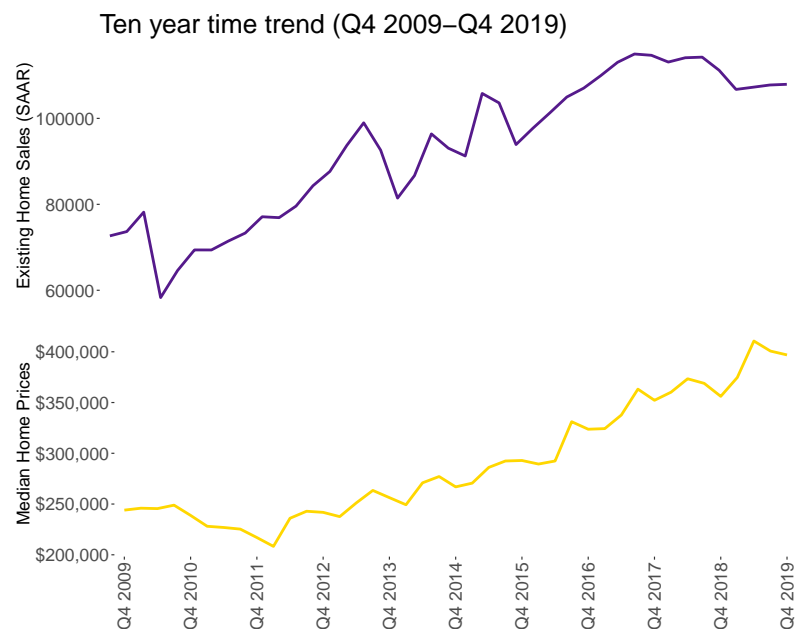


Washington Market Highlights: Fourth Quarter 2019

- Existing home sales rose in the fourth quarter by 0.1 percent to a seasonally adjusted annual rate of 107,930 units compared to last quarter, and fell 2.9 percent compared to a year earlier.
- Building permit activity rose 13.0 percent from a year earlier, totaling 11,929 new units authorized. Of these, 5,418 were issued for single-family units.
- The median price home sold in Washington during the fourth quarter was \$396,900, 11.5 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 9,963 single-family homes at the end of the quarter, a 42.5% decline from the previous quarter and a 29.7 percent decline from a year ago. This inventory level represented a 1.2 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.

Fourth Quarter 2019
 Issued March 2020

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 fourth 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 \$396,900 in the fourth quarter, 11.5 percent higher than the same time in 2018.

The seasonally adjusted annual rate of existing home sales fell 2.9 percent from the fourth quarter of 2018—from 111,200 to 107,930. 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, Whitman County recorded the highest relative increase of 21.5 percent, followed by San Juan County at 21.4 percent. Median prices were lower than a year earlier in seven counties, with prices in Adams County decreasing by 6.6%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$140,800 in Lincoln County to \$690,600 in San Juan County (King County has the second highest median values at \$671,100).

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

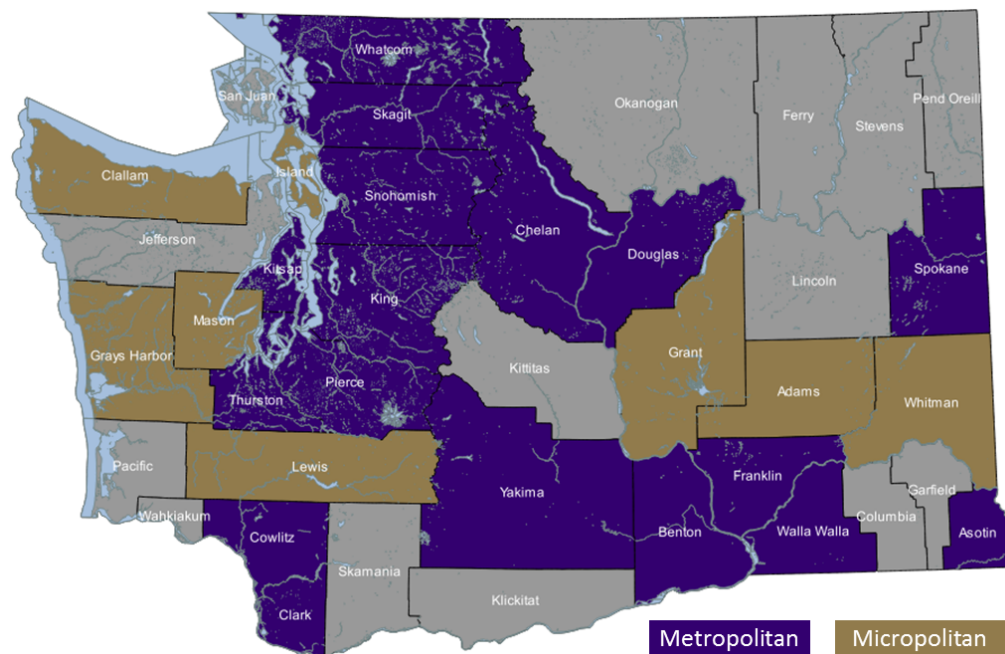
means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 108.6, up from 107.1 in the third quarter of 2019. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 8.6 percent above the median.

Statewide, the first-time buyer index rose by 1.1 points, ending the quarter at 79.5. 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 79.5 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-two 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 fourth quarter of 2019, a total of 11,929 building permits were recorded, up (13.0%) 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:

16 of 39

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

0.1%

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

25.0%

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

107,930

Seasonally Adjusted Annual Sales (SAAR).

190

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

2.9%

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

Two

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

15 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.

11.1%

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

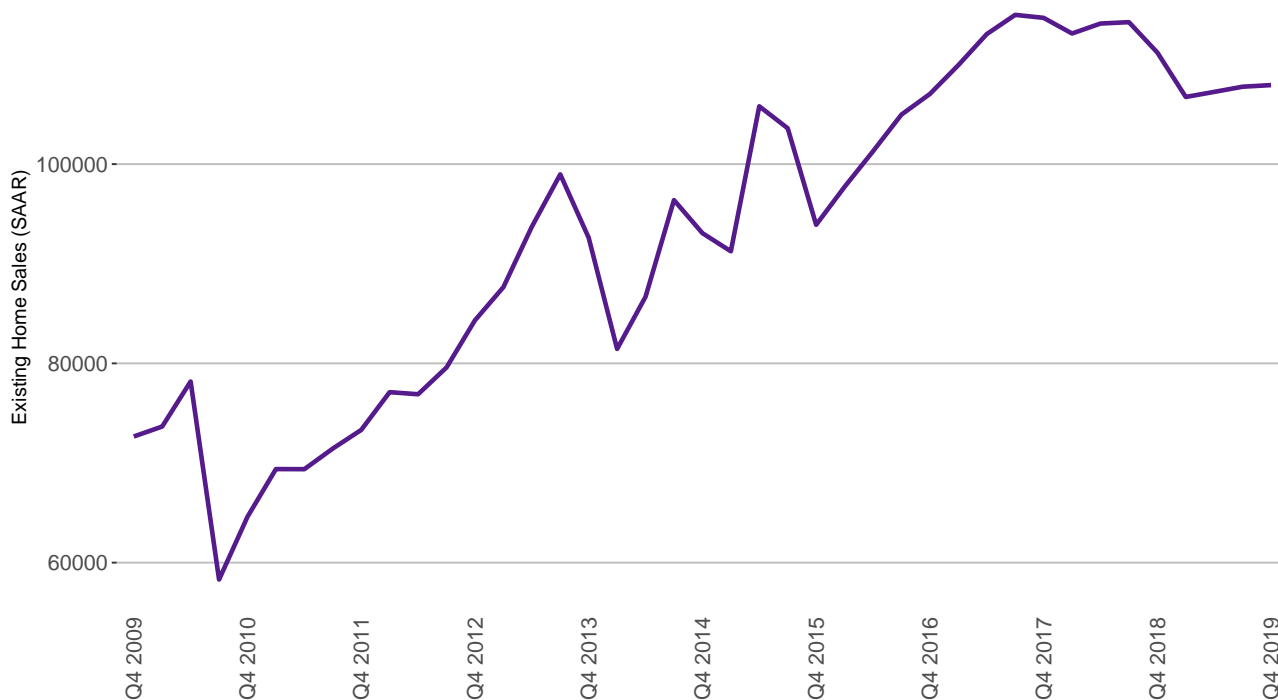
93,620

380

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

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

Ten year time trend (Q4 2009–Q4 2019)



Housing Construction:

11,929

Number of building permits issued during the quarter.

