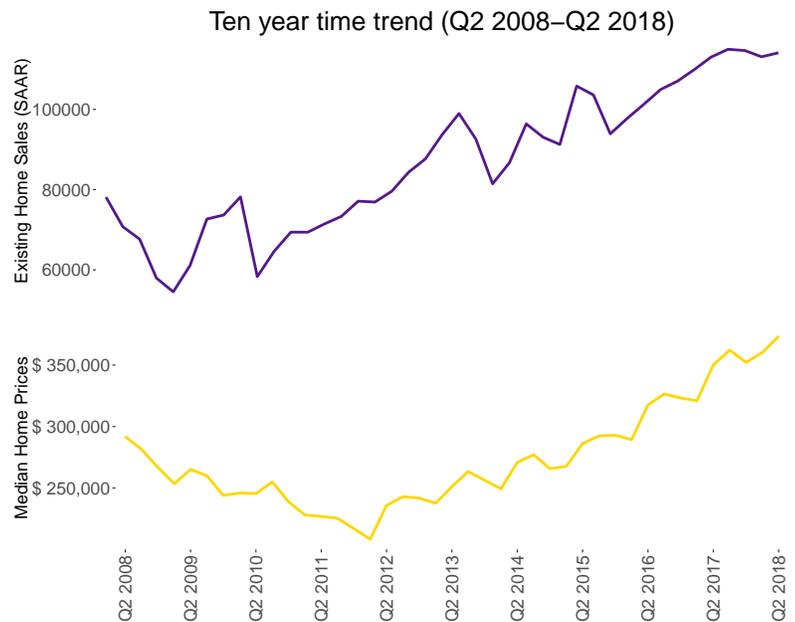


Washington Market Highlights: Second Quarter 2018

- Existing home sales declined in the second quarter by 0.9 percent to a seasonally adjusted annual rate of 114,110 units compared to last quarter, and rose 0.9 percent compared to a year earlier.
- Building permit activity fell 0.6 percent from a year earlier, totaling 10,834 new units authorized. Of these, 6,042 were issued for single-family units.
- The median price home sold in Washington during the second quarter was \$373,400, 6.7 percent higher than a year earlier.
- Housing affordability for both all buyers and first-time buyers fell from both the previous quarter and the same quarter a year ago. The All-Buyer Housing Affordability Index stayed above 100 in 34 of Washington's 39 counties.
- Inventories of homes available for sale totaled 18,707 single-family homes at the end of the quarter, a 56.1% increase from the first quarter and a 1.8 percent decrease 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 2018
 Issued August 2018

Survey Description

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

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

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

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

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

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

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

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

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

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

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

Month's Supply: Estimates of month's supply of homes on the market compare the number of total MLS listings at the end of the quarter to the seasonally-adjusted annual rate sales for that county [(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 Family* | 70% Median Household* |
| Mortgage Insurance | No | Yes (add 0.25% to mortgage rate) |
| Mortgage Rate | FHFA estimate of effective rate loans closed, existing homes | |

*Family income is two or more individuals related by blood, marriage, or adoption. Household income includes single persons living alone.

Summary:

Washington state's housing market was strong in the second quarter of 2018, with sales rising and new building permits only slightly falling compared with a year ago.

The statewide median sales price for a single family home rose to \$373,400 in the second quarter, which was 6.7 percent higher than the same time in 2017.

The seasonally adjusted annual rate of existing home sales rose 0.9 percent from the second quarter of 2017—from 103,030 to 114,110. This means that if the quarter's pace continued unchanged for a year, that number of homes would be sold. Although robust, the current annual rate of sales is lower than the high witnessed in 2003.

Home prices rose in all of the state's seventeen metropolitan counties. Statewide, Lincoln County recorded the highest relative increase of 47.4 percent, followed by Ferry County at 25.9 percent. Median prices were lower than a year earlier in only one county, with prices in Skamania County decreasing by 2.3%.

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 \$729,800 in King County (San Juan County has the second highest median values at \$558,300).

Housing affordability was lower in the second quarter than both the previous quarter and year. That index—where 100

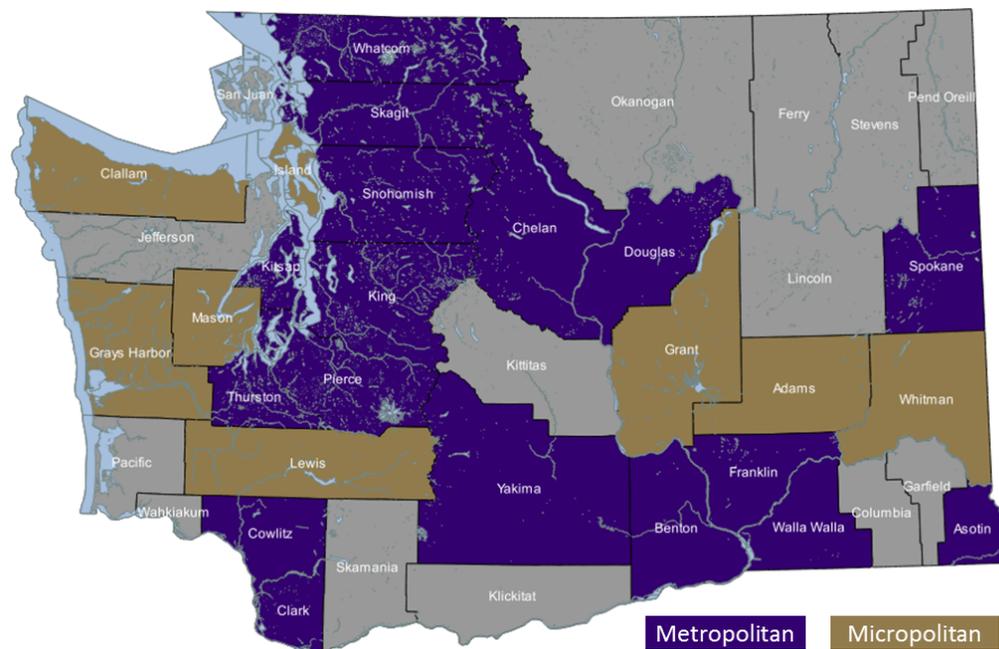
means a middle-income family can just qualify for a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 105.4, down from 112.3 in the first quarter of 2018. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 5.4 percent above the median.

Statewide, the first-time buyer index declined by 3.9 points, ending the quarter at 61.2. 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 61.2 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 Columbia County the most affordable. Thirty-five 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 strong. In the second quarter of 2018, a total of 10,834 building permits were recorded, down slightly (0.6%) 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:

5 of 39

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

0.9%

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

12.5%

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

114,110

Seasonally Adjusted Annual Sales (SAAR).

440

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

0.9%

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

One

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

29 of 39

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

4 of 17

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

14.3%

Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Adams** and **Wahkiakum** counties.

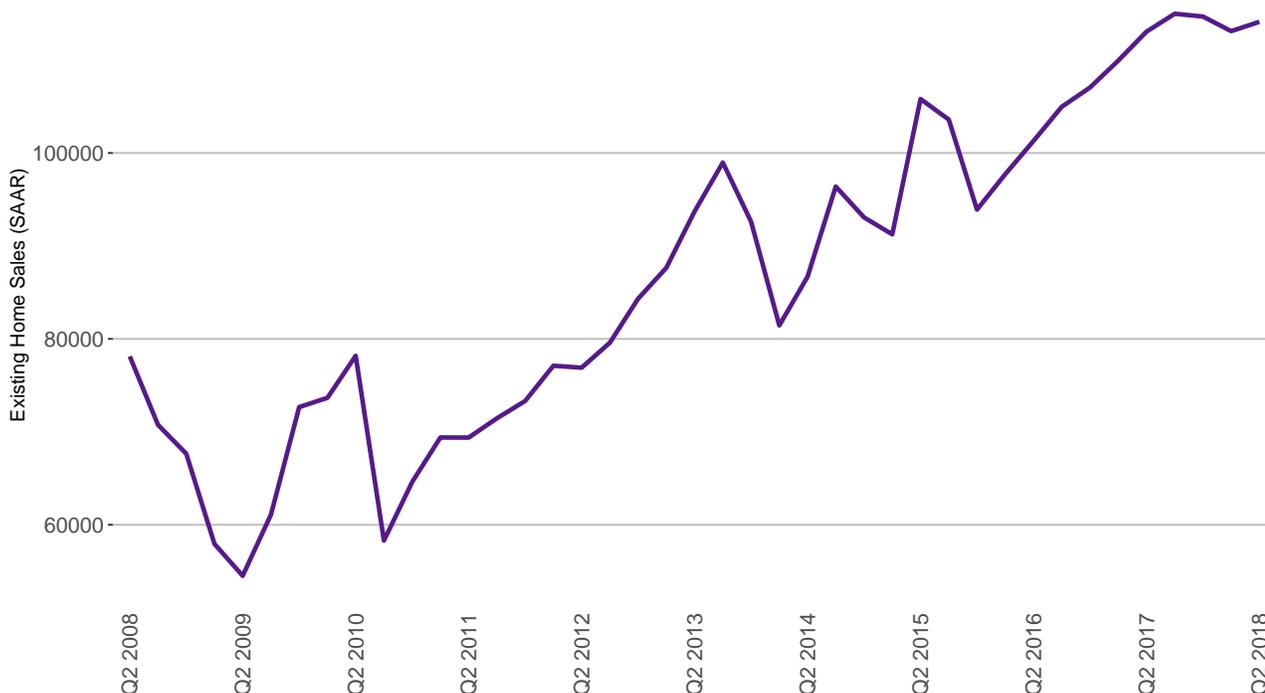
98,980

430

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

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.7 %** of state total).

Ten year time trend (Q2 2008–Q2 2018)



Housing Construction:

10,834

Number of building permits issued during the quarter.

0.6%

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

1.5%

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

1.6%

Increase in year-over-year single family permits (**94** additional units).

3.1%

Decline in year-over-year multifamily permits (**154** fewer units).

200.0%

Greatest year-over-year increase in permits in a Metropolitan county, (**Asotin** county, **4** additional units).

700.0%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Adams** county, **7** additional units).

21 of 22

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.

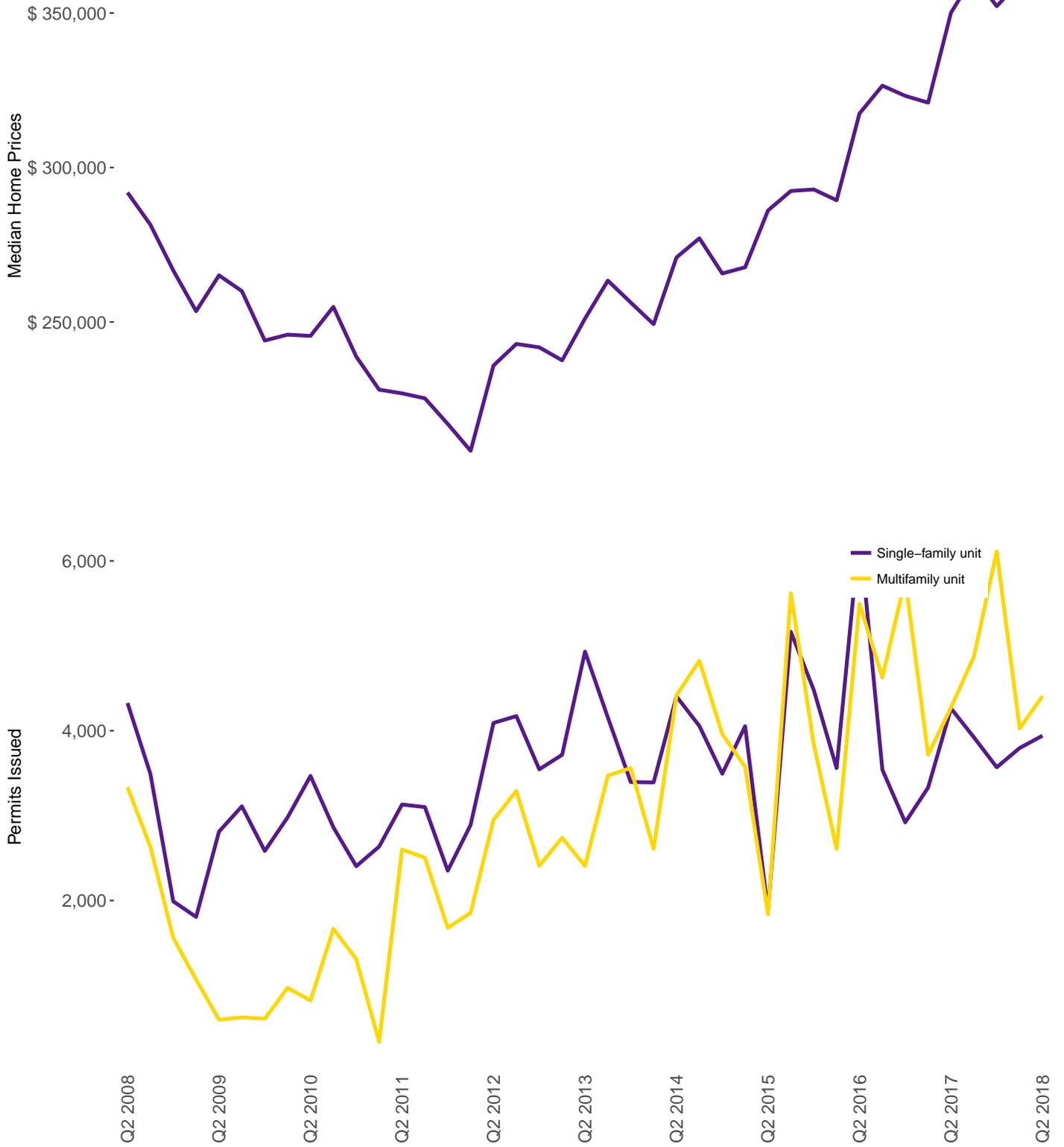
13 of 14

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.

