,500	\$298,300	\$260,000	\$185,000	\$232,200	26%	-15%
Mason	\$417,500	\$425,000	\$445,000	\$415,500	\$434,975	5%	4%
Okanogan	\$375,000	\$363,900	\$340,000	\$287,900	\$257,450	-11%	-31%
Pacific	\$358,300	\$361,400	\$321,700	\$315,000	\$305,000	-3%	-15%
Pend Oreille	\$329,400	\$320,400	\$356,000	\$285,000	\$317,500	11%	-4%
Pierce	\$567,700	\$579,500	\$562,629	\$550,000	\$556,000	1%	-2%
San Juan	\$866,700	\$1,019,200	\$835,000	\$775,000	\$925,000	19%	7%
Skagit	\$610,000	\$634,500	\$585,140	\$575,281	\$590,090	3%	-3%
Skamania	\$531,200	\$435,700	\$557,663	\$552,685	\$475,000	-14%	-11%
Snohomish	\$771,800	\$808,300	\$760,000	\$740,000	\$740,000	0%	-4%
Spokane	\$426,900	\$456,700	\$425,995	\$414,998	\$407,248	-2%	-5%
Stevens	\$329,400	\$320,400	\$377,250	\$299,870	\$299,370	0%	-9%
Thurston	\$542,700	\$547,000	\$530,500	\$524,900	\$525,000	0%	-3%
Wahkiakum	\$467,500	\$475,800	\$450,370	\$290,000	\$260,600	-10%	-44%
Walla Walla	\$439,500	\$442,000	\$443,575	\$421,250	\$395,000	-6%	-10%
Whatcom	\$624,400	\$637,100	\$620,281	\$605,904	\$617,781	2%	-1%
Whitman	\$466,700	\$452,000	\$322,500	\$365,000	\$362,000	-1%	-22%
Yakima	\$368,400	\$365,300	\$357,500	\$358,000	\$360,000	1%	-2%
Statewide	\$636,200	\$675,600	\$633,000	\$614,300	\$613,700	0%	-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	\$229,091
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		
	Q1 2025	Q1 2026	Change Q1 2025 - Q1 2026	Q1 2025	Q1 2026	Change Q1 2025 - Q1 2026	Q1 2025	Q1 2026	Change Q1 2025 - Q1 2026
Adams	\$199,000	\$168,204	-15.5%	\$349,000	\$330,370	-5.3%	\$350,000	\$260,370	-25.6%
Asotin	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benton	\$317,500	\$415,750	30.9%	\$407,500	\$395,200	-3.0%	\$519,000	\$486,000	-6.4%
Chelan	\$454,950	\$425,000	-6.6%	\$521,500	\$565,000	8.3%	\$597,753	\$705,000	17.9%
Clallam	\$400,000	\$399,000	-0.2%	\$551,450	\$500,000	-9.3%	\$522,500	\$500,000	-4.3%
Clark	\$400,000	\$395,000	-1.2%	\$498,000	\$505,000	1.4%	\$675,135	\$672,500	-0.4%
Columbia	\$222,500	\$150,625	-32.3%	\$140,000	\$266,000	90.0%	\$219,380	\$289,813	32.1%
Cowlitz	\$300,000	\$290,000	-3.3%	\$405,000	\$415,000	2.5%	\$465,000	\$460,000	-1.1%
Douglas	\$435,000	\$421,790	-3.0%	\$465,500	\$486,790	4.6%	\$639,900	\$687,950	7.5%
