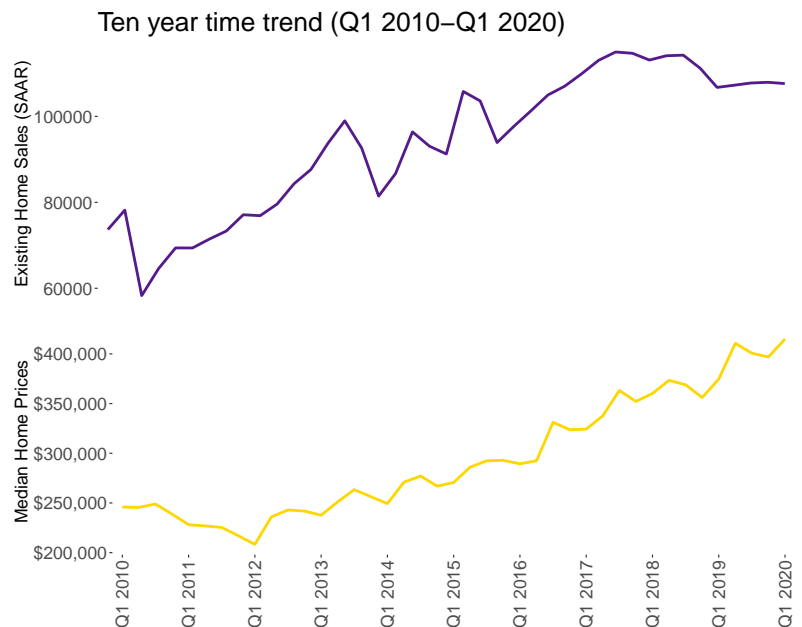


Washington Market Highlights: First Quarter 2020

- Existing home sales fell in the first quarter by 0.3 percent to a seasonally adjusted annual rate of 107,640 units compared to last quarter, and rose 0.8 percent compared to a year earlier.
- Building permit activity rose 5.2 percent from a year earlier, totaling 9,885 new units authorized. Of these, 5,361 were issued for single-family units.
- The median price home sold in Washington during the first quarter was \$415,000, 10.8 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers rose from the previous quarter and rose 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 10,571 single-family homes at the end of the quarter, a 6.1% increase from the previous quarter and a 22.7 percent decline from a year ago. This inventory level represented a 1.7 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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First Quarter 2020
 Issued May 2020

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 [(Listings/SAAR) x 12 = month's supply]. It is interpreted as how long the current inventory available for sale would be able to meet current demand if no additional homes were listed for sale.

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

	All Buyers	First Time
Home Price	Median	85% Median
Downpayment	20%	10%
Mortgage Term	30 years	30 years
Income	Median 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 strong in the first quarter of 2020, with both sales and new building permits rising compared with a year ago.

The statewide median sales price for a single family home increased to \$415,000 in the first quarter, 10.8 percent higher than the same time in 2019.

The seasonally adjusted annual rate of existing home sales rose 0.8 percent from the first quarter of 2019—from 106,740 to 107,640. 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, Klickitat County recorded the highest relative increase of 33.3 percent, followed by Clallam County at 24.2 percent. Median prices were lower than a year earlier in seven counties, with prices in Adams County decreasing by 18.6%.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$154,800 in Lincoln County to \$689,900 in King County (San Juan County has the second highest median values at \$533,300).

Housing affordability rose in the first quarter from the previous quarter and the previous year. That index—where 100

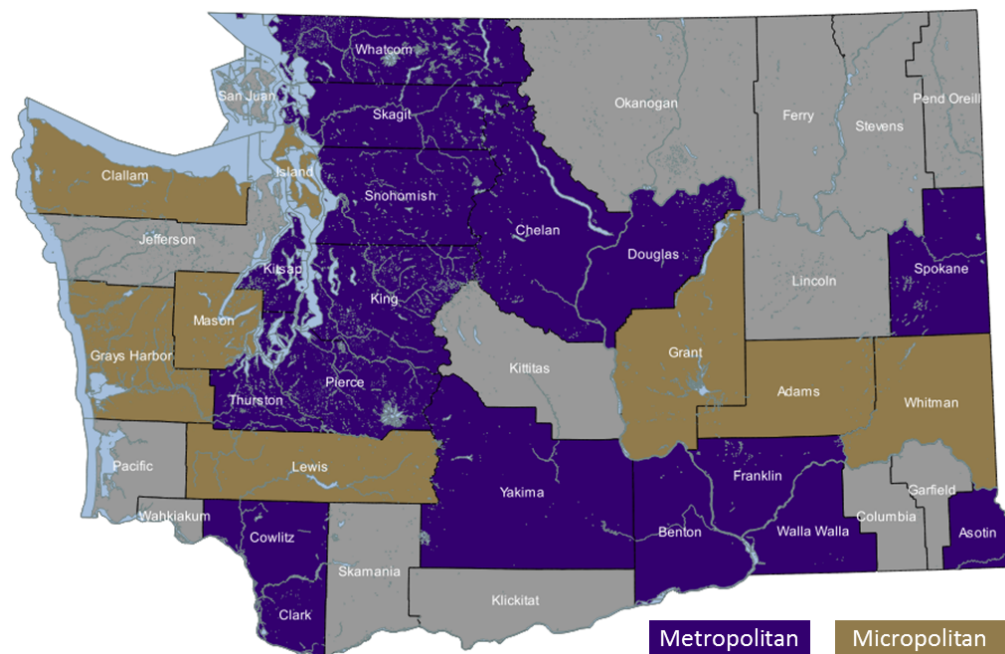
means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 109.6, up from 108.6 in the fourth quarter of 2019. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 9.6 percent above the median.

Statewide, the first-time buyer index rose by 0.7 points, ending the quarter at 80.2. This index assumes a less expensive home, lower down payment and lower income. This means that a household earning 70 percent of the median household income—as may be true of first-time buyers—had only 80.2 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. Twenty-nine 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 first quarter of 2020, a total of 9,885 building permits were recorded, up (5.2%) 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:

19 of 39

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

0.3%

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

33.3%

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

107,640

Seasonally Adjusted Annual Sales (SAAR).

270

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

0.8%

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

Two

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

16 of 39

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

9 of 17

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

16.7%

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

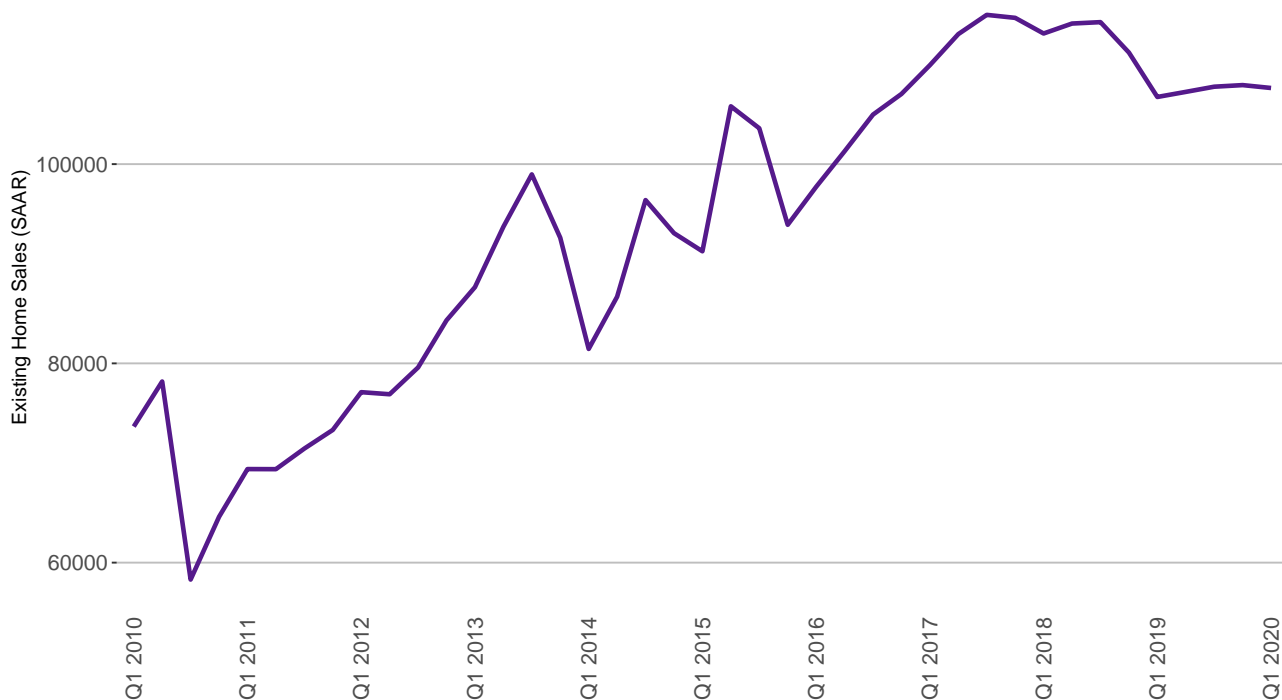
93,440

150

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

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.8 %** of state total).

Ten year time trend (Q1 2010–Q1 2020)



Housing Construction:

9,885

Number of building permits issued during the quarter.

5.2%

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

17.1%

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

21.8%

Increase in year-over-year single family permits (**960** more units).

9.5%

Decline in year-over-year multifamily permits (**473** fewer units).

650.0%

Greatest year-over-year increase in permits in a Metropolitan county, (**Douglas** county, **65** additional units).

17.6%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Mason** county, **12** additional units).

15 of 16

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.

