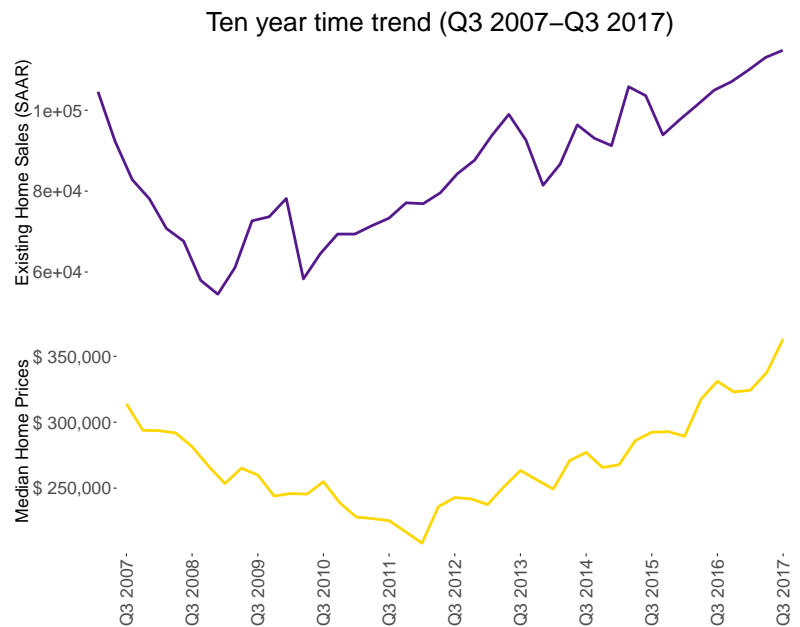


Washington Market Highlights: Third Quarter 2017

- Existing home sales increased in the third quarter by 1.6 percent to a seasonally adjusted annual rate of 114,820 units compared to last quarter, and rose 9.4 percent compared to a year earlier.
- Building permit activity rose 12.5 percent from a year earlier, totaling 11,684 new units authorized. Of these, 6,189 were issued for single-family units.
- The median price home sold in Washington during the second quarter was \$363,200, 9.7 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers fell 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 20,184 single-family homes at the end of the quarter, a 5.9% increase from the first quarter and a 11.7 percent decrease from a year ago. This inventory level represented a 2.0 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.

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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 third 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 rose to \$363,200 in the third quarter, 9.7 percent higher than the same time in 2016.

The seasonally adjusted annual rate of existing home sales rose 9.4 percent from the second quarter of 2017—from 104,970 to 114,820. 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, except for Walla Walla with a relative decrease of just 0.4%. Statewide, Klickitat County recorded the highest relative increase of 33.1 percent, followed by Pierce County at 18.5 percent. Median prices were lower than a year earlier in two counties, with prices in Columbia County decreasing by 6.5%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$93,000 in Lincoln County to \$658,400 in King County (San Juan County has the second highest median values at \$553,600).

Housing affordability was lower in the third quarter than

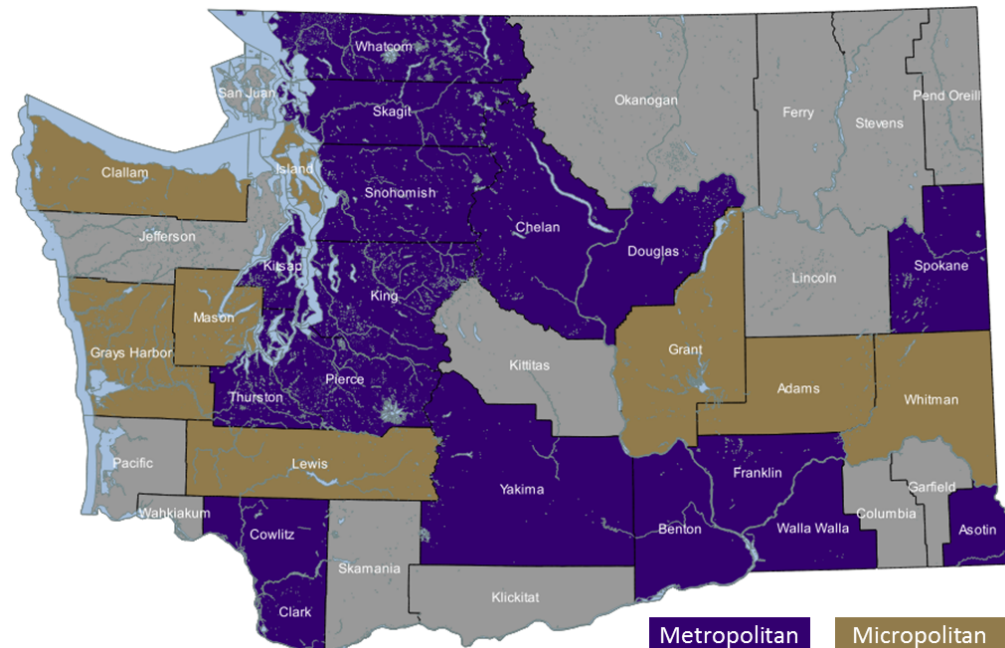
both the previous quarter and the previous year. That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 114.4, down from 123.7 in the second quarter of 2017. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 14.4 percent above the median.

Statewide, the first-time buyer index showed an decrease of 5.2 points, ending the quarter at 66.0. 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 66.0 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 third quarter of 2017, a total of 11,684 building permits were recorded, an increase of 12.5% 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:

8 of 39

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

1.6%

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

9.1%

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

114,820

Seasonally Adjusted Annual Sales (SAAR).

230

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

9.4%

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.

25 of 39

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

4 of 17

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

33.3%

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

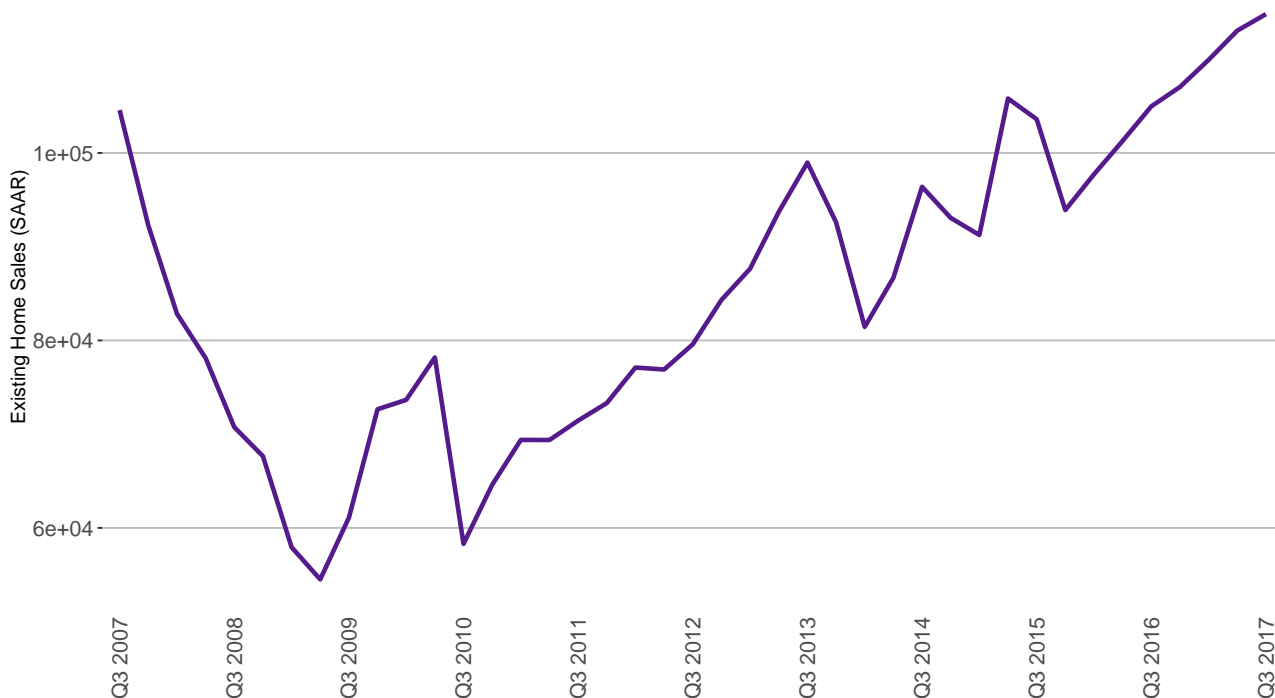
100,410

370

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

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**87.5 %** of state total).

