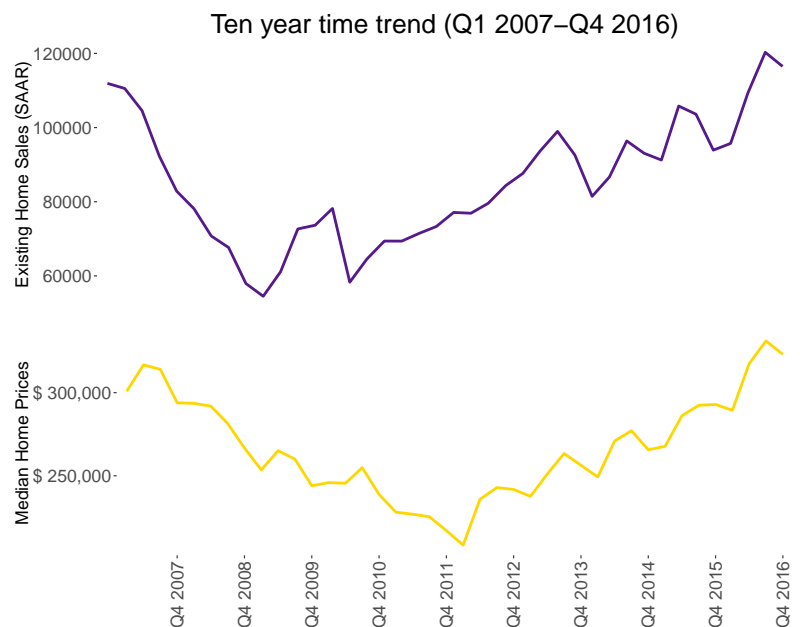


## Washington Market Highlights: Fourth Quarter 2016

- Existing home sales fell in the fourth quarter by 2.8 percent to a seasonally adjusted annual rate of 116,971 units compared to last quarter, and rose 24.6 percent compared to a year earlier.
- Building permit activity rose 86.2 percent from a year earlier, totaling 8,779 new units authorized. Of these, 2,993 were issued for single-family units.
- The median price home sold in Washington during the Fourth Quarter was \$323,000, 10.3 percent above a year earlier.
- Housing affordability for both all buyers and first-time buyers increased from the previous quarter, but fell from the same quarter a year ago. The All-Buyer Housing Affordability Index stayed above 100 in 37 of Washington's 39 counties.
- Inventories of homes available for sale totaled 12,768 single-family homes at the end of the quarter, a 44.1% decrease from the third quarter and a 53.1 percent decrease from a year ago. This inventory level represented a 1.5 month supply, a slight imbalance, where demands exceeds the supply of homes on the market.



Washington State's Housing Market is a quarterly report to the Washington Real Estate Commission and the Washington State Department of Licensing.

Prepared by:  
Runstad Center for Real Estate Studies  
College of Built Environments  
University of Washington  
424 Gould Hall, Box 355740  
Seattle, WA 98195-5740  
Phone: (206) 685-9597  
Web: [realestate.washington.edu](http://realestate.washington.edu)  
E-mail: [wcrer@uw.edu](mailto:wcrer@uw.edu)

Peter Orser  
Director

©Copyright 2015 by the Runstad Center for Real Estate Studies. All rights reserved.

The Runstad Center for Real Estate Studies will grant permission to use or reprint material from Washington State's Housing Market under appropriate circumstances.

**SUBSCRIPTION INFORMATION**  
Washington State's Housing Market is published quarterly by the Runstad Center for Real Estate Studies. The annual subscription price is \$60 plus tax. Phone us, or visit our Website for more information.

Fourth Quarter 2016  
Issued December 2016

## Survey Description

**Publication:** Washington State's Housing Market is a publication of the Runstad Center for Real Estate Studies at the University of Washington.

**Coverage:** At least quarterly, the Runstad Center receives data on single-family home sales from each multiple listing service located in, or providing market coverage to, Washington communities. In 2012, data on nearly 69,000 home transactions were received and processed.

**Sales Volume:** Estimated total sales value of single-family homes in each county is compiled using a scale factor to transform the MLS sales to market totals. This scaling is required since a significant number of transactions are always completed as "for sale by owner" or are assisted by real estate licensees who do not participate in a MLS. Scale factors were developed by analyzing the relationship between MLS sales and measures of total single-family sales derived from the 2010 American Community Survey and data from individual county assessors. Data in this report represents closed sales transactions.

**Sales Price:** Median sales prices represent that price at which half the sales in a county (or the state) took place at higher prices, and half at lower prices. Since the Runstad Center does not receive sales data on individual transactions (only aggregated statistics), the median is determined by the proportion of sales in a given range of prices required to reach the midway point in the distribution. While average prices are not reported, they tend to be 15-20 percent above the median.

Movements in sales prices should not be interpreted as appreciation rates. Prices are influenced by changes in cost and changes in the characteristics of homes actually sold. The table on prices by number of bedrooms provides a better measure of appreciation of types of homes than the overall median, but it is still subject to composition issues (such as square footage of home, quality of finishes and size of lot, among others).

There is a degree of seasonal variation in reported selling prices. Prices tend to hit a seasonal peak in summer, then decline through the winter before turning upward again, but home sales prices are not seasonally adjusted. Users are encouraged to limit price comparisons to the same time period in previous years.

**Seasonal Adjustment:** Volume statistics are seasonally adjusted using the X-11 method of seasonal adjustment originally developed at the US Bureau of the Census and used for adjustment of most economic statistics by government agencies. The procedure includes adjusting for trading day variation—the number of Mondays, Tuesdays, etc., in a particular month or quarter. This type of variation in the data was found to be significant.

Sales in each county are first seasonally adjusted, then aggregated to yield the statewide statistics.

Seasonal indices are based on quarterly single-family home sales activity dating from Fourth Quarter 1994. New seasonal adjustment factors are constructed at the conclusion of each year. Data for the three preceding years are revised using these new seasonal factors.

Seasonally-adjusted annual rate values are based on single quarter sales and indicate the number of sales which would take place in a year if the relative sales pace were to continue. They are not a forecast of annual activity and do not include the sales observations of previous quarters.

**Metropolitan/Micropolitan Areas:** This report uses the definitions of metropolitan and micropolitan areas by the Federal Office of Management and Budget. Briefly, metropolitan areas are larger communities with at least 50,000 people in the urban core. Micropolitan areas are smaller cities, with 10,000-50,000 people in the urban core. Currently Washington has 21 metropolitan counties in 14 metropolitan areas (or divisions) and nine micropolitan areas. Metropolitan and micropolitan area designations were revised in February 2013 based on Census 2010. Some rural counties are now included in metropolitan or micropolitan areas because of commuting patterns.

**Month's Supply:** Estimates of month's supply of homes on the market compare the number of total MLS listings at the end of the quarter to the seasonally-adjusted annual rate sales for that county [(Listings/SAAR) x 12 = month's supply]. It is interpreted as how long the current inventory available for sale would be able to meet current demand if no additional homes were listed for sale.

**Housing Affordability:** Two measures of housing affordability are presented. Each should be interpreted as the degree to which a median income family (or typical first-time buyer household) could afford to purchase the assumed home. The following table lays out the assumptions. In all cases it is assumed the lender would be willing to fund the loan so long as the principal and interest payments do not exceed 25 percent of gross income. Index values above 100 indicate housing is affordable to the specified income group.

	All Buyers	First Time
Home Price	Median	85% Median
Downpayment	20%	10%
Mortgage Term	30 years	30 years
Income	Median Family*	70% Median Household*
Mortgage Insurance	No	Yes (add 0.25% to mortgage rate)
Mortgage Rate	FHFA estimate of effective rate loans closed, existing homes	

\*Family income is two or more individuals related by blood, marriage, or adoption. Household income includes single persons living alone.

# Summary:

Washington state's housing market was strong in the fourth quarter of 2016, with sales and new building permits rising compared with a year ago.

The statewide median sales price for a single family home rose to \$323,000 in the Fourth Quarter, 10.3 percent higher than the same time in 2015. This value is lower than the previous all-time high of \$331,100 set in the previous (3rd) quarter of 2016.

The seasonally adjusted annual rate of existing home sales rose 24.6 percent from the fourth quarter of 2015—from 93,911 to 116,971. This means that if the quarter's pace continued unchanged for a year, that number of homes would be sold. Although robust, the current annual rate of sales is lower than the high witnessed in 2003.

Home prices rose in all 17 of the state's metropolitan counties. Columbia County recorded the highest relative increase of 71.4 percent, followed by Klickitat County at 69.1 percent. Median prices were lower than a year earlier in four counties, with prices in Ferry County decreasing by 51.7%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$70,000 in Lincoln County to \$590,100 in King County (San Juan County has the second highest median values at \$434,400).

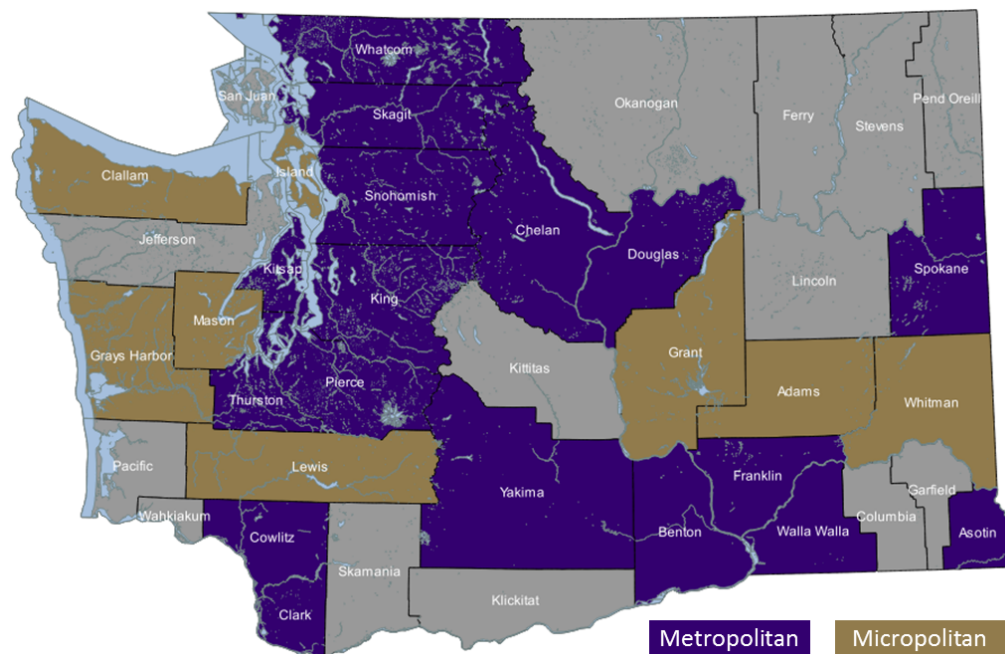
Housing affordability was higher in the fourth quarter than last quarter but lower than last year. That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 131.3, up from 126.9 in the third quarter of 2016. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 31.3 percent above the median.

Statewide, the first-time buyer index showed an increase of 2.6 points, ending the quarter at 75.2. This index assumes a less expensive home, lower down payment and lower income. This means that a household earning 70 percent of the median household income—as may be true of first-time buyers—had only 75.2 percent of the income required to purchase a typical starter home statewide.

Housing affordability varied widely across the state. The least affordable county for both average and first time home buyers is San Juan, with Lincoln County the most affordable. Twenty-three counties, especially those in the central Puget Sound, present affordability issues for newcomers.

Affordability remains a challenge in the state's housing market; however, permitting activity is improving.

Washington can be described as three states, including trends for Metropolitan, micropolitan, and other areas (map below). It can also be three states, with differing challenges for eastern Washington, western Washington, and the central Puget Sound. The nature of this report has been changed so that reader's can more easily pull out the information they need, especially for variances in location.



# Home Resales:

6 of 39

Number of counties with a quarter-over-quarter decrease in seasonally adjusted sales.

2.8%

Quarter-over-quarter decline in seasonally adjusted annual sales.

45%

Largest drop in seasonally adjusted quarter-over-quarter sales seen in **Wahkiakum** County.

116,971

Seasonally Adjusted Annual Sales (SAAR).

1,970

Largest drop in seasonally adjusted quarter-over-quarter sales in absolute terms seen in **Clark** County.

24.6%

Year-over-year increase in seasonally adjusted annual sales.

Ten

Number of counties with sales rates at least ten percent lower than the previous quarter.

17 of 39

Number of counties with quarter-over-quarter sales increases.

10 of 17

Number of Metropolitan Counties with fewer sales than the previous quarter.

218.9%

Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Walla Walla** County.

