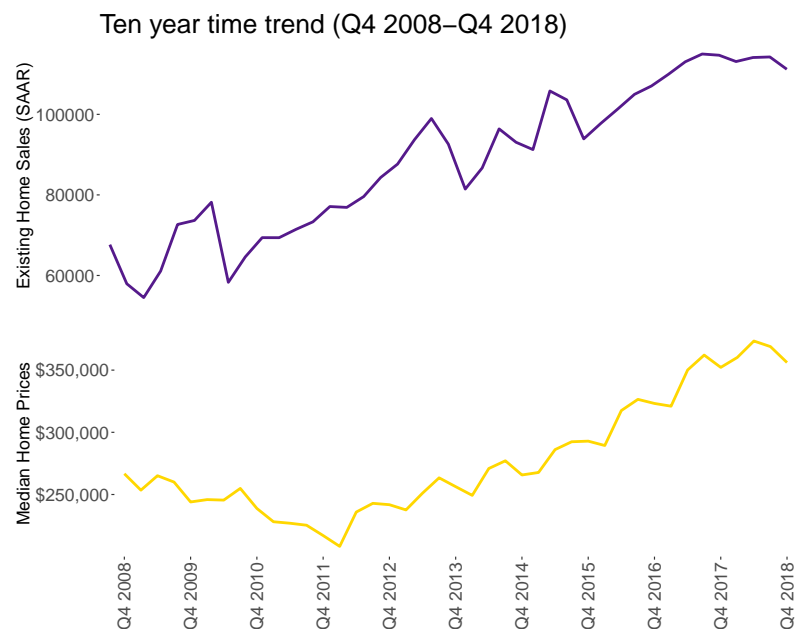


Washington Market Highlights: Fourth Quarter 2018

- Existing home sales fell in the fourth quarter by 2.7 percent to a seasonally adjusted annual rate of 111,200 units compared to last quarter, and fell 3.0 percent compared to a year earlier.
- Building permit activity fell 13.7 percent from a year earlier, totaling 10,560 new units authorized. Of these, 4,714 were issued for single-family units.
- The median price home sold in Washington during the fourth quarter was \$356,100, 1.1 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers increased from the previous quarter and declined the same quarter a year ago. The All-Buyer Housing Affordability Index stayed above 100 in 31 of Washington's 39 counties.
- Inventories of homes available for sale totaled 14,175 single-family homes at the end of the quarter, a 36.1% decline from the third quarter and a 17.6 percent increase from a year ago. This inventory level represented a 1.9 month supply, a slight imbalance, where demand exceeds the supply of homes on the market.



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

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fourth quarter 2018
 Issued November 2018

Survey Description

Publication: Washington State's Housing Market is a publication of the Washington Center for Real Estate Research (WCRER) at the University of Washington.

Coverage: At least quarterly, WCRER receives data on single-family home sales from each multiple listing service located in, or providing market coverage to, Washington communities. In 2012, data on nearly 69,000 home transactions were received and processed.

Sales Volume: Estimated total sales value of single-family homes in each county is compiled using a scale factor to transform the MLS sales to market totals. This scaling is required since a significant number of transactions are always completed as "for sale by owner" or are assisted by real estate licensees who do not participate in a MLS. Scale factors were developed by analyzing the relationship between MLS sales and measures of total single-family sales derived from the 2010 American Community Survey and data from individual county assessors. Data in this report represents closed sales transactions.

Sales Price: Median sales prices represent that price at which half the sales in a county (or the state) took place at higher prices, and half at lower prices. Since WCRER does not receive sales data on individual transactions (only aggregated statistics), the median is determined by the proportion of sales in a given range of prices required to reach the midway point in the distribution. While average prices are not reported, they tend to be 15-20 percent above the median.

Movements in sales prices should not be interpreted as appreciation rates. Prices are influenced by changes in cost and changes in the characteristics of homes actually sold. The table on prices by number of bedrooms provides a better measure of appreciation of types of homes than the overall median, but it is still subject to composition issues (such as square footage of home, quality of finishes and size of lot, among others).

There is a degree of seasonal variation in reported selling prices. Prices tend to hit a seasonal peak in summer, then decline through the winter before turning upward again, but home sales prices are not seasonally adjusted. Users are encouraged to limit price comparisons to the same time period in previous years.

Seasonal Adjustment: Volume statistics are seasonally adjusted using the X-11 method of seasonal adjustment originally developed at the US Bureau of the Census and used for adjustment of most economic statistics by government agencies. The procedure includes adjusting for trading day variation—the number of Mondays, Tuesdays, etc., in a particular month or quarter. This type of variation in the data was found to be significant.

Sales in each county are first seasonally adjusted, then aggregated to yield the statewide statistics.

Seasonal indices are based on quarterly single-family home sales activity dating from Second quarter 1994. New seasonal adjustment factors are constructed at the conclusion of each year. Data for the three preceding years are revised using these new seasonal factors.

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

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

Month's Supply: Estimates of month's supply of homes on the market compare the number of total MLS listings at the end of the quarter to the seasonally-adjusted annual rate sales for that county $[(\text{Listings}/\text{SAAR}) \times 12 = \text{month's supply}]$. 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 slowed in the fourth quarter of 2018, with sales and new building permits falling compared with a year ago.

The statewide median sales price for a single family home also fell to \$356,100 in the fourth quarter, but remained 1.8 percent higher than the same time in 2017.

The seasonally adjusted annual rate of existing home sales fell 3.0 percent from the fourth quarter of 2017—from 114,680 to 111,200. 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 eighteen metropolitan counties. Statewide, Lincoln County recorded the highest relative increase of 30.8 percent, followed by Adams Counties at 26.1 percent. Median prices were lower than a year earlier in only one county, with prices in Island County decreasing by 1.0%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$140,000 in Lincoln County to \$657,300 in King County (San Juan County has the second highest median values at \$568,700).

Housing affordability grew slightly in the fourth quarter from the previous quarter, but was lower than a year ago.

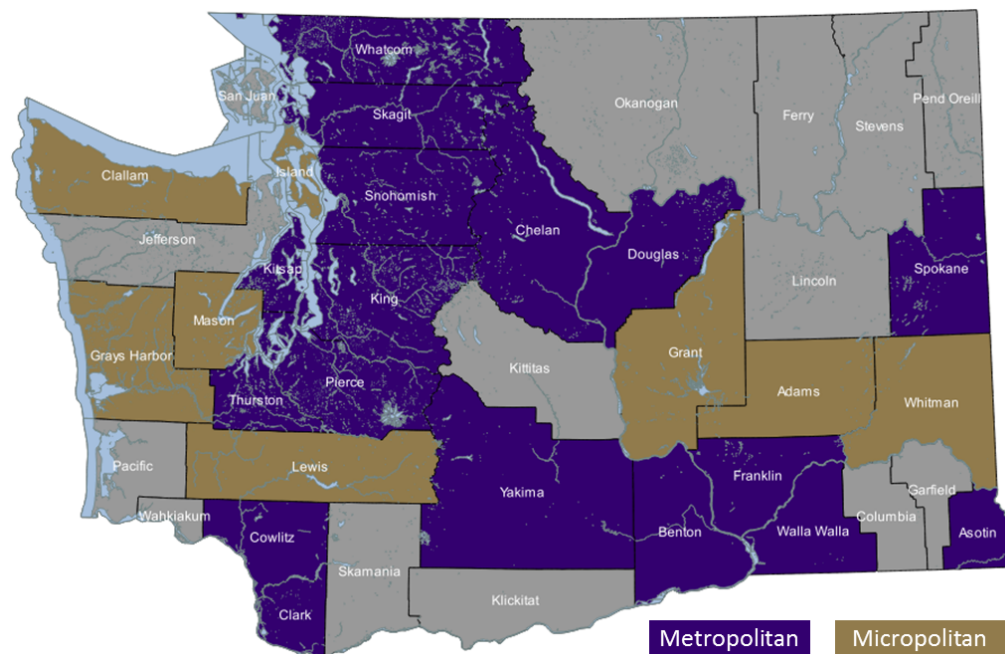
That index—where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 108.1, up from 106.1 in the third quarter of 2018. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 8.1 percent above the median.

Statewide, the first-time buyer index rose by 1.2 points, ending the quarter at 63.0. 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 63.0 percent of the income required to purchase a typical starter home statewide.

Housing affordability varied widely across the state. The least affordable county is San Juan County, with Lincoln County the most affordable. Thirty-six 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 slower. In the fourth quarter of 2018, a total of 10,560 building permits were recorded, down (13.7%) from the previous year.

Washington can be described as three states, including trends for Metropolitan, micropolitan, and other areas (map below). It can also be three states, with differing challenges for eastern Washington, western Washington, and the central Puget Sound. The nature of this report has been changed so that reader's can more easily pull out the information they need, especially for variances in location.



Home Resales:

29 of 39

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

2.7%

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

11.1%

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

111,200

Seasonally Adjusted Annual Sales (SAAR).

990

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

3.0%

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

One

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

8 of 39

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

13 of 17

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

20.0%

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

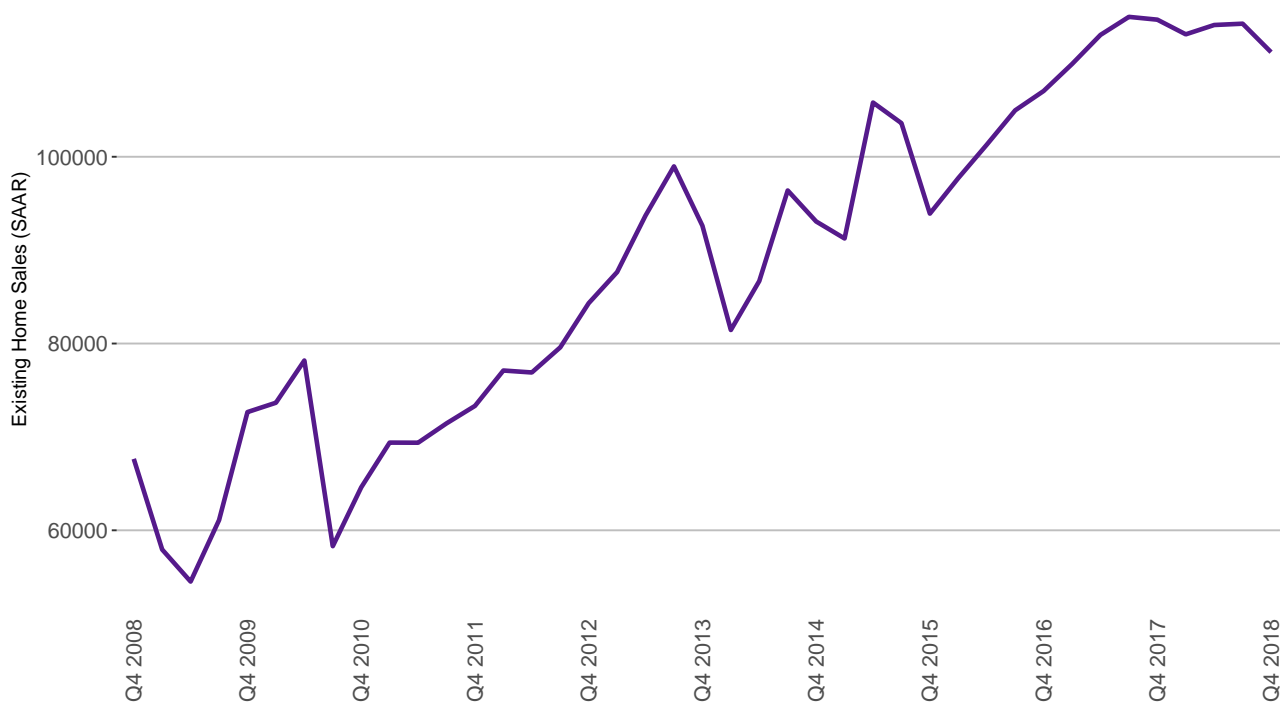
96,240

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.5 %** of state total).

