



# WASHINGTON REALTORS®



# Mason County

## Housing Issues Briefing - October 16, 2026

ADVOCATING FOR WASHINGTON REALTORS®



# HOW WE ADVOCATE FOR YOU



Legislative Steering  
Committee



Legislative Priorities



Advocating in  
Olympia

January 19, 2026, 1:30 pm - House Hearing Rm C and Virt



# **Recent Wins for Housing & Real Estate**

**2021-22**

- **Exemption for Real Estate from State Capital Gains Tax**
- **Condominium Construction Liability Reform**
- **Downpayment Assistance/Racial Covenant Legislation**
- **Permit Streamlining**
- **SEPA Categorical Exemption for Housing inside UGA**



# Recent Wins for Housing & Real Estate

## 2023-24

- Accessory Dwelling Units
- Middle Housing
- Unit Lot Subdivisions & Proportional Impact Fees
- Buyer Agency Agreements
- Defeated B&O tax on rental income proposal
- Defeated additional real estate excise tax proposal



# Recent Wins for Housing & Real Estate

2025-26

- Real Estate Brokerage exemption from B&O tax increase
- Residential Lot Splitting
- Housing Accountability Act
- Expanding 2-12 Warranty for Condominium Projects
- Rural Accessory Dwelling Units
- Residential Development in Commercial Zoning
- Real Property Sales Exemption from State Income Tax
- Public Marketing of Residential Real Estate





■ **2024** Due December 31<sup>st</sup>
■ **2025** Due December 31<sup>st</sup>
■ **2026** Due December 31<sup>st</sup>
■ **2027** Due June 30<sup>th</sup>

★ Starred counties are partially planning under the Growth Management Act



An aerial photograph of the Oregon State Capitol building, a large neoclassical structure with a prominent dome. The building is surrounded by green lawns, a central circular driveway with a fountain, and a formal garden. In the background, a dense forest of evergreen trees covers the hills. The text "OUR CURRENT STATE LEGISLATURE" is overlaid in large, white, bold, sans-serif capital letters across the center of the image.

# OUR CURRENT STATE LEGISLATURE

# HOUSING ISSUES & CHALLENGES

Local Control &  
Discretion vs. State  
Legislative Action

Land Availability &  
Urban Growth Areas

Urban Housing vs.  
Rural Housing

Multifamily Rental  
Construction  
vs.  
Homeownership

Ongoing State  
Legislature/State  
Agency Role in  
Housing



# 2027 POLICY AREAS

Homeownership  
& Downpayment  
Assistance

Referral  
Disclosure, Seller  
Disclosure

Wildfire Risks &  
Insurance

Permitting  
Timelines & Costs  
- Homebuilder  
Priority

State Budget  
Challenges



Your membership makes our advocacy possible.