Ten year time trend (Q3 2007–Q3 2017)



Housing Construction:

11,684

Number of building permits issued during the quarter.

12.5%

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

7.3%

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

14.8%

Increase in year-over-year single family permits (**790** additional units).

10.2%

Increase in year-over-year multifamily permits (**512** additional units).

75.0%

Greatest year-over-year increase in permits in a Metropolitan county, (**Cowlitz** county, **24** additional units).

64.3%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Skamania** county, **9** additional units).

17 of 21

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.

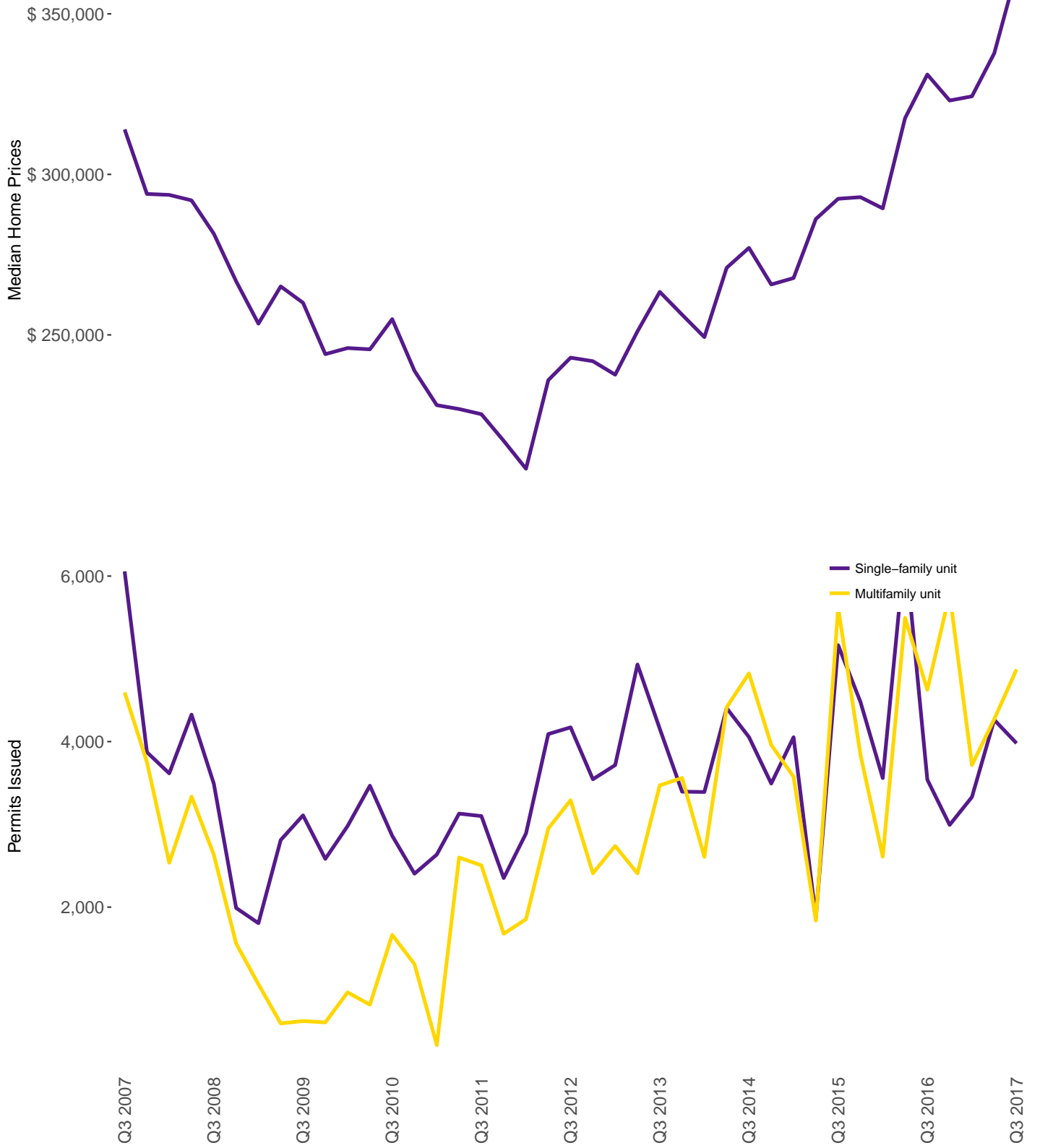
10 of 13

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.



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

Ten year time trend (Q3 2007–Q3 2017)



Home Prices:

\$363,200

Median selling price of a single family home.

9.7%

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

10.6%

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

\$658,400

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

\$93,000

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

\$202,100

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

\$147,300–\$349,700

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

Zero of Two

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

Sixteen of Thirty-seven

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

5.9%, 12.0%, & 11.8%

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 15.5%

Pierce 18.5%

Snohomish 12.5%

Spokane 5.0%

Thurston 6.9%

Prices by Bedroom:

\$245,700

Median price for a 2-bedroom single family home, a **7.5%** year-over-year **increase**.

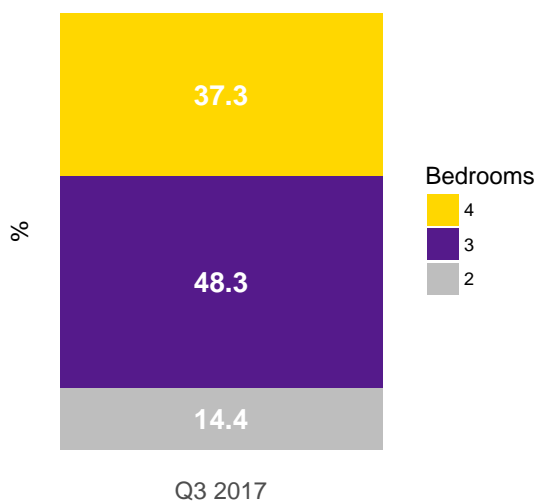
\$334,200

Median price for a 3-bedroom single family home, a **14.0%** year-over-year **increase**.

\$454,200

Median price for a 4-bedroom single family home, a **11.6%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

3.9%

Smallest increase in price of a 2-bedroom home in a Metropolitan county, seen in **Thurston** county (up to **\$237,000**).

Four

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

Zero & One

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

Housing Affordability:

lower than a year ago.

78.1 & 118.2

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

4

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

9.7%

Year-over-year increase in home prices.

66.0

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

Worse & Worse

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

10 of 39

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

114.4

Statewide all-buyer housing affordability index.

