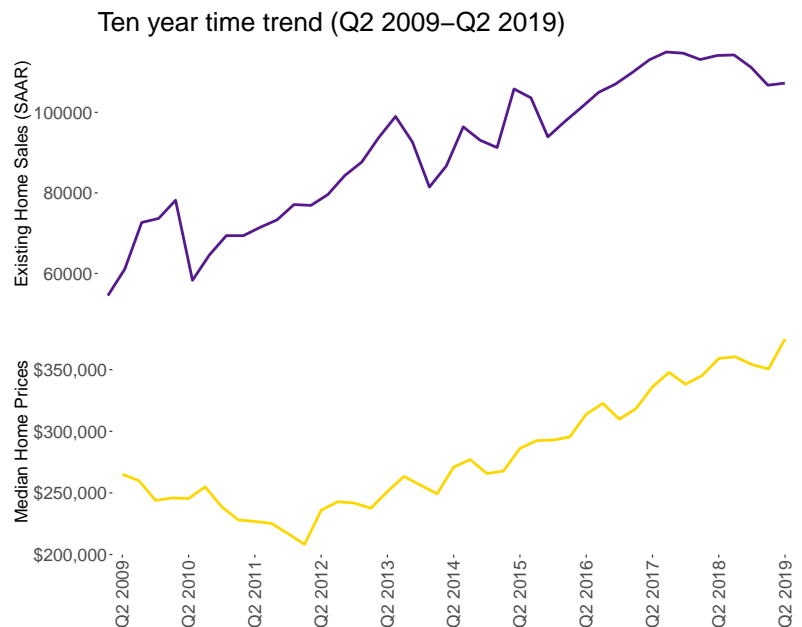


Washington Market Highlights: Second Quarter 2019

- Existing home sales rose in the first quarter by 0.5 percent to a seasonally adjusted annual rate of 107,250 units compared to last quarter, and fell 6.0 percent compared to a year earlier.
- Building permit activity rose 23.3 percent from a year earlier, totaling 13,648 new units authorized. Of these, 6,936 were issued for single-family units.
- The median price home sold in Washington during the second quarter was \$410,600, 10.0 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers declined from the previous quarter and declined the same quarter a year ago. The All-Buyer Housing Affordability Index stayed above 100 in 27 of Washington's 39 counties.
- Inventories of homes available for sale totaled 18,421 single-family homes at the end of the quarter, a 34.7% increase from the previous quarter and a 1.5 percent decline from a year ago. This inventory level represented a 2.0 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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second quarter 2019
 Issued November 2019

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 Household*	70% Median Household*
Mortgage Insurance	No	Yes (add 0.25% to mortgage rate)
Mortgage Rate	average of the Freddie Mac 30 year fixed mortgage interest rate for the quarter	

*Household income includes single persons living alone. Please refer to the footnote at the end of the report regarding important revisions in the housing affordability index.

Summary:

Washington state's housing market was mixed in the second quarter of 2019, with sales falling but new building permits rising compared with a year ago.

The statewide median sales price for a single family home increased to \$410,600 in the second quarter, 10.0 percent lower than the same time in 2018.

The seasonally adjusted annual rate of existing home sales fell 6.0 percent from the second quarter of 2018—from 114,110 to 107,250. 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 fifteen of the state's eighteen metropolitan counties. Statewide, Klickitat County recorded the highest relative increase of 26.7 percent, followed by Wahkiakum Counties at 25.6 percent. Median prices were lower than a year earlier in five counties, with prices in Ferry County decreasing by 7.4%.

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 \$701,200 in King County (San Juan County has the second highest median values at \$653,600).

Housing affordability fell in the second quarter from the previous, and was slightly lower than a year ago. That index—

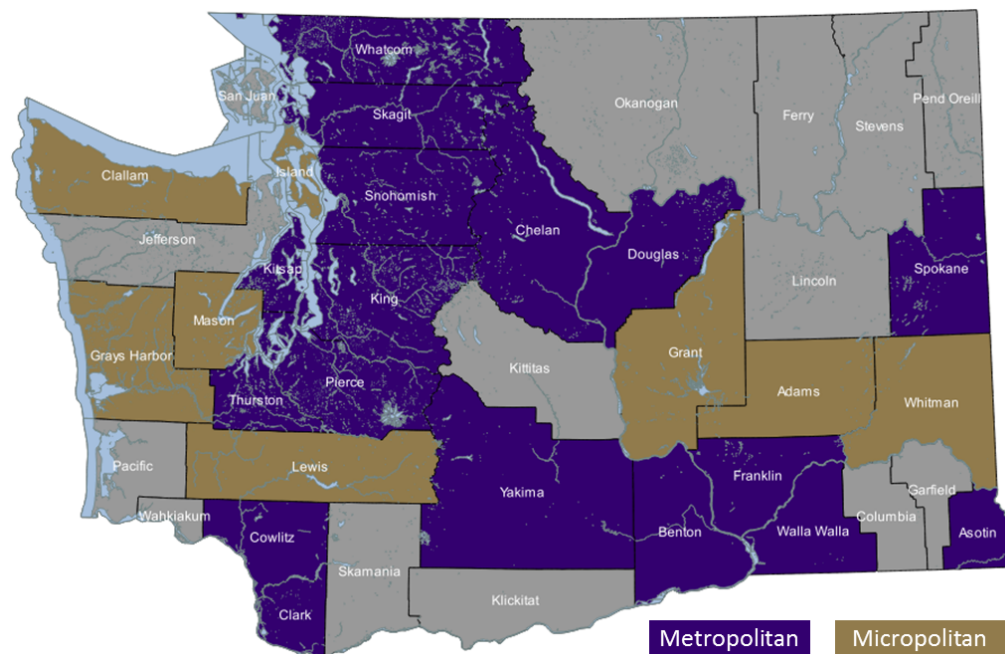
where 100 means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 98.4, down from 106.1 in the first quarter of 2019. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 1.6 percent below the median.

Statewide, the first-time buyer index fell by 5.5 points, ending the quarter at 69.9. 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 69.9 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-three counties, especially those in the central Puget Sound, present affordability issues for newcomers.

Affordability remains a challenge in the state's housing market. Meanwhile, permitting activity is increasing. In the second quarter of 2019, a total of 13,648 building permits were recorded, up (23.3%) 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:

0.5%

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

107,250

Seasonally Adjusted Annual Sales (SAAR).

6.0%

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

20 of 39

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

28.6%

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

720

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

16 of 39

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

20.0%

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

330

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

Two

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

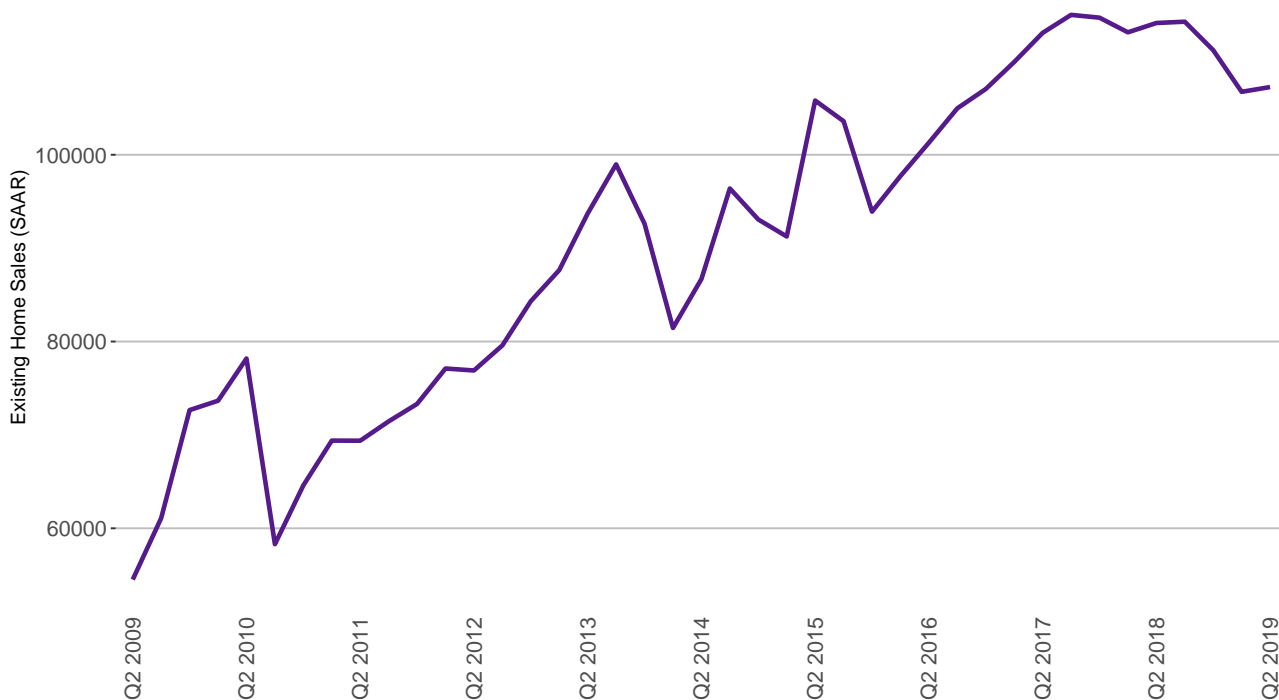
10 of 17

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

92,760

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

Ten year time trend (Q2 2009–Q2 2019)



Housing Construction:

13,648

Number of building permits issued during the quarter.

23.3%

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

45.2%

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

10.5%

Increase in year-over-year single family permits (657 more units).

40.2%

Increase in year-over-year multifamily permits (1,924 more units).

245.5%

Greatest year-over-year increase in permits in a Metropolitan county, (**Douglas** county, **27** additional units).

162.5%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Adams** county, **13** additional units).

24 of 28

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.

