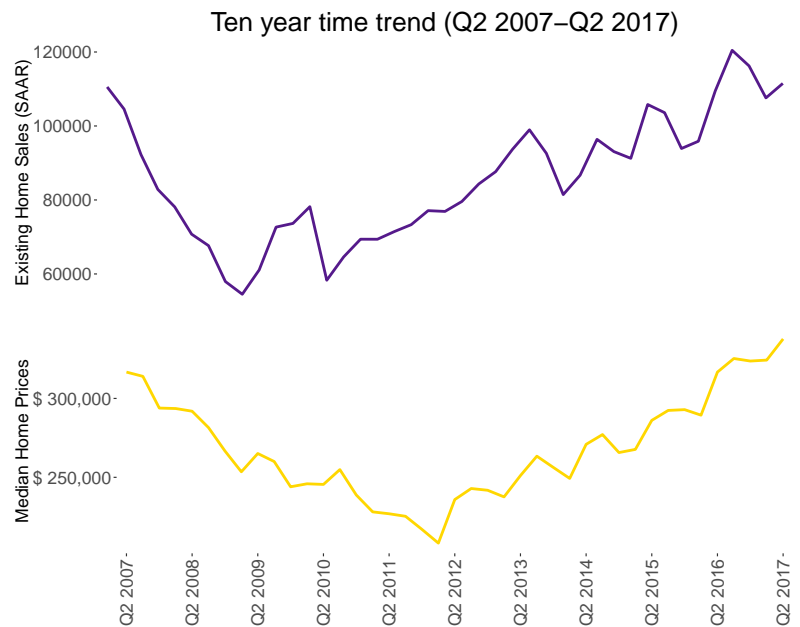


Washington Market Highlights: Second Quarter 2017

- Existing home sales increased in the second quarter by 2.8 percent to a seasonally adjusted annual rate of 113,030 units compared to last quarter, and rose 11.6 percent compared to a year earlier.
- Building permit activity fell 8.0 percent from a year earlier, totaling 10,889 new units authorized. Of these, 5,948 were issued for single-family units.
- The median price home sold in Washington during the second quarter was \$337,700, 6.6 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers fell from both the previous quarter and the same quarter a year ago. The All-Buyer Housing Affordability Index stayed above 100 in 37 of Washington's 39 counties.
- Inventories of homes available for sale totaled 19,056 single-family homes at the end of the quarter, a 14.2% decrease from the first quarter and a 42.8 percent increase from a year ago. This inventory level represented a 2.1 month supply, a slight imbalance, where demands exceeds the supply of homes on the market.



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LICENSING

Real Estate Commission

Washington State's Housing Market is a quarterly report to the Washington Real Estate Commission and the Washington State Department of Licensing.

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Second Quarter 2017
Issued June 2017

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 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 $[(\text{Listings}/\text{SAAR}) \times 12 = \text{month's supply}]$. 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 second quarter of 2017, 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 \$337,700 in the second quarter, 6.6 percent higher than the same time in 2016. This value is higher than the previous all-time high of \$325,300 set in the previous quarter.

The seasonally adjusted annual rate of existing home sales rose 11.6 percent from the first quarter of 2017—from 101,294 to 113,030. 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 seventeen metropolitan counties. Statewide, San Juan County recorded the highest relative increase of 23.3 percent, followed by Skamania County at 22.1 percent. Median prices were lower than a year earlier in four counties, with prices in Columbia County decreasing by 19.8%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$89,000 in Lincoln County to \$650,800 in King County (San Juan County has the second highest median values at \$506,200).

Housing affordability was lower in the second quarter than both the previous quarter and the previous year. That

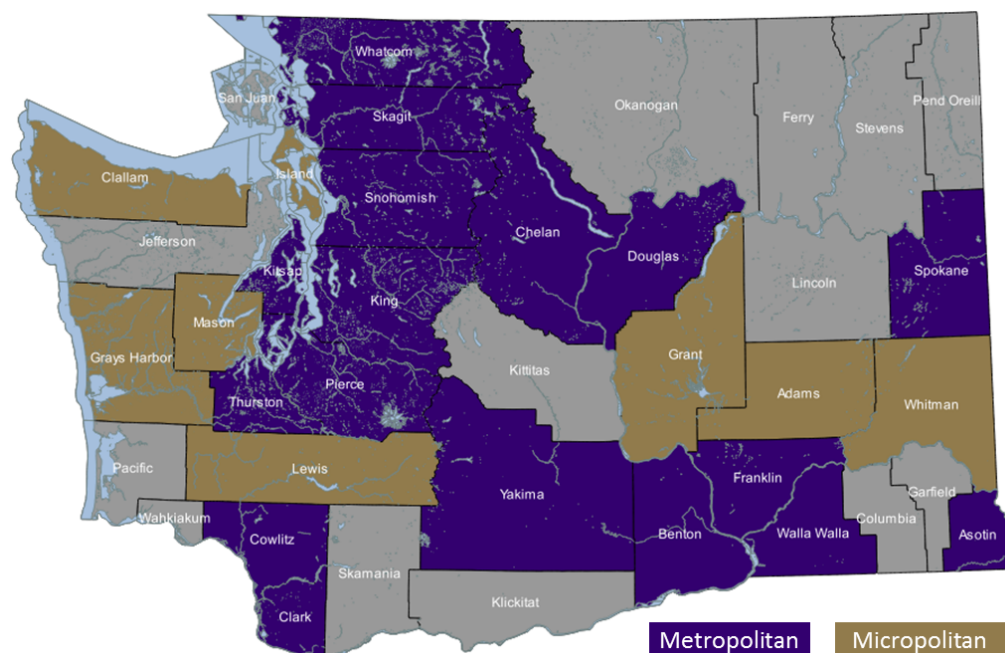
index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 123.7, down from 124.3 in the first quarter of 2017. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 23.7 percent above the median.

Statewide, the first-time buyer index showed an decrease of 0.2 points, ending the quarter at 71.2. 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 71.2 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 County, with Lincoln County the most affordable. Twenty-eight 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 still recovering, too. In the second quarter of 2017, a total of 10,889 building permits were recorded, a decrease of 8.0% from the previous year, but a significant increase from last quarter.

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:

6 of 39

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

2.8%

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

4.6%

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

113,030

Seasonally Adjusted Annual Sales (SAAR).

130

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

11.6%

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

Zero

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

32 of 39

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

3 of 17

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

24.3%

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

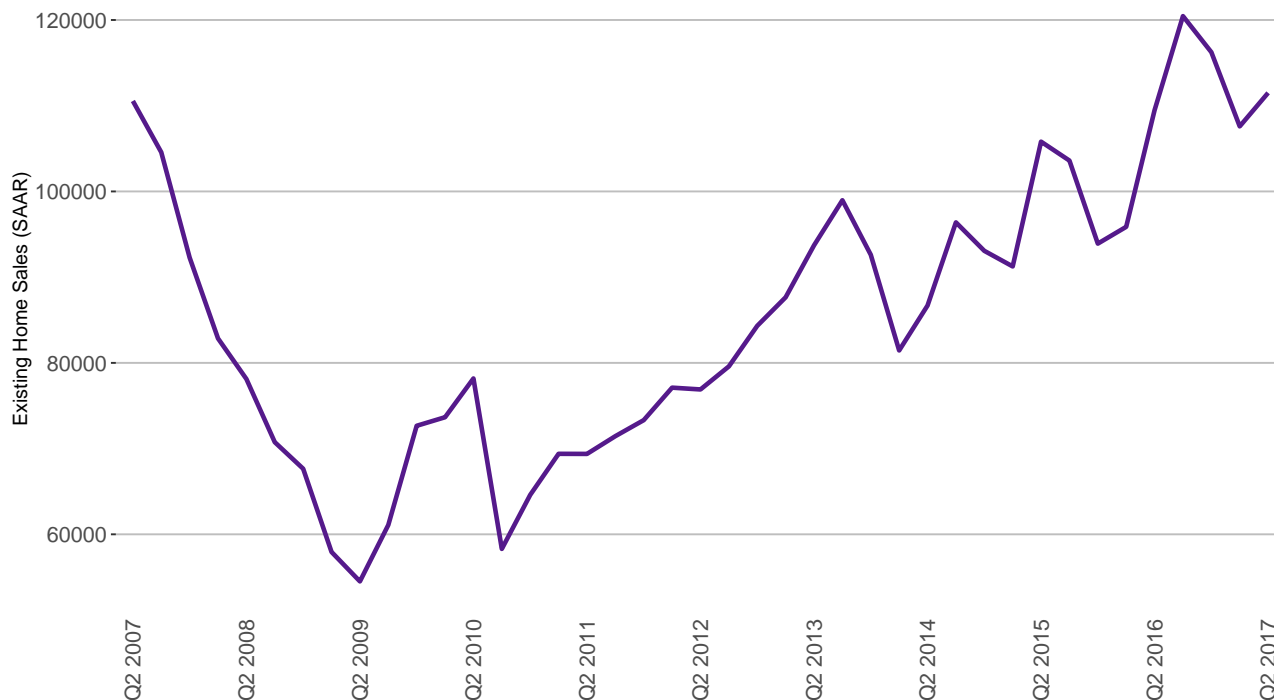
99,018

1,058

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

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**87.6 %** of state total).

Ten year time trend (Q2 2007–Q2 2017)



Housing Construction:

10,889

Number of building permits issued during the quarter.

8.0%

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

22.7%

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

6.2%

Decline in year-over-year single family permits (**394** fewer units).

10.0%

Decline in year-over-year multifamily permits (**549** fewer units).

73.3%

Greatest year-over-year increase in permits in a Metropolitan county, (**Pierce** county, **581 additional** units).

100%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Wahkiakum** county, **2 additional** units).

7 of 12

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.