0 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 2008–Q2 2018)



Home Prices:

\$373,400

Median selling price of a single family home.

6.7%

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

14.9%

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

\$729,800

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

\$140,000

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

\$215,600

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

\$158,300–\$377,900

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

Zero

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

Twenty-four of Thirty-seven

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

6.7%, 11.0%, & 10.1%

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

Big Players

Increases for the five largest counties by sales volume:

King 12.1%

Pierce 12.9%

Snohomish 12.5%

Spokane 12.5%

Thurston 10.2%

Prices by Bedroom:

\$270,200

Median price for a 2-bedroom single family home, a **13.2%** year-over-year **increase**.

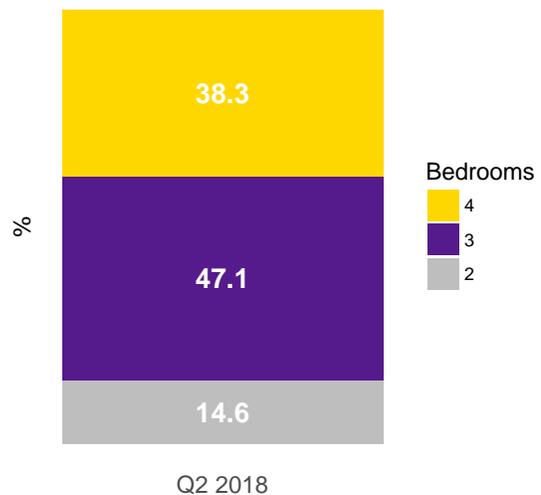
\$352,100

Median price for a 3-bedroom single family home, a **11.5%** year-over-year **increase**.

\$465,100

Median price for a 4-bedroom single family home, a **5.4%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

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

Four

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

Zero & Zero

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

Housing Affordability:

6.7%

Year-over-year increase in home prices.

Worse & Worse

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

105.4

Statewide all-buyer housing affordability index.

63.1 to 216.2

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

39 of 39

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

66.9 & 103.6

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

61.2

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

5 of 39

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

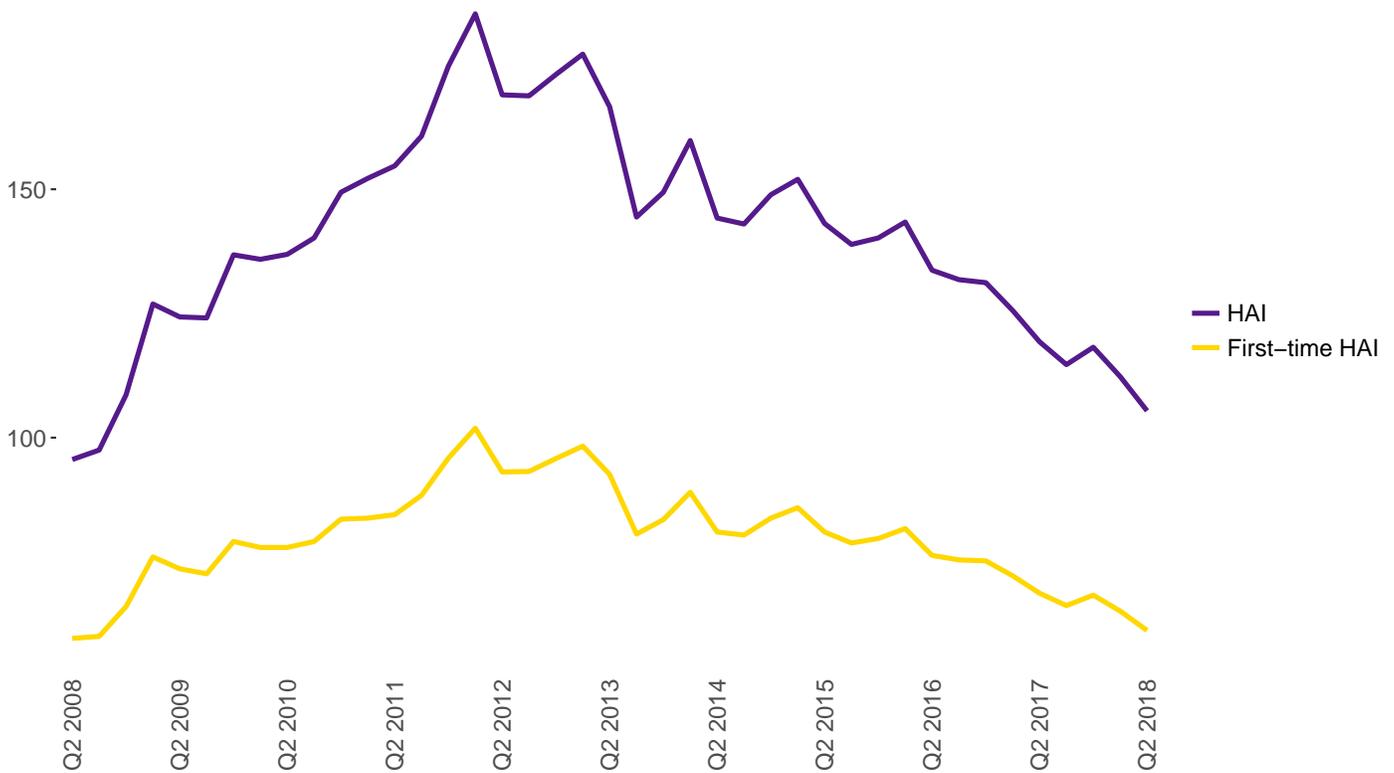
29.5 to 105.8

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

38.1 to 118.6

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

Ten year time trend (Q2 2008–Q2 2018)



Availability of Affordable Housing:

\$78,400

Statewide median family income

\$49,400 to \$97,200

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

\$64,013

Statewide median household income

\$20,394 to \$97,494

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

1.2%
Statewide inventory priced below \$80,000, **declined** from 2.0% from a year ago.

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

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

6.2%
Statewide inventory priced below \$160,000, **declined** from 10.5% a year ago.

0.2% to 16.7%
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Walla Walla** county.

Available Inventory:

18,707

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

6,720 & 349

Increase from last quarter (56.1%), and **decline** from last year (1.8%).

2,015 & 3,703

Largest available inventories seen in **Pierce** county and **King** county. Up 65.6%, and up 115.2% from last quarter.

Three 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.

7.7%

Smallest increase since last quarter, seen in **Benton** and **Franklin** counties.

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

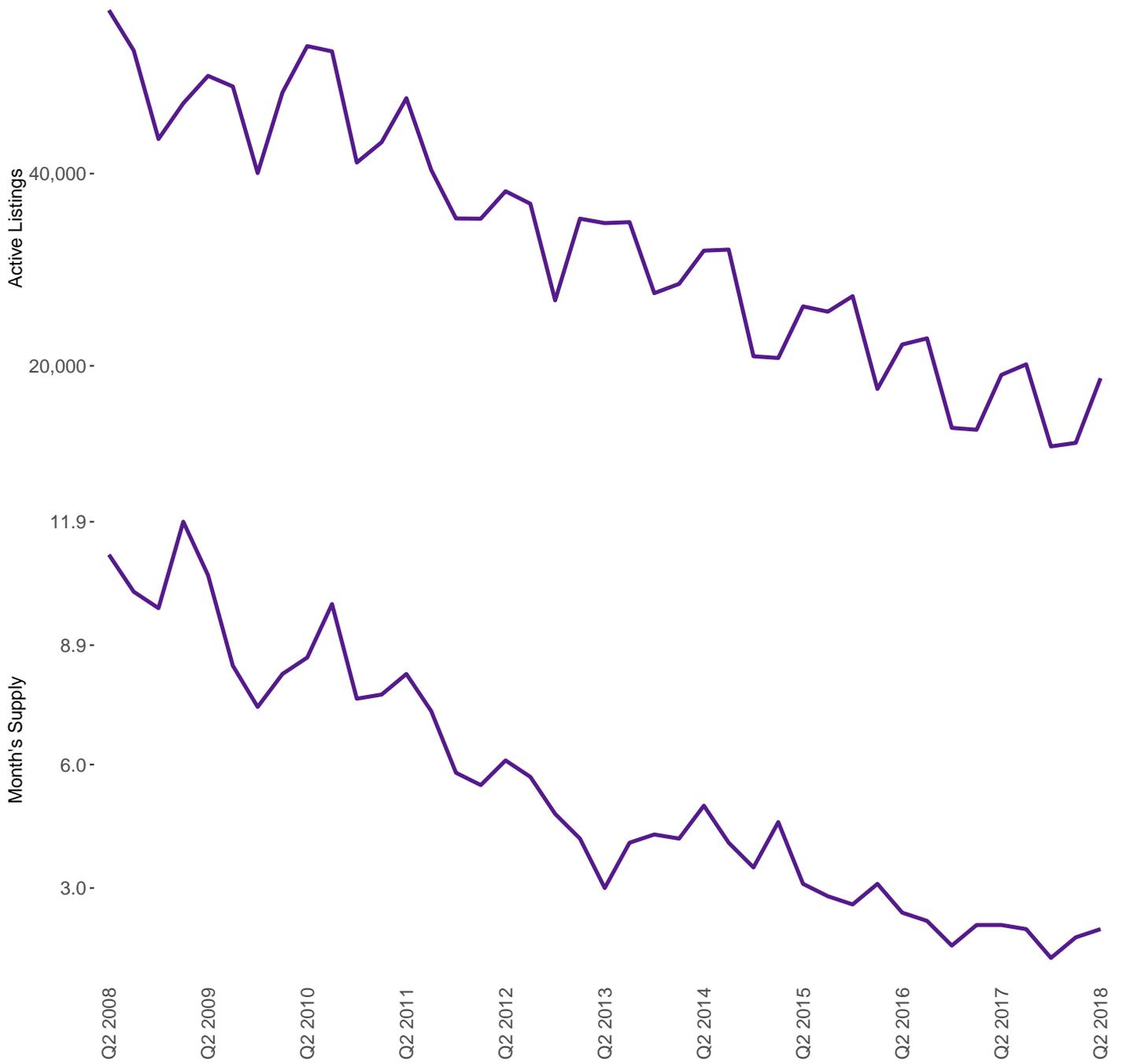
2.0
Month's supply of housing. 1.7 last quarter, and 2.1 last year.

1.6 to 75.5
Range of month's supply across the counties—low in **Kitsap**, **Pierce**, and **Thurston** counties, high in **Columbia** county.

