

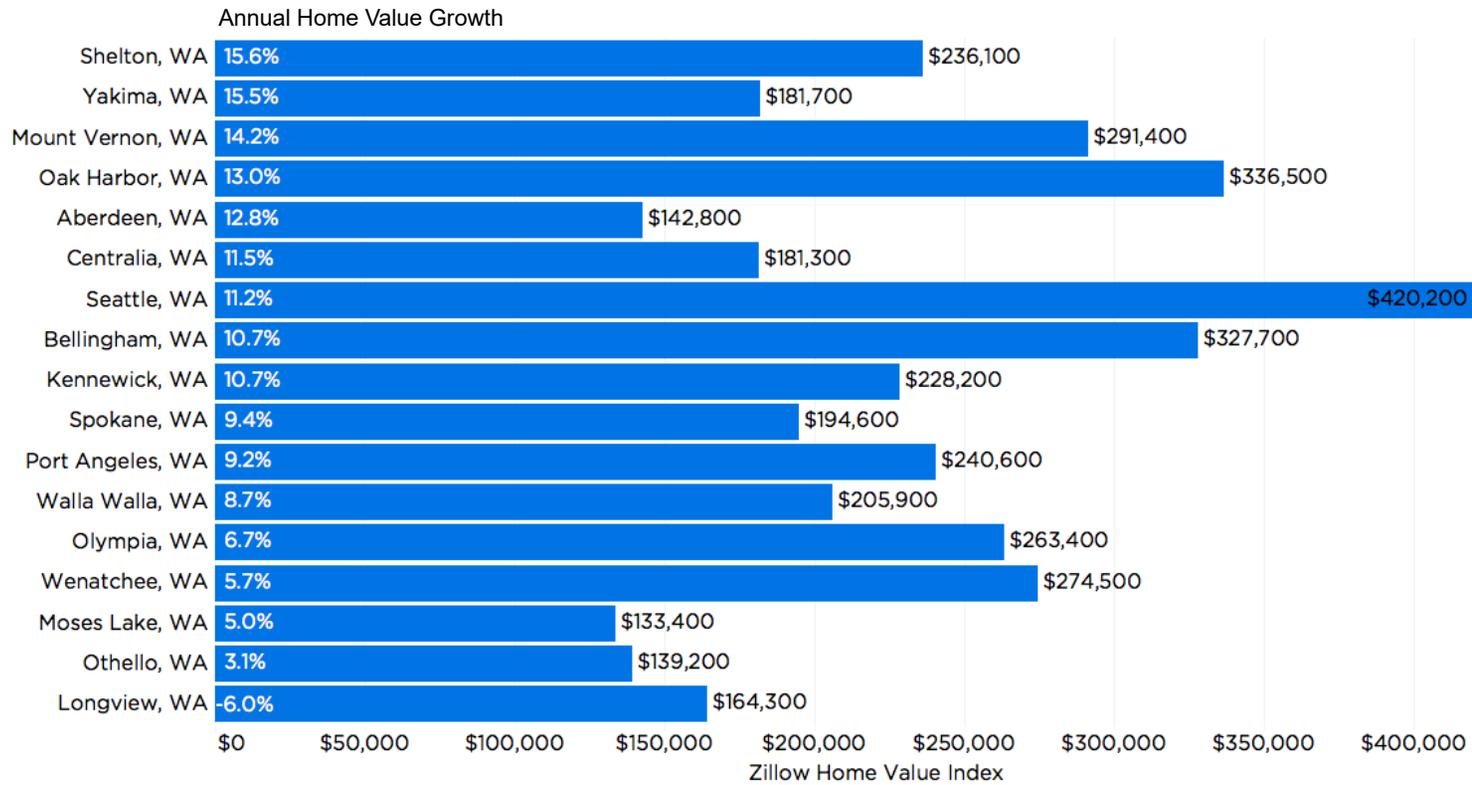


# WASHINGTON STATE HOUSING INSIGHTS

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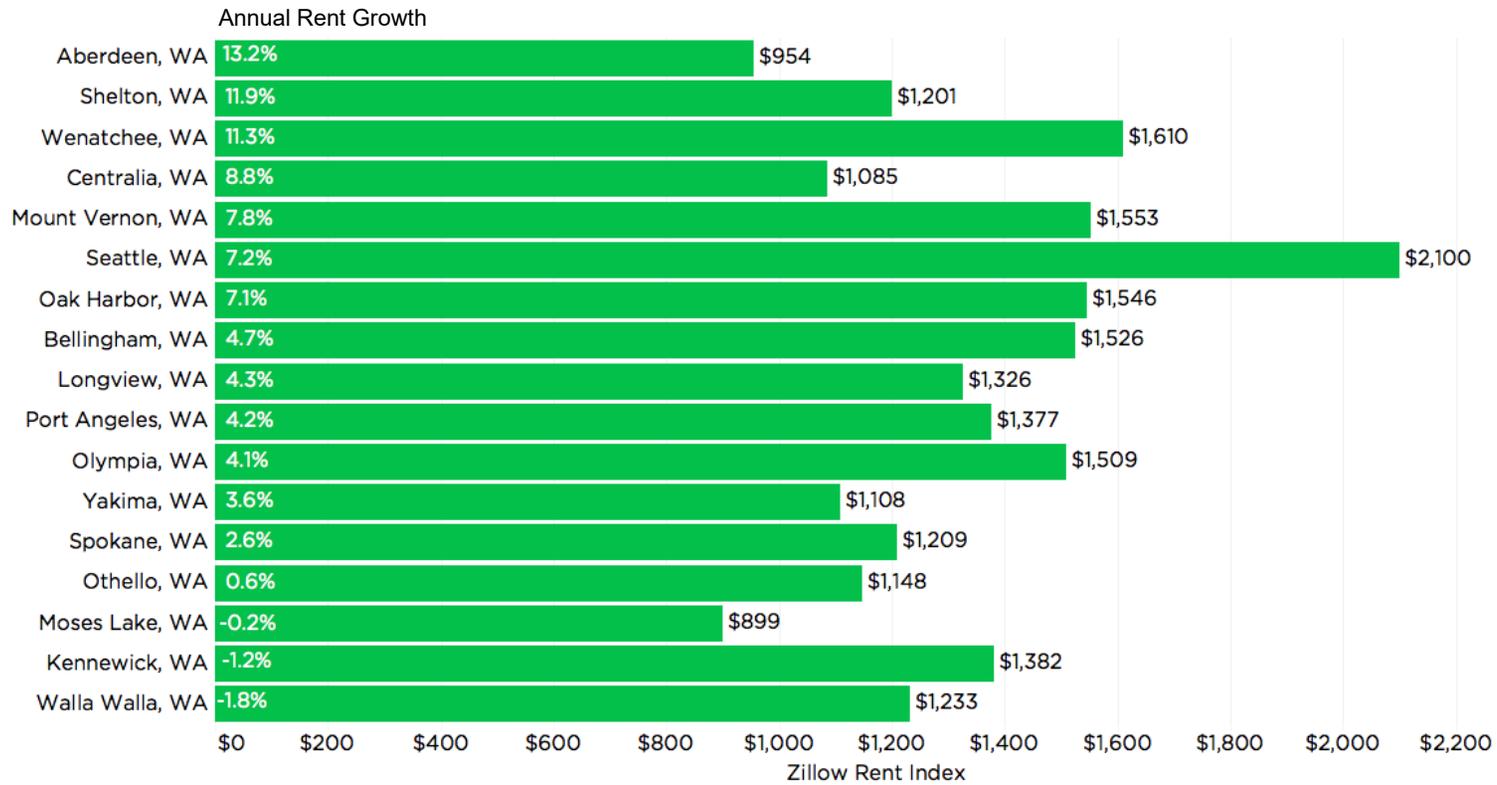


## Median Home Values (February 2017), Metros



Source: Zillow Home Value Index (February 2017)

