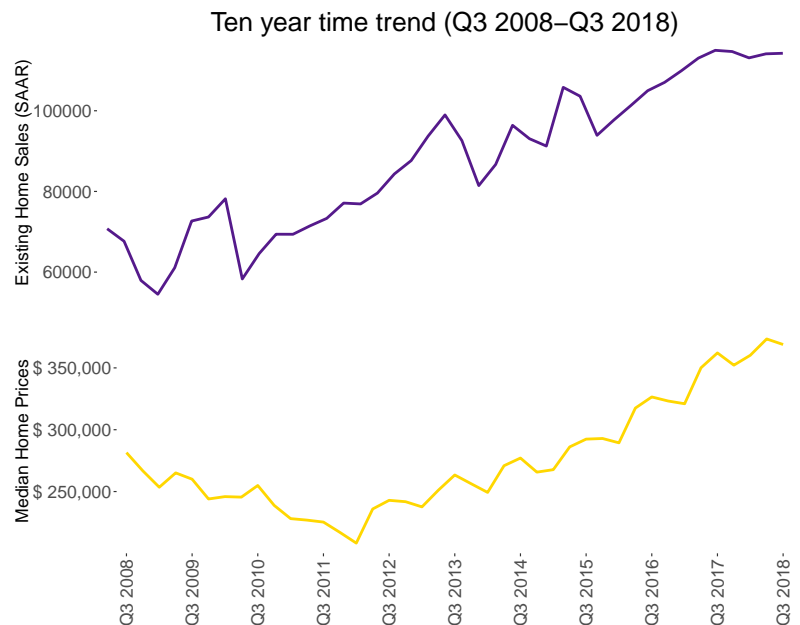


Washington Market Highlights: Third Quarter 2018

- Existing home sales rose in the third quarter by 0.1 percent to a seasonally adjusted annual rate of 114,250 units compared to last quarter, and fell 0.5 percent compared to a year earlier.
- Building permit activity fell 14.6 percent from a year earlier, totaling 9,979 new units authorized. Of these, 5,399 were issued for single-family units.
- The median price home sold in Washington during the third quarter was \$368,900, 1.6 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers increased from both the previous quarter and the same quarter a year ago. The All-Buyer Housing Affordability Index stayed above 100 in 32 of Washington's 39 counties.
- Inventories of homes available for sale totaled 22,192 single-family homes at the end of the quarter, a 19.1% increase from the second quarter and a 10.1 percent increase from a year ago. This inventory level represented a 2.3 month supply, a slight imbalance, where demand exceeds the supply of homes on the market.



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

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

James Young
 Research Director

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Third Quarter 2018
 Issued November 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 $[(\text{Listings}/\text{SAAR}) \times 12 = \text{month's supply}]$. 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 remained steady in the third quarter of 2018, with sales rising slightly but new building permits falling compared with a year ago.

The statewide median sales price for a single family home also fell to \$368,900 in the third quarter, but remained 1.6 percent higher than the same time in 2017.

The seasonally adjusted annual rate of existing home sales fell 0.5 percent from the third quarter of 2017—from 114,820 to 114,250. 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 30.7 percent, followed by Pend and Stevens Counties at 20.2 percent. Median prices were lower than a year earlier in only one county, with prices in Jefferson County decreasing by 2.4%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$108,000 in Lincoln County to \$685,000 in King County (San Juan County has the second highest median values at \$564,300).

Housing affordability grew slightly in the third quarter from the previous quarter, but was lower than a year ago. That

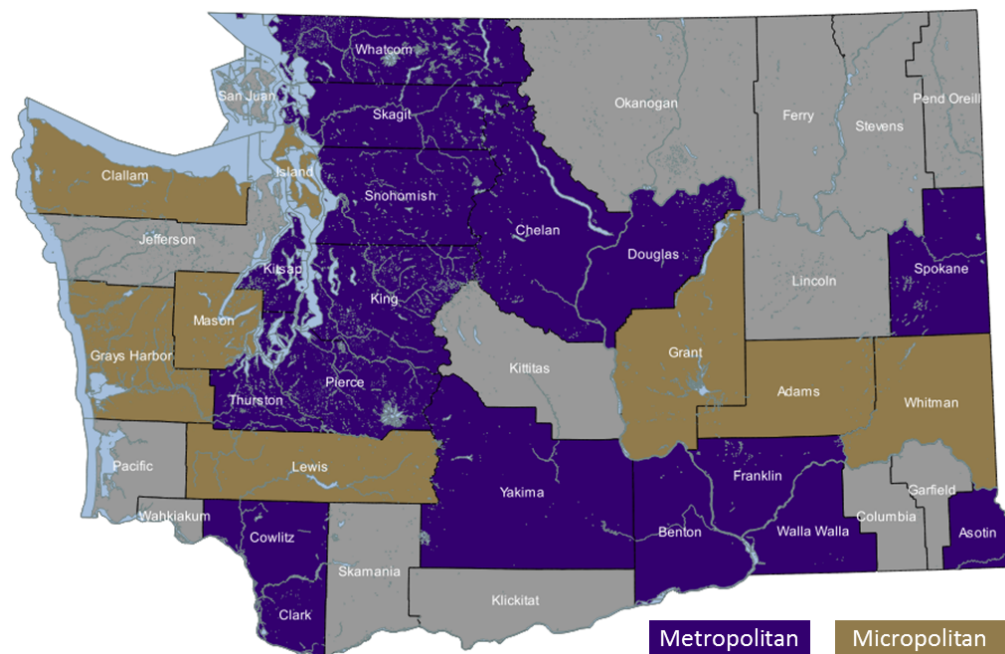
index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 106.1, up from 105.4 in the second quarter of 2018. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 6.1 percent above the median.

Statewide, the first-time buyer index rose by 0.5 points, ending the quarter at 61.7. 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 61.7 percent of the income required to purchase a typical starter home statewide.

Housing affordability varied widely across the state. The least affordable county is San Juan County, with Lincoln County the most affordable. Thirty-six 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 slower. In the third quarter of 2018, a total of 9,979 building permits were recorded, down (14.6%) 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:

11 of 39

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

0.1%

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

3.7%

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

114,250

Seasonally Adjusted Annual Sales (SAAR).

560

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

0.5%

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

Zero

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

18 of 39

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

6 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 **Wahkiakum** county.