Ferry	NA	NA	NA	NA	NA	NA	NA	NA	NA
Franklin	\$227,500	\$297,500	30.8%	\$399,995	\$389,500	-2.6%	\$508,000	\$450,000	-11.4%
Garfield	NA	NA	NA	NA	NA	NA	NA	NA	NA
Grant	\$249,000	\$277,500	11.4%	\$345,000	\$334,500	-3.0%	\$425,000	\$420,000	-1.2%
Grays Harbor	\$307,820	\$292,870	-4.9%	\$375,000	\$350,370	-6.6%	\$405,370	\$402,370	-0.7%
Island	\$579,281	\$539,281	-6.9%	\$599,000	\$559,281	-6.6%	\$645,781	\$650,000	0.7%
Jefferson	\$562,191	\$675,000	20.1%	\$647,191	\$525,281	-18.8%	NA	\$632,181	NA
King	\$702,500	\$705,000	0.4%	\$822,200	\$850,000	3.4%	\$1,260,000	\$1,150,000	-8.7%
Kitsap	\$415,313	\$437,113	5.2%	\$515,313	\$530,000	2.9%	\$647,753	\$598,281	-7.6%
Kittitas	\$560,000	\$510,000	-8.9%	\$524,000	\$590,000	12.6%	\$1,235,000	\$668,750	-45.9%
Klickitat	NA	\$292,500	NA	\$427,500	\$399,950	-6.4%	\$595,000	\$626,875	5.4%
Lewis	\$408,660	\$325,950	-20.2%	\$435,000	\$403,450	-7.3%	\$475,000	\$465,000	-2.1%
Lincoln	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mason	\$382,500	\$327,500	-14.4%	\$450,500	\$456,650	1.4%	\$454,250	\$525,000	15.6%
Okanogan	\$283,000	\$177,500	-37.3%	\$300,000	\$303,875	1.3%	\$415,000	\$245,000	-41.0%
Pacific	\$337,500	\$363,000	7.6%	\$357,000	\$394,000	10.4%	\$720,000	\$430,000	-40.3%
Pend Oreille	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pierce	\$425,540	\$418,975	-1.5%	\$535,000	\$530,000	-0.9%	\$650,000	\$645,000	-0.8%
San Juan	\$318,250	NA	NA	\$1,200,000	\$925,000	-22.9%	NA	\$1,225,000	NA
Skagit	\$505,313	\$475,313	-5.9%	\$589,140	\$585,281	-0.7%	\$715,000	\$665,000	-7.0%
Skamania	NA	NA	NA	NA	NA	NA	NA	NA	NA
Snohomish	\$591,776	\$549,950	-7.1%	\$700,000	\$710,000	1.4%	\$909,500	\$937,500	3.1%
Spokane	\$273,750	\$288,500	5.4%	\$399,000	\$400,000	0.3%	\$468,973	\$450,000	-4.0%
Stevens	\$300,370	\$259,685	-13.5%	\$384,000	\$475,000	23.7%	\$471,685	\$381,160	-19.2%
Thurston	\$426,750	\$440,000	3.1%	\$500,000	\$495,000	-1.0%	\$620,000	\$580,000	-6.5%
Wahkiakum	NA	NA	NA	NA	NA	NA	NA	NA	NA
Walla Walla	\$312,000	\$339,250	8.7%	\$443,054	\$435,000	-1.8%	\$499,900	\$528,781	5.8%
Whatcom	\$534,640	\$485,313	-9.2%	\$645,042	\$635,281	-1.5%	\$755,000	\$819,281	8.5%
Whitman	NA	NA	NA	NA	NA	NA	NA	NA	NA
Yakima	\$257,000	\$238,750	-7.1%	\$368,125	\$370,000	0.5%	\$400,680	\$398,241	-0.6%