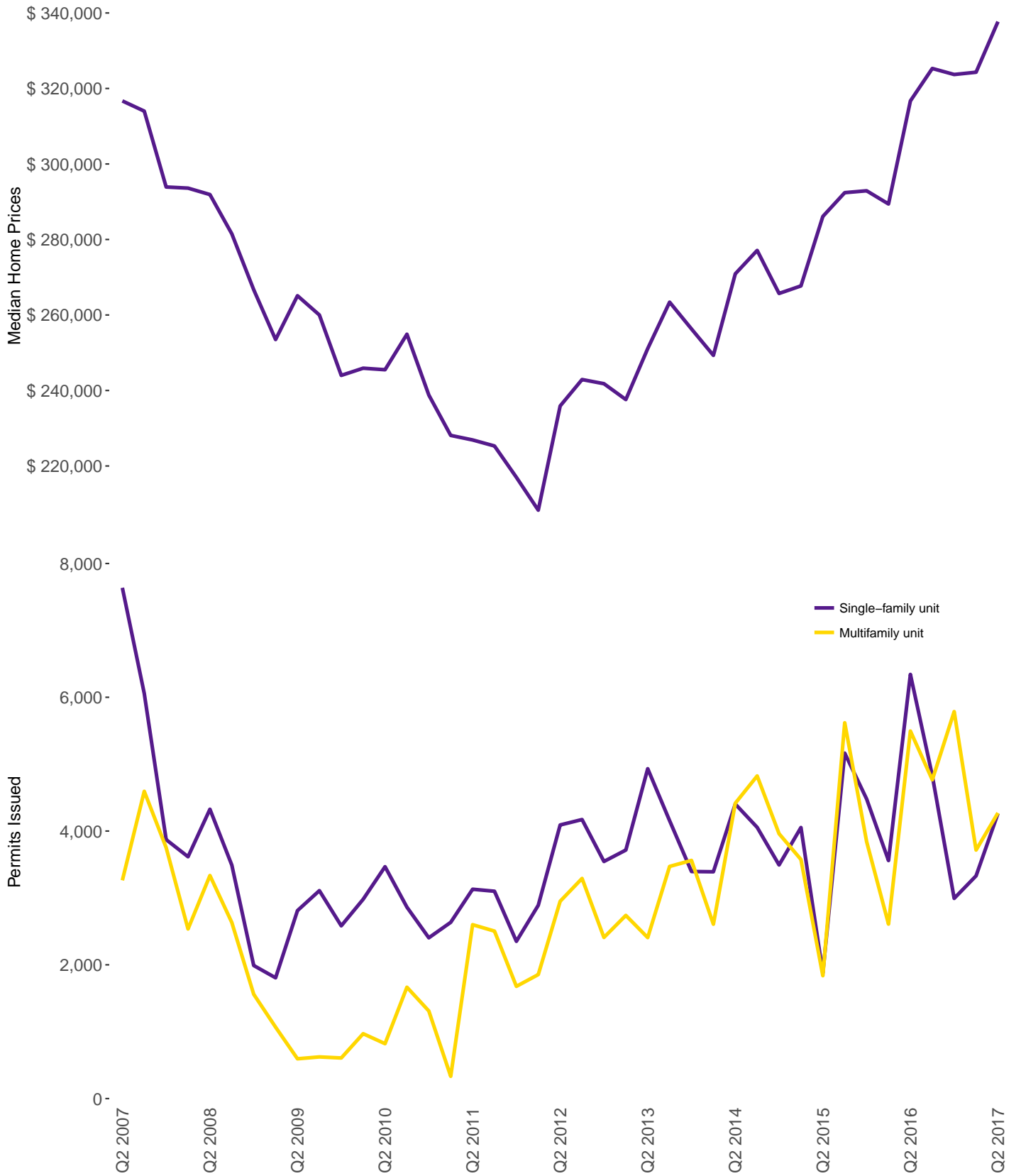
15 of 21

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.

Ten year time trend (Q2 2007–Q2 2017)



Home Prices:

\$337,700

Median selling price of a single family home.

6.6%

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

6.2%

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

\$650,800

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

\$89,000

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

\$205,900

Lowest median price in a Metropolitan county seen in **Yakima** county.

\$147,600–\$338,200

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

One of Four

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

Thirteen of Thirty-five

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

7.7%, 11.8%, & 13.0%

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 14.9%

Pierce 12.1%

Snohomish 12.9%

Spokane 7.4%

Thurston 8.1%

Prices by Bedroom:

\$238,500

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

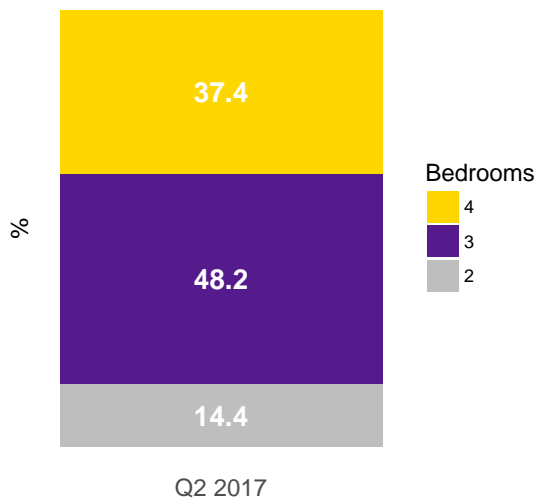
\$317,900

Median price for a 3-bedroom single family home, a **10.8%** year-over-year **increase**.

\$402,100

Median price for a 4-bedroom single family home, a **2.5%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

1.5%

Smallest increase in price of a 2-bedroom home in a Metropolitan county, seen in **Yakima** county (up to **\$100,000**).

Three

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

Zero & Two

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

Housing Affordability:

2
Annual increase in mortgage interest rate basis points (bps).

6.6%
Year-over-year increase in home prices.

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

123.7
Statewide all-buyer housing affordability index.

74.0 to 347.7
Range of affordability index scores across the state, low in **San Juan** county, and high in **Lincoln** county.

35 of 39
Number of counties with statewide all-buyer affordability

lower than a year ago.

79.4 & 121.9
Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Clallam**) counties.

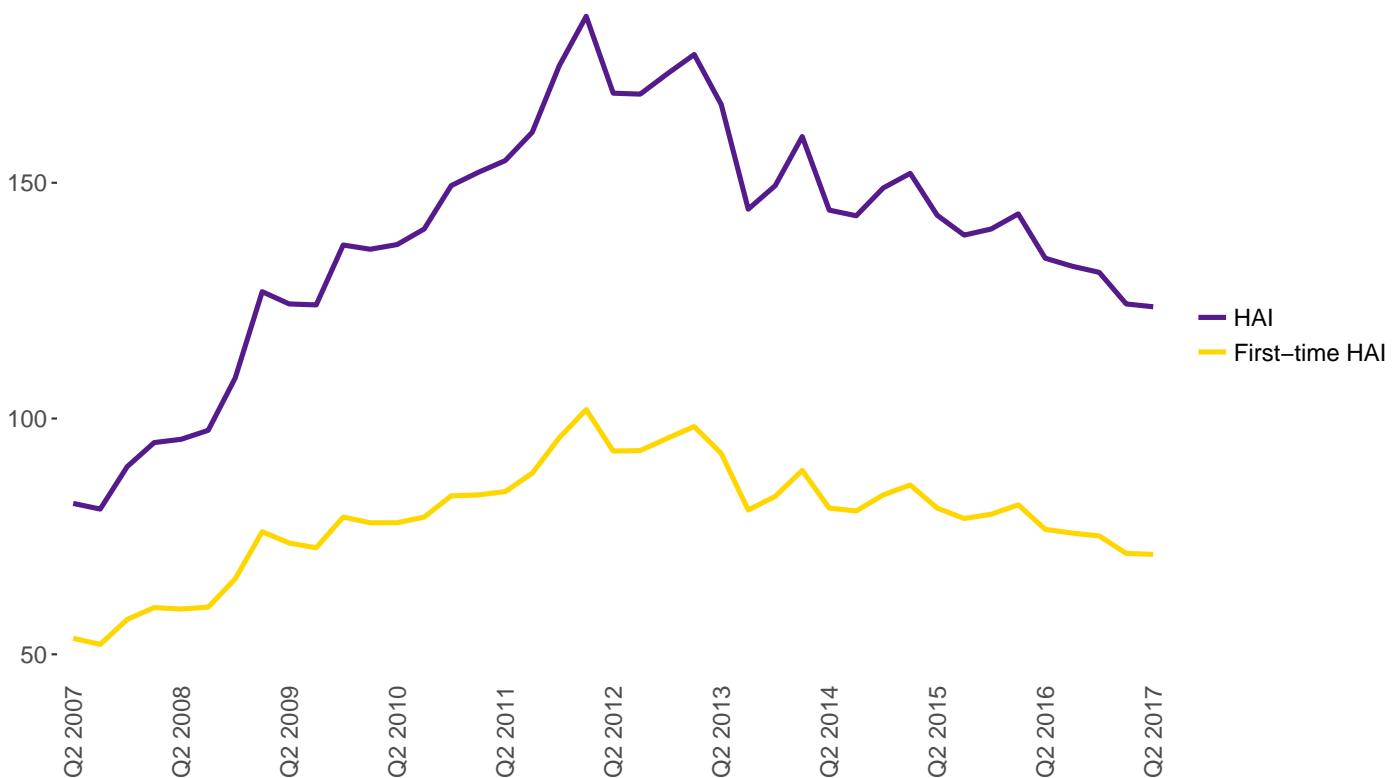
71.2
Statewide first-time housing affordability index, **down** from the previous quarter, and **down** from last year.

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

43.3 to 107.4
Range of values for first-time affordability among metropolitan counties. Low in **Franklin** county, and high in **Walla Walla** county.

54.6 to 124.2
Range of values for first-time affordability among micropolitan counties. Low in **Mason** county, and high in **Clallam** county.

Ten year time trend (Q2 2007–Q2 2017)



Availability of Affordable Housing:

\$77,400

Statewide median family income

\$48,800 to \$95,800

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

\$62,705

Statewide median household income

\$23,846 to \$88,478

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

2.0%
Statewide inventory priced below \$80,000, **decreased** from 2.7% from a year ago.

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

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

10.5%
Statewide inventory priced below \$160,000, **decreased** from 13.7% a year ago.

0.4% to 7.2%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Benton** and **Franklin** counties.

Available Inventory:

19,056

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

5,708 & 3,163

Increase from last quarter (42.8%), and **Decline** from last year (14.2%).

2,583 & 2,171

Largest available inventories seen in **King** county and **Pierce** county. **Up 53.1%**, and **up 54.1%** from last quarter.

Five of Five

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

158.8%

Largest relative increase in listings seen in **Jefferson** county (44 units).

1 of 39

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

23.6%
Largest decline since last quarter, seen in **Klickitat** county.

