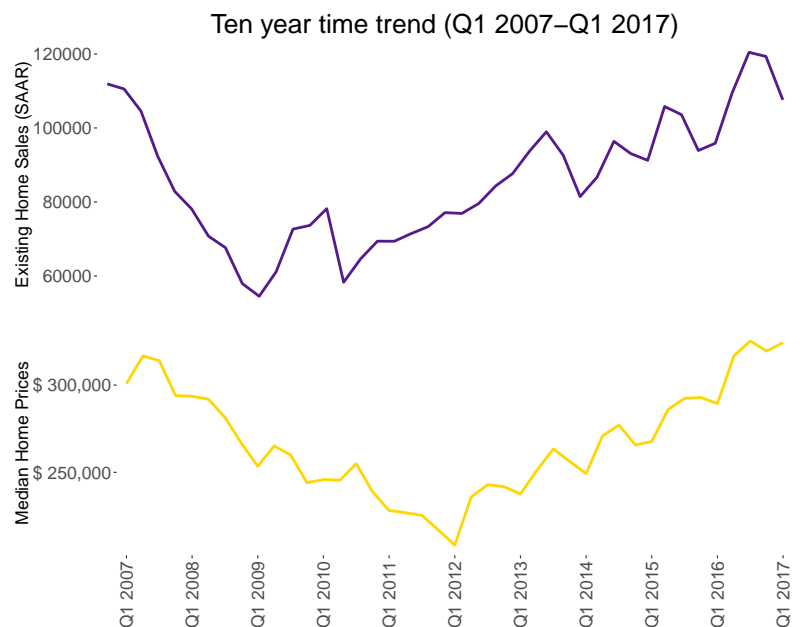


Washington Market Highlights: First Quarter 2017

- Existing home sales fell in the first quarter by 9.8 percent to a seasonally adjusted annual rate of 107,590 units compared to last quarter, and rose 12.2 percent compared to a year earlier.
- Building permit activity increased 11.1 percent from a year earlier, totaling 8,878 new units authorized. Of these, 4,749 were issued for single-family units.
- The median price home sold in Washington during the first quarter was \$324,300, 12.1 percent above a year earlier.
- Housing affordability for both all buyers and first-time buyers decreased from both the previous quarter and the same quarter a year ago. The All-Buyer Housing Affordability Index stayed above 100 in 36 of Washington's 39 counties.
- Inventories of homes available for sale totaled 13,348 single-family homes at the end of the quarter, a 1.5% decrease from the fourth quarter and a 24.1 percent decrease from a year ago. This inventory level represented a 2.1 month supply, a slight imbalance, where demands exceeds the supply of homes on the market.



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Real Estate Commission

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First Quarter 2017
Issued May 2017

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 First 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 first quarter of 2017, with sales and new building permits rising compared with a year ago.

The statewide median sales price for a single family home rose to \$324,300 in the first quarter, 12.1 percent higher than the same time in 2016. This value is lower than the previous all-time high of \$325,300 set in the third quarter of 2016.

The seasonally adjusted annual rate of existing home sales rose 12.2 percent from the first quarter of 2016—from 95,870 to 107,590. 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. Statewide, Adams County recorded the highest relative increase of 32.4 percent, followed by Ferry County at 29.4 percent. Median prices were lower than a year earlier in seven counties, with prices in Columbia County decreasing by 44.0%.

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 \$577,300 in King County (San Juan County has the second highest median values at \$453,100).

Housing affordability was lower in the first quarter than both

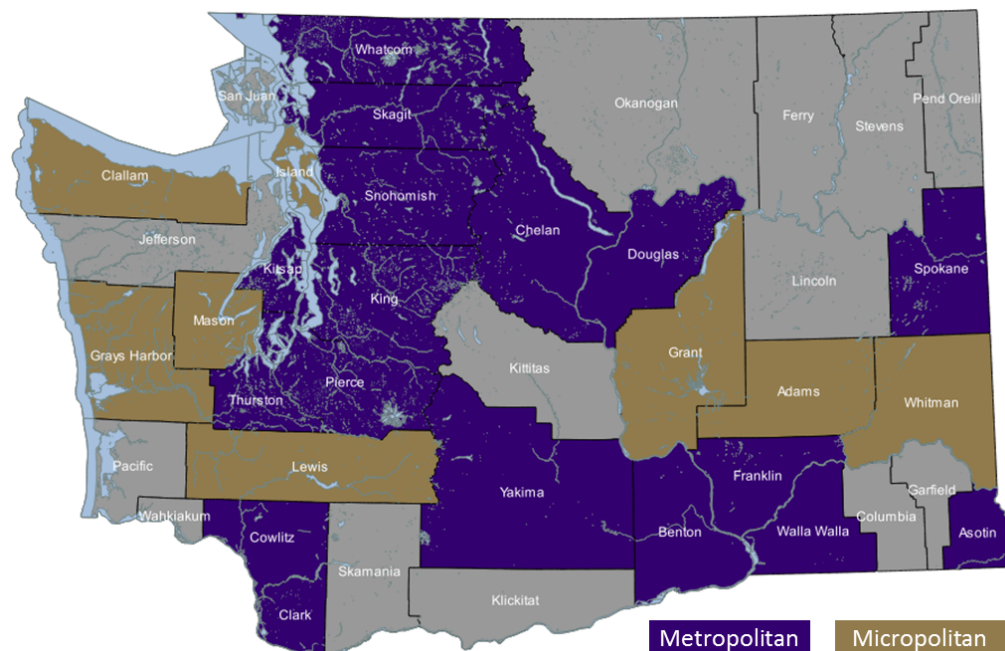
the first and fourth quarters of the previous year. That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 124.3, down from 132.7 in the fourth quarter of 2016. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 24.3 percent above the median.

Statewide, the first-time buyer index showed a decrease of 4.7 points, ending the quarter at 70.4. 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 70.4 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-five 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. In the first quarter of 2017, a total of 8,878 building permits were recorded, an increase of 11.1% from the first quarter of 2016.

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:

26 of 39

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

9.8%

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

77.9%

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

107,590

Seasonally Adjusted Annual Sales (SAAR).

4,930

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

12.2%

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

Twenty

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

13 of 39

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

12 of 17

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

40%

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

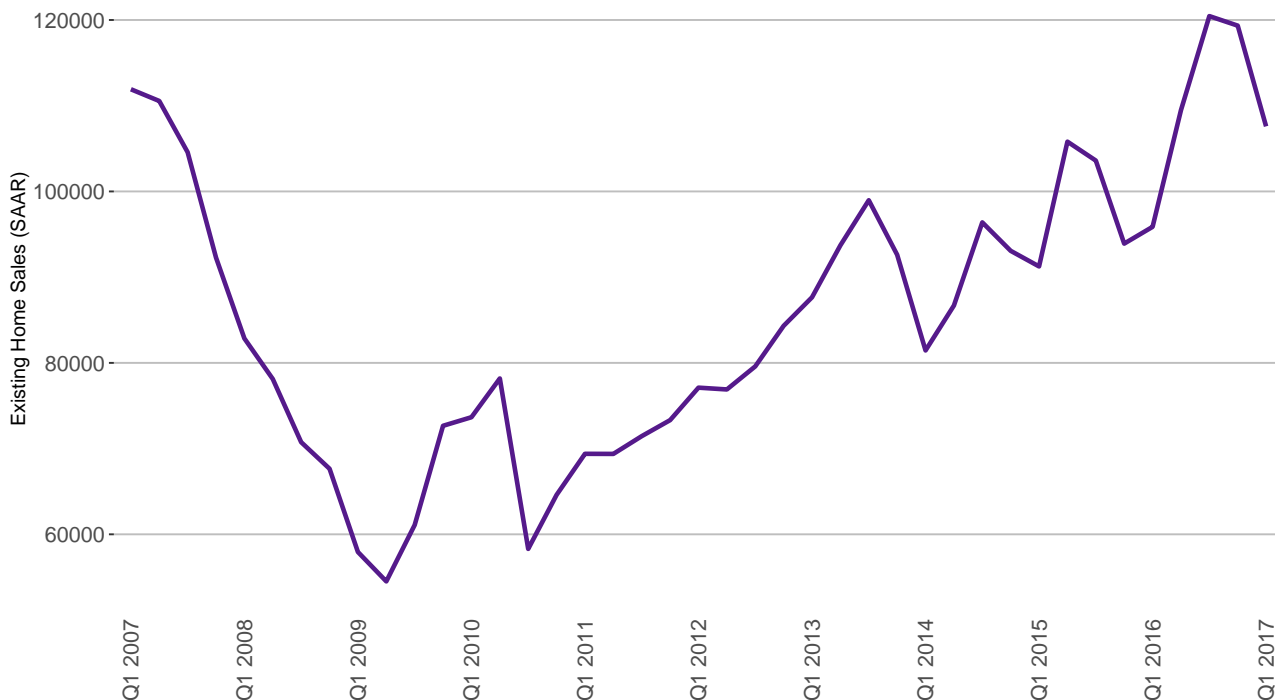
94,020

970

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

Seasonally adjusted annual sales rate in the 17 Metropolitan Counties (**87.4** % of state total).

Ten year time trend (Q1 2007–Q1 2017)



Housing Construction:

8,878

Number of building permits issued during the quarter.

11.1%

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

1.6%

Decline in year-over-year single family permits (77 fewer units).

30.5%

Increase in year-over-year multifamily permits (966 more units).

\$1,879,660,724

Total value of permits, (14.2% increase from last year).

\$1,353,213,288

Total value of single family permits, (55.0% increase from last year).

\$526,447,436

Total value of multifamily permits, (22.8% increase over last year).

\$284,947

Average value of permitted single family home, (5.3% increase from a year ago).

\$127,500

Average value of permitted multifamily home, (18.7% increase from a year ago).

42.1%

Greatest year-over-year increase in permits in a Metropolitan county, (Chelan and Island Counties, 24 and 16 additional units).

200.0%

Greatest year-over-year increase in permits in a non-Metropolitan county, (Columbia County, 2 additional units).

17 of 23

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.

6 of 11

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.

12, 5

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

\$190,792,902

Largest year-over-year value increase seen in King county (34.3%).

