WASHINGTON STATE
HOUSING MARKET REPORT
2nd Quarter 2026

WCRER | WASHINGTON CENTER FOR REAL ESTATE RESEARCH

COLLEGE OF BUILT ENVIRONMENTS

EXECUTIVE SUMMARY

Statewide, single-family home sales in Q2 2026 increased 46% relative to the previous quarter, although they were only up 1% relative to the same quarter a year earlier. Meanwhile, median prices increased (5%) relative to the previous quarter but declined year-over-year (-4%). Generally, mortgage interest rates have been declining since Q4 2023 but they rose in Q2 2026 due to inflation resulting from the war with Iran. Relatively high interest rates have continued to have an adverse effect on affordability. The rise in interest rates combined with the rise in median prices meant that a median-priced house was affordable to the median-income buyer in only six rural counties in Q2 2026, compared to ten counties in the previous quarter. A somewhat lower-priced house was affordable for a first-time buyer with 80% of median income in only Garfield County.

Condominium sales in Q2 2026 increased from the previous quarter (32%) but decreased year-over-year (-7%). Median condo prices increased slightly relative to the previous quarter (3%) and dropped slightly year-over-year (-1%). 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 counties except for Kitsap.

Based on the counties for which we have data on listings, the average months of supply of single-family homes was 2.9. 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.

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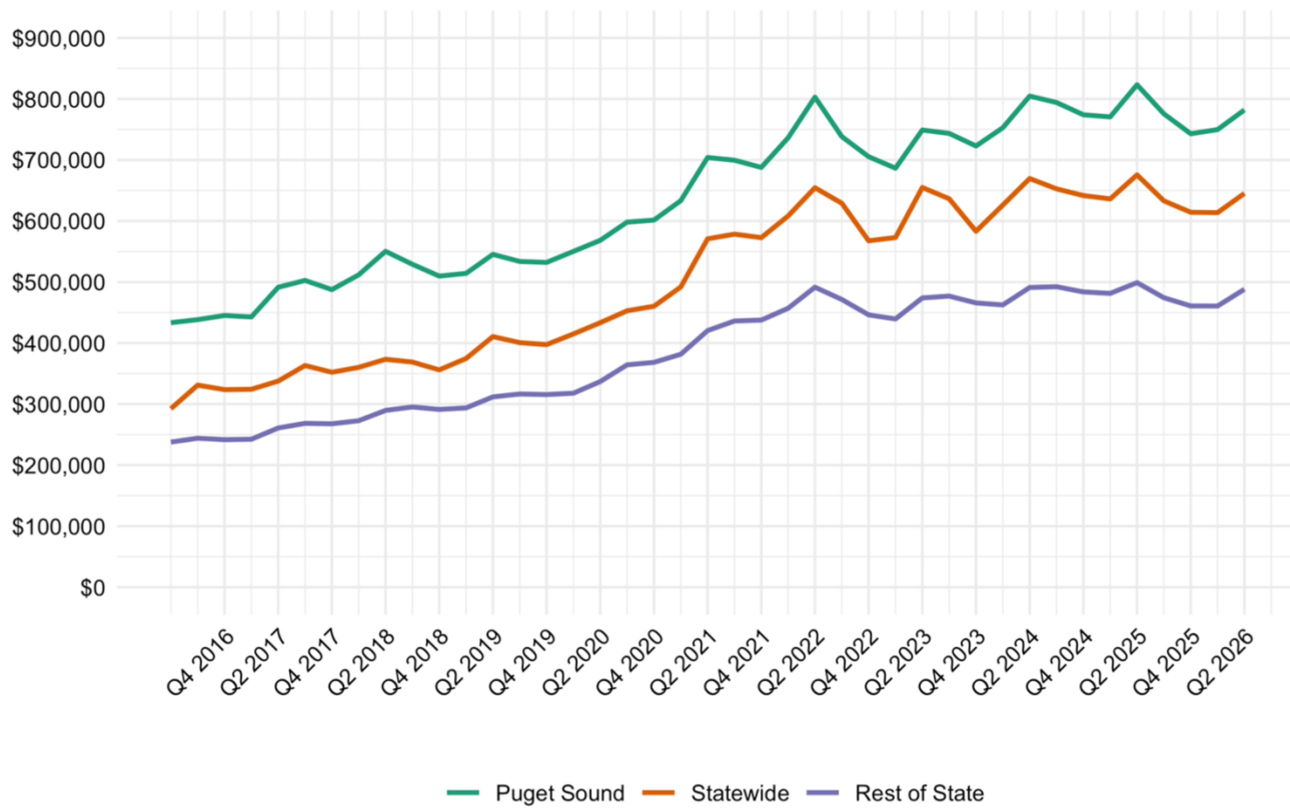
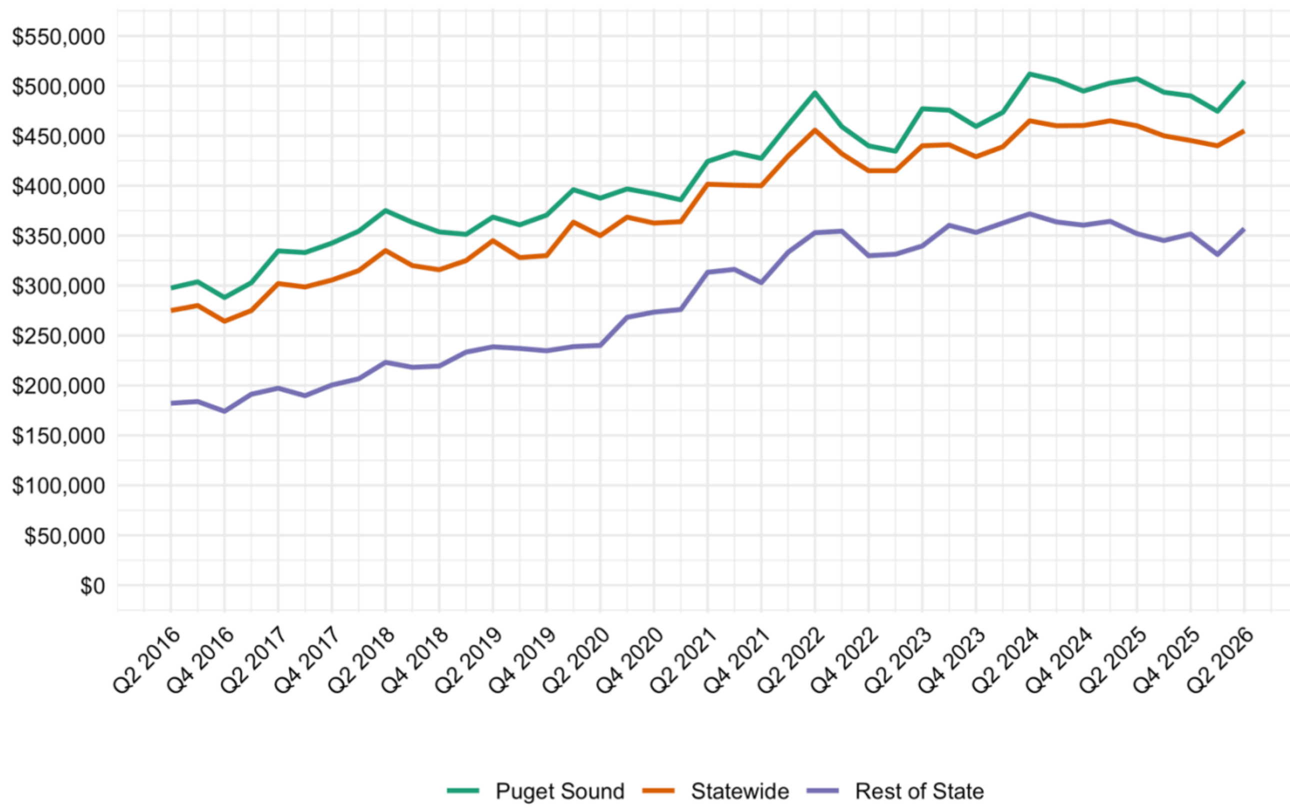
SINGLE-FAMILY MEDIAN PRICE TRENDS