QUARTERLY CONDOMINIUM MEDIAN PRICES

State of Washington and Counties
Quarterly, First Quarter 2025–First Quarter 2026

County	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Median Condo Price Change Q4 2025 – Q1 2026	Median Condo Price Change Q1 2025 – Q1 2026
Benton	\$349,927	\$309,000	\$254,000	\$265,000	\$259,400	-2%	-26%
Chelan	\$439,000	\$387,000	\$399,000	\$379,000	\$405,000	7%	-8%
Clallam	\$438,000	\$468,750	\$425,000	\$407,500	\$431,250	6%	-2%
Clark	\$318,000	\$300,000	\$343,000	\$327,500	\$322,500	-2%	1%
Island	\$340,313	\$347,063	\$345,313	\$350,313	\$361,313	3%	6%
King	\$520,000	\$527,000	\$513,500	\$515,000	\$490,000	-5%	-6%
Kitsap	\$318,500	\$370,000	\$360,156	\$355,313	\$338,538	-5%	6%
Pierce	\$425,000	\$415,000	\$437,000	\$395,000	\$422,500	7%	-1%
Skagit	\$485,000	\$430,313	\$415,313	\$415,313	\$415,313	0%	-14%
Snohomish	\$516,500	\$528,000	\$500,000	\$485,000	\$490,000	1%	-5%
Spokane	\$253,500	\$268,175	\$228,500	\$241,500	\$222,500	-8%	-12%
Thurston	\$428,500	\$357,500	\$318,500	\$372,000	\$318,750	-14%	-26%
Whatcom	\$420,313	\$407,313	\$395,813	\$441,563	\$380,156	-14%	-10%
Yakima	\$263,000	\$315,000	\$320,000	\$320,000	\$253,125	-21%	-4%
Statewide	\$465,000	\$460,000	\$450,000	\$445,250	\$440,000	-1%	-5%

ANNUAL CONDOMINIUM MEDIAN PRICES

State of Washington and Counties
Annual, 2018–2025

County	2018	2019	2020	2021	2022	2023	2024	2025
Benton	\$336,000	\$177,000	\$202,000	\$233,000	\$280,000	\$284,500	\$285,000	\$280,000
Chelan	\$365,000	\$265,000	\$305,000	\$360,000	\$450,000	\$430,000	\$399,000	\$402,000
Clallam	\$400,000	\$297,445	\$329,638	\$365,000	\$450,000	\$389,000	\$429,000	\$415,000
Clark	\$439,000	\$235,000	\$260,000	\$290,000	\$325,000	\$331,750	\$345,000	\$315,000
Island	\$430,000	\$217,750	\$253,750	\$295,000	\$323,000	\$300,000	\$365,000	\$349,313
King	\$453,000	\$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, 2017–2025 (Units)

County	2017	2018	2019	2020	2021	2022	2023	2024	2025	Change 2024 – 2025
Adams	31	47	73	99	80	46	57	85	33	-61%
Asotin	34	34	86	161	31	49	43	101	37	-63%
Benton	1,111	1,285	1,540	1,345	1,486	1,242	1,136	1,515	1,663	10%
Chelan	442	590	606	670	671	629	315	762	783	3%
Clallam	307	336	287	279	314	260	211	166	293	77%
Clark	3,787	3,598	4,722	5,022	5,602	4,194	3,500	3,594	3,250	-10%
Columbia	4	4	4	10	44	10	2	7	5	-29%
Cowlitz	484	318	351	346	348	585	308	353	308	-13%
Douglas	187	217	349	321	329	232	271	230	303	32%
Ferry	0	1	27	26	34	30	22	20	19	-5%
Franklin	698	616	601	620	663	644	923	974	768	-21%
Garfield	1	2	2	4	3	1	5	7	0	-100%
Grant	445	451	489	544	713	640	439	552	431	-22%
Grays Harbor	251	463	344	342	432	413	280	288	224	-22%
Island	408	391	369	445	401	394	224	402	209	-48%
Jefferson	172	143	174	157	274	269	158	147	218	48%
King	18,641	18,460	17,919	12,337	19,549	18,830	10,601	10,564	8,505	-19%
Kitsap	1,094	1,149	1,117	1,285	2,285	1,701	2,258	1,294	1,780	38%
Kittitas	531	629	411	414	545	551	414	434	288	-34%
Klickitat	115	127	112	124	189	134	100	79	102	29%
Lewis	234	275	301	382	454	406	323	265	431	63%
Lincoln	43	58	48	56	75	85	83	47	67	43%
Mason	212	276	293	305	458	240	265	299	204	-32%
Okanogan	144	153	156	197	277	275	229	246	229	-7%
Pacific	85	131	91	92	111	128	81	94	64	-32%
Pend Oreille	41	48	50	80	79	75	62	55	58	5%
Pierce	4,968	5,449	4,272	4,922	6,072	4,730	3,135	3,207	3,782	18%
San Juan	115	156	133	116	155	108	99	100	81	-19%
Skagit	663	585	518	561	914	579	486	547	373	-32%
Skamania	58	63	73	82	75	80	61	35	55	57%
Snohomish	3,725	4,277	4,408	5,780	5,122	3,101	3,487	4,149	3,372	-19%
Spokane	3,460	2,926	3,106	3,170	3,115	3,745	3,621	3,626	2,976	-18%
Stevens	140	200	194	192	300	277	282	335	196	-41%
Thurston	1,067	1,750	1,713	1,161	2,054	1,538	1,512	1,222	1,669	37%
Wahkiakum	20	11	16	25	32	40	27	23	21	-9%
Walla Walla	144	221	190	154	261	170	275	205	163	-20%
Whatcom	1,256	1,464	1,821	1,382	1,871	1,614	894	1,190	1,214	2%
Whitman	242	264	415	98	420	279	258	44	26	-41%
Yakima	434	578	1,043	575	1,103	706	650	515	713	38%
Statewide	45,794	47,746	48,424	43,881	56,941	49,030	37,097	37,778	34,913	-8%