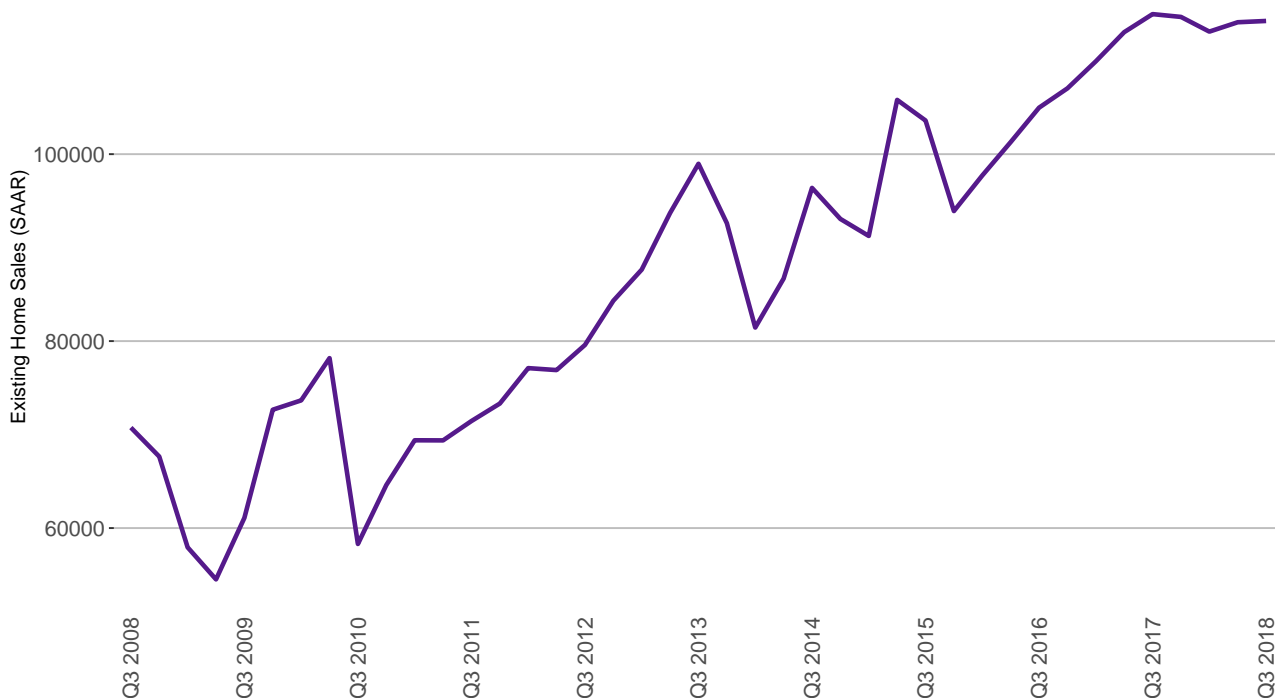
98,990

450

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

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.6 %** of state total).

Ten year time trend (Q3 2008–Q3 2018)



Housing Construction:

9,979

Number of building permits issued during the quarter.

14.6%

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

9.8%

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

11.9%

Decline in year-over-year single family permits (**730** fewer units).

17.6%

Decline in year-over-year multifamily permits (**975** fewer

units).

67.9%

Greatest year-over-year increase in permits in a Metropolitan county, (**Walla Walla** county, **19** additional units).

8 of 10

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.

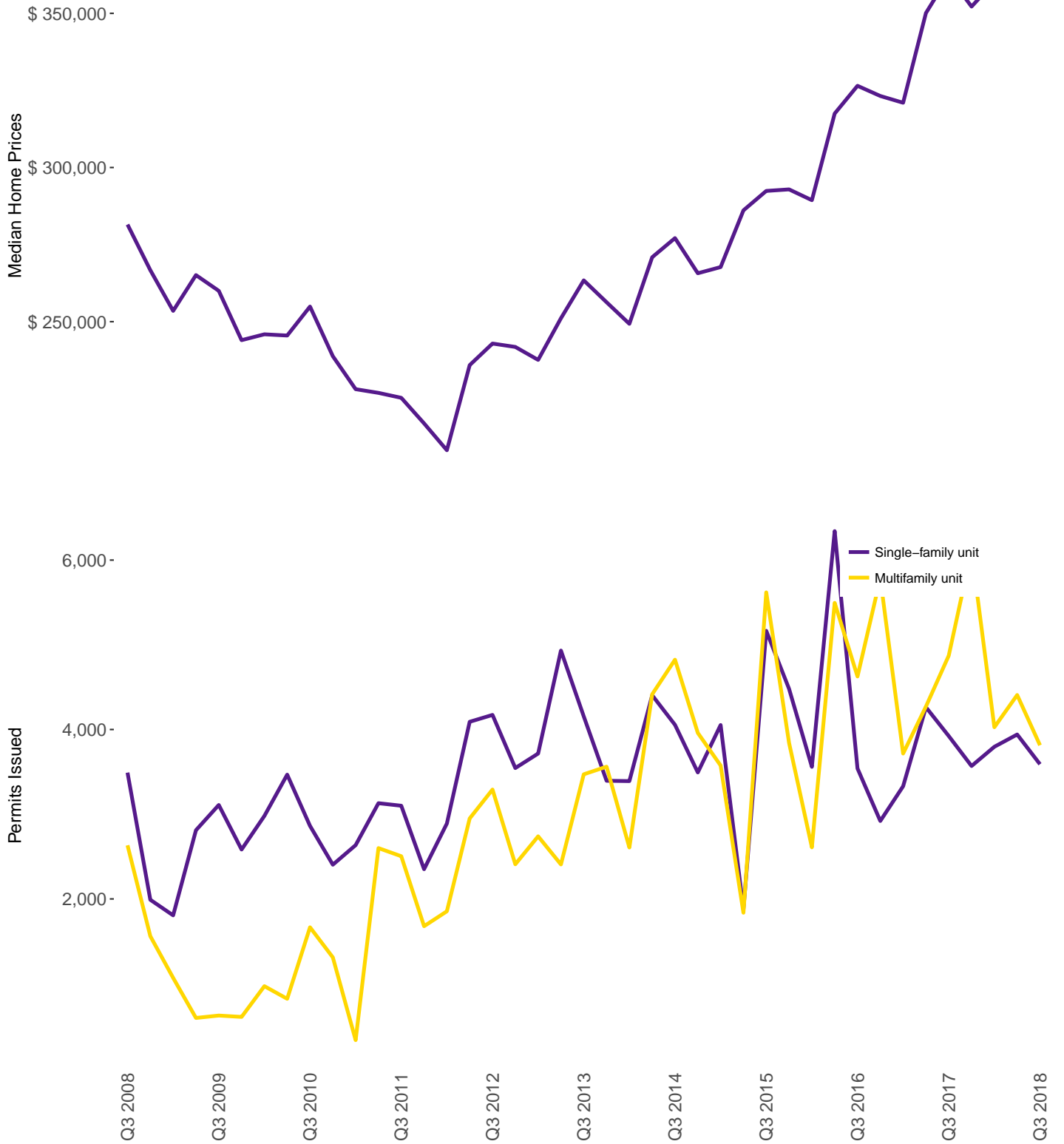
23 of 25

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.

1 of 4

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

Ten year time trend (Q3 2008–Q3 2018)



Home Prices:

\$368,900

Median selling price of a single family home.

1.6%

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

14.7%

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

\$685,000

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

\$108,000

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

\$222,900

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

\$164,000–\$383,700

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

Zero of One

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

Twenty-five of Thirty-eight

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

2.0%, 6.3%, & 5.4%

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 4.0%

Pierce 5.6%

Snohomish 7.3%

Spokane 10.2%

Thurston 10.7%

Prices by Bedroom:

\$264,600

Median price for a 2-bedroom single family home, a **8.3%** year-over-year **increase**.

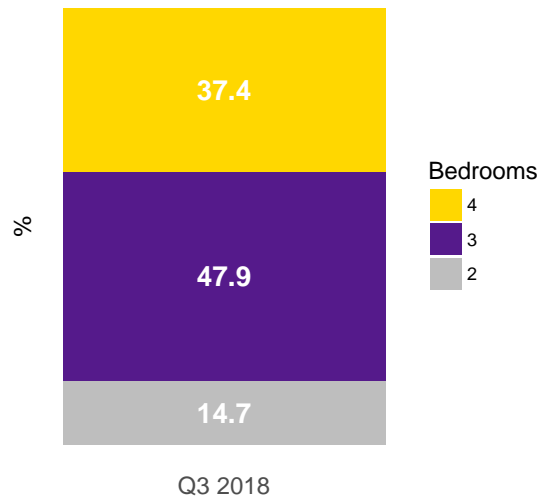
\$352,600

Median price for a 3-bedroom single family home, a **5.7%** year-over-year **increase**.

\$454,400

Median price for a 4-bedroom single family home, a **0.4%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

One

Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes (**Yakima** county).

Zero & Zero

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

Housing Affordability:

1.6%

Year-over-year increase in home prices.

Better & Worse

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

106.1

Statewide all-buyer housing affordability index.