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 $645,200 in Q2 2026, a 1.4% decline from the Q2 2022 peak. The highest median price in Q2 2026 was $1,050,000 in San Juan County, followed by $950,000 in King County, while the lowest was $200,000 in Garfield 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



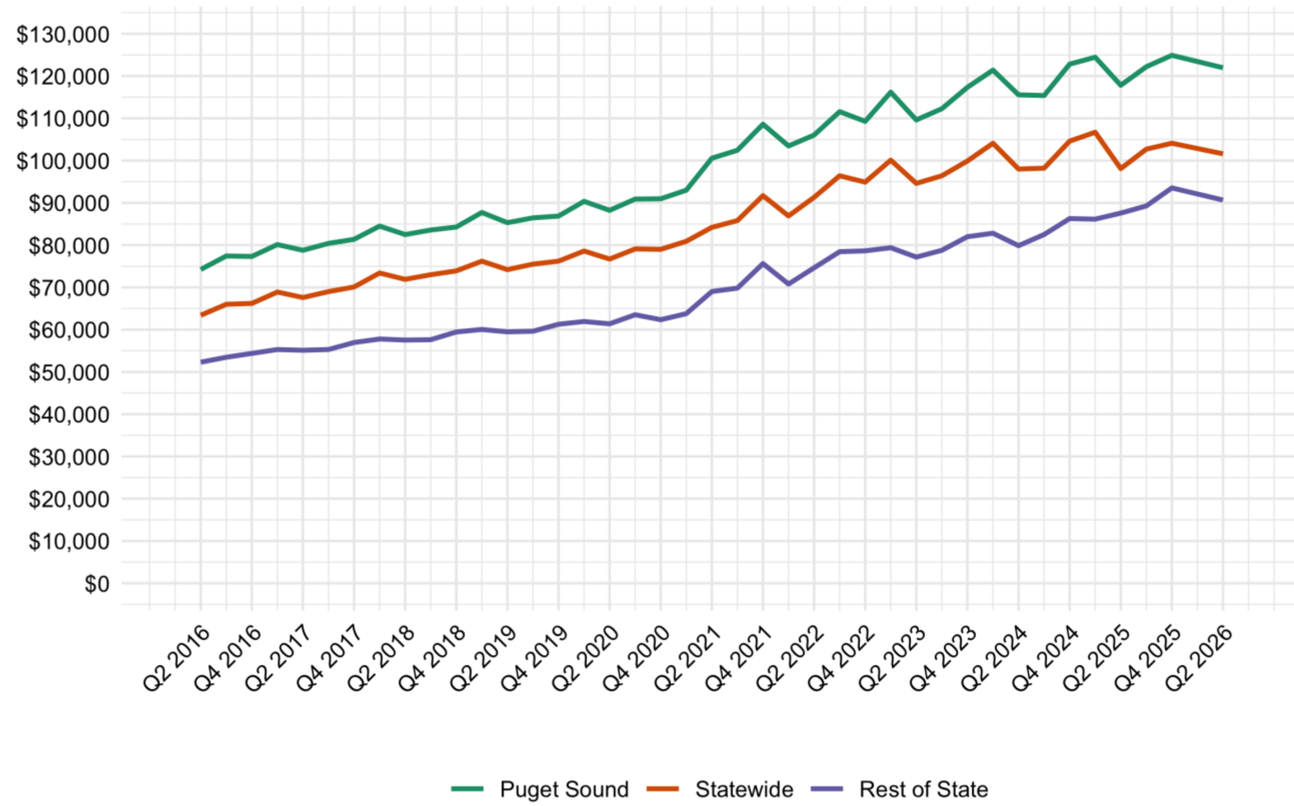
Condominium prices display trends similar to those for single-family homes, although price levels are significantly lower. After years of steady increases, prices peaked in Q2 2022 and have not displayed a clear trend since then. Statewide, median condo prices peaked at $455,650 in Q2 2022 and were $455,000 in Q2 2026. Of the 14 counties for which we report data, the highest median price in Q2 2026 was $525,000 in King County. The lowest median price in Q2 2026 was $260,000 in both Benton and Spokane counties.