4 of 9

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

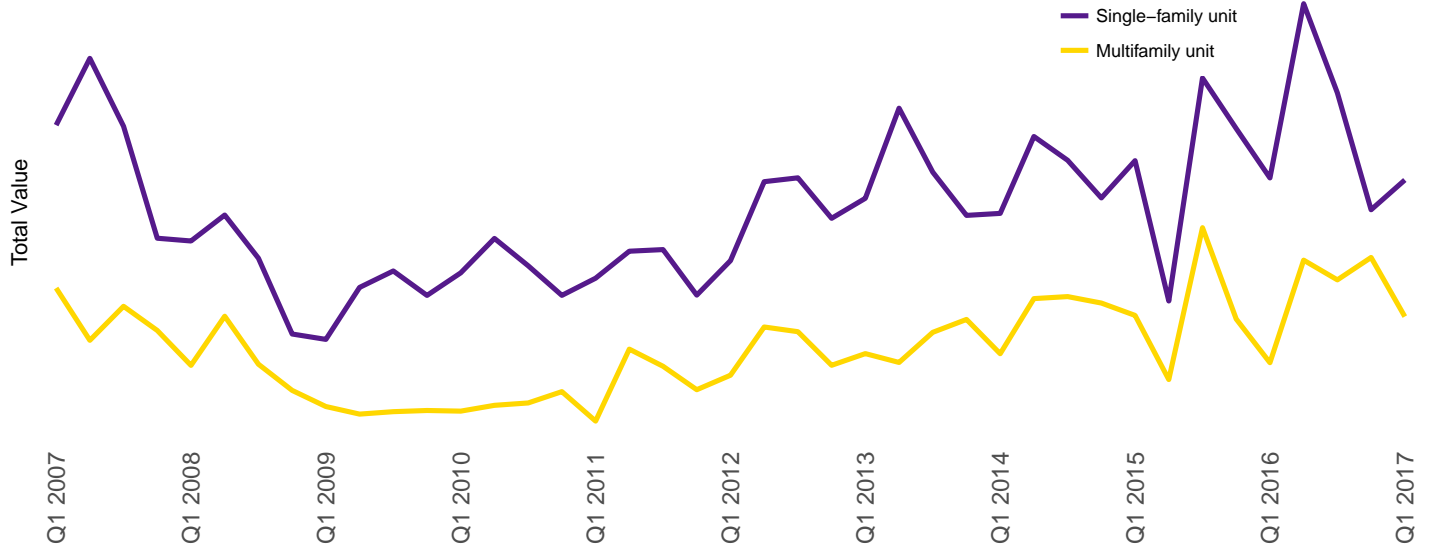
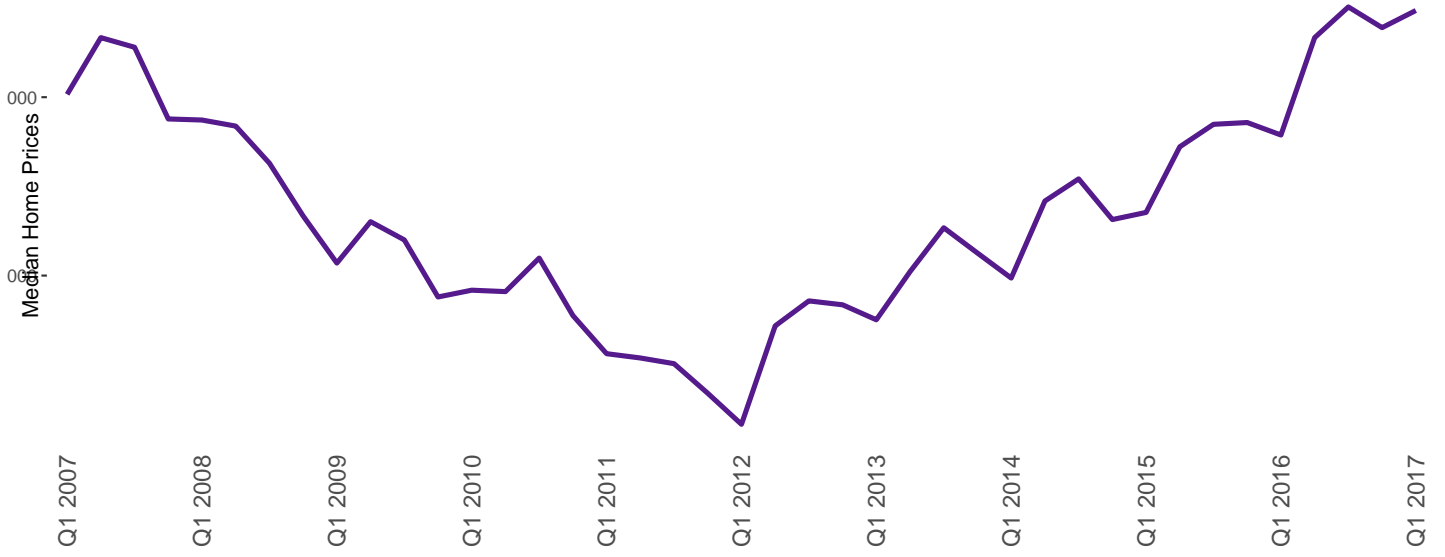
22.1%

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

39.8% & 66.4%

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

Ten year time trend (Q1 2007–Q1 2017)



Home Prices:

\$324,300

Median selling price of a single family home.

12.1%

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

8.7%

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

\$577,300

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

\$70,000

Lowest median price in the state seen in **Lincoln** County.

\$180,000

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

\$150,000–\$326,200

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

Three of Seven

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

Fourteen of Thirty-two

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

7.4%, 18.2%, & 9.1%

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 11.1%

Pierce 11.8%

Snohomish 10.6%

Spokane 8.0%

Thurston 7.8%

Prices by Bedroom:

\$222,800

Median price for a 2-bedroom single family home, a **19.6%** year-over-year **increase**.

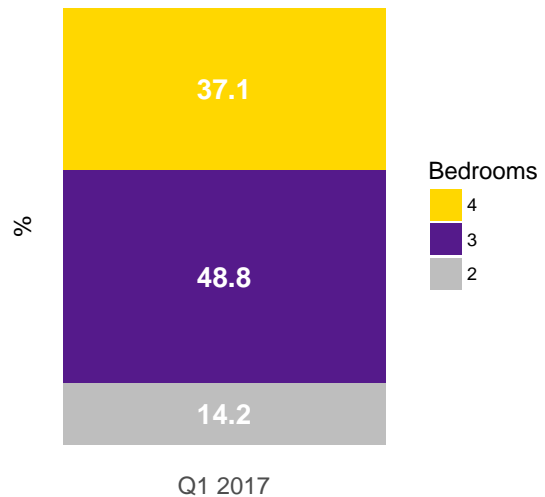
\$289,600

Median price for a 3-bedroom single family home, a **9.6%** year-over-year **increase**.

\$399,900

Median price for a 4-bedroom single family home, a **12.5%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

5.3%

Smallest increase in price of a 2-bedroom home in a Metropolitan county, seen in **Chelan** county (up to **\$200,000**).

Four

Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes (**Cowlitz**, **Kitsap**, **Pierce** and **Whatcom** counties).

Zero & Two

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

Housing Affordability:

4
Annual increase in mortgage interest rate basis points (bps).

12.1%
Year-over-year increase in home prices.

Worse & Worse
Statewide all-buyer housing affordability as compared to last quarter, and last year.

124.3
Statewide all-buyer housing affordability index.

79.8 to 426.8
Range of affordability index scores across the state, low in **San Juan** county, and high in **Lincoln** county.

33 of 39
Number of counties with statewide all-buyer affordability lower than a year ago.

86.4 & 122.9
Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Island**) counties.

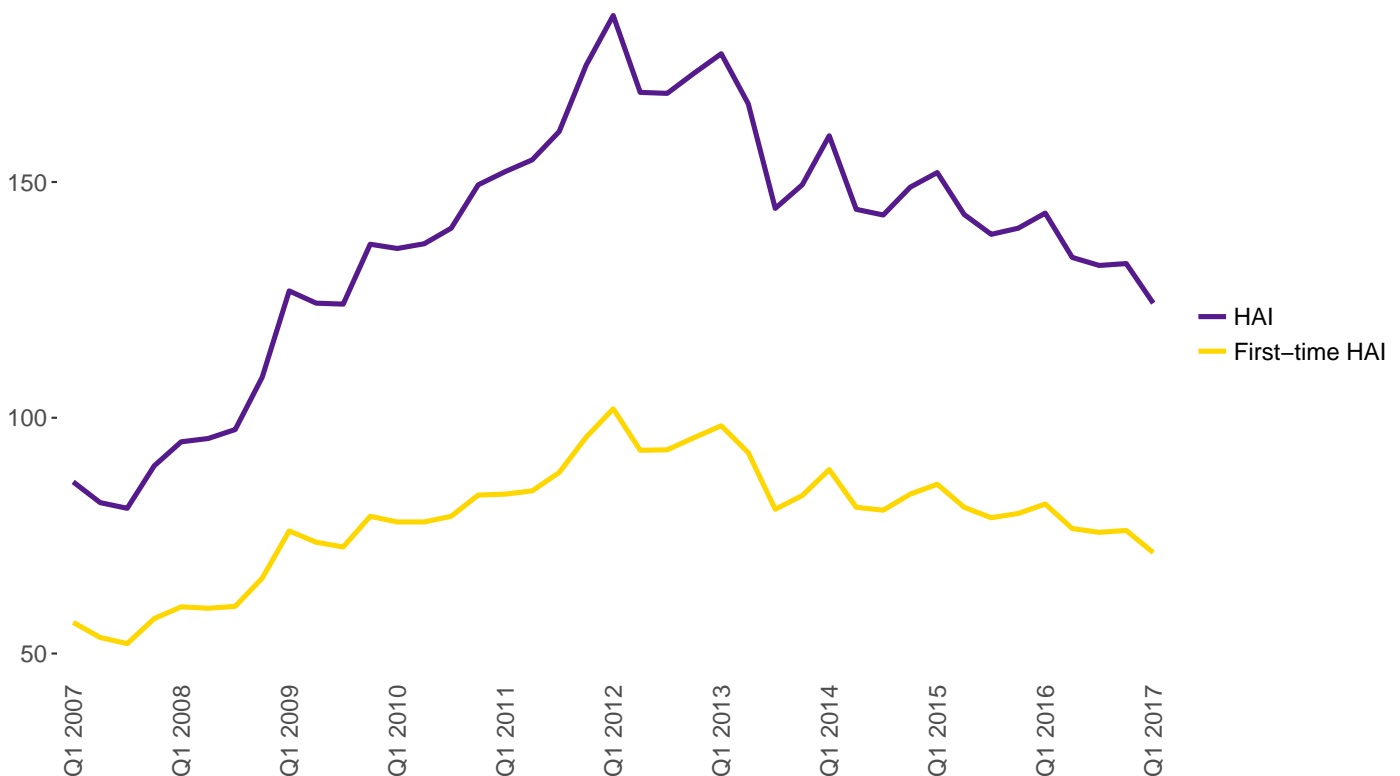
71.4
Statewide first-time housing affordability index, **down** from the previous quarter, and **down** from last year.

14 of 39
Number of counties with a first-time affordability index greater than 100 (affordable).

46.0 to 106.5
Range of values for first-time affordability among metropolitan counties. Low in **Franklin** county, and high in **Walla Walla** county.

56.8 to 125.1
Range of values for first-time affordability among micropolitan counties. Low in **Mason** county, and high in **Clallam** county.

Ten year time trend (Q1 2007–Q1 2017)



Availability of Affordable Housing:

\$77,150

Statewide median family income

\$48,650 to \$95,450

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

\$62,378

Statewide median household income

\$24,440 to \$86,224

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

3.3%
Statewide inventory priced below \$80,000, **decreased** from 3.4% from a year ago.

16 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.

13.4%
Statewide inventory priced below \$160,000, **decreased** from 17% a year ago.

0.4% to 31.3%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Yakima** county.

