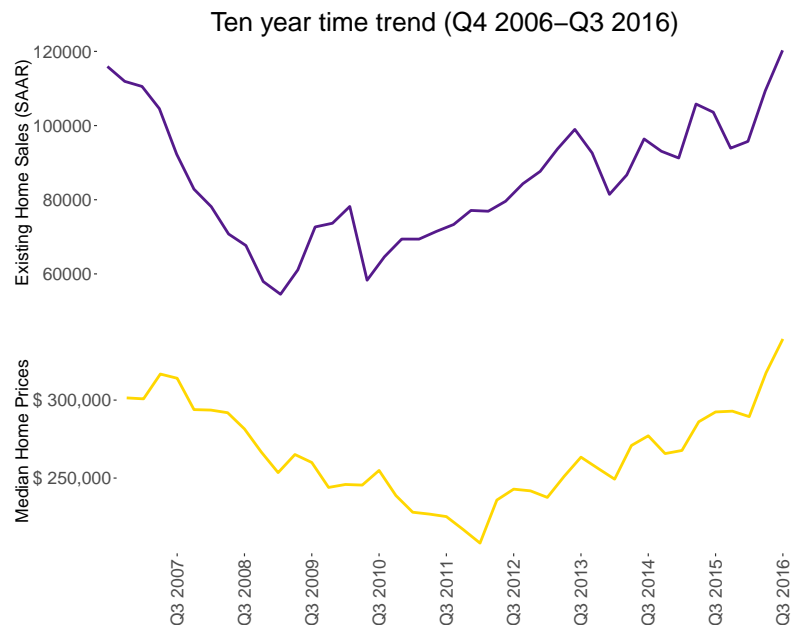


Washington Market Highlights: Third Quarter 2016

- Existing home sales rose in the second quarter by 10 percent to a seasonally adjusted annual rate of 120,290 units compared to last quarter, and rose 16.1 percent compared to a year earlier.
- Building permit activity fell 31.2 percent from a year earlier, totaling 7,414 new units authorized. Of these, 4,829 were issued for single-family units.
- The median price home sold in Washington during the Third Quarter was \$331,100, 13.2 percent above a year earlier.
- Housing affordability for both all buyers and first-time buyers decreased from the second quarter of 2016. The All-Buyer Housing Affordability Index stayed above 100 in 37 of Washington's 39 counties. And, first-time buyer's index decreased from both the previous quarter and from the Third Quarter of last year.
- Inventories of homes available for sale totaled 22,859 single-family homes at the end of the quarter, a 0.9% increase from quarter 2 and a 10.8 percent decrease from a year ago. This inventory level represented a 2.2 month supply, a slight imbalance, where demands exceeds the supply of homes on the market.



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Real Estate Commission

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Third Quarter 2016
Issued December 2016

Survey Description

Publication: Washington State's Housing Market is a publication of the Runstad Center for Real Estate Studies at the University of Washington.

Coverage: At least quarterly, the Runstad Center 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 the Runstad Center 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 Third Quarter 1994. New seasonal adjustment factors are constructed at the conclusion of each year. Data for the three preceding years are revised using these new seasonal factors.

Seasonally-adjusted annual rate values are based on single quarter sales and indicate the number of sales which would take place in a year if the relative sales pace were to continue. They are not a forecast of annual activity and do not include the sales observations of previous quarters.

Metropolitan/Micropolitan Areas: This report uses the definitions of metropolitan and micropolitan areas by the Federal Office of Management and Budget. Briefly, metropolitan areas are larger communities with at least 50,000 people in the urban core. Micropolitan areas are smaller cities, with 10,000-50,000 people in the urban core. Currently Washington has 21 metropolitan counties in 14 metropolitan areas (or divisions) and nine micropolitan areas. Metropolitan and micropolitan area designations were revised in February 2013 based on Census 2010. Some rural counties are now included in metropolitan or micropolitan areas because of commuting patterns.

Month's Supply: Estimates of month's supply of homes on the market compare the number of total MLS listings at the end of the quarter to the seasonally-adjusted annual rate sales for that county [(Listings/SAAR) x 12 = month's supply]. It is interpreted as how long the current inventory available for sale would be able to meet current demand if no additional homes were listed for sale.

Housing Affordability: Two measures of housing affordability are presented. Each should be interpreted as the degree to which a median income family (or typical first-time buyer household) could afford to purchase the assumed home. The following table lays out the assumptions. In all cases it is assumed the lender would be willing to fund the loan so long as the principal and interest payments do not exceed 25 percent of gross income. Index values above 100 indicate housing is affordable to the specified income group.

	All Buyers	First Time
Home Price	Median	85% Median
Downpayment	20%	10%
Mortgage Term	30 years	30 years
Income	Median Family*	70% Median Household*
Mortgage Insurance	No	Yes (add 0.25% to mortgage rate)
Mortgage Rate	FHFA estimate of effective rate loans closed, existing homes	

*Family income is two or more individuals related by blood, marriage, or adoption. Household income includes single persons living alone.

Summary:

Washington state's housing market was strong in the Third Quarter of 2016, with sales rising but new building permits falling compared with a year ago.

The statewide median sales price for a single family home rose to \$331,100 in the Third Quarter, 13.2 percent higher than the same time in 2015. This value is greater than the previous all-time high of \$316,700 in the Third Quarter of 2007.

The seasonally adjusted annual rate of existing home sales rose 16.1 percent from the Third Quarter of 2015—from 120,290 to 103,598. This means that if the quarter's pace continued unchanged for a year, that number of homes would be sold. Although robust, the current annual rate of sales is lower than the high witnessed in 2003.

Home prices rose in all of the state's 17 metropolitan counties. Lincoln County recorded the highest relative increase of 33.3 percent, followed by Walla Walla County at 21.2 percent. Median prices were lower than a year earlier in four counties, with prices in Ferry County decreasing by 31.2%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$100,000 in Lincoln County to \$570,000 in King County (San Juan County has the second highest median values at \$514,300).

Housing affordability was lower in the Third Quarter than

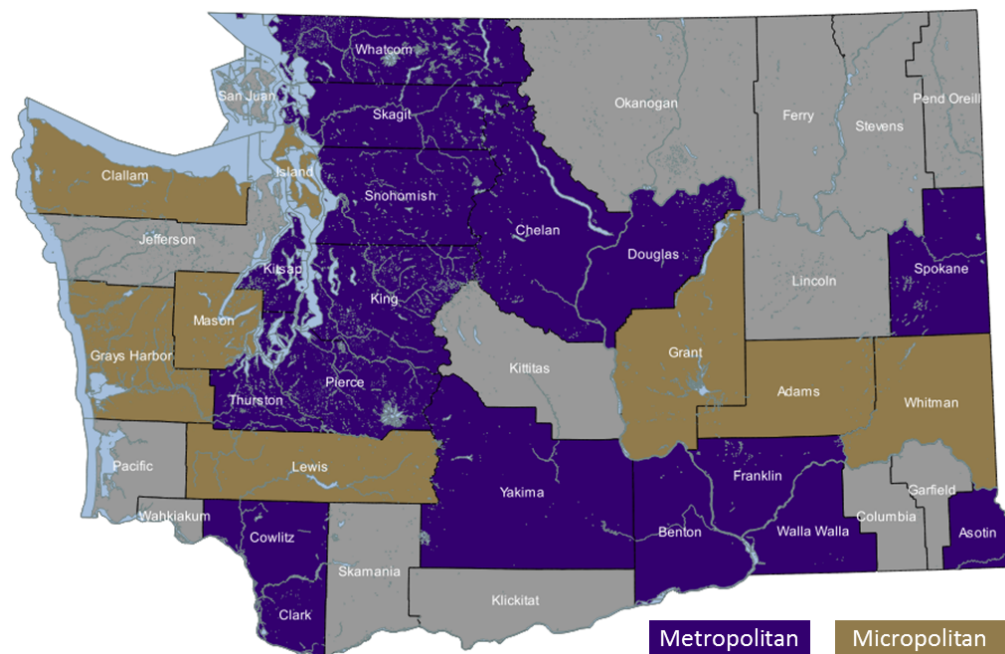
both last quarter and last year. That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 130, down from 133.7 in the second quarter of 2016. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 30 percent above the median.

Statewide, the first-time buyer index showed a decrease of 2 points, ending the quarter at 74.3. 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 74.3 percent of the income required to purchase a typical starter home statewide.

Housing affordability varied widely across the state. The least affordable county for both average and first time home buyers is San Juan, with Lincoln County the most affordable. Twenty-four counties, especially those in the central Puget Sound, present affordability issues for newcomers.

Affordability remains a challenge in the state's housing market. In addition, permitting activity is improving, but still much lower than a year ago.

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:

8 of 39

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

10%

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

35%

Largest drop in seasonally adjusted quarter-over-quarter sales seen in **Clallam** County.

120,290

Seasonally Adjusted Annual Sales (SAAR).

420

Largest drop in seasonally adjusted quarter-over-quarter sales in absolute terms seen in **Clallam** County.

16.1%

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

Two

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

31 of 39

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

1 of 17

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

74.3%

Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Walla Walla** County.