40.9 to 106.3

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

67.3 to 331.0

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

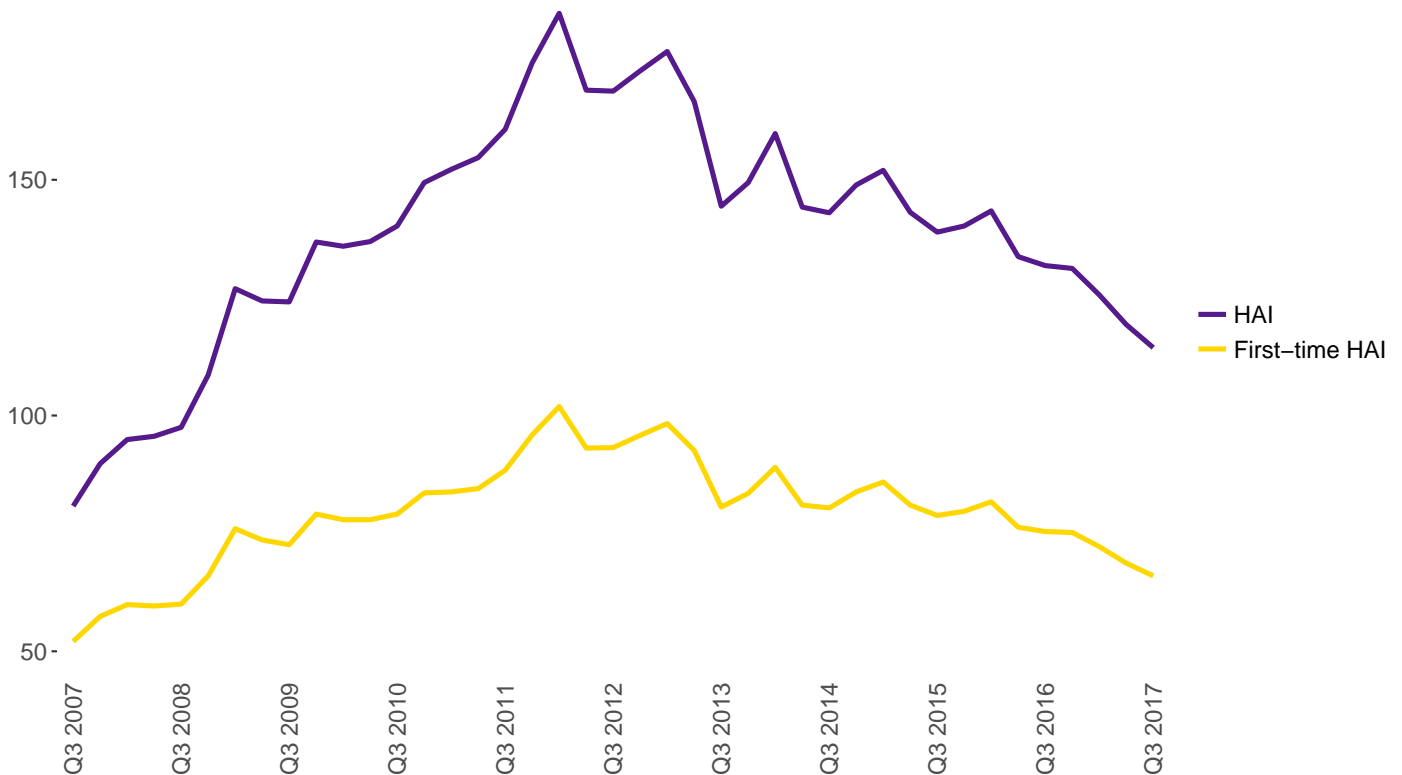
48.6 to 127.9

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

38 of 39

Number of counties with statewide all-buyer affordability

Ten year time trend (Q3 2007–Q3 2017)



Availability of Affordable Housing:

\$77,650

Statewide median family income

\$48,950 to \$96,150

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

\$63,032

Statewide median household income

\$23,244 to \$90,732

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

1.9%
Statewide inventory priced below \$80,000, **decreased** from 2.5% from a year ago.

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

0.1% & 0%
Homes in **King** and **San Juan** counties below \$80,000.

9.5%
Statewide inventory priced below \$160,000, **decreased** from 12.5% a year ago.

0.2% to 6.6%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Skagit** county.

Available Inventory:

20,184

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

1,128 & 2,675

Increase from last quarter (5.9%), and **Decline** from last year (11.7%).

3,048 & 2,382

Largest available inventories seen in **King** county and **Pierce** county. **Up 18.0%**, and **up 9.7%** from last quarter.

Six of Seven

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

52.6%

Largest relative increase in listings seen in **Skamania** county (58 units).

15 of 39

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

20.0%
Largest decline since last quarter, seen in **Wahkiakum** county.

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

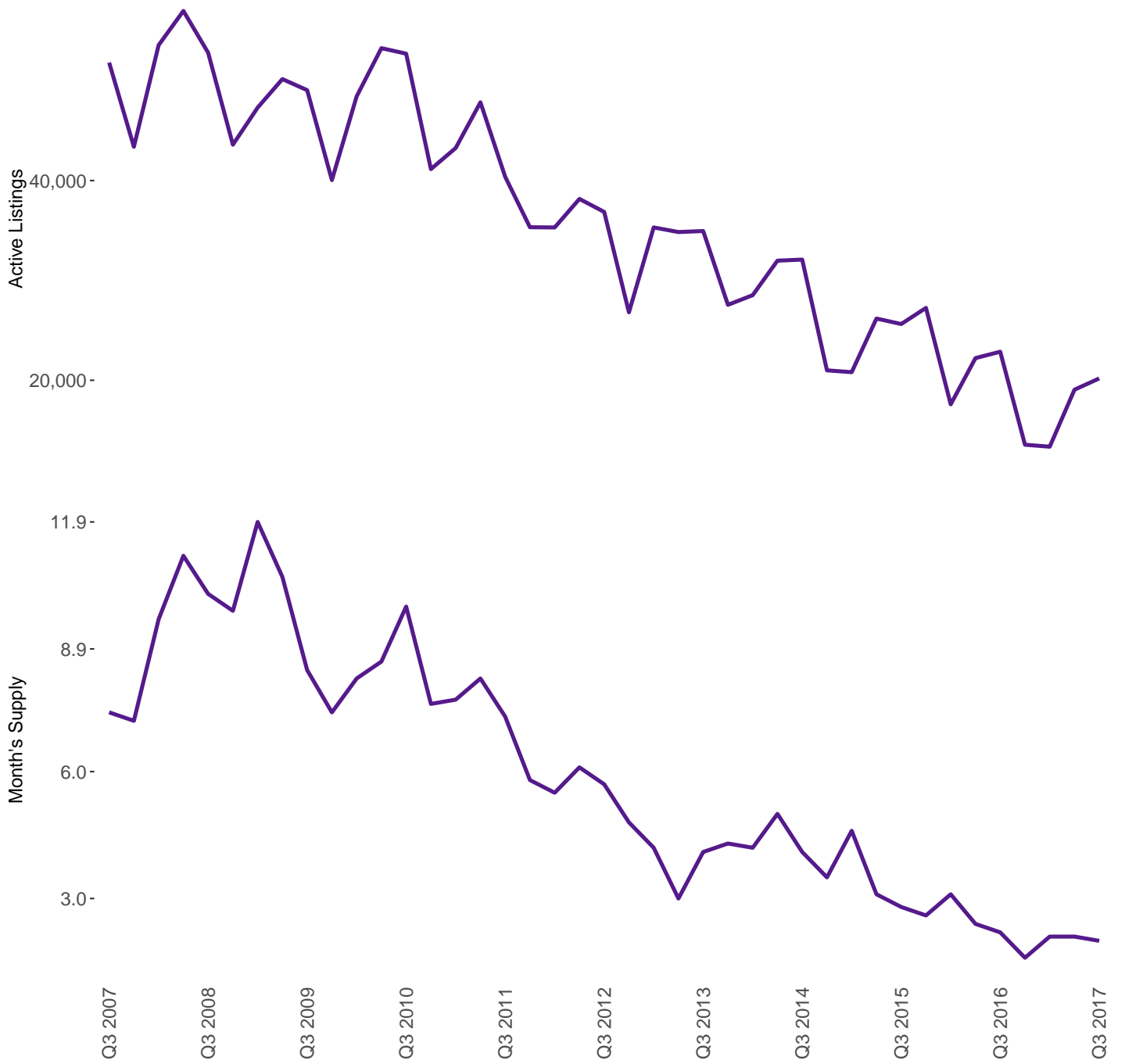
2.0
Month's supply of housing. **2.1** last quarter, and **2.2** last year.