62.1 to 268.5

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

39 of 39

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

70.9 & 101.0

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

61.7

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

3 of 39

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

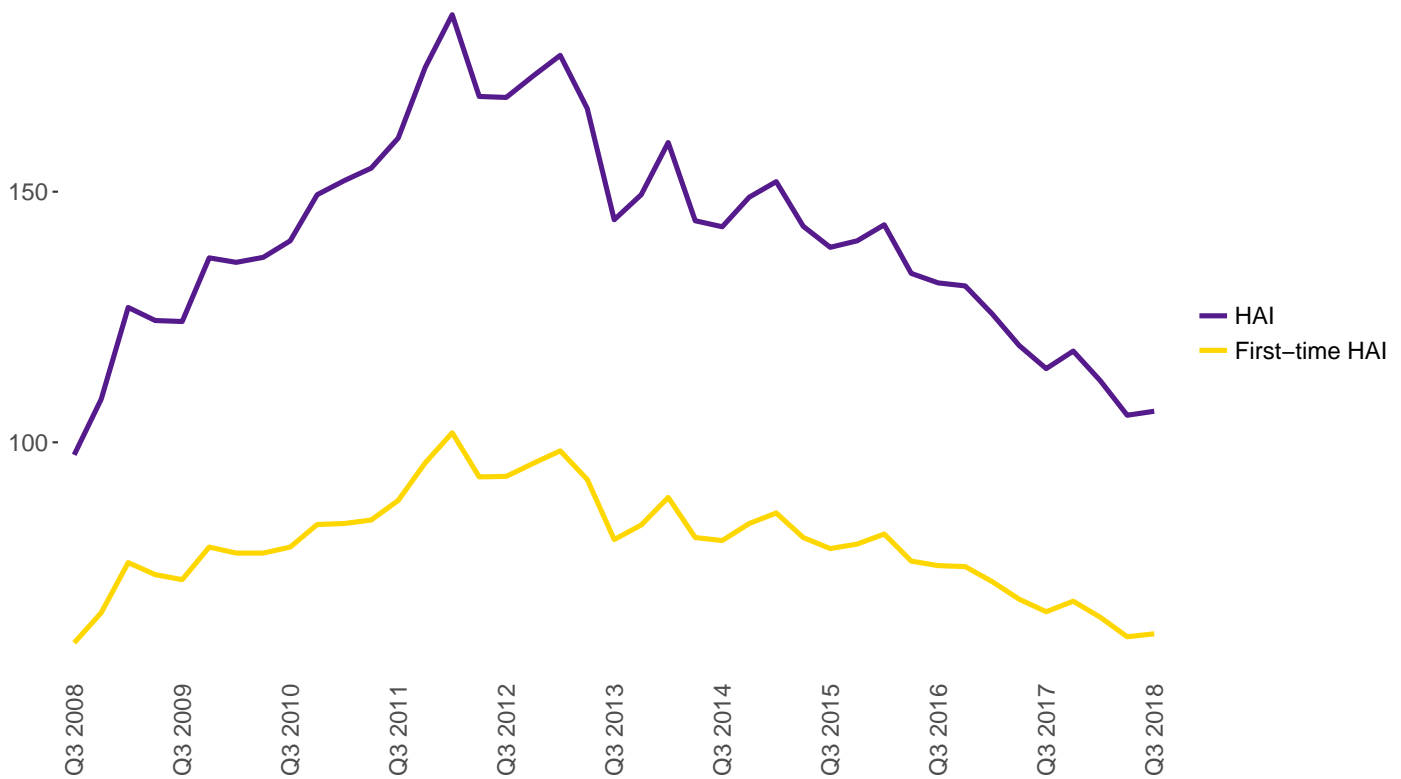
27.1 to 96.1

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

35.3 to 114.3

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

Ten year time trend (Q3 2008–Q3 2018)



Availability of Affordable Housing:

\$78,650

Statewide median family income

\$49,550 to \$97,550

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

\$64,340

Statewide median household income

\$19,444 to \$99,748

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

0.9%
Statewide inventory priced below \$80,000, **declined** from 1.9% from a year ago.

28 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.

5.3%
Statewide inventory priced below \$160,000, **declined** from 9.5% a year ago.

0.2% to 18.0%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Yakima** county.

Available Inventory:

22,192

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

3,602 & 2,158

Increase from last quarter (19.1%), and **increase** from last year (10.1%).

2,513 & 5,193

Largest available inventories seen in **Pierce** county and **King** county. Up 24.7%, and up 40.2% from last quarter.

Zero of Five

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

10 of 39

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

32.6%

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

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

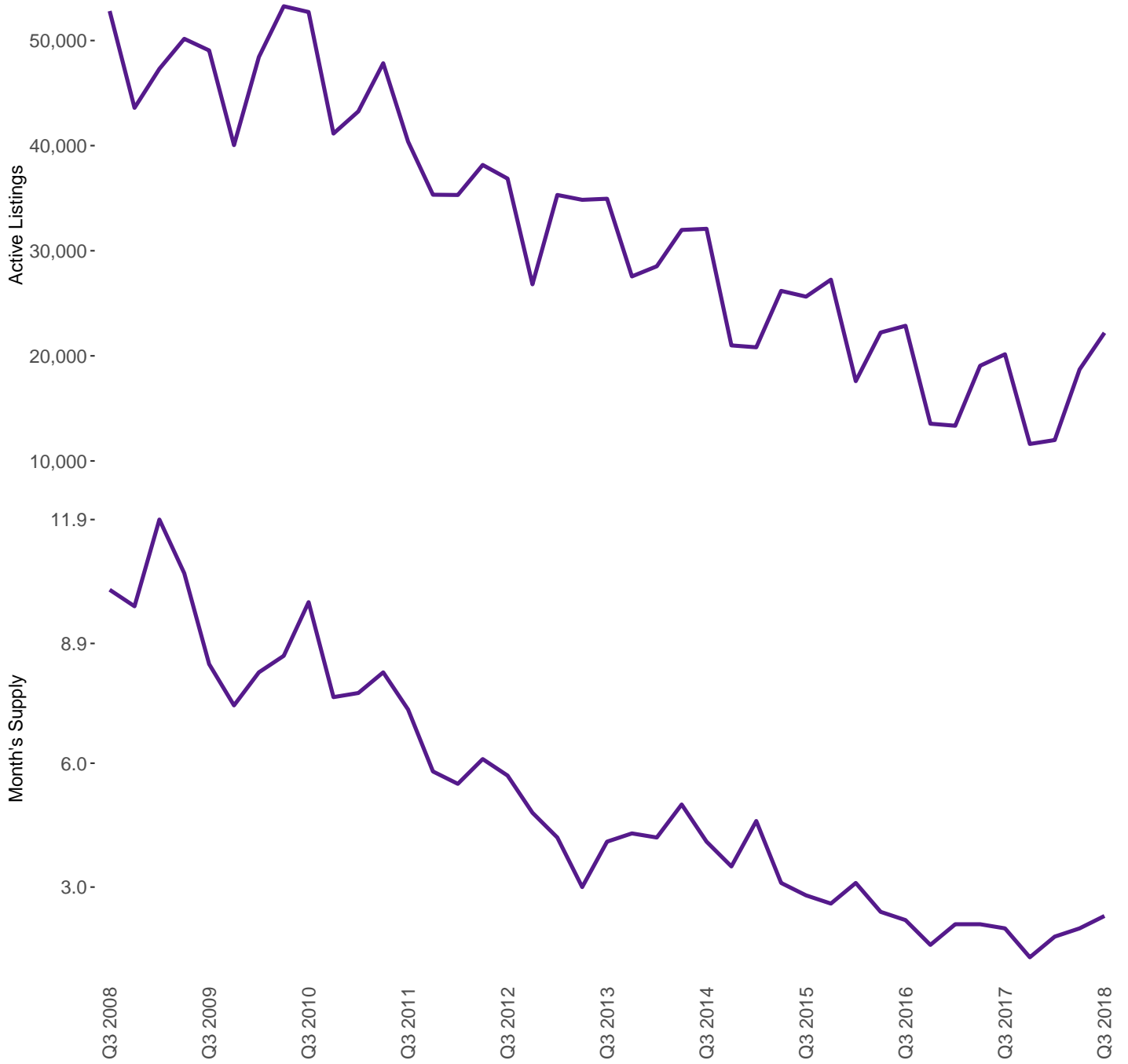
2.3
Month's supply of housing. 2.0 last quarter, and 2.0 last year.