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

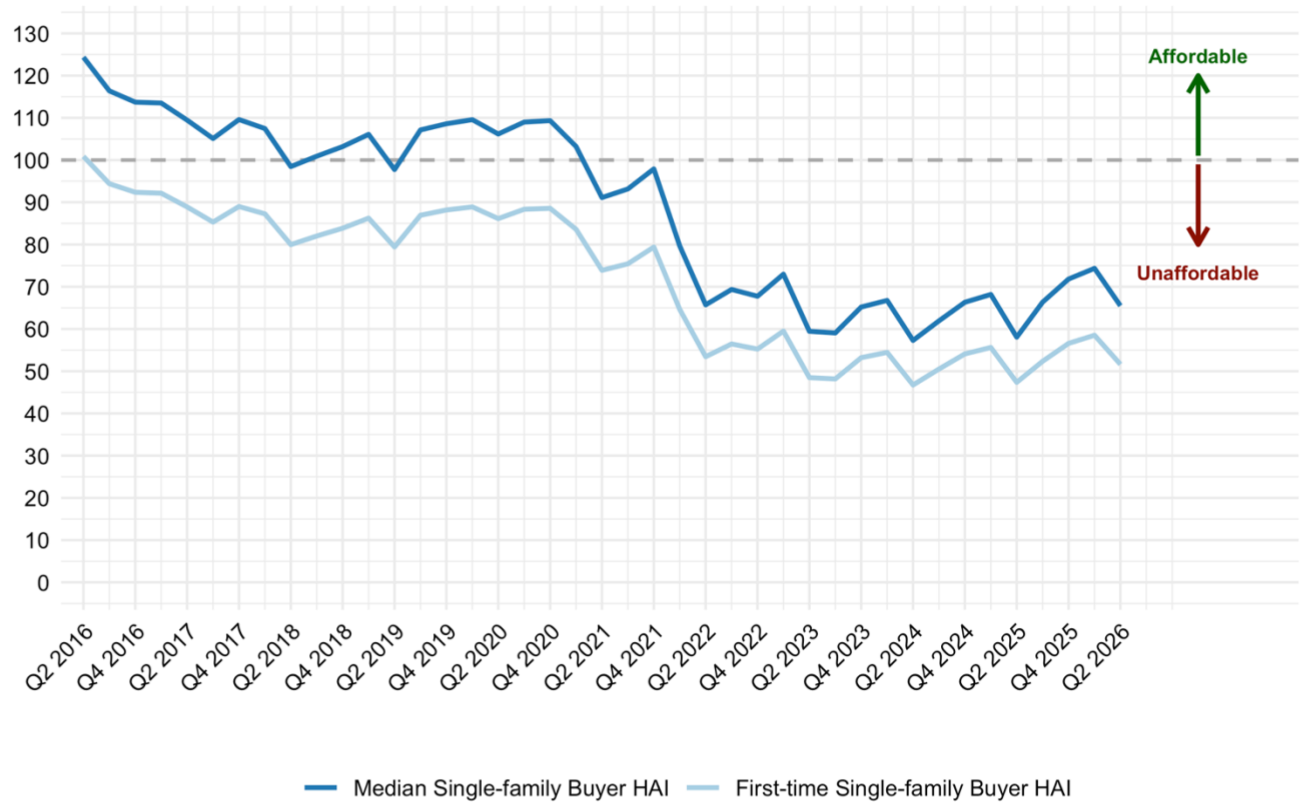
Thirty-year fixed mortgage interest rates for single-family homes increased sharply in 2022 after having been relatively low, in the 3% to 5% range, for over 10 years. Subsequently, rates peaked at an average of about 7.3% in Q4 2023 and dropped to about 6.1% in Q1 2026 but then rose to 6.4% in Q2 2026 due to inflation caused by the war with Iran. 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. The statewide median household income was $101,600 in Q2 2026, with a high of $130,500 in King County and a low of $62,800 in 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.

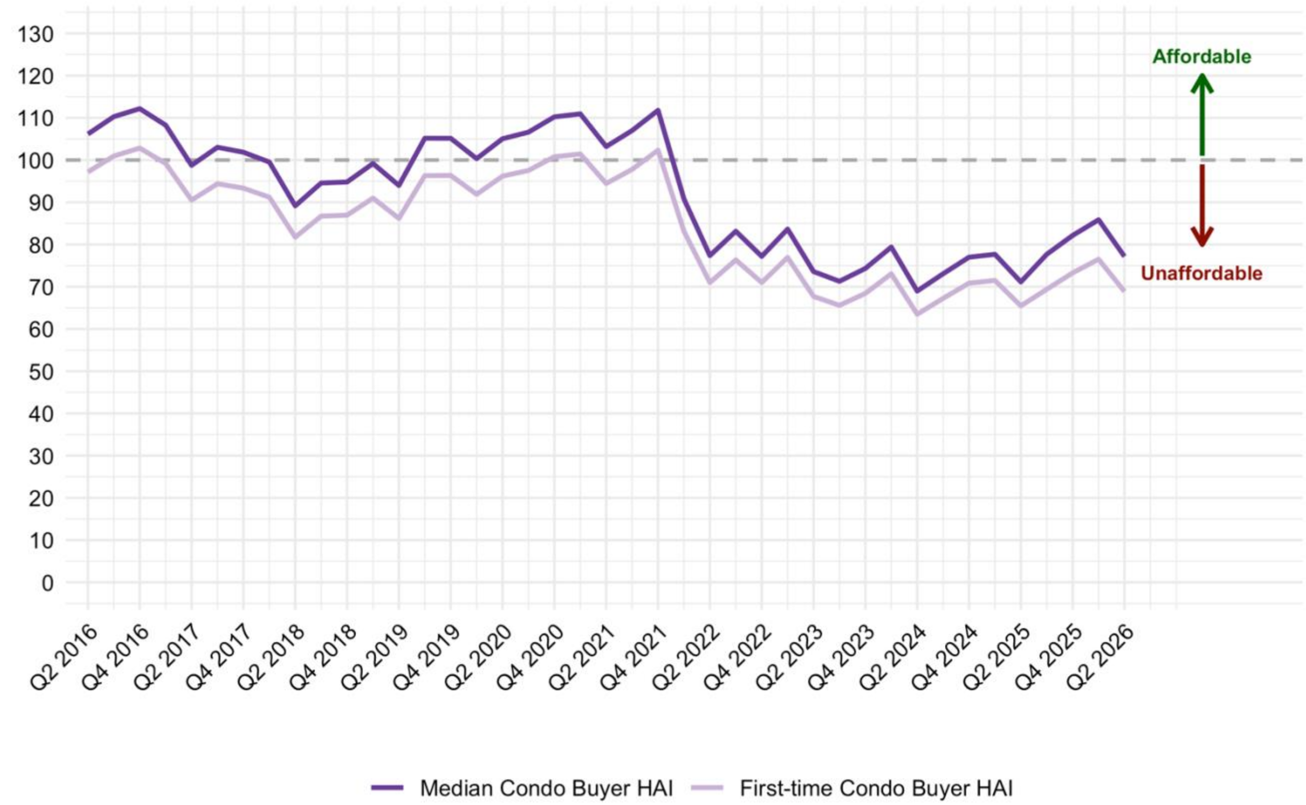
SINGLE-FAMILY AFFORDABILITY



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. Increases in mortgage interest rates and median house prices resulted in a decline in affordability in Q2 2026. Statewide, the median buyer HAI was 65 in Q2 2026, meaning that the median-income buyer had only 65.5% of the income needed to afford a median-priced house.