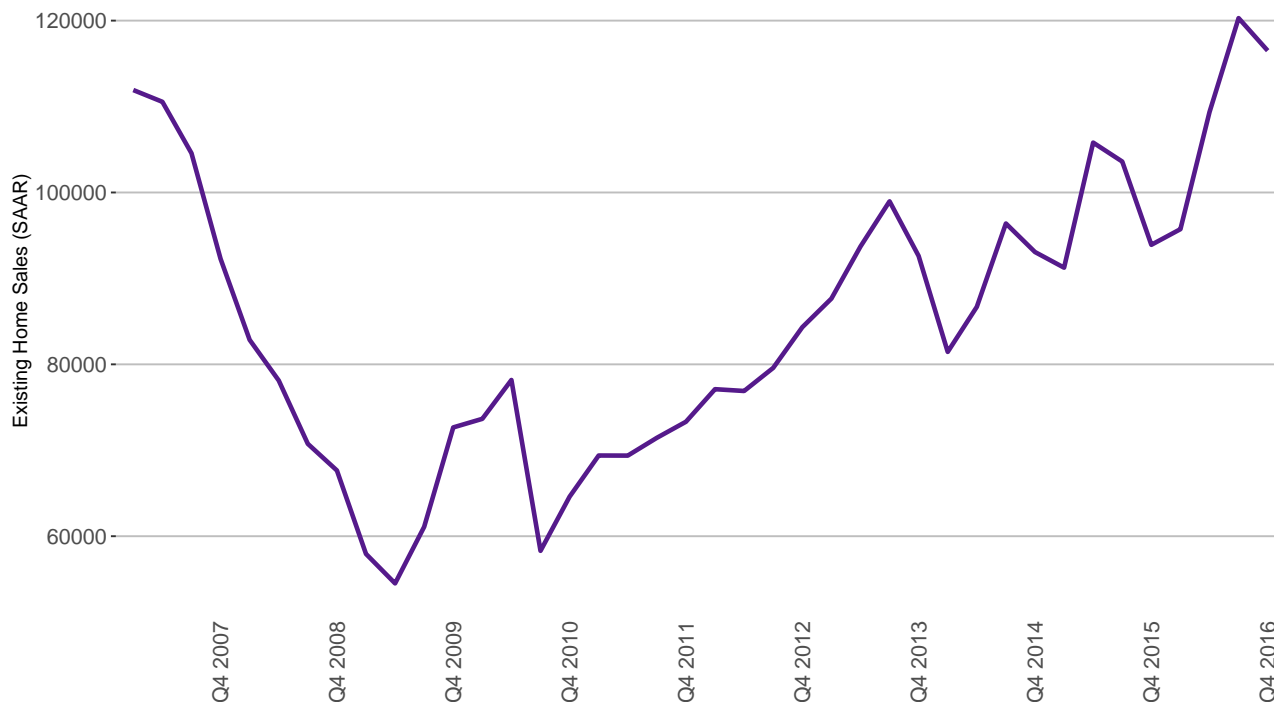
103,170

2,670

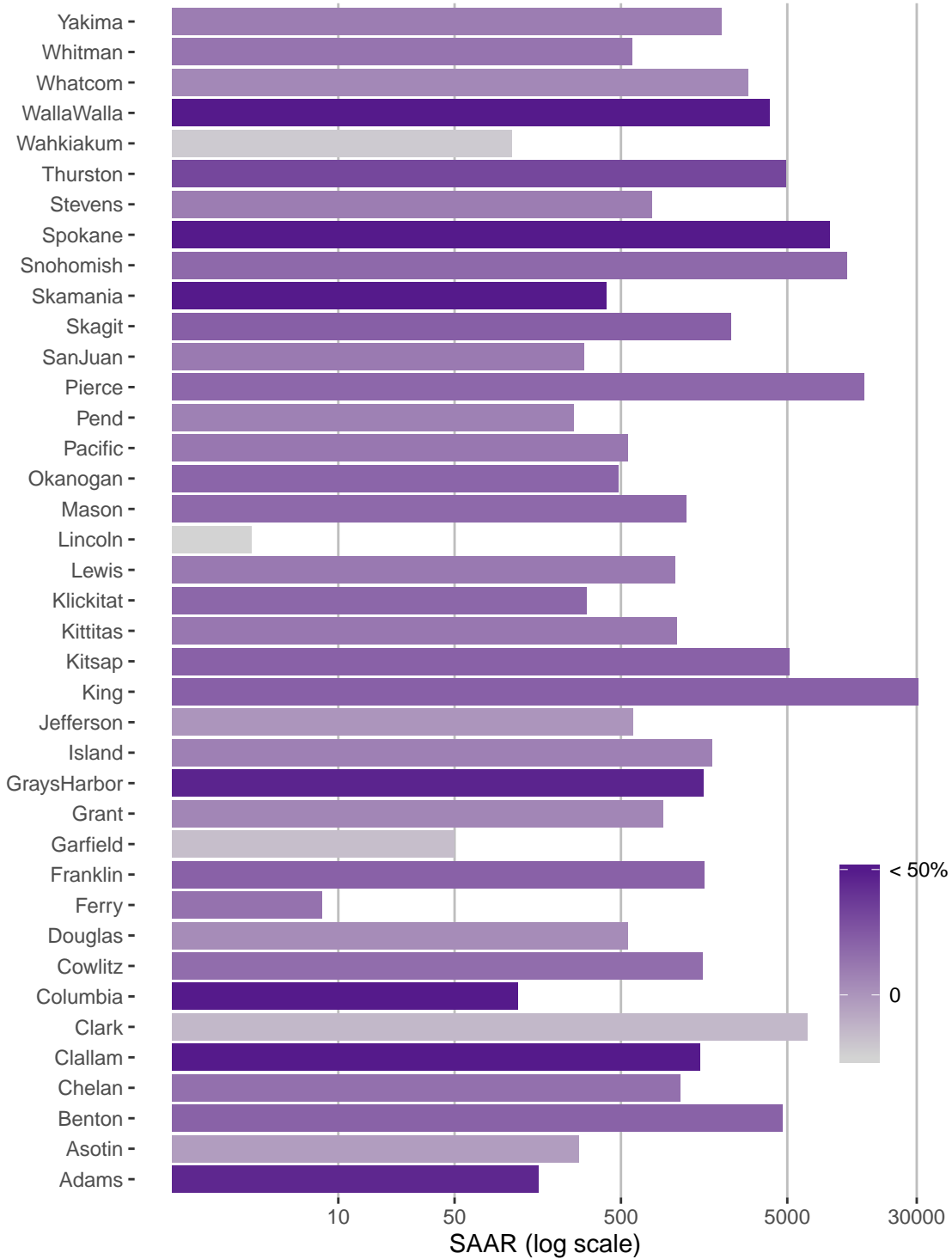
Largest quarter-over-quarter sales gain in absolute terms seen in **Walla Walla** County.

Seasonally adjusted annual sales rate in the 17 Metropolitan Counties (**88.2** % of state total).

Ten year time trend (Q1 2007–Q4 2016)



## SAAR & Yearly Change by Boundary



# Housing Construction:

8,779

Number of building permits issued during the quarter.

86.2%

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

18.4%

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

33.2%

**Decline** in year-over-year single family permits (**1,487** fewer units).

\$1,666,774,775

Total value of permits, (**4.8% decline** over last year, **19.4% decline** over last quarter).

\$934,558,794

Total value of single family permits, (**26.9% decline** over last year, **34.6% decline** over last quarter).

\$732,215,981

Total value of multi-family permits, (**55.4% increase** over last year, **14.9% increase** over last quarter).

\$312,248

Average value of permitted single family home, (**9.4% increase** from a year ago).

\$126,550

Average value of permitted multi-family home, (**93.7% decline** from a year ago).

421.8%

Greatest year-over-year increase in permits in a Metropolitan county, (**King** County, **4,336 additional** units).

192%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Jefferson** County, **48 additional** units).

3 of 5

Number of counties with more than a 10% increase in single family permits of the total number of counties with an increase in single family permits, as compared to one year ago.

26 of 29

Number of counties with more than a 10% decrease in single family permits of the total number of counties with a decrease in single family permits, as compared to one year ago.

↑

**Two** of the four counties in the central Puget Sound had a year-over-year increase in single family permits.

6, 28

Number of counties with year-over-year total permit value increases and decreases.

\$211,878,586

Largest year-over-year value increase seen in **King** county (**30.1%**).

3 of 6

Counties with more than \$50 Million in value that saw an increase greater than 10% compared to a year ago, (**King, Kitsap** and **Pierce**).

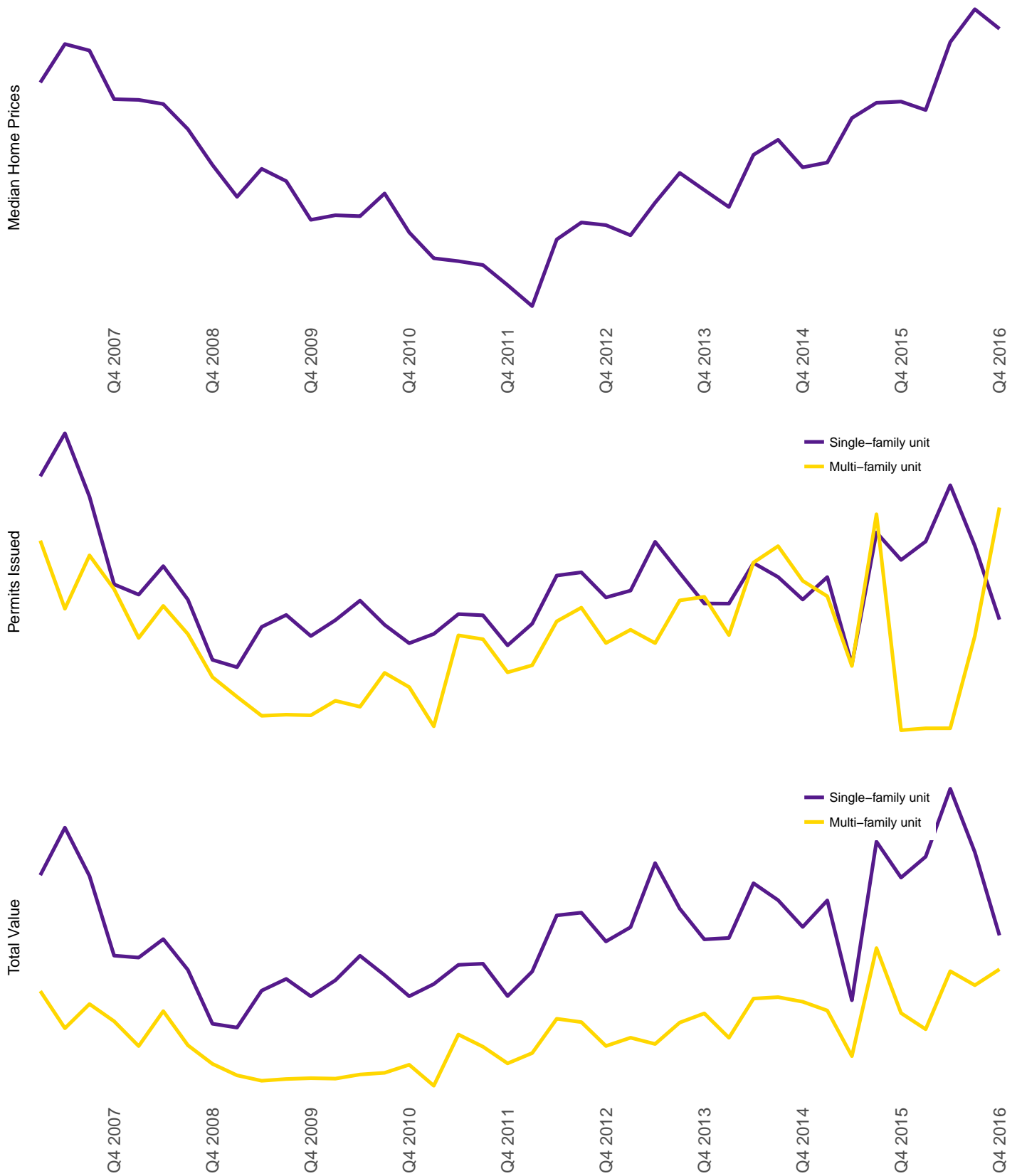
43.6%

Greatest percentage decline in year-over-year value, (**Douglas**).

54.9% & 84%

Value of permits in King County, and in the central Puget Sound, as compared to the state.

Ten year time trend (Q1 2007–Q4 2016)



# Home Prices:

\$323,000

Median selling price of a single family home.

10.3%

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

3.9%

Year-over-year **decline** in the Federal Housing Finance Agency (FHFA) repeat sales index.

\$590,100

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

\$70,000

Lowest median price in the state seen in **Lincoln** and **Ferry** Counties.

\$183,700

Lowest median price in a Metropolitan county seen in **Asotin** County.

\$141,900–\$318,000

Range of prices in Micropolitan areas (**Adams** to **Island**).

Three of Four

Number of counties with year-over-year price declines of more than ten percent.

Seventeen of Thirty-five

Number of counties with year-over-year price increases of more than ten percent.

9.8%, 8.9%, & 5.1%

Year-over-year price change in eastern Washington, Western Washington, and the central Puget Sound.

Big Players

Increases for the five largest counties by sales volume:

**King** 19.3%

**Pierce** 12.2%

**Snohomish** 9.1%

**Spokane** 7.5%

**Thurston** 8.9%

# Prices by Bedroom:

\$228,500

Median price for a 2-bedroom single family home, a **9.0%** year-over-year **increase**.