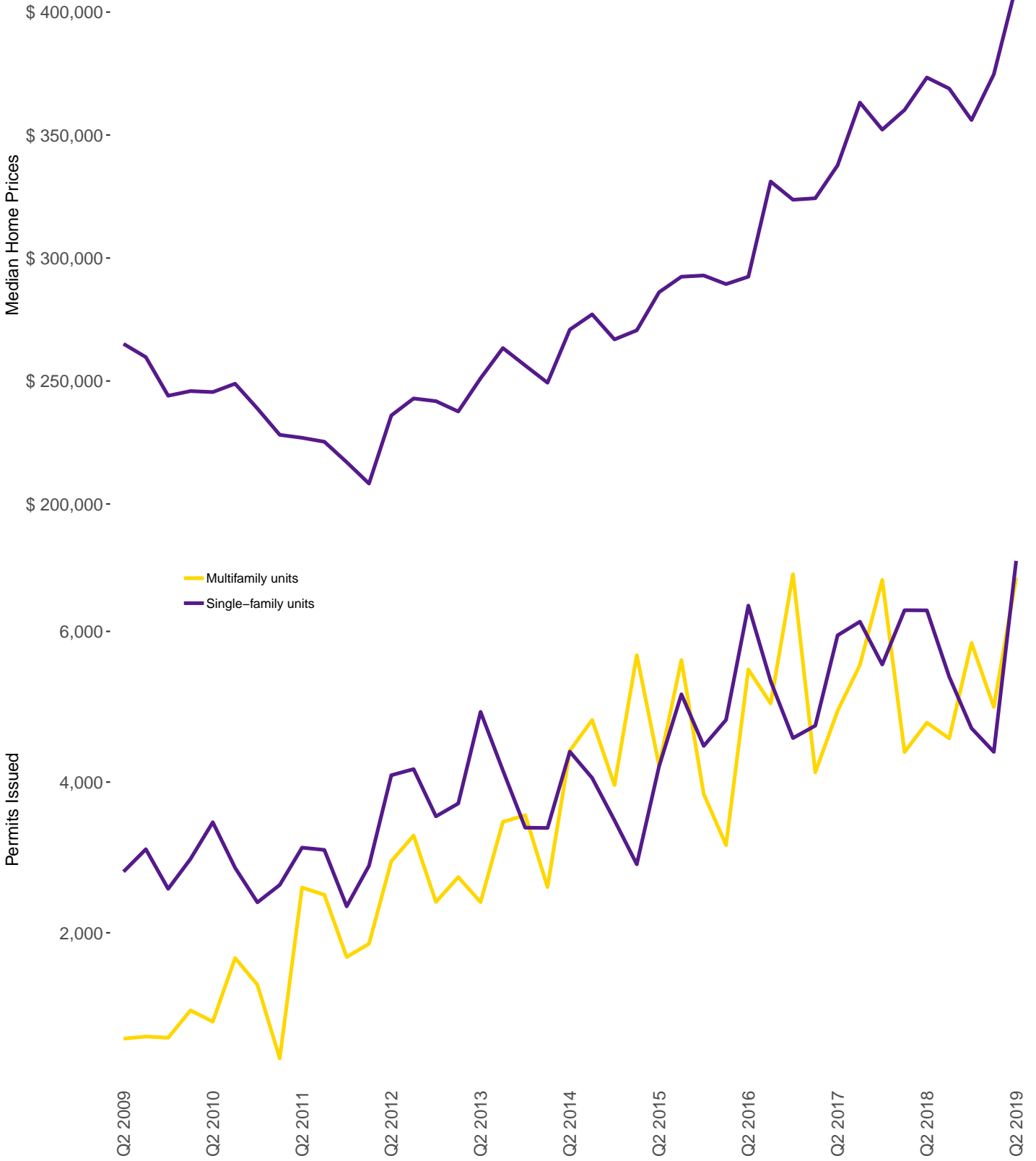
8 of 11

Number of counties with more than a 10% decrease in single family permits of the total number of counties with a decrease in single family permits, as compared to one year ago.

3 of 4

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

Ten year time trend (Q2 2009–Q2 2019)



Home Prices:

\$410,600

Median selling price of a single family home.

10.0%

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

13.4%

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

\$701,200

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

\$140,000

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

\$206,000

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

\$153,300–\$387,700

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

Zero of Five

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

Fourteen of Thirty-three

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

10.0%, 5.5%, & 3.1%

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

Big Players

Changes for the five largest counties by sales volume:

King -3.9%

Pierce 5.3%

Snohomish 1.2%

Spokane 9.6%

Thurston 6.7%

Prices by Bedroom:

\$296,700

Median price for a 2-bedroom single family home, a **9.8%** year-over-year **increase**.

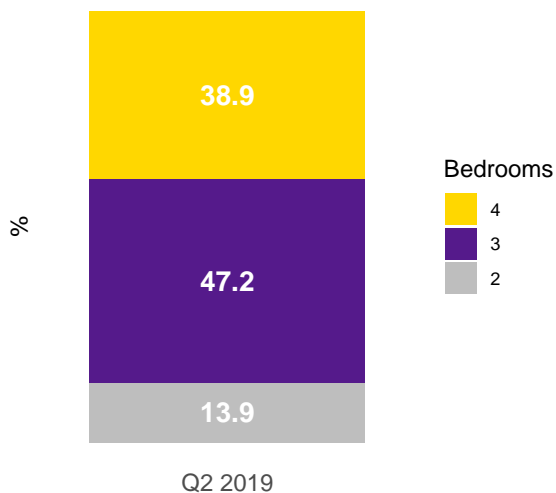
\$368,500

Median price for a 3-bedroom single family home, a **4.7%** year-over-year **increase**.

\$639,000

Median price for a 4-bedroom single family home, a **37.4%** year-over-year **increase**.

Sales by Number of Bedrooms



1 of 17

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

2.7%

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

Three

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

One & Six

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

Housing Affordability:

10.0%

Year-over-year increase in home prices.

Worse & Worse

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

98.4

Statewide all-buyer housing affordability index.

51.5 to 203.1

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

14 of 39

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

71.4 & 86.2

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

69.9

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

6 of 39

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

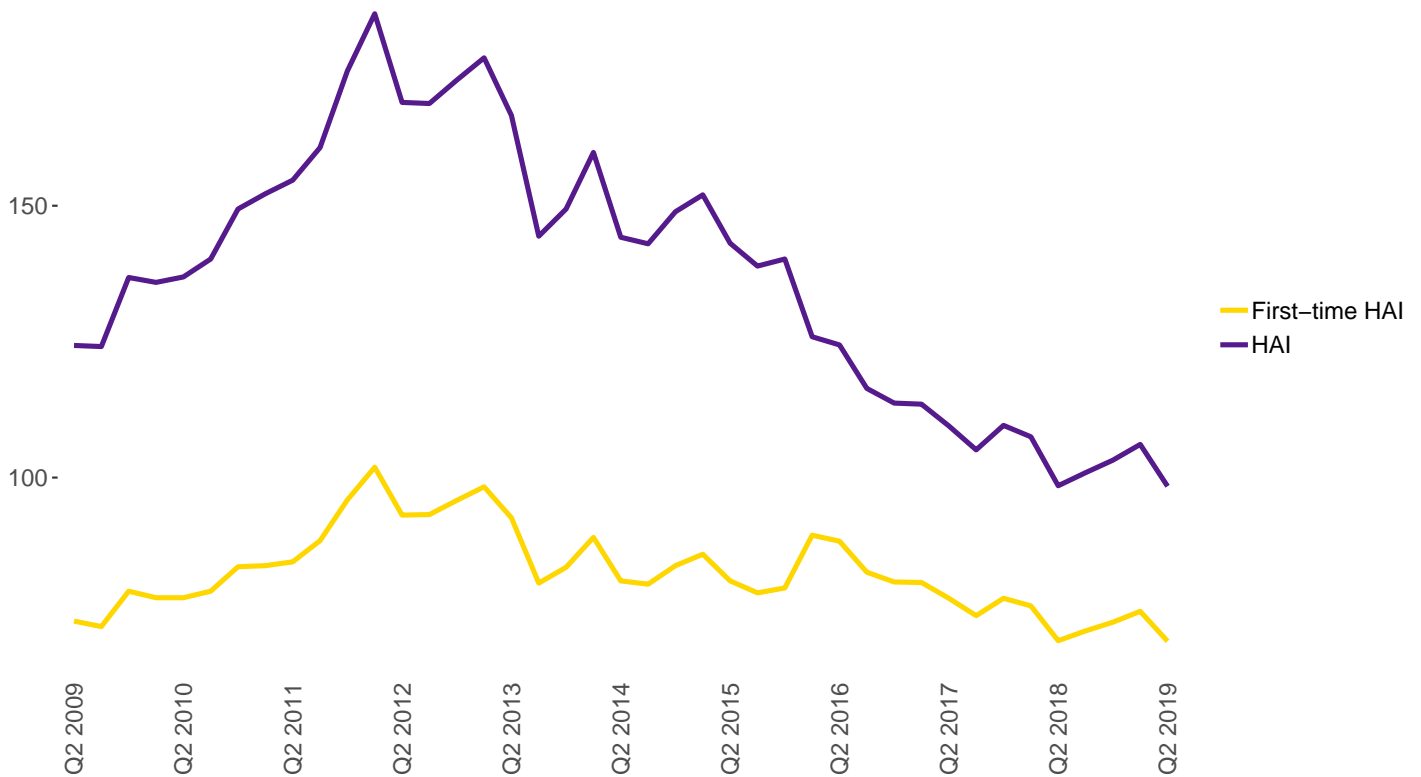
50.8 to 107.4

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

61.2 to 121.8

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

Ten year time trend (Q2 2009–Q2 2019)



Availability of Affordable Housing:

\$74,200

Statewide median household income

\$43,310 to \$91,965

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

0.9%

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

30 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.

4.1%

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

0.1% to 41.5%

Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Ferry** county.

Available Inventory:

18,421

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

4,749 & 286

Increase from last quarter (**34.7%**), and **decline** from last year (**1.5%**).

4,613 & 1,860

Largest inventories seen in **King** county and **Pierce** county. Up **39.9%**, and down **40.3%** from last quarter.

Five of Five

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

0 of 39

Number of counties with a decline in listings since the last

quarter.

2.0

Month's supply of housing. **2.4** last quarter, and **2.0** last year.

1.3 to 9.5

Range of month's supply across the counties—low in **Thurston** county, high in **Columbia** county.