San Juan and King counties were the least affordable for median-income buyers, while Garfield 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 four of the 14 counties with significant condo markets: Benton, Clark, Kitsap, and Spokane. For the median buyer, condos are most affordable in Benton County, with an HAI of 131, and least affordable in Clallam County, with an HAI of 68. For first-time buyers, condos are affordable in three counties: Benton, Clark, and Spokane. Again, they are most affordable in Benton County and least affordable in Clallam County.

SINGLE-FAMILY SNAPSHOT

State of Washington and Counties
Second Quarter 2026

County	Sales	Sales Change Q1 2026 – Q2 2026	Sales Change Q2 2025 – Q2 2026	Median House Price	Median Price Change Q1 2026 – Q2 2026	Median Price Change Q2 2025 – Q2 2026	Median Buyer HAI	First-time Buyer HAI
Adams	8	-38%	-20%	$299,685	15%	-5%	100	78
Asotin	98	58%	27%	$320,000	-8%	-6%	102	80
Benton	773	39%	13%	$455,000	0%	3%	90	71
Chelan	246	65%	-5%	$562,500	8%	-2%	65	51
Clallam	244	18%	-5%	$520,000	12%	1%	65	51
Clark	1,870	41%	10%	$562,500	2%	-6%	80	63
Columbia	8	0%	60%	$266,000	5%	-4%	115	90
Cowlitz	372	36%	2%	$414,000	4%	2%	84	66
Douglas	130	55%	5%	$508,805	3%	0%	67	53
Ferry	18	125%	64%	$284,250	48%	54%	95	75
Franklin	284	47%	10%	$437,450	5%	-1%	81	64
Garfield	5	67%	-50%	$200,000	-11%	-18%	152	120
Grant	276	45%	-5%	$360,000	6%	-2%	90	71
Grays Harbor	259	23%	1%	$345,370	8%	-6%	81	64
Island	366	47%	-5%	$593,890	8%	-9%	68	53
Jefferson	17	31%	-6%	$640,000	22%	0%	59	46
King	5,266	53%	-4%	$950,000	4%	-8%	57	45
Kitsap	927	47%	-6%	$594,950	7%	1%	84	66
Kittitas	175	80%	-3%	$495,000	-8%	-9%	73	57
Klickitat	58	53%	14%	$465,500	16%	-5%	71	56
Lewis	261	81%	13%	$445,000	11%	5%	80	63
Lincoln	30	-29%	-12%	$225,000	-3%	-25%	120	94
Mason	189	89%	-1%	$454,575	5%	7%	83	65
Okanogan	68	36%	-9%	$345,000	34%	-5%	76	60
Pacific	83	54%	2%	$387,500	27%	7%	79	62
Pend Oreille	50	47%	32%	$342,500	8%	7%	90	71
Pierce	2,666	38%	2%	$585,000	5%	1%	77	61
San Juan	15	200%	7%	$1,050,000	14%	3%	36	29
Skagit	340	35%	3%	$600,140	2%	-5%	69	55
Skamania	24	26%	300%	$682,450	44%	57%	60	47
Snohomish	1,992	37%	-5%	$770,000	4%	-5%	63	50
Spokane	1,965	48%	8%	$427,600	5%	-6%	93	73
Stevens	88	47%	-8%	$450,000	50%	40%	69	55
Thurston	923	44%	1%	$549,375	5%	0%	81	63
Wahkiakum	19	36%	58%	$329,900	27%	-31%	106	84
Walla Walla	151	40%	10%	$430,000	9%	-3%	76	60
Whatcom	731	61%	8%	$635,281	3%	0%	61	48
Whitman	41	156%	17%	$388,000	7%	-14%	69	54
Yakima	444	50%	0%	$383,438	7%	5%	86	68
Statewide	**21,480**	**46%**	**1%**	**$645,200**	**5%**	**-4%**	**65**	**52**

CONDOMINIUM SNAPSHOT

State of Washington and Counties
Second Quarter 2026

County	Sales	Sales Change Q1 2026 – Q2 2026	Sales Change Q2 2025 – Q2 2026	Median Condo Price	Median Condo Price Change Q1 2026 – Q2 2026	Median Condo Price Change Q2 2025 – Q2 2026	Median Buyer HAI	First-time Buyer HAI
Benton	25	0%	-4%	$260,000	0%	-16%	131	117
Chelan	33	120%	32%	$350,000	-14%	-10%	86	77
Clallam	32	129%	33%	$410,000	-5%	-13%	68	61
Clark	83	6%	-16%	$325,000	1%	8%	116	103
Island	21	50%	-12%	$360,313	0%	4%	93	83
King	1,126	27%	-10%	$525,000	7%	0%	86	77
Kitsap	57	42%	-15%	$410,313	21%	11%	101	90
Pierce	224	38%	5%	$409,598	-3%	-1%	92	82
Skagit	30	20%	-17%	$426,656	3%	-1%	81	72
Snohomish	428	35%	-6%	$522,000	7%	-1%	77	69
Spokane	63	29%	-5%	$260,000	17%	-3%	127	113
Thurston	25	-17%	-34%	$375,000	18%	5%	98	87
Whatcom	133	66%	13%	$415,313	9%	2%	77	69
Yakima	21	40%	-32%	$347,500	37%	10%	79	71
Statewide	**2,379**	**32%**	**-7%**	**$455,000**	**3%**	**-1%**	**77**	**69**

Note: The statewide statistics include transactions from other counties.