Available Inventory:

13,348

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

197 & 4,244

Decline from last quarter (1.5%), and **Decline** from last year (24.1%).

1,409 & 1,687

Largest available inventories seen in **Pierce** county and **King** county. **Down 12.8%**, and **up 4.6%** from last quarter.

Two of Three

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

60.9%

Largest relative increase in listings seen in **Klickitat** county (148 units).

23 of 39

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

31.8%
Largest decline since last quarter, seen in **Skamania** county.

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

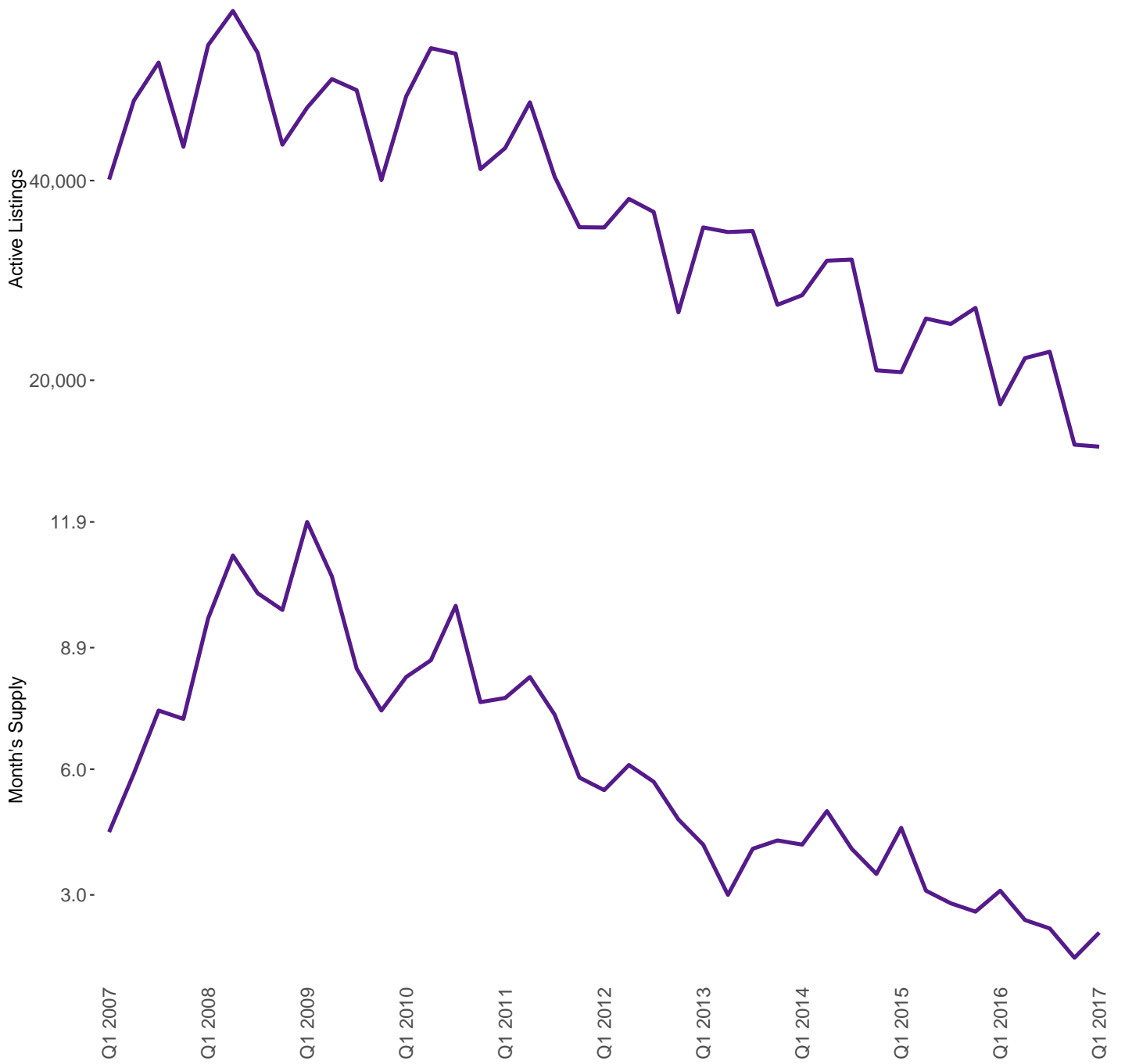
2.1
Month's supply of housing. 1.5 last quarter, and 3.1 last year.

0.9 to 101.6
Range of month's supply across the counties—low in **King** and **Snohomish** counties, high in **Columbia** county.

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

2 & 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–Q1 2017)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2017

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	70	-56.2	16.7	2	0.0	\$150,000	32.4	169.5	96.6
Asotin	180	-35.7	-41.9	0	NA	\$180,000	9.1	171.8	101.2
Benton	3,870	-17.7	0.5	224	-25.6	\$232,400	6.9	158.8	104.7
Chelan	940	-16.8	1.1	81	42.1	\$264,100	5.9	144.2	81.2
Clallam	960	-35.6	50.0	41	7.9	\$256,000	13.8	125.5	125.1
Clark	6,620	-24.9	-12.9	1,057	25.4	\$298,300	6.9	135.3	80.1
Columbia	60	-50.0	500.0	3	200.0	\$140,000	-44.0	232.1	152.6
Cowlitz	1,410	-8.4	16.5	31	-3.1	\$217,400	20.5	150.2	90.5
Douglas	460	-16.4	-11.5	26	-3.7	\$264,100	8.4	140.2	74.8
Ferry	90	12.5	28.6	1	-50.0	\$110,000	29.4	234.5	82.5
Franklin	1,300	-17.7	0.8	106	14.0	\$232,400	6.9	158.8	46.0
Garfield	30	-40.0	-50.0	2	100.0	\$180,000	9.1	154.4	110.4
Grant	820	-7.9	-3.5	34	9.7	\$175,600	4.5	163.9	92.7
Grays Harbor	1,610	2.5	-4.2	23	9.5	\$153,500	9.1	187.5	109.7
Island	2,290	29.4	37.1	54	42.1	\$326,200	10.2	122.9	85.5
Jefferson	670	13.6	17.5	5	0.0	\$353,800	19.1	99.1	61.4
King	25,780	-16.1	13.5	3,504	34.4	\$577,300	11.1	86.4	50.4
Kitsap	4,980	-3.3	16.9	255	29.4	\$288,000	5.7	145.6	104.6
Kittitas	1,200	11.1	9.1	34	9.7	\$278,300	8.0	125.3	57.1
Klickitat	420	40.0	100.0	20	-9.1	\$217,500	1.7	125.8	75.7
Lewis	1,250	17.9	37.4	33	32.0	\$174,300	11.2	178.3	123.6
Lincoln	70	-30.0	-12.5	2	0.0	\$70,000	-36.4	426.8	334.6
Mason	1,180	-4.8	15.7	31	3.3	\$195,600	13.4	169.9	56.8
Okanogan	400	-16.7	-7.0	9	80.0	\$158,300	-2.3	179.1	125.8
Pacific	540	-1.8	20.0	9	125.0	\$150,900	15.0	192.8	94.8
Pend Oreille	230	-11.5	0.0	8	60.0	\$140,000	-8.7	190.2	101.9
Pierce	14,810	2.0	14.9	1,117	1.2	\$285,800	11.8	138.1	66.8
San Juan	320	6.7	14.3	22	37.5	\$453,100	-22.9	79.8	37.5
Skagit	2,310	0.9	24.2	104	20.9	\$298,900	14.0	121.9	48.4
Skamania	270	-32.5	92.9	7	-22.2	\$225,000	-10.0	179.4	87.4
Snohomish	10,650	-7.1	10.4	754	-24.4	\$414,700	10.6	111.4	61.2
Spokane	9,910	10.9	35.9	671	-13.2	\$208,100	8.0	166.5	100.9
Stevens	670	-13.0	0.0	13	30.0	\$140,000	-8.7	212.6	119.2
Thurston	5,160	5.1	17.8	226	-21.5	\$267,300	7.8	154.9	77.5
Wahkiakum	60	-45.5	20.0	7	133.3	\$235,000	4.4	131.2	39.7
Walla Walla	860	-77.9	1.2	31	14.8	\$209,800	4.4	153.2	106.5
Whatcom	3,190	9.2	5.3	269	40.1	\$329,500	8.4	114.3	65.2
Whitman	360	-37.9	0.0	9	-10.0	\$250,000	20.7	136.1	81.5
Yakima	1,590	-20.5	-6.5	53	0.0	\$192,700	8.6	146.9	84.4
Statewide	107,590	-9.8	12.2	8,878	11.1	\$324,300	12.1	124.3	71.4

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	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	% Change by qtr	% Change by year
Adams	60	130	140	160	70	-56.2	16.7
Asotin	310	260	270	280	180	-35.7	-41.9
Benton	3,850	4,220	4,360	4,700	3,870	-17.7	0.5
Chelan	930	950	1,110	1,130	940	-16.8	1.1
Clallam	640	1,200	780	1,490	960	-35.6	50.0
Clark	7,600	7,620	8,560	8,810	6,620	-24.9	-12.9
Columbia	10	70	110	120	60	-50.0	500.0
Cowlitz	1,210	1,350	1,290	1,540	1,410	-8.4	16.5
Douglas	520	560	640	550	460	-16.4	-11.5
Ferry	70	70	70	80	90	12.5	28.6
Franklin	1,290	1,420	1,460	1,580	1,300	-17.7	0.8
Garfield	60	50	50	50	30	-40.0	-50.0
Grant	850	890	920	890	820	-7.9	-3.5
Grays Harbor	1,680	1,620	1,890	1,570	1,610	2.5	-4.2
Island	1,670	2,210	1,950	1,770	2,290	29.4	37.1
Jefferson	570	800	750	590	670	13.6	17.5
King	22,710	27,260	31,380	30,710	25,780	-16.1	13.5
Kitsap	4,260	4,550	4,860	5,150	4,980	-3.3	16.9
Kittitas	1,100	1,120	1,340	1,080	1,200	11.1	9.1
Klickitat	210	260	280	300	420	40.0	100.0
Lewis	910	1,210	1,260	1,060	1,250	17.9	37.4
Lincoln	80	60	100	100	70	-30.0	-12.5
Mason	1,020	1,090	1,290	1,240	1,180	-4.8	15.7
Okanogan	430	370	430	480	400	-16.7	-7.0
Pacific	450	550	530	550	540	-1.8	20.0
Pend Oreille	230	230	260	260	230	-11.5	0.0
Pierce	12,890	14,840	15,680	14,520	14,810	2.0	14.9
San Juan	280	310	410	300	320	6.7	14.3
Skagit	1,860	2,490	2,770	2,290	2,310	0.9	24.2
Skamania	140	290	280	400	270	-32.5	92.9
Snohomish	9,650	11,380	12,680	11,470	10,650	-7.1	10.4
Spokane	7,290	8,100	9,080	8,940	9,910	10.9	35.9
Stevens	670	680	760	770	670	-13.0	0.0
Thurston	4,380	4,780	5,240	4,910	5,160	5.1	17.8
Wahkiakum	50	130	200	110	60	-45.5	20.0
Walla Walla	850	700	1,220	3,890	860	-77.9	1.2
Whatcom	3,030	3,350	3,500	2,920	3,190	9.2	5.3
Whitman	360	410	480	580	360	-37.9	0.0
Yakima	1,700	1,900	2,070	2,000	1,590	-20.5	-6.5
Statewide	95,870	109,480	120,450	119,340	107,590	-9.8	12.2