1.4 to 11.3
Range of month's supply across the counties—low in **King** county, high in **Ferry** county.

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

0 & 10
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 (Q3 2007–Q3 2017)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	130	8.3	30.0	9	0.0	\$147,300	8.7	177.8	100.2
Asotin	250	0.0	-13.8	9	28.6	\$202,100	11.5	157.8	93.9
Benton	4,040	-5.4	-2.4	351	10.4	\$245,200	9.0	155.1	102.3
Chelan	1,030	2.0	8.4	180	42.9	\$337,300	18.2	117.9	66.3
Clallam	1,070	-2.7	39.0	77	8.5	\$269,700	3.3	122.8	127.9
Clark	7,800	-0.1	0.5	838	15.3	\$342,000	13.8	121.6	72.5
Columbia	120	33.3	-20.0	1	0.0	\$128,500	-6.5	260.7	175.5
Cowlitz	1,430	2.1	12.6	56	75.0	\$227,100	11.3	148.2	90.6
Douglas	580	3.6	7.4	52	0.0	\$290,900	13.4	132.9	70.3
Ferry	90	12.5	28.6	7	16.7	\$123,000	2.5	216.3	71.9
Franklin	1,360	-4.9	-2.2	153	33.0	\$245,200	9.0	155.1	40.9
Garfield	50	0.0	-16.7	1	0.0	\$191,100	8.5	149.9	108.1
Grant	910	3.4	3.4	87	20.8	\$194,400	3.4	152.6	85.8
Grays Harbor	1,820	6.4	16.7	65	8.3	\$167,600	12.0	177.0	104.1
Island	2,040	-2.4	10.3	127	18.7	\$349,700	7.3	118.2	83.8
Jefferson	680	-2.9	-2.9	81	19.1	\$368,700	15.0	98.1	61.7
King	28,980	1.2	8.1	4,555	0.9	\$658,400	15.5	78.1	45.9
Kitsap	5,050	3.9	13.5	330	42.9	\$326,500	10.2	132.5	97.3
Kittitas	1,250	2.5	8.7	100	7.5	\$278,900	5.8	128.9	58.5
Klickitat	330	6.5	26.9	37	5.7	\$259,600	33.1	108.7	65.1
Lewis	1,260	2.4	13.5	82	22.4	\$211,100	16.4	151.6	107.8
Lincoln	110	22.2	22.2	18	28.6	\$93,000	6.9	331.0	265.3
Mason	1,350	8.0	20.5	60	25.0	\$220,700	9.0	155.2	48.6
Okanogan	430	4.9	7.5	40	5.3	\$218,500	5.3	133.8	96.4
Pacific	530	0.0	6.0	25	13.6	\$162,900	9.7	184.0	90.2
Pend Oreille	270	8.0	12.5	19	11.8	\$170,000	6.2	161.5	86.1
Pierce	15,570	2.4	13.6	1,402	56.3	\$338,400	18.5	120.1	57.2
San Juan	360	2.9	12.5	35	-28.6	\$553,600	7.6	67.3	30.9
Skagit	2,450	0.0	10.9	137	42.7	\$322,900	11.5	116.3	44.1
Skamania	280	0.0	12.0	23	64.3	\$285,400	11.0	145.8	70.7
Snohomish	11,360	2.9	5.8	1,108	20.3	\$452,400	12.5	105.4	57.9
Spokane	9,060	1.2	21.1	854	39.5	\$225,100	5.0	158.6	97.1
Stevens	790	8.2	12.9	31	0.0	\$170,000	6.2	180.4	101.5
Thurston	5,350	4.9	20.5	282	-15.6	\$289,800	6.9	147.2	72.5
Wahkiakum	100	-9.1	-23.1	4	0.0	\$213,700	2.8	148.7	41.4
Walla Walla	930	5.7	4.5	28	-12.5	\$220,500	-0.4	150.2	106.3
Whatcom	3,270	-0.3	3.5	282	-30.4	\$350,600	10.6	110.7	63.6
Whitman	440	0.0	-4.3	56	0.0	\$244,000	5.0	143.6	88.9
Yakima	1,900	0.5	1.6	82	1.2	\$209,300	9.0	139.4	80.0
Statewide	114,820	1.6	9.4	11,684	12.5	\$363,200	9.7	114.4	66.0

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	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	% Change by qtr	% Change by year
Adams	100	120	110	120	130	8.3	30.0
Asotin	290	280	260	250	250	0.0	-13.8
Benton	4,140	4,200	4,200	4,270	4,040	-5.4	-2.4
Chelan	950	1,020	1,010	1,010	1,030	2.0	8.4
Clallam	770	930	1,010	1,100	1,070	-2.7	39.0
Clark	7,760	8,050	7,840	7,810	7,800	-0.1	0.5
Columbia	150	70	70	90	120	33.3	-20.0
Cowlitz	1,270	1,340	1,360	1,400	1,430	2.1	12.6
Douglas	540	560	550	560	580	3.6	7.4
Ferry	70	70	80	80	90	12.5	28.6
Franklin	1,390	1,410	1,410	1,430	1,360	-4.9	-2.2
Garfield	60	50	50	50	50	0.0	-16.7
Grant	880	880	870	880	910	3.4	3.4
Grays Harbor	1,560	1,570	1,670	1,710	1,820	6.4	16.7
Island	1,850	1,840	1,980	2,090	2,040	-2.4	10.3
Jefferson	700	660	680	700	680	-2.9	-2.9
King	26,810	27,450	27,570	28,630	28,980	1.2	8.1
Kitsap	4,450	4,610	4,760	4,860	5,050	3.9	13.5
Kittitas	1,150	1,120	1,170	1,220	1,250	2.5	8.7
Klickitat	260	260	290	310	330	6.5	26.9
Lewis	1,110	1,080	1,140	1,230	1,260	2.4	13.5
Lincoln	90	90	80	90	110	22.2	22.2
Mason	1,120	1,140	1,160	1,250	1,350	8.0	20.5
Okanogan	400	420	420	410	430	4.9	7.5
Pacific	500	510	520	530	530	0.0	6.0
Pend Oreille	240	240	240	250	270	8.0	12.5
Pierce	13,710	13,980	14,550	15,200	15,570	2.4	13.6
San Juan	320	310	320	350	360	2.9	12.5
Skagit	2,210	2,240	2,340	2,450	2,450	0.0	10.9
Skamania	250	270	280	280	280	0.0	12.0
Snohomish	10,740	10,880	11,170	11,040	11,360	2.9	5.8
Spokane	7,480	7,630	8,660	8,950	9,060	1.2	21.1
Stevens	700	720	710	730	790	8.2	12.9
Thurston	4,440	4,600	4,890	5,100	5,350	4.9	20.5
Wahkiakum	130	130	110	110	100	-9.1	-23.1
Walla Walla	890	830	880	880	930	5.7	4.5
Whatcom	3,160	3,110	3,200	3,280	3,270	-0.3	3.5
Whitman	460	470	440	440	440	0.0	-4.3
Yakima	1,870	1,900	1,850	1,890	1,900	0.5	1.6
Statewide	104,970	107,040	109,900	113,030	114,820	1.6	9.4