QUARTERLY SINGLE-FAMILY SALES

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

County	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Sales Change Q1 2026 – Q2 2026	Sales Change Q2 2025 – Q2 2026
Adams	10	18	16	13	8	-38%	-20%
Asotin	77	93	68	62	98	58%	27%
Benton	686	705	605	558	773	39%	13%
Chelan	258	259	226	149	246	65%	-5%
Clallam	256	291	242	206	244	18%	-5%
Clark	1,707	1,775	1,486	1,325	1,870	41%	10%
Columbia	5	8	13	8	8	0%	60%
Cowlitz	366	354	322	273	372	36%	2%
Douglas	124	112	112	84	130	55%	5%
Ferry	11	16	19	8	18	125%	64%
Franklin	259	267	226	193	284	47%	10%
Garfield	10	6	1	3	5	67%	-50%
Grant	290	298	224	191	276	45%	-5%
Grays Harbor	256	304	285	211	259	23%	1%
Island	384	414	288	249	366	47%	-5%
Jefferson	18	20	21	13	17	31%	-6%
King	5,508	5,023	4,249	3,438	5,266	53%	-4%
Kitsap	989	976	813	629	927	47%	-6%
Kittitas	181	171	152	97	175	80%	-3%
Klickitat	51	47	43	38	58	53%	14%
Lewis	230	233	217	144	261	81%	13%
Lincoln	34	29	29	42	30	-29%	-12%
Mason	191	220	160	100	189	89%	-1%
Okanogan	75	105	73	50	68	36%	-9%
Pacific	81	118	85	54	83	54%	2%
Pend Oreille	38	52	37	34	50	47%	32%
Pierce	2,615	2,636	2,051	1,931	2,666	38%	2%
San Juan	14	26	23	5	15	200%	7%
Skagit	329	388	289	252	340	35%	3%
Skamania	6	8	20	19	24	26%	300%
Snohomish	2,094	1,926	1,713	1,453	1,992	37%	-5%
Spokane	1,826	1,781	1,424	1,330	1,965	48%	8%
Stevens	96	118	74	60	88	47%	-8%
Thurston	915	954	779	640	923	44%	1%
Wahkiakum	12	21	33	14	19	36%	58%
Walla Walla	137	156	120	108	151	40%	10%
Whatcom	677	761	526	453	731	61%	8%
Whitman	35	42	31	16	41	156%	17%
Yakima	443	497	329	296	444	50%	0%
Statewide	**21,294**	**21,228**	**17,424**	**14,749**	**21,480**	**46%**	**1%**

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
Second Quarter 2026

County	Average Monthly Listings	Average Monthly Sales	Months of Supply
Adams	52	3	19.5
Asotin	NA	33	NA
Benton	NA	258	NA
Chelan	433	82	5.3
Clallam	296	81	3.6
Clark	1,953	623	3.1
Columbia	23	3	8.6
Cowlitz	278	124	2.2
Douglas	130	43	3.0
Ferry	37	6	6.2
Franklin	NA	95	NA
Garfield	NA	2	NA
Grant	466	92	5.1
Grays Harbor	607	86	7.0
Island	391	122	3.2
Jefferson	195	6	34.4
King	4,581	1,755	2.6
Kitsap	626	309	2.0
Kittitas	403	58	6.9
Klickitat	137	19	7.1
Lewis	402	87	4.6
Lincoln	53	10	5.3
Mason	359	63	5.7
Okanogan	296	23	13.1
Pacific	278	28	10.0
Pend Oreille	NA	17	NA
Pierce	2,322	889	2.6
San Juan	171	5	34.2
Skagit	403	113	3.6
Skamania	67	8	8.3
Snohomish	1,778	664	2.7
Spokane	1,787	655	2.7
Stevens	NA	29	NA
Thurston	847	308	2.8
Wahkiakum	36	6	5.7
Walla Walla	247	50	4.9
Whatcom	754	244	3.1
Whitman	NA	14	NA
Yakima	NA	148	NA
Statewide	**20,408**	**7,160**	**2.9**

QUARTERLY CONDOMINIUM SALES

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

County	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Sales Change Q1 2026 – Q2 2026	Sales Change Q2 2025 – Q2 2026
Benton	26	25	28	25	25	0%	-4%
Chelan	25	31	25	15	33	120%	32%
Clallam	24	18	20	14	32	129%	33%
Clark	99	93	80	78	83	6%	-16%
Island	24	21	21	14	21	50%	-12%
King	1,247	1,242	1,003	888	1,126	27%	-10%
Kitsap	67	56	36	40	57	42%	-15%
Pierce	213	217	169	162	224	38%	5%
Skagit	36	27	21	25	30	20%	-17%
Snohomish	456	399	302	316	428	35%	-6%
Spokane	66	65	47	49	63	29%	-5%
Thurston	38	43	24	30	25	-17%	-34%
Whatcom	118	108	78	80	133	66%	13%
Yakima	31	17	19	15	21	40%	-32%
Statewide	**2,550**	**2,450**	**1,938**	**1,806**	**2,379**	**32%**	**-7%**

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, Second Quarter 2025–Second Quarter 2026

