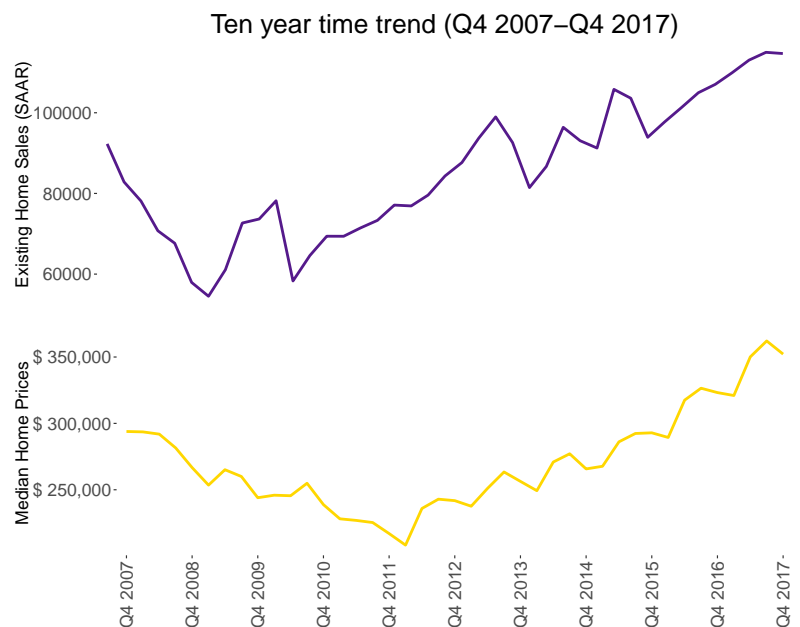


## Washington Market Highlights: Fourth Quarter 2017

- Existing home sales declined in the fourth quarter by 0.2 percent to a seasonally adjusted annual rate of 114,670 units compared to last quarter, and rose 7.1 percent compared to a year earlier.
- Building permit activity rose 7.9 percent from a year earlier, totaling 12,243 new units authorized. Of these, 5,560 were issued for single-family units.
- The median price home sold in Washington during the second quarter was \$352,200, 8.8 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers rose 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 11,617 single-family homes at the end of the quarter, a 42.4% decline from the third quarter and a 14.2 percent decrease from a year ago. This inventory level represented a 1.3 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)

James Young  
Research Director

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Second Quarter 2017  
Issued June 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 Second 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  $[(\text{Listings}/\text{SAAR}) \times 12 = \text{month's supply}]$ . 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 2017, with both sales and new building permits rising compared with a year ago.

The statewide median sales price for a single family home fell slightly to \$352,200 in the fourth quarter; however, this was 7.1 percent higher than the same time in 2016.

The seasonally adjusted annual rate of existing home sales rose 8.8 percent from the fourth quarter of 2016—from 107,040 to 114,670. 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 of the state's seventeen metropolitan counties. Statewide, Ferry County recorded the highest relative increase of 34.3 percent, followed by Lewis County at 27.3 percent. Median prices were lower than a year earlier in three counties, with prices in Columbia County decreasing by 6.7%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$101,000 in Lincoln County to \$641,400 in King County (San Juan County has the second highest median values at \$537,500).

Housing affordability was higher in the fourth quarter than the previous quarter, but nearly 10% less than the previous

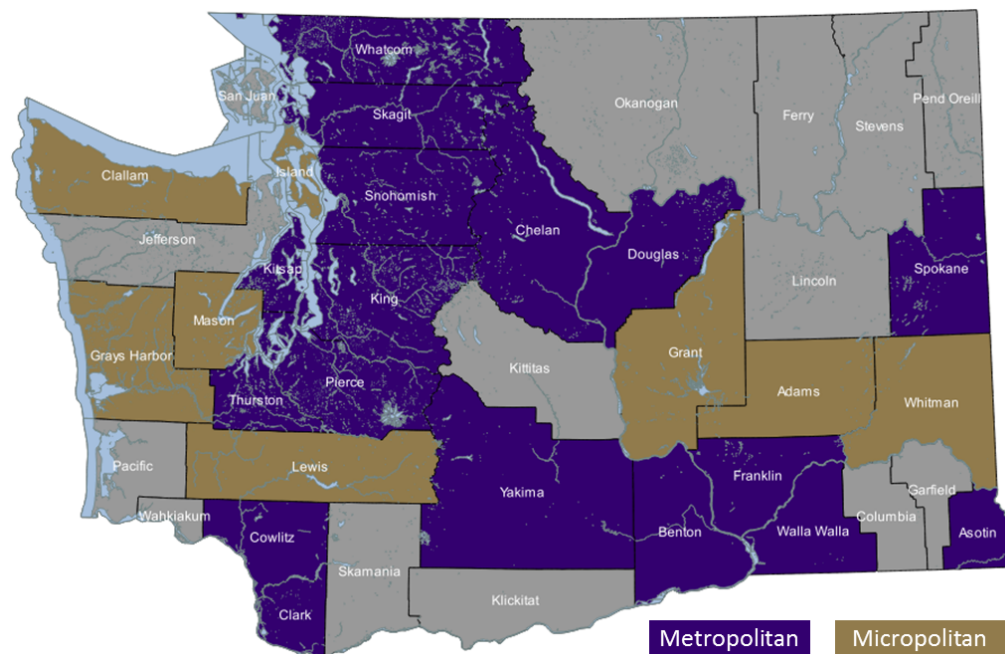
year. That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 118.2, up from 114.4 in the fourth quarter of 2017. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 18.2 percent above the median.

Statewide, the first-time buyer index increased by 2.3 points, ending the quarter at 68.3. 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 68.3 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 County, with Lincoln County the most affordable. Twenty-nine counties, especially those in the central Puget Sound, present affordability issues for newcomers.

Affordability remains a challenge in the state's housing market. Meanwhile, permitting activity is strong. In the fourth quarter of 2017, a total of 12,243 building permits were recorded, an increase of 7.9% from the previous year.

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:

14 of 39

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

0.2%

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

10.0%

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

114,670

Seasonally Adjusted Annual Sales (SAAR).

530

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

7.1%

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

Zero

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

18 of 39

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

9 of 17

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

27.3%

Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Lincoln** county.

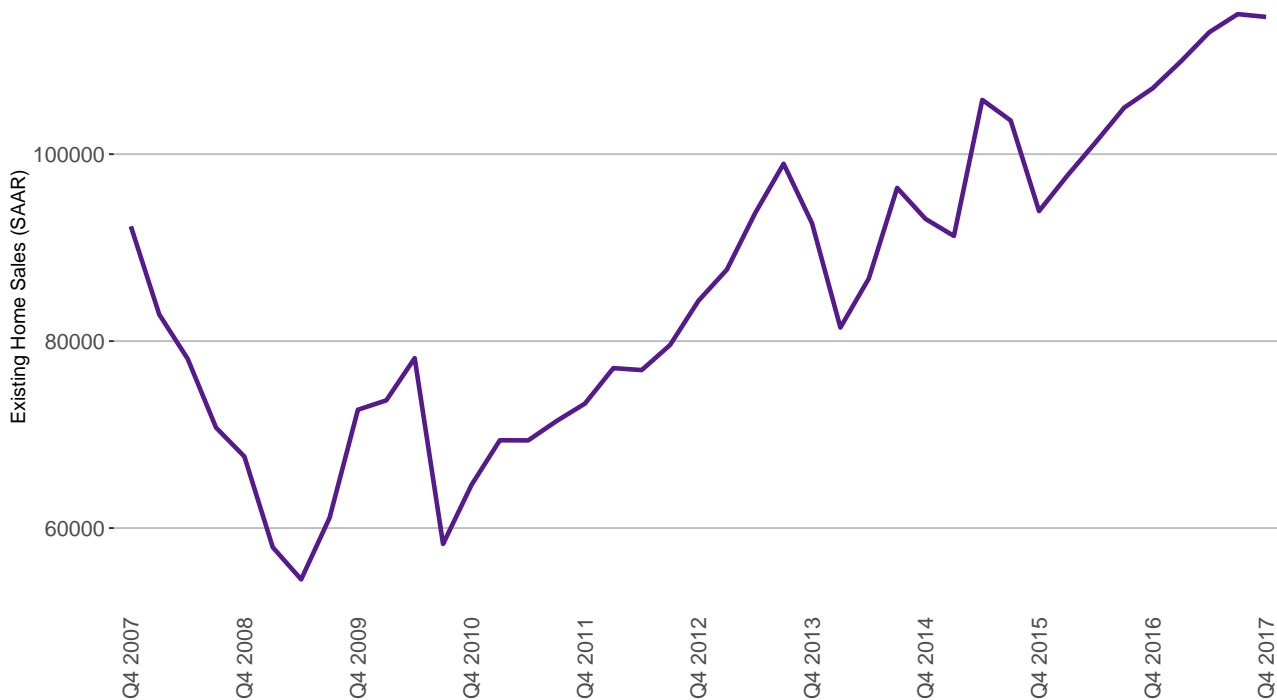
100,090

310

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

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**87.3 %** of state total).