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	% Change by qtr	% Change by year
Adams	20	30	30	30	30	8.3	30.0
Asotin	70	70	60	60	60	0.0	-13.8
Benton	1,060	1,050	1,020	1,090	1,030	-5.4	-2.4
Chelan	240	260	240	260	270	2.0	8.4
Clallam	200	240	250	280	280	-2.7	39.0
Clark	1,990	1,990	1,910	2,010	2,010	-0.1	0.5
Columbia	40	20	20	20	30	33.3	-20.0
Cowlitz	320	330	330	360	370	2.1	12.6
Douglas	140	140	130	140	150	3.6	7.4
Ferry	20	20	20	20	20	12.5	28.6
Franklin	360	350	340	370	350	-4.9	-2.2
Garfield	10	10	10	10	10	0.0	-16.7
Grant	230	220	210	230	240	3.4	3.4
Grays Harbor	390	390	400	430	460	6.4	16.7
Island	490	460	470	520	530	-2.4	10.3
Jefferson	180	170	170	180	170	-2.9	-2.9
King	6,960	6,870	6,680	7,370	7,470	1.2	8.1
Kitsap	1,150	1,150	1,140	1,230	1,300	3.9	13.5
Kittitas	300	290	280	310	320	2.5	8.7
Klickitat	70	70	70	80	80	6.5	26.9
Lewis	290	270	280	310	320	2.4	13.5
Lincoln	20	20	20	20	30	22.2	22.2
Mason	290	280	280	320	350	8.0	20.5
Okanogan	110	100	100	110	120	4.9	7.5
Pacific	130	130	130	130	140	0.0	6.0
Pend Oreille	60	60	60	60	70	8.0	12.5
Pierce	3,520	3,500	3,540	3,860	3,990	2.4	13.6
San Juan	80	80	80	80	90	2.9	12.5
Skagit	570	570	570	630	630	0.0	10.9
Skamania	60	70	70	70	70	0.0	12.0
Snohomish	2,760	2,720	2,720	2,820	2,900	2.9	5.8
Spokane	1,950	1,920	2,040	2,280	2,320	1.2	21.1
Stevens	180	180	170	190	210	8.2	12.9
Thurston	1,140	1,160	1,170	1,300	1,380	4.9	20.5
Wahkiakum	30	30	30	30	20	-9.1	-23.1
Walla Walla	230	210	210	230	240	5.7	4.5
Whatcom	820	780	770	840	850	-0.3	3.5
Whitman	120	110	100	120	110	0.0	-4.3
Yakima	480	480	450	490	490	0.5	1.6
Statewide	27,080	26,800	26,570	28,890	29,510	1.6	9.4

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	820	900	9.8
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	98,890	111,360	12.6

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

MEDIAN HOME PRICES

State of Washington and Counties

Time Trend

County	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	% Change by year
Adams	\$135,500	\$137,900	\$142,300	\$147,600	\$147,300	8.7
Asotin	\$181,200	\$183,700	\$180,000	\$208,300	\$202,100	11.5
Benton	\$225,000	\$221,400	\$232,400	\$244,100	\$245,200	9.0
Chelan	\$285,400	\$287,500	\$264,100	\$294,400	\$337,300	18.2
Clallam	\$261,100	\$242,500	\$256,000	\$273,100	\$269,700	3.3
Clark	\$300,400	\$299,600	\$298,300	\$339,200	\$342,000	13.8
Columbia	\$137,500	\$145,500	\$159,500	\$128,500	\$128,500	-6.5
Cowlitz	\$204,000	\$208,800	\$217,400	\$216,700	\$227,100	11.3
Douglas	\$256,500	\$271,900	\$264,100	\$281,600	\$290,900	13.4
Ferry	\$120,000	\$102,000	\$95,000	\$115,000	\$123,000	2.5
Franklin	\$225,000	\$221,400	\$232,400	\$244,100	\$245,200	9.0
Garfield	\$176,100	\$177,100	\$178,500	\$187,100	\$191,100	8.5
Grant	\$188,000	\$182,600	\$175,600	\$185,200	\$194,400	3.4
Grays Harbor	\$149,700	\$160,700	\$153,500	\$164,700	\$167,600	12.0
Island	\$325,800	\$318,000	\$326,200	\$338,200	\$349,700	7.3
Jefferson	\$320,700	\$352,500	\$353,800	\$339,700	\$368,700	15.0
King	\$570,000	\$590,100	\$577,300	\$650,800	\$658,400	15.5
Kitsap	\$296,300	\$287,700	\$288,000	\$325,000	\$326,500	10.2
Kittitas	\$263,500	\$268,600	\$278,300	\$277,400	\$278,900	5.8
Klickitat	\$195,000	\$247,700	\$217,500	\$250,000	\$259,600	33.1
Lewis	\$181,400	\$170,400	\$174,300	\$190,400	\$211,100	16.4
Lincoln	\$87,000	\$86,000	\$83,000	\$89,000	\$93,000	6.9
Mason	\$202,500	\$200,900	\$195,600	\$204,000	\$220,700	9.0
Okanogan	\$207,600	\$203,800	\$158,300	\$178,700	\$218,500	5.3
Pacific	\$148,500	\$148,700	\$150,900	\$166,000	\$162,900	9.7
Pend Oreille	\$160,000	\$152,100	\$140,000	\$170,000	\$170,000	6.2
Pierce	\$285,600	\$285,800	\$285,800	\$313,200	\$338,400	18.5
San Juan	\$514,300	\$434,400	\$453,100	\$506,200	\$553,600	7.6
Skagit	\$289,600	\$289,900	\$298,900	\$315,500	\$322,900	11.5
Skamania	\$257,100	\$275,000	\$225,000	\$268,700	\$285,400	11.0
Snohomish	\$402,300	\$392,600	\$414,700	\$439,700	\$452,400	12.5
Spokane	\$214,400	\$205,500	\$208,100	\$225,100	\$225,100	5.0
Stevens	\$160,000	\$152,100	\$140,000	\$170,000	\$170,000	6.2
Thurston	\$271,100	\$269,800	\$267,300	\$289,800	\$289,800	6.9
Wahkiakum	\$207,800	\$213,700	\$217,800	\$212,800	\$213,700	2.8
Walla Walla	\$221,400	\$206,500	\$209,800	\$217,400	\$220,500	-0.4
Whatcom	\$316,900	\$322,600	\$329,500	\$343,500	\$350,600	10.6
Whitman	\$232,400	\$221,200	\$250,000	\$243,000	\$244,000	5.0
Yakima	\$192,000	\$199,500	\$192,700	\$205,900	\$209,300	9.0
Statewide	\$325,300	\$323,700	\$324,300	\$337,700	\$363,200	9.7