2027 Legislative Hill Day  
Thursday, January 28

WITHOUT YOU, THERE IS NO WR



# QUESTIONS?





# Mason County Housing Market Statistics

*Andy Conklin - The Conklin Team at  
Windermere*



*Certified Residential Specialist*

# MASON COUNTY HOUSING MARKET

## Number of Active Listings:

September 2024 – 307

September 2025 - 388

September 2026 – 397

## Months Supply

September 2024 - 3

September 2025 - 3.7

September 2026 - 4.1

## Number of Closed Sales

September 2024 - 104

September 2025 - 104

September 2026 - 97

Source: Northwest Multiple Listing Service

# Median Closed Price

## Mason County Median Sale Price

\$424,000

\$434,450

\$345,000

\$555,000

\$482,000

\$450,000

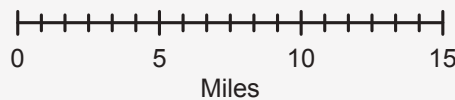
\$375,000

\$430,000

\$351,000

\$400,000

\$434,750



**Northwest**  
Multiple Listing Service®

Copyright 2010 All Rights Reserved

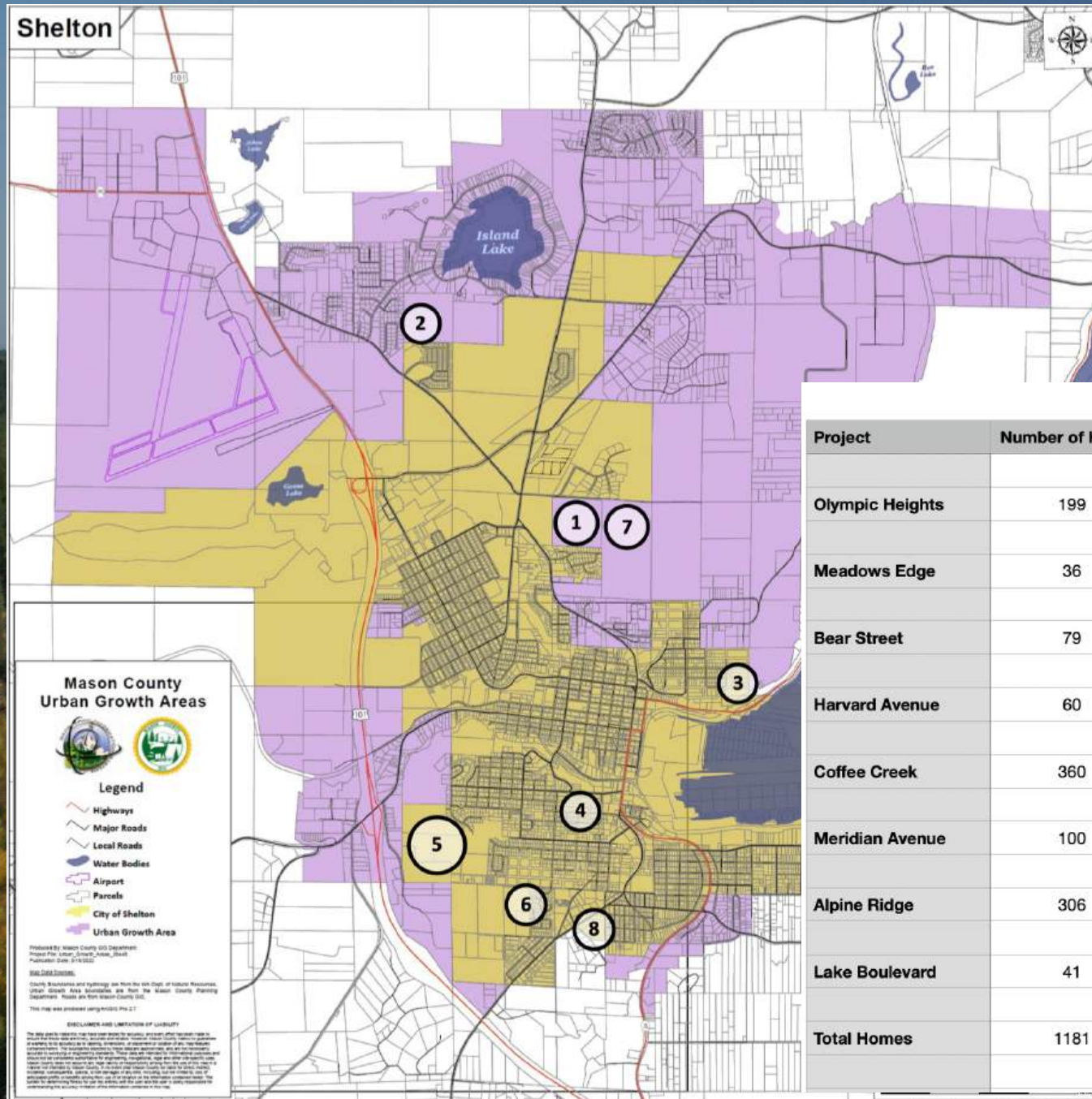
Mason County - NWMLS Areas

Source: Northwest MLS, Inc.