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	% Change by qtr	% Change by year
Adams	10	30	40	30	20	-56.2	16.7
Asotin	70	70	70	70	40	-35.7	-41.9
Benton	780	1,170	1,210	1,140	780	-17.7	0.5
Chelan	180	260	320	280	180	-16.8	1.1
Clallam	130	310	230	380	200	-35.6	50.0
Clark	1,580	2,110	2,410	2,070	1,380	-24.9	-12.9
Columbia	0	20	30	30	10	-50.0	500.0
Cowlitz	250	370	360	370	290	-8.4	16.5
Douglas	100	150	190	140	80	-16.4	-11.5
Ferry	10	20	20	20	20	12.5	28.6
Franklin	260	390	410	380	260	-17.7	0.8
Garfield	10	10	10	10	10	-40.0	-50.0
Grant	150	250	270	210	150	-7.9	-3.5
Grays Harbor	340	430	510	410	320	2.5	-4.2
Island	300	570	610	440	410	29.4	37.1
Jefferson	120	200	210	160	140	13.6	17.5
King	4,450	7,690	8,850	7,350	5,060	-16.1	13.5
Kitsap	840	1,240	1,390	1,250	980	-3.3	16.9
Kittitas	190	290	390	300	210	11.1	9.1
Klickitat	40	70	80	80	80	40.0	100.0
Lewis	190	320	350	260	260	17.9	37.4
Lincoln	20	20	30	20	10	-30.0	-12.5
Mason	210	300	370	290	240	-4.8	15.7
Okanogan	70	100	150	110	70	-16.7	-7.0
Pacific	100	130	150	140	120	-1.8	20.0
Pend Oreille	40	60	80	70	40	-11.5	0.0
Pierce	2,720	3,950	4,350	3,560	3,130	2.0	14.9
San Juan	60	70	110	90	60	6.7	14.3
Skagit	380	670	770	570	480	0.9	24.2
Skamania	30	70	80	100	70	-32.5	92.9
Snohomish	2,000	3,150	3,490	2,760	2,210	-7.1	10.4
Spokane	1,310	2,320	2,620	2,180	1,780	10.9	35.9
Stevens	130	180	220	200	130	-13.0	0.0
Thurston	850	1,320	1,470	1,230	1,000	5.1	17.8
Wahkiakum	10	40	40	20	20	-45.5	20.0
Walla Walla	150	190	350	1,010	160	-77.9	1.2
Whatcom	570	910	1,030	720	600	9.2	5.3
Whitman	60	150	140	100	60	-37.9	0.0
Yakima	340	520	570	500	320	-20.5	-6.5
Statewide	19,050	30,120	33,980	29,050	21,380	-9.8	12.2

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

EXISTING HOME SALES

State of Washington and Counties
Annual, 2010-2016

County	2010	2011	2012	2013	2014	2015	2016	% Change by year
Adams	150	170	120	90	100	90	120	33.3
Asotin	260	190	190	220	240	320	280	-12.5
Benton	2,590	2,500	2,560	2,940	3,050	4,030	4,300	6.7
Chelan	570	570	730	810	550	740	1,040	40.5
Clallam	720	710	710	950	810	630	1,040	65.1
Clark	4,900	5,100	5,420	6,560	6,410	7,220	8,160	13.0
Columbia	80	70	70	110	90	190	80	-57.9
Cowlitz	740	810	790	1,060	1,050	1,240	1,350	8.9
Douglas	280	320	340	460	380	430	570	32.6
Ferry	0	0	40	50	50	60	70	16.7
Franklin	870	840	860	990	1,020	1,350	1,440	6.7
Garfield	50	40	40	40	50	60	50	-16.7
Grant	630	700	590	980	830	870	890	2.3
Grays Harbor	980	1,260	950	1,130	1,310	1,360	1,690	24.3
Island	1,220	990	1,110	1,870	1,570	1,750	1,920	9.7
Jefferson	300	320	410	510	560	650	680	4.6
King	18,110	19,770	21,920	25,650	25,180	26,370	28,350	7.5
Kitsap	2,750	2,620	2,940	3,650	3,920	3,780	4,720	24.9
Kittitas	610	590	880	840	880	1,090	1,170	7.3
Klickitat	120	180	190	230	240	270	260	-3.7
Lewis	600	660	870	1,110	910	1,000	1,120	12.0
Lincoln	130	220	120	60	210	80	80	0.0
Mason	600	640	700	830	1,030	1,030	1,170	13.6
Okanogan	230	200	280	330	340	390	420	7.7
Pacific	350	260	280	360	400	480	530	10.4
Pend Oreille	170	180	190	270	210	240	250	4.2
Pierce	8,290	9,250	8,980	11,230	11,450	12,650	14,570	15.2
San Juan	170	140	230	310	310	290	330	13.8
Skagit	1,200	1,520	1,350	1,760	1,840	1,990	2,390	20.1
Skamania	150	120	160	210	210	220	280	27.3
Snohomish	9,190	7,900	8,480	9,430	9,240	10,030	11,390	13.6
Spokane	4,750	4,470	3,330	6,190	7,600	7,040	8,440	19.9
Stevens	500	520	570	790	630	710	720	1.4
Thurston	2,990	4,320	2,910	6,270	3,620	3,950	4,860	23.0
Wahkiakum	60	40	80	50	140	120	120	0.0
Walla Walla	550	510	560	660	710	720	1,700	136.1
Whatcom	2,010	2,530	2,190	3,360	2,690	3,040	3,230	6.2
Whitman	220	260	300	400	330	460	450	-2.2
Yakima	1,370	1,240	1,310	1,520	1,670	1,850	1,930	4.3
Statewide	69,460	72,730	73,750	94,280	91,830	98,790	112,160	13.5

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

MEDIAN HOME PRICES

State of Washington and Counties

Time Trend

County	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	% Change by year
Adams	\$113,300	\$153,300	\$152,900	\$142,000	\$150,000	32.4
Asotin	\$165,000	\$182,500	\$181,200	\$183,700	\$180,000	9.1
Benton	\$217,500	\$225,300	\$225,000	\$221,400	\$232,400	6.9
Chelan	\$249,400	\$270,200	\$285,400	\$287,500	\$264,100	5.9
Clallam	\$225,000	\$259,500	\$261,100	\$242,500	\$256,000	13.8
Clark	\$279,100	\$293,400	\$300,400	\$299,600	\$298,300	6.9
Columbia	\$250,000	\$150,000	\$137,500	\$120,000	\$140,000	-44.0
Cowlitz	\$180,400	\$207,400	\$204,000	\$208,800	\$217,400	20.5
Douglas	\$243,700	\$253,900	\$256,500	\$271,900	\$264,100	8.4
Ferry	\$85,000	\$100,000	\$110,000	\$70,000	\$110,000	29.4
Franklin	\$217,500	\$225,300	\$225,000	\$221,400	\$232,400	6.9
Garfield	\$165,000	\$182,500	\$181,200	\$183,700	\$180,000	9.1
Grant	\$168,000	\$189,200	\$188,000	\$182,600	\$175,600	4.5
Grays Harbor	\$140,700	\$154,800	\$149,700	\$160,700	\$153,500	9.1
Island	\$296,100	\$317,100	\$325,800	\$318,000	\$326,200	10.2
Jefferson	\$297,100	\$319,200	\$320,700	\$352,500	\$353,800	19.1
King	\$519,400	\$566,400	\$570,000	\$590,100	\$577,300	11.1
Kitsap	\$272,400	\$292,100	\$296,300	\$287,700	\$288,000	5.7
Kittitas	\$257,600	\$246,300	\$263,500	\$268,600	\$278,300	8.0
Klickitat	\$213,900	\$275,000	\$195,000	\$247,700	\$217,500	1.7
Lewis	\$156,800	\$179,200	\$181,400	\$170,400	\$174,300	11.2
Lincoln	\$110,000	\$65,000	\$100,000	\$70,000	\$70,000	-36.4
Mason	\$172,500	\$191,300	\$202,500	\$200,900	\$195,600	13.4
Okanogan	\$162,000	\$169,200	\$207,600	\$203,800	\$158,300	-2.3
Pacific	\$131,200	\$145,000	\$148,500	\$148,700	\$150,900	15.0
Pend Oreille	\$153,300	\$161,200	\$160,000	\$152,100	\$140,000	-8.7
Pierce	\$255,600	\$279,400	\$285,600	\$285,800	\$285,800	11.8
San Juan	\$587,500	\$410,400	\$514,300	\$434,400	\$453,100	-22.9
Skagit	\$262,300	\$296,600	\$289,600	\$289,900	\$298,900	14.0
Skamania	\$250,000	\$220,000	\$257,100	\$275,000	\$225,000	-10.0
Snohomish	\$374,800	\$389,300	\$402,300	\$392,600	\$414,700	10.6
Spokane	\$192,700	\$209,500	\$214,400	\$205,500	\$208,100	8.0
Stevens	\$153,300	\$161,200	\$160,000	\$152,100	\$140,000	-8.7
Thurston	\$247,900	\$268,000	\$271,100	\$269,800	\$267,300	7.8
Wahkiakum	\$225,000	\$208,300	\$208,300	\$212,500	\$235,000	4.4
Walla Walla	\$201,000	\$208,000	\$221,400	\$213,700	\$209,800	4.4
Whatcom	\$303,900	\$299,800	\$316,900	\$322,600	\$329,500	8.4
Whitman	\$207,100	\$236,000	\$232,400	\$221,200	\$250,000	20.7
Yakima	\$177,400	\$184,200	\$192,000	\$199,500	\$192,700	8.6
Statewide	\$289,400	\$316,700	\$325,300	\$319,500	\$324,300	12.1