170

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

Ten year time trend (Q4 2008–Q4 2018)



Housing Construction:

10,560

Number of building permits issued during the quarter.

13.7%

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

5.8%

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

15.2%

Decline in year-over-year single family permits (**846** fewer units).

12.5%

Decline in year-over-year multifamily permits (**837** fewer units).

71.4%

Greatest year-over-year increase in permits in a Metropolitan county, (**Walla Walla** county, **15** additional units).

150.0%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Adams** county, **9** additional units).

14 of 17

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.

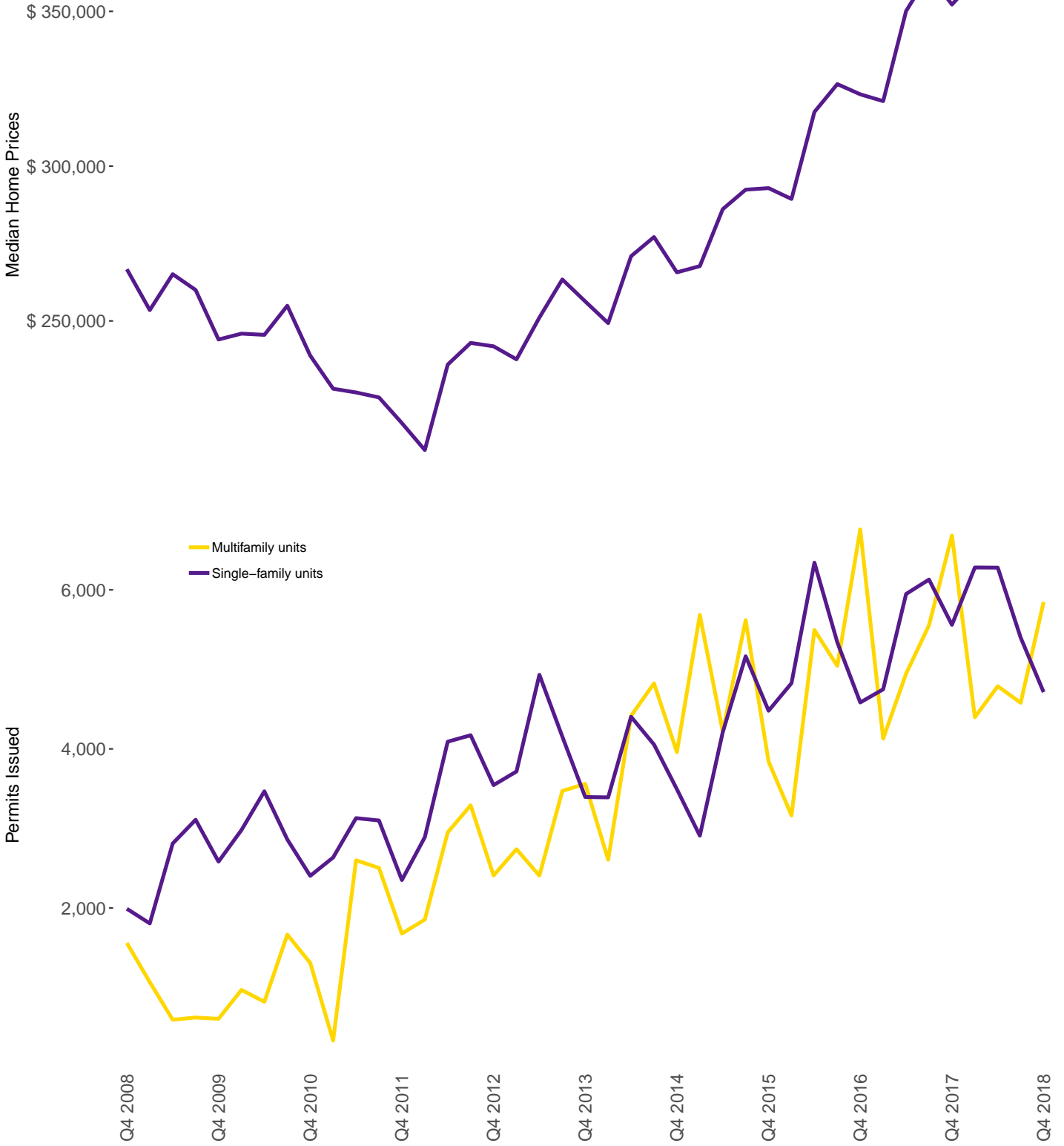
18 of 21

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.

1 of 4

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

Ten year time trend (Q4 2008–Q4 2018)



Home Prices:

\$356,100

Median selling price of a single family home.

1.1%

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

18.7%

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

\$657,300

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

\$140,000

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

\$212,800

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

\$190,000–\$344,300

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

Zero of One

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

Eighteen of Thirty-eight

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

1.1%, 5.2%, & 4.5%

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 2.5%

Pierce 8.4%

Snohomish 7.0%

Spokane 11.1%

Thurston 10.3%

Prices by Bedroom:

\$266,200

Median price for a 2-bedroom single family home, a **6.2%** year-over-year **increase**.

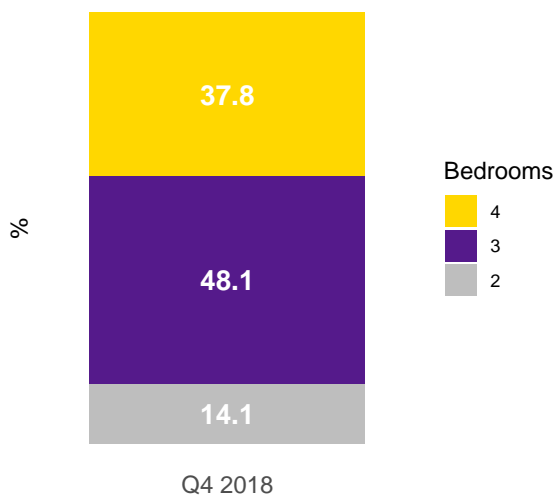
\$342,800

Median price for a 3-bedroom single family home, a **7.4%** year-over-year **increase**.

\$463,100

Median price for a 4-bedroom single family home, a **4.7%** year-over-year **increase**.

Sales by Number of Bedrooms



3 of 17

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

4.8%

Biggest decline in price of a 2-bedroom home in a Metropolitan county, seen in **Asotin** and **Garfield** counties.

Two

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

Zero & Three

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

Housing Affordability:

1.1%

Year-over-year increase in home prices.

Better & Worse

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

108.1

Statewide all-buyer housing affordability index.

60.6 to 203.5

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

39 of 39

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

72.7 & 103.6

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

63.0

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

3 of 39

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

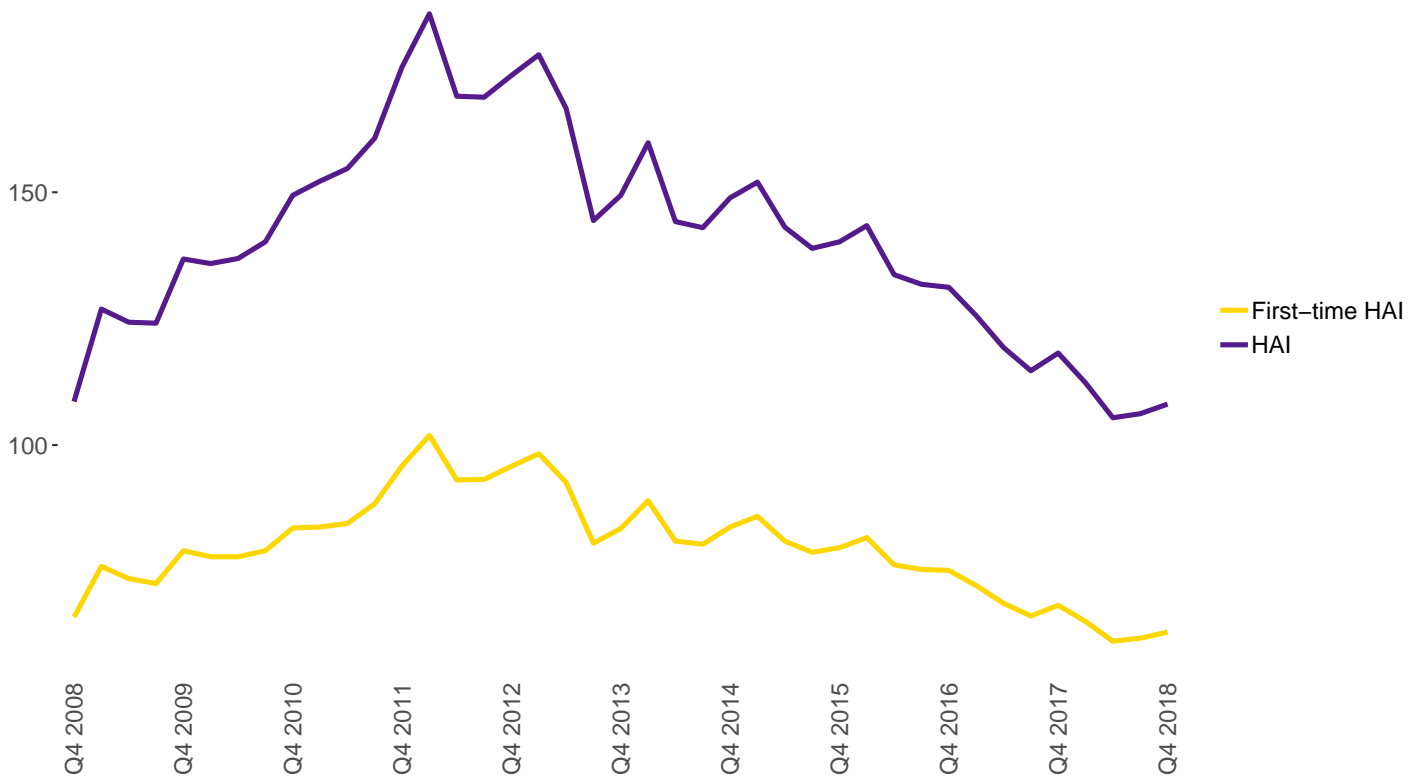
25.5 to 91.0

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

33.3 to 119.6

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

Ten year time trend (Q4 2008–Q4 2018)



Availability of Affordable Housing:

\$78,900

Statewide median family income

\$49,700 to \$97,900

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

\$64,667

Statewide median household income

\$18,494 to \$102,002

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

1.3%
Statewide inventory priced below \$80,000, **declined** from 2.6% from a year ago.