13.0%

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

0.5%

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

14.9%

Increase in year-over-year single family permits (**704** more units).

11.4%

Increase in year-over-year multifamily permits (**665** more units).

180.0%

Greatest year-over-year increase in permits in a Metropolitan county, (**Kitsap** county, **324** additional units).

233.3%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Clallam** county, **14** additional units).

16 of 23

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.

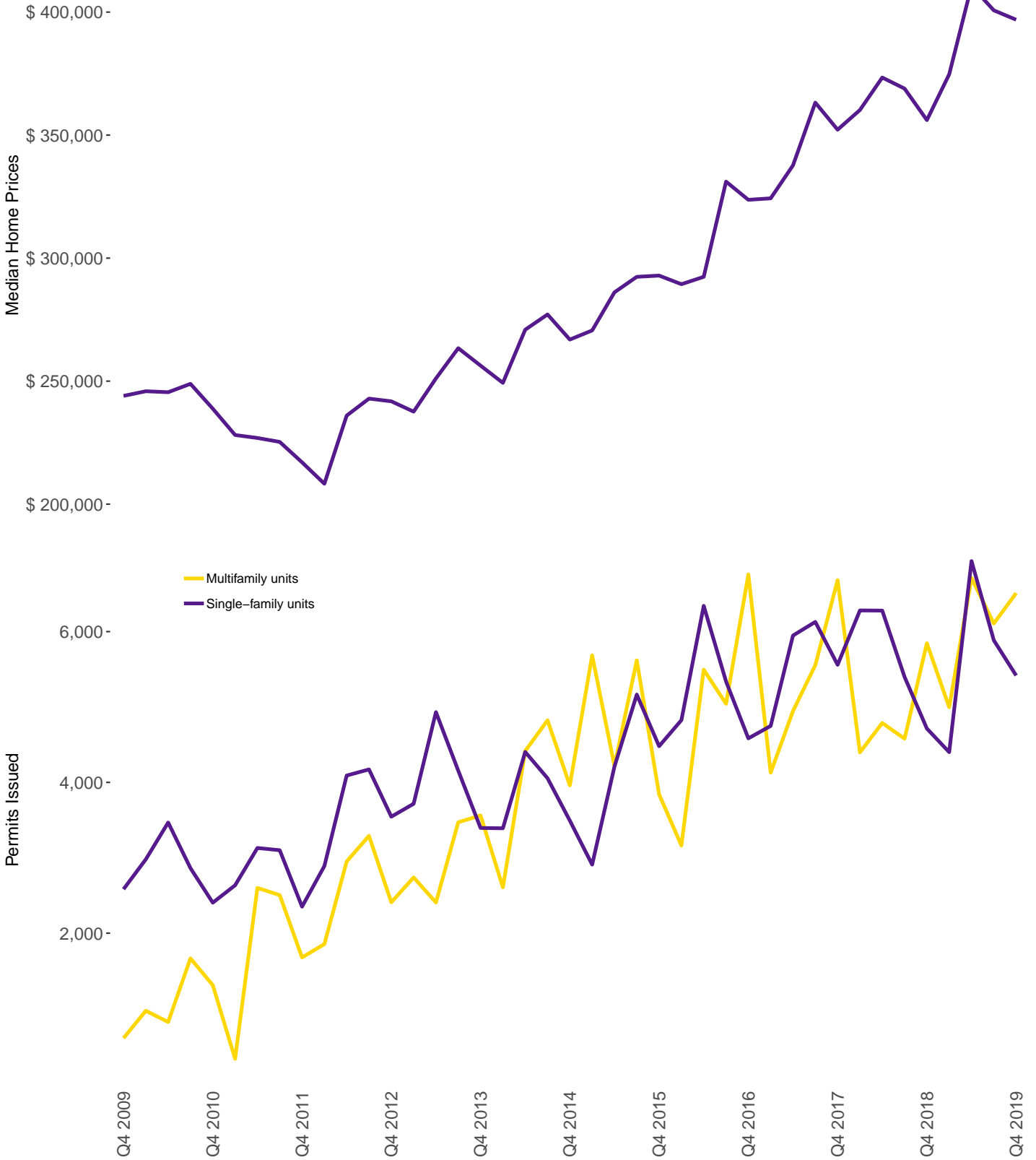
9 of 14

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 (Q4 2009–Q4 2019)



Home Prices:

\$396,900

Median selling price of a single family home.

11.5%

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

25.5%

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

\$690,600

Highest median price in the state seen in **San Juan** county.

\$140,800

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

\$202,000

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

\$177,500–\$383,800

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

Zero of Seven

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

Fourteen of Thirty-two

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

11.5%, 9.1%, & 7.4%

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 2.1%

Pierce 9.7%

Snohomish 4.6%

Spokane 11.9%

Thurston 9.0%

Prices by Bedroom:

\$289,100

Median price for a 2-bedroom single family home, a **8.6%** year-over-year **increase**.

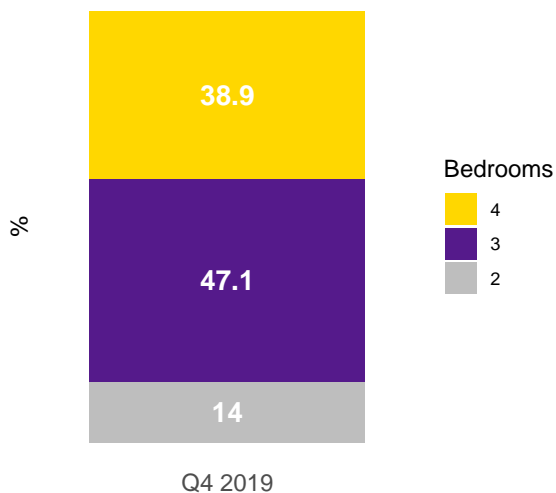
\$356,000

Median price for a 3-bedroom single family home, a **3.9%** year-over-year **increase**.

\$489,600

Median price for a 4-bedroom single family home, a **5.7%** year-over-year **increase**.

Sales by Number of Bedrooms



1 of 17

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

0.2%

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

One

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

Zero & Three

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

Housing Affordability:

11.5%

Year-over-year increase in home prices.

Better & Better

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

108.6

Statewide all-buyer housing affordability index.