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

1 & 11
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 2008–Q2 2018)



HOUSING MARKET SNAPSHOT

State of Washington and Counties
Second Quarter 2018

| County | SAAR | % Change by qtr | % Change by year | Building Permits | % Change by year | Median Resale Price (\$) | % Change by year | HAI | First- time HAI |
|------------------|----------------|--------------------|---------------------|---------------------|---------------------|--------------------------------|---------------------|--------------|-----------------------|
| Adams | 160 | 14.3 | 33.3 | 8 | 700.0 | \$158,300 | 7.2 | 156.7 | 86.9 |
| Asotin | 270 | 12.5 | 8.0 | 6 | 200.0 | \$219,700 | 5.5 | 137.6 | 83.2 |
| Benton | 4,100 | 1.0 | -4.0 | 636 | 92.7 | \$276,300 | 13.2 | 130.4 | 86.2 |
| Chelan | 1,030 | 2.0 | 2.0 | 144 | 20.0 | \$334,100 | 13.5 | 114.8 | 64.6 |
| Clallam | 1,120 | 5.7 | 1.8 | 51 | 21.4 | \$293,700 | 7.5 | 106.9 | 118.6 |
| Clark | 7,340 | 1.4 | -6.0 | 886 | -26.5 | \$361,200 | 6.5 | 109.1 | 65.8 |
| Columbia | 130 | 0.0 | 44.4 | 4 | 100.0 | \$146,800 | 4.5 | 216.2 | 150.7 |
| Cowlitz | 1,520 | 0.0 | 8.6 | 49 | -12.5 | \$237,600 | 9.6 | 134.2 | 83.8 |
| Douglas | 660 | 4.8 | 17.9 | 11 | -68.6 | \$327,900 | 16.4 | 113.7 | 59.6 |
| Ferry | 110 | 10.0 | 37.5 | 5 | 25.0 | \$175,000 | 25.9 | 144.2 | 43.8 |
| Franklin | 1,380 | 1.5 | -3.5 | 213 | 29.1 | \$276,300 | 13.2 | 130.4 | 29.5 |
| Garfield | 50 | 0.0 | 0.0 | 2 | 0.0 | \$207,500 | 10.9 | 130.8 | 95.7 |
| Grant | 1,060 | 6.0 | 20.5 | 28 | -41.7 | \$207,800 | 12.2 | 135.2 | 75.6 |
| Grays Harbor | 1,920 | 3.8 | 12.3 | 37 | 48.0 | \$188,800 | 14.6 | 148.8 | 88.3 |
| Island | 2,170 | 0.0 | 3.8 | 38 | -30.9 | \$377,900 | 11.7 | 103.6 | 75.6 |
| Jefferson | 700 | 4.5 | 0.0 | 44 | -22.8 | \$378,700 | 11.5 | 90.5 | 58.4 |
| King | 27,640 | 1.4 | -3.5 | 3,612 | -17.1 | \$729,800 | 12.1 | 66.9 | 39.8 |
| Kitsap | 5,050 | -0.4 | 3.9 | 257 | -20.4 | \$355,600 | 9.4 | 115.3 | 87.6 |
| Kittitas | 1,220 | 0.8 | 0.0 | 48 | 23.1 | \$338,500 | 22.0 | 100.6 | 45.4 |
| Klickitat | 280 | -12.5 | -9.7 | 14 | -51.7 | \$250,000 | 0.0 | 107.0 | 63.8 |
| Lewis | 1,310 | 0.8 | 6.5 | 94 | 291.7 | \$224,300 | 17.8 | 135.1 | 99.8 |
| Lincoln | 170 | 13.3 | 88.9 | 3 | 50.0 | \$140,000 | 47.4 | 208.2 | 172.5 |
| Mason | 1,410 | 3.7 | 12.8 | 47 | 42.4 | \$240,300 | 17.8 | 135.0 | 38.1 |
| Okanogan | 450 | 2.3 | 9.8 | 12 | 33.3 | \$201,700 | 12.9 | 137.3 | 102.7 |
| Pacific | 520 | 4.0 | -1.9 | 12 | 33.3 | \$182,500 | 9.9 | 155.6 | 75.9 |
| Pend Oreille | 300 | 7.1 | 20.0 | 11 | 37.5 | \$181,700 | 6.9 | 143.3 | 76.0 |
| Pierce | 16,250 | 2.7 | 6.9 | 1,798 | 30.9 | \$353,700 | 12.9 | 108.8 | 50.8 |
| San Juan | 360 | 5.9 | 2.9 | 44 | 0.0 | \$558,300 | 10.3 | 63.1 | 28.1 |
| Skagit | 2,290 | -0.4 | -6.5 | 158 | 9.7 | \$342,300 | 8.5 | 103.9 | 36.6 |
| Skamania | 260 | 0.0 | -7.1 | 17 | 70.0 | \$262,500 | -2.3 | 150.2 | 72.6 |
| Snohomish | 10,580 | -4.0 | -4.2 | 1,190 | 77.3 | \$494,600 | 12.5 | 91.4 | 50.3 |
| Spokane | 9,210 | -2.1 | 2.9 | 789 | 14.7 | \$253,200 | 12.5 | 133.5 | 83.0 |
| Stevens | 890 | 8.5 | 21.9 | 19 | 46.2 | \$181,700 | 6.9 | 159.9 | 90.5 |
| Thurston | 5,520 | 1.1 | 8.2 | 284 | -12.1 | \$319,300 | 10.2 | 126.6 | 61.1 |
| Wahkiakum | 80 | 14.3 | -27.3 | 4 | -42.9 | \$241,700 | 20.8 | 124.6 | 30.1 |
| Walla Walla | 910 | 2.2 | 3.4 | 46 | 17.9 | \$215,600 | 1.3 | 145.6 | 105.8 |
| Whatcom | 3,320 | 0.9 | 1.2 | 304 | -36.8 | \$385,000 | 12.1 | 95.6 | 55.5 |
| Whitman | 460 | 7.0 | 4.5 | 36 | 20.0 | \$268,600 | 10.5 | 123.6 | 80.3 |
| Yakima | 1,910 | 2.7 | 1.1 | 106 | 17.8 | \$231,200 | 12.3 | 119.6 | 68.6 |
| Statewide | 114,110 | 0.9 | 0.9 | 11,067 | 1.6 | \$373,400 | 10.6 | 105.4 | 61.2 |

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

EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

| County | Q2 2017 | Q3 2017 | Q4 2017 | Q1 2018 | Q2 2018 | % Change by qtr | % Change by year |
|------------------|----------------|----------------|----------------|----------------|----------------|--------------------|---------------------|
| Adams | 120 | 130 | 140 | 140 | 160 | 14.3 | 33.3 |
| Asotin | 250 | 250 | 250 | 240 | 270 | 12.5 | 8.0 |
| Benton | 4,270 | 4,040 | 4,120 | 4,060 | 4,100 | 1.0 | -4.0 |
| Chelan | 1,010 | 1,030 | 1,010 | 1,010 | 1,030 | 2.0 | 2.0 |
| Clallam | 1,100 | 1,070 | 1,120 | 1,060 | 1,120 | 5.7 | 1.8 |
| Clark | 7,810 | 7,800 | 7,660 | 7,240 | 7,340 | 1.4 | -6.0 |
| Columbia | 90 | 120 | 120 | 130 | 130 | 0.0 | 44.4 |
| Cowlitz | 1,400 | 1,430 | 1,530 | 1,520 | 1,520 | 0.0 | 8.6 |
| Douglas | 560 | 580 | 560 | 630 | 660 | 4.8 | 17.9 |
| Ferry | 80 | 90 | 100 | 100 | 110 | 10.0 | 37.5 |
| Franklin | 1,430 | 1,360 | 1,390 | 1,360 | 1,380 | 1.5 | -3.5 |
| Garfield | 50 | 50 | 50 | 50 | 50 | 0.0 | 0.0 |
| Grant | 880 | 910 | 950 | 1,000 | 1,060 | 6.0 | 20.5 |
| Grays Harbor | 1,710 | 1,820 | 1,810 | 1,850 | 1,920 | 3.8 | 12.3 |
| Island | 2,090 | 2,040 | 2,060 | 2,170 | 2,170 | 0.0 | 3.8 |
| Jefferson | 700 | 680 | 670 | 670 | 700 | 4.5 | 0.0 |
| King | 28,630 | 28,980 | 28,450 | 27,250 | 27,640 | 1.4 | -3.5 |
| Kitsap | 4,860 | 5,050 | 5,100 | 5,070 | 5,050 | -0.4 | 3.9 |
| Kittitas | 1,220 | 1,250 | 1,220 | 1,210 | 1,220 | 0.8 | 0.0 |
| Klickitat | 310 | 330 | 330 | 320 | 280 | -12.5 | -9.7 |
| Lewis | 1,230 | 1,260 | 1,270 | 1,300 | 1,310 | 0.8 | 6.5 |
| Lincoln | 90 | 110 | 140 | 150 | 170 | 13.3 | 88.9 |
| Mason | 1,250 | 1,350 | 1,370 | 1,360 | 1,410 | 3.7 | 12.8 |
| Okanogan | 410 | 430 | 460 | 440 | 450 | 2.3 | 9.8 |
| Pacific | 530 | 530 | 530 | 500 | 520 | 4.0 | -1.9 |
| Pend Oreille | 250 | 270 | 270 | 280 | 300 | 7.1 | 20.0 |
| Pierce | 15,200 | 15,570 | 15,660 | 15,820 | 16,250 | 2.7 | 6.9 |
| San Juan | 350 | 360 | 340 | 340 | 360 | 5.9 | 2.9 |
| Skagit | 2,450 | 2,450 | 2,330 | 2,300 | 2,290 | -0.4 | -6.5 |
| Skamania | 280 | 280 | 290 | 260 | 260 | 0.0 | -7.1 |
| Snohomish | 11,040 | 11,360 | 11,290 | 11,020 | 10,580 | -4.0 | -4.2 |
| Spokane | 8,950 | 9,230 | 9,370 | 9,410 | 9,210 | -2.1 | 2.9 |
| Stevens | 730 | 790 | 810 | 820 | 890 | 8.5 | 21.9 |
| Thurston | 5,100 | 5,350 | 5,400 | 5,460 | 5,520 | 1.1 | 8.2 |
| Wahkiakum | 110 | 100 | 90 | 70 | 80 | 14.3 | -27.3 |
| Walla Walla | 880 | 930 | 870 | 890 | 910 | 2.2 | 3.4 |
| Whatcom | 3,280 | 3,270 | 3,230 | 3,290 | 3,320 | 0.9 | 1.2 |
| Whitman | 440 | 440 | 440 | 430 | 460 | 7.0 | 4.5 |
| Yakima | 1,890 | 1,900 | 1,870 | 1,860 | 1,910 | 2.7 | 1.1 |
| Statewide | 113,030 | 114,990 | 114,670 | 113,110 | 114,110 | 0.9 | 0.9 |