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

First Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	2016	2017	% Change	2016	2017	% Change	2016	2017	% Change
1	95,000	35,000	-63.2	113,300	155,000	36.8	225,000	150,000	-33.3
2	108,900	122,500	12.5	163,800	183,700	12.1	210,000	206,200	-1.8
3	105,000	120,000	14.3	195,200	217,400	11.4	269,600	286,200	6.2
4	190,000	200,000	5.3	245,800	270,600	10.1	330,000	359,100	8.8
5	173,300	237,500	37.0	240,600	265,000	10.1	281,200	262,500	-6.7
6	194,700	215,400	10.6	248,200	277,500	11.8	322,800	380,400	17.8
7	NA	70,000	NA	225,000	225,000	0.0	275,000	625,000	127.3
8	95,000	146,000	53.7	177,500	216,500	22.0	238,600	252,600	5.9
9	156,700	170,000	8.5	236,500	261,700	10.7	295,000	287,500	-2.5
10	85,000	130,000	52.9	140,000	50,000	-64.3	45,000	90,000	100.0
11	105,000	120,000	14.3	195,200	217,400	11.4	269,600	286,200	6.2
12	108,900	122,500	12.5	163,800	183,700	12.1	210,000	206,200	-1.8
13	120,000	126,700	5.6	158,300	161,800	2.2	208,300	219,400	5.3
14	115,000	125,000	8.7	147,700	162,500	10.0	140,000	175,000	25.0
15	277,500	310,700	12.0	290,900	314,600	8.1	332,500	367,200	10.4
16	300,000	282,100	-6.0	290,600	365,600	25.8	337,500	466,700	38.3
17	406,500	490,600	20.7	463,100	528,800	14.2	622,000	662,400	6.5
18	190,800	217,900	14.2	265,500	280,900	5.8	336,100	347,000	3.2
19	210,000	228,600	8.9	258,300	246,400	-4.6	308,300	400,000	29.7
20	190,000	163,300	-14.1	215,000	239,300	11.3	225,000	212,500	-5.6
21	126,400	129,100	2.1	169,000	183,600	8.6	218,700	217,900	-0.4
22	95,000	95,000	0.0	70,000	60,000	-14.3	120,000	130,000	8.3
23	124,300	157,500	26.7	180,000	212,500	18.1	212,500	268,700	26.4
24	145,000	130,000	-10.3	166,700	180,000	8.0	200,000	212,500	6.2
25	122,500	139,000	13.5	135,700	158,000	16.4	225,000	216,700	-3.7
26	133,300	120,000	-10.0	170,000	145,000	-14.7	190,000	195,000	2.6
27	154,200	192,600	24.9	236,200	266,300	12.7	300,700	343,800	14.3
28	400,000	416,700	4.2	637,500	500,000	-21.6	700,000	425,000	-39.3
29	186,200	213,500	14.7	254,800	301,600	18.4	340,000	345,000	1.5
30	95,000	160,000	68.4	275,000	237,500	-13.6	170,000	180,000	5.9
31	234,800	267,500	13.9	328,200	368,100	12.2	460,000	502,200	9.2
32	98,700	110,300	11.8	180,700	188,500	4.3	229,100	247,100	7.9
33	133,300	120,000	-10.0	170,000	145,000	-14.7	190,000	195,000	2.6
34	188,200	216,700	15.1	230,700	244,800	6.1	289,800	309,500	6.8
35	400,000	225,000	-43.8	216,700	233,300	7.7	85,000	250,000	194.1
36	126,700	134,300	6.0	205,000	209,700	2.3	250,000	273,300	9.3
37	210,300	252,800	20.2	292,600	323,700	10.6	369,200	398,100	7.8
38	82,500	130,000	57.6	211,100	228,600	8.3	231,200	282,100	22.0
39	102,900	110,000	6.9	176,500	190,500	7.9	257,600	259,600	0.8
40	186,300	222,800	19.6	264,200	289,600	9.6	355,600	399,900	12.5

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

First Quarter 2017

County	Median Price	Mortgage Rate	Monthly Payment	Family Income	HAI	Starter Monthly Payment	Household Income	First Time HAI
Adams	\$150,000	4.36	\$598	\$48,650	169.5	\$588	\$39,000	96.6
Asotin	\$180,000	4.36	\$717	\$59,200	171.8	\$706	\$49,058	101.2
Benton	\$232,400	4.36	\$926	\$70,625	158.8	\$912	\$65,491	104.7
Chelan	\$264,100	4.36	\$1,053	\$72,900	144.2	\$1,036	\$57,731	81.2
Clallam	\$256,000	4.36	\$1,020	\$61,500	125.5	\$1,005	\$86,224	125.1
Clark	\$298,300	4.36	\$1,189	\$77,250	135.3	\$1,171	\$64,352	80.1
Columbia	\$140,000	4.36	\$558	\$62,200	232.1	\$549	\$57,533	152.6
Cowlitz	\$217,400	4.36	\$866	\$62,500	150.2	\$853	\$52,981	90.5
Douglas	\$264,100	4.36	\$1,053	\$70,875	140.2	\$1,036	\$53,202	74.8
Ferry	\$110,000	4.36	\$438	\$49,375	234.5	\$431	\$24,440	82.5
Franklin	\$232,400	4.36	\$926	\$70,625	158.8	\$912	\$28,759	46.0
Garfield	\$180,000	4.36	\$717	\$53,175	154.4	\$706	\$53,505	110.4
Grant	\$175,600	4.36	\$700	\$55,075	163.9	\$689	\$43,803	92.7
Grays Harbor	\$153,500	4.36	\$612	\$55,075	187.5	\$602	\$45,352	109.7
Island	\$326,200	4.36	\$1,300	\$76,750	122.9	\$1,280	\$75,063	85.5
Jefferson	\$353,800	4.36	\$1,410	\$67,125	99.1	\$1,389	\$58,506	61.4
King	\$577,300	4.36	\$2,301	\$95,450	86.4	\$2,266	\$78,383	50.4
Kitsap	\$288,000	4.36	\$1,148	\$80,275	145.6	\$1,130	\$81,097	104.6
Kittitas	\$278,300	4.36	\$1,109	\$66,725	125.3	\$1,092	\$42,770	57.1
Klickitat	\$217,500	4.36	\$867	\$52,375	125.8	\$853	\$44,343	75.7
Lewis	\$174,300	4.36	\$694	\$59,475	178.3	\$684	\$57,992	123.6
Lincoln	\$70,000	4.36	\$279	\$57,175	426.8	\$274	\$63,063	334.6
Mason	\$195,600	4.36	\$779	\$63,600	169.9	\$767	\$29,906	56.8
Okanogan	\$158,300	4.36	\$631	\$54,275	179.1	\$621	\$53,631	125.8
Pacific	\$150,900	4.36	\$601	\$55,675	192.8	\$592	\$38,533	94.8
Pend Oreille	\$140,000	4.36	\$558	\$50,975	190.2	\$549	\$38,400	101.9
Pierce	\$285,800	4.36	\$1,139	\$75,525	138.1	\$1,122	\$51,393	66.8
San Juan	\$453,100	4.36	\$1,806	\$69,200	79.8	\$1,779	\$45,800	37.5
Skagit	\$298,900	4.36	\$1,191	\$69,725	121.9	\$1,173	\$38,957	48.4
Skamania	\$225,000	4.36	\$897	\$77,250	179.4	\$883	\$52,928	87.4
Snohomish	\$414,700	4.36	\$1,653	\$88,425	111.4	\$1,628	\$68,347	61.2
Spokane	\$208,100	4.36	\$829	\$66,300	166.5	\$817	\$56,538	100.9
Stevens	\$140,000	4.36	\$558	\$56,975	212.6	\$549	\$44,923	119.2
Thurston	\$267,300	4.36	\$1,065	\$79,250	154.9	\$1,049	\$55,753	77.5
Wahkiakum	\$235,000	4.36	\$936	\$59,000	131.2	\$922	\$25,144	39.7
Walla Walla	\$209,800	4.36	\$836	\$61,500	153.2	\$823	\$60,167	106.5
Whatcom	\$329,500	4.36	\$1,313	\$72,050	114.3	\$1,293	\$57,860	65.2
Whitman	\$250,000	4.36	\$996	\$65,100	136.1	\$981	\$54,832	81.5
Yakima	\$192,700	4.36	\$768	\$54,175	146.9	\$756	\$43,803	84.4
Statewide	\$324,300	4.36	\$1,293	\$77,150	124.3	\$1,273	\$62,378	71.4

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	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017
Adams	177.1	168.5	196.8	202.4	231.1	174.7	177.6	188.3	169.5
Asotin	203.7	183.0	173.9	182.1	192.8	178.4	182.2	177.1	171.8
Benton	205.1	184.8	183.8	180.2	174.7	172.5	175.2	175.3	158.8
Chelan	144.0	134.6	131.0	145.7	153.1	145.6	140.7	138.5	144.2
Clallam	156.5	153.0	139.6	152.2	147.0	130.4	131.4	139.4	125.5
Clark	169.9	155.2	151.4	152.9	148.8	144.8	143.5	141.7	135.3
Columbia	207.3	208.5	191.1	472.9	133.8	228.1	252.4	284.9	232.1
Cowlitz	199.5	181.8	174.6	187.2	186.3	165.8	171.0	164.5	150.2
Douglas	160.6	146.1	146.1	156.6	152.4	150.6	152.2	142.4	140.2
Ferry	375.2	203.3	161.8	180.9	312.0	271.4	250.3	387.6	234.5
Franklin	205.1	184.8	183.8	180.2	174.7	172.5	175.2	175.3	158.8
Garfield	183.1	164.5	156.3	163.6	173.3	160.3	163.7	159.1	154.4
Grant	184.2	179.1	161.4	194.1	176.3	160.2	163.5	165.8	163.9
Grays Harbor	270.8	209.4	201.4	189.4	210.5	195.7	205.3	188.4	187.5
Island	159.7	144.0	135.3	131.6	139.4	133.1	131.4	132.7	122.9
Jefferson	148.0	137.6	118.5	122.9	121.4	115.6	116.8	104.7	99.1
King	112.7	103.0	101.9	102.8	98.7	92.6	93.4	88.9	86.4
Kitsap	181.5	162.9	156.5	159.6	158.4	151.1	151.1	153.3	145.6
Kittitas	149.7	144.6	145.6	143.7	139.2	149.0	141.3	136.5	125.3
Klickitat	146.9	117.3	122.2	185.7	131.6	104.7	149.8	116.2	125.8
Lewis	203.9	203.0	194.6	199.1	204.2	182.7	183.1	191.9	178.3
Lincoln	436.2	361.2	400.9	358.3	279.7	484.1	319.1	449.0	426.8
Mason	235.4	195.1	192.3	192.5	198.3	182.9	175.3	174.0	169.9
Okanogan	190.4	195.4	150.1	160.5	180.2	176.5	145.9	146.4	179.1
Pacific	247.6	193.8	185.8	206.4	228.3	211.3	209.2	205.8	192.8
Pend Oreille	217.1	153.6	176.9	193.6	178.7	173.8	177.7	184.2	190.2
Pierce	171.5	158.8	156.3	149.7	159.1	148.8	147.6	145.3	138.1
San Juan	72.8	93.0	84.6	77.7	63.4	92.9	75.1	87.6	79.8
Skagit	152.4	153.3	134.8	135.8	143.0	129.3	134.3	132.2	121.9
Skamania	294.3	214.3	180.4	156.6	166.2	193.2	167.7	154.4	179.4
Snohomish	136.3	129.7	128.3	119.4	126.6	124.8	122.5	123.7	111.4
Spokane	196.5	186.1	174.9	184.8	185.2	174.2	172.6	177.4	166.5
Stevens	243.4	172.1	198.2	216.7	200.0	194.5	198.8	205.9	212.6
Thurston	183.4	172.5	162.0	169.6	172.0	162.7	163.1	161.5	154.9
Wahkiakum	419.0	180.6	168.9	146.4	140.9	155.7	158.0	152.6	131.2
Walla Walla	273.3	166.7	176.8	180.6	164.5	162.6	155.0	158.2	153.2
Whatcom	140.1	130.9	129.3	128.2	127.4	132.1	126.8	122.7	114.3
Whitman	177.4	169.6	165.1	173.4	169.2	151.8	156.4	161.8	136.1
Yakima	183.1	171.3	163.9	176.0	164.2	161.8	157.4	149.3	146.9
Statewide	153.7	142.0	139.0	120.5	143.4	134.0	132.3	132.7	124.3