53.2 to 213.6

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

2 of 39

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

79.2 & 87.5

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

79.5

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

7 of 39

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

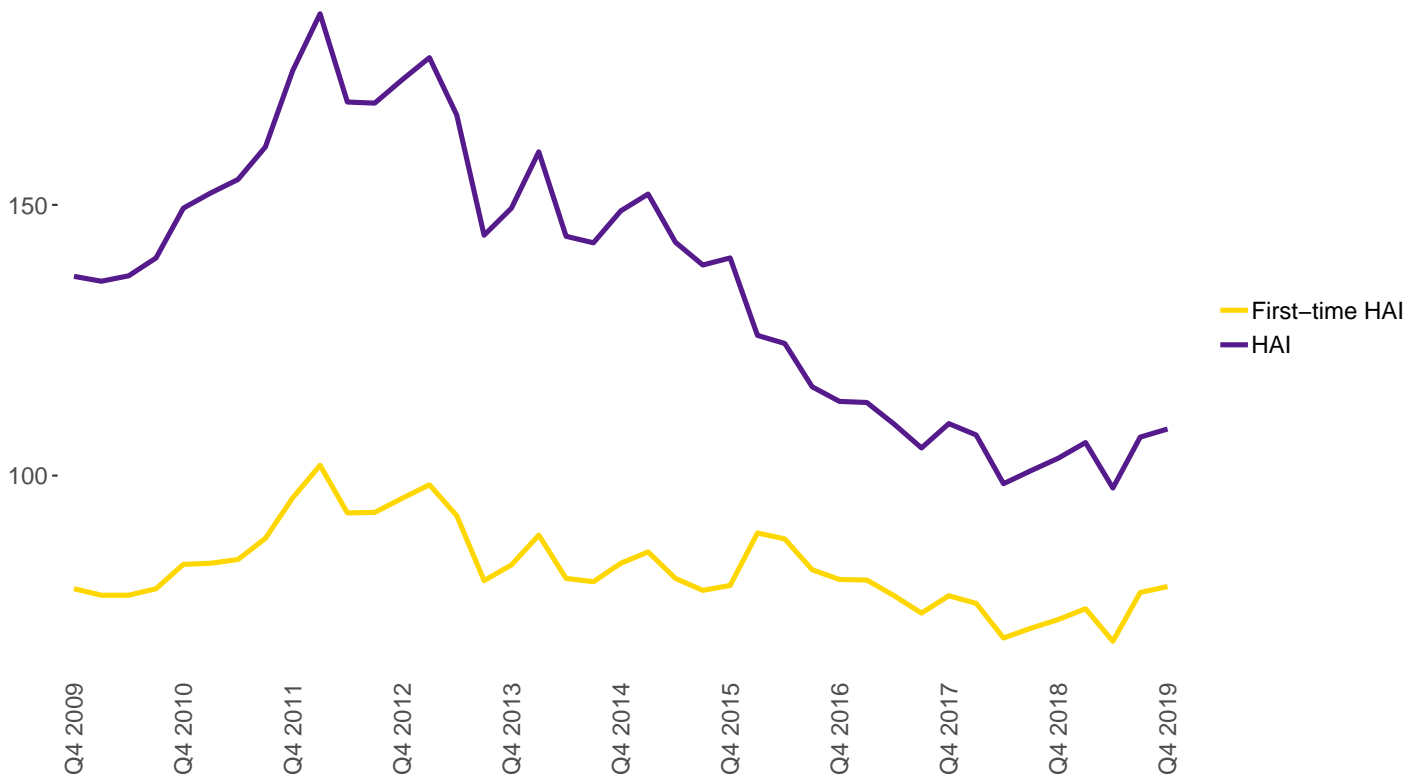
58.0 to 122.8

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

64.1 to 119.6

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

Ten year time trend (Q4 2009–Q4 2019)



Availability of Affordable Housing:

\$76,200

Statewide median household income

\$43,200 to \$93,800

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

\$53,400

Statewide median household income for first-time buyers

\$30,240 to \$65,660

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

1.2%
Statewide inventory priced below \$80,000, **declined** from 1.3% from a year ago.

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

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

5.2%
Statewide inventory priced below \$160,000, **declined** from 6.2% a year ago.

0.3% to 15.6%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Yakima** county.

Available Inventory:

9,963

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

7,374 & 4,212

Decline from last quarter (42.5%), and **decline** from last year (29.7%).

1,694 & 946

Largest inventories seen in **King** county and **Clark** county. Down 59.5%, and down 12.2% from last quarter.

Zero of One

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

35 of 39

Number of counties with a decline in listings since the last

quarter.

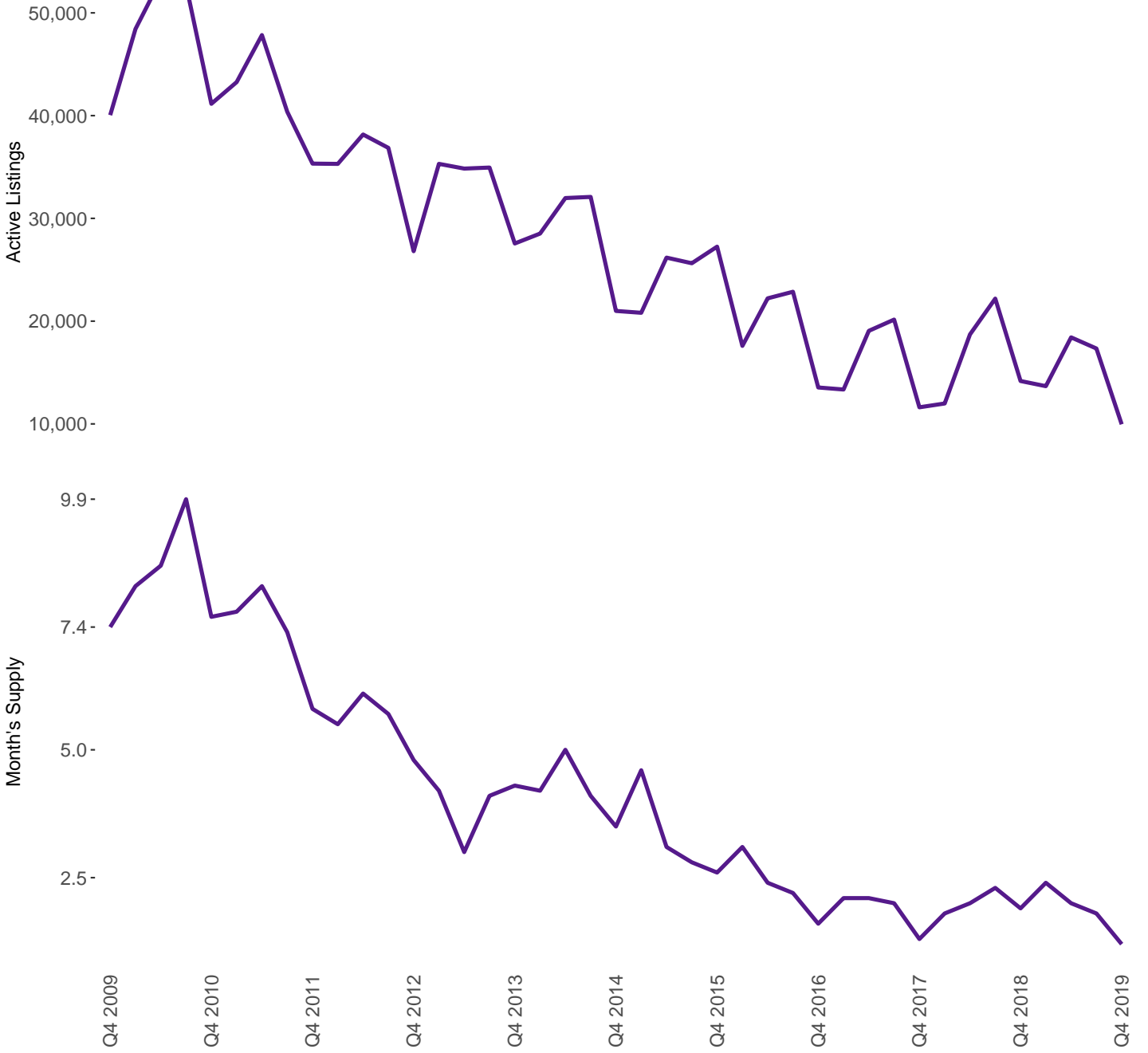
1.2
Month's supply of housing. 1.8 last quarter, and 1.9 last year.

0.6 to 7.9
Range of month's supply across the counties—low in **Thurston** county, high in **Ferry** county.