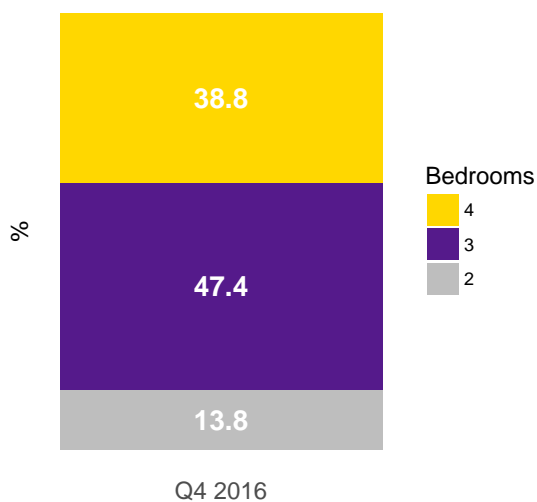
\$286,600

Median price for a 3-bedroom single family home, a **7.6%** year-over-year **increase**.

\$409,600

Median price for a 4-bedroom single family home, a **8.4%** year-over-year **increase**.

Sales by Number of Bedrooms



1 of 17

Number of Metropolitan counties with price declines in 2-bedroom homes.

1.5%

Biggest decline in price of a 2-bedroom home in a Metropolitan county, seen in **Skagit** county (down to **\$197,000**).

Three

Number of Metropolitan counties with year-over-year price increases of 20% or more (**Asotin**, **Cowlitz** and **Kitsap** counties).

Zero & Six

Number of Metropolitan counties with price declines in 3-bedroom and 4-bedroom homes.



# Housing Affordability:

lower than a year ago.

88.9 & 132.7

Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Island**) counties.

2

Annual decrease in mortgage interest rate basis points (bps).

75.2

Statewide first-time housing affordability index, **up** from the previous quarter, and **down** from last year.

10.3%

Year-over-year increase in home prices.

16 of 39

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

## Better & Worse

Statewide all-buyer housing Affordability as compared to last quarter, and last year.

131.3

Statewide all-buyer housing affordability index.

51.5 to 115.5

Range of values for first-time affordability among Metropolitan Counties. Low in **King** county, and high in **Benton** county.

87.6 to 449.0

Range of affordability index scores across the state, low in **San Juan** county, and high in **Lincoln** county.

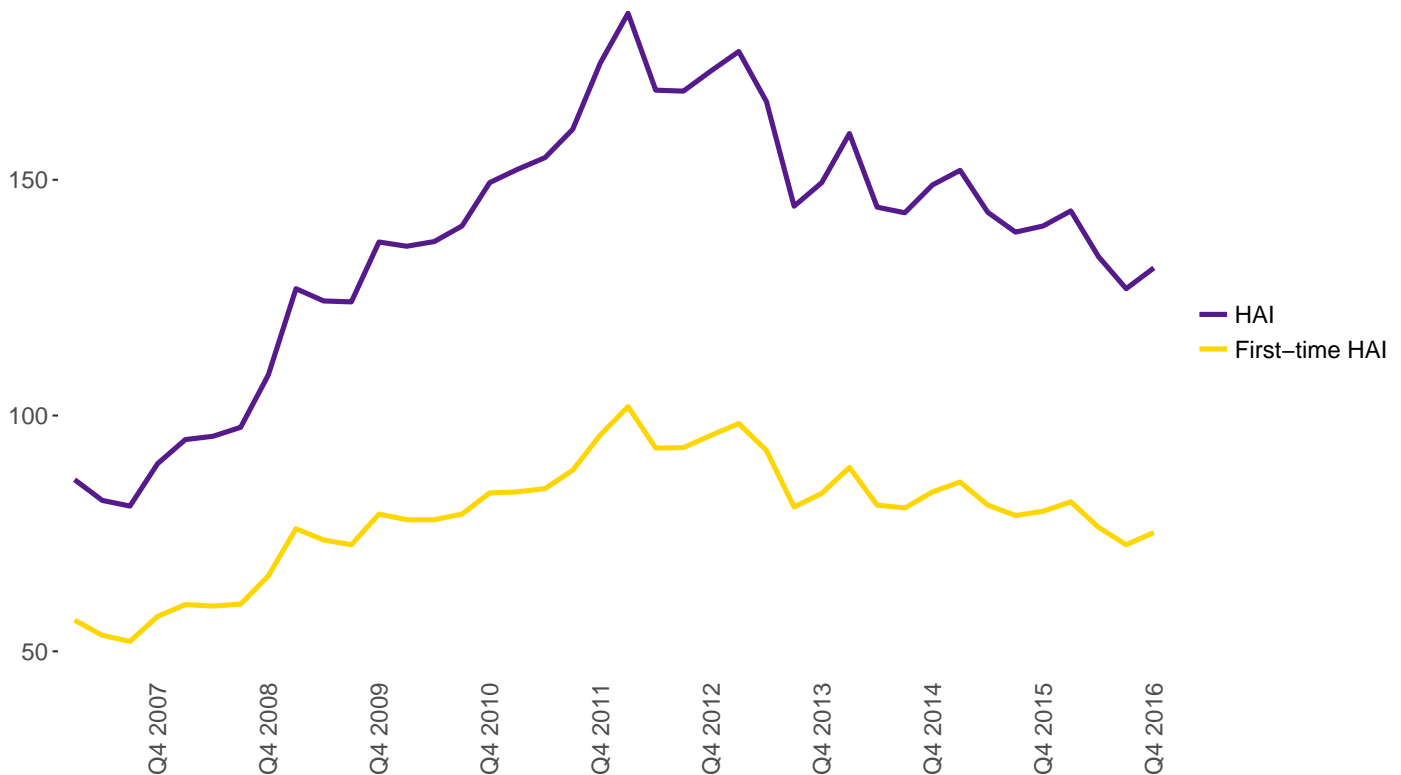
60.6 to 135.6

Range of values for first-time affordability among micropolitan Counties. Low in **Mason** county, and high in **Clallam** county.

32 of 39

Number of counties with statewide all-buyer affordability

Ten year time trend (Q1 2007–Q4 2016)



# Availability of Affordable Housing:

\$76,900

Statewide median family income

\$48,500 to \$95,100

Range of median family income values. Low in **Adams** county, and high in **King** county.

\$62,051

Statewide median household income

\$25,034 to \$83,970

Range of median household income values. Low in **Ferry** county, and high in **King** county.

3.6%  
Statewide inventory priced below \$80,000, **increased** from 3.2% from a year ago.

14 of 39  
Number of counties with less than 2% of homes priced below \$80,000.

0% & 0%  
Homes in **King** and **San Juan** counties below \$80,000.

15.3%  
Statewide inventory priced below \$160,000, **decreased** from 17.7% a year ago.

0.4% to 30.3%  
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Yakima** county.

# Available Inventory:

12,768

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

10,091 & 4,102

**Decline** from last quarter (44.1%), and **Decline** from last year (25.3%).

1,613 & 1,615

Largest available inventories seen in **King** county, and **Pierce** county. **Down 54.9%**, and **down 38.4%** from last quarter.

Zero of Three

Number of counties with more than 1,000 listing that had an increase over last quarter.

44.1%

Largest relative increase in listings seen in **Mason** county (634 units).

36 of 39

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

100%  
Largest decline since last quarter, seen in **Columbia** county.

32 of 39  
Number of counties with declines in listings greater than 20%.

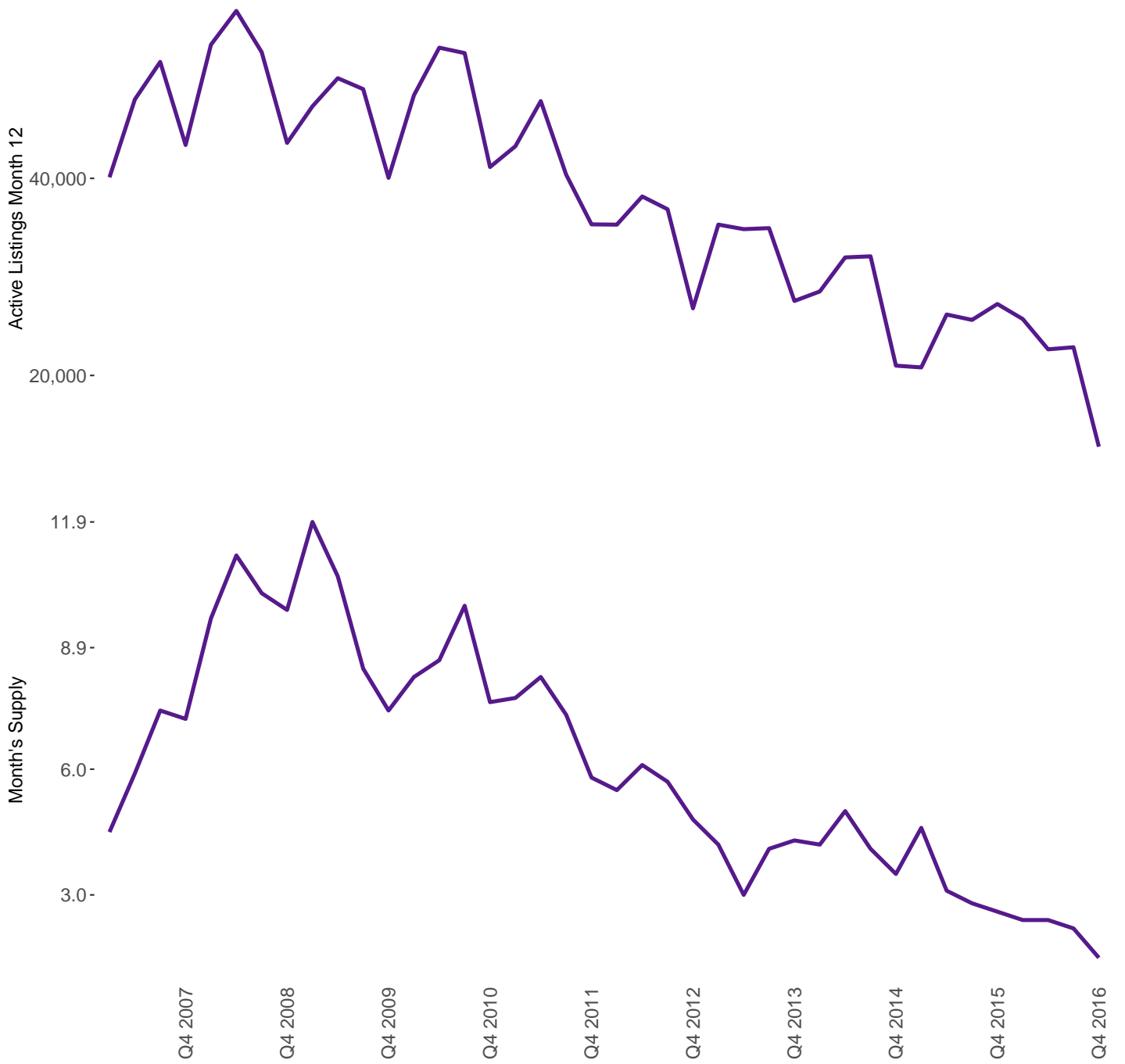
1.5  
Month's supply of housing. **2.2** last quarter, and **2.5** last year.

0 to 18  
Range of month's supply across the counties—low in several counties, high in **Whitman** and **Ferry** counties.

Twelve  
Number of counties with less than five month's supply of homes priced over \$500,000.

1 & 9  
Numbers of counties with more than a year's supply of homes, and more than a year's supply of homes priced over \$500,000.

Ten year time trend (Q1 2007–Q4 2016)



# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth Quarter 2016

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	160	14.3	45.5	-	-	\$141,900	10.9	188.5	107.9
Asotin	280	3.7	-3.4	-	-	\$183,700	6.2	177.1	103.7
Benton	4,700	7.8	21.4	215	0.5	\$221,400	6.1	175.3	115.5
Chelan	1,130	1.8	15.3	-	-	\$287,500	12.3	138.5	77.9
Clallam	1,490	91	166.1	-	-	\$242,500	12.8	139.4	135.6
Clark	6,590	-23	-14.1	762	34.2	\$298,900	11.2	142.1	83.7
Columbia	120	9.1	300	-	-	\$120,000	71.4	284.9	184.9
Cowlitz	1,540	19.4	16.7	-	-	\$208,800	17.5	164.5	98.4
Douglas	550	-14.1	3.8	-	-	\$271,900	16.6	142.4	76.2
Ferry	8	14.3	14.3	-	-	\$70,000	-51.7	387.6	140.1
Franklin	1,580	8.2	21.5	104	20.9	\$221,400	6.1	175.3	53
Garfield	50	0	-16.7	-	-	\$183,700	6.2	159.1	113.2
Grant	890	-3.3	6	-	-	\$182,600	20.5	165.8	93.9
Grays Harbor	1,570	-16.9	46.7	-	-	\$160,700	3.8	188.4	109.9
Island	1,770	-9.2	8.6	-	-	\$318,000	1.5	132.7	91.2
Jefferson	590	-21.3	0	73	192	\$352,500	22.2	104.7	64.3
King	30,710	-2.1	22	5,364	421.8	\$590,100	19.3	88.9	51.6
Kitsap	5,150	6	21.5	357	81.2	\$287,700	7.4	153.3	108.7
Kittitas	1,080	-19.4	12.5	-	-	\$268,600	8.8	136.5	62.3
Klickitat	310	10.7	19.2	-	-	\$253,600	69.1	113.5	68.4
Lewis	1,060	-15.9	11.6	-	-	\$170,400	6.8	191.9	131.2
Lincoln	3	0	-25	-	-	\$70,000	-17.6	449	347.8
Mason	1,240	-3.9	18.1	-	-	\$200,900	15.1	174	60
Okanogan	480	11.6	20	-	-	\$203,800	13.2	146.4	101.4
Pacific	550	3.8	12.2	-	-	\$148,300	3.3	206.4	101.6
Pend Oreille	260	0	8.3	-	-	\$151,500	8.2	184.9	99.1
Pierce	14,520	-7.4	19	1,052	91.6	\$285,800	12.2	145.3	70.7
San Juan	300	-26.8	11.1	22	22.2	\$434,400	-12	87.6	41.6
Skagit	2,290	-17.3	22.5	-	-	\$289,900	8.1	132.2	53.7
Skamania	410	46.4	70.8	7	-22.2	\$275,000	4.8	154.4	75.3
Snohomish	11,470	-9.5	18.1	823	23.6	\$392,600	9.1	123.7	67.9
Spokane	8,940	-1.5	87.8	-	-	\$205,500	7.5	177.4	106.9
Stevens	770	1.3	10	-	-	\$151,500	8.2	206.7	115.6
Thurston	4,910	-6.3	32.7	-	-	\$269,800	8.9	161.5	81.3
Wahkiakum	110	-45	-21.4	-	-	\$212,500	-0.8	152.6	48.1
Walla Walla	3,890	218.9	548.3	-	-	\$213,700	19.6	158.2	108.9
Whatcom	2,920	-16.6	5.4	-	-	\$322,600	9.7	122.7	69.8
Whitman	580	20.8	13.7	-	-	\$221,200	10.6	161.8	95.1
Yakima	2,000	-3.4	9.9	-	-	\$199,500	21.8	149.3	85.8
<b>Statewide</b>	<b>116,971</b>	<b>-2.8</b>	<b>24.6</b>	<b>8,779</b>	<b>86.2</b>	<b>\$323,000</b>	<b>10.3</b>	<b>131.3</b>	<b>75.2</b>

1. Home Resales are Runstad Center estimates based on MLS reports or deed recording.

2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.

3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census.

4. Median prices are Runstad Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.

5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.

6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.

# EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	% Change by qtr	% Change by year
Adams	110	60	130	140	160	14.3	45.5
Asotin	290	310	260	270	280	3.7	-3.4
Benton	3,870	3,850	4,220	4,360	4,700	7.8	21.4
Chelan	980	930	950	1,110	1,130	1.8	15.3
Clallam	560	640	1,200	780	1,490	91	166.1
Clark	7,670	7,600	7,620	8,560	6,590	-23	-14.1
Columbia	30	10	70	110	120	9.1	300
Cowlitz	1,320	1,210	1,350	1,290	1,540	19.4	16.7
Douglas	530	520	560	640	550	-14.1	3.8
Ferry	7	7	7	7	8	14.3	14.3
Franklin	1,300	1,290	1,420	1,460	1,580	8.2	21.5
Garfield	60	60	50	50	50	0	-16.7
Grant	840	850	890	920	890	-3.3	6
Grays Harbor	1,070	1,680	1,620	1,890	1,570	-16.9	46.7
Island	1,630	1,670	2,210	1,950	1,770	-9.2	8.6
Jefferson	590	570	800	750	590	-21.3	0
King	25,170	22,710	27,260	31,380	30,710	-2.1	22
Kitsap	4,240	4,260	4,550	4,860	5,150	6	21.5
Kittitas	960	1,100	1,120	1,340	1,080	-19.4	12.5
Klickitat	260	210	260	280	310	10.7	19.2
Lewis	950	910	1,210	1,260	1,060	-15.9	11.6
Lincoln	4	3	2	3	3	0	-25
Mason	1,050	1,020	1,090	1,290	1,240	-3.9	18.1
Okanogan	400	430	370	430	480	11.6	20
Pacific	490	450	550	530	550	3.8	12.2
Pend Oreille	240	230	230	260	260	0	8.3
Pierce	12,200	12,890	14,840	15,680	14,520	-7.4	19
San Juan	270	280	310	410	300	-26.8	11.1
Skagit	1,870	1,860	2,490	2,770	2,290	-17.3	22.5
Skamania	240	140	290	280	410	46.4	70.8
Snohomish	9,710	9,650	11,380	12,680	11,470	-9.5	18.1
Spokane	4,760	7,290	8,100	9,080	8,940	-1.5	87.8
Stevens	700	670	680	760	770	1.3	10
Thurston	3,700	4,380	4,780	5,240	4,910	-6.3	32.7
Wahkiakum	140	50	130	200	110	-45	-21.4
Walla Walla	600	850	700	1,220	3,890	218.9	548.3
Whatcom	2,770	3,030	3,350	3,500	2,920	-16.6	5.4
Whitman	510	360	410	480	580	20.8	13.7
Yakima	1,820	1,700	1,900	2,070	2,000	-3.4	9.9
<b>Statewide</b>	<b>93,911</b>	<b>95,730</b>	<b>109,359</b>	<b>120,290</b>	<b>116,971</b>	<b>-2.8</b>	<b>24.6</b>

Number of single-family units sold, excluding new construction.

# EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	% Change by qtr	% Change by year
Adams	20	10	30	40	30	-25	50
Asotin	70	70	70	70	70	0	0
Benton	940	780	1,170	1,210	1,140	-5.8	21.3
Chelan	250	180	260	320	280	-12.5	12
Clallam	140	130	310	230	380	65.2	171.4
Clark	1,800	1,580	2,110	2,410	1,550	-35.7	-13.9
Columbia	6	3	20	30	30	0	400
Cowlitz	310	250	370	360	370	2.8	19.4
Douglas	130	100	150	190	140	-26.3	7.7
Ferry	2	1	2	2	2	0	0
Franklin	320	260	390	410	380	-7.3	18.8
Garfield	10	10	10	10	10	0	0
Grant	200	150	250	270	210	-22.2	5
Grays Harbor	280	340	430	510	410	-19.6	46.4
Island	400	300	570	610	440	-27.9	10
Jefferson	160	120	200	210	160	-23.8	0
King	6,030	4,450	7,690	8,850	7,350	-16.9	21.9
Kitsap	1,030	840	1,240	1,390	1,250	-10.1	21.4
Kittitas	260	190	290	390	300	-23.1	15.4
Klickitat	70	40	70	80	80	0	14.3
Lewis	240	190	320	350	260	-25.7	8.3
Lincoln	1	1	1	1	1	0	0
Mason	240	210	300	370	290	-21.6	20.8
Okanogan	90	70	100	150	110	-26.7	22.2
Pacific	130	100	130	150	140	-6.7	7.7
Pend Oreille	60	40	60	80	70	-12.5	16.7
Pierce	2,990	2,720	3,950	4,350	3,560	-18.2	19.1
San Juan	80	60	70	110	90	-18.2	12.5
Skagit	460	380	670	770	570	-26	23.9
Skamania	60	30	70	80	100	25	66.7
Snohomish	2,340	2,000	3,150	3,490	2,760	-20.9	17.9
Spokane	1,160	1,310	2,320	2,620	2,180	-16.8	87.9
Stevens	180	130	180	220	200	-9.1	11.1
Thurston	930	850	1,320	1,470	1,230	-16.3	32.3
Wahkiakum	30	10	40	40	20	-50	-33.3
Walla Walla	160	150	190	350	1,010	188.6	531.2
Whatcom	680	570	910	1,030	720	-30.1	5.9
Whitman	90	60	150	140	100	-28.6	11.1
Yakima	460	340	520	570	500	-12.3	8.7
<b>Statewide</b>	<b>22,809</b>	<b>19,025</b>	<b>30,083</b>	<b>33,933</b>	<b>28,493</b>	<b>-16</b>	<b>24.9</b>

# EXISTING HOME SALES

State of Washington and Counties

Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change by year
Adams	150	170	120	90	100	90	-10
Asotin	260	190	190	220	240	320	33.3
Benton	2,590	2,500	2,560	2,940	3,050	4,030	32.1
Chelan	570	570	730	810	550	740	34.5
Clallam	720	710	710	950	810	630	-22.2
Clark	4,900	5,100	5,420	6,560	6,410	6,620	3.3
Columbia	80	70	70	110	90	190	111.1
Cowlitz	740	810	790	1,060	1,050	1,240	18.1
Douglas	280	320	340	460	380	430	13.2
Ferry	0	0	4	5	5	6	20
Franklin	870	840	860	990	1,020	1,350	32.4
Garfield	50	40	40	40	50	60	20
Grant	630	700	590	980	830	870	4.8
Grays Harbor	980	1,260	950	1,130	1,310	1,360	3.8
Island	1,220	990	1,110	1,870	1,570	1,750	11.5
Jefferson	300	320	410	510	560	640	14.3
King	18,110	19,770	21,920	25,650	25,180	26,370	4.7
Kitsap	2,750	2,620	2,940	3,650	3,920	3,780	-3.6
Kittitas	610	590	880	840	880	1,090	23.9
Klickitat	120	180	190	230	240	270	12.5
Lewis	600	660	870	1,110	910	1,010	11
Lincoln	4	7	4	2	7	3	-57.1
Mason	600	640	700	830	1,030	1,030	0
Okanogan	230	200	280	330	340	390	14.7
Pacific	350	260	280	360	400	480	20
Pend	170	180	190	270	210	240	14.3
Pierce	8,290	9,250	8,980	11,230	11,450	12,710	11
San Juan	170	140	230	310	310	300	-3.2
Skagit	1,200	1,520	1,350	1,760	1,840	2,010	9.2
Skamania	150	120	160	210	210	220	4.8
Snohomish	9,190	7,900	8,480	9,430	9,240	10,150	9.8
Spokane	4,750	4,470	3,330	6,190	7,600	7,040	-7.4
Stevens	500	520	570	790	630	710	12.7
Thurston	2,990	4,320	2,910	6,270	3,620	3,950	9.1
Wahkiakum	60	40	80	50	140	120	-14.3
Walla Walla	550	510	560	660	710	720	1.4
Whatcom	2,010	2,530	2,190	3,360	2,690	3,050	13.4
Whitman	220	260	300	400	330	1,860	463.6
Yakima	1,370	1,240	1,310	1,520	1,670	1,850	10.8
<b>Statewide</b>	<b>69,334</b>	<b>72,517</b>	<b>73,598</b>	<b>94,177</b>	<b>91,582</b>	<b>99,679</b>	<b>8.8</b>

Number of single-family units sold, excluding new construction.

# MEDIAN HOME PRICES

## State of Washington and Counties Time Trend

County	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	% Change by year
Adams	\$128,000	\$113,300	\$153,300	\$152,900	\$141,900	10.9
Asotin	\$172,900	\$165,000	\$182,500	\$181,200	\$183,700	6.2
Benton	\$208,600	\$217,500	\$225,300	\$225,000	\$221,400	6.1
Chelan	\$256,100	\$249,400	\$270,200	\$285,400	\$287,500	12.3
Clallam	\$215,000	\$225,000	\$259,500	\$261,100	\$242,500	12.8
Clark	\$268,900	\$279,100	\$293,400	\$300,700	\$298,900	11.2
Columbia	\$70,000	\$250,000	\$150,000	\$137,500	\$120,000	71.4
Cowlitz	\$177,700	\$180,400	\$207,400	\$204,000	\$208,800	17.5
Douglas	\$233,100	\$243,700	\$253,900	\$256,500	\$271,900	16.6
Ferry	\$145,000	\$85,000	\$100,000	\$110,000	\$70,000	-51.7
Franklin	\$208,600	\$217,500	\$225,300	\$225,000	\$221,400	6.1
Garfield	\$172,900	\$165,000	\$182,500	\$181,200	\$183,700	6.2
Grant	\$151,500	\$168,000	\$189,200	\$188,000	\$182,600	20.5
Grays Harbor	\$154,800	\$140,700	\$154,800	\$149,700	\$160,700	3.8
Island	\$313,200	\$296,100	\$318,800	\$325,800	\$318,000	1.5
Jefferson	\$288,500	\$297,100	\$325,000	\$320,700	\$352,500	22.2
King	\$494,500	\$674,500	\$568,400	\$570,000	\$590,100	19.3
Kitsap	\$267,800	\$272,400	\$292,100	\$296,300	\$287,700	7.4
Kittitas	\$246,900	\$257,600	\$246,300	\$263,500	\$268,600	8.8
Klickitat	\$150,000	\$213,900	\$275,000	\$195,000	\$253,600	69.1
Lewis	\$159,600	\$156,800	\$179,200	\$181,400	\$170,400	6.8
Lincoln	\$85,000	\$110,000	\$65,000	\$100,000	\$70,000	-17.6
Mason	\$174,500	\$172,500	\$191,300	\$202,500	\$200,900	15.1
Okanogan	\$180,000	\$162,000	\$169,200	\$207,600	\$203,800	13.2
Pacific	\$143,600	\$131,200	\$145,000	\$148,500	\$148,300	3.3
Pend Oreille	\$140,000	\$153,300	\$161,200	\$160,000	\$151,500	8.2
Pierce	\$254,800	\$255,600	\$279,400	\$285,600	\$285,800	12.2
San Juan	\$493,700	\$958,300	\$420,800	\$514,300	\$434,400	-12
Skagit	\$268,300	\$262,300	\$296,600	\$289,600	\$289,900	8.1
Skamania	\$262,500	\$250,000	\$220,000	\$257,100	\$275,000	4.8
Snohomish	\$359,800	\$375,300	\$389,800	\$402,300	\$392,600	9.1
Spokane	\$191,100	\$192,700	\$209,500	\$214,400	\$205,500	7.5
Stevens	\$140,000	\$153,300	\$161,200	\$160,000	\$151,500	8.2
Thurston	\$247,800	\$247,900	\$268,000	\$271,100	\$269,800	8.9
Wahkiakum	\$214,300	\$225,000	\$208,300	\$208,300	\$212,500	-0.8
Walla Walla	\$178,700	\$201,000	\$208,000	\$221,400	\$213,700	19.6
Whatcom	\$294,200	\$304,700	\$299,800	\$316,900	\$322,600	9.7
Whitman	\$200,000	\$207,100	\$236,000	\$232,400	\$221,200	10.6
Yakima	\$163,800	\$177,400	\$184,200	\$192,000	\$199,500	21.8
<b>Statewide</b>	<b>\$292,900</b>	<b>\$289,400</b>	<b>\$317,500</b>	<b>\$331,100</b>	<b>\$323,000</b>	<b>10.3</b>