Ten year time trend (Q4 2007–Q4 2017)



# Housing Construction:

12,243

Number of building permits issued during the quarter.

7.9%

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

4.8%

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

21.3%

Increase in year-over-year single family permits (976 additional units).

1.1%

Decrease in year-over-year multifamily permits (76 fewer units).

46.5%

Greatest year-over-year increase in permits in a Metropolitan county, (**Benton** county, **100** additional units).

114.3%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Skamania** county, **8** additional units).

24 of 30

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.

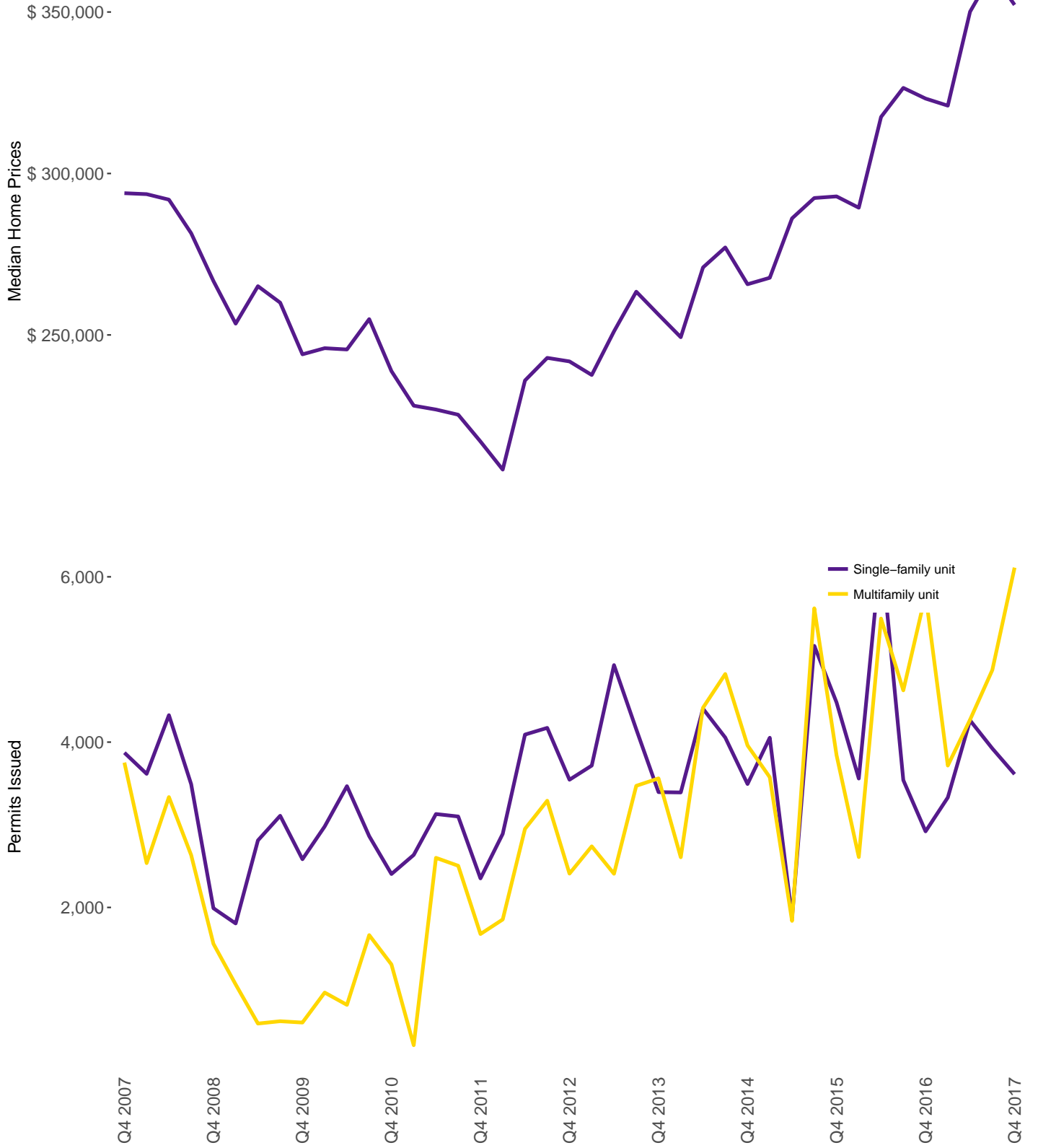
4 of 5

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.

3 of 4

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

Ten year time trend (Q4 2007–Q4 2017)



# Home Prices:

\$352,200

Median selling price of a single family home.

8.8%

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

6.6%

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

\$641,400

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

\$101,000

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

\$198,600

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

\$150,700–\$345,600

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

Zero of Three

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

Twenty-one of Thirty-six

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

8.8%, 9.6%, & 8.0%

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** 8.7%

**Pierce** 10.4%

**Snohomish** 12.7%

**Spokane** 8.4%

**Thurston** 6.7%

# Prices by Bedroom:

\$250,700

Median price for a 2-bedroom single family home, a **15.1%** year-over-year **increase**.

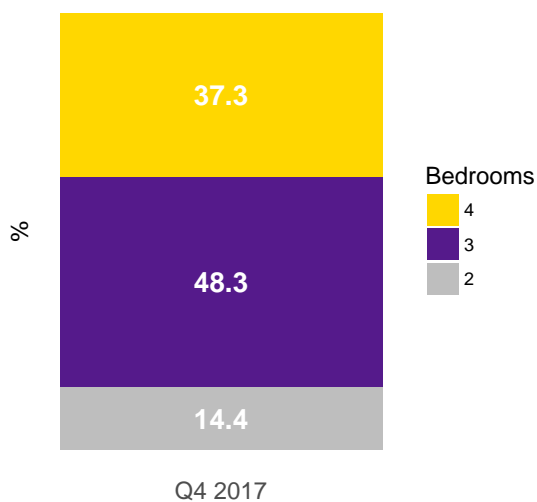
\$319,100

Median price for a 3-bedroom single family home, a **10.5%** year-over-year **increase**.

\$442,200

Median price for a 4-bedroom single family home, a **7.2%** year-over-year **increase**.

Sales by Number of Bedrooms



1 of 17

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

12.5%

Largest decline in price of a 2-bedroom home in a Metropolitan county, seen in **Walla Walla** county (down to **\$140,000**).

Five

Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes (**Asotin**, **Chelan**, **Cowlitz**, **Skagit** and **Snohomish** counties).

Zero & Two

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

# Housing Affordability:

**3**  
Annual increase in mortgage interest rate basis points (bps).

**8.8%**  
Year-over-year increase in home prices.

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

**118.2**  
Statewide all-buyer housing affordability index.

**69.4 to 305.3**  
Range of affordability index scores across the state, low in **San Juan** county, and high in **Lincoln** county.

**38 of 39**  
Number of counties with statewide all-buyer affordability

lower than a year ago.

**80.4 & 119.8**  
Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Island**) counties.

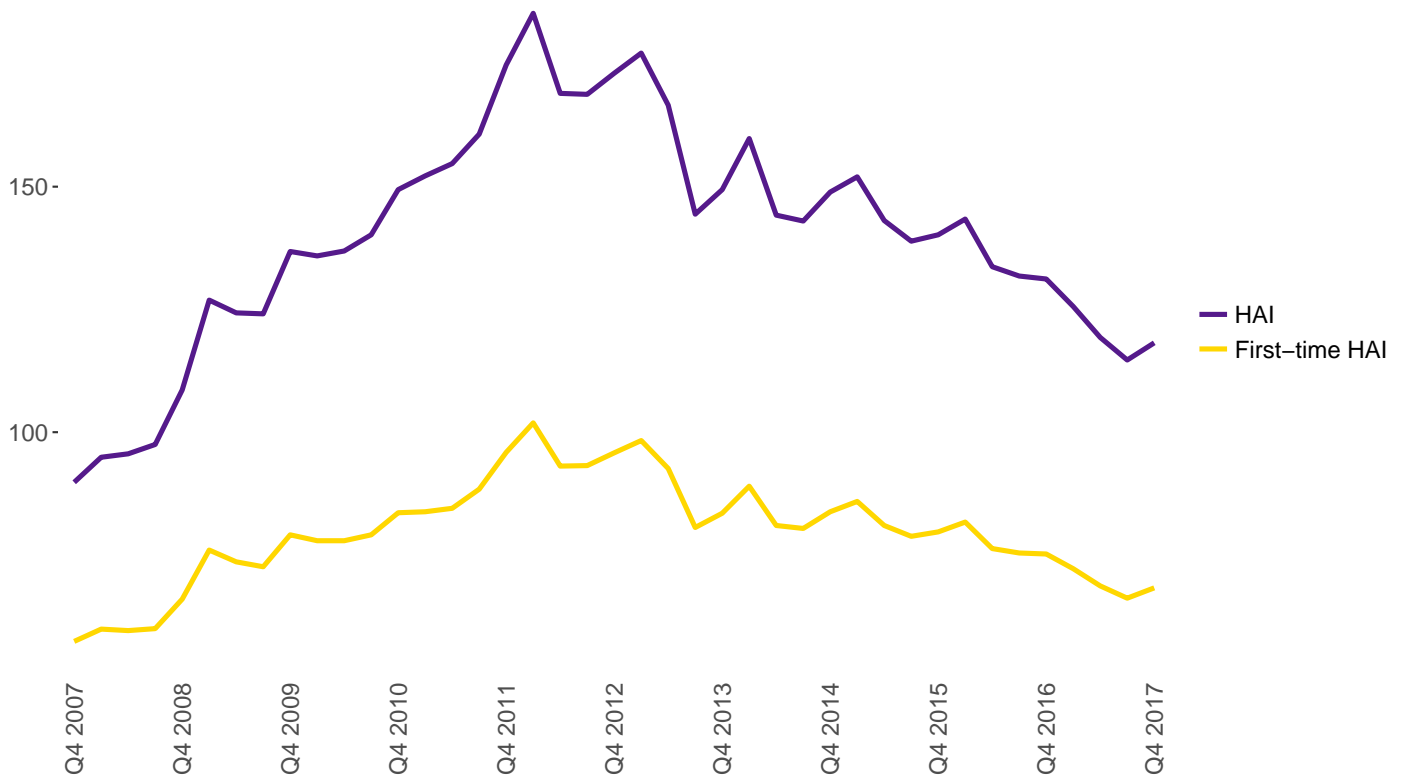
**68.3**  
Statewide first-time housing affordability index, **up** from the previous quarter, and **down** from last year.

