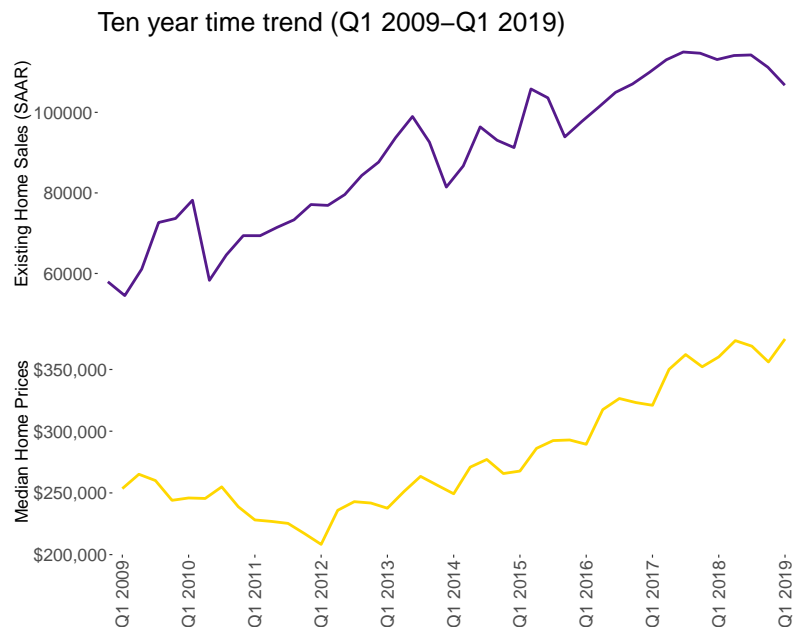


## Washington Market Highlights: First Quarter 2019

- Existing home sales fell in the first quarter by 4.0 percent to a seasonally adjusted annual rate of 106,740 units compared to last quarter, and fell 5.6 percent compared to a year earlier.
- Building permit activity fell 12.0 percent from a year earlier, totaling 9,398 new units authorized. Of these, 4,401 were issued for single-family units.
- The median price home sold in Washington during the first quarter was \$374,700, 4.0 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers declined from the previous quarter and declined 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 13,672 single-family homes at the end of the quarter, a 3.5% decline from the previous quarter and a 14.1 percent increase from a year ago. This inventory level represented a 2.4 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](http://realestate.washington.edu)  
 E-mail: [wcrer@uw.edu](mailto:wcrer@uw.edu)

James Young  
 Research Director

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first quarter 2019  
 Issued November 2019

## 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 slowed in the first quarter of 2019, with sales and new building permits falling compared with a year ago.

The statewide median sales price for a single family home increased to \$374,700 in the first quarter, 4.0 percent higher than the same time in 2018.

The seasonally adjusted annual rate of existing home sales fell 5.6 percent from the first quarter of 2018—from 113,110 to 106,740. 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 sixteen of the state's eighteen metropolitan counties. Statewide, Adams County recorded the highest relative increase of 56.6 percent, followed by Lincoln Counties at 40.0 percent. Median prices were lower than a year earlier in four counties, with prices in Okanogan County decreasing by 22.8%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$140,000 in Lincoln County to \$656,600 in King County (San Juan County has the second highest median values at \$633,300).

Housing affordability fell slightly in the first quarter from the previous, but was lower than a year ago. That index—

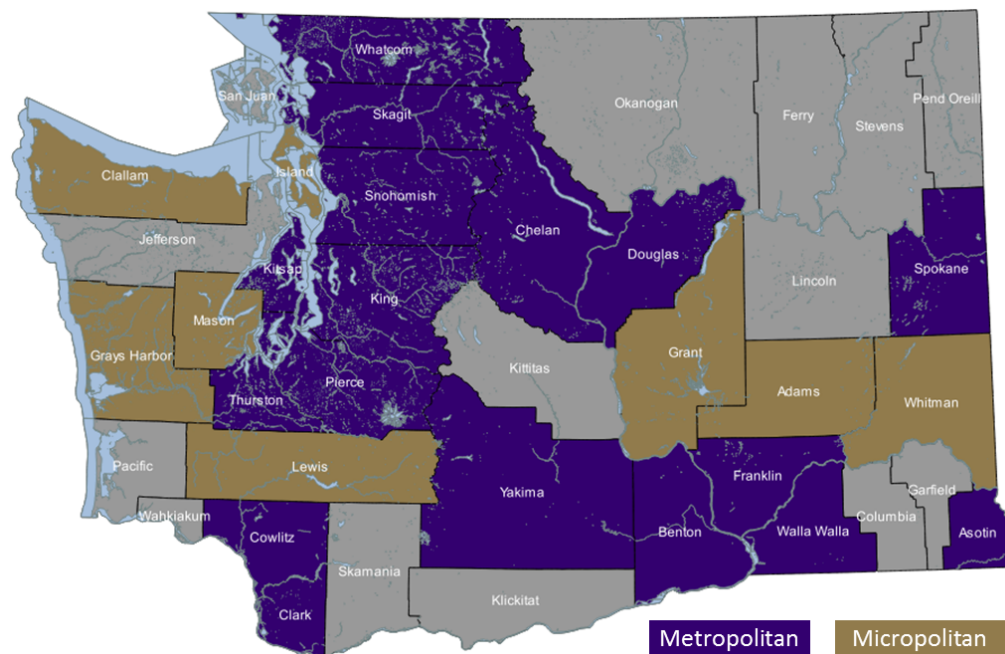
where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 107.1, up from 108.1 in the fourth quarter of 2018. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 7.1 percent above the median.

Statewide, the first-time buyer index fell by 0.5 points, ending the quarter at 62.5. 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 62.5 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-five 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 first quarter of 2019, a total of 9,398 building permits were recorded, down (12.0%) 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:

35 of 39

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

4.0%

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

16.7%

Largest drop in seasonally adjusted quarter-over-quarter sales seen in **Columbia** and **Garfield** counties.

106,740

Seasonally Adjusted Annual Sales (SAAR).

1,060

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

5.6%

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

Six

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

2 of 39

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

16 of 17

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

1.6%

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

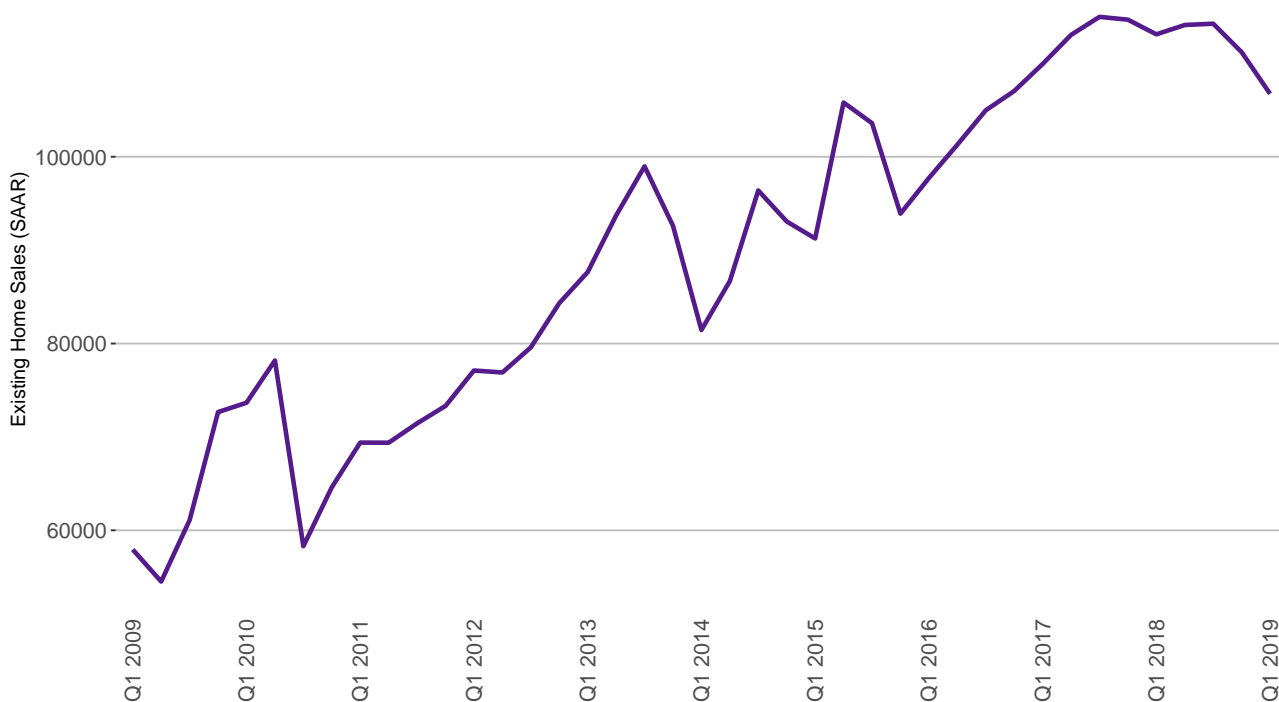
96,360

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.5 %** of state total).