## Median Rents (February 2017), Metros



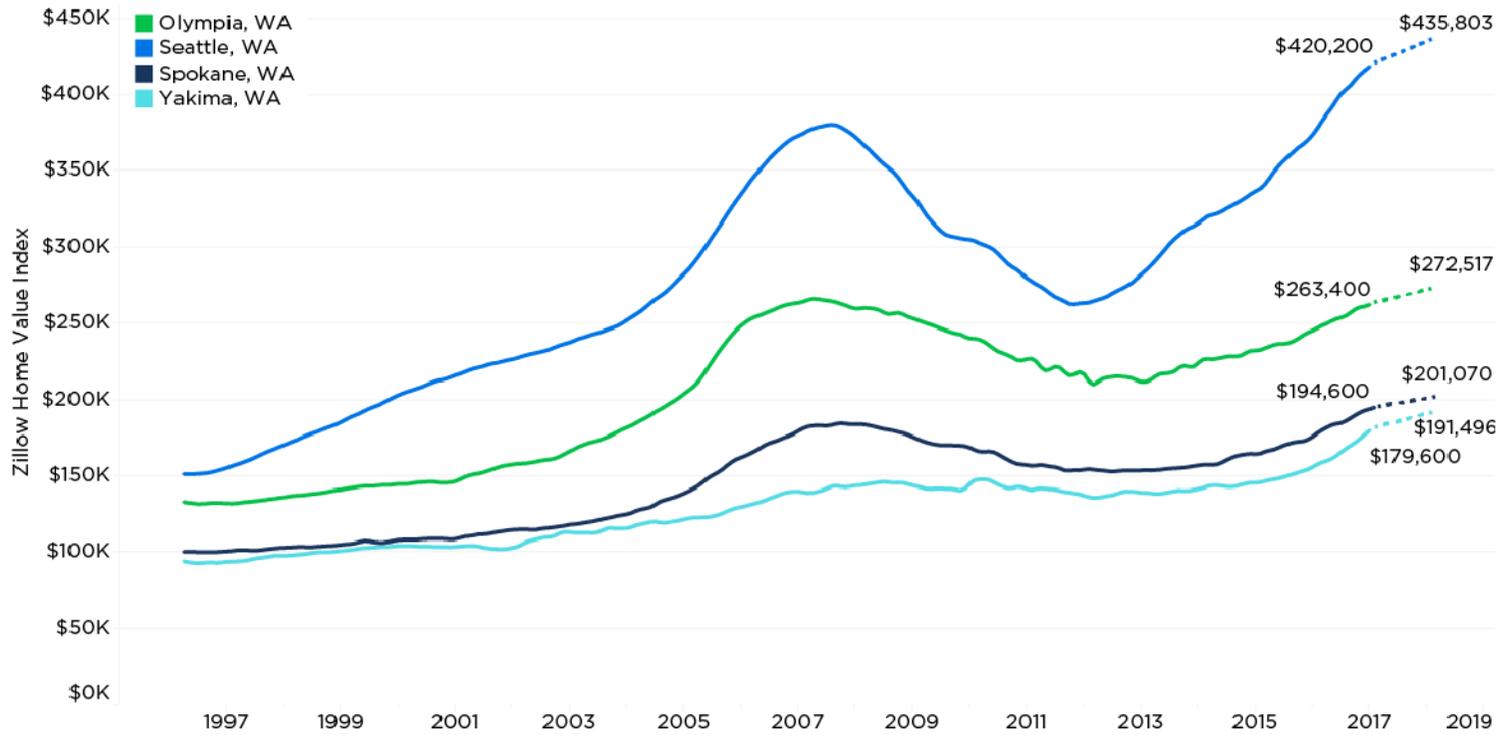
Source: Zillow Rent Index (February 2017)

## Home Value Forecast, City

City	Median Home Value, February 2017	1-year Forecast	Year-over-Year Forecast
Bellevue	\$762,500	\$792,055	3.9%
Olympia	\$259,100	\$267,609	3.3%
Seattle	\$624,700	\$648,643	3.8%
Spokane	\$169,800	\$175,308	3.2%
Tacoma	\$244,000	\$254,699	4.4%
Yakima	\$194,000	\$204,240	5.3%
National	Median Home Value, February 2017	1-year Forecast	Year-over-Year Forecast
United States	\$195,700	\$200,427	2.4%

Source: Zillow Home Value Forecast (February 2017)

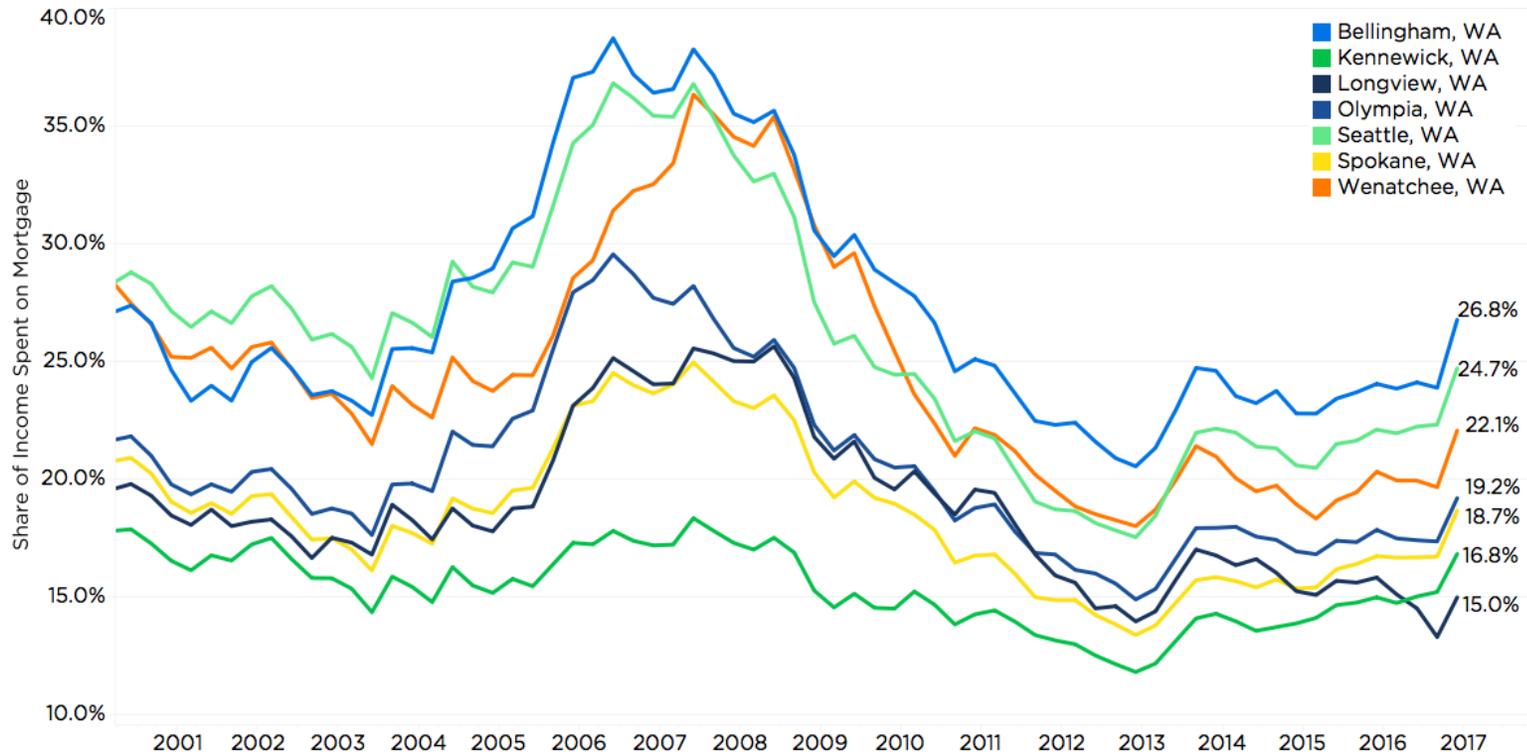
# ZHVI Metro Forecast, February 2018



Source: Zillow Home Value Forecast (February 2017)