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

**38.1 to 107.2**  
Range of values for first-time affordability among metropolitan counties. Low in **Franklin** county, and high in **Walla Walla** county.

**46.3 to 128.1**  
Range of values for first-time affordability among micropolitan counties. Low in **Mason** county, and high in **Clallam** county.

Ten year time trend (Q4 2007–Q4 2017)





# Availability of Affordable Housing:

\$77,900

Statewide median family income

\$49,100 to \$96,500

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

\$63,359

Statewide median household income

\$22,294 to \$92,986

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

2.6%  
Statewide inventory priced below \$80,000, **declined** from 3.5% from a year ago.

12 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.

12.0%  
Statewide inventory priced below \$160,000, **declined** from 15.0% a year ago.

0.2% to 9.6%  
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Chelan** county.

# Available Inventory:

11,617

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

8,534 & 1,928

**Decline** from last quarter (42.4%), and **Decline** from last year (14.2%).

1,416 & 1,152

Largest available inventories seen in **Pierce** county and **King** county. **Down 40.6%**, and **down 62.2%** from last quarter.

Zero of Three

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

38 of 39

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

62.2%  
Largest decline since last quarter, seen in **King** county.

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

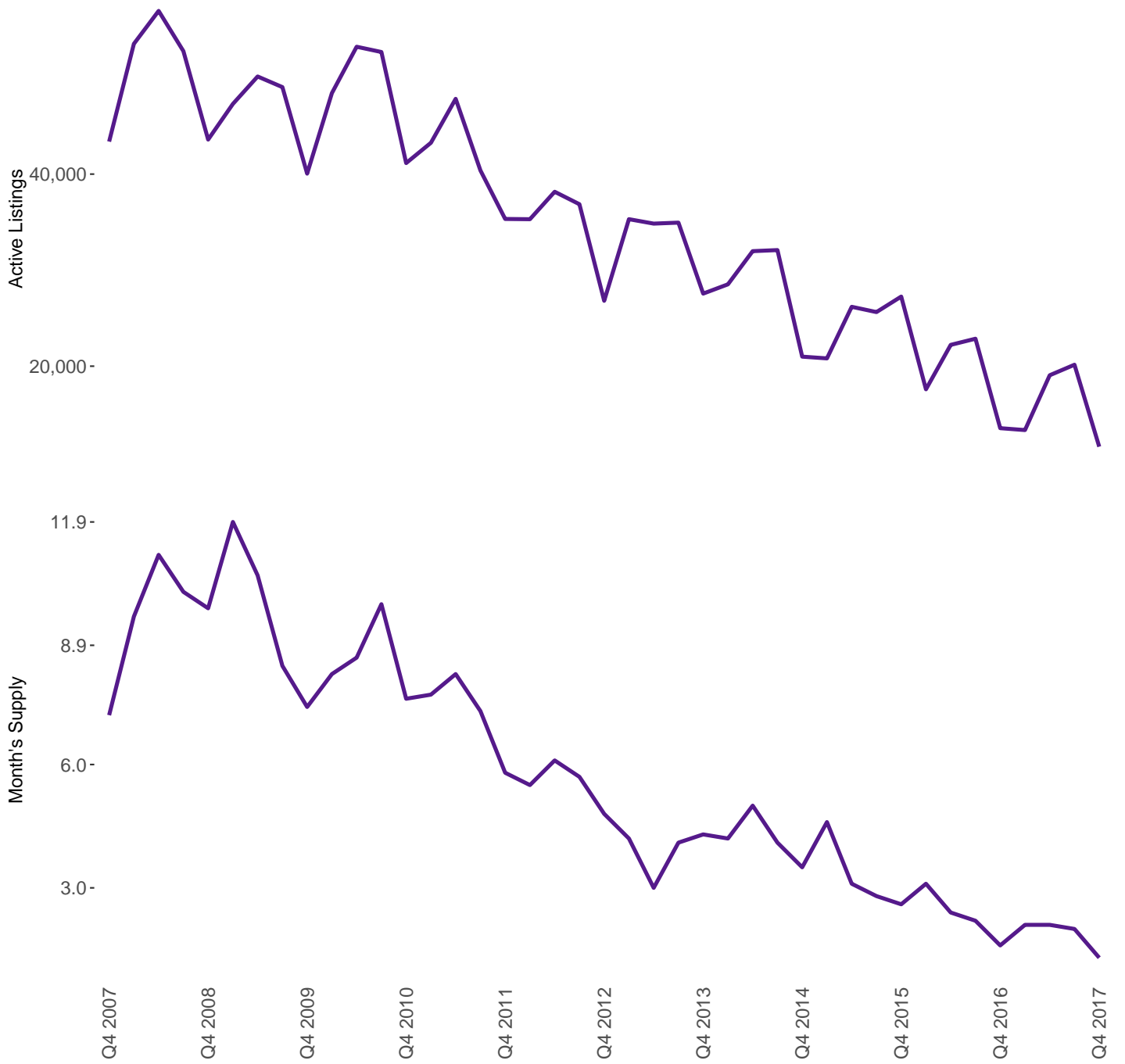
1.3  
Month's supply of housing. **2.0** last quarter, and **1.6** last year.

0.5 to 38.7  
Range of month's supply across the counties—low in **King** county, high in **Columbia** county.

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

2 & 6  
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 (Q4 2007–Q4 2017)



# HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	140	7.7	16.7	6	0.0	\$150,700	9.3	174.1	97.5
Asotin	250	0.0	-10.7	7	0.0	\$198,600	8.1	160.9	96.2
Benton	4,120	2.0	-1.9	315	46.5	\$251,100	13.4	151.8	100.1
Chelan	1,010	-1.9	-1.0	111	9.9	\$316,400	10.1	126.7	71.3
Clallam	1,120	4.7	20.4	62	17.0	\$275,600	13.6	120.4	128.1
Clark	7,660	-1.8	-4.8	1,092	43.3	\$336,700	12.4	123.8	74.1
Columbia	120	0.0	71.4	1	NA	\$135,800	-6.7	247.2	168.3
Cowlitz	1,530	7.0	14.2	45	45.2	\$238,200	14.1	141.6	87.1
Douglas	560	-3.4	0.0	32	6.7	\$285,900	5.1	136.3	71.9
Ferry	100	11.1	42.9	7	75.0	\$137,000	34.3	194.7	62.8
Franklin	1,390	2.2	-1.4	149	43.3	\$251,100	13.4	151.8	38.1
Garfield	50	0.0	0.0	1	0.0	\$194,500	9.8	147.6	107.0
Grant	950	4.4	8.0	70	29.6	\$201,400	10.3	147.5	82.8
Grays Harbor	1,810	-0.5	15.3	52	15.6	\$188,200	17.1	157.9	93.1
Island	2,060	1.0	12.0	101	26.2	\$345,600	8.7	119.8	85.8
Jefferson	670	-1.5	1.5	65	25.0	\$356,800	1.2	101.6	64.4
King	28,450	-1.8	3.6	5,949	10.9	\$641,400	8.7	80.4	47.4
Kitsap	5,100	1.0	10.6	200	-44.0	\$320,200	11.3	135.4	100.5
Kittitas	1,220	-2.4	8.9	90	28.6	\$312,500	16.3	115.3	52.2
Klickitat	330	0.0	26.9	29	7.4	\$246,900	-0.3	114.5	68.5
Lewis	1,270	0.8	17.6	82	26.2	\$217,000	27.3	147.8	106.4
Lincoln	140	27.3	55.6	14	40.0	\$101,000	17.4	305.3	247.4
Mason	1,370	1.5	20.2	48	29.7	\$224,200	11.6	153.0	46.3
Okanogan	460	7.0	9.5	32	10.3	\$204,300	0.2	143.4	104.6
Pacific	530	0.0	3.9	20	11.1	\$180,700	21.5	166.2	81.3
Pend Oreille	270	0.0	12.5	16	0.0	\$187,000	22.9	147.2	78.3
Pierce	15,660	0.6	12.0	1,056	0.4	\$315,600	10.4	129.0	61.0
San Juan	340	-5.6	9.7	26	18.2	\$537,500	23.7	69.4	31.5
Skagit	2,330	-4.9	4.0	110	35.8	\$329,600	13.7	114.2	42.2
Skamania	290	3.6	7.4	15	114.3	\$277,500	0.9	150.2	72.8
Snohomish	11,290	-0.6	3.8	878	6.7	\$442,300	12.7	108.0	59.4
Spokane	9,370	3.4	22.8	854	5.8	\$222,700	8.4	160.5	98.8
Stevens	810	2.5	12.5	31	10.7	\$187,000	22.9	164.3	92.6
Thurston	5,400	0.9	17.4	248	-58.0	\$287,900	6.7	148.5	72.6
Wahkiakum	90	-10.0	-30.8	4	33.3	\$220,700	3.3	144.3	38.4
Walla Walla	870	-6.5	4.8	21	-40.0	\$221,000	7.0	150.2	107.2
Whatcom	3,230	-1.2	3.9	248	9.7	\$345,900	7.2	112.5	64.8
Whitman	440	0.0	-6.4	52	13.0	\$220,800	-0.2	159.0	100.1
Yakima	1,870	-1.6	-1.6	104	22.4	\$204,400	2.5	143.0	82.1
<b>Statewide</b>	<b>114,670</b>	<b>-0.2</b>	<b>7.1</b>	<b>12,243</b>	<b>7.9</b>	<b>\$352,200</b>	<b>8.8</b>	<b>118.2</b>	<b>68.3</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. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.