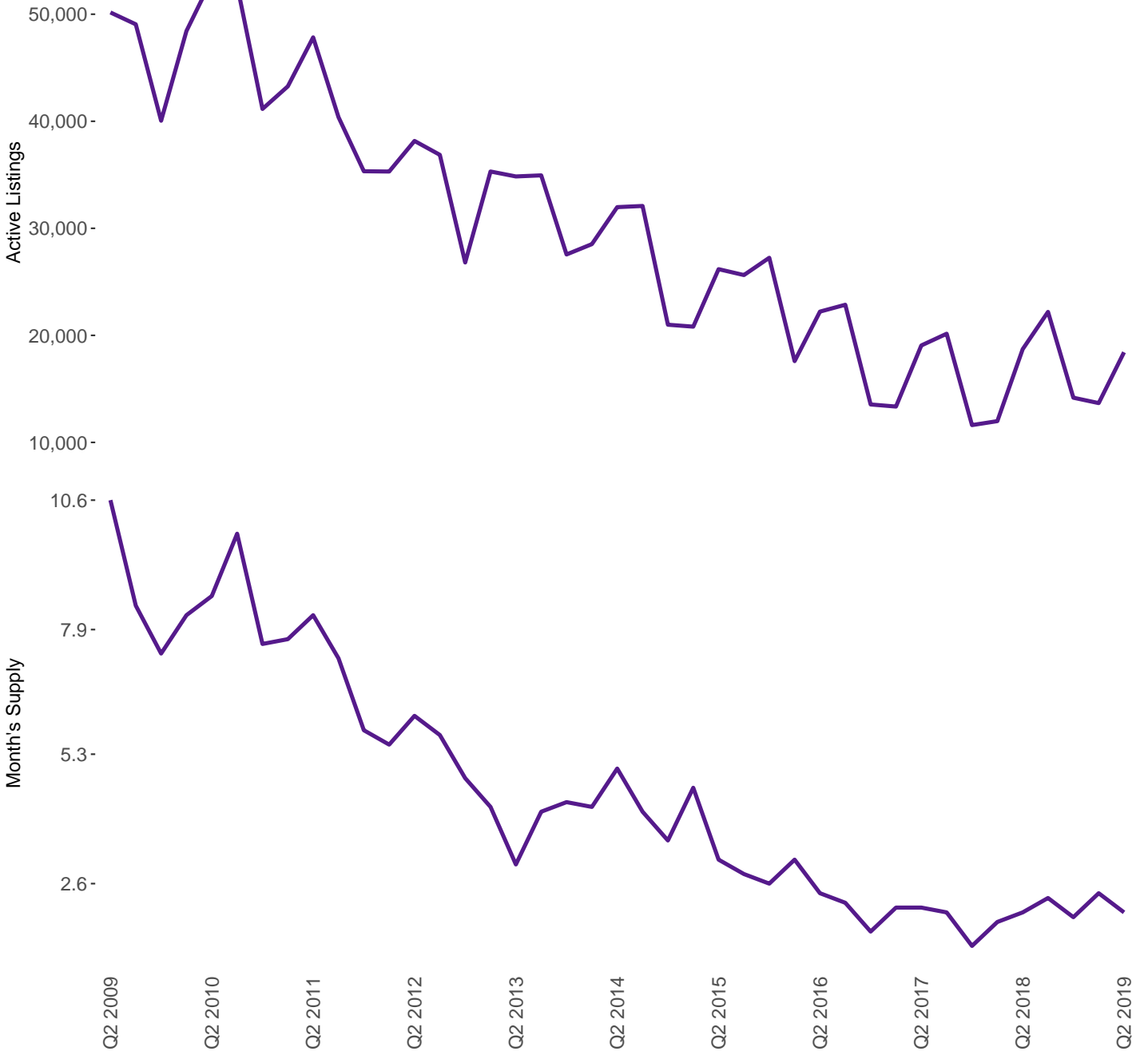
Nine

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

0 & 5

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 2009–Q2 2019)



HOUSING MARKET SNAPSHOT

State of Washington and Counties Second Quarter 2019

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	170	0	6.2	21	162.5	\$153,300	-3.2	171.4	121.8
Asotin	240	-7.7	-11.1	7	16.7	\$206,000	-0.7	151.1	107.4
Benton	3,740	-8.1	-8.8	1,147	80.3	\$304,400	10.2	117.2	83.3
Chelan	920	-4.2	-10.7	202	40.3	\$361,000	8.1	101.5	72.1
Clallam	1,050	-2.8	-6.2	48	-5.9	\$306,800	4.5	86.2	61.2
Clark	6,900	1	-6	1,298	46.5	\$369,300	2.2	114.5	81.3
Columbia	80	-20	-38.5	1	-75	\$173,200	18	143.6	102
Cowlitz	1,390	-2.1	-8.6	59	20.4	\$274,100	15.4	94.4	67.1
Douglas	580	-10.8	-12.1	38	245.5	\$351,000	7	88.5	62.8
Ferry	110	10	0	2	-60	\$162,000	-7.4	159.2	113.1
Franklin	1,250	-8.8	-9.4	373	75.1	\$304,400	10.2	120.1	85.3
Garfield	50	0	0	1	-50	\$206,000	-0.7	126.9	90.2
Grant	1,030	-3.7	-2.8	53	89.3	\$226,500	9	164	116.5
Grays Harbor	1,910	0.5	-0.5	35	-5.4	\$211,400	12	115.2	81.8
Island	1,960	-0.5	-9.7	40	5.3	\$387,700	2.6	86.5	61.5
Jefferson	650	1.6	-7.1	112	154.5	\$383,300	1.2	79.4	56.4
King	25,750	2.9	-6.8	4,950	37	\$701,200	-3.9	71.4	50.8
Kitsap	4,660	-0.6	-7.7	468	82.1	\$380,800	7.1	107.8	76.6
Kittitas	1,130	3.7	-7.4	105	118.8	\$345,600	2.1	95	67.5
Klickitat	250	0	-10.7	28	100	\$316,700	26.7	106	75.3
Lewis	1,270	1.6	-3.1	101	7.4	\$258,300	15.2	116	82.4
Lincoln	150	-6.2	-11.8	7	133.3	\$140,000	0	203.1	144.3
Mason	1,350	2.3	-4.3	66	40.4	\$271,800	13.1	126.8	90.1
Okanogan	500	2	11.1	24	100	\$223,600	10.9	113.8	80.8
Pacific	580	9.4	11.5	13	8.3	\$216,700	18.7	118	83.8
Pend Oreille	300	3.4	0	14	27.3	\$195,000	7.3	121	86
Pierce	15,230	0.7	-6.3	810	-54.9	\$372,300	5.3	103.8	73.8
San Juan	320	3.2	-11.1	59	34.1	\$653,600	17.1	51.5	36.6
Skagit	2,140	2.4	-6.6	119	-24.7	\$385,600	12.6	93.1	66.2
Skamania	240	9.1	-7.7	24	41.2	\$328,600	25.2	99.1	70.4
Snohomish	10,280	2.9	-2.8	1,414	18.8	\$500,600	1.2	96	68.2
Spokane	8,600	-2.8	-6.6	807	2.3	\$277,400	9.6	101.7	72.2
Stevens	890	2.3	0	18	-5.3	\$195,000	7.3	130.7	92.9
Thurston	5,290	1.1	-4.2	419	47.5	\$340,700	6.7	120.8	85.8
Wahkiakum	90	28.6	12.5	3	-25	\$270,800	25.6	102.1	72.5
Walla Walla	830	-3.5	-8.8	33	-28.3	\$267,800	8	111.2	79
Whatcom	3,130	1.6	-5.7	561	84.5	\$407,700	5.9	88.1	62.6
Whitman	420	-6.7	-8.7	23	-36.1	\$287,900	7.2	105.3	74.8
Yakima	1,830	-1.6	-4.2	145	36.8	\$244,700	5.8	103.3	73.4
Statewide	107,250	0.5	-6	13,648	23.3	\$410,600	10	98.4	69.9

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 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	% Change by qtr	% Change by year
Adams	160	170	170	170	170	0.0	6.2
Asotin	270	270	290	260	240	-7.7	-11.1
Benton	4,100	4,100	4,270	4,070	3,740	-8.1	-8.8
Chelan	1,030	1,010	990	960	920	-4.2	-10.7
Clallam	1,120	1,110	1,120	1,080	1,050	-2.8	-6.2
Clark	7,340	7,300	7,120	6,830	6,900	1.0	-6.0
Columbia	130	130	120	100	80	-20.0	-38.5
Cowlitz	1,520	1,530	1,520	1,420	1,390	-2.1	-8.6
Douglas	660	660	640	650	580	-10.8	-12.1
Ferry	110	110	100	100	110	10.0	0.0
Franklin	1,380	1,380	1,430	1,370	1,250	-8.8	-9.4
Garfield	50	50	60	50	50	0.0	0.0
Grant	1,060	1,080	1,090	1,070	1,030	-3.7	-2.8
Grays Harbor	1,920	1,950	1,890	1,900	1,910	0.5	-0.5
Island	2,170	2,090	2,040	1,970	1,960	-0.5	-9.7
Jefferson	700	710	680	640	650	1.6	-7.1
King	27,640	27,080	26,090	25,030	25,750	2.9	-6.8
Kitsap	5,050	5,100	4,880	4,690	4,660	-0.6	-7.7
Kittitas	1,220	1,200	1,140	1,090	1,130	3.7	-7.4
Klickitat	280	280	260	250	250	0.0	-10.7
Lewis	1,310	1,300	1,290	1,250	1,270	1.6	-3.1
Lincoln	170	190	180	160	150	-6.2	-11.8
Mason	1,410	1,420	1,380	1,320	1,350	2.3	-4.3
Okanogan	450	470	500	490	500	2.0	11.1
Pacific	520	560	550	530	580	9.4	11.5
Pend	300	320	310	290	300	3.4	0.0
Pierce	16,250	16,140	15,660	15,120	15,230	0.7	-6.3
San Juan	360	350	340	310	320	3.2	-11.1
Skagit	2,290	2,260	2,160	2,090	2,140	2.4	-6.6
Skamania	260	280	260	220	240	9.1	-7.7
Snohomish	10,580	11,030	10,520	9,990	10,280	2.9	-2.8
Spokane	9,210	9,420	9,290	8,850	8,600	-2.8	-6.6
Stevens	890	940	930	870	890	2.3	0.0
Thurston	5,520	5,600	5,400	5,230	5,290	1.1	-4.2
Wahkiakum	80	90	80	70	90	28.6	12.5
Walla Walla	910	910	890	860	830	-3.5	-8.8
Whatcom	3,320	3,280	3,150	3,080	3,130	1.6	-5.7
Whitman	460	460	460	450	420	-6.7	-8.7
Yakima	1,910	1,920	1,940	1,860	1,830	-1.6	-4.2
Statewide	114,110	114,250	111,200	106,740	107,250	0.5	-6.0