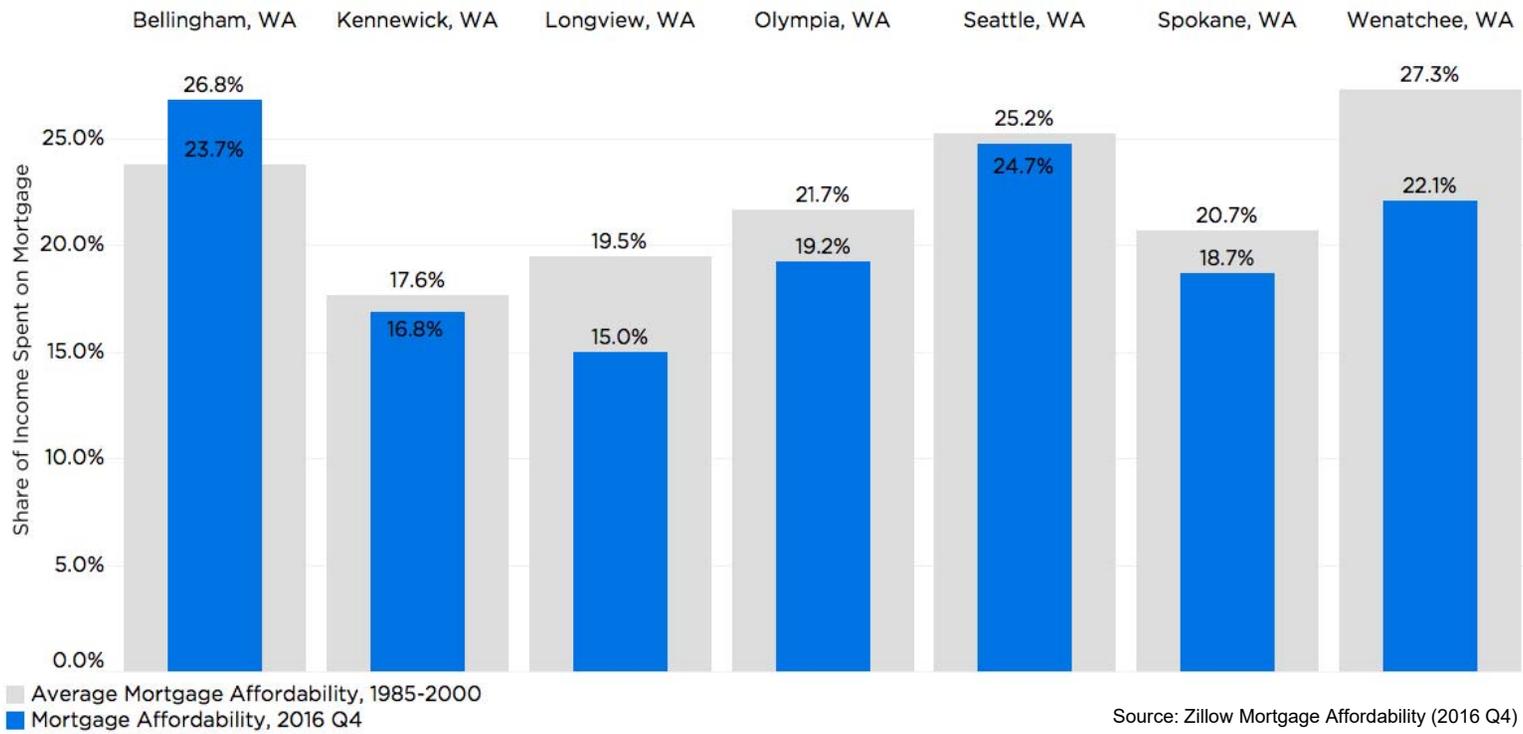


# Mortgage Affordability, Washington Metros

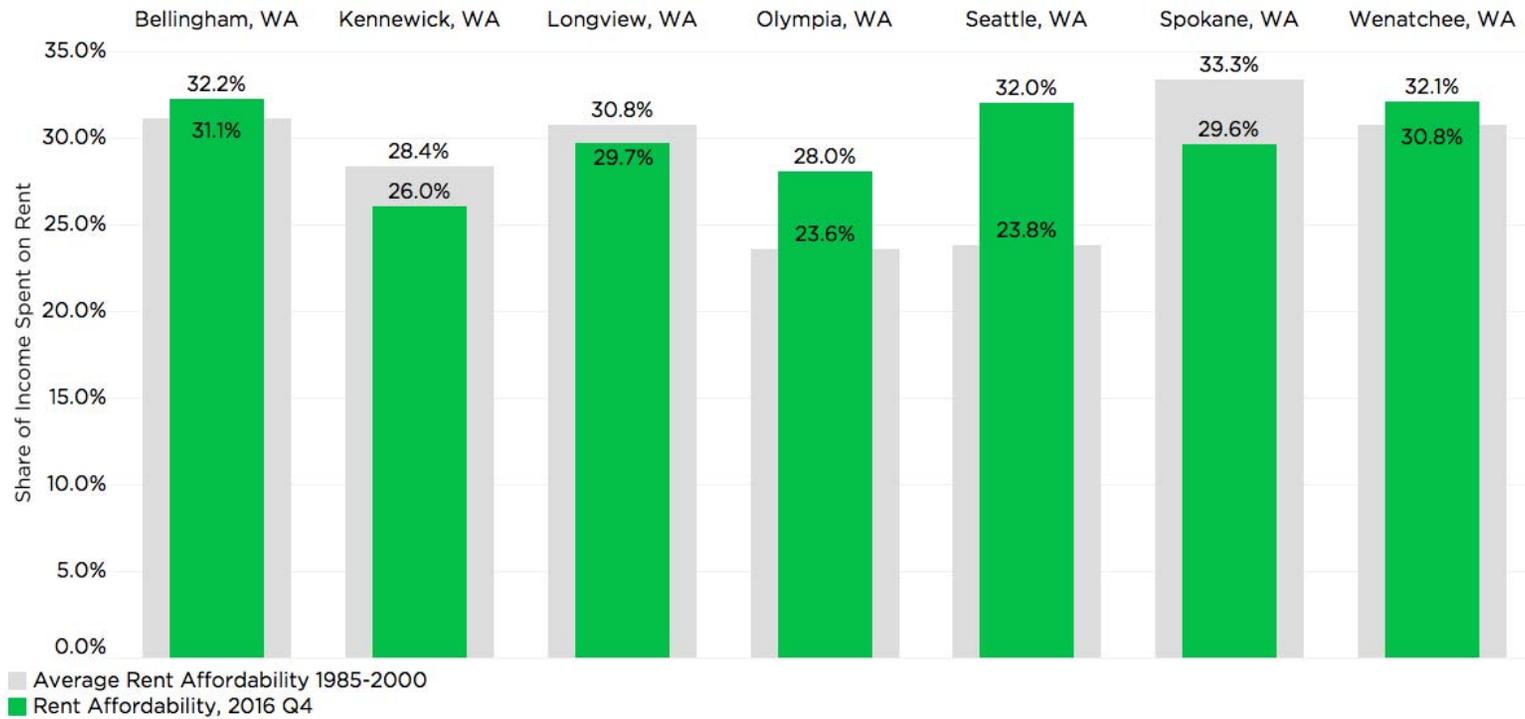


Source: Zillow Mortgage Affordability (2016 Q4)

# Mortgage Affordability Compared to 1985-2000 Average, Metro

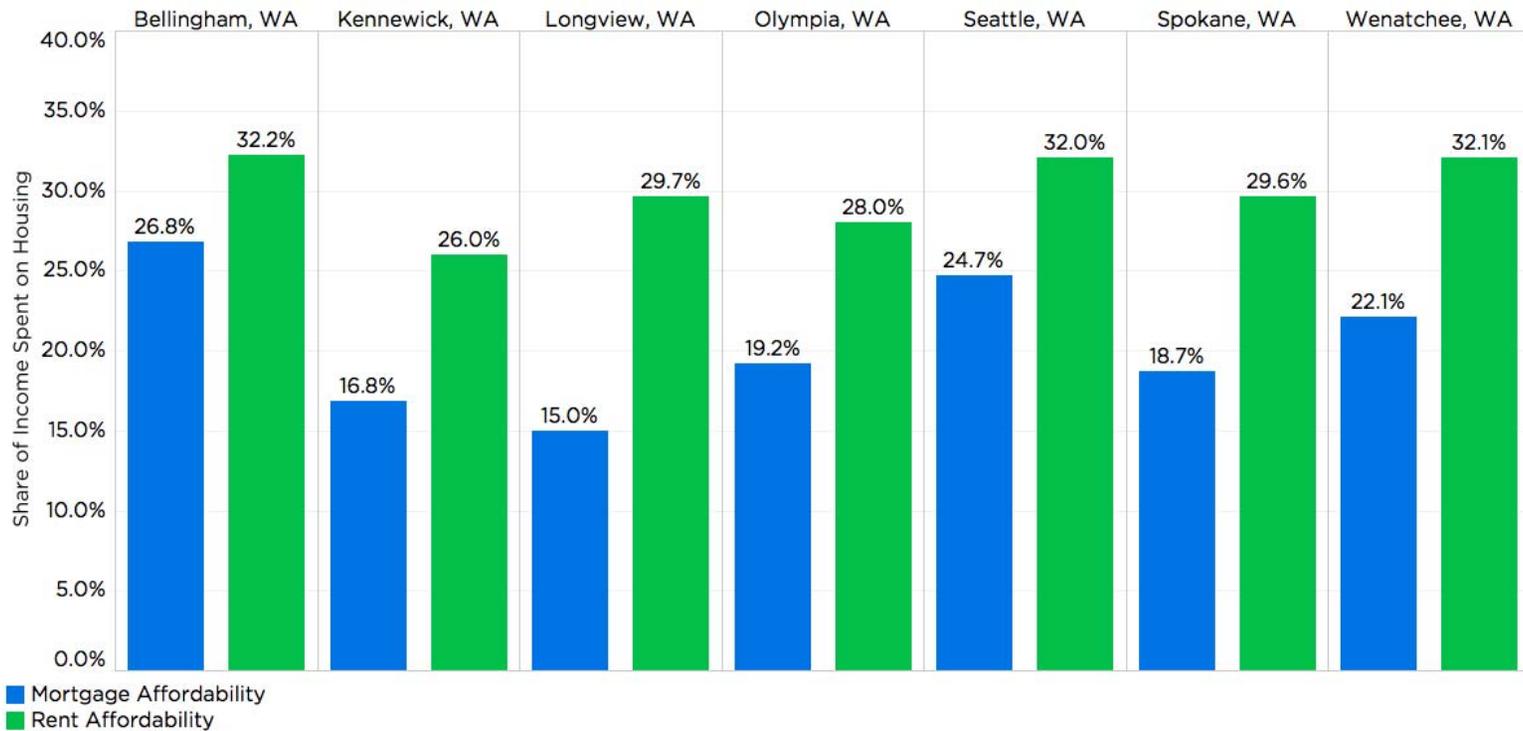


## Rent Affordability Compared to the 1985-2000 Average, Metro



Source: Zillow Rent Affordability (2016 Q4)