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 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	% Change by qtr	% Change by year
Adams	120	110	120	130	140	7.7	16.7
Asotin	280	260	250	250	250	0.0	-10.7
Benton	4,200	4,200	4,270	4,040	4,120	2.0	-1.9
Chelan	1,020	1,010	1,010	1,030	1,010	-1.9	-1.0
Clallam	930	1,010	1,100	1,070	1,120	4.7	20.4
Clark	8,050	7,840	7,810	7,800	7,660	-1.8	-4.8
Columbia	70	70	90	120	120	0.0	71.4
Cowlitz	1,340	1,360	1,400	1,430	1,530	7.0	14.2
Douglas	560	550	560	580	560	-3.4	0.0
Ferry	70	80	80	90	100	11.1	42.9
Franklin	1,410	1,410	1,430	1,360	1,390	2.2	-1.4
Garfield	50	50	50	50	50	0.0	0.0
Grant	880	870	880	910	950	4.4	8.0
Grays Harbor	1,570	1,670	1,710	1,820	1,810	-0.5	15.3
Island	1,840	1,980	2,090	2,040	2,060	1.0	12.0
Jefferson	660	680	700	680	670	-1.5	1.5
King	27,450	27,570	28,630	28,980	28,450	-1.8	3.6
Kitsap	4,610	4,760	4,860	5,050	5,100	1.0	10.6
Kittitas	1,120	1,170	1,220	1,250	1,220	-2.4	8.9
Klickitat	260	290	310	330	330	0.0	26.9
Lewis	1,080	1,140	1,230	1,260	1,270	0.8	17.6
Lincoln	90	80	90	110	140	27.3	55.6
Mason	1,140	1,160	1,250	1,350	1,370	1.5	20.2
Okanogan	420	420	410	430	460	7.0	9.5
Pacific	510	520	530	530	530	0.0	3.9
Pend Oreille	240	240	250	270	270	0.0	12.5
Pierce	13,980	14,550	15,200	15,570	15,660	0.6	12.0
San Juan	310	320	350	360	340	-5.6	9.7
Skagit	2,240	2,340	2,450	2,450	2,330	-4.9	4.0
Skamania	270	280	280	280	290	3.6	7.4
Snohomish	10,880	11,170	11,040	11,360	11,290	-0.6	3.8
Spokane	7,630	8,660	8,950	9,060	9,370	3.4	22.8
Stevens	720	710	730	790	810	2.5	12.5
Thurston	4,600	4,890	5,100	5,350	5,400	0.9	17.4
Wahkiakum	130	110	110	100	90	-10.0	-30.8
Walla Walla	830	880	880	930	870	-6.5	4.8
Whatcom	3,110	3,200	3,280	3,270	3,230	-1.2	3.9
Whitman	470	440	440	440	440	0.0	-6.4
Yakima	1,900	1,850	1,890	1,900	1,870	-1.6	-1.6
<b>Statewide</b>	<b>107,040</b>	<b>109,900</b>	<b>113,030</b>	<b>114,820</b>	<b>114,670</b>	<b>-0.2</b>	<b>7.1</b>

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

# EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	% Change by qtr	% Change by year
Adams	30	30	30	30	30	7.7	16.7
Asotin	70	60	60	60	60	0.0	-10.7
Benton	1,050	1,020	1,090	1,030	1,020	2.0	-1.9
Chelan	260	240	260	270	250	-1.9	-1.0
Clallam	240	250	280	280	280	4.7	20.4
Clark	1,990	1,910	2,010	2,010	1,900	-1.8	-4.8
Columbia	20	20	20	30	30	0.0	71.4
Cowlitz	330	330	360	370	380	7.0	14.2
Douglas	140	130	140	150	140	-3.4	0.0
Ferry	20	20	20	20	20	11.1	42.9
Franklin	350	340	370	350	340	2.2	-1.4
Garfield	10	10	10	10	10	0.0	0.0
Grant	220	210	230	240	240	4.4	8.0
Grays Harbor	390	400	430	460	460	-0.5	15.3
Island	460	470	520	530	510	1.0	12.0
Jefferson	170	170	180	170	170	-1.5	1.5
King	6,870	6,680	7,370	7,470	7,080	-1.8	3.6
Kitsap	1,150	1,140	1,230	1,300	1,270	1.0	10.6
Kittitas	290	280	310	320	310	-2.4	8.9
Klickitat	70	70	80	80	80	0.0	26.9
Lewis	270	280	310	320	320	0.8	17.6
Lincoln	20	20	20	30	40	27.3	55.6
Mason	280	280	320	350	340	1.5	20.2
Okanogan	100	100	110	120	110	7.0	9.5
Pacific	130	130	130	140	130	0.0	3.9
Pend Oreille	60	60	60	70	70	0.0	12.5
Pierce	3,500	3,540	3,860	3,990	3,910	0.6	12.0
San Juan	80	80	80	90	90	-5.6	9.7
Skagit	570	570	630	630	580	-4.9	4.0
Skamania	70	70	70	70	70	3.6	7.4
Snohomish	2,720	2,720	2,820	2,900	2,800	-0.6	3.8
Spokane	1,920	2,040	2,280	2,320	2,320	0.0	22.8
Stevens	180	170	190	210	210	2.5	12.5
Thurston	1,160	1,170	1,300	1,380	1,360	0.9	17.4
Wahkiakum	30	30	30	20	20	-10.0	-30.8
Walla Walla	210	210	230	240	220	-6.5	4.8
Whatcom	780	770	840	850	810	-1.2	3.9
Whitman	110	100	120	110	100	0.0	-6.4
Yakima	480	450	490	490	470	-1.6	-1.6
<b>Statewide</b>	<b>26,800</b>	<b>26,570</b>	<b>28,890</b>	<b>29,510</b>	<b>28,550</b>	<b>-3.3</b>	<b>7.1</b>

