

The Builders Bulletin

Homing in on Our Region's Housing Statistics

DECEMBER 2020

MONTH'S SUPPLY OF HOUSING INVENTORY

AS OF OCTOBER 2020



King County had **.99 months' supply** of inventory
(down from 1.74 months' of inventory a year ago)



Snohomish County had **0.49 months' supply** of inventory
(down from 1.51 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

OCTOBER 2020



The median price of single-family homes and condos was **\$685,000** in King County and **\$549,994** in Snohomish County.



For single-family homes only, the median price in King County rose 12.88%, from \$660,000 a year ago to **\$745,000**. The median price in Snohomish County rose 17.17%, from \$495,000 to **\$579,972**.

In Seattle, the median single-family home price for October was **\$800,000**, a 3.23% increase from October 2019.

Source: Northwest Multiple Listing Service

POPULATION

The Puget Sound region's population as of April 1, 2020 was **4,264,200**.

Over the past year, the region added 60,800 people, as follows:

- King County +34,500
- Kitsap County +2,100
- Pierce County +12,400
- Snohomish County +11,800



Source: Office of Financial Management

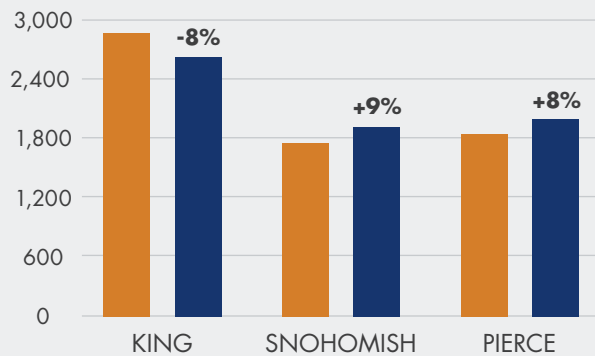
BUILDING PERMITS

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

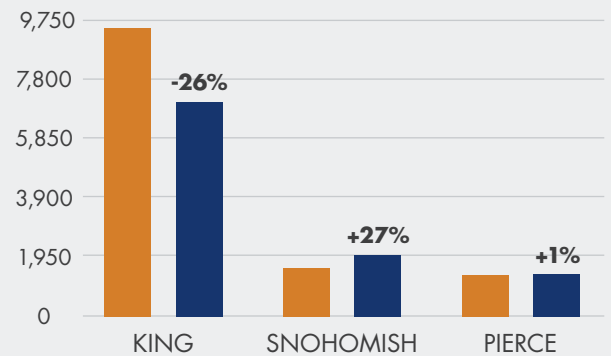
6,618 Single-Family Permits (YTD as of September 30, 2020)
YTD % Change Compared to 2019: **+1%**

10,580 Multifamily Permits (YTD as of September 30, 2020)
YTD % Change Compared to 2019: **-16%**

Single Family Permit Activity (YTD)



Multifamily Permit Activity (YTD)



2019 2020

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.

Note: The above permit numbers are YTD through September 30, 2020, compared to same period last year.

JOBS

Since 2010, the Puget Sound Region has added more than 464,000 jobs. We've added over 2.75 jobs for every housing unit.



The Washington unemployment rate for October 2020 is **6.0%** and for Seattle/Bellevue/Everett it is **4.8%**.

Construction employment in Washington increased by 2,400 between September 2020 and October 2020. Total employment in construction is **223,200 statewide**.

Source: Puget Sound Regional Council, Employment Security Department: WA Employment Estimates (Seasonally Adjusted), October 2020 and Bureau of Labor Statistics.



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