WCRER Estimates



# HOME PRICES BY BEDROOMS

State of Washington and Counties

Fourth Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	2015	2016	% Change	2015	2016	% Change	2015	2016	% Change
Adams	\$40,000	\$62,500	56.2	\$136,700	\$151,400	10.8	\$125,000	\$200,000	60
Asotin	\$101,400	\$125,600	23.9	\$173,300	\$192,000	10.8	\$198,500	\$223,500	12.6
Benton	\$110,000	\$119,600	8.7	\$188,800	\$206,200	9.2	\$260,100	\$269,200	3.5
Chelan	\$182,000	\$200,000	9.9	\$250,000	\$283,000	13.2	\$400,000	\$360,000	-10
Clallam	\$143,300	\$184,000	28.4	\$247,200	\$247,100	0	\$275,000	\$282,700	2.8
Clark	\$186,700	\$215,300	15.3	\$243,800	\$280,000	14.8	\$334,900	\$365,500	9.1
Columbia	\$65,000	\$70,000	7.7	\$190,000	\$113,300	-40.4	\$225,000	\$140,000	-37.8
Cowlitz	\$100,000	\$127,300	27.3	\$175,500	\$214,000	21.9	\$241,700	\$250,000	3.4
Douglas	\$182,500	\$200,000	9.6	\$225,000	\$250,000	11.1	\$300,000	\$338,900	13
Ferry	\$30,000	\$50,000	66.7	\$140,000	\$70,000	-50	\$225,000	\$60,000	-73.3
Franklin	\$110,000	\$119,600	8.7	\$188,800	\$206,200	9.2	\$260,100	\$269,200	3.5
Garfield	\$101,400	\$125,600	23.9	\$173,300	\$192,000	10.8	\$198,500	\$223,500	12.6
Grant	\$89,200	\$100,000	12.1	\$150,000	\$171,300	14.2	\$225,000	\$221,900	-1.4
Grays Harbor	\$131,700	\$136,400	3.6	\$170,000	\$166,500	-2.1	\$181,400	\$200,000	10.3
Island	\$301,500	\$292,000	-3.2	\$305,400	\$309,700	1.4	\$338,900	\$357,500	5.5
Jefferson	\$233,300	\$307,100	31.6	\$337,500	\$375,000	11.1	\$366,700	\$387,500	5.7
King	\$411,300	\$448,700	9.1	\$434,500	\$494,200	13.7	\$612,500	\$760,700	24.2
Kitsap	\$175,600	\$214,500	22.2	\$260,400	\$283,600	8.9	\$353,800	\$365,300	3.3
Kittitas	\$190,000	\$234,100	23.2	\$244,000	\$263,000	7.8	\$320,800	\$387,500	20.8
Klickitat	\$115,000	\$220,000	91.3	\$200,000	\$279,200	39.6	\$225,000	\$250,000	11.1
Lewis	\$109,000	\$135,500	24.3	\$169,100	\$168,100	-0.6	\$205,000	\$245,000	19.5
Lincoln	\$40,000	\$55,000	37.5	\$130,000	\$90,000	-30.8	\$120,000	\$130,000	8.3
Mason	\$151,700	\$150,600	-0.7	\$181,700	\$211,900	16.6	\$275,000	\$246,400	-10.4
Okanogan	\$183,300	\$142,400	-22.3	\$166,700	\$217,900	30.7	\$212,500	\$300,000	41.2
Pacific	\$116,700	\$139,000	19.1	\$160,000	\$162,500	1.6	\$150,000	\$225,000	50
Pend Oreille	\$78,300	\$130,000	66	\$148,900	\$151,400	1.7	\$256,200	\$208,300	-18.7
Pierce	\$161,400	\$190,000	17.7	\$228,700	\$266,900	16.7	\$375,000	\$340,400	-9.2
San Juan	\$625,000	\$370,800	-40.7	\$425,000	\$440,000	3.5	\$950,000	\$716,700	-24.6
Skagit	\$200,000	\$197,000	-1.5	\$256,900	\$277,800	8.1	\$351,900	\$337,500	-4.1
Skamania	\$57,500	\$140,000	143.5	\$300,000	\$286,100	-4.6	\$333,300	\$320,000	-4
Snohomish	\$229,700	\$270,400	17.7	\$319,200	\$360,500	12.9	\$564,900	\$467,800	-17.2
Spokane	\$113,800	\$120,900	6.2	\$173,000	\$188,800	9.1	\$230,400	\$240,800	4.5
Stevens	\$78,300	\$130,000	66	\$148,900	\$151,400	1.7	\$256,200	\$208,300	-18.7
Thurston	\$189,200	\$210,300	11.2	\$230,600	\$251,300	9	\$341,400	\$310,100	-9.2
Wahkiakum	\$0	\$150,000	Inf	\$214,300	\$325,000	51.7	\$0	\$225,000	Inf
Walla Walla	\$116,000	\$133,000	14.7	\$168,500	\$208,800	23.9	\$227,100	\$270,200	19
Whatcom	\$209,400	\$231,800	10.7	\$288,000	\$317,700	10.3	\$426,300	\$382,400	-10.3
Whitman	\$80,000	\$185,000	131.2	\$194,300	\$210,000	8.1	\$244,400	\$280,000	14.6
Yakima	\$100,800	\$113,700	12.8	\$167,400	\$193,900	15.8	\$212,500	\$248,200	16.8
<b>Statewide</b>	<b>\$196,500</b>	<b>\$212,600</b>	<b>8.2</b>	<b>\$267,100</b>	<b>\$286,600</b>	<b>7.3</b>	<b>\$447,200</b>	<b>\$409,600</b>	<b>-8.4</b>

WCRER Estimates

# HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Fourth Quarter 2016

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
Adams	\$141,900	3.91	\$536	\$48,500	188.5	\$528	\$39,099	107.9
Asotin	\$183,700	3.91	\$694	\$59,000	177.1	\$684	\$48,635	103.7
Benton	\$221,400	3.91	\$836	\$70,400	175.3	\$824	\$65,259	115.5
Chelan	\$287,500	3.91	\$1,086	\$72,200	138.5	\$1,070	\$57,186	77.9
Clallam	\$242,500	3.91	\$916	\$61,300	139.4	\$903	\$83,970	135.6
Clark	\$298,900	3.91	\$1,129	\$77,000	142.1	\$1,113	\$63,905	83.7
Columbia	\$120,000	3.91	\$453	\$62,000	284.9	\$447	\$56,647	184.9
Cowlitz	\$208,800	3.91	\$789	\$62,300	164.5	\$777	\$52,430	98.4
Douglas	\$271,900	3.91	\$1,027	\$70,200	142.4	\$1,012	\$52,894	76.2
Ferry	\$70,000	3.91	\$264	\$49,200	387.6	\$261	\$25,034	140.1
Franklin	\$221,400	3.91	\$836	\$70,400	175.3	\$824	\$29,944	53
Garfield	\$183,700	3.91	\$694	\$53,000	159.1	\$684	\$53,081	113.2
Grant	\$182,600	3.91	\$690	\$54,900	165.8	\$680	\$43,765	93.9
Grays Harbor	\$160,700	3.91	\$607	\$54,900	188.4	\$598	\$45,089	109.9
Island	\$318,000	3.91	\$1,201	\$76,500	132.7	\$1,184	\$74,070	91.2
Jefferson	\$352,500	3.91	\$1,332	\$66,900	104.7	\$1,312	\$57,832	64.3
King	\$590,100	3.91	\$2,229	\$95,100	88.9	\$2,197	\$77,807	51.6
Kitsap	\$287,700	3.91	\$1,087	\$80,000	153.3	\$1,071	\$79,873	108.7
Kittitas	\$268,600	3.91	\$1,015	\$66,500	136.5	\$1,000	\$42,714	62.3
Klickitat	\$253,600	3.91	\$958	\$52,200	113.5	\$944	\$44,284	68.4
Lewis	\$170,400	3.91	\$644	\$59,300	191.9	\$634	\$57,056	131.2
Lincoln	\$70,000	3.91	\$264	\$57,000	449	\$261	\$62,154	347.8
Mason	\$200,900	3.91	\$759	\$63,400	174	\$748	\$30,755	60
Okanogan	\$203,800	3.91	\$770	\$54,100	146.4	\$759	\$52,752	101.4
Pacific	\$148,300	3.91	\$560	\$55,500	206.4	\$552	\$38,480	101.6
Pend Oreille	\$151,500	3.91	\$572	\$50,800	184.9	\$564	\$38,345	99.1
Pierce	\$285,800	3.91	\$1,080	\$75,300	145.3	\$1,064	\$51,618	70.7
San Juan	\$434,400	3.91	\$1,641	\$69,000	87.6	\$1,617	\$46,187	41.6
Skagit	\$289,900	3.91	\$1,095	\$69,500	132.2	\$1,079	\$39,725	53.7
Skamania	\$275,000	3.91	\$1,039	\$77,000	154.4	\$1,024	\$52,847	75.3
Snohomish	\$392,600	3.91	\$1,483	\$88,100	123.7	\$1,462	\$68,078	67.9
Spokane	\$205,500	3.91	\$776	\$66,100	177.4	\$765	\$56,077	106.9
Stevens	\$151,500	3.91	\$572	\$56,800	206.7	\$564	\$44,702	115.6
Thurston	\$269,800	3.91	\$1,019	\$79,000	161.5	\$1,005	\$55,985	81.3
Wahkiakum	\$212,500	3.91	\$803	\$58,800	152.6	\$791	\$26,094	48.1
Walla Walla	\$213,700	3.91	\$807	\$61,300	158.2	\$796	\$59,426	108.9
Whatcom	\$322,600	3.91	\$1,219	\$71,800	122.7	\$1,201	\$57,475	69.8
Whitman	\$221,200	3.91	\$836	\$64,900	161.8	\$824	\$53,716	95.1
Yakima	\$199,500	3.91	\$754	\$54,000	149.3	\$743	\$43,677	85.8
<b>Statewide</b>	<b>\$323,000</b>	<b>3.91</b>	<b>\$1,220</b>	<b>\$76,900</b>	<b>131.3</b>	<b>\$1,203</b>	<b>\$62,051</b>	<b>75.2</b>

Source: Runstad Center Estimates

Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment. First-time buyer index assumes 10% down.

It is assumed 25% of income can be used for principal and interest payments.