1.9 to 52.9
Range of month's supply across the counties—low in **Thurston** county, high in **Columbia** county.

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

1 & 8
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 2008–Q3 2018)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	170	6.2	30.8	9	0.0	\$164,000	11.3	150.5	83.0
Asotin	270	0.0	8.0	8	-11.1	\$222,900	10.3	135.0	82.0
Benton	4,100	0.0	1.5	263	-25.1	\$282,700	15.3	126.8	83.8
Chelan	1,010	-1.9	-1.9	98	-45.6	\$350,000	3.8	109.7	61.8
Clallam	1,110	-0.9	3.7	41	-46.8	\$309,100	14.6	101.0	114.3
Clark	7,300	-0.5	-6.4	1,189	41.9	\$364,900	6.7	107.5	65.1
Columbia	130	0.0	8.3	2	100.0	\$161,100	25.4	196.0	138.2
Cowlitz	1,530	0.7	7.0	49	-12.5	\$252,900	11.4	125.5	78.9
Douglas	660	0.0	13.8	51	-1.9	\$325,500	11.9	114.6	59.9
Ferry	110	0.0	22.2	7	0.0	\$166,000	35.0	151.3	44.6
Franklin	1,380	0.0	1.5	186	21.6	\$282,700	15.3	126.8	27.1
Garfield	50	0.0	0.0	1	0.0	\$210,400	10.1	128.4	94.4
Grant	1,080	1.9	18.7	32	-63.2	\$200,000	2.9	139.8	78.0
Grays Harbor	1,950	1.6	7.1	26	-60.0	\$191,400	14.2	146.1	86.9
Island	2,090	-3.7	2.5	49	-61.4	\$383,700	9.7	101.6	74.8
Jefferson	710	1.4	4.4	49	-39.5	\$359,700	-2.4	94.8	61.6
King	27,080	-2.0	-6.6	3,319	-27.1	\$685,000	4.0	70.9	42.3
Kitsap	5,100	1.0	1.0	341	3.3	\$357,600	9.5	114.1	87.6
Kittitas	1,200	-1.6	-4.0	30	-70.0	\$331,100	18.7	102.4	46.1
Klickitat	280	0.0	-15.2	24	-35.1	\$272,500	5.0	97.6	58.1
Lewis	1,300	-0.8	3.2	67	-18.3	\$245,600	16.3	122.7	91.8
Lincoln	190	11.8	72.7	1	-94.4	\$108,000	16.1	268.5	224.8
Mason	1,420	0.7	5.2	60	0.0	\$249,100	12.9	129.6	35.3
Okanogan	470	4.4	9.3	15	-62.5	\$228,300	4.5	120.7	91.4
Pacific	560	7.7	5.7	21	-16.0	\$180,700	10.9	156.4	76.2
Pend Oreille	320	6.7	18.5	9	-52.6	\$204,300	20.2	126.8	67.2
Pierce	16,140	-0.7	3.7	1,269	-9.5	\$357,200	5.6	107.2	49.6
San Juan	350	-2.8	-2.8	45	28.6	\$564,300	1.9	62.1	27.3
Skagit	2,260	-1.3	-7.8	121	-11.7	\$358,000	10.9	98.9	34.0
Skamania	280	7.7	0.0	19	-17.4	\$312,500	9.5	125.5	60.6
Snohomish	11,030	4.3	-2.9	724	-34.7	\$485,600	7.3	92.7	51.0
Spokane	9,420	2.3	2.1	877	2.7	\$252,800	12.3	133.0	83.1
Stevens	940	5.6	19.0	5	-83.9	\$204,300	20.2	141.5	80.2
Thurston	5,600	1.4	4.7	450	59.6	\$320,800	10.7	125.4	60.0
Wahkiakum	90	12.5	-10.0	2	-50.0	\$312,500	46.2	95.9	22.0
Walla Walla	910	0.0	-2.2	47	67.9	\$238,100	8.0	131.2	96.1
Whatcom	3,280	-1.2	0.3	317	12.4	\$388,300	10.8	94.3	54.9
Whitman	460	0.0	4.5	48	-14.3	\$269,000	10.2	122.8	81.0
Yakima	1,920	0.5	1.1	108	31.7	\$233,100	11.4	118.0	67.7
Statewide	114,250	0.1	-0.5	9,979	-14.6	\$368,900	1.6	106.2	61.8

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 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	% Change by qtr	% Change by year
Adams	130	140	140	160	170	6.2	30.8
Asotin	250	250	240	270	270	0.0	8.0
Benton	4,040	4,120	4,060	4,100	4,100	0.0	1.5
Chelan	1,030	1,010	1,010	1,030	1,010	-1.9	-1.9
Clallam	1,070	1,120	1,060	1,120	1,110	-0.9	3.7
Clark	7,800	7,660	7,240	7,340	7,300	-0.5	-6.4
Columbia	120	120	130	130	130	0.0	8.3
Cowlitz	1,430	1,530	1,520	1,520	1,530	0.7	7.0
Douglas	580	560	630	660	660	0.0	13.8
Ferry	90	100	100	110	110	0.0	22.2
Franklin	1,360	1,390	1,360	1,380	1,380	0.0	1.5
Garfield	50	50	50	50	50	0.0	0.0
Grant	910	950	1,000	1,060	1,080	1.9	18.7
Grays Harbor	1,820	1,810	1,850	1,920	1,950	1.6	7.1
Island	2,040	2,060	2,170	2,170	2,090	-3.7	2.5
Jefferson	680	670	670	700	710	1.4	4.4
King	28,980	28,450	27,250	27,640	27,080	-2.0	-6.6
Kitsap	5,050	5,100	5,070	5,050	5,100	1.0	1.0
Kittitas	1,250	1,220	1,210	1,220	1,200	-1.6	-4.0
Klickitat	330	330	320	280	280	0.0	-15.2
Lewis	1,260	1,270	1,300	1,310	1,300	-0.8	3.2
Lincoln	110	140	150	170	190	11.8	72.7
Mason	1,350	1,370	1,360	1,410	1,420	0.7	5.2
Okanogan	430	460	440	450	470	4.4	9.3
Pacific	530	530	500	520	560	7.7	5.7
Pend Oreille	270	270	280	300	320	6.7	18.5
Pierce	15,570	15,660	15,820	16,250	16,140	-0.7	3.7
San Juan	360	340	340	360	350	-2.8	-2.8
Skagit	2,450	2,330	2,300	2,290	2,260	-1.3	-7.8
Skamania	280	290	260	260	280	7.7	0.0
Snohomish	11,360	11,290	11,020	10,580	11,030	4.3	-2.9
Spokane	9,230	9,370	9,410	9,210	9,420	2.3	2.1
Stevens	790	810	820	890	940	5.6	19.0
Thurston	5,350	5,400	5,460	5,520	5,600	1.4	4.7
Wahkiakum	100	90	70	80	90	12.5	-10.0
Walla Walla	930	870	890	910	910	0.0	-2.2
Whatcom	3,270	3,230	3,290	3,320	3,280	-1.2	0.3
Whitman	440	440	430	460	460	0.0	4.5
Yakima	1,900	1,870	1,860	1,910	1,920	0.5	1.1
Statewide	114,820	114,670	113,110	114,110	114,250	0.1	-0.5