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

EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

| County | Q2 2017 | Q3 2017 | Q4 2017 | Q1 2018 | Q2 2018 | % Change by qtr | % Change by year |
|------------------|---------------|---------------|---------------|---------------|---------------|--------------------|---------------------|
| Adams | 30 | 30 | 30 | 30 | 40 | 33.3 | 33.3 |
| Asotin | 60 | 60 | 60 | 60 | 70 | 16.7 | 16.7 |
| Benton | 1,090 | 1,030 | 1,020 | 970 | 1,040 | 7.2 | -4.6 |
| Chelan | 260 | 270 | 250 | 240 | 260 | 8.3 | 0.0 |
| Clallam | 280 | 280 | 280 | 260 | 280 | 7.7 | 0.0 |
| Clark | 2,010 | 2,010 | 1,900 | 1,760 | 1,880 | 6.8 | -6.5 |
| Columbia | 20 | 30 | 30 | 30 | 30 | 0.0 | 50.0 |
| Cowlitz | 360 | 370 | 380 | 370 | 390 | 5.4 | 8.3 |
| Douglas | 140 | 150 | 140 | 150 | 160 | 6.7 | 14.3 |
| Ferry | 20 | 20 | 20 | 20 | 30 | 50.0 | 50.0 |
| Franklin | 370 | 350 | 340 | 330 | 350 | 6.1 | -5.4 |
| Garfield | 10 | 10 | 10 | 10 | 10 | 0.0 | 0.0 |
| Grant | 230 | 240 | 240 | 240 | 270 | 12.5 | 17.4 |
| Grays Harbor | 430 | 460 | 460 | 450 | 490 | 8.9 | 14.0 |
| Island | 520 | 530 | 510 | 500 | 540 | 8.0 | 3.8 |
| Jefferson | 180 | 170 | 170 | 160 | 180 | 12.5 | 0.0 |
| King | 7,370 | 7,470 | 7,080 | 6,580 | 7,130 | 8.4 | -3.3 |
| Kitsap | 1,230 | 1,300 | 1,270 | 1,220 | 1,290 | 5.7 | 4.9 |
| Kittitas | 310 | 320 | 310 | 290 | 310 | 6.9 | 0.0 |
| Klickitat | 80 | 80 | 80 | 80 | 70 | -12.5 | -12.5 |
| Lewis | 310 | 320 | 320 | 320 | 330 | 3.1 | 6.5 |
| Lincoln | 20 | 30 | 40 | 40 | 50 | 25.0 | 150.0 |
| Mason | 320 | 350 | 340 | 330 | 360 | 9.1 | 12.5 |
| Okanogan | 110 | 120 | 110 | 110 | 120 | 9.1 | 9.1 |
| Pacific | 130 | 140 | 130 | 120 | 130 | 8.3 | 0.0 |
| Pend Oreille | 60 | 70 | 70 | 70 | 80 | 14.3 | 33.3 |
| Pierce | 3,860 | 3,990 | 3,910 | 3,850 | 4,120 | 7.0 | 6.7 |
| San Juan | 80 | 90 | 90 | 80 | 90 | 12.5 | 12.5 |
| Skagit | 630 | 630 | 580 | 560 | 580 | 3.6 | -7.9 |
| Skamania | 70 | 70 | 70 | 70 | 70 | 0.0 | 0.0 |
| Snohomish | 2,820 | 2,900 | 2,800 | 2,670 | 2,690 | 0.7 | -4.6 |
| Spokane | 2,280 | 2,370 | 2,320 | 2,210 | 2,370 | 7.2 | 3.9 |
| Stevens | 190 | 210 | 210 | 200 | 230 | 15.0 | 21.1 |
| Thurston | 1,300 | 1,380 | 1,360 | 1,310 | 1,410 | 7.6 | 8.5 |
| Wahkiakum | 30 | 20 | 20 | 20 | 20 | 0.0 | -33.3 |
| Walla Walla | 230 | 240 | 220 | 210 | 230 | 9.5 | 0.0 |
| Whatcom | 840 | 850 | 810 | 780 | 840 | 7.7 | 0.0 |
| Whitman | 120 | 110 | 100 | 100 | 120 | 20.0 | 0.0 |
| Yakima | 490 | 490 | 470 | 450 | 490 | 8.9 | 0.0 |
| Statewide | 28,890 | 29,510 | 28,550 | 27,250 | 29,120 | 7.0 | 0.8 |

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

EXISTING HOME SALES

State of Washington and Counties
Annual, 2011-2017

| County | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | % Change by year |
|------------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|---------------------|
| Adams | 170 | 120 | 90 | 100 | 90 | 120 | 140 | 33.3 |
| Asotin | 190 | 190 | 220 | 240 | 320 | 280 | 240 | -12.5 |
| Benton | 2,500 | 2,560 | 2,940 | 3,050 | 4,030 | 4,300 | 3,960 | 6.7 |
| Chelan | 570 | 730 | 810 | 550 | 740 | 1,040 | 980 | 40.5 |
| Clallam | 710 | 710 | 950 | 810 | 630 | 1,040 | 1,040 | 65.1 |
| Clark | 5,100 | 5,420 | 6,560 | 6,410 | 7,220 | 8,160 | 7,410 | 13.0 |
| Columbia | 70 | 70 | 110 | 90 | 190 | 80 | 120 | -57.9 |
| Cowlitz | 810 | 790 | 1,060 | 1,050 | 1,240 | 1,350 | 1,530 | 8.9 |
| Douglas | 320 | 340 | 460 | 380 | 430 | 570 | 570 | 32.6 |
| Ferry | 0 | 40 | 50 | 50 | 60 | 70 | 100 | 16.7 |
| Franklin | 840 | 860 | 990 | 1,020 | 1,350 | 1,440 | 1,330 | 6.7 |
| Garfield | 40 | 40 | 40 | 50 | 60 | 50 | 50 | -16.7 |
| Grant | 700 | 590 | 980 | 830 | 870 | 890 | 980 | 2.3 |
| Grays Harbor | 1,260 | 950 | 1,130 | 1,310 | 1,360 | 1,690 | 1,880 | 24.3 |
| Island | 990 | 1,110 | 1,870 | 1,570 | 1,750 | 1,920 | 2,110 | 9.7 |
| Jefferson | 320 | 410 | 510 | 560 | 650 | 680 | 690 | 4.6 |
| King | 19,770 | 21,920 | 25,650 | 25,180 | 26,370 | 28,350 | 28,020 | 7.5 |
| Kitsap | 2,620 | 2,940 | 3,650 | 3,920 | 3,780 | 4,720 | 5,110 | 24.9 |
| Kittitas | 590 | 880 | 840 | 880 | 1,090 | 1,170 | 1,260 | 7.3 |
| Klickitat | 180 | 190 | 230 | 240 | 270 | 260 | 330 | -3.7 |
| Lewis | 660 | 870 | 1,110 | 910 | 1,000 | 1,120 | 1,320 | 12.0 |
| Lincoln | 220 | 120 | 60 | 210 | 80 | 80 | 160 | 0.0 |
| Mason | 640 | 700 | 830 | 1,030 | 1,030 | 1,170 | 1,420 | 13.6 |
| Okanogan | 200 | 280 | 330 | 340 | 390 | 420 | 450 | 7.7 |
| Pacific | 260 | 280 | 360 | 400 | 480 | 530 | 520 | 10.4 |
| Pend Oreille | 180 | 190 | 270 | 210 | 240 | 250 | 280 | 4.2 |
| Pierce | 9,250 | 8,980 | 11,230 | 11,450 | 12,650 | 14,570 | 16,000 | 15.2 |
| San Juan | 140 | 230 | 310 | 310 | 290 | 330 | 360 | 13.8 |
| Skagit | 1,520 | 1,350 | 1,760 | 1,840 | 1,990 | 2,390 | 2,350 | 20.1 |
| Skamania | 120 | 160 | 210 | 210 | 220 | 280 | 270 | 27.3 |
| Snohomish | 7,900 | 8,480 | 9,430 | 9,240 | 10,030 | 11,390 | 11,240 | 13.6 |
| Spokane | 4,470 | 3,330 | 6,190 | 7,600 | 7,040 | 8,440 | 9,420 | 19.9 |
| Stevens | 520 | 570 | 790 | 630 | 710 | 720 | 830 | 1.4 |
| Thurston | 4,320 | 2,910 | 6,270 | 3,620 | 3,950 | 4,860 | 5,560 | 23.0 |
| Wahkiakum | 40 | 80 | 50 | 140 | 120 | 120 | 80 | 0.0 |
| Walla Walla | 510 | 560 | 660 | 710 | 820 | 900 | 890 | 9.8 |
| Whatcom | 2,530 | 2,190 | 3,360 | 2,690 | 3,040 | 3,230 | 3,320 | 6.2 |
| Whitman | 260 | 300 | 400 | 330 | 460 | 450 | 400 | -2.2 |
| Yakima | 1,240 | 1,310 | 1,520 | 1,670 | 1,850 | 1,930 | 1,860 | 4.3 |
| Statewide | 72,730 | 73,750 | 94,280 | 91,830 | 98,890 | 111,360 | 114,580 | 12.6 |

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

MEDIAN HOME PRICES

State of Washington and Counties Time Trend

| County | Q2 2017 | Q3 2017 | Q4 2017 | Q1 2018 | Q2 2018 | % Change by year |
|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|
| Adams | \$147,600 | \$147,300 | \$150,700 | \$153,300 | \$158,300 | 7.2 |
| Asotin | \$208,300 | \$202,100 | \$198,600 | \$208,700 | \$219,700 | 5.5 |
| Benton | \$244,100 | \$245,200 | \$251,100 | \$267,400 | \$276,300 | 13.2 |
| Chelan | \$294,400 | \$337,300 | \$316,400 | \$318,700 | \$334,100 | 13.5 |
| Clallam | \$273,100 | \$269,700 | \$275,600 | \$273,300 | \$293,700 | 7.5 |
| Clark | \$339,200 | \$342,000 | \$336,700 | \$346,800 | \$361,200 | 6.5 |
| Columbia | \$140,500 | \$140,500 | \$147,800 | \$153,800 | \$146,800 | 4.5 |
| Cowlitz | \$216,700 | \$227,100 | \$238,200 | \$250,000 | \$237,600 | 9.6 |
| Douglas | \$281,600 | \$290,900 | \$285,900 | \$295,000 | \$327,900 | 16.4 |
| Ferry | \$139,000 | \$127,000 | \$141,000 | \$157,000 | \$175,000 | 25.9 |
| Franklin | \$244,100 | \$245,200 | \$251,100 | \$267,400 | \$276,300 | 13.2 |
| Garfield | \$187,100 | \$191,100 | \$194,500 | \$199,500 | \$207,500 | 10.9 |
| Grant | \$185,200 | \$194,400 | \$201,400 | \$180,800 | \$207,800 | 12.2 |
| Grays Harbor | \$164,700 | \$167,600 | \$188,200 | \$188,700 | \$188,800 | 14.6 |
| Island | \$338,200 | \$349,700 | \$345,600 | \$349,000 | \$377,900 | 11.7 |
| Jefferson | \$339,700 | \$368,700 | \$356,800 | \$361,900 | \$378,700 | 11.5 |
| King | \$650,800 | \$658,400 | \$641,400 | \$672,700 | \$729,800 | 12.1 |
| Kitsap | \$325,000 | \$326,500 | \$320,200 | \$326,300 | \$355,600 | 9.4 |
| Kittitas | \$277,400 | \$278,900 | \$312,500 | \$311,700 | \$338,500 | 22.0 |
| Klickitat | \$250,000 | \$259,600 | \$246,900 | \$279,200 | \$250,000 | 0.0 |
| Lewis | \$190,400 | \$211,100 | \$217,000 | \$208,800 | \$224,300 | 17.8 |
| Lincoln | \$95,000 | \$99,000 | \$107,000 | \$100,000 | \$140,000 | 47.4 |
| Mason | \$204,000 | \$220,700 | \$224,200 | \$226,100 | \$240,300 | 17.8 |
| Okanogan | \$178,700 | \$218,500 | \$204,300 | \$225,000 | \$201,700 | 12.9 |
| Pacific | \$166,000 | \$162,900 | \$180,700 | \$190,000 | \$182,500 | 9.9 |
| Pend Oreille | \$170,000 | \$170,000 | \$187,000 | \$176,200 | \$181,700 | 6.9 |
| Pierce | \$313,200 | \$338,400 | \$315,600 | \$332,500 | \$353,700 | 12.9 |
| San Juan | \$518,700 | \$553,600 | \$537,500 | \$475,000 | \$558,300 | 7.6 |
| Skagit | \$315,500 | \$322,900 | \$329,600 | \$342,300 | \$342,300 | 8.5 |
| Skamania | \$268,700 | \$285,400 | \$277,500 | \$287,500 | \$262,500 | -2.3 |
| Snohomish | \$439,700 | \$452,400 | \$442,300 | \$472,200 | \$494,600 | 12.5 |
| Spokane | \$225,100 | \$229,300 | \$222,700 | \$225,100 | \$253,200 | 12.5 |
| Stevens | \$170,000 | \$170,000 | \$187,000 | \$176,200 | \$181,700 | 6.9 |
| Thurston | \$289,800 | \$289,800 | \$287,900 | \$297,900 | \$319,300 | 10.2 |
| Wahkiakum | \$200,000 | \$212,500 | \$243,700 | \$180,000 | \$241,700 | 20.8 |
| Walla Walla | \$212,800 | \$213,700 | \$220,700 | \$214,200 | \$215,600 | 1.3 |
| Whatcom | \$343,500 | \$350,600 | \$345,900 | \$360,800 | \$385,000 | 12.1 |
| Whitman | \$243,000 | \$244,000 | \$220,800 | \$254,200 | \$268,600 | 10.5 |
| Yakima | \$205,900 | \$209,300 | \$204,400 | \$200,900 | \$231,200 | 12.3 |
| Statewide | \$337,700 | \$363,200 | \$352,200 | \$360,200 | \$373,400 | 10.6 |