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	% Change by qtr	% Change by year
Adams	40	40	40	40	40	0.0	0.0
Asotin	70	70	70	60	60	0.0	-14.3
Benton	1,040	1,040	1,060	980	950	-3.1	-8.7
Chelan	260	260	240	230	230	0.0	-11.5
Clallam	280	290	280	260	270	3.8	-3.6
Clark	1,880	1,870	1,760	1,660	1,770	6.6	-5.9
Columbia	30	30	30	20	20	0.0	-33.3
Cowlitz	390	390	380	350	360	2.9	-7.7
Douglas	160	170	160	150	150	0.0	-6.2
Ferry	30	30	20	20	30	50.0	0.0
Franklin	350	350	360	330	320	-3.0	-8.6
Garfield	10	10	10	10	10	0.0	0.0
Grant	270	280	270	250	260	4.0	-3.7
Grays Harbor	490	500	480	460	490	6.5	0.0
Island	540	540	500	460	490	6.5	-9.3
Jefferson	180	180	170	160	160	0.0	-11.1
King	7,130	6,970	6,480	6,030	6,660	10.4	-6.6
Kitsap	1,290	1,310	1,210	1,130	1,200	6.2	-7.0
Kittitas	310	310	290	260	280	7.7	-9.7
Klickitat	70	70	70	60	60	0.0	-14.3
Lewis	330	330	320	310	320	3.2	-3.0
Lincoln	50	50	50	40	40	0.0	-20.0
Mason	360	370	340	320	350	9.4	-2.8
Okanogan	120	130	120	110	130	18.2	8.3
Pacific	130	140	140	130	140	7.7	7.7
Pend	80	80	80	70	80	14.3	0.0
Pierce	4,120	4,130	3,900	3,680	3,880	5.4	-5.8
San Juan	90	90	90	70	80	14.3	-11.1
Skagit	580	580	540	510	550	7.8	-5.2
Skamania	70	70	70	60	60	0.0	-14.3
Snohomish	2,690	2,820	2,600	2,410	2,630	9.1	-2.2
Spokane	2,370	2,430	2,310	2,110	2,230	5.7	-5.9
Stevens	230	240	230	210	230	9.5	0.0
Thurston	1,410	1,440	1,350	1,260	1,360	7.9	-3.5
Wahkiakum	20	20	20	20	20	0.0	0.0
Walla Walla	230	230	220	200	210	5.0	-8.7
Whatcom	840	850	790	730	800	9.6	-4.8
Whitman	120	120	110	110	120	9.1	0.0
Yakima	490	490	490	450	470	4.4	-4.1
Statewide	29,120	29,330	27,660	25,720	27,510	7.0	-5.5

WCRER Estimates

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	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	% Change by year
Adams	\$158,300	\$164,000	\$190,000	\$240,000	\$153,300	-3.2
Asotin	\$207,500	\$210,400	\$212,800	\$207,000	\$206,000	-0.7
Benton	\$276,300	\$282,700	\$278,500	\$291,500	\$304,400	10.2
Chelan	\$334,100	\$350,000	\$343,000	\$326,100	\$361,000	8.1
Clallam	\$293,700	\$309,100	\$296,100	\$279,800	\$306,800	4.5
Clark	\$361,200	\$364,900	\$359,200	\$361,100	\$369,300	2.2
Columbia	\$146,800	\$161,100	\$164,600	\$167,800	\$173,200	18.0
Cowlitz	\$237,600	\$252,900	\$248,500	\$261,600	\$274,100	15.4
Douglas	\$327,900	\$325,500	\$316,700	\$325,000	\$351,000	7.0
Ferry	\$175,000	\$166,000	\$167,000	\$165,000	\$162,000	-7.4
Franklin	\$276,300	\$282,700	\$278,500	\$291,500	\$304,400	10.2
Garfield	\$207,500	\$210,400	\$212,800	\$207,000	\$206,000	-0.7
Grant	\$207,800	\$200,000	\$212,300	\$195,500	\$226,500	9.0
Grays Harbor	\$188,800	\$191,400	\$199,500	\$199,000	\$211,400	12.0
Island	\$377,900	\$383,700	\$344,300	\$355,800	\$387,700	2.6
Jefferson	\$378,700	\$359,700	\$386,800	\$387,500	\$383,300	1.2
King	\$729,800	\$685,000	\$657,300	\$656,600	\$701,200	-3.9
Kitsap	\$355,600	\$357,600	\$345,100	\$354,400	\$380,800	7.1
Kittitas	\$338,500	\$331,100	\$353,300	\$342,200	\$345,600	2.1
Klickitat	\$250,000	\$272,500	\$275,000	\$231,200	\$316,700	26.7
Lewis	\$224,300	\$245,600	\$227,000	\$251,900	\$258,300	15.2
Lincoln	\$140,000	\$108,000	\$140,000	\$140,000	\$140,000	0.0
Mason	\$240,300	\$249,100	\$250,000	\$239,500	\$271,800	13.1
Okanogan	\$201,700	\$228,300	\$213,500	\$173,600	\$223,600	10.9
Pacific	\$182,500	\$180,700	\$212,000	\$191,200	\$216,700	18.7
Pend	\$181,700	\$204,300	\$188,500	\$228,600	\$195,000	7.3
Pierce	\$353,700	\$357,200	\$342,200	\$354,600	\$372,300	5.3
San Juan	\$558,300	\$564,300	\$568,700	\$633,300	\$653,600	17.1
Skagit	\$342,300	\$358,000	\$362,300	\$345,700	\$385,600	12.6
Skamania	\$262,500	\$312,500	\$295,800	\$275,000	\$328,600	25.2
Snohomish	\$494,600	\$485,600	\$473,200	\$479,800	\$500,600	1.2
Spokane	\$253,200	\$252,800	\$247,400	\$255,600	\$277,400	9.6
Stevens	\$181,700	\$204,300	\$188,500	\$228,600	\$195,000	7.3
Thurston	\$319,300	\$320,800	\$317,500	\$324,300	\$340,700	6.7
Wahkiakum	\$215,600	\$238,100	\$257,200	\$253,500	\$270,800	25.6
Walla Walla	\$247,900	\$259,600	\$249,300	\$241,700	\$267,800	8.0
Whatcom	\$385,000	\$388,300	\$388,700	\$382,500	\$407,700	5.9
Whitman	\$268,600	\$269,000	\$246,900	\$289,100	\$287,900	7.2
Yakima	\$231,200	\$233,100	\$227,800	\$230,500	\$244,700	5.8
Statewide	\$373,400	\$368,900	\$356,100	\$374,700	\$410,600	10.0

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Second Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q2 2018	Q2 2019	% Change	Q2 2018	Q2 2019	% Change	Q2 2018	Q2 2019	% Change
Adams	75,000	75,000	0	176,700	138,000	-21.9	145,000	212,500	46.6
Asotin	143,100	160,000	11.8	224,200	256,200	14.3	247,000	225,000	-8.9
Benton	159,400	176,700	10.9	253,800	281,000	10.7	334,300	351,900	5.3
Chelan	238,600	250,000	4.8	329,300	342,900	4.1	395,000	455,600	15.3
Clallam	259,200	242,900	-6.3	316,900	327,000	3.2	292,600	315,900	8
Clark	259,600	266,000	2.5	333,700	346,700	3.9	435,500	434,900	-0.1
Columbia	77,500	75,000	-3.2	180,000	216,700	20.4	400,000	170,000	-57.5
Cowlitz	171,300	192,200	12.2	245,400	271,900	10.8	297,600	333,700	12.1
Douglas	180,000	225,000	25	313,200	341,000	8.9	410,700	413,600	0.7
Ferry	250,000	68,300	-72.7	190,000	225,000	18.4	200,000	312,500	56.2
Franklin	159,400	176,700	10.9	253,800	281,000	10.7	334,300	351,900	5.3
Garfield	143,100	160,000	11.8	224,200	256,200	14.3	247,000	225,000	-8.9
Grant	125,000	146,700	17.4	194,700	215,400	10.6	275,000	294,100	6.9
Grays Harbor	166,700	192,300	15.4	204,300	224,200	9.7	219,400	229,200	4.5
Island	369,400	368,700	-0.2	363,700	379,000	4.2	439,600	438,500	-0.3
Jefferson	356,200	345,000	-3.1	390,600	370,000	-5.3	537,500	791,700	47.3
King	587,500	571,800	-2.7	656,400	625,700	-4.7	872,200	847,400	-2.8
Kitsap	279,600	295,000	5.5	341,200	368,500	8	445,500	461,900	3.7
Kittitas	283,300	300,000	5.9	327,800	346,200	5.6	397,700	395,000	-0.7
Klickitat	150,000	225,000	50	293,700	315,000	7.3	350,000	425,000	21.4
Lewis	158,600	167,500	5.6	229,300	273,900	19.5	264,600	296,400	12
Lincoln	120,000	140,000	16.7	140,000	140,000	0	150,000	250,000	66.7
Mason	186,200	221,700	19.1	254,200	286,000	12.5	312,500	293,700	-6
Okanogan	180,000	186,700	3.7	170,000	255,000	50	275,000	231,200	-15.9
Pacific	171,700	185,600	8.1	198,300	247,500	24.8	195,000	262,500	34.6
Pend Oreille	136,700	145,000	6.1	210,400	219,600	4.4	220,000	261,100	18.7
Pierce	252,500	286,400	13.4	333,300	348,300	4.5	409,800	428,300	4.5
San Juan	475,000	625,000	31.6	600,000	687,500	14.6	900,000	1,000,000	11.1
Skagit	247,800	315,400	27.3	344,000	375,800	9.2	437,500	488,500	11.7
Skamania	150,000	275,000	83.3	287,500	340,000	18.3	400,000	350,000	-12.5
Snohomish	367,300	369,500	0.6	449,800	453,800	0.9	588,100	574,900	-2.2
Spokane	152,000	170,600	12.2	230,400	259,000	12.4	295,800	328,200	11
Stevens	136,700	145,000	6.1	210,400	219,600	4.4	220,000	261,100	18.7
Thurston	267,100	281,500	5.4	298,700	326,100	9.2	367,700	375,000	2
Wahkiakum	525,000	212,500	-59.5	208,300	266,700	28	325,000	291,700	-10.2
Walla Walla	130,000	190,000	46.2	255,600	270,800	5.9	305,000	300,000	-1.6
Whatcom	281,600	304,200	8	373,800	395,700	5.9	448,600	505,400	12.7
Whitman	148,300	182,500	23.1	247,700	267,900	8.2	310,700	340,300	9.5
Yakima	139,000	152,500	9.7	229,300	238,800	4.1	300,000	306,200	2.1
Statewide	270,200	296,700	9.8	352,100	368,500	4.7	465,100	639,000	37.4