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

# EXISTING HOME SALES

State of Washington and Counties  
Annual, 2011-2017

County	2011	2012	2013	2014	2015	2016	2017	% Change by year
Adams	170	120	90	100	90	120	140	33.3
Asotin	190	190	220	240	320	280	240	-12.5
Benton	2,500	2,560	2,940	3,050	4,030	4,300	3,960	6.7
Chelan	570	730	810	550	740	1,040	980	40.5
Clallam	710	710	950	810	630	1,040	1,040	65.1
Clark	5,100	5,420	6,560	6,410	7,220	8,160	7,410	13.0
Columbia	70	70	110	90	190	80	120	-57.9
Cowlitz	810	790	1,060	1,050	1,240	1,350	1,530	8.9
Douglas	320	340	460	380	430	570	570	32.6
Ferry	0	40	50	50	60	70	100	16.7
Franklin	840	860	990	1,020	1,350	1,440	1,330	6.7
Garfield	40	40	40	50	60	50	50	-16.7
Grant	700	590	980	830	870	890	980	2.3
Grays Harbor	1,260	950	1,130	1,310	1,360	1,690	1,880	24.3
Island	990	1,110	1,870	1,570	1,750	1,920	2,110	9.7
Jefferson	320	410	510	560	650	680	690	4.6
King	19,770	21,920	25,650	25,180	26,370	28,350	28,020	7.5
Kitsap	2,620	2,940	3,650	3,920	3,780	4,720	5,110	24.9
Kittitas	590	880	840	880	1,090	1,170	1,260	7.3
Klickitat	180	190	230	240	270	260	330	-3.7
Lewis	660	870	1,110	910	1,000	1,120	1,320	12.0
Lincoln	220	120	60	210	80	80	160	0.0
Mason	640	700	830	1,030	1,030	1,170	1,420	13.6
Okanogan	200	280	330	340	390	420	450	7.7
Pacific	260	280	360	400	480	530	520	10.4
Pend Oreille	180	190	270	210	240	250	280	4.2
Pierce	9,250	8,980	11,230	11,450	12,650	14,570	16,000	15.2
San Juan	140	230	310	310	290	330	360	13.8
Skagit	1,520	1,350	1,760	1,840	1,990	2,390	2,350	20.1
Skamania	120	160	210	210	220	280	270	27.3
Snohomish	7,900	8,480	9,430	9,240	10,030	11,390	11,240	13.6
Spokane	4,470	3,330	6,190	7,600	7,040	8,440	9,420	19.9
Stevens	520	570	790	630	710	720	830	1.4
Thurston	4,320	2,910	6,270	3,620	3,950	4,860	5,560	23.0
Wahkiakum	40	80	50	140	120	120	80	0.0
Walla Walla	510	560	660	710	820	900	890	9.8
Whatcom	2,530	2,190	3,360	2,690	3,040	3,230	3,320	6.2
Whitman	260	300	400	330	460	450	400	-2.2
Yakima	1,240	1,310	1,520	1,670	1,850	1,930	1,860	4.3
<b>Statewide</b>	<b>72,730</b>	<b>73,750</b>	<b>94,280</b>	<b>91,830</b>	<b>98,890</b>	<b>111,360</b>	<b>114,580</b>	<b>12.6</b>

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

# MEDIAN HOME PRICES

## State of Washington and Counties

### Time Trend

County	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	% Change by year
Adams	\$137,900	\$142,300	\$147,600	\$147,300	\$150,700	9.3
Asotin	\$183,700	\$180,000	\$208,300	\$202,100	\$198,600	8.1
Benton	\$221,400	\$232,400	\$244,100	\$245,200	\$251,100	13.4
Chelan	\$287,500	\$264,100	\$294,400	\$337,300	\$316,400	10.1
Clallam	\$242,500	\$256,000	\$273,100	\$269,700	\$275,600	13.6
Clark	\$299,600	\$298,300	\$339,200	\$342,000	\$336,700	12.4
Columbia	\$145,500	\$159,500	\$128,500	\$128,500	\$135,800	-6.7
Cowlitz	\$208,800	\$217,400	\$216,700	\$227,100	\$238,200	14.1
Douglas	\$271,900	\$264,100	\$281,600	\$290,900	\$285,900	5.1
Ferry	\$102,000	\$95,000	\$115,000	\$123,000	\$137,000	34.3
Franklin	\$221,400	\$232,400	\$244,100	\$245,200	\$251,100	13.4
Garfield	\$177,100	\$178,500	\$187,100	\$191,100	\$194,500	9.8
Grant	\$182,600	\$175,600	\$185,200	\$194,400	\$201,400	10.3
Grays Harbor	\$160,700	\$153,500	\$164,700	\$167,600	\$188,200	17.1
Island	\$318,000	\$326,200	\$338,200	\$349,700	\$345,600	8.7
Jefferson	\$352,500	\$353,800	\$339,700	\$368,700	\$356,800	1.2
King	\$590,100	\$577,300	\$650,800	\$658,400	\$641,400	8.7
Kitsap	\$287,700	\$288,000	\$325,000	\$326,500	\$320,200	11.3
Kittitas	\$268,600	\$278,300	\$277,400	\$278,900	\$312,500	16.3
Klickitat	\$247,700	\$217,500	\$250,000	\$259,600	\$246,900	-0.3
Lewis	\$170,400	\$174,300	\$190,400	\$211,100	\$217,000	27.3
Lincoln	\$86,000	\$83,000	\$89,000	\$93,000	\$101,000	17.4
Mason	\$200,900	\$195,600	\$204,000	\$220,700	\$224,200	11.6
Okanogan	\$203,800	\$158,300	\$178,700	\$218,500	\$204,300	0.2
Pacific	\$148,700	\$150,900	\$166,000	\$162,900	\$180,700	21.5
Pend Oreille	\$152,100	\$140,000	\$170,000	\$170,000	\$187,000	22.9
Pierce	\$285,800	\$285,800	\$313,200	\$338,400	\$315,600	10.4
San Juan	\$434,400	\$453,100	\$518,700	\$553,600	\$537,500	23.7
Skagit	\$289,900	\$298,900	\$315,500	\$322,900	\$329,600	13.7
Skamania	\$275,000	\$225,000	\$268,700	\$285,400	\$277,500	0.9
Snohomish	\$392,600	\$414,700	\$439,700	\$452,400	\$442,300	12.7
Spokane	\$205,500	\$208,100	\$225,100	\$229,300	\$222,700	8.4
Stevens	\$152,100	\$140,000	\$170,000	\$170,000	\$187,000	22.9
Thurston	\$269,800	\$267,300	\$289,800	\$289,800	\$287,900	6.7
Wahkiakum	\$213,700	\$217,800	\$212,800	\$213,700	\$220,700	3.3
Walla Walla	\$206,500	\$209,800	\$217,400	\$220,500	\$221,000	7.0
Whatcom	\$322,600	\$329,500	\$343,500	\$350,600	\$345,900	7.2
Whitman	\$221,200	\$250,000	\$243,000	\$244,000	\$220,800	-0.2
Yakima	\$199,500	\$192,700	\$205,900	\$209,300	\$204,400	2.5
<b>Statewide</b>	<b>\$323,700</b>	<b>\$324,300</b>	<b>\$337,700</b>	<b>\$363,200</b>	<b>\$352,200</b>	<b>8.8</b>

WCRER Estimates

# HOME PRICES BY BEDROOMS

State of Washington and Counties

Fourth Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	2016	2017	% Change	2016	2017	% Change	2016	2017	% Change
Adams	62,500	110,000	76.0	152,000	160,000	5.3	200,000	230,000	15.0
Asotin	125,600	155,600	23.9	192,000	202,300	5.4	223,500	219,000	-2.0
Benton	119,600	137,400	14.9	206,200	232,700	12.9	269,200	305,200	13.4
Chelan	200,000	240,600	20.3	283,000	301,600	6.6	360,000	381,200	5.9
Clallam	184,000	230,000	25.0	247,100	287,000	16.1	282,700	328,600	16.2
Clark	217,700	252,400	15.9	280,100	297,100	6.1	348,900	397,800	14.0
Columbia	70,000	65,000	-7.1	113,300	162,500	43.4	140,000	275,000	96.4
Cowlitz	127,300	156,400	22.9	214,000	228,600	6.8	250,000	314,800	25.9
Douglas	200,000	204,200	2.1	250,000	281,200	12.5	338,900	381,200	12.5
Ferry	50,000	130,000	160.0	70,000	190,000	240.0	60,000	NA	NA
Franklin	119,600	137,400	14.9	206,200	232,700	12.9	269,200	305,200	13.4
Garfield	125,600	155,600	23.9	192,000	202,300	5.4	223,500	219,000	-2.0
Grant	100,000	148,900	48.9	171,300	195,300	14.0	221,900	235,900	6.3
GraysHarbor	136,400	154,700	13.4	166,500	202,300	21.5	200,000	221,200	10.6
Island	292,000	366,700	25.6	309,700	327,000	5.6	357,500	387,500	8.4
Jefferson	307,100	335,000	9.1	375,000	356,200	-5.0	387,500	462,500	19.4
King	448,700	533,800	19.0	494,200	578,300	17.0	760,700	761,800	0.1
Kitsap	214,500	243,400	13.5	283,600	316,400	11.6	365,300	377,200	3.3
Kittitas	234,100	250,000	6.8	263,000	304,200	15.7	387,500	458,300	18.3
Klickitat	220,000	190,000	-13.6	270,800	253,600	-6.4	250,000	350,000	40.0
Lewis	135,500	162,000	19.6	168,100	228,700	36.0	245,000	295,800	20.7
Lincoln	55,000	68,300	24.2	90,000	140,000	55.6	130,000	208,300	60.2
Mason	151,100	166,700	10.3	211,900	236,400	11.6	246,400	262,500	6.5
Okanogan	142,500	195,000	36.8	217,900	197,500	-9.4	300,000	237,500	-20.8
Pacific	139,000	147,500	6.1	162,500	192,500	18.5	225,000	200,000	-11.1
Pend	130,000	126,000	-3.1	152,000	186,200	22.5	208,300	270,800	30.0
Pierce	190,000	218,000	14.7	266,900	292,900	9.7	340,400	377,600	10.9
SanJuan	370,800	487,500	31.5	440,000	666,700	51.5	716,700	525,000	-26.7
Skagit	197,000	266,700	35.4	277,800	316,500	13.9	337,500	470,000	39.3
Skamania	140,000	160,000	14.3	287,500	269,400	-6.3	320,000	500,000	56.2
Snohomish	270,400	325,600	20.4	360,500	401,400	11.3	467,800	537,600	14.9
Spokane	120,900	126,900	5.0	188,800	206,400	9.3	240,800	267,200	11.0
Stevens	130,000	126,000	-3.1	152,000	186,200	22.5	208,300	270,800	30.0
Thurston	210,300	251,100	19.4	251,300	269,800	7.4	310,100	334,600	7.9
Wahkiakum	150,000	130,000	-13.3	312,500	258,300	-17.3	225,000	275,000	22.2
WallaWalla	160,000	140,000	-12.5	193,100	220,000	13.9	272,500	260,700	-4.3
Whatcom	231,800	260,800	12.5	317,700	344,000	8.3	382,400	438,100	14.6
Whitman	185,000	126,700	-31.5	210,000	203,600	-3.0	280,000	280,600	0.2
Yakima	113,700	120,000	5.5	193,900	209,000	7.8	248,200	269,300	8.5
<b>Statewide</b>	<b>217,900</b>	<b>250,700</b>	<b>15.1</b>	<b>288,700</b>	<b>319,100</b>	<b>10.5</b>	<b>412,500</b>	<b>442,200</b>	<b>7.2</b>