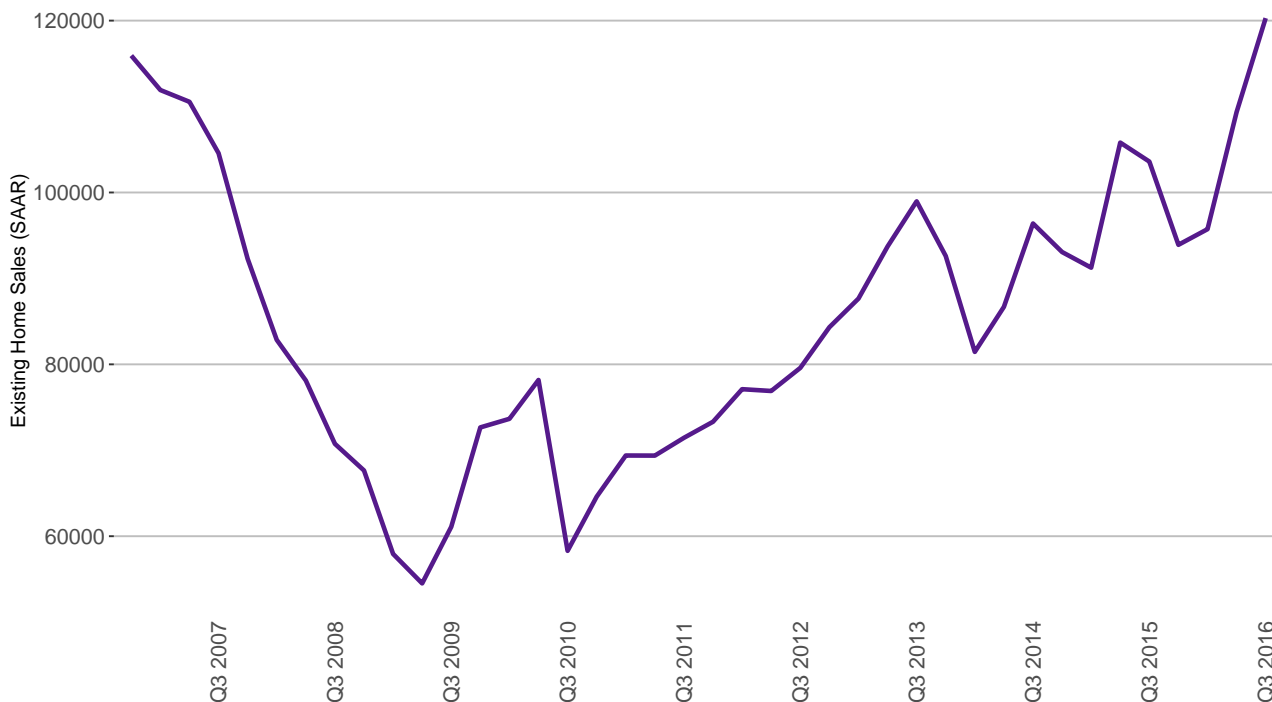
106,170

4,120

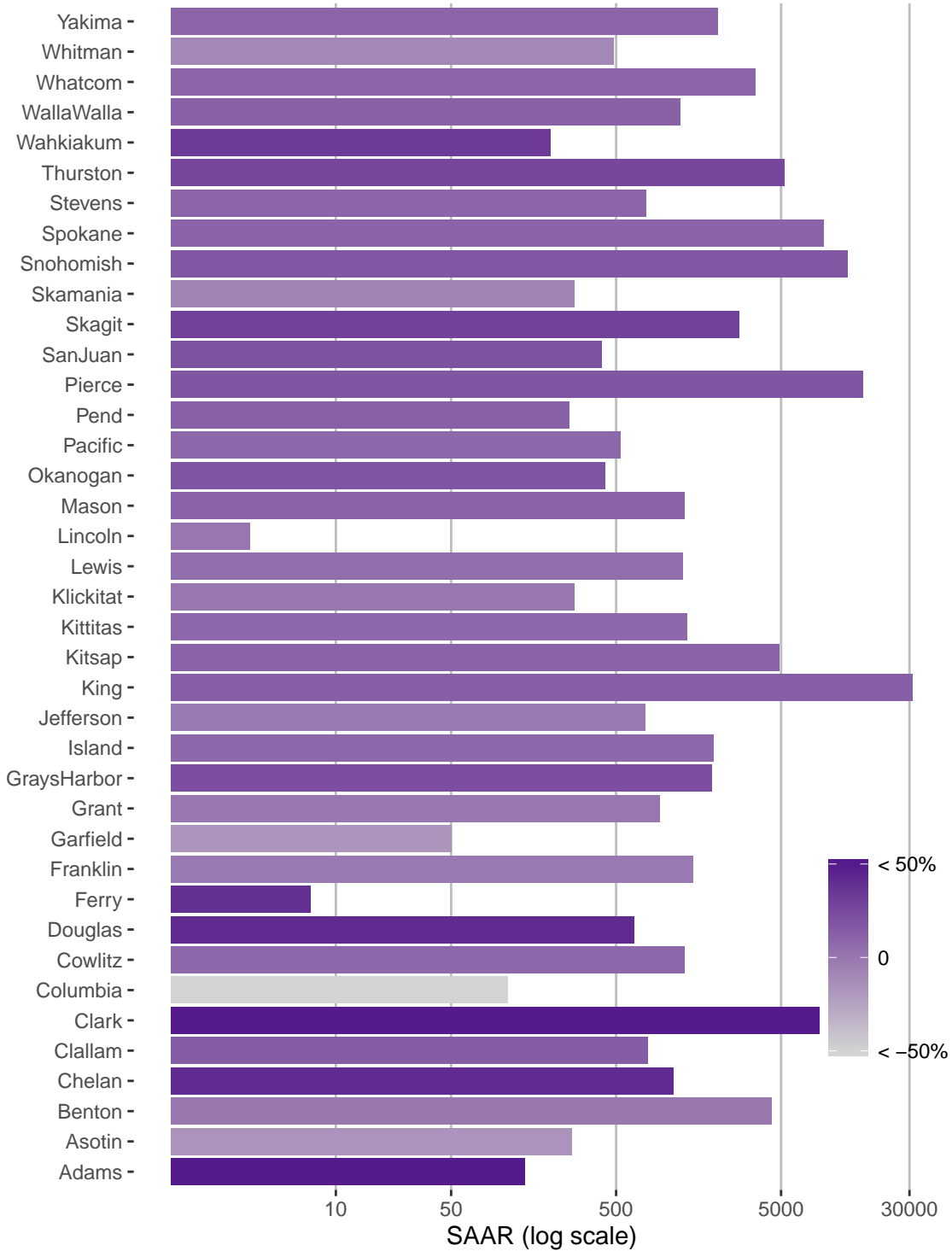
Largest quarter-over-quarter sales gain in absolute terms seen in **King** County.

Seasonally adjusted annual sales rate in the 17 Metropolitan Counties (**88.3** % of state total).

Ten year time trend (Q4 2006–Q3 2016)



SAAR & Yearly Change by Boundary



Housing Construction:

7,414

Number of building permits issued during the quarter.

31.2%

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

11.9%

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

54%

Decline in year-over-year multi-family permits (**3,034** fewer units).

6.5%

Decline in year-over-year single family permits (**336** additional units).

\$2,067,249,332

Total value of permits, (**12.1%** decline over last year, **18.3%** decline over last quarter).

\$1,429,966,910

Total value of single family permits, (**4.2%** decline over last year, **20.9%** decline over last quarter).

\$637,282,422

Total value of multi-family permits, (**25.8%** decline over last year, **11.6%** decline over last quarter).

\$296,121

Average value of permitted single family home, (**2.4%** increase from a year ago).

\$246,531

Average value of permitted multi-family home, (**61.4%** increase from a year ago).

17.8%

Greatest year-over-year increase in permits in a Metropolitan county, (**Benton** County, **44** additional units).

70.4%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**San Juan** County, **19** additional units).

4 of 6

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.

20 of 27

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.

↑

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

10, 24

Number of counties with year-over-year total permit value increases and decreases.

\$33,930,962

Largest year-over-year value increase seen in **Snohomish** county (**18.4%**).

2 of 8

Counties with more than \$50 Million in value that saw an increase greater than 10% compared to a year ago, (**Kitsap** and **Snohomish**).

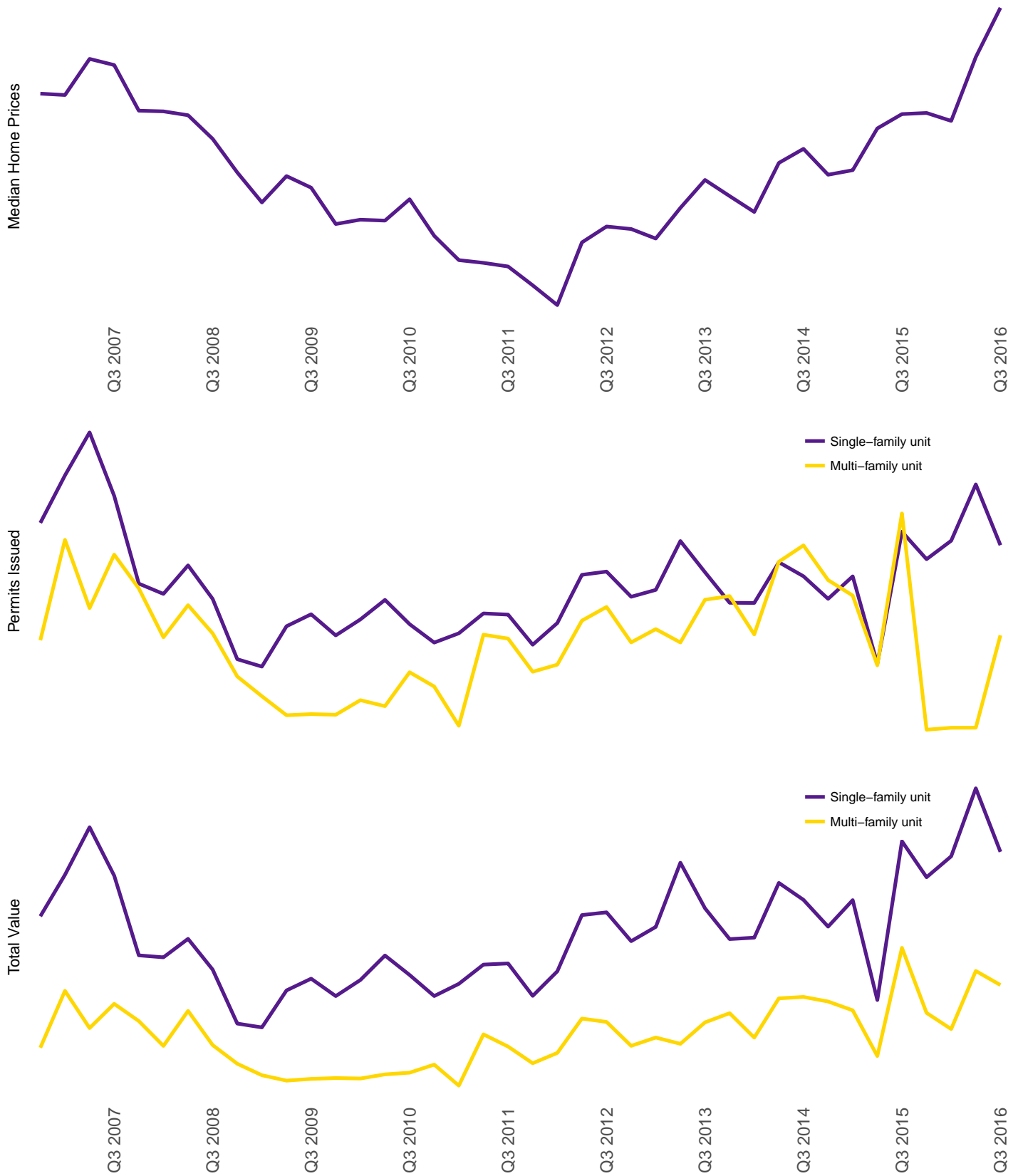
60.7%

Greatest percentage decline in year-over-year value, (**Cowlitz**).

42.7% & 68%

Value of permits in King County, and in the central Puget Sound, as compared to the state.

Ten year time trend (Q4 2006–Q3 2016)



Home Prices:

\$331,100

Median selling price of a single family home.

13.2%

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

9.4%

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

\$570,000

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

\$100,000

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

\$181,200

Lowest median price in a Metropolitan county seen in **Adams** County.

\$149,700–\$325,800

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

Three of Four

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

Eighteen of Thirty-five

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

10%, 6.9%, & 9.9%

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

Big Players

Increases for the five largest counties by sales volume:

King 16.1%

Pierce 12.3%

Snohomish 11.4%

Spokane 7.5%

Thurston 5.4%

Prices by Bedroom:

\$228,500

Median price for a 2-bedroom single family home, a **19.1%** year-over-year **increase**.

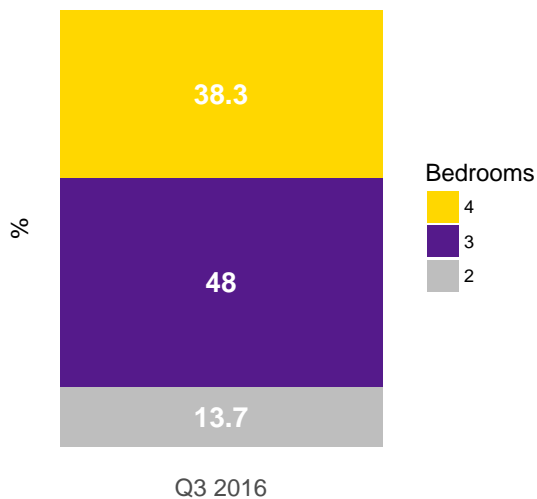
\$293,200

Median price for a 3-bedroom single family home, a **9%** year-over-year **increase**.

\$407,800

Median price for a 4-bedroom single family home, a **9.6%** year-over-year **increase**.

Sales by Number of Bedrooms



3 of 17

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

5.4%

Biggest decline in price of a 2-bedroom home in a Metropolitan county, seen in **Yakima** county (down to **\$100,900**).

Five

Number of Metropolitan counties with year-over-year price increases of 20% or more (**Benton, Franklin, Kitsap, Pierce** and **Skagit** counties).

One & One

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

Housing Affordability:

lower than a year ago.

93.4 & 131.4

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

4

Annual decrease in mortgage interest rate basis points (bps).

74.3

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

13.2%

Year-over-year increase in home prices.

15 of 39

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

Worse & Worse

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

130

Statewide all-buyer housing affordability index.

54 to 115.3

Range of values for first-time affordability among Metropolitan Counties. Low in **King** county, and high in **Benton** county.