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Second Quarter 2019

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter Monthly Payment	First-time HAI
Adams	\$153,300	4.07	\$48,231	\$590	171.4	\$581	121.8
Asotin	\$206,000	4.07	\$57,153	\$793	151.1	\$781	107.4
Benton	\$304,400	4.07	\$65,515	\$1,172	117.2	\$1,155	83.3
Chelan	\$361,000	4.07	\$67,285	\$1,390	101.5	\$1,369	72.1
Clallam	\$306,800	4.07	\$48,528	\$1,181	86.2	\$1,164	61.2
Clark	\$369,300	4.07	\$77,614	\$1,422	114.5	\$1,401	81.3
Columbia	\$173,200	4.07	\$45,660	\$667	143.6	\$657	102
Cowlitz	\$274,100	4.07	\$47,496	\$1,055	94.4	\$1,040	67.1
Douglas	\$351,000	4.07	\$57,000	\$1,351	88.5	\$1,331	62.8
Ferry	\$162,000	4.07	\$47,332	\$623	159.2	\$614	113.1
Franklin	\$304,400	4.07	\$67,085	\$1,172	120.1	\$1,155	85.3
Garfield	\$206,000	4.07	\$48,002	\$793	126.9	\$781	90.2
Grant	\$226,500	4.07	\$68,168	\$872	164	\$859	116.5
Grays Harbor	\$211,400	4.07	\$44,706	\$814	115.2	\$802	81.8
Island	\$387,700	4.07	\$61,574	\$1,493	86.5	\$1,471	61.5
Jefferson	\$383,300	4.07	\$55,888	\$1,476	79.4	\$1,454	56.4
King	\$701,200	4.07	\$91,965	\$2,700	71.4	\$2,660	50.8
Kitsap	\$380,800	4.07	\$75,387	\$1,466	107.8	\$1,445	76.6
Kittitas	\$345,600	4.07	\$60,269	\$1,331	95	\$1,311	67.5
Klickitat	\$316,700	4.07	\$61,648	\$1,219	106	\$1,201	75.3
Lewis	\$258,300	4.07	\$55,011	\$994	116	\$980	82.4
Lincoln	\$140,000	4.07	\$52,195	\$539	203.1	\$531	144.3
Mason	\$271,800	4.07	\$63,285	\$1,046	126.8	\$1,031	90.1
Okanogan	\$223,600	4.07	\$46,700	\$861	113.8	\$848	80.8
Pacific	\$216,700	4.07	\$46,926	\$834	118	\$822	83.8
Pend Oreille	\$195,000	4.07	\$43,310	\$751	121	\$739	86
Pierce	\$372,300	4.07	\$70,972	\$1,433	103.8	\$1,412	73.8
San Juan	\$653,600	4.07	\$61,749	\$2,517	51.5	\$2,480	36.6
Skagit	\$385,600	4.07	\$65,923	\$1,485	93.1	\$1,463	66.2
Skamania	\$328,600	4.07	\$59,795	\$1,265	99.1	\$1,246	70.4
Snohomish	\$500,600	4.07	\$88,253	\$1,928	96	\$1,899	68.2
Spokane	\$277,400	4.07	\$51,783	\$1,068	101.7	\$1,052	72.2
Stevens	\$195,000	4.07	\$46,792	\$751	130.7	\$739	92.9
Thurston	\$340,700	4.07	\$75,539	\$1,312	120.8	\$1,292	85.8
Wahkiakum	\$270,800	4.07	\$50,737	\$1,043	102.1	\$1,027	72.5
Walla Walla	\$267,800	4.07	\$54,655	\$1,031	111.2	\$1,016	79
Whatcom	\$407,700	4.07	\$65,902	\$1,570	88.1	\$1,547	62.6
Whitman	\$287,900	4.07	\$55,675	\$1,108	105.3	\$1,092	74.8
Yakima	\$244,700	4.07	\$46,416	\$942	103.3	\$928	73.4
Statewide	\$410,600	4.07	\$74,200	\$1,581	98.4	\$1,558	69.9

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 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019
Adams	179.4	177.3	180.2	164.3	150.8	144.2	130.2	107.8	171.4
Asotin	132.4	139.6	150.2	142	136.3	134.3	135.6	140.5	151.1
Benton	140.5	141.4	140.6	127.2	117.4	115.2	117	119.8	117.2
Chelan	108.4	97.2	107	107.9	99.7	94.4	97.3	108.2	101.5
Clallam	95.1	97.5	96.4	91.4	81.8	78	81	91.7	86.2
Clark	112.4	113.3	118.9	113.6	106.4	105.5	108.8	112.1	114.5
Columbia	176.2	186	167.1	150.5	153.9	146.1	139.6	141.7	143.6
Cowlitz	118.9	115.2	110.8	99.9	98.9	92.9	93.9	98.1	94.4
Douglas	105.7	100.3	107.3	99.6	86	84.6	90.4	92.8	88.5
Ferry	225.7	207.4	172.6	158.4	133.9	148.9	144.5	154.8	159.2
Franklin	136.4	138.9	140.3	130.7	120.2	120	124.6	123.1	120.1
Garfield	131.7	135.5	137.3	123.2	114.5	117	112.7	121.9	126.9
Grant	171.3	164.8	165.3	190.4	162.4	169.3	161.7	180.8	164
Grays Harbor	145.9	146.1	130.7	122.7	117.2	116.2	110.5	119.5	115.2
Island	97.6	95.3	99.1	91.5	80.6	78.8	88.1	92.1	86.5
Jefferson	87.2	81.9	86.3	79.9	73	76.9	71.8	76.6	79.4
King	72.5	75.2	77.1	72.4	62.4	68.1	68.9	76.2	71.4
Kitsap	115.2	118.2	122.9	117	104.9	105.3	109.3	110.6	107.8
Kittitas	103.4	108.8	99.4	96.7	88.1	94.2	88.5	90.5	95
Klickitat	120.6	113	125.3	118.6	122	107.3	109.7	147	106
Lewis	142.7	131.2	131.5	132.2	121.4	110.8	120.4	112.5	116
Lincoln	309.5	309.5	264.7	268.4	184.5	242.2	183	196.9	203.1
Mason	154.7	146.9	145.5	139.1	130.3	124.1	122	134.8	126.8
Okanogan	131.2	110.9	121.3	107.4	114.6	103.7	111.8	143	113.8
Pacific	142	149.1	139.1	128.1	127.3	129.2	110.6	130.7	118
Pend	135.1	137.3	125.5	130.6	118	104.2	110.5	103.4	121
Pierce	111.6	105.6	115.6	108.1	99.3	98.5	103.5	104.1	103.8
San Juan	63.8	59.8	63.9	67	54.7	54.6	55	51.6	51.5
Skagit	102.1	100.7	101.9	97.4	95.3	90.4	90.8	99	93.1
Skamania	111.2	104.8	114.3	105.7	112.7	93.9	102.4	113.5	99.1
Snohomish	100.7	97.5	101.2	98.4	88.3	87.5	89.3	99.5	96
Spokane	120	119.1	124.8	119.1	101.2	100.2	102.3	107.7	101.7
Stevens	143.3	146.8	135.4	136.7	127.5	113.7	123.3	108.2	130.7
Thurston	127	128.8	132.5	126.9	117.1	117.1	118.8	119.7	120.8
Wahkiakum	128.2	129.2	127.4	121.6	116.5	105	99.7	105.5	102.1
Walla Walla	130.4	130	133.9	126	109.1	102.7	107.4	120.1	111.2
Whatcom	94.1	92.6	96.4	92	84.7	83.1	83.1	89.1	88.1
Whitman	116.2	118.7	133.1	110.9	102.6	104.4	113.8	100.1	105.3
Yakima	121.1	121	127.6	121.5	99.4	98.5	101.7	108.7	103.3
Statewide	109.5	105.1	109.6	107.5	98.5	100.9	103.2	106.1	98.4