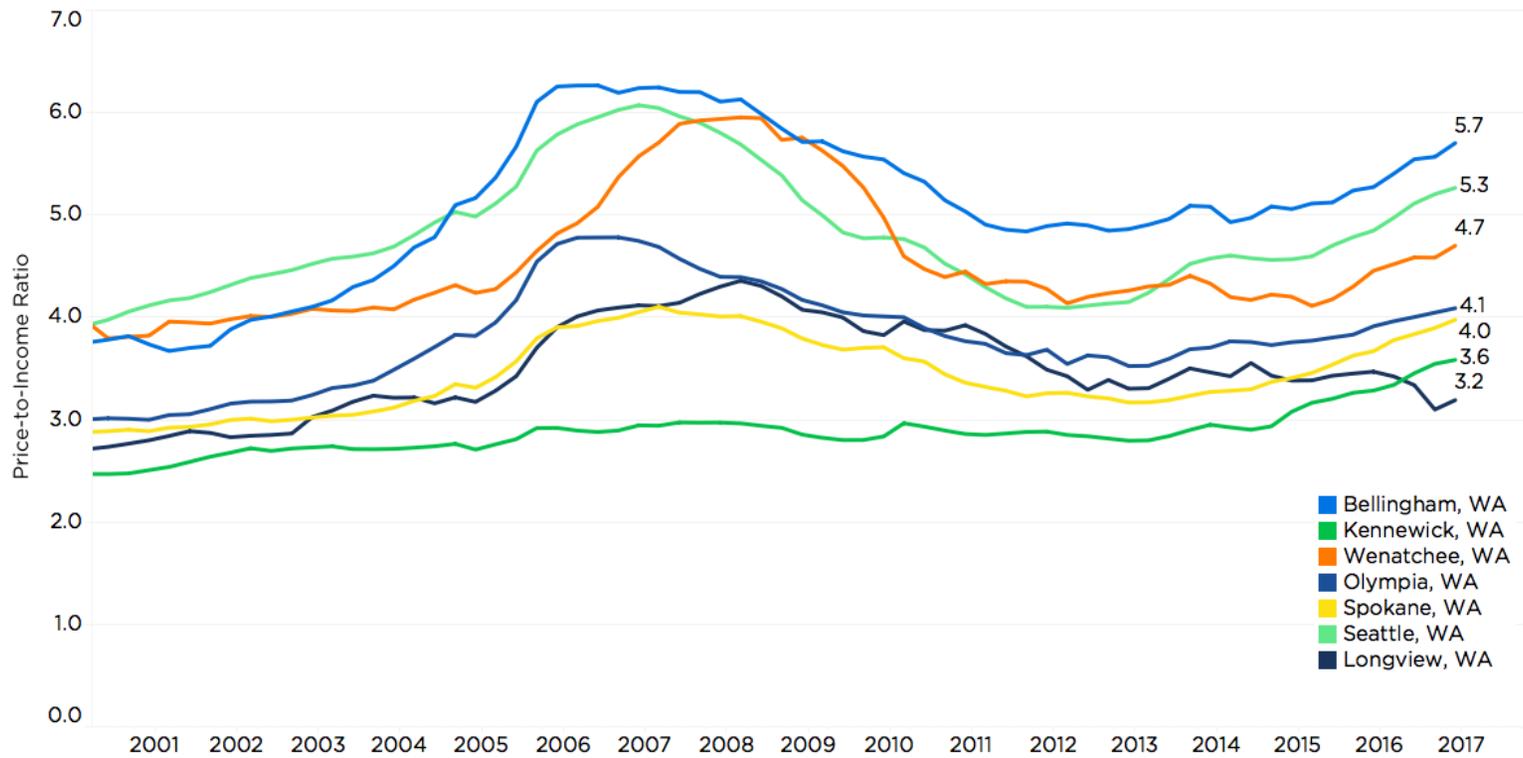
## Comparing Mortgage and Rent Affordability, by Metro



Source: Zillow Mortgage Affordability and Zillow Rent Affordability (2016 Q4)



## Price-to-Income Ratio, Metro



Source: Zillow Price-to-Income (2016 Q4)

## For-Sale Inventory, City

City	Inventory, February 2017	1-Year % Change	5-Year % Change
Seattle	840	-12.7%	-63.5%
Spokane	933	-17.7%	-46.1%
Tacoma	417	-9.7%	-61.7%
Vancouver	281	-1.4%	-66.9%
Renton	192	-14.3%	-67.1%
Bellevue	172	-27.1%	-68.8%
Everett	151	0.7%	-57.0%
Federal Way	156	0.6%	-60.7%
Kennewick	237	-17.1%	-61.8%
Yakima	318	-16.8%	-15.9%

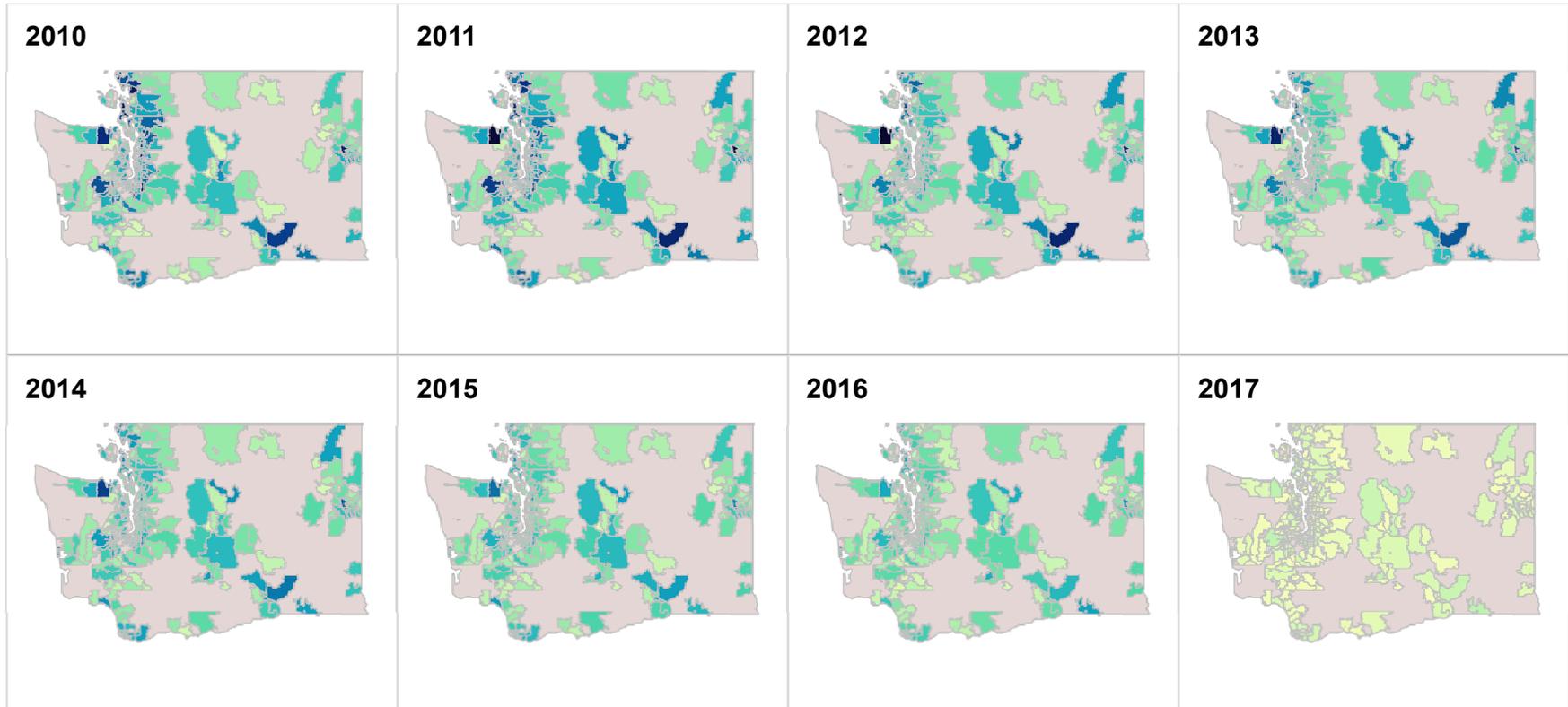
Source: Zillow For-Sale Inventory (February 2017)

## For-Sale Inventory, Metro

Metro	Inventory, February 2017	1-Year % Change	5-Year % Change
Seattle	6,639	-10.5%	-61.7%
Spokane	2,539	-17.7%	-46.4%
Kennewick	654	-20.3%	-62.5%
Olympia	852	-12.3%	-46.6%
Bremerton	896	11.3%	-46.3%
Yakima	613	-7.5%	-11.7%
Bellingham	866	-20.2%	-56.9%
Mount Vernon	615	1.3%	-45.9%
Wenatchee	820	-5.1%	-41.8%
Longview	275	-24.7%	-57.1%

Source: Zillow For-Sale Inventory (February 2017)