75.1 to 319.1

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

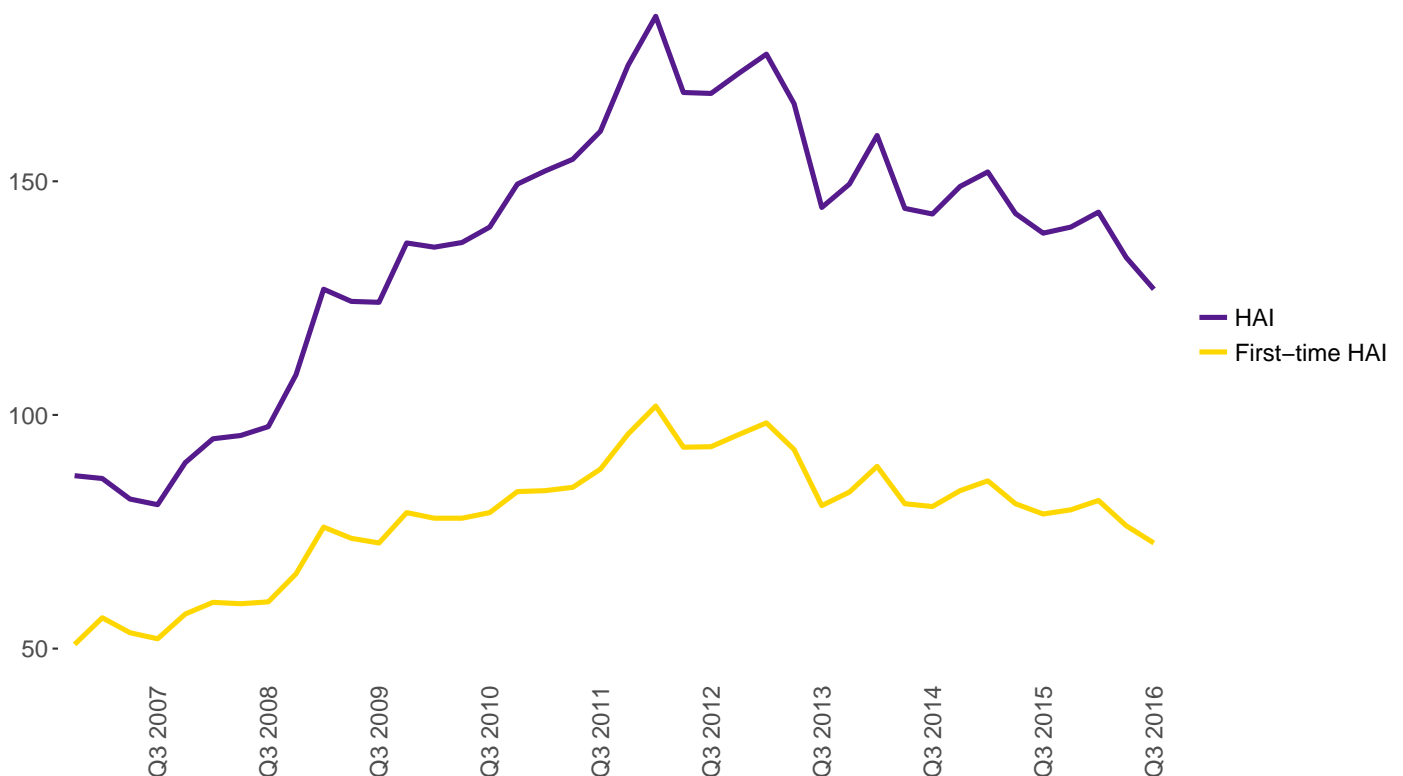
62.2 to 124.8

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

26 of 39

Number of counties with statewide all-buyer affordability

Ten year time trend (Q4 2006–Q3 2016)



Availability of Affordable Housing:

\$76,650

Statewide median family income

\$48,350 to \$94,750

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

\$61,724

Statewide median household income

\$25,628 to \$81,716

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

Available Inventory:

22,859

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

640 & 2,502

Increase from last quarter (0.9%), and **Decline** from last year (10.8%).

2,623 & 3,574

Largest available inventories seen in **Pierce** county, and **King** county. **Up 14.8%**, and **up 13.8%** from last quarter.

Four of Seven

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

84.1%

Largest relative increase in listings seen in **Skamania** county (81 units).

23 of 39

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

2.5%

Statewide inventory priced below \$80,000, **decreased** from 3.2% from a year ago.

11 of 39

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

0% & 0.3%

Homes in **King** and **San Juan** counties below \$80,000.

12.5%

Statewide inventory priced below \$160,000, **decreased** from 16.3% a year ago.

0.4% to 29/9%

Range of availability of homes below \$160,000 in Metropolitan counties. High in **Yakima** county.

22.3%

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

1 of 39

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

2.2

Month's supply of housing. **2.4** last quarter, and **2.8** last year.

1.5 to 68

Range of month's supply across the counties—low in several counties, high in **King** and **Columbia** counties.

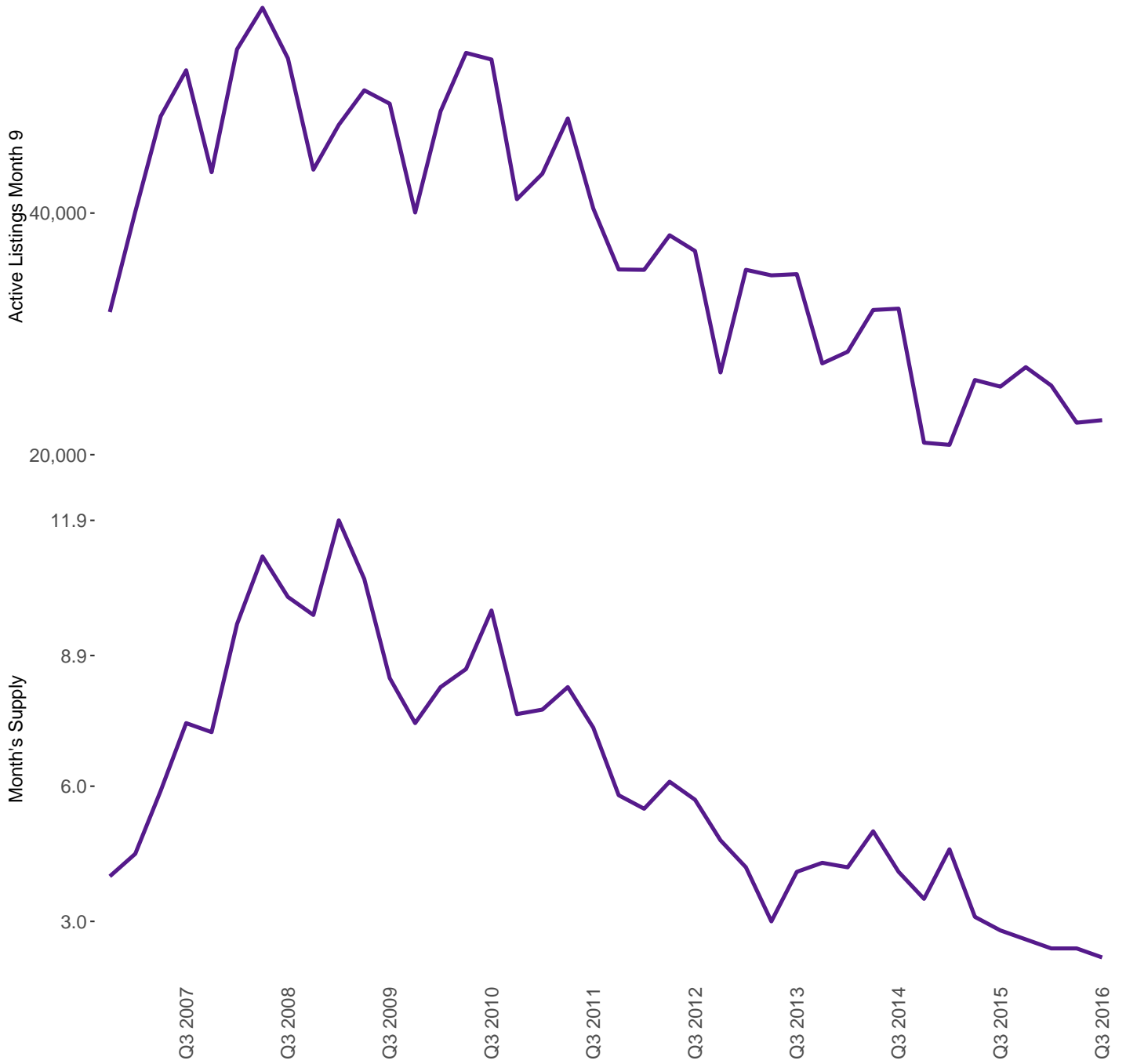
Three

Number of counties with less than five month's supply of homes priced over \$500,000 (**King**, **Snohomish**, and **Whitman**).

3 & 10

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 2006–Q3 2016)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Third Quarter 2016

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	140	7.7	75	0	0	\$152,900	17.6	177.6	102.2
Asotin	270	3.8	-15.6	0	-100	\$181,200	1.4	182.2	106.1
Benton	4,360	3.3	-0.9	291	17.8	\$225,000	11.4	175.2	115.3
Chelan	1,110	16.8	42.3	62	-16.2	\$285,400	1.6	140.7	79.2
Clallam	780	-35	14.7	34	-26.1	\$261,100	12.8	131.4	124.8
Clark	8,560	12.3	64.6	644	-19.6	\$300,700	12	143.3	84.2
Columbia	110	57.1	-78.8	0	0	\$137,500	-19.6	252.4	161.7
Cowlitz	1,290	-4.4	8.4	22	-31.2	\$204,000	8.5	171	101.4
Douglas	640	14.3	42.2	22	-62.7	\$256,500	4.7	152.2	81.8
Ferry	7	0	40	0	0	\$110,000	-31.2	250.3	92.9
Franklin	1,460	2.8	-1.4	115	17.3	\$225,000	11.4	175.2	55.2
Garfield	50	0	-16.7	0	0	\$181,200	1.4	163.7	115.9
Grant	920	3.4	0	50	-82	\$188,000	4.9	163.5	92.8
Grays Harbor	1,890	16.7	22.7	27	-54.2	\$149,700	4.2	205.3	119.4
Island	1,950	-11.8	8.3	78	-17	\$325,800	9.3	131.4	89.5
Jefferson	750	-6.2	-1.3	37	-11.9	\$320,700	7.8	116.8	71.1
King	31,380	15.1	14	3,095	-40.6	\$570,000	16.1	93.4	54
Kitsap	4,860	6.8	11.5	230	8.5	\$296,300	10.1	151.1	105.9
Kittitas	1,340	19.6	8.1	69	-4.2	\$263,500	9.5	141.3	64.6
Klickitat	280	7.7	0	20	-50	\$195,000	-13.3	149.8	90.4
Lewis	1,260	4.1	5	38	15.2	\$181,400	12.8	183.1	123.4
Lincoln	3	50	0	10	-23.1	\$100,000	33.3	319.1	244.3
Mason	1,290	18.3	11.2	36	0	\$202,500	16.5	175.3	62.2
Okanogan	430	16.2	19.4	24	-31.4	\$207,600	9.3	145.9	99.7
Pacific	530	-3.6	8.2	13	-27.8	\$148,500	-5.7	209.2	103.2
Pend Oreille	260	13	13	14	-22.2	\$160,000	5.8	177.7	95.4
Pierce	15,680	5.7	18.8	772	-8.9	\$285,600	12.3	147.6	72.4
San Juan	410	32.3	20.6	46	70.4	\$514,300	19.4	75.1	36.1
Skagit	2,770	11.2	29.4	64	-36	\$289,600	6.6	134.3	55.8
Skamania	280	-3.4	-6.7	14	-6.7	\$257,100	14.3	167.7	81.9
Snohomish	12,680	11.4	18.1	802	7.5	\$402,300	11.4	122.5	67.2
Spokane	9,080	12.1	11	328	-43.5	\$214,400	7.5	172.6	103.5
Stevens	760	11.8	10.1	11	-45	\$160,000	5.8	198.8	110.9
Thurston	5,240	9.6	26.6	215	-29	\$271,100	5.4	163.1	82.7
Wahkiakum	200	53.8	33.3	0	0	\$208,300	13.6	158	51.8
Walla Walla	1,220	74.3	11.9	21	-40	\$221,400	21.2	155	105.7
Whatcom	3,500	4.5	10.1	135	-68.5	\$316,900	8.5	126.8	71.8
Whitman	480	17.1	-9.4	12	-78.2	\$232,400	12.1	156.4	90.3
Yakima	2,070	8.9	10.1	63	-40	\$192,000	10.6	157.4	90.5
Statewide	120,290	10	16.1	7,414	-31.2	\$339,200	13.2	126.9	72.6

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

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

3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census.

