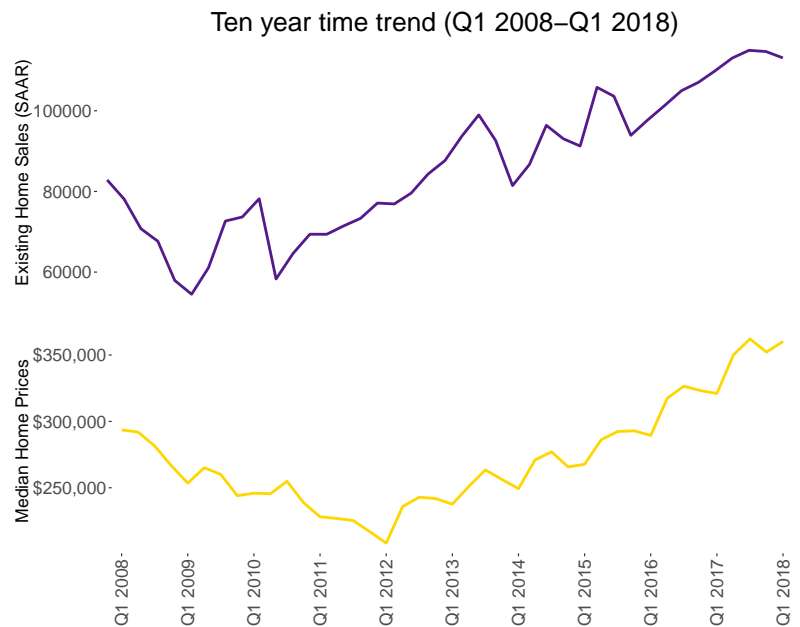


Washington Market Highlights: First Quarter 2018

- Existing home sales declined in the first quarter by 1.4 percent to a seasonally adjusted annual rate of 113,110 units compared to last quarter, and rose 5.1 percent compared to a year earlier.
- Building permit activity rose 20.3 percent from a year earlier, totaling 10,681 new units authorized. Of these, 6,281 were issued for single-family units.
- The median price home sold in Washington during the first quarter was \$360,200, 11.1 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 34 of Washington's 39 counties.
- Inventories of homes available for sale totaled 11,987 single-family homes at the end of the quarter, a 3.2% increase from the fourth quarter and a 10.2 percent decrease from a year ago. This inventory level represented a 1.7 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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First Quarter 2018
 Issued May 2018

Survey Description

Publication: Washington State's Housing Market is a publication of the Washington Center for Real Estate Research (WCRER) at the University of Washington.

Coverage: At least quarterly, WCRER 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 WCRER 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 [(Listings/SAAR) x 12 = month's supply]. It is interpreted as how long the current inventory available for sale would be able to meet current demand if no additional homes were listed for sale.

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

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

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

Summary:

Washington state's housing market was strong in the first quarter of 2018, 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 \$360,200 in the first quarter, which was 11.1 percent higher than the same time in 2017.

The seasonally adjusted annual rate of existing home sales rose 5.1 percent from the first quarter of 2017—from 107,590 to 113,110. 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 65.3 percent, followed by Lewis County at 42.1 percent. Median prices were lower than a year earlier in two counties, with prices in Columbia County decreasing by 11.1%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$100,000 in Lincoln County to \$672,700 in King County (San Juan County has the second highest median values at \$475,000).

Housing affordability was higher in the fourth quarter than the previous quarter, but nearly 5% less than the previous

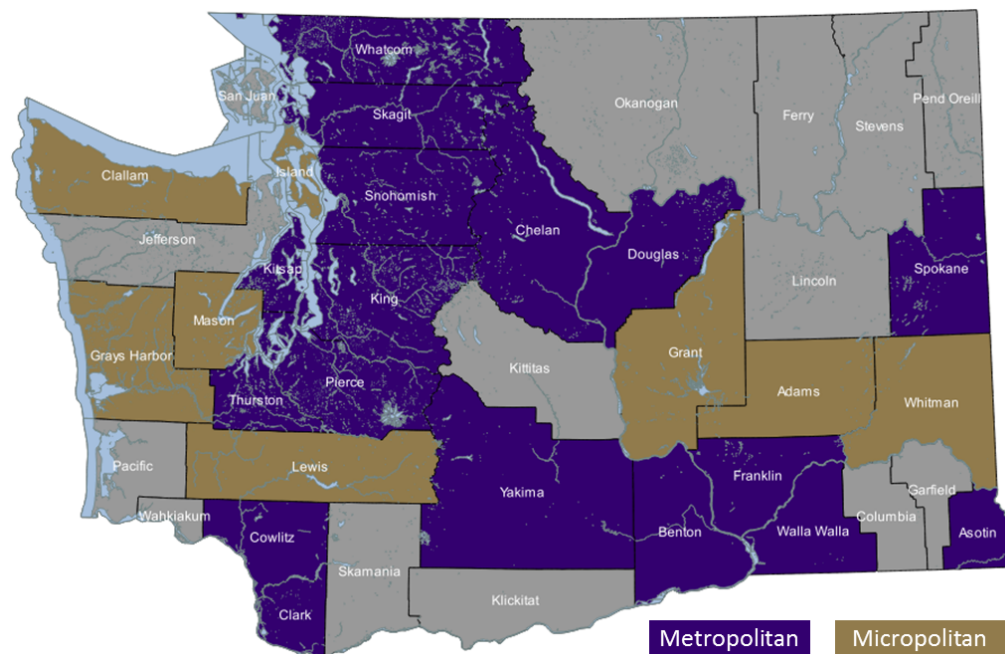
year. That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 112.3, down from 118.2 in the fourth quarter of 2017. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 12.3 percent above the median.

Statewide, the first-time buyer index declined by 3.2 points, ending the quarter at 65.1. 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 65.1 percent of the income required to purchase a typical starter home statewide.

Housing affordability varied widely across the state. The least affordable county is King 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 first quarter of 2018, a total of 10,681 building permits were recorded, an increase of 20.3% 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:

19 of 39

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

1.4%

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

22.2%

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

113,110

Seasonally Adjusted Annual Sales (SAAR).

1200

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

5.1%

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

Two

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

14 of 39

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

10 of 17

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

12.5%

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

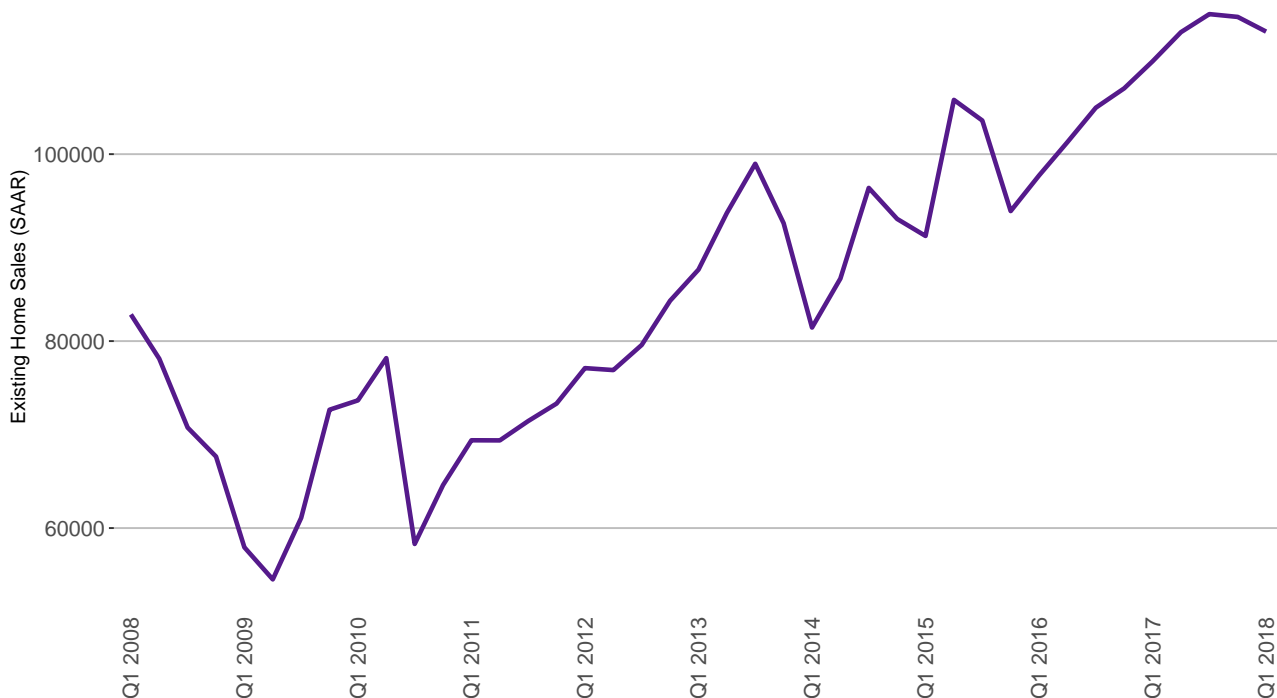
98,430

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**87.0 %** of state total).

160

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

Ten year time trend (Q1 2008–Q1 2018)



Housing Construction:

10,681

Number of building permits issued during the quarter.

20.3%

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

12.8%

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

32.3%

Increase in year-over-year single family permits (**1,532** additional units).

6.6%

Increase in year-over-year multifamily permits (**271** fewer units).

184.0%

Greatest year-over-year increase in permits in a Metropolitan county, (**Chelan** county, **149** additional units).

900.0%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Adams** county, **18** additional units).

29 of 31

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.