WCRER Estimates



# HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Fourth Quarter 2017

County	Median Price	Mortgage Rate	Monthly Payment	Family Income	HAI	Starter Monthly Payment	Household Income	First Time HAI
Adams	\$150,700	4.17	\$587	\$49,100	174.1	\$578	\$38,703	97.5
Asotin	\$198,600	4.17	\$774	\$59,800	160.9	\$762	\$50,327	96.2
Benton	\$251,100	4.17	\$978	\$71,300	151.8	\$964	\$66,187	100.1
Chelan	\$316,400	4.17	\$1,233	\$75,000	126.7	\$1,214	\$59,366	71.3
Clallam	\$275,600	4.17	\$1,074	\$62,100	120.4	\$1,058	\$92,986	128.1
Clark	\$336,700	4.17	\$1,312	\$78,000	123.8	\$1,292	\$65,693	74.1
Columbia	\$135,800	4.17	\$529	\$62,800	247.2	\$521	\$60,191	168.3
Cowlitz	\$238,200	4.17	\$928	\$63,100	141.6	\$914	\$54,634	87.1
Douglas	\$285,900	4.17	\$1,114	\$72,900	136.3	\$1,097	\$54,126	71.9
Ferry	\$137,000	4.17	\$534	\$49,900	194.7	\$526	\$22,658	62.8
Franklin	\$251,100	4.17	\$978	\$71,300	151.8	\$964	\$25,204	38.1
Garfield	\$194,500	4.17	\$758	\$53,700	147.6	\$746	\$54,777	107.0
Grant	\$201,400	4.17	\$785	\$55,600	147.5	\$773	\$43,917	82.8
Grays Harbor	\$188,200	4.17	\$733	\$55,600	157.9	\$722	\$46,141	93.1
Island	\$345,600	4.17	\$1,347	\$77,500	119.8	\$1,327	\$78,042	85.8
Jefferson	\$356,800	4.17	\$1,390	\$67,800	101.6	\$1,370	\$60,528	64.4
King	\$641,400	4.17	\$2,500	\$96,500	80.4	\$2,462	\$80,111	47.4
Kitsap	\$320,200	4.17	\$1,248	\$81,100	135.4	\$1,229	\$84,769	100.5
Kittitas	\$312,500	4.17	\$1,218	\$67,400	115.3	\$1,199	\$42,938	52.2
Klickitat	\$246,900	4.17	\$962	\$52,900	114.5	\$948	\$44,520	68.5
Lewis	\$217,000	4.17	\$845	\$60,000	147.8	\$833	\$60,800	106.4
Lincoln	\$101,000	4.17	\$393	\$57,700	305.3	\$387	\$65,790	247.4
Mason	\$224,200	4.17	\$873	\$64,200	153.0	\$860	\$27,359	46.3
Okanogan	\$204,300	4.17	\$796	\$54,800	143.4	\$784	\$56,268	104.6
Pacific	\$180,700	4.17	\$704	\$56,200	166.2	\$693	\$38,692	81.3
Pend Oreille	\$187,000	4.17	\$728	\$51,500	147.2	\$718	\$38,565	78.3
Pierce	\$315,600	4.17	\$1,230	\$76,200	129.0	\$1,211	\$50,718	61.0
San Juan	\$537,500	4.17	\$2,095	\$69,800	69.4	\$2,063	\$44,639	31.5
Skagit	\$329,600	4.17	\$1,284	\$70,400	114.2	\$1,265	\$36,653	42.2
Skamania	\$277,500	4.17	\$1,081	\$78,000	150.2	\$1,065	\$53,171	72.8
Snohomish	\$442,300	4.17	\$1,724	\$89,400	108.0	\$1,698	\$69,154	59.4
Spokane	\$222,700	4.17	\$868	\$66,900	160.5	\$855	\$57,921	98.8
Stevens	\$187,000	4.17	\$728	\$57,500	164.3	\$718	\$45,586	92.6
Thurston	\$287,900	4.17	\$1,122	\$80,000	148.5	\$1,105	\$55,057	72.6
Wahkiakum	\$220,700	4.17	\$860	\$59,600	144.3	\$847	\$22,294	38.4
Walla Walla	\$221,000	4.17	\$861	\$62,100	150.2	\$848	\$62,390	107.2
Whatcom	\$345,900	4.17	\$1,348	\$72,800	112.5	\$1,328	\$59,015	64.8
Whitman	\$220,800	4.17	\$860	\$65,700	159.0	\$847	\$58,180	100.1
Yakima	\$204,400	4.17	\$796	\$54,700	143.0	\$784	\$44,181	82.1
<b>Statewide</b>	<b>\$352,200</b>	<b>4.17</b>	<b>\$1,372</b>	<b>\$77,900</b>	<b>118.2</b>	<b>\$1,352</b>	<b>\$63,359</b>	<b>68.3</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 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017
Adams	196.4	194.5	197.0	200.4	193.9	178.6	178.4	177.8	174.1
Asotin	182.1	192.8	178.4	182.2	177.1	171.8	153.9	157.8	160.9
Benton	180.2	174.7	172.5	175.2	175.3	158.8	156.6	155.1	151.8
Chelan	145.7	153.1	145.6	140.7	138.5	144.2	134.9	117.9	126.7
Clallam	152.2	147.0	130.4	131.4	139.4	125.5	121.9	122.8	120.4
Clark	152.9	148.8	144.8	143.5	141.7	135.3	123.3	121.6	123.8
Columbia	472.9	133.8	213.6	252.4	235.0	203.8	262.0	260.7	247.2
Cowlitz	187.2	186.3	165.8	171.0	164.5	150.2	156.1	148.2	141.6
Douglas	156.6	152.4	150.6	152.2	142.4	140.2	137.1	132.9	136.3
Ferry	232.2	224.7	218.8	229.4	266.0	271.6	232.5	216.3	194.7
Franklin	180.2	174.7	172.5	175.2	175.3	158.8	156.6	155.1	151.8
Garfield	169.3	169.3	167.6	168.5	165.0	155.7	153.9	149.9	147.6
Grant	194.1	176.3	160.2	163.5	165.8	163.9	161.0	152.6	147.5
Grays Harbor	189.4	210.5	195.7	205.3	188.4	187.5	181.0	177.0	157.9
Island	131.6	139.4	133.1	131.4	132.7	122.9	122.9	118.2	119.8
Jefferson	122.9	121.4	115.6	116.8	104.7	99.1	107.0	98.1	101.6
King	102.8	98.7	92.6	93.4	88.9	86.4	79.4	78.1	80.4
Kitsap	159.6	158.4	151.1	151.1	153.3	145.6	133.7	132.5	135.4
Kittitas	143.7	139.2	149.0	141.3	136.5	125.3	130.2	128.9	115.3
Klickitat	185.7	131.6	104.7	149.8	116.2	125.8	113.4	108.7	114.5
Lewis	199.1	204.2	182.7	183.1	191.9	178.3	169.0	151.6	147.8
Lincoln	385.5	362.0	374.6	366.8	365.5	359.9	347.7	331.0	305.3
Mason	192.5	198.3	182.9	175.3	174.0	169.9	168.8	155.2	153.0
Okanogan	163.5	180.2	176.5	145.9	146.4	179.1	164.4	133.8	143.4
Pacific	206.4	228.3	211.3	209.2	205.8	192.8	181.5	184.0	166.2
Pend Oreille	193.6	178.7	173.8	177.7	184.2	190.2	162.4	161.5	147.2
Pierce	149.7	159.1	148.8	147.6	145.3	138.1	130.5	120.1	129.0
San Juan	75.7	63.4	92.9	75.1	87.6	79.8	72.2	67.3	69.4
Skagit	135.8	143.0	129.3	134.3	132.2	121.9	119.6	116.3	114.2
Skamania	156.6	166.2	193.2	167.7	154.4	179.4	155.6	145.8	150.2
Snohomish	119.4	126.6	124.8	122.5	123.7	111.4	108.9	105.4	108.0
Spokane	184.8	185.2	174.2	172.6	177.4	166.5	159.4	158.6	160.5
Stevens	216.7	200.0	194.5	198.8	205.9	212.6	181.4	180.4	164.3
Thurston	169.6	172.0	162.7	163.1	161.5	154.9	148.0	147.2	148.5
Wahkiakum	146.4	181.7	161.2	158.4	151.7	141.5	150.1	148.7	144.3
Walla Walla	180.6	164.5	162.6	155.0	163.7	153.2	153.1	150.2	150.2
Whatcom	128.2	127.4	132.1	126.8	122.7	114.3	113.6	110.7	112.5
Whitman	173.4	169.2	151.8	156.4	161.8	136.1	145.0	143.6	159.0
Yakima	176.0	164.2	161.8	157.4	149.3	146.9	142.4	139.4	143.0
<b>Statewide</b>	<b>120.7</b>	<b>143.4</b>	<b>134.0</b>	<b>132.3</b>	<b>131.0</b>	<b>124.3</b>	<b>123.7</b>	<b>114.4</b>	<b>118.2</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 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017
Adams	115.1	113.3	114.1	115.4	111.1	101.8	101.0	100.2	97.5
Asotin	104.3	111.1	103.3	106.1	103.7	101.2	91.1	93.9	96.2
Benton	118.5	114.9	113.5	115.3	115.5	104.7	103.2	102.3	100.1
Chelan	82.1	86.2	81.9	79.2	77.9	81.2	75.9	66.3	71.3
Clallam	134.0	132.8	120.8	124.8	135.6	125.1	124.2	127.9	128.1
Clark	88.8	86.8	84.7	84.2	83.5	80.1	73.2	72.5	74.1
Columbia	291.5	83.6	135.1	161.7	152.5	134.0	174.3	175.5	168.3
Cowlitz	108.6	108.9	97.6	101.4	98.4	90.5	94.7	90.6	87.1
Douglas	85.2	82.5	81.2	81.8	76.2	74.8	72.9	70.3	71.9
Ferry	93.2	88.0	83.4	85.2	96.1	95.6	79.5	71.9	62.8
Franklin	63.9	59.6	56.6	55.2	53.0	46.0	43.3	40.9	38.1
Garfield	118.2	118.7	118.1	119.3	117.4	111.3	110.5	108.1	107.0
Grant	111.0	100.6	91.1	92.8	93.9	92.7	90.8	85.8	82.8
Grays Harbor	109.3	121.9	113.6	119.4	109.9	109.7	106.2	104.1	93.1
Island	86.8	92.9	89.7	89.5	91.2	85.5	86.2	83.8	85.8
Jefferson	73.0	72.7	69.8	71.1	64.3	61.4	66.8	61.7	64.4
King	58.9	56.7	53.4	54.0	51.6	50.4	46.5	45.9	47.4
Kitsap	107.8	108.3	104.6	105.9	108.7	104.6	97.1	97.3	100.5
Kittitas	66.1	63.9	68.2	64.6	62.3	57.1	59.2	58.5	52.2
Klickitat	112.9	79.8	63.4	90.4	70.0	75.7	68.1	65.1	68.5
Lewis	128.7	133.9	121.5	123.4	131.2	123.6	118.7	107.8	106.4
Lincoln	284.7	270.6	283.4	280.8	283.1	282.2	275.6	265.3	247.4
Mason	74.6	74.7	66.9	62.2	60.0	56.8	54.6	48.6	46.3
Okanogan	107.1	119.7	118.9	99.7	101.4	125.8	116.9	96.4	104.6
Pacific	102.4	113.0	104.4	103.2	101.4	94.8	89.1	90.2	81.3
Pend Oreille	104.7	96.4	93.6	95.4	98.7	101.9	86.7	86.1	78.3
Pierce	75.1	79.2	73.5	72.4	70.7	66.8	62.6	57.2	61.0
San Juan	37.6	31.2	45.1	36.1	41.6	37.5	33.6	30.9	31.5
Skagit	60.2	62.0	54.9	55.8	53.7	48.4	46.4	44.1	42.2
Skamania	76.9	81.4	94.5	81.9	75.3	87.4	75.6	70.7	72.8
Snohomish	65.5	69.5	68.4	67.2	67.9	61.2	59.8	57.9	59.4
Spokane	109.1	109.9	103.9	103.5	106.9	100.9	97.1	97.1	98.8
Stevens	120.3	111.2	108.3	110.9	115.1	119.2	101.8	101.5	92.6
Thurston	87.9	88.5	83.1	82.7	81.3	77.5	73.5	72.5	72.6
Wahkiakum	53.6	64.2	54.9	51.9	47.8	42.9	43.6	41.4	38.4
Walla Walla	119.7	110.2	109.9	105.7	112.7	106.5	107.4	106.3	107.2
Whatcom	71.9	71.7	74.6	71.8	69.8	65.2	65.0	63.6	64.8
Whitman	94.6	94.1	86.1	90.3	95.1	81.5	88.3	88.9	100.1
Yakima	101.3	94.5	93.0	90.5	85.8	84.4	81.8	80.0	82.1
<b>Statewide</b>	<b>68.7</b>	<b>81.7</b>	<b>76.5</b>	<b>75.7</b>	<b>75.1</b>	<b>71.4</b>	<b>71.2</b>	<b>66.0</b>	<b>68.3</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 2017