27 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.

6.2%
Statewide inventory priced below \$160,000, **declined** from 12.0% a year ago.

0.1% to 17.6%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Walla Walla** county.

Available Inventory:

14,175

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

8,017 & 2,558

Decline from last quarter (**36.1%**), and **increase** from last year (**22.0%**).

2,855 & 1,562

Largest available inventories seen in **King** county and **Pierce** county. Down **45.0%**, and down **37.8%** from last quarter.

Zero of Three

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

38 of 39

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

45.0%

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

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

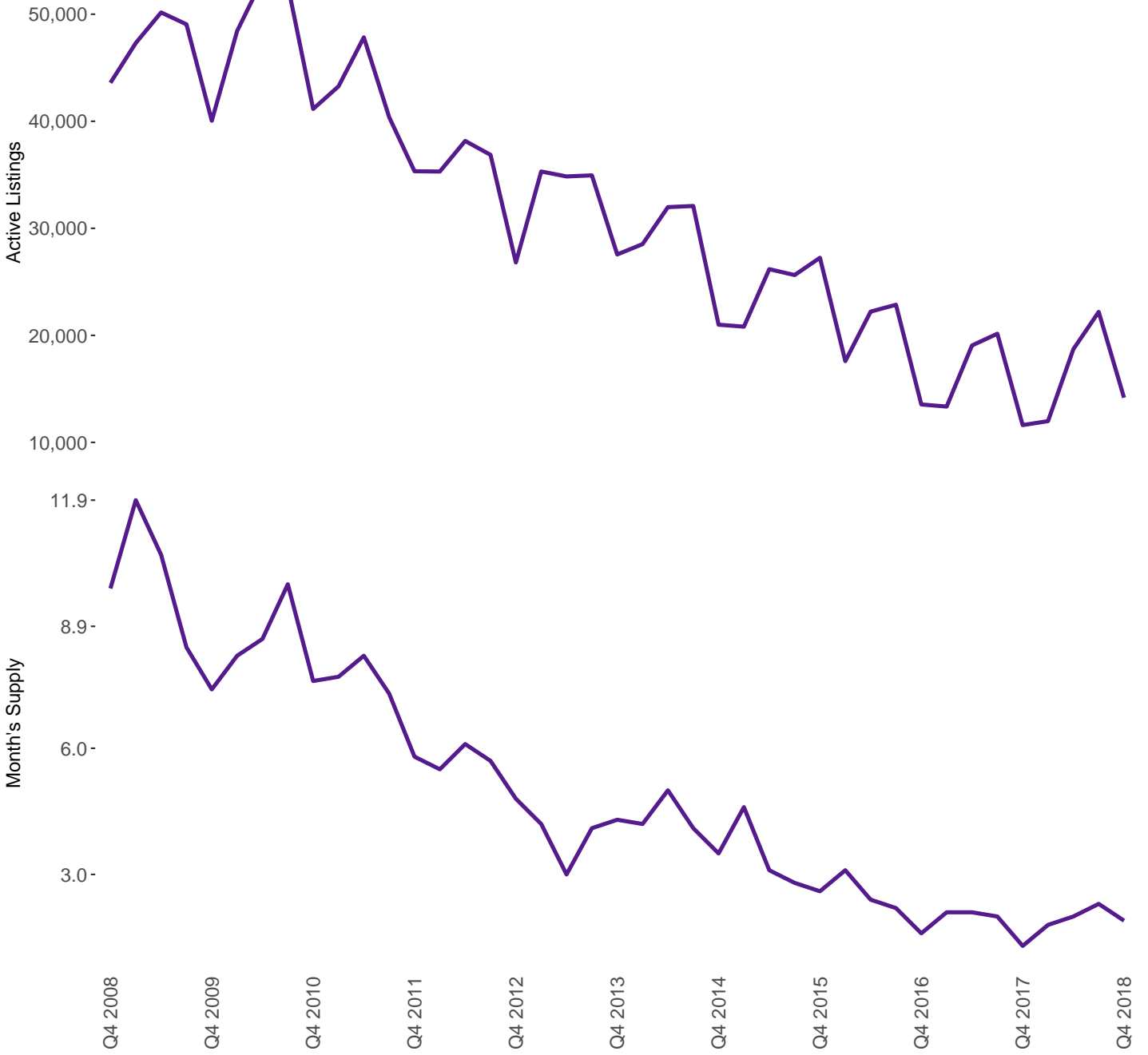
1.9
Month's supply of housing. **2.3** last quarter, and **1.3** last year.

1.3 to 42.6
Range of month's supply across the counties—low in **Spokane** county, high in **Columbia** county.

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

2 & 7
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 2008–Q4 2018)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

Fourth Quarter 2018

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	170	0	21.4	15	150	\$190,000	26.1	127.6	70.0
Asotin	290	7.4	16	11	57.1	\$212,800	9.4	138.9	84.9
Benton	4,270	4.1	3.6	473	50.2	\$278,500	10.9	126.5	83.7
Chelan	990	-2	-2	120	8.1	\$343,000	8.4	110.7	62.3
Clallam	1,120	0.9	0	6	-90.3	\$296,100	7.4	103.6	119.6
Clark	7,120	-2.5	-7	792	-27.5	\$359,200	6.7	107.3	65.2
Columbia	120	-7.7	0	2	100	\$164,600	11.4	188.5	134.4
Cowlitz	1,520	-0.7	-0.7	48	6.7	\$248,500	4.3	125.5	79.4
Douglas	640	-3	14.3	34	6.2	\$316,700	10.8	116.5	60.7
Ferry	100	-9.1	0	5	-28.6	\$167,000	18.4	147.8	42.2
Franklin	1,430	3.6	2.9	173	16.1	\$278,500	10.9	126.5	25.5
Garfield	60	20	20	1	0	\$212,800	9.4	124.7	92.1
Grant	1,090	0.9	14.7	11	-84.3	\$212,300	5.4	129.4	72.1
Grays Harbor	1,890	-3.1	4.4	17	-67.3	\$199,500	6	137.7	82.1
Island	2,040	-2.4	-1	11	-89.1	\$344,300	-0.4	111.2	82.7
Jefferson	680	-4.2	1.5	35	-46.2	\$386,800	8.4	86.7	56.7
King	26,090	-3.7	-8.3	4,343	-27	\$657,300	2.5	72.7	43.5
Kitsap	4,880	-4.3	-4.3	180	-10	\$345,100	7.8	116.2	90.2
Kittitas	1,140	-5	-6.6	49	-45.6	\$353,300	13.1	94.3	42.4
Klickitat	260	-7.1	-21.2	16	-44.8	\$275,000	11.4	95.1	56.5
Lewis	1,290	-0.8	1.6	38	-53.7	\$227,000	4.6	130.5	98.7
Lincoln	180	-5.3	28.6	2	-85.7	\$140,000	30.8	203.5	172.2
Mason	1,380	-2.8	0.7	14	-70.8	\$250,000	11.5	126.8	33.3
Okanogan	500	6.4	8.7	2	-93.8	\$213,500	4.5	126.8	97.2
Pacific	550	-1.8	3.8	10	-50	\$212,000	17.3	130.9	63.7
Pend Oreille	310	-3.1	14.8	3	-81.2	\$188,500	0.8	135.1	71.4
Pierce	15,660	-3	0	1,189	12.6	\$342,200	8.4	109.9	50.5
San Juan	340	-2.9	0	30	15.4	\$568,700	5.8	60.6	26.3
Skagit	2,160	-4.4	-7.3	101	-8.2	\$362,300	9.9	96.0	32.2
Skamania	260	-7.1	-10.3	18	20	\$295,800	6.6	130.3	62.8
Snohomish	10,520	-4.6	-6.8	1,047	19.2	\$473,200	7	93.5	51.5
Spokane	9,290	-1.4	-0.9	784	-8.2	\$247,400	11.1	133.5	83.9
Stevens	930	-1.1	14.8	19	-38.7	\$188,500	0.8	150.6	85.6
Thurston	5,400	-3.6	0	284	14.5	\$317,500	10.3	124.5	59.2
Wahkiakum	80	-11.1	-11.1	1	-75	\$257,200	16.5	114.6	25.0
Walla Walla	890	-2.2	2.3	36	71.4	\$249,300	12.8	123.1	91.0
Whatcom	3,150	-4	-2.5	387	56	\$388,700	12.4	92.6	54.1
Whitman	460	0	4.5	128	146.2	\$246,900	11.8	131.4	88.1
Yakima	1,940	1	3.7	125	20.2	\$227,800	11.4	118.7	68.1
Statewide	111,200	-2.7	-3	10,560	-13.7	\$356,100	1.1	108.1	63.0

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	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	% Change by qtr	% Change by year
Adams	140	140	160	170	170	0.0	21.4
Asotin	250	240	270	270	290	7.4	16.0
Benton	4,120	4,060	4,100	4,100	4,270	4.1	3.6
Chelan	1,010	1,010	1,030	1,010	990	-2.0	-2.0
Clallam	1,120	1,060	1,120	1,110	1,120	0.9	0.0
Clark	7,660	7,240	7,340	7,300	7,120	-2.5	-7.0
Columbia	120	130	130	130	120	-7.7	0.0
Cowlitz	1,530	1,520	1,520	1,530	1,520	-0.7	-0.7
Douglas	560	630	660	660	640	-3.0	14.3
Ferry	100	100	110	110	100	-9.1	0.0
Franklin	1,390	1,360	1,380	1,380	1,430	3.6	2.9
Garfield	50	50	50	50	60	20.0	20.0
Grant	950	1,000	1,060	1,080	1,090	0.9	14.7
Grays Harbor	1,810	1,850	1,920	1,950	1,890	-3.1	4.4
Island	2,060	2,170	2,170	2,090	2,040	-2.4	-1.0
Jefferson	670	670	700	710	680	-4.2	1.5
King	28,450	27,250	27,640	27,080	26,090	-3.7	-8.3
Kitsap	5,100	5,070	5,050	5,100	4,880	-4.3	-4.3
Kittitas	1,220	1,210	1,220	1,200	1,140	-5.0	-6.6
Klickitat	330	320	280	280	260	-7.1	-21.2
Lewis	1,270	1,300	1,310	1,300	1,290	-0.8	1.6
Lincoln	140	150	170	190	180	-5.3	28.6
Mason	1,370	1,360	1,410	1,420	1,380	-2.8	0.7
Okanogan	460	440	450	470	500	6.4	8.7
Pacific	530	500	520	560	550	-1.8	3.8
Pend	270	280	300	320	310	-3.1	14.8
Pierce	15,660	15,820	16,250	16,140	15,660	-3.0	0.0
San Juan	340	340	360	350	340	-2.9	0.0
Skagit	2,330	2,300	2,290	2,260	2,160	-4.4	-7.3
Skamania	290	260	260	280	260	-7.1	-10.3
Snohomish	11,290	11,020	10,580	11,030	10,520	-4.6	-6.8
Spokane	9,370	9,410	9,210	9,420	9,290	-1.4	-0.9
Stevens	810	820	890	940	930	-1.1	14.8
Thurston	5,400	5,460	5,520	5,600	5,400	-3.6	0.0
Wahkiakum	90	70	80	90	80	-11.1	-11.1
Walla Walla	870	890	910	910	890	-2.2	2.3
Whatcom	3,230	3,290	3,320	3,280	3,150	-4.0	-2.5
Whitman	440	430	460	460	460	0.0	4.5
Yakima	1,870	1,860	1,910	1,920	1,940	1.0	3.7
Statewide	114,670	113,110	114,110	114,250	111,200	-2.7	-3.0