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

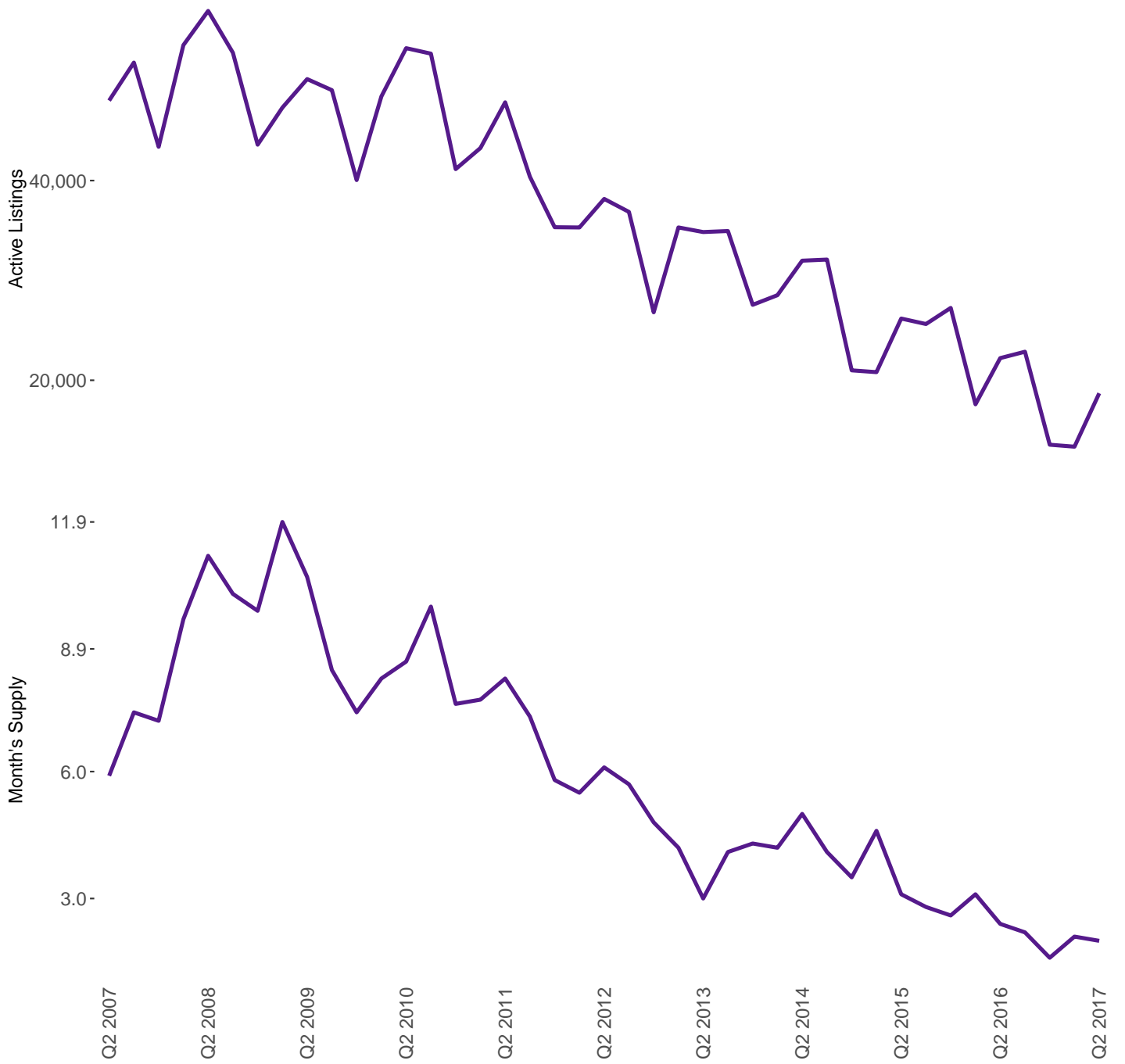
2.1
Month's supply of housing. 2.1 last quarter, and 2.4 last year.

1.2 to 67.4
Range of month's supply across the counties—low in **King** county, high in **Columbia** county.

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

3 & 9
Numbers of counties with more than a year's supply of homes, and more than a year's supply of homes priced over \$500,000.

Ten year time trend (Q2 2007–Q2 2017)



HOUSING MARKET SNAPSHOT

State of Washington and Counties
Second Quarter 2017

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	120	9.1	20.0	1	NA	\$147,600	8.6	178.4	101.0
Asotin	250	-3.8	-16.7	2	0.0	\$208,300	14.1	153.9	91.1
Benton	4,270	1.7	4.1	330	-5.2	\$244,100	8.3	156.6	103.2
Chelan	1,010	0.0	16.1	120	13.2	\$294,400	9.0	134.9	75.9
Clallam	1,100	8.9	46.7	42	-12.5	\$273,100	5.2	121.9	124.2
Clark	7,810	-0.4	4.0	1,205	29.8	\$339,200	15.6	123.3	73.2
Columbia	90	28.6	-35.7	2	NA	\$128,500	-19.8	262.0	174.3
Cowlitz	1,400	2.9	12.0	56	43.6	\$216,700	4.5	156.1	94.7
Douglas	560	1.8	16.7	35	2.9	\$281,600	10.9	137.1	72.9
Ferry	80	0.0	33.3	4	NA	\$115,000	-7.3	232.5	79.5
Franklin	1,430	1.4	3.6	165	33.1	\$244,100	8.3	156.6	43.3
Garfield	50	0.0	-16.7	2	NA	\$187,100	7.2	153.9	110.5
Grant	880	1.1	2.3	48	-21.3	\$185,200	-2.1	161.0	90.8
Grays Harbor	1,710	2.4	15.5	25	-54.5	\$164,700	6.4	181.0	106.2
Island	2,090	5.6	13.6	55	-38.2	\$338,200	6.7	122.9	86.2
Jefferson	700	2.9	2.9	57	-28.7	\$339,700	6.4	107.0	66.8
King	28,630	3.8	9.8	4,355	-11.9	\$650,800	14.9	79.4	46.5
Kitsap	4,860	2.1	21.8	323	17.5	\$325,000	11.3	133.7	97.1
Kittitas	1,220	4.3	9.9	39	-53.0	\$277,400	12.6	130.2	59.2
Klickitat	310	6.9	24.0	29	0.0	\$250,000	-9.1	113.4	68.1
Lewis	1,230	7.9	17.1	24	-41.5	\$190,400	6.2	169.0	118.7
Lincoln	90	12.5	28.6	2	-85.7	\$89,000	6.0	347.7	275.6
Mason	1,250	7.8	17.9	33	6.5	\$204,000	6.6	168.8	54.6
Okanogan	410	-2.4	2.5	9	-83.6	\$178,700	5.6	164.4	116.9
Pacific	530	1.9	6.0	9	-55.0	\$166,000	14.5	181.5	89.1
Pend Oreille	250	4.2	4.2	8	-33.3	\$170,000	5.5	162.4	86.7
Pierce	15,200	4.5	14.2	1,374	73.3	\$313,200	12.1	130.5	62.6
San Juan	350	9.4	20.7	44	29.4	\$506,200	23.3	74.0	34.4
Skagit	2,450	4.7	16.7	144	19.0	\$315,500	6.4	119.6	46.4
Skamania	280	0.0	12.0	10	25.0	\$268,700	22.1	155.6	75.6
Snohomish	11,040	-1.2	6.8	671	-45.4	\$439,700	12.9	108.9	59.8
Spokane	8,950	3.3	24.1	688	-20.3	\$225,100	7.4	159.4	97.1
Stevens	730	2.8	4.3	13	-64.9	\$170,000	5.5	181.4	101.8
Thurston	5,100	4.3	21.4	323	-60.4	\$289,800	8.1	148.0	73.5
Wahkiakum	110	0.0	0.0	2	100.0	\$212,800	5.8	150.1	43.6
Walla Walla	880	0.0	7.3	39	-29.1	\$217,400	4.5	153.1	107.4
Whatcom	3,280	2.5	5.8	481	63.6	\$343,500	14.6	113.6	65.0
Whitman	440	0.0	-2.2	30	-55.9	\$243,000	3.0	145.0	88.3
Yakima	1,890	2.2	3.3	90	-12.6	\$205,900	11.8	142.4	81.8
Statewide	113,030	2.8	11.6	10,889	-8.0	\$337,700	6.6	123.7	71.2

1. Home Resales are Runstad Center estimates based on MLS reports or deed recording.
2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.
3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.
4. Median prices are Runstad Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.
5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.
6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.

EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	% Change by qtr	% Change by year
Adams	100	100	120	110	120	9.1	20.0
Asotin	300	290	280	260	250	-3.8	-16.7
Benton	4,100	4,140	4,200	4,200	4,270	1.7	4.1
Chelan	870	950	1,020	1,010	1,010	0.0	16.1
Clallam	750	770	930	1,010	1,100	8.9	46.7
Clark	7,510	7,760	8,050	7,840	7,810	-0.4	4.0
Columbia	140	150	70	70	90	28.6	-35.7
Cowlitz	1,250	1,270	1,340	1,360	1,400	2.9	12.0
Douglas	480	540	560	550	560	1.8	16.7
Ferry	60	70	70	80	80	0.0	33.3
Franklin	1,380	1,390	1,410	1,410	1,430	1.4	3.6
Garfield	60	60	50	50	50	0.0	-16.7
Grant	860	880	880	870	880	1.1	2.3
Grays Harbor	1,480	1,560	1,570	1,670	1,710	2.4	15.5
Island	1,840	1,850	1,840	1,980	2,090	5.6	13.6
Jefferson	680	700	660	680	700	2.9	2.9
King	26,080	26,810	27,450	27,570	28,630	3.8	9.8
Kitsap	3,990	4,450	4,610	4,760	4,860	2.1	21.8
Kittitas	1,110	1,150	1,120	1,170	1,220	4.3	9.9
Klickitat	250	260	260	290	310	6.9	24.0
Lewis	1,050	1,110	1,080	1,140	1,230	7.9	17.1
Lincoln	70	90	90	80	90	12.5	28.6
Mason	1,060	1,120	1,140	1,160	1,250	7.8	17.9
Okanogan	400	400	420	420	410	-2.4	2.5
Pacific	500	500	510	520	530	1.9	6.0
Pend Oreille	240	240	240	240	250	4.2	4.2
Pierce	13,310	13,710	13,980	14,550	15,200	4.5	14.2
San Juan	290	320	310	320	350	9.4	20.7
Skagit	2,100	2,210	2,240	2,340	2,450	4.7	16.7
Skamania	250	250	270	280	280	0.0	12.0
Snohomish	10,340	10,740	10,880	11,170	11,040	-1.2	6.8
Spokane	7,210	7,480	7,630	8,660	8,950	3.3	24.1
Stevens	700	700	720	710	730	2.8	4.3
Thurston	4,200	4,440	4,600	4,890	5,100	4.3	21.4
Wahkiakum	110	130	130	110	110	0.0	0.0
Walla Walla	820	890	830	880	880	0.0	7.3
Whatcom	3,100	3,160	3,110	3,200	3,280	2.5	5.8
Whitman	450	460	470	440	440	0.0	-2.2
Yakima	1,830	1,870	1,900	1,850	1,890	2.2	3.3
Statewide	101,320	104,970	107,040	109,900	113,030	2.8	11.6