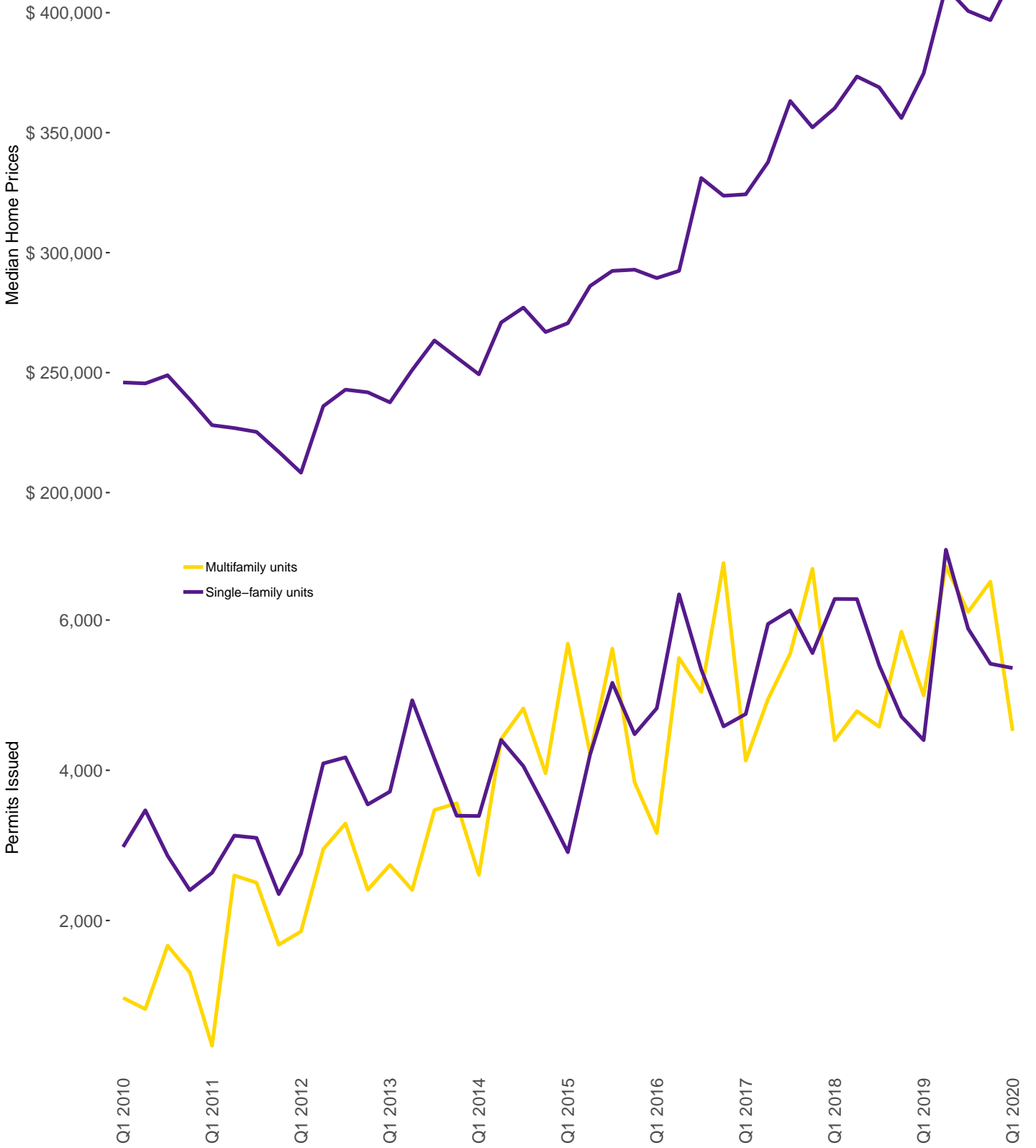
18 of 21

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.

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 (Q1 2010–Q1 2020)



Home Prices:

\$415,000

Median selling price of a single family home.

10.8%

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

23.8%

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

\$689,900

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

\$154,800

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

\$198,500

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

\$195,300–\$391,700

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

Four of Seven

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

Fifteen of Thirty-two

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

10.8%, 8.8%, & 9.4%

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 5.1%

Pierce 12.2%

Snohomish 7.3%

Spokane 12.7%

Thurston 10.8%

Prices by Bedroom:

\$298,000

Median price for a 2-bedroom single family home, a **10.3%** year-over-year **increase**.

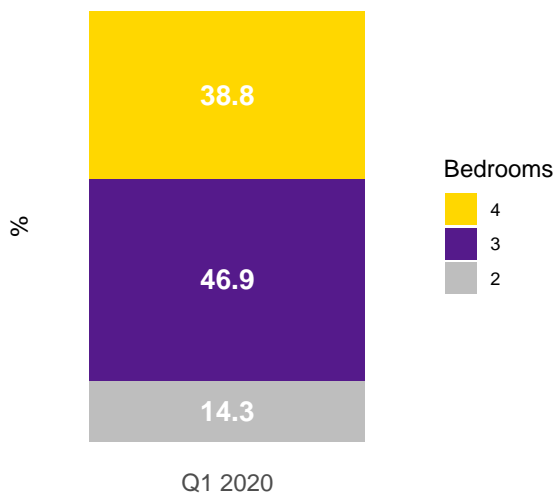
\$371,000

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

\$638,700

Median price for a 4-bedroom single family home, a **37.2%** year-over-year **increase**.

Sales by Number of Bedrooms



4 of 17

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

1.9%

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

One

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

Zero & One

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

Housing Affordability:

10.8%

Year-over-year increase in home prices.

Better & Better

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

109.6

Statewide all-buyer housing affordability index.

70.1 to 203.7

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

5 of 39

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

82.8 & 84.4

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

80.2

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

10 of 39

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

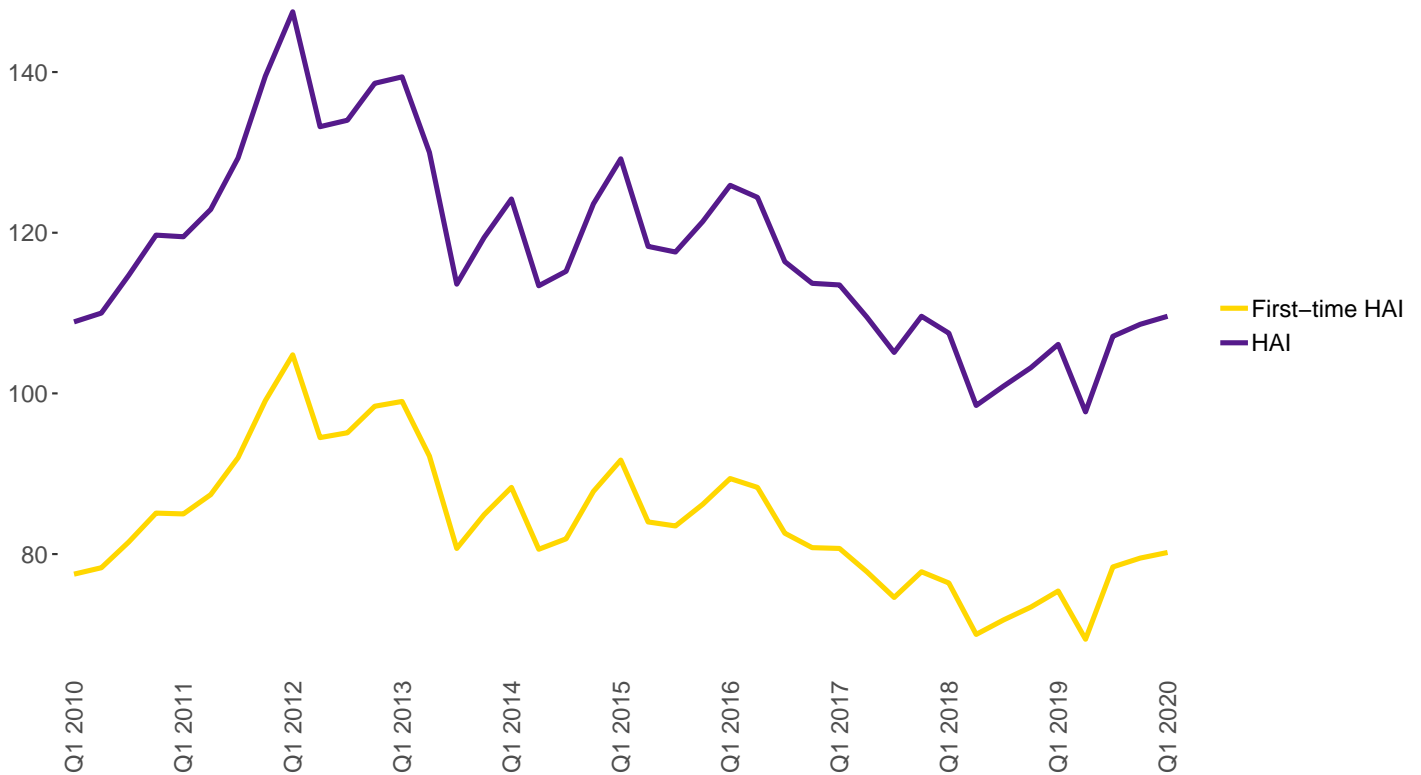
60.6 to 122.7

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

61.8 to 131.8

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

Ten year time trend (Q1 2010–Q1 2020)



Availability of Affordable Housing:

\$78,600

Statewide median household income

\$46,700 to \$98,800

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

\$55,020

Statewide median household income for first-time buyers

\$32,690 to \$69,160

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

1.2%
Statewide inventory priced below \$80,000, **increased** from 1.0% from a year ago.

28 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.

4.7%
Statewide inventory priced below \$160,000, **declined** from 5.1% a year ago.

0.1% to 12.3%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Mason** and **Yakima** counties.

Available Inventory:

10,571

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

608 & 3,101

Increase from last quarter (6.1%), and **decline** from last year (22.7%).

2,143 & 1,027

Largest inventories seen in **King** county and **Pierce** county. Up 26.5%, and up 12.4% from last quarter.

Two of Two

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

16 of 39

Number of counties with a decline in listings since the last

quarter.