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	% Change by qtr	% Change by year
Adams	30	30	40	40	40	0.0	33.3
Asotin	60	60	70	70	70	0.0	16.7
Benton	1,020	970	1,040	1,040	1,060	1.9	3.9
Chelan	250	240	260	260	240	-7.7	-4.0
Clallam	280	260	280	290	280	-3.4	0.0
Clark	1,900	1,760	1,880	1,870	1,760	-5.9	-7.4
Columbia	30	30	30	30	30	0.0	0.0
Cowlitz	380	370	390	390	380	-2.6	0.0
Douglas	140	150	160	170	160	-5.9	14.3
Ferry	20	20	30	30	20	-33.3	0.0
Franklin	340	330	350	350	360	2.9	5.9
Garfield	10	10	10	10	10	0.0	0.0
Grant	240	240	270	280	270	-3.6	12.5
Grays Harbor	460	450	490	500	480	-4.0	4.3
Island	510	500	540	540	500	-7.4	-2.0
Jefferson	170	160	180	180	170	-5.6	0.0
King	7,080	6,580	7,130	6,970	6,480	-7.0	-8.5
Kitsap	1,270	1,220	1,290	1,310	1,210	-7.6	-4.7
Kittitas	310	290	310	310	290	-6.5	-6.5
Klickitat	80	80	70	70	70	0.0	-12.5
Lewis	320	320	330	330	320	-3.0	0.0
Lincoln	40	40	50	50	50	0.0	25.0
Mason	340	330	360	370	340	-8.1	0.0
Okanogan	110	110	120	130	120	-7.7	9.1
Pacific	130	120	130	140	140	0.0	7.7
Pend	70	70	80	80	80	0.0	14.3
Pierce	3,910	3,850	4,120	4,130	3,900	-5.6	-0.3
San Juan	90	80	90	90	90	0.0	0.0
Skagit	580	560	580	580	540	-6.9	-6.9
Skamania	70	70	70	70	70	0.0	0.0
Snohomish	2,800	2,670	2,690	2,820	2,600	-7.8	-7.1
Spokane	2,320	2,210	2,370	2,430	2,310	-4.9	-0.4
Stevens	210	200	230	240	230	-4.2	9.5
Thurston	1,360	1,310	1,410	1,440	1,350	-6.2	-0.7
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	220	210	230	230	220	-4.3	0.0
Whatcom	810	780	840	850	790	-7.1	-2.5
Whitman	100	100	120	120	110	-8.3	10.0
Yakima	470	450	490	490	490	0.0	4.3
Statewide	28,550	27,250	29,120	29,330	27,660	-5.7	-3.2

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

EXISTING HOME SALES

State of Washington and Counties
Annual, 2012-2018

County	2012	2013	2014	2015	2016	2017	2018	% Change by year
Adams	120	90	100	90	120	140	160	14.3
Asotin	190	220	240	320	280	240	300	25
Benton	2,560	2,940	3,050	4,030	4,300	3,960	4,130	4.3
Chelan	730	810	550	740	1,040	980	980	0
Clallam	710	950	810	630	1,040	1,040	1,130	8.7
Clark	5,420	6,560	6,410	7,220	8,160	7,410	6,960	-6.1
Columbia	70	110	90	190	80	120	110	-8.3
Cowlitz	790	1,060	1,050	1,240	1,350	1,530	1,460	-4.6
Douglas	340	460	380	430	570	570	640	12.3
Ferry	40	50	50	60	70	100	110	10
Franklin	860	990	1,020	1,350	1,440	1,330	1,390	4.5
Garfield	40	40	50	60	50	50	60	20
Grant	590	980	830	870	890	980	1,080	10.2
GraysHarbor	950	1,130	1,310	1,360	1,690	1,880	1,920	2.1
Island	1,110	1,870	1,570	1,750	1,920	2,110	2,000	-5.2
Jefferson	410	510	560	650	680	690	670	-2.9
King	21,920	25,650	25,180	26,370	28,350	28,020	25,540	-8.9
Kitsap	2,940	3,650	3,920	3,780	4,720	5,110	4,820	-5.7
Kittitas	880	840	880	1,090	1,170	1,260	1,130	-10.3
Klickitat	190	230	240	270	260	330	250	-24.2
Lewis	870	1,110	910	1,000	1,120	1,320	1,290	-2.3
Lincoln	120	60	210	80	80	160	160	0
Mason	700	830	1,030	1,030	1,170	1,420	1,380	-2.8
Okanogan	280	330	340	390	420	450	490	8.9
Pacific	280	360	400	480	530	520	560	7.7
Pend	190	270	210	240	250	280	330	17.9
Pierce	8,980	11,230	11,450	12,650	14,570	16,000	15,580	-2.6
SanJuan	230	310	310	290	330	360	340	-5.6
Skagit	1,350	1,760	1,840	1,990	2,390	2,350	2,160	-8.1
Skamania	160	210	210	220	280	270	250	-7.4
Snohomish	8,480	9,430	9,240	10,030	11,390	11,240	10,050	-10.6
Spokane	3,330	6,190	7,600	7,040	8,440	9,420	9,190	-2.4
Stevens	570	790	630	710	720	830	960	15.7
Thurston	2,910	6,270	3,620	3,950	4,860	5,560	5,390	-3.1
Wahkiakum	80	50	140	120	120	80	70	-12.5
WallaWalla	560	660	710	750	900	890	870	-2.2
Whatcom	2,190	3,360	2,690	3,040	3,230	3,320	3,120	-6
Whitman	300	400	330	460	450	400	460	15
Yakima	1,310	1,520	1,670	1,850	1,930	1,860	1,940	4.3
Statewide	73,750	94,280	91,830	98,820	111,360	114,580	109,430	-4.5

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

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

County	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	% Change by year
Adams	\$150,700	\$153,300	\$158,300	\$164,000	\$190,000	26.1
Asotin	\$194,500	\$199,500	\$207,500	\$210,400	\$212,800	9.4
Benton	\$251,100	\$267,400	\$276,300	\$282,700	\$278,500	10.9
Chelan	\$316,400	\$318,700	\$334,100	\$350,000	\$343,000	8.4
Clallam	\$275,600	\$273,300	\$293,700	\$309,100	\$296,100	7.4
Clark	\$336,700	\$346,800	\$361,200	\$364,900	\$359,200	6.7
Columbia	\$147,800	\$153,800	\$146,800	\$161,100	\$164,600	11.4
Cowlitz	\$238,200	\$250,000	\$237,600	\$252,900	\$248,500	4.3
Douglas	\$285,900	\$295,000	\$327,900	\$325,500	\$316,700	10.8
Ferry	\$141,000	\$157,000	\$175,000	\$166,000	\$167,000	18.4
Franklin	\$251,100	\$267,400	\$276,300	\$282,700	\$278,500	10.9
Garfield	\$194,500	\$199,500	\$207,500	\$210,400	\$212,800	9.4
Grant	\$201,400	\$180,800	\$207,800	\$200,000	\$212,300	5.4
Grays Harbor	\$188,200	\$188,700	\$188,800	\$191,400	\$199,500	6.0
Island	\$345,600	\$349,000	\$377,900	\$383,700	\$344,300	-0.4
Jefferson	\$356,800	\$361,900	\$378,700	\$359,700	\$386,800	8.4
King	\$641,400	\$672,700	\$729,800	\$685,000	\$657,300	2.5
Kitsap	\$320,200	\$326,300	\$355,600	\$357,600	\$345,100	7.8
Kittitas	\$312,500	\$311,700	\$338,500	\$331,100	\$353,300	13.1
Klickitat	\$246,900	\$279,200	\$250,000	\$272,500	\$275,000	11.4
Lewis	\$217,000	\$208,800	\$224,300	\$245,600	\$227,000	4.6
Lincoln	\$107,000	\$100,000	\$140,000	\$108,000	\$140,000	30.8
Mason	\$224,200	\$226,100	\$240,300	\$249,100	\$250,000	11.5
Okanogan	\$204,300	\$225,000	\$201,700	\$228,300	\$213,500	4.5
Pacific	\$180,700	\$190,000	\$182,500	\$180,700	\$212,000	17.3
Pend	\$187,000	\$176,200	\$181,700	\$204,300	\$188,500	0.8
Pierce	\$315,600	\$332,500	\$353,700	\$357,200	\$342,200	8.4
San Juan	\$537,500	\$475,000	\$558,300	\$564,300	\$568,700	5.8
Skagit	\$329,600	\$342,300	\$342,300	\$358,000	\$362,300	9.9
Skamania	\$277,500	\$287,500	\$262,500	\$312,500	\$295,800	6.6
Snohomish	\$442,300	\$472,200	\$494,600	\$485,600	\$473,200	7.0
Spokane	\$222,700	\$225,100	\$253,200	\$252,800	\$247,400	11.1
Stevens	\$187,000	\$176,200	\$181,700	\$204,300	\$188,500	0.8
Thurston	\$287,900	\$297,900	\$319,300	\$320,800	\$317,500	10.3
Wahkiakum	\$220,700	\$214,200	\$215,600	\$238,100	\$257,200	16.5
Walla Walla	\$221,000	\$224,400	\$247,900	\$259,600	\$249,300	12.8
Whatcom	\$345,900	\$360,800	\$385,000	\$388,300	\$388,700	12.4
Whitman	\$220,800	\$254,200	\$268,600	\$269,000	\$246,900	11.8
Yakima	\$204,400	\$200,900	\$231,200	\$233,100	\$227,800	11.4
Statewide	\$352,200	\$360,200	\$373,400	\$368,900	\$356,100	1.1