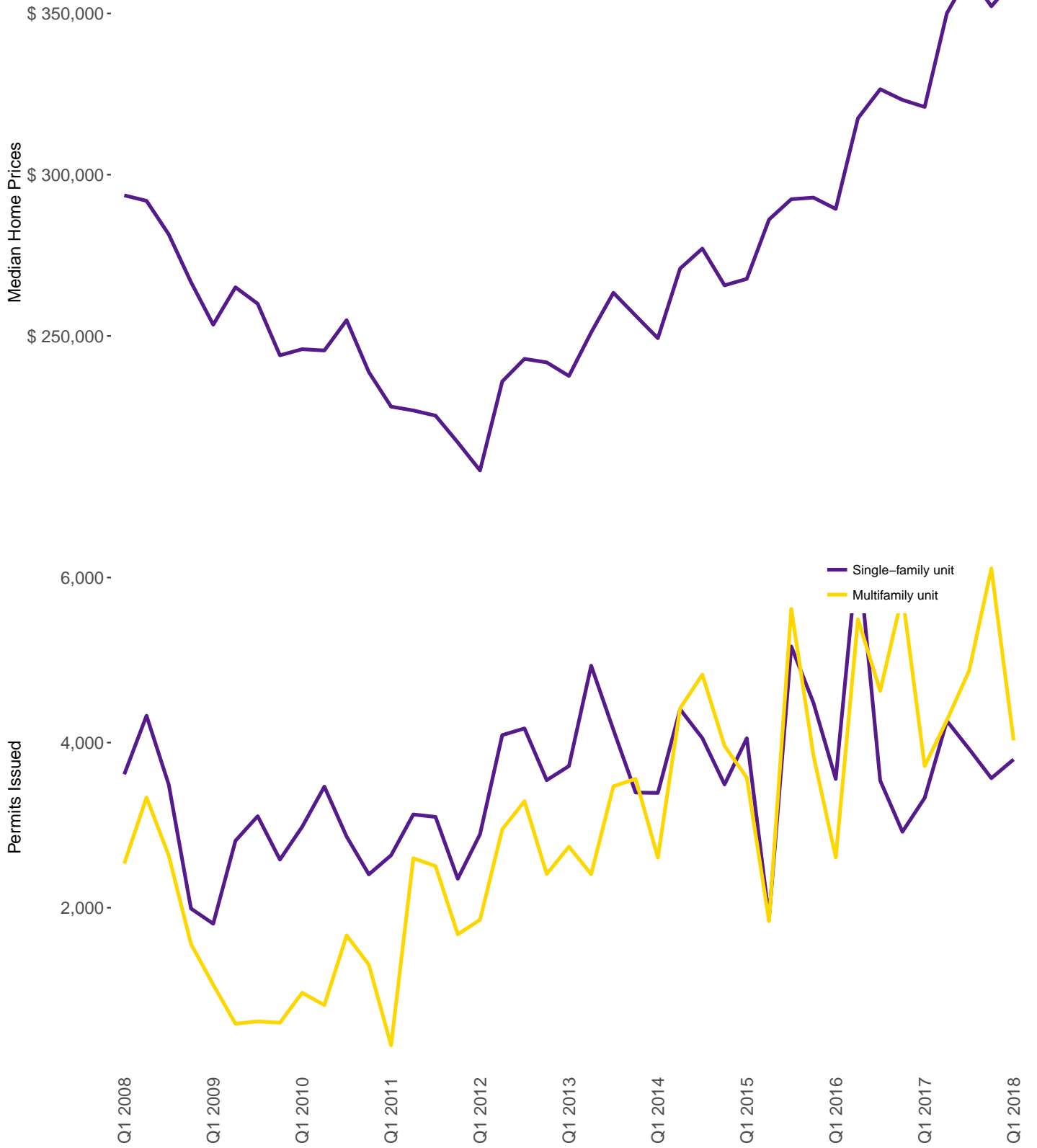
5 of 8

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 (Q1 2008–Q1 2018)



Home Prices:

\$360,200

Median selling price of a single family home.

11.1%

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

1.8%

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

\$672,700

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

\$100,000

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

\$200,900

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

\$153,300–\$349,000

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

One of Two

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

Twenty-six of Thirty-seven

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

11.0%, 10.6%, & 13.8%

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 16.5%

Pierce 16.3%

Snohomish 13.9%

Spokane 8.2%

Thurston 11.4%

Prices by Bedroom:

\$247,700

Median price for a 2-bedroom single family home, a **11.2%** year-over-year **increase**.

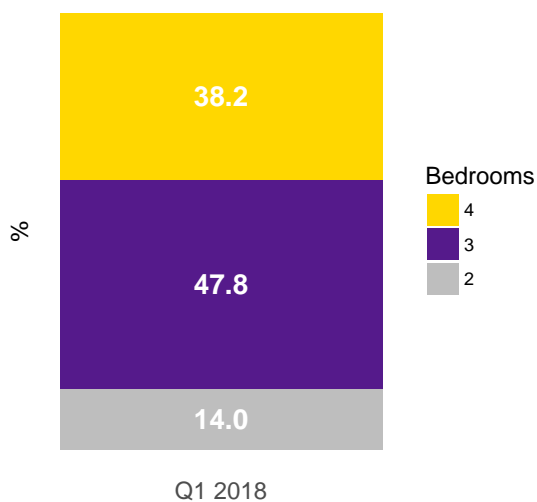
\$328,300

Median price for a 3-bedroom single family home, a **13.4%** year-over-year **increase**.

\$448,700

Median price for a 4-bedroom single family home, a **12.2%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

4.2%

Smallest increase in price of a 2-bedroom home in a Metropolitan county, seen in **Walla Walla** county (up to **\$140,000**).

Five

Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes (**Benton**, **Douglas**, **Franklin**, **Snohomish** and **Spokane** counties).

Zero & One

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

Housing Affordability:

12.2%

Year-over-year increase in home prices.

Worse & Worse

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

112.3

Statewide all-buyer housing affordability index.

74.5 to 299.6

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

37 of 39

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

74.5 & 115.3

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

65.1

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

6 of 39

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

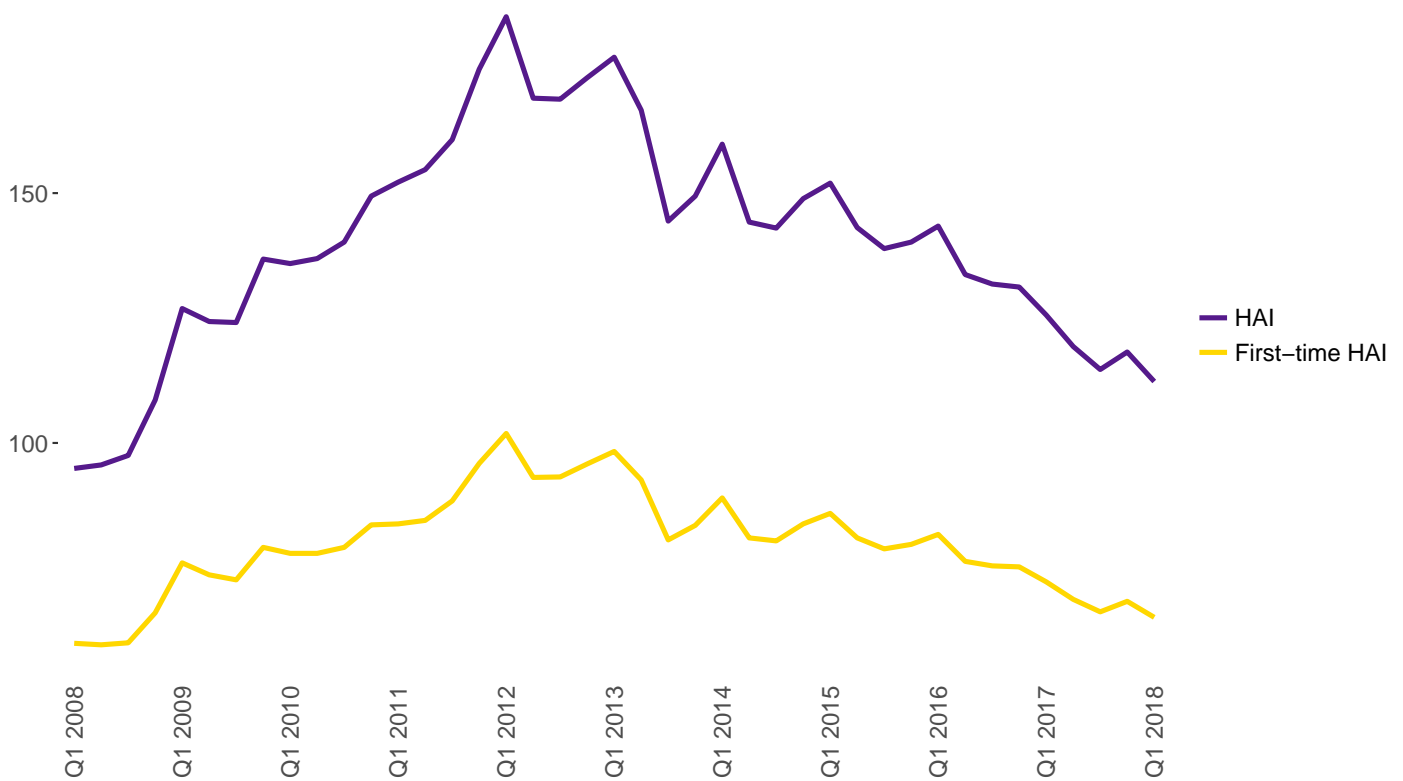
33.1 to 103.5

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

43.1 to 128.2

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

Ten year time trend (Q1 2008–Q1 2018)



Availability of Affordable Housing:

\$78,150

Statewide median family income

\$49,250 to \$96,850

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

\$63,686

Statewide median household income

\$21,344 to \$95,240

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

1.9%
Statewide inventory priced below \$80,000, **declined** from 3.3% from a year ago.

22 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.

9.5%
Statewide inventory priced below \$160,000, **declined** from 13.4% a year ago.

0.2% to 22.2%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Walla Walla** county.

Available Inventory:

11,987

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

370 & 1,361

Increase from last quarter (3.1%), and **Decline** from last year (10.2%).

1,242 & 1,721

Largest available inventories seen in **Spokane** county and **King** county. **Up 18.6%**, and **up 49.4%** from last quarter.