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	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017
Adams	105.5	99.8	115.9	118.6	134.6	101.1	102.2	107.9	96.6
Asotin	114.7	103.7	99.1	104.3	111.1	103.3	106.1	103.7	101.2
Benton	134.7	121.4	120.9	118.5	114.9	113.5	115.3	115.5	104.7
Chelan	81.1	75.8	73.8	82.1	86.2	81.9	79.2	77.9	81.2
Clallam	126.5	127.4	119.6	134.0	132.8	120.8	124.8	135.6	125.1
Clark	97.5	89.4	87.6	88.8	86.8	84.7	84.2	83.5	80.1
Columbia	122.6	125.1	116.2	291.5	83.6	144.3	161.7	184.9	152.6
Cowlitz	113.0	103.8	100.5	108.6	108.9	97.6	101.4	98.4	90.5
Douglas	88.4	80.1	79.8	85.2	82.5	81.2	81.8	76.2	74.8
Ferry	162.2	85.8	66.6	72.6	122.1	103.5	92.9	140.1	82.5
Franklin	81.0	70.5	67.6	63.9	59.6	56.6	55.2	53.0	46.0
Garfield	125.9	113.7	108.6	114.2	121.5	112.9	115.9	113.2	110.4
Grant	106.1	102.9	92.5	111.0	100.6	91.1	92.8	93.9	92.7
Grays Harbor	155.0	120.2	116.0	109.3	121.9	113.6	119.4	109.9	109.7
Island	101.9	92.9	88.3	86.8	92.9	89.7	89.5	91.2	85.5
Jefferson	85.5	80.2	69.7	73.0	72.7	69.8	71.1	64.3	61.4
King	63.8	58.5	58.1	58.9	56.7	53.4	54.0	51.6	50.4
Kitsap	117.8	107.1	104.3	107.8	108.3	104.6	105.9	108.7	104.6
Kittitas	69.3	66.8	67.1	66.1	63.9	68.2	64.6	62.3	57.1
Klickitat	89.8	71.6	74.4	112.9	79.8	63.4	90.4	70.0	75.7
Lewis	126.0	127.3	124.0	128.7	133.9	121.5	123.4	131.2	123.6
Lincoln	310.0	260.0	292.4	264.6	209.1	366.2	244.3	347.8	334.6
Mason	99.0	79.9	76.7	74.6	74.7	66.9	62.2	60.0	56.8
Okanogan	119.2	124.2	96.9	105.1	119.7	118.9	99.7	101.4	125.8
Pacific	123.5	96.5	92.4	102.4	113.0	104.4	103.2	101.4	94.8
Pend Oreille	118.1	83.3	95.9	104.7	96.4	93.6	95.4	98.7	101.9
Pierce	87.9	80.8	79.0	75.1	79.2	73.5	72.4	70.7	66.8
San Juan	37.4	47.3	42.5	38.6	31.2	45.1	36.1	41.6	37.5
Skagit	71.9	70.9	61.0	60.2	62.0	54.9	55.8	53.7	48.4
Skamania	145.2	105.6	88.7	76.9	81.4	94.5	81.9	75.3	87.4
Snohomish	74.7	71.1	70.4	65.5	69.5	68.4	67.2	67.9	61.2
Spokane	114.0	108.6	102.7	109.1	109.9	103.9	103.5	106.9	100.9
Stevens	134.3	95.1	109.8	120.3	111.2	108.3	110.9	115.1	119.2
Thurston	97.2	90.7	84.6	87.9	88.5	83.1	82.7	81.3	77.5
Wahkiakum	169.8	70.8	64.1	53.6	49.8	53.0	51.8	48.1	39.7
Walla Walla	175.8	108.4	116.1	119.7	110.2	109.9	105.7	108.9	106.5
Whatcom	77.8	72.9	72.4	71.9	71.7	74.6	71.8	69.8	65.2
Whitman	91.1	88.9	88.4	94.6	94.1	86.1	90.3	95.1	81.5
Yakima	105.5	98.7	94.4	101.3	94.5	93.0	90.5	85.8	84.4
Statewide	86.8	80.4	78.9	68.5	81.7	76.5	75.7	76.1	71.4

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 First Quarter 2017

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	27.5	70.0	85.0	97.5
Asotin	0.5	16.4	56.4	96.4
Benton	5.1	14.9	31.0	86.3
Chelan	1.6	6.5	25.3	67.2
Clallam	1.0	10.3	29.2	77.9
Clark	1.0	4.3	13.4	59.4
Columbia	8.4	31.0	62.5	90.4
Cowlitz	4.3	26.5	48.1	90.7
Douglas	1.5	7.5	29.9	91.0
Ferry	17.0	54.7	83.0	100.0
Franklin	5.1	14.9	31.0	86.3
Garfield	0.5	16.4	56.4	96.4
Grant	4.8	22.5	55.0	91.5
Grays Harbor	11.7	36.6	62.3	90.7
Island	0.3	2.1	10.4	63.7
Jefferson	6.9	13.7	21.1	61.1
King	NA	0.4	2.8	26.4
Kitsap	0.6	4.0	16.9	64.9
Kittitas	0.8	6.8	18.8	54.1
Klickitat	6.8	17.6	31.1	66.2
Lewis	9.3	29.2	52.3	87.5
Lincoln	23.5	41.2	76.5	88.2
Mason	7.2	26.8	52.8	90.9
Okanogan	6.8	22.0	48.4	86.0
Pacific	9.3	36.8	57.1	89.0
Pend Oreille	9.4	35.0	54.9	91.4
Pierce	0.2	3.7	17.0	67.8
San Juan	NA	0.5	1.9	24.6
Skagit	4.4	8.8	24.7	67.8
Skamania	NA	33.3	60.0	90.0
Snohomish	0.5	3.4	7.6	48.3
Spokane	3.2	20.2	48.9	88.1
Stevens	9.4	35.0	54.9	91.4
Thurston	0.9	3.9	19.0	79.2
Wahkiakum	NA	13.6	36.4	86.4
Walla Walla	8.4	31.0	62.5	90.4
Whatcom	5.1	11.5	18.0	59.2
Whitman	2.0	25.0	44.0	93.0
Yakima	6.6	31.3	61.5	92.1
Statewide	3.3	13.4	29.8	69.6

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of First Quarters

County	2010	2011	2012	2013	2014	2015	2016	2017	% Change
Adams	NA	NA	NA	78	74	52	36	40	11.1
Asotin	901	876	845	323	305	746	581	220	-62.1
Benton	1,457	1,414	1,628	1,655	1,447	1,272	807	652	-19.2
Chelan	580	490	462	384	307	229	239	186	-22.2
Clallam	702	599	536	470	467	269	206	195	-5.3
Clark	3,381	3,112	2,646	2,044	2,065	1,151	816	678	-16.9
Columbia	75	91	NA	NA	442	416	377	323	-14.3
Cowlitz	635	589	484	395	431	380	190	162	-14.7
Douglas	266	210	191	145	122	90	118	67	-43.2
Ferry	NA	NA	NA	78	60	65	60	53	-11.7
Franklin	1,457	1,414	1,628	1,655	1,447	1,272	807	652	-19.2
Garfield	901	876	845	323	305	746	581	220	-62.1
Grant	573	552	491	479	414	423	355	271	-23.7
GraysHarbor	780	773	694	721	601	550	448	366	-18.3
Island	1,050	900	712	695	604	472	337	289	-14.2
Jefferson	558	477	421	361	309	302	216	175	-19.0
King	9,189	7,970	4,972	3,124	3,254	2,643	2,162	1,687	-22.0
Kitsap	1,764	1,559	1,307	1,262	1,090	797	549	504	-8.2
Kittitas	492	427	374	350	323	363	227	133	-41.4
Klickitat	232	228	201	188	182	152	131	148	13.0
Lewis	780	710	617	621	586	546	399	216	-45.9
Lincoln	NA	NA	NA	41	36	42	28	17	-39.3
Mason	779	712	630	663	574	475	367	265	-27.8
Okanogan	412	355	326	368	353	364	399	250	-37.3
Pacific	380	328	367	352	342	275	234	182	-22.2
Pend	464	476	427	468	404	382	322	266	-17.4
Pierce	5,349	4,832	3,445	2,580	2,937	2,531	1,713	1,409	-17.7
SanJuan	425	389	343	340	332	285	269	207	-23.0
Skagit	1,136	949	743	712	624	478	409	295	-27.9
Skamania	97	90	82	86	55	55	41	30	-26.8
Snohomish	4,168	3,716	2,128	1,355	1,753	1,437	1,080	768	-28.9
Spokane	3,757	3,147	NA	2,505	2,448	2,375	1,898	1,377	-27.4
Stevens	464	476	427	468	404	382	322	266	-17.4
Thurston	1,778	1,607	1,250	1,054	1,041	1,030	697	538	-22.8
Wahkiakum	NA	NA	NA	NA	NA	NA	32	22	-31.2
WallaWalla	734	721	477	460	442	11	377	323	-14.3
Whatcom	1,624	1,342	1,066	1,064	984	804	727	451	-38.0
Whitman	217	201	191	168	172	163	142	100	-29.6
Yakima	1,136	1,083	800	755	758	776	603	483	-19.9
Statewide	45,871	40,925	28,856	26,344	26,338	22,401	17,592	13,348	-24.1