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

0 & 2
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 (Q4 2009–Q4 2019)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth 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	150	-6.2	-11.8	16	6.7	\$177,500	-6.6	163.4	119.6
Asotin	180	-14.3	-37.9	10	-9.1	\$202,000	-5.1	167.7	122.8
Benton	3,860	1.8	-9.6	545	15.2	\$307,600	10.4	124.3	91
Chelan	960	3.2	-3	162	35	\$364,700	6.3	107.5	78.7
Clallam	1,050	1.9	-6.2	20	233.3	\$321,600	8.6	87.5	64.1
Clark	7,080	1	-0.6	1,161	46.6	\$374,900	4.4	122.2	89.5
Columbia	100	11.1	-16.7	2	0	\$180,400	9.6	148.7	108.9
Cowlitz	1,390	0	-8.6	52	8.3	\$279,800	12.6	97.8	71.6
Douglas	580	1.8	-9.4	43	26.5	\$352,600	11.3	95.3	69.7
Ferry	100	-9.1	0	4	-20	\$162,000	-3	174.8	128
Franklin	1,290	1.6	-9.8	98	-43.4	\$307,600	10.4	132.4	96.9
Garfield	30	-25	-50	2	100	\$202,000	-5.1	139.4	102
Grant	1,060	1	-2.8	13	18.2	\$248,000	16.8	162.4	118.9
Grays Harbor	1,970	1.5	4.2	21	23.5	\$216,400	8.5	119.4	87.4
Island	1,860	-1.1	-8.8	12	9.1	\$383,800	11.5	92.7	67.9
Jefferson	570	-6.6	-16.2	37	5.7	\$405,400	4.8	80.3	58.8
King	25,890	1.5	-0.8	5,461	25.7	\$671,100	2.1	79.2	58
Kitsap	4,630	0	-5.1	504	180	\$389,500	12.9	113.6	83.1
Kittitas	1,090	-3.5	-4.4	46	-6.1	\$351,900	-0.4	104.3	76.4
Klickitat	270	0	3.8	15	-6.2	\$284,100	3.3	124.6	91.2
Lewis	1,290	0.8	0	42	10.5	\$254,900	12.3	125.8	92.1
Lincoln	120	-7.7	-33.3	3	50	\$140,800	0.6	213.6	156.4
Mason	1,350	-0.7	-2.2	15	7.1	\$280,800	12.3	127.5	93.3
Okanogan	520	4	4	3	50	\$243,300	14	115	84.2
Pacific	540	-3.6	-1.8	11	10	\$202,600	-4.4	135.9	99.5
Pend Oreille	300	0	-3.2	4	33.3	\$205,600	9.1	119	87.1
Pierce	14,800	-1.3	-5.5	968	-18.6	\$375,300	9.7	110.6	81
San Juan	300	0	-11.8	33	10	\$690,600	21.4	53.2	38.9
Skagit	2,140	-1.4	-0.9	80	-20.8	\$376,700	4	102.4	75
Skamania	230	0	-11.5	9	-50	\$287,500	-2.8	123.7	90.6
Snohomish	10,990	0.5	4.5	1,010	-3.5	\$495,100	4.6	100.1	73.3
Spokane	8,750	-0.6	-5.8	585	-25.4	\$276,900	11.9	107.2	78.5
Stevens	870	0	-6.5	17	-10.5	\$205,600	9.1	132.8	97.2
Thurston	5,300	-2.8	-1.9	198	-30.3	\$346,200	9	127.8	93.5
Wahkiakum	100	0	25	1	0	\$268,300	4.3	112.1	82.1
Walla Walla	800	3.9	-10.1	34	-5.6	\$261,500	4.9	116.9	85.6
Whatcom	3,110	-0.3	-1.3	476	23	\$408,200	5	92.8	68
Whitman	430	7.5	-6.5	77	-39.8	\$300,000	21.5	109.9	80.4
Yakima	1,870	-0.5	-3.6	139	11.2	\$252,600	10.9	107.6	78.8
Statewide	107,930	0.1	-2.9	11,929	13	\$396,900	11.5	108.6	79.5

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	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	% Change by qtr	% Change by year
Adams	170	170	170	160	150	-6.2	-11.8
Asotin	290	260	240	210	180	-14.3	-37.9
Benton	4,270	4,070	3,740	3,790	3,860	1.8	-9.6
Chelan	990	960	920	930	960	3.2	-3.0
Clallam	1,120	1,080	1,050	1,030	1,050	1.9	-6.2
Clark	7,120	6,830	6,900	7,010	7,080	1.0	-0.6
Columbia	120	100	80	90	100	11.1	-16.7
Cowlitz	1,520	1,420	1,390	1,390	1,390	0.0	-8.6
Douglas	640	650	580	570	580	1.8	-9.4
Ferry	100	100	110	110	100	-9.1	0.0
Franklin	1,430	1,370	1,250	1,270	1,290	1.6	-9.8
Garfield	60	50	50	40	30	-25.0	-50.0
Grant	1,090	1,070	1,030	1,050	1,060	1.0	-2.8
Grays Harbor	1,890	1,900	1,910	1,940	1,970	1.5	4.2
Island	2,040	1,970	1,960	1,880	1,860	-1.1	-8.8
Jefferson	680	640	650	610	570	-6.6	-16.2
King	26,090	25,030	25,750	25,510	25,890	1.5	-0.8
Kitsap	4,880	4,690	4,660	4,630	4,630	0.0	-5.1
Kittitas	1,140	1,090	1,130	1,130	1,090	-3.5	-4.4
Klickitat	260	250	250	270	270	0.0	3.8
Lewis	1,290	1,250	1,270	1,280	1,290	0.8	0.0
Lincoln	180	160	150	130	120	-7.7	-33.3
Mason	1,380	1,320	1,350	1,360	1,350	-0.7	-2.2
Okanogan	500	490	500	500	520	4.0	4.0
Pacific	550	530	580	560	540	-3.6	-1.8
Pend	310	290	300	300	300	0.0	-3.2
Pierce	15,660	15,120	15,230	14,990	14,800	-1.3	-5.5
San Juan	340	310	320	300	300	0.0	-11.8
Skagit	2,160	2,090	2,140	2,170	2,140	-1.4	-0.9
Skamania	260	220	240	230	230	0.0	-11.5
Snohomish	10,520	9,990	10,280	10,940	10,990	0.5	4.5
Spokane	9,290	8,850	8,600	8,800	8,750	-0.6	-5.8
Stevens	930	870	890	870	870	0.0	-6.5
Thurston	5,400	5,230	5,290	5,450	5,300	-2.8	-1.9
Wahkiakum	80	70	90	100	100	0.0	25.0
Walla Walla	890	860	830	770	800	3.9	-10.1
Whatcom	3,150	3,080	3,130	3,120	3,110	-0.3	-1.3
Whitman	460	450	420	400	430	7.5	-6.5
Yakima	1,940	1,860	1,830	1,880	1,870	-0.5	-3.6
Statewide	111,200	106,740	107,250	107,770	107,930	0.1	-2.9

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	% Change by qtr	% Change by year
Adams	40	40	40	40	40	0.0	0.0
Asotin	70	60	60	50	50	0.0	-28.6
Benton	1,060	980	950	970	950	-2.1	-10.4
Chelan	240	230	230	240	240	0.0	0.0
Clallam	280	260	270	270	270	0.0	-3.6
Clark	1,760	1,660	1,770	1,810	1,760	-2.8	0.0
Columbia	30	20	20	20	20	0.0	-33.3
Cowlitz	380	350	360	360	340	-5.6	-10.5
Douglas	160	150	150	150	150	0.0	-6.2
Ferry	20	20	30	30	30	0.0	50.0
Franklin	360	330	320	320	320	0.0	-11.1
Garfield	10	10	10	10	10	0.0	0.0
Grant	270	250	260	270	260	-3.7	-3.7
Grays Harbor	480	460	490	500	500	0.0	4.2
Island	500	460	490	490	470	-4.1	-6.0
Jefferson	170	160	160	160	150	-6.2	-11.8
King	6,480	6,030	6,660	6,590	6,460	-2.0	-0.3
Kitsap	1,210	1,130	1,200	1,200	1,160	-3.3	-4.1
Kittitas	290	260	280	290	280	-3.4	-3.4
Klickitat	70	60	60	70	70	0.0	0.0
Lewis	320	310	320	330	320	-3.0	0.0
Lincoln	50	40	40	30	30	0.0	-40.0
Mason	340	320	350	350	340	-2.9	0.0
Okanogan	120	110	130	130	130	0.0	8.3
Pacific	140	130	140	140	140	0.0	0.0
Pend	80	70	80	80	80	0.0	0.0
Pierce	3,900	3,680	3,880	3,850	3,700	-3.9	-5.1
San Juan	90	70	80	80	80	0.0	-11.1
Skagit	540	510	550	560	540	-3.6	0.0
Skamania	70	60	60	60	60	0.0	-14.3
Snohomish	2,600	2,410	2,630	2,810	2,740	-2.5	5.4
Spokane	2,310	2,110	2,230	2,300	2,200	-4.3	-4.8
Stevens	230	210	230	230	220	-4.3	-4.3
Thurston	1,350	1,260	1,360	1,410	1,340	-5.0	-0.7
Wahkiakum	20	20	20	30	30	0.0	50.0
Walla Walla	220	200	210	200	200	0.0	-9.1
Whatcom	790	730	800	810	780	-3.7	-1.3
Whitman	110	110	120	110	100	-9.1	-9.1
Yakima	490	450	470	490	470	-4.1	-4.1
Statewide	27,660	25,720	27,510	27,830	26,990	-3.0	-2.4