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	% Change by qtr	% Change by year
Adams	20	20	30	30	30	9.1	20.0
Asotin	80	70	70	60	60	-3.8	-16.7
Benton	1,050	1,060	1,050	1,020	1,090	1.7	4.1
Chelan	220	240	260	240	260	0.0	16.1
Clallam	190	200	240	250	280	8.9	46.7
Clark	1,910	1,990	1,990	1,910	2,010	-0.4	4.0
Columbia	40	40	20	20	20	28.6	-35.7
Cowlitz	320	320	330	330	360	2.9	12.0
Douglas	120	140	140	130	140	1.8	16.7
Ferry	20	20	20	20	20	0.0	33.3
Franklin	350	360	350	340	370	1.4	3.6
Garfield	10	10	10	10	10	0.0	-16.7
Grant	220	230	220	210	230	1.1	2.3
Grays Harbor	370	390	390	400	430	2.4	15.5
Island	460	490	460	470	520	5.6	13.6
Jefferson	170	180	170	170	180	2.9	2.9
King	6,750	6,960	6,870	6,680	7,370	3.8	9.8
Kitsap	1,010	1,150	1,150	1,140	1,230	2.1	21.8
Kittitas	280	300	290	280	310	4.3	9.9
Klickitat	70	70	70	70	80	6.9	24.0
Lewis	270	290	270	280	310	7.9	17.1
Lincoln	20	20	20	20	20	12.5	28.6
Mason	270	290	280	280	320	7.8	17.9
Okanogan	100	110	100	100	110	-2.4	2.5
Pacific	120	130	130	130	130	1.9	6.0
Pend Oreille	60	60	60	60	60	4.2	4.2
Pierce	3,380	3,520	3,500	3,540	3,860	4.5	14.2
San Juan	70	80	80	80	80	9.4	20.7
Skagit	540	570	570	570	630	4.7	16.7
Skamania	60	60	70	70	70	0.0	12.0
Snohomish	2,660	2,760	2,720	2,720	2,820	-1.2	6.8
Spokane	1,870	1,950	1,920	2,040	2,280	3.3	24.1
Stevens	180	180	180	170	190	2.8	4.3
Thurston	1,070	1,140	1,160	1,170	1,300	4.3	21.4
Wahkiakum	30	30	30	30	30	0.0	0.0
Walla Walla	210	230	210	210	230	0.0	7.3
Whatcom	790	820	780	770	840	2.5	5.8
Whitman	120	120	110	100	120	0.0	-2.2
Yakima	470	480	480	450	490	2.2	3.3
Statewide	25,950	27,080	26,800	26,570	28,890	2.8	11.6

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

EXISTING HOME SALES

State of Washington and Counties
Annual, 2010-2016

County	2010	2011	2012	2013	2014	2015	2016	% Change by year
Adams	600	690	490	370	380	350	490	40.0
Asotin	1,040	750	770	870	950	1,270	1,110	-12.6
Benton	10,360	10,000	10,250	11,760	12,200	16,110	17,190	6.7
Chelan	2,280	2,280	2,920	3,230	2,200	2,950	4,140	40.3
Clallam	2,880	2,850	2,840	3,820	3,230	2,530	4,160	64.4
Clark	19,600	20,390	21,690	26,230	25,650	28,890	32,630	12.9
Columbia	320	270	300	430	360	780	310	-60.3
Cowlitz	2,950	3,250	3,140	4,230	4,210	4,940	5,390	9.1
Douglas	1,120	1,280	1,350	1,820	1,520	1,700	2,290	34.7
Ferry	0	0	160	210	190	240	290	20.8
Franklin	3,480	3,360	3,440	3,950	4,100	5,410	5,770	6.7
Garfield	200	140	150	170	180	240	210	-12.5
Grant	2,510	2,790	2,370	3,910	3,330	3,480	3,570	2.6
Grays Harbor	3,930	5,040	3,820	4,510	5,240	5,440	6,770	24.4
Island	4,900	3,960	4,450	7,470	6,270	7,000	7,680	9.7
Jefferson	1,200	1,300	1,650	2,020	2,230	2,590	2,730	5.4
King	72,420	79,080	87,690	102,600	100,720	105,480	113,390	7.5
Kitsap	11,000	10,470	11,760	14,590	15,680	15,120	18,900	25.0
Kittitas	2,420	2,370	3,530	3,360	3,510	4,360	4,690	7.6
Klickitat	480	700	750	930	960	1,090	1,060	-2.8
Lewis	2,400	2,650	3,480	4,420	3,640	4,020	4,490	11.7
Lincoln	540	890	470	250	850	320	340	6.2
Mason	2,410	2,560	2,780	3,300	4,120	4,120	4,670	13.3
Okanogan	940	790	1,130	1,330	1,340	1,560	1,700	9.0
Pacific	1,400	1,040	1,130	1,450	1,610	1,920	2,100	9.4
Pend Oreille	680	700	770	1,080	850	960	980	2.1
Pierce	33,140	36,980	35,920	44,930	45,780	50,600	58,290	15.2
San Juan	660	550	920	1,240	1,220	1,170	1,300	11.1
Skagit	4,820	6,060	5,400	7,030	7,360	7,980	9,540	19.5
Skamania	600	470	630	840	830	860	1,110	29.1
Snohomish	36,750	31,590	33,930	37,740	36,940	40,130	45,570	13.6
Spokane	19,000	17,890	13,330	24,760	30,410	28,150	33,770	20.0
Stevens	2,000	2,070	2,260	3,170	2,500	2,830	2,890	2.1
Thurston	11,950	17,290	11,630	25,060	14,460	15,790	19,440	23.1
Wahkiakum	240	180	320	210	560	470	460	-2.1
Walla Walla	2,200	2,030	2,260	2,650	2,850	3,270	3,610	10.4
Whatcom	8,050	10,130	8,760	13,460	10,760	12,170	12,910	6.1
Whitman	880	1,050	1,210	1,590	1,320	1,860	1,820	-2.2
Yakima	5,490	4,970	5,250	6,090	6,690	7,390	7,740	4.7
Statewide	277,840	290,860	295,100	377,080	367,200	395,540	445,500	12.6

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

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

County	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	% Change by year
Adams	\$135,900	\$135,500	\$137,900	\$142,300	\$147,600	8.6
Asotin	\$182,500	\$181,200	\$183,700	\$180,000	\$208,300	14.1
Benton	\$225,300	\$225,000	\$221,400	\$232,400	\$244,100	8.3
Chelan	\$270,200	\$285,400	\$287,500	\$264,100	\$294,400	9.0
Clallam	\$259,500	\$261,100	\$242,500	\$256,000	\$273,100	5.2
Clark	\$293,400	\$300,400	\$299,600	\$298,300	\$339,200	15.6
Columbia	\$160,200	\$155,700	\$145,500	\$159,500	\$128,500	-19.8
Cowlitz	\$207,400	\$204,000	\$208,800	\$217,400	\$216,700	4.5
Douglas	\$253,900	\$256,500	\$271,900	\$264,100	\$281,600	10.9
Ferry	\$124,000	\$120,000	\$102,000	\$95,000	\$115,000	-7.3
Franklin	\$225,300	\$225,000	\$221,400	\$232,400	\$244,100	8.3
Garfield	\$174,500	\$176,100	\$177,100	\$178,500	\$187,100	7.2
Grant	\$189,200	\$188,000	\$182,600	\$175,600	\$185,200	-2.1
Grays Harbor	\$154,800	\$149,700	\$160,700	\$153,500	\$164,700	6.4
Island	\$317,100	\$325,800	\$318,000	\$326,200	\$338,200	6.7
Jefferson	\$319,200	\$320,700	\$352,500	\$353,800	\$339,700	6.4
King	\$566,400	\$570,000	\$590,100	\$577,300	\$650,800	14.9
Kitsap	\$292,100	\$296,300	\$287,700	\$288,000	\$325,000	11.3
Kittitas	\$246,300	\$263,500	\$268,600	\$278,300	\$277,400	12.6
Klickitat	\$275,000	\$195,000	\$247,700	\$217,500	\$250,000	-9.1
Lewis	\$179,200	\$181,400	\$170,400	\$174,300	\$190,400	6.2
Lincoln	\$84,000	\$87,000	\$86,000	\$83,000	\$89,000	6.0
Mason	\$191,300	\$202,500	\$200,900	\$195,600	\$204,000	6.6
Okanogan	\$169,200	\$207,600	\$203,800	\$158,300	\$178,700	5.6
Pacific	\$145,000	\$148,500	\$148,700	\$150,900	\$166,000	14.5
Pend Oreille	\$161,200	\$160,000	\$152,100	\$140,000	\$170,000	5.5
Pierce	\$279,400	\$285,600	\$285,800	\$285,800	\$313,200	12.1
San Juan	\$410,400	\$514,300	\$434,400	\$453,100	\$506,200	23.3
Skagit	\$296,600	\$289,600	\$289,900	\$298,900	\$315,500	6.4
Skamania	\$220,000	\$257,100	\$275,000	\$225,000	\$268,700	22.1
Snohomish	\$389,300	\$402,300	\$392,600	\$414,700	\$439,700	12.9
Spokane	\$209,500	\$214,400	\$205,500	\$208,100	\$225,100	7.4
Stevens	\$161,200	\$160,000	\$152,100	\$140,000	\$170,000	5.5
Thurston	\$268,000	\$271,100	\$269,800	\$267,300	\$289,800	8.1
Wahkiakum	\$201,200	\$207,800	\$213,700	\$217,800	\$212,800	5.8
Walla Walla	\$208,000	\$221,400	\$206,500	\$209,800	\$217,400	4.5
Whatcom	\$299,800	\$316,900	\$322,600	\$329,500	\$343,500	14.6
Whitman	\$236,000	\$232,400	\$221,200	\$250,000	\$243,000	3.0
Yakima	\$184,200	\$192,000	\$199,500	\$192,700	\$205,900	11.8
Statewide	\$316,700	\$325,300	\$323,700	\$324,300	\$337,700	6.6