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 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019
Adams	127.4	126	128	116.8	107.2	102.5	92.6	76.6	121.8
Asotin	94	99.2	106.7	100.9	96.9	95.5	96.4	99.9	107.4
Benton	99.8	100.4	99.9	90.4	83.5	81.9	83.2	85.2	83.3
Chelan	77	69	76	76.7	70.9	67.1	69.2	76.9	72.1
Clallam	67.6	69.3	68.4	65	58.2	55.5	57.6	65.2	61.2
Clark	79.8	80.5	84.4	80.8	75.6	75	77.4	79.7	81.3
Columbia	125.2	132.1	118.7	107	109.5	103.9	99.3	100.7	102
Cowlitz	84.5	81.8	78.7	71	70.4	66.1	66.8	69.7	67.1
Douglas	75.1	71.2	76.2	70.8	61.2	60.1	64.3	66	62.8
Ferry	160.3	147.3	122.6	112.6	95.2	105.9	102.8	110	113.1
Franklin	96.9	98.7	99.7	92.9	85.5	85.3	88.6	87.5	85.3
Garfield	93.6	96.2	97.5	87.5	81.4	83.2	80.2	86.6	90.2
Grant	121.7	117	117.4	135.3	115.5	120.4	115	128.5	116.5
Grays Harbor	103.7	103.8	92.8	87.2	83.3	82.6	78.6	85	81.8
Island	69.4	67.7	70.4	65	57.3	56	62.7	65.5	61.5
Jefferson	61.9	58.2	61.3	56.8	51.9	54.7	51.1	54.5	56.4
King	51.5	53.4	54.8	51.5	44.4	48.4	49	54.1	50.8
Kitsap	81.8	84	87.3	83.2	74.6	74.9	77.7	78.7	76.6
Kittitas	73.5	77.3	70.6	68.7	62.7	67	63	64.3	67.5
Klickitat	85.7	80.3	89	84.3	86.8	76.3	78	104.5	75.3
Lewis	101.4	93.2	93.4	93.9	86.3	78.8	85.7	80	82.4
Lincoln	219.9	219.8	188	190.8	131.2	172.2	130.2	140	144.3
Mason	109.9	104.4	103.4	98.9	92.7	88.3	86.8	95.8	90.1
Okanogan	93.2	78.8	86.2	76.3	81.5	73.7	79.5	101.6	80.8
Pacific	100.8	105.9	98.8	91.1	90.5	91.9	78.7	92.9	83.8
Pend	95.9	97.5	89.1	92.8	83.9	74.1	78.6	73.5	86
Pierce	79.3	75	82.1	76.8	70.6	70.1	73.6	74	73.8
San Juan	45.3	42.5	45.4	47.6	38.9	38.8	39.1	36.7	36.6
Skagit	72.5	71.5	72.4	69.2	67.8	64.3	64.6	70.4	66.2
Skamania	79	74.4	81.2	75.1	80.2	66.8	72.9	80.6	70.4
Snohomish	71.6	69.3	71.9	70	62.8	62.2	63.5	70.7	68.2
Spokane	85.3	84.6	88.7	84.6	72	71.3	72.8	76.5	72.2
Stevens	101.8	104.3	96.2	97.2	90.6	80.9	87.7	76.9	92.9
Thurston	90.3	91.4	94.1	90.2	83.3	83.3	84.5	85.1	85.8
Wahkiakum	91.1	91.8	90.5	86.5	82.8	74.7	70.9	75	72.5
Walla Walla	92.6	92.3	95.1	89.6	77.6	73	76.4	85.4	79
Whatcom	66.9	65.7	68.5	65.4	60.2	59.1	59.1	63.3	62.6
Whitman	82.6	84.3	94.5	78.8	73	74.3	81	71.2	74.8
Yakima	86	85.9	90.6	86.4	70.7	70.1	72.4	77.3	73.4
Statewide	77.8	74.6	77.8	76.4	70	71.8	73.4	75.4	69.9

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

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	32.4	62.2	94.6
Asotin	NA	NA	NA	NA
Benton	1.3	3.6	15.1	79.7
Chelan	1.4	13.5	21.1	59.2
Clallam	0.7	5.4	19.1	68.6
Clark	0.5	1.8	5.2	60.2
Columbia	3.1	15.0	35.5	83.8
Cowlitz	0.5	6.2	18.0	80.6
Douglas	NA	1.0	6.1	66.3
Ferry	13.2	41.5	50.9	88.7
Franklin	1.3	3.6	15.1	79.7
Garfield	NA	NA	NA	NA
Grant	0.8	11.0	33.0	84.5
Grays Harbor	4.9	19.3	45.2	85.3
Island	NA	1.6	6.6	48.6
Jefferson	2.0	8.1	19.5	55.0
King	0.0	0.4	2.3	22.8
Kitsap	NA	1.0	3.9	45.1
Kittitas	NA	1.6	10.5	49.8
Klickitat	NA	1.9	16.5	59.2
Lewis	0.8	12.9	32.3	79.8
Lincoln	14.7	38.2	58.8	91.2
Mason	2.3	12.1	30.9	79.3
Okanogan	2.1	14.3	36.4	77.3
Pacific	7.8	23.8	51.0	87.4
Pend Oreille	6.6	28.6	46.1	84.2
Pierce	0.1	0.9	5.0	55.0
San Juan	NA	0.8	2.3	22.7
Skagit	2.3	4.7	9.1	57.5
Skamania	NA	28.9	42.2	75.6
Snohomish	NA	1.1	4.7	39.0
Spokane	0.5	7.1	26.8	78.8
Stevens	6.6	28.6	46.1	84.2
Thurston	0.5	2.1	6.9	67.5
Wahkiakum	NA	11.8	26.5	76.5
Walla Walla	3.1	15.0	35.5	83.8
Whatcom	6.3	9.4	12.4	50.5
Whitman	3.1	8.2	22.4	85.7
Yakima	2.6	13.1	37.9	87.8
Statewide	1.0	4.6	12.6	52.0

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Second Quarters

County	Q2 2012	Q2 2013	Q2 2014	Q2 2015	Q2 2016	Q2 2017	Q2 2018	Q2 2019	% Change
Adams	NA	87	56	46	41	46	38	37	-2.6
Asotin	435	336	355	341	307	244	240	NA	-100
Benton	1,854	1,804	1,584	1,267	1,019	886	753	760	0.9
Chelan	541	482	403	259	348	215	215	251	16.7
Clallam	640	628	427	298	320	300	201	274	36.3
Clark	2,580	2,344	1,206	1,418	1,144	1,005	1,226	1,201	-2
Columbia	547	25	494	416	450	358	317	NA	-100
Cowlitz	588	454	534	404	271	224	225	206	-8.4
Douglas	201	161	146	120	106	78	115	93	-19.1
Ferry	75	75	89	67	66	56	51	53	3.9
Franklin	1,854	1,804	1,584	1,267	1,019	886	753	760	0.9
Garfield	435	336	355	341	307	244	240	NA	-100
Grant	584	582	524	487	410	332	265	242	-8.7
GraysHarbor	827	774	802	605	525	418	386	347	-10.1
Island	924	857	780	585	482	439	333	338	1.5
Jefferson	531	477	427	360	273	272	189	136	-28
King	4,997	4,209	4,707	3,399	3,140	2,583	3,703	4,613	24.6
Kitsap	1,503	1,388	1,416	46	750	712	563	589	4.6
Kittitas	525	459	505	438	297	227	225	243	8
Klickitat	242	249	46	185	160	113	108	103	-4.6
Lewis	722	723	670	633	403	338	263	248	-5.7
Lincoln	NA	51	42	45	31	44	43	34	-20.9
Mason	820	801	780	606	468	355	284	256	-9.9
Okanogan	437	469	531	465	430	360	319	280	-12.2
Pacific	441	435	434	319	292	238	238	183	-23.1
Pend	551	558	545	467	429	348	260	239	-8.1
Pierce	3,481	2,976	3,775	2,905	2,285	2,171	2,015	1,860	-7.7
SanJuan	468	432	452	398	342	260	247	251	1.6
Skagit	903	792	808	593	503	422	410	428	4.4
Skamania	101	107	17	66	44	38	56	45	-19.6
Snohomish	1,985	1,747	2,438	1,913	1,474	1,316	1,513	1,693	11.9
Spokane	NA	3,098	3,290	2,768	2,304	2,131	1,646	1,587	-3.6
Stevens	551	558	545	467	429	348	260	239	-8.1
Thurston	1,329	1,158	1,393	1,088	969	745	646	543	-15.9
Wahkiakum	NA	NA	NA	44	NA	35	28	34	21.4
WallaWalla	547	543	494	467	450	358	317	NA	-100
Whatcom	1,358	1,306	1,430	1,049	845	712	602	636	5.6
Whitman	216	200	183	98	147	122	101	93	-7.9
Yakima	874	896	873	885	694	555	566	525	-7.2
Statewide	31,827	31,683	32,656	25,550	22,219	19,056	18,707	18,421	-1.5

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

June 2019

County	Under \$80,000	\$80,000- \$159,999	\$160,000- \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	% Change by year
Adams	NA	NA	3.4	5.4	NA	3.2	3.2
Asotin	NA	NA	NA	NA	NA	NA	-100
Benton	7.5	1.8	1.5	2.8	8.6	2.9	52.6
Chelan	6.4	3.2	2.2	2.3	NA	3.5	25
Clallam	0.8	3.7	2.1	2.8	10.7	3.4	70
Clark	2.1	1.6	0.8	1.6	5.2	2.2	-4.3
Columbia	NA	NA	NA	NA	NA	NA	-100
Cowlitz	0.8	1.4	0.8	2.3	10.1	2.1	0
Douglas	NA	NA	0.9	1.9	NA	2.4	0
Ferry	3.7	9.5	2.6	15.9	NA	8	-20.8
Franklin	7.5	1.8	1.5	2.8	8.6	2.9	52.6
Garfield	NA	NA	NA	NA	NA	NA	-100
Grant	0.4	1.6	1.9	4.8	23.4	3.5	9.4
Grays Harbor	2	2.4	2.3	4.9	16.4	3.5	-2.8
Island	NA	NA	0.9	1.4	4	2.1	5
Jefferson	3	3.4	1.9	1.9	4.8	2.8	-12.5
King	NA	NA	1.5	1.3	2.3	2.1	16.7
Kitsap	NA	NA	0.6	1.1	3.5	1.7	6.2
Kittitas	NA	NA	2.7	1.9	9	3.5	12.9
Klickitat	NA	NA	6.9	5.5	15.1	6.3	-13.7
Lewis	1.3	2	1.6	2.5	9.8	2.5	-10.7
Lincoln	16.2	3.2	22.7	17.8	NA	9.2	31.4
Mason	2.2	2.6	1.6	2.4	5.7	2.5	0
Okanogan	2.4	3.9	6.6	9.2	20.1	7.7	-21.4
Pacific	2.3	3.3	3.2	4.4	9.1	3.9	-20.4
Pend Oreille	3.6	4.3	2.8	5.8	NA	5	0
Pierce	6.4	1.2	0.7	1	3.7	1.5	-6.3
San Juan	NA	NA	NA	5.9	10.5	9.5	20.3
Skagit	6.5	4.6	1.7	1.9	4.3	2.6	0
Skamania	NA	NA	5.8	2	7.3	3.8	-34.5
Snohomish	NA	NA	2.3	1.2	2.4	1.8	-21.7
Spokane	1.6	1.8	1.6	2.5	6.3	2.5	8.7
Stevens	3.6	4.3	2.8	5.8	NA	5	0
Thurston	NA	NA	0.6	1	3.8	1.3	-18.8
Wahkiakum	NA	NA	2.3	4.7	28.8	5.1	-23.9
Walla Walla	NA	NA	NA	NA	NA	NA	-100
Whatcom	7.3	4.4	2.1	1.4	4.3	2.4	0
Whitman	1.8	2.4	2.1	3.3	6.2	3.2	10.3
Yakima	3.1	3	2.7	4.5	NA	3.8	-5
Statewide	2.3	2.1	1.5	1.5	2.8	2	0