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

EXISTING HOME SALES

State of Washington and Counties
Annual, 2012-2018

County	2013	2014	2015	2016	2017	2018	2019	% Change by year
Adams	90	100	90	120	140	160	140	-12.5
Asotin	220	240	320	280	240	300	130	-56.7
Benton	2,940	3,050	4,030	4,300	3,960	4,130	3,820	-7.5
Chelan	810	550	740	1,040	980	980	980	0
Clallam	950	810	630	1,040	1,040	1,130	1,070	-5.3
Clark	6,560	6,410	7,220	8,160	7,410	6,960	7,210	3.6
Columbia	110	90	190	80	120	110	90	-18.2
Cowlitz	1,060	1,050	1,240	1,350	1,530	1,460	1,360	-6.8
Douglas	460	380	430	570	570	640	590	-7.8
Ferry	50	50	60	70	100	110	110	0
Franklin	990	1,020	1,350	1,440	1,330	1,390	1,280	-7.9
Garfield	40	50	60	50	50	60	30	-50
Grant	980	830	870	890	980	1,080	1,060	-1.9
GraysHarbor	1,130	1,310	1,360	1,690	1,880	1,920	2,000	4.2
Island	1,870	1,570	1,750	1,920	2,110	2,000	1,920	-4
Jefferson	510	560	650	680	690	670	590	-11.9
King	25,650	25,180	26,370	28,350	28,020	25,540	26,550	4
Kitsap	3,650	3,920	3,780	4,720	5,110	4,820	4,710	-2.3
Kittitas	840	880	1,090	1,170	1,260	1,130	1,140	0.9
Klickitat	230	240	270	260	330	250	280	12
Lewis	1,110	910	1,000	1,120	1,320	1,290	1,280	-0.8
Lincoln	60	210	80	80	160	160	120	-25
Mason	830	1,030	1,030	1,170	1,420	1,380	1,360	-1.4
Okanogan	330	340	390	420	450	490	490	0
Pacific	360	400	480	530	520	560	560	0
Pend	270	210	240	250	280	330	300	-9.1
Pierce	11,230	11,450	12,650	14,570	16,000	15,580	15,020	-3.6
SanJuan	310	310	290	330	360	340	290	-14.7
Skagit	1,760	1,840	1,990	2,390	2,350	2,160	2,210	2.3
Skamania	210	210	220	280	270	250	240	-4
Snohomish	9,430	9,240	10,030	11,390	11,240	10,050	11,210	11.5
Spokane	6,190	7,600	7,040	8,440	9,420	9,190	8,810	-4.1
Stevens	790	630	710	720	830	960	890	-7.3
Thurston	6,270	3,620	3,950	4,860	5,560	5,390	5,430	0.7
Wahkiakum	50	140	120	120	80	70	110	57.1
WallaWalla	660	710	750	900	890	870	780	-10.3
Whatcom	3,360	2,690	3,040	3,230	3,320	3,120	3,240	3.8
Whitman	400	330	460	450	400	460	420	-8.7
Yakima	1,520	1,670	1,850	1,930	1,860	1,940	1,850	-4.6
Statewide	94,280	91,830	98,820	111,360	114,580	109,430	109,670	0.2

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

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

County	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	% Change by year
Adams	\$190,000	\$240,000	\$153,300	\$202,800	\$177,500	-6.6
Asotin	\$212,800	\$207,000	\$206,000	\$207,600	\$202,000	-5.1
Benton	\$278,500	\$291,500	\$304,400	\$298,200	\$307,600	10.4
Chelan	\$343,000	\$326,100	\$361,000	\$364,700	\$364,700	6.3
Clallam	\$296,100	\$279,800	\$306,800	\$319,800	\$321,600	8.6
Clark	\$359,200	\$361,100	\$369,300	\$377,500	\$374,900	4.4
Columbia	\$164,600	\$167,800	\$173,200	\$176,200	\$180,400	9.6
Cowlitz	\$248,500	\$261,600	\$274,100	\$280,700	\$279,800	12.6
Douglas	\$316,700	\$325,000	\$351,000	\$353,300	\$352,600	11.3
Ferry	\$167,000	\$165,000	\$162,000	\$152,700	\$162,000	-3.0
Franklin	\$278,500	\$291,500	\$304,400	\$298,200	\$307,600	10.4
Garfield	\$212,800	\$207,000	\$206,000	\$207,600	\$202,000	-5.1
Grant	\$212,300	\$195,500	\$226,500	\$234,800	\$248,000	16.8
Grays Harbor	\$199,500	\$199,000	\$211,400	\$229,200	\$216,400	8.5
Island	\$344,300	\$355,800	\$387,700	\$411,300	\$383,800	11.5
Jefferson	\$386,800	\$387,500	\$383,300	\$421,400	\$405,400	4.8
King	\$657,300	\$656,600	\$701,200	\$673,600	\$671,100	2.1
Kitsap	\$345,100	\$354,400	\$380,800	\$391,700	\$389,500	12.9
Kittitas	\$353,300	\$342,200	\$345,600	\$344,800	\$351,900	-0.4
Klickitat	\$275,000	\$231,200	\$316,700	\$294,400	\$284,100	3.3
Lewis	\$227,000	\$251,900	\$258,300	\$266,700	\$254,900	12.3
Lincoln	\$140,000	\$140,000	\$140,000	\$125,600	\$140,800	0.6
Mason	\$250,000	\$239,500	\$271,800	\$278,800	\$280,800	12.3
Okanogan	\$213,500	\$173,600	\$223,600	\$234,600	\$243,300	14.0
Pacific	\$212,000	\$191,200	\$216,700	\$213,000	\$202,600	-4.4
Pend	\$188,500	\$228,600	\$195,000	\$213,000	\$205,600	9.1
Pierce	\$342,200	\$354,600	\$372,300	\$379,000	\$375,300	9.7
San Juan	\$568,700	\$633,300	\$653,600	\$585,700	\$690,600	21.4
Skagit	\$362,300	\$345,700	\$385,600	\$373,500	\$376,700	4.0
Skamania	\$295,800	\$275,000	\$328,600	\$350,000	\$287,500	-2.8
Snohomish	\$473,200	\$479,800	\$500,600	\$492,400	\$495,100	4.6
Spokane	\$247,400	\$255,600	\$277,400	\$284,200	\$276,900	11.9
Stevens	\$188,500	\$228,600	\$195,000	\$213,000	\$205,600	9.1
Thurston	\$317,500	\$324,300	\$340,700	\$346,400	\$346,200	9.0
Wahkiakum	\$257,200	\$253,500	\$270,800	\$285,800	\$268,300	4.3
Walla Walla	\$249,300	\$241,700	\$267,800	\$263,300	\$261,500	4.9
Whatcom	\$388,700	\$382,500	\$407,700	\$400,000	\$408,200	5.0
Whitman	\$246,900	\$289,100	\$287,900	\$276,200	\$300,000	21.5
Yakima	\$227,800	\$230,500	\$244,700	\$261,200	\$252,600	10.9
Statewide	\$356,100	\$374,700	\$410,600	\$400,700	\$396,900	11.5