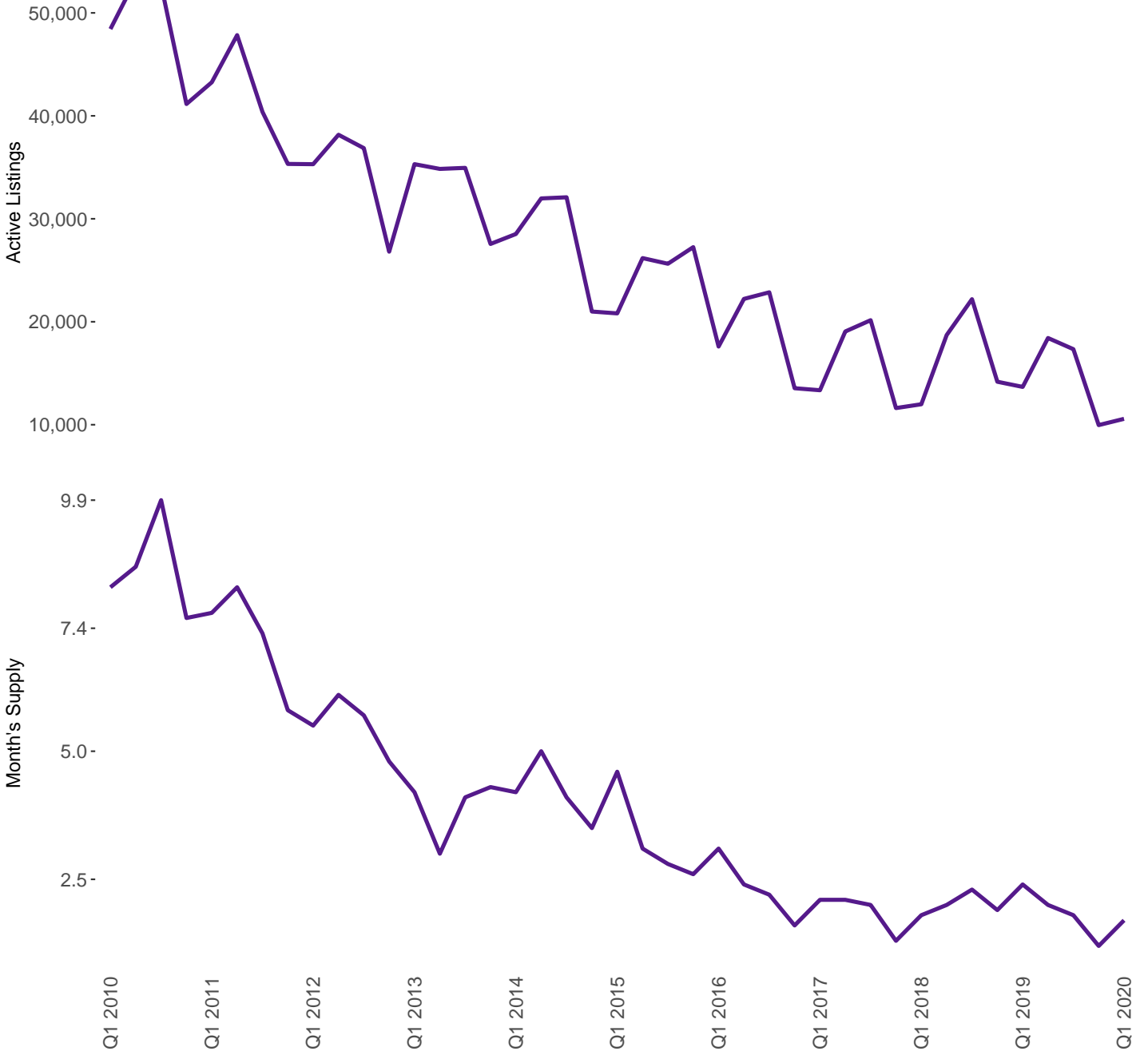
1.7
Month's supply of housing. 1.2 last quarter, and 2.4 last year.

0.8 to 9.5
Range of month's supply across the counties—low in **Thurston** county, high in **San Juan** county.

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

0 & 4
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 (Q1 2010–Q1 2020)



HOUSING MARKET SNAPSHOT

State of Washington and Counties

First Quarter 2020

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	140	-6.7	-17.6	16	-23.8	\$195,300	-18.6	151.1	110.6
Asotin	130	-27.8	-50	1	-91.7	\$198,500	-4.1	167.6	122.7
Benton	4,010	3.9	-1.5	328	-34.5	\$306,900	5.3	130.1	95.2
Chelan	960	0	0	209	53.7	\$355,600	9	113.6	83.1
Clallam	1,010	-3.8	-6.5	40	11.1	\$347,600	24.2	84.4	61.8
Clark	6,980	-1.4	2.2	1,401	46.1	\$378,300	4.8	122	89.3
Columbia	100	0	0	2	-50	\$188,600	12.4	143.9	105.3
Cowlitz	1,380	-0.7	-2.8	62	31.9	\$285,400	9.1	102.6	75.1
Douglas	620	6.9	-4.6	75	650	\$348,200	7.1	98.9	72.4
Ferry	110	10	10	4	-20	\$167,000	1.2	174.9	128.1
Franklin	1,340	3.9	-2.2	138	-0.7	\$306,900	5.3	133.6	97.8
Garfield	20	-33.3	-60	2	0	\$198,500	-4.1	145.4	106.5
Grant	1,070	0.9	0	33	-8.3	\$224,300	14.7	180	131.8
Grays Harbor	2,010	2	5.8	30	-16.7	\$207,600	4.3	130.7	95.7
Island	1,850	-0.5	-6.1	16	-57.9	\$391,700	10.1	95.6	69.9
Jefferson	580	1.8	-9.4	31	-6.1	\$412,500	6.5	82.3	60.3
King	25,990	0.4	3.8	2,828	-14.1	\$689,900	5.1	82.8	60.6
Kitsap	4,560	-1.5	-2.8	215	12	\$398,700	12.5	112.4	82.3
Kittitas	1,110	1.8	1.8	112	-42	\$365,800	6.9	96.6	70.7
Klickitat	280	3.7	12	10	0	\$308,300	33.3	125.9	92.2
Lewis	1,280	-0.8	2.4	45	-45.1	\$269,900	7.1	119.8	87.7
Lincoln	140	16.7	-12.5	3	-25	\$154,800	10.6	203.7	149.1
Mason	1,300	-3.7	-1.5	80	17.6	\$280,800	17.2	131.4	96.2
Okanogan	520	0	6.1	4	-93.5	\$176,200	1.5	160.9	117.8
Pacific	520	-3.7	-1.9	14	27.3	\$212,500	11.1	134.2	98.2
Pend Oreille	280	-6.7	-3.4	10	-16.7	\$192,900	-15.6	140.1	102.5
Pierce	14,530	-1.8	-3.9	1,090	51.6	\$397,900	12.2	105.8	77.5
San Juan	280	-6.7	-9.7	32	45.5	\$533,300	-15.8	70.1	51.3
Skagit	2,150	0.5	2.9	80	-22.3	\$386,600	11.8	101.2	74
Skamania	250	8.7	13.6	25	66.7	\$300,000	9.1	119	87.1
Snohomish	10,910	-0.7	9.2	1,175	56.2	\$515,000	7.3	105.8	77.5
Spokane	8,740	-0.1	-1.2	841	6.5	\$288,100	12.7	109	79.8
Stevens	820	-5.7	-5.7	24	-14.3	\$192,900	-15.6	146.6	107.4
Thurston	5,270	-0.6	0.8	367	18.8	\$359,300	10.8	123.5	90.4
Wahkiakum	100	0	42.9	1	-75	\$266,700	5.2	114.5	83.8
Walla Walla	830	3.8	-3.5	32	52.4	\$283,100	17.1	117.1	85.7
Whatcom	3,190	2.6	3.6	405	62	\$415,100	8.5	93.8	68.7
Whitman	440	2.3	-2.2	9	-82.7	\$287,500	-0.6	114.9	84.1
Yakima	1,850	-1.1	-0.5	95	-75.7	\$259,600	12.6	110.3	80.7
Statewide	107,640	-0.3	0.8	9,885	5.2	\$415,000	10.8	109.6	80.2

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

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

3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.

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

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

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

EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	% Change by qtr	% Change by year
Adams	170	170	160	150	140	-6.7	-17.6
Asotin	260	240	210	180	130	-27.8	-50.0
Benton	4,070	3,740	3,790	3,860	4,010	3.9	-1.5
Chelan	960	920	930	960	960	0.0	0.0
Clallam	1,080	1,050	1,030	1,050	1,010	-3.8	-6.5
Clark	6,830	6,900	7,010	7,080	6,980	-1.4	2.2
Columbia	100	80	90	100	100	0.0	0.0
Cowlitz	1,420	1,390	1,390	1,390	1,380	-0.7	-2.8
Douglas	650	580	570	580	620	6.9	-4.6
Ferry	100	110	110	100	110	10.0	10.0
Franklin	1,370	1,250	1,270	1,290	1,340	3.9	-2.2
Garfield	50	50	40	30	20	-33.3	-60.0
Grant	1,070	1,030	1,050	1,060	1,070	0.9	0.0
Grays Harbor	1,900	1,910	1,940	1,970	2,010	2.0	5.8
Island	1,970	1,960	1,880	1,860	1,850	-0.5	-6.1
Jefferson	640	650	610	570	580	1.8	-9.4
King	25,030	25,750	25,510	25,890	25,990	0.4	3.8
Kitsap	4,690	4,660	4,630	4,630	4,560	-1.5	-2.8
Kittitas	1,090	1,130	1,130	1,090	1,110	1.8	1.8
Klickitat	250	250	270	270	280	3.7	12.0
Lewis	1,250	1,270	1,280	1,290	1,280	-0.8	2.4
Lincoln	160	150	130	120	140	16.7	-12.5
Mason	1,320	1,350	1,360	1,350	1,300	-3.7	-1.5
Okanogan	490	500	500	520	520	0.0	6.1
Pacific	530	580	560	540	520	-3.7	-1.9
Pend	290	300	300	300	280	-6.7	-3.4
Pierce	15,120	15,230	14,990	14,800	14,530	-1.8	-3.9
San Juan	310	320	300	300	280	-6.7	-9.7
Skagit	2,090	2,140	2,170	2,140	2,150	0.5	2.9
Skamania	220	240	230	230	250	8.7	13.6
Snohomish	9,990	10,280	10,940	10,990	10,910	-0.7	9.2
Spokane	8,850	8,600	8,800	8,750	8,740	-0.1	-1.2
Stevens	870	890	870	870	820	-5.7	-5.7
Thurston	5,230	5,290	5,450	5,300	5,270	-0.6	0.8
Wahkiakum	70	90	100	100	100	0.0	42.9
Walla Walla	860	830	770	800	830	3.8	-3.5
Whatcom	3,080	3,130	3,120	3,110	3,190	2.6	3.6
Whitman	450	420	400	430	440	2.3	-2.2
Yakima	1,860	1,830	1,880	1,870	1,850	-1.1	-0.5
Statewide	106,740	107,250	107,770	107,930	107,640	-0.3	0.8