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	% Change by qtr	% Change by year
Adams	30	30	30	40	40	0.0	33.3
Asotin	60	60	60	70	70	0.0	16.7
Benton	1,030	1,020	970	1,040	1,040	0.0	1.0
Chelan	270	250	240	260	260	0.0	-3.7
Clallam	280	280	260	280	290	3.6	3.6
Clark	2,010	1,900	1,760	1,880	1,870	-0.5	-7.0
Columbia	30	30	30	30	30	0.0	0.0
Cowlitz	370	380	370	390	390	0.0	5.4
Douglas	150	140	150	160	170	6.2	13.3
Ferry	20	20	20	30	30	0.0	50.0
Franklin	350	340	330	350	350	0.0	0.0
Garfield	10	10	10	10	10	0.0	0.0
Grant	240	240	240	270	280	3.7	16.7
Grays Harbor	460	460	450	490	500	2.0	8.7
Island	530	510	500	540	540	0.0	1.9
Jefferson	170	170	160	180	180	0.0	5.9
King	7,470	7,080	6,580	7,130	6,970	-2.2	-6.7
Kitsap	1,300	1,270	1,220	1,290	1,310	1.6	0.8
Kittitas	320	310	290	310	310	0.0	-3.1
Klickitat	80	80	80	70	70	0.0	-12.5
Lewis	320	320	320	330	330	0.0	3.1
Lincoln	30	40	40	50	50	0.0	66.7
Mason	350	340	330	360	370	2.8	5.7
Okanogan	120	110	110	120	130	8.3	8.3
Pacific	140	130	120	130	140	7.7	0.0
Pend Oreille	70	70	70	80	80	0.0	14.3
Pierce	3,990	3,910	3,850	4,120	4,130	0.2	3.5
San Juan	90	90	80	90	90	0.0	0.0
Skagit	630	580	560	580	580	0.0	-7.9
Skamania	70	70	70	70	70	0.0	0.0
Snohomish	2,900	2,800	2,670	2,690	2,820	4.8	-2.8
Spokane	2,370	2,320	2,210	2,370	2,430	2.5	2.5
Stevens	210	210	200	230	240	4.3	14.3
Thurston	1,380	1,360	1,310	1,410	1,440	2.1	4.3
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	240	220	210	230	230	0.0	-4.2
Whatcom	850	810	780	840	850	1.2	0.0
Whitman	110	100	100	120	120	0.0	9.1
Yakima	490	470	450	490	490	0.0	0.0
Statewide	29,510	28,550	27,250	29,120	29,330	0.7	-0.6

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
Adams	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	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	% Change by year
Adams	\$147,300	\$150,700	\$153,300	\$158,300	\$164,000	11.3
Asotin	\$202,100	\$198,600	\$208,700	\$219,700	\$222,900	10.3
Benton	\$245,200	\$251,100	\$267,400	\$276,300	\$282,700	15.3
Chelan	\$337,300	\$316,400	\$318,700	\$334,100	\$350,000	3.8
Clallam	\$269,700	\$275,600	\$273,300	\$293,700	\$309,100	14.6
Clark	\$342,000	\$336,700	\$346,800	\$361,200	\$364,900	6.7
Columbia	\$140,500	\$147,800	\$153,800	\$146,800	\$161,100	14.7
Cowlitz	\$227,100	\$238,200	\$250,000	\$237,600	\$252,900	11.4
Douglas	\$290,900	\$285,900	\$295,000	\$327,900	\$325,500	11.9
Ferry	\$127,000	\$141,000	\$157,000	\$175,000	\$166,000	30.7
Franklin	\$245,200	\$251,100	\$267,400	\$276,300	\$282,700	15.3
Garfield	\$191,100	\$194,500	\$199,500	\$207,500	\$210,400	10.1
Grant	\$194,400	\$201,400	\$180,800	\$207,800	\$200,000	2.9
Grays Harbor	\$167,600	\$188,200	\$188,700	\$188,800	\$191,400	14.2
Island	\$349,700	\$345,600	\$349,000	\$377,900	\$383,700	9.7
Jefferson	\$368,700	\$356,800	\$361,900	\$378,700	\$359,700	-2.4
King	\$658,400	\$641,400	\$672,700	\$729,800	\$685,000	4.0
Kitsap	\$326,500	\$320,200	\$326,300	\$355,600	\$357,600	9.5
Kittitas	\$278,900	\$312,500	\$311,700	\$338,500	\$331,100	18.7
Klickitat	\$259,600	\$246,900	\$279,200	\$250,000	\$272,500	5.0
Lewis	\$211,100	\$217,000	\$208,800	\$224,300	\$245,600	16.3
Lincoln	\$99,000	\$107,000	\$100,000	\$140,000	\$108,000	9.1
Mason	\$220,700	\$224,200	\$226,100	\$240,300	\$249,100	12.9
Okanogan	\$218,500	\$204,300	\$225,000	\$201,700	\$228,300	4.5
Pacific	\$162,900	\$180,700	\$190,000	\$182,500	\$180,700	10.9
Pend Oreille	\$170,000	\$187,000	\$176,200	\$181,700	\$204,300	20.2
Pierce	\$338,400	\$315,600	\$332,500	\$353,700	\$357,200	5.6
San Juan	\$553,600	\$537,500	\$475,000	\$558,300	\$564,300	1.9
Skagit	\$322,900	\$329,600	\$342,300	\$342,300	\$358,000	10.9
Skamania	\$285,400	\$277,500	\$287,500	\$262,500	\$312,500	9.5
Snohomish	\$452,400	\$442,300	\$472,200	\$494,600	\$485,600	7.3
Spokane	\$229,300	\$222,700	\$225,100	\$253,200	\$252,800	10.2
Stevens	\$170,000	\$187,000	\$176,200	\$181,700	\$204,300	20.2
Thurston	\$289,800	\$287,900	\$297,900	\$319,300	\$320,800	10.7
Wahkiakum	\$212,500	\$243,700	\$180,000	\$241,700	\$312,500	47.1
Walla Walla	\$213,700	\$220,700	\$214,200	\$215,600	\$238,100	11.4
Whatcom	\$350,600	\$345,900	\$360,800	\$385,000	\$388,300	10.8
Whitman	\$244,000	\$220,800	\$254,200	\$268,600	\$269,000	10.2
Yakima	\$209,300	\$204,400	\$200,900	\$231,200	\$233,100	11.4
Statewide	\$363,200	\$352,200	\$360,200	\$373,400	\$368,900	1.6