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

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

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

EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	% Change by qtr	% Change by year
Adams	80	110	60	130	140	7.7	75
Asotin	320	290	310	260	270	3.8	-15.6
Benton	4,400	3,870	3,850	4,220	4,360	3.3	-0.9
Chelan	780	980	930	950	1,110	16.8	42.3
Clallam	680	560	640	1,200	780	-35	14.7
Clark	5,200	7,670	7,600	7,620	8,560	12.3	64.6
Columbia	520	30	10	70	110	57.1	-78.8
Cowlitz	1,190	1,320	1,210	1,350	1,290	-4.4	8.4
Douglas	450	530	520	560	640	14.3	42.2
Ferry	5	7	7	7	7	0	40
Franklin	1,480	1,300	1,290	1,420	1,460	2.8	-1.4
Garfield	60	60	60	50	50	0	-16.7
Grant	920	840	850	890	920	3.4	0
Grays Harbor	1,540	1,070	1,680	1,620	1,890	16.7	22.7
Island	1,800	1,630	1,670	2,210	1,950	-11.8	8.3
Jefferson	760	590	570	800	750	-6.2	-1.3
King	27,530	25,170	22,710	27,260	31,380	15.1	14
Kitsap	4,360	4,240	4,260	4,550	4,860	6.8	11.5
Kittitas	1,240	960	1,100	1,120	1,340	19.6	8.1
Klickitat	280	260	210	260	280	7.7	0
Lewis	1,200	950	910	1,210	1,260	4.1	5
Lincoln	3	4	3	2	3	50	0
Mason	1,160	1,050	1,020	1,090	1,290	18.3	11.2
Okanogan	360	400	430	370	430	16.2	19.4
Pacific	490	490	450	550	530	-3.6	8.2
Pend Oreille	230	240	230	230	260	13	13
Pierce	13,200	12,200	12,890	14,840	15,680	5.7	18.8
San Juan	340	270	280	310	410	32.3	20.6
Skagit	2,140	1,870	1,860	2,490	2,770	11.2	29.4
Skamania	300	240	140	290	280	-3.4	-6.7
Snohomish	10,740	9,710	9,650	11,380	12,680	11.4	18.1
Spokane	8,180	4,760	7,290	8,100	9,080	12.1	11
Stevens	690	700	670	680	760	11.8	10.1
Thurston	4,140	3,700	4,380	4,780	5,240	9.6	26.6
Wahkiakum	150	140	50	130	200	53.8	33.3
Walla Walla	1,090	600	850	700	1,220	74.3	11.9
Whatcom	3,180	2,770	3,030	3,350	3,500	4.5	10.1
Whitman	530	510	360	410	480	17.1	-9.4
Yakima	1,880	1,820	1,700	1,900	2,070	8.9	10.1
Statewide	103,598	93,911	95,730	109,359	120,290	10	16.1

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	% Change by qtr	% Change by year
Adams	20	20	10	30	40	-69.2	-50
Asotin	80	70	70	70	70	-73.1	-78.1
Benton	1,220	940	780	1,170	1,210	-71.3	-72.5
Chelan	220	250	180	260	320	-66.3	-59
Clallam	200	140	130	310	230	-80.8	-66.2
Clark	1,460	1,800	1,580	2,110	2,410	-68.4	-53.7
Columbia	140	6	3	20	30	-57.1	-94.2
Cowlitz	330	310	250	370	360	-73.3	-69.7
Douglas	130	130	100	150	190	-66.1	-57.8
Ferry	2	2	1	2	2	-71.4	-60
Franklin	410	320	260	390	410	-71.1	-72.3
Garfield	20	10	10	10	10	-80	-83.3
Grant	270	200	150	250	270	-69.7	-70.7
Grays Harbor	410	280	340	430	510	-68.5	-66.9
Island	560	400	300	570	610	-72.4	-66.1
Jefferson	210	160	120	200	210	-73.8	-72.4
King	7,770	6,030	4,450	7,690	8,850	-67.5	-67.9
Kitsap	1,250	1,030	840	1,240	1,390	-69.5	-68.1
Kittitas	370	260	190	290	390	-65.2	-68.5
Klickitat	80	70	40	70	80	-69.2	-71.4
Lewis	330	240	190	320	350	-71.1	-70.8
Lincoln	1	1	1	1	1	-50	-66.7
Mason	340	240	210	300	370	-66.1	-68.1
Okanogan	120	90	70	100	150	-59.5	-58.3
Pacific	140	130	100	130	150	-72.7	-69.4
Pend Oreille	70	60	40	60	80	-65.2	-65.2
Pierce	3,660	2,990	2,720	3,950	4,350	-70.7	-67
San Juan	100	80	60	70	110	-64.5	-67.6
Skagit	590	460	380	670	770	-69.1	-64
Skamania	80	60	30	70	80	-72.4	-73.3
Snohomish	2,960	2,340	2,000	3,150	3,490	-69.3	-67.5
Spokane	2,360	1,160	1,310	2,320	2,620	-67.7	-68
Stevens	200	180	130	180	220	-67.6	-68.1
Thurston	1,160	930	850	1,320	1,470	-69.2	-64.5
Wahkiakum	30	30	10	40	40	-69.2	-73.3
Walla Walla	320	160	150	190	350	-50	-67.9
Whatcom	930	680	570	910	1,030	-69.3	-67.6
Whitman	160	90	60	150	140	-65.9	-73.6
Yakima	510	460	340	520	570	-70	-69.7
Statewide	29,213	22,809	19,025	30,083	33,933	-69	-67.2

EXISTING HOME SALES

State of Washington and Counties

Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change by year
Adams	150	170	120	90	100	90	-10
Asotin	260	190	190	220	240	320	33.3
Benton	2,590	2,500	2,560	2,940	3,050	4,030	32.1
Chelan	570	570	730	810	550	740	34.5
Clallam	720	710	710	950	810	630	-22.2
Clark	4,900	5,100	5,420	6,560	6,410	6,620	3.3
Columbia	80	70	70	110	90	190	111.1
Cowlitz	740	810	790	1,060	1,050	1,240	18.1
Douglas	280	320	340	460	380	430	13.2
Ferry	0	0	4	5	5	6	20
Franklin	870	840	860	990	1,020	1,350	32.4
Garfield	50	40	40	40	50	60	20
Grant	630	700	590	980	830	870	4.8
Grays Harbor	980	1,260	950	1,130	1,310	1,360	3.8
Island	1,220	990	1,110	1,870	1,570	1,750	11.5
Jefferson	300	320	410	510	560	640	14.3
King	18,110	19,770	21,920	25,650	25,180	26,370	4.7
Kitsap	2,750	2,620	2,940	3,650	3,920	3,780	-3.6
Kittitas	610	590	880	840	880	1,090	23.9
Klickitat	120	180	190	230	240	270	12.5
Lewis	600	660	870	1,110	910	1,010	11
Lincoln	4	7	4	2	7	3	-57.1
Mason	600	640	700	830	1,030	1,030	0
Okanogan	230	200	280	330	340	390	14.7
Pacific	350	260	280	360	400	480	20
Pend	170	180	190	270	210	240	14.3
Pierce	8,290	9,250	8,980	11,230	11,450	12,710	11
San Juan	170	140	230	310	310	300	-3.2
Skagit	1,200	1,520	1,350	1,760	1,840	2,010	9.2
Skamania	150	120	160	210	210	220	4.8
Snohomish	9,190	7,900	8,480	9,430	9,240	10,150	9.8
Spokane	4,750	4,470	3,330	6,190	7,600	7,040	-7.4
Stevens	500	520	570	790	630	710	12.7
Thurston	2,990	4,320	2,910	6,270	3,620	3,950	9.1
Wahkiakum	60	40	80	50	140	120	-14.3
Walla Walla	550	510	560	660	710	720	1.4
Whatcom	2,010	2,530	2,190	3,360	2,690	3,050	13.4
Whitman	220	260	300	400	330	1,860	463.6
Yakima	1,370	1,240	1,310	1,520	1,670	1,850	10.8
Statewide	69,334	72,517	73,598	94,177	91,582	99,679	8.8

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

MEDIAN HOME PRICES

State of Washington and Counties

Time Trend

County	Q3 2015	Q4 2015	2015 Annual	Q1 2016	Q2 2016	Q3 2016	% Change by year
Adams	\$130,000	\$292,400	\$140,800	\$292,400	\$153,300	152900	17.6
Asotin	\$178,700	\$292,400	\$170,300	\$292,400	\$182,500	181200	1.4
Benton	\$201,900	\$292,400	\$201,200	\$292,400	\$225,300	225000	11.4
Chelan	\$280,900	\$292,400	\$269,200	\$292,400	\$270,200	285400	1.6
Clallam	\$231,400	\$292,400	\$219,300	\$292,400	\$259,500	261100	12.8
Clark	\$268,600	\$292,400	\$262,900	\$292,400	\$293,400	300700	12
Columbia	\$171,000	\$292,400	\$166,900	\$292,400	\$150,000	137500	-19.6
Cowlitz	\$188,100	\$292,400	\$179,100	\$292,400	\$207,400	204000	8.5
Douglas	\$245,000	\$292,400	\$238,300	\$292,400	\$253,900	256500	4.7
Ferry	\$160,000	\$292,400	\$127,500	\$292,400	\$100,000	110000	-31.2
Franklin	\$201,900	\$292,400	\$201,200	\$292,400	\$225,300	225000	11.4
Garfield	\$178,700	\$292,400	\$170,300	\$292,400	\$182,500	181200	1.4
Grant	\$179,300	\$292,400	\$165,500	\$292,400	\$189,200	188000	4.9
Grays Harbor	\$143,700	\$292,400	\$138,800	\$292,400	\$154,800	149700	4.2
Island	\$298,000	\$292,400	\$290,700	\$292,400	\$318,800	325800	9.3
Jefferson	\$297,400	\$292,400	\$276,300	\$292,400	\$325,000	320700	7.8
King	\$491,000	\$292,400	\$486,100	\$292,400	\$568,400	570000	16.1
Kitsap	\$269,200	\$292,400	\$260,300	\$292,400	\$292,100	296300	10.1
Kittitas	\$240,600	\$292,400	\$243,700	\$292,400	\$246,300	263500	9.5
Klickitat	\$225,000	\$292,400	\$204,900	\$292,400	\$275,000	195000	-13.3
Lewis	\$160,800	\$292,400	\$158,800	\$292,400	\$179,200	181400	12.8
Lincoln	\$75,000	\$292,400	\$80,000	\$292,400	\$65,000	1e+05	33.3
Mason	\$173,800	\$292,400	\$170,500	\$292,400	\$191,300	202500	16.5
Okanogan	\$190,000	\$292,400	\$167,400	\$292,400	\$169,200	207600	9.3
Pacific	\$157,500	\$292,400	\$141,600	\$292,400	\$145,000	148500	-5.7
Pend Oreille	\$151,200	\$292,400	\$150,400	\$292,400	\$161,200	160000	5.8
Pierce	\$254,300	\$292,400	\$251,000	\$292,400	\$279,400	285600	12.3
San Juan	\$430,800	\$292,400	\$445,700	\$292,400	\$420,800	514300	19.4
Skagit	\$271,700	\$292,400	\$257,800	\$292,400	\$296,600	289600	6.6
Skamania	\$225,000	\$292,400	\$217,600	\$292,400	\$220,000	257100	14.3
Snohomish	\$361,100	\$292,400	\$358,900	\$292,400	\$389,800	402300	11.4
Spokane	\$199,400	\$292,400	\$192,200	\$292,400	\$209,500	214400	7.5
Stevens	\$151,200	\$292,400	\$150,400	\$292,400	\$161,200	160000	5.8
Thurston	\$257,100	\$292,400	\$246,800	\$292,400	\$268,000	271100	5.4
Wahkiakum	\$183,300	\$292,400	\$167,500	\$292,400	\$208,300	208300	13.6
Walla Walla	\$182,700	\$292,400	\$185,800	\$292,400	\$208,000	221400	21.2
Whatcom	\$292,200	\$292,400	\$289,600	\$292,400	\$299,800	316900	8.5
Whitman	\$207,400	\$292,400	\$204,700	\$292,400	\$236,000	232400	12.1
Yakima	\$173,600	\$292,400	\$166,800	\$292,400	\$184,200	192000	10.6
Statewide	\$292,400	\$292,400	\$286,200	\$292,400	\$292,400	331100	13.2

