

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.