Two of Three

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

25 of 39

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

32.1%

Largest decline since last quarter, seen in **Cowlitz** county.

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

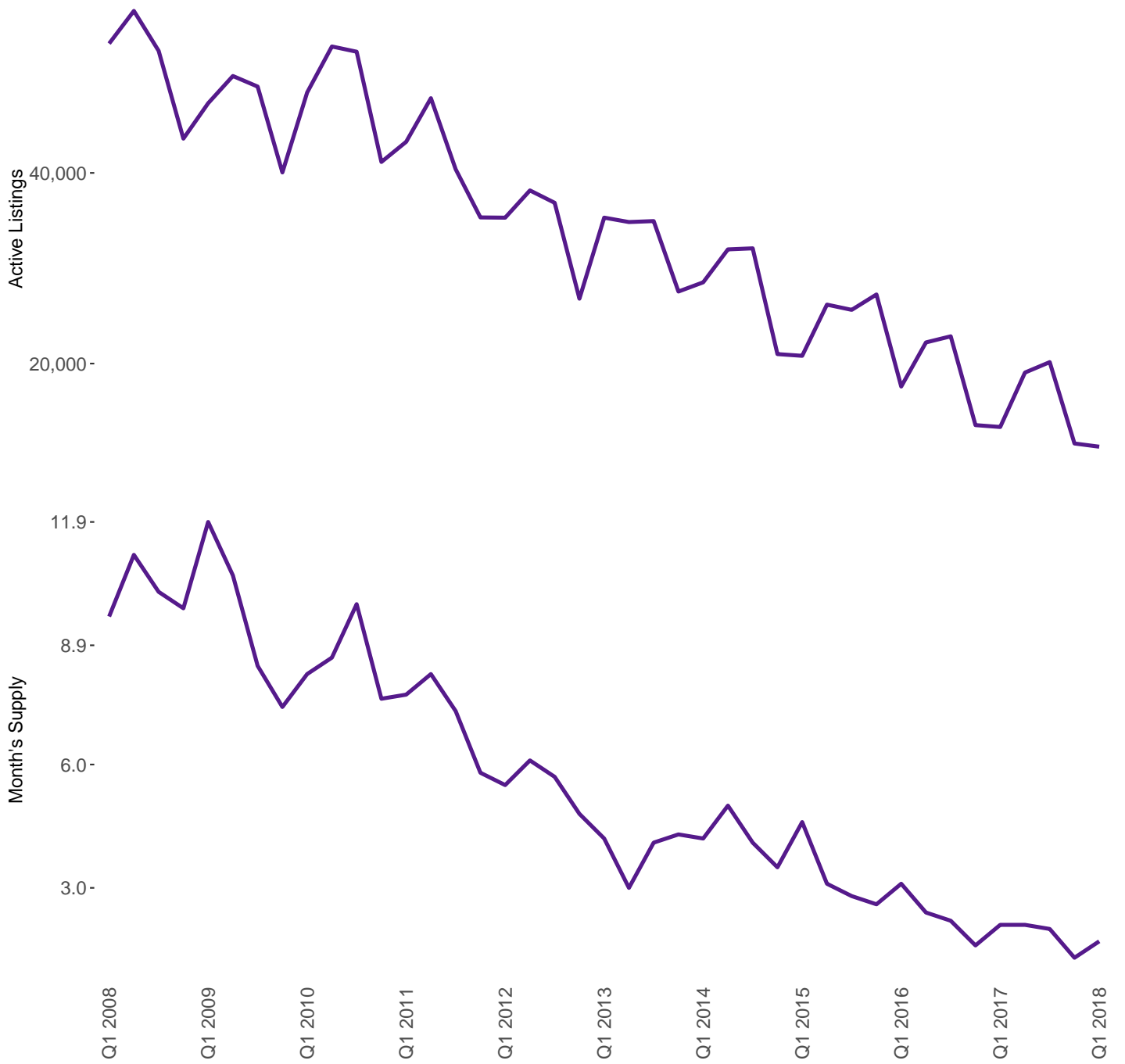
1.7
Month's supply of housing. **1.3** last quarter, and **2.1** last year.

0.8 to 36.9
Range of month's supply across the counties—low in **Snohomish** county, high in **Columbia** county.

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

1 & 4
Numbers of counties with more than a year's supply of homes, and more than a year's supply of homes priced over \$500,000.

Ten year time trend (Q1 2008–Q1 2018)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2018

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	0.0	100.0	20	900.0	\$153,300	2.2	166.3	92.7
Asotin	240	-4.0	33.3	11	NA	\$208,700	15.9	148.8	89.5
Benton	4,060	-1.5	4.9	323	44.2	\$267,400	15.1	138.4	91.4
Chelan	1,010	0.0	7.4	230	184.0	\$318,700	20.7	122.9	69.2
Clallam	1,060	-5.4	10.4	48	17.1	\$273,300	6.8	118.0	128.2
Clark	7,240	-5.5	9.4	811	-23.3	\$346,800	16.3	116.8	70.2
Columbia	130	8.3	116.7	5	66.7	\$141,800	1.3	230.0	158.5
Cowlitz	1,520	-0.7	7.8	36	16.1	\$250,000	15	131.1	81.2
Douglas	630	12.5	37.0	10	-61.5	\$295,000	11.7	129.1	67.9
Ferry	100	0.0	11.1	4	300.0	\$157,000	42.7	165.1	51.7
Franklin	1,360	-2.2	4.6	151	42.5	\$267,400	15.1	138.4	33.1
Garfield	50	0.0	66.7	2	0.0	\$199,500	10.8	139.8	101.8
Grant	1,000	5.3	22	32	-5.9	\$180,800	3.0	159.7	89.5
Grays Harbor	1,850	2.2	14.9	38	65.2	\$188,700	22.9	153.0	90.5
Island	2,170	5.3	-5.2	36	-33.3	\$349,000	7.0	115.3	83.3
Jefferson	670	0.0	0.0	41	720.0	\$361,900	2.3	97.3	62.2
King	27,250	-4.2	5.7	4,260	21.6	\$672,700	16.5	74.5	44.1
Kitsap	5,070	-0.6	1.8	361	41.6	\$326,300	13.3	129.1	97.0
Kittitas	1,210	-0.8	0.8	38	11.8	\$311,700	12.0	112.3	50.8
Klickitat	320	-3.0	-23.8	14	-30.0	\$279,200	28.4	98.4	58.8
Lewis	1,300	2.4	4.0	145	339.4	\$208,800	19.8	149.2	108.8
Lincoln	150	7.1	114.3	3	50.0	\$100,000	42.9	299.6	245.4
Mason	1,360	-0.7	15.3	75	141.9	\$226,100	15.6	147.4	43.1
Okanogan	440	-4.3	10.0	13	44.4	\$225,000	42.1	126.5	93.5
Pacific	500	-5.7	-7.4	12	33.3	\$190,000	25.9	153.6	75.0
Pend Oreille	280	3.7	21.7	12	50.0	\$176,200	25.9	151.8	80.7
Pierce	15,820	1.0	6.8	1,149	2.9	\$332,500	16.3	119.0	55.9
San Juan	340	0.0	6.2	31	40.9	\$475,000	4.8	76.3	34.3
Skagit	2,300	-1.3	-0.4	139	33.7	\$342,300	14.5	106.8	38.6
Skamania	260	-10.3	-3.7	5	-28.6	\$287,500	27.8	140.9	68.2
Snohomish	11,020	-2.4	3.5	691	-8.4	\$472,200	13.9	98.4	54.1
Spokane	9,410	0.4	-5.0	788	17.4	\$225,100	8.2	154.3	95.4
Stevens	820	1.2	22.4	25	92.3	\$176,200	25.9	169.4	95.7
Thurston	5,460	1.1	5.8	492	117.7	\$297,900	11.4	139.4	67.7
Wahkiakum	70	-22.2	16.7	5	-28.6	\$214,200	-8.9	144.5	36.7
Walla Walla	890	2.3	3.5	50	61.3	\$224,400	7.0	143.7	103.5
Whatcom	3,290	1.9	3.1	454	68.8	\$360,800	9.5	104.8	60.6
Whitman	430	-2.3	19.4	16	77.8	\$254,200	1.7	134.2	85.8
Yakima	1,860	-0.5	17.0	103	94.3	\$200,900	4.3	141.4	81.2
Statewide	113,110	-1.4	5.1	10,681	20.3	\$360,200	11.1	112.3	65.1