# Inventory by ZIP



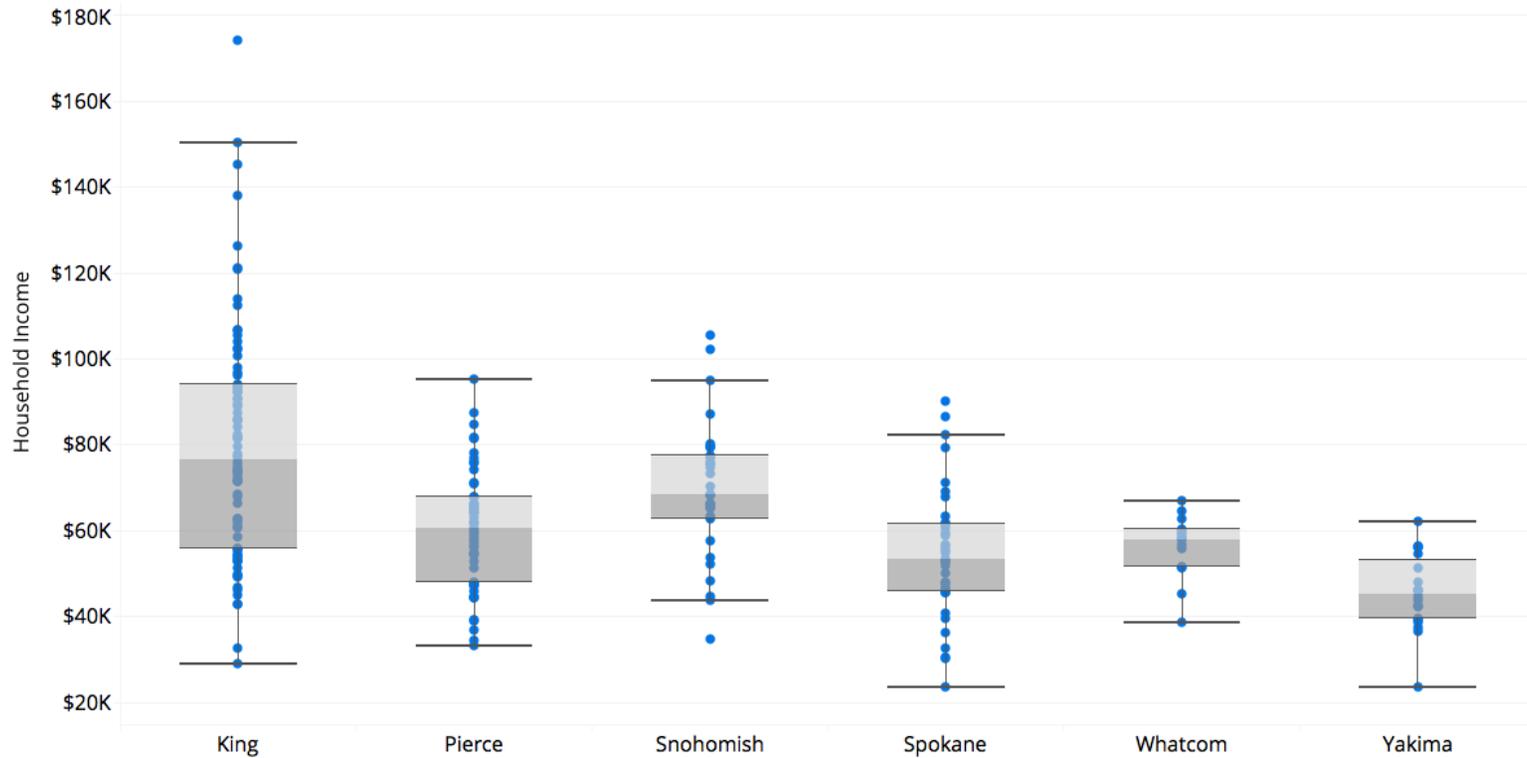
Source: Zillow For-Sale Inventory (February 2017)

## Homeownership Rate, 2015

Region	Homeownership Rate, 2010	Homeownership Rate, 2015	Difference
Aberdeen, WA Micro Area	70.2%	64.5%	-5.7 pts
Bellingham, WA Metro Area	61.2%	63.7%	2.5 pts
Olympia-Tumwater, WA Metro Area	N/A	64.4%	N/A
Port Angeles, WA Micro Area	66.7%	67.8%	1.1 pts
Seattle-Tacoma-Bellevue, WA Metro Area	60.6%	59.9%	-0.7 pts
Spokane-Spokane Valley, WA Metro Area	N/A	62.0%	N/A
Vancouver city, Washington	53.3%	48.8%	-4.5 pts
Yakima, WA Metro Area	61.0%	64.1%	3.1 pts

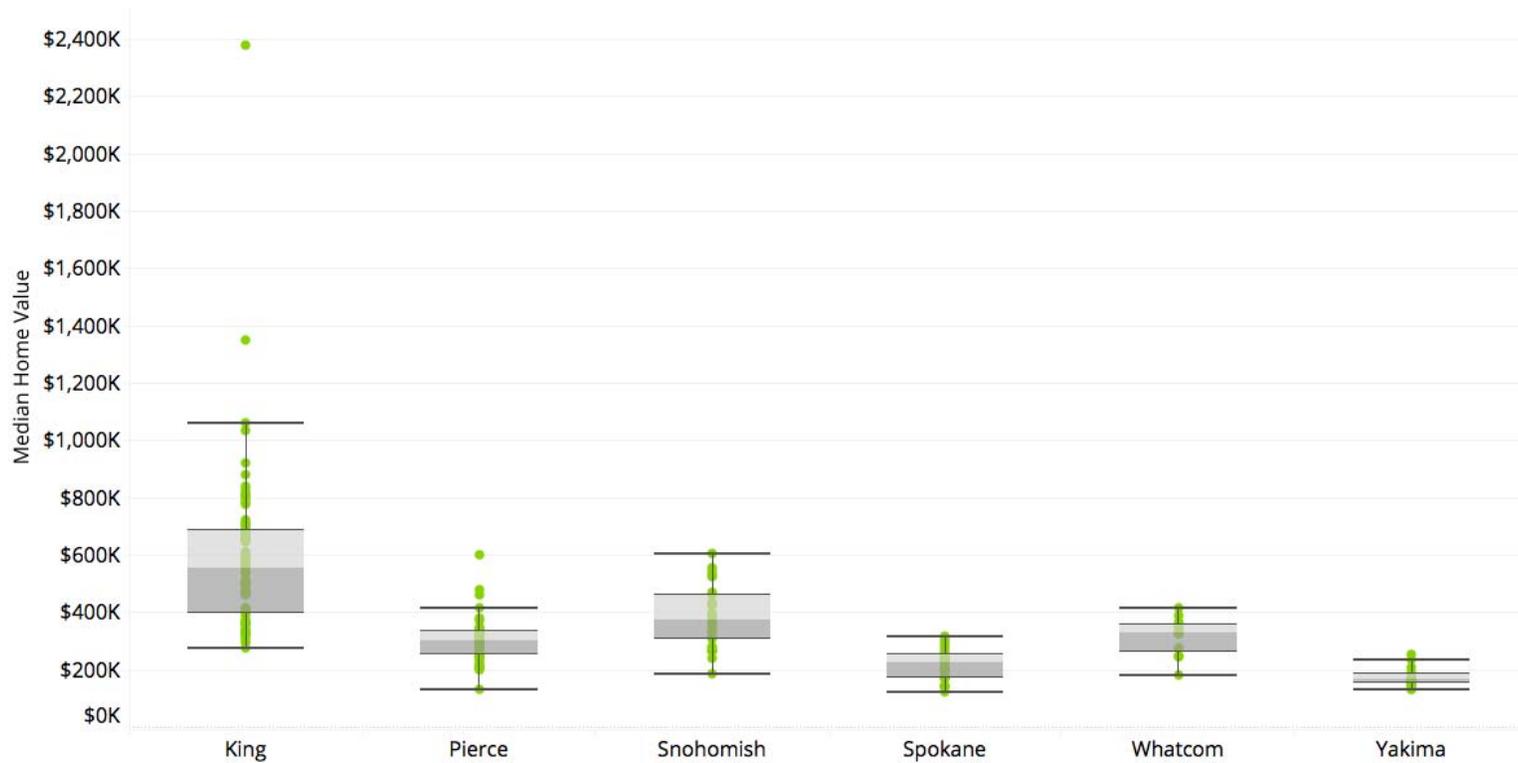
Source: U.S. Census Bureau, American Community Survey, 2010 and 2015.

## Household income varies more across ZIP Codes within King County than in other Washington counties: AMIs based on county-level data are skewed



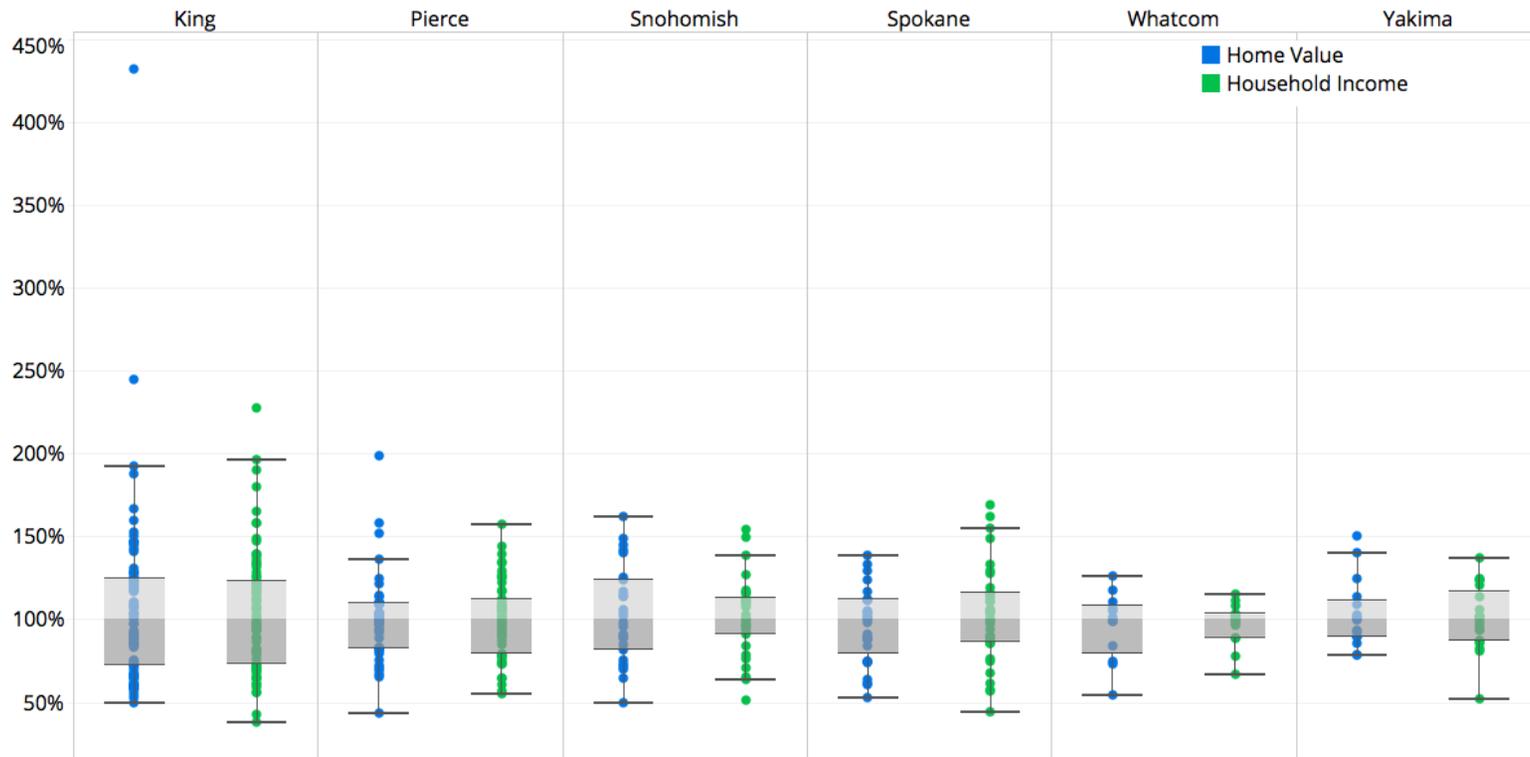
Source: U.S. Census Bureau, American Community Survey 2011-2015.