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Fourth Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q4 2017	Q4 2018	% Change	Q4 2017	Q4 2018	% Change	Q4 2017	Q4 2018	% Change
Adams	110,000	55,000	-50	160,000	143,300	-10.4	230,000	256,200	11.4
Asotin	155,600	148,100	-4.8	202,300	212,200	4.9	219,000	237,200	8.3
Benton	137,400	158,300	15.2	232,700	258,700	11.2	305,200	331,300	8.6
Chelan	240,600	231,200	-3.9	301,600	347,200	15.1	381,200	437,500	14.8
Clallam	230,000	236,400	2.8	287,000	296,200	3.2	328,600	338,900	3.1
Clark	252,400	258,300	2.3	297,100	338,200	13.8	397,800	415,700	4.5
Columbia	65,000	160,000	NA	162,500	170,000	4.6	275,000	170,000	-38.2
Cowlitz	156,400	171,200	9.5	228,600	246,300	7.7	314,800	288,500	-8.4
Douglas	204,200	225,000	10.2	281,200	312,500	11.1	381,200	370,800	-2.7
Ferry	130,000	160,000	23.1	190,000	95,000	-50	NA	NA	NaN
Franklin	137,400	158,300	15.2	232,700	258,700	11.2	305,200	331,300	8.6
Garfield	155,600	148,100	-4.8	202,300	212,200	4.9	219,000	237,200	8.3
Grant	148,900	136,700	-8.2	195,300	212,200	8.7	235,900	275,000	16.6
Grays Harbor	154,700	146,700	-5.2	202,300	227,400	12.4	221,200	219,600	-0.7
Island	366,700	339,100	-7.5	327,000	342,200	4.6	387,500	406,200	4.8
Jefferson	335,000	353,100	5.4	356,200	406,200	14	462,500	487,500	5.4
King	533,800	536,200	0.4	578,300	582,200	0.7	761,800	775,500	1.8
Kitsap	243,400	256,100	5.2	316,400	340,800	7.7	377,200	444,000	17.7
Kittitas	250,000	281,200	12.5	304,200	361,200	18.7	458,300	400,000	-12.7
Klickitat	190,000	100,000	-47.4	253,600	307,100	21.1	350,000	375,000	7.1
Lewis	162,000	168,000	3.7	228,700	241,500	5.6	295,800	271,400	-8.2
Lincoln	68,300	90,000	31.8	140,000	160,000	14.3	208,300	180,000	-13.6
Mason	166,700	205,400	23.2	236,400	254,000	7.4	262,500	312,500	19
Okanogan	195,000	153,300	-21.4	197,500	210,000	6.3	237,500	308,300	29.8
Pacific	147,500	183,300	24.3	192,500	238,900	24.1	200,000	275,000	37.5
Pend Oreille	126,000	136,000	7.9	186,200	213,300	14.6	270,800	254,200	-6.1
Pierce	218,000	255,900	17.4	292,900	322,400	10.1	377,600	404,100	7
San Juan	487,500	485,000	-0.5	666,700	568,700	-14.7	525,000	750,000	42.9
Skagit	266,700	271,700	1.9	316,500	349,400	10.4	470,000	464,300	-1.2
Skamania	250,000	262,500	5	269,400	308,300	14.4	500,000	875,000	75
Snohomish	325,600	353,100	8.4	401,400	426,200	6.2	537,600	576,700	7.3
Spokane	126,900	157,600	24.2	206,400	229,500	11.2	267,200	289,400	8.3
Stevens	126,000	136,000	7.9	186,200	213,300	14.6	270,800	254,200	-6.1
Thurston	251,100	265,200	5.6	269,800	296,100	9.7	334,600	360,400	7.7
Wahkiakum	130,000	325,000	NA	258,300	237,500	-8.1	275,000	325,000	18.2
Walla Walla	140,000	172,500	23.2	220,000	239,500	8.9	260,700	322,700	23.8
Whatcom	260,800	290,800	11.5	344,000	374,000	8.7	438,100	480,400	9.7
Whitman	126,700	160,000	26.3	203,600	180,000	-11.6	280,600	319,200	13.8
Yakima	120,000	127,900	6.6	209,000	230,600	10.3	269,300	278,000	3.2
Statewide	250,700	266,200	6.2	319,100	342,800	7.4	442,200	463,100	4.7

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Fourth Quarter 2018

County	Median Price	Mortgage Rate	Monthly Payment	Family Income	HAI	Starter Monthly Payment	Household Income	First-time HAI
Adams	\$190,000	4.95	\$811	\$49,700	127.6	\$798	\$38,307	70.0
Asotin	\$212,800	4.95	\$908	\$60,600	138.9	\$893	\$52,019	84.9
Benton	\$278,500	4.95	\$1,189	\$72,200	126.5	\$1,169	\$67,115	83.7
Chelan	\$343,000	4.95	\$1,464	\$77,800	110.7	\$1,440	\$61,546	62.3
Clallam	\$296,100	4.95	\$1,264	\$62,900	103.6	\$1,243	\$102,002	119.6
Clark	\$359,200	4.95	\$1,533	\$79,000	107.3	\$1,508	\$67,481	65.2
Columbia	\$164,600	4.95	\$702	\$63,600	188.5	\$691	\$63,735	134.4
Cowlitz	\$248,500	4.95	\$1,061	\$63,900	125.5	\$1,043	\$56,838	79.4
Douglas	\$316,700	4.95	\$1,352	\$75,600	116.5	\$1,330	\$55,358	60.7
Ferry	\$167,000	4.95	\$713	\$50,600	147.8	\$701	\$20,282	42.2
Franklin	\$278,500	4.95	\$1,189	\$72,200	126.5	\$1,169	\$20,464	25.5
Garfield	\$212,800	4.95	\$908	\$54,400	124.7	\$893	\$56,473	92.1
Grant	\$212,300	4.95	\$906	\$56,300	129.4	\$891	\$44,069	72.1
Grays Harbor	\$199,500	4.95	\$851	\$56,300	137.7	\$838	\$47,193	82.1
Island	\$344,300	4.95	\$1,470	\$78,500	111.2	\$1,446	\$82,014	82.7
Jefferson	\$386,800	4.95	\$1,651	\$68,700	86.7	\$1,624	\$63,224	56.7
King	\$657,300	4.95	\$2,806	\$97,900	72.7	\$2,761	\$82,415	43.5
Kitsap	\$345,100	4.95	\$1,473	\$82,200	116.2	\$1,449	\$89,665	90.2
Kittitas	\$353,300	4.95	\$1,508	\$68,300	94.3	\$1,484	\$43,162	42.4
Klickitat	\$275,000	4.95	\$1,174	\$53,600	95.1	\$1,155	\$44,756	56.5
Lewis	\$227,000	4.95	\$969	\$60,700	130.5	\$953	\$64,544	98.7
Lincoln	\$140,000	4.95	\$597	\$58,400	203.5	\$588	\$69,426	172.2
Mason	\$250,000	4.95	\$1,067	\$65,000	126.8	\$1,050	\$23,963	33.3
Okanogan	\$213,500	4.95	\$911	\$55,500	126.8	\$896	\$59,784	97.2
Pacific	\$212,000	4.95	\$905	\$56,900	130.9	\$890	\$38,904	63.7
Pend Oreille	\$188,500	4.95	\$804	\$52,200	135.1	\$791	\$38,785	71.4
Pierce	\$342,200	4.95	\$1,461	\$77,100	109.9	\$1,437	\$49,818	50.5
San Juan	\$568,700	4.95	\$2,428	\$70,600	60.6	\$2,388	\$43,091	26.3
Skagit	\$362,300	4.95	\$1,547	\$71,300	96.0	\$1,521	\$33,581	32.2
Skamania	\$295,800	4.95	\$1,263	\$79,000	130.3	\$1,242	\$53,495	62.8
Snohomish	\$473,200	4.95	\$2,020	\$90,700	93.5	\$1,987	\$70,230	51.5
Spokane	\$247,400	4.95	\$1,056	\$67,700	133.5	\$1,039	\$59,765	83.9
Stevens	\$188,500	4.95	\$804	\$58,200	150.6	\$791	\$46,470	85.6
Thurston	\$317,500	4.95	\$1,355	\$81,000	124.5	\$1,333	\$54,129	59.2
Wahkiakum	\$257,200	4.95	\$1,098	\$60,400	114.6	\$1,080	\$18,494	25.0
Walla Walla	\$249,300	4.95	\$1,064	\$62,900	123.1	\$1,047	\$65,354	91.0
Whatcom	\$388,700	4.95	\$1,659	\$73,800	92.6	\$1,632	\$60,555	54.1
Whitman	\$246,900	4.95	\$1,054	\$66,500	131.4	\$1,037	\$62,644	88.1
Yakima	\$227,800	4.95	\$972	\$55,400	118.7	\$956	\$44,685	68.1
Statewide	\$356,100	4.95	\$1,520	\$78,900	108.1	\$1,495	\$64,667	63.0

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	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018
Adams	193.9	178.6	178.4	177.8	174.1	166.3	156.7	150.5	127.6
Asotin	183.7	173.3	171.3	166.9	164.3	155.7	145.7	143.0	138.9
Benton	175.3	158.8	156.6	155.1	151.8	138.4	130.4	126.8	126.5
Chelan	138.5	144.2	134.9	117.9	126.7	122.9	114.8	109.7	110.7
Clallam	139.4	125.5	121.9	122.8	120.4	118.0	106.9	101.0	103.6
Clark	141.7	135.3	123.3	121.6	123.8	116.8	109.1	107.5	107.3
Columbia	204.1	189.5	239.6	238.4	227.1	212.0	216.2	196.0	188.5
Cowlitz	164.5	150.2	156.1	148.2	141.6	131.1	134.2	125.5	125.5
Douglas	142.4	140.2	137.1	132.9	136.3	129.1	113.7	114.6	116.5
Ferry	215.3	216.8	192.4	209.5	189.1	165.1	144.2	151.3	147.8
Franklin	175.3	158.8	156.6	155.1	151.8	138.4	130.4	126.8	126.5
Garfield	165.0	155.7	153.9	149.9	147.6	139.8	130.8	128.4	124.7
Grant	165.8	163.9	161.0	152.6	147.5	159.7	135.2	139.8	129.4
Grays Harbor	188.4	187.5	181.0	177.0	157.9	153.0	148.8	146.1	137.7
Island	132.7	122.9	122.9	118.2	119.8	115.3	103.6	101.6	111.2
Jefferson	104.7	99.1	107.0	98.1	101.6	97.3	90.5	94.8	86.7
King	88.9	86.4	79.4	78.1	80.4	74.5	66.9	70.9	72.7
Kitsap	153.3	145.6	133.7	132.5	135.4	129.1	115.3	114.1	116.2
Kittitas	136.5	125.3	130.2	128.9	115.3	112.3	100.6	102.4	94.3
Klickitat	116.2	125.8	113.4	108.7	114.5	98.4	107.0	97.6	95.1
Lewis	191.9	178.3	169.0	151.6	147.8	149.2	135.1	122.7	130.5
Lincoln	357.2	335.7	325.7	310.9	288.2	299.6	208.2	268.5	203.5
Mason	174.0	169.9	168.8	155.2	153.0	147.4	135.0	129.6	126.8
Okanogan	146.4	179.1	164.4	133.8	143.4	126.5	137.3	120.7	126.8
Pacific	205.8	192.8	181.5	184.0	166.2	153.6	155.6	156.4	130.9
Pend	184.2	190.2	162.4	161.5	147.2	151.8	143.3	126.8	135.1
Pierce	145.3	138.1	130.5	120.1	129.0	119.0	108.8	107.2	109.9
San Juan	87.6	79.8	72.2	67.3	69.4	76.3	63.1	62.1	60.6
Skagit	132.2	121.9	119.6	116.3	114.2	106.8	103.9	98.9	96.0
Skamania	154.4	179.4	155.6	145.8	150.2	140.9	150.2	125.5	130.3
Snohomish	123.7	111.4	108.9	105.4	108.0	98.4	91.4	92.7	93.5
Spokane	177.4	166.5	159.4	155.6	160.5	154.3	133.5	133.0	133.5
Stevens	205.9	212.6	181.4	180.4	164.3	169.4	159.9	141.5	150.6
Thurston	161.5	154.9	148.0	147.2	148.5	139.4	126.6	125.4	124.5
Wahkiakum	151.7	141.5	150.1	148.7	144.3	144.5	139.7	125.9	114.6
Walla Walla	163.7	153.2	153.1	150.2	150.2	143.7	126.6	120.3	123.1
Whatcom	122.7	114.3	113.6	110.7	112.5	104.8	95.6	94.3	92.6
Whitman	161.8	136.1	145.0	143.6	159.0	134.2	123.6	122.8	131.4
Yakima	149.3	146.9	142.4	139.4	143.0	141.4	119.6	118.0	118.7
Statewide	131.0	124.3	123.7	114.4	118.2	112.3	105.4	106.2	108.1