10

Largest quarter-over-quarter sales gain in absolute terms seen in **Douglas** and **Grays Harbor** counties.

Ten year time trend (Q1 2009–Q1 2019)



# Housing Construction:

279.6%  
Greatest year-over-year increase in permits in a Metropolitan county, (**Yakima** county, **288** additional units).

9,398  
Number of building permits issued during the quarter.

407.9%  
Greatest year-over-year increase in permits in a non-Metropolitan county, (**Kittitas** county, **145** additional units).

12.0%  
**Decline** in year-over-year total number of permits.

12 of 17  
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.

11.0%  
**Decline** in quarter-over-quarter total number of permits.

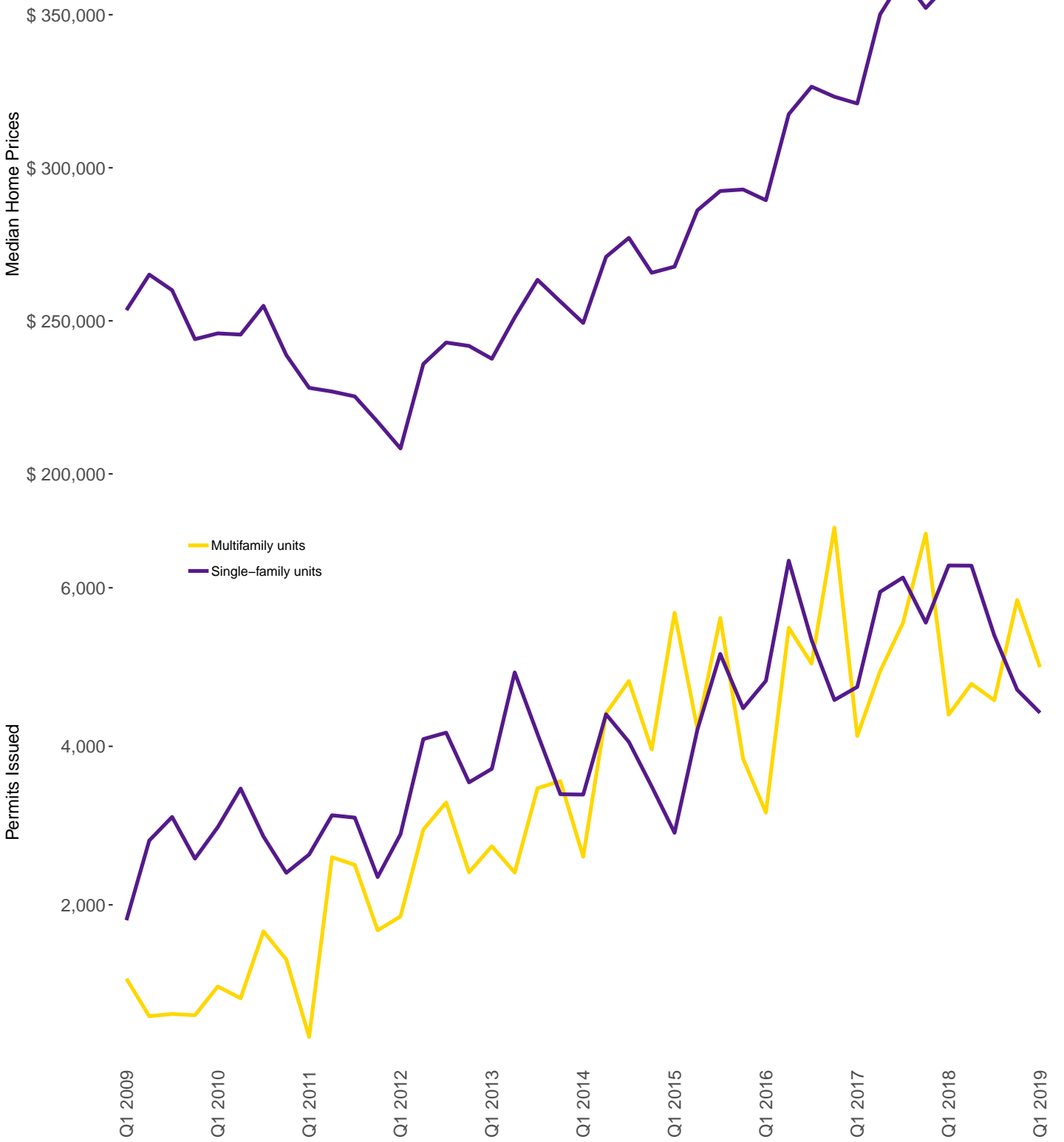
15 of 19  
Number of counties with more than a 10% decrease in single family permits of the total number of counties with a decrease in single family permits, as compared to one year ago.

29.9%  
**Decline** in year-over-year single family permits (**1,880** fewer units).

13.6%  
**Increase** in year-over-year multifamily permits (**599** fewer units).

0 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 2009–Q1 2019)



# Home Prices:

\$374,700

Median selling price of a single family home.

4.0%

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

4.1%

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

\$656,600

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

\$140,000

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

\$207,000

Lowest median price in a Metropolitan county seen in **Asotin** and **Garfield** counties.

\$195,500–\$355,800

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

## Two of Four

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

## Eleven of Thirty-five

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

4.0%, 6.0%, & 4.9%

Year-over-year price change in eastern Washington, Western Washington, and the central Puget Sound.

## Big Players

Changes for the five largest counties by sales volume:

**King** -2.4%

**Pierce** 6.6%

**Snohomish** 1.6%

**Spokane** 13.5%

**Thurston** 8.9%

# Prices by Bedroom:

\$270,200

Median price for a 2-bedroom single family home, a **9.1%** year-over-year **increase**.

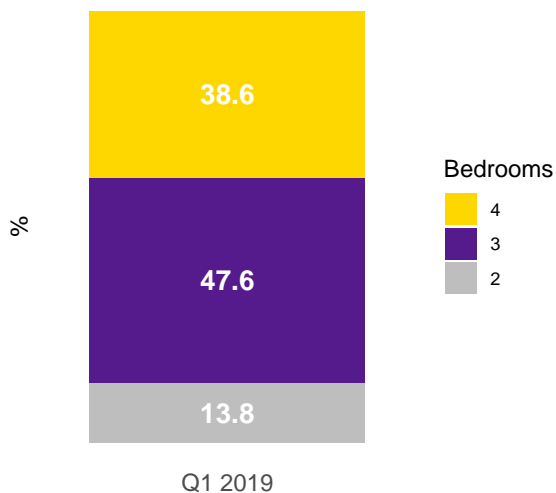
\$354,400

Median price for a 3-bedroom single family home, a **8.0%** year-over-year **increase**.

\$465,600

Median price for a 4-bedroom single family home, a **3.8%** year-over-year **increase**.

Sales by Number of Bedrooms



## 2 of 17

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

## 15.1%

Biggest decline in price of a 2-bedroom home in a Metropolitan county, seen in **Douglas** county.

## Two

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

## Four & Four

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

# Housing Affordability:

4.0%

Year-over-year increase in home prices.

## Worse & Worse

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

107.1

Statewide all-buyer housing affordability index.

56.7 to 212.0

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

35 of 39

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

75.8 & 105.3

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

62.5

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

4 of 39

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

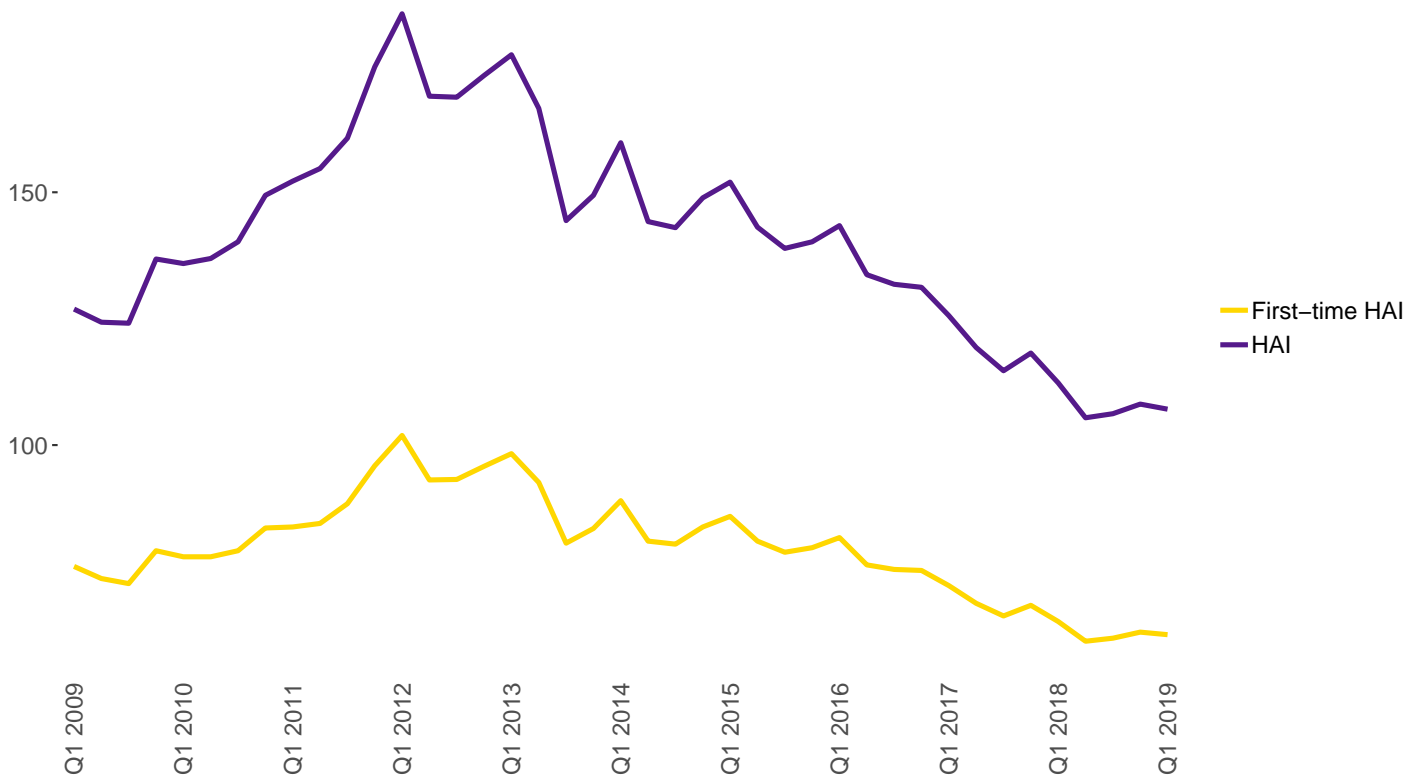
23.8 to 98.6

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

34.8 to 134.3

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

Ten year time trend (Q1 2009–Q1 2019)





# Availability of Affordable Housing:

\$79,150

Statewide median family income

\$49,850 to \$98,250

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

\$64,994

Statewide median household income

\$17,54 to \$104,256

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

1.0%  
Statewide inventory priced below \$80,000, **declined** from 1.9% from a year ago.

32 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.

5.1%  
Statewide inventory priced below \$160,000, **declined** from 9.1% a year ago.

0.0% to 50.0%  
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **San Juan** county, and high in **Adams** county.

# Available Inventory:

13,672

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

503 & 1,685

**Decline** from last quarter (3.5%), and **increase** from last year (14.1%).

3,297 & 1,326

Largest inventories seen in **King** county and **Pierce** county. Up 15.5%, and down 15.1% from last quarter.

Three of Four

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

32 of 39

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

25.5%

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

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

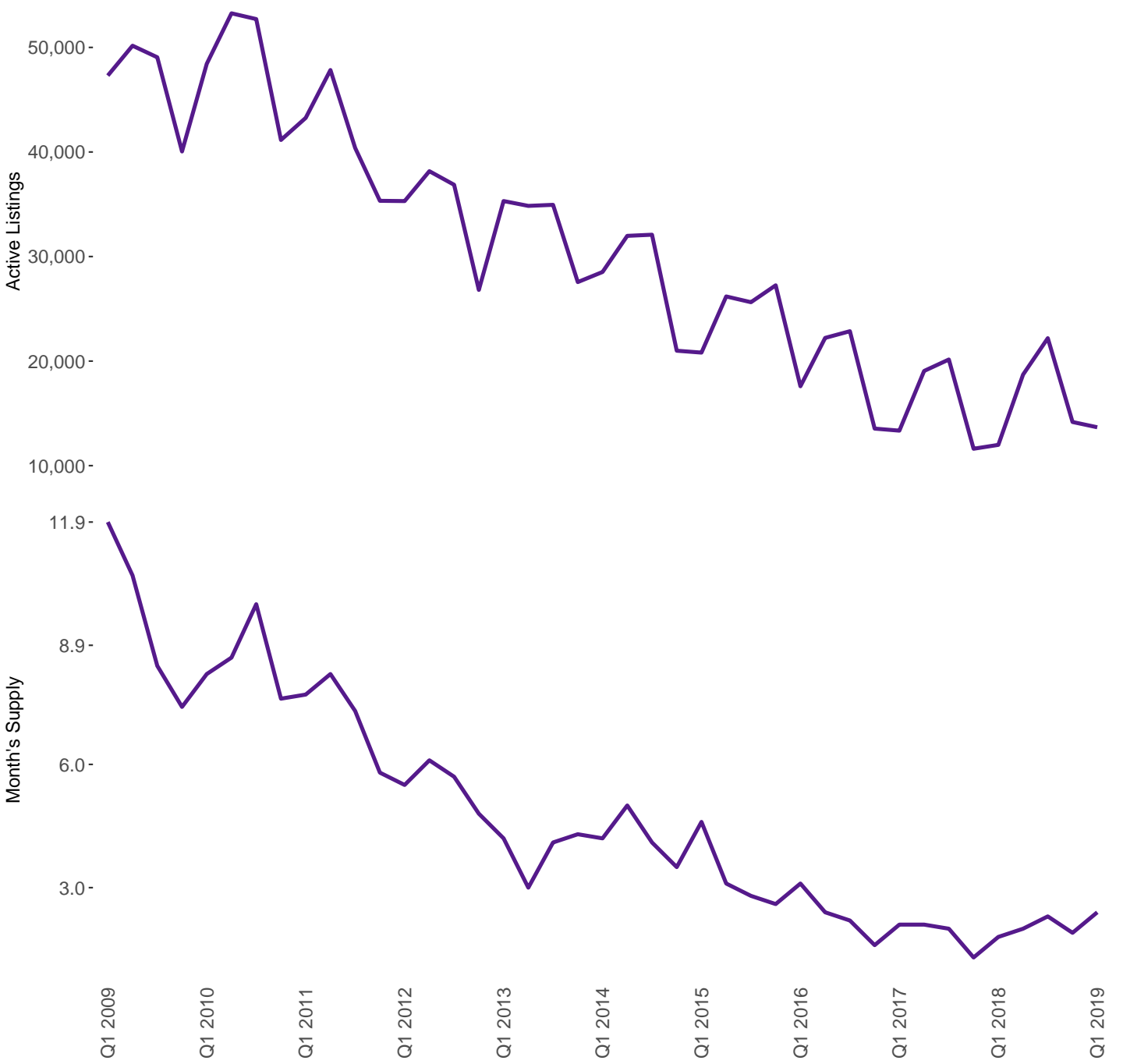
2.4  
Month's supply of housing. 1.9 last quarter, and 1.8 last year.

1.2 to 74.8  
Range of month's supply across the counties—low in **Thurston** county, high in **Columbia** county.

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

2 & 9  
Numbers of counties with more than a year's supply of homes, and more than a year's supply of homes priced over \$500,000.

Ten year time trend (Q1 2009–Q1 2019)



# HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2019

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	0	21.4	21	5	\$240,000	56.6	105.3	57.4
Asotin	260	-10.3	8.3	12	9.1	\$207,000	3.8	148.9	91.3
Benton	4,070	-4.7	0.2	501	55.1	\$291,500	9	125.9	83.3
Chelan	960	-3	-5	136	-40.9	\$326,100	2.3	122.0	68.6
Clallam	1,080	-3.6	1.9	36	-25	\$279,800	2.4	114.3	134.3
Clark	6,830	-4.1	-5.7	959	18.2	\$361,100	4.1	111.2	67.8
Columbia	100	-16.7	-23.1	4	-20	\$167,800	9.1	192.7	138.8
Cowlitz	1,420	-6.6	-6.6	47	30.6	\$261,600	4.6	124.2	79.1
Douglas	650	1.6	3.2	10	0	\$325,000	10.2	118.9	61.7
Ferry	100	0	0	5	25	\$165,000	5.1	156.0	43.0
Franklin	1,370	-4.2	0.7	139	-7.9	\$291,500	9	125.9	23.8
Garfield	50	-16.7	0	2	0	\$207,000	3.8	133.6	99.1
Grant	1,070	-1.8	7	36	12.5	\$195,500	8.1	146.4	81.3
Grays Harbor	1,900	0.5	2.7	36	-5.3	\$199,000	5.5	143.8	86.0
Island	1,970	-3.4	-9.2	38	5.6	\$355,800	1.9	112.2	84.1
Jefferson	640	-5.9	-4.5	33	-19.5	\$387,500	7.1	90.1	59.4
King	25,030	-4.1	-8.1	3,293	-22.7	\$656,600	-2.4	75.8	45.6
Kitsap	4,690	-3.9	-7.5	192	-46.8	\$354,400	8.6	117.9	92.4
Kittitas	1,090	-4.4	-9.9	193	407.9	\$342,200	9.8	101.5	45.5
Klickitat	250	-3.8	-21.9	10	-28.6	\$231,200	-17.2	117.9	69.9
Lewis	1,250	-3.1	-3.8	82	-43.4	\$251,900	20.6	122.5	93.7
Lincoln	160	-11.1	6.7	4	33.3	\$140,000	40	212.0	181.1
Mason	1,320	-4.3	-2.9	68	-9.3	\$239,500	5.9	138.0	34.8
Okanogan	490	-2	11.4	62	376.9	\$173,600	-22.8	162.5	125.9
Pacific	530	-3.6	6	11	-8.3	\$191,200	0.6	151.3	73.4
Pend Oreille	290	-6.5	3.6	12	0	\$228,600	29.7	116.1	61.2
Pierce	15,120	-3.4	-4.4	719	-37.4	\$354,600	6.6	110.5	50.4
San Juan	310	-8.8	-8.8	22	-29	\$633,300	33.3	56.7	24.3
Skagit	2,090	-3.2	-9.1	103	-25.9	\$345,700	1	104.9	34.2
Skamania	220	-15.4	-15.4	15	200	\$275,000	-4.3	146.1	70.2
Snohomish	9,990	-5	-9.3	752	8.8	\$479,800	1.6	96.1	53.0
Spokane	8,850	-4.7	-6	790	0.3	\$255,600	13.5	134.6	84.9
Stevens	870	-6.5	6.1	28	12	\$228,600	29.7	129.4	73.6
Thurston	5,230	-3.1	-4.2	309	-37.2	\$324,300	8.9	127.0	59.9
Wahkiakum	70	-12.5	0	4	-20	\$253,500	18.3	121.2	24.9
Walla Walla	860	-3.4	-3.4	21	-58	\$241,700	7.7	132.3	98.6
Whatcom	3,080	-2.2	-6.4	250	-44.9	\$382,500	6	98.1	57.4
Whitman	450	-2.2	4.7	52	225	\$289,100	13.7	116.9	79.5
Yakima	1,860	-4.1	0	391	279.6	\$230,500	14.7	122.2	70.1
<b>Statewide</b>	<b>106,740</b>	<b>-4</b>	<b>-5.6</b>	<b>9,398</b>	<b>-12</b>	<b>\$374,700</b>	<b>4</b>	<b>107.1</b>	<b>62.5</b>

1. Home Resales are Runstad Center estimates based on MLS reports or deed recording.

2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.

3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.

4. Median prices are Runstad Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.

5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.

6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.

# EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	% Change by qtr	% Change by year
Adams	140	160	170	170	170	0.0	21.4
Asotin	240	270	270	290	260	-10.3	8.3
Benton	4,060	4,100	4,100	4,270	4,070	-4.7	0.2
Chelan	1,010	1,030	1,010	990	960	-3.0	-5.0
Clallam	1,060	1,120	1,110	1,120	1,080	-3.6	1.9
Clark	7,240	7,340	7,300	7,120	6,830	-4.1	-5.7
Columbia	130	130	130	120	100	-16.7	-23.1
Cowlitz	1,520	1,520	1,530	1,520	1,420	-6.6	-6.6
Douglas	630	660	660	640	650	1.6	3.2
Ferry	100	110	110	100	100	0.0	0.0
Franklin	1,360	1,380	1,380	1,430	1,370	-4.2	0.7
Garfield	50	50	50	60	50	-16.7	0.0
Grant	1,000	1,060	1,080	1,090	1,070	-1.8	7.0
Grays Harbor	1,850	1,920	1,950	1,890	1,900	0.5	2.7
Island	2,170	2,170	2,090	2,040	1,970	-3.4	-9.2
Jefferson	670	700	710	680	640	-5.9	-4.5
King	27,250	27,640	27,080	26,090	25,030	-4.1	-8.1
Kitsap	5,070	5,050	5,100	4,880	4,690	-3.9	-7.5
Kittitas	1,210	1,220	1,200	1,140	1,090	-4.4	-9.9
Klickitat	320	280	280	260	250	-3.8	-21.9
Lewis	1,300	1,310	1,300	1,290	1,250	-3.1	-3.8
Lincoln	150	170	190	180	160	-11.1	6.7
Mason	1,360	1,410	1,420	1,380	1,320	-4.3	-2.9
Okanogan	440	450	470	500	490	-2.0	11.4
Pacific	500	520	560	550	530	-3.6	6.0
Pend	280	300	320	310	290	-6.5	3.6
Pierce	15,820	16,250	16,140	15,660	15,120	-3.4	-4.4
San Juan	340	360	350	340	310	-8.8	-8.8
Skagit	2,300	2,290	2,260	2,160	2,090	-3.2	-9.1
Skamania	260	260	280	260	220	-15.4	-15.4
Snohomish	11,020	10,580	11,030	10,520	9,990	-5.0	-9.3
Spokane	9,410	9,210	9,420	9,290	8,850	-4.7	-6.0
Stevens	820	890	940	930	870	-6.5	6.1
Thurston	5,460	5,520	5,600	5,400	5,230	-3.1	-4.2
Wahkiakum	70	80	90	80	70	-12.5	0.0
Walla Walla	890	910	910	890	860	-3.4	-3.4
Whatcom	3,290	3,320	3,280	3,150	3,080	-2.2	-6.4
Whitman	430	460	460	460	450	-2.2	4.7
Yakima	1,860	1,910	1,920	1,940	1,860	-4.1	0.0
<b>Statewide</b>	<b>113,110</b>	<b>114,110</b>	<b>114,250</b>	<b>111,200</b>	<b>106,740</b>	<b>-4.0</b>	<b>-5.6</b>

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

# EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	% Change by qtr	% Change by year
Adams	30	40	40	40	40	0.0	33.3
Asotin	60	70	70	70	60	-14.3	0.0
Benton	970	1,040	1,040	1,060	980	-7.5	1.0
Chelan	240	260	260	240	230	-4.2	-4.2
Clallam	260	280	290	280	260	-7.1	0.0
Clark	1,760	1,880	1,870	1,760	1,660	-5.7	-5.7
Columbia	30	30	30	30	20	-33.3	-33.3
Cowlitz	370	390	390	380	350	-7.9	-5.4
Douglas	150	160	170	160	150	-6.2	0.0
Ferry	20	30	30	20	20	0.0	0.0
Franklin	330	350	350	360	330	-8.3	0.0
Garfield	10	10	10	10	10	0.0	0.0
Grant	240	270	280	270	250	-7.4	4.2
Grays Harbor	450	490	500	480	460	-4.2	2.2
Island	500	540	540	500	460	-8.0	-8.0
Jefferson	160	180	180	170	160	-5.9	0.0
King	6,580	7,130	6,970	6,480	6,030	-6.9	-8.4
Kitsap	1,220	1,290	1,310	1,210	1,130	-6.6	-7.4
Kittitas	290	310	310	290	260	-10.3	-10.3
Klickitat	80	70	70	70	60	-14.3	-25.0
Lewis	320	330	330	320	310	-3.1	-3.1
Lincoln	40	50	50	50	40	-20.0	0.0
Mason	330	360	370	340	320	-5.9	-3.0
Okanogan	110	120	130	120	110	-8.3	0.0
Pacific	120	130	140	140	130	-7.1	8.3
Pend	70	80	80	80	70	-12.5	0.0
Pierce	3,850	4,120	4,130	3,900	3,680	-5.6	-4.4
San Juan	80	90	90	90	70	-22.2	-12.5
Skagit	560	580	580	540	510	-5.6	-8.9
Skamania	70	70	70	70	60	-14.3	-14.3
Snohomish	2,670	2,690	2,820	2,600	2,410	-7.3	-9.7
Spokane	2,210	2,370	2,430	2,310	2,110	-8.7	-4.5
Stevens	200	230	240	230	210	-8.7	5.0
Thurston	1,310	1,410	1,440	1,350	1,260	-6.7	-3.8
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	210	230	230	220	200	-9.1	-4.8
Whatcom	780	840	850	790	730	-7.6	-6.4
Whitman	100	120	120	110	110	0.0	10.0
Yakima	450	490	490	490	450	-8.2	0.0
<b>Statewide</b>	<b>27,250</b>	<b>29,120</b>	<b>29,330</b>	<b>27,660</b>	<b>25,720</b>	<b>-7.0</b>	<b>-5.5</b>

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

# EXISTING HOME SALES

State of Washington and Counties  
Annual, 2012-2019

County	2012	2013	2014	2015	2016	2017	2018	% Change by year
Adams	120	90	100	90	120	140	160	14.3
Asotin	190	220	240	320	280	240	300	25
Benton	2,560	2,940	3,050	4,030	4,300	3,960	4,130	4.3
Chelan	730	810	550	740	1,040	980	980	0
Clallam	710	950	810	630	1,040	1,040	1,130	8.7
Clark	5,420	6,560	6,410	7,220	8,160	7,410	6,960	-6.1
Columbia	70	110	90	190	80	120	110	-8.3
Cowlitz	790	1,060	1,050	1,240	1,350	1,530	1,460	-4.6
Douglas	340	460	380	430	570	570	640	12.3
Ferry	40	50	50	60	70	100	110	10
Franklin	860	990	1,020	1,350	1,440	1,330	1,390	4.5
Garfield	40	40	50	60	50	50	60	20
Grant	590	980	830	870	890	980	1,080	10.2
GraysHarbor	950	1,130	1,310	1,360	1,690	1,880	1,920	2.1
Island	1,110	1,870	1,570	1,750	1,920	2,110	2,000	-5.2
Jefferson	410	510	560	650	680	690	670	-2.9
King	21,920	25,650	25,180	26,370	28,350	28,020	25,540	-8.9
Kitsap	2,940	3,650	3,920	3,780	4,720	5,110	4,820	-5.7
Kittitas	880	840	880	1,090	1,170	1,260	1,130	-10.3
Klickitat	190	230	240	270	260	330	250	-24.2
Lewis	870	1,110	910	1,000	1,120	1,320	1,290	-2.3
Lincoln	120	60	210	80	80	160	160	0
Mason	700	830	1,030	1,030	1,170	1,420	1,380	-2.8
Okanogan	280	330	340	390	420	450	490	8.9
Pacific	280	360	400	480	530	520	560	7.7
Pend	190	270	210	240	250	280	330	17.9
Pierce	8,980	11,230	11,450	12,650	14,570	16,000	15,580	-2.6
SanJuan	230	310	310	290	330	360	340	-5.6
Skagit	1,350	1,760	1,840	1,990	2,390	2,350	2,160	-8.1
Skamania	160	210	210	220	280	270	250	-7.4
Snohomish	8,480	9,430	9,240	10,030	11,390	11,240	10,050	-10.6
Spokane	3,330	6,190	7,600	7,040	8,440	9,420	9,190	-2.4
Stevens	570	790	630	710	720	830	960	15.7
Thurston	2,910	6,270	3,620	3,950	4,860	5,560	5,390	-3.1
Wahkiakum	80	50	140	120	120	80	70	-12.5
WallaWalla	560	660	710	750	900	890	870	-2.2
Whatcom	2,190	3,360	2,690	3,040	3,230	3,320	3,120	-6
Whitman	300	400	330	460	450	400	460	15
Yakima	1,310	1,520	1,670	1,850	1,930	1,860	1,940	4.3
<b>Statewide</b>	<b>73,750</b>	<b>94,280</b>	<b>91,830</b>	<b>98,820</b>	<b>111,360</b>	<b>114,580</b>	<b>109,430</b>	<b>-4.5</b>

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

# MEDIAN HOME PRICES

## State of Washington and Counties Time Trend

County	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	% Change by year
Adams	\$153,300	\$158,300	\$164,000	\$190,000	\$240,000	56.6
Asotin	\$199,500	\$207,500	\$210,400	\$212,800	\$207,000	3.8
Benton	\$267,400	\$276,300	\$282,700	\$278,500	\$291,500	9.0
Chelan	\$318,700	\$334,100	\$350,000	\$343,000	\$326,100	2.3
Clallam	\$273,300	\$293,700	\$309,100	\$296,100	\$279,800	2.4
Clark	\$346,800	\$361,200	\$364,900	\$359,200	\$361,100	4.1
Columbia	\$153,800	\$146,800	\$161,100	\$164,600	\$167,800	9.1
Cowlitz	\$250,000	\$237,600	\$252,900	\$248,500	\$261,600	4.6
Douglas	\$295,000	\$327,900	\$325,500	\$316,700	\$325,000	10.2
Ferry	\$157,000	\$175,000	\$166,000	\$167,000	\$165,000	5.1
Franklin	\$267,400	\$276,300	\$282,700	\$278,500	\$291,500	9.0
Garfield	\$199,500	\$207,500	\$210,400	\$212,800	\$207,000	3.8
Grant	\$180,800	\$207,800	\$200,000	\$212,300	\$195,500	8.1
Grays Harbor	\$188,700	\$188,800	\$191,400	\$199,500	\$199,000	5.5
Island	\$349,000	\$377,900	\$383,700	\$344,300	\$355,800	1.9
Jefferson	\$361,900	\$378,700	\$359,700	\$386,800	\$387,500	7.1
King	\$672,700	\$729,800	\$685,000	\$657,300	\$656,600	-2.4
Kitsap	\$326,300	\$355,600	\$357,600	\$345,100	\$354,400	8.6
Kittitas	\$311,700	\$338,500	\$331,100	\$353,300	\$342,200	9.8
Klickitat	\$279,200	\$250,000	\$272,500	\$275,000	\$231,200	-17.2
Lewis	\$208,800	\$224,300	\$245,600	\$227,000	\$251,900	20.6
Lincoln	\$100,000	\$140,000	\$108,000	\$140,000	\$140,000	40.0
Mason	\$226,100	\$240,300	\$249,100	\$250,000	\$239,500	5.9
Okanogan	\$225,000	\$201,700	\$228,300	\$213,500	\$173,600	-22.8
Pacific	\$190,000	\$182,500	\$180,700	\$212,000	\$191,200	0.6
Pend	\$176,200	\$181,700	\$204,300	\$188,500	\$228,600	29.7
Pierce	\$332,500	\$353,700	\$357,200	\$342,200	\$354,600	6.6
San Juan	\$475,000	\$558,300	\$564,300	\$568,700	\$633,300	33.3
Skagit	\$342,300	\$342,300	\$358,000	\$362,300	\$345,700	1.0
Skamania	\$287,500	\$262,500	\$312,500	\$295,800	\$275,000	-4.3
Snohomish	\$472,200	\$494,600	\$485,600	\$473,200	\$479,800	1.6
Spokane	\$225,100	\$253,200	\$252,800	\$247,400	\$255,600	13.5
Stevens	\$176,200	\$181,700	\$204,300	\$188,500	\$228,600	29.7
Thurston	\$297,900	\$319,300	\$320,800	\$317,500	\$324,300	8.9
Wahkiakum	\$214,200	\$215,600	\$238,100	\$257,200	\$253,500	18.3
Walla Walla	\$224,400	\$247,900	\$259,600	\$249,300	\$241,700	7.7
Whatcom	\$360,800	\$385,000	\$388,300	\$388,700	\$382,500	6.0
Whitman	\$254,200	\$268,600	\$269,000	\$246,900	\$289,100	13.7
Yakima	\$200,900	\$231,200	\$233,100	\$227,800	\$230,500	14.7
<b>Statewide</b>	<b>\$360,200</b>	<b>\$373,400</b>	<b>\$368,900</b>	<b>\$356,100</b>	<b>\$374,700</b>	<b>4.0</b>

WCRER Estimates

# HOME PRICES BY BEDROOMS

State of Washington and Counties

First Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q1 2018	Q1 2019	% Change	Q1 2018	Q1 2019	% Change	Q1 2018	Q1 2019	% Change
Adams	125,000	120,000	-4	150,000	225,000	50	216,700	275,000	26.9
Asotin	146,200	154,000	5.3	203,300	200,000	-1.6	240,600	200,000	-16.9
Benton	145,700	170,000	16.7	244,600	273,800	11.9	326,800	341,500	4.5
Chelan	217,900	269,400	23.6	301,700	321,400	6.5	414,300	422,200	1.9
Clallam	230,000	229,200	-0.3	302,100	301,200	-0.3	275,000	350,000	27.3
Clark	249,100	258,300	3.7	314,300	337,700	7.4	409,100	429,400	5
Columbia	60,000	180,000	NA	180,000	186,700	3.7	170,000	275,000	61.8
Cowlitz	153,300	180,000	17.4	264,400	258,000	-2.4	287,500	299,000	4
Douglas	217,900	185,000	-15.1	278,600	332,800	19.5	395,500	331,200	-16.3
Ferry	180,000	160,000	-11.1	170,000	300,000	76.5	200,000	225,000	12.5
Franklin	145,700	170,000	16.7	244,600	273,800	11.9	326,800	341,500	4.5
Garfield	146,200	154,000	5.3	203,300	200,000	-1.6	240,600	200,000	-16.9
Grant	126,000	115,000	-8.7	169,200	196,400	16.1	248,200	227,500	-8.3
Grays Harbor	141,400	172,500	22	206,200	207,600	0.7	235,000	218,700	-6.9
Island	316,700	361,400	14.1	352,000	344,900	-2	376,800	400,000	6.2
Jefferson	320,000	350,000	9.4	386,400	410,000	6.1	400,000	450,000	12.5
King	549,200	543,000	-1.1	595,700	604,500	1.5	797,700	753,500	-5.5
Kitsap	248,600	256,000	3	314,400	352,000	12	383,300	401,100	4.6
Kittitas	262,500	238,900	-9	300,000	322,200	7.4	395,800	487,500	23.2
Klickitat	135,000	88,300	-34.6	340,000	250,000	-26.5	275,000	283,300	3
Lewis	167,500	197,100	17.7	212,800	263,500	23.8	266,700	278,600	4.5
Lincoln	77,500	90,000	16.1	130,000	160,000	23.1	120,000	140,000	16.7
Mason	175,000	164,500	-6	243,200	263,100	8.2	280,000	312,500	11.6
Okanogan	225,000	155,000	-31.1	218,700	182,500	-16.6	250,000	177,500	-29
Pacific	150,000	152,500	1.7	195,000	208,300	6.8	262,500	400,000	52.4
Pend Oreille	156,700	160,000	2.1	186,000	212,500	14.2	237,500	275,000	15.8
Pierce	225,900	261,800	15.9	300,600	330,200	9.8	394,400	416,000	5.5
San Juan	525,000	600,000	14.3	450,000	625,000	38.9	1,500,000	912,500	-39.2
Skagit	244,600	245,500	0.4	341,300	340,100	-0.4	431,200	463,900	7.6
Skamania	250,000	350,000	40	293,700	250,000	-14.9	300,000	110,000	-63.3
Snohomish	350,600	357,900	2.1	429,300	434,900	1.3	555,200	558,000	0.5
Spokane	132,700	157,100	18.4	208,500	236,500	13.4	266,500	297,000	11.4
Stevens	156,700	160,000	2.1	186,000	212,500	14.2	237,500	275,000	15.8
Thurston	235,200	276,200	17.4	283,800	306,400	8	352,800	360,000	2
Wahkiakum	180,000	600,000	NA	200,000	208,300	4.2	200,000	325,000	62.5
Walla Walla	140,000	150,000	7.1	226,100	236,800	4.7	272,700	317,900	16.6
Whatcom	269,300	285,700	6.1	355,900	365,100	2.6	426,800	473,500	10.9
Whitman	170,000	225,000	32.4	250,000	270,800	8.3	310,000	322,200	3.9
Yakima	115,500	160,000	38.5	198,800	233,300	17.4	273,800	281,600	2.8
<b>Statewide</b>	<b>247,700</b>	<b>270,200</b>	<b>9.1</b>	<b>328,300</b>	<b>354,400</b>	<b>8</b>	<b>448,700</b>	<b>465,600</b>	<b>3.8</b>

WCRER Estimates



# HOUSING AFFORDABILITY INDEX

State of Washington and Counties

First Quarter 2019

County	Median Price	Mortgage Rate	Monthly Payment	Family Income	HAI	Starter Monthly Payment	Household Income	First-time HAI
Adams	\$240,000	4.62	\$986	\$49,850	105.3	\$971	\$38,208	57.4
Asotin	\$207,000	4.62	\$850	\$60,800	148.9	\$837	\$52,442	91.3
Benton	\$291,500	4.62	\$1,198	\$72,425	125.9	\$1,179	\$67,347	83.3
Chelan	\$326,100	4.62	\$1,340	\$78,500	122.0	\$1,319	\$62,091	68.6
Clallam	\$279,800	4.62	\$1,150	\$63,100	114.3	\$1,132	\$104,256	134.3
Clark	\$361,100	4.62	\$1,484	\$79,250	111.2	\$1,461	\$67,928	67.8
Columbia	\$167,800	4.62	\$689	\$63,800	192.7	\$678	\$64,621	138.8
Cowlitz	\$261,600	4.62	\$1,075	\$64,100	124.2	\$1,058	\$57,389	79.1
Douglas	\$325,000	4.62	\$1,335	\$76,275	118.9	\$1,314	\$55,666	61.7
Ferry	\$165,000	4.62	\$678	\$50,775	156.0	\$667	\$19,688	43.0
Franklin	\$291,500	4.62	\$1,198	\$72,425	125.9	\$1,179	\$19,279	23.8
Garfield	\$207,000	4.62	\$850	\$54,575	133.6	\$837	\$56,897	99.1
Grant	\$195,500	4.62	\$803	\$56,475	146.4	\$791	\$44,107	81.3
Grays Harbor	\$199,000	4.62	\$818	\$56,475	143.8	\$805	\$47,456	86.0
Island	\$355,800	4.62	\$1,462	\$78,750	112.2	\$1,439	\$83,007	84.1
Jefferson	\$387,500	4.62	\$1,592	\$68,925	90.1	\$1,567	\$63,898	59.4
King	\$656,600	4.62	\$2,699	\$98,250	75.8	\$2,656	\$82,991	45.6
Kitsap	\$354,400	4.62	\$1,456	\$82,475	117.9	\$1,433	\$90,889	92.4
Kittitas	\$342,200	4.62	\$1,406	\$68,525	101.5	\$1,384	\$43,218	45.5
Klickitat	\$231,200	4.62	\$950	\$53,775	117.9	\$935	\$44,815	69.9
Lewis	\$251,900	4.62	\$1,035	\$60,875	122.5	\$1,019	\$65,480	93.7
Lincoln	\$140,000	4.62	\$575	\$58,575	212.0	\$566	\$70,335	181.1
Mason	\$239,500	4.62	\$984	\$65,200	138.0	\$969	\$23,114	34.8
Okanogan	\$173,600	4.62	\$713	\$55,675	162.5	\$702	\$60,663	125.9
Pacific	\$191,200	4.62	\$785	\$57,075	151.3	\$773	\$38,957	73.4
Pend Oreille	\$228,600	4.62	\$939	\$52,375	116.1	\$924	\$38,840	61.2
Pierce	\$354,600	4.62	\$1,457	\$77,325	110.5	\$1,434	\$49,593	50.4
San Juan	\$633,300	4.62	\$2,603	\$70,800	56.7	\$2,562	\$42,704	24.3
Skagit	\$345,700	4.62	\$1,421	\$71,525	104.9	\$1,398	\$32,813	34.2
Skamania	\$275,000	4.62	\$1,130	\$79,250	146.1	\$1,112	\$53,576	70.2
Snohomish	\$479,800	4.62	\$1,972	\$91,025	96.1	\$1,941	\$70,499	53.0
Spokane	\$255,600	4.62	\$1,050	\$67,900	134.6	\$1,034	\$60,226	84.9
Stevens	\$228,600	4.62	\$939	\$58,375	129.4	\$924	\$46,691	73.6
Thurston	\$324,300	4.62	\$1,333	\$81,250	127.0	\$1,312	\$53,897	59.9
Wahkiakum	\$253,500	4.62	\$1,042	\$60,600	121.2	\$1,025	\$17,544	24.9
Walla Walla	\$241,700	4.62	\$993	\$63,100	132.3	\$977	\$66,095	98.6
Whatcom	\$382,500	4.62	\$1,572	\$74,050	98.1	\$1,547	\$60,940	57.4
Whitman	\$289,100	4.62	\$1,188	\$66,700	116.9	\$1,169	\$63,760	79.5
Yakima	\$230,500	4.62	\$947	\$55,575	122.2	\$932	\$44,811	70.1
<b>Statewide</b>	<b>\$374,700</b>	<b>4.62</b>	<b>\$1,540</b>	<b>\$79,150</b>	<b>107.1</b>	<b>\$1,516</b>	<b>\$64,994</b>	<b>62.5</b>

Source: Runstad Center Estimates

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

All loans are assumed to be 30 year loans.

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

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

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties

### Time Trend

County	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019
Adams	178.6	178.4	177.8	174.1	166.3	156.7	150.5	127.6	105.3
Asotin	173.3	171.3	166.9	164.3	155.7	145.7	143.0	138.9	148.9
Benton	158.8	156.6	155.1	151.8	138.4	130.4	126.8	126.5	125.9
Chelan	144.2	134.9	117.9	126.7	122.9	114.8	109.7	110.7	122.0
Clallam	125.5	121.9	122.8	120.4	118.0	106.9	101.0	103.6	114.3
Clark	135.3	123.3	121.6	123.8	116.8	109.1	107.5	107.3	111.2
Columbia	189.5	239.6	238.4	227.1	212.0	216.2	196.0	188.5	192.7
Cowlitz	150.2	156.1	148.2	141.6	131.1	134.2	125.5	125.5	124.2
Douglas	140.2	137.1	132.9	136.3	129.1	113.7	114.6	116.5	118.9
Ferry	216.8	192.4	209.5	189.1	165.1	144.2	151.3	147.8	156.0
Franklin	158.8	156.6	155.1	151.8	138.4	130.4	126.8	126.5	125.9
Garfield	155.7	153.9	149.9	147.6	139.8	130.8	128.4	124.7	133.6
Grant	163.9	161.0	152.6	147.5	159.7	135.2	139.8	129.4	146.4
Grays Harbor	187.5	181.0	177.0	157.9	153.0	148.8	146.1	137.7	143.8
Island	122.9	122.9	118.2	119.8	115.3	103.6	101.6	111.2	112.2
Jefferson	99.1	107.0	98.1	101.6	97.3	90.5	94.8	86.7	90.1
King	86.4	79.4	78.1	80.4	74.5	66.9	70.9	72.7	75.8
Kitsap	145.6	133.7	132.5	135.4	129.1	115.3	114.1	116.2	117.9
Kittitas	125.3	130.2	128.9	115.3	112.3	100.6	102.4	94.3	101.5
Klickitat	125.8	113.4	108.7	114.5	98.4	107.0	97.6	95.1	117.9
Lewis	178.3	169.0	151.6	147.8	149.2	135.1	122.7	130.5	122.5
Lincoln	335.7	325.7	310.9	288.2	299.6	208.2	268.5	203.5	212.0
Mason	169.9	168.8	155.2	153.0	147.4	135.0	129.6	126.8	138.0
Okanogan	179.1	164.4	133.8	143.4	126.5	137.3	120.7	126.8	162.5
Pacific	192.8	181.5	184.0	166.2	153.6	155.6	156.4	130.9	151.3
Pend	190.2	162.4	161.5	147.2	151.8	143.3	126.8	135.1	116.1
Pierce	138.1	130.5	120.1	129.0	119.0	108.8	107.2	109.9	110.5
San Juan	79.8	72.2	67.3	69.4	76.3	63.1	62.1	60.6	56.7
Skagit	121.9	119.6	116.3	114.2	106.8	103.9	98.9	96.0	104.9
Skamania	179.4	155.6	145.8	150.2	140.9	150.2	125.5	130.3	146.1
Snohomish	111.4	108.9	105.4	108.0	98.4	91.4	92.7	93.5	96.1
Spokane	166.5	159.4	155.6	160.5	154.3	133.5	133.0	133.5	134.6
Stevens	212.6	181.4	180.4	164.3	169.4	159.9	141.5	150.6	129.4
Thurston	154.9	148.0	147.2	148.5	139.4	126.6	125.4	124.5	127.0
Wahkiakum	141.5	150.1	148.7	144.3	144.5	139.7	125.9	114.6	121.2
Walla Walla	153.2	153.1	150.2	150.2	143.7	126.6	120.3	123.1	132.3
Whatcom	114.3	113.6	110.7	112.5	104.8	95.6	94.3	92.6	98.1
Whitman	136.1	145.0	143.6	159.0	134.2	123.6	122.8	131.4	116.9
Yakima	146.9	142.4	139.4	143.0	141.4	119.6	118.0	118.7	122.2
<b>Statewide</b>	<b>124.3</b>	<b>123.7</b>	<b>114.4</b>	<b>118.2</b>	<b>112.3</b>	<b>105.4</b>	<b>106.2</b>	<b>108.1</b>	<b>107.1</b>

WCRER Estimates

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

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

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

# HOUSING AFFORDABILITY INDEX

## First-time Buyers

### State of Washington and Counties

#### Time Trend

County	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019
Adams	101.8	101.0	100.2	97.5	92.7	86.9	83.0	70.0	57.4
Asotin	102.1	101.4	99.3	98.3	93.6	88.1	86.9	84.9	91.3
Benton	104.7	103.2	102.3	100.1	91.4	86.2	83.8	83.7	83.3
Chelan	81.2	75.9	66.3	71.3	69.2	64.6	61.8	62.3	68.6
Clallam	125.1	124.2	127.9	128.1	128.2	118.6	114.3	119.6	134.3
Clark	80.1	73.2	72.5	74.1	70.2	65.8	65.1	65.2	67.8
Columbia	124.6	159.4	160.5	154.7	146.1	150.7	138.2	134.4	138.8
Cowlitz	90.5	94.7	90.6	87.1	81.2	83.8	78.9	79.4	79.1
Douglas	74.8	72.9	70.3	71.9	67.9	59.6	59.9	60.7	61.7
Ferry	76.3	65.8	69.6	61.0	51.7	43.8	44.6	42.2	43.0
Franklin	46.0	43.3	40.9	38.1	33.1	29.5	27.1	25.5	23.8
Garfield	111.3	110.5	108.1	107.0	101.8	95.7	94.4	92.1	99.1
Grant	92.7	90.8	85.8	82.8	89.5	75.6	78.0	72.1	81.3
Grays Harbor	109.7	106.2	104.1	93.1	90.5	88.3	86.9	82.1	86.0
Island	85.5	86.2	83.8	85.8	83.3	75.6	74.8	82.7	84.1
Jefferson	61.4	66.8	61.7	64.4	62.2	58.4	61.6	56.7	59.4
King	50.4	46.5	45.9	47.4	44.1	39.8	42.3	43.5	45.6
Kitsap	104.6	97.1	97.3	100.5	97.0	87.6	87.6	90.2	92.4
Kittitas	57.1	59.2	58.5	52.2	50.8	45.4	46.1	42.4	45.5
Klickitat	75.7	68.1	65.1	68.5	58.8	63.8	58.1	56.5	69.9
Lewis	123.6	118.7	107.8	106.4	108.8	99.8	91.8	98.7	93.7
Lincoln	263.2	258.2	249.2	233.5	245.4	172.5	224.8	172.2	181.1
Mason	56.8	54.6	48.6	46.3	43.1	38.1	35.3	33.3	34.8
Okanogan	125.8	116.9	96.4	104.6	93.5	102.7	91.4	97.2	125.9
Pacific	94.8	89.1	90.2	81.3	75.0	75.9	76.2	63.7	73.4
Pend	101.9	86.7	86.1	78.3	80.7	76.0	67.2	71.4	61.2
Pierce	66.8	62.6	57.2	61.0	55.9	50.8	49.6	50.5	50.4
San Juan	37.5	33.6	30.9	31.5	34.3	28.1	27.3	26.3	24.3
Skagit	48.4	46.4	44.1	42.2	38.6	36.6	34.0	32.2	34.2
Skamania	87.4	75.6	70.7	72.8	68.2	72.6	60.6	62.8	70.2
Snohomish	61.2	59.8	57.9	59.4	54.1	50.3	51.0	51.5	53.0
Spokane	100.9	97.1	97.1	98.8	95.4	83.0	83.1	83.9	84.9
Stevens	119.2	101.8	101.5	92.6	95.7	90.5	80.2	85.6	73.6
Thurston	77.5	73.5	72.5	72.6	67.7	61.1	60.0	59.2	59.9
Wahkiakum	42.9	43.6	41.4	38.4	36.7	33.8	28.9	25.0	24.9
Walla Walla	106.5	107.4	106.3	107.2	103.5	92.0	88.2	91.0	98.6
Whatcom	65.2	65.0	63.6	64.8	60.6	55.5	54.9	54.1	57.4
Whitman	81.5	88.3	88.9	100.1	85.8	80.3	81.0	88.1	79.5
Yakima	84.4	81.8	80.0	82.1	81.2	68.6	67.7	68.1	70.1
<b>Statewide</b>	<b>71.4</b>	<b>71.2</b>	<b>66.0</b>	<b>68.3</b>	<b>65.1</b>	<b>61.2</b>	<b>61.8</b>	<b>63.0</b>	<b>62.5</b>

WCRER Estimates

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

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

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

# % OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of First Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	14.3	50.0	75.0	92.9
Asotin	NA	NA	NA	NA
Benton	1.7	5.0	15.4	82.1
Chelan	NA	16.0	23.2	65.2
Clallam	1.5	7.3	20.4	74.3
Clark	0.9	3.2	7.1	59.0
Columbia	2.5	14.7	38.2	86.6
Cowlitz	0.6	6.6	21.7	80.1
Douglas	NA	2.9	7.2	71.0
Ferry	17.8	40.0	51.1	88.9
Franklin	1.7	5.0	15.4	82.1
Garfield	NA	NA	NA	NA
Grant	1.4	14.5	48.3	92.8
Grays Harbor	6.0	18.9	52.0	90.1
Island	NA	0.7	11.6	54.8
Jefferson	1.8	9.7	21.2	60.2
King	NA	0.5	2.6	21.9
Kitsap	NA	0.7	6.9	50.3
Kittitas	NA	1.3	10.5	52.9
Klickitat	NA	7.7	20.0	60.0
Lewis	0.5	10.0	30.8	83.6
Lincoln	13.0	43.5	65.2	91.3
Mason	0.6	13.7	32.3	76.4
Okanogan	1.0	20.5	39.0	80.5
Pacific	6.4	20.3	42.8	87.2
Pend Oreille	6.4	30.8	48.7	85.9
Pierce	NA	1.9	5.8	52.1
San Juan	NA	NA	0.6	20.9
Skagit	1.2	5.5	11.6	51.2
Skamania	NA	29.3	34.1	78.0
Snohomish	NA	0.8	3.9	36.7
Spokane	0.8	6.9	27.4	77.1
Stevens	6.4	30.8	48.7	85.9
Thurston	1.7	2.8	9.6	66.8
Wahkiakum	NA	4.8	9.5	76.2
Walla Walla	2.5	14.7	38.2	86.6
Whatcom	6.2	9.8	13.0	54.3
Whitman	1.3	10.4	23.4	79.2
Yakima	2.2	14.9	37.7	86.7
<b>Statewide</b>	<b>1.0</b>	<b>5.2</b>	<b>14.0</b>	<b>52.5</b>

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	Q1 2019	% Change
Adams	NA	78	74	52	36	40	27	28	3.7
Asotin	845	323	305	746	581	220	216	NA	-100
Benton	1,628	1,655	1,447	1,272	807	652	699	646	-7.6
Chelan	462	384	307	229	239	186	141	142	0.7
Clallam	536	470	467	269	206	195	151	204	35.1
Clark	2,646	2,044	2,065	1,151	816	678	743	814	9.6
Columbia	NA	NA	442	416	377	323	279	238	-14.7
Cowlitz	484	395	431	380	190	162	144	164	13.9
Douglas	191	145	122	90	118	67	65	65	0
Ferry	NA	78	60	65	60	53	40	45	12.5
Franklin	1,628	1,655	1,447	1,272	807	652	699	646	-7.6
Garfield	845	323	305	746	581	220	216	NA	-100
Grant	491	479	414	423	355	271	216	197	-8.8
GraysHarbor	694	721	601	550	448	366	322	266	-17.4
Island	712	695	604	472	337	289	249	275	10.4
Jefferson	421	361	309	302	216	175	135	108	-20
King	4,972	3,124	3,254	2,643	2,162	1,687	1,721	3,297	91.6
Kitsap	1,307	1,262	1,090	797	549	504	329	405	23.1
Kittitas	374	350	323	363	227	133	132	139	5.3
Klickitat	201	188	182	152	131	148	84	65	-22.6
Lewis	617	621	586	546	399	216	205	199	-2.9
Lincoln	NA	41	36	42	28	17	23	23	0
Mason	630	663	574	475	367	265	195	161	-17.4
Okanogan	326	368	353	364	399	250	221	200	-9.5
Pacific	367	352	342	275	234	182	177	164	-7.3
Pend	427	468	404	382	322	266	197	155	-21.3
Pierce	3,445	2,580	2,937	2,531	1,713	1,409	1,217	1,326	9
SanJuan	343	340	332	285	269	207	183	165	-9.8
Skagit	743	712	624	478	409	295	275	320	16.4
Skamania	82	86	55	55	41	30	38	41	7.9
Snohomish	2,128	1,355	1,753	1,437	1,080	768	646	1,099	70.1
Spokane	NA	2,505	2,448	2,375	1,898	1,377	1,242	1,130	-9
Stevens	427	468	404	382	322	266	197	155	-21.3
Thurston	1,250	1,054	1,041	1,030	697	538	434	429	-1.2
Wahkiakum	NA	NA	NA	NA	32	22	16	21	31.2
WallaWalla	477	460	442	416	377	323	279	238	-14.7
Whatcom	1,066	1,064	984	804	727	451	407	470	15.5
Whitman	191	168	172	163	142	100	87	74	-14.9
Yakima	800	755	758	776	603	483	452	359	-20.6
<b>Statewide</b>	<b>28,856</b>	<b>26,344</b>	<b>26,338</b>	<b>22,806</b>	<b>17,592</b>	<b>13,348</b>	<b>11,987</b>	<b>13,672</b>	<b>14.1</b>

WCRER Estimates

# MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

March 2019

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	NA	NA	1.7	0.9	NA	2.4	4.3
Asotin	NA	NA	NA	NA	NA	NA	-100
Benton	3.6	1.5	0.7	1.9	4.2	1.7	6.2
Chelan	NA	NA	0.8	1.7	NA	2.2	37.5
Clallam	2.5	2.1	1.4	3.1	14.2	3.1	82.4
Clark	2.2	3	0.7	1.1	4.2	1.7	13.3
Columbia	NA	NA	35.2	144.6	NA	74.8	102.7
Cowlitz	2.5	1.1	0.7	1.8	20.7	1.7	30.8
Douglas	NA	NA	0.3	1.4	NA	1.5	50
Ferry	18	11.3	5.6	19.1	NA	14.5	76.8
Franklin	3.6	1.5	0.7	1.9	4.2	1.7	6.2
Garfield	NA	NA	NA	NA	NA	NA	-100
Grant	0.3	1.3	2	5.6	16.1	2.6	0
Grays Harbor	1.2	1.3	2.1	4.7	5.5	2.6	-21.2
Island	NA	NA	2.3	1.4	5.3	2.2	46.7
Jefferson	5	3.2	2.8	1.9	4.4	2.8	-3.4
King	NA	NA	1.2	0.8	2.2	1.9	111.1
Kitsap	NA	NA	0.6	0.8	3.6	1.3	44.4
Kittitas	NA	NA	1.1	2	4.3	2.4	9.1
Klickitat	NA	NA	1.5	3.3	20	3.3	-26.7
Lewis	0.2	2.5	1.4	2.8	7	2.4	9.1
Lincoln	2.4	2.8	6	14.4	NA	4.6	0
Mason	0.2	1.7	1	2.1	7	1.9	-9.5
Okanogan	0.5	3.7	3.3	10.4	16.1	5.5	-22.5
Pacific	1.3	3	3.2	9	NA	5.3	-17.2
Pend Oreille	NA	NA	4.5	5	NA	5.8	23.4
Pierce	NA	NA	0.5	0.8	3.6	1.3	30
San Juan	NA	NA	NA	5.6	14.5	11	37.5
Skagit	5	2.8	0.9	1.6	6.6	2.5	38.9
Skamania	NA	NA	2.9	8.6	23	9.1	106.8
Snohomish	NA	NA	1.1	0.8	2.2	1.4	75
Spokane	1.6	0.8	1.1	2.1	6.2	1.9	11.8
Stevens	NA	NA	4.5	5	NA	5.8	23.4
Thurston	0.5	0.4	0.7	1	4.1	1.2	9.1
Wahkiakum	NA	NA	0.7	16.6	17.7	6.8	-28.4
Walla Walla	1.9	3.7	2.7	4.4	23.4	4	0
Whatcom	13.1	1.9	0.9	1.4	4	2.1	23.5
Whitman	NA	NA	1.6	2.4	5.1	2.6	18.2
Yakima	1.3	2.4	1.9	3.9	NA	3.1	0
<b>Statewide</b>	<b>2.3</b>	<b>2.4</b>	<b>1.6</b>	<b>1.7</b>	<b>3.6</b>	<b>2.4</b>	<b>33.3</b>

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 [realstate.washington.edu](http://realstate.washington.edu) for updates.

# MEDIAN HOME PRICES

State of Washington and Counties  
Annual, 2011-2018

County	2011	2012	2013	2014	2015	2016	2017	2018
Adams	\$120,700	\$128,300	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600
Asotin	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700
Benton	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700
Chelan	\$218,000	\$220,900	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200
Clallam	\$179,800	\$191,500	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000
Clark	\$189,800	\$197,900	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100
Columbia	\$128,300	\$145,400	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700
Cowlitz	\$139,100	\$136,600	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900
Douglas	\$203,300	\$202,100	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200
Ferry	NA	\$95,000	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000
Franklin	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700
Garfield	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700
Grant	\$154,100	\$154,900	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300
GraysHarbor	\$116,600	\$113,000	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600
Island	\$248,700	\$251,200	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000
Jefferson	\$235,200	\$239,900	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800
King	\$344,900	\$367,700	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900
Kitsap	\$234,700	\$237,800	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800
Kittitas	\$191,200	\$194,900	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000
Klickitat	\$178,300	\$188,300	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000
Lewis	\$138,600	\$142,100	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400
Lincoln	\$70,800	\$82,000	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600
Mason	\$145,700	\$157,100	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900
Okanogan	\$161,000	\$153,200	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800
Pacific	\$121,800	\$102,300	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100
Pend	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000
Pierce	\$193,500	\$194,700	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400
SanJuan	\$413,600	\$351,400	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000
Skagit	\$203,400	\$209,400	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900
Skamania	\$164,000	\$178,600	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000
Snohomish	\$242,400	\$261,900	\$299,100	\$328,700	\$719,500	\$391,700	\$439,300	\$482,100
Spokane	\$162,300	\$170,100	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200
Stevens	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000
Thurston	\$217,700	\$219,100	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800
Wahkiakum	\$90,000	\$127,500	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900
WallaWalla	\$170,600	\$166,500	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900
Whatcom	\$241,800	\$252,400	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300
Whitman	\$186,300	\$196,700	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100
Yakima	\$150,300	\$161,800	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600
<b>Statewide</b>	<b>\$223,900</b>	<b>\$236,600</b>	<b>\$253,800</b>	<b>\$267,600</b>	<b>\$289,100</b>	<b>\$315,900</b>	<b>\$348,900</b>	<b>\$362,100</b>

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
<b>Statewide</b>	<b>17,011</b>	<b>20,691</b>	<b>20,864</b>	<b>28,118</b>	<b>32,966</b>	<b>33,898</b>	<b>35,157</b>	<b>44,077</b>	<b>45,794</b>	<b>3.9</b>

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
<b>Statewide</b>	<b>12,991</b>	<b>14,702</b>	<b>13,159</b>	<b>16,508</b>	<b>18,400</b>	<b>17,905</b>	<b>19,797</b>	<b>22,463</b>	<b>23,115</b>	<b>2.9</b>

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
<b>Statewide</b>	<b>2,919,972</b>	<b>2,952,938</b>	<b>2,986,836</b>	<b>3,021,993</b>	<b>3,066,070</b>	<b>3,111,864</b>	<b>1.5</b>

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
<b>Statewide</b>	<b>1,933,151</b>	<b>1,951,551</b>	<b>1,969,456</b>	<b>1,989,253</b>	<b>2,011,716</b>	<b>2,034,831</b>	<b>1.1</b>

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
<b>Statewide</b>	<b>986,821</b>	<b>1,001,387</b>	<b>1,017,380</b>	<b>1,032,740</b>	<b>1,054,354</b>	<b>1,077,033</b>	<b>2.2</b>

WCRER estimates

**W** UNIVERSITY *of* WASHINGTON

Washington Center for Real Estate Research

Runstad Department of Real Estate

College of Built Environments

424 Gould Hall, Box 355740

Seattle WA 98195-5740