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Third Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	2016	2017	% Change	2016	2017	% Change	2016	2017	% Change
Adams	85,000	48,300	-43.2	162,000	152,000	-6.2	212,500	212,500	0.0
Asotin	116,000	143,600	23.8	177,100	202,900	14.6	229,400	230,800	0.6
Benton	126,500	135,000	6.7	202,500	227,400	12.3	276,200	306,000	10.8
Chelan	195,000	236,500	21.3	281,500	335,000	19.0	355,000	405,900	14.3
Clallam	216,700	231,200	6.7	277,500	283,300	2.1	262,500	310,000	18.1
Clark	220,500	240,500	9.1	276,400	298,800	8.1	336,400	419,300	24.6
Columbia	55,000	130,000	NA	145,000	147,500	1.7	200,000	333,300	66.6
Cowlitz	121,500	160,600	32.2	204,500	232,600	13.7	277,300	275,000	-0.8
Douglas	170,000	195,000	14.7	242,100	281,500	16.3	350,000	365,600	4.5
Ferry	170,000	120,000	-29.4	110,000	150,000	36.4	95,000	325,000	NA
Franklin	126,500	135,000	6.7	202,500	227,400	12.3	276,200	306,000	10.8
Garfield	116,000	143,600	23.8	177,100	202,900	14.6	229,400	230,800	0.6
Grant	135,000	140,000	3.7	171,700	181,000	5.4	238,100	241,000	1.2
GraysHarbor	131,200	132,900	1.3	162,200	183,500	13.1	151,000	225,000	49.0
Island	325,900	323,600	-0.7	310,700	348,900	12.3	370,000	383,300	3.6
Jefferson	273,100	306,200	12.1	353,300	396,400	12.2	412,500	481,200	16.7
King	433,800	542,900	25.1	494,100	597,300	20.9	716,700	760,700	6.1
Kitsap	221,000	239,800	8.5	297,900	313,900	5.4	356,600	396,900	11.3
Kittitas	236,400	236,500	0.0	260,700	280,500	7.6	290,000	379,200	30.8
Klickitat	126,000	165,000	31.0	258,300	285,000	10.3	300,000	300,000	0.0
Lewis	128,500	166,200	29.3	203,200	218,500	7.5	201,900	262,500	30.0
Lincoln	55,000	37,500	-31.8	130,000	120,000	-7.7	110,000	225,000	NA
Mason	150,000	178,100	18.7	221,700	230,300	3.9	271,400	285,700	5.3
Okanogan	178,000	182,500	2.5	202,100	226,800	12.2	254,200	325,000	27.9
Pacific	132,100	136,400	3.3	163,300	190,000	16.4	197,500	264,300	33.8
Pend	123,300	132,900	7.8	173,700	172,300	-0.8	204,200	227,800	11.6
Pierce	196,600	233,000	18.5	268,600	326,900	21.7	337,100	377,900	12.1
SanJuan	418,700	458,300	9.5	566,700	612,500	8.1	1,041,700	725,000	-30.4
Skagit	214,800	252,800	17.7	288,000	322,600	12.0	352,400	361,900	2.7
Skamania	190,000	165,000	-13.2	250,000	292,500	17.0	350,000	350,000	0.0
Snohomish	271,800	318,600	17.2	360,600	405,300	12.4	478,700	545,400	13.9
Spokane	121,200	129,000	6.4	190,000	200,800	5.7	249,800	269,400	7.8
Stevens	123,300	132,900	7.8	173,700	172,300	-0.8	204,200	227,800	11.6
Thurston	228,000	237,000	3.9	253,000	279,800	10.6	316,300	327,200	3.4
Wahkiakum	NA	150,000	NA	208,300	200,000	-4.0	NA	250,000	NA
WallaWalla	139,000	148,900	7.1	208,000	222,500	7.0	253,800	306,500	20.8
Whatcom	218,900	252,200	15.2	316,600	339,800	7.3	385,700	432,700	12.2
Whitman	130,000	160,000	23.1	223,400	216,700	-3.0	278,300	296,400	6.5
Yakima	100,900	118,900	17.8	191,200	212,700	11.2	263,900	279,700	6.0
Statewide	228,500	245,700	7.5	293,200	334,200	14.0	406,900	454,200	11.6

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Third Quarter 2017

County	Median Price	Mortgage Rate	Monthly Payment	Family Income	HAI	Starter Monthly Payment	Household Income	First Time HAI
Adams	\$147,300	4.16	\$573	\$48,950	177.8	\$564	\$38,802	100.2
Asotin	\$202,100	4.16	\$786	\$59,600	157.8	\$775	\$49,904	93.9
Benton	\$245,200	4.16	\$954	\$71,075	155.1	\$940	\$65,955	102.3
Chelan	\$337,300	4.16	\$1,313	\$74,300	117.9	\$1,293	\$58,821	66.3
Clallam	\$269,700	4.16	\$1,050	\$61,900	122.8	\$1,034	\$90,732	127.9
Clark	\$342,000	4.16	\$1,331	\$77,750	121.6	\$1,311	\$65,246	72.5
Columbia	\$128,500	4.16	\$500	\$62,600	260.7	\$492	\$59,305	175.5
Cowlitz	\$227,100	4.16	\$884	\$62,900	148.2	\$871	\$54,083	90.6
Douglas	\$290,900	4.16	\$1,132	\$72,225	132.9	\$1,115	\$53,818	70.3
Ferry	\$123,000	4.16	\$478	\$49,725	216.3	\$471	\$23,252	71.9
Franklin	\$245,200	4.16	\$954	\$71,075	155.1	\$940	\$26,389	40.9
Garfield	\$191,100	4.16	\$744	\$53,525	149.9	\$732	\$54,353	108.1
Grant	\$194,400	4.16	\$756	\$55,425	152.6	\$745	\$43,879	85.8
Grays Harbor	\$167,600	4.16	\$652	\$55,425	177.0	\$642	\$45,878	104.1
Island	\$349,700	4.16	\$1,361	\$77,250	118.2	\$1,341	\$77,049	83.8
Jefferson	\$368,700	4.16	\$1,435	\$67,575	98.1	\$1,414	\$59,854	61.7
King	\$658,400	4.16	\$2,563	\$96,150	78.1	\$2,525	\$79,535	45.9
Kitsap	\$326,500	4.16	\$1,271	\$80,825	132.5	\$1,252	\$83,545	97.3
Kittitas	\$278,900	4.16	\$1,085	\$67,175	128.9	\$1,069	\$42,882	58.5
Klickitat	\$259,600	4.16	\$1,010	\$52,725	108.7	\$995	\$44,461	65.1
Lewis	\$211,100	4.16	\$821	\$59,825	151.6	\$809	\$59,864	107.8
Lincoln	\$93,000	4.16	\$362	\$57,525	331.0	\$356	\$64,881	265.3
Mason	\$220,700	4.16	\$859	\$64,000	155.2	\$846	\$28,208	48.6
Okanogan	\$218,500	4.16	\$850	\$54,625	133.8	\$838	\$55,389	96.4
Pacific	\$162,900	4.16	\$634	\$56,025	184.0	\$624	\$38,639	90.2
Pend Oreille	\$170,000	4.16	\$661	\$51,325	161.5	\$652	\$38,510	86.1
Pierce	\$338,400	4.16	\$1,317	\$75,975	120.1	\$1,297	\$50,943	57.2
San Juan	\$553,600	4.16	\$2,155	\$69,600	67.3	\$2,123	\$45,026	30.9
Skagit	\$322,900	4.16	\$1,257	\$70,175	116.3	\$1,238	\$37,421	44.1
Skamania	\$285,400	4.16	\$1,111	\$77,750	145.8	\$1,094	\$53,090	70.7
Snohomish	\$452,400	4.16	\$1,761	\$89,075	105.4	\$1,735	\$68,885	57.9
Spokane	\$225,100	4.16	\$876	\$66,700	158.6	\$863	\$57,460	97.1
Stevens	\$170,000	4.16	\$661	\$57,325	180.4	\$652	\$45,365	101.5
Thurston	\$289,800	4.16	\$1,128	\$79,750	147.2	\$1,111	\$55,289	72.5
Wahkiakum	\$213,700	4.16	\$832	\$59,400	148.7	\$819	\$23,244	41.4
Walla Walla	\$220,500	4.16	\$858	\$61,900	150.2	\$845	\$61,649	106.3
Whatcom	\$350,600	4.16	\$1,365	\$72,550	110.7	\$1,344	\$58,630	63.6
Whitman	\$244,000	4.16	\$950	\$65,500	143.6	\$935	\$57,064	88.9
Yakima	\$209,300	4.16	\$814	\$54,525	139.4	\$802	\$44,055	80.0
Statewide	\$363,200	4.16	\$1,414	\$77,650	114.4	\$1,392	\$63,032	66.0