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Fourth Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q4 2018	Q4 2019	% Change	Q4 2018	Q4 2019	% Change	Q4 2018	Q4 2019	% Change
Adams	55,000	110,000	100	143,300	190,000	32.6	256,200	266,700	4.1
Asotin	148,100	156,700	5.8	212,200	227,100	7	237,200	275,000	15.9
Benton	158,300	185,000	16.9	258,700	281,100	8.7	331,300	362,400	9.4
Chelan	231,200	275,000	18.9	347,200	350,000	0.8	437,500	436,700	-0.2
Clallam	236,400	271,900	15	296,200	341,700	15.4	338,900	330,600	-2.4
Clark	258,300	272,900	5.7	338,200	353,600	4.6	415,700	444,100	6.8
Columbia	160,000	170,000	6.2	170,000	180,000	5.9	170,000	212,500	25
Cowlitz	171,200	195,700	14.3	246,300	274,100	11.3	288,500	326,100	13
Douglas	225,000	225,000	0	312,500	340,500	9	370,800	500,000	34.8
Ferry	160,000	130,000	-18.8	95,000	190,000	100	NA	225,000	NA
Franklin	158,300	185,000	16.9	258,700	281,100	8.7	331,300	362,400	9.4
Garfield	148,100	156,700	5.8	212,200	227,100	7	237,200	275,000	15.9
Grant	136,700	237,500	73.7	212,200	225,000	6	275,000	289,300	5.2
Grays Harbor	146,700	183,300	24.9	227,400	232,800	2.4	219,600	241,100	9.8
Island	339,100	359,400	6	342,200	379,100	10.8	406,200	437,500	7.7
Jefferson	353,100	394,400	11.7	406,200	404,200	-0.5	487,500	500,000	2.6
King	536,200	535,300	-0.2	582,200	599,900	3	775,500	795,500	2.6
Kitsap	256,100	300,900	17.5	340,800	379,200	11.3	444,000	464,700	4.7
Kittitas	281,200	235,000	-16.4	361,200	336,800	-6.8	400,000	437,500	9.4
Klickitat	100,000	183,300	83.3	307,100	340,000	10.7	375,000	300,000	-20
Lewis	168,000	185,000	10.1	241,500	273,100	13.1	271,400	285,500	5.2
Lincoln	90,000	45,000	-50	160,000	193,300	20.8	180,000	185,000	2.8
Mason	205,400	253,900	23.6	254,000	288,400	13.5	312,500	297,700	-4.7
Okanogan	153,300	200,000	30.5	210,000	292,900	39.5	308,300	216,700	-29.7
Pacific	183,300	158,700	-13.4	238,900	228,600	-4.3	275,000	300,000	9.1
Pend Oreille	136,000	157,500	15.8	213,300	203,300	-4.7	254,200	275,000	8.2
Pierce	255,900	283,700	10.9	322,400	349,400	8.4	404,100	435,700	7.8
San Juan	485,000	687,500	41.8	568,700	616,700	8.4	750,000	875,000	16.7
Skagit	271,700	306,800	12.9	349,400	371,200	6.2	464,300	437,500	-5.8
Skamania	262,500	150,000	-42.9	308,300	300,000	-2.7	875,000	450,000	-48.6
Snohomish	353,100	370,400	4.9	426,200	447,700	5	576,700	576,200	-0.1
Spokane	157,600	169,300	7.4	229,500	259,200	12.9	289,400	321,900	11.2
Stevens	136,000	157,500	15.8	213,300	203,300	-4.7	254,200	275,000	8.2
Thurston	265,200	274,200	3.4	296,100	332,700	12.4	360,400	389,000	7.9
Wahkiakum	325,000	175,000	-46.2	237,500	275,000	15.8	325,000	250,000	-23.1
Walla Walla	172,500	173,300	0.5	239,500	250,000	4.4	322,700	329,200	2
Whatcom	290,800	306,000	5.2	374,000	404,200	8.1	480,400	483,300	0.6
Whitman	160,000	165,000	3.1	180,000	275,000	52.8	319,200	353,100	10.6
Yakima	127,900	160,900	25.8	230,600	259,500	12.5	278,000	319,500	14.9
Statewide	266,200	289,100	8.6	342,800	356,000	3.9	463,100	489,600	5.7

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Fourth Quarter 2019

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$177,500	3.69	\$51,200	\$652	163.4	\$35,840	\$643	119.6
Asotin	\$202,000	3.69	\$59,800	\$742	167.7	\$41,860	\$732	122.8
Benton	\$307,600	3.69	\$67,500	\$1,131	124.3	\$47,250	\$1,115	91
Chelan	\$364,700	3.69	\$69,200	\$1,341	107.5	\$48,440	\$1,322	78.7
Clallam	\$321,600	3.69	\$49,700	\$1,182	87.5	\$34,790	\$1,166	64.1
Clark	\$374,900	3.69	\$80,900	\$1,378	122.2	\$56,630	\$1,359	89.5
Columbia	\$180,400	3.69	\$47,600	\$663	148.7	\$33,320	\$654	108.9
Cowlitz	\$279,800	3.69	\$48,300	\$1,029	97.8	\$33,810	\$1,014	71.6
Douglas	\$352,600	3.69	\$59,300	\$1,296	95.3	\$41,510	\$1,278	69.7
Ferry	\$162,000	3.69	\$50,000	\$595	174.8	\$35,000	\$587	128
Franklin	\$307,600	3.69	\$71,900	\$1,131	132.4	\$50,330	\$1,115	96.9
Garfield	\$202,000	3.69	\$49,700	\$742	139.4	\$34,790	\$732	102
Grant	\$248,000	3.69	\$71,100	\$912	162.4	\$49,770	\$899	118.9
Grays Harbor	\$216,400	3.69	\$45,600	\$795	119.4	\$31,920	\$784	87.4
Island	\$383,800	3.69	\$62,800	\$1,411	92.7	\$43,960	\$1,391	67.9
Jefferson	\$405,400	3.69	\$57,500	\$1,490	80.3	\$40,250	\$1,469	58.8
King	\$671,100	3.69	\$93,800	\$2,468	79.2	\$65,660	\$2,433	58
Kitsap	\$389,500	3.69	\$78,100	\$1,432	113.6	\$54,670	\$1,412	83.1
Kittitas	\$351,900	3.69	\$64,800	\$1,294	104.3	\$45,360	\$1,275	76.4
Klickitat	\$284,100	3.69	\$62,500	\$1,044	124.6	\$43,750	\$1,030	91.2
Lewis	\$254,900	3.69	\$56,600	\$937	125.8	\$39,620	\$924	92.1
Lincoln	\$140,800	3.69	\$53,100	\$517	213.6	\$37,170	\$510	156.4
Mason	\$280,800	3.69	\$63,200	\$1,032	127.5	\$44,240	\$1,018	93.3
Okanogan	\$243,300	3.69	\$49,400	\$894	115	\$34,580	\$882	84.2
Pacific	\$202,600	3.69	\$48,600	\$745	135.9	\$34,020	\$734	99.5
Pend Oreille	\$205,600	3.69	\$43,200	\$756	119	\$30,240	\$745	87.1
Pierce	\$375,300	3.69	\$73,300	\$1,380	110.6	\$51,310	\$1,360	81
San Juan	\$690,600	3.69	\$64,800	\$2,539	53.2	\$45,360	\$2,503	38.9
Skagit	\$376,700	3.69	\$68,100	\$1,385	102.4	\$47,670	\$1,365	75
Skamania	\$287,500	3.69	\$62,800	\$1,057	123.7	\$43,960	\$1,042	90.6
Snohomish	\$495,100	3.69	\$87,500	\$1,820	100.1	\$61,250	\$1,795	73.3
Spokane	\$276,900	3.69	\$52,400	\$1,018	107.2	\$36,680	\$1,003	78.5
Stevens	\$205,600	3.69	\$48,200	\$756	132.8	\$33,740	\$745	97.2
Thurston	\$346,200	3.69	\$78,100	\$1,273	127.8	\$54,670	\$1,255	93.5
Wahkiakum	\$268,300	3.69	\$53,100	\$986	112.1	\$37,170	\$972	82.1
Walla Walla	\$261,500	3.69	\$55,500	\$961	116.9	\$38,850	\$948	85.6
Whatcom	\$408,200	3.69	\$66,900	\$1,501	92.8	\$46,830	\$1,480	68
Whitman	\$300,000	3.69	\$58,200	\$1,103	109.9	\$40,740	\$1,087	80.4
Yakima	\$252,600	3.69	\$48,000	\$928	107.6	\$33,600	\$915	78.8
Statewide	\$396,900	3.69	\$76,200	\$1,459	108.6	\$53,340	\$1,439	79.5