WCRER Estimates

HOME PRICES BY BEDROOMS

State of Washington and Counties

Second Quarters

| County | 2 bedrooms | | | 3 bedrooms | | | 4+ bedrooms | | |
|------------------|----------------|----------------|-------------|----------------|----------------|-------------|----------------|----------------|------------|
| | Q2 2017 | Q2 2018 | % Change | Q2 2017 | Q2 2018 | % Change | Q2 2017 | Q2 2018 | % Change |
| Adams | 60,000 | 75,000 | 25 | 147,500 | 176,700 | 19.8 | 262,500 | 145,000 | -44.8 |
| Asotin | 134,300 | 143,100 | 6.6 | 209,800 | 224,200 | 6.9 | 237,500 | 247,000 | 4 |
| Benton | 125,900 | 159,400 | 26.6 | 227,200 | 253,800 | 11.7 | 299,300 | 334,300 | 11.7 |
| Chelan | 215,900 | 238,600 | 10.5 | 293,300 | 329,300 | 12.3 | 385,700 | 395,000 | 2.4 |
| Clallam | 235,000 | 259,200 | 10.3 | 285,500 | 316,900 | 11 | 296,900 | 292,600 | -1.4 |
| Clark | 230,600 | 259,600 | 12.6 | 297,000 | 333,700 | 12.4 | 415,900 | 435,500 | 4.7 |
| Columbia | 47,500 | 77,500 | 63.2 | 120,000 | 180,000 | 50 | 200,000 | 400,000 | 100 |
| Cowlitz | 143,700 | 171,300 | 19.2 | 218,300 | 245,400 | 12.4 | 271,700 | 297,600 | 9.5 |
| Douglas | 170,000 | 180,000 | 5.9 | 275,000 | 313,200 | 13.9 | 335,000 | 410,700 | 22.6 |
| Ferry | 95,000 | 250,000 | NA | 225,000 | 190,000 | -15.6 | 275,000 | 200,000 | -27.3 |
| Franklin | 125,900 | 159,400 | 26.6 | 227,200 | 253,800 | 11.7 | 299,300 | 334,300 | 11.7 |
| Garfield | 134,300 | 143,100 | 6.6 | 209,800 | 224,200 | 6.9 | 237,500 | 247,000 | 4 |
| Grant | 120,000 | 125,000 | 4.2 | 174,800 | 194,700 | 11.4 | 230,300 | 275,000 | 19.4 |
| Grays Harbor | 141,300 | 166,700 | 18 | 192,300 | 204,300 | 6.2 | 152,500 | 219,400 | 43.9 |
| Island | 311,600 | 369,400 | 18.5 | 339,000 | 363,700 | 7.3 | 400,000 | 439,600 | 9.9 |
| Jefferson | 304,200 | 356,200 | 17.1 | 368,700 | 390,600 | 5.9 | 525,000 | 537,500 | 2.4 |
| King | 529,300 | 587,500 | 11 | 596,800 | 656,400 | 10 | 772,700 | 872,200 | 12.9 |
| Kitsap | 250,000 | 279,600 | 11.8 | 313,200 | 341,200 | 8.9 | 398,600 | 445,500 | 11.8 |
| Kittitas | 198,600 | 283,300 | 42.6 | 281,500 | 327,800 | 16.4 | 306,200 | 397,700 | 29.9 |
| Klickitat | 212,500 | 150,000 | -29.4 | 291,700 | 293,700 | 0.7 | 350,000 | 350,000 | 0 |
| Lewis | 130,600 | 158,600 | 21.4 | 204,000 | 229,300 | 12.4 | 268,700 | 264,600 | -1.5 |
| Lincoln | 50,000 | 120,000 | NA | 140,000 | 140,000 | 0 | 250,000 | 150,000 | -40 |
| Mason | 150,000 | 186,200 | 24.1 | 226,800 | 254,200 | 12.1 | 275,000 | 312,500 | 13.6 |
| Okanogan | 147,500 | 180,000 | 22 | 187,500 | 170,000 | -9.3 | 206,200 | 275,000 | 33.4 |
| Pacific | 146,000 | 171,700 | 17.6 | 182,900 | 198,300 | 8.4 | 150,000 | 195,000 | 30 |
| Pend Oreille | 87,500 | 136,700 | 56.2 | 200,000 | 210,400 | 5.2 | 225,000 | 220,000 | -2.2 |
| Pierce | 220,600 | 252,500 | 14.5 | 289,800 | 333,300 | 15 | 374,400 | 409,800 | 9.5 |
| San Juan | 496,400 | 475,000 | -4.3 | 525,000 | 600,000 | 14.3 | 750,000 | 900,000 | 20 |
| Skagit | 243,700 | 247,800 | 1.7 | 306,400 | 344,000 | 12.3 | 390,300 | 437,500 | 12.1 |
| Skamania | 190,000 | 150,000 | -21.1 | 291,700 | 287,500 | -1.4 | 450,000 | 400,000 | -11.1 |
| Snohomish | 290,400 | 367,300 | 26.5 | 398,600 | 449,800 | 12.8 | 530,900 | 588,100 | 10.8 |
| Spokane | 129,000 | 152,000 | 17.8 | 200,800 | 230,400 | 14.7 | 269,400 | 295,800 | 9.8 |
| Stevens | 87,500 | 136,700 | 56.2 | 200,000 | 210,400 | 5.2 | 225,000 | 220,000 | -2.2 |
| Thurston | 245,100 | 267,100 | 9 | 271,600 | 298,700 | 10 | 335,800 | 367,700 | 9.5 |
| Wahkiakum | 200,000 | 525,000 | NA | 212,500 | 208,300 | -2 | 130,000 | 325,000 | NA |
| Walla Walla | 130,000 | 130,000 | 0 | 225,900 | 255,600 | 13.1 | 267,300 | 305,000 | 14.1 |
| Whatcom | 247,700 | 281,600 | 13.7 | 341,700 | 373,800 | 9.4 | 429,500 | 448,600 | 4.4 |
| Whitman | 153,300 | 148,300 | -3.3 | 231,000 | 247,700 | 7.2 | 290,400 | 310,700 | 7 |
| Yakima | 100,000 | 139,000 | 39 | 207,500 | 229,300 | 10.5 | 271,600 | 300,000 | 10.5 |
| Statewide | 238,600 | 270,200 | 13.2 | 315,700 | 352,100 | 11.5 | 441,100 | 465,100 | 5.4 |

WCRER Estimates

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Second Quarter 2018

| County | Median Price | Mortgage Rate | Monthly Payment | Family Income | HAI | Starter Monthly Payment | Household Income | First-time HAI |
|------------------|------------------|---------------|-----------------|-----------------|--------------|-------------------------|------------------|----------------|
| Adams | \$158,300 | 4.7 | \$656 | \$49,400 | 156.7 | \$646 | \$38,505 | 86.9 |
| Asotin | \$219,700 | 4.7 | \$911 | \$60,200 | 137.6 | \$897 | \$51,173 | 83.2 |
| Benton | \$276,300 | 4.7 | \$1,146 | \$71,750 | 130.4 | \$1,128 | \$66,651 | 86.2 |
| Chelan | \$334,100 | 4.7 | \$1,386 | \$76,400 | 114.8 | \$1,364 | \$60,456 | 64.6 |
| Clallam | \$293,700 | 4.7 | \$1,218 | \$62,500 | 106.9 | \$1,199 | \$97,494 | 118.6 |
| Clark | \$361,200 | 4.7 | \$1,498 | \$78,500 | 109.1 | \$1,474 | \$66,587 | 65.8 |
| Columbia | \$146,800 | 4.7 | \$609 | \$63,200 | 216.2 | \$599 | \$61,963 | 150.7 |
| Cowlitz | \$237,600 | 4.7 | \$985 | \$63,500 | 134.2 | \$970 | \$55,736 | 83.8 |
| Douglas | \$327,900 | 4.7 | \$1,360 | \$74,250 | 113.7 | \$1,338 | \$54,742 | 59.6 |
| Ferry | \$175,000 | 4.7 | \$726 | \$50,250 | 144.2 | \$714 | \$21,470 | 43.8 |
| Franklin | \$276,300 | 4.7 | \$1,146 | \$71,750 | 130.4 | \$1,128 | \$22,834 | 29.5 |
| Garfield | \$207,500 | 4.7 | \$860 | \$54,050 | 130.8 | \$847 | \$55,625 | 95.7 |
| Grant | \$207,800 | 4.7 | \$862 | \$55,950 | 135.2 | \$848 | \$43,993 | 75.6 |
| Grays Harbor | \$188,800 | 4.7 | \$783 | \$55,950 | 148.8 | \$770 | \$46,667 | 88.3 |
| Island | \$377,900 | 4.7 | \$1,567 | \$78,000 | 103.6 | \$1,543 | \$80,028 | 75.6 |
| Jefferson | \$378,700 | 4.7 | \$1,571 | \$68,250 | 90.5 | \$1,546 | \$61,876 | 58.4 |
| King | \$729,800 | 4.7 | \$3,028 | \$97,200 | 66.9 | \$2,980 | \$81,263 | 39.8 |
| Kitsap | \$355,600 | 4.7 | \$1,475 | \$81,650 | 115.3 | \$1,452 | \$87,217 | 87.6 |
| Kittitas | \$338,500 | 4.7 | \$1,404 | \$67,850 | 100.6 | \$1,382 | \$43,050 | 45.4 |
| Klickitat | \$250,000 | 4.7 | \$1,037 | \$53,250 | 107.0 | \$1,020 | \$44,638 | 63.8 |
| Lewis | \$224,300 | 4.7 | \$930 | \$60,350 | 135.1 | \$915 | \$62,672 | 99.8 |
| Lincoln | \$140,000 | 4.7 | \$580 | \$58,050 | 208.2 | \$571 | \$67,608 | 172.5 |
| Mason | \$240,300 | 4.7 | \$997 | \$64,600 | 135.0 | \$981 | \$25,661 | 38.1 |
| Okanogan | \$201,700 | 4.7 | \$836 | \$55,150 | 137.3 | \$823 | \$58,026 | 102.7 |
| Pacific | \$182,500 | 4.7 | \$757 | \$56,550 | 155.6 | \$745 | \$38,798 | 75.9 |
| Pend Oreille | \$181,700 | 4.7 | \$753 | \$51,850 | 143.3 | \$741 | \$38,675 | 76.0 |
| Pierce | \$353,700 | 4.7 | \$1,467 | \$76,650 | 108.8 | \$1,444 | \$50,268 | 50.8 |
| San Juan | \$558,300 | 4.7 | \$2,316 | \$70,200 | 63.1 | \$2,279 | \$43,865 | 28.1 |
| Skagit | \$342,300 | 4.7 | \$1,420 | \$70,850 | 103.9 | \$1,397 | \$35,117 | 36.6 |
| Skamania | \$262,500 | 4.7 | \$1,089 | \$78,500 | 150.2 | \$1,071 | \$53,333 | 72.6 |
| Snohomish | \$494,600 | 4.7 | \$2,052 | \$90,050 | 91.4 | \$2,019 | \$69,692 | 50.3 |
| Spokane | \$253,200 | 4.7 | \$1,050 | \$67,300 | 133.5 | \$1,033 | \$58,843 | 83.0 |
| Stevens | \$181,700 | 4.7 | \$753 | \$57,850 | 159.9 | \$741 | \$46,028 | 90.5 |
| Thurston | \$319,300 | 4.7 | \$1,324 | \$80,500 | 126.6 | \$1,303 | \$54,593 | 61.1 |
| Wahkiakum | \$241,700 | 4.7 | \$1,002 | \$60,000 | 124.6 | \$986 | \$20,394 | 30.1 |
| Walla Walla | \$215,600 | 4.7 | \$894 | \$62,500 | 145.6 | \$880 | \$63,872 | 105.8 |
| Whatcom | \$385,000 | 4.7 | \$1,597 | \$73,300 | 95.6 | \$1,572 | \$59,785 | 55.5 |
| Whitman | \$268,600 | 4.7 | \$1,114 | \$66,100 | 123.6 | \$1,096 | \$60,412 | 80.3 |
| Yakima | \$231,200 | 4.7 | \$959 | \$55,050 | 119.6 | \$944 | \$44,433 | 68.6 |
| Statewide | \$373,400 | 4.7 | \$1,549 | \$78,400 | 105.4 | \$1,524 | \$64,013 | 61.2 |

Source: Runstad Center Estimates

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

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment. First-time buyer index assumes 10% down.