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Third Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	2015	2016	% Change	2015	2016	% Change	2015	2016	% Change
Adams	\$35,000	\$85,000	142.9	\$143,300	\$162,000	13	\$190,000	\$212,500	11.8
Asotin	\$122,000	\$116,000	-4.9	\$178,400	\$177,100	-0.7	\$223,700	\$229,400	2.5
Benton	\$104,400	\$126,500	21.2	\$184,400	\$202,500	9.8	\$261,000	\$276,200	5.8
Chelan	\$197,500	\$195,000	-1.3	\$272,800	\$281,500	3.2	\$361,500	\$355,000	-1.8
Clallam	\$205,600	\$216,700	5.4	\$238,600	\$277,500	16.3	\$250,000	\$262,500	5
Clark	\$193,200	\$220,500	14.1	\$240,500	\$276,400	14.9	\$343,100	\$372,900	8.7
Columbia	\$122,900	\$55,000	-55.2	\$168,600	\$145,000	-14	\$225,000	\$200,000	-11.1
Cowlitz	\$121,100	\$121,500	0.3	\$189,400	\$204,500	8	\$227,800	\$277,300	21.7
Douglas	\$166,700	\$170,000	2	\$241,300	\$242,100	0.3	\$312,500	\$350,000	12
Ferry	\$50,000	\$170,000	240	\$170,000	\$110,000	-35.3	\$450,000	\$95,000	-78.9
Franklin	\$104,400	\$126,500	21.2	\$184,400	\$202,500	9.8	\$261,000	\$276,200	5.8
Garfield	\$122,000	\$116,000	-4.9	\$178,400	\$177,100	-0.7	\$223,700	\$229,400	2.5
Grant	\$130,000	\$135,000	3.8	\$166,100	\$171,700	3.4	\$227,300	\$238,100	4.8
Grays Harbor	\$108,600	\$131,200	20.8	\$152,700	\$162,200	6.2	\$185,000	\$151,000	-18.4
Island	\$290,000	\$325,900	12.4	\$290,300	\$310,700	7	\$345,800	\$370,000	7
Jefferson	\$286,400	\$273,100	-4.6	\$298,400	\$353,300	18.4	\$340,000	\$412,500	21.3
King	\$381,900	\$433,800	13.6	\$442,300	\$494,100	11.7	\$610,500	\$716,700	17.4
Kitsap	\$181,200	\$221,000	22	\$263,800	\$297,900	12.9	\$325,800	\$356,600	9.5
Kittitas	\$156,000	\$236,400	51.5	\$265,500	\$260,700	-1.8	\$270,000	\$290,000	7.4
Klickitat	\$110,000	\$126,000	14.5	\$228,100	\$258,300	13.2	\$350,000	\$300,000	-14.3
Lewis	\$113,000	\$128,500	13.7	\$172,900	\$203,200	17.5	\$213,600	\$201,900	-5.5
Lincoln	\$40,000	\$55,000	37.5	\$77,500	\$130,000	67.7	\$85,000	\$110,000	29.4
Mason	\$156,200	\$150,000	-4	\$181,900	\$221,700	21.9	\$212,500	\$271,400	27.7
Okanogan	\$175,000	\$178,000	1.7	\$178,300	\$202,100	13.3	\$210,000	\$254,200	21
Pacific	\$125,600	\$132,100	5.2	\$180,000	\$163,300	-9.3	\$281,200	\$197,500	-29.8
Pend Oreille	\$123,300	\$123,300	0	\$155,000	\$173,700	12.1	\$225,000	\$204,200	-9.2
Pierce	\$160,200	\$196,600	22.7	\$239,000	\$268,600	12.4	\$306,500	\$337,100	10
San Juan	\$377,800	\$418,700	10.8	\$500,000	\$566,700	13.3	\$500,000	\$1,041,700	108.3
Skagit	\$177,300	\$214,800	21.2	\$270,300	\$288,000	6.5	\$320,000	\$352,400	10.1
Skamania	\$216,700	\$190,000	-12.3	\$233,300	\$250,000	7.2	\$225,000	\$350,000	55.6
Snohomish	\$232,700	\$271,800	16.8	\$326,100	\$360,600	10.6	\$436,000	\$478,700	9.8
Spokane	\$118,900	\$121,200	1.9	\$181,300	\$190,000	4.8	\$238,900	\$249,800	4.6
Stevens	\$123,300	\$123,300	0	\$155,000	\$173,700	12.1	\$225,000	\$204,200	-9.2
Thurston	\$192,700	\$228,000	18.3	\$240,500	\$253,000	5.2	\$295,100	\$316,300	7.2
Wahkiakum	\$67,500	\$0	-100	\$190,000	\$208,300	9.6	\$225,000	\$0	-100
Walla Walla	\$116,700	\$139,000	19.1	\$188,200	\$208,000	10.5	\$198,700	\$253,800	27.7
Whatcom	\$208,300	\$218,900	5.1	\$289,300	\$316,600	9.4	\$359,300	\$385,700	7.3
Whitman	\$91,700	\$130,000	41.8	\$183,300	\$223,400	21.9	\$275,000	\$278,300	1.2
Yakima	\$106,700	\$100,900	-5.4	\$172,600	\$191,200	10.8	\$255,200	\$263,900	3.4
Statewide	\$191,900	\$228,500	19.1	\$268,900	\$293,200	9	\$372,100	\$407,800	9.6

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Third Quarter 2016

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
Adams	\$152,900	3.76	\$567	\$48,350	177.6	\$559	\$39,198	102.2
Asotin	\$181,200	3.76	\$672	\$58,800	182.2	\$663	\$48,212	106.1
Benton	\$225,000	3.76	\$835	\$70,175	175.2	\$823	\$65,027	115.3
Chelan	\$285,400	3.76	\$1,059	\$71,500	140.7	\$1,044	\$56,641	79.2
Clallam	\$261,100	3.76	\$969	\$61,100	131.4	\$955	\$81,716	124.8
Clark	\$300,700	3.76	\$1,115	\$76,750	143.3	\$1,100	\$63,458	84.2
Columbia	\$137,500	3.76	\$510	\$61,800	252.4	\$503	\$55,761	161.7
Cowlitz	\$204,000	3.76	\$757	\$62,100	171	\$746	\$51,879	101.4
Douglas	\$256,500	3.76	\$951	\$69,525	152.2	\$938	\$52,586	81.8
Ferry	\$110,000	3.76	\$408	\$49,025	250.3	\$402	\$25,628	92.9
Franklin	\$225,000	3.76	\$835	\$70,175	175.2	\$823	\$31,129	55.2
Garfield	\$181,200	3.76	\$672	\$52,825	163.7	\$663	\$52,657	115.9
Grant	\$188,000	3.76	\$697	\$54,725	163.5	\$687	\$43,727	92.8
Grays Harbor	\$149,700	3.76	\$555	\$54,725	205.3	\$547	\$44,826	119.4
Island	\$325,800	3.76	\$1,209	\$76,250	131.4	\$1,191	\$73,077	89.5
Jefferson	\$320,700	3.76	\$1,190	\$66,675	116.8	\$1,173	\$57,158	71.1
King	\$570,000	3.76	\$2,114	\$94,750	93.4	\$2,084	\$77,231	54
Kitsap	\$296,300	3.76	\$1,099	\$79,725	151.1	\$1,083	\$78,649	105.9
Kittitas	\$263,500	3.76	\$977	\$66,275	141.3	\$964	\$42,658	64.6
Klickitat	\$195,000	3.76	\$723	\$52,025	149.8	\$713	\$44,225	90.4
Lewis	\$181,400	3.76	\$673	\$59,125	183.1	\$663	\$56,120	123.4
Lincoln	\$100,000	3.76	\$371	\$56,825	319.1	\$366	\$61,245	244.3
Mason	\$202,500	3.76	\$751	\$63,200	175.3	\$740	\$31,604	62.2
Okanogan	\$207,600	3.76	\$770	\$53,925	145.9	\$759	\$51,873	99.7
Pacific	\$148,500	3.76	\$551	\$55,325	209.2	\$543	\$38,427	103.2
Pend Oreille	\$160,000	3.76	\$594	\$50,625	177.7	\$585	\$38,290	95.4
Pierce	\$285,600	3.76	\$1,059	\$75,075	147.6	\$1,044	\$51,843	72.4
San Juan	\$514,300	3.76	\$1,908	\$68,800	75.1	\$1,881	\$46,574	36.1
Skagit	\$289,600	3.76	\$1,074	\$69,275	134.3	\$1,059	\$40,493	55.8
Skamania	\$257,100	3.76	\$954	\$76,750	167.7	\$940	\$52,766	81.9
Snohomish	\$402,300	3.76	\$1,492	\$87,775	122.5	\$1,471	\$67,809	67.2
Spokane	\$214,400	3.76	\$795	\$65,900	172.6	\$784	\$55,616	103.5
Stevens	\$160,000	3.76	\$594	\$56,625	198.8	\$585	\$44,481	110.9
Thurston	\$271,100	3.76	\$1,006	\$78,750	163.1	\$991	\$56,217	82.7
Wahkiakum	\$208,300	3.76	\$773	\$58,600	158	\$762	\$27,044	51.8
Walla Walla	\$221,400	3.76	\$821	\$61,100	155	\$810	\$58,685	105.7
Whatcom	\$316,900	3.76	\$1,176	\$71,550	126.8	\$1,159	\$57,090	71.8
Whitman	\$232,400	3.76	\$862	\$64,700	156.4	\$850	\$52,600	90.3
Yakima	\$192,000	3.76	\$712	\$53,825	157.4	\$702	\$43,551	90.5
Statewide	\$331,100	3.76	\$1,228	\$76,650	130	\$1,211	\$61,724	74.3

Source: Runstad Center Estimates

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

All loans are assumed to be 30 year loans.

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

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

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

County	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016
Adams	208	252	177	168	197	202	231	175	178
Asotin	176	196	204	183	174	182	193	178	182
Benton	187	184	205	185	184	180	175	172	175
Chelan	136	148	144	135	131	146	153	146	141
Clallam	149	162	156	153	140	152	147	130	131
Clark	155	158	170	155	151	153	149	145	143
Columbia	228	257	207	208	191	473	134	228	252
Cowlitz	196	194	200	182	175	187	186	166	171
Douglas	146	146	161	146	146	157	152	151	152
Ferry	211	424	375	203	162	181	312	271	250
Franklin	187	184	205	185	184	180	175	172	175
Garfield	158	176	183	164	156	164	173	160	164
Grant	172	178	184	179	161	194	176	160	164
Grays Harbor	221	227	271	209	201	189	210	196	205
Island	145	141	160	144	135	132	139	132	131
Jefferson	131	122	148	138	118	123	121	114	117
King	106	109	113	103	102	103	86	92	93
Kitsap	164	170	182	163	156	160	158	151	151
Kittitas	146	159	150	145	146	144	139	149	141
Klickitat	151	138	147	117	122	186	132	105	150
Lewis	191	193	204	203	195	199	204	183	183
Lincoln	356	370	436	361	401	358	280	484	319
Mason	199	207	235	195	192	192	198	183	175
Okanogan	190	165	190	195	150	160	180	176	146
Pacific	251	220	248	194	186	206	228	211	209
Pend Oreille	182	177	217	154	177	194	179	174	178
Pierce	165	168	172	159	156	150	159	149	148
San Juan	78	83	73	93	85	78	63	91	75
Skagit	153	145	152	153	135	136	143	129	134
Skamania	169	213	294	214	180	157	166	193	168
Snohomish	135	137	136	130	128	119	127	125	122
Spokane	184	193	196	186	175	185	185	174	173
Stevens	204	198	243	172	198	217	200	194	199
Thurston	171	174	183	172	162	170	172	163	163
Wahkiakum	142	1015	419	181	169	146	141	156	158
Walla Walla	171	184	273	167	177	181	164	163	155
Whatcom	132	136	140	131	129	128	126	132	127
Whitman	154	175	177	170	165	173	169	152	156
Yakima	169	172	183	171	164	176	164	162	157
Statewide	143	150	154	145	139	120	143	134	130

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 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016
Adams	126	151	106	100	116	119	135	101	102
Asotin	98	110	115	104	99	104	111	103	106
Benton	123	121	135	121	121	118	115	114	115
Chelan	77	83	81	76	74	82	86	82	79
Clallam	113	127	126	127	120	134	133	121	125
Clark	88	90	98	89	87	89	87	85	84
Columbia	131	150	123	125	116	292	84	144	162
Cowlitz	110	109	113	104	100	109	109	98	101
Douglas	81	81	88	80	80	85	82	81	82
Ferry	96	188	162	86	67	73	122	104	93
Franklin	79	75	81	70	68	64	60	57	55
Garfield	108	120	126	114	109	114	122	113	116
Grant	99	103	106	103	92	111	101	91	93
Grays Harbor	126	130	155	120	116	109	122	114	119
Island	90	89	102	93	88	87	93	89	90
Jefferson	74	70	86	80	70	73	73	69	71
King	59	62	64	58	58	59	49	53	54
Kitsap	104	109	118	107	104	108	108	105	106
Kittitas	68	74	69	67	67	66	64	68	65
Klickitat	92	84	90	72	74	113	80	63	90
Lewis	115	117	126	127	124	129	134	122	123
Lincoln	247	260	310	260	292	265	209	366	244
Mason	88	89	99	80	77	75	75	67	62
Okanogan	116	102	119	124	97	105	120	119	100
Pacific	126	110	124	96	92	102	113	104	103
Pend Oreille	100	96	118	83	96	105	96	94	95
Pierce	86	87	88	81	79	75	79	74	72
San Juan	41	43	37	47	42	39	31	44	36
Skagit	75	70	72	71	61	60	62	55	56
Skamania	84	105	145	106	89	77	81	94	82
Snohomish	74	75	75	71	70	66	70	68	67
Spokane	105	112	114	109	103	109	110	104	104
Stevens	112	109	134	95	110	120	111	108	111
Thurston	92	93	97	91	85	88	88	83	83
Wahkiakum	62	425	170	71	64	54	50	53	52
Walla Walla	108	117	176	108	116	120	110	110	106
Whatcom	73	76	78	73	72	72	71	75	72
Whitman	76	88	91	89	88	95	94	86	90
Yakima	97	99	106	99	94	101	94	93	90
Statewide	80	85	87	82	79	68	82	76	74