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	% Change by qtr	% Change by year
Adams	40	40	40	40	30	-25.0	-25.0
Asotin	60	60	50	50	30	-40.0	-50.0
Benton	980	950	970	950	950	0.0	-3.1
Chelan	230	230	240	240	230	-4.2	0.0
Clallam	260	270	270	270	250	-7.4	-3.8
Clark	1,660	1,770	1,810	1,760	1,700	-3.4	2.4
Columbia	20	20	20	20	20	0.0	0.0
Cowlitz	350	360	360	340	330	-2.9	-5.7
Douglas	150	150	150	150	140	-6.7	-6.7
Ferry	20	30	30	30	30	0.0	50.0
Franklin	330	320	320	320	320	0.0	-3.0
Garfield	10	10	10	10	10	0.0	0.0
Grant	250	260	270	260	250	-3.8	0.0
Grays Harbor	460	490	500	500	480	-4.0	4.3
Island	460	490	490	470	440	-6.4	-4.3
Jefferson	160	160	160	150	140	-6.7	-12.5
King	6,030	6,660	6,590	6,460	6,270	-2.9	4.0
Kitsap	1,130	1,200	1,200	1,160	1,100	-5.2	-2.7
Kittitas	260	280	290	280	260	-7.1	0.0
Klickitat	60	60	70	70	70	0.0	16.7
Lewis	310	320	330	320	310	-3.1	0.0
Lincoln	40	40	30	30	30	0.0	-25.0
Mason	320	350	350	340	320	-5.9	0.0
Okanogan	110	130	130	130	120	-7.7	9.1
Pacific	130	140	140	140	130	-7.1	0.0
Pend	70	80	80	80	70	-12.5	0.0
Pierce	3,680	3,880	3,850	3,700	3,550	-4.1	-3.5
San Juan	70	80	80	80	70	-12.5	0.0
Skagit	510	550	560	540	530	-1.9	3.9
Skamania	60	60	60	60	60	0.0	0.0
Snohomish	2,410	2,630	2,810	2,740	2,660	-2.9	10.4
Spokane	2,110	2,230	2,300	2,200	2,080	-5.5	-1.4
Stevens	210	230	230	220	200	-9.1	-4.8
Thurston	1,260	1,360	1,410	1,340	1,280	-4.5	1.6
Wahkiakum	20	20	30	30	30	0.0	50.0
Walla Walla	200	210	200	200	190	-5.0	-5.0
Whatcom	730	800	810	780	760	-2.6	4.1
Whitman	110	120	110	100	100	0.0	-9.1
Yakima	450	470	490	470	450	-4.3	0.0
Statewide	25,720	27,510	27,830	26,990	26,000	-3.7	1.1

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

EXISTING HOME SALES

State of Washington and Counties
Annual, 2013-2019

County	2013	2014	2015	2016	2017	2018	2019	% Change by year
Adams	90	100	90	120	140	160	140	-12.5
Asotin	220	240	320	280	240	300	130	-56.7
Benton	2,940	3,050	4,030	4,300	3,960	4,130	3,820	-7.5
Chelan	810	550	740	1,040	980	980	980	0
Clallam	950	810	630	1,040	1,040	1,130	1,070	-5.3
Clark	6,560	6,410	7,220	8,160	7,410	6,960	7,210	3.6
Columbia	110	90	190	80	120	110	90	-18.2
Cowlitz	1,060	1,050	1,240	1,350	1,530	1,460	1,360	-6.8
Douglas	460	380	430	570	570	640	590	-7.8
Ferry	50	50	60	70	100	110	110	0
Franklin	990	1,020	1,350	1,440	1,330	1,390	1,280	-7.9
Garfield	40	50	60	50	50	60	30	-50
Grant	980	830	870	890	980	1,080	1,060	-1.9
Grays Harbor	1,130	1,310	1,360	1,690	1,880	1,920	2,000	4.2
Island	1,870	1,570	1,750	1,920	2,110	2,000	1,920	-4
Jefferson	510	560	650	680	690	670	590	-11.9
King	25,650	25,180	26,370	28,350	28,020	25,540	26,550	4
Kitsap	3,650	3,920	3,780	4,720	5,110	4,820	4,710	-2.3
Kittitas	840	880	1,090	1,170	1,260	1,130	1,140	0.9
Klickitat	230	240	270	260	330	250	280	12
Lewis	1,110	910	1,000	1,120	1,320	1,290	1,280	-0.8
Lincoln	60	210	80	80	160	160	120	-25
Mason	830	1,030	1,030	1,170	1,420	1,380	1,360	-1.4
Okanogan	330	340	390	420	450	490	490	0
Pacific	360	400	480	530	520	560	560	0
Pend Oreille	270	210	240	250	280	330	300	-9.1
Pierce	11,230	11,450	12,650	14,570	16,000	15,580	15,020	-3.6
San Juan	310	310	290	330	360	340	290	-14.7
Skagit	1,760	1,840	1,990	2,390	2,350	2,160	2,210	2.3
Skamania	210	210	220	280	270	250	240	-4
Snohomish	9,430	9,240	10,030	11,390	11,240	10,050	11,210	11.5
Spokane	6,190	7,600	7,040	8,440	9,420	9,190	8,810	-4.1
Stevens	790	630	710	720	830	960	890	-7.3
Thurston	6,270	3,620	3,950	4,860	5,560	5,390	5,430	0.7
Wahkiakum	50	140	120	120	80	70	110	57.1
Walla Walla	660	710	750	900	890	870	780	-10.3
Whatcom	3,360	2,690	3,040	3,230	3,320	3,120	3,240	3.8
Whitman	400	330	460	450	400	460	420	-8.7
Yakima	1,520	1,670	1,850	1,930	1,860	1,940	1,850	-4.6
Statewide	94,280	91,830	98,820	111,360	114,580	109,430	109,670	0.2

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

MEDIAN HOME PRICES

State of Washington and Counties

Time Trend

County	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	% Change by year
Adams	\$240,000	\$153,300	\$202,800	\$177,500	\$195,300	-18.6
Asotin	\$207,000	\$206,000	\$207,600	\$202,000	\$198,500	-4.1
Benton	\$291,500	\$304,400	\$298,200	\$307,600	\$306,900	5.3
Chelan	\$326,100	\$361,000	\$364,700	\$364,700	\$355,600	9.0
Clallam	\$279,800	\$306,800	\$319,800	\$321,600	\$347,600	24.2
Clark	\$361,100	\$369,300	\$377,500	\$374,900	\$378,300	4.8
Columbia	\$167,800	\$173,200	\$176,200	\$180,400	\$188,600	12.4
Cowlitz	\$261,600	\$274,100	\$280,700	\$279,800	\$285,400	9.1
Douglas	\$325,000	\$351,000	\$353,300	\$352,600	\$348,200	7.1
Ferry	\$165,000	\$162,000	\$152,700	\$162,000	\$167,000	1.2
Franklin	\$291,500	\$304,400	\$298,200	\$307,600	\$306,900	5.3
Garfield	\$207,000	\$206,000	\$207,600	\$202,000	\$198,500	-4.1
Grant	\$195,500	\$226,500	\$234,800	\$248,000	\$224,300	14.7
Grays Harbor	\$199,000	\$211,400	\$229,200	\$216,400	\$207,600	4.3
Island	\$355,800	\$387,700	\$411,300	\$383,800	\$391,700	10.1
Jefferson	\$387,500	\$383,300	\$421,400	\$405,400	\$412,500	6.5
King	\$656,600	\$701,200	\$673,600	\$671,100	\$689,900	5.1
Kitsap	\$354,400	\$380,800	\$391,700	\$389,500	\$398,700	12.5
Kittitas	\$342,200	\$345,600	\$344,800	\$351,900	\$365,800	6.9
Klickitat	\$231,200	\$316,700	\$294,400	\$284,100	\$308,300	33.3
Lewis	\$251,900	\$258,300	\$266,700	\$254,900	\$269,900	7.1
Lincoln	\$140,000	\$140,000	\$125,600	\$140,800	\$154,800	10.6
Mason	\$239,500	\$271,800	\$278,800	\$280,800	\$280,800	17.2
Okanogan	\$173,600	\$223,600	\$234,600	\$243,300	\$176,200	1.5
Pacific	\$191,200	\$216,700	\$213,000	\$202,600	\$212,500	11.1
Pend	\$228,600	\$195,000	\$213,000	\$205,600	\$192,900	-15.6
Pierce	\$354,600	\$372,300	\$379,000	\$375,300	\$397,900	12.2
San Juan	\$633,300	\$653,600	\$585,700	\$690,600	\$533,300	-15.8
Skagit	\$345,700	\$385,600	\$373,500	\$376,700	\$386,600	11.8
Skamania	\$275,000	\$328,600	\$350,000	\$287,500	\$300,000	9.1
Snohomish	\$479,800	\$500,600	\$492,400	\$495,100	\$515,000	7.3
Spokane	\$255,600	\$277,400	\$284,200	\$276,900	\$288,100	12.7
Stevens	\$228,600	\$195,000	\$213,000	\$205,600	\$192,900	-15.6
Thurston	\$324,300	\$340,700	\$346,400	\$346,200	\$359,300	10.8
Wahkiakum	\$253,500	\$270,800	\$285,800	\$268,300	\$266,700	5.2
Walla Walla	\$241,700	\$267,800	\$263,300	\$261,500	\$283,100	17.1
Whatcom	\$382,500	\$407,700	\$400,000	\$408,200	\$415,100	8.5
Whitman	\$289,100	\$287,900	\$276,200	\$300,000	\$287,500	-0.6
Yakima	\$230,500	\$244,700	\$261,200	\$252,600	\$259,600	12.6
Statewide	\$374,700	\$410,600	\$400,700	\$396,900	\$415,000	10.8