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	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	% Change by qtr	% Change by year
Adams	70	120	130	140	140	0.0	100.0
Asotin	180	250	250	250	240	-4.0	33.3
Benton	3,870	4,270	4,040	4,120	4,060	-1.5	4.9
Chelan	940	1,010	1,030	1,010	1,010	0.0	7.4
Clallam	960	1,100	1,070	1,120	1,060	-5.4	10.4
Clark	6,620	7,810	7,800	7,660	7,240	-5.5	9.4
Columbia	60	90	120	120	130	8.3	116.7
Cowlitz	1,410	1,400	1,430	1,530	1,520	-0.7	7.8
Douglas	460	560	580	560	630	12.5	37.0
Ferry	90	80	90	100	100	0.0	11.1
Franklin	1,300	1,430	1,360	1,390	1,360	-2.2	4.6
Garfield	30	50	50	50	50	0.0	66.7
Grant	820	880	910	950	1,000	5.3	22
Grays Harbor	1,610	1,710	1,820	1,810	1,850	2.2	14.9
Island	2,290	2,090	2,040	2,060	2,170	5.3	-5.2
Jefferson	670	700	680	670	670	0.0	0.0
King	25,780	28,630	28,980	28,450	27,250	-4.2	5.7
Kitsap	4,980	4,860	5,050	5,100	5,070	-0.6	1.8
Kittitas	1,200	1,220	1,250	1,220	1,210	-0.8	0.8
Klickitat	420	310	330	330	320	-3.0	-23.8
Lewis	1,250	1,230	1,260	1,270	1,300	2.4	4.0
Lincoln	70	90	110	140	150	7.1	114.3
Mason	1,180	1,250	1,350	1,370	1,360	-0.7	15.3
Okanogan	400	410	430	460	440	-4.3	10.0
Pacific	540	530	530	530	500	-5.7	-7.4
Pend Oreille	230	250	270	270	280	3.7	21.7
Pierce	14,810	15,200	15,570	15,660	15,820	1.0	6.8
San Juan	320	350	360	340	340	0.0	6.2
Skagit	2,310	2,450	2,450	2,330	2,300	-1.3	-0.4
Skamania	270	280	280	290	260	-10.3	-3.7
Snohomish	10,650	11,040	11,360	11,290	11,020	-2.4	3.5
Spokane	9,910	8,950	9,230	9,370	9,410	0.4	-5.0
Stevens	670	730	790	810	820	1.2	22.4
Thurston	5,160	5,100	5,350	5,400	5,460	1.1	5.8
Wahkiakum	60	110	100	90	70	-22.2	16.7
Walla Walla	860	880	930	870	890	2.3	3.5
Whatcom	3,190	3,280	3,270	3,230	3,290	1.9	3.1
Whitman	360	440	440	440	430	-2.3	19.4
Yakima	1,590	1,890	1,900	1,870	1,860	-0.5	17.0
Statewide	107,590	113,030	114,990	114,670	113,080	-1.4	5.1

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	% Change by qtr	% Change by year
Adams	20	30	30	30	30	0.0	50
Asotin	40	60	60	60	60	-4.0	50
Benton	780	1,090	1,030	1,020	970	-1.5	24.4
Chelan	180	260	270	250	240	0.0	33.3
Clallam	200	280	280	280	260	-5.4	30
Clark	1,380	2,010	2,010	1,900	1,760	-5.5	27.5
Columbia	10	20	30	30	30	8.3	200
Cowlitz	290	360	370	380	370	-0.7	27.6
Douglas	80	140	150	140	150	12.5	87.5
Ferry	20	20	20	20	20	0.0	0
Franklin	260	370	350	340	330	-2.2	26.9
Garfield	10	10	10	10	10	0.0	0
Grant	150	230	240	240	240	5.3	60
Grays Harbor	320	430	460	460	450	2.2	40.6
Island	410	520	530	510	500	5.3	22
Jefferson	140	180	170	170	160	0.0	14.3
King	5,060	7,370	7,470	7,080	6,580	-4.2	30
Kitsap	980	1,230	1,300	1,270	1,220	-0.6	24.5
Kittitas	210	310	320	310	290	-0.8	38.1
Klickitat	80	80	80	80	80	-3.0	0
Lewis	260	310	320	320	320	2.4	23.1
Lincoln	10	20	30	40	40	7.1	300
Mason	240	320	350	340	330	-0.7	37.5
Okanogan	70	110	120	110	110	-4.3	57.1
Pacific	120	130	140	130	120	-5.7	0
Pend Oreille	40	60	70	70	70	3.7	75
Pierce	3,130	3,860	3,990	3,910	3,850	1.0	23
San Juan	60	80	90	90	80	0.0	33.3
Skagit	480	630	630	580	560	-1.3	16.7
Skamania	70	70	70	70	70	-10.3	0
Snohomish	2,210	2,820	2,900	2,800	2,670	-2.4	20.8
Spokane	1,780	2,280	2,320	2,320	2,210	0.4	24.2
Stevens	130	190	210	210	200	1.2	53.8
Thurston	1,000	1,300	1,380	1,360	1,310	1.1	31
Wahkiakum	20	30	20	20	20	-22.2	0
Walla Walla	160	230	240	220	210	2.3	31.2
Whatcom	600	840	850	810	780	1.9	30
Whitman	60	120	110	100	100	-2.3	66.7
Yakima	320	490	490	470	450	-0.5	40.6
Statewide	21,380	28,890	29,510	28,550	27,250	-1.4	27.5

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
Statewide	72,730	73,750	94,280	91,830	98,890	111,360	114,580	12.6

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

MEDIAN HOME PRICES

State of Washington and Counties

Time Trend

County	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	% Change by year
Adams	\$142,300	\$147,600	\$147,300	\$150,700	\$153,300	7.7
Asotin	\$180,000	\$208,300	\$202,100	\$198,600	\$208,700	15.9
Benton	\$232,400	\$244,100	\$245,200	\$251,100	\$267,400	15.1
Chelan	\$264,100	\$294,400	\$337,300	\$316,400	\$318,700	20.7
Clallam	\$256,000	\$273,100	\$269,700	\$275,600	\$273,300	6.8
Clark	\$298,300	\$339,200	\$342,000	\$336,700	\$346,800	16.3
Columbia	\$159,500	\$128,500	\$128,500	\$135,800	\$141,800	-11.1
Cowlitz	\$217,400	\$216,700	\$227,100	\$238,200	\$250,000	15.0
Douglas	\$264,100	\$281,600	\$290,900	\$285,900	\$295,000	11.7
Ferry	\$95,000	\$115,000	\$123,000	\$137,000	\$157,000	65.3
Franklin	\$232,400	\$244,100	\$245,200	\$251,100	\$267,400	15.1
Garfield	\$178,500	\$187,100	\$191,100	\$194,500	\$199,500	11.8
Grant	\$175,600	\$185,200	\$194,400	\$201,400	\$180,800	3.0
Grays Harbor	\$153,500	\$164,700	\$167,600	\$188,200	\$188,700	22.9
Island	\$326,200	\$338,200	\$349,700	\$345,600	\$349,000	7.0
Jefferson	\$353,800	\$339,700	\$368,700	\$356,800	\$361,900	2.3
King	\$577,300	\$650,800	\$658,400	\$641,400	\$672,700	16.5
Kitsap	\$288,000	\$325,000	\$326,500	\$320,200	\$326,300	13.3
Kittitas	\$278,300	\$277,400	\$278,900	\$312,500	\$311,700	12.0
Klickitat	\$217,500	\$250,000	\$259,600	\$246,900	\$279,200	28.4
Lewis	\$174,300	\$190,400	\$211,100	\$217,000	\$208,800	19.8
Lincoln	\$83,000	\$89,000	\$93,000	\$101,000	\$100,000	20.5
Mason	\$195,600	\$204,000	\$220,700	\$224,200	\$226,100	15.6
Okanogan	\$158,300	\$178,700	\$218,500	\$204,300	\$225,000	42.1
Pacific	\$150,900	\$166,000	\$162,900	\$180,700	\$190,000	25.9
Pend Oreille	\$140,000	\$170,000	\$170,000	\$187,000	\$176,200	25.9
Pierce	\$285,800	\$313,200	\$338,400	\$315,600	\$332,500	16.3
San Juan	\$453,100	\$518,700	\$553,600	\$537,500	\$475,000	4.8
Skagit	\$298,900	\$315,500	\$322,900	\$329,600	\$342,300	14.5
Skamania	\$225,000	\$268,700	\$285,400	\$277,500	\$287,500	27.8
Snohomish	\$414,700	\$439,700	\$452,400	\$442,300	\$472,200	13.9
Spokane	\$208,100	\$225,100	\$229,300	\$222,700	\$225,100	8.2
Stevens	\$140,000	\$170,000	\$170,000	\$187,000	\$176,200	25.9
Thurston	\$267,300	\$289,800	\$289,800	\$287,900	\$297,900	11.4
Wahkiakum	\$217,800	\$212,800	\$213,700	\$220,700	\$214,200	-1.7
Walla Walla	\$209,800	\$217,400	\$220,500	\$221,000	\$224,400	7.0
Whatcom	\$329,500	\$343,500	\$350,600	\$345,900	\$360,800	9.5
Whitman	\$250,000	\$243,000	\$244,000	\$220,800	\$254,200	1.7
Yakima	\$192,700	\$205,900	\$209,300	\$204,400	\$200,900	4.3
Statewide	\$324,300	\$337,700	\$363,200	\$352,200	\$360,200	11.1

