

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.