## Median home value also vary more across ZIP codes within King County than elsewhere in Washington



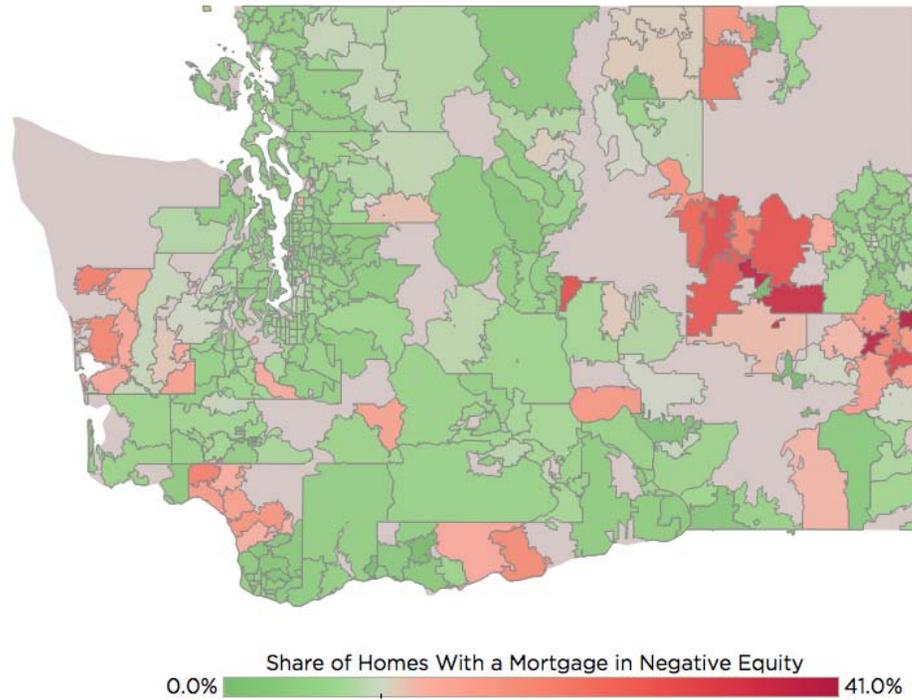
Source: Zillow (February 2017)

For both household income and home values (relative to county median), King County has more variance across ZIP codes



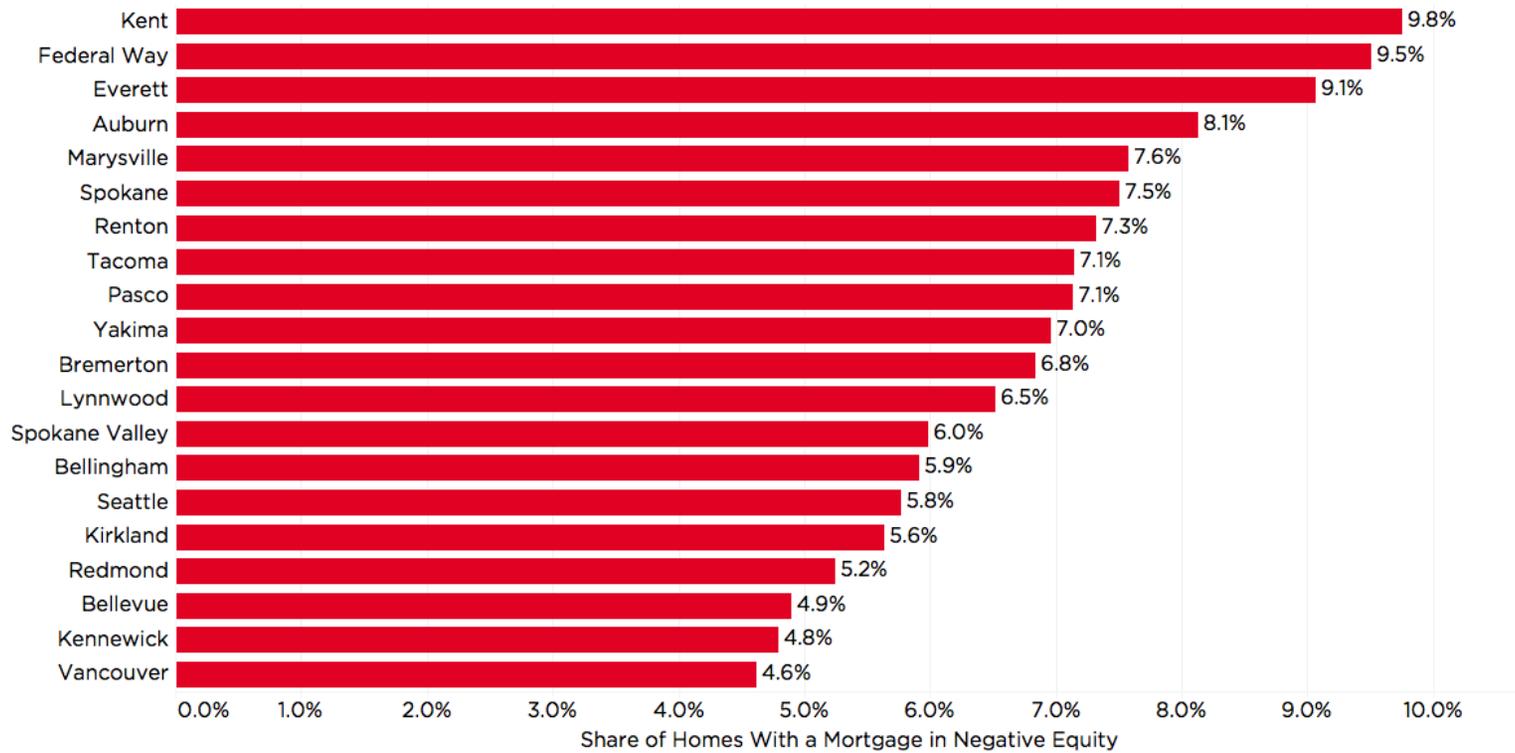
Source: Zillow, February 2017 (home values) and U.S. Census Bureau, American Community Survey 2011-2015 (household incomes).

## Negative Equity, by ZIP Code



Source: Zillow Negative Equity (2016 Q4)