ANNUAL SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties Annual, 2017–2025 (Units)

County	2017	2018	2019	2020	2021	2022	2023	2024	2025	Change 2024 – 2025
Adams	23	47	71	99	67	44	51	33	31	-6%
Asotin	34	30	29	87	31	45	39	29	33	14%
Benton	848	942	1,082	1,125	1,265	809	717	1,058	1,012	-4%
Chelan	414	420	384	473	480	364	286	332	305	-8%
Clallam	287	320	275	275	306	260	178	142	255	80%
Clark	2,080	2,793	2,929	3,220	3,101	2,079	1,976	2,201	2,190	0%
Columbia	4	4	4	7	4	10	2	7	5	-29%
Cowlitz	464	294	309	331	286	311	288	297	298	0%
Douglas	185	206	248	233	323	206	219	226	225	0%
Ferry	0	1	27	26	34	24	22	20	17	-15%
Franklin	609	616	574	620	650	423	373	446	369	-17%
Garfield	1	2	2	4	3	1	5	7	0	-100%
Grant	350	383	441	440	605	527	373	463	374	-19%
Grays Harbor	251	455	340	338	422	379	266	251	201	-20%
Island	401	375	351	329	391	381	224	297	181	-39%
Jefferson	172	143	174	155	229	223	158	147	199	35%
King	4,356	4,442	3,777	3,688	3,251	2,801	2,238	2,352	2,510	7%
Kitsap	952	903	931	909	1,112	1,041	1,006	976	631	-35%
Kittitas	364	435	396	378	533	481	370	399	240	-40%
Klickitat	99	119	102	105	187	130	94	77	96	25%
Lewis	218	271	260	327	354	324	286	196	373	90%
Lincoln	43	58	46	56	75	85	83	47	59	26%
Mason	208	266	291	303	322	240	265	299	200	-33%
Okanogan	138	149	154	163	275	271	219	218	205	-6%
Pacific	85	94	91	92	105	122	77	92	64	-30%
Pend Oreille	41	48	50	80	79	75	62	55	58	5%
Pierce	3,014	2,491	2,551	2,664	3,207	2,322	1,732	1,731	1,717	-1%
San Juan	112	152	113	114	155	100	91	88	81	-8%
Skagit	534	542	436	300	332	261	165	265	168	-37%
Skamania	58	61	64	82	75	80	61	33	55	67%
Snohomish	2,627	2,201	2,409	2,508	2,370	1,906	2,326	2,406	1,909	-21%
Spokane	1,608	1,696	1,696	1,662	1,610	1,755	1,424	1,621	1,375	-15%
Stevens	136	200	192	186	298	267	282	261	196	-25%
Thurston	950	912	812	708	752	584	816	672	743	11%
Wahkiakum	20	11	16	21	22	40	25	18	13	-28%
Walla Walla	144	221	160	132	137	114	177	143	161	13%
Whatcom	793	767	816	718	888	810	571	773	607	-21%
Whitman	80	126	128	90	109	79	56	40	22	-45%
Yakima	412	480	569	494	631	426	453	418	602	44%
Statewide	23,115	23,676	23,300	23,542	25,076	20,400	18,056	19,136	17,780	-7%