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

March 2017

County	Under \$80,000	\$80,000- \$159,999	\$160,000- \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	% Change by year
Adams	7.4	9.2	3.2	NA	NA	7.7	-4.9
Asotin	0.4	2.3	5.0	13.1	NA	5.3	-33.8
Benton	2.7	1.1	0.7	2.4	8.6	1.7	-19.0
Chelan	0.8	1.6	1.5	2.5	NA	2.6	-23.5
Clallam	0.4	1.8	1.7	3.0	6.6	2.6	-38.1
Clark	2.5	2.2	0.6	0.9	5.1	1.3	-7.1
Columbia	67.9	61.2	256.6	113.2	78.0	101.6	-78.6
Cowlitz	1.6	1.7	0.8	2.0	7.5	1.5	-28.6
Douglas	1.1	2.2	1.3	2.1	NA	2.0	-35.5
Ferry	6.8	15.0	16.9	20.3	NA	13.3	-31.1
Franklin	2.7	1.1	0.7	2.4	8.6	1.7	-19.0
Garfield	0.4	2.3	5.0	13.1	NA	5.3	-33.8
Grant	2.5	2.5	3.8	8.2	49.5	4.5	-21.1
Grays Harbor	2.0	3.6	3.4	9.2	11.7	4.1	-14.6
Island	NA	0.8	0.8	1.5	3.1	1.8	-35.7
Jefferson	5.0	3.8	2.0	2.6	6.6	3.6	-30.8
King	NA	1.0	0.6	0.6	1.0	0.9	-30.8
Kitsap	1.4	0.7	0.7	1.2	3.9	1.4	-22.2
Kittitas	0.7	1.1	0.7	1.8	4.9	1.9	-45.7
Klickitat	3.8	2.1	2.7	5.2	22.2	5.0	-41.9
Lewis	2.1	1.5	1.4	4.4	22.1	2.3	-61.0
Lincoln	3.2	3.6	14.4	NA	NA	6.8	-29.2
Mason	2.1	2.5	2.2	3.6	11.9	2.9	-38.3
Okanogan	3.5	3.7	9.7	13.8	34.0	8.4	-33.3
Pacific	3.7	3.0	4.6	7.2	12.3	4.6	-35.2
Pend Oreille	3.8	5.1	5.7	21.8	NA	7.9	-16.8
Pierce	0.5	0.7	0.6	1.1	5.4	1.2	-29.4
San Juan	NA	2.4	1.4	3.6	15.8	8.4	-33.9
Skagit	16.1	1.3	1.1	1.4	5.2	1.8	-41.9
Skamania	NA	7.2	2.3	2.6	5.8	3.1	-63.1
Snohomish	1.2	2.6	0.5	0.6	1.5	0.9	-35.7
Spokane	1.0	1.1	1.4	2.2	6.1	1.7	-46.9
Stevens	3.8	5.1	5.7	21.8	NA	7.9	-16.8
Thurston	1.0	0.6	0.6	1.5	7.2	1.4	-33.3
Wahkiakum	NA	10.6	3.0	9.8	NA	7.1	-43.7
Walla Walla	5.4	5.9	4.0	4.3	22.7	5.0	-15.3
Whatcom	7.4	2.4	0.8	1.2	4.8	1.9	-40.6
Whitman	1.3	10.9	2.0	3.9	13.3	3.8	-29.6
Yakima	3.5	3.7	3.3	4.8	NA	4.0	-14.9
Statewide	3.0	2.5	1.6	1.8	2.6	2.1	-32.3

WCRER Estimates

MEDIAN HOME PRICES

State of Washington and Counties

Annual, 2010-2016

County	2010	2011	2012	2013	2014	2015	2016
Adams	\$123,900	\$120,700	\$128,300	\$132,700	\$127,300	\$140,800	\$145,900
Asotin	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000
Benton	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800
Chelan	\$224,800	\$218,000	\$220,900	\$223,900	\$239,700	\$269,800	\$275,600
Clallam	\$206,400	\$179,800	\$191,500	\$193,400	\$207,000	\$219,300	\$250,700
Clark	\$212,500	\$189,800	\$197,900	\$229,700	\$247,600	\$263,200	\$294,600
Columbia	\$125,000	\$128,300	\$145,400	\$153,700	\$130,000	\$166,900	\$140,000
Cowlitz	\$156,700	\$139,100	\$136,600	\$150,500	\$162,000	\$179,100	\$199,900
Douglas	\$212,700	\$203,300	\$202,100	\$207,000	\$223,000	\$238,300	\$259,000
Ferry	NA	NA	\$95,000	\$134,000	\$130,000	\$127,500	\$95,000
Franklin	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800
Garfield	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000
Grant	\$161,300	\$154,100	\$154,900	\$156,900	\$160,200	\$165,400	\$182,400
Grays Harbor	\$133,200	\$116,600	\$113,000	\$118,800	\$123,200	\$138,800	\$151,600
Island	\$264,700	\$248,700	\$251,200	\$255,000	\$266,700	\$290,400	\$316,900
Jefferson	\$273,000	\$235,200	\$239,900	\$261,400	\$254,500	\$276,600	\$320,200
King	\$379,100	\$344,900	\$367,700	\$420,500	\$449,600	\$493,800	\$566,200
Kitsap	\$241,600	\$234,700	\$237,800	\$242,500	\$243,500	\$260,200	\$288,400
Kittitas	\$218,400	\$191,200	\$194,900	\$210,900	\$220,100	\$243,700	\$259,900
Klickitat	\$198,700	\$178,300	\$188,300	\$189,400	\$180,000	\$204,900	\$236,600
Lewis	\$152,400	\$138,600	\$142,100	\$141,600	\$150,500	\$158,700	\$174,000
Lincoln	\$73,600	\$70,800	\$82,000	\$67,500	\$127,500	\$80,000	\$80,000
Mason	\$170,000	\$145,700	\$157,100	\$152,300	\$158,500	\$170,800	\$194,100
Okanogan	\$174,100	\$161,000	\$153,200	\$159,700	\$151,400	\$167,400	\$182,900
Pacific	\$132,600	\$121,800	\$102,300	\$114,000	\$125,300	\$141,600	\$143,500
Pend Oreille	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400
Pierce	\$218,700	\$193,500	\$194,700	\$217,700	\$231,900	\$251,900	\$279,000
San Juan	\$422,000	\$413,600	\$351,400	\$391,500	\$419,400	\$441,400	\$467,100
Skagit	\$227,000	\$203,400	\$209,400	\$228,600	\$236,500	\$258,100	\$287,300
Skamania	\$160,000	\$164,000	\$178,600	\$188,600	\$173,700	\$217,600	\$256,500
Snohomish	\$277,300	\$242,400	\$261,900	\$299,100	\$328,700	\$363,800	\$391,700
Spokane	\$172,700	\$162,300	\$170,100	\$174,500	\$178,400	\$192,200	\$207,300
Stevens	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400
Thurston	\$230,100	\$217,700	\$219,100	\$224,000	\$231,400	\$247,000	\$266,100
Wahkiakum	\$150,000	\$90,000	\$127,500	\$145,000	\$75,000	\$167,500	\$212,500
Walla Walla	\$179,800	\$170,600	\$166,500	\$180,700	\$176,300	\$186,400	\$213,800
Whatcom	\$254,000	\$241,800	\$252,400	\$261,600	\$271,300	\$290,400	\$311,700
Whitman	\$201,700	\$186,300	\$196,700	\$212,900	\$201,600	\$204,100	\$228,700
Yakima	\$155,100	\$150,300	\$161,800	\$160,100	\$160,600	\$166,800	\$189,000
Statewide	\$245,700	\$223,900	\$236,600	\$253,800	\$267,600	\$289,200	\$314,900

WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2016

County	2008	2009	2010	2011	2012	2013	2014	2015	2016	% Change by year
Adams	36	69	33	24	29	54	50	86	31	-64.0
Asotin	53	35	27	16	19	23	35	31	32	3.2
Benton	625	549	1,259	1,127	1,094	930	942	1,124	1,357	20.7
Chelan	311	246	206	154	207	577	304	365	393	7.7
Clallam	289	157	169	154	168	122	160	216	247	14.4
Clark	1,241	709	1,070	961	1,558	2,942	2,240	3,283	3,310	0.8
Columbia	7	4	4	4	2	7	7	10	2	-80.0
Cowlitz	276	147	131	113	132	195	178	173	308	78.0
Douglas	178	109	114	92	92	129	156	162	181	11.7
Ferry	25	21	22	13	15	20	10	16	21	31.2
Franklin	476	542	763	570	531	375	322	510	530	3.9
Garfield	10	4	4	2	3	1	3	NA	1	NA
Grant	662	228	228	187	275	279	264	457	650	42.2
GraysHarbor	334	166	166	114	125	122	142	178	207	16.3
Island	329	198	219	164	178	221	252	281	373	32.7
Jefferson	137	106	97	86	83	101	121	177	238	34.5
King	10,456	3,186	6,020	6,143	11,614	12,277	14,703	15,226	17,699	16.2
Kitsap	783	562	623	540	804	913	598	1,066	1,059	-0.7
Kittitas	282	177	183	174	195	344	283	288	323	12.2
Klickitat	88	91	77	58	78	94	83	120	123	2.5
Lewis	277	212	204	93	121	95	164	129	232	79.8
Lincoln	30	45	43	32	27	45	30	33	50	51.5
Mason	250	160	140	134	121	135	108	111	166	49.5
Okanogan	230	129	123	130	103	134	165	165	133	-19.4
Pacific	87	50	125	111	130	139	63	62	77	24.2
Pend	118	74	52	48	36	37	42	47	59	25.5
Pierce	2,350	2,047	1,900	2,566	2,479	2,892	3,777	3,046	3,865	26.9
SanJuan	189	120	189	105	92	109	109	100	124	24.0
Skagit	438	290	207	179	229	283	274	424	505	19.1
Skamania	43	32	25	34	23	26	34	47	38	-19.1
Snohomish	2,706	2,186	2,120	2,521	3,573	4,348	3,473	2,594	3,925	51.3
Spokane	2,406	1,786	1,609	1,785	1,353	1,634	1,839	1,978	3,596	81.8
Stevens	136	86	72	54	71	84	79	74	109	47.3
Thurston	1,361	1,317	1,156	1,028	1,012	1,289	1,003	931	2,081	123.5
Wahkiakum	22	11	11	10	5	12	11	15	15	0.0
WallaWalla	145	113	128	202	150	241	207	188	218	16.0
Whatcom	669	460	458	605	637	999	1,007	911	1,183	29.9
Whitman	104	79	90	93	283	380	218	141	194	37.6
Yakima	760	508	624	438	471	358	442	392	422	7.7
Statewide	28,919	17,011	20,691	20,864	28,118	32,966	33,898	35,157	44,077	25.4

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2016

County	2008	2009	2010	2011	2012	2013	2014	2015	2016	% Change by year
Adams	34	57	33	22	26	44	46	75	28	-62.7
Asotin	49	29	27	16	19	21	33	31	30	-3.2
Benton	606	540	937	781	897	840	798	825	952	15.4
Chelan	305	236	204	154	205	259	286	358	385	7.5
Clallam	255	149	139	114	168	122	160	215	243	13.0
Clark	1,053	690	963	688	1,190	1,699	1,588	2,220	2,645	19.1
Columbia	7	4	4	2	2	7	7	10	2	-80.0
Cowlitz	268	147	116	113	132	155	160	168	273	62.5
Douglas	135	95	109	92	92	127	147	132	158	19.7
Ferry	25	21	22	13	15	20	10	16	21	31.2
Franklin	476	540	636	558	374	245	280	396	496	25.3
Garfield	10	4	4	2	3	1	3	NA	1	NA
Grant	343	218	205	171	251	236	230	228	264	15.8
GraysHarbor	250	142	163	104	125	122	140	174	207	19.0
Island	329	198	219	164	176	221	252	281	369	31.3
Jefferson	137	94	97	80	83	101	121	154	234	51.9
King	3,029	2,003	2,578	2,765	3,864	4,419	4,215	4,010	4,254	6.1
Kitsap	682	552	468	451	634	674	519	796	862	8.3
Kittitas	258	175	177	169	180	285	265	285	304	6.7
Klickitat	88	91	77	54	78	88	78	120	105	-12.5
Lewis	243	132	124	82	97	95	129	129	156	20.9
Lincoln	30	45	41	30	27	45	30	33	50	51.5
Mason	236	149	140	134	121	120	108	111	166	49.5
Okanogan	224	129	123	120	103	98	160	164	133	-18.9
Pacific	82	48	125	111	130	139	63	62	77	24.2
Pend	118	74	52	48	36	37	42	47	59	25.5
Pierce	1,805	1,243	1,708	1,494	2,009	2,369	2,371	2,253	2,469	9.6
SanJuan	184	120	189	105	92	109	109	100	118	18.0
Skagit	397	251	203	179	227	283	262	410	420	2.4
Skamania	43	32	25	34	23	26	24	47	38	-19.1
Snohomish	1,840	1,790	1,853	1,819	2,174	1,985	2,079	2,383	2,702	13.4
Spokane	1,173	809	939	740	963	1,299	1,014	1,340	1,661	24.0
Stevens	122	84	66	52	67	66	79	74	99	33.8
Thurston	1,212	1,083	1,053	858	959	929	934	881	1,084	23.0
Wahkiakum	20	11	11	10	5	12	11	15	15	0.0
WallaWalla	139	87	66	80	102	134	183	184	182	-1.1
Whatcom	536	426	401	419	488	568	542	599	718	19.9
Whitman	80	67	62	33	70	100	75	81	78	-3.7
Yakima	617	426	343	298	301	300	352	390	405	3.8
Statewide	17,440	12,991	14,702	13,159	16,508	18,400	17,905	19,797	22,463	13.5