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

First Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q1 2019	Q1 2020	% Change	Q1 2019	Q1 2020	% Change	Q1 2019	Q1 2020	% Change
Adams	120,000	85,000	-29.2	225,000	190,000	-15.6	275,000	225,000	-18.2
Asotin	154,000	153,700	-0.2	200,000	232,500	16.2	200,000	316,700	58.4
Benton	170,000	186,700	9.8	273,800	288,100	5.2	341,500	352,600	3.3
Chelan	269,400	264,300	-1.9	321,400	327,300	1.8	422,200	492,300	16.6
Clallam	229,200	287,500	25.4	301,200	368,300	22.3	350,000	368,700	5.3
Clark	258,300	274,300	6.2	337,700	355,700	5.3	429,400	462,100	7.6
Columbia	180,000	130,000	-27.8	186,700	208,300	11.6	275,000	275,000	0
Cowlitz	180,000	200,000	11.1	258,000	281,400	9.1	299,000	354,500	18.6
Douglas	185,000	245,000	32.4	332,800	347,400	4.4	331,200	387,500	17
Ferry	160,000	212,500	32.8	300,000	170,000	-43.3	225,000	130,000	-42.2
Franklin	170,000	186,700	9.8	273,800	288,100	5.2	341,500	352,600	3.3
Garfield	154,000	153,700	-0.2	200,000	232,500	16.2	200,000	316,700	58.4
Grant	115,000	160,000	39.1	196,400	212,900	8.4	227,500	280,000	23.1
Grays Harbor	172,500	177,300	2.8	207,600	238,100	14.7	218,700	236,100	8
Island	361,400	350,000	-3.2	344,900	388,000	12.5	400,000	429,500	7.4
Jefferson	350,000	396,900	13.4	410,000	396,900	-3.2	450,000	600,000	33.3
King	543,000	584,600	7.7	604,500	630,500	4.3	753,500	803,700	6.7
Kitsap	256,000	301,200	17.7	352,000	391,700	11.3	401,100	449,300	12
Kittitas	238,900	287,500	20.3	322,200	368,700	14.4	487,500	500,000	2.6
Klickitat	88,300	225,000	NA	250,000	275,000	10	283,300	475,000	67.7
Lewis	197,100	198,300	0.6	263,500	274,300	4.1	278,600	319,400	14.6
Lincoln	90,000	200,000	NA	160,000	212,500	32.8	140,000	212,500	51.8
Mason	164,500	235,900	43.4	263,100	294,000	11.7	312,500	329,200	5.3
Okanogan	155,000	138,600	-10.6	182,500	190,000	4.1	177,500	300,000	69
Pacific	152,500	177,500	16.4	208,300	239,300	14.9	400,000	200,000	-50
Pend Oreille	160,000	163,300	2.1	212,500	225,000	5.9	275,000	250,000	-9.1
Pierce	261,800	296,300	13.2	330,200	375,100	13.6	416,000	462,500	11.2
San Juan	600,000	395,800	-34	625,000	543,700	-13	912,500	900,000	-1.4
Skagit	245,500	292,400	19.1	340,100	379,500	11.6	463,900	445,000	-4.1
Skamania	350,000	130,000	-62.9	250,000	293,700	17.5	110,000	366,700	NA
Snohomish	357,900	379,700	6.1	434,900	468,900	7.8	558,000	578,100	3.6
Spokane	157,100	176,900	12.6	236,500	268,400	13.5	297,000	338,200	13.9
Stevens	160,000	163,300	2.1	212,500	225,000	5.9	275,000	250,000	-9.1
Thurston	276,200	291,700	5.6	306,400	344,000	12.3	360,000	396,700	10.2
Wahkiakum	600,000	225,000	-62.5	208,300	287,500	38	325,000	325,000	0
Walla Walla	150,000	156,700	4.5	236,800	275,000	16.1	317,900	358,300	12.7
Whatcom	285,700	301,700	5.6	365,100	403,600	10.5	473,500	514,300	8.6
Whitman	225,000	150,000	-33.3	270,800	262,500	-3.1	322,200	320,800	-0.4
Yakima	160,000	157,300	-1.7	233,300	264,100	13.2	281,600	310,000	10.1
Statewide	270,200	298,000	10.3	354,400	371,000	4.7	465,600	638,700	37.2

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

First Quarter 2020

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$195,300	3.52	\$51,000	\$703	151.1	\$35,700	\$693	110.6
Asotin	\$198,500	3.52	\$57,500	\$714	167.6	\$40,250	\$704	122.7
Benton	\$306,900	3.52	\$69,000	\$1,105	130.1	\$48,300	\$1,089	95.2
Chelan	\$355,600	3.52	\$69,800	\$1,280	113.6	\$48,860	\$1,262	83.1
Clallam	\$347,600	3.52	\$50,700	\$1,251	84.4	\$35,490	\$1,234	61.8
Clark	\$378,300	3.52	\$79,800	\$1,362	122	\$55,860	\$1,343	89.3
Columbia	\$188,600	3.52	\$46,900	\$679	143.9	\$32,830	\$669	105.3
Cowlitz	\$285,400	3.52	\$50,600	\$1,027	102.6	\$35,420	\$1,013	75.1
Douglas	\$348,200	3.52	\$59,500	\$1,253	98.9	\$41,650	\$1,236	72.4
Ferry	\$167,000	3.52	\$50,500	\$601	174.9	\$35,350	\$593	128.1
Franklin	\$306,900	3.52	\$70,900	\$1,105	133.6	\$49,630	\$1,089	97.8
Garfield	\$198,500	3.52	\$49,900	\$714	145.4	\$34,930	\$704	106.5
Grant	\$224,300	3.52	\$69,800	\$807	180	\$48,860	\$796	131.8
Grays Harbor	\$207,600	3.52	\$46,900	\$747	130.7	\$32,830	\$737	95.7
Island	\$391,700	3.52	\$64,700	\$1,410	95.6	\$45,290	\$1,391	69.9
Jefferson	\$412,500	3.52	\$58,700	\$1,485	82.3	\$41,090	\$1,465	60.3
King	\$689,900	3.52	\$98,800	\$2,484	82.8	\$69,160	\$2,450	60.6
Kitsap	\$398,700	3.52	\$77,500	\$1,435	112.4	\$54,250	\$1,415	82.3
Kittitas	\$365,800	3.52	\$61,100	\$1,317	96.6	\$42,770	\$1,299	70.7
Klickitat	\$308,300	3.52	\$67,100	\$1,110	125.9	\$46,970	\$1,094	92.2
Lewis	\$269,900	3.52	\$55,900	\$971	119.8	\$39,130	\$958	87.7
Lincoln	\$154,800	3.52	\$54,500	\$557	203.7	\$38,150	\$549	149.1
Mason	\$280,800	3.52	\$63,800	\$1,011	131.4	\$44,660	\$997	96.2
Okanogan	\$176,200	3.52	\$49,000	\$634	160.9	\$34,300	\$625	117.8
Pacific	\$212,500	3.52	\$49,300	\$765	134.2	\$34,510	\$754	98.2
Pend Oreille	\$192,900	3.52	\$46,700	\$694	140.1	\$32,690	\$685	102.5
Pierce	\$397,900	3.52	\$72,800	\$1,432	105.8	\$50,960	\$1,413	77.5
San Juan	\$533,300	3.52	\$64,600	\$1,920	70.1	\$45,220	\$1,894	51.3
Skagit	\$386,600	3.52	\$67,600	\$1,392	101.2	\$47,320	\$1,373	74
Skamania	\$300,000	3.52	\$61,700	\$1,080	119	\$43,190	\$1,065	87.1
Snohomish	\$515,000	3.52	\$94,200	\$1,854	105.8	\$65,940	\$1,829	77.5
Spokane	\$288,100	3.52	\$54,300	\$1,037	109	\$38,010	\$1,023	79.8
Stevens	\$192,900	3.52	\$48,900	\$694	146.6	\$34,230	\$685	107.4
Thurston	\$359,300	3.52	\$76,700	\$1,293	123.5	\$53,690	\$1,276	90.4
Wahkiakum	\$266,700	3.52	\$52,800	\$960	114.5	\$36,960	\$947	83.8
Walla Walla	\$283,100	3.52	\$57,300	\$1,019	117.1	\$40,110	\$1,005	85.7
Whatcom	\$415,100	3.52	\$67,300	\$1,494	93.8	\$47,110	\$1,474	68.7
Whitman	\$287,500	3.52	\$57,100	\$1,035	114.9	\$39,970	\$1,021	84.1
Yakima	\$259,600	3.52	\$49,500	\$934	110.3	\$34,650	\$921	80.7
Statewide	\$415,000	3.52	\$78,600	\$1,494	109.6	\$55,020	\$1,473	80.2

Source: 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	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020
Adams	164.4	150.8	144.3	130.3	107.8	170.1	134.3	163.4	151.1
Asotin	141.9	136.3	134.3	135.5	140.6	150.2	156.9	167.7	167.6
Benton	127.2	117.3	115.3	116.9	119.9	116.4	126	124.3	130.1
Chelan	107.9	99.6	94.4	97.3	108.3	100.8	104.5	107.5	113.6
Clallam	91.5	81.8	78	80.9	91.7	85.5	86.9	87.5	84.4
Clark	113.6	106.3	105.5	108.8	112.1	113.7	117.6	122.2	122
Columbia	150.5	153.9	145.9	139.6	141.8	142.7	153.9	148.7	143.9
Cowlitz	100	99	93	93.8	98.1	93.7	96.4	97.8	102.6
Douglas	99.6	86.1	84.6	90.4	92.8	87.8	89.8	95.3	98.9
Ferry	158.5	133.8	149	144.4	154.9	157.9	186.5	174.8	174.9
Franklin	130.7	120.1	120	124.6	123.1	119.2	131.2	132.4	133.6
Garfield	123.2	114.6	117.1	112.6	122	126	136.7	139.4	145.4
Grant	190.5	162.4	169.3	161.6	180.6	162.9	166.4	162.4	180
Grays Harbor	122.7	117.3	116.2	110.4	119.5	114.4	111.9	119.4	130.7
Island	91.6	80.6	78.8	88.1	92.2	85.9	84.7	92.7	95.6
Jefferson	79.9	73	77	71.7	76.6	78.9	75.7	80.3	82.3
King	72.4	62.4	68.1	68.8	76.2	71	79.8	79.2	82.8
Kitsap	117	105	105.4	109.2	110.7	107.1	110.9	113.6	112.4
Kittitas	96.8	88.1	94.3	88.5	90.4	94.4	104.2	104.3	96.6
Klickitat	118.6	122.1	107.2	109.8	147.1	105.2	114.5	124.6	125.9
Lewis	132.1	121.5	110.9	120.5	112.4	115.2	117.7	125.8	119.8
Lincoln	268.4	184.4	242.2	182.9	196.7	201.7	239.9	213.6	203.7
Mason	139	130.4	124.1	121.9	134.8	126	127.9	127.5	131.4
Okanogan	107.3	114.6	103.6	111.8	143	113	116.3	115	160.9
Pacific	128.2	127.2	129.3	110.7	130.7	117.1	126.3	135.9	134.2
Pend	130.5	117.9	104.1	110.5	103.4	120.1	115.3	119	140.1
Pierce	108.2	99.3	98.5	103.5	104	103.2	107.1	110.6	105.8
San Juan	66.9	54.8	54.6	55	51.6	51.1	60.7	53.2	70.1
Skagit	97.4	95.3	90.3	90.7	99	92.4	99.9	102.4	101.2
Skamania	105.7	112.8	94	102.4	113.4	98.4	96.7	123.7	119
Snohomish	98.5	88.3	87.5	89.3	99.5	95.4	99.4	100.1	105.8
Spokane	119	101.2	100.3	102.3	107.8	101	102.8	107.2	109
Stevens	136.8	127.5	113.8	123.2	108.2	129.8	125.7	132.8	146.6
Thurston	126.9	117.1	117.2	118.7	119.7	119.9	125.1	127.8	123.5
Wahkiakum	121.6	116.4	104.9	99.8	105.6	101.3	100.9	112.1	114.5
Walla Walla	126	109.1	102.7	107.5	120.2	110.5	116.8	116.9	117.1
Whatcom	91.9	84.7	83.1	83	89.1	87.4	93	92.8	93.8
Whitman	110.8	102.6	104.5	113.8	100.1	104.6	117.3	109.9	114.9
Yakima	121.5	99.3	98.4	101.7	108.6	102.6	101.4	107.6	110.3
Statewide	107.5	98.5	100.9	103.2	106.1	97.7	107.1	108.6	109.6