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 2016

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	18.4	65.8	86.8	100
Asotin	2.4	23.9	63	96.9
Benton	3.8	15.9	42.9	90.4
Chelan	1.3	8.8	31	76.7
Clallam	2	10.3	25	70.3
Clark	0.6	2.8	16.2	67.1
Columbia	5.7	24.4	57	88.3
Cowlitz	4	22	49.5	91.9
Douglas	2.9	7.6	30.6	87.1
Ferry	15.3	49.2	78	94.9
Franklin	3.8	15.9	42.9	90.4
Garfield	2.4	23.9	63	96.9
Grant	4.4	27.4	58	91.9
Grays Harbor	13	37.1	65.7	90.2
Island	0.4	2.1	4.9	52.5
Jefferson	4.2	12.3	21.7	64.2
King	0	0.4	3	37
Kitsap	0.7	5.8	25.3	70.5
Kittitas	1.1	7.5	22.8	60.1
Klickitat	6.3	20.4	43.5	76.4
Lewis	5.9	31.4	59.8	89.5
Lincoln	33.3	55.6	81.5	96.3
Mason	5.5	24.8	53.2	88
Okanogan	4.1	22.3	46.3	85.9
Pacific	8.9	41.1	65.4	91.1
Pend Oreille	8.1	38.5	64	92.8
Pierce	0.3	5.3	26.1	76.2
San Juan	0.3	0.6	5.4	29.4
Skagit	2.4	7.7	25.5	70.3
Skamania	4.9	23.5	50.6	95.1
Snohomish	0.4	2.4	9	63.3
Spokane	3.6	26.6	56	89.1
Stevens	8.1	38.5	64	92.8
Thurston	1.1	6.2	26.7	86.1
Wahkiakum				
Walla Walla	5.7	26.6	59.2	90.5
Whatcom	3.4	7.1	19.5	66
Whitman	6.6	24	56.2	99.2
Yakima	6.1	29.9	58.8	93.5
Statewide	2.5	12.5	30.7	72.1

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Third Quarters

County	2010	2011	2012	2013	2014	2015	2016	% Change
Adams	0	0	74	80	56	51	38	-25.5
Asotin	0	0	401	344	333	315	289	-8.3
Benton	1,538	1,726	1,885	1,782	1,313	1,158	1,012	-12.6
Chelan	0	0	513	495	281	290	464	60
Clallam	767	741	630	598	339	264	300	13.6
Clark	3,538	2,868	2,336	2,468	188	1,316	1,156	-12.2
Columbia	0	0	509	0	25	452	402	-11.1
Cowlitz	0	0	513	462	494	375	273	-27.2
Douglas	0	0	179	175	117	116	170	46.6
Ferry	0	0	0	76	90	66	59	-10.6
Franklin	1,538	1,726	1,885	1,782	1,313	1,158	1,012	-12.6
Garfield	0	0	401	344	333	315	289	-8.3
Grant	0	0	560	503	526	445	383	-13.9
Grays Harbor	0	0	799	757	712	567	501	-11.6
Island	0	0	824	790	678	545	486	-10.8
Jefferson	0	0	476	428	437	308	212	-31.2
King	0	0	4,999	4,933	4,945	3,416	3,574	4.6
Kitsap	0	0	1,476	1,447	1,307	931	880	-5.5
Kittitas	0	0	490	467	511	380	268	-29.5
Klickitat	246	262	226	234	187	181	191	5.5
Lewis	0	0	722	739	656	530	373	-29.6
Lincoln	0	0	52	47	41	37	27	-27
Mason	0	0	785	766	642	525	440	-16.2
Okanogan	0	0	440	497	508	452	391	-13.5
Pacific	0	0	397	422	388	278	246	-11.5
Pend Oreille	0	0	552	554	499	405	447	10.4
Pierce	0	0	3,433	3,485	3,691	2,893	2,623	-9.3
San Juan	0	0	405	428	397	402	316	-21.4
Skagit	0	0	842	847	691	579	509	-12.1
Skamania	105	91	97	89	74	53	81	52.8
Snohomish	0	0	1,869	2,278	2,502	2,025	1,740	-14.1
Spokane	3,990	3,558	3,226	3,004	3,015	2,562	2,058	-19.7
Stevens	0	0	552	554	499	405	447	10.4
Thurston	0	0	1,219	1,284	1,280	1,045	993	-5
Wahkiakum	0	0	0	0	0	0	0	0
Walla Walla	0	0	509	542	540	452	402	-11.1
Whatcom	0	0	1,304	1,304	1,308	993	744	-25.1
Whitman	0	0	172	167	156	149	121	-18.8
Yakima	1,213	1,200	860	949	965	805	690	-14.3
Statewide	11,397	10,446	33,774	33,441	29,892	25,361	22,859	-9.9

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

September 2016

County	Under \$80,000	\$80,000- \$159,999	\$160,000- \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	Market 2015	Market 2014
Adams	4.2	4.3	2.2	6	NA	3.7	8.7	8.3
Asotin	2	3.2	4.8	6.7	5.8	4.6	4.3	6.9
Benton	2	1.9	1.6	3.1	7.7	2.4	2.7	4.1
Chelan	4.1	5.7	4.4	4.9	NA	5.5	4.9	7.6
Clallam	10.4	2.4	2.6	4.7	22.8	4.9	5	5.7
Clark	1.8	2.6	1.1	1.4	5.6	1.8	3.3	0.3
Columbia	14.8	30.1	105.3	202.6	NA	68	15.6	5
Cowlitz	1.6	2.3	1.8	4.2	24.6	2.8	4.2	5.7
Douglas	4.4	2.6	2.1	4.2	NA	3.6	3.5	3.9
Ferry	7.9	35.1	11.9	NA	NA	18.8	29	158.1
Franklin	2	1.9	1.6	3.1	7.7	2.4	2.7	4.1
Garfield	2	3.2	4.8	6.7	5.8	4.6	4.3	6.9
Grant	3	4.4	5	7.5	27.4	5.7	6.7	8.9
Grays Harbor	2.8	3.5	4.8	7.9	52.8	4.8	6.7	9.2
Island	NA	1.8	0.5	2.8	8.7	3.5	4.2	6
Jefferson	10	3.5	1.9	3	7.7	3.8	5.5	10.2
King	NA	1.6	1.3	1.4	1.5	1.5	1.6	2.4
Kitsap	1.1	2.5	1.9	2.1	5	2.5	2.9	4.4
Kittitas	10.6	2.2	1.5	3.3	8.6	3.4	5.3	10.2
Klickitat	5.2	4.2	19	10.4	17.3	9.7	9.1	9.9
Lewis	2.6	3.4	3.2	5	32.5	4	5.9	8.7
Lincoln	6.3	4.2	12.2	NA	NA	7.8	12.9	15.9
Mason	2.7	3.4	3.9	5.3	10.6	4.4	5.9	7
Okanogan	5	9.2	9.5	16	36.3	12.2	17.2	22.5
Pacific	3	5.5	5.6	10.1	74	6.3	7.8	11.4
Pend Oreille	7	9.8	9.8	19.7	NA	11.7	11.7	14.4
Pierce	1	1.9	1.7	1.9	5.8	2.2	2.9	3.9
San Juan	NA	NA	6.3	6	12.5	10.1	15.4	17.4
Skagit	4.4	2.3	1.6	2.2	7	2.6	3.8	5
Skamania	NA	12.3	6.5	7.8	6.5	8.3	5	10.5
Snohomish	2.9	3.1	1.8	1.4	2.3	1.7	2.4	3.1
Spokane	3.1	2.9	2.1	2.9	9.6	2.8	3.9	5.6
Stevens	7	9.8	9.8	19.7	NA	11.7	11.7	14.4
Thurston	1.5	2.3	1.6	2.6	10.8	2.5	3.3	4.2
Wahkiakum	NA	NA	NA	NA	NA	NA	NA	NA
Walla Walla	4.5	5.2	3.7	3.8	16.6	4.4	5.5	11.3
Whatcom	2.7	2.3	2	2.2	6.7	2.8	4.1	6.1
Whitman	2.2	3.7	3.6	3.8	0.9	3.5	3.9	6.3
Yakima	2.6	4.6	3.2	5.9	NA	4.4	5.6	8
Statewide	2.6	2.9	2	2	2.5	2.2	2.9	3.6

WCRER Estimates

RESIDENTIAL BUILDING PERMITS

Units Authorized

State of Washington and Counties, Monthly

County	Jun 2016		Jul 2016		Aug 2016		Sep 2016		% Change	
	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE
Adams	0	0	0	0	0	0	0	0	0	0
Asotin	1	1	0	0	0	0	0	0	-100	-100
Benton	93	93	58	57	76	75	157	69	4.3	-27.2
Chelan	36	36	28	28	34	34	0	0	-41.5	-41.5
Clallam	17	17	19	17	15	15	0	0	-29.2	-33.3
Clark	262	256	198	184	215	212	231	165	-14.5	-23.8
Columbia	0	0	0	0	0	0	0	0	0	0
Cowlitz	14	14	10	10	12	12	0	0	-43.6	-43.6
Douglas	11	11	12	12	10	10	0	0	-35.3	-35.3
Ferry	0	0	0	0	0	0	0	0	0	0
Franklin	45	45	34	34	41	41	40	40	-7.3	-7.3
Garfield	0	0	0	0	0	0	0	0	0	0
Grant	24	23	27	24	23	22	0	0	-16.7	-22
Grays Harbor	21	21	14	14	13	13	0	0	-50.9	-50.9
Island	36	36	36	36	42	42	0	0	-12.4	-12.4
Jefferson	22	22	14	13	14	14	9	9	-53.8	-55
King	498	450	420	385	376	336	2,299	306	119.2	-20.4
Kitsap	74	73	74	74	83	82	73	73	-10.2	-9.8
Kittitas	36	36	26	25	43	43	0	0	-15.9	-16
Klickitat	16	16	9	9	11	11	0	0	-31	-31
Lewis	11	10	20	20	18	18	0	0	-5	-2.6
Lincoln	4	4	7	7	3	3	0	0	-28.6	-28.6
Mason	8	8	24	24	12	12	0	0	16.1	16.1
Okanogan	20	20	11	11	13	13	0	0	-56.4	-56.4
Pacific	7	7	6	6	7	7	0	0	-35	-35
Pend Oreille	8	8	10	10	4	4	0	0	16.7	16.7
Pierce	277	275	237	230	259	251	276	158	5	-11.7
San Juan	11	11	12	12	25	22	9	9	35.3	26.5
Skagit	34	34	26	26	38	38	0	0	-47.1	-47.1
Skamania	2	2	4	4	3	3	7	7	75	75
Snohomish	247	229	260	224	214	207	328	203	5.4	-12.3
Spokane	260	235	159	147	169	159	0	0	-44.7	-43.9
Stevens	15	14	5	5	6	6	0	0	-63.3	-62.1
Thurston	101	98	138	137	77	76	0	0	-32.8	-29.5
Wahkiakum	0	0	0	0	0	0	0	0	-100	-100
Walla Walla	17	17	14	14	7	7	0	0	-52.3	-51.2
Whatcom	92	86	68	66	67	63	0	0	-42.1	-41.6
Whitman	10	7	5	5	7	6	0	0	-57.1	-47.6
Yakima	33	32	28	28	35	35	0	0	-36.4	-35.1
Statewide	2,363	2,247	2,013	1,898	1,972	1,892	3,429	1,039	11.9	-23.9

Source: U.S. Department of Commerce

Notes:

1. Percentage change is based on equivalent reports.
2. TOT refers to total building permits, both single-family and multi-family.
3. ONE refers to building permits for single-family homes only.