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Third Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q3 2017	Q3 2018	% Change	Q3 2017	Q3 2018	% Change	Q3 2017	Q3 2018	% Change
Adams	48,300	103,300	113.9	152,000	160,000	5.3	212,500	256,200	20.6
Asotin	143,600	155,000	7.9	202,900	218,000	7.4	230,800	263,300	14.1
Benton	135,000	155,000	14.8	227,400	258,400	13.6	306,000	337,400	10.3
Chelan	236,500	245,800	3.9	335,000	355,300	6.1	405,900	443,700	9.3
Clallam	231,200	256,800	11.1	283,300	319,700	12.8	310,000	354,200	14.3
Clark	240,500	266,800	10.9	298,800	336,100	12.5	419,300	440,000	4.9
Columbia	130,000	200,000	53.8	147,500	160,000	8.5	333,300	180,000	-46
Cowlitz	160,600	181,000	12.7	232,600	249,300	7.2	275,000	310,600	12.9
Douglas	195,000	225,000	15.4	281,500	311,400	10.6	365,600	384,400	5.1
Ferry	120,000	95,000	-20.8	150,000	170,000	13.3	325,000	250,000	-23.1
Franklin	135,000	155,000	14.8	227,400	258,400	13.6	306,000	337,400	10.3
Garfield	143,600	155,000	7.9	202,900	218,000	7.4	230,800	263,300	14.1
Grant	140,000	135,000	-3.6	181,000	197,900	9.3	241,000	254,700	5.7
Grays Harbor	132,900	169,400	27.5	183,500	209,300	14.1	225,000	215,000	-4.4
Island	323,600	381,000	17.7	348,900	367,700	5.4	383,300	431,800	12.7
Jefferson	306,200	339,300	10.8	396,400	363,600	-8.3	481,200	550,000	14.3
King	542,900	561,700	3.5	597,300	619,400	3.7	760,700	804,200	5.7
Kitsap	239,800	261,200	8.9	313,900	350,300	11.6	396,900	433,300	9.2
Kittitas	236,500	242,500	2.5	280,500	320,500	14.3	379,200	400,000	5.5
Klickitat	165,000	200,000	21.2	285,000	325,000	14	300,000	287,500	-4.2
Lewis	166,200	164,400	-1.1	218,500	260,600	19.3	262,500	297,900	13.5
Lincoln	37,500	77,500	106.7	120,000	112,500	-6.2	225,000	160,000	-28.9
Mason	178,100	208,000	16.8	230,300	265,200	15.2	285,700	385,000	34.8
Okanogan	182,500	229,500	25.8	226,800	219,400	-3.3	325,000	250,000	-23.1
Pacific	136,400	160,000	17.3	190,000	196,200	3.3	264,300	241,700	-8.6
Pend Oreille	132,900	131,400	-1.1	172,300	215,300	25	227,800	275,000	20.7
Pierce	233,000	253,700	8.9	326,900	331,900	1.5	377,900	420,400	11.2
San Juan	458,300	493,700	7.7	612,500	600,000	-2	725,000	525,000	-27.6
Skagit	252,800	270,000	6.8	322,600	361,300	12	361,900	454,200	25.5
Skamania	165,000	300,000	81.8	292,500	311,100	6.4	350,000	350,000	0
Snohomish	318,600	346,200	8.7	405,300	438,600	8.2	545,400	577,300	5.8
Spokane	134,000	158,400	18.2	204,000	230,600	13	271,300	300,600	10.8
Stevens	132,900	131,400	-1.1	172,300	215,300	25	227,800	275,000	20.7
Thurston	237,000	262,800	10.9	279,800	298,300	6.6	327,200	369,200	12.8
Wahkiakum	150,000	225,000	50.0	200,000	325,000	62.5	250,000	350,000	40
Walla Walla	148,900	156,400	5.0	222,500	244,000	9.7	306,500	331,200	8.1
Whatcom	252,200	274,300	8.8	339,800	384,100	13	432,700	483,600	11.8
Whitman	160,000	140,000	-12.5	216,700	251,600	16.1	296,400	328,600	10.9
Yakima	118,900	145,000	22.0	212,700	232,300	9.2	279,700	288,600	3.2
Statewide	244,400	264,600	8.3	333,600	352,600	5.7	452,800	454,400	0.4

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Third Quarter 2018

County	Median Price	Mortgage Rate	Monthly Payment	Family Income	HAI	Starter Monthly Payment	Household Income	First-time HAI
Adams	\$164,000	4.77	\$685	\$49,550	150.5	\$675	\$38,406	83.0
Asotin	\$222,900	4.77	\$932	\$60,400	135.0	\$917	\$51,596	82.0
Benton	\$282,700	4.77	\$1,182	\$71,975	126.8	\$1,163	\$66,883	83.8
Chelan	\$350,000	4.77	\$1,463	\$77,100	109.7	\$1,440	\$61,001	61.8
Clallam	\$309,100	4.77	\$1,292	\$62,700	101.0	\$1,272	\$99,748	114.3
Clark	\$364,900	4.77	\$1,526	\$78,750	107.5	\$1,501	\$67,034	65.1
Columbia	\$161,100	4.77	\$673	\$63,400	196.0	\$663	\$62,849	138.2
Cowlitz	\$252,900	4.77	\$1,057	\$63,700	125.5	\$1,040	\$56,287	78.9
Douglas	\$325,500	4.77	\$1,361	\$74,925	114.6	\$1,339	\$55,050	59.9
Ferry	\$166,000	4.77	\$694	\$50,425	151.3	\$683	\$20,876	44.6
Franklin	\$282,700	4.77	\$1,182	\$71,975	126.8	\$1,163	\$21,649	27.1
Garfield	\$210,400	4.77	\$880	\$54,225	128.4	\$866	\$56,049	94.4
Grant	\$200,000	4.77	\$836	\$56,125	139.8	\$823	\$44,031	78.0
Grays Harbor	\$191,400	4.77	\$800	\$56,125	146.1	\$787	\$46,930	86.9
Island	\$383,700	4.77	\$1,604	\$78,250	101.6	\$1,579	\$81,021	74.8
Jefferson	\$359,700	4.77	\$1,504	\$68,475	94.8	\$1,480	\$62,550	61.6
King	\$685,000	4.77	\$2,865	\$97,550	70.9	\$2,819	\$81,839	42.3
Kitsap	\$357,600	4.77	\$1,495	\$81,925	114.1	\$1,471	\$88,441	87.6
Kittitas	\$331,100	4.77	\$1,384	\$68,075	102.4	\$1,362	\$43,106	46.1
Klickitat	\$272,500	4.77	\$1,139	\$53,425	97.6	\$1,121	\$44,697	58.1
Lewis	\$245,600	4.77	\$1,027	\$60,525	122.7	\$1,010	\$63,608	91.8
Lincoln	\$108,000	4.77	\$451	\$58,225	268.5	\$444	\$68,517	224.8
Mason	\$249,100	4.77	\$1,041	\$64,800	129.6	\$1,025	\$24,812	35.3
Okanogan	\$228,300	4.77	\$954	\$55,325	120.7	\$939	\$58,905	91.4
Pacific	\$180,700	4.77	\$755	\$56,725	156.4	\$743	\$38,851	76.2
Pend Oreille	\$204,300	4.77	\$854	\$52,025	126.8	\$840	\$38,730	67.2
Pierce	\$357,200	4.77	\$1,494	\$76,875	107.2	\$1,470	\$50,043	49.6
San Juan	\$564,300	4.77	\$2,360	\$70,400	62.1	\$2,322	\$43,478	27.3
Skagit	\$358,000	4.77	\$1,497	\$71,075	98.9	\$1,473	\$34,349	34.0
Skamania	\$312,500	4.77	\$1,307	\$78,750	125.5	\$1,286	\$53,414	60.6
Snohomish	\$485,600	4.77	\$2,031	\$90,375	92.7	\$1,998	\$69,961	51.0
Spokane	\$252,800	4.77	\$1,057	\$67,500	133.0	\$1,040	\$59,304	83.1
Stevens	\$204,300	4.77	\$854	\$58,025	141.5	\$840	\$46,249	80.2
Thurston	\$320,800	4.77	\$1,341	\$80,750	125.4	\$1,320	\$54,361	60.0
Wahkiakum	\$312,500	4.77	\$1,307	\$60,200	95.9	\$1,286	\$19,444	22.0
Walla Walla	\$238,100	4.77	\$995	\$62,700	131.2	\$980	\$64,613	96.1
Whatcom	\$388,300	4.77	\$1,624	\$73,550	94.3	\$1,598	\$60,170	54.9
Whitman	\$269,000	4.77	\$1,125	\$66,300	122.8	\$1,107	\$61,528	81.0
Yakima	\$233,100	4.77	\$975	\$55,225	118.0	\$959	\$44,559	67.7
Statewide	\$368,900	4.77	\$1,543	\$78,650	106.2	\$1,518	\$64,340	61.8