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties

### Time Trend

County	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016
Adams	252	177	168	197	202	231	175	178	188
Asotin	196	204	183	174	182	193	178	182	177
Benton	184	205	185	184	180	175	172	175	175
Chelan	148	144	135	131	146	153	146	141	138
Clallam	162	156	153	140	152	147	130	131	139
Clark	158	170	155	151	153	149	145	143	142
Columbia	257	207	208	191	473	134	228	252	285
Cowlitz	194	200	182	175	187	186	166	171	164
Douglas	146	161	146	146	157	152	151	152	142
Ferry	424	375	203	162	181	312	271	250	388
Franklin	184	205	185	184	180	175	172	175	175
Garfield	176	183	164	156	164	173	160	164	159
Grant	178	184	179	161	194	176	160	164	166
Grays Harbor	227	271	209	201	189	210	196	205	188
Island	141	160	144	135	132	139	132	131	133
Jefferson	122	148	138	118	123	121	114	117	105
King	109	113	103	102	103	86	92	93	89
Kitsap	170	182	163	156	160	158	151	151	153
Kittitas	159	150	145	146	144	139	149	141	136
Klickitat	138	147	117	122	186	132	105	150	114
Lewis	193	204	203	195	199	204	183	183	192
Lincoln	370	436	361	401	358	280	484	319	449
Mason	207	235	195	192	192	198	183	175	174
Okanogan	165	190	195	150	160	180	176	146	146
Pacific	220	248	194	186	206	228	211	209	206
Pend Oreille	177	217	154	177	194	179	174	178	185
Pierce	168	172	159	156	150	159	149	148	145
San Juan	83	73	93	85	78	63	91	75	88
Skagit	145	152	153	135	136	143	129	134	132
Skamania	213	294	214	180	157	166	193	168	154
Snohomish	137	136	130	128	119	127	125	122	124
Spokane	193	196	186	175	185	185	174	173	177
Stevens	198	243	172	198	217	200	194	199	207
Thurston	174	183	172	162	170	172	163	163	162
Wahkiakum	1015	419	181	169	146	141	156	158	153
Walla Walla	184	273	167	177	181	164	163	155	158
Whatcom	136	140	131	129	128	126	132	127	123
Whitman	175	177	170	165	173	169	152	156	162
Yakima	172	183	171	164	176	164	162	157	149
<b>Statewide</b>	<b>150</b>	<b>154</b>	<b>145</b>	<b>139</b>	<b>120</b>	<b>143</b>	<b>134</b>	<b>130</b>	<b>131</b>

#### WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

# HOUSING AFFORDABILITY INDEX

## First-time Buyers

### State of Washington and Counties

#### Time Trend

County	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016
Adams	151	106	100	116	119	135	101	102	108
Asotin	110	115	104	99	104	111	103	106	104
Benton	121	135	121	121	118	115	114	115	116
Chelan	83	81	76	74	82	86	82	79	78
Clallam	127	126	127	120	134	133	121	125	136
Clark	90	98	89	87	89	87	85	84	84
Columbia	150	123	125	116	292	84	144	162	185
Cowlitz	109	113	104	100	109	109	98	101	98
Douglas	81	88	80	80	85	82	81	82	76
Ferry	188	162	86	67	73	122	104	93	140
Franklin	75	81	70	68	64	60	57	55	53
Garfield	120	126	114	109	114	122	113	116	113
Grant	103	106	103	92	111	101	91	93	94
Grays Harbor	130	155	120	116	109	122	114	119	110
Island	89	102	93	88	87	93	89	90	91
Jefferson	70	86	80	70	73	73	69	71	64
King	62	64	58	58	59	49	53	54	52
Kitsap	109	118	107	104	108	108	105	106	109
Kittitas	74	69	67	67	66	64	68	65	62
Klickitat	84	90	72	74	113	80	63	90	68
Lewis	117	126	127	124	129	134	122	123	131
Lincoln	260	310	260	292	265	209	366	244	348
Mason	89	99	80	77	75	75	67	62	60
Okanogan	102	119	124	97	105	120	119	100	101
Pacific	110	124	96	92	102	113	104	103	102
Pend Oreille	96	118	83	96	105	96	94	95	99
Pierce	87	88	81	79	75	79	74	72	71
San Juan	43	37	47	42	39	31	44	36	42
Skagit	70	72	71	61	60	62	55	56	54
Skamania	105	145	106	89	77	81	94	82	75
Snohomish	75	75	71	70	66	70	68	67	68
Spokane	112	114	109	103	109	110	104	104	107
Stevens	109	134	95	110	120	111	108	111	116
Thurston	93	97	91	85	88	88	83	83	81
Wahkiakum	425	170	71	64	54	50	53	52	48
Walla Walla	117	176	108	116	120	110	110	106	109
Whatcom	76	78	73	72	72	71	75	72	70
Whitman	88	91	89	88	95	94	86	90	95
Yakima	99	106	99	94	101	94	93	90	86
<b>Statewide</b>	<b>85</b>	<b>87</b>	<b>82</b>	<b>79</b>	<b>68</b>	<b>82</b>	<b>76</b>	<b>74</b>	<b>75</b>

WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

# % OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of Fourth Quarter 2016

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	21.9	59.4	87.5	100
Asotin	1.1	24.7	62.9	97.2
Benton	5.2	17.8	40.8	88.6
Chelan	4.8	11.3	27.4	72
Clallam	2.5	14.3	35.5	75.4
Clark	0	1.2	4.7	72.1
Columbia				
Cowlitz	3.8	27.6	53	91.9
Douglas	2.5	11.4	26.6	89.9
Ferry	20.3	55.9	84.7	100
Franklin	5.2	17.8	40.8	88.6
Garfield	1.1	24.7	62.9	97.2
Grant	6.7	26.6	64.2	94
Grays Harbor	13.9	41.1	66.8	92.1
Island	0	2.5	12.3	67
Jefferson	4.6	12.8	20.4	64.3
King	0	0.4	4.3	36.3
Kitsap	0.3	5.8	22.1	74.6
Kittitas	1.8	10.2	25.1	58.7
Klickitat	9.8	19.6	32.6	69.6
Lewis	10.4	37.5	65.6	91.5
Lincoln	21.7	56.5	87	100
Mason	4.6	17.2	80.6	95.7
Okanogan	8.5	27.3	49.2	86.2
Pacific	8.4	39.9	61.8	90.4
Pend Oreille	13.4	44.4	64	90.8
Pierce	0.4	5.2	27.5	75.1
San Juan	0	0	3.9	26.3
Skagit	3	8.2	24.4	70.7
Skamania	4.5	29.5	56.8	90.9
Snohomish	0.7	3	12.6	59.3
Spokane	4.7	29.3	54.7	88.8
Stevens	13.4	44.4	64	90.8
Thurston	1.3	6.7	28.3	85.4
Wahkiakum				
Walla Walla	6.6	29.6	59.5	91.7
Whatcom	21.4	39.3	59.5	78.6
Whitman	50	100	100	100
Yakima	5.9	30.3	58.7	91.4
<b>Statewide</b>	<b>3.6</b>	<b>15.3</b>	<b>36.3</b>	<b>75.1</b>

WCRER Estimates

# LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Fourth Quarters

County	2010	2011	2012	2013	2014	2015	2016	% Change
Adams	0	0	52	71	59	27	32	18.5
Asotin	0	0	299	278	296	260	178	-31.5
Benton	1,263	1,500	1,564	1,403	1,128	900	718	-20.2
Chelan	0	0	348	315	195	259	186	-28.2
Clallam	555	574	472	455	386	390	203	-47.9
Clark	3,143	2,557	1,984	2,155	1,730	1,273	86	-93.2
Columbia	0	0	0	399	19	22	0	-100
Cowlitz	0	0	391	369	405	242	185	-23.6
Douglas	0	0	141	131	83	100	79	-21
Ferry	0	0	76	65	78	52	59	13.5
Franklin	1,263	1,500	1,564	1,403	1,128	900	718	-20.2
Garfield	0	0	299	278	296	260	178	-31.5
Grant	0	0	433	414	418	331	282	-14.8
Grays Harbor	0	0	613	629	550	437	382	-12.6
Island	0	0	564	555	480	255	324	27.1
Jefferson	0	0	306	317	301	206	196	-4.9
King	0	0	3,008	3,312	2,788	1,702	1,613	-5.2
Kitsap	0	0	1,138	1,140	853	582	606	4.1
Kittitas	0	0	331	309	358	202	167	-17.3
Klickitat	197	177	172	172	168	144	92	-36.1
Lewis	0	0	564	640	553	370	259	-30
Lincoln	0	0	46	33	39	29	23	-20.7
Mason	0	0	593	571	459	362	634	75.1
Okanogan	0	0	338	361	371	298	260	-12.8
Pacific	0	0	287	314	303	218	178	-18.3
Pend Oreille	0	0	422	391	332	275	239	-13.1
Pierce	0	0	2,530	2,890	2,755	1,989	1,615	-18.8
San Juan	0	0	271	319	283	265	205	-22.6
Skagit	0	0	586	628	504	428	328	-23.4
Skamania	82	81	76	55	60	46	44	-4.3
Snohomish	0	0	1,322	1,843	1,698	1,146	868	-24.3
Spokane	2,963	2,722	2,294	2,210	2,017	1,582	1,196	-24.4
Stevens	0	0	422	391	332	275	239	-13.1
Thurston	0	0	953	1,037	994	786	669	-14.9
Wahkiakum	0	0	0	0	0	0	0	0
Walla Walla	0	0	411	399	408	365	301	-17.5
Whatcom	0	0	912	921	835	649	84	-87.1
Whitman	0	0	107	109	100	111	2	-98.2
Yakima	985	854	654	704	725	567	475	-16.2
<b>Statewide</b>	<b>9,188</b>	<b>8,465</b>	<b>24,258</b>	<b>25,914</b>	<b>22,731</b>	<b>16,870</b>	<b>12,768</b>	<b>-24.3</b>

WCRER Estimates

# MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

December 2016

County	Under \$80,000	\$80,000- \$159,999	\$160,000- \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	Market 2015	Market 2014
Adams	3	2.3	3.3	3.4	NA	2.8	3.4	10.7
Asotin	1.1	2	2.3	4.5	14	2.7	3.8	4.6
Benton	2	1.2	0.9	2.1	7.7	1.6	2.4	3.6
Chelan	5.4	2.1	1.2	2	4.6	2.2	3.5	5.5
Clallam	0.8	1.6	1.1	1.7	8	1.7	9	4.9
Clark	0	0.1	0	0.2	0.5	0.2	2.2	3
Columbia	NA	NA	NA	NA	NA	NA	14.9	4.7
Cowlitz	0.9	2	1	1.9	10.7	1.6	2.4	4.7
Douglas	1.5	7.1	0.9	2.2	4	2	2.5	4.4
Ferry	7.3	21.4	26	NA	NA	18	17.7	29.8
Franklin	2	1.2	0.9	2.1	7.7	1.6	2.4	3.6
Garfield	1.1	2	2.3	4.5	14	2.7	3.8	4.6
Grant	5	2.7	4.1	6	24.4	4.3	5.4	6.8
Grays Harbor	3.4	3.8	3.7	6.7	13.5	4.4	7.4	7.8
Island	0	3.4	1.3	2.3	4.9	2.6	2.2	4
Jefferson	9.5	10.2	2.2	3.2	9.7	4.5	4.6	7
King	0	0.9	1	0.6	0.7	0.7	0.9	1.4
Kitsap	0.3	1.9	0.9	1.6	2.9	1.6	1.9	2.7
Kittitas	4.9	2.3	1.2	2.2	7.1	2.7	3.6	7.3
Klickitat	3.9	4.5	1.8	4.4	7.4	4.1	7.7	8.9
Lewis	4.5	2.4	2.5	4.8	15.7	3.3	5.3	8.6
Lincoln	2.9	5.7	20	NA	NA	6.6	7.5	27.9
Mason	3.8	3.5	10.9	3.7	12.5	6.7	4.5	5.5
Okanogan	7.3	4.1	8	8.8	15.1	7.4	10.2	11.5
Pacific	2.5	3.3	4.7	6.2	26.7	4.4	6.1	10.2
Pend Oreille	8.2	4.3	4.2	9.8	NA	6.1	7.8	10.7
Pierce	0.9	1.1	1.2	1.2	3.7	1.5	2.2	3.1
San Juan	0	NA	3.1	4.3	16.3	9	13.9	13.8
Skagit	3	1.9	1	1.9	5	2	3.4	3.5
Skamania	5.9	6.5	3.5	1.9	2.9	3	5.4	8.4
Snohomish	2.9	1.9	1.2	0.7	1.5	1	1.6	2.2
Spokane	1.7	1.6	1.1	1.9	5.4	1.7	4.1	2.2
Stevens	8.2	4.3	4.2	9.8	NA	6.1	7.8	10.7
Thurston	1.8	1.6	1.2	1.9	4.8	1.8	2.8	3.6
Wahkiakum	NA	NA	NA	NA	NA	NA	NA	NA
Walla Walla	1.1	1.2	0.8	0.9	3.4	1	8	7.8
Whatcom	5.3	1.3	0.4	0.1	0.7	0.4	3.1	3.9
Whitman	0.2	0.1	NA	NA	NA	0	3	3.2
Yakima	2.5	3.1	2.3	3.7	NA	3.1	4.1	5.8
<b>Statewide</b>	<b>2.4</b>	<b>2</b>	<b>1.5</b>	<b>1.3</b>	<b>1.5</b>	<b>1.5</b>	<b>2.5</b>	<b>3.1</b>

WCRER Estimates

# RESIDENTIAL BUILDING PERMITS

## Units Authorized

### State of Washington and Counties, Monthly

County	Sep 2016		Oct 2016		Nov 2016		Dec 2016		% Change	
	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE
Adams	0	0	0	0	0	0	0	0	-	-
Asotin	0	0	0	0	0	0	0	0	-	-
Benton	157	69	91	73	74	74	50	50	-26.1	-2
Chelan	0	0	0	0	0	0	0	0	-	-
Clallam	0	0	0	0	0	0	0	0	-	-
Clark	231	165	240	184	253	162	269	160	18.3	-9.8
Columbia	0	0	0	0	0	0	0	0	-	-
Cowlitz	0	0	0	0	0	0	0	0	-	-
Douglas	0	0	0	0	0	0	0	0	-	-
Ferry	0	0	0	0	0	0	0	0	-	-
Franklin	40	40	35	35	34	34	35	35	-9.6	-9.6
Garfield	0	0	0	0	0	0	0	0	-	-
Grant	0	0	0	0	0	0	0	0	-	-
Grays Harbor	0	0	0	0	0	0	0	0	-	-
Island	0	0	0	0	0	0	0	0	-	-
Jefferson	9	9	37	37	26	26	10	10	97.3	102.8
King	2,299	306	1,986	286	1,429	265	1,949	297	73.3	-17.4
Kitsap	73	73	92	80	200	60	65	65	55.2	-10.5
Kittitas	0	0	0	0	0	0	0	0	-	-
Klickitat	0	0	0	0	0	0	0	0	-	-
Lewis	0	0	0	0	0	0	0	0	-	-
Lincoln	0	0	0	0	0	0	0	0	-	-
Mason	0	0	0	0	0	0	0	0	-	-
Okanogan	0	0	0	0	0	0	0	0	-	-
Pacific	0	0	0	0	0	0	0	0	-	-
Pend Oreille	0	0	0	0	0	0	0	0	-	-
Pierce	276	158	292	154	516	165	244	204	36.3	-18.2
San Juan	9	9	10	10	4	4	8	8	-52.2	-48.8
Skagit	0	0	0	0	0	0	0	0	-	-
Skamania	7	7	4	4	1	1	2	2	-50	-50
Snohomish	328	203	413	165	206	172	204	171	2.6	-19.9
Spokane	0	0	0	0	0	0	0	0	-	-
Stevens	0	0	0	0	0	0	0	0	-	-
Thurston	0	0	0	0	0	0	0	0	-	-
Wahkiakum	0	0	0	0	0	0	0	0	-	-
Walla Walla	0	0	0	0	0	0	0	0	-	-
Whatcom	0	0	0	0	0	0	0	0	-	-
Whitman	0	0	0	0	0	0	0	0	-	-
Yakima	0	0	0	0	0	0	0	0	-	-
<b>Statewide</b>	<b>3,429</b>	<b>1,039</b>	<b>3,200</b>	<b>1,028</b>	<b>2,743</b>	<b>963</b>	<b>2,836</b>	<b>1,002</b>	<b>18.4</b>	<b>-38</b>

Source: U.S. Department of Commerce

Notes:

1. Percentage change is based on equivalent reports.
2. TOT refers to total building permits, both single-family and multi-family.
3. ONE refers to building permits for single-family homes only.