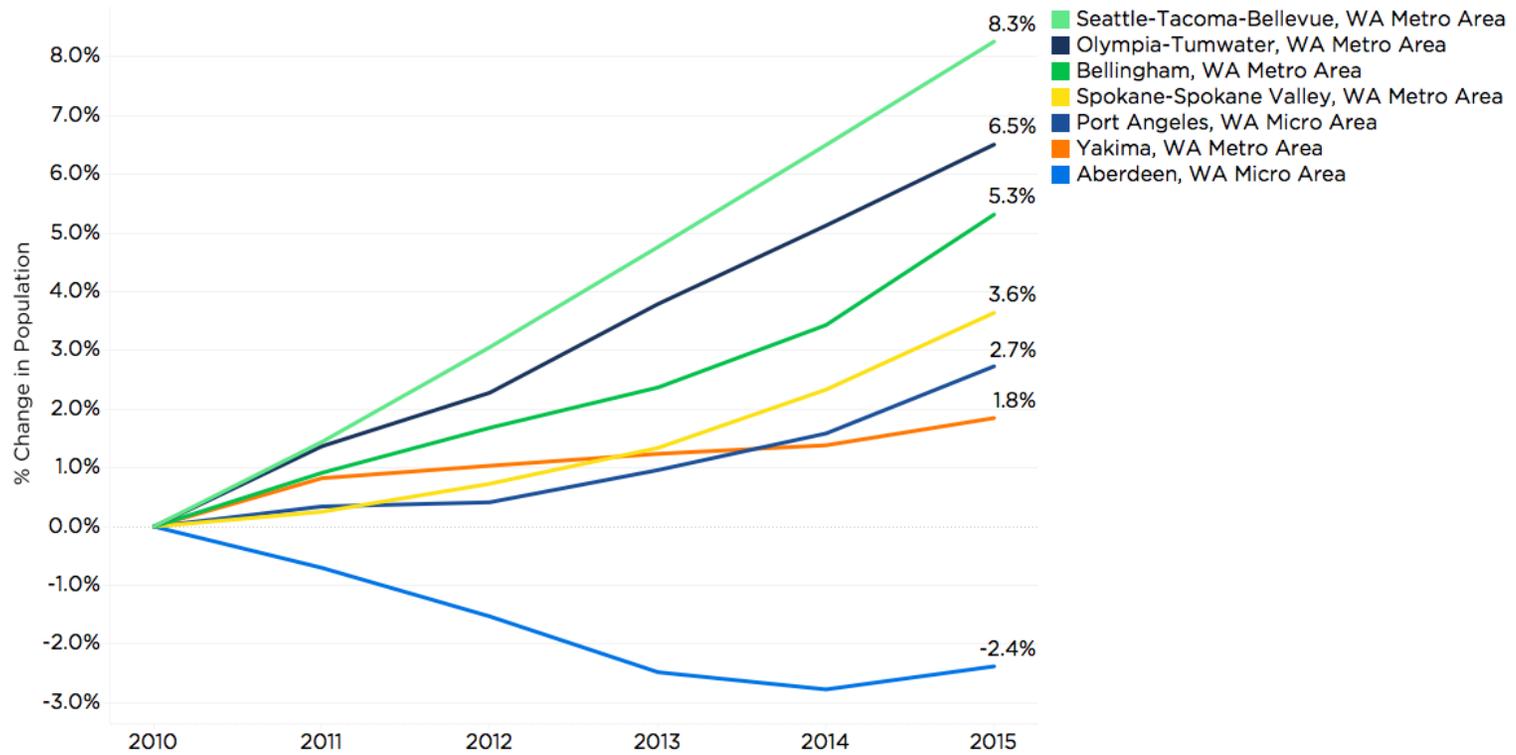
## Negative Equity, City



Source: Zillow Negative Equity (2016 Q4)

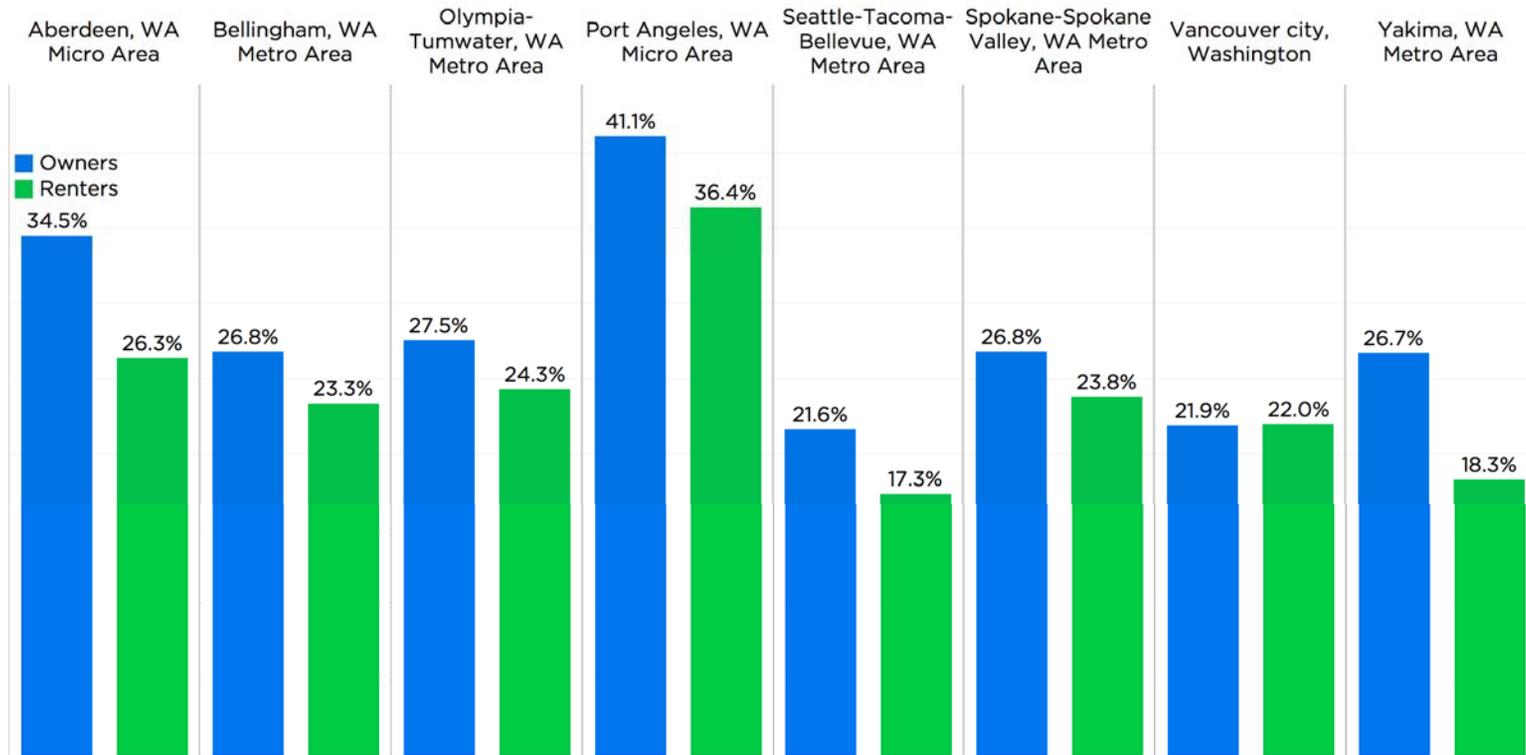


## Cumulative Change in Metro Population: 2010-2015



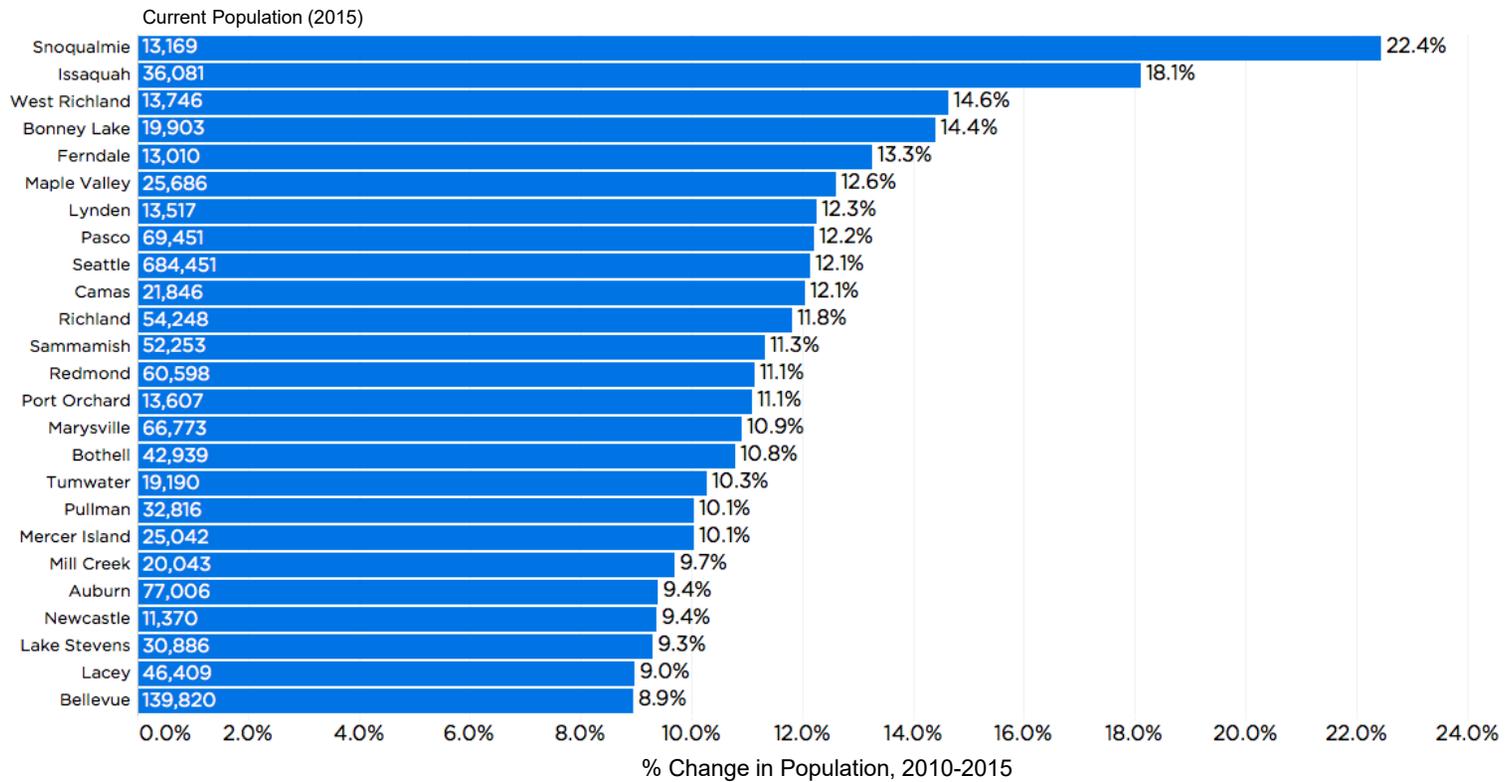
Source: U.S. Census Bureau, Annual Population Estimates, 2015