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	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017
Adams	196.3	196.4	194.5	197.0	200.4	193.9	178.6	178.4	177.8
Asotin	173.9	182.1	192.8	178.4	182.2	177.1	171.8	153.9	157.8
Benton	183.8	180.2	174.7	172.5	175.2	175.3	158.8	156.6	155.1
Chelan	131.0	145.7	153.1	145.6	140.7	138.5	144.2	134.9	117.9
Clallam	139.6	152.2	147.0	130.4	131.4	139.4	125.5	121.9	122.8
Clark	151.4	152.9	148.8	144.8	143.5	141.7	135.3	123.3	121.6
Columbia	191.1	472.9	133.8	213.6	252.4	235.0	203.8	262.0	260.7
Cowlitz	174.6	187.2	186.3	165.8	171.0	164.5	150.2	156.1	148.2
Douglas	146.1	156.6	152.4	150.6	152.2	142.4	140.2	137.1	132.9
Ferry	239.7	232.2	224.7	218.8	229.4	266.0	271.6	232.5	216.3
Franklin	183.8	180.2	174.7	172.5	175.2	175.3	158.8	156.6	155.1
Garfield	167.2	169.3	169.3	167.6	168.5	165.0	155.7	153.9	149.9
Grant	161.4	194.1	176.3	160.2	163.5	165.8	163.9	161.0	152.6
Grays Harbor	201.4	189.4	210.5	195.7	205.3	188.4	187.5	181.0	177.0
Island	135.3	131.6	139.4	133.1	131.4	132.7	122.9	122.9	118.2
Jefferson	118.5	122.9	121.4	115.6	116.8	104.7	99.1	107.0	98.1
King	101.9	102.8	98.7	92.6	93.4	88.9	86.4	79.4	78.1
Kitsap	156.5	159.6	158.4	151.1	151.1	153.3	145.6	133.7	132.5
Kittitas	145.6	143.7	139.2	149.0	141.3	136.5	125.3	130.2	128.9
Klickitat	122.2	185.7	131.6	104.7	149.8	116.2	125.8	113.4	108.7
Lewis	194.6	199.1	204.2	182.7	183.1	191.9	178.3	169.0	151.6
Lincoln	383.0	385.5	362.0	374.6	366.8	365.5	359.9	347.7	331.0
Mason	192.3	192.5	198.3	182.9	175.3	174.0	169.9	168.8	155.2
Okanogan	150.1	163.5	180.2	176.5	145.9	146.4	179.1	164.4	133.8
Pacific	185.8	206.4	228.3	211.3	209.2	205.8	192.8	181.5	184.0
Pend Oreille	176.9	193.6	178.7	173.8	177.7	184.2	190.2	162.4	161.5
Pierce	156.3	149.7	159.1	148.8	147.6	145.3	138.1	130.5	120.1
San Juan	84.6	75.7	63.4	92.9	75.1	87.6	79.8	74.0	67.3
Skagit	134.8	135.8	143.0	129.3	134.3	132.2	121.9	119.6	116.3
Skamania	180.4	156.6	166.2	193.2	167.7	154.4	179.4	155.6	145.8
Snohomish	128.3	119.4	126.6	124.8	122.5	123.7	111.4	108.9	105.4
Spokane	174.9	184.8	185.2	174.2	172.6	177.4	166.5	159.4	158.6
Stevens	198.2	216.7	200.0	194.5	198.8	205.9	212.6	181.4	180.4
Thurston	162.0	169.6	172.0	162.7	163.1	161.5	154.9	148.0	147.2
Wahkiakum	168.9	146.4	181.7	161.2	158.4	151.7	141.5	150.1	148.7
Walla Walla	176.8	180.6	164.5	162.6	155.0	163.7	153.2	153.1	150.2
Whatcom	129.3	128.2	127.4	132.1	126.8	122.7	114.3	113.6	110.7
Whitman	165.1	173.4	169.2	151.8	156.4	161.8	136.1	145.0	143.6
Yakima	163.9	176.0	164.2	161.8	157.4	149.3	146.9	142.4	139.4
Statewide	139.0	120.7	143.4	134.0	132.3	131.0	124.3	123.7	114.4

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.

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017
Adams	115.7	115.1	113.3	114.1	115.4	111.1	101.8	101.0	100.2
Asotin	99.1	104.3	111.1	103.3	106.1	103.7	101.2	91.1	93.9
Benton	120.9	118.5	114.9	113.5	115.3	115.5	104.7	103.2	102.3
Chelan	73.8	82.1	86.2	81.9	79.2	77.9	81.2	75.9	66.3
Clallam	119.6	134.0	132.8	120.8	124.8	135.6	125.1	124.2	127.9
Clark	87.6	88.8	86.8	84.7	84.2	83.5	80.1	73.2	72.5
Columbia	116.2	291.5	83.6	135.1	161.7	152.5	134.0	174.3	175.5
Cowlitz	100.5	108.6	108.9	97.6	101.4	98.4	90.5	94.7	90.6
Douglas	79.8	85.2	82.5	81.2	81.8	76.2	74.8	72.9	70.3
Ferry	98.7	93.2	88.0	83.4	85.2	96.1	95.6	79.5	71.9
Franklin	67.6	63.9	59.6	56.6	55.2	53.0	46.0	43.3	40.9
Garfield	116.2	118.2	118.7	118.1	119.3	117.4	111.3	110.5	108.1
Grant	92.5	111.0	100.6	91.1	92.8	93.9	92.7	90.8	85.8
Grays Harbor	116.0	109.3	121.9	113.6	119.4	109.9	109.7	106.2	104.1
Island	88.3	86.8	92.9	89.7	89.5	91.2	85.5	86.2	83.8
Jefferson	69.7	73.0	72.7	69.8	71.1	64.3	61.4	66.8	61.7
King	58.1	58.9	56.7	53.4	54.0	51.6	50.4	46.5	45.9
Kitsap	104.3	107.8	108.3	104.6	105.9	108.7	104.6	97.1	97.3
Kittitas	67.1	66.1	63.9	68.2	64.6	62.3	57.1	59.2	58.5
Klickitat	74.4	112.9	79.8	63.4	90.4	70.0	75.7	68.1	65.1
Lewis	124.0	128.7	133.9	121.5	123.4	131.2	123.6	118.7	107.8
Lincoln	279.4	284.7	270.6	283.4	280.8	283.1	282.2	275.6	265.3
Mason	76.7	74.6	74.7	66.9	62.2	60.0	56.8	54.6	48.6
Okanogan	96.9	107.1	119.7	118.9	99.7	101.4	125.8	116.9	96.4
Pacific	92.4	102.4	113.0	104.4	103.2	101.4	94.8	89.1	90.2
Pend Oreille	95.9	104.7	96.4	93.6	95.4	98.7	101.9	86.7	86.1
Pierce	79.0	75.1	79.2	73.5	72.4	70.7	66.8	62.6	57.2
San Juan	42.5	37.6	31.2	45.1	36.1	41.6	37.5	34.4	30.9
Skagit	61.0	60.2	62.0	54.9	55.8	53.7	48.4	46.4	44.1
Skamania	88.7	76.9	81.4	94.5	81.9	75.3	87.4	75.6	70.7
Snohomish	70.4	65.5	69.5	68.4	67.2	67.9	61.2	59.8	57.9
Spokane	102.7	109.1	109.9	103.9	103.5	106.9	100.9	97.1	97.1
Stevens	109.8	120.3	111.2	108.3	110.9	115.1	119.2	101.8	101.5
Thurston	84.6	87.9	88.5	83.1	82.7	81.3	77.5	73.5	72.5
Wahkiakum	64.1	53.6	64.2	54.9	51.9	47.8	42.9	43.6	41.4
Walla Walla	116.1	119.7	110.2	109.9	105.7	112.7	106.5	107.4	106.3
Whatcom	72.4	71.9	71.7	74.6	71.8	69.8	65.2	65.0	63.6
Whitman	88.4	94.6	94.1	86.1	90.3	95.1	81.5	88.3	88.9
Yakima	94.4	101.3	94.5	93.0	90.5	85.8	84.4	81.8	80.0
Statewide	78.9	68.7	81.7	76.5	75.7	75.1	71.4	71.2	66.0