RESIDENTIAL BUILDING PERMITS

Value Authorized

State of Washington and Counties, Monthly

County	Jun 2016		Jul 2016		Aug 2016		Sep 2016		% Change	
	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE	TOT	ONE
Adams	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0
Asotin	\$0.1	\$0.1	\$0	\$0	\$0	\$0	\$0	\$0	-100	-100
Benton	\$25.9	\$25.9	\$19	\$18.1	\$23.4	\$21.8	\$30.7	\$20.4	-13.6	-22.4
Chelan	\$7	\$7	\$6	\$6	\$6.3	\$6.3	\$0	\$0	-41.9	-41.9
Clallam	\$3.4	\$3.4	\$3.9	\$3.2	\$3.4	\$3.4	\$0	\$0	-20.3	-28.6
Clark	\$72.1	\$66.2	\$57.4	\$52.4	\$62.2	\$57.7	\$53.5	\$46.5	-16.1	-17
Columbia	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0
Cowlitz	\$2.9	\$2.9	\$2.1	\$2.1	\$2.5	\$2.5	\$0	\$0	-43.6	-43.6
Douglas	\$3	\$3	\$2.9	\$2.9	\$2.9	\$2.9	\$0	\$0	-40.9	-40.9
Ferry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0
Franklin	\$11.9	\$11.9	\$8.9	\$8.9	\$10.6	\$10.6	\$9.9	\$9.9	-9.9	-9.9
Garfield	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0
Grant	\$5.5	\$5.3	\$5.7	\$5.1	\$5.7	\$5.1	\$0	\$0	-17	-24.9
Grays Harbor	\$4.9	\$4.9	\$2.6	\$2.6	\$2.9	\$2.9	\$0	\$0	-51.4	-51.4
Island	\$10.2	\$10.2	\$9.2	\$9.2	\$12.1	\$12.1	\$0	\$0	-9.2	-9.2
Jefferson	\$4	\$4	\$3.2	\$2.9	\$2.4	\$2.4	\$1.6	\$1.6	-9.7	-12.9
King	\$382.6	\$172.4	\$250.6	\$149.5	\$211.9	\$135.2	\$421	\$114.6	-11.7	-20.3
Kitsap	\$23.4	\$23.1	\$20.9	\$20.9	\$29	\$28.6	\$21.2	\$21.2	-10.7	-5.9
Kittitas	\$9.8	\$9.8	\$6.7	\$6.5	\$11.9	\$11.9	\$0	\$0	-19.5	-19.6
Klickitat	\$2.3	\$2.3	\$1.4	\$1.4	\$1.6	\$1.6	\$0	\$0	-39.2	-39.2
Lewis	\$1.6	\$1.2	\$3.2	\$3.2	\$3.1	\$3.1	\$0	\$0	10	16.6
Lincoln	\$0.9	\$0.9	\$1.2	\$1.2	\$0.4	\$0.4	\$0	\$0	-36.1	-36.1
Mason	\$2	\$2	\$6.9	\$6.9	\$4.8	\$4.8	\$0	\$0	4.2	4.2
Okanogan	\$2.6	\$2.6	\$1.7	\$1.7	\$1.8	\$1.8	\$0	\$0	-52.9	-52.9
Pacific	\$1.1	\$1.1	\$0.9	\$0.9	\$1.1	\$1.1	\$0	\$0	-35	-35
Pend Oreille	\$1.2	\$1.2	\$1.9	\$1.9	\$1.1	\$1.1	\$0	\$0	82.1	82.1
Pierce	\$81.5	\$80.6	\$75.9	\$68.9	\$91.9	\$82.5	\$64.5	\$48.1	2.7	-8.7
San Juan	\$2.6	\$2.6	\$2.8	\$2.8	\$4.8	\$4.4	\$2.6	\$2.6	28.8	23.1
Skagit	\$7.6	\$7.6	\$6.4	\$6.4	\$8	\$8	\$0	\$0	-49.2	-49.2
Skamania	\$0.4	\$0.4	\$1.1	\$1.1	\$0.9	\$0.9	\$1.2	\$1.2	83.7	83.7
Snohomish	\$94.5	\$63.2	\$77.9	\$60.5	\$66.4	\$59.2	\$74	\$57.1	-19.4	-12.4
Spokane	\$65.2	\$50.4	\$50	\$35.4	\$57.9	\$38.6	\$0	\$0	-35.5	-41.3
Stevens	\$3.2	\$2.3	\$1.1	\$1.1	\$1.3	\$1.3	\$0	\$0	-63.1	-57.5
Thurston	\$32.1	\$21.2	\$33.9	\$31.5	\$21.9	\$19.7	\$0	\$0	-57	-31.7
Wahkiakum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-100	-100
Walla Walla	\$4.1	\$4.1	\$3.7	\$3.7	\$1.5	\$1.5	\$0	\$0	-52.3	-46.7
Whatcom	\$28.6	\$24.9	\$17.6	\$16.9	\$22.2	\$16.2	\$0	\$0	-44.1	-45.7
Whitman	\$4.7	\$2.8	\$1.5	\$1.5	\$2.8	\$1.8	\$0	\$0	-64.9	-47.8
Yakima	\$9.4	\$9.1	\$7.1	\$7.1	\$10.7	\$10.7	\$0	\$0	-33.1	-31.2
Statewide	\$912.4	\$630.9	\$695.5	\$544.5	\$691.5	\$562.1	\$680.3	\$323.3	-18.3	-20.9

Source: U.S. Department of Commerce

Notes:

1. Percentage change is based on equivalent reports.
2. TOT refers to total building permits, both single-family and multi-family.
3. ONE refers to building permits for single-family homes only.
4. Values calculated in millions of dollars

MEDIAN HOME PRICES

State of Washington and Counties
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015
Adams	\$123,900	\$120,700	\$128,300	\$132,700	\$127,300	\$140,800
Asotin	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300
Benton	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200
Chelan	\$224,800	\$218,000	\$220,900	\$223,900	\$239,700	\$269,800
Clallam	\$206,400	\$179,800	\$191,500	\$193,400	\$207,000	\$219,300
Clark	\$212,500	\$189,800	\$197,900	\$229,700	\$247,600	\$262,900
Columbia	\$125,000	\$128,300	\$145,400	\$153,700	\$130,000	\$166,900
Cowlitz	\$156,700	\$139,100	\$136,600	\$150,500	\$162,000	\$179,100
Douglas	\$212,700	\$203,300	\$202,100	\$207,000	\$223,000	\$238,300
Ferry	\$0	\$0	\$95,000	\$134,000	\$130,000	\$127,500
Franklin	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200
Garfield	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300
Grant	\$161,300	\$154,100	\$154,900	\$156,900	\$160,200	\$165,400
Grays Harbor	\$133,200	\$116,600	\$113,000	\$118,800	\$123,200	\$138,800
Island	\$264,700	\$248,700	\$251,200	\$255,000	\$266,700	\$290,400
Jefferson	\$273,000	\$235,200	\$239,900	\$261,400	\$254,500	\$276,600
King	\$379,100	\$344,900	\$367,700	\$420,500	\$449,600	\$493,800
Kitsap	\$241,600	\$234,700	\$237,800	\$242,500	\$243,500	\$260,200
Kittitas	\$218,400	\$191,200	\$194,900	\$210,900	\$220,100	\$243,700
Klickitat	\$198,700	\$178,300	\$188,300	\$189,400	\$180,000	\$204,900
Lewis	\$152,400	\$138,600	\$142,100	\$141,600	\$150,500	\$158,700
Lincoln	\$73,600	\$70,800	\$82,000	\$67,500	\$127,500	\$80,000
Mason	\$170,000	\$145,700	\$157,100	\$152,300	\$158,500	\$170,800
Okanogan	\$174,100	\$161,000	\$153,200	\$159,700	\$151,400	\$167,400
Pacific	\$132,600	\$121,800	\$102,300	\$114,000	\$125,300	\$141,600
Pend Oreille	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400
Pierce	\$218,700	\$193,500	\$194,700	\$217,700	\$231,900	\$251,900
San Juan	\$422,000	\$413,600	\$351,400	\$391,500	\$419,400	\$441,400
Skagit	\$227,000	\$203,400	\$209,400	\$228,600	\$236,500	\$258,100
Skamania	\$160,000	\$164,000	\$178,600	\$188,600	\$173,700	\$217,600
Snohomish	\$277,300	\$242,400	\$261,900	\$299,100	\$328,700	\$363,800
Spokane	\$172,700	\$162,300	\$170,100	\$174,500	\$178,400	\$192,200
Stevens	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400
Thurston	\$230,100	\$217,700	\$219,100	\$224,000	\$231,400	\$247,000
Wahkiakum	\$150,000	\$90,000	\$127,500	\$145,000	\$75,000	\$167,500
Walla Walla	\$179,800	\$170,600	\$166,500	\$180,700	\$176,300	\$186,400
Whatcom	\$254,000	\$241,800	\$252,400	\$261,600	\$271,300	\$290,400
Whitman	\$201,700	\$186,300	\$196,700	\$212,900	\$201,600	\$204,700
Yakima	\$155,100	\$150,300	\$161,800	\$160,100	\$160,600	\$166,800
Statewide	\$245,700	\$223,900	\$236,600	\$253,800	\$267,600	\$287,900

WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties
Annual, 2007-2015

County	2007	2008	2009	2010	2011	2012	2013	2014	2015	% Change 2014-5
Adams	52	36	69	33	24	29	54	50	86	72
Asotin	68	53	35	27	16	19	23	35	31	-11.4
Benton	1,017	625	549	1,259	1,127	1,094	930	942	1,124	19.3
Chelan	628	311	246	206	154	207	577	304	365	20.1
Clallam	732	289	157	169	154	168	122	160	216	35
Clark	2,350	1,241	709	1,070	961	1,558	2,942	2,240	3,283	46.6
Columbia	15	7	4	4	4	2	7	7	10	42.9
Cowlitz	578	276	147	131	113	132	195	178	173	-2.8
Douglas	479	178	109	114	92	92	129	156	162	3.8
Ferry	32	25	21	22	13	15	20	10	16	60
Franklin	586	476	542	763	570	531	375	322	510	58.4
Garfield	8	10	4	4	2	3	1	3	0	-100
Grant	808	662	228	228	187	275	279	264	457	73.1
Grays Harbor	503	334	166	166	114	125	122	142	178	25.4
Island	519	329	198	219	164	178	221	252	281	11.5
Jefferson	269	137	106	97	86	83	101	121	177	46.3
King	15,579	10,456	3,186	6,020	6,143	11,614	12,277	14,703	15,226	3.6
Kitsap	1,370	783	562	623	540	804	913	598	1,066	78.3
Kittitas	549	282	177	183	174	195	344	283	288	1.8
Klickitat	134	88	91	77	58	78	94	83	120	44.6
Lewis	507	277	212	204	93	121	95	164	129	-21.3
Lincoln	59	30	45	43	32	27	45	30	33	10
Mason	435	250	160	140	134	121	135	108	111	2.8
Okanogan	226	230	129	123	130	103	134	165	165	0
Pacific	162	87	50	125	111	130	139	63	62	-1.6
Pend Oreille	147	118	74	52	48	36	37	42	47	11.9
Pierce	5,132	2,350	2,047	1,900	2,566	2,479	2,892	3,777	3,046	-19.4
San Juan	207	189	120	189	105	92	109	109	100	-8.3
Skagit	807	438	290	207	179	229	283	274	424	54.7
Skamania	82	43	32	25	34	23	26	34	47	38.2
Snohomish	4,853	2,706	2,186	2,120	2,521	3,573	4,348	3,473	2,594	-25.3
Spokane	2,777	2,406	1,786	1,609	1,785	1,353	1,634	1,839	1,978	7.6
Stevens	252	136	86	72	54	71	84	79	74	-6.3
Thurston	2,603	1,361	1,317	1,156	1,028	1,012	1,289	1,003	931	-7.2
Wahkiakum	50	22	11	11	10	5	12	11	15	36.4
Walla Walla	229	145	113	128	202	150	241	207	188	-9.2
Whatcom	1,232	669	460	458	605	637	999	1,007	911	-9.5
Whitman	298	104	79	90	93	283	380	218	141	-35.3
Yakima	1,224	760	508	624	438	471	358	442	392	-11.3
Statewide	47,558	28,919	17,011	20,691	20,864	28,118	32,966	33,898	35,157	3.7