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

First Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	2017	2018	% Change	2017	2018	% Change	2017	2018	% Change
Adams	35,000	125,000	257.1	155,000	150,000	-3.2	150,000	216,700	44.5
Asotin	122,500	146,200	19.3	183,700	203,300	10.7	206,200	240,600	16.7
Benton	120,000	145,700	21.4	217,400	244,600	12.5	286,200	326,800	14.2
Chelan	200,000	217,900	8.9	270,600	301,700	11.5	359,100	414,300	15.4
Clallam	237,500	230,000	-3.2	265,000	302,100	14.0	262,500	275,000	4.8
Clark	215,400	249,100	15.6	277,500	314,300	13.3	380,400	409,100	7.5
Columbia	70,000	60,000	-14.3	225,000	180,000	-20.0	625,000	170,000	-72.8
Cowlitz	146,000	153,300	5.0	216,500	264,400	22.1	252,600	287,500	13.8
Douglas	170,000	217,900	28.2	261,700	278,600	6.5	287,500	395,500	37.6
Ferry	130,000	80,000	-38.5	50,000	170,000	240.0	90,000	120,000	33.3
Franklin	120,000	145,700	21.4	217,400	244,600	12.5	286,200	326,800	14.2
Garfield	122,500	146,200	19.3	183,700	203,300	10.7	206,200	240,600	16.7
Grant	126,700	126,000	-0.6	161,800	169,200	4.6	219,400	248,200	13.1
GraysHarbor	125,000	141,400	13.1	162,500	206,200	26.9	175,000	235,000	34.3
Island	310,700	316,700	1.9	314,600	352,000	11.9	367,200	376,800	2.6
Jefferson	282,100	320,000	13.4	365,600	386,400	5.7	466,700	350,000	-25.0
King	490,600	549,200	11.9	528,800	595,700	12.7	662,400	797,700	20.4
Kitsap	217,900	248,600	14.1	280,900	314,400	11.9	347,000	383,300	10.5
Kittitas	228,600	262,500	14.8	246,400	300,000	21.8	400,000	395,800	-1.1
Klickitat	163,300	135,000	-17.3	239,300	340,000	42.1	212,500	275,000	29.4
Lewis	129,100	167,500	29.7	183,600	212,800	15.9	217,900	266,700	22.4
Lincoln	95,000	77,500	-18.4	60,000	130,000	NA	130,000	120,000	-7.7
Mason	157,500	175,000	11.1	212,500	243,200	14.4	268,700	280,000	4.2
Okanogan	130,000	225,000	73.1	180,000	218,700	21.5	212,500	250,000	17.6
Pacific	139,000	150,000	7.9	158,000	195,000	23.4	216,700	262,500	21.1
Pend	120,000	156,700	30.6	145,000	186,000	28.3	195,000	237,500	21.8
Pierce	192,600	225,900	17.3	266,300	300,600	12.9	343,800	394,400	14.7
SanJuan	416,700	525,000	26.0	500,000	450,000	-10.0	425,000	850,000	100.0
Skagit	213,500	244,600	14.6	301,600	341,300	13.2	345,000	431,200	25.0
Skamania	160,000	250,000	56.2	237,500	293,700	23.7	180,000	300,000	66.7
Snohomish	267,500	350,600	31.1	368,100	429,300	16.6	502,200	555,200	10.6
Spokane	110,300	132,700	20.3	188,500	208,500	10.6	247,100	266,500	7.9
Stevens	120,000	156,700	30.6	145,000	186,000	28.3	195,000	237,500	21.8
Thurston	216,700	235,200	8.5	244,800	283,800	15.9	309,500	352,800	14.0
Wahkiakum	225,000	120,000	-46.7	233,300	70,000	-70.0	250,000	180,000	-28.0
WallaWalla	134,300	140,000	4.2	209,700	226,100	7.8	273,300	272,700	-0.2
Whatcom	252,800	269,300	6.5	323,700	355,900	9.9	398,100	426,800	7.2
Whitman	130,000	170,000	30.8	228,600	250,000	9.4	282,100	310,000	9.9
Yakima	110,000	115,500	5.0	190,500	198,800	4.4	259,600	273,800	5.5
Statewide	222,800	247,700	11.2	289,600	328,300	13.4	399,900	448,700	12.2

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

First Quarter 2017

County	Median Price	Mortgage Rate	Monthly Payment	Family Income	HAI	Starter Monthly Payment	Household Income	First Time HAI
Adams	\$153,300	4.44	\$617	\$49,250	166.3	\$607	\$38,604	92.7
Asotin	\$208,700	4.44	\$840	\$60,000	148.8	\$827	\$50,750	89.5
Benton	\$267,400	4.44	\$1,076	\$71,525	138.4	\$1,059	\$66,419	91.4
Chelan	\$318,700	4.44	\$1,282	\$75,700	122.9	\$1,263	\$59,911	69.2
Clallam	\$273,300	4.44	\$1,100	\$62,300	118.0	\$1,083	\$95,240	128.2
Clark	\$346,800	4.44	\$1,395	\$78,250	116.8	\$1,374	\$66,140	70.2
Columbia	\$141,800	4.44	\$570	\$63,000	230.0	\$561	\$61,077	158.5
Cowlitz	\$250,000	4.44	\$1,006	\$63,300	131.1	\$990	\$55,185	81.2
Douglas	\$295,000	4.44	\$1,187	\$73,575	129.1	\$1,169	\$54,434	67.9
Ferry	\$157,000	4.44	\$631	\$50,075	165.1	\$622	\$22,064	51.7
Franklin	\$267,400	4.44	\$1,076	\$71,525	138.4	\$1,059	\$24,019	33.1
Garfield	\$199,500	4.44	\$802	\$53,875	139.8	\$790	\$55,201	101.8
Grant	\$180,800	4.44	\$727	\$55,775	159.7	\$716	\$43,955	89.5
Grays Harbor	\$188,700	4.44	\$759	\$55,775	153.0	\$747	\$46,404	90.5
Island	\$349,000	4.44	\$1,404	\$77,750	115.3	\$1,383	\$79,035	83.3
Jefferson	\$361,900	4.44	\$1,456	\$68,025	97.3	\$1,434	\$61,202	62.2
King	\$672,700	4.44	\$2,707	\$96,850	74.5	\$2,665	\$80,687	44.1
Kitsap	\$326,300	4.44	\$1,313	\$81,375	129.1	\$1,293	\$85,993	97.0
Kittitas	\$311,700	4.44	\$1,254	\$67,625	112.3	\$1,235	\$42,994	50.8
Klickitat	\$279,200	4.44	\$1,123	\$53,075	98.4	\$1,106	\$44,579	58.8
Lewis	\$208,800	4.44	\$840	\$60,175	149.2	\$827	\$61,736	108.8
Lincoln	\$100,000	4.44	\$402	\$57,875	299.6	\$396	\$66,699	245.4
Mason	\$226,100	4.44	\$910	\$64,400	147.4	\$896	\$26,510	43.1
Okanogan	\$225,000	4.44	\$905	\$54,975	126.5	\$891	\$57,147	93.5
Pacific	\$190,000	4.44	\$764	\$56,375	153.6	\$752	\$38,745	75.0
Pend Oreille	\$176,200	4.44	\$709	\$51,675	151.8	\$698	\$38,620	80.7
Pierce	\$332,500	4.44	\$1,338	\$76,425	119.0	\$1,317	\$50,493	55.9
San Juan	\$475,000	4.44	\$1,911	\$70,000	76.3	\$1,882	\$44,252	34.3
Skagit	\$342,300	4.44	\$1,377	\$70,625	106.8	\$1,356	\$35,885	38.6
Skamania	\$287,500	4.44	\$1,157	\$78,250	140.9	\$1,139	\$53,252	68.2
Snohomish	\$472,200	4.44	\$1,900	\$89,725	98.4	\$1,871	\$69,423	54.1
Spokane	\$225,100	4.44	\$906	\$67,100	154.3	\$892	\$58,382	95.4
Stevens	\$176,200	4.44	\$709	\$57,675	169.4	\$698	\$45,807	95.7
Thurston	\$297,900	4.44	\$1,199	\$80,250	139.4	\$1,180	\$54,825	67.7
Wahkiakum	\$214,200	4.44	\$862	\$59,800	144.5	\$848	\$21,344	36.7
Walla Walla	\$224,400	4.44	\$903	\$62,300	143.7	\$889	\$63,131	103.5
Whatcom	\$360,800	4.44	\$1,452	\$73,050	104.8	\$1,429	\$59,400	60.6
Whitman	\$254,200	4.44	\$1,023	\$65,900	134.2	\$1,007	\$59,296	85.8
Yakima	\$200,900	4.44	\$808	\$54,875	141.4	\$796	\$44,307	81.2
Statewide	\$360,200	4.44	\$1,449	\$78,150	112.3	\$1,427	\$63,686	65.1

Source: Runstad Center Estimates

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

All loans are assumed to be 30 year loans.

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

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

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

County	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Adams	194.5	197.0	200.4	193.9	178.6	178.4	177.8	174.1	166.3
Asotin	192.8	178.4	182.2	177.1	171.8	153.9	157.8	160.9	148.8
Benton	174.7	172.5	175.2	175.3	158.8	156.6	155.1	151.8	138.4
Chelan	153.1	145.6	140.7	138.5	144.2	134.9	117.9	126.7	122.9
Clallam	147.0	130.4	131.4	139.4	125.5	121.9	122.8	120.4	118.0
Clark	148.8	144.8	143.5	141.7	135.3	123.3	121.6	123.8	116.8
Columbia	133.8	213.6	252.4	235.0	203.8	262.0	260.7	247.2	230.0
Cowlitz	186.3	165.8	171.0	164.5	150.2	156.1	148.2	141.6	131.1
Douglas	152.4	150.6	152.2	142.4	140.2	137.1	132.9	136.3	129.1
Ferry	224.7	218.8	229.4	266.0	271.6	232.5	216.3	194.7	165.1
Franklin	174.7	172.5	175.2	175.3	158.8	156.6	155.1	151.8	138.4
Garfield	169.3	167.6	168.5	165.0	155.7	153.9	149.9	147.6	139.8
Grant	176.3	160.2	163.5	165.8	163.9	161.0	152.6	147.5	159.7
Grays Harbor	210.5	195.7	205.3	188.4	187.5	181.0	177.0	157.9	153.0
Island	139.4	133.1	131.4	132.7	122.9	122.9	118.2	119.8	115.3
Jefferson	121.4	115.6	116.8	104.7	99.1	107.0	98.1	101.6	97.3
King	98.7	92.6	93.4	88.9	86.4	79.4	78.1	80.4	74.5
Kitsap	158.4	151.1	151.1	153.3	145.6	133.7	132.5	135.4	129.1
Kittitas	139.2	149.0	141.3	136.5	125.3	130.2	128.9	115.3	112.3
Klickitat	131.6	104.7	149.8	116.2	125.8	113.4	108.7	114.5	98.4
Lewis	204.2	182.7	183.1	191.9	178.3	169.0	151.6	147.8	149.2
Lincoln	362.0	374.6	366.8	365.5	359.9	347.7	331.0	305.3	299.6
Mason	198.3	182.9	175.3	174.0	169.9	168.8	155.2	153.0	147.4
Okanogan	180.2	176.5	145.9	146.4	179.1	164.4	133.8	143.4	126.5
Pacific	228.3	211.3	209.2	205.8	192.8	181.5	184.0	166.2	153.6
Pend Oreille	178.7	173.8	177.7	184.2	190.2	162.4	161.5	147.2	151.8
Pierce	159.1	148.8	147.6	145.3	138.1	130.5	120.1	129.0	119.0
San Juan	63.4	92.9	75.1	87.6	79.8	72.2	67.3	69.4	76.3
Skagit	143.0	129.3	134.3	132.2	121.9	119.6	116.3	114.2	106.8
Skamania	166.2	193.2	167.7	154.4	179.4	155.6	145.8	150.2	140.9
Snohomish	126.6	124.8	122.5	123.7	111.4	108.9	105.4	108.0	98.4
Spokane	185.2	174.2	172.6	177.4	166.5	159.4	158.6	160.5	154.3
Stevens	200.0	194.5	198.8	205.9	212.6	181.4	180.4	164.3	169.4
Thurston	172.0	162.7	163.1	161.5	154.9	148.0	147.2	148.5	139.4
Wahkiakum	181.7	161.2	158.4	151.7	141.5	150.1	148.7	144.3	144.5
Walla Walla	164.5	162.6	155.0	163.7	153.2	153.1	150.2	150.2	143.7
Whatcom	127.4	132.1	126.8	122.7	114.3	113.6	110.7	112.5	104.8
Whitman	169.2	151.8	156.4	161.8	136.1	145.0	143.6	159.0	134.2
Yakima	164.2	161.8	157.4	149.3	146.9	142.4	139.4	143.0	141.4
Statewide	143.4	134.0	132.3	131.0	124.3	123.7	114.4	118.2	112.3