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

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

| County | Q2 2016 | Q3 2016 | Q4 2016 | Q1 2017 | Q2 2017 | Q3 2017 | Q4 2017 | Q1 2018 | Q2 2018 |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Adams | 197.0 | 200.4 | 193.9 | 178.6 | 178.4 | 177.8 | 174.1 | 166.3 | 156.7 |
| Asotin | 178.4 | 182.2 | 177.1 | 171.8 | 153.9 | 157.8 | 160.9 | 148.8 | 137.6 |
| Benton | 172.5 | 175.2 | 175.3 | 158.8 | 156.6 | 155.1 | 151.8 | 138.4 | 130.4 |
| Chelan | 145.6 | 140.7 | 138.5 | 144.2 | 134.9 | 117.9 | 126.7 | 122.9 | 114.8 |
| Clallam | 130.4 | 131.4 | 139.4 | 125.5 | 121.9 | 122.8 | 120.4 | 118.0 | 106.9 |
| Clark | 144.8 | 143.5 | 141.7 | 135.3 | 123.3 | 121.6 | 123.8 | 116.8 | 109.1 |
| Columbia | 187.8 | 252.4 | 204.1 | 189.5 | 239.6 | 238.4 | 227.1 | 212.0 | 216.2 |
| Cowlitz | 165.8 | 171.0 | 164.5 | 150.2 | 156.1 | 148.2 | 141.6 | 131.1 | 134.2 |
| Douglas | 150.6 | 152.2 | 142.4 | 140.2 | 137.1 | 132.9 | 136.3 | 129.1 | 113.7 |
| Ferry | 188.4 | 196.7 | 215.3 | 216.8 | 192.4 | 209.5 | 189.1 | 165.1 | 144.2 |
| Franklin | 172.5 | 175.2 | 175.3 | 158.8 | 156.6 | 155.1 | 151.8 | 138.4 | 130.4 |
| Garfield | 167.6 | 168.5 | 165.0 | 155.7 | 153.9 | 149.9 | 147.6 | 139.8 | 130.8 |
| Grant | 160.2 | 163.5 | 165.8 | 163.9 | 161.0 | 152.6 | 147.5 | 159.7 | 135.2 |
| GraysHarbor | 195.7 | 205.3 | 188.4 | 187.5 | 181.0 | 177.0 | 157.9 | 153.0 | 148.8 |
| Island | 133.1 | 131.4 | 132.7 | 122.9 | 122.9 | 118.2 | 119.8 | 115.3 | 103.6 |
| Jefferson | 115.6 | 116.8 | 104.7 | 99.1 | 107.0 | 98.1 | 101.6 | 97.3 | 90.5 |
| King | 92.6 | 93.4 | 88.9 | 86.4 | 79.4 | 78.1 | 80.4 | 74.5 | 66.9 |
| Kitsap | 151.1 | 151.1 | 153.3 | 145.6 | 133.7 | 132.5 | 135.4 | 129.1 | 115.3 |
| Kittitas | 149.0 | 141.3 | 136.5 | 125.3 | 130.2 | 128.9 | 115.3 | 112.3 | 100.6 |
| Klickitat | 104.7 | 149.8 | 116.2 | 125.8 | 113.4 | 108.7 | 114.5 | 98.4 | 107.0 |
| Lewis | 182.7 | 183.1 | 191.9 | 178.3 | 169.0 | 151.6 | 147.8 | 149.2 | 135.1 |
| Lincoln | 374.6 | 366.8 | 357.2 | 335.7 | 325.7 | 310.9 | 288.2 | 299.6 | 208.2 |
| Mason | 182.9 | 175.3 | 174.0 | 169.9 | 168.8 | 155.2 | 153.0 | 147.4 | 135.0 |
| Okanogan | 176.5 | 145.9 | 146.4 | 179.1 | 164.4 | 133.8 | 143.4 | 126.5 | 137.3 |
| Pacific | 211.3 | 209.2 | 205.8 | 192.8 | 181.5 | 184.0 | 166.2 | 153.6 | 155.6 |
| Pend | 173.8 | 177.7 | 184.2 | 190.2 | 162.4 | 161.5 | 147.2 | 151.8 | 143.3 |
| Pierce | 148.8 | 147.6 | 145.3 | 138.1 | 130.5 | 120.1 | 129.0 | 119.0 | 108.8 |
| SanJuan | 92.9 | 75.1 | 87.6 | 79.8 | 72.2 | 67.3 | 69.4 | 76.3 | 63.1 |
| Skagit | 129.3 | 134.3 | 132.2 | 121.9 | 119.6 | 116.3 | 114.2 | 106.8 | 103.9 |
| Skamania | 193.2 | 167.7 | 154.4 | 179.4 | 155.6 | 145.8 | 150.2 | 140.9 | 150.2 |
| Snohomish | 124.8 | 122.5 | 123.7 | 111.4 | 108.9 | 105.4 | 108.0 | 98.4 | 91.4 |
| Spokane | 174.2 | 172.6 | 177.4 | 166.5 | 159.4 | 155.6 | 160.5 | 154.3 | 133.5 |
| Stevens | 194.5 | 198.8 | 205.9 | 212.6 | 181.4 | 180.4 | 164.3 | 169.4 | 159.9 |
| Thurston | 162.7 | 163.1 | 161.5 | 154.9 | 148.0 | 147.2 | 148.5 | 139.4 | 126.6 |
| Wahkiakum | 155.7 | 158.0 | 152.6 | 131.2 | 159.7 | 149.6 | 130.7 | 172.0 | 124.6 |
| WallaWalla | 168.1 | 165.1 | 158.2 | 147.5 | 156.5 | 155.0 | 150.4 | 150.5 | 145.6 |
| Whatcom | 132.1 | 126.8 | 122.7 | 114.3 | 113.6 | 110.7 | 112.5 | 104.8 | 95.6 |
| Whitman | 151.8 | 156.4 | 161.8 | 136.1 | 145.0 | 143.6 | 159.0 | 134.2 | 123.6 |
| Yakima | 161.8 | 157.4 | 149.3 | 146.9 | 142.4 | 139.4 | 143.0 | 141.4 | 119.6 |
| Statewide | 134.0 | 132.3 | 131.0 | 124.3 | 123.7 | 114.4 | 118.2 | 112.3 | 105.4 |

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 2016 | Q3 2016 | Q4 2016 | Q1 2017 | Q2 2017 | Q3 2017 | Q4 2017 | Q1 2018 | Q2 2018 |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Adams | 114.1 | 115.4 | 111.1 | 101.8 | 101.0 | 100.2 | 97.5 | 92.7 | 86.9 |
| Asotin | 103.3 | 106.1 | 103.7 | 101.2 | 91.1 | 93.9 | 96.2 | 89.5 | 83.2 |
| Benton | 113.5 | 115.3 | 115.5 | 104.7 | 103.2 | 102.3 | 100.1 | 91.4 | 86.2 |
| Chelan | 81.9 | 79.2 | 77.9 | 81.2 | 75.9 | 66.3 | 71.3 | 69.2 | 64.6 |
| Clallam | 120.8 | 124.8 | 135.6 | 125.1 | 124.2 | 127.9 | 128.1 | 128.2 | 118.6 |
| Clark | 84.7 | 84.2 | 83.5 | 80.1 | 73.2 | 72.5 | 74.1 | 70.2 | 65.8 |
| Columbia | 118.8 | 161.7 | 132.5 | 124.6 | 159.4 | 160.5 | 154.7 | 146.1 | 150.7 |
| Cowlitz | 97.6 | 101.4 | 98.4 | 90.5 | 94.7 | 90.6 | 87.1 | 81.2 | 83.8 |
| Douglas | 81.2 | 81.8 | 76.2 | 74.8 | 72.9 | 70.3 | 71.9 | 67.9 | 59.6 |
| Ferry | 71.8 | 73.0 | 77.8 | 76.3 | 65.8 | 69.6 | 61.0 | 51.7 | 43.8 |
| Franklin | 56.6 | 55.2 | 53.0 | 46.0 | 43.3 | 40.9 | 38.1 | 33.1 | 29.5 |
| Garfield | 118.1 | 119.3 | 117.4 | 111.3 | 110.5 | 108.1 | 107.0 | 101.8 | 95.7 |
| Grant | 91.1 | 92.8 | 93.9 | 92.7 | 90.8 | 85.8 | 82.8 | 89.5 | 75.6 |
| Grays Harbor | 113.6 | 119.4 | 109.9 | 109.7 | 106.2 | 104.1 | 93.1 | 90.5 | 88.3 |
| Island | 89.7 | 89.5 | 91.2 | 85.5 | 86.2 | 83.8 | 85.8 | 83.3 | 75.6 |
| Jefferson | 69.8 | 71.1 | 64.3 | 61.4 | 66.8 | 61.7 | 64.4 | 62.2 | 58.4 |
| King | 53.4 | 54.0 | 51.6 | 50.4 | 46.5 | 45.9 | 47.4 | 44.1 | 39.8 |
| Kitsap | 104.6 | 105.9 | 108.7 | 104.6 | 97.1 | 97.3 | 100.5 | 97.0 | 87.6 |
| Kittitas | 68.2 | 64.6 | 62.3 | 57.1 | 59.2 | 58.5 | 52.2 | 50.8 | 45.4 |
| Klickitat | 63.4 | 90.4 | 70.0 | 75.7 | 68.1 | 65.1 | 68.5 | 58.8 | 63.8 |
| Lewis | 121.5 | 123.4 | 131.2 | 123.6 | 118.7 | 107.8 | 106.4 | 108.8 | 99.8 |
| Lincoln | 283.4 | 280.8 | 276.7 | 263.2 | 258.2 | 249.2 | 233.5 | 245.4 | 172.5 |
| Mason | 66.9 | 62.2 | 60.0 | 56.8 | 54.6 | 48.6 | 46.3 | 43.1 | 38.1 |
| Okanogan | 118.9 | 99.7 | 101.4 | 125.8 | 116.9 | 96.4 | 104.6 | 93.5 | 102.7 |
| Pacific | 104.4 | 103.2 | 101.4 | 94.8 | 89.1 | 90.2 | 81.3 | 75.0 | 75.9 |
| Pend Oreille | 93.6 | 95.4 | 98.7 | 101.9 | 86.7 | 86.1 | 78.3 | 80.7 | 76.0 |
| Pierce | 73.5 | 72.4 | 70.7 | 66.8 | 62.6 | 57.2 | 61.0 | 55.9 | 50.8 |
| San Juan | 45.1 | 36.1 | 41.6 | 37.5 | 33.6 | 30.9 | 31.5 | 34.3 | 28.1 |
| Skagit | 54.9 | 55.8 | 53.7 | 48.4 | 46.4 | 44.1 | 42.2 | 38.6 | 36.6 |
| Skamania | 94.5 | 81.9 | 75.3 | 87.4 | 75.6 | 70.7 | 72.8 | 68.2 | 72.6 |
| Snohomish | 68.4 | 67.2 | 67.9 | 61.2 | 59.8 | 57.9 | 59.4 | 54.1 | 50.3 |
| Spokane | 103.9 | 103.5 | 106.9 | 100.9 | 97.1 | 97.1 | 98.8 | 95.4 | 83.0 |
| Stevens | 108.3 | 110.9 | 115.1 | 119.2 | 101.8 | 101.5 | 92.6 | 95.7 | 90.5 |
| Thurston | 83.1 | 82.7 | 81.3 | 77.5 | 73.5 | 72.5 | 72.6 | 67.7 | 61.1 |
| Wahkiakum | 53.0 | 51.8 | 48.1 | 39.7 | 46.4 | 41.6 | 34.7 | 43.6 | 30.1 |
| Walla Walla | 113.6 | 112.6 | 108.9 | 102.6 | 109.7 | 109.7 | 107.4 | 108.5 | 105.8 |
| Whatcom | 74.6 | 71.8 | 69.8 | 65.2 | 65.0 | 63.6 | 64.8 | 60.6 | 55.5 |
| Whitman | 86.1 | 90.3 | 95.1 | 81.5 | 88.3 | 88.9 | 100.1 | 85.8 | 80.3 |
| Yakima | 93.0 | 90.5 | 85.8 | 84.4 | 81.8 | 80.0 | 82.1 | 81.2 | 68.6 |
| Statewide | 76.5 | 75.7 | 75.1 | 71.4 | 71.2 | 66.0 | 68.3 | 65.1 | 61.2 |