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	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020
Adams	116.8	107.2	102.5	92.6	76.6	120.9	98.3	119.6	110.6
Asotin	100.9	96.9	95.5	96.4	99.9	106.6	114.9	122.8	122.7
Benton	90.4	83.5	81.9	83.2	85.2	82.7	92.3	91	95.2
Chelan	76.7	70.9	67.1	69.2	76.9	71.6	76.5	78.7	83.1
Clallam	65	58.2	55.5	57.6	65.2	60.8	63.6	64.1	61.8
Clark	80.8	75.6	75	77.4	79.7	80.8	86.1	89.5	89.3
Columbia	107	109.5	103.9	99.3	100.7	101.3	112.7	108.9	105.3
Cowlitz	71	70.4	66.1	66.8	69.7	66.6	70.6	71.6	75.1
Douglas	70.8	61.2	60.1	64.3	66	62.4	65.7	69.7	72.4
Ferry	112.6	95.2	105.9	102.8	110	112.3	136.6	128	128.1
Franklin	92.9	85.5	85.3	88.6	87.5	84.7	96	96.9	97.8
Garfield	87.5	81.4	83.2	80.2	86.6	89.5	100	102	106.5
Grant	135.3	115.5	120.4	115	128.5	115.7	121.8	118.9	131.8
Grays Harbor	87.2	83.3	82.6	78.6	85	81.3	81.9	87.4	95.7
Island	65	57.3	56	62.7	65.5	61	62	67.9	69.9
Jefferson	56.8	51.9	54.7	51.1	54.5	56	55.4	58.8	60.3
King	51.5	44.4	48.4	49	54.1	50.4	58.5	58	60.6
Kitsap	83.2	74.6	74.9	77.7	78.7	76.1	81.2	83.1	82.3
Kittitas	68.7	62.7	67	63	64.3	67	76.3	76.4	70.7
Klickitat	84.3	86.8	76.3	78	104.5	74.8	83.8	91.2	92.2
Lewis	93.9	86.3	78.8	85.7	80	81.8	86.1	92.1	87.7
Lincoln	190.8	131.2	172.2	130.2	140	143.3	175.6	156.4	149.1
Mason	98.9	92.7	88.3	86.8	95.8	89.5	93.6	93.3	96.2
Okanogan	76.3	81.5	73.7	79.5	101.6	80.3	85.2	84.2	117.8
Pacific	91.1	90.5	91.9	78.7	92.9	83.2	92.4	99.5	98.2
Pend	92.8	83.9	74.1	78.6	73.5	85.4	84.4	87.1	102.5
Pierce	76.8	70.6	70.1	73.6	74	73.3	78.4	81	77.5
San Juan	47.6	38.9	38.8	39.1	36.7	36.3	44.4	38.9	51.3
Skagit	69.2	67.8	64.3	64.6	70.4	65.7	73.1	75	74
Skamania	75.1	80.2	66.8	72.9	80.6	69.9	70.8	90.6	87.1
Snohomish	70	62.8	62.2	63.5	70.7	67.8	72.8	73.3	77.5
Spokane	84.6	72	71.3	72.8	76.5	71.7	75.3	78.5	79.8
Stevens	97.2	90.6	80.9	87.7	76.9	92.2	92	97.2	107.4
Thurston	90.2	83.3	83.3	84.5	85.1	85.2	91.6	93.5	90.4
Wahkiakum	86.5	82.8	74.7	70.9	75	72	73.8	82.1	83.8
Walla Walla	89.6	77.6	73	76.4	85.4	78.4	85.5	85.6	85.7
Whatcom	65.4	60.2	59.1	59.1	63.3	62.1	68	68	68.7
Whitman	78.8	73	74.3	81	71.2	74.3	85.9	80.4	84.1
Yakima	86.4	70.7	70.1	72.4	77.3	72.9	74.3	78.8	80.7
Statewide	76.4	70	71.8	73.4	75.4	69.4	78.4	79.5	80.2

WCRER Estimates

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

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

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

% OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of First Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	NA	28.6	61.9	95.2
Asotin	NA	NA	NA	NA
Benton	0.6	4.1	16.2	76.7
Chelan	0.5	13.7	23.2	65.3
Clallam	1.3	5.1	18.6	71.2
Clark	2.0	5.1	9.5	57.5
Columbia	2.3	8.3	30.9	81.1
Cowlitz	NA	3.1	25.0	75.8
Douglas	2.2	5.4	15.2	71.7
Ferry	6.1	39.4	51.5	78.8
Franklin	0.6	4.1	16.2	76.7
Garfield	NA	NA	NA	NA
Grant	0.9	13.1	37.1	84.0
Grays Harbor	5.9	21.0	45.8	88.5
Island	NA	2.9	11.5	45.9
Jefferson	3.4	8.5	17.9	58.1
King	0.1	0.2	2.0	20.6
Kitsap	0.3	1.0	6.0	48.1
Kittitas	NA	0.7	5.1	47.1
Klickitat	1.4	8.2	21.9	58.9
Lewis	1.0	5.7	23.9	79.4
Lincoln	NA	7.7	23.1	76.9
Mason	3.9	12.2	27.6	79.6
Okanogan	4.1	19.9	44.4	79.5
Pacific	6.7	24.2	49.7	87.2
Pend Oreille	6.8	33.1	55.1	82.2
Pierce	NA	2.3	6.1	49.0
San Juan	0.5	1.0	2.1	18.7
Skagit	0.7	4.8	8.1	48.0
Skamania	2.8	19.4	33.3	75.0
Snohomish	0.2	0.8	3.7	33.7
Spokane	0.5	4.0	14.3	69.2
Stevens	6.8	33.1	55.1	82.2
Thurston	0.9	5.0	12.8	64.7
Wahkiakum	NA	6.2	12.5	75.0
Walla Walla	2.3	8.3	30.9	81.1
Whatcom	8.9	12.3	17.8	55.9
Whitman	NA	6.7	22.5	76.4
Yakima	3.6	12.6	39.0	86.7
Statewide	1.4	5.3	13.8	52.3

WCRER Estimates

LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of First Quarters

County	Q1 2013	Q1 2014	Q1 2015	Q1 2016	Q1 2017	Q1 2018	Q1 2019	Q1 2020	% Change
Adams	78	74	52	36	40	27	28	21	-25
Asotin	323	305	746	581	220	216	NA	NA	NaN
Benton	1,655	1,447	1,272	807	652	699	646	644	-0.3
Chelan	384	307	229	239	186	141	142	153	7.7
Clallam	470	467	269	206	195	151	204	156	-23.5
Clark	2,044	2,065	1,151	816	678	743	814	735	-9.7
Columbia	NA	442	416	377	323	279	238	NA	-100
Cowlitz	395	431	380	190	162	144	164	123	-25
Douglas	145	122	90	118	67	65	65	88	35.4
Ferry	78	60	65	60	53	40	45	33	-26.7
Franklin	1,655	1,447	1,272	807	652	699	646	644	-0.3
Garfield	323	305	746	581	220	216	NA	NA	NaN
Grant	479	414	423	355	271	216	197	196	-0.5
GraysHarbor	721	601	550	448	366	322	266	254	-4.5
Island	695	604	472	337	289	249	275	189	-31.3
Jefferson	361	309	302	216	175	135	108	109	0.9
King	3,124	3,254	2,643	2,162	1,687	1,721	3,297	2,143	-35
Kitsap	1,262	1,090	797	549	504	329	405	371	-8.4
Kittitas	350	323	363	227	133	132	139	128	-7.9
Klickitat	188	182	152	131	148	84	65	73	12.3
Lewis	621	586	546	399	216	205	199	209	5
Lincoln	41	36	42	28	17	23	23	13	-43.5
Mason	663	574	475	367	265	195	161	179	11.2
Okanogan	368	353	364	399	250	221	200	169	-15.5
Pacific	352	342	275	234	182	177	164	125	-23.8
Pend	468	404	382	322	266	197	155	118	-23.9
Pierce	2,580	2,937	2,531	1,713	1,409	1,217	1,326	1,027	-22.5
SanJuan	340	332	285	269	207	183	165	182	10.3
Skagit	712	624	478	409	295	275	320	253	-20.9
Skamania	86	55	55	41	30	38	41	36	-12.2
Snohomish	1,355	1,753	1,437	1,080	768	646	1,099	848	-22.8
Spokane	2,505	2,448	2,375	1,898	1,377	1,242	1,130	708	-37.3
Stevens	468	404	382	322	266	197	155	118	-23.9
Thurston	1,054	1,041	1,030	697	538	434	429	309	-28
Wahkiakum	NA	NA	NA	32	22	16	21	16	-23.8
WallaWalla	460	442	416	377	323	279	238	NA	-100
Whatcom	1,064	984	804	727	451	407	470	467	-0.6
Whitman	168	172	163	142	100	87	74	89	20.3
Yakima	755	758	776	603	483	452	359	407	13.4
Statewide	26,344	26,338	22,806	17,592	13,348	11,987	13,672	10,571	-22.7