County	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Median House Price Change Q1 2026 – Q2 2026	Median House Price Change Q2 2025 – Q2 2026
Adams	$313,900	$280,370	$265,352	$260,370	$299,685	15%	-5%
Asotin	$341,200	$318,000	$300,000	$347,500	$320,000	-8%	-6%
Benton	$443,600	$440,000	$440,000	$453,016	$455,000	0%	3%
Chelan	$573,700	$560,000	$538,000	$522,369	$562,500	8%	-2%
Clallam	$513,000	$505,000	$479,450	$465,000	$520,000	12%	1%
Clark	$599,300	$559,000	$550,635	$550,000	$562,500	2%	-6%
Columbia	$277,900	$292,000	$205,000	$253,438	$266,000	5%	-4%
Cowlitz	$406,600	$413,500	$387,500	$399,900	$414,000	4%	2%
Douglas	$509,700	$515,000	$476,875	$495,875	$508,805	3%	0%
Ferry	$185,000	$275,000	$235,000	$192,500	$284,250	48%	54%
Franklin	$443,600	$425,000	$429,630	$417,890	$437,450	5%	-1%
Garfield	$244,200	$302,500	$140,000	$225,000	$200,000	-11%	-18%
Grant	$367,900	$353,000	$360,518	$341,000	$360,000	6%	-2%
Grays Harbor	$368,400	$330,370	$330,370	$320,490	$345,370	8%	-6%
Island	$652,900	$617,781	$599,950	$550,281	$593,890	8%	-9%
Jefferson	$642,500	$608,511	$579,281	$525,281	$640,000	22%	0%
King	$1,028,800	$955,000	$900,000	$915,000	$950,000	4%	-8%
Kitsap	$589,900	$584,031	$570,281	$556,781	$594,950	7%	1%
Kittitas	$544,600	$478,000	$456,000	$537,000	$495,000	-8%	-9%
Klickitat	$488,500	$380,000	$395,000	$399,975	$465,500	16%	-5%
Lewis	$424,000	$400,000	$415,000	$399,450	$445,000	11%	5%
Lincoln	$298,300	$260,000	$185,000	$232,200	$225,000	-3%	-25%
Mason	$425,000	$445,000	$415,500	$434,975	$454,575	5%	7%
Okanogan	$363,900	$340,000	$287,900	$257,450	$345,000	34%	-5%
Pacific	$361,400	$321,700	$315,000	$305,000	$387,500	27%	7%
Pend Oreille	$320,400	$356,000	$285,000	$317,500	$342,500	8%	7%
Pierce	$579,500	$562,629	$550,000	$556,000	$585,000	5%	1%
San Juan	$1,019,200	$835,000	$775,000	$925,000	$1,050,000	14%	3%
Skagit	$634,500	$585,140	$575,281	$590,090	$600,140	2%	-5%
Skamania	$435,700	$557,663	$552,685	$475,000	$682,450	44%	57%
Snohomish	$808,300	$760,000	$740,000	$740,000	$770,000	4%	-5%
Spokane	$456,700	$425,995	$414,998	$407,248	$427,600	5%	-6%
Stevens	$320,400	$377,250	$299,870	$299,370	$450,000	50%	40%
Thurston	$547,000	$530,500	$524,900	$525,000	$549,375	5%	0%
Wahkiakum	$475,800	$450,370	$290,000	$260,600	$329,900	27%	-31%
Walla Walla	$442,000	$443,575	$421,250	$395,000	$430,000	9%	-3%
Whatcom	$637,100	$620,281	$605,904	$617,781	$635,281	3%	0%
Whitman	$452,000	$322,500	$365,000	$362,000	$388,000	7%	-14%
Yakima	$365,300	$357,500	$358,000	$360,000	$383,438	7%	5%
Statewide	**$675,600**	**$633,000**	**$614,300**	**$613,700**	**$645,200**	**5%**	**-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

	2 or fewer bedrooms			3 bedrooms			4 or more bedrooms		
County	Q2 2025	Q2 2026	Change Q2 2025 – Q2 2026	Q2 2025	Q2 2026	Change Q2 2025 – Q2 2026	Q2 2025	Q2 2026	Change Q2 2025 – Q2 2026
Adams	$132,133	$175,000	32.4%	$330,000	$309,370	-6.3%	$485,370	$315,000	-35.1%
Asotin	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benton	$414,900	$400,000	-3.6%	$390,000	$400,000	2.6%	$491,000	$488,750	-0.5%
Chelan	$400,000	$485,000	21.2%	$542,875	$565,000	4.1%	$745,200	$662,500	-11.1%
Clallam	$475,000	$512,500	7.9%	$530,000	$527,500	-0.5%	$487,999	$520,000	6.6%
Clark	$421,500	$438,750	4.1%	$510,000	$510,000	0.0%	$720,000	$675,000	-6.2%
Columbia	$265,000	$235,148	-11.3%	$228,125	$386,000	69.2%	$311,500	$550,000	76.6%
Cowlitz	$305,250	$320,000	4.8%	$400,000	$427,750	6.9%	$454,200	$495,000	9.0%
Douglas	$361,500	$422,000	16.7%	$470,000	$515,000	9.6%	$650,000	$725,000	11.5%
Ferry	NA	NA	NA	NA	NA	NA	NA	NA	NA
Franklin	$268,950	$314,950	17.1%	$399,998	$400,000	0.0%	$517,500	$522,500	1.0%
Garfield	NA	NA	NA	NA	NA	NA	NA	NA	NA
Grant	$271,500	$280,000	3.1%	$340,000	$369,000	8.5%	$385,000	$462,500	20.1%
Grays Harbor	$321,370	$291,370	-9.3%	$401,346	$400,370	-0.2%	$462,370	$352,870	-23.7%
Island	$675,000	$616,500	-8.7%	$603,780	$612,615	1.5%	$755,281	$592,781	-21.5%
Jefferson	$558,015	$595,281	6.7%	$615,000	$715,281	16.3%	$650,281	$1,100,000	69.2%
King	$720,000	$721,000	0.1%	$900,000	$875,000	-2.8%	$1,323,756	$1,250,000	-5.6%
Kitsap	$445,700	$459,313	3.1%	$570,500	$550,281	-3.5%	$720,281	$720,140	0.0%
Kittitas	$569,950	$425,000	-25.4%	$497,500	$550,000	10.6%	$777,500	$625,000	-19.6%
Klickitat	$316,858	$450,000	42.0%	$500,000	$430,000	-14.0%	$650,000	$785,000	20.8%
Lewis	$325,800	$357,500	9.7%	$433,950	$477,500	10.0%	$544,950	$506,500	-7.1%
Lincoln	NA	NA	NA	NA	NA	NA	NA	NA	NA
Mason	$385,000	$430,000	11.7%	$525,000	$470,500	-10.4%	$501,500	$480,000	-4.3%
Okanogan	$241,500	$319,625	32.3%	$364,900	$366,500	0.4%	$356,805	$329,000	-7.8%
Pacific	$398,250	$364,000	-8.6%	$390,000	$399,000	2.3%	$440,000	$580,000	31.8%
Pend Oreille	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pierce	$430,000	$435,000	1.2%	$540,000	$550,000	1.9%	$670,000	$666,500	-0.5%
San Juan	$676,250	$1,260,000	86.3%	$832,812	$1,050,000	26.1%	$1,425,000	$1,000,000	-29.8%
Skagit	$531,981	$475,156	-10.7%	$615,281	$600,281	-2.4%	$790,000	$787,500	-0.3%
Skamania	NA	NA	NA	NA	NA	NA	NA	NA	NA
Snohomish	$587,000	$551,000	-6.1%	$735,000	$725,000	-1.4%	$975,000	$960,000	-1.5%
Spokane	$295,000	$300,750	1.9%	$410,000	$417,000	1.7%	$499,998	$505,000	1.0%
Stevens	$257,500	$371,250	44.2%	$355,000	$450,000	26.8%	$493,250	$499,900	1.3%
Thurston	$452,000	$493,000	9.1%	$515,000	$524,950	1.9%	$604,000	$604,250	0.0%
Wahkiakum	NA	NA	NA	NA	NA	NA	NA	NA	NA
Walla Walla	$359,000	$347,750	-3.1%	$485,000	$435,630	-10.2%	$490,000	$615,750	25.7%
Whatcom	$515,313	$541,531	5.1%	$650,281	$650,256	0.0%	$797,281	$820,781	2.9%
Whitman	NA	NA	NA	NA	NA	NA	NA	NA	NA
Yakima	$264,000	$275,000	4.2%	$385,000	$385,000	0.0%	$410,000	$468,250	14.2%