WCRER Estimates

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

MEDIAN HOME PRICES

State of Washington and Counties
Annual, 2012-2019

County	2012	2013	2014	2015	2016	2017	2018	2019
Adams	\$128,300	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600	\$196,700
Asotin	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$185,000
Benton	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$297,200
Chelan	\$220,900	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200	\$348,300
Clallam	\$191,500	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000	\$296,700
Clark	\$197,900	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100	\$366,000
Columbia	\$145,400	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700	\$186,000
Cowlitz	\$136,600	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900	\$269,100
Douglas	\$202,100	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200	\$340,000
Ferry	\$95,000	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000
Franklin	\$183,300	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$297,200
Garfield	\$150,600	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$185,000
Grant	\$154,900	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300	\$212,100
GraysHarbor	\$113,000	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600	\$206,200
Island	\$251,200	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000	\$375,700
Jefferson	\$239,900	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800	\$385,200
King	\$367,700	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900	\$683,200
Kitsap	\$237,800	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800	\$370,000
Kittitas	\$194,900	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000	\$344,700
Klickitat	\$188,300	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000	\$275,000
Lewis	\$142,100	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400	\$255,200
Lincoln	\$82,000	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600	\$140,000
Mason	\$157,100	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900	\$260,900
Okanogan	\$153,200	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800	\$200,000
Pacific	\$102,300	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100	\$203,800
Pend	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$202,600
Pierce	\$194,700	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400	\$365,900
SanJuan	\$351,400	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000	\$646,900
Skagit	\$209,400	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900	\$372,900
Skamania	\$178,600	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000	\$315,000
Snohomish	\$261,900	\$299,100	\$328,700	\$719,500	\$391,700	\$439,300	\$482,100	\$492,300
Spokane	\$170,100	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200	\$270,100
Stevens	\$133,400	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$202,600
Thurston	\$219,100	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800	\$334,700
Wahkiakum	\$127,500	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900	\$254,200
WallaWalla	\$166,500	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900	\$257,900
Whatcom	\$252,400	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300	\$398,900
Whitman	\$196,700	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100	\$288,300
Yakima	\$161,800	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600	\$239,300
Statewide	\$236,600	\$253,800	\$267,600	\$289,100	\$315,900	\$348,900	\$362,100	\$396,600

WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties

Annual, 2010-2018

County	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change by year
Adams	33	24	29	54	50	86	31	31	47	51.6
Asotin	27	16	19	23	35	31	32	34	34	0.0
Benton	1,259	1,127	1,094	930	942	1,124	1,357	1,111	1,285	15.7
Chelan	206	154	207	577	304	365	393	442	590	33.5
Clallam	169	154	168	122	160	216	247	307	336	9.4
Clark	1,070	961	1,558	2,942	2,240	3,283	3,310	3,787	3,598	-5.0
Columbia	4	4	2	7	7	10	2	4	4	0.0
Cowlitz	131	113	132	195	178	173	308	484	318	-34.3
Douglas	114	92	92	129	156	162	181	187	217	16.0
Ferry	22	13	15	20	10	16	21	0	1	Inf
Franklin	763	570	531	375	322	510	530	698	616	-11.7
Garfield	4	2	3	1	3	NA	1	1	2	100.0
Grant	228	187	275	279	264	457	650	445	451	1.3
GraysHarbor	166	114	125	122	142	178	207	251	463	84.5
Island	219	164	178	221	252	281	373	408	391	-4.2
Jefferson	97	86	83	101	121	177	238	172	143	-16.9
King	6,020	6,143	11,614	12,277	14,703	15,226	17,699	18,641	18,460	-1.0
Kitsap	623	540	804	913	598	1,066	1,059	1,094	1,149	5.0
Kittitas	183	174	195	344	283	288	323	531	629	18.5
Klickitat	77	58	78	94	83	120	123	115	127	10.4
Lewis	204	93	121	95	164	129	232	234	275	17.5
Lincoln	43	32	27	45	30	33	50	43	58	34.9
Mason	140	134	121	135	108	111	166	212	276	30.2
Okanogan	123	130	103	134	165	165	133	144	153	6.2
Pacific	125	111	130	139	63	62	77	85	131	54.1
Pend	52	48	36	37	42	47	59	41	48	17.1
Pierce	1,900	2,566	2,479	2,892	3,777	3,046	3,865	4,968	5,449	9.7
SanJuan	189	105	92	109	109	100	124	115	156	35.7
Skagit	207	179	229	283	274	424	505	663	585	-11.8
Skamania	25	34	23	26	34	47	38	58	63	8.6
Snohomish	2,120	2,521	3,573	4,348	3,473	2,594	3,925	3,725	4,277	14.8
Spokane	1,609	1,785	1,353	1,634	1,839	1,978	3,596	3,460	2,926	-15.4
Stevens	72	54	71	84	79	74	109	140	200	42.9
Thurston	1,156	1,028	1,012	1,289	1,003	931	2,081	1,067	1,750	64.0
Wahkiakum	11	10	5	12	11	15	15	20	11	-45.0
WallaWalla	128	202	150	241	207	188	218	144	221	53.5
Whatcom	458	605	637	999	1,007	911	1,183	1,256	1,464	16.6
Whitman	90	93	283	380	218	141	194	242	264	9.1
Yakima	624	438	471	358	442	392	422	434	578	33.2
Statewide	20,691	20,864	28,118	32,966	33,898	35,157	44,077	45,794	47,746	4.3

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

Annual, 2009-2018

County	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change by year
Adams	33	22	26	44	46	75	28	23	47	104.3
Asotin	27	16	19	21	33	31	30	34	30	-11.8
Benton	937	781	897	840	798	825	952	848	942	11.1
Chelan	204	154	205	259	286	358	385	414	420	1.4
Clallam	139	114	168	122	160	215	243	287	320	11.5
Clark	963	688	1,190	1,699	1,588	2,220	2,645	2,080	2,793	34.3
Columbia	4	2	2	7	7	10	2	4	4	0.0
Cowlitz	116	113	132	155	160	168	273	464	294	-36.6
Douglas	109	92	92	127	147	132	158	185	206	11.4
Ferry	22	13	15	20	10	16	21	0	1	Inf
Franklin	636	558	374	245	280	396	496	609	616	1.1
Garfield	4	2	3	1	3	NA	1	1	2	100.0
Grant	205	171	251	236	230	228	264	350	383	9.4
GraysHarbor	163	104	125	122	140	174	207	251	455	81.3
Island	219	164	176	221	252	281	369	401	375	-6.5
Jefferson	97	80	83	101	121	154	234	172	143	-16.9
King	2,578	2,765	3,864	4,419	4,215	4,010	4,254	4,356	4,442	2.0
Kitsap	468	451	634	674	519	796	862	952	903	-5.1
Kittitas	177	169	180	285	265	285	304	364	435	19.5
Klickitat	77	54	78	88	78	120	105	99	119	20.2
Lewis	124	82	97	95	129	129	156	218	271	24.3
Lincoln	41	30	27	45	30	33	50	43	58	34.9
Mason	140	134	121	120	108	111	166	208	266	27.9
Okanogan	123	120	103	98	160	164	133	138	149	8.0
Pacific	125	111	130	139	63	62	77	85	94	10.6
Pend	52	48	36	37	42	47	59	41	48	17.1
Pierce	1,708	1,494	2,009	2,369	2,371	2,253	2,469	3,014	2,491	-17.4
SanJuan	189	105	92	109	109	100	118	112	152	35.7
Skagit	203	179	227	283	262	410	420	534	542	1.5
Skamania	25	34	23	26	24	47	38	58	61	5.2
Snohomish	1,853	1,819	2,174	1,985	2,079	2,383	2,702	2,627	2,201	-16.2
Spokane	939	740	963	1,299	1,014	1,340	1,661	1,608	1,696	5.5
Stevens	66	52	67	66	79	74	99	136	200	47.1
Thurston	1,053	858	959	929	934	881	1,084	950	912	-4.0
Wahkiakum	11	10	5	12	11	15	15	20	11	-45.0
WallaWalla	66	80	102	134	183	184	182	144	221	53.5
Whatcom	401	419	488	568	542	599	718	793	767	-3.3
Whitman	62	33	70	100	75	81	78	80	126	57.5
Yakima	343	298	301	300	352	390	405	412	480	16.5
Statewide	14,702	13,159	16,508	18,400	17,905	19,797	22,463	23,115	23,676	2.4