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties
Annual, 2007-2015

County	2007	2008	2009	2010	2011	2012	2013	2014	2015	% Change 2014-5
Adams	52	34	57	33	22	26	44	46	75	63
Asotin	58	49	29	27	16	19	21	33	31	-6.1
Benton	818	606	540	937	781	897	840	798	825	3.4
Chelan	472	305	236	204	154	205	259	286	358	25.2
Clallam	419	255	149	139	114	168	122	160	215	34.4
Clark	1,803	1,053	690	963	688	1,190	1,699	1,588	2,220	39.8
Columbia	15	7	4	4	2	2	7	7	10	42.9
Cowlitz	485	268	147	116	113	132	155	160	168	5
Douglas	295	135	95	109	92	92	127	147	132	-10.2
Ferry	32	25	21	22	13	15	20	10	16	60
Franklin	578	476	540	636	558	374	245	280	396	41.4
Garfield	8	10	4	4	2	3	1	3	228	7500
Grant	655	343	218	205	171	251	236	230	174	-24.3
Grays Harbor	462	250	142	163	104	125	122	140	281	100.7
Island	463	329	198	219	164	176	221	252	154	-38.9
Jefferson	269	137	94	97	80	83	101	121	4,010	3214
King	5,327	3,029	2,003	2,578	2,765	3,864	4,419	4,215	796	-81.1
Kitsap	1,239	682	552	468	451	634	674	519	285	-45.1
Kittitas	508	258	175	177	169	180	285	265	120	-54.7
Klickitat	132	88	91	77	54	78	88	78	129	65.4
Lewis	487	243	132	124	82	97	95	129	33	-74.4
Lincoln	53	30	45	41	30	27	45	30	111	270
Mason	411	236	149	140	134	121	120	108	164	51.9
Okanogan	210	224	129	123	120	103	98	160	62	-61.3
Pacific	153	82	48	125	111	130	139	63	47	-25.4
Pend Oreille	143	118	74	52	48	36	37	42	2,253	5264.3
Pierce	3,571	1,805	1,243	1,708	1,494	2,009	2,369	2,371	100	-95.8
San Juan	157	184	120	189	105	92	109	109	410	276.1
Skagit	793	397	251	203	179	227	283	262	47	-82.1
Skamania	82	43	32	25	34	23	26	24	2,383	9829.2
Snohomish	3,618	1,840	1,790	1,853	1,819	2,174	1,985	2,079	1,340	-35.5
Spokane	2,139	1,173	809	939	740	963	1,299	1,014	74	-92.7
Stevens	240	122	84	66	52	67	66	79	881	1015.2
Thurston	2,027	1,212	1,083	1,053	858	959	929	934	15	-98.4
Wahkiakum	50	20	11	11	10	5	12	11	184	1572.7
Walla Walla	211	139	87	66	80	102	134	183	599	227.3
Whatcom	858	536	426	401	419	488	568	542	81	-85.1
Whitman	125	80	67	62	33	70	100	75	390	420
Yakima	1,093	617	426	343	298	301	300	352	0	-100
Statewide	30,511	17,440	12,991	14,702	13,159	16,508	18,400	17,905	19,797	10.6

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change 2010-5	% Change 2014-5
Adams	6,218	6,242	6,271	6,325	6,375	6,461	3.9	1.3
Asotin	9,784	9,800	9,819	9,842	9,877	9,908	1.3	0.3
Benton	67,205	68,332	69,426	70,356	71,298	72,422	7.8	1.6
Chelan	34,655	34,809	35,016	35,593	35,897	36,262	4.6	1
Clallam	35,450	35,604	35,772	35,894	36,054	36,270	2.3	0.6
Clark	164,114	165,075	166,633	169,575	171,815	175,098	6.7	1.9
Columbia	2,120	2,124	2,126	2,133	2,140	2,150	1.4	0.5
Cowlitz	43,097	43,210	43,342	43,537	43,715	43,888	1.8	0.4
Douglas	15,542	15,634	15,726	15,855	16,011	16,173	4.1	1
Ferry	4,068	4,081	4,096	4,116	4,126	4,142	1.8	0.4
Franklin	24,902	25,472	26,003	26,378	26,700	27,210	9.3	1.9
Garfield	1,342	1,344	1,347	1,348	1,351	1,351	0.7	0
Grant	33,784	33,971	34,246	34,525	34,789	35,246	4.3	1.3
Grays Harbor	35,919	36,033	36,158	36,280	36,422	36,600	1.9	0.5
Island	38,178	38,342	38,520	38,741	38,993	39,274	2.9	0.7
Jefferson	16,743	16,829	16,912	17,013	17,134	17,311	3.4	1
King	856,150	862,293	873,907	886,184	900,887	916,113	7	1.7
Kitsap	104,855	105,395	106,199	107,112	107,710	108,776	3.7	1
Kittitas	20,633	20,807	21,002	21,346	21,629	21,917	6.2	1.3
Klickitat	9,778	9,836	9,914	10,008	10,091	10,211	4.4	1.2
Lewis	33,190	33,283	33,404	33,499	33,663	33,792	1.8	0.4
Lincoln	5,741	5,773	5,800	5,845	5,875	5,908	2.9	0.6
Mason	29,832	29,966	30,087	30,222	30,330	30,441	2	0.4
Okanogan	21,131	21,261	21,364	21,498	21,663	21,828	3.3	0.8
Pacific	15,203	15,314	15,444	15,583	15,646	15,708	3.3	0.4
Pend Oreille	7,528	7,576	7,612	7,649	7,691	7,738	2.8	0.6
Pierce	327,216	329,782	332,261	335,153	338,930	341,976	4.5	0.9
San Juan	11,863	11,968	12,060	12,169	12,278	12,378	4.3	0.8
Skagit	50,319	50,498	50,727	51,010	51,284	51,708	2.8	0.8
Skamania	5,296	5,330	5,353	5,379	5,413	5,460	3.1	0.9
Snohomish	287,099	289,620	293,193	297,541	301,014	303,608	5.8	0.9
Spokane	204,274	206,059	207,412	209,046	210,885	212,863	4.2	0.9
Stevens	19,295	19,349	19,420	19,504	19,583	19,657	1.9	0.4
Thurston	107,418	108,446	109,458	110,747	111,750	112,681	4.9	0.8
Wahkiakum	2,061	2,071	2,076	2,088	2,099	2,114	2.6	0.7
Walla Walla	23,422	23,624	23,774	24,015	24,222	24,410	4.2	0.8
Whatcom	89,758	90,363	91,000	91,999	93,006	93,917	4.6	1
Whitman	19,149	19,242	19,525	19,905	20,123	20,264	5.8	0.7
Yakima	86,658	87,096	87,567	87,925	88,367	88,759	2.4	0.4
Statewide	2,870,990	2,891,854	2,919,972	2,952,938	2,986,836	3,021,993	5.3	1.2

WCRER Estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change 2010-5	% Change 2014-5
Adams	4,033	4,055	4,081	4,125	4,171	4,246	5.3	1.8
Asotin	7,018	7,034	7,053	7,074	7,107	7,138	1.7	0.4
Benton	44,929	45,710	46,607	47,447	48,245	49,070	9.2	1.7
Chelan	24,780	24,934	25,139	25,398	25,684	26,042	5.1	1.4
Clallam	25,863	25,977	26,145	26,267	26,427	26,642	3	0.8
Clark	119,969	120,657	121,847	123,546	125,134	127,354	6.2	1.8
Columbia	1,661	1,663	1,665	1,672	1,679	1,689	1.7	0.6
Cowlitz	30,253	30,366	30,498	30,653	30,813	30,981	2.4	0.5
Douglas	10,515	10,607	10,699	10,826	10,973	11,105	5.6	1.2
Ferry	2,901	2,914	2,929	2,949	2,959	2,975	2.6	0.5
Franklin	17,151	17,709	18,083	18,328	18,608	19,004	10.8	2.1
Garfield	1,024	1,026	1,029	1,030	1,033	1,033	0.9	0
Grant	20,230	20,401	20,652	20,888	21,118	21,346	5.5	1.1
Grays Harbor	25,753	25,857	25,982	26,104	26,244	26,418	2.6	0.7
Island	30,374	30,538	30,714	30,935	31,187	31,468	3.6	0.9
Jefferson	12,947	13,027	13,110	13,211	13,332	13,486	4.2	1.2
King	500,079	502,844	506,708	511,127	515,342	519,352	3.9	0.8
Kitsap	76,050	76,501	77,135	77,809	78,328	79,124	4	1
Kittitas	14,028	14,197	14,377	14,662	14,927	15,212	8.4	1.9
Klickitat	6,782	6,836	6,914	7,002	7,080	7,200	6.2	1.7
Lewis	23,346	23,428	23,525	23,620	23,749	23,878	2.3	0.5
Lincoln	4,334	4,364	4,391	4,436	4,466	4,499	3.8	0.7
Mason	22,170	22,304	22,425	22,545	22,653	22,764	2.7	0.5
Okanogan	15,103	15,223	15,326	15,424	15,584	15,748	4.3	1.1
Pacific	10,658	10,769	10,899	11,038	11,101	11,163	4.7	0.6
Pend Oreille	5,603	5,651	5,687	5,724	5,766	5,813	3.7	0.8
Pierce	225,419	226,913	228,922	231,291	233,662	235,915	4.7	1
San Juan	10,066	10,171	10,263	10,372	10,481	10,581	5.1	1
Skagit	37,231	37,410	37,637	37,920	38,182	38,592	3.7	1.1
Skamania	3,820	3,854	3,877	3,903	3,927	3,974	4	1.2
Snohomish	194,289	196,108	198,282	200,267	202,346	204,729	5.4	1.2
Spokane	139,995	140,735	141,698	142,997	144,011	145,351	3.8	0.9
Stevens	14,165	14,217	14,284	14,350	14,429	14,503	2.4	0.5
Thurston	75,614	76,472	77,431	78,360	79,294	80,175	6	1.1
Wahkiakum	1,518	1,528	1,533	1,545	1,556	1,571	3.5	1
Walla Walla	16,422	16,502	16,604	16,738	16,921	17,105	4.2	1.1
Whatcom	58,348	58,767	59,255	59,823	60,365	60,964	4.5	1
Whitman	9,795	9,828	9,898	9,998	10,073	10,154	3.7	0.8
Yakima	59,248	59,546	59,847	60,147	60,499	60,889	2.8	0.6
Statewide	1,903,484	1,916,643	1,933,151	1,951,551	1,969,456	1,989,253	4.5	1

WCRER Estimates

MULTI-FAMILY HOUSING INVENTORY

State of Washington and Counties
Annual, 2010-2015

County	2010	2011	2012	2013	2014	2015	% Change 2010-5	% Change 2014-5
Adams	2,185	2,187	2,190	2,200	2,204	2,215	1.4	0.5
Asotin	2,766	2,766	2,766	2,768	2,770	2,770	0.1	0
Benton	22,276	22,622	22,819	22,909	23,053	23,352	4.8	1.3
Chelan	9,875	9,875	9,877	10,195	10,213	10,220	3.5	0.1
Clallam	9,587	9,627	9,627	9,627	9,627	9,628	0.4	0
Clark	44,145	44,418	44,786	46,029	46,681	47,744	8.2	2.3
Columbia	459	461	461	461	461	461	0.4	0
Cowlitz	12,844	12,844	12,844	12,884	12,902	12,907	0.5	0
Douglas	5,027	5,027	5,027	5,029	5,038	5,068	0.8	0.6
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0	0
Franklin	7,751	7,763	7,920	8,050	8,092	8,206	5.9	1.4
Garfield	318	318	318	318	318	318	0	0
Grant	13,554	13,570	13,594	13,637	13,671	13,900	2.6	1.7
Grays Harbor	10,166	10,176	10,176	10,176	10,178	10,182	0.2	0
Island	7,804	7,804	7,806	7,806	7,806	7,806	0	0
Jefferson	3,796	3,802	3,802	3,802	3,802	3,825	0.8	0.6
King	356,071	359,449	367,199	375,057	385,545	396,761	11.4	2.9
Kitsap	28,805	28,894	29,064	29,303	29,382	29,652	2.9	0.9
Kittitas	6,605	6,610	6,625	6,684	6,702	6,705	1.5	0
Klickitat	2,996	3,000	3,000	3,006	3,011	3,011	0.5	0
Lewis	9,844	9,855	9,879	9,879	9,914	9,914	0.7	0
Lincoln	1,407	1,409	1,409	1,409	1,409	1,409	0.1	0
Mason	7,662	7,662	7,662	7,677	7,677	7,677	0.2	0
Okanogan	6,028	6,038	6,038	6,074	6,079	6,080	0.9	0
Pacific	4,545	4,545	4,545	4,545	4,545	4,545	0	0
Pend Oreille	1,925	1,925	1,925	1,925	1,925	1,925	0	0
Pierce	101,797	102,869	103,339	103,862	105,268	106,061	4.2	0.8
San Juan	1,797	1,797	1,797	1,797	1,797	1,797	0	0
Skagit	13,088	13,088	13,090	13,090	13,102	13,116	0.2	0.1
Skamania	1,476	1,476	1,476	1,476	1,486	1,486	0.7	0
Snohomish	92,810	93,512	94,911	97,274	98,668	98,879	6.5	0.2
Spokane	64,279	65,324	65,714	66,049	66,874	67,512	5	1
Stevens	5,130	5,132	5,136	5,154	5,154	5,154	0.5	0
Thurston	31,804	31,974	32,027	32,387	32,456	32,506	2.2	0.2
Wahkiakum	543	543	543	543	543	543	0	0
Walla Walla	7,000	7,122	7,170	7,277	7,301	7,305	4.4	0.1
Whatcom	31,410	31,596	31,745	32,176	32,641	32,953	4.9	1
Whitman	9,354	9,414	9,627	9,907	10,050	10,110	8.1	0.6
Yakima	27,410	27,550	27,720	27,778	27,868	27,870	1.7	0
Statewide	967,506	975,211	986,821	1,001,387	1,017,380	1,032,740	6.7	1.5

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