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

March 2020

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	1.7	3.8	NA	2.3	-4.2
Asotin	NA	NA	NA	NA	NA	NA	NaN
Benton	1.2	1.7	0.8	1.3	4.4	1.4	-17.6
Chelan	0.4	1.2	1	1.9	NA	2.1	-4.5
Clallam	1.6	2.1	2.2	2.1	3.7	2.4	-22.6
Clark	2.5	3.2	1.7	1	3.3	1.6	-5.9
Columbia	NA	NA	NA	NA	NA	NA	-100
Cowlitz	NA	NA	0.9	0.9	5.8	1.1	-35.3
Douglas	2.2	6.6	2	1.1	NA	1.6	6.7
Ferry	4.5	8.3	3	10.1	NA	8.3	-42.8
Franklin	1.2	1.7	0.8	1.3	4.4	1.4	-17.6
Garfield	NA	NA	NA	NA	NA	NA	NaN
Grant	NA	NA	1.6	3.2	18.3	2.4	-7.7
Grays Harbor	1	1.3	1.5	3.4	13.2	2.2	-15.4
Island	NA	NA	1.9	0.8	3.4	1.6	-27.3
Jefferson	NA	NA	5.5	1.7	3.7	2.7	-3.6
King	NA	NA	1.1	0.6	1.2	1.1	-42.1
Kitsap	NA	NA	1	0.8	2.3	1.2	-7.7
Kittitas	NA	NA	0.7	1.4	4.7	2.1	-12.5
Klickitat	0.8	1.3	2.9	3.3	6.9	3.4	3
Lewis	1.3	1.5	1.2	2.2	7.8	2.1	-12.5
Lincoln	NA	NA	0.7	4.2	NA	2	-56.5
Mason	5.8	2.5	1	1.9	8.3	2	5.3
Okanogan	2.9	1.9	3.8	4.8	9.4	3.9	-29.1
Pacific	1.3	2.6	3.2	5.9	9.9	4.2	-20.8
Pend Oreille	2.6	4.7	2.2	3	NA	3.6	-37.9
Pierce	NA	NA	0.7	0.6	2.2	1	-23.1
San Juan	NA	NA	NA	4.2	13.3	9.5	-13.6
Skagit	1.2	3.1	1.9	1	3.8	1.8	-28
Skamania	1.4	5.8	2.9	2.9	8.6	3.7	-59.3
Snohomish	2.5	2.5	1.9	0.6	1.4	1.1	-21.4
Spokane	1.6	0.4	0.3	1	3.3	1	-47.4
Stevens	2.6	4.7	2.2	3	NA	3.6	-37.9
Thurston	NA	NA	0.8	0.6	2.5	0.8	-33.3
Wahkiakum	NA	NA	3.5	4.4	14.2	4.7	-30.9
Walla Walla	NA	NA	NA	NA	NA	NA	-100
Whatcom	4.4	5.4	1.3	1.2	3.3	2	-4.8
Whitman	NA	NA	2	2.2	6.6	2.5	-3.8
Yakima	1.6	2.4	2.4	2.8	NA	2.8	-9.7
Statewide	2.3	2.1	1.4	1.3	2.4	1.7	-29.2

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, 2012-2019

County	2013	2014	2015	2016	2017	2018	2019	2020
Adams	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600	\$192,700	\$203,100
Asotin	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$196,200
Benton	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$306,900
Chelan	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200	\$357,000	\$355,600
Clallam	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000	\$309,800	\$347,600
Clark	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100	\$371,700	\$378,300
Columbia	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700	\$186,400	\$208,300
Cowlitz	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900	\$275,200	\$285,400
Douglas	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200	\$347,800	\$348,200
Ferry	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000	\$170,000
Franklin	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$306,900
Garfield	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$196,200
Grant	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300	\$227,900	\$224,300
GraysHarbor	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600	\$215,200	\$207,600
Island	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000	\$388,100	\$391,700
Jefferson	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800	\$402,000	\$412,500
King	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900	\$677,700	\$689,900
Kitsap	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800	\$381,400	\$398,700
Kittitas	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000	\$346,200	\$365,800
Klickitat	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000	\$283,100	\$308,300
Lewis	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400	\$258,700	\$269,900
Lincoln	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600	\$142,500	\$210,000
Mason	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900	\$271,900	\$280,800
Okanogan	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800	\$220,400	\$176,200
Pacific	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100	\$206,000	\$212,500
Pend	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$192,900
Pierce	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400	\$372,200	\$397,900
SanJuan	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000	\$652,000	\$533,300
Skagit	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900	\$374,100	\$386,600
Skamania	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000	\$323,100	\$300,000
Snohomish	\$299,100	\$328,700	\$719,500	\$391,700	\$439,300	\$482,100	\$493,000	\$515,000
Spokane	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200	\$276,600	\$288,100
Stevens	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$192,900
Thurston	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800	\$341,200	\$359,300
Wahkiakum	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900	\$256,800	\$300,000
WallaWalla	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900	\$260,300	\$283,100
Whatcom	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300	\$401,300	\$415,100
Whitman	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100	\$287,500	\$287,500
Yakima	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600	\$249,000	\$259,600
Statewide	\$253,800	\$267,600	\$1,994,900	\$289,100	\$315,900	\$362,100	\$397,900	\$415,000

WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties

Annual, 2011-2019

County	2011	2012	2013	2014	2015	2016	2017	2018	2019	% Change by year
Adams	24	29	54	50	86	31	31	47	73	55.3
Asotin	16	19	23	35	31	32	34	34	86	152.9
Benton	1,127	1,094	930	942	1,124	1,357	1,111	1,285	1,540	19.8
Chelan	154	207	577	304	365	393	442	590	606	2.7
Clallam	154	168	122	160	216	247	307	336	287	-14.6
Clark	961	1,558	2,942	2,240	3,283	3,310	3,787	3,598	4,722	31.2
Columbia	4	2	7	7	10	2	4	4	4	0.0
Cowlitz	113	132	195	178	173	308	484	318	351	10.4
Douglas	92	92	129	156	162	181	187	217	349	60.8
Ferry	13	15	20	10	16	21	0	1	27	2600.0
Franklin	570	531	375	322	510	530	698	616	601	-2.4
Garfield	2	3	1	3	NA	1	1	2	2	0.0
Grant	187	275	279	264	457	650	445	451	489	8.4
GraysHarbor	114	125	122	142	178	207	251	463	344	-25.7
Island	164	178	221	252	281	373	408	391	369	-5.6
Jefferson	86	83	101	121	177	238	172	143	174	21.7
King	6,143	11,614	12,277	14,703	15,226	17,699	18,641	18,460	17,919	-2.9
Kitsap	540	804	913	598	1,066	1,059	1,094	1,149	1,117	-2.8
Kittitas	174	195	344	283	288	323	531	629	411	-34.7
Klickitat	58	78	94	83	120	123	115	127	112	-11.8
Lewis	93	121	95	164	129	232	234	275	301	9.5
Lincoln	32	27	45	30	33	50	43	58	48	-17.2
Mason	134	121	135	108	111	166	212	276	293	6.2
Okanogan	130	103	134	165	165	133	144	153	156	2.0
Pacific	111	130	139	63	62	77	85	131	91	-30.5
Pend	48	36	37	42	47	59	41	48	50	4.2
Pierce	2,566	2,479	2,892	3,777	3,046	3,865	4,968	5,449	4,272	-21.6
SanJuan	105	92	109	109	100	124	115	156	133	-14.7
Skagit	179	229	283	274	424	505	663	585	518	-11.5
Skamania	34	23	26	34	47	38	58	63	73	15.9
Snohomish	2,521	3,573	4,348	3,473	2,594	3,925	3,725	4,277	4,408	3.1
Spokane	1,785	1,353	1,634	1,839	1,978	3,596	3,460	2,926	3,106	6.2
Stevens	54	71	84	79	74	109	140	200	194	-3.0
Thurston	1,028	1,012	1,289	1,003	931	2,081	1,067	1,750	1,713	-2.1
Wahkiakum	10	5	12	11	15	15	20	11	16	45.5
WallaWalla	202	150	241	207	188	218	144	221	190	-14.0
Whatcom	605	637	999	1,007	911	1,183	1,256	1,464	1,821	24.4
Whitman	93	283	380	218	141	194	242	264	415	57.2
Yakima	438	471	358	442	392	422	434	578	1,043	80.4
Statewide	20,864	28,118	32,966	33,898	35,157	44,077	45,794	47,746	48,424	1.4

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

Annual, 2011-2019

County	2011	2012	2013	2014	2015	2016	2017	2018	2019	% Change by year
Adams	22	26	44	46	75	28	23	47	71	51.1
Asotin	16	19	21	33	31	30	34	30	29	-3.3
Benton	781	897	840	798	825	952	848	942	1,082	14.9
Chelan	154	205	259	286	358	385	414	420	384	-8.6
Clallam	114	168	122	160	215	243	287	320	275	-14.1
Clark	688	1,190	1,699	1,588	2,220	2,645	2,080	2,793	2,929	4.9
Columbia	2	2	7	7	10	2	4	4	4	0.0
Cowlitz	113	132	155	160	168	273	464	294	309	5.1
Douglas	92	92	127	147	132	158	185	206	248	20.4
Ferry	13	15	20	10	16	21	0	1	27	2600.0
Franklin	558	374	245	280	396	496	609	616	574	-6.8
Garfield	2	3	1	3	NA	1	1	2	2	0.0
Grant	171	251	236	230	228	264	350	383	441	15.1
GraysHarbor	104	125	122	140	174	207	251	455	340	-25.3
Island	164	176	221	252	281	369	401	375	351	-6.4
Jefferson	80	83	101	121	154	234	172	143	174	21.7
King	2,765	3,864	4,419	4,215	4,010	4,254	4,356	4,442	3,777	-15.0
Kitsap	451	634	674	519	796	862	952	903	931	3.1
Kittitas	169	180	285	265	285	304	364	435	396	-9.0
Klickitat	54	78	88	78	120	105	99	119	102	-14.3
Lewis	82	97	95	129	129	156	218	271	260	-4.1
Lincoln	30	27	45	30	33	50	43	58	46	-20.7
Mason	134	121	120	108	111	166	208	266	291	9.4
Okanogan	120	103	98	160	164	133	138	149	154	3.4
Pacific	111	130	139	63	62	77	85	94	91	-3.2
Pend	48	36	37	42	47	59	41	48	50	4.2
Pierce	1,494	2,009	2,369	2,371	2,253	2,469	3,014	2,491	2,551	2.4
SanJuan	105	92	109	109	100	118	112	152	113	-25.7
Skagit	179	227	283	262	410	420	534	542	436	-19.6
Skamania	34	23	26	24	47	38	58	61	64	4.9
Snohomish	1,819	2,174	1,985	2,079	2,383	2,702	2,627	2,201	2,409	9.5
Spokane	740	963	1,299	1,014	1,340	1,661	1,608	1,696	1,696	0.0
Stevens	52	67	66	79	74	99	136	200	192	-4.0
Thurston	858	959	929	934	881	1,084	950	912	812	-11.0
Wahkiakum	10	5	12	11	15	15	20	11	16	45.5
WallaWalla	80	102	134	183	184	182	144	221	160	-27.6
Whatcom	419	488	568	542	599	718	793	767	816	6.4
Whitman	33	70	100	75	81	78	80	126	128	1.6
Yakima	298	301	300	352	390	405	412	480	569	18.5
Statewide	13,159	16,508	18,400	17,905	19,797	22,463	23,115	23,676	23,300	-1.6