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	16.2	48.6	70.3	100.0
Asotin	2.2	16.7	58.9	91.1
Benton	3.9	11.0	26.4	87.1
Chelan	1.4	9.6	25.3	67.1
Clallam	2.2	12.6	28.4	76.5
Clark	1.1	4.5	10.1	61.8
Columbia	6.6	29.6	59.5	91.7
Cowlitz	0.9	12.7	34.0	88.7
Douglas	1.1	8.0	20.7	86.2
Ferry	11.6	62.8	72.1	97.7
Franklin	3.9	11.0	26.4	87.1
Garfield	2.2	16.7	58.9	91.1
Grant	3.9	23.2	58.4	92.7
Grays Harbor	11.4	31.4	55.9	88.0
Island	NA	0.8	10.3	60.9
Jefferson	3.2	10.9	26.9	64.1
King	NA	0.2	1.0	25.3
Kitsap	0.3	2.7	14.9	62.4
Kittitas	NA	4.2	14.2	55.8
Klickitat	6.8	17.6	36.5	71.6
Lewis	3.7	15.7	45.7	88.0
Lincoln	20.7	69.0	79.3	93.1
Mason	2.7	25.4	55.8	90.6
Okanogan	5.9	24.9	45.7	83.3
Pacific	4.7	25.6	59.9	91.9
Pend Oreille	6.9	37.4	61.6	90.1
Pierce	0.3	2.4	14.1	67.1
San Juan	NA	0.6	3.0	32.0
Skagit	1.0	4.5	12.2	61.9
Skamania	2.4	26.2	42.9	76.2
Snohomish	0.7	3.4	7.7	45.7
Spokane	2.9	19.1	45.7	85.8
Stevens	6.9	37.4	61.6	90.1
Thurston	0.6	4.3	19.3	76.6
Wahkiakum	4.3	4.3	30.4	91.3
Walla Walla	6.6	29.6	59.5	91.7
Whatcom	4.7	8.1	13.0	61.9
Whitman	2.3	25.6	48.8	97.7
Yakima	4.7	27.2	52.3	91.5
<b>Statewide</b>	<b>2.6</b>	<b>12.0</b>	<b>27.8</b>	<b>70.5</b>