WCRER Estimates

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

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

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

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018
Adams	113.3	114.1	115.4	111.1	101.8	101.0	100.2	97.5	92.7
Asotin	111.1	103.3	106.1	103.7	101.2	91.1	93.9	96.2	89.5
Benton	114.9	113.5	115.3	115.5	104.7	103.2	102.3	100.1	91.4
Chelan	86.2	81.9	79.2	77.9	81.2	75.9	66.3	71.3	69.2
Clallam	132.8	120.8	124.8	135.6	125.1	124.2	127.9	128.1	128.2
Clark	86.8	84.7	84.2	83.5	80.1	73.2	72.5	74.1	70.2
Columbia	83.6	135.1	161.7	152.5	134.0	174.3	175.5	168.3	158.5
Cowlitz	108.9	97.6	101.4	98.4	90.5	94.7	90.6	87.1	81.2
Douglas	82.5	81.2	81.8	76.2	74.8	72.9	70.3	71.9	67.9
Ferry	88.0	83.4	85.2	96.1	95.6	79.5	71.9	62.8	51.7
Franklin	59.6	56.6	55.2	53.0	46.0	43.3	40.9	38.1	33.1
Garfield	118.7	118.1	119.3	117.4	111.3	110.5	108.1	107.0	101.8
Grant	100.6	91.1	92.8	93.9	92.7	90.8	85.8	82.8	89.5
Grays Harbor	121.9	113.6	119.4	109.9	109.7	106.2	104.1	93.1	90.5
Island	92.9	89.7	89.5	91.2	85.5	86.2	83.8	85.8	83.3
Jefferson	72.7	69.8	71.1	64.3	61.4	66.8	61.7	64.4	62.2
King	56.7	53.4	54.0	51.6	50.4	46.5	45.9	47.4	44.1
Kitsap	108.3	104.6	105.9	108.7	104.6	97.1	97.3	100.5	97.0
Kittitas	63.9	68.2	64.6	62.3	57.1	59.2	58.5	52.2	50.8
Klickitat	79.8	63.4	90.4	70.0	75.7	68.1	65.1	68.5	58.8
Lewis	133.9	121.5	123.4	131.2	123.6	118.7	107.8	106.4	108.8
Lincoln	270.6	283.4	280.8	283.1	282.2	275.6	265.3	247.4	245.4
Mason	74.7	66.9	62.2	60.0	56.8	54.6	48.6	46.3	43.1
Okanogan	119.7	118.9	99.7	101.4	125.8	116.9	96.4	104.6	93.5
Pacific	113.0	104.4	103.2	101.4	94.8	89.1	90.2	81.3	75.0
Pend Oreille	96.4	93.6	95.4	98.7	101.9	86.7	86.1	78.3	80.7
Pierce	79.2	73.5	72.4	70.7	66.8	62.6	57.2	61.0	55.9
San Juan	31.2	45.1	36.1	41.6	37.5	33.6	30.9	31.5	34.3
Skagit	62.0	54.9	55.8	53.7	48.4	46.4	44.1	42.2	38.6
Skamania	81.4	94.5	81.9	75.3	87.4	75.6	70.7	72.8	68.2
Snohomish	69.5	68.4	67.2	67.9	61.2	59.8	57.9	59.4	54.1
Spokane	109.9	103.9	103.5	106.9	100.9	97.1	97.1	98.8	95.4
Stevens	111.2	108.3	110.9	115.1	119.2	101.8	101.5	92.6	95.7
Thurston	88.5	83.1	82.7	81.3	77.5	73.5	72.5	72.6	67.7
Wahkiakum	64.2	54.9	51.9	47.8	42.9	43.6	41.4	38.4	36.7
Walla Walla	110.2	109.9	105.7	112.7	106.5	107.4	106.3	107.2	103.5
Whatcom	71.7	74.6	71.8	69.8	65.2	65.0	63.6	64.8	60.6
Whitman	94.1	86.1	90.3	95.1	81.5	88.3	88.9	100.1	85.8
Yakima	94.5	93.0	90.5	85.8	84.4	81.8	80.0	82.1	81.2
Statewide	81.7	76.5	75.7	75.1	71.4	71.2	66.0	68.3	65.1

WCRER Estimates

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

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

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

% OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of First Quarter 2017

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	7.4	51.9	66.7	100.0
Asotin	0.9	15.7	51.4	92.1
Benton	1.9	5.2	16.3	79.4
Chelan	0.7	5.0	17.7	56.7
Clallam	3.3	13.9	25.8	72.2
Clark	0.9	3.5	7.8	55.2
Columbia	3.2	22.2	46.6	87.8
Cowlitz	NA	9.0	25.7	82.6
Douglas	NA	6.2	16.9	80.0
Ferry	12.5	45.0	62.5	97.5
Franklin	1.9	5.2	16.3	79.4
Garfield	0.9	15.7	51.4	92.1
Grant	3.7	19.4	49.5	93.1
GraysHarbor	11.5	28.9	55.0	90.4
Island	NA	0.4	8.4	61.4
Jefferson	1.5	7.4	21.5	61.5
King	NA	0.2	1.0	17.2
Kitsap	0.3	2.4	13.1	58.1
Kittitas	NA	3.0	11.4	52.3
Klickitat	4.8	16.7	33.3	67.9
Lewis	4.4	16.1	39.0	84.4
Lincoln	13.0	43.5	73.9	87.0
Mason	5.1	19.0	43.1	84.1
Okanogan	6.3	29.0	50.7	84.6
Pacific	6.2	22.6	53.7	92.7
Pend	8.6	35.0	54.8	88.3
Pierce	0.2	2.1	8.5	56.8
SanJuan	NA	0.5	3.3	26.2
Skagit	1.1	5.8	14.9	50.5
Skamania	7.9	42.1	52.6	81.6
Snohomish	0.5	1.9	4.3	41.0
Spokane	1.3	12.2	35.7	81.5
Stevens	8.6	35.0	54.8	88.3
Thurston	NA	4.6	13.4	72.1
Wahkiakum	NA	NA	18.8	87.5
WallaWalla	3.2	22.2	46.6	87.8
Whatcom	3.7	7.9	13.3	54.5
Whitman	1.1	14.9	35.6	90.8
Yakima	2.0	17.5	45.6	88.1
Statewide	1.9	9.1	21.9	62.7

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of First Quarters

County	Q1 2012	Q1 2013	Q1 2014	Q1 2015	Q1 2016	Q1 2017	Q1 2018	% Change
Adams	NA	78	74	52	36	40	27	-32.5
Asotin	845	323	305	746	581	220	216	-1.8
Benton	1,628	1,655	1,447	1,272	807	652	699	7.2
Chelan	462	384	307	229	239	186	141	-24.2
Clallam	536	470	467	269	206	195	151	-22.6
Clark	2,646	2,044	2,065	1,151	816	678	743	9.6
Columbia	NA	NA	442	416	377	323	279	-13.6
Cowlitz	484	395	431	380	190	162	144	-11.1
Douglas	191	145	122	90	118	67	65	-3
Ferry	NA	78	60	65	60	53	40	-24.5
Franklin	1,628	1,655	1,447	1,272	807	652	699	7.2
Garfield	845	323	305	746	581	220	216	-1.8
Grant	491	479	414	423	355	271	216	-20.3
GraysHarbor	694	721	601	550	448	366	322	-12
Island	712	695	604	472	337	289	249	-13.8
Jefferson	421	361	309	302	216	175	135	-22.9
King	4,972	3,124	3,254	2,643	2,162	1,687	1,721	2
Kitsap	1,307	1,262	1,090	797	549	504	329	-34.7
Kittitas	374	350	323	363	227	133	132	-0.8
Klickitat	201	188	182	152	131	148	84	-43.2
Lewis	617	621	586	546	399	216	205	-5.1
Lincoln	NA	41	36	42	28	17	23	35.3
Mason	630	663	574	475	367	265	195	-26.4
Okanogan	326	368	353	364	399	250	221	-11.6
Pacific	367	352	342	275	234	182	177	-2.7
Pend	427	468	404	382	322	266	197	-25.9
Pierce	3,445	2,580	2,937	2,531	1,713	1,409	1,217	-13.6
SanJuan	343	340	332	285	269	207	183	-11.6
Skagit	743	712	624	478	409	295	275	-6.8
Skamania	82	86	55	55	41	30	38	26.7
Snohomish	2,128	1,355	1,753	1,437	1,080	768	646	-15.9
Spokane	NA	2,505	2,448	2,375	1,898	1,377	1,242	-9.8
Stevens	427	468	404	382	322	266	197	-25.9
Thurston	1,250	1,054	1,041	1,030	697	538	434	-19.3
Wahkiakum	NA	NA	NA	NA	32	22	16	-27.3
WallaWalla	477	460	442	416	377	323	279	-13.6
Whatcom	1,066	1,064	984	804	727	451	407	-9.8
Whitman	191	168	172	163	142	100	87	-13
Yakima	800	755	758	776	603	483	452	-6.4
Statewide	28,856	26,344	26,338	22,806	17,592	13,348	11,987	-10.2