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 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018
Adams	200.4	193.9	178.6	178.4	177.8	174.1	166.3	156.7	150.5
Asotin	182.2	177.1	171.8	153.9	157.8	160.9	148.8	137.6	135.0
Benton	175.2	175.3	158.8	156.6	155.1	151.8	138.4	130.4	126.8
Chelan	140.7	138.5	144.2	134.9	117.9	126.7	122.9	114.8	109.7
Clallam	131.4	139.4	125.5	121.9	122.8	120.4	118.0	106.9	101.0
Clark	143.5	141.7	135.3	123.3	121.6	123.8	116.8	109.1	107.5
Columbia	252.4	204.1	189.5	239.6	238.4	227.1	212.0	216.2	196.0
Cowlitz	171.0	164.5	150.2	156.1	148.2	141.6	131.1	134.2	125.5
Douglas	152.2	142.4	140.2	137.1	132.9	136.3	129.1	113.7	114.6
Ferry	196.7	215.3	216.8	192.4	209.5	189.1	165.1	144.2	151.3
Franklin	175.2	175.3	158.8	156.6	155.1	151.8	138.4	130.4	126.8
Garfield	168.5	165.0	155.7	153.9	149.9	147.6	139.8	130.8	128.4
Grant	163.5	165.8	163.9	161.0	152.6	147.5	159.7	135.2	139.8
Grays Harbor	205.3	188.4	187.5	181.0	177.0	157.9	153.0	148.8	146.1
Island	131.4	132.7	122.9	122.9	118.2	119.8	115.3	103.6	101.6
Jefferson	116.8	104.7	99.1	107.0	98.1	101.6	97.3	90.5	94.8
King	93.4	88.9	86.4	79.4	78.1	80.4	74.5	66.9	70.9
Kitsap	151.1	153.3	145.6	133.7	132.5	135.4	129.1	115.3	114.1
Kittitas	141.3	136.5	125.3	130.2	128.9	115.3	112.3	100.6	102.4
Klickitat	149.8	116.2	125.8	113.4	108.7	114.5	98.4	107.0	97.6
Lewis	183.1	191.9	178.3	169.0	151.6	147.8	149.2	135.1	122.7
Lincoln	366.8	357.2	335.7	325.7	310.9	288.2	299.6	208.2	268.5
Mason	175.3	174.0	169.9	168.8	155.2	153.0	147.4	135.0	129.6
Okanogan	145.9	146.4	179.1	164.4	133.8	143.4	126.5	137.3	120.7
Pacific	209.2	205.8	192.8	181.5	184.0	166.2	153.6	155.6	156.4
Pend Oreille	177.7	184.2	190.2	162.4	161.5	147.2	151.8	143.3	126.8
Pierce	147.6	145.3	138.1	130.5	120.1	129.0	119.0	108.8	107.2
San Juan	75.1	87.6	79.8	72.2	67.3	69.4	76.3	63.1	62.1
Skagit	134.3	132.2	121.9	119.6	116.3	114.2	106.8	103.9	98.9
Skamania	167.7	154.4	179.4	155.6	145.8	150.2	140.9	150.2	125.5
Snohomish	122.5	123.7	111.4	108.9	105.4	108.0	98.4	91.4	92.7
Spokane	172.6	177.4	166.5	159.4	155.6	160.5	154.3	133.5	133.0
Stevens	198.8	205.9	212.6	181.4	180.4	164.3	169.4	159.9	141.5
Thurston	163.1	161.5	154.9	148.0	147.2	148.5	139.4	126.6	125.4
Wahkiakum	158.0	152.6	131.2	159.7	149.6	130.7	172.0	124.6	95.9
Walla Walla	165.1	158.2	147.5	156.5	155.0	150.4	150.5	145.6	131.2
Whatcom	126.8	122.7	114.3	113.6	110.7	112.5	104.8	95.6	94.3
Whitman	156.4	161.8	136.1	145.0	143.6	159.0	134.2	123.6	122.8
Yakima	157.4	149.3	146.9	142.4	139.4	143.0	141.4	119.6	118.0
Statewide	132.3	131.0	124.3	123.7	114.4	118.2	112.3	105.4	106.2

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 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018
Adams	115.4	111.1	101.8	101.0	100.2	97.5	92.7	86.9	83.0
Asotin	106.1	103.7	101.2	91.1	93.9	96.2	89.5	83.2	82.0
Benton	115.3	115.5	104.7	103.2	102.3	100.1	91.4	86.2	83.8
Chelan	79.2	77.9	81.2	75.9	66.3	71.3	69.2	64.6	61.8
Clallam	124.8	135.6	125.1	124.2	127.9	128.1	128.2	118.6	114.3
Clark	84.2	83.5	80.1	73.2	72.5	74.1	70.2	65.8	65.1
Columbia	161.7	132.5	124.6	159.4	160.5	154.7	146.1	150.7	138.2
Cowlitz	101.4	98.4	90.5	94.7	90.6	87.1	81.2	83.8	78.9
Douglas	81.8	76.2	74.8	72.9	70.3	71.9	67.9	59.6	59.9
Ferry	73.0	77.8	76.3	65.8	69.6	61.0	51.7	43.8	44.6
Franklin	55.2	53.0	46.0	43.3	40.9	38.1	33.1	29.5	27.1
Garfield	119.3	117.4	111.3	110.5	108.1	107.0	101.8	95.7	94.4
Grant	92.8	93.9	92.7	90.8	85.8	82.8	89.5	75.6	78.0
Grays Harbor	119.4	109.9	109.7	106.2	104.1	93.1	90.5	88.3	86.9
Island	89.5	91.2	85.5	86.2	83.8	85.8	83.3	75.6	74.8
Jefferson	71.1	64.3	61.4	66.8	61.7	64.4	62.2	58.4	61.6
King	54.0	51.6	50.4	46.5	45.9	47.4	44.1	39.8	42.3
Kitsap	105.9	108.7	104.6	97.1	97.3	100.5	97.0	87.6	87.6
Kittitas	64.6	62.3	57.1	59.2	58.5	52.2	50.8	45.4	46.1
Klickitat	90.4	70.0	75.7	68.1	65.1	68.5	58.8	63.8	58.1
Lewis	123.4	131.2	123.6	118.7	107.8	106.4	108.8	99.8	91.8
Lincoln	280.8	276.7	263.2	258.2	249.2	233.5	245.4	172.5	224.8
Mason	62.2	60.0	56.8	54.6	48.6	46.3	43.1	38.1	35.3
Okanogan	99.7	101.4	125.8	116.9	96.4	104.6	93.5	102.7	91.4
Pacific	103.2	101.4	94.8	89.1	90.2	81.3	75.0	75.9	76.2
Pend Oreille	95.4	98.7	101.9	86.7	86.1	78.3	80.7	76.0	67.2
Pierce	72.4	70.7	66.8	62.6	57.2	61.0	55.9	50.8	49.6
San Juan	36.1	41.6	37.5	33.6	30.9	31.5	34.3	28.1	27.3
Skagit	55.8	53.7	48.4	46.4	44.1	42.2	38.6	36.6	34.0
Skamania	81.9	75.3	87.4	75.6	70.7	72.8	68.2	72.6	60.6
Snohomish	67.2	67.9	61.2	59.8	57.9	59.4	54.1	50.3	51.0
Spokane	103.5	106.9	100.9	97.1	97.1	98.8	95.4	83.0	83.1
Stevens	110.9	115.1	119.2	101.8	101.5	92.6	95.7	90.5	80.2
Thurston	82.7	81.3	77.5	73.5	72.5	72.6	67.7	61.1	60.0
Wahkiakum	51.8	48.1	39.7	46.4	41.6	34.7	43.6	30.1	22.0
Walla Walla	112.6	108.9	102.6	109.7	109.7	107.4	108.5	105.8	96.1
Whatcom	71.8	69.8	65.2	65.0	63.6	64.8	60.6	55.5	54.9
Whitman	90.3	95.1	81.5	88.3	88.9	100.1	85.8	80.3	81.0
Yakima	90.5	85.8	84.4	81.8	80.0	82.1	81.2	68.6	67.7
Statewide	75.7	75.1	71.4	71.2	66.0	68.3	65.1	61.2	61.8