# RESIDENTIAL BUILDING PERMITS

## Value Authorized

### State of Washington and Counties, Monthly

County	Sep 2016		Oct 2016		Nov 2016		Dec 2016		% Change	
	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE
Adams	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Asotin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Benton	\$30.7	\$20.4	\$21.8	\$19.7	\$22	\$22	\$15.3	\$15.3	-19.2	-5.5
Chelan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Clallam	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Clark	\$53.5	\$46.5	\$55.6	\$49.8	\$50.7	\$43.4	\$54.2	\$44.8	-7.3	-11.8
Columbia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Cowlitz	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Douglas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Ferry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Franklin	\$9.9	\$9.9	\$9.3	\$9.3	\$8.8	\$8.8	\$9.3	\$9.3	-6.8	-6.8
Garfield	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Grays Harbor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Island	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Jefferson	\$1.6	\$1.6	\$6.5	\$6.5	\$4.8	\$4.8	\$2.2	\$2.2	85.2	91.9
King	\$421	\$114.6	\$359.4	\$108.5	\$252.1	\$103	\$303.5	\$115.7	3.6	-18.1
Kitsap	\$21.2	\$21.2	\$26.8	\$26	\$27.1	\$17.9	\$16.7	\$16.7	-0.7	-14.3
Kittitas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Klickitat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Lewis	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Lincoln	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Mason	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Okanogan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Pacific	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Pend Oreille	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Pierce	\$64.5	\$48.1	\$62.5	\$45.5	\$98.6	\$52.6	\$66.2	\$62.8	-2.1	-19.4
San Juan	\$2.6	\$2.6	\$2.4	\$2.4	\$0.9	\$0.9	\$1.9	\$1.9	-48.8	-46.4
Skagit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Skamania	\$1.2	\$1.2	\$0.8	\$0.8	\$0.2	\$0.2	\$0.2	\$0.2	-62.6	-62.6
Snohomish	\$74	\$57.1	\$77.1	\$44.8	\$54.5	\$50	\$55.5	\$48.6	-14.3	-18.9
Spokane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Stevens	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Thurston	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Wahkiakum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Walla Walla	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Whatcom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Whitman	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
Yakima	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-
<b>Statewide</b>	<b>\$680.3</b>	<b>\$323.3</b>	<b>\$622.2</b>	<b>\$313.3</b>	<b>\$519.6</b>	<b>\$303.6</b>	<b>\$525</b>	<b>\$317.6</b>	<b>-19.4</b>	<b>-34.6</b>

Source: U.S. Department of Commerce

Notes:

1. Percentage change is based on equivalent reports.
2. TOT refers to total building permits, both single-family and multi-family.
3. ONE refers to building permits for single-family homes only.
4. Values calculated in millions of dollars

# MEDIAN HOME PRICES

State of Washington and Counties  
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015
Adams	\$123,900	\$120,700	\$128,300	\$132,700	\$127,300	\$140,800
Asotin	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300
Benton	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200
Chelan	\$224,800	\$218,000	\$220,900	\$223,900	\$239,700	\$269,800
Clallam	\$206,400	\$179,800	\$191,500	\$193,400	\$207,000	\$219,300
Clark	\$212,500	\$189,800	\$197,900	\$229,700	\$247,600	\$262,900
Columbia	\$125,000	\$128,300	\$145,400	\$153,700	\$130,000	\$166,900
Cowlitz	\$156,700	\$139,100	\$136,600	\$150,500	\$162,000	\$179,100
Douglas	\$212,700	\$203,300	\$202,100	\$207,000	\$223,000	\$238,300
Ferry	\$0	\$0	\$95,000	\$134,000	\$130,000	\$127,500
Franklin	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200
Garfield	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300
Grant	\$161,300	\$154,100	\$154,900	\$156,900	\$160,200	\$165,400
Grays Harbor	\$133,200	\$116,600	\$113,000	\$118,800	\$123,200	\$138,800
Island	\$264,700	\$248,700	\$251,200	\$255,000	\$266,700	\$290,400
Jefferson	\$273,000	\$235,200	\$239,900	\$261,400	\$254,500	\$276,600
King	\$379,100	\$344,900	\$367,700	\$420,500	\$449,600	\$493,800
Kitsap	\$241,600	\$234,700	\$237,800	\$242,500	\$243,500	\$260,200
Kittitas	\$218,400	\$191,200	\$194,900	\$210,900	\$220,100	\$243,700
Klickitat	\$198,700	\$178,300	\$188,300	\$189,400	\$180,000	\$204,900
Lewis	\$152,400	\$138,600	\$142,100	\$141,600	\$150,500	\$158,700
Lincoln	\$73,600	\$70,800	\$82,000	\$67,500	\$127,500	\$80,000
Mason	\$170,000	\$145,700	\$157,100	\$152,300	\$158,500	\$170,800
Okanogan	\$174,100	\$161,000	\$153,200	\$159,700	\$151,400	\$167,400
Pacific	\$132,600	\$121,800	\$102,300	\$114,000	\$125,300	\$141,600
Pend Oreille	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400
Pierce	\$218,700	\$193,500	\$194,700	\$217,700	\$231,900	\$251,900
San Juan	\$422,000	\$413,600	\$351,400	\$391,500	\$419,400	\$441,400
Skagit	\$227,000	\$203,400	\$209,400	\$228,600	\$236,500	\$258,100
Skamania	\$160,000	\$164,000	\$178,600	\$188,600	\$173,700	\$217,600
Snohomish	\$277,300	\$242,400	\$261,900	\$299,100	\$328,700	\$363,800
Spokane	\$172,700	\$162,300	\$170,100	\$174,500	\$178,400	\$192,200
Stevens	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400
Thurston	\$230,100	\$217,700	\$219,100	\$224,000	\$231,400	\$247,000
Wahkiakum	\$150,000	\$90,000	\$127,500	\$145,000	\$75,000	\$167,500
Walla Walla	\$179,800	\$170,600	\$166,500	\$180,700	\$176,300	\$186,400
Whatcom	\$254,000	\$241,800	\$252,400	\$261,600	\$271,300	\$290,400
Whitman	\$201,700	\$186,300	\$196,700	\$212,900	\$201,600	\$204,700
Yakima	\$155,100	\$150,300	\$161,800	\$160,100	\$160,600	\$166,800
<b>Statewide</b>	<b>\$245,700</b>	<b>\$223,900</b>	<b>\$236,600</b>	<b>\$253,800</b>	<b>\$267,600</b>	<b>\$287,900</b>

WCRER Estimates

# TOTAL BUILDING PERMITS

State of Washington and Counties  
Annual, 2007-2015

County	2007	2008	2009	2010	2011	2012	2013	2014	2015	% Change 2014-5
Adams	52	36	69	33	24	29	54	50	86	72
Asotin	68	53	35	27	16	19	23	35	31	-11.4
Benton	1,017	625	549	1,259	1,127	1,094	930	942	1,124	19.3
Chelan	628	311	246	206	154	207	577	304	365	20.1
Clallam	732	289	157	169	154	168	122	160	216	35
Clark	2,350	1,241	709	1,070	961	1,558	2,942	2,240	3,283	46.6
Columbia	15	7	4	4	4	2	7	7	10	42.9
Cowlitz	578	276	147	131	113	132	195	178	173	-2.8
Douglas	479	178	109	114	92	92	129	156	162	3.8
Ferry	32	25	21	22	13	15	20	10	16	60
Franklin	586	476	542	763	570	531	375	322	510	58.4
Garfield	8	10	4	4	2	3	1	3	0	-100
Grant	808	662	228	228	187	275	279	264	457	73.1
Grays Harbor	503	334	166	166	114	125	122	142	178	25.4
Island	519	329	198	219	164	178	221	252	281	11.5
Jefferson	269	137	106	97	86	83	101	121	177	46.3
King	15,579	10,456	3,186	6,020	6,143	11,614	12,277	14,703	15,226	3.6
Kitsap	1,370	783	562	623	540	804	913	598	1,066	78.3
Kittitas	549	282	177	183	174	195	344	283	288	1.8
Klickitat	134	88	91	77	58	78	94	83	120	44.6
Lewis	507	277	212	204	93	121	95	164	129	-21.3
Lincoln	59	30	45	43	32	27	45	30	33	10
Mason	435	250	160	140	134	121	135	108	111	2.8
Okanogan	226	230	129	123	130	103	134	165	165	0
Pacific	162	87	50	125	111	130	139	63	62	-1.6
Pend Oreille	147	118	74	52	48	36	37	42	47	11.9
Pierce	5,132	2,350	2,047	1,900	2,566	2,479	2,892	3,777	3,046	-19.4
San Juan	207	189	120	189	105	92	109	109	100	-8.3
Skagit	807	438	290	207	179	229	283	274	424	54.7
Skamania	82	43	32	25	34	23	26	34	47	38.2
Snohomish	4,853	2,706	2,186	2,120	2,521	3,573	4,348	3,473	2,594	-25.3
Spokane	2,777	2,406	1,786	1,609	1,785	1,353	1,634	1,839	1,978	7.6
Stevens	252	136	86	72	54	71	84	79	74	-6.3
Thurston	2,603	1,361	1,317	1,156	1,028	1,012	1,289	1,003	931	-7.2
Wahkiakum	50	22	11	11	10	5	12	11	15	36.4
Walla Walla	229	145	113	128	202	150	241	207	188	-9.2
Whatcom	1,232	669	460	458	605	637	999	1,007	911	-9.5
Whitman	298	104	79	90	93	283	380	218	141	-35.3
Yakima	1,224	760	508	624	438	471	358	442	392	-11.3
<b>Statewide</b>	<b>47,558</b>	<b>28,919</b>	<b>17,011</b>	<b>20,691</b>	<b>20,864</b>	<b>28,118</b>	<b>32,966</b>	<b>33,898</b>	<b>35,157</b>	<b>3.7</b>