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 Third Quarter 2017

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	13.6	50.0	70.5	100.0
Asotin	2.1	18.9	65.3	95.4
Benton	3.5	10.8	30.1	88.1
Chelan	0.5	5.2	21.4	67.1
Clallam	1.5	9.2	28.2	77.6
Clark	0.6	3.0	9.8	66.5
Columbia	NA	NA	NA	NA
Cowlitz	1.1	11.0	30.5	87.2
Douglas	0.9	3.6	16.1	80.4
Ferry	12.1	48.3	69.0	94.8
Franklin	3.5	10.8	30.1	88.1
Garfield	2.1	18.9	65.3	95.4
Grant	1.9	22.4	54.6	90.5
Grays Harbor	7.6	26.0	58.0	91.2
Island	NA	0.5	7.0	58.4
Jefferson	2.1	7.5	19.2	62.8
King	0.1	0.2	1.3	29.3
Kitsap	NA	2.3	14.1	66.8
Kittitas	0.4	5.3	18.1	54.7
Klickitat	5.6	16.1	29.0	70.2
Lewis	5.8	21.3	49.3	85.6
Lincoln	17.5	55.0	75.0	92.5
Mason	4.3	21.7	49.9	86.9
Okanogan	4.5	20.0	45.8	85.5
Pacific	5.8	24.4	56.4	89.3
Pend Oreille	7.0	31.8	55.2	90.6
Pierce	0.4	2.3	15.8	69.7
San Juan	NA	0.4	2.4	28.3
Skagit	2.6	6.6	14.3	62.0
Skamania	1.7	27.6	41.4	79.3
Snohomish	0.4	1.7	4.4	52.1
Spokane	1.8	21.4	47.6	86.6
Stevens	7.0	31.8	55.2	90.6
Thurston	0.4	2.8	17.7	77.1
Wahkiakum	NA	10.7	25.0	85.7
Walla Walla	5.3	23.5	53.7	88.6
Whatcom	4.0	6.3	11.5	63.6
Whitman	3.7	15.0	39.3	97.2
Yakima	5.8	26.0	57.6	93.3
Statewide	1.9	9.5	24.2	68.0

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Third Quarters

County	2010	2011	2012	2013	2014	2015	2016	2017	% Change
Adams	NA	NA	74	80	56	51	38	44	15.8
Asotin	867	465	401	344	333	315	289	285	-1.4
Benton	1,538	1,726	1,885	1,782	1,313	1,158	1,012	1,026	1.4
Chelan	658	642	513	495	281	290	464	210	-54.7
Clallam	767	741	630	598	339	264	300	326	8.7
Clark	3,538	2,868	2,336	2,468	188	1,049	1,156	1,169	1.1
Columbia	74	94	509	NA	25	452	402	NA	NA
Cowlitz	636	511	513	462	494	375	273	282	3.3
Douglas	270	247	179	175	117	116	170	112	-34.1
Ferry	NA	NA	NA	76	90	66	59	58	-1.7
Franklin	1,538	1,726	1,885	1,782	1,313	1,158	1,012	1,026	1.4
Garfield	867	465	401	344	333	315	289	285	-1.4
Grant	600	545	560	503	526	445	383	317	-17.2
GraysHarbor	829	754	799	757	712	567	501	407	-18.8
Island	1,017	899	824	790	678	545	486	416	-14.4
Jefferson	542	520	476	428	437	308	212	239	12.7
King	10,125	7,193	4,999	4,933	4,945	3,416	3,574	3,048	-14.7
Kitsap	1,737	1,557	1,476	1,447	1,307	931	880	710	-19.3
Kittitas	537	495	490	467	511	380	268	265	-1.1
Klickitat	246	262	226	234	187	181	191	124	-35.1
Lewis	853	722	722	739	656	530	373	361	-3.2
Lincoln	NA	NA	52	47	41	37	27	40	48.1
Mason	833	767	785	766	642	525	440	373	-15.2
Okanogan	396	414	440	497	508	452	391	330	-15.6
Pacific	398	394	397	422	388	278	246	225	-8.5
Pend	535	537	552	554	499	405	447	330	-26.2
Pierce	5,565	4,590	3,433	3,485	3,691	2,893	2,623	2,382	-9.2
SanJuan	461	427	405	428	397	402	316	254	-19.6
Skagit	1,133	942	842	847	691	579	509	468	-8.1
Skamania	105	91	97	89	74	53	81	58	-28.4
Snohomish	4,458	3,209	1,869	2,278	2,502	2,025	1,740	1,509	-13.3
Spokane	3,990	3,558	3,226	3,004	3,015	2,562	2,058	2,131	3.5
Stevens	535	537	552	554	499	405	447	330	-26.2
Thurston	1,786	1,561	1,219	1,284	1,280	1,045	993	746	-24.9
Wahkiakum	NA	NA	NA	NA	NA	NA	NA	28	NA
WallaWalla	717	676	509	542	540	452	402	361	-10.2
Whatcom	1,591	1,387	1,304	1,304	1,308	993	744	775	4.2
Whitman	195	167	172	167	156	149	121	107	-11.6
Yakima	1,213	1,200	860	949	965	805	690	668	-3.2
Statewide	48,210	40,161	33,774	33,441	29,892	25,094	22,859	20,184	-11.7

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

September 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	3.8	2.9	7.7	NA	4.0	8.1
Asotin	9.6	3.0	4.7	5.2	41.6	4.6	0.0
Benton	2.9	2.3	1.8	4.5	9.3	3.4	41.7
Chelan	3.4	2.0	2.1	2.2	NA	2.7	-50.9
Clallam	4.3	3.3	2.3	4.3	10.4	4.1	-16.3
Clark	1.2	4.3	1.4	1.6	4.5	2.0	11.1
Columbia	NA	NA	NA	NA	NA	NA	NA
Cowlitz	0.7	1.6	1.1	3.7	17.2	2.4	-14.3
Douglas	1.2	2.6	1.5	2.2	NA	2.4	-33.3
Ferry	12.3	7.4	14.1	17.6	NA	11.3	-39.9
Franklin	2.9	2.3	1.8	4.5	9.3	3.4	41.7
Garfield	9.6	3.0	4.7	5.2	41.6	4.6	0.0
Grant	1.9	2.7	3.4	6.3	26.5	4.2	-26.3
Grays Harbor	1.5	2.2	3.6	5.5	11.6	3.4	-29.2
Island	NA	1.9	1.7	2.4	5.1	3.0	-14.3
Jefferson	2.4	4.3	4.7	3.7	7.9	4.7	23.7
King	0.8	1.1	1.1	1.4	1.3	1.4	-6.7
Kitsap	NA	1.4	1.1	1.6	3.0	1.8	-28.0
Kittitas	1.8	2.6	1.6	2.7	12.4	3.6	5.9
Klickitat	3.0	3.5	2.6	4.9	11.3	4.8	-50.5
Lewis	3.2	2.8	2.4	4.0	34.7	3.5	-12.5
Lincoln	2.0	8.7	14.0	4.9	NA	5.6	-28.2
Mason	2.8	2.7	2.4	3.5	7.3	3.1	-29.5
Okanogan	6.7	6.6	7.5	13.2	15.5	9.6	-21.3
Pacific	2.4	2.9	7.3	8.3	15.5	5.6	-11.1
Pend Oreille	4.5	5.1	4.4	12.1	NA	6.8	-41.9
Pierce	1.6	1.8	1.6	1.5	4.2	1.9	-13.6
San Juan	NA	3.4	4.2	6.4	9.7	8.8	-12.9
Skagit	4.0	3.5	1.1	2.0	7.9	2.7	3.8
Skamania	1.6	49.1	5.2	3.1	19.6	5.7	-31.3
Snohomish	4.0	3.0	1.1	1.2	1.8	1.5	-11.8
Spokane	2.0	3.1	2.2	3.3	9.0	3.1	10.7
Stevens	4.5	5.1	4.4	12.1	NA	6.8	-41.9
Thurston	1.4	1.2	1.0	1.5	5.0	1.6	-36.0
Wahkiakum	NA	1.8	3.2	8.1	NA	5.2	NA
Walla Walla	7.4	5.6	3.9	5.0	15.9	5.2	18.2
Whatcom	3.0	2.1	1.5	2.5	6.2	3.1	10.7
Whitman	2.9	2.9	2.7	5.1	1.8	3.7	5.7
Yakima	3.8	4.7	3.7	5.5	NA	4.6	4.5
Statewide	2.3	2.6	1.9	1.8	2.2	2.0	-9.1

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	\$166,500	\$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	\$444,300	\$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	\$185,800	\$212,300
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	\$289,100	\$315,900

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, 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
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, 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
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, 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
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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