WCRER Estimates

# LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Fourth Quarters

County	2010	2011	2012	2013	2014	2015	2016	2017	% Change
Adams	NA	NA	52	71	59	27	32	37	15.6
Asotin	796	378	299	278	296	260	178	180	1.1
Benton	1,263	1,500	1,564	1,403	1,128	900	718	736	2.5
Chelan	471	462	348	315	195	259	186	146	-21.5
Clallam	555	574	472	455	386	390	203	183	-9.9
Clark	3,143	2,557	1,984	2,155	1,730	849	690	665	-3.6
Columbia	68	87	NA	399	19	22	NA	301	NA
Cowlitz	575	470	391	369	405	242	185	212	14.6
Douglas	212	179	141	131	83	100	79	87	10.1
Ferry	NA	NA	76	65	78	52	59	43	-27.1
Franklin	1,263	1,500	1,564	1,403	1,128	900	718	736	2.5
Garfield	796	378	299	278	296	260	178	180	1.1
Grant	450	471	433	414	418	331	282	233	-17.4
GraysHarbor	733	699	613	629	550	437	382	299	-21.7
Island	826	731	564	555	480	255	324	253	-21.9
Jefferson	416	414	306	317	301	206	196	156	-20.4
King	7,661	5,502	3,008	3,312	2,788	1,702	1,613	1,152	-28.6
Kitsap	1,437	1,348	1,138	1,140	853	582	606	370	-38.9
Kittitas	356	377	331	309	358	202	167	120	-28.1
Klickitat	197	177	172	172	168	144	92	74	-19.6
Lewis	715	636	564	640	553	370	259	267	3.1
Lincoln	NA	NA	46	33	39	29	23	29	26.1
Mason	638	602	593	571	459	362	316	224	-29.1
Okanogan	336	347	338	361	371	298	260	221	-15.0
Pacific	314	348	287	314	303	218	178	172	-3.4
Pend	427	401	422	391	332	275	239	203	-15.1
Pierce	4,817	3,850	2,530	2,890	2,755	1,989	1,615	1,416	-12.3
SanJuan	323	353	271	319	283	265	205	169	-17.6
Skagit	958	804	586	628	504	428	328	286	-12.8
Skamania	82	81	76	55	60	46	44	42	-4.5
Snohomish	3,799	2,615	1,322	1,843	1,698	1,146	868	586	-32.5
Spokane	2,963	2,722	2,294	2,210	2,017	1,582	1,196	1,047	-12.5
Stevens	427	401	422	391	332	275	239	203	-15.1
Thurston	1,488	1,295	953	1,037	994	786	669	462	-30.9
Wahkiakum	NA	NA	NA	NA	NA	NA	NA	23	NA
WallaWalla	611	597	411	399	408	365	301	301	0.0
Whatcom	1,220	1,082	912	921	835	649	486	430	-11.5
Whitman	133	152	107	109	100	111	91	43	-52.7
Yakima	985	854	654	704	725	567	475	449	-5.5
<b>Statewide</b>	<b>38,968</b>	<b>32,665</b>	<b>24,258</b>	<b>25,914</b>	<b>22,731</b>	<b>16,446</b>	<b>13,545</b>	<b>11,617</b>	<b>-14.2</b>

WCRER Estimates

# MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

December 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	3.1	3.1	1.5	3.5	NA	2.5	-10.7
Asotin	11.2	1.7	2.2	4.8	44.9	2.9	7.4
Benton	2.5	1.1	0.7	2.1	5.6	1.6	0.0
Chelan	1.5	4.5	1.1	1.6	NA	1.9	-13.6
Clallam	3.0	2.2	1.2	2.2	4.5	2.2	29.4
Clark	1.4	3.4	0.7	0.8	3.1	1.1	10.0
Columbia	13.5	62.1	34.7	37.4	NA	38.7	NA
Cowlitz	0.6	1.3	0.9	2.1	5.7	1.6	0.0
Douglas	3.0	2.6	1.0	2.3	NA	2.1	5.0
Ferry	15.3	22.4	4.1	11.2	NA	13.1	-27.2
Franklin	2.5	1.1	0.7	2.1	5.6	1.6	0.0
Garfield	11.2	1.7	2.2	4.8	44.9	2.9	7.4
Grant	2.9	2.2	2.3	3.8	12.2	2.9	-32.6
Grays Harbor	3.5	2.2	1.8	4.9	14.2	3.0	-31.8
Island	NA	2.0	1.6	1.3	3.1	1.7	-34.6
Jefferson	7.9	4.8	3.3	1.9	5.4	3.0	-33.3
King	NA	0.4	0.3	0.4	0.5	0.5	-28.6
Kitsap	1.5	0.8	0.7	0.8	2.0	1.0	-37.5
Kittitas	NA	1.3	0.7	1.5	3.8	1.7	-37.0
Klickitat	3.8	1.7	2.6	2.8	12.6	3.3	-23.3
Lewis	1.7	1.7	2.3	3.5	10.6	2.8	-15.2
Lincoln	2.1	6.7	1.2	3.8	NA	3.5	-47.0
Mason	0.9	2.5	1.8	2.1	3.7	2.1	-36.4
Okanogan	6.9	3.9	3.0	7.9	18.1	5.5	-25.7
Pacific	1.9	3.1	4.6	7.2	8.2	4.5	2.3
Pend Oreille	2.5	5.4	3.7	5.4	NA	4.8	-21.3
Pierce	1.2	0.9	0.7	0.9	3.0	1.2	-20.0
San Juan	NA	NA	13.9	4.4	7.3	6.6	-26.7
Skagit	3.0	2.1	0.8	1.6	3.6	1.9	-5.0
Skamania	2.9	4.2	5.1	2.2	7.3	3.5	12.9
Snohomish	1.4	2.4	0.7	0.4	0.8	0.6	-40.0
Spokane	2.0	0.9	1.0	1.5	4.6	1.3	-23.5
Stevens	2.5	5.4	3.7	5.4	NA	4.8	-21.3
Thurston	0.8	1.5	0.6	1.0	3.5	1.1	-38.9
Wahkiakum	2.5	NA	2.2	4.4	NA	3.4	NA
Walla Walla	8.9	5.2	3.3	4.0	9.7	4.3	-14.0
Whatcom	2.5	1.8	0.9	1.4	2.9	1.7	-22.7
Whitman	0.4	1.1	1.1	1.5	NA	1.3	-40.9
Yakima	1.6	3.4	1.9	4.1	NA	3.0	-3.2
<b>Statewide</b>	<b>2.4</b>	<b>2.0</b>	<b>1.2</b>	<b>1.2</b>	<b>1.4</b>	<b>1.3</b>	<b>-18.8</b>

WCRER Estimates

# MEDIAN HOME PRICES

State of Washington and Counties  
Annual, 2010-2017

County	2010	2011	2012	2013	2014	2015	2016	2017
Adams	\$123,900	\$120,700	\$128,300	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100
Asotin	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100
Benton	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000
Chelan	\$224,800	\$218,000	\$220,900	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100
Clallam	\$206,400	\$179,800	\$191,500	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300
Clark	\$212,500	\$189,800	\$197,900	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800
Columbia	\$125,000	\$128,300	\$145,400	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700
Cowlitz	\$156,700	\$139,100	\$136,600	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600
Douglas	\$212,700	\$203,300	\$202,100	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000
Ferry	NA	NA	\$95,000	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700
Franklin	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000
Garfield	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100
Grant	\$161,300	\$154,100	\$154,900	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500
Grays Harbor	\$133,200	\$116,600	\$113,000	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400
Island	\$264,700	\$248,700	\$251,200	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400
Jefferson	\$273,000	\$235,200	\$239,900	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200
King	\$379,100	\$344,900	\$367,700	\$420,500	\$449,600	\$493,800	\$566,200	\$637,700
Kitsap	\$241,600	\$234,700	\$237,800	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600
Kittitas	\$218,400	\$191,200	\$194,900	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300
Klickitat	\$198,700	\$178,300	\$188,300	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100
Lewis	\$152,400	\$138,600	\$142,100	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200
Lincoln	\$73,600	\$70,800	\$82,000	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000
Mason	\$170,000	\$145,700	\$157,100	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600
Okanogan	\$174,100	\$161,000	\$153,200	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700
Pacific	\$132,600	\$121,800	\$102,300	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000
Pend Oreille	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200
Pierce	\$218,700	\$193,500	\$194,700	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700
San Juan	\$422,000	\$413,600	\$351,400	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700
Skagit	\$227,000	\$203,400	\$209,400	\$228,600	\$236,500	\$258,100	\$287,300	\$317,000
Skamania	\$160,000	\$164,000	\$178,600	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600
Snohomish	\$277,300	\$242,400	\$261,900	\$299,100	\$328,700	\$363,800	\$391,700	\$439,300
Spokane	\$172,700	\$162,300	\$170,100	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600
Stevens	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200
Thurston	\$230,100	\$217,700	\$219,100	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800
Wahkiakum	\$150,000	\$90,000	\$127,500	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800
Walla Walla	\$179,800	\$170,600	\$166,500	\$180,700	\$176,300	\$185,800	\$212,300	\$217,900
Whatcom	\$254,000	\$241,800	\$252,400	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600
Whitman	\$201,700	\$186,300	\$196,700	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200
Yakima	\$155,100	\$150,300	\$161,800	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200
<b>Statewide</b>	<b>\$245,700</b>	<b>\$223,900</b>	<b>\$236,600</b>	<b>\$253,800</b>	<b>\$267,600</b>	<b>\$289,100</b>	<b>\$315,900</b>	<b>\$348,900</b>

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
<b>Statewide</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>44,077</b>	<b>25.4</b>

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
<b>Statewide</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>22,463</b>	<b>13.5</b>

U.S. Department of Commerce

# TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2011-2016

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
<b>Statewide</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>3,066,070</b>	<b>1.5</b>

WCRER estimates

# SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2011-2016

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
<b>Statewide</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>2,011,716</b>	<b>1.1</b>

WCRER estimates

# MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2011-2016

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
<b>Statewide</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>1,054,354</b>	<b>2.1</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