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Second Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	2016	2017	% Change	2016	2017	% Change	2016	2017	% Change
Adams	95,000	50,000	-47.4	182,500	147,500	-19.2	160,000	262,500	64.1
Asotin	122,200	134,300	9.9	186,200	209,800	12.7	220,800	237,500	7.6
Benton	115,400	125,900	9.1	207,900	227,200	9.3	282,100	299,300	6.1
Chelan	204,500	215,900	5.6	271,700	293,300	7.9	305,900	385,700	26.1
Clallam	222,900	235,000	5.4	268,900	285,500	6.2	268,700	296,900	10.5
Clark	213,300	230,600	8.1	270,700	297,000	9.7	335,800	415,900	23.9
Columbia	70,000	47,500	-32.1	165,000	120,000	-27.3	160,000	200,000	25.0
Cowlitz	130,000	143,700	10.5	206,900	218,300	5.5	262,000	271,700	3.7
Douglas	140,000	170,000	21.4	246,700	275,000	11.5	341,200	335,000	-1.8
Ferry	85,000	95,000	11.8	100,000	225,000	NA	225,000	275,000	22.2
Franklin	115,400	125,900	9.1	207,900	227,200	9.3	282,100	299,300	6.1
Garfield	122,200	134,300	9.9	186,200	209,800	12.7	220,800	237,500	7.6
Grant	112,500	120,000	6.7	178,200	174,800	-1.9	232,100	230,300	-0.8
GraysHarbor	141,200	141,300	0.1	160,000	192,300	20.2	187,500	152,500	-18.7
Island	297,500	311,600	4.7	314,300	339,000	7.9	359,600	400,000	11.2
Jefferson	286,100	304,200	6.3	336,500	368,700	9.6	412,500	525,000	27.3
King	435,100	529,300	21.7	500,800	596,800	19.2	677,800	772,700	14.0
Kitsap	220,800	250,000	13.2	289,300	313,200	8.3	347,500	398,600	14.7
Kittitas	200,000	198,600	-0.7	248,900	281,500	13.1	330,000	306,200	-7.2
Klickitat	275,000	212,500	-22.7	243,700	291,700	19.7	362,500	350,000	-3.4
Lewis	134,500	130,600	-2.9	187,500	204,000	8.8	210,000	268,700	28.0
Lincoln	47,500	40,000	-15.8	70,000	140,000	100.0	30,000	180,000	NA
Mason	156,700	150,000	-4.3	208,900	226,800	8.6	237,500	275,000	15.8
Okanogan	155,000	147,500	-4.8	172,900	187,500	8.4	190,000	206,200	8.5
Pacific	127,000	146,000	15.0	186,700	182,900	-2.0	170,000	150,000	-11.8
Pend	133,300	87,500	-34.4	170,000	200,000	17.6	200,000	225,000	12.5
Pierce	188,000	220,600	17.3	258,500	289,800	12.1	329,600	374,400	13.6
SanJuan	425,000	489,300	15.1	337,500	525,000	55.6	550,000	600,000	9.1
Skagit	211,400	243,700	15.3	287,700	306,400	6.5	362,500	390,300	7.7
Skamania	190,000	190,000	0.0	206,200	291,700	41.5	300,000	450,000	50.0
Snohomish	239,400	290,400	21.3	349,200	398,600	14.1	467,600	530,900	13.5
Spokane	122,400	129,000	5.4	190,200	200,800	5.6	247,300	269,400	8.9
Stevens	133,300	87,500	-34.4	170,000	200,000	17.6	200,000	225,000	12.5
Thurston	217,600	245,100	12.6	246,700	271,600	10.1	316,400	335,800	6.1
Wahkiakum	NA	160,000	NA	208,300	212,500	2.0	NA	130,000	NA
WallaWalla	120,000	130,000	8.3	213,900	225,900	5.6	283,300	267,300	-5.6
Whatcom	230,000	247,700	7.7	294,800	341,700	15.9	337,300	429,500	27.3
Whitman	142,000	153,300	8.0	221,300	231,000	4.4	297,700	290,400	-2.5
Yakima	96,500	100,000	3.6	183,400	207,500	13.1	245,000	271,600	10.9
Statewide	218,700	238,500	9.1	286,900	317,900	10.8	392,200	402,100	2.5

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties
Second Quarter 2017

County	Median Price	Mortgage Rate	Monthly Payment	Family Income	HAI	Starter Monthly Payment	Household Income	First Time HAI
Adams	\$147,600	4.09	\$569	\$48,800	178.4	\$561	\$38,901	101.0
Asotin	\$208,300	4.09	\$804	\$59,400	153.9	\$792	\$49,481	91.1
Benton	\$244,100	4.09	\$942	\$70,850	156.6	\$928	\$65,723	103.2
Chelan	\$294,400	4.09	\$1,136	\$73,600	134.9	\$1,119	\$58,276	75.9
Clallam	\$273,100	4.09	\$1,054	\$61,700	121.9	\$1,038	\$88,478	124.2
Clark	\$339,200	4.09	\$1,309	\$77,500	123.3	\$1,290	\$64,799	73.2
Columbia	\$128,500	4.09	\$496	\$62,400	262.0	\$488	\$58,419	174.3
Cowlitz	\$216,700	4.09	\$836	\$62,700	156.1	\$824	\$53,532	94.7
Douglas	\$281,600	4.09	\$1,087	\$71,550	137.1	\$1,071	\$53,510	72.9
Ferry	\$115,000	4.09	\$444	\$49,550	232.5	\$437	\$23,846	79.5
Franklin	\$244,100	4.09	\$942	\$70,850	156.6	\$928	\$27,574	43.3
Garfield	\$187,100	4.09	\$722	\$53,350	153.9	\$711	\$53,929	110.5
Grant	\$185,200	4.09	\$715	\$55,250	161.0	\$704	\$43,841	90.8
Grays Harbor	\$164,700	4.09	\$635	\$55,250	181.0	\$626	\$45,615	106.2
Island	\$338,200	4.09	\$1,305	\$77,000	122.9	\$1,286	\$76,056	86.2
Jefferson	\$339,700	4.09	\$1,311	\$67,350	107.0	\$1,292	\$59,180	66.8
King	\$650,800	4.09	\$2,512	\$95,800	79.4	\$2,475	\$78,959	46.5
Kitsap	\$325,000	4.09	\$1,254	\$80,550	133.7	\$1,236	\$82,321	97.1
Kittitas	\$277,400	4.09	\$1,071	\$66,950	130.2	\$1,055	\$42,826	59.2
Klickitat	\$250,000	4.09	\$965	\$52,550	113.4	\$950	\$44,402	68.1
Lewis	\$190,400	4.09	\$735	\$59,650	169.0	\$724	\$58,928	118.7
Lincoln	\$89,000	4.09	\$343	\$57,350	347.7	\$338	\$63,972	275.6
Mason	\$204,000	4.09	\$787	\$63,800	168.8	\$775	\$29,057	54.6
Okanogan	\$178,700	4.09	\$689	\$54,450	164.4	\$679	\$54,510	116.9
Pacific	\$166,000	4.09	\$640	\$55,850	181.5	\$631	\$38,586	89.1
Pend Oreille	\$170,000	4.09	\$656	\$51,150	162.4	\$646	\$38,455	86.7
Pierce	\$313,200	4.09	\$1,209	\$75,750	130.5	\$1,191	\$51,168	62.6
San Juan	\$506,200	4.09	\$1,954	\$69,400	74.0	\$1,925	\$45,413	34.4
Skagit	\$315,500	4.09	\$1,218	\$69,950	119.6	\$1,200	\$38,189	46.4
Skamania	\$268,700	4.09	\$1,037	\$77,500	155.6	\$1,022	\$53,009	75.6
Snohomish	\$439,700	4.09	\$1,697	\$88,750	108.9	\$1,672	\$68,616	59.8
Spokane	\$225,100	4.09	\$869	\$66,500	159.4	\$856	\$56,999	97.1
Stevens	\$170,000	4.09	\$656	\$57,150	181.4	\$646	\$45,144	101.8
Thurston	\$289,800	4.09	\$1,118	\$79,500	148.0	\$1,102	\$55,521	73.5
Wahkiakum	\$212,800	4.09	\$821	\$59,200	150.1	\$809	\$24,194	43.6
Walla Walla	\$217,400	4.09	\$839	\$61,700	153.1	\$826	\$60,908	107.4
Whatcom	\$343,500	4.09	\$1,326	\$72,300	113.6	\$1,306	\$58,245	65.0
Whitman	\$243,000	4.09	\$938	\$65,300	145.0	\$924	\$55,948	88.3
Yakima	\$205,900	4.09	\$794	\$54,350	142.4	\$783	\$43,929	81.8
Statewide	\$337,700	4.09	\$1,303	\$77,400	123.7	\$1,284	\$62,705	71.2

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	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017
Adams	198.0	196.3	196.4	194.5	197.0	200.4	193.9	178.6	178.4
Asotin	183.0	173.9	182.1	192.8	178.4	182.2	177.1	171.8	153.9
Benton	184.8	183.8	180.2	174.7	172.5	175.2	175.3	158.8	156.6
Chelan	134.6	131.0	145.7	153.1	145.6	140.7	138.5	144.2	134.9
Clallam	153.0	139.6	152.2	147.0	130.4	131.4	139.4	125.5	121.9
Clark	155.2	151.4	152.9	148.8	144.8	143.5	141.7	135.3	123.3
Columbia	233.8	191.1	472.9	133.8	213.6	222.9	235.0	203.8	262.0
Cowlitz	181.8	174.6	187.2	186.3	165.8	171.0	164.5	150.2	156.1
Douglas	146.1	146.1	156.6	152.4	150.6	152.2	142.4	140.2	137.1
Ferry	240.2	239.7	232.2	224.7	218.8	229.4	266.0	271.6	232.5
Franklin	184.8	183.8	180.2	174.7	172.5	175.2	175.3	158.8	156.6
Garfield	174.2	167.2	169.3	169.3	167.6	168.5	165.0	155.7	153.9
Grant	179.1	161.4	194.1	176.3	160.2	163.5	165.8	163.9	161.0
Grays Harbor	209.4	201.4	189.4	210.5	195.7	205.3	188.4	187.5	181.0
Island	144.0	135.3	131.6	139.4	133.1	131.4	132.7	122.9	122.9
Jefferson	137.6	118.5	122.9	121.4	115.6	116.8	104.7	99.1	107.0
King	103.0	101.9	102.8	98.7	92.6	93.4	88.9	86.4	79.4
Kitsap	162.9	156.5	159.6	158.4	151.1	151.1	153.3	145.6	133.7
Kittitas	144.6	145.6	143.7	139.2	149.0	141.3	136.5	125.3	130.2
Klickitat	117.3	122.2	185.7	131.6	104.7	149.8	116.2	125.8	113.4
Lewis	203.0	194.6	199.1	204.2	182.7	183.1	191.9	178.3	169.0
Lincoln	361.2	383.0	385.5	362.0	374.6	366.8	365.5	359.9	347.7
Mason	195.1	192.3	192.5	198.3	182.9	175.3	174.0	169.9	168.8
Okanogan	195.4	150.1	163.5	180.2	176.5	145.9	146.4	179.1	164.4
Pacific	193.8	185.8	206.4	228.3	211.3	209.2	205.8	192.8	181.5
Pend Oreille	153.6	176.9	193.6	178.7	173.8	177.7	184.2	190.2	162.4
Pierce	158.8	156.3	149.7	159.1	148.8	147.6	145.3	138.1	130.5
San Juan	93.0	84.6	75.7	63.4	92.9	75.1	87.6	79.8	74.0
Skagit	153.3	134.8	135.8	143.0	129.3	134.3	132.2	121.9	119.6
Skamania	214.3	180.4	156.6	166.2	193.2	167.7	154.4	179.4	155.6
Snohomish	129.7	128.3	119.4	126.6	124.8	122.5	123.7	111.4	108.9
Spokane	186.1	174.9	184.8	185.2	174.2	172.6	177.4	166.5	159.4
Stevens	172.1	198.2	216.7	200.0	194.5	198.8	205.9	212.6	181.4
Thurston	172.5	162.0	169.6	172.0	162.7	163.1	161.5	154.9	148.0
Wahkiakum	253.9	168.9	146.4	181.7	161.2	158.4	151.7	141.5	150.1
Walla Walla	166.7	176.8	180.6	164.5	162.6	155.0	163.7	153.2	153.1
Whatcom	130.9	129.3	128.2	127.4	132.1	126.8	122.7	114.3	113.6
Whitman	169.6	165.1	173.4	169.2	151.8	156.4	161.8	136.1	145.0
Yakima	171.3	163.9	176.0	164.2	161.8	157.4	149.3	146.9	142.4
Statewide	142.0	139.0	120.7	143.4	134.0	132.3	131.0	124.3	123.7