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

March 2018

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	0.9	3.2	1.1	4.8	NA	2.3	-70.1
Asotin	2.7	2.8	2.7	5.9	11.4	3.8	-28.3
Benton	2.6	0.8	0.5	2.0	5.4	1.6	-5.9
Chelan	2.3	0.7	1.1	1.3	NA	1.6	-38.5
Clallam	3.1	2.0	0.7	1.6	4.3	1.7	-34.6
Clark	NA	NA	0.6	0.0	0.0	0.1	-92.3
Columbia	4.5	22.2	28.5	289.3	85.5	36.9	-63.7
Cowlitz	NA	0.8	0.7	1.6	5.2	1.3	-13.3
Douglas	NA	1.5	0.4	1.3	NA	1.0	-50.0
Ferry	5.6	9.8	3.9	15.8	NA	8.2	-38.3
Franklin	2.6	0.8	0.5	2.0	5.4	1.6	-5.9
Garfield	2.7	2.8	2.7	5.9	11.4	3.8	-28.3
Grant	1.9	1.2	2.0	5.6	10.8	2.6	-42.2
Grays Harbor	2.4	2.4	2.7	4.7	9.3	3.3	-19.5
Island	NA	0.3	0.9	1.3	2.6	1.5	-16.7
Jefferson	1.7	6.7	2.5	2.0	5.7	2.9	-19.4
King	NA	0.9	0.6	0.5	1.0	0.9	0.0
Kitsap	0.5	1.0	0.6	0.6	2.1	0.9	-35.7
Kittitas	NA	0.8	0.9	1.8	5.3	2.2	15.8
Klickitat	1.8	2.9	6.5	4.2	6.9	4.5	-10.0
Lewis	1.6	1.5	1.1	3.6	11.7	2.2	-4.3
Lincoln	1.4	3.4	NA	3.6	NA	4.6	-32.4
Mason	4.1	1.8	1.3	2.5	5.7	2.1	-27.6
Okanogan	4.8	7.4	6.2	6.2	21.3	7.1	-15.5
Pacific	7.1	3.3	6.8	7.8	31.2	6.4	39.1
Pend Oreille	4.8	4.0	3.0	5.3	NA	4.7	-40.5
Pierce	1.3	1.0	0.4	0.7	3.3	1.0	-16.7
San Juan	NA	NA	NA	3.4	11.6	8.0	-4.8
Skagit	1.2	2.7	1.4	1.0	4.9	1.8	0.0
Skamania	NA	37.4	1.6	2.0	17.3	4.4	41.9
Snohomish	1.5	2.8	0.7	0.6	1.1	0.8	-11.1
Spokane	1.0	0.9	1.0	2.2	7.9	1.7	0.0
Stevens	4.8	4.0	3.0	5.3	NA	4.7	-40.5
Thurston	NA	1.7	0.4	1.0	4.1	1.1	-21.4
Wahkiakum	NA	NA	2.7	NA	NA	9.5	33.8
Walla Walla	1.6	6.1	2.3	5.6	6.2	4.0	-20.0
Whatcom	2.4	1.9	1.1	1.0	4.2	1.7	-10.5
Whitman	NA	1.7	1.4	2.5	5.1	2.2	-42.1
Yakima	1.0	1.9	2.5	4.2	NA	3.1	-22.5
Statewide	2.4	2.3	1.5	1.4	2.2	1.7	-19.0

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
Statewide	\$245,700	\$223,900	\$236,600	\$253,800	\$267,600	\$289,100	\$315,900	\$348,900

WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2017

County	2009	2010	2011	2012	2013	2014	2015	2016	2017	% Change by year
Adams	69	33	24	29	54	50	86	31	31	0.0
Asotin	35	27	16	19	23	35	31	32	34	6.2
Benton	549	1,259	1,127	1,094	930	942	1,124	1,357	1,111	-18.1
Chelan	246	206	154	207	577	304	365	393	442	12.5
Clallam	157	169	154	168	122	160	216	247	307	24.3
Clark	709	1,070	961	1,558	2,942	2,240	3,283	3,310	3,787	14.4
Columbia	4	4	4	2	7	7	10	2	4	100.0
Cowlitz	147	131	113	132	195	178	173	308	484	57.1
Douglas	109	114	92	92	129	156	162	181	187	3.3
Ferry	21	22	13	15	20	10	16	21	0	-100.0
Franklin	542	763	570	531	375	322	510	530	698	31.7
Garfield	4	4	2	3	1	3	NA	1	1	0.0
Grant	228	228	187	275	279	264	457	650	445	-31.5
GraysHarbor	166	166	114	125	122	142	178	207	251	21.3
Island	198	219	164	178	221	252	281	373	408	9.4
Jefferson	106	97	86	83	101	121	177	238	172	-27.7
King	3,186	6,020	6,143	11,614	12,277	14,703	15,226	17,699	18,641	5.3
Kitsap	562	623	540	804	913	598	1,066	1,059	1,094	3.3
Kittitas	177	183	174	195	344	283	288	323	531	64.4
Klickitat	91	77	58	78	94	83	120	123	115	-6.5
Lewis	212	204	93	121	95	164	129	232	234	0.9
Lincoln	45	43	32	27	45	30	33	50	43	-14.0
Mason	160	140	134	121	135	108	111	166	212	27.7
Okanogan	129	123	130	103	134	165	165	133	144	8.3
Pacific	50	125	111	130	139	63	62	77	85	10.4
Pend	74	52	48	36	37	42	47	59	41	-30.5
Pierce	2,047	1,900	2,566	2,479	2,892	3,777	3,046	3,865	4,968	28.5
SanJuan	120	189	105	92	109	109	100	124	115	-7.3
Skagit	290	207	179	229	283	274	424	505	663	31.3
Skamania	32	25	34	23	26	34	47	38	58	52.6
Snohomish	2,186	2,120	2,521	3,573	4,348	3,473	2,594	3,925	3,725	-5.1
Spokane	1,786	1,609	1,785	1,353	1,634	1,839	1,978	3,596	3,460	-3.8
Stevens	86	72	54	71	84	79	74	109	140	28.4
Thurston	1,317	1,156	1,028	1,012	1,289	1,003	931	2,081	1,067	-48.7
Wahkiakum	11	11	10	5	12	11	15	15	20	33.3
WallaWalla	113	128	202	150	241	207	188	218	144	-33.9
Whatcom	460	458	605	637	999	1,007	911	1,183	1,256	6.2
Whitman	79	90	93	283	380	218	141	194	242	24.7
Yakima	508	624	438	471	358	442	392	422	434	2.8
Statewide	17,011	20,691	20,864	28,118	32,966	33,898	35,157	44,077	45,794	3.9

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2017

County	2009	2010	2011	2012	2013	2014	2015	2016	2017	% Change by year
Adams	57	33	22	26	44	46	75	28	23	-17.9
Asotin	29	27	16	19	21	33	31	30	34	13.3
Benton	540	937	781	897	840	798	825	952	848	-10.9
Chelan	236	204	154	205	259	286	358	385	414	7.5
Clallam	149	139	114	168	122	160	215	243	287	18.1
Clark	690	963	688	1,190	1,699	1,588	2,220	2,645	2,080	-21.4
Columbia	4	4	2	2	7	7	10	2	4	100.0
Cowlitz	147	116	113	132	155	160	168	273	464	70.0
Douglas	95	109	92	92	127	147	132	158	185	17.1
Ferry	21	22	13	15	20	10	16	21	0	-100.0
Franklin	540	636	558	374	245	280	396	496	609	22.8
Garfield	4	4	2	3	1	3	NA	1	1	0.0
Grant	218	205	171	251	236	230	228	264	350	32.6
GraysHarbor	142	163	104	125	122	140	174	207	251	21.3
Island	198	219	164	176	221	252	281	369	401	8.7
Jefferson	94	97	80	83	101	121	154	234	172	-26.5
King	2,003	2,578	2,765	3,864	4,419	4,215	4,010	4,254	4,356	2.4
Kitsap	552	468	451	634	674	519	796	862	952	10.4
Kittitas	175	177	169	180	285	265	285	304	364	19.7
Klickitat	91	77	54	78	88	78	120	105	99	-5.7
Lewis	132	124	82	97	95	129	129	156	218	39.7
Lincoln	45	41	30	27	45	30	33	50	43	-14.0
Mason	149	140	134	121	120	108	111	166	208	25.3
Okanogan	129	123	120	103	98	160	164	133	138	3.8
Pacific	48	125	111	130	139	63	62	77	85	10.4
Pend	74	52	48	36	37	42	47	59	41	-30.5
Pierce	1,243	1,708	1,494	2,009	2,369	2,371	2,253	2,469	3,014	22.1
SanJuan	120	189	105	92	109	109	100	118	112	-5.1
Skagit	251	203	179	227	283	262	410	420	534	27.1
Skamania	32	25	34	23	26	24	47	38	58	52.6
Snohomish	1,790	1,853	1,819	2,174	1,985	2,079	2,383	2,702	2,627	-2.8
Spokane	809	939	740	963	1,299	1,014	1,340	1,661	1,608	-3.2
Stevens	84	66	52	67	66	79	74	99	136	37.4
Thurston	1,083	1,053	858	959	929	934	881	1,084	950	-12.4
Wahkiakum	11	11	10	5	12	11	15	15	20	33.3
WallaWalla	87	66	80	102	134	183	184	182	144	-20.9
Whatcom	426	401	419	488	568	542	599	718	793	10.4
Whitman	67	62	33	70	100	75	81	78	80	2.6
Yakima	426	343	298	301	300	352	390	405	412	1.7
Statewide	12,991	14,702	13,159	16,508	18,400	17,905	19,797	22,463	23,115	2.9