WCRER Estimates

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

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

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

% OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of Second Quarter 2018

| County | \$80,000 | \$160,000 | \$250,000 | \$500,000 |
|------------------|------------|------------|-------------|-------------|
| Adams | 7.9 | 44.7 | 65.8 | 97.4 |
| Asotin | NA | 10.8 | 51.2 | 92.5 |
| Benton | 1.2 | 5.3 | 20.8 | 79.3 |
| Chelan | 0.5 | 4.7 | 14.0 | 51.2 |
| Clallam | 0.5 | 7.5 | 21.4 | 68.7 |
| Clark | 0.6 | 2.4 | 4.3 | 57.6 |
| Columbia | 2.2 | 16.7 | 42.3 | 87.7 |
| Cowlitz | NA | 8.9 | 32.0 | 81.8 |
| Douglas | NA | 1.7 | 9.6 | 78.3 |
| Ferry | 9.8 | 43.1 | 68.6 | 96.1 |
| Franklin | 1.2 | 5.3 | 20.8 | 79.3 |
| Garfield | NA | 10.8 | 51.2 | 92.5 |
| Grant | 3.4 | 21.1 | 47.2 | 93.6 |
| Grays Harbor | 7.5 | 24.6 | 54.4 | 87.8 |
| Island | NA | NA | 2.1 | 54.1 |
| Jefferson | 1.6 | 6.3 | 12.2 | 56.1 |
| King | 0.0 | 0.2 | 0.6 | 19.5 |
| Kitsap | NA | 1.2 | 8.7 | 55.8 |
| Kittitas | 0.4 | 2.7 | 12.0 | 49.3 |
| Klickitat | 0.9 | 9.3 | 23.1 | 66.7 |
| Lewis | 1.5 | 12.9 | 39.2 | 83.7 |
| Lincoln | 11.6 | 39.5 | 58.1 | 90.7 |
| Mason | 1.8 | 13.4 | 38.4 | 82.0 |
| Okanogan | 3.4 | 21.6 | 42.6 | 80.9 |
| Pacific | 6.3 | 21.4 | 50.4 | 89.1 |
| Pend Oreille | 8.1 | 26.5 | 48.1 | 86.9 |
| Pierce | 0.1 | 1.0 | 6.5 | 60.3 |
| San Juan | NA | 0.4 | 2.0 | 24.3 |
| Skagit | 2.2 | 6.3 | 13.2 | 48.8 |
| Skamania | 1.8 | 30.4 | 37.5 | 80.4 |
| Snohomish | 0.1 | 0.6 | 1.3 | 37.8 |
| Spokane | 1.2 | 10.3 | 34.3 | 80.9 |
| Stevens | 8.1 | 26.5 | 48.1 | 86.9 |
| Thurston | 0.3 | 2.9 | 9.4 | 72.6 |
| Wahkiakum | NA | NA | 7.1 | 82.1 |
| Walla Walla | 2.2 | 16.7 | 42.3 | 87.7 |
| Whatcom | 4.3 | 6.3 | 10.8 | 52.0 |
| Whitman | 1.0 | 17.8 | 35.6 | 87.1 |
| Yakima | 3.0 | 15.7 | 45.2 | 89.0 |
| Statewide | 1.2 | 6.2 | 16.8 | 57.7 |

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 | % Change |
|------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------|
| Adams | NA | 87 | 56 | 46 | 41 | 46 | 38 | -17.4 |
| Asotin | 435 | 336 | 355 | 341 | 307 | 244 | 240 | -1.6 |
| Benton | 1,854 | 1,804 | 1,584 | 1,267 | 1,019 | 886 | 753 | -15 |
| Chelan | 541 | 482 | 403 | 259 | 348 | 215 | 215 | 0 |
| Clallam | 640 | 628 | 427 | 298 | 320 | 300 | 201 | -33 |
| Clark | 2,580 | 2,344 | 1,206 | 1,418 | 1,144 | 1,005 | 1,226 | 22 |
| Columbia | 547 | 25 | 494 | 416 | 450 | 358 | 317 | -11.5 |
| Cowlitz | 588 | 454 | 534 | 404 | 271 | 224 | 225 | 0.4 |
| Douglas | 201 | 161 | 146 | 120 | 106 | 78 | 115 | 47.4 |
| Ferry | 75 | 75 | 89 | 67 | 66 | 56 | 51 | -8.9 |
| Franklin | 1,854 | 1,804 | 1,584 | 1,267 | 1,019 | 886 | 753 | -15 |
| Garfield | 435 | 336 | 355 | 341 | 307 | 244 | 240 | -1.6 |
| Grant | 584 | 582 | 524 | 487 | 410 | 332 | 265 | -20.2 |
| GraysHarbor | 827 | 774 | 802 | 605 | 525 | 418 | 386 | -7.7 |
| Island | 924 | 857 | 780 | 585 | 482 | 439 | 333 | -24.1 |
| Jefferson | 531 | 477 | 427 | 360 | 273 | 272 | 189 | -30.5 |
| King | 4,997 | 4,209 | 4,707 | 3,399 | 3,140 | 2,583 | 3,703 | 43.4 |
| Kitsap | 1,503 | 1,388 | 1,416 | 46 | 750 | 712 | 563 | -20.9 |
| Kittitas | 525 | 459 | 505 | 438 | 297 | 227 | 225 | -0.9 |
| Klickitat | 242 | 249 | 46 | 185 | 160 | 113 | 108 | -4.4 |
| Lewis | 722 | 723 | 670 | 633 | 403 | 338 | 263 | -22.2 |
| Lincoln | NA | 51 | 42 | 45 | 31 | 44 | 43 | -2.3 |
| Mason | 820 | 801 | 780 | 606 | 468 | 355 | 284 | -20 |
| Okanogan | 437 | 469 | 531 | 465 | 430 | 360 | 319 | -11.4 |
| Pacific | 441 | 435 | 434 | 319 | 292 | 238 | 238 | 0 |
| Pend | 551 | 558 | 545 | 467 | 429 | 348 | 260 | -25.3 |
| Pierce | 3,481 | 2,976 | 3,775 | 2,905 | 2,285 | 2,171 | 2,015 | -7.2 |
| SanJuan | 468 | 432 | 452 | 398 | 342 | 260 | 247 | -5 |
| Skagit | 903 | 792 | 808 | 593 | 503 | 422 | 410 | -2.8 |
| Skamania | 101 | 107 | 17 | 66 | 44 | 38 | 56 | 47.4 |
| Snohomish | 1,985 | 1,747 | 2,438 | 1,913 | 1,474 | 1,316 | 1,513 | 15 |
| Spokane | NA | 3,098 | 3,290 | 2,768 | 2,304 | 2,131 | 1,646 | -22.8 |
| Stevens | 551 | 558 | 545 | 467 | 429 | 348 | 260 | -25.3 |
| Thurston | 1,329 | 1,158 | 1,393 | 1,088 | 969 | 745 | 646 | -13.3 |
| Wahkiakum | NA | NA | NA | 44 | NA | 35 | 28 | -20 |
| WallaWalla | 547 | 543 | 494 | 467 | 450 | 358 | 317 | -11.5 |
| Whatcom | 1,358 | 1,306 | 1,430 | 1,049 | 845 | 712 | 602 | -15.4 |
| Whitman | 216 | 200 | 183 | 98 | 147 | 122 | 101 | -17.2 |
| Yakima | 874 | 896 | 873 | 885 | 694 | 555 | 566 | 2 |
| Statewide | 31,827 | 31,683 | 32,656 | 25,550 | 22,219 | 19,056 | 18,707 | -1.8 |

WCRER Estimates

MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

June 2018

| County | Under \$80,000 | \$80,000- \$159,999 | \$160,000- \$249,999 | \$250,000- \$499,999 | \$500,000 and above | Total Market | % Change by year |
|------------------|-------------------|------------------------|-------------------------|-------------------------|------------------------|-----------------|------------------------|
| Adams | 1.9 | 2.9 | 1.7 | 9.4 | NA | 3.1 | -39.2 |
| Asotin | NA | NA | 3.2 | 4.3 | 14.9 | 3.5 | -14.6 |
| Benton | 1.8 | 1.5 | 0.9 | 2.0 | 6.7 | 1.9 | -13.6 |
| Chelan | 0.5 | 2.6 | 1.7 | 1.6 | NA | 2.8 | -6.7 |
| Clallam | 0.3 | 2.3 | 1.2 | 1.7 | 5.7 | 2.0 | -44.4 |
| Clark | 1.4 | 2.5 | 0.8 | 1.6 | 5.6 | 2.3 | 27.8 |
| Columbia | 6.3 | 54.8 | 96.5 | 128.7 | 139.4 | 75.5 | 12.0 |
| Cowlitz | NA | NA | 1.1 | 2.6 | 11.2 | 2.1 | 0.0 |
| Douglas | NA | NA | 1.3 | 2.4 | NA | 2.4 | 33.3 |
| Ferry | 15.9 | 18.0 | 6.9 | 7.4 | NA | 10.1 | -15.1 |
| Franklin | 1.8 | 1.5 | 0.9 | 2.0 | 6.7 | 1.9 | -13.6 |
| Garfield | NA | NA | 3.2 | 4.3 | 14.9 | 3.5 | -14.6 |
| Grant | 6.2 | 2.3 | 2.1 | 5.3 | 5.3 | 3.2 | -37.3 |
| Grays Harbor | 2.0 | 2.7 | 2.9 | 4.7 | 21.6 | 3.6 | -12.2 |
| Island | NA | NA | NA | 1.7 | 3.5 | 2.0 | -28.6 |
| Jefferson | 3.0 | 3.4 | 1.1 | 2.7 | 5.4 | 3.2 | -40.7 |
| King | 3.4 | 1.5 | 1.2 | 1.4 | 1.8 | 1.8 | 50.0 |
| Kitsap | NA | NA | 0.9 | 1.2 | 3.0 | 1.6 | -20.0 |
| Kittitas | 3.1 | 1.5 | 1.8 | 2.1 | 6.4 | 3.1 | 10.7 |
| Klickitat | 3.2 | 3.2 | 3.5 | 8.4 | 19.4 | 7.3 | 23.7 |
| Lewis | 0.8 | 1.8 | 1.9 | 3.6 | 13.5 | 2.8 | -15.2 |
| Lincoln | 2.7 | 4.9 | 6.5 | 22.7 | NA | 7.0 | -41.2 |
| Mason | 0.8 | 2.2 | 1.8 | 2.9 | 6.3 | 2.5 | -21.9 |
| Okanogan | 4.0 | 6.9 | 7.0 | 11.3 | 63.6 | 9.8 | -21.6 |
| Pacific | 3.1 | 2.8 | 3.4 | 8.9 | 36.4 | 4.9 | -26.9 |
| Pend Oreille | 3.9 | 3.2 | 3.8 | 6.2 | NA | 5.0 | -42.5 |
| Pierce | 1.9 | 0.9 | 0.8 | 1.2 | 3.8 | 1.6 | -11.1 |
| San Juan | NA | NA | NA | 4.1 | 10.7 | 7.9 | -9.2 |
| Skagit | 14.5 | 3.9 | 1.2 | 1.4 | 6.7 | 2.6 | 4.0 |
| Skamania | 2.9 | 6.6 | 2.3 | 5.4 | 14.5 | 5.8 | 0.0 |
| Snohomish | 3.3 | 2.9 | 0.7 | 1.7 | 2.8 | 2.3 | 27.8 |
| Spokane | 2.6 | 1.7 | 1.6 | 2.5 | 5.7 | 2.3 | -23.3 |
| Stevens | 3.9 | 3.2 | 3.8 | 6.2 | NA | 5.0 | -42.5 |
| Thurston | 1.1 | 1.7 | 0.7 | 1.4 | 4.1 | 1.6 | -11.1 |
| Wahkiakum | NA | NA | NA | 12.6 | 18.0 | 6.7 | -57.6 |
| Walla Walla | 1.9 | 4.3 | 3.7 | 4.8 | 7.3 | 4.4 | -20.0 |
| Whatcom | 4.2 | 1.8 | 1.5 | 1.5 | 5.4 | 2.4 | -11.1 |
| Whitman | 0.6 | 5.0 | 2.0 | 2.6 | 28.6 | 2.9 | -32.6 |
| Yakima | 3.3 | 2.8 | 3.3 | 4.6 | NA | 4.0 | 5.3 |
| Statewide | 2.2 | 2.2 | 1.5 | 1.7 | 2.6 | 2.0 | -4.8 |