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	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019
Adams	180.1	164.4	150.8	144.3	130.3	107.8	170.1	134.3	163.4
Asotin	150.3	141.9	136.3	134.3	135.5	140.6	150.2	156.9	167.7
Benton	140.6	127.2	117.3	115.3	116.9	119.9	116.4	126	124.3
Chelan	107	107.9	99.6	94.4	97.3	108.3	100.8	104.5	107.5
Clallam	96.3	91.5	81.8	78	80.9	91.7	85.5	86.9	87.5
Clark	118.9	113.6	106.3	105.5	108.8	112.1	113.7	117.6	122.2
Columbia	167.3	150.5	153.9	145.9	139.6	141.8	142.7	153.9	148.7
Cowlitz	110.7	100	99	93	93.8	98.1	93.7	96.4	97.8
Douglas	107.3	99.6	86.1	84.6	90.4	92.8	87.8	89.8	95.3
Ferry	172.6	158.5	133.8	149	144.4	154.9	157.9	186.5	174.8
Franklin	140.3	130.7	120.1	120	124.6	123.1	119.2	131.2	132.4
Garfield	137.3	123.2	114.6	117.1	112.6	122	126	136.7	139.4
Grant	165.4	190.5	162.4	169.3	161.6	180.6	162.9	166.4	162.4
Grays Harbor	130.8	122.7	117.3	116.2	110.4	119.5	114.4	111.9	119.4
Island	99.1	91.6	80.6	78.8	88.1	92.2	85.9	84.7	92.7
Jefferson	86.3	79.9	73	77	71.7	76.6	78.9	75.7	80.3
King	77.1	72.4	62.4	68.1	68.8	76.2	71	79.8	79.2
Kitsap	123	117	105	105.4	109.2	110.7	107.1	110.9	113.6
Kittitas	99.4	96.8	88.1	94.3	88.5	90.4	94.4	104.2	104.3
Klickitat	125.3	118.6	122.1	107.2	109.8	147.1	105.2	114.5	124.6
Lewis	131.4	132.1	121.5	110.9	120.5	112.4	115.2	117.7	125.8
Lincoln	264.5	268.4	184.4	242.2	182.9	196.7	201.7	239.9	213.6
Mason	145.6	139	130.4	124.1	121.9	134.8	126	127.9	127.5
Okanogan	121.3	107.3	114.6	103.6	111.8	143	113	116.3	115
Pacific	139	128.2	127.2	129.3	110.7	130.7	117.1	126.3	135.9
Pend	125.4	130.5	117.9	104.1	110.5	103.4	120.1	115.3	119
Pierce	115.5	108.2	99.3	98.5	103.5	104	103.2	107.1	110.6
San Juan	63.9	66.9	54.8	54.6	55	51.6	51.1	60.7	53.2
Skagit	101.9	97.4	95.3	90.3	90.7	99	92.4	99.9	102.4
Skamania	114.3	105.7	112.8	94	102.4	113.4	98.4	96.7	123.7
Snohomish	101.2	98.5	88.3	87.5	89.3	99.5	95.4	99.4	100.1
Spokane	124.9	119	101.2	100.3	102.3	107.8	101	102.8	107.2
Stevens	135.4	136.8	127.5	113.8	123.2	108.2	129.8	125.7	132.8
Thurston	132.5	126.9	117.1	117.2	118.7	119.7	119.9	125.1	127.8
Wahkiakum	127.5	121.6	116.4	104.9	99.8	105.6	101.3	100.9	112.1
Walla Walla	133.8	126	109.1	102.7	107.5	120.2	110.5	116.8	116.9
Whatcom	96.5	91.9	84.7	83.1	83	89.1	87.4	93	92.8
Whitman	133.2	110.8	102.6	104.5	113.8	100.1	104.6	117.3	109.9
Yakima	127.7	121.5	99.3	98.4	101.7	108.6	102.6	101.4	107.6
Statewide	109.6	107.5	98.5	100.9	103.2	106.1	97.7	107.1	108.6

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	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019
Adams	128	116.8	107.2	102.5	92.6	76.6	120.9	98.3	119.6
Asotin	106.7	100.9	96.9	95.5	96.4	99.9	106.6	114.9	122.8
Benton	99.9	90.4	83.5	81.9	83.2	85.2	82.7	92.3	91
Chelan	76	76.7	70.9	67.1	69.2	76.9	71.6	76.5	78.7
Clallam	68.4	65	58.2	55.5	57.6	65.2	60.8	63.6	64.1
Clark	84.4	80.8	75.6	75	77.4	79.7	80.8	86.1	89.5
Columbia	118.7	107	109.5	103.9	99.3	100.7	101.3	112.7	108.9
Cowlitz	78.7	71	70.4	66.1	66.8	69.7	66.6	70.6	71.6
Douglas	76.2	70.8	61.2	60.1	64.3	66	62.4	65.7	69.7
Ferry	122.6	112.6	95.2	105.9	102.8	110	112.3	136.6	128
Franklin	99.7	92.9	85.5	85.3	88.6	87.5	84.7	96	96.9
Garfield	97.5	87.5	81.4	83.2	80.2	86.6	89.5	100	102
Grant	117.4	135.3	115.5	120.4	115	128.5	115.7	121.8	118.9
Grays Harbor	92.8	87.2	83.3	82.6	78.6	85	81.3	81.9	87.4
Island	70.4	65	57.3	56	62.7	65.5	61	62	67.9
Jefferson	61.3	56.8	51.9	54.7	51.1	54.5	56	55.4	58.8
King	54.8	51.5	44.4	48.4	49	54.1	50.4	58.5	58
Kitsap	87.3	83.2	74.6	74.9	77.7	78.7	76.1	81.2	83.1
Kittitas	70.6	68.7	62.7	67	63	64.3	67	76.3	76.4
Klickitat	89	84.3	86.8	76.3	78	104.5	74.8	83.8	91.2
Lewis	93.4	93.9	86.3	78.8	85.7	80	81.8	86.1	92.1
Lincoln	188	190.8	131.2	172.2	130.2	140	143.3	175.6	156.4
Mason	103.4	98.9	92.7	88.3	86.8	95.8	89.5	93.6	93.3
Okanogan	86.2	76.3	81.5	73.7	79.5	101.6	80.3	85.2	84.2
Pacific	98.8	91.1	90.5	91.9	78.7	92.9	83.2	92.4	99.5
Pend	89.1	92.8	83.9	74.1	78.6	73.5	85.4	84.4	87.1
Pierce	82.1	76.8	70.6	70.1	73.6	74	73.3	78.4	81
San Juan	45.4	47.6	38.9	38.8	39.1	36.7	36.3	44.4	38.9
Skagit	72.4	69.2	67.8	64.3	64.6	70.4	65.7	73.1	75
Skamania	81.2	75.1	80.2	66.8	72.9	80.6	69.9	70.8	90.6
Snohomish	71.9	70	62.8	62.2	63.5	70.7	67.8	72.8	73.3
Spokane	88.7	84.6	72	71.3	72.8	76.5	71.7	75.3	78.5
Stevens	96.2	97.2	90.6	80.9	87.7	76.9	92.2	92	97.2
Thurston	94.1	90.2	83.3	83.3	84.5	85.1	85.2	91.6	93.5
Wahkiakum	90.5	86.5	82.8	74.7	70.9	75	72	73.8	82.1
Walla Walla	95.1	89.6	77.6	73	76.4	85.4	78.4	85.5	85.6
Whatcom	68.5	65.4	60.2	59.1	59.1	63.3	62.1	68	68
Whitman	94.5	78.8	73	74.3	81	71.2	74.3	85.9	80.4
Yakima	90.6	86.4	70.7	70.1	72.4	77.3	72.9	74.3	78.8
Statewide	77.8	76.4	70	71.8	73.4	75.4	69.4	78.4	79.5

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 Fourth Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	6.7	36.7	83.3	96.7
Asotin	NA	NA	NA	NA
Benton	0.7	2.9	19.5	80.1
Chelan	3.4	17.4	24.6	65.2
Clallam	0.6	3.0	13.7	67.3
Clark	0.5	0.8	4.9	72.7
Columbia	3.3	17.6	36.1	88.1
Cowlitz	NA	4.2	22.6	78.6
Douglas	2.5	5.0	10.0	70.0
Ferry	8.3	47.2	58.3	88.9
Franklin	0.7	2.9	19.5	80.1
Garfield	NA	NA	NA	NA
Grant	1.7	14.5	44.2	82.0
Grays Harbor	5.0	22.0	48.3	90.3
Island	NA	1.4	11.0	51.8
Jefferson	3.8	10.4	23.6	56.6
King	0.2	0.7	2.4	23.5
Kitsap	NA	0.9	7.9	51.9
Kittitas	0.8	2.3	10.9	49.6
Klickitat	2.9	14.7	23.5	61.8
Lewis	0.5	7.9	28.6	78.8
Lincoln	8.3	25.0	45.8	87.5
Mason	1.9	11.0	35.1	76.6
Okanogan	3.8	22.5	47.8	83.0
Pacific	6.8	21.6	45.3	86.5
Pend Oreille	5.1	32.2	51.7	81.4
Pierce	0.1	1.9	5.2	45.9
San Juan	0.6	1.2	2.9	20.9
Skagit	1.1	6.0	9.4	52.8
Skamania	2.5	25.0	45.0	75.0
Snohomish	0.1	0.8	4.7	38.6
Spokane	0.3	5.2	20.1	74.2
Stevens	5.1	32.2	51.7	81.4
Thurston	0.8	3.1	12.6	63.0
Wahkiakum	NA	5.9	11.8	70.6
Walla Walla	3.3	17.6	36.1	88.1
Whatcom	8.6	11.0	18.5	57.2
Whitman	3.7	11.1	44.4	90.7
Yakima	4.6	16.0	42.1	88.1
Statewide	1.5	6.1	15.9	57.4