## % of Household Heads Age 60+



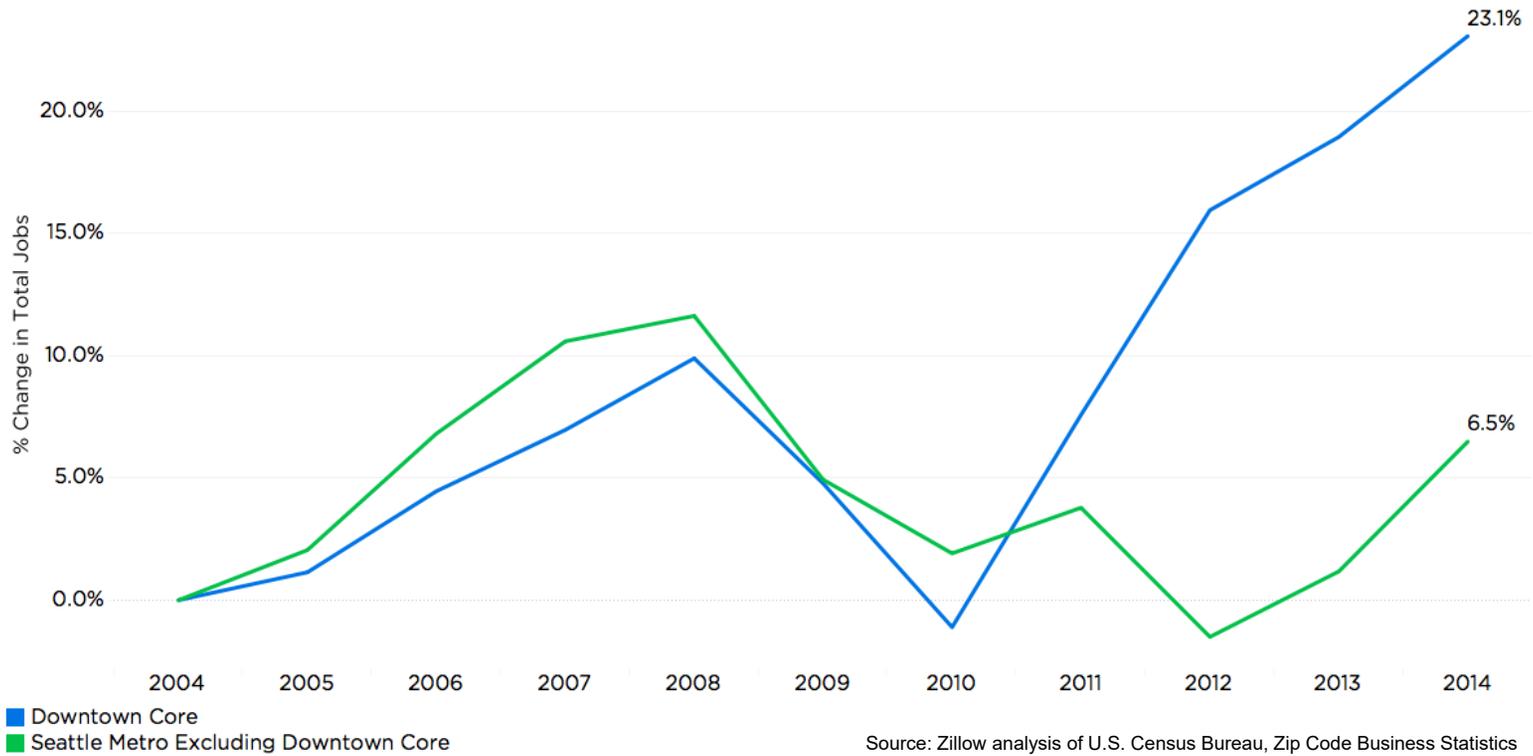
Source: U.S. Census Bureau, American Community Survey, 2015.

## Top 25 Fastest Growing Cities, 2010-2015



Source: U.S. Census Bureau, Annual Population Estimates, 2010- 2015

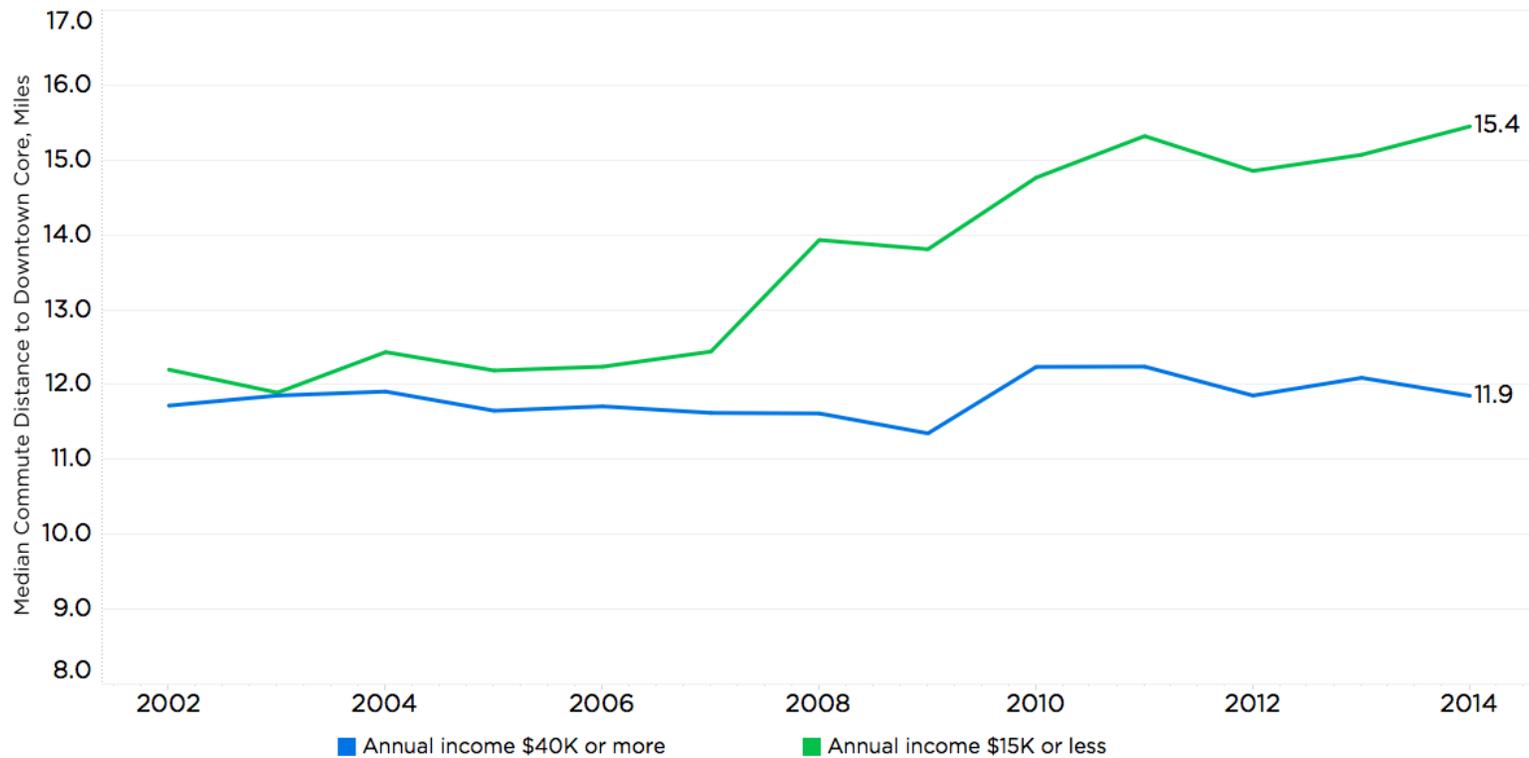
# Seattle Metro Employment, 2004-2014



Note: Downtown Core extends roughly from Lake Union and Lower Queen Anne south to Pioneer Square, bounded by I-5 on the east.



## Commute Distance by Income, Downtown Seattle Workers



Source: Zillow analysis of U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Origin-Destination Employment Statistics, 2002-2014

## Policy Recommendations

Tight markets (Seattle, Bellevue, Kirkland, Shoreline)—boost supply, foster mixed-income communities

- Density Bonuses
- Expedited review processes
- Upzoning
- Inclusionary Zoning
- Multifamily Tax Exemptions
- Transit Oriented Development
- ADUs
- Land Value Taxation

Looser markets in metro region (Tukwila, Everett)—invest in connectivity, preserve affordability

- Transportation investment
- Extended affordability covenants
- Subsidize demand-side
- Home repair programs
- HTF/LIHTC support
- MFTE

Rural—boost purchasing power, preserve affordability, allow aging in place

- Subsidize demand-side
- Home repair programs
- HTF/LIHTCs

Other/General Statewide Policy Ideas—assist renters, house homeless, remove disincentives for affordable and/or multifamily development

- Source of income discrimination laws
- Impact fee exemptions for affordable housing
- Rapid Rehousing
- Demand subsidies