

The Builders Bulletin

Homing in on Our Region's Housing Statistics

APRIL 2019

MONTH'S SUPPLY OF HOUSING INVENTORY

AS OF FEBRUARY 2019



King County had **2.09 months' supply** of inventory
(up from 0.88 months' of inventory a year ago)



Snohomish County had **1.63 months' supply** of inventory
(up from 0.83 a year ago)

Many industry analysts consider a four-to-six-month level as an indicator of a healthy market.

Source: Northwest Multiple Listing Service

MEDIAN HOME PRICE

FEBRUARY 2019



The median price of single family homes and condos was **\$604,000** in King County and **\$454,995** in Snohomish County.



For single family homes only, the median price in King County rose 0.78 percent, from \$649,950 a year ago to **\$655,000**. The median price in Snohomish County fell 2.07 percent, from \$485,000 to **\$474,947**.

In Seattle, the median single family home price for February was **\$730,000**, a 6.05 percent decrease from February 2018.

Source: Northwest Multiple Listing Service

POPULATION

The Puget Sound region's population as of April 1, 2018 was **4,134,660**.

Over the past year, the region added 67,860 people, as follows:

- King County +36,500
- Kitsap County +2,820
- Pierce County +12,820
- Snohomish County +15,720




67,860

Source: Office of Financial Management

BUILDING PERMITS

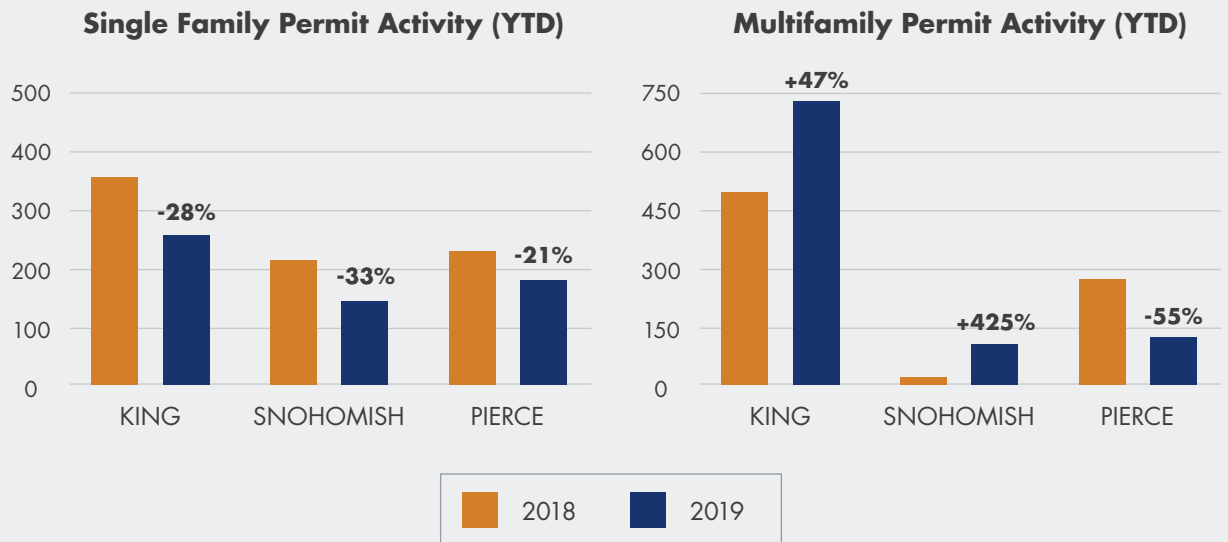
The following building permit data is for the Seattle Metro Area (including King, Snohomish, and Pierce counties).

578 Single Family Permits (YTD as of January 31, 2019)

YTD % Change Compared to 2018: **-27%**

953 Multifamily Permits (YTD as of January 31, 2019)

YTD % Change Compared to 2018: **+22%**



Source: State of the Cities Data Systems (SOCDS) Building Permits Database via HUD. Data on permits collected in the Census Bureau's Building Permits Survey.

JOBS

Between 2010 and 2017, the Puget Sound Region added 362,800 jobs. We've added over three jobs for every housing unit.



The Washington unemployment rate for February 2019 is 4.5% and for Seattle/Bellevue/Everett it is **3.4%**.

Construction employment in Washington rose by 8,300 between January 2019 and February 2019. Total employment in construction is **219,600 statewide**.

Source: Puget Sound Regional Council, Employment Security Department: WA Employment Estimates (Seasonally Adjusted), February 2019 and Bureau of Labor Statistics.