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AS OF JUNE 15, 2023**



# **HOUSING NEEDS ANALYSIS**

## **White Salmon, Washington**

VOLUME I OF II  
June 15, 2023

*City of White Salmon*

*With assistance from*

*Structura Naturalis Inc.*



# Housing Needs Analysis

## White Salmon, Washington

### Volume I of II

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## Executive Summary

This report assesses White Salmon’s housing needs from 2023 through 2043. The primary goals of the housing needs analysis are to (1) assess the amount of land needed to accommodate the future housing needs within the White Salmon city limits, (2) assess the existing residential land supply within the city to determine if it is adequate to meet that need, (3) fulfill state planning requirements for adequate residential land, and (4) lay the groundwork for a Housing Action Plan (a subsequent document) that will identify actions to be taken by the City of White Salmon to meet the identified needs.

Over the last two decades, White Salmon has seen a dramatic rise in home prices, along with a corresponding decrease in available homes and homesites for sale. A similar, though not as dramatic, rise has also occurred in home rental prices. Housing affordability and availability is a challenge throughout the Columbia Gorge, but particularly so in White Salmon, as it is seen as an increasingly attractive second home, retirement, and even primary home location. This trend has accelerated through the COVID-19 pandemic, with increasing numbers of workers able to work remotely from home. It appears that the trend is likely to remain a factor drawing new residents to the city, and putting upward pressure on home prices. The new residents are by definition those who can afford the more expensive homes.

As of May 2023, the median listing price of White Salmon homes was \$869,000<sup>1</sup>. Median rents were \$1,900, an increase of \$847 per month over a one-year period.<sup>2</sup> According to listing sources, there were just six homes for sale within the White Salmon city limits, with an average listing price of \$917,500, and eight rental properties with an average monthly rental of \$2,418.<sup>3</sup> Within the larger White Salmon market area, there were just 14 homes, listed at an average price of \$1.22 million; the lowest priced home was \$550,000.<sup>4</sup> Zillow.com estimates the monthly payment on this home to be \$3,280.00 per month. At a typical 28% of gross monthly earnings, even this home would require an annual income of \$140,500 – far above the area median household income of \$65,781 (2020 data).<sup>5</sup>

Clearly these homes cannot meet the critical needs for workforce housing, for housing suitable for most families, or for anyone whose annual income is even twice the median household income. If White Salmon wishes to become more diverse and equitable in its housing availability, it must understand these needs and how to address them.

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<sup>1</sup> Realtor.com

<sup>2</sup> Zillow.com

<sup>3</sup> Zillow.com, Redfin

<sup>4</sup> Zillow.com, Redfin

<sup>5</sup> DataUSA.io

The key findings of this analysis of housing needs (Volume I) are:

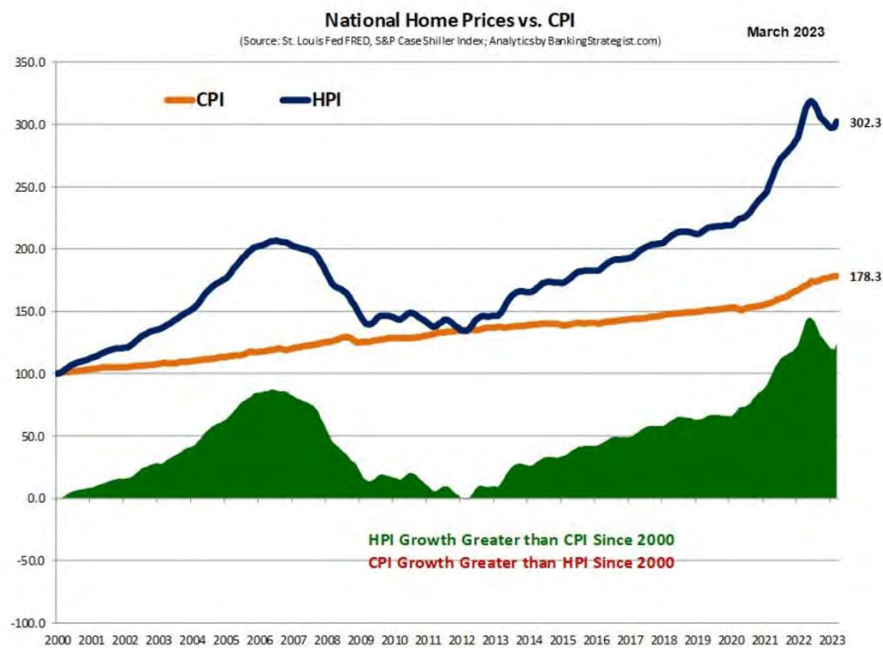
- White Salmon has been growing relatively slowly – about 0.7% per year since 2010 – although growth has accelerated somewhat since 2020, to about 1.1% per year.
- Without major new drivers of population growth (e.g. major new employers), and without a concurrent change in numbers of available homes, population growth is likely to remain slow. At a continued rate of 0.7%, the population would grow by 408 persons by 2043, or approximately 169 homes at an average household of 2.41 residents. If the higher rate of 1.1% growth were sustained, the demand would be 667 persons, or 277 homes. This equates to 14 homes per year on average within the city limits. The 2020 Urbanization Study by FCS Consultants estimates a significantly higher demand for the “White Salmon area” (city limits plus county area) of 1,019 homes, or 51 homes per year.
- Population growth is not the only factor in unmet housing needs, as there is growing displacement of existing residents and employees who are increasingly priced out of this market. This is particularly true for young residents. White Salmon is becoming “a tale of two cities” – those who can afford to live there, and those who do much of the work, but must commute in from other locales.
- Additional housing supply can address the upward pressure on housing prices – but a *different* housing supply is also needed, with fewer single-family detached homes, and more multi-family, attached, and so-called “missing middle” homes (duplexes, accessory units, cottage courts, et al). There is also an urgent need to lower the cost of home construction, permitting and land values.
- More fundamentally, although housing supply is certainly contributing to higher prices, the desirability of White Salmon as a relocation community is likely to continue to put upward pressure on market-rate home prices, even with significantly increased supply. This is particularly true with the rise in work-from-home trends in the wake of the COVID-19 pandemic, and the attraction of White Salmon for former residents of (and even commuters to) Portland and Vancouver. This suggests that other strategies may be needed to establish and maintain permanent workforce housing (as discussed in Volume II).
- While there may be adequate land supply to accommodate the projected growth in housing, particularly if future units are higher-density, actions are still needed to make these sites suitable for home development. (These actions are discussed in Volume II.)

## Introduction

White Salmon, Washington, is a beautiful small town (population 2,727) located in the spectacular Columbia Gorge, approximately 70 miles east of Portland, Oregon and Vancouver, Washington. The city is an attractive vacation and retirement destination, and it is increasingly desirable as a home for commuters. As a result, in recent years housing demand has surged, supply has declined, and prices have increased significantly, causing displacement and hardship for many residents.

This is a challenge not only for White Salmon, but for cities across the USA. As the chart below indicates, home prices have far outstripped the pace of inflation, even in the recent period of higher inflation. This trend is even more dramatic in the Pacific Northwest.

**Table 1. National Home Prices Relative to Inflation**



Source: Bankingstrategist.com, from data by St. Louis Fed and Case Shiller Index.

In response, the City of White Salmon is developing a Housing Needs Analysis (HNA) and Housing Action Plan (HAP). The two documents will address the housing challenges the City faces, and exploit opportunities to promote more housing diversity that is more affordable to more residents of the community, essentially making more housing available across all income segments. The City received a grant from the Washington Department of Commerce to complete these two reports.

This plan builds on the findings that were part of the 2020 White Salmon Urbanization Study and the 2021 White Salmon Comprehensive