U.S. Department of Commerce

# SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties  
Annual, 2007-2015

County	2007	2008	2009	2010	2011	2012	2013	2014	2015	% Change 2014-5
Adams	52	34	57	33	22	26	44	46	75	63
Asotin	58	49	29	27	16	19	21	33	31	-6.1
Benton	818	606	540	937	781	897	840	798	825	3.4
Chelan	472	305	236	204	154	205	259	286	358	25.2
Clallam	419	255	149	139	114	168	122	160	215	34.4
Clark	1,803	1,053	690	963	688	1,190	1,699	1,588	2,220	39.8
Columbia	15	7	4	4	2	2	7	7	10	42.9
Cowlitz	485	268	147	116	113	132	155	160	168	5
Douglas	295	135	95	109	92	92	127	147	132	-10.2
Ferry	32	25	21	22	13	15	20	10	16	60
Franklin	578	476	540	636	558	374	245	280	396	41.4
Garfield	8	10	4	4	2	3	1	3	228	7500
Grant	655	343	218	205	171	251	236	230	174	-24.3
Grays Harbor	462	250	142	163	104	125	122	140	281	100.7
Island	463	329	198	219	164	176	221	252	154	-38.9
Jefferson	269	137	94	97	80	83	101	121	4,010	3214
King	5,327	3,029	2,003	2,578	2,765	3,864	4,419	4,215	796	-81.1
Kitsap	1,239	682	552	468	451	634	674	519	285	-45.1
Kittitas	508	258	175	177	169	180	285	265	120	-54.7
Klickitat	132	88	91	77	54	78	88	78	129	65.4
Lewis	487	243	132	124	82	97	95	129	33	-74.4
Lincoln	53	30	45	41	30	27	45	30	111	270
Mason	411	236	149	140	134	121	120	108	164	51.9
Okanogan	210	224	129	123	120	103	98	160	62	-61.3
Pacific	153	82	48	125	111	130	139	63	47	-25.4
Pend Oreille	143	118	74	52	48	36	37	42	2,253	5264.3
Pierce	3,571	1,805	1,243	1,708	1,494	2,009	2,369	2,371	100	-95.8
San Juan	157	184	120	189	105	92	109	109	410	276.1
Skagit	793	397	251	203	179	227	283	262	47	-82.1
Skamania	82	43	32	25	34	23	26	24	2,383	9829.2
Snohomish	3,618	1,840	1,790	1,853	1,819	2,174	1,985	2,079	1,340	-35.5
Spokane	2,139	1,173	809	939	740	963	1,299	1,014	74	-92.7
Stevens	240	122	84	66	52	67	66	79	881	1015.2
Thurston	2,027	1,212	1,083	1,053	858	959	929	934	15	-98.4
Wahkiakum	50	20	11	11	10	5	12	11	184	1572.7
Walla Walla	211	139	87	66	80	102	134	183	599	227.3
Whatcom	858	536	426	401	419	488	568	542	81	-85.1
Whitman	125	80	67	62	33	70	100	75	390	420
Yakima	1,093	617	426	343	298	301	300	352	0	-100
<b>Statewide</b>	<b>30,511</b>	<b>17,440</b>	<b>12,991</b>	<b>14,702</b>	<b>13,159</b>	<b>16,508</b>	<b>18,400</b>	<b>17,905</b>	<b>19,797</b>	<b>10.6</b>

U.S. Department of Commerce

# TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change 2010-5	% Change 2014-5
Adams	6,218	6,242	6,271	6,325	6,375	6,461	3.9	1.3
Asotin	9,784	9,800	9,819	9,842	9,877	9,908	1.3	0.3
Benton	67,205	68,332	69,426	70,356	71,298	72,422	7.8	1.6
Chelan	34,655	34,809	35,016	35,593	35,897	36,262	4.6	1
Clallam	35,450	35,604	35,772	35,894	36,054	36,270	2.3	0.6
Clark	164,114	165,075	166,633	169,575	171,815	175,098	6.7	1.9
Columbia	2,120	2,124	2,126	2,133	2,140	2,150	1.4	0.5
Cowlitz	43,097	43,210	43,342	43,537	43,715	43,888	1.8	0.4
Douglas	15,542	15,634	15,726	15,855	16,011	16,173	4.1	1
Ferry	4,068	4,081	4,096	4,116	4,126	4,142	1.8	0.4
Franklin	24,902	25,472	26,003	26,378	26,700	27,210	9.3	1.9
Garfield	1,342	1,344	1,347	1,348	1,351	1,351	0.7	0
Grant	33,784	33,971	34,246	34,525	34,789	35,246	4.3	1.3
Grays Harbor	35,919	36,033	36,158	36,280	36,422	36,600	1.9	0.5
Island	38,178	38,342	38,520	38,741	38,993	39,274	2.9	0.7
Jefferson	16,743	16,829	16,912	17,013	17,134	17,311	3.4	1
King	856,150	862,293	873,907	886,184	900,887	916,113	7	1.7
Kitsap	104,855	105,395	106,199	107,112	107,710	108,776	3.7	1
Kittitas	20,633	20,807	21,002	21,346	21,629	21,917	6.2	1.3
Klickitat	9,778	9,836	9,914	10,008	10,091	10,211	4.4	1.2
Lewis	33,190	33,283	33,404	33,499	33,663	33,792	1.8	0.4
Lincoln	5,741	5,773	5,800	5,845	5,875	5,908	2.9	0.6
Mason	29,832	29,966	30,087	30,222	30,330	30,441	2	0.4
Okanogan	21,131	21,261	21,364	21,498	21,663	21,828	3.3	0.8
Pacific	15,203	15,314	15,444	15,583	15,646	15,708	3.3	0.4
Pend Oreille	7,528	7,576	7,612	7,649	7,691	7,738	2.8	0.6
Pierce	327,216	329,782	332,261	335,153	338,930	341,976	4.5	0.9
San Juan	11,863	11,968	12,060	12,169	12,278	12,378	4.3	0.8
Skagit	50,319	50,498	50,727	51,010	51,284	51,708	2.8	0.8
Skamania	5,296	5,330	5,353	5,379	5,413	5,460	3.1	0.9
Snohomish	287,099	289,620	293,193	297,541	301,014	303,608	5.8	0.9
Spokane	204,274	206,059	207,412	209,046	210,885	212,863	4.2	0.9
Stevens	19,295	19,349	19,420	19,504	19,583	19,657	1.9	0.4
Thurston	107,418	108,446	109,458	110,747	111,750	112,681	4.9	0.8
Wahkiakum	2,061	2,071	2,076	2,088	2,099	2,114	2.6	0.7
Walla Walla	23,422	23,624	23,774	24,015	24,222	24,410	4.2	0.8
Whatcom	89,758	90,363	91,000	91,999	93,006	93,917	4.6	1
Whitman	19,149	19,242	19,525	19,905	20,123	20,264	5.8	0.7
Yakima	86,658	87,096	87,567	87,925	88,367	88,759	2.4	0.4
<b>Statewide</b>	<b>2,870,990</b>	<b>2,891,854</b>	<b>2,919,972</b>	<b>2,952,938</b>	<b>2,986,836</b>	<b>3,021,993</b>	<b>5.3</b>	<b>1.2</b>

WCRER Estimates

# SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change 2010-5	% Change 2014-5
Adams	4,033	4,055	4,081	4,125	4,171	4,246	5.3	1.8
Asotin	7,018	7,034	7,053	7,074	7,107	7,138	1.7	0.4
Benton	44,929	45,710	46,607	47,447	48,245	49,070	9.2	1.7
Chelan	24,780	24,934	25,139	25,398	25,684	26,042	5.1	1.4
Clallam	25,863	25,977	26,145	26,267	26,427	26,642	3	0.8
Clark	119,969	120,657	121,847	123,546	125,134	127,354	6.2	1.8
Columbia	1,661	1,663	1,665	1,672	1,679	1,689	1.7	0.6
Cowlitz	30,253	30,366	30,498	30,653	30,813	30,981	2.4	0.5
Douglas	10,515	10,607	10,699	10,826	10,973	11,105	5.6	1.2
Ferry	2,901	2,914	2,929	2,949	2,959	2,975	2.6	0.5
Franklin	17,151	17,709	18,083	18,328	18,608	19,004	10.8	2.1
Garfield	1,024	1,026	1,029	1,030	1,033	1,033	0.9	0
Grant	20,230	20,401	20,652	20,888	21,118	21,346	5.5	1.1
Grays Harbor	25,753	25,857	25,982	26,104	26,244	26,418	2.6	0.7
Island	30,374	30,538	30,714	30,935	31,187	31,468	3.6	0.9
Jefferson	12,947	13,027	13,110	13,211	13,332	13,486	4.2	1.2
King	500,079	502,844	506,708	511,127	515,342	519,352	3.9	0.8
Kitsap	76,050	76,501	77,135	77,809	78,328	79,124	4	1
Kittitas	14,028	14,197	14,377	14,662	14,927	15,212	8.4	1.9
Klickitat	6,782	6,836	6,914	7,002	7,080	7,200	6.2	1.7
Lewis	23,346	23,428	23,525	23,620	23,749	23,878	2.3	0.5
Lincoln	4,334	4,364	4,391	4,436	4,466	4,499	3.8	0.7
Mason	22,170	22,304	22,425	22,545	22,653	22,764	2.7	0.5
Okanogan	15,103	15,223	15,326	15,424	15,584	15,748	4.3	1.1
Pacific	10,658	10,769	10,899	11,038	11,101	11,163	4.7	0.6
Pend Oreille	5,603	5,651	5,687	5,724	5,766	5,813	3.7	0.8
Pierce	225,419	226,913	228,922	231,291	233,662	235,915	4.7	1
San Juan	10,066	10,171	10,263	10,372	10,481	10,581	5.1	1
Skagit	37,231	37,410	37,637	37,920	38,182	38,592	3.7	1.1
Skamania	3,820	3,854	3,877	3,903	3,927	3,974	4	1.2
Snohomish	194,289	196,108	198,282	200,267	202,346	204,729	5.4	1.2
Spokane	139,995	140,735	141,698	142,997	144,011	145,351	3.8	0.9
Stevens	14,165	14,217	14,284	14,350	14,429	14,503	2.4	0.5
Thurston	75,614	76,472	77,431	78,360	79,294	80,175	6	1.1
Wahkiakum	1,518	1,528	1,533	1,545	1,556	1,571	3.5	1
Walla Walla	16,422	16,502	16,604	16,738	16,921	17,105	4.2	1.1
Whatcom	58,348	58,767	59,255	59,823	60,365	60,964	4.5	1
Whitman	9,795	9,828	9,898	9,998	10,073	10,154	3.7	0.8
Yakima	59,248	59,546	59,847	60,147	60,499	60,889	2.8	0.6
<b>Statewide</b>	<b>1,903,484</b>	<b>1,916,643</b>	<b>1,933,151</b>	<b>1,951,551</b>	<b>1,969,456</b>	<b>1,989,253</b>	<b>4.5</b>	<b>1</b>

WCRER Estimates

# MULTI-FAMILY HOUSING INVENTORY

State of Washington and Counties  
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change 2010-5	% Change 2014-5
Adams	2,185	2,187	2,190	2,200	2,204	2,215	1.4	0.5
Asotin	2,766	2,766	2,766	2,768	2,770	2,770	0.1	0
Benton	22,276	22,622	22,819	22,909	23,053	23,352	4.8	1.3
Chelan	9,875	9,875	9,877	10,195	10,213	10,220	3.5	0.1
Clallam	9,587	9,627	9,627	9,627	9,627	9,628	0.4	0
Clark	44,145	44,418	44,786	46,029	46,681	47,744	8.2	2.3
Columbia	459	461	461	461	461	461	0.4	0
Cowlitz	12,844	12,844	12,844	12,884	12,902	12,907	0.5	0
Douglas	5,027	5,027	5,027	5,029	5,038	5,068	0.8	0.6
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0	0
Franklin	7,751	7,763	7,920	8,050	8,092	8,206	5.9	1.4
Garfield	318	318	318	318	318	318	0	0
Grant	13,554	13,570	13,594	13,637	13,671	13,900	2.6	1.7
Grays Harbor	10,166	10,176	10,176	10,176	10,178	10,182	0.2	0
Island	7,804	7,804	7,806	7,806	7,806	7,806	0	0
Jefferson	3,796	3,802	3,802	3,802	3,802	3,825	0.8	0.6
King	356,071	359,449	367,199	375,057	385,545	396,761	11.4	2.9
Kitsap	28,805	28,894	29,064	29,303	29,382	29,652	2.9	0.9
Kittitas	6,605	6,610	6,625	6,684	6,702	6,705	1.5	0
Klickitat	2,996	3,000	3,000	3,006	3,011	3,011	0.5	0
Lewis	9,844	9,855	9,879	9,879	9,914	9,914	0.7	0
Lincoln	1,407	1,409	1,409	1,409	1,409	1,409	0.1	0
Mason	7,662	7,662	7,662	7,677	7,677	7,677	0.2	0
Okanogan	6,028	6,038	6,038	6,074	6,079	6,080	0.9	0
Pacific	4,545	4,545	4,545	4,545	4,545	4,545	0	0
Pend Oreille	1,925	1,925	1,925	1,925	1,925	1,925	0	0
Pierce	101,797	102,869	103,339	103,862	105,268	106,061	4.2	0.8
San Juan	1,797	1,797	1,797	1,797	1,797	1,797	0	0
Skagit	13,088	13,088	13,090	13,090	13,102	13,116	0.2	0.1
Skamania	1,476	1,476	1,476	1,476	1,486	1,486	0.7	0
Snohomish	92,810	93,512	94,911	97,274	98,668	98,879	6.5	0.2
Spokane	64,279	65,324	65,714	66,049	66,874	67,512	5	1
Stevens	5,130	5,132	5,136	5,154	5,154	5,154	0.5	0
Thurston	31,804	31,974	32,027	32,387	32,456	32,506	2.2	0.2
Wahkiakum	543	543	543	543	543	543	0	0
Walla Walla	7,000	7,122	7,170	7,277	7,301	7,305	4.4	0.1
Whatcom	31,410	31,596	31,745	32,176	32,641	32,953	4.9	1
Whitman	9,354	9,414	9,627	9,907	10,050	10,110	8.1	0.6
Yakima	27,410	27,550	27,720	27,778	27,868	27,870	1.7	0
<b>Statewide</b>	<b>967,506</b>	<b>975,211</b>	<b>986,821</b>	<b>1,001,387</b>	<b>1,017,380</b>	<b>1,032,740</b>	<b>6.7</b>	<b>1.5</b>

WCRER Estimates

**W** UNIVERSITY *of* WASHINGTON

Washington Center for Real Estate Research

Runstad Center for Real Estate Studies

College of Built Environments

424 Gould Hall, Box 355740

Seattle WA 98195-5740