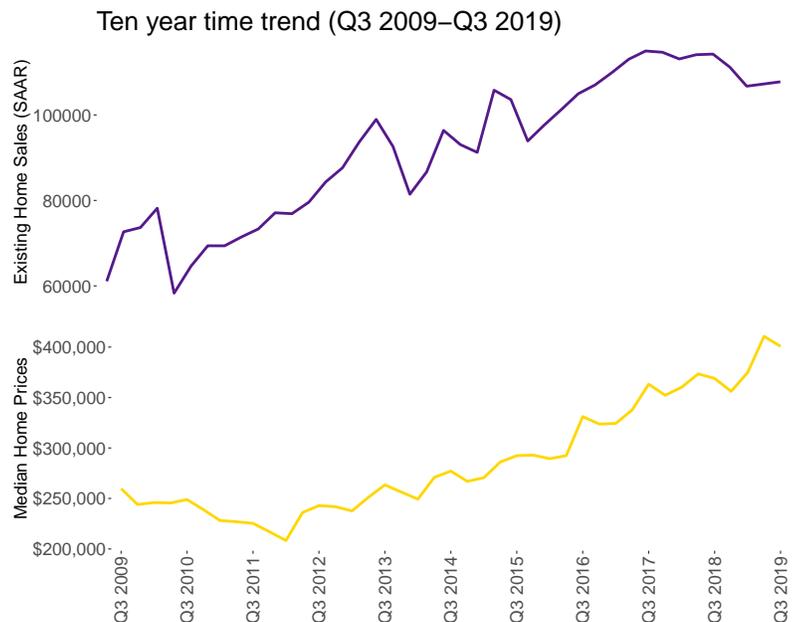


Washington Market Highlights: Third Quarter 2019

- Existing home sales rose in the third quarter by 0.5 percent to a seasonally adjusted annual rate of 107,770 units compared to last quarter, and fell 5.7 percent compared to a year earlier.
- Building permit activity rose 20.2 percent from a year earlier, totaling 11,993 new units authorized. Of these, 5,885 were issued for single-family units.
- The median price home sold in Washington during the third quarter was \$400,700, 8.6 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers rose from the previous quarter and rose the same quarter a year ago. The All-Buyer Housing Affordability Index stayed above 100 in 31 of Washington's 39 counties.
- Inventories of homes available for sale totaled 17,337 single-family homes at the end of the quarter, a 5.9% decline from the previous quarter and a 21.9 percent decline from a year ago. This inventory level represented a 1.8 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:
 Washington Center for Real Estate Research
 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

©Copyright 2019 by the Washington Center for Real Estate Research. All rights reserved.

The Washington Center for Real Estate Research will grant permission to use or reprint material from Washington State's Housing Market under appropriate circumstances.

SUBSCRIPTION INFORMATION
 Washington State's Housing Market is published quarterly by the Washington Center for Real Estate Research. The annual subscription price is \$60 plus tax. Phone us, or visit our Website for more information.

second 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 Household*	70% Median Household*
Mortgage Insurance	No	Yes (add 0.25% to mortgage rate)
Mortgage Rate	average of the Freddie Mac 30 year fixed mortgage interest rate for the quarter	

*Household income includes single persons living alone. Please refer to the footnote at the end of the report regarding important revisions in the housing affordability index.

Summary:

Washington state's housing market was mixed in the third quarter of 2019, with sales falling but new building permits rising compared with a year ago.

The statewide median sales price for a single family home increased to \$400,700 in the third quarter, 8.6 percent higher than the same time in 2018.

The seasonally adjusted annual rate of existing home sales fell 5.7 percent from the third quarter of 2018—from 114,250 to 107,770. 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 seventeen of the state's eighteen metropolitan counties. Statewide, Adams County recorded the highest relative increase of 23.7 percent, followed by Wahkiakum County at 20.0 percent. Median prices were lower than a year earlier in four counties, with prices in Ferry County decreasing by 8.0%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$125,600 in Lincoln County to \$673,600 in King County (San Juan County has the second highest median values at \$585,700).

Housing affordability rose in the third quarter from the previous quarter and the previous year. That index—where 100

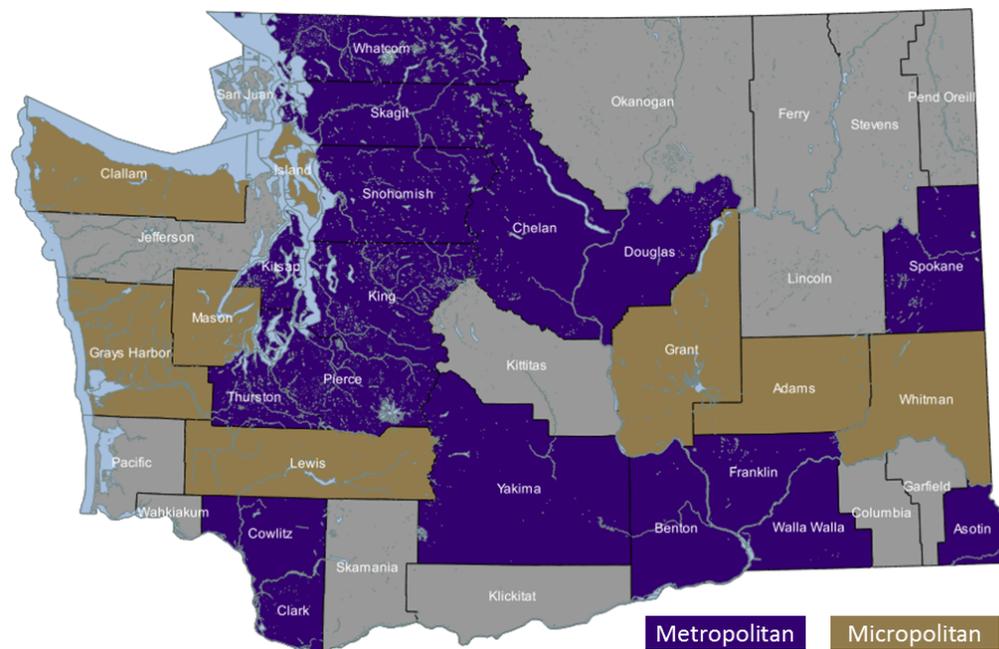
means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 109, up from 97.7 in the second quarter of 2019. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 9 percent above the median.

Statewide, the first-time buyer index rose by 10.4 points, ending the quarter at 79.8. 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 79.8 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-three 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 increasing. In the third quarter of 2019, a total of 11,993 building permits were recorded, up (20.2%) 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:

18 of 39

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

0.5%

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

20.0%

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

107,770

Seasonally Adjusted Annual Sales (SAAR).

240

Largest drop in seasonally adjusted quarter-over-quarter sales in absolute terms seen in **King** and **Pierce** counties.

5.7%

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

Three

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

16 of 39

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

7 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 **Columbia** county.

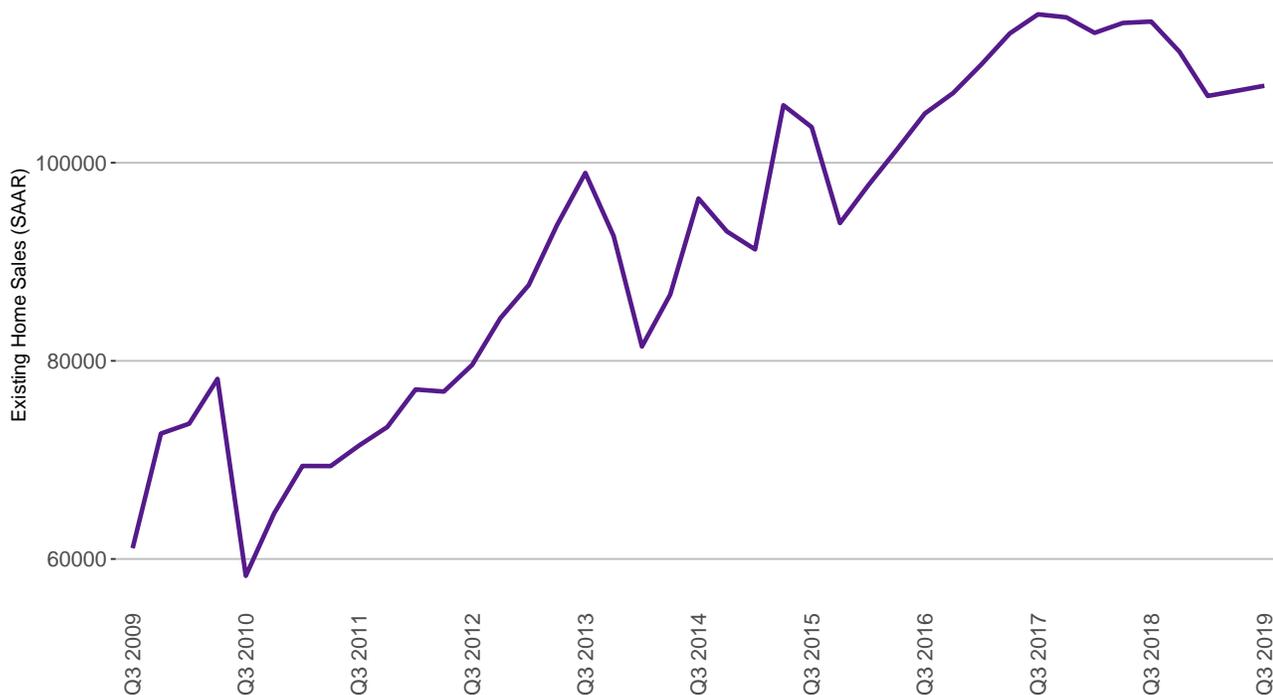
93,430

660

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

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.7 %** of state total).

Ten year time trend (Q3 2009–Q3 2019)



Housing Construction:

11,993

Number of building permits issued during the quarter.

20.2%

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

12.2%

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

9.0%

Increase in year-over-year single family permits (**486** more units).

33.4%

Increase in year-over-year multifamily permits (**1,528** more units).

75.9%

Greatest year-over-year increase in permits in a Metropolitan county, (**Yakima** county, **82** additional units).

133.3%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Adams** county, **12** additional units).