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	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017
Adams	117.3	115.7	115.1	113.3	114.1	115.4	111.1	101.8	101.0
Asotin	103.7	99.1	104.3	111.1	103.3	106.1	103.7	101.2	91.1
Benton	121.4	120.9	118.5	114.9	113.5	115.3	115.5	104.7	103.2
Chelan	75.8	73.8	82.1	86.2	81.9	79.2	77.9	81.2	75.9
Clallam	127.4	119.6	134.0	132.8	120.8	124.8	135.6	125.1	124.2
Clark	89.4	87.6	88.8	86.8	84.7	84.2	83.5	80.1	73.2
Columbia	140.2	116.2	291.5	83.6	135.1	142.8	152.5	134.0	174.3
Cowlitz	103.8	100.5	108.6	108.9	97.6	101.4	98.4	90.5	94.7
Douglas	80.1	79.8	85.2	82.5	81.2	81.8	76.2	74.8	72.9
Ferry	101.3	98.7	93.2	88.0	83.4	85.2	96.1	95.6	79.5
Franklin	70.5	67.6	63.9	59.6	56.6	55.2	53.0	46.0	43.3
Garfield	120.3	116.2	118.2	118.7	118.1	119.3	117.4	111.3	110.5
Grant	102.9	92.5	111.0	100.6	91.1	92.8	93.9	92.7	90.8
Grays Harbor	120.2	116.0	109.3	121.9	113.6	119.4	109.9	109.7	106.2
Island	92.9	88.3	86.8	92.9	89.7	89.5	91.2	85.5	86.2
Jefferson	80.2	69.7	73.0	72.7	69.8	71.1	64.3	61.4	66.8
King	58.5	58.1	58.9	56.7	53.4	54.0	51.6	50.4	46.5
Kitsap	107.1	104.3	107.8	108.3	104.6	105.9	108.7	104.6	97.1
Kittitas	66.8	67.1	66.1	63.9	68.2	64.6	62.3	57.1	59.2
Klickitat	71.6	74.4	112.9	79.8	63.4	90.4	70.0	75.7	68.1
Lewis	127.3	124.0	128.7	133.9	121.5	123.4	131.2	123.6	118.7
Lincoln	260.0	279.4	284.7	270.6	283.4	280.8	283.1	282.2	275.6
Mason	79.9	76.7	74.6	74.7	66.9	62.2	60.0	56.8	54.6
Okanogan	124.2	96.9	107.1	119.7	118.9	99.7	101.4	125.8	116.9
Pacific	96.5	92.4	102.4	113.0	104.4	103.2	101.4	94.8	89.1
Pend Oreille	83.3	95.9	104.7	96.4	93.6	95.4	98.7	101.9	86.7
Pierce	80.8	79.0	75.1	79.2	73.5	72.4	70.7	66.8	62.6
San Juan	47.3	42.5	37.6	31.2	45.1	36.1	41.6	37.5	34.4
Skagit	70.9	61.0	60.2	62.0	54.9	55.8	53.7	48.4	46.4
Skamania	105.6	88.7	76.9	81.4	94.5	81.9	75.3	87.4	75.6
Snohomish	71.1	70.4	65.5	69.5	68.4	67.2	67.9	61.2	59.8
Spokane	108.6	102.7	109.1	109.9	103.9	103.5	106.9	100.9	97.1
Stevens	95.1	109.8	120.3	111.2	108.3	110.9	115.1	119.2	101.8
Thurston	90.7	84.6	87.9	88.5	83.1	82.7	81.3	77.5	73.5
Wahkiakum	99.6	64.1	53.6	64.2	54.9	51.9	47.8	42.9	43.6
Walla Walla	108.4	116.1	119.7	110.2	109.9	105.7	112.7	106.5	107.4
Whatcom	72.9	72.4	71.9	71.7	74.6	71.8	69.8	65.2	65.0
Whitman	88.9	88.4	94.6	94.1	86.1	90.3	95.1	81.5	88.3
Yakima	98.7	94.4	101.3	94.5	93.0	90.5	85.8	84.4	81.8
Statewide	80.4	78.9	68.7	81.7	76.5	75.7	75.1	71.4	71.2

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 Second Quarter 2017

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	21.7	63.0	80.4	97.8
Asotin	2.0	22.1	60.2	96.7
Benton	1.9	7.2	27.0	86.9
Chelan	NA	4.7	17.2	60.0
Clallam	1.7	8.3	29.3	76.7
Clark	0.7	2.6	8.0	61.8
Columbia	3.9	24.6	53.6	88.0
Cowlitz	2.7	15.2	29.5	87.1
Douglas	NA	3.8	19.2	79.5
Ferry	12.5	48.2	69.6	94.6
Franklin	1.9	7.2	27.0	86.9
Garfield	2.0	22.1	60.2	96.7
Grant	2.7	18.4	50.3	92.2
Grays Harbor	9.3	31.3	57.9	91.1
Island	NA	0.9	7.7	55.8
Jefferson	2.6	5.1	12.5	61.4
King	NA	0.4	1.9	26.6
Kitsap	NA	3.2	14.5	62.4
Kittitas	0.9	7.5	16.3	49.3
Klickitat	6.2	23.9	35.4	75.2
Lewis	3.8	21.3	48.8	84.9
Lincoln	18.2	50.0	68.2	90.9
Mason	3.7	20.6	48.7	86.5
Okanogan	3.6	20.3	47.5	85.0
Pacific	6.3	29.0	60.9	89.9
Pend Oreille	6.9	31.6	52.9	89.1
Pierce	0.3	2.9	14.4	67.1
San Juan	NA	0.8	2.7	24.2
Skagit	2.8	5.2	15.9	60.9
Skamania	NA	44.7	60.5	89.5
Snohomish	0.3	2.1	6.0	50.2
Spokane	1.8	21.4	47.6	86.6
Stevens	6.9	31.6	52.9	89.1
Thurston	0.4	3.2	19.9	79.3
Wahkiakum	2.9	14.3	31.4	88.6
Walla Walla	3.9	24.6	53.6	88.0
Whatcom	6.2	10.1	14.6	59.3
Whitman	3.3	23.8	44.3	93.4
Yakima	5.0	24.9	55.5	92.1
Statewide	2.0	10.5	25.4	67.4

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Second Quarters

County	2010	2011	2012	2013	2014	2015	2016	2017	% Change
Adams	NA	NA	NA	87	56	46	41	46	12.2
Asotin	951	526	435	336	355	341	307	244	-20.5
Benton	1,512	1,813	1,854	1,804	1,584	1,267	1,019	886	-13.1
Chelan	668	643	541	482	403	259	348	215	-38.2
Clallam	783	736	640	628	427	298	320	300	-6.2
Clark	3,494	3,253	2,580	2,344	1,206	1,418	1,144	1,005	-12.2
Columbia	81	97	547	25	494	416	450	358	-20.4
Cowlitz	684	607	588	454	534	404	271	224	-17.3
Douglas	289	241	201	161	146	120	106	78	-26.4
Ferry	NA	NA	75	75	89	67	66	56	-15.2
Franklin	1,512	1,813	1,854	1,804	1,584	1,267	1,019	886	-13.1
Garfield	951	526	435	336	355	341	307	244	-20.5
Grant	613	631	584	582	524	487	410	332	-19.0
GraysHarbor	866	889	827	774	802	605	525	418	-20.4
Island	1,181	1,098	924	857	780	585	482	439	-8.9
Jefferson	641	610	531	477	427	360	273	272	-0.4
King	10,180	8,300	4,997	4,209	4,707	3,399	3,140	2,583	-17.7
Kitsap	1,893	1,814	1,503	1,388	1,416	46	750	712	-5.1
Kittitas	587	572	525	459	505	438	297	227	-23.6
Klickitat	265	271	242	249	46	185	160	113	-29.4
Lewis	871	839	722	723	670	633	403	338	-16.1
Lincoln	NA	NA	NA	51	42	45	31	44	41.9
Mason	901	926	820	801	780	606	468	355	-24.1
Okanogan	448	466	437	469	531	465	430	360	-16.3
Pacific	489	452	441	435	434	319	292	238	-18.5
Pend	576	575	551	558	545	467	429	348	-18.9
Pierce	5,890	5,020	3,481	2,976	3,775	2,905	2,285	2,171	-5.0
SanJuan	488	511	468	432	452	398	342	260	-24.0
Skagit	1,247	1,065	903	792	808	593	503	422	-16.1
Skamania	105	109	101	107	17	66	44	38	-13.6
Snohomish	4,664	3,629	1,985	1,747	2,438	1,913	1,474	1,316	-10.7
Spokane	3,943	3,651	NA	3,098	3,290	2,768	2,304	2,131	-7.5
Stevens	576	575	551	558	545	467	429	348	-18.9
Thurston	1,970	1,788	1,329	1,158	1,393	1,088	969	745	-23.1
Wahkiakum	NA	NA	NA	NA	NA	44	NA	35	NA
WallaWalla	710	763	547	543	494	467	450	358	-20.4
Whatcom	1,850	1,636	1,358	1,306	1,430	1,049	845	712	-15.7
Whitman	234	220	216	200	183	98	147	122	-17.0
Yakima	1,178	1,213	874	896	873	885	694	555	-20.0
Statewide	50,252	44,964	31,827	31,683	32,656	25,550	22,219	19,056	-14.2

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

June 2017

County	Under \$80,000	\$80,000- \$159,999	\$160,000- \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	% Change by year
Adams	3.9	6.0	3.6	8.4	NA	5.1	18.6
Asotin	4.1	3.8	3.1	6.1	13.2	4.1	-19.6
Benton	1.3	1.0	1.1	2.9	9.9	2.2	-12.0
Chelan	NA	2.5	1.4	2.5	NA	3.0	-37.5
Clallam	2.6	2.0	2.8	3.3	9.6	3.6	5.9
Clark	1.5	2.3	0.9	1.3	4.4	1.8	-10.0
Columbia	6.3	52.9	92.9	219.8	NA	67.4	-45.5
Cowlitz	1.4	1.4	0.7	3.6	19.1	2.1	-19.2
Douglas	NA	2.4	1.3	1.6	NA	1.8	-30.8
Ferry	11.1	15.9	6.3	14.8	NA	11.9	-43.3
Franklin	1.3	1.0	1.1	2.9	9.9	2.2	-12.0
Garfield	4.1	3.8	3.1	6.1	13.2	4.1	-19.6
Grant	1.9	2.9	3.7	10.6	22.3	5.1	-19.0
Grays Harbor	2.1	3.1	3.3	8.0	17.0	4.1	-30.5
Island	NA	1.2	1.2	2.1	6.6	2.8	-6.7
Jefferson	4.2	2.6	2.1	5.7	7.7	5.4	17.4
King	NA	3.4	1.0	1.0	1.2	1.2	-20.0
Kitsap	NA	2.7	1.1	1.7	3.6	2.0	-9.1
Kittitas	1.5	2.3	0.9	1.9	10.6	2.8	-37.8
Klickitat	3.8	5.9	3.0	6.6	9.7	5.9	-33.0
Lewis	1.3	2.2	2.6	4.6	38.4	3.3	-26.7
Lincoln	5.2	15.1	13.0	16.2	NA	11.9	-16.8
Mason	1.3	2.3	2.6	3.9	11.8	3.2	-42.9
Okanogan	4.2	6.7	13.2	15.6	84.1	12.5	-21.9
Pacific	3.4	4.4	6.5	9.6	NA	6.7	-6.9
Pend Oreille	3.2	8.3	5.9	14.3	NA	8.7	-30.4
Pierce	1.0	1.6	0.9	1.5	4.8	1.8	-10.0
San Juan	NA	5.5	4.6	4.3	12.7	8.7	-40.4
Skagit	5.5	1.6	1.2	1.9	6.5	2.5	-13.8
Skamania	NA	NA	3.5	3.5	5.8	5.8	34.9
Snohomish	2.7	3.3	1.4	1.4	2.5	1.8	12.5
Spokane	2.0	3.1	2.1	3.3	8.9	3.0	-14.3
Stevens	3.2	8.3	5.9	14.3	NA	8.7	-30.4
Thurston	0.7	1.8	1.2	1.7	6.1	1.8	-33.3
Wahkiakum	NA	7.2	4.3	72.1	NA	15.8	NA
Walla Walla	3.4	6.7	3.9	5.9	22.9	5.5	-34.5
Whatcom	5.3	3.0	0.9	1.9	7.3	2.7	-18.2
Whitman	5.9	6.1	2.4	4.9	8.8	4.3	-12.2
Yakima	2.7	3.5	3.0	4.9	NA	3.8	-20.8
Statewide	2.1	2.8	1.7	1.9	2.3	2.1	-12.5