QUARTERLY CONDOMINIUM MEDIAN PRICES

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

County	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Median Condo Price Change Q1 2026 – Q2 2026	Median Condo Price Change Q2 2025 – Q2 2026
Benton	$309,000	$254,000	$265,000	$259,400	$260,000	0%	-16%
Chelan	$387,000	$399,000	$379,000	$405,000	$350,000	-14%	-10%
Clallam	$468,750	$425,000	$407,500	$431,250	$410,000	-5%	-13%
Clark	$300,000	$343,000	$327,500	$322,500	$325,000	1%	8%
Island	$347,063	$345,313	$350,313	$361,313	$360,313	0%	4%
King	$527,000	$513,500	$515,000	$490,000	$525,000	7%	0%
Kitsap	$370,000	$360,156	$355,313	$338,538	$410,313	21%	11%
Pierce	$415,000	$437,000	$395,000	$422,500	$409,598	-3%	-1%
Skagit	$430,313	$415,313	$415,313	$415,313	$426,656	3%	-1%
Snohomish	$528,000	$500,000	$485,000	$490,000	$522,000	7%	-1%
Spokane	$268,175	$228,500	$241,500	$222,500	$260,000	17%	-3%
Thurston	$357,500	$318,500	$372,000	$318,750	$375,000	18%	5%
Whatcom	$407,313	$395,813	$441,563	$380,156	$415,313	9%	2%
Yakima	$315,000	$320,000	$320,000	$253,125	$347,500	37%	10%
Statewide	**$460,000**	**$450,000**	**$445,250**	**$440,000**	**$455,000**	**3%**	**-1%**

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, 2021–2026

County	2021	2022	2023	2024	2025	2026	Change 2025-2026
Adams	6,846	6,921	6,974	7,050	7,109	7,225	1.6%
Asotin	10,157	10,214	10,258	10,300	10,328	10,467	1.3%
Benton	81,386	83,014	84,114	85,497	86,633	88,212	1.8%
Chelan	37,844	38,472	38,962	39,378	39,952	40,317	0.9%
Clallam	38,228	38,384	38,633	38,895	39,129	39,345	0.6%
Clark	199,905	203,748	207,043	211,977	216,309	220,082	1.7%
Columbia	2,198	2,216	2,227	2,233	2,239	2,242	0.1%
Cowlitz	45,814	46,255	46,536	47,102	47,513	48,060	1.2%
Douglas	17,591	17,966	18,183	18,465	18,751	18,992	1.3%
Ferry	4,104	4,131	4,150	4,173	4,188	4,209	0.5%
Franklin	30,441	31,036	31,439	31,954	32,433	33,514	3.3%
Garfield	1,199	1,206	1,209	1,225	1,231	1,231	0.0%
Grant	39,462	39,957	40,592	41,435	42,042	42,694	1.6%
Grays Harbor	36,443	36,868	37,298	37,549	37,833	38,255	1.1%
Island	42,159	42,425	42,678	42,954	43,150	43,474	0.8%
Jefferson	19,244	19,430	19,481	19,656	19,775	19,961	0.9%
King	984,458	1,002,064	1,020,392	1,040,680	1,060,733	1,074,893	1.3%
Kitsap	114,252	115,403	116,977	118,752	120,648	122,072	1.2%
Kittitas	24,217	24,753	24,807	25,606	25,769	25,909	0.5%
Klickitat	10,689	10,868	11,032	11,171	11,264	11,399	1.2%
Lewis	35,788	36,166	36,613	37,099	37,482	38,124	1.7%
Lincoln	5,767	5,900	5,954	6,044	6,098	6,167	1.1%
Mason	33,581	33,749	34,159	34,603	34,683	35,007	0.9%
Okanogan	21,887	22,098	22,309	22,448	22,573	22,680	0.5%
Pacific	16,130	16,284	16,428	16,575	16,682	16,777	0.6%
Pend Oreille	7,999	8,086	8,171	8,256	8,322	8,389	0.8%
Pierce	364,124	368,380	372,007	376,909	381,090	384,868	1.0%
San Juan	13,859	14,070	14,254	14,343	14,403	14,463	0.4%
Skagit	56,101	56,628	57,047	57,797	58,362	58,724	0.6%
Skamania	5,886	6,014	6,111	6,153	6,204	6,248	0.7%
Snohomish	326,723	331,191	336,688	341,276	345,122	348,444	1.0%
Spokane	226,818	230,091	232,843	235,498	239,359	242,568	1.3%
Stevens	22,425	22,539	22,758	22,910	23,007	23,253	1.1%
Thurston	123,439	124,611	126,188	128,222	129,370	130,535	0.9%
Wahkiakum	2,218	2,240	2,280	2,286	2,299	2,345	2.0%
Walla Walla	25,079	25,379	25,712	25,843	26,009	26,188	0.7%
Whatcom	101,463	102,942	104,653	106,100	107,321	108,219	0.8%
Whitman	21,184	21,273	21,339	21,397	22,006	22,060	0.2%
Yakima	91,290	92,204	92,931	93,867	94,588	95,408	0.9%
Statewide	**3,248,398**	**3,295,176**	**3,341,430**	**3,393,678**	**3,442,009**	**3,483,020**	**1.2%**