WCRER Estimates

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

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

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

HOUSING AFFORDABILITY INDEX

First-time Buyers

State of Washington and Counties

Time Trend

County	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018
Adams	111.1	101.8	101.0	100.2	97.5	92.7	86.9	83.0	70.0
Asotin	107.6	102.1	101.4	99.3	98.3	93.6	88.1	86.9	84.9
Benton	115.5	104.7	103.2	102.3	100.1	91.4	86.2	83.8	83.7
Chelan	77.9	81.2	75.9	66.3	71.3	69.2	64.6	61.8	62.3
Clallam	135.6	125.1	124.2	127.9	128.1	128.2	118.6	114.3	119.6
Clark	83.5	80.1	73.2	72.5	74.1	70.2	65.8	65.1	65.2
Columbia	132.5	124.6	159.4	160.5	154.7	146.1	150.7	138.2	134.4
Cowlitz	98.4	90.5	94.7	90.6	87.1	81.2	83.8	78.9	79.4
Douglas	76.2	74.8	72.9	70.3	71.9	67.9	59.6	59.9	60.7
Ferry	77.8	76.3	65.8	69.6	61.0	51.7	43.8	44.6	42.2
Franklin	53.0	46.0	43.3	40.9	38.1	33.1	29.5	27.1	25.5
Garfield	117.4	111.3	110.5	108.1	107.0	101.8	95.7	94.4	92.1
Grant	93.9	92.7	90.8	85.8	82.8	89.5	75.6	78.0	72.1
Grays Harbor	109.9	109.7	106.2	104.1	93.1	90.5	88.3	86.9	82.1
Island	91.2	85.5	86.2	83.8	85.8	83.3	75.6	74.8	82.7
Jefferson	64.3	61.4	66.8	61.7	64.4	62.2	58.4	61.6	56.7
King	51.6	50.4	46.5	45.9	47.4	44.1	39.8	42.3	43.5
Kitsap	108.7	104.6	97.1	97.3	100.5	97.0	87.6	87.6	90.2
Kittitas	62.3	57.1	59.2	58.5	52.2	50.8	45.4	46.1	42.4
Klickitat	70.0	75.7	68.1	65.1	68.5	58.8	63.8	58.1	56.5
Lewis	131.2	123.6	118.7	107.8	106.4	108.8	99.8	91.8	98.7
Lincoln	276.7	263.2	258.2	249.2	233.5	245.4	172.5	224.8	172.2
Mason	60.0	56.8	54.6	48.6	46.3	43.1	38.1	35.3	33.3
Okanogan	101.4	125.8	116.9	96.4	104.6	93.5	102.7	91.4	97.2
Pacific	101.4	94.8	89.1	90.2	81.3	75.0	75.9	76.2	63.7
Pend	98.7	101.9	86.7	86.1	78.3	80.7	76.0	67.2	71.4
Pierce	70.7	66.8	62.6	57.2	61.0	55.9	50.8	49.6	50.5
San Juan	41.6	37.5	33.6	30.9	31.5	34.3	28.1	27.3	26.3
Skagit	53.7	48.4	46.4	44.1	42.2	38.6	36.6	34.0	32.2
Skamania	75.3	87.4	75.6	70.7	72.8	68.2	72.6	60.6	62.8
Snohomish	67.9	61.2	59.8	57.9	59.4	54.1	50.3	51.0	51.5
Spokane	106.9	100.9	97.1	97.1	98.8	95.4	83.0	83.1	83.9
Stevens	115.1	119.2	101.8	101.5	92.6	95.7	90.5	80.2	85.6
Thurston	81.3	77.5	73.5	72.5	72.6	67.7	61.1	60.0	59.2
Wahkiakum	47.8	42.9	43.6	41.4	38.4	36.7	33.8	28.9	25.0
Walla Walla	112.7	106.5	107.4	106.3	107.2	103.5	92.0	88.2	91.0
Whatcom	69.8	65.2	65.0	63.6	64.8	60.6	55.5	54.9	54.1
Whitman	95.1	81.5	88.3	88.9	100.1	85.8	80.3	81.0	88.1
Yakima	85.8	84.4	81.8	80.0	82.1	81.2	68.6	67.7	68.1
Statewide	75.1	71.4	71.2	66.0	68.3	65.1	61.2	61.8	63.0

WCRER Estimates

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

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

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

% OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of Fourth Quarter 2018

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	3.0	42.4	69.7	93.9
Asotin	NA	14.4	55.5	92.5
Benton	1.8	6.2	18.4	85.8
Chelan	NA	12.2	25.4	68.1
Clallam	1.3	9.2	25.4	75.0
Clark	0.8	3.1	6.9	62.6
Columbia	2.5	14.0	37.3	86.7
Cowlitz	0.5	6.9	23.5	81.4
Douglas	2.3	6.8	12.5	81.8
Ferry	14.6	37.5	58.3	87.5
Franklin	1.8	6.2	18.4	85.8
Garfield	NA	14.4	55.5	92.5
Grant	4.0	23.2	60.3	95.1
Grays Harbor	8.1	26.8	56.6	92.9
Island	NA	1.3	13.7	60.3
Jefferson	1.7	7.8	11.3	53.9
King	NA	0.5	3.5	28.0
Kitsap	NA	1.7	8.5	62.7
Kittitas	NA	1.9	11.2	55.0
Klickitat	1.5	13.8	27.7	64.6
Lewis	1.4	8.7	27.5	81.7
Lincoln	12.5	41.7	58.3	95.8
Mason	3.2	13.4	41.7	84.3
Okanogan	4.9	25.2	44.7	79.2
Pacific	8.1	24.2	50.0	86.6
Pend Oreille	7.6	28.1	46.5	86.5
Pierce	0.1	1.8	7.6	61.4
San Juan	NA	1.2	1.8	20.5
Skagit	0.6	3.6	9.8	59.1
Skamania	NA	29.3	36.6	82.9
Snohomish	0.2	1.7	3.2	42.2
Spokane	1.6	11.6	34.0	78.7
Stevens	7.6	28.1	46.5	86.5
Thurston	0.2	1.3	7.8	76.3
Wahkiakum	NA	4.2	20.8	75.0
Walla Walla	3.5	17.3	35.3	87.8
Whatcom	5.0	9.7	15.3	61.2
Whitman	4.8	17.7	38.7	88.7
Yakima	2.9	14.7	44.8	90.1
Statewide	1.3	6.4	16.6	59.6

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties
End of Fourth Quarters

County	Q4 2011	Q4 2012	Q4 2013	Q4 2014	Q4 2015	Q4 2016	Q4 2017	Q4 2018	% Change
Adams	NA	52	71	59	27	32	37	33	-10.8
Asotin	378	299	278	296	260	178	180	146	-18.9
Benton	1,500	1,564	1,403	1,128	900	718	736	715	-2.9
Chelan	462	348	315	195	259	186	146	186	27.4
Clallam	574	472	455	386	390	203	183	223	21.9
Clark	2,557	1,984	2,155	1,730	849	690	665	857	28.9
Columbia	87	NA	399	19	22	NA	301	268	-11
Cowlitz	470	391	369	405	242	185	212	199	-6.1
Douglas	179	141	131	83	100	79	87	81	-6.9
Ferry	NA	76	65	78	52	59	43	48	11.6
Franklin	1,500	1,564	1,403	1,128	900	718	736	715	-2.9
Garfield	378	299	278	296	260	178	180	146	-18.9
Grant	471	433	414	418	331	282	233	214	-8.2
GraysHarbor	699	613	629	550	437	382	299	261	-12.7
Island	731	564	555	480	255	324	253	282	11.5
Jefferson	414	306	317	301	206	196	156	111	-28.8
King	5,502	3,008	3,312	2,788	1,702	1,613	1,152	2,855	NA
Kitsap	1,348	1,138	1,140	853	582	606	370	446	20.5
Kittitas	377	331	309	358	202	167	120	147	22.5
Klickitat	177	172	172	168	144	92	74	65	-12.2
Lewis	636	564	640	553	370	259	267	218	-18.4
Lincoln	NA	46	33	39	29	23	29	24	-17.2
Mason	602	593	571	459	362	316	224	216	-3.6
Okanogan	347	338	361	371	298	260	221	221	0
Pacific	348	287	314	303	218	178	172	170	-1.2
Pend	401	422	391	332	275	239	203	183	-9.9
Pierce	3,850	2,530	2,890	2,755	1,989	1,615	1,416	1,562	10.3
SanJuan	353	271	319	283	265	205	169	162	-4.1
Skagit	804	586	628	504	428	328	286	357	24.8
Skamania	81	76	55	60	46	44	42	41	-2.4
Snohomish	2,615	1,322	1,843	1,698	1,146	868	586	1,231	NA
Spokane	2,722	2,294	2,210	2,017	1,582	1,196	1,047	929	-11.3
Stevens	401	422	391	332	275	239	203	183	-9.9
Thurston	1,295	953	1,037	994	786	669	462	536	16
Wahkiakum	NA	NA	NA	NA	NA	NA	23	24	4.3
WallaWalla	597	411	399	408	365	301	301	244	-18.9
Whatcom	1,082	912	921	835	649	486	430	497	15.6
Whitman	152	107	109	100	111	91	43	55	27.9
Yakima	854	654	704	725	567	475	449	368	-18
Statewide	32,665	24,258	25,914	22,731	16,446	13,545	11,617	14,175	22