WCRER Estimates

MEDIAN HOME PRICES

State of Washington and Counties
Annual, 2010-2016

County	2010	2011	2012	2013	2014	2015	2016
Adams	\$123,900	\$120,700	\$128,300	\$132,700	\$127,300	\$140,800	\$145,900
Asotin	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000
Benton	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800
Chelan	\$224,800	\$218,000	\$220,900	\$223,900	\$239,700	\$269,800	\$275,600
Clallam	\$206,400	\$179,800	\$191,500	\$193,400	\$207,000	\$219,300	\$250,700
Clark	\$212,500	\$189,800	\$197,900	\$229,700	\$247,600	\$263,200	\$294,600
Columbia	\$125,000	\$128,300	\$145,400	\$153,700	\$130,000	\$166,900	\$140,000
Cowlitz	\$156,700	\$139,100	\$136,600	\$150,500	\$162,000	\$179,100	\$199,900
Douglas	\$212,700	\$203,300	\$202,100	\$207,000	\$223,000	\$238,300	\$259,000
Ferry	NA	NA	\$95,000	\$134,000	\$130,000	\$127,500	\$95,000
Franklin	\$177,500	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800
Garfield	\$147,800	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000
Grant	\$161,300	\$154,100	\$154,900	\$156,900	\$160,200	\$165,400	\$182,400
Grays Harbor	\$133,200	\$116,600	\$113,000	\$118,800	\$123,200	\$138,800	\$151,600
Island	\$264,700	\$248,700	\$251,200	\$255,000	\$266,700	\$290,400	\$316,900
Jefferson	\$273,000	\$235,200	\$239,900	\$261,400	\$254,500	\$276,600	\$320,200
King	\$379,100	\$344,900	\$367,700	\$420,500	\$449,600	\$493,800	\$566,200
Kitsap	\$241,600	\$234,700	\$237,800	\$242,500	\$243,500	\$260,200	\$288,400
Kittitas	\$218,400	\$191,200	\$194,900	\$210,900	\$220,100	\$243,700	\$259,900
Klickitat	\$198,700	\$178,300	\$188,300	\$189,400	\$180,000	\$204,900	\$236,600
Lewis	\$152,400	\$138,600	\$142,100	\$141,600	\$150,500	\$158,700	\$174,000
Lincoln	\$73,600	\$70,800	\$82,000	\$67,500	\$127,500	\$80,000	\$80,000
Mason	\$170,000	\$145,700	\$157,100	\$152,300	\$158,500	\$170,800	\$194,100
Okanogan	\$174,100	\$161,000	\$153,200	\$159,700	\$151,400	\$166,500	\$182,900
Pacific	\$132,600	\$121,800	\$102,300	\$114,000	\$125,300	\$141,600	\$143,500
Pend Oreille	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400
Pierce	\$218,700	\$193,500	\$194,700	\$217,700	\$231,900	\$251,900	\$279,000
San Juan	\$422,000	\$413,600	\$351,400	\$391,500	\$419,400	\$444,300	\$467,100
Skagit	\$227,000	\$203,400	\$209,400	\$228,600	\$236,500	\$258,100	\$287,300
Skamania	\$160,000	\$164,000	\$178,600	\$188,600	\$173,700	\$217,600	\$256,500
Snohomish	\$277,300	\$242,400	\$261,900	\$299,100	\$328,700	\$363,800	\$391,700
Spokane	\$172,700	\$162,300	\$170,100	\$174,500	\$178,400	\$192,200	\$207,300
Stevens	\$144,200	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400
Thurston	\$230,100	\$217,700	\$219,100	\$224,000	\$231,400	\$247,000	\$266,100
Wahkiakum	\$150,000	\$90,000	\$127,500	\$145,000	\$75,000	\$167,500	\$212,500
Walla Walla	\$179,800	\$170,600	\$166,500	\$180,700	\$176,300	\$185,800	\$212,300
Whatcom	\$254,000	\$241,800	\$252,400	\$261,600	\$271,300	\$290,400	\$311,700
Whitman	\$201,700	\$186,300	\$196,700	\$212,900	\$201,600	\$204,100	\$228,700
Yakima	\$155,100	\$150,300	\$161,800	\$160,100	\$160,600	\$166,800	\$189,000
Statewide	\$245,700	\$223,900	\$236,600	\$253,800	\$267,600	\$289,100	\$315,900

WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2016

County	2008	2009	2010	2011	2012	2013	2014	2015	2016	% Change by year
Adams	36	69	33	24	29	54	50	86	31	-64.0
Asotin	53	35	27	16	19	23	35	31	32	3.2
Benton	625	549	1,259	1,127	1,094	930	942	1,124	1,357	20.7
Chelan	311	246	206	154	207	577	304	365	393	7.7
Clallam	289	157	169	154	168	122	160	216	247	14.4
Clark	1,241	709	1,070	961	1,558	2,942	2,240	3,283	3,310	0.8
Columbia	7	4	4	4	2	7	7	10	2	-80.0
Cowlitz	276	147	131	113	132	195	178	173	308	78.0
Douglas	178	109	114	92	92	129	156	162	181	11.7
Ferry	25	21	22	13	15	20	10	16	21	31.2
Franklin	476	542	763	570	531	375	322	510	530	3.9
Garfield	10	4	4	2	3	1	3	NA	1	NA
Grant	662	228	228	187	275	279	264	457	650	42.2
GraysHarbor	334	166	166	114	125	122	142	178	207	16.3
Island	329	198	219	164	178	221	252	281	373	32.7
Jefferson	137	106	97	86	83	101	121	177	238	34.5
King	10,456	3,186	6,020	6,143	11,614	12,277	14,703	15,226	17,699	16.2
Kitsap	783	562	623	540	804	913	598	1,066	1,059	-0.7
Kittitas	282	177	183	174	195	344	283	288	323	12.2
Klickitat	88	91	77	58	78	94	83	120	123	2.5
Lewis	277	212	204	93	121	95	164	129	232	79.8
Lincoln	30	45	43	32	27	45	30	33	50	51.5
Mason	250	160	140	134	121	135	108	111	166	49.5
Okanogan	230	129	123	130	103	134	165	165	133	-19.4
Pacific	87	50	125	111	130	139	63	62	77	24.2
Pend	118	74	52	48	36	37	42	47	59	25.5
Pierce	2,350	2,047	1,900	2,566	2,479	2,892	3,777	3,046	3,865	26.9
SanJuan	189	120	189	105	92	109	109	100	124	24.0
Skagit	438	290	207	179	229	283	274	424	505	19.1
Skamania	43	32	25	34	23	26	34	47	38	-19.1
Snohomish	2,706	2,186	2,120	2,521	3,573	4,348	3,473	2,594	3,925	51.3
Spokane	2,406	1,786	1,609	1,785	1,353	1,634	1,839	1,978	3,596	81.8
Stevens	136	86	72	54	71	84	79	74	109	47.3
Thurston	1,361	1,317	1,156	1,028	1,012	1,289	1,003	931	2,081	123.5
Wahkiakum	22	11	11	10	5	12	11	15	15	0.0
WallaWalla	145	113	128	202	150	241	207	188	218	16.0
Whatcom	669	460	458	605	637	999	1,007	911	1,183	29.9
Whitman	104	79	90	93	283	380	218	141	194	37.6
Yakima	760	508	624	438	471	358	442	392	422	7.7
Statewide	28,919	17,011	20,691	20,864	28,118	32,966	33,898	35,157	44,077	25.4

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2016

County	2008	2009	2010	2011	2012	2013	2014	2015	2016	% Change by year
Adams	34	57	33	22	26	44	46	75	28	-62.7
Asotin	49	29	27	16	19	21	33	31	30	-3.2
Benton	606	540	937	781	897	840	798	825	952	15.4
Chelan	305	236	204	154	205	259	286	358	385	7.5
Clallam	255	149	139	114	168	122	160	215	243	13.0
Clark	1,053	690	963	688	1,190	1,699	1,588	2,220	2,645	19.1
Columbia	7	4	4	2	2	7	7	10	2	-80.0
Cowlitz	268	147	116	113	132	155	160	168	273	62.5
Douglas	135	95	109	92	92	127	147	132	158	19.7
Ferry	25	21	22	13	15	20	10	16	21	31.2
Franklin	476	540	636	558	374	245	280	396	496	25.3
Garfield	10	4	4	2	3	1	3	NA	1	NA
Grant	343	218	205	171	251	236	230	228	264	15.8
GraysHarbor	250	142	163	104	125	122	140	174	207	19.0
Island	329	198	219	164	176	221	252	281	369	31.3
Jefferson	137	94	97	80	83	101	121	154	234	51.9
King	3,029	2,003	2,578	2,765	3,864	4,419	4,215	4,010	4,254	6.1
Kitsap	682	552	468	451	634	674	519	796	862	8.3
Kittitas	258	175	177	169	180	285	265	285	304	6.7
Klickitat	88	91	77	54	78	88	78	120	105	-12.5
Lewis	243	132	124	82	97	95	129	129	156	20.9
Lincoln	30	45	41	30	27	45	30	33	50	51.5
Mason	236	149	140	134	121	120	108	111	166	49.5
Okanogan	224	129	123	120	103	98	160	164	133	-18.9
Pacific	82	48	125	111	130	139	63	62	77	24.2
Pend	118	74	52	48	36	37	42	47	59	25.5
Pierce	1,805	1,243	1,708	1,494	2,009	2,369	2,371	2,253	2,469	9.6
SanJuan	184	120	189	105	92	109	109	100	118	18.0
Skagit	397	251	203	179	227	283	262	410	420	2.4
Skamania	43	32	25	34	23	26	24	47	38	-19.1
Snohomish	1,840	1,790	1,853	1,819	2,174	1,985	2,079	2,383	2,702	13.4
Spokane	1,173	809	939	740	963	1,299	1,014	1,340	1,661	24.0
Stevens	122	84	66	52	67	66	79	74	99	33.8
Thurston	1,212	1,083	1,053	858	959	929	934	881	1,084	23.0
Wahkiakum	20	11	11	10	5	12	11	15	15	0.0
WallaWalla	139	87	66	80	102	134	183	184	182	-1.1
Whatcom	536	426	401	419	488	568	542	599	718	19.9
Whitman	80	67	62	33	70	100	75	81	78	-3.7
Yakima	617	426	343	298	301	300	352	390	405	3.8
Statewide	17,440	12,991	14,702	13,159	16,508	18,400	17,905	19,797	22,463	13.5