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2010-2016

County	2011	2012	2013	2014	2015	2016	% Change by year
Adams	6,242	6,271	6,325	6,375	6,461	6,492	0.5
Asotin	9,800	9,819	9,842	9,877	9,908	9,940	0.3
Benton	68,332	69,426	70,356	71,298	72,422	73,779	1.9
Chelan	34,809	35,016	35,593	35,897	36,262	36,655	1.1
Clallam	35,604	35,772	35,894	36,054	36,270	36,517	0.7
Clark	165,075	166,633	169,575	171,815	175,098	178,408	1.9
Columbia	2,124	2,126	2,133	2,140	2,150	2,152	0.1
Cowlitz	43,210	43,342	43,537	43,715	43,888	44,196	0.7
Douglas	15,634	15,726	15,855	16,011	16,173	16,354	1.1
Ferry	4,081	4,096	4,116	4,126	4,142	4,163	0.5
Franklin	25,472	26,003	26,378	26,700	27,210	27,740	1.9
Garfield	1,344	1,347	1,348	1,351	1,351	1,352	0.1
Grant	33,971	34,246	34,525	34,789	35,246	35,896	1.8
GraysHarbor	36,033	36,158	36,280	36,422	36,600	36,807	0.6
Island	38,342	38,520	38,741	38,993	39,274	39,647	0.9
Jefferson	16,829	16,912	17,013	17,134	17,311	17,549	1.4
King	862,293	873,907	886,184	900,887	916,113	933,812	1.9
Kitsap	105,395	106,199	107,112	107,710	108,776	109,835	1.0
Kittitas	20,807	21,002	21,346	21,629	21,917	22,240	1.5
Klickitat	9,836	9,914	10,008	10,091	10,211	10,334	1.2
Lewis	33,283	33,404	33,499	33,663	33,792	34,024	0.7
Lincoln	5,773	5,800	5,845	5,875	5,908	5,958	0.8
Mason	29,966	30,087	30,222	30,330	30,441	30,607	0.5
Okanogan	21,261	21,364	21,498	21,663	21,828	21,961	0.6
Pacific	15,314	15,444	15,583	15,646	15,708	15,785	0.5
Pend	7,576	7,612	7,649	7,691	7,738	7,797	0.8
Pierce	329,782	332,261	335,153	338,930	341,976	345,841	1.1
SanJuan	11,968	12,060	12,169	12,278	12,378	12,502	1.0
Skagit	50,498	50,727	51,010	51,284	51,708	52,213	1.0
Skamania	5,330	5,353	5,379	5,413	5,460	5,498	0.7
Snohomish	289,620	293,193	297,541	301,014	303,608	307,533	1.3
Spokane	206,059	207,412	209,046	210,885	212,863	216,459	1.7
Stevens	19,349	19,420	19,504	19,583	19,657	19,766	0.6
Thurston	108,446	109,458	110,747	111,750	112,681	114,762	1.8
Wahkiakum	2,071	2,076	2,088	2,099	2,114	2,129	0.7
WallaWalla	23,624	23,774	24,015	24,222	24,410	24,628	0.9
Whatcom	90,363	91,000	91,999	93,006	93,917	95,100	1.3
Whitman	19,242	19,525	19,905	20,123	20,264	20,458	1.0
Yakima	87,096	87,567	87,925	88,367	88,759	89,181	0.5
Statewide	2,891,854	2,919,972	2,952,938	2,986,836	3,021,993	3,066,070	1.5

WCRER estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2010-2016

County	2011	2012	2013	2014	2015	2016	% Change by year
Adams	4,055	4,081	4,125	4,171	4,246	4,274	0.7
Asotin	7,034	7,053	7,074	7,107	7,138	7,168	0.4
Benton	45,710	46,607	47,447	48,245	49,070	50,022	1.9
Chelan	24,934	25,139	25,398	25,684	26,042	26,427	1.5
Clallam	25,977	26,145	26,267	26,427	26,642	26,885	0.9
Clark	120,657	121,847	123,546	125,134	127,354	129,999	2.1
Columbia	1,663	1,665	1,672	1,679	1,689	1,691	0.1
Cowlitz	30,366	30,498	30,653	30,813	30,981	31,254	0.9
Douglas	10,607	10,699	10,826	10,973	11,105	11,263	1.4
Ferry	2,914	2,929	2,949	2,959	2,975	2,996	0.7
Franklin	17,709	18,083	18,328	18,608	19,004	19,500	2.6
Garfield	1,026	1,029	1,030	1,033	1,033	1,034	0.1
Grant	20,401	20,652	20,888	21,118	21,346	21,610	1.2
GraysHarbor	25,857	25,982	26,104	26,244	26,418	26,625	0.8
Island	30,538	30,714	30,935	31,187	31,468	31,837	1.2
Jefferson	13,027	13,110	13,211	13,332	13,486	13,720	1.7
King	502,844	506,708	511,127	515,342	519,352	523,606	0.8
Kitsap	76,501	77,135	77,809	78,328	79,124	79,986	1.1
Kittitas	14,197	14,377	14,662	14,927	15,212	15,516	2.0
Klickitat	6,836	6,914	7,002	7,080	7,200	7,305	1.5
Lewis	23,428	23,525	23,620	23,749	23,878	24,034	0.7
Lincoln	4,364	4,391	4,436	4,466	4,499	4,549	1.1
Mason	22,304	22,425	22,545	22,653	22,764	22,930	0.7
Okanogan	15,223	15,326	15,424	15,584	15,748	15,881	0.8
Pacific	10,769	10,899	11,038	11,101	11,163	11,240	0.7
Pend	5,651	5,687	5,724	5,766	5,813	5,872	1.0
Pierce	226,913	228,922	231,291	233,662	235,915	238,384	1.0
SanJuan	10,171	10,263	10,372	10,481	10,581	10,699	1.1
Skagit	37,410	37,637	37,920	38,182	38,592	39,012	1.1
Skamania	3,854	3,877	3,903	3,927	3,974	4,012	1.0
Snohomish	196,108	198,282	200,267	202,346	204,729	207,431	1.3
Spokane	140,735	141,698	142,997	144,011	145,351	147,012	1.1
Stevens	14,217	14,284	14,350	14,429	14,503	14,602	0.7
Thurston	76,472	77,431	78,360	79,294	80,175	81,259	1.4
Wahkiakum	1,528	1,533	1,545	1,556	1,571	1,586	1.0
WallaWalla	16,502	16,604	16,738	16,921	17,105	17,287	1.1
Whatcom	58,767	59,255	59,823	60,365	60,964	61,682	1.2
Whitman	9,828	9,898	9,998	10,073	10,154	10,232	0.8
Yakima	59,546	59,847	60,147	60,499	60,889	61,294	0.7
Statewide	1,916,643	1,933,151	1,951,551	1,969,456	1,989,253	2,011,716	1.1

WCRER estimates

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2010-2016

County	2011	2012	2013	2014	2015	2016	% Change by year
Adams	2,187	2,190	2,200	2,204	2,215	2,218	0.1
Asotin	2,766	2,766	2,768	2,770	2,770	2,772	0.1
Benton	22,622	22,819	22,909	23,053	23,352	23,757	1.7
Chelan	9,875	9,877	10,195	10,213	10,220	10,228	0.1
Clallam	9,627	9,627	9,627	9,627	9,628	9,632	0.0
Clark	44,418	44,786	46,029	46,681	47,744	48,409	1.4
Columbia	461	461	461	461	461	461	0.0
Cowlitz	12,844	12,844	12,884	12,902	12,907	12,942	0.3
Douglas	5,027	5,027	5,029	5,038	5,068	5,091	0.5
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	7,763	7,920	8,050	8,092	8,206	8,240	0.4
Garfield	318	318	318	318	318	318	0.0
Grant	13,570	13,594	13,637	13,671	13,900	14,286	2.8
GraysHarbor	10,176	10,176	10,176	10,178	10,182	10,182	0.0
Island	7,804	7,806	7,806	7,806	7,806	7,810	0.1
Jefferson	3,802	3,802	3,802	3,802	3,825	3,829	0.1
King	359,449	367,199	375,057	385,545	396,761	410,206	3.4
Kitsap	28,894	29,064	29,303	29,382	29,652	29,849	0.7
Kittitas	6,610	6,625	6,684	6,702	6,705	6,724	0.3
Klickitat	3,000	3,000	3,006	3,011	3,011	3,029	0.6
Lewis	9,855	9,879	9,879	9,914	9,914	9,990	0.8
Lincoln	1,409	1,409	1,409	1,409	1,409	1,409	0.0
Mason	7,662	7,662	7,677	7,677	7,677	7,677	0.0
Okanogan	6,038	6,038	6,074	6,079	6,080	6,080	0.0
Pacific	4,545	4,545	4,545	4,545	4,545	4,545	0.0
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	102,869	103,339	103,862	105,268	106,061	107,457	1.3
SanJuan	1,797	1,797	1,797	1,797	1,797	1,803	0.3
Skagit	13,088	13,090	13,090	13,102	13,116	13,201	0.6
Skamania	1,476	1,476	1,476	1,486	1,486	1,486	0.0
Snohomish	93,512	94,911	97,274	98,668	98,879	100,102	1.2
Spokane	65,324	65,714	66,049	66,874	67,512	69,447	2.9
Stevens	5,132	5,136	5,154	5,154	5,154	5,164	0.2
Thurston	31,974	32,027	32,387	32,456	32,506	33,503	3.1
Wahkiakum	543	543	543	543	543	543	0.0
WallaWalla	7,122	7,170	7,277	7,301	7,305	7,341	0.5
Whatcom	31,596	31,745	32,176	32,641	32,953	33,418	1.4
Whitman	9,414	9,627	9,907	10,050	10,110	10,226	1.1
Yakima	27,550	27,720	27,778	27,868	27,870	27,887	0.1
Statewide	975,211	986,821	1,001,387	1,017,380	1,032,740	1,054,354	2.1

WCRER estimates

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