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2012-2017

County	2012	2013	2014	2015	2016	2017	% Change by year
Adams	6,271	6,325	6,375	6,461	6,492	6,523	0.5
Asotin	9,819	9,842	9,877	9,908	9,940	9,974	0.3
Benton	69,426	70,356	71,298	72,422	73,779	74,890	1.5
Chelan	35,016	35,593	35,897	36,262	36,655	37,097	1.2
Clallam	35,772	35,894	36,054	36,270	36,517	36,824	0.8
Clark	166,633	169,575	171,815	175,098	178,408	182,195	2.1
Columbia	2,126	2,133	2,140	2,150	2,152	2,156	0.2
Cowlitz	43,342	43,537	43,715	43,888	44,196	44,680	1.1
Douglas	15,726	15,855	16,011	16,173	16,354	16,541	1.1
Ferry	4,096	4,116	4,126	4,142	4,163	4,163	0.0
Franklin	26,003	26,378	26,700	27,210	27,740	28,438	2.5
Garfield	1,347	1,348	1,351	1,351	1,352	1,353	0.1
Grant	34,246	34,525	34,789	35,246	35,896	36,341	1.2
GraysHarbor	36,158	36,280	36,422	36,600	36,807	37,058	0.7
Island	38,520	38,741	38,993	39,274	39,647	40,055	1.0
Jefferson	16,912	17,013	17,134	17,311	17,549	17,721	1.0
King	873,907	886,184	900,887	916,113	933,812	952,453	2.0
Kitsap	106,199	107,112	107,710	108,776	109,835	110,929	1.0
Kittitas	21,002	21,346	21,629	21,917	22,240	22,771	2.4
Klickitat	9,914	10,008	10,091	10,211	10,334	10,449	1.1
Lewis	33,404	33,499	33,663	33,792	34,024	34,258	0.7
Lincoln	5,800	5,845	5,875	5,908	5,958	6,001	0.7
Mason	30,087	30,222	30,330	30,441	30,607	30,819	0.7
Okanogan	21,364	21,498	21,663	21,828	21,961	22,105	0.7
Pacific	15,444	15,583	15,646	15,708	15,785	15,870	0.5
Pend	7,612	7,649	7,691	7,738	7,797	7,838	0.5
Pierce	332,261	335,153	338,930	341,976	345,841	350,809	1.4
SanJuan	12,060	12,169	12,278	12,378	12,502	12,617	0.9
Skagit	50,727	51,010	51,284	51,708	52,213	52,876	1.3
Skamania	5,353	5,379	5,413	5,460	5,498	5,556	1.1
Snohomish	293,193	297,541	301,014	303,608	307,533	311,258	1.2
Spokane	207,412	209,046	210,885	212,863	216,459	219,919	1.6
Stevens	19,420	19,504	19,583	19,657	19,766	19,906	0.7
Thurston	109,458	110,747	111,750	112,681	114,762	115,829	0.9
Wahkiakum	2,076	2,088	2,099	2,114	2,129	2,149	0.9
WallaWalla	23,774	24,015	24,222	24,410	24,628	24,772	0.6
Whatcom	91,000	91,999	93,006	93,917	95,100	96,356	1.3
Whitman	19,525	19,905	20,123	20,264	20,458	20,700	1.2
Yakima	87,567	87,925	88,367	88,759	89,181	89,615	0.5
Statewide	2,919,972	2,952,938	2,986,836	3,021,993	3,066,070	3,111,864	1.5

WCRER estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2012-2017

County	2012	2013	2014	2015	2016	2017	% Change by year
Adams	4,081	4,125	4,171	4,246	4,274	4,297	0.5
Asotin	7,053	7,074	7,107	7,138	7,168	7,202	0.5
Benton	46,607	47,447	48,245	49,070	50,022	50,870	1.7
Chelan	25,139	25,398	25,684	26,042	26,427	26,841	1.6
Clallam	26,145	26,267	26,427	26,642	26,885	27,172	1.1
Clark	121,847	123,546	125,134	127,354	129,999	132,079	1.6
Columbia	1,665	1,672	1,679	1,689	1,691	1,695	0.2
Cowlitz	30,498	30,653	30,813	30,981	31,254	31,718	1.5
Douglas	10,699	10,826	10,973	11,105	11,263	11,448	1.6
Ferry	2,929	2,949	2,959	2,975	2,996	2,996	0.0
Franklin	18,083	18,328	18,608	19,004	19,500	20,109	3.1
Garfield	1,029	1,030	1,033	1,033	1,034	1,035	0.1
Grant	20,652	20,888	21,118	21,346	21,610	21,960	1.6
GraysHarbor	25,982	26,104	26,244	26,418	26,625	26,876	0.9
Island	30,714	30,935	31,187	31,468	31,837	32,238	1.3
Jefferson	13,110	13,211	13,332	13,486	13,720	13,892	1.3
King	506,708	511,127	515,342	519,352	523,606	527,962	0.8
Kitsap	77,135	77,809	78,328	79,124	79,986	80,938	1.2
Kittitas	14,377	14,662	14,927	15,212	15,516	15,880	2.3
Klickitat	6,914	7,002	7,080	7,200	7,305	7,404	1.4
Lewis	23,525	23,620	23,749	23,878	24,034	24,252	0.9
Lincoln	4,391	4,436	4,466	4,499	4,549	4,592	0.9
Mason	22,425	22,545	22,653	22,764	22,930	23,138	0.9
Okanogan	15,326	15,424	15,584	15,748	15,881	16,019	0.9
Pacific	10,899	11,038	11,101	11,163	11,240	11,325	0.8
Pend	5,687	5,724	5,766	5,813	5,872	5,913	0.7
Pierce	228,922	231,291	233,662	235,915	238,384	241,398	1.3
SanJuan	10,263	10,372	10,481	10,581	10,699	10,811	1.0
Skagit	37,637	37,920	38,182	38,592	39,012	39,546	1.4
Skamania	3,877	3,903	3,927	3,974	4,012	4,070	1.4
Snohomish	198,282	200,267	202,346	204,729	207,431	210,058	1.3
Spokane	141,698	142,997	144,011	145,351	147,012	148,620	1.1
Stevens	14,284	14,350	14,429	14,503	14,602	14,738	0.9
Thurston	77,431	78,360	79,294	80,175	81,259	82,209	1.2
Wahkiakum	1,533	1,545	1,556	1,571	1,586	1,606	1.3
WallaWalla	16,604	16,738	16,921	17,105	17,287	17,431	0.8
Whatcom	59,255	59,823	60,365	60,964	61,682	62,475	1.3
Whitman	9,898	9,998	10,073	10,154	10,232	10,312	0.8
Yakima	59,847	60,147	60,499	60,889	61,294	61,706	0.7
Statewide	1,933,151	1,951,551	1,969,456	1,989,253	2,011,716	2,034,831	1.1

WCRER estimates

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2012-2017

County	2012	2013	2014	2015	2016	2017	% Change by year
Adams	2,190	2,200	2,204	2,215	2,218	2,226	0.4
Asotin	2,766	2,768	2,770	2,770	2,772	2,772	0.0
Benton	22,819	22,909	23,053	23,352	23,757	24,020	1.1
Chelan	9,877	10,195	10,213	10,220	10,228	10,256	0.3
Clallam	9,627	9,627	9,627	9,628	9,632	9,652	0.2
Clark	44,786	46,029	46,681	47,744	48,409	50,116	3.5
Columbia	461	461	461	461	461	461	0.0
Cowlitz	12,844	12,884	12,902	12,907	12,942	12,962	0.2
Douglas	5,027	5,029	5,038	5,068	5,091	5,093	0.0
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	7,920	8,050	8,092	8,206	8,240	8,329	1.1
Garfield	318	318	318	318	318	318	0.0
Grant	13,594	13,637	13,671	13,900	14,286	14,381	0.7
GraysHarbor	10,176	10,176	10,178	10,182	10,182	10,182	0.0
Island	7,806	7,806	7,806	7,806	7,810	7,817	0.1
Jefferson	3,802	3,802	3,802	3,825	3,829	3,829	0.0
King	367,199	375,057	385,545	396,761	410,206	424,491	3.5
Kitsap	29,064	29,303	29,382	29,652	29,849	29,991	0.5
Kittitas	6,625	6,684	6,702	6,705	6,724	6,891	2.5
Klickitat	3,000	3,006	3,011	3,011	3,029	3,045	0.5
Lewis	9,879	9,879	9,914	9,914	9,990	10,006	0.2
Lincoln	1,409	1,409	1,409	1,409	1,409	1,409	0.0
Mason	7,662	7,677	7,677	7,677	7,677	7,681	0.1
Okanogan	6,038	6,074	6,079	6,080	6,080	6,086	0.1
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	103,339	103,862	105,268	106,061	107,457	109,411	1.8
SanJuan	1,797	1,797	1,797	1,797	1,803	1,806	0.2
Skagit	13,090	13,090	13,102	13,116	13,201	13,330	1.0
Skamania	1,476	1,476	1,486	1,486	1,486	1,486	0.0
Snohomish	94,911	97,274	98,668	98,879	100,102	101,200	1.1
Spokane	65,714	66,049	66,874	67,512	69,447	71,299	2.7
Stevens	5,136	5,154	5,154	5,154	5,164	5,168	0.1
Thurston	32,027	32,387	32,456	32,506	33,503	33,620	0.3
Wahkiakum	543	543	543	543	543	543	0.0
WallaWalla	7,170	7,277	7,301	7,305	7,341	7,341	0.0
Whatcom	31,745	32,176	32,641	32,953	33,418	33,881	1.4
Whitman	9,627	9,907	10,050	10,110	10,226	10,388	1.6
Yakima	27,720	27,778	27,868	27,870	27,887	27,909	0.1
Statewide	986,821	1,001,387	1,017,380	1,032,740	1,054,354	1,077,033	2.2

WCRER estimates

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