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2011-2016

County	2011	2012	2013	2014	2015	2016	% Change by year
Adams	6,242	6,271	6,325	6,375	6,461	6,492	0.5
Asotin	9,800	9,819	9,842	9,877	9,908	9,940	0.3
Benton	68,332	69,426	70,356	71,298	72,422	73,779	1.9
Chelan	34,809	35,016	35,593	35,897	36,262	36,655	1.1
Clallam	35,604	35,772	35,894	36,054	36,270	36,517	0.7
Clark	165,075	166,633	169,575	171,815	175,098	178,408	1.9
Columbia	2,124	2,126	2,133	2,140	2,150	2,152	0.1
Cowlitz	43,210	43,342	43,537	43,715	43,888	44,196	0.7
Douglas	15,634	15,726	15,855	16,011	16,173	16,354	1.1
Ferry	4,081	4,096	4,116	4,126	4,142	4,163	0.5
Franklin	25,472	26,003	26,378	26,700	27,210	27,740	1.9
Garfield	1,344	1,347	1,348	1,351	1,351	1,352	0.1
Grant	33,971	34,246	34,525	34,789	35,246	35,896	1.8
GraysHarbor	36,033	36,158	36,280	36,422	36,600	36,807	0.6
Island	38,342	38,520	38,741	38,993	39,274	39,647	0.9
Jefferson	16,829	16,912	17,013	17,134	17,311	17,549	1.4
King	862,293	873,907	886,184	900,887	916,113	933,812	1.9
Kitsap	105,395	106,199	107,112	107,710	108,776	109,835	1.0
Kittitas	20,807	21,002	21,346	21,629	21,917	22,240	1.5
Klickitat	9,836	9,914	10,008	10,091	10,211	10,334	1.2
Lewis	33,283	33,404	33,499	33,663	33,792	34,024	0.7
Lincoln	5,773	5,800	5,845	5,875	5,908	5,958	0.8
Mason	29,966	30,087	30,222	30,330	30,441	30,607	0.5
Okanogan	21,261	21,364	21,498	21,663	21,828	21,961	0.6
Pacific	15,314	15,444	15,583	15,646	15,708	15,785	0.5
Pend	7,576	7,612	7,649	7,691	7,738	7,797	0.8
Pierce	329,782	332,261	335,153	338,930	341,976	345,841	1.1
SanJuan	11,968	12,060	12,169	12,278	12,378	12,502	1.0
Skagit	50,498	50,727	51,010	51,284	51,708	52,213	1.0
Skamania	5,330	5,353	5,379	5,413	5,460	5,498	0.7
Snohomish	289,620	293,193	297,541	301,014	303,608	307,533	1.3
Spokane	206,059	207,412	209,046	210,885	212,863	216,459	1.7
Stevens	19,349	19,420	19,504	19,583	19,657	19,766	0.6
Thurston	108,446	109,458	110,747	111,750	112,681	114,762	1.8
Wahkiakum	2,071	2,076	2,088	2,099	2,114	2,129	0.7
WallaWalla	23,624	23,774	24,015	24,222	24,410	24,628	0.9
Whatcom	90,363	91,000	91,999	93,006	93,917	95,100	1.3
Whitman	19,242	19,525	19,905	20,123	20,264	20,458	1.0
Yakima	87,096	87,567	87,925	88,367	88,759	89,181	0.5
Statewide	2,891,854	2,919,972	2,952,938	2,986,836	3,021,993	3,066,070	1.5

WCRER estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2011-2016

County	2011	2012	2013	2014	2015	2016	% Change by year
Adams	4,055	4,081	4,125	4,171	4,246	4,274	0.7
Asotin	7,034	7,053	7,074	7,107	7,138	7,168	0.4
Benton	45,710	46,607	47,447	48,245	49,070	50,022	1.9
Chelan	24,934	25,139	25,398	25,684	26,042	26,427	1.5
Clallam	25,977	26,145	26,267	26,427	26,642	26,885	0.9
Clark	120,657	121,847	123,546	125,134	127,354	129,999	2.1
Columbia	1,663	1,665	1,672	1,679	1,689	1,691	0.1
Cowlitz	30,366	30,498	30,653	30,813	30,981	31,254	0.9
Douglas	10,607	10,699	10,826	10,973	11,105	11,263	1.4
Ferry	2,914	2,929	2,949	2,959	2,975	2,996	0.7
Franklin	17,709	18,083	18,328	18,608	19,004	19,500	2.6
Garfield	1,026	1,029	1,030	1,033	1,033	1,034	0.1
Grant	20,401	20,652	20,888	21,118	21,346	21,610	1.2
GraysHarbor	25,857	25,982	26,104	26,244	26,418	26,625	0.8
Island	30,538	30,714	30,935	31,187	31,468	31,837	1.2
Jefferson	13,027	13,110	13,211	13,332	13,486	13,720	1.7
King	502,844	506,708	511,127	515,342	519,352	523,606	0.8
Kitsap	76,501	77,135	77,809	78,328	79,124	79,986	1.1
Kittitas	14,197	14,377	14,662	14,927	15,212	15,516	2.0
Klickitat	6,836	6,914	7,002	7,080	7,200	7,305	1.5
Lewis	23,428	23,525	23,620	23,749	23,878	24,034	0.7
Lincoln	4,364	4,391	4,436	4,466	4,499	4,549	1.1
Mason	22,304	22,425	22,545	22,653	22,764	22,930	0.7
Okanogan	15,223	15,326	15,424	15,584	15,748	15,881	0.8
Pacific	10,769	10,899	11,038	11,101	11,163	11,240	0.7
Pend	5,651	5,687	5,724	5,766	5,813	5,872	1.0
Pierce	226,913	228,922	231,291	233,662	235,915	238,384	1.0
SanJuan	10,171	10,263	10,372	10,481	10,581	10,699	1.1
Skagit	37,410	37,637	37,920	38,182	38,592	39,012	1.1
Skamania	3,854	3,877	3,903	3,927	3,974	4,012	1.0
Snohomish	196,108	198,282	200,267	202,346	204,729	207,431	1.3
Spokane	140,735	141,698	142,997	144,011	145,351	147,012	1.1
Stevens	14,217	14,284	14,350	14,429	14,503	14,602	0.7
Thurston	76,472	77,431	78,360	79,294	80,175	81,259	1.4
Wahkiakum	1,528	1,533	1,545	1,556	1,571	1,586	1.0
WallaWalla	16,502	16,604	16,738	16,921	17,105	17,287	1.1
Whatcom	58,767	59,255	59,823	60,365	60,964	61,682	1.2
Whitman	9,828	9,898	9,998	10,073	10,154	10,232	0.8
Yakima	59,546	59,847	60,147	60,499	60,889	61,294	0.7
Statewide	1,916,643	1,933,151	1,951,551	1,969,456	1,989,253	2,011,716	1.1

WCRER estimates

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2011-2016

County	2011	2012	2013	2014	2015	2016	% Change by year
Adams	2,187	2,190	2,200	2,204	2,215	2,218	0.1
Asotin	2,766	2,766	2,768	2,770	2,770	2,772	0.1
Benton	22,622	22,819	22,909	23,053	23,352	23,757	1.7
Chelan	9,875	9,877	10,195	10,213	10,220	10,228	0.1
Clallam	9,627	9,627	9,627	9,627	9,628	9,632	0.0
Clark	44,418	44,786	46,029	46,681	47,744	48,409	1.4
Columbia	461	461	461	461	461	461	0.0
Cowlitz	12,844	12,844	12,884	12,902	12,907	12,942	0.3
Douglas	5,027	5,027	5,029	5,038	5,068	5,091	0.5
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	7,763	7,920	8,050	8,092	8,206	8,240	0.4
Garfield	318	318	318	318	318	318	0.0
Grant	13,570	13,594	13,637	13,671	13,900	14,286	2.8
GraysHarbor	10,176	10,176	10,176	10,178	10,182	10,182	0.0
Island	7,804	7,806	7,806	7,806	7,806	7,810	0.1
Jefferson	3,802	3,802	3,802	3,802	3,825	3,829	0.1
King	359,449	367,199	375,057	385,545	396,761	410,206	3.4
Kitsap	28,894	29,064	29,303	29,382	29,652	29,849	0.7
Kittitas	6,610	6,625	6,684	6,702	6,705	6,724	0.3
Klickitat	3,000	3,000	3,006	3,011	3,011	3,029	0.6
Lewis	9,855	9,879	9,879	9,914	9,914	9,990	0.8
Lincoln	1,409	1,409	1,409	1,409	1,409	1,409	0.0
Mason	7,662	7,662	7,677	7,677	7,677	7,677	0.0
Okanogan	6,038	6,038	6,074	6,079	6,080	6,080	0.0
Pacific	4,545	4,545	4,545	4,545	4,545	4,545	0.0
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	102,869	103,339	103,862	105,268	106,061	107,457	1.3
SanJuan	1,797	1,797	1,797	1,797	1,797	1,803	0.3
Skagit	13,088	13,090	13,090	13,102	13,116	13,201	0.6
Skamania	1,476	1,476	1,476	1,486	1,486	1,486	0.0
Snohomish	93,512	94,911	97,274	98,668	98,879	100,102	1.2
Spokane	65,324	65,714	66,049	66,874	67,512	69,447	2.9
Stevens	5,132	5,136	5,154	5,154	5,154	5,164	0.2
Thurston	31,974	32,027	32,387	32,456	32,506	33,503	3.1
Wahkiakum	543	543	543	543	543	543	0.0
WallaWalla	7,122	7,170	7,277	7,301	7,305	7,341	0.5
Whatcom	31,596	31,745	32,176	32,641	32,953	33,418	1.4
Whitman	9,414	9,627	9,907	10,050	10,110	10,226	1.1
Yakima	27,550	27,720	27,778	27,868	27,870	27,887	0.1
Statewide	975,211	986,821	1,001,387	1,017,380	1,032,740	1,054,354	2.1

WCRER estimates

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