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2014-2019

County	2014	2015	2016	2017	2018	2019	% Change by year
Adams	6,375	6,461	6,492	6,523	6,570	6,643	1.1
Asotin	9,877	9,908	9,940	9,974	10,008	10,094	0.9
Benton	71,298	72,422	73,779	74,890	76,175	77,715	2.0
Chelan	35,897	36,262	36,655	37,097	37,687	38,293	1.6
Clallam	36,054	36,270	36,517	36,824	37,160	37,447	0.8
Clark	171,815	175,098	178,408	182,195	185,793	190,515	2.5
Columbia	2,140	2,150	2,152	2,156	2,160	2,164	0.2
Cowlitz	43,715	43,888	44,196	44,680	44,998	45,349	0.8
Douglas	16,011	16,173	16,354	16,541	16,758	17,107	2.1
Ferry	4,126	4,142	4,163	4,163	4,164	4,191	0.6
Franklin	26,700	27,210	27,740	28,438	29,054	29,655	2.1
Garfield	1,351	1,351	1,352	1,353	1,355	1,357	0.1
Grant	34,789	35,246	35,896	36,341	36,792	37,281	1.3
GraysHarbor	36,422	36,600	36,807	37,058	37,521	37,865	0.9
Island	38,993	39,274	39,647	40,055	40,446	40,815	0.9
Jefferson	17,134	17,311	17,549	17,721	17,864	18,038	1.0
King	900,887	916,113	933,812	952,453	970,913	988,832	1.8
Kitsap	107,710	108,776	109,835	110,929	112,078	113,195	1.0
Kittitas	21,629	21,917	22,240	22,771	23,400	23,811	1.8
Klickitat	10,091	10,211	10,334	10,449	10,576	10,688	1.1
Lewis	33,663	33,792	34,024	34,258	34,533	34,834	0.9
Lincoln	5,875	5,908	5,958	6,001	6,059	6,107	0.8
Mason	30,330	30,441	30,607	30,819	31,095	31,388	0.9
Okanogan	21,663	21,828	21,961	22,105	22,258	22,414	0.7
Pacific	15,646	15,708	15,785	15,870	16,001	16,092	0.6
Pend	7,691	7,738	7,797	7,838	7,886	7,936	0.6
Pierce	338,930	341,976	345,841	350,809	356,258	360,530	1.2
SanJuan	12,278	12,378	12,502	12,617	12,773	12,906	1.0
Skagit	51,284	51,708	52,213	52,876	53,461	53,979	1.0
Skamania	5,413	5,460	5,498	5,556	5,619	5,692	1.3
Snohomish	301,014	303,608	307,533	311,258	315,535	319,943	1.4
Spokane	210,885	212,863	216,459	219,919	222,845	225,951	1.4
Stevens	19,583	19,657	19,766	19,906	20,106	20,300	1.0
Thurston	111,750	112,681	114,762	115,829	117,579	119,292	1.5
Wahkiakum	2,099	2,114	2,129	2,149	2,160	2,176	0.7
WallaWalla	24,222	24,410	24,628	24,772	24,993	25,183	0.8
Whatcom	93,006	93,917	95,100	96,356	97,820	99,641	1.9
Whitman	20,123	20,264	20,458	20,700	20,964	21,379	2.0
Yakima	88,367	88,759	89,181	89,615	90,193	91,236	1.2
Statewide	2,986,836	3,021,993	3,066,070	3,111,864	3,159,610	3,208,034	1.5

WCRER estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2014-2019

County	2014	2015	2016	2017	2018	2019	% Change by year
Adams	4,171	4,246	4,274	4,297	4,344	4,415	1.6
Asotin	7,107	7,138	7,168	7,202	7,232	7,261	0.4
Benton	48,245	49,070	50,022	50,870	51,812	52,894	2.1
Chelan	25,684	26,042	26,427	26,841	27,261	27,645	1.4
Clallam	26,427	26,642	26,885	27,172	27,492	27,767	1.0
Clark	125,134	127,354	129,999	132,079	134,872	137,801	2.2
Columbia	1,679	1,689	1,691	1,695	1,699	1,703	0.2
Cowlitz	30,813	30,981	31,254	31,718	32,012	32,321	1.0
Douglas	10,973	11,105	11,263	11,448	11,654	11,902	2.1
Ferry	2,959	2,975	2,996	2,996	2,997	3,024	0.9
Franklin	18,608	19,004	19,500	20,109	20,725	21,299	2.8
Garfield	1,033	1,033	1,034	1,035	1,037	1,039	0.2
Grant	21,118	21,346	21,610	21,960	22,343	22,784	2.0
GraysHarbor	26,244	26,418	26,625	26,876	27,331	27,671	1.2
Island	31,187	31,468	31,837	32,238	32,613	32,964	1.1
Jefferson	13,332	13,486	13,720	13,892	14,035	14,209	1.2
King	515,342	519,352	523,606	527,962	532,404	536,181	0.7
Kitsap	78,328	79,124	79,986	80,938	81,841	82,772	1.1
Kittitas	14,927	15,212	15,516	15,880	16,315	16,711	2.4
Klickitat	7,080	7,200	7,305	7,404	7,523	7,625	1.4
Lewis	23,749	23,878	24,034	24,252	24,523	24,783	1.1
Lincoln	4,466	4,499	4,549	4,592	4,650	4,696	1.0
Mason	22,653	22,764	22,930	23,138	23,404	23,695	1.2
Okanogan	15,584	15,748	15,881	16,019	16,168	16,322	1.0
Pacific	11,101	11,163	11,240	11,325	11,419	11,510	0.8
Pend	5,766	5,813	5,872	5,913	5,961	6,011	0.8
Pierce	233,662	235,915	238,384	241,398	243,889	246,440	1.0
SanJuan	10,481	10,581	10,699	10,811	10,963	11,076	1.0
Skagit	38,182	38,592	39,012	39,546	40,088	40,524	1.1
Skamania	3,927	3,974	4,012	4,070	4,131	4,195	1.5
Snohomish	202,346	204,729	207,431	210,058	212,259	214,668	1.1
Spokane	144,011	145,351	147,012	148,620	150,316	152,012	1.1
Stevens	14,429	14,503	14,602	14,738	14,938	15,130	1.3
Thurston	79,294	80,175	81,259	82,209	83,121	83,933	1.0
Wahkiakum	1,556	1,571	1,586	1,606	1,617	1,633	1.0
WallaWalla	16,921	17,105	17,287	17,431	17,652	17,812	0.9
Whatcom	60,365	60,964	61,682	62,475	63,242	64,058	1.3
Whitman	10,073	10,154	10,232	10,312	10,438	10,566	1.2
Yakima	60,499	60,889	61,294	61,706	62,186	62,755	0.9
Statewide	1,969,456	1,989,253	2,011,716	2,034,831	2,058,507	2,081,807	1.1

WCRER estimates

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2014-2019

County	2014	2015	2016	2017	2018	2019	% Change by year
Adams	2,204	2,215	2,218	2,226	2,226	2,228	0.1
Asotin	2,770	2,770	2,772	2,772	2,776	2,833	2.1
Benton	23,053	23,352	23,757	24,020	24,363	24,821	1.9
Chelan	10,213	10,220	10,228	10,256	10,426	10,648	2.1
Clallam	9,627	9,628	9,632	9,652	9,668	9,680	0.1
Clark	46,681	47,744	48,409	50,116	50,921	52,714	3.5
Columbia	461	461	461	461	461	461	0.0
Cowlitz	12,902	12,907	12,942	12,962	12,986	13,028	0.3
Douglas	5,038	5,068	5,091	5,093	5,104	5,205	2.0
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	8,092	8,206	8,240	8,329	8,329	8,356	0.3
Garfield	318	318	318	318	318	318	0.0
Grant	13,671	13,900	14,286	14,381	14,449	14,497	0.3
GraysHarbor	10,178	10,182	10,182	10,182	10,190	10,194	0.0
Island	7,806	7,806	7,810	7,817	7,833	7,851	0.2
Jefferson	3,802	3,825	3,829	3,829	3,829	3,829	0.0
King	385,545	396,761	410,206	424,491	438,509	452,651	3.2
Kitsap	29,382	29,652	29,849	29,991	30,237	30,423	0.6
Kittitas	6,702	6,705	6,724	6,891	7,085	7,100	0.2
Klickitat	3,011	3,011	3,029	3,045	3,053	3,063	0.3
Lewis	9,914	9,914	9,990	10,006	10,010	10,051	0.4
Lincoln	1,409	1,409	1,409	1,409	1,409	1,411	0.1
Mason	7,677	7,677	7,677	7,681	7,691	7,693	0.0
Okanogan	6,079	6,080	6,080	6,086	6,090	6,092	0.0
Pacific	4,545	4,545	4,545	4,545	4,582	4,582	0.0
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	105,268	106,061	107,457	109,411	112,369	114,090	1.5
SanJuan	1,797	1,797	1,803	1,806	1,810	1,830	1.1
Skagit	13,102	13,116	13,201	13,330	13,373	13,455	0.6
Skamania	1,486	1,486	1,486	1,486	1,488	1,497	0.6
Snohomish	98,668	98,879	100,102	101,200	103,276	105,275	1.9
Spokane	66,874	67,512	69,447	71,299	72,529	73,939	1.9
Stevens	5,154	5,154	5,164	5,168	5,168	5,170	0.0
Thurston	32,456	32,506	33,503	33,620	34,458	35,359	2.6
Wahkiakum	543	543	543	543	543	543	0.0
WallaWalla	7,301	7,305	7,341	7,341	7,341	7,371	0.4
Whatcom	32,641	32,953	33,418	33,881	34,578	35,583	2.9
Whitman	10,050	10,110	10,226	10,388	10,526	10,813	2.7
Yakima	27,868	27,870	27,887	27,909	28,007	28,481	1.7
Statewide	1,017,380	1,032,740	1,054,354	1,077,033	1,101,103	1,126,227	2.3

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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