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2013-2018

County	2013	2014	2015	2016	2017	2018	% Change by year
Adams	6,325	6,375	6,461	6,492	6,523	6,570	0.7
Asotin	9,842	9,877	9,908	9,940	9,974	10,008	0.3
Benton	70,356	71,298	72,422	73,779	74,890	76,175	1.7
Chelan	35,593	35,897	36,262	36,655	37,097	37,687	1.6
Clallam	35,894	36,054	36,270	36,517	36,824	37,160	0.9
Clark	169,575	171,815	175,098	178,408	182,195	185,793	2.0
Columbia	2,133	2,140	2,150	2,152	2,156	2,160	0.2
Cowlitz	43,537	43,715	43,888	44,196	44,680	44,998	0.7
Douglas	15,855	16,011	16,173	16,354	16,541	16,758	1.3
Ferry	4,116	4,126	4,142	4,163	4,163	4,164	0.0
Franklin	26,378	26,700	27,210	27,740	28,438	29,054	2.2
Garfield	1,348	1,351	1,351	1,352	1,353	1,355	0.1
Grant	34,525	34,789	35,246	35,896	36,341	36,792	1.2
GraysHarbor	36,280	36,422	36,600	36,807	37,058	37,521	1.2
Island	38,741	38,993	39,274	39,647	40,055	40,446	1.0
Jefferson	17,013	17,134	17,311	17,549	17,721	17,864	0.8
King	886,184	900,887	916,113	933,812	952,453	970,913	1.9
Kitsap	107,112	107,710	108,776	109,835	110,929	112,078	1.0
Kittitas	21,346	21,629	21,917	22,240	22,771	23,400	2.8
Klickitat	10,008	10,091	10,211	10,334	10,449	10,576	1.2
Lewis	33,499	33,663	33,792	34,024	34,258	34,533	0.8
Lincoln	5,845	5,875	5,908	5,958	6,001	6,059	1.0
Mason	30,222	30,330	30,441	30,607	30,819	31,095	0.9
Okanogan	21,498	21,663	21,828	21,961	22,105	22,258	0.7
Pacific	15,583	15,646	15,708	15,785	15,870	16,001	0.8
Pend	7,649	7,691	7,738	7,797	7,838	7,886	0.6
Pierce	335,153	338,930	341,976	345,841	350,809	356,258	1.6
SanJuan	12,169	12,278	12,378	12,502	12,617	12,773	1.2
Skagit	51,010	51,284	51,708	52,213	52,876	53,461	1.1
Skamania	5,379	5,413	5,460	5,498	5,556	5,619	1.1
Snohomish	297,541	301,014	303,608	307,533	311,258	315,535	1.4
Spokane	209,046	210,885	212,863	216,459	219,919	222,845	1.3
Stevens	19,504	19,583	19,657	19,766	19,906	20,106	1.0
Thurston	110,747	111,750	112,681	114,762	115,829	117,579	1.5
Wahkiakum	2,088	2,099	2,114	2,129	2,149	2,160	0.5
WallaWalla	24,015	24,222	24,410	24,628	24,772	24,993	0.9
Whatcom	91,999	93,006	93,917	95,100	96,356	97,820	1.5
Whitman	19,905	20,123	20,264	20,458	20,700	20,964	1.3
Yakima	87,925	88,367	88,759	89,181	89,615	90,193	0.6
Statewide	2,952,938	2,986,836	3,021,993	3,066,070	3,111,864	3,159,610	1.5

WCRER estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2013-2018

County	2013	2014	2015	2016	2017	2018	% Change by year
Adams	4,125	4,171	4,246	4,274	4,297	4,344	1.1
Asotin	7,074	7,107	7,138	7,168	7,202	7,232	0.4
Benton	47,447	48,245	49,070	50,022	50,870	51,812	1.9
Chelan	25,398	25,684	26,042	26,427	26,841	27,261	1.6
Clallam	26,267	26,427	26,642	26,885	27,172	27,492	1.2
Clark	123,546	125,134	127,354	129,999	132,079	134,872	2.1
Columbia	1,672	1,679	1,689	1,691	1,695	1,699	0.2
Cowlitz	30,653	30,813	30,981	31,254	31,718	32,012	0.9
Douglas	10,826	10,973	11,105	11,263	11,448	11,654	1.8
Ferry	2,949	2,959	2,975	2,996	2,996	2,997	0.0
Franklin	18,328	18,608	19,004	19,500	20,109	20,725	3.1
Garfield	1,030	1,033	1,033	1,034	1,035	1,037	0.2
Grant	20,888	21,118	21,346	21,610	21,960	22,343	1.7
GraysHarbor	26,104	26,244	26,418	26,625	26,876	27,331	1.7
Island	30,935	31,187	31,468	31,837	32,238	32,613	1.2
Jefferson	13,211	13,332	13,486	13,720	13,892	14,035	1.0
King	511,127	515,342	519,352	523,606	527,962	532,404	0.8
Kitsap	77,809	78,328	79,124	79,986	80,938	81,841	1.1
Kittitas	14,662	14,927	15,212	15,516	15,880	16,315	2.7
Klickitat	7,002	7,080	7,200	7,305	7,404	7,523	1.6
Lewis	23,620	23,749	23,878	24,034	24,252	24,523	1.1
Lincoln	4,436	4,466	4,499	4,549	4,592	4,650	1.3
Mason	22,545	22,653	22,764	22,930	23,138	23,404	1.1
Okanogan	15,424	15,584	15,748	15,881	16,019	16,168	0.9
Pacific	11,038	11,101	11,163	11,240	11,325	11,419	0.8
Pend	5,724	5,766	5,813	5,872	5,913	5,961	0.8
Pierce	231,291	233,662	235,915	238,384	241,398	243,889	1.0
SanJuan	10,372	10,481	10,581	10,699	10,811	10,963	1.4
Skagit	37,920	38,182	38,592	39,012	39,546	40,088	1.4
Skamania	3,903	3,927	3,974	4,012	4,070	4,131	1.5
Snohomish	200,267	202,346	204,729	207,431	210,058	212,259	1.0
Spokane	142,997	144,011	145,351	147,012	148,620	150,316	1.1
Stevens	14,350	14,429	14,503	14,602	14,738	14,938	1.4
Thurston	78,360	79,294	80,175	81,259	82,209	83,121	1.1
Wahkiakum	1,545	1,556	1,571	1,586	1,606	1,617	0.7
WallaWalla	16,738	16,921	17,105	17,287	17,431	17,652	1.3
Whatcom	59,823	60,365	60,964	61,682	62,475	63,242	1.2
Whitman	9,998	10,073	10,154	10,232	10,312	10,438	1.2
Yakima	60,147	60,499	60,889	61,294	61,706	62,186	0.8
Statewide	1,951,551	1,969,456	1,989,253	2,011,716	2,034,831	2,058,507	1.2

WCRER estimates

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2013-2018

County	2013	2014	2015	2016	2017	2018	% Change by year
Adams	2,200	2,204	2,215	2,218	2,226	2,226	0.0
Asotin	2,768	2,770	2,770	2,772	2,772	2,776	0.1
Benton	22,909	23,053	23,352	23,757	24,020	24,363	1.4
Chelan	10,195	10,213	10,220	10,228	10,256	10,426	1.7
Clallam	9,627	9,627	9,628	9,632	9,652	9,668	0.2
Clark	46,029	46,681	47,744	48,409	50,116	50,921	1.6
Columbia	461	461	461	461	461	461	0.0
Cowlitz	12,884	12,902	12,907	12,942	12,962	12,986	0.2
Douglas	5,029	5,038	5,068	5,091	5,093	5,104	0.2
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	8,050	8,092	8,206	8,240	8,329	8,329	0.0
Garfield	318	318	318	318	318	318	0.0
Grant	13,637	13,671	13,900	14,286	14,381	14,449	0.5
GraysHarbor	10,176	10,178	10,182	10,182	10,182	10,190	0.1
Island	7,806	7,806	7,806	7,810	7,817	7,833	0.2
Jefferson	3,802	3,802	3,825	3,829	3,829	3,829	0.0
King	375,057	385,545	396,761	410,206	424,491	438,509	3.3
Kitsap	29,303	29,382	29,652	29,849	29,991	30,237	0.8
Kittitas	6,684	6,702	6,705	6,724	6,891	7,085	2.8
Klickitat	3,006	3,011	3,011	3,029	3,045	3,053	0.3
Lewis	9,879	9,914	9,914	9,990	10,006	10,010	0.0
Lincoln	1,409	1,409	1,409	1,409	1,409	1,409	0.0
Mason	7,677	7,677	7,677	7,677	7,681	7,691	0.1
Okanogan	6,074	6,079	6,080	6,080	6,086	6,090	0.1
Pacific	4,545	4,545	4,545	4,545	4,545	4,582	0.8
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	103,862	105,268	106,061	107,457	109,411	112,369	2.7
SanJuan	1,797	1,797	1,797	1,803	1,806	1,810	0.2
Skagit	13,090	13,102	13,116	13,201	13,330	13,373	0.3
Skamania	1,476	1,486	1,486	1,486	1,486	1,488	0.1
Snohomish	97,274	98,668	98,879	100,102	101,200	103,276	2.1
Spokane	66,049	66,874	67,512	69,447	71,299	72,529	1.7
Stevens	5,154	5,154	5,154	5,164	5,168	5,168	0.0
Thurston	32,387	32,456	32,506	33,503	33,620	34,458	2.5
Wahkiakum	543	543	543	543	543	543	0.0
WallaWalla	7,277	7,301	7,305	7,341	7,341	7,341	0.0
Whatcom	32,176	32,641	32,953	33,418	33,881	34,578	2.1
Whitman	9,907	10,050	10,110	10,226	10,388	10,526	1.3
Yakima	27,778	27,868	27,870	27,887	27,909	28,007	0.4
Statewide	1,001,387	1,017,380	1,032,740	1,054,354	1,077,033	1,101,103	2.2

WCRER estimates

***APPENDIX: Revision of Housing Affordability Index**

The Washington Center for Real Estate Research (WCRER) has been compiling a Housing Affordability Index (HAI) since 1988. During that time, there have been significant changes in the demographic profile of the state as well as changes in the data sources available to assess housing affordability.

As new data sources and improvements to existing data sources become available, it is important for the WCRER to incorporate these methodological improvements into the HAI wherever possible. For this reason, the WCRER has revised the HAI to reflect more timely income estimations from the US Census Bureau ACS alongside Household income estimates by county provided by the State of Washington Office of Financial Management. Similar data source revision has been incorporated into the National Association of Realtors Housing Affordability Index (NAR Index) over the past several years. This current revision brings the WCRER HAI closer in line with current NAR Index data sources.

In order to provide data users with an updated time series incorporating the new data sources, the HAI has been revised to Q2-2009. This re-estimation can be found in the supplemental release of the Housing Affordability Index that can be found on the WCRER website.

The WCRER has also taken this opportunity to incorporate new metrics relevant for assessing affordable housing within different submarkets. In a supplemental release, affordability assessments using HUD AMI and 120% of Estimated Median Household Income are provided. Additional HAI information incorporating 5/1 ARMs is also provided in the supplement since this product is attractive to first time buyer market segments or those holding properties for a short time period.

If there are any questions regarding the changes in data sourcing for the Housing Affordability Index and the subsequent revision, please contact the WCRER Director James Young at jyoung4@uw.edu.

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