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

December 2018

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	0.4	3.3	2.5	2.3	NA	2.4	-4
Asotin	NA	NA	1.3	2.3	15.4	1.6	-44.8
Benton	2.9	1.8	0.7	2.2	5	1.9	18.7
Chelan	NA	NA	1.8	2.4	NA	2.6	36.8
Clallam	1.1	3.2	1.9	2.5	5.3	2.7	22.7
Clark	2	2.5	0.6	1.2	4.3	1.7	54.5
Columbia	5.4	21.6	19.2	353.8	NA	42.6	10.1
Cowlitz	0.7	1	0.7	2.2	9	1.7	6.2
Douglas	NA	NA	0.4	2.2	NA	2	-4.8
Ferry	7.1	8.4	30.6	14.3	NA	13.3	1.5
Franklin	2.9	1.8	0.7	2.2	5	1.9	18.7
Garfield	NA	NA	1.3	2.3	15.4	1.6	-44.8
Grant	12.9	2.2	2.3	3.1	7.9	2.7	-6.9
Grays Harbor	1.4	1.7	2.4	3.5	7.4	2.5	-16.7
Island	NA	NA	1.8	1.6	5	2.3	35.3
Jefferson	NA	NA	1	2.1	4.8	2.9	-3.3
King	NA	NA	2	1	1.7	1.6	220
Kitsap	NA	NA	0.6	1.2	2.5	1.4	40
Kittitas	NA	NA	1.1	2.2	5.7	2.7	58.8
Klickitat	0.4	2	3.9	3.3	8.6	3.5	6.1
Lewis	0.6	0.9	1.1	3.2	14.9	2.2	-21.4
Lincoln	4.3	3.3	5.7	12.9	NA	5.7	62.9
Mason	2.2	1.7	1.6	2	4.8	2	-4.8
Okanogan	2.7	4.1	4	4.9	13.3	4.9	-10.9
Pacific	3.1	3.7	3.6	6	18.8	4.9	8.9
Pend Oreille	4.3	2.4	2.5	5	NA	4	-16.7
Pierce	1.2	1.6	0.7	1.1	3.5	1.4	16.7
San Juan	NA	NA	NA	3.1	9.3	6.7	1.5
Skagit	1.5	2.3	1.4	2.1	4.3	2.6	36.8
Skamania	NA	NA	NA	4	17.6	6.3	80
Snohomish	NA	NA	1.4	1.1	1.9	1.5	150
Spokane	2.6	0.9	0.8	1.4	4.6	1.3	0
Stevens	4.3	2.4	2.5	5	NA	4	-16.7
Thurston	0.6	1	0.6	1.3	3.3	1.4	27.3
Wahkiakum	NA	NA	NA	8.2	NA	8.6	152.9
Walla Walla	8.3	4.5	2	4.7	7.5	3.9	-9.3
Whatcom	4.9	7.6	2.8	1.7	3.7	2.5	47.1
Whitman	0.7	0.7	1.8	2	14.9	1.7	30.8
Yakima	1.4	1.6	1.9	3	NA	2.4	-20
Statewide	2.4	1.9	1.3	1.6	2.5	1.9	46.2

WCRER Estimates

Reporting issues have prevented the inclusion of Whitman County data. As it becomes available, the table will be revised and included in updated versions. Please refer to realstate.washington.edu for updates.

MEDIAN HOME PRICES

State of Washington and Counties
Annual, 2011-2018

County	2011	2012	2013	2014	2015	2016	2017	2018
Adams	\$120,700	\$128,300	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600
Asotin	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700
Benton	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700
Chelan	\$218,000	\$220,900	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200
Clallam	\$179,800	\$191,500	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000
Clark	\$189,800	\$197,900	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100
Columbia	\$128,300	\$145,400	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700
Cowlitz	\$139,100	\$136,600	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900
Douglas	\$203,300	\$202,100	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200
Ferry	NA	\$95,000	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000
Franklin	\$176,700	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700
Garfield	\$155,000	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700
Grant	\$154,100	\$154,900	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300
GraysHarbor	\$116,600	\$113,000	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600
Island	\$248,700	\$251,200	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000
Jefferson	\$235,200	\$239,900	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800
King	\$344,900	\$367,700	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900
Kitsap	\$234,700	\$237,800	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800
Kittitas	\$191,200	\$194,900	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000
Klickitat	\$178,300	\$188,300	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000
Lewis	\$138,600	\$142,100	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400
Lincoln	\$70,800	\$82,000	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600
Mason	\$145,700	\$157,100	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900
Okanogan	\$161,000	\$153,200	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800
Pacific	\$121,800	\$102,300	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100
Pend	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000
Pierce	\$193,500	\$194,700	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400
SanJuan	\$413,600	\$351,400	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000
Skagit	\$203,400	\$209,400	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900
Skamania	\$164,000	\$178,600	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000
Snohomish	\$242,400	\$261,900	\$299,100	\$328,700	\$719,500	\$391,700	\$439,300	\$482,100
Spokane	\$162,300	\$170,100	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200
Stevens	\$146,600	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000
Thurston	\$217,700	\$219,100	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800
Wahkiakum	\$90,000	\$127,500	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900
WallaWalla	\$170,600	\$166,500	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900
Whatcom	\$241,800	\$252,400	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300
Whitman	\$186,300	\$196,700	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100
Yakima	\$150,300	\$161,800	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600
Statewide	\$223,900	\$236,600	\$253,800	\$267,600	\$289,100	\$315,900	\$348,900	\$362,100

WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2017

County	2009	2010	2011	2012	2013	2014	2015	2016	2017	% Change by year
Adams	69	33	24	29	54	50	86	31	31	0.0
Asotin	35	27	16	19	23	35	31	32	34	6.2
Benton	549	1,259	1,127	1,094	930	942	1,124	1,357	1,111	-18.1
Chelan	246	206	154	207	577	304	365	393	442	12.5
Clallam	157	169	154	168	122	160	216	247	307	24.3
Clark	709	1,070	961	1,558	2,942	2,240	3,283	3,310	3,787	14.4
Columbia	4	4	4	2	7	7	10	2	4	100.0
Cowlitz	147	131	113	132	195	178	173	308	484	57.1
Douglas	109	114	92	92	129	156	162	181	187	3.3
Ferry	21	22	13	15	20	10	16	21	0	-100.0
Franklin	542	763	570	531	375	322	510	530	698	31.7
Garfield	4	4	2	3	1	3	NA	1	1	0.0
Grant	228	228	187	275	279	264	457	650	445	-31.5
GraysHarbor	166	166	114	125	122	142	178	207	251	21.3
Island	198	219	164	178	221	252	281	373	408	9.4
Jefferson	106	97	86	83	101	121	177	238	172	-27.7
King	3,186	6,020	6,143	11,614	12,277	14,703	15,226	17,699	18,641	5.3
Kitsap	562	623	540	804	913	598	1,066	1,059	1,094	3.3
Kittitas	177	183	174	195	344	283	288	323	531	64.4
Klickitat	91	77	58	78	94	83	120	123	115	-6.5
Lewis	212	204	93	121	95	164	129	232	234	0.9
Lincoln	45	43	32	27	45	30	33	50	43	-14.0
Mason	160	140	134	121	135	108	111	166	212	27.7
Okanogan	129	123	130	103	134	165	165	133	144	8.3
Pacific	50	125	111	130	139	63	62	77	85	10.4
Pend	74	52	48	36	37	42	47	59	41	-30.5
Pierce	2,047	1,900	2,566	2,479	2,892	3,777	3,046	3,865	4,968	28.5
SanJuan	120	189	105	92	109	109	100	124	115	-7.3
Skagit	290	207	179	229	283	274	424	505	663	31.3
Skamania	32	25	34	23	26	34	47	38	58	52.6
Snohomish	2,186	2,120	2,521	3,573	4,348	3,473	2,594	3,925	3,725	-5.1
Spokane	1,786	1,609	1,785	1,353	1,634	1,839	1,978	3,596	3,460	-3.8
Stevens	86	72	54	71	84	79	74	109	140	28.4
Thurston	1,317	1,156	1,028	1,012	1,289	1,003	931	2,081	1,067	-48.7
Wahkiakum	11	11	10	5	12	11	15	15	20	33.3
WallaWalla	113	128	202	150	241	207	188	218	144	-33.9
Whatcom	460	458	605	637	999	1,007	911	1,183	1,256	6.2
Whitman	79	90	93	283	380	218	141	194	242	24.7
Yakima	508	624	438	471	358	442	392	422	434	2.8
Statewide	17,011	20,691	20,864	28,118	32,966	33,898	35,157	44,077	45,794	3.9

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2017

County	2009	2010	2011	2012	2013	2014	2015	2016	2017	% Change by year
Adams	57	33	22	26	44	46	75	28	23	-17.9
Asotin	29	27	16	19	21	33	31	30	34	13.3
Benton	540	937	781	897	840	798	825	952	848	-10.9
Chelan	236	204	154	205	259	286	358	385	414	7.5
Clallam	149	139	114	168	122	160	215	243	287	18.1
Clark	690	963	688	1,190	1,699	1,588	2,220	2,645	2,080	-21.4
Columbia	4	4	2	2	7	7	10	2	4	100.0
Cowlitz	147	116	113	132	155	160	168	273	464	70.0
Douglas	95	109	92	92	127	147	132	158	185	17.1
Ferry	21	22	13	15	20	10	16	21	0	-100.0
Franklin	540	636	558	374	245	280	396	496	609	22.8
Garfield	4	4	2	3	1	3	NA	1	1	0.0
Grant	218	205	171	251	236	230	228	264	350	32.6
GraysHarbor	142	163	104	125	122	140	174	207	251	21.3
Island	198	219	164	176	221	252	281	369	401	8.7
Jefferson	94	97	80	83	101	121	154	234	172	-26.5
King	2,003	2,578	2,765	3,864	4,419	4,215	4,010	4,254	4,356	2.4
Kitsap	552	468	451	634	674	519	796	862	952	10.4
Kittitas	175	177	169	180	285	265	285	304	364	19.7
Klickitat	91	77	54	78	88	78	120	105	99	-5.7
Lewis	132	124	82	97	95	129	129	156	218	39.7
Lincoln	45	41	30	27	45	30	33	50	43	-14.0
Mason	149	140	134	121	120	108	111	166	208	25.3
Okanogan	129	123	120	103	98	160	164	133	138	3.8
Pacific	48	125	111	130	139	63	62	77	85	10.4
Pend	74	52	48	36	37	42	47	59	41	-30.5
Pierce	1,243	1,708	1,494	2,009	2,369	2,371	2,253	2,469	3,014	22.1
SanJuan	120	189	105	92	109	109	100	118	112	-5.1
Skagit	251	203	179	227	283	262	410	420	534	27.1
Skamania	32	25	34	23	26	24	47	38	58	52.6
Snohomish	1,790	1,853	1,819	2,174	1,985	2,079	2,383	2,702	2,627	-2.8
Spokane	809	939	740	963	1,299	1,014	1,340	1,661	1,608	-3.2
Stevens	84	66	52	67	66	79	74	99	136	37.4
Thurston	1,083	1,053	858	959	929	934	881	1,084	950	-12.4
Wahkiakum	11	11	10	5	12	11	15	15	20	33.3
WallaWalla	87	66	80	102	134	183	184	182	144	-20.9
Whatcom	426	401	419	488	568	542	599	718	793	10.4
Whitman	67	62	33	70	100	75	81	78	80	2.6
Yakima	426	343	298	301	300	352	390	405	412	1.7
Statewide	12,991	14,702	13,159	16,508	18,400	17,905	19,797	22,463	23,115	2.9