WCRER Estimates

MEDIAN HOME PRICES

State of Washington and Counties
Annual, 2010-2017

| County | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Adams | \$123,900 | \$120,700 | \$128,300 | \$132,700 | \$127,300 | \$140,800 | \$145,900 | \$154,100 |
| Asotin | \$147,800 | \$155,000 | \$150,600 | \$161,800 | \$160,100 | \$170,300 | \$178,000 | \$197,100 |
| Benton | \$177,500 | \$176,700 | \$183,300 | \$186,600 | \$190,400 | \$201,200 | \$222,800 | \$244,000 |
| Chelan | \$224,800 | \$218,000 | \$220,900 | \$223,900 | \$239,700 | \$269,800 | \$275,600 | \$305,100 |
| Clallam | \$206,400 | \$179,800 | \$191,500 | \$193,400 | \$207,000 | \$219,300 | \$250,700 | \$270,300 |
| Clark | \$212,500 | \$189,800 | \$197,900 | \$229,700 | \$247,600 | \$263,200 | \$294,600 | \$332,800 |
| Columbia | \$125,000 | \$128,300 | \$145,400 | \$153,700 | \$130,000 | \$166,900 | \$140,000 | \$152,700 |
| Cowlitz | \$156,700 | \$139,100 | \$136,600 | \$150,500 | \$162,000 | \$179,100 | \$199,900 | \$225,600 |
| Douglas | \$212,700 | \$203,300 | \$202,100 | \$207,000 | \$223,000 | \$238,300 | \$259,000 | \$283,000 |
| Ferry | NA | NA | \$95,000 | \$134,000 | \$130,000 | \$127,500 | \$95,000 | \$146,700 |
| Franklin | \$177,500 | \$176,700 | \$183,300 | \$186,600 | \$190,400 | \$201,200 | \$222,800 | \$244,000 |
| Garfield | \$147,800 | \$155,000 | \$150,600 | \$161,800 | \$160,100 | \$170,300 | \$178,000 | \$197,100 |
| Grant | \$161,300 | \$154,100 | \$154,900 | \$156,900 | \$160,200 | \$165,400 | \$182,400 | \$190,500 |
| Grays Harbor | \$133,200 | \$116,600 | \$113,000 | \$118,800 | \$123,200 | \$138,800 | \$151,600 | \$169,400 |
| Island | \$264,700 | \$248,700 | \$251,200 | \$255,000 | \$266,700 | \$290,400 | \$316,900 | \$340,400 |
| Jefferson | \$273,000 | \$235,200 | \$239,900 | \$261,400 | \$254,500 | \$276,600 | \$320,200 | \$355,200 |
| King | \$379,100 | \$344,900 | \$367,700 | \$420,500 | \$449,600 | \$493,800 | \$566,200 | \$637,700 |
| Kitsap | \$241,600 | \$234,700 | \$237,800 | \$242,500 | \$243,500 | \$260,200 | \$288,400 | \$316,600 |
| Kittitas | \$218,400 | \$191,200 | \$194,900 | \$210,900 | \$220,100 | \$243,700 | \$259,900 | \$285,300 |
| Klickitat | \$198,700 | \$178,300 | \$188,300 | \$189,400 | \$180,000 | \$204,900 | \$236,600 | \$244,100 |
| Lewis | \$152,400 | \$138,600 | \$142,100 | \$141,600 | \$150,500 | \$158,700 | \$174,000 | \$199,200 |
| Lincoln | \$73,600 | \$70,800 | \$82,000 | \$67,500 | \$127,500 | \$80,000 | \$80,000 | \$105,000 |
| Mason | \$170,000 | \$145,700 | \$157,100 | \$152,300 | \$158,500 | \$170,800 | \$194,100 | \$213,600 |
| Okanogan | \$174,100 | \$161,000 | \$153,200 | \$159,700 | \$151,400 | \$166,500 | \$182,900 | \$198,700 |
| Pacific | \$132,600 | \$121,800 | \$102,300 | \$114,000 | \$125,300 | \$141,600 | \$143,500 | \$165,000 |
| Pend Oreille | \$144,200 | \$146,600 | \$133,400 | \$119,800 | \$143,700 | \$150,400 | \$156,400 | \$169,200 |
| Pierce | \$218,700 | \$193,500 | \$194,700 | \$217,700 | \$231,900 | \$251,900 | \$279,000 | \$315,700 |
| San Juan | \$422,000 | \$413,600 | \$351,400 | \$391,500 | \$419,400 | \$444,300 | \$467,100 | \$516,700 |
| Skagit | \$227,000 | \$203,400 | \$209,400 | \$228,600 | \$236,500 | \$258,100 | \$287,300 | \$317,000 |
| Skamania | \$160,000 | \$164,000 | \$178,600 | \$188,600 | \$173,700 | \$217,600 | \$256,500 | \$271,600 |
| Snohomish | \$277,300 | \$242,400 | \$261,900 | \$299,100 | \$328,700 | \$363,800 | \$391,700 | \$439,300 |
| Spokane | \$172,700 | \$162,300 | \$170,100 | \$174,500 | \$178,400 | \$192,200 | \$207,300 | \$222,600 |
| Stevens | \$144,200 | \$146,600 | \$133,400 | \$119,800 | \$143,700 | \$150,400 | \$156,400 | \$169,200 |
| Thurston | \$230,100 | \$217,700 | \$219,100 | \$224,000 | \$231,400 | \$247,000 | \$266,100 | \$285,800 |
| Wahkiakum | \$150,000 | \$90,000 | \$127,500 | \$145,000 | \$75,000 | \$167,500 | \$212,500 | \$226,800 |
| Walla Walla | \$179,800 | \$170,600 | \$166,500 | \$180,700 | \$176,300 | \$185,800 | \$212,300 | \$217,900 |
| Whatcom | \$254,000 | \$241,800 | \$252,400 | \$261,600 | \$271,300 | \$290,400 | \$311,700 | \$343,600 |
| Whitman | \$201,700 | \$186,300 | \$196,700 | \$212,900 | \$201,600 | \$204,100 | \$228,700 | \$241,200 |
| Yakima | \$155,100 | \$150,300 | \$161,800 | \$160,100 | \$160,600 | \$166,800 | \$189,000 | \$204,200 |
| Statewide | \$245,700 | \$223,900 | \$236,600 | \$253,800 | \$267,600 | \$289,100 | \$315,900 | \$348,900 |

WCRER Estimates

TOTAL BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2017

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

U.S. Department of Commerce

SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties

Annual, 2008-2017

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

U.S. Department of Commerce

TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2012-2017

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

WCRER estimates

SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2012-2017

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

WCRER estimates

MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2012-2017

| County | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | % Change by year |
|------------------|----------------|------------------|------------------|------------------|------------------|------------------|---------------------|
| Adams | 2,190 | 2,200 | 2,204 | 2,215 | 2,218 | 2,226 | 0.4 |
| Asotin | 2,766 | 2,768 | 2,770 | 2,770 | 2,772 | 2,772 | 0.0 |
| Benton | 22,819 | 22,909 | 23,053 | 23,352 | 23,757 | 24,020 | 1.1 |
| Chelan | 9,877 | 10,195 | 10,213 | 10,220 | 10,228 | 10,256 | 0.3 |
| Clallam | 9,627 | 9,627 | 9,627 | 9,628 | 9,632 | 9,652 | 0.2 |
| Clark | 44,786 | 46,029 | 46,681 | 47,744 | 48,409 | 50,116 | 3.5 |
| Columbia | 461 | 461 | 461 | 461 | 461 | 461 | 0.0 |
| Cowlitz | 12,844 | 12,884 | 12,902 | 12,907 | 12,942 | 12,962 | 0.2 |
| Douglas | 5,027 | 5,029 | 5,038 | 5,068 | 5,091 | 5,093 | 0.0 |
| Ferry | 1,167 | 1,167 | 1,167 | 1,167 | 1,167 | 1,167 | 0.0 |
| Franklin | 7,920 | 8,050 | 8,092 | 8,206 | 8,240 | 8,329 | 1.1 |
| Garfield | 318 | 318 | 318 | 318 | 318 | 318 | 0.0 |
| Grant | 13,594 | 13,637 | 13,671 | 13,900 | 14,286 | 14,381 | 0.7 |
| GraysHarbor | 10,176 | 10,176 | 10,178 | 10,182 | 10,182 | 10,182 | 0.0 |
| Island | 7,806 | 7,806 | 7,806 | 7,806 | 7,810 | 7,817 | 0.1 |
| Jefferson | 3,802 | 3,802 | 3,802 | 3,825 | 3,829 | 3,829 | 0.0 |
| King | 367,199 | 375,057 | 385,545 | 396,761 | 410,206 | 424,491 | 3.5 |
| Kitsap | 29,064 | 29,303 | 29,382 | 29,652 | 29,849 | 29,991 | 0.5 |
| Kittitas | 6,625 | 6,684 | 6,702 | 6,705 | 6,724 | 6,891 | 2.5 |
| Klickitat | 3,000 | 3,006 | 3,011 | 3,011 | 3,029 | 3,045 | 0.5 |
| Lewis | 9,879 | 9,879 | 9,914 | 9,914 | 9,990 | 10,006 | 0.2 |
| Lincoln | 1,409 | 1,409 | 1,409 | 1,409 | 1,409 | 1,409 | 0.0 |
| Mason | 7,662 | 7,677 | 7,677 | 7,677 | 7,677 | 7,681 | 0.1 |
| Okanogan | 6,038 | 6,074 | 6,079 | 6,080 | 6,080 | 6,086 | 0.1 |
| Pacific | 4,545 | 4,545 | 4,545 | 4,545 | 4,545 | 4,545 | 0.0 |
| Pend | 1,925 | 1,925 | 1,925 | 1,925 | 1,925 | 1,925 | 0.0 |
| Pierce | 103,339 | 103,862 | 105,268 | 106,061 | 107,457 | 109,411 | 1.8 |
| SanJuan | 1,797 | 1,797 | 1,797 | 1,797 | 1,803 | 1,806 | 0.2 |
| Skagit | 13,090 | 13,090 | 13,102 | 13,116 | 13,201 | 13,330 | 1.0 |
| Skamania | 1,476 | 1,476 | 1,486 | 1,486 | 1,486 | 1,486 | 0.0 |
| Snohomish | 94,911 | 97,274 | 98,668 | 98,879 | 100,102 | 101,200 | 1.1 |
| Spokane | 65,714 | 66,049 | 66,874 | 67,512 | 69,447 | 71,299 | 2.7 |
| Stevens | 5,136 | 5,154 | 5,154 | 5,154 | 5,164 | 5,168 | 0.1 |
| Thurston | 32,027 | 32,387 | 32,456 | 32,506 | 33,503 | 33,620 | 0.3 |
| Wahkiakum | 543 | 543 | 543 | 543 | 543 | 543 | 0.0 |
| WallaWalla | 7,170 | 7,277 | 7,301 | 7,305 | 7,341 | 7,341 | 0.0 |
| Whatcom | 31,745 | 32,176 | 32,641 | 32,953 | 33,418 | 33,881 | 1.4 |
| Whitman | 9,627 | 9,907 | 10,050 | 10,110 | 10,226 | 10,388 | 1.6 |
| Yakima | 27,720 | 27,778 | 27,868 | 27,870 | 27,887 | 27,909 | 0.1 |
| Statewide | 986,821 | 1,001,387 | 1,017,380 | 1,032,740 | 1,054,354 | 1,077,033 | 2.2 |

WCRER estimates

W UNIVERSITY *of* WASHINGTON

Washington Center for Real Estate Research

Runstad Department of Real Estate

College of Built Environments

424 Gould Hall, Box 355740

Seattle WA 98195-5740