SINGLE-FAMILY HOUSING STOCK

State of Washington and Counties
Annual, 2021–2026

County	2021	2022	2023	2024	2025	2026	Change 2025-2026
Adams	4,327	4,389	4,427	4,475	4,515	4,549	0.8%
Asotin	7,079	7,119	7,155	7,189	7,206	7,248	0.6%
Benton	54,020	55,155	55,955	56,766	57,468	58,418	1.7%
Chelan	26,519	26,928	27,206	27,454	27,690	27,905	0.8%
Clallam	26,961	27,054	27,253	27,411	27,503	27,667	0.6%
Clark	139,816	141,843	143,928	145,756	147,582	149,678	1.4%
Columbia	1,631	1,632	1,636	1,642	1,646	1,648	0.1%
Cowlitz	31,774	32,123	32,292	32,516	32,787	33,131	1.0%
Douglas	11,723	12,012	12,192	12,393	12,561	12,744	1.5%
Ferry	2,793	2,817	2,831	2,845	2,851	2,866	0.5%
Franklin	22,203	22,580	22,849	23,137	23,546	23,817	1.2%
Garfield	873	874	873	874	877	877	0.0%
Grant	22,196	22,504	23,038	23,553	24,032	24,392	1.5%
Grays Harbor	26,139	26,480	26,831	27,011	27,201	27,518	1.2%
Island	32,749	32,934	33,153	33,374	33,555	33,727	0.5%
Jefferson	14,519	14,675	14,699	14,773	14,871	15,022	1.0%
King	518,944	520,808	522,652	524,152	525,638	527,042	0.3%
Kitsap	81,171	81,941	82,898	83,924	84,826	85,662	1.0%
Kittitas	16,079	16,498	16,577	17,289	17,371	17,476	0.6%
Klickitat	6,810	6,950	7,073	7,170	7,238	7,335	1.3%
Lewis	23,371	23,619	23,873	24,132	24,296	24,514	0.9%
Lincoln	4,142	4,249	4,268	4,337	4,385	4,424	0.9%
Mason	23,802	23,833	24,091	24,272	24,301	24,478	0.7%
Okanogan	15,073	15,224	15,391	15,501	15,595	15,692	0.6%
Pacific	10,884	10,999	11,116	11,202	11,280	11,333	0.5%
Pend Oreille	5,536	5,606	5,673	5,736	5,776	5,823	0.8%
Pierce	242,770	245,213	247,143	248,931	250,498	251,928	0.6%
San Juan	11,369	11,559	11,692	11,766	11,816	11,852	0.3%
Skagit	40,780	40,985	41,135	41,293	41,442	41,523	0.2%
Skamania	3,993	4,099	4,183	4,225	4,266	4,297	0.7%
Snohomish	213,607	215,941	217,427	219,271	220,875	221,775	0.4%
Spokane	149,393	150,831	151,704	152,887	154,415	156,262	1.2%
Stevens	15,493	15,536	15,696	15,772	15,799	15,902	0.7%
Thurston	84,060	84,645	85,094	85,702	86,404	87,077	0.8%
Wahkiakum	1,539	1,547	1,581	1,587	1,594	1,623	1.8%
Walla Walla	17,290	17,407	17,521	17,621	17,730	17,832	0.6%
Whatcom	63,027	63,658	64,374	64,905	65,423	65,890	0.7%
Whitman	9,853	9,919	9,984	10,042	10,088	10,126	0.4%
Yakima	59,249	59,742	60,187	60,676	61,004	61,451	0.7%
Statewide	**2,043,557**	**2,061,928**	**2,077,651**	**2,093,562**	**2,107,951**	**2,122,524**	**0.7%**

MULTIFAMILY HOUSING STOCK

State of Washington and Counties
Annual, 2021–2026

County	2021	2022	2023	2024	2025	2026	Change 2025-2026
Adams	916	924	938	939	954	1,026	7.5%
Asotin	1,643	1,646	1,646	1,646	1,646	1,725	4.8%
Benton	18,348	18,749	19,035	19,593	19,987	20,599	3.1%
Chelan	6,964	7,173	7,370	7,528	7,849	7,974	1.6%
Clallam	4,422	4,440	4,456	4,478	4,504	4,541	0.8%
Clark	49,222	51,031	52,220	55,238	57,704	59,333	2.8%
Columbia	178	178	181	181	178	178	0.0%
Cowlitz	8,032	8,073	8,132	8,421	8,503	8,616	1.3%
Douglas	2,601	2,669	2,703	2,770	2,876	2,930	1.9%
Ferry	158	158	158	158	158	158	0.0%
Franklin	4,961	5,154	5,243	5,442	5,499	6,302	14.6%
Garfield	59	59	60	60	61	61	0.0%
Grant	6,022	6,101	6,155	6,407	6,449	6,657	3.2%
Grays Harbor	4,814	4,839	4,849	4,888	4,956	5,018	1.3%
Island	4,600	4,656	4,681	4,715	4,724	4,865	3.0%
Jefferson	1,466	1,476	1,481	1,582	1,596	1,616	1.3%
King	447,614	463,362	479,892	498,658	517,219	529,982	2.5%
Kitsap	22,262	22,594	23,175	23,880	24,849	25,434	2.4%
Kittitas	5,338	5,428	5,430	5,525	5,599	5,628	0.5%
Klickitat	892	923	942	953	955	964	0.9%
Lewis	4,326	4,374	4,470	4,618	4,723	5,053	7.0%
Lincoln	210	215	227	235	237	245	3.4%
Mason	1,408	1,421	1,508	1,643	1,654	1,735	4.9%
Okanogan	1,721	1,768	1,788	1,794	1,812	1,822	0.6%
Pacific	1,147	1,158	1,162	1,197	1,202	1,223	1.7%
Pend Oreille	407	407	411	412	417	419	0.5%
Pierce	94,279	95,866	97,418	100,492	103,054	105,330	2.2%
San Juan	1,013	1,031	1,074	1,080	1,087	1,095	0.7%
Skagit	8,682	8,969	9,232	9,804	10,194	10,457	2.6%
Skamania	384	388	394	395	397	400	0.8%
Snohomish	93,511	95,672	99,668	102,389	104,491	106,912	2.3%
Spokane	63,292	65,055	66,931	68,236	70,507	71,783	1.8%
Stevens	1,195	1,203	1,208	1,212	1,227	1,307	6.5%
Thurston	25,198	25,677	26,758	28,120	28,561	29,033	1.7%
Wahkiakum	88	92	94	95	99	108	9.1%
Walla Walla	5,060	5,229	5,435	5,464	5,542	5,615	1.3%
Whatcom	27,828	28,633	29,623	30,517	31,192	31,584	1.3%
Whitman	9,611	9,616	9,622	9,632	10,199	10,211	0.1%
Yakima	18,313	18,688	18,922	19,305	19,637	19,956	1.6%
Statewide	**948,185**	**975,095**	**1,004,692**	**1,039,702**	**1,072,498**	**1,097,895**	**2.4%**

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
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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