ANNUAL MULTIFAMILY BUILDING PERMITS

State of Washington and Counties
Annual, 2017–2025 (Units)

County	2017	2018	2019	2020	2021	2022	2023	2024	2025	Change 2024 – 2025
Adams	8	0	2	0	13	2	6	52	2	-96%
Asotin	0	4	57	74	0	4	4	72	4	-94%
Benton	263	343	458	220	221	433	419	457	651	42%
Chelan	28	170	222	197	191	265	29	430	478	11%
Clallam	20	16	12	4	8	0	33	24	38	58%
Clark	1,707	805	1,793	1,802	2,501	2,115	1,524	1,393	1,060	-24%
Columbia	0	0	0	3	40	0	0	0	0	NA
Cowlitz	20	24	42	15	62	274	20	56	10	-82%
Douglas	2	11	101	88	6	26	52	4	78	1,850%
Ferry	0	0	0	0	0	6	0	0	2	NA
Franklin	89	0	27	0	13	221	550	528	399	-24%
Garfield	0	0	0	0	0	0	0	0	0	NA
Grant	95	68	48	104	108	113	66	89	57	-36%
Grays Harbor	0	8	4	4	10	34	14	37	23	-38%
Island	7	16	18	116	10	13	0	105	28	-73%
Jefferson	0	0	0	2	45	46	0	0	19	NA
King	14,285	14,018	14,142	8,649	16,298	16,029	8,363	8,212	5,995	-27%
Kitsap	142	246	186	376	1,173	660	1,252	318	1,149	261%
Kittitas	167	194	15	36	12	70	44	35	48	37%
Klickitat	16	8	10	19	2	4	6	2	6	200%
Lewis	16	4	41	55	100	82	37	69	58	-16%
Lincoln	0	0	2	0	0	0	0	0	8	NA
Mason	4	10	2	2	136	0	0	0	4	NA
Okanogan	6	4	2	34	2	4	10	28	24	-14%
Pacific	0	37	0	0	6	6	4	2	0	-100%
Pend Oreille	0	0	0	0	0	0	0	0	0	NA
Pierce	1,954	2,958	1,721	2,258	2,865	2,408	1,403	1,476	2,065	40%
San Juan	3	4	20	2	0	8	8	12	0	-100%
Skagit	129	43	82	261	582	318	321	282	205	-27%
Skamania	0	2	9	0	0	0	0	2	0	-100%
Snohomish	1,098	2,076	1,999	3,272	2,752	1,195	1,161	1,743	1,463	-16%
Spokane	1,852	1,230	1,410	1,508	1,505	1,990	2,197	2,005	1,601	-20%
Stevens	4	0	2	6	2	10	0	74	0	-100%
Thurston	117	838	901	453	1,302	954	696	550	926	68%
Wahkiakum	0	0	0	4	10	0	2	5	8	60%
Walla Walla	0	0	30	22	124	56	98	62	2	-97%
Whatcom	463	697	1,005	664	983	804	323	417	607	46%
Whitman	162	138	287	8	311	200	202	4	4	0%
Yakima	22	98	474	81	472	280	197	97	111	14%
Statewide	22,679	24,070	25,124	20,339	31,865	28,630	19,041	18,642	17,133	-8%

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, 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 counties when the data are available. Median condominium prices are provided for counties with an average of at least 10 sales per quarter over a 10-year period, 10 sales per quarter in the final year of that period, and no quarters with zero sales.

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 single-family 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. Separate dashboards give historical median condominium prices and HAIs for selected counties and historical annual building permit data for counties and cities. See the WCRER website at <https://wcrer.be.uw.edu/> for more information and additional reports.

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