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2012-2017

County	2012	2013	2014	2015	2016	2017	% Change by year
Adams	6,271	6,325	6,375	6,461	6,492	6,523	0.5
Asotin	9,819	9,842	9,877	9,908	9,940	9,974	0.3
Benton	69,426	70,356	71,298	72,422	73,779	74,890	1.5
Chelan	35,016	35,593	35,897	36,262	36,655	37,097	1.2
Clallam	35,772	35,894	36,054	36,270	36,517	36,824	0.8
Clark	166,633	169,575	171,815	175,098	178,408	182,195	2.1
Columbia	2,126	2,133	2,140	2,150	2,152	2,156	0.2
Cowlitz	43,342	43,537	43,715	43,888	44,196	44,680	1.1
Douglas	15,726	15,855	16,011	16,173	16,354	16,541	1.1
Ferry	4,096	4,116	4,126	4,142	4,163	4,163	0.0
Franklin	26,003	26,378	26,700	27,210	27,740	28,438	2.5
Garfield	1,347	1,348	1,351	1,351	1,352	1,353	0.1
Grant	34,246	34,525	34,789	35,246	35,896	36,341	1.2
GraysHarbor	36,158	36,280	36,422	36,600	36,807	37,058	0.7
Island	38,520	38,741	38,993	39,274	39,647	40,055	1.0
Jefferson	16,912	17,013	17,134	17,311	17,549	17,721	1.0
King	873,907	886,184	900,887	916,113	933,812	952,453	2.0
Kitsap	106,199	107,112	107,710	108,776	109,835	110,929	1.0
Kittitas	21,002	21,346	21,629	21,917	22,240	22,771	2.4
Klickitat	9,914	10,008	10,091	10,211	10,334	10,449	1.1
Lewis	33,404	33,499	33,663	33,792	34,024	34,258	0.7
Lincoln	5,800	5,845	5,875	5,908	5,958	6,001	0.7
Mason	30,087	30,222	30,330	30,441	30,607	30,819	0.7
Okanogan	21,364	21,498	21,663	21,828	21,961	22,105	0.7
Pacific	15,444	15,583	15,646	15,708	15,785	15,870	0.5
Pend	7,612	7,649	7,691	7,738	7,797	7,838	0.5
Pierce	332,261	335,153	338,930	341,976	345,841	350,809	1.4
SanJuan	12,060	12,169	12,278	12,378	12,502	12,617	0.9
Skagit	50,727	51,010	51,284	51,708	52,213	52,876	1.3
Skamania	5,353	5,379	5,413	5,460	5,498	5,556	1.1
Snohomish	293,193	297,541	301,014	303,608	307,533	311,258	1.2
Spokane	207,412	209,046	210,885	212,863	216,459	219,919	1.6
Stevens	19,420	19,504	19,583	19,657	19,766	19,906	0.7
Thurston	109,458	110,747	111,750	112,681	114,762	115,829	0.9
Wahkiakum	2,076	2,088	2,099	2,114	2,129	2,149	0.9
WallaWalla	23,774	24,015	24,222	24,410	24,628	24,772	0.6
Whatcom	91,000	91,999	93,006	93,917	95,100	96,356	1.3
Whitman	19,525	19,905	20,123	20,264	20,458	20,700	1.2
Yakima	87,567	87,925	88,367	88,759	89,181	89,615	0.5
Statewide	2,919,972	2,952,938	2,986,836	3,021,993	3,066,070	3,111,864	1.5

WCRER estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2012-2017

County	2012	2013	2014	2015	2016	2017	% Change by year
Adams	4,081	4,125	4,171	4,246	4,274	4,297	0.5
Asotin	7,053	7,074	7,107	7,138	7,168	7,202	0.5
Benton	46,607	47,447	48,245	49,070	50,022	50,870	1.7
Chelan	25,139	25,398	25,684	26,042	26,427	26,841	1.6
Clallam	26,145	26,267	26,427	26,642	26,885	27,172	1.1
Clark	121,847	123,546	125,134	127,354	129,999	132,079	1.6
Columbia	1,665	1,672	1,679	1,689	1,691	1,695	0.2
Cowlitz	30,498	30,653	30,813	30,981	31,254	31,718	1.5
Douglas	10,699	10,826	10,973	11,105	11,263	11,448	1.6
Ferry	2,929	2,949	2,959	2,975	2,996	2,996	0.0
Franklin	18,083	18,328	18,608	19,004	19,500	20,109	3.1
Garfield	1,029	1,030	1,033	1,033	1,034	1,035	0.1
Grant	20,652	20,888	21,118	21,346	21,610	21,960	1.6
GraysHarbor	25,982	26,104	26,244	26,418	26,625	26,876	0.9
Island	30,714	30,935	31,187	31,468	31,837	32,238	1.3
Jefferson	13,110	13,211	13,332	13,486	13,720	13,892	1.3
King	506,708	511,127	515,342	519,352	523,606	527,962	0.8
Kitsap	77,135	77,809	78,328	79,124	79,986	80,938	1.2
Kittitas	14,377	14,662	14,927	15,212	15,516	15,880	2.3
Klickitat	6,914	7,002	7,080	7,200	7,305	7,404	1.4
Lewis	23,525	23,620	23,749	23,878	24,034	24,252	0.9
Lincoln	4,391	4,436	4,466	4,499	4,549	4,592	0.9
Mason	22,425	22,545	22,653	22,764	22,930	23,138	0.9
Okanogan	15,326	15,424	15,584	15,748	15,881	16,019	0.9
Pacific	10,899	11,038	11,101	11,163	11,240	11,325	0.8
Pend	5,687	5,724	5,766	5,813	5,872	5,913	0.7
Pierce	228,922	231,291	233,662	235,915	238,384	241,398	1.3
SanJuan	10,263	10,372	10,481	10,581	10,699	10,811	1.0
Skagit	37,637	37,920	38,182	38,592	39,012	39,546	1.4
Skamania	3,877	3,903	3,927	3,974	4,012	4,070	1.4
Snohomish	198,282	200,267	202,346	204,729	207,431	210,058	1.3
Spokane	141,698	142,997	144,011	145,351	147,012	148,620	1.1
Stevens	14,284	14,350	14,429	14,503	14,602	14,738	0.9
Thurston	77,431	78,360	79,294	80,175	81,259	82,209	1.2
Wahkiakum	1,533	1,545	1,556	1,571	1,586	1,606	1.3
WallaWalla	16,604	16,738	16,921	17,105	17,287	17,431	0.8
Whatcom	59,255	59,823	60,365	60,964	61,682	62,475	1.3
Whitman	9,898	9,998	10,073	10,154	10,232	10,312	0.8
Yakima	59,847	60,147	60,499	60,889	61,294	61,706	0.7
Statewide	1,933,151	1,951,551	1,969,456	1,989,253	2,011,716	2,034,831	1.1

WCRER estimates

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2012-2017

County	2012	2013	2014	2015	2016	2017	% Change by year
Adams	2,190	2,200	2,204	2,215	2,218	2,226	0.4
Asotin	2,766	2,768	2,770	2,770	2,772	2,772	0.0
Benton	22,819	22,909	23,053	23,352	23,757	24,020	1.1
Chelan	9,877	10,195	10,213	10,220	10,228	10,256	0.3
Clallam	9,627	9,627	9,627	9,628	9,632	9,652	0.2
Clark	44,786	46,029	46,681	47,744	48,409	50,116	3.5
Columbia	461	461	461	461	461	461	0.0
Cowlitz	12,844	12,884	12,902	12,907	12,942	12,962	0.2
Douglas	5,027	5,029	5,038	5,068	5,091	5,093	0.0
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	7,920	8,050	8,092	8,206	8,240	8,329	1.1
Garfield	318	318	318	318	318	318	0.0
Grant	13,594	13,637	13,671	13,900	14,286	14,381	0.7
GraysHarbor	10,176	10,176	10,178	10,182	10,182	10,182	0.0
Island	7,806	7,806	7,806	7,806	7,810	7,817	0.1
Jefferson	3,802	3,802	3,802	3,825	3,829	3,829	0.0
King	367,199	375,057	385,545	396,761	410,206	424,491	3.5
Kitsap	29,064	29,303	29,382	29,652	29,849	29,991	0.5
Kittitas	6,625	6,684	6,702	6,705	6,724	6,891	2.5
Klickitat	3,000	3,006	3,011	3,011	3,029	3,045	0.5
Lewis	9,879	9,879	9,914	9,914	9,990	10,006	0.2
Lincoln	1,409	1,409	1,409	1,409	1,409	1,409	0.0
Mason	7,662	7,677	7,677	7,677	7,677	7,681	0.1
Okanogan	6,038	6,074	6,079	6,080	6,080	6,086	0.1
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	103,339	103,862	105,268	106,061	107,457	109,411	1.8
SanJuan	1,797	1,797	1,797	1,797	1,803	1,806	0.2
Skagit	13,090	13,090	13,102	13,116	13,201	13,330	1.0
Skamania	1,476	1,476	1,486	1,486	1,486	1,486	0.0
Snohomish	94,911	97,274	98,668	98,879	100,102	101,200	1.1
Spokane	65,714	66,049	66,874	67,512	69,447	71,299	2.7
Stevens	5,136	5,154	5,154	5,154	5,164	5,168	0.1
Thurston	32,027	32,387	32,456	32,506	33,503	33,620	0.3
Wahkiakum	543	543	543	543	543	543	0.0
WallaWalla	7,170	7,277	7,301	7,305	7,341	7,341	0.0
Whatcom	31,745	32,176	32,641	32,953	33,418	33,881	1.4
Whitman	9,627	9,907	10,050	10,110	10,226	10,388	1.6
Yakima	27,720	27,778	27,868	27,870	27,887	27,909	0.1
Statewide	986,821	1,001,387	1,017,380	1,032,740	1,054,354	1,077,033	2.2

WCRER estimates

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