# Median Sale Price - Puget Sound Counties



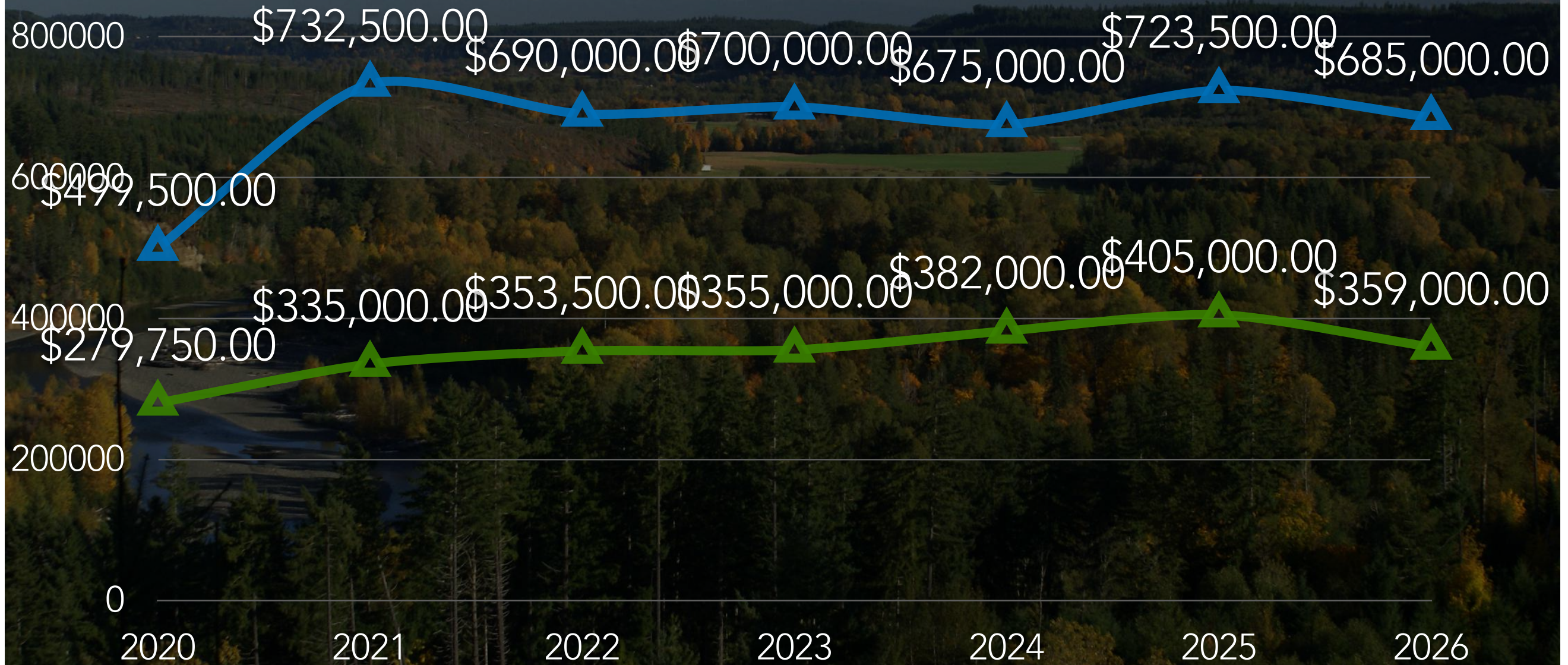
# Housing Developments in the Works



| Projected Build Out Timeframe |                 |          |      |      |      |      |      |
|-------------------------------|-----------------|----------|------|------|------|------|------|
| Project                       | Number of Homes | 2027     | 2028 | 2029 | 2030 | 2031 | 2032 |
| Olympic Heights               | 199             |          |      |      |      |      |      |
| Meadows Edge                  | 36              | Sold Out |      |      |      |      |      |
| Bear Street                   | 79              |          |      |      |      |      |      |
| Harvard Avenue                | 60              | TBD      |      |      |      |      |      |
| Coffee Creek                  | 360             |          |      |      |      |      |      |
| Meridian Avenue               | 100             |          |      |      |      |      |      |
| Alpine Ridge                  | 306             |          |      |      |      |      |      |
| Lake Boulevard                | 41              |          |      |      |      |      |      |
| <b>Total Homes</b>            | <b>1181</b>     |          |      |      |      |      |      |

1. Olympic Heights – 199
2. Meadows Edge – 36
3. Bear St – 70
4. Harvard Ave – 80
5. Coffee Creek – 364
6. Meridian Ave – 100
7. Alpine Ridge – 306
8. Lake Blvd – 36

# TWO MARKETS IN MASON COUNTY



# MILLION DOLLAR PLUS SALES



# THE DIFFERENCE?

Shelton

Olympia



- 1395 Square Feet
- 3 bdrm, 2 bath
- 7840 Sq Ft lot
- 2 Car Garage
- \$420,000

- 1712 Square Feet
- 3 bdrm, 2 bath
- 5445 Sq Ft Lot
- 2 Car Garage
- \$535,000

A scenic landscape photograph showing a wide river valley. The foreground and middle ground are filled with dense forests of evergreen and deciduous trees, some with autumn-colored foliage. A river flows through the valley, with a sandy bar visible. In the background, a large, snow-capped mountain rises against a clear blue sky. The text "THANK YOU!" is overlaid in the upper right corner.

THANK YOU!

Andy Conklin

360-481-0207

[conklin@hctc.com](mailto:conklin@hctc.com)