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 2018

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	5.7	37.1	65.7	94.3
Asotin	NA	14.9	57.7	91.9
Benton	1.9	4.7	20.0	84.6
Chelan	NA	3.7	14.1	56.1
Clallam	0.3	6.1	19.5	72.4
Clark	0.2	1.3	3.9	63.1
Columbia	0.9	14.3	39.2	85.1
Cowlitz	0.8	9.2	30.3	82.4
Douglas	NA	1.7	8.3	73.6
Ferry	7.7	32.7	55.8	88.5
Franklin	1.9	4.7	20.0	84.6
Garfield	NA	14.9	57.7	91.9
Grant	2.4	15.9	50.2	92.5
Grays Harbor	4.6	21.4	49.4	90.3
Island	NA	0.8	5.9	55.3
Jefferson	0.6	6.5	14.3	54.2
King	NA	0.1	0.6	21.6
Kitsap	NA	1.8	7.8	64.0
Kittitas	0.4	2.8	16.3	56.9
Klickitat	2.9	10.6	24.0	67.3
Lewis	0.6	12.5	33.9	84.3
Lincoln	10.3	31.0	48.3	93.1
Mason	1.6	14.6	37.7	81.9
Okanogan	4.5	23.2	42.9	80.1
Pacific	5.9	18.0	47.7	85.6
Pend Oreille	6.0	26.2	47.5	88.3
Pierce	0.2	1.0	7.1	65.5
San Juan	NA	1.7	2.9	19.7
Skagit	0.8	4.0	12.8	51.5
Skamania	NA	26.7	38.3	81.7
Snohomish	0.1	1.1	2.3	40.0
Spokane	1.0	10.8	37.2	80.9
Stevens	6.0	26.2	47.5	88.3
Thurston	0.4	1.5	12.7	74.1
Wahkiakum	NA	3.2	19.4	77.4
Walla Walla	0.9	14.3	39.2	85.1
Whatcom	4.7	6.4	11.5	56.1
Whitman	NA	NA	NA	NA
Yakima	3.8	18.0	45.1	89.6
Statewide	0.9	5.2	15.3	57.4

WCRER Estimates

Reporting issues have prevented the inclusion of Whitman County data. As it becomes available, the table will be revised and included in updated versions. Please refer to realestate.washington.edu for updates.

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Third Quarters

County	2011	2012	2013	2014	2015	2016	2017	2018	% Change
Adams	NA	74	80	56	51	38	44	35	-20.5
Asotin	465	401	344	333	315	289	285	222	-22.1
Benton	1,726	1,885	1,782	1,313	1,158	1,012	1,026	962	-6.2
Chelan	642	513	495	281	290	464	210	269	28.1
Clallam	741	630	598	339	264	300	326	297	-8.9
Clark	2,868	2,336	2,468	188	1,049	1,156	1,169	1,296	10.9
Columbia	94	509	NA	25	452	402	NA	329	NA
Cowlitz	511	513	462	494	375	273	282	261	-7.4
Douglas	247	179	175	117	116	170	112	121	8.0
Ferry	NA	NA	76	90	66	59	58	52	-10.3
Franklin	1,726	1,885	1,782	1,313	1,158	1,012	1,026	962	-6.2
Garfield	465	401	344	333	315	289	285	222	-22.1
Grant	545	560	503	526	445	383	317	295	-6.9
GraysHarbor	754	799	757	712	567	501	407	393	-3.4
Island	899	824	790	678	545	486	416	387	-7.0
Jefferson	520	476	428	437	308	212	239	168	-29.7
King	7,193	4,999	4,933	4,945	3,416	3,574	3,048	5,193	70.4
Kitsap	1,557	1,476	1,447	1,307	931	880	710	733	3.2
Kittitas	495	490	467	511	380	268	265	246	-7.2
Klickitat	262	226	234	187	181	191	124	104	-16.1
Lewis	722	722	739	656	530	373	361	313	-13.3
Lincoln	NA	52	47	41	37	27	40	29	-27.5
Mason	767	785	766	642	525	440	373	321	-13.9
Okanogan	414	440	497	508	452	391	330	336	1.8
Pacific	394	397	422	388	278	246	225	222	-1.3
Pend	537	552	554	499	405	447	330	282	-14.5
Pierce	4,590	3,433	3,485	3,691	2,893	2,623	2,382	2,513	5.5
SanJuan	427	405	428	397	402	316	254	238	-6.3
Skagit	942	842	847	691	579	509	468	476	1.7
Skamania	91	97	89	74	53	81	58	60	3.4
Snohomish	3,209	1,869	2,278	2,502	2,025	1,740	1,509	2,045	35.5
Spokane	3,558	3,226	3,004	3,015	2,562	2,058	2,098	1,622	-22.7
Stevens	537	552	554	499	405	447	330	282	-14.5
Thurston	1,561	1,219	1,284	1,280	1,045	993	746	819	9.8
Wahkiakum	NA	NA	NA	NA	NA	NA	28	31	10.7
WallaWalla	676	509	542	540	452	402	361	329	-8.9
Whatcom	1,387	1,304	1,304	1,308	993	744	775	636	-17.9
Whitman	167	172	167	156	149	121	107	NA	NA
Yakima	1,200	860	949	965	805	690	668	557	-16.6
Statewide	40,161	33,774	33,441	29,892	25,094	22,859	20,151	22,192	10.1

WCRER Estimates

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MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

September 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	1.0	3.6	3.0	4.5	NA	3.3	-17.5
Asotin	NA	NA	3.1	3.7	19.2	3.5	-23.9
Benton	4.3	1.2	1.2	2.7	5.9	2.3	-32.4
Chelan	NA	NA	3.0	3.0	NA	4.1	51.9
Clallam	1.7	2.6	2.2	3.5	8.8	3.7	-9.8
Clark	0.7	1.4	1.6	1.9	4.5	2.4	20.0
Columbia	4.8	20.2	33.0	161.8	NA	52.9	NA
Cowlitz	NA	NA	1.3	2.6	9.1	2.4	0.0
Douglas	NA	NA	1.0	2.7	NA	2.7	12.5
Ferry	4.7	5.7	14.1	14.9	NA	10.2	-9.7
Franklin	4.3	1.2	1.2	2.7	5.9	2.3	-32.4
Garfield	NA	NA	3.1	3.7	19.2	3.5	-23.9
Grant	1.9	2.0	3.8	5.5	25.9	4.0	-4.8
Grays Harbor	1.3	2.8	2.5	6.1	17.5	3.6	5.9
Island	NA	NA	2.6	2.2	4.5	2.9	-3.3
Jefferson	1.1	3.3	1.9	2.1	6.9	3.1	-34.0
King	NA	NA	1.7	2.1	2.8	2.7	92.9
Kitsap	NA	NA	1.1	1.8	2.9	2.0	11.1
Kittitas	3.5	1.9	2.3	2.4	7.7	3.4	-5.6
Klickitat	1.7	2.5	4.0	4.9	19.6	5.4	12.5
Lewis	0.6	2.6	2.0	3.6	16.3	3.2	-8.6
Lincoln	1.2	2.1	4.4	22.7	7.0	3.9	-30.4
Mason	1.7	3.6	1.8	3.0	7.1	2.9	-6.5
Okanogan	4.7	7.9	7.6	10.5	22.2	9.7	1.0
Pacific	2.3	2.0	3.6	6.7	52.1	4.4	-21.4
Pend Oreille	3.7	4.1	4.0	7.3	NA	5.4	-20.6
Pierce	1.3	1.7	1.4	1.7	4.2	2.1	10.5
San Juan	NA	NA	NA	4.2	11.8	9.6	9.1
Skagit	2.2	5.0	2.3	1.8	6.8	3.0	11.1
Skamania	NA	NA	7.6	4.3	8.2	5.9	3.5
Snohomish	6.6	5.8	1.8	1.7	2.9	2.3	53.3
Spokane	1.8	1.7	1.5	2.0	6.1	2.1	-22.2
Stevens	3.7	4.1	4.0	7.3	NA	5.4	-20.6
Thurston	NA	NA	1.5	1.6	4.5	1.9	18.7
Wahkiakum	NA	NA	NA	4.8	NA	4.6	-11.5
Walla Walla	1.3	5.3	4.4	5.3	11.4	5.3	1.9
Whatcom	3.3	1.5	2.2	1.8	4.6	2.6	-16.1
Whitman	NA	NA	NA	NA	NA	NA	NA
Yakima	3.3	3.3	2.6	4.4	NA	3.7	-19.6
Statewide	1.9	2.3	1.8	1.9	3.2	2.3	15.0

WCRER Estimates

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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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Washington Center for Real Estate Research

Runstad Department of Real Estate

College of Built Environments

424 Gould Hall, Box 355740

Seattle WA 98195-5740