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Fourth Quarters

County	Q4 2012	Q4 2013	Q4 2014	Q4 2015	Q4 2016	Q4 2017	Q4 2018	Q4 2019	% Change
Adams	52	71	59	27	32	37	33	30	-9.1
Asotin	299	278	296	260	178	180	146	NA	-100
Benton	1,564	1,403	1,128	900	718	736	715	714	-0.1
Chelan	348	315	195	259	186	146	186	177	-4.8
Clallam	472	455	386	390	203	183	223	163	-26.9
Clark	1,984	2,155	1,730	849	690	665	857	946	10.4
Columbia	NA	399	19	22	NA	301	268	NA	-100
Cowlitz	391	369	405	242	185	212	199	163	-18.1
Douglas	141	131	83	100	79	87	81	75	-7.4
Ferry	76	65	78	52	59	43	48	36	-25
Franklin	1,564	1,403	1,128	900	718	736	715	714	-0.1
Garfield	299	278	296	260	178	180	146	NA	-100
Grant	433	414	418	331	282	233	214	166	-22.4
GraysHarbor	613	629	550	437	382	299	261	275	5.4
Island	564	555	480	255	324	253	282	205	-27.3
Jefferson	306	317	301	206	196	156	111	101	-9
King	3,008	3,312	2,788	1,702	1,613	1,152	2,855	1,694	-40.7
Kitsap	1,138	1,140	853	582	606	370	446	288	-35.4
Kittitas	331	309	358	202	167	120	147	116	-21.1
Klickitat	172	172	168	144	92	74	65	68	4.6
Lewis	564	640	553	370	259	267	218	203	-6.9
Lincoln	46	33	39	29	23	29	24	24	0
Mason	593	571	459	362	316	224	216	153	-29.2
Okanogan	338	361	371	298	260	221	221	181	-18.1
Pacific	287	314	303	218	178	172	170	127	-25.3
Pend	422	391	332	275	239	203	183	118	-35.5
Pierce	2,530	2,890	2,755	1,989	1,615	1,416	1,562	914	-41.5
SanJuan	271	319	283	265	205	169	162	162	0
Skagit	586	628	504	428	328	286	357	251	-29.7
Skamania	76	55	60	46	44	42	41	40	-2.4
Snohomish	1,322	1,843	1,698	1,146	868	586	1,231	801	-34.9
Spokane	2,294	2,210	2,017	1,582	1,196	1,047	929	600	-35.4
Stevens	422	391	332	275	239	203	183	118	-35.5
Thurston	953	1,037	994	786	669	462	536	240	-55.2
Wahkiakum	NA	NA	NA	NA	NA	23	24	17	-29.2
WallaWalla	411	399	408	365	301	301	244	NA	-100
Whatcom	912	921	835	649	486	430	497	433	-12.9
Whitman	107	109	100	111	91	43	55	53	-3.6
Yakima	654	704	725	567	475	449	368	429	16.6
Statewide	24,258	25,914	22,731	16,446	13,545	11,617	14,175	9,963	-29.7

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

December 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	2.5	4.6	4.5	2	2.5	3.6	50
Asotin	NA	NA	NA	NA	NA	NA	-100
Benton	2.1	1.2	1.2	1.5	4.2	1.6	-15.8
Chelan	7	1.7	1.2	1.7	NA	2.3	-11.5
Clallam	0.4	0.9	1	1.5	5.4	1.8	-33.3
Clark	0.8	0.5	1	1.5	2.5	1.6	-5.9
Columbia	NA	NA	NA	NA	NA	NA	-100
Cowlitz	NA	NA	0.9	1.3	8.3	1.5	-11.8
Douglas	6.1	0.8	0.5	1.5	NA	1.6	-20
Ferry	4.6	10.7	2	16.8	NA	7.9	-40.6
Franklin	2.1	1.2	1.2	1.5	4.2	1.6	-15.8
Garfield	NA	NA	NA	NA	NA	NA	-100
Grant	8.6	2	1.7	1.7	14.8	2.1	-22.2
Grays Harbor	0.7	1.8	1.8	3.4	5.7	2.4	-4
Island	NA	NA	NA	1	3.1	1.6	-30.4
Jefferson	9.5	7.4	3.2	1.5	3.8	2.7	-6.9
King	1.4	1.1	0.6	0.4	0.9	0.8	-50
Kitsap	NA	NA	0.5	0.5	1.5	0.8	-42.9
Kittitas	3.3	0.7	1.1	1.2	4	1.9	-29.6
Klickitat	3	4	1.1	2.8	6.5	3.1	-11.4
Lewis	0.5	1	1.3	2.1	10.7	2	-9.1
Lincoln	1.9	2.3	2	9.5	NA	3.8	-33.3
Mason	1.4	1.8	1.3	1	3.5	1.4	-30
Okanogan	1.6	3.9	5.1	4.2	5.2	4.2	-14.3
Pacific	0.4	1.6	2.3	5.1	19.9	3.1	-36.7
Pend Oreille	1.7	2.8	1.2	2.3	NA	2.3	-42.5
Pierce	1	2.1	0.4	0.5	2.2	0.8	-42.9
San Juan	NA	NA	NA	5.8	8	7.3	9
Skagit	8.9	3.6	1	1.1	3.4	1.7	-34.6
Skamania	NA	NA	5.9	3.2	5.9	4.5	-28.6
Snohomish	NA	NA	1.1	0.6	1.2	0.9	-40
Spokane	0.4	0.4	0.4	0.8	2.6	0.8	-38.5
Stevens	1.7	2.8	1.2	2.3	NA	2.3	-42.5
Thurston	NA	NA	0.5	0.4	2.1	0.6	-57.1
Wahkiakum	NA	NA	0.4	3.1	NA	2.4	-72.1
Walla Walla	NA	NA	NA	NA	NA	NA	-100
Whatcom	8.9	1.1	1.6	1.1	3.3	1.8	-28
Whitman	4.3	1.2	2.3	1.1	2.7	1.4	-17.6
Yakima	2.9	3.1	2.3	2.9	NA	3	25
Statewide	1.8	1.5	1	0.9	1.6	1.2	-36.8

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 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	\$192,700
Asotin	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000
Benton	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800
Chelan	\$220,900	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200	\$357,000
Clallam	\$191,500	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000	\$309,800
Clark	\$197,900	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100	\$371,700
Columbia	\$145,400	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700	\$186,400
Cowlitz	\$136,600	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900	\$275,200
Douglas	\$202,100	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200	\$347,800
Ferry	\$95,000	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000
Franklin	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800
Garfield	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000
Grant	\$154,900	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300	\$227,900
GraysHarbor	\$113,000	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600	\$215,200
Island	\$251,200	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000	\$388,100
Jefferson	\$239,900	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800	\$402,000
King	\$367,700	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900	\$677,700
Kitsap	\$237,800	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800	\$381,400
Kittitas	\$194,900	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000	\$346,200
Klickitat	\$188,300	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000	\$283,100
Lewis	\$142,100	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400	\$258,700
Lincoln	\$82,000	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600	\$142,500
Mason	\$157,100	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900	\$271,900
Okanogan	\$153,200	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800	\$220,400
Pacific	\$102,300	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100	\$206,000
Pend	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900
Pierce	\$194,700	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400	\$372,200
SanJuan	\$351,400	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000	\$652,000
Skagit	\$209,400	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900	\$374,100
Skamania	\$178,600	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000	\$323,100
Snohomish	\$261,900	\$299,100	\$328,700	\$719,500	\$391,700	\$439,300	\$482,100	\$493,000
Spokane	\$170,100	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200	\$276,600
Stevens	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900
Thurston	\$219,100	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800	\$341,200
Wahkiakum	\$127,500	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900	\$256,800
WallaWalla	\$166,500	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900	\$260,300
Whatcom	\$252,400	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300	\$401,300
Whitman	\$196,700	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100	\$287,500
Yakima	\$161,800	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600	\$249,000
Statewide	\$236,600	\$253,800	\$267,600	\$289,100	\$315,900	\$348,900	\$362,100	\$397,900

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