18 of 21

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

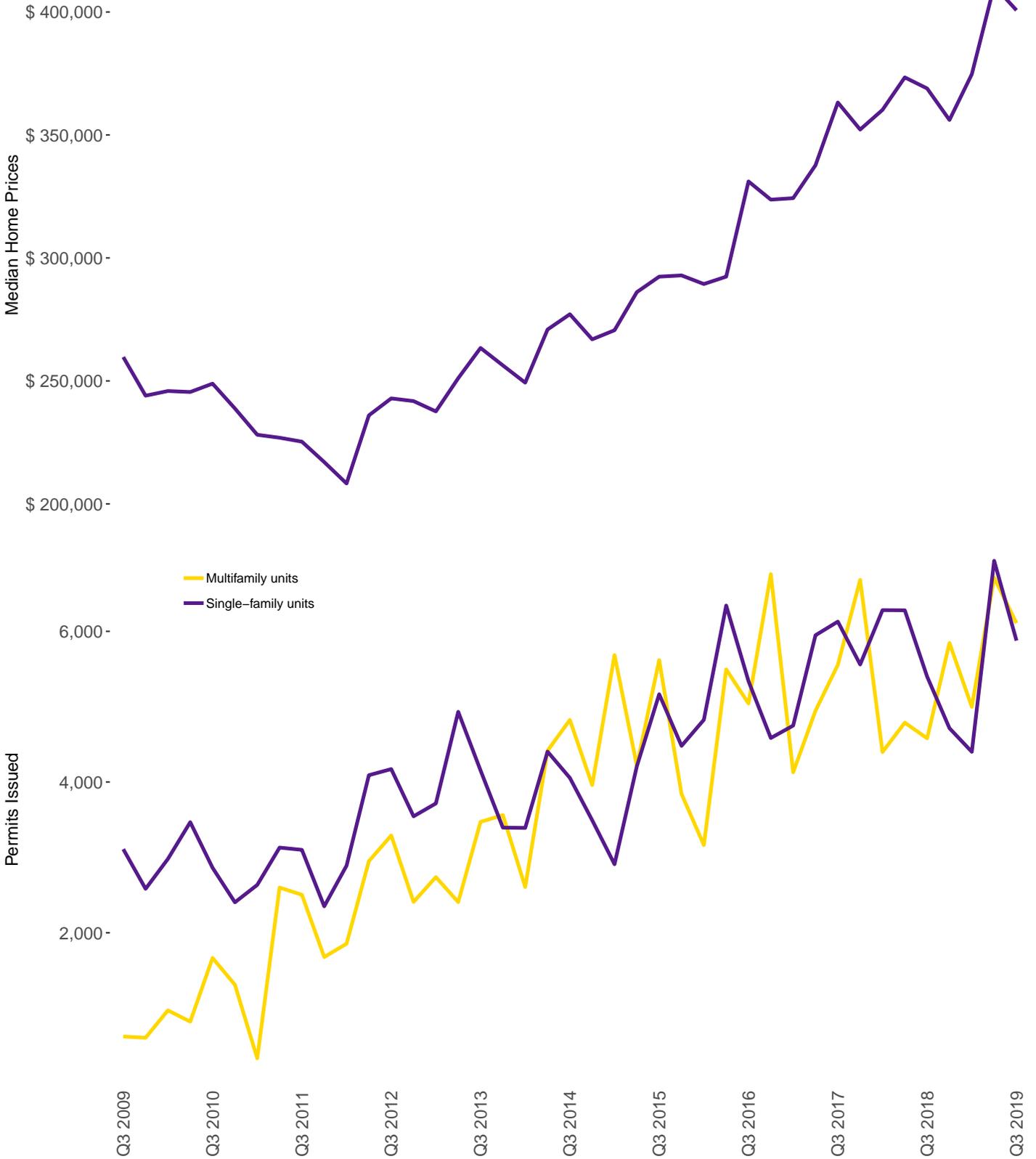
12 of 14

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

3 of 4

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

Ten year time trend (Q3 2009–Q3 2019)



Home Prices:

\$400,700

Median selling price of a single family home.

8.6%

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

23.3%

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

\$673,600

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

\$125,600

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

\$207,600

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

\$202,800–\$411,300

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

Zero of Four

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

Twelve of Thirty-five

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

8.6%, 5.3%, & 2.9%

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 -1.7%

Pierce 6.1%

Snohomish 1.4%

Spokane 12.4%

Thurston 8.0%

Prices by Bedroom:

\$293,100

Median price for a 2-bedroom single family home, a **10.8%** year-over-year **increase**.

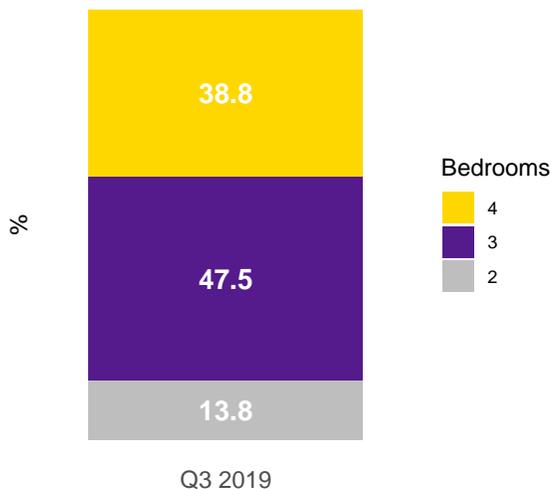
\$362,000

Median price for a 3-bedroom single family home, a **2.7%** year-over-year **increase**.

\$481,300

Median price for a 4-bedroom single family home, a **5.9%** year-over-year **increase**.

Sales by Number of Bedrooms



2 of 17

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

2.8%

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

Three

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

One & Four

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

Housing Affordability:

8.6%

Year-over-year increase in home prices.

Better & Better

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

109.0

Statewide all-buyer housing affordability index.

61.9 to 244.4

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

3 of 39

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

80.3 & 88.1
Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Clallam**) counties.

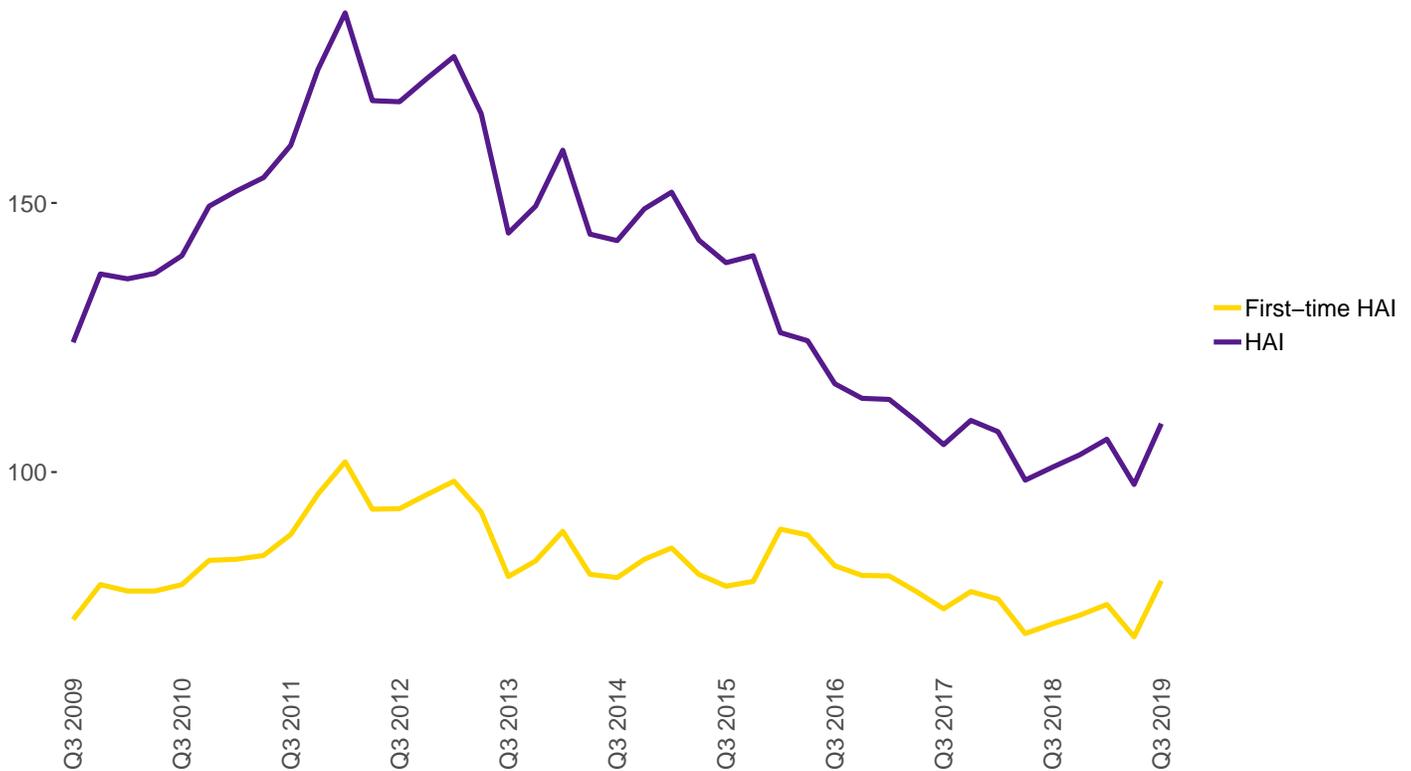
79.8
Statewide first-time housing affordability index, **up** from the previous quarter, and **up** from last year.

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

58.8 to 118.5
Range of values for first-time affordability among metropolitan counties. Low in **King** county, and high in **Asotin** county.

64.5 to 125.0
Range of values for first-time affordability among micropolitan counties. Low in **Island** county, and high in **Grant** county.

Ten year time trend (Q3 2009–Q3 2019)



Availability of Affordable Housing:

\$76,800

Statewide median household income

\$44,800 to \$95,100

Range of median household income values. Low in **Pend** county, and high in **King** county.

1.2%

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

24 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.

4.3%

Statewide inventory priced below \$160,000, **declined** from 5.2% a year ago.

0.1% to 45.8%

Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Ferry** county.

Available Inventory:

17,337

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

1,084 & 4,855

Decline from last quarter (5.9%), and **decline** from last year (21.9%).

4,179 & 1,704

Largest inventories seen in **King** county and **Pierce** county. Down 9.4%, and down 8.4% from last quarter.

Zero of Five

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

19 of 39

Number of counties with a decline in listings since the last

quarter.

1.8

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

1.1 to 11.2

Range of month's supply across the counties—low in **Thurston** county, high in **Lincoln** county.

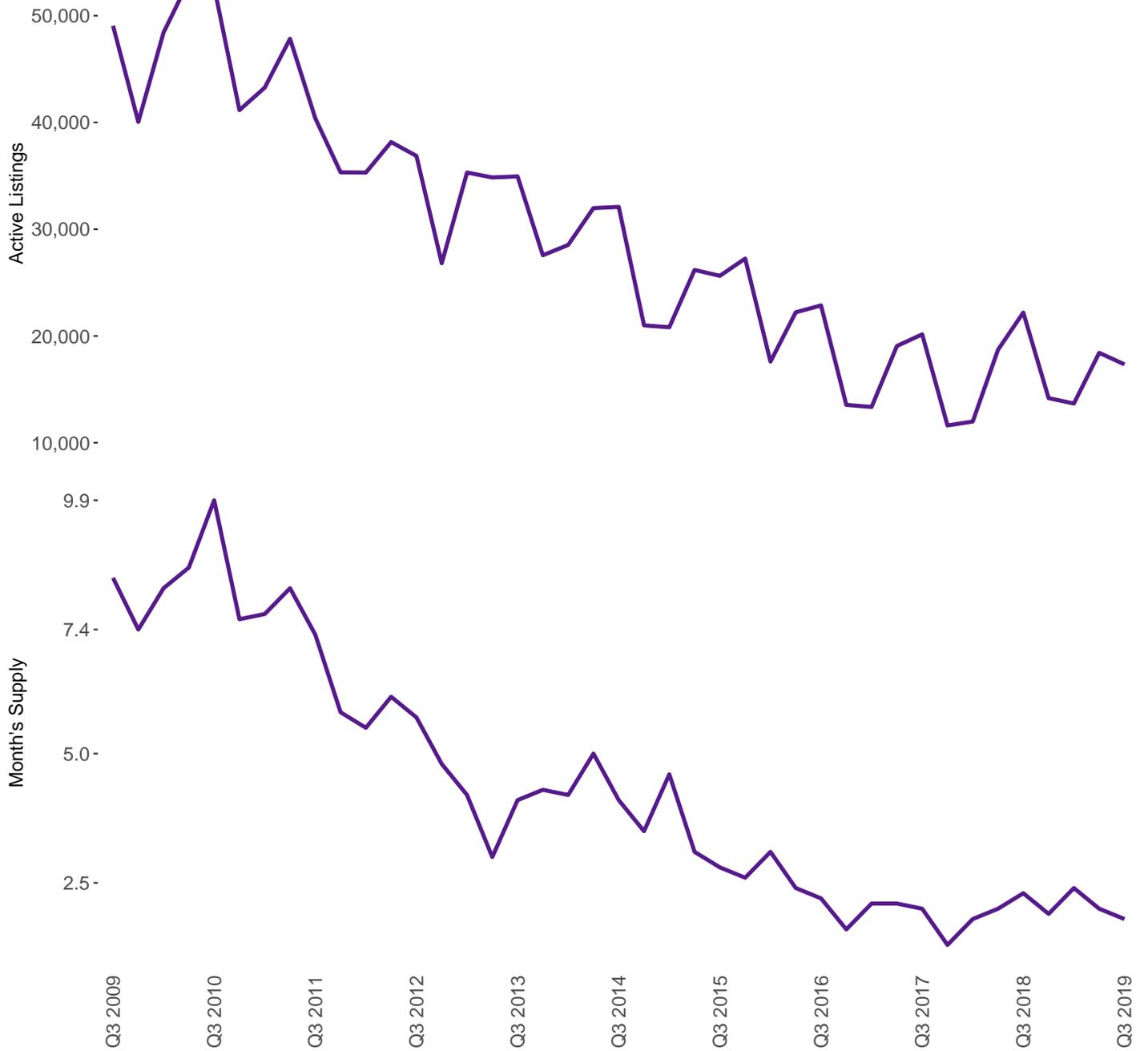
Fourteen

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

0 & 6

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

Ten year time trend (Q3 2009–Q3 2019)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third 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	160	-5.9	-5.9	21	133.3	\$202,800	23.7	139.9	102.4
Asotin	210	-12.5	-22.2	4	-50	\$207,600	-1.3	161.9	118.5
Benton	3,790	1.3	-7.6	314	19.4	\$298,200	5.5	129.1	94.5
Chelan	930	1.1	-7.9	149	52	\$364,700	4.2	108.5	79.4
Clallam	1,030	-1.9	-7.2	41	0	\$319,800	3.5	89.2	65.3
Clark	7,010	1.6	-4	1,191	0.2	\$377,500	3.5	120.9	88.5
Columbia	90	12.5	-30.8	2	0	\$176,200	9.4	152.3	111.5
Cowlitz	1,390	0	-9.2	59	20.4	\$280,700	11	99.5	72.8
Douglas	570	-1.7	-13.6	28	-45.1	\$353,300	8.5	94.8	69.4
Ferry	110	0	0	3	-57.1	\$152,700	-8	182.1	133.3
Franklin	1,270	1.6	-8	150	-19.4	\$298,200	5.5	132.3	96.9
Garfield	40	-20	-20	1	0	\$207,600	-1.3	135.8	99.4
Grant	1,050	1.9	-2.8	42	31.2	\$234,800	17.4	170.7	125
Grays Harbor	1,940	1.6	-0.5	41	57.7	\$229,200	19.7	114.6	83.9
Island	1,880	-4.1	-10	40	-18.4	\$411,300	7.2	88.1	64.5
Jefferson	610	-6.2	-14.1	55	12.2	\$421,400	17.2	78	57.1
King	25,510	-0.9	-5.8	4,697	41.5	\$673,600	-1.7	80.3	58.8
Kitsap	4,630	-0.6	-9.2	368	7.9	\$391,700	9.5	113.2	82.9
Kittitas	1,130	0	-5.8	85	183.3	\$344,800	4.1	102.7	75.2
Klickitat	270	8	-3.6	23	-4.2	\$294,400	8	123	90.1
Lewis	1,280	0.8	-1.5	90	34.3	\$266,700	8.6	121.3	88.8
Lincoln	130	-13.3	-31.6	5	400	\$125,600	16.3	244.4	178.9
Mason	1,360	0.7	-4.2	14	-76.7	\$278,800	11.9	133.4	97.6
Okanogan	500	0	6.4	24	60	\$234,600	2.8	117.1	85.7
Pacific	560	-3.4	0	10	-52.4	\$213,000	17.9	129.5	94.8
Pend Oreille	300	0	-6.2	8	-11.1	\$213,000	4.3	119.6	87.5
Pierce	14,990	-1.6	-7.1	1,385	9.1	\$379,000	6.1	110.1	80.6
San Juan	300	-6.2	-14.3	42	-6.7	\$585,700	3.8	61.9	45.3
Skagit	2,170	1.4	-4	101	-16.5	\$373,500	4.3	103.8	76
Skamania	230	-4.2	-17.9	25	31.6	\$350,000	12	100.4	73.5
Snohomish	10,940	6.4	-0.8	905	25	\$492,400	1.4	105.4	77.2
Spokane	8,800	2.3	-6.6	1,150	31.1	\$284,200	12.4	107	78.3
Stevens	870	-2.2	-7.4	12	140	\$213,000	4.3	129.2	94.6
Thurston	5,450	3	-2.7	283	-37.1	\$346,400	8	128.2	93.8
Wahkiakum	100	11.1	11.1	2	0	\$285,800	20	104.4	76.5
Walla Walla	770	-7.2	-15.4	40	-14.9	\$263,300	1.4	122	89.3
Whatcom	3,120	-0.3	-4.9	373	17.7	\$400,000	3	96.8	70.9
Whitman	400	-4.8	-13	20	-58.3	\$276,200	2.7	118.6	86.8
Yakima	1,880	2.7	-2.1	190	75.9	\$261,200	12.1	104.5	76.5
Statewide	107,770	0.5	-5.7	11,993	20.2	\$400,700	8.6	109	79.8

1. Home Resales are 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 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 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	% Change by qtr	% Change by year
Adams	170	170	170	170	160	-5.9	-5.9
Asotin	270	290	260	240	210	-12.5	-22.2
Benton	4,100	4,270	4,070	3,740	3,790	1.3	-7.6
Chelan	1,010	990	960	920	930	1.1	-7.9
Clallam	1,110	1,120	1,080	1,050	1,030	-1.9	-7.2
Clark	7,300	7,120	6,830	6,900	7,010	1.6	-4.0
Columbia	130	120	100	80	90	12.5	-30.8
Cowlitz	1,530	1,520	1,420	1,390	1,390	0.0	-9.2
Douglas	660	640	650	580	570	-1.7	-13.6
Ferry	110	100	100	110	110	0.0	0.0
Franklin	1,380	1,430	1,370	1,250	1,270	1.6	-8.0
Garfield	50	60	50	50	40	-20.0	-20.0
Grant	1,080	1,090	1,070	1,030	1,050	1.9	-2.8
Grays Harbor	1,950	1,890	1,900	1,910	1,940	1.6	-0.5
Island	2,090	2,040	1,970	1,960	1,880	-4.1	-10.0
Jefferson	710	680	640	650	610	-6.2	-14.1
King	27,080	26,090	25,030	25,750	25,510	-0.9	-5.8
Kitsap	5,100	4,880	4,690	4,660	4,630	-0.6	-9.2
Kittitas	1,200	1,140	1,090	1,130	1,130	0.0	-5.8
Klickitat	280	260	250	250	270	8.0	-3.6
Lewis	1,300	1,290	1,250	1,270	1,280	0.8	-1.5
Lincoln	190	180	160	150	130	-13.3	-31.6
Mason	1,420	1,380	1,320	1,350	1,360	0.7	-4.2
Okanogan	470	500	490	500	500	0.0	6.4
Pacific	560	550	530	580	560	-3.4	0.0
Pend	320	310	290	300	300	0.0	-6.2
Pierce	16,140	15,660	15,120	15,230	14,990	-1.6	-7.1
San Juan	350	340	310	320	300	-6.2	-14.3
Skagit	2,260	2,160	2,090	2,140	2,170	1.4	-4.0
Skamania	280	260	220	240	230	-4.2	-17.9
Snohomish	11,030	10,520	9,990	10,280	10,940	6.4	-0.8
Spokane	9,420	9,290	8,850	8,600	8,800	2.3	-6.6
Stevens	940	930	870	890	870	-2.2	-7.4
Thurston	5,600	5,400	5,230	5,290	5,450	3.0	-2.7
Wahkiakum	90	80	70	90	100	11.1	11.1
Walla Walla	910	890	860	830	770	-7.2	-15.4
Whatcom	3,280	3,150	3,080	3,130	3,120	-0.3	-4.9
Whitman	460	460	450	420	400	-4.8	-13.0
Yakima	1,920	1,940	1,860	1,830	1,880	2.7	-2.1
Statewide	114,250	111,200	106,740	107,250	107,770	0.5	-5.7

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	% Change by qtr	% Change by year
Adams	40	40	40	40	40	0.0	0.0
Asotin	70	70	60	60	50	-16.7	-28.6
Benton	1,040	1,060	980	950	970	2.1	-6.7
Chelan	260	240	230	230	240	4.3	-7.7
Clallam	290	280	260	270	270	0.0	-6.9
Clark	1,870	1,760	1,660	1,770	1,810	2.3	-3.2
Columbia	30	30	20	20	20	0.0	-33.3
Cowlitz	390	380	350	360	360	0.0	-7.7
Douglas	170	160	150	150	150	0.0	-11.8
Ferry	30	20	20	30	30	0.0	0.0
Franklin	350	360	330	320	320	0.0	-8.6
Garfield	10	10	10	10	10	0.0	0.0
Grant	280	270	250	260	270	3.8	-3.6
Grays Harbor	500	480	460	490	500	2.0	0.0
Island	540	500	460	490	490	0.0	-9.3
Jefferson	180	170	160	160	160	0.0	-11.1
King	6,970	6,480	6,030	6,660	6,590	-1.1	-5.5
Kitsap	1,310	1,210	1,130	1,200	1,200	0.0	-8.4
Kittitas	310	290	260	280	290	3.6	-6.5
Klickitat	70	70	60	60	70	16.7	0.0
Lewis	330	320	310	320	330	3.1	0.0
Lincoln	50	50	40	40	30	-25.0	-40.0
Mason	370	340	320	350	350	0.0	-5.4
Okanogan	130	120	110	130	130	0.0	0.0
Pacific	140	140	130	140	140	0.0	0.0
Pend	80	80	70	80	80	0.0	0.0
Pierce	4,130	3,900	3,680	3,880	3,850	-0.8	-6.8
San Juan	90	90	70	80	80	0.0	-11.1
Skagit	580	540	510	550	560	1.8	-3.4
Skamania	70	70	60	60	60	0.0	-14.3
Snohomish	2,820	2,600	2,410	2,630	2,810	6.8	-0.4
Spokane	2,430	2,310	2,110	2,230	2,300	3.1	-5.3
Stevens	240	230	210	230	230	0.0	-4.2
Thurston	1,440	1,350	1,260	1,360	1,410	3.7	-2.1
Wahkiakum	20	20	20	20	30	50.0	50.0
Walla Walla	230	220	200	210	200	-4.8	-13.0
Whatcom	850	790	730	800	810	1.2	-4.7
Whitman	120	110	110	120	110	-8.3	-8.3
Yakima	490	490	450	470	490	4.3	0.0
Statewide	29,330	27,660	25,720	27,510	27,830	1.2	-5.1

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

EXISTING HOME SALES

State of Washington and Counties

Annual, 2012-2018

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
Statewide	73,750	94,280	91,830	98,820	111,360	114,580	109,430	-4.5

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

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

County	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	% Change by year
Adams	\$164,000	\$190,000	\$240,000	\$153,300	\$202,800	23.7
Asotin	\$210,400	\$212,800	\$207,000	\$206,000	\$207,600	-1.3
Benton	\$282,700	\$278,500	\$291,500	\$304,400	\$298,200	5.5
Chelan	\$350,000	\$343,000	\$326,100	\$361,000	\$364,700	4.2
Clallam	\$309,100	\$296,100	\$279,800	\$306,800	\$319,800	3.5
Clark	\$364,900	\$359,200	\$361,100	\$369,300	\$377,500	3.5
Columbia	\$161,100	\$164,600	\$167,800	\$173,200	\$176,200	9.4
Cowlitz	\$252,900	\$248,500	\$261,600	\$274,100	\$280,700	11.0
Douglas	\$325,500	\$316,700	\$325,000	\$351,000	\$353,300	8.5
Ferry	\$166,000	\$167,000	\$165,000	\$162,000	\$152,700	-8.0
Franklin	\$282,700	\$278,500	\$291,500	\$304,400	\$298,200	5.5
Garfield	\$210,400	\$212,800	\$207,000	\$206,000	\$207,600	-1.3
Grant	\$200,000	\$212,300	\$195,500	\$226,500	\$234,800	17.4
Grays Harbor	\$191,400	\$199,500	\$199,000	\$211,400	\$229,200	19.7
Island	\$383,700	\$344,300	\$355,800	\$387,700	\$411,300	7.2
Jefferson	\$359,700	\$386,800	\$387,500	\$383,300	\$421,400	17.2
King	\$685,000	\$657,300	\$656,600	\$701,200	\$673,600	-1.7
Kitsap	\$357,600	\$345,100	\$354,400	\$380,800	\$391,700	9.5
Kittitas	\$331,100	\$353,300	\$342,200	\$345,600	\$344,800	4.1
Klickitat	\$272,500	\$275,000	\$231,200	\$316,700	\$294,400	8.0
Lewis	\$245,600	\$227,000	\$251,900	\$258,300	\$266,700	8.6
Lincoln	\$108,000	\$140,000	\$140,000	\$140,000	\$125,600	16.3
Mason	\$249,100	\$250,000	\$239,500	\$271,800	\$278,800	11.9
Okanogan	\$228,300	\$213,500	\$173,600	\$223,600	\$234,600	2.8
Pacific	\$180,700	\$212,000	\$191,200	\$216,700	\$213,000	17.9
Pend	\$204,300	\$188,500	\$228,600	\$195,000	\$213,000	4.3
Pierce	\$357,200	\$342,200	\$354,600	\$372,300	\$379,000	6.1
San Juan	\$564,300	\$568,700	\$633,300	\$653,600	\$585,700	3.8
Skagit	\$358,000	\$362,300	\$345,700	\$385,600	\$373,500	4.3
Skamania	\$312,500	\$295,800	\$275,000	\$328,600	\$350,000	12.0
Snohomish	\$485,600	\$473,200	\$479,800	\$500,600	\$492,400	1.4
Spokane	\$252,800	\$247,400	\$255,600	\$277,400	\$284,200	12.4
Stevens	\$204,300	\$188,500	\$228,600	\$195,000	\$213,000	4.3
Thurston	\$320,800	\$317,500	\$324,300	\$340,700	\$346,400	8.0
Wahkiakum	\$238,100	\$257,200	\$253,500	\$270,800	\$285,800	20.0
Walla Walla	\$259,600	\$249,300	\$241,700	\$267,800	\$263,300	1.4
Whatcom	\$388,300	\$388,700	\$382,500	\$407,700	\$400,000	3.0
Whitman	\$269,000	\$246,900	\$289,100	\$287,900	\$276,200	2.7
Yakima	\$233,100	\$227,800	\$230,500	\$244,700	\$261,200	12.1
Statewide	\$368,900	\$356,100	\$374,700	\$410,600	\$400,700	8.6

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Third Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q3 2018	Q3 2019	% Change	Q3 2018	Q3 2019	% Change	Q3 2018	Q3 2019	% Change
Adams	103,300	160,000	54.9	160,000	203,600	27.3	256,200	300,000	17.1
Asotin	155,000	187,500	21	218,000	278,100	27.6	263,300	270,000	2.5
Benton	155,000	180,000	16.1	258,400	279,400	8.1	337,400	354,800	5.2
Chelan	245,800	262,500	6.8	355,300	365,900	3	443,700	480,800	8.4
Clallam	256,800	260,900	1.6	319,700	349,000	9.2	354,200	323,100	-8.8
Clark	266,800	280,100	5	336,100	355,300	5.7	440,000	448,300	1.9
Columbia	200,000	130,000	-35	160,000	208,300	30.2	180,000	NA	-100
Cowlitz	181,000	196,200	8.4	249,300	283,200	13.6	310,600	333,800	7.5
Douglas	225,000	275,000	22.2	311,400	348,100	11.8	384,400	380,000	-1.1
Ferry	95,000	150,000	57.9	170,000	170,000	0	250,000	100,000	-60
Franklin	155,000	180,000	16.1	258,400	279,400	8.1	337,400	354,800	5.2
Garfield	155,000	187,500	21	218,000	278,100	27.6	263,300	270,000	2.5
Grant	135,000	180,000	33.3	197,900	220,600	11.5	254,700	283,300	11.2
Grays Harbor	169,400	201,800	19.1	209,300	252,800	20.8	215,000	278,100	29.3
Island	381,000	396,400	4	367,700	411,100	11.8	431,800	433,900	0.5
Jefferson	339,300	365,000	7.6	363,600	439,100	20.8	550,000	725,000	31.8
King	561,700	546,200	-2.8	619,400	604,600	-2.4	804,200	804,900	0.1
Kitsap	261,200	313,500	20	350,300	382,100	9.1	433,300	446,100	3
Kittitas	242,500	270,800	11.7	320,500	344,500	7.5	400,000	468,700	17.2
Klickitat	200,000	231,200	15.6	325,000	295,800	-9	287,500	400,000	39.1
Lewis	164,400	180,000	9.5	260,600	275,900	5.9	297,900	325,000	9.1
Lincoln	77,500	80,000	3.2	112,500	90,000	-20	160,000	225,000	40.6
Mason	208,000	222,800	7.1	265,200	311,300	17.4	385,000	286,400	-25.6
Okanogan	229,500	185,000	-19.4	219,400	258,300	17.7	250,000	325,000	30
Pacific	160,000	157,800	-1.4	196,200	257,100	31	241,700	275,000	13.8
Pend Oreille	131,400	153,000	16.4	215,300	240,000	11.5	275,000	295,000	7.3
Pierce	253,700	289,100	14	331,900	354,700	6.9	420,400	433,300	3.1
San Juan	493,700	541,700	9.7	600,000	583,300	-2.8	525,000	1,125,000	NA
Skagit	270,000	316,200	17.1	361,300	365,200	1.1	454,200	448,600	-1.2
Skamania	300,000	160,000	-46.7	311,100	364,300	17.1	350,000	375,000	7.1
Snohomish	346,200	341,400	-1.4	438,600	450,300	2.7	577,300	572,700	-0.8
Spokane	158,400	172,300	8.8	230,600	260,200	12.8	300,600	328,900	9.4
Stevens	131,400	153,000	16.4	215,300	240,000	11.5	275,000	295,000	7.3
Thurston	262,800	293,400	11.6	298,300	333,000	11.6	369,200	387,100	4.8
Wahkiakum	225,000	195,000	-13.3	325,000	325,000	0	350,000	325,000	-7.1
Walla Walla	156,400	160,000	2.3	244,000	258,700	6	331,200	317,900	-4
Whatcom	274,300	295,500	7.7	384,100	389,900	1.5	483,600	484,800	0.2
Whitman	140,000	175,000	25	251,600	252,100	0.2	328,600	350,000	6.5
Yakima	145,000	164,300	13.3	232,300	258,800	11.4	288,600	329,200	14.1
Statewide	264,600	293,100	10.8	352,600	362,000	2.7	454,400	481,300	5.9

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Third Quarter 2019

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter Monthly Payment	First-time HAI
Adams	\$202,800	3.66	\$49,900	\$743	139.9	\$732	102.4
Asotin	\$207,600	3.66	\$59,100	\$760	161.9	\$749	118.5
Benton	\$298,200	3.66	\$67,700	\$1,092	129.1	\$1,077	94.5
Chelan	\$364,700	3.66	\$69,600	\$1,336	108.5	\$1,317	79.4
Clallam	\$319,800	3.66	\$50,200	\$1,171	89.2	\$1,155	65.3
Clark	\$377,500	3.66	\$80,300	\$1,383	120.9	\$1,363	88.5
Columbia	\$176,200	3.66	\$47,200	\$645	152.3	\$636	111.5
Cowlitz	\$280,700	3.66	\$49,100	\$1,028	99.5	\$1,014	72.8
Douglas	\$353,300	3.66	\$58,900	\$1,294	94.8	\$1,276	69.4
Ferry	\$152,700	3.66	\$48,900	\$559	182.1	\$551	133.3
Franklin	\$298,200	3.66	\$69,400	\$1,092	132.3	\$1,077	96.9
Garfield	\$207,600	3.66	\$49,600	\$760	135.8	\$749	99.4
Grant	\$234,800	3.66	\$70,500	\$860	170.7	\$848	125
Grays Harbor	\$229,200	3.66	\$46,200	\$839	114.6	\$828	83.9
Island	\$411,300	3.66	\$63,700	\$1,507	88.1	\$1,485	64.5
Jefferson	\$421,400	3.66	\$57,800	\$1,544	78	\$1,522	57.1
King	\$673,600	3.66	\$95,100	\$2,468	80.3	\$2,433	58.8
Kitsap	\$391,700	3.66	\$78,000	\$1,435	113.2	\$1,415	82.9
Kittitas	\$344,800	3.66	\$62,300	\$1,263	102.7	\$1,245	75.2
Klickitat	\$294,400	3.66	\$63,700	\$1,078	123	\$1,063	90.1
Lewis	\$266,700	3.66	\$56,900	\$977	121.3	\$963	88.8
Lincoln	\$125,600	3.66	\$54,000	\$460	244.4	\$453	178.9
Mason	\$278,800	3.66	\$65,400	\$1,021	133.4	\$1,007	97.6
Okanogan	\$234,600	3.66	\$48,300	\$859	117.1	\$847	85.7
Pacific	\$213,000	3.66	\$48,500	\$780	129.5	\$769	94.8
Pend Oreille	\$213,000	3.66	\$44,800	\$780	119.6	\$769	87.5
Pierce	\$379,000	3.66	\$73,400	\$1,388	110.1	\$1,369	80.6
San Juan	\$585,700	3.66	\$63,800	\$2,146	61.9	\$2,115	45.3
Skagit	\$373,500	3.66	\$68,200	\$1,368	103.8	\$1,349	76
Skamania	\$350,000	3.66	\$61,800	\$1,282	100.4	\$1,264	73.5
Snohomish	\$492,400	3.66	\$91,300	\$1,804	105.4	\$1,778	77.2
Spokane	\$284,200	3.66	\$53,500	\$1,041	107	\$1,026	78.3
Stevens	\$213,000	3.66	\$48,400	\$780	129.2	\$769	94.6
Thurston	\$346,400	3.66	\$78,100	\$1,269	128.2	\$1,251	93.8
Wahkiakum	\$285,800	3.66	\$52,500	\$1,047	104.4	\$1,032	76.5
Walla Walla	\$263,300	3.66	\$56,500	\$964	122	\$951	89.3
Whatcom	\$400,000	3.66	\$68,100	\$1,465	96.8	\$1,445	70.9
Whitman	\$276,200	3.66	\$57,600	\$1,012	118.6	\$997	86.8
Yakima	\$261,200	3.66	\$48,000	\$957	104.5	\$943	76.5
Statewide	\$400,700	3.66	\$76,800	\$1,468	109	\$1,447	79.8

Source: 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 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019
Adams	177.3	180.1	164.4	150.8	144.3	130.3	107.8	170.1	139.9
Asotin	139.6	150.3	141.9	136.3	134.3	135.5	140.6	150.2	161.9
Benton	141.5	140.6	127.2	117.3	115.3	116.9	119.9	116.4	129.1
Chelan	97.3	107	107.9	99.6	94.4	97.3	108.3	100.8	108.5
Clallam	97.6	96.3	91.5	81.8	78	80.9	91.7	85.5	89.2
Clark	113.4	118.9	113.6	106.3	105.5	108.8	112.1	113.7	120.9
Columbia	186	167.3	150.5	153.9	145.9	139.6	141.8	142.7	152.3
Cowlitz	115.2	110.7	100	99	93	93.8	98.1	93.7	99.5
Douglas	100.2	107.3	99.6	86.1	84.6	90.4	92.8	87.8	94.8
Ferry	207.3	172.6	158.5	133.8	149	144.4	154.9	157.9	182.1
Franklin	139	140.3	130.7	120.1	120	124.6	123.1	119.2	132.3
Garfield	135.5	137.3	123.2	114.6	117.1	112.6	122	126	135.8
Grant	164.8	165.4	190.5	162.4	169.3	161.6	180.6	162.9	170.7
Grays Harbor	146.2	130.8	122.7	117.3	116.2	110.4	119.5	114.4	114.6
Island	95.4	99.1	91.6	80.6	78.8	88.1	92.2	85.9	88.1
Jefferson	81.9	86.3	79.9	73	77	71.7	76.6	78.9	78
King	75.2	77.1	72.4	62.4	68.1	68.8	76.2	71	80.3
Kitsap	118.3	123	117	105	105.4	109.2	110.7	107.1	113.2
Kittitas	108.7	99.4	96.8	88.1	94.3	88.5	90.4	94.4	102.7
Klickitat	112.9	125.3	118.6	122.1	107.2	109.8	147.1	105.2	123
Lewis	131.3	131.4	132.1	121.5	110.9	120.5	112.4	115.2	121.3
Lincoln	309.3	264.5	268.4	184.4	242.2	182.9	196.7	201.7	244.4
Mason	146.9	145.6	139	130.4	124.1	121.9	134.8	126	133.4
Okanogan	110.9	121.3	107.3	114.6	103.6	111.8	143	113	117.1
Pacific	149.1	139	128.2	127.2	129.3	110.7	130.7	117.1	129.5
Pend	137.3	125.4	130.5	117.9	104.1	110.5	103.4	120.1	119.6
Pierce	105.6	115.5	108.2	99.3	98.5	103.5	104	103.2	110.1
San Juan	59.9	63.9	66.9	54.8	54.6	55	51.6	51.1	61.9
Skagit	100.7	101.9	97.4	95.3	90.3	90.7	99	92.4	103.8
Skamania	104.9	114.3	105.7	112.8	94	102.4	113.4	98.4	100.4
Snohomish	97.5	101.2	98.5	88.3	87.5	89.3	99.5	95.4	105.4
Spokane	119.2	124.9	119	101.2	100.3	102.3	107.8	101	107
Stevens	146.8	135.4	136.8	127.5	113.8	123.2	108.2	129.8	129.2
Thurston	128.7	132.5	126.9	117.1	117.2	118.7	119.7	119.9	128.2
Wahkiakum	129.2	127.5	121.6	116.4	104.9	99.8	105.6	101.3	104.4
Walla Walla	130	133.8	126	109.1	102.7	107.5	120.2	110.5	122
Whatcom	92.6	96.5	91.9	84.7	83.1	83	89.1	87.4	96.8
Whitman	118.8	133.2	110.8	102.6	104.5	113.8	100.1	104.6	118.6
Yakima	121.1	127.7	121.5	99.3	98.4	101.7	108.6	102.6	104.5
Statewide	105.1	109.6	107.5	98.5	100.9	103.2	106.1	97.7	109

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 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019
Adams	126	128	116.8	107.2	102.5	92.6	76.6	120.9	102.4
Asotin	99.2	106.7	100.9	96.9	95.5	96.4	99.9	106.6	118.5
Benton	100.4	99.9	90.4	83.5	81.9	83.2	85.2	82.7	94.5
Chelan	69	76	76.7	70.9	67.1	69.2	76.9	71.6	79.4
Clallam	69.3	68.4	65	58.2	55.5	57.6	65.2	60.8	65.3
Clark	80.5	84.4	80.8	75.6	75	77.4	79.7	80.8	88.5
Columbia	132.1	118.7	107	109.5	103.9	99.3	100.7	101.3	111.5
Cowlitz	81.8	78.7	71	70.4	66.1	66.8	69.7	66.6	72.8
Douglas	71.2	76.2	70.8	61.2	60.1	64.3	66	62.4	69.4
Ferry	147.3	122.6	112.6	95.2	105.9	102.8	110	112.3	133.3
Franklin	98.7	99.7	92.9	85.5	85.3	88.6	87.5	84.7	96.9
Garfield	96.2	97.5	87.5	81.4	83.2	80.2	86.6	89.5	99.4
Grant	117	117.4	135.3	115.5	120.4	115	128.5	115.7	125
Grays Harbor	103.8	92.8	87.2	83.3	82.6	78.6	85	81.3	83.9
Island	67.7	70.4	65	57.3	56	62.7	65.5	61	64.5
Jefferson	58.2	61.3	56.8	51.9	54.7	51.1	54.5	56	57.1
King	53.4	54.8	51.5	44.4	48.4	49	54.1	50.4	58.8
Kitsap	84	87.3	83.2	74.6	74.9	77.7	78.7	76.1	82.9
Kittitas	77.3	70.6	68.7	62.7	67	63	64.3	67	75.2
Klickitat	80.3	89	84.3	86.8	76.3	78	104.5	74.8	90.1
Lewis	93.2	93.4	93.9	86.3	78.8	85.7	80	81.8	88.8
Lincoln	219.8	188	190.8	131.2	172.2	130.2	140	143.3	178.9
Mason	104.4	103.4	98.9	92.7	88.3	86.8	95.8	89.5	97.6
Okanogan	78.8	86.2	76.3	81.5	73.7	79.5	101.6	80.3	85.7
Pacific	105.9	98.8	91.1	90.5	91.9	78.7	92.9	83.2	94.8
Pend	97.5	89.1	92.8	83.9	74.1	78.6	73.5	85.4	87.5
Pierce	75	82.1	76.8	70.6	70.1	73.6	74	73.3	80.6
San Juan	42.5	45.4	47.6	38.9	38.8	39.1	36.7	36.3	45.3
Skagit	71.5	72.4	69.2	67.8	64.3	64.6	70.4	65.7	76
Skamania	74.4	81.2	75.1	80.2	66.8	72.9	80.6	69.9	73.5
Snohomish	69.3	71.9	70	62.8	62.2	63.5	70.7	67.8	77.2
Spokane	84.6	88.7	84.6	72	71.3	72.8	76.5	71.7	78.3
Stevens	104.3	96.2	97.2	90.6	80.9	87.7	76.9	92.2	94.6
Thurston	91.4	94.1	90.2	83.3	83.3	84.5	85.1	85.2	93.8
Wahkiakum	91.8	90.5	86.5	82.8	74.7	70.9	75	72	76.5
Walla Walla	92.3	95.1	89.6	77.6	73	76.4	85.4	78.4	89.3
Whatcom	65.7	68.5	65.4	60.2	59.1	59.1	63.3	62.1	70.9
Whitman	84.3	94.5	78.8	73	74.3	81	71.2	74.3	86.8
Yakima	85.9	90.6	86.4	70.7	70.1	72.4	77.3	72.9	76.5
Statewide	74.6	77.8	76.4	70	71.8	73.4	75.4	69.4	79.8

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

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	5.3	34.2	65.8	94.7
Asotin	NA	NA	NA	NA
Benton	1.0	3.6	19.1	83.2
Chelan	1.3	13.8	20.4	66.4
Clallam	NA	2.6	12.1	63.4
Clark	1.3	3.1	7.3	60.5
Columbia	1.2	8.5	34.9	83.0
Cowlitz	1.0	4.0	19.6	78.4
Douglas	2.1	3.1	11.5	65.6
Ferry	6.2	45.8	56.2	87.5
Franklin	1.0	3.6	19.1	83.2
Garfield	NA	NA	NA	NA
Grant	0.8	10.2	35.9	83.6
Grays Harbor	5.2	21.0	47.3	88.1
Island	NA	1.4	6.3	49.6
Jefferson	1.3	6.5	18.7	56.1
King	0.0	0.5	2.4	24.0
Kitsap	NA	1.1	6.0	50.8
Kittitas	0.5	2.3	10.0	48.9
Klickitat	3.6	15.5	26.4	60.9
Lewis	0.8	12.8	29.6	77.6
Lincoln	NA	9.4	37.5	90.6
Mason	2.8	10.4	30.8	76.4
Okanogan	3.5	14.8	37.0	77.1
Pacific	8.7	20.4	47.1	85.4
Pend Oreille	6.0	28.2	49.2	85.1
Pierce	0.1	1.1	4.5	55.4
San Juan	NA	NA	0.8	21.2
Skagit	2.1	4.6	9.3	56.4
Skamania	2.0	26.5	34.7	77.6
Snohomish	0.1	0.6	1.7	35.9
Spokane	0.4	6.1	22.1	76.1
Stevens	6.0	28.2	49.2	85.1
Thurston	0.9	1.8	9.5	68.3
Wahkiakum	3.3	3.3	23.3	83.3
Walla Walla	NA	NA	NA	NA
Whatcom	6.7	9.4	12.0	52.4
Whitman	5.4	14.0	28.0	88.2
Yakima	5.0	17.1	41.4	88.7
Statewide	1.2	4.7	12.5	52.4

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Third Quarters

County	Q3 2012	Q3 2013	Q3 2014	Q3 2015	Q3 2016	Q3 2017	Q3 2018	Q3 2019	% Change
Adams	74	80	56	51	38	44	35	38	8.6
Asotin	401	344	333	315	289	285	222	NA	-100
Benton	1,885	1,782	1,313	1,158	1,012	1,026	962	892	-7.3
Chelan	513	495	281	290	464	210	269	260	-3.3
Clallam	630	598	339	264	300	326	297	265	-10.8
Clark	2,336	2,468	188	1,049	1,156	1,169	1,296	1,078	-16.8
Columbia	509	NA	25	452	402	NA	329	NA	-100
Cowlitz	513	462	494	375	273	282	261	198	-24.1
Douglas	179	175	117	116	170	112	121	89	-26.4
Ferry	NA	76	90	66	59	58	52	48	-7.7
Franklin	1,885	1,782	1,313	1,158	1,012	1,026	962	892	-7.3
Garfield	401	344	333	315	289	285	222	NA	-100
Grant	560	503	526	445	383	317	295	238	-19.3
GraysHarbor	799	757	712	567	501	407	393	385	-2
Island	824	790	678	545	486	416	387	340	-12.1
Jefferson	476	428	437	308	212	239	168	148	-11.9
King	4,999	4,933	4,945	3,416	3,574	3,048	5,193	4,179	-19.5
Kitsap	1,476	1,447	1,307	931	880	710	733	527	-28.1
Kittitas	490	467	511	380	268	265	246	199	-19.1
Klickitat	226	234	187	181	191	124	104	110	5.8
Lewis	722	739	656	530	373	361	313	250	-20.1
Lincoln	52	47	41	37	27	40	29	32	10.3
Mason	785	766	642	525	440	373	321	250	-22.1
Okanogan	440	497	508	452	391	330	336	280	-16.7
Pacific	397	422	388	278	246	225	222	185	-16.7
Pend	552	554	499	405	447	330	282	248	-12.1
Pierce	3,433	3,485	3,691	2,893	2,623	2,382	2,513	1,704	-32.2
SanJuan	405	428	397	402	316	254	238	236	-0.8
Skagit	842	847	691	579	509	468	476	388	-18.5
Skamania	97	89	74	53	81	58	60	49	-18.3
Snohomish	1,869	2,278	2,502	2,025	1,740	1,509	2,045	1,684	-17.7
Spokane	3,226	3,004	3,015	2,562	2,058	2,098	1,622	1,158	-28.6
Stevens	552	554	499	405	447	330	282	248	-12.1
Thurston	1,219	1,284	1,280	1,045	993	746	819	538	-34.3
Wahkiakum	NA	NA	NA	NA	NA	28	31	30	-3.2
WallaWalla	509	542	540	452	402	361	329	NA	-100
Whatcom	1,304	1,304	1,308	993	744	775	636	691	8.6
Whitman	172	167	156	149	121	107	NA	91	NA
Yakima	860	949	965	805	690	668	557	529	-5
Statewide	33,774	33,441	29,892	25,094	22,859	20,151	22,192	17,337	-21.9

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

September 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	3.6	4.4	3.1	4.9	NA	4.1	24.2
Asotin	NA	NA	NA	NA	NA	NA	-100
Benton	4.3	1.9	1.4	2	4.8	2.1	-8.7
Chelan	1.7	2.2	1.4	3	NA	3.2	-22
Clallam	NA	NA	1.5	2.3	9.5	2.9	-21.6
Clark	3.6	2.1	3.5	1.3	3.8	1.9	-20.8
Columbia	NA	NA	NA	NA	NA	NA	-100
Cowlitz	1.7	0.7	1	1.9	5	1.8	-25
Douglas	7	1.2	1.8	1.4	NA	2	-25.9
Ferry	3.5	11.1	3.5	52.7	21.1	10.5	2.9
Franklin	4.3	1.9	1.4	2	4.8	2.1	-8.7
Garfield	NA	NA	NA	NA	NA	NA	-100
Grant	1.2	1.3	1.9	3.3	12.4	2.7	-32.5
Grays Harbor	3.2	2.9	2.4	3.7	6.8	3.3	-8.3
Island	NA	NA	2.3	1.7	4.3	2.5	-13.8
Jefferson	6.7	6.7	4.5	2.1	4.2	3.2	3.2
King	NA	NA	1.1	1.2	2.3	2.1	-22.2
Kitsap	NA	NA	1.6	1	2.7	1.5	-25
Kittitas	NA	NA	1.5	1.7	6	2.7	-20.6
Klickitat	13.8	3.7	2.4	3.5	16.5	5	-7.4
Lewis	0.8	3.2	1.5	2.3	13.3	2.6	-18.8
Lincoln	NA	NA	15.7	59.3	NA	11.2	187.2
Mason	2.7	1.6	1.6	1.9	6.7	2.2	-24.1
Okanogan	6.7	4	8.2	9.2	19.5	8.7	-10.3
Pacific	2.8	1.9	4.2	5.5	13.9	4.4	0
Pend Oreille	4.4	4.4	3.7	5.8	NA	5.1	-5.6
Pierce	2.2	1.3	1	1	3.1	1.4	-33.3
San Juan	NA	NA	NA	5.4	11.3	9.3	-3.1
Skagit	5.3	4.8	2.2	1.5	4.3	2.3	-23.3
Skamania	NA	NA	6.5	3.4	9	5.5	-6.8
Snohomish	1.1	2.1	1.3	1.2	2.4	1.8	-21.7
Spokane	2.5	1.1	0.8	1.5	3.7	1.5	-28.6
Stevens	4.4	4.4	3.7	5.8	NA	5.1	-5.6
Thurston	NA	NA	0.9	0.9	2.8	1.1	-42.1
Wahkiakum	2.4	0	3.6	6.2	4	4.5	-2.2
Walla Walla	NA	NA	NA	NA	NA	NA	-100
Whatcom	7.7	5.1	1.7	1.7	4.9	2.8	7.7
Whitman	3.6	4.2	1.5	3.6	6.5	3.2	Inf
Yakima	4	4.1	2.5	3.2	NA	3.3	-10.8
Statewide	3	2	1.3	1.3	2.6	1.8	-21.7

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.

MEDIAN HOME PRICES

State of Washington and Counties
Annual, 2012-2019

County	2012	2013	2014	2015	2016	2017	2018	2019
Adams	\$128,300	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600	\$198,700
Asotin	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$201,600
Benton	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$297,700
Chelan	\$220,900	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200	\$354,800
Clallam	\$191,500	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000	\$305,300
Clark	\$197,900	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100	\$370,600
Columbia	\$145,400	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700	\$185,000
Cowlitz	\$136,600	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900	\$273,400
Douglas	\$202,100	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200	\$346,100
Ferry	\$95,000	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000	\$156,000
Franklin	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$297,700
Garfield	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$201,600
Grant	\$154,900	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300	\$221,300
GraysHarbor	\$113,000	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600	\$214,700
Island	\$251,200	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000	\$389,800
Jefferson	\$239,900	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800	\$401,100
King	\$367,700	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900	\$679,900
Kitsap	\$237,800	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800	\$378,400
Kittitas	\$194,900	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000	\$344,700
Klickitat	\$188,300	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000	\$282,600
Lewis	\$142,100	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400	\$260,000
Lincoln	\$82,000	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600	\$126,700
Mason	\$157,100	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900	\$268,000
Okanogan	\$153,200	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800	\$211,500
Pacific	\$102,300	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100	\$207,800
Pend	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$207,600
Pierce	\$194,700	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400	\$371,200
SanJuan	\$351,400	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000	\$625,000
Skagit	\$209,400	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900	\$373,200
Skamania	\$178,600	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000	\$333,300
Snohomish	\$261,900	\$299,100	\$328,700	\$719,500	\$391,700	\$439,300	\$482,100	\$492,300
Spokane	\$170,100	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200	\$276,500
Stevens	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$207,600
Thurston	\$219,100	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800	\$339,800
Wahkiakum	\$127,500	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900	\$267,900
WallaWalla	\$166,500	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900	\$259,800
Whatcom	\$252,400	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300	\$399,300
Whitman	\$196,700	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100	\$284,700
Yakima	\$161,800	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600	\$247,800
Statewide	\$236,600	\$253,800	\$267,600	\$289,100	\$315,900	\$348,900	\$362,100	\$398,200

WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties

Annual, 2010-2018

County	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change by year
Adams	33	24	29	54	50	86	31	31	47	51.6
Asotin	27	16	19	23	35	31	32	34	34	0.0
Benton	1,259	1,127	1,094	930	942	1,124	1,357	1,111	1,285	15.7
Chelan	206	154	207	577	304	365	393	442	590	33.5
Clallam	169	154	168	122	160	216	247	307	336	9.4
Clark	1,070	961	1,558	2,942	2,240	3,283	3,310	3,787	3,598	-5.0
Columbia	4	4	2	7	7	10	2	4	4	0.0
Cowlitz	131	113	132	195	178	173	308	484	318	-34.3
Douglas	114	92	92	129	156	162	181	187	217	16.0
Ferry	22	13	15	20	10	16	21	0	1	Inf
Franklin	763	570	531	375	322	510	530	698	616	-11.7
Garfield	4	2	3	1	3	NA	1	1	2	100.0
Grant	228	187	275	279	264	457	650	445	451	1.3
GraysHarbor	166	114	125	122	142	178	207	251	463	84.5
Island	219	164	178	221	252	281	373	408	391	-4.2
Jefferson	97	86	83	101	121	177	238	172	143	-16.9
King	6,020	6,143	11,614	12,277	14,703	15,226	17,699	18,641	18,460	-1.0
Kitsap	623	540	804	913	598	1,066	1,059	1,094	1,149	5.0
Kittitas	183	174	195	344	283	288	323	531	629	18.5
Klickitat	77	58	78	94	83	120	123	115	127	10.4
Lewis	204	93	121	95	164	129	232	234	275	17.5
Lincoln	43	32	27	45	30	33	50	43	58	34.9
Mason	140	134	121	135	108	111	166	212	276	30.2
Okanogan	123	130	103	134	165	165	133	144	153	6.2
Pacific	125	111	130	139	63	62	77	85	131	54.1
Pend	52	48	36	37	42	47	59	41	48	17.1
Pierce	1,900	2,566	2,479	2,892	3,777	3,046	3,865	4,968	5,449	9.7
SanJuan	189	105	92	109	109	100	124	115	156	35.7
Skagit	207	179	229	283	274	424	505	663	585	-11.8
Skamania	25	34	23	26	34	47	38	58	63	8.6
Snohomish	2,120	2,521	3,573	4,348	3,473	2,594	3,925	3,725	4,277	14.8
Spokane	1,609	1,785	1,353	1,634	1,839	1,978	3,596	3,460	2,926	-15.4
Stevens	72	54	71	84	79	74	109	140	200	42.9
Thurston	1,156	1,028	1,012	1,289	1,003	931	2,081	1,067	1,750	64.0
Wahkiakum	11	10	5	12	11	15	15	20	11	-45.0
WallaWalla	128	202	150	241	207	188	218	144	221	53.5
Whatcom	458	605	637	999	1,007	911	1,183	1,256	1,464	16.6
Whitman	90	93	283	380	218	141	194	242	264	9.1
Yakima	624	438	471	358	442	392	422	434	578	33.2
Statewide	20,691	20,864	28,118	32,966	33,898	35,157	44,077	45,794	47,746	4.3

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

Annual, 2009-2018

County	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change by year
Adams	33	22	26	44	46	75	28	23	47	104.3
Asotin	27	16	19	21	33	31	30	34	30	-11.8
Benton	937	781	897	840	798	825	952	848	942	11.1
Chelan	204	154	205	259	286	358	385	414	420	1.4
Clallam	139	114	168	122	160	215	243	287	320	11.5
Clark	963	688	1,190	1,699	1,588	2,220	2,645	2,080	2,793	34.3
Columbia	4	2	2	7	7	10	2	4	4	0.0
Cowlitz	116	113	132	155	160	168	273	464	294	-36.6
Douglas	109	92	92	127	147	132	158	185	206	11.4
Ferry	22	13	15	20	10	16	21	0	1	Inf
Franklin	636	558	374	245	280	396	496	609	616	1.1
Garfield	4	2	3	1	3	NA	1	1	2	100.0
Grant	205	171	251	236	230	228	264	350	383	9.4
GraysHarbor	163	104	125	122	140	174	207	251	455	81.3
Island	219	164	176	221	252	281	369	401	375	-6.5
Jefferson	97	80	83	101	121	154	234	172	143	-16.9
King	2,578	2,765	3,864	4,419	4,215	4,010	4,254	4,356	4,442	2.0
Kitsap	468	451	634	674	519	796	862	952	903	-5.1
Kittitas	177	169	180	285	265	285	304	364	435	19.5
Klickitat	77	54	78	88	78	120	105	99	119	20.2
Lewis	124	82	97	95	129	129	156	218	271	24.3
Lincoln	41	30	27	45	30	33	50	43	58	34.9
Mason	140	134	121	120	108	111	166	208	266	27.9
Okanogan	123	120	103	98	160	164	133	138	149	8.0
Pacific	125	111	130	139	63	62	77	85	94	10.6
Pend	52	48	36	37	42	47	59	41	48	17.1
Pierce	1,708	1,494	2,009	2,369	2,371	2,253	2,469	3,014	2,491	-17.4
SanJuan	189	105	92	109	109	100	118	112	152	35.7
Skagit	203	179	227	283	262	410	420	534	542	1.5
Skamania	25	34	23	26	24	47	38	58	61	5.2
Snohomish	1,853	1,819	2,174	1,985	2,079	2,383	2,702	2,627	2,201	-16.2
Spokane	939	740	963	1,299	1,014	1,340	1,661	1,608	1,696	5.5
Stevens	66	52	67	66	79	74	99	136	200	47.1
Thurston	1,053	858	959	929	934	881	1,084	950	912	-4.0
Wahkiakum	11	10	5	12	11	15	15	20	11	-45.0
WallaWalla	66	80	102	134	183	184	182	144	221	53.5
Whatcom	401	419	488	568	542	599	718	793	767	-3.3
Whitman	62	33	70	100	75	81	78	80	126	57.5
Yakima	343	298	301	300	352	390	405	412	480	16.5
Statewide	14,702	13,159	16,508	18,400	17,905	19,797	22,463	23,115	23,676	2.4

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2013-2018

County	2013	2014	2015	2016	2017	2018	% Change by year
Adams	6,325	6,375	6,461	6,492	6,523	6,570	0.7
Asotin	9,842	9,877	9,908	9,940	9,974	10,008	0.3
Benton	70,356	71,298	72,422	73,779	74,890	76,175	1.7
Chelan	35,593	35,897	36,262	36,655	37,097	37,687	1.6
Clallam	35,894	36,054	36,270	36,517	36,824	37,160	0.9
Clark	169,575	171,815	175,098	178,408	182,195	185,793	2.0
Columbia	2,133	2,140	2,150	2,152	2,156	2,160	0.2
Cowlitz	43,537	43,715	43,888	44,196	44,680	44,998	0.7
Douglas	15,855	16,011	16,173	16,354	16,541	16,758	1.3
Ferry	4,116	4,126	4,142	4,163	4,163	4,164	0.0
Franklin	26,378	26,700	27,210	27,740	28,438	29,054	2.2
Garfield	1,348	1,351	1,351	1,352	1,353	1,355	0.1
Grant	34,525	34,789	35,246	35,896	36,341	36,792	1.2
GraysHarbor	36,280	36,422	36,600	36,807	37,058	37,521	1.2
Island	38,741	38,993	39,274	39,647	40,055	40,446	1.0
Jefferson	17,013	17,134	17,311	17,549	17,721	17,864	0.8
King	886,184	900,887	916,113	933,812	952,453	970,913	1.9
Kitsap	107,112	107,710	108,776	109,835	110,929	112,078	1.0
Kittitas	21,346	21,629	21,917	22,240	22,771	23,400	2.8
Klickitat	10,008	10,091	10,211	10,334	10,449	10,576	1.2
Lewis	33,499	33,663	33,792	34,024	34,258	34,533	0.8
Lincoln	5,845	5,875	5,908	5,958	6,001	6,059	1.0
Mason	30,222	30,330	30,441	30,607	30,819	31,095	0.9
Okanogan	21,498	21,663	21,828	21,961	22,105	22,258	0.7
Pacific	15,583	15,646	15,708	15,785	15,870	16,001	0.8
Pend	7,649	7,691	7,738	7,797	7,838	7,886	0.6
Pierce	335,153	338,930	341,976	345,841	350,809	356,258	1.6
SanJuan	12,169	12,278	12,378	12,502	12,617	12,773	1.2
Skagit	51,010	51,284	51,708	52,213	52,876	53,461	1.1
Skamania	5,379	5,413	5,460	5,498	5,556	5,619	1.1
Snohomish	297,541	301,014	303,608	307,533	311,258	315,535	1.4
Spokane	209,046	210,885	212,863	216,459	219,919	222,845	1.3
Stevens	19,504	19,583	19,657	19,766	19,906	20,106	1.0
Thurston	110,747	111,750	112,681	114,762	115,829	117,579	1.5
Wahkiakum	2,088	2,099	2,114	2,129	2,149	2,160	0.5
WallaWalla	24,015	24,222	24,410	24,628	24,772	24,993	0.9
Whatcom	91,999	93,006	93,917	95,100	96,356	97,820	1.5
Whitman	19,905	20,123	20,264	20,458	20,700	20,964	1.3
Yakima	87,925	88,367	88,759	89,181	89,615	90,193	0.6
Statewide	2,952,938	2,986,836	3,021,993	3,066,070	3,111,864	3,159,610	1.5

WCRER estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2013-2018

County	2013	2014	2015	2016	2017	2018	% Change by year
Adams	4,125	4,171	4,246	4,274	4,297	4,344	1.1
Asotin	7,074	7,107	7,138	7,168	7,202	7,232	0.4
Benton	47,447	48,245	49,070	50,022	50,870	51,812	1.9
Chelan	25,398	25,684	26,042	26,427	26,841	27,261	1.6
Clallam	26,267	26,427	26,642	26,885	27,172	27,492	1.2
Clark	123,546	125,134	127,354	129,999	132,079	134,872	2.1
Columbia	1,672	1,679	1,689	1,691	1,695	1,699	0.2
Cowlitz	30,653	30,813	30,981	31,254	31,718	32,012	0.9
Douglas	10,826	10,973	11,105	11,263	11,448	11,654	1.8
Ferry	2,949	2,959	2,975	2,996	2,996	2,997	0.0
Franklin	18,328	18,608	19,004	19,500	20,109	20,725	3.1
Garfield	1,030	1,033	1,033	1,034	1,035	1,037	0.2
Grant	20,888	21,118	21,346	21,610	21,960	22,343	1.7
GraysHarbor	26,104	26,244	26,418	26,625	26,876	27,331	1.7
Island	30,935	31,187	31,468	31,837	32,238	32,613	1.2
Jefferson	13,211	13,332	13,486	13,720	13,892	14,035	1.0
King	511,127	515,342	519,352	523,606	527,962	532,404	0.8
Kitsap	77,809	78,328	79,124	79,986	80,938	81,841	1.1
Kittitas	14,662	14,927	15,212	15,516	15,880	16,315	2.7
Klickitat	7,002	7,080	7,200	7,305	7,404	7,523	1.6
Lewis	23,620	23,749	23,878	24,034	24,252	24,523	1.1
Lincoln	4,436	4,466	4,499	4,549	4,592	4,650	1.3
Mason	22,545	22,653	22,764	22,930	23,138	23,404	1.1
Okanogan	15,424	15,584	15,748	15,881	16,019	16,168	0.9
Pacific	11,038	11,101	11,163	11,240	11,325	11,419	0.8
Pend	5,724	5,766	5,813	5,872	5,913	5,961	0.8
Pierce	231,291	233,662	235,915	238,384	241,398	243,889	1.0
SanJuan	10,372	10,481	10,581	10,699	10,811	10,963	1.4
Skagit	37,920	38,182	38,592	39,012	39,546	40,088	1.4
Skamania	3,903	3,927	3,974	4,012	4,070	4,131	1.5
Snohomish	200,267	202,346	204,729	207,431	210,058	212,259	1.0
Spokane	142,997	144,011	145,351	147,012	148,620	150,316	1.1
Stevens	14,350	14,429	14,503	14,602	14,738	14,938	1.4
Thurston	78,360	79,294	80,175	81,259	82,209	83,121	1.1
Wahkiakum	1,545	1,556	1,571	1,586	1,606	1,617	0.7
WallaWalla	16,738	16,921	17,105	17,287	17,431	17,652	1.3
Whatcom	59,823	60,365	60,964	61,682	62,475	63,242	1.2
Whitman	9,998	10,073	10,154	10,232	10,312	10,438	1.2
Yakima	60,147	60,499	60,889	61,294	61,706	62,186	0.8
Statewide	1,951,551	1,969,456	1,989,253	2,011,716	2,034,831	2,058,507	1.2

WCRER estimates

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2013-2018

County	2013	2014	2015	2016	2017	2018	% Change by year
Adams	2,200	2,204	2,215	2,218	2,226	2,226	0.0
Asotin	2,768	2,770	2,770	2,772	2,772	2,776	0.1
Benton	22,909	23,053	23,352	23,757	24,020	24,363	1.4
Chelan	10,195	10,213	10,220	10,228	10,256	10,426	1.7
Clallam	9,627	9,627	9,628	9,632	9,652	9,668	0.2
Clark	46,029	46,681	47,744	48,409	50,116	50,921	1.6
Columbia	461	461	461	461	461	461	0.0
Cowlitz	12,884	12,902	12,907	12,942	12,962	12,986	0.2
Douglas	5,029	5,038	5,068	5,091	5,093	5,104	0.2
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	8,050	8,092	8,206	8,240	8,329	8,329	0.0
Garfield	318	318	318	318	318	318	0.0
Grant	13,637	13,671	13,900	14,286	14,381	14,449	0.5
GraysHarbor	10,176	10,178	10,182	10,182	10,182	10,190	0.1
Island	7,806	7,806	7,806	7,810	7,817	7,833	0.2
Jefferson	3,802	3,802	3,825	3,829	3,829	3,829	0.0
King	375,057	385,545	396,761	410,206	424,491	438,509	3.3
Kitsap	29,303	29,382	29,652	29,849	29,991	30,237	0.8
Kittitas	6,684	6,702	6,705	6,724	6,891	7,085	2.8
Klickitat	3,006	3,011	3,011	3,029	3,045	3,053	0.3
Lewis	9,879	9,914	9,914	9,990	10,006	10,010	0.0
Lincoln	1,409	1,409	1,409	1,409	1,409	1,409	0.0
Mason	7,677	7,677	7,677	7,677	7,681	7,691	0.1
Okanogan	6,074	6,079	6,080	6,080	6,086	6,090	0.1
Pacific	4,545	4,545	4,545	4,545	4,545	4,582	0.8
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	103,862	105,268	106,061	107,457	109,411	112,369	2.7
SanJuan	1,797	1,797	1,797	1,803	1,806	1,810	0.2
Skagit	13,090	13,102	13,116	13,201	13,330	13,373	0.3
Skamania	1,476	1,486	1,486	1,486	1,486	1,488	0.1
Snohomish	97,274	98,668	98,879	100,102	101,200	103,276	2.1
Spokane	66,049	66,874	67,512	69,447	71,299	72,529	1.7
Stevens	5,154	5,154	5,154	5,164	5,168	5,168	0.0
Thurston	32,387	32,456	32,506	33,503	33,620	34,458	2.5
Wahkiakum	543	543	543	543	543	543	0.0
WallaWalla	7,277	7,301	7,305	7,341	7,341	7,341	0.0
Whatcom	32,176	32,641	32,953	33,418	33,881	34,578	2.1
Whitman	9,907	10,050	10,110	10,226	10,388	10,526	1.3
Yakima	27,778	27,868	27,870	27,887	27,909	28,007	0.4
Statewide	1,001,387	1,017,380	1,032,740	1,054,354	1,077,033	1,101,103	2.2

WCRER estimates

***APPENDIX: Revision of Housing Affordability Index**

The Washington Center for Real Estate Research (WCRER) has been compiling a Housing Affordability Index (HAI) since 1988. During that time, there have been significant changes in the demographic profile of the state as well as changes in the data sources available to assess housing affordability.

As new data sources and improvements to existing data sources become available, it is important for the WCRER to incorporate these methodological improvements into the HAI wherever possible. For this reason, the WCRER has revised the HAI to reflect more timely income estimations from the US Census Bureau ACS alongside Household income estimates by county provided by the State of Washington Office of Financial Management. Similar data source revision has been incorporated into the National Association of Realtors Housing Affordability Index (NAR Index) over the past several years. This current revision brings the WCRER HAI closer in line with current NAR Index data sources.

In order to provide data users with an updated time series incorporating the new data sources, the HAI has been revised to Q2-2009. This re-estimation can be found in the supplemental release of the Housing Affordability Index that can be found on the WCRER website.

The WCRER has also taken this opportunity to incorporate new metrics relevant for assessing affordable housing within different submarkets. In a supplemental release, affordability assessments using HUD AMI and 120% of Estimated Median Household Income are provided. Additional HAI information incorporating 5/1 ARMs is also provided in the supplement since this product is attractive to first time buyer market segments or those holding properties for a short time period.

If there are any questions regarding the changes in data sourcing for the Housing Affordability Index and the subsequent revision, please contact the WCRER Director James Young at jyoung4@uw.edu.

W UNIVERSITY *of* WASHINGTON

Washington Center for Real Estate Research

College of Built Environments

424 Gould Hall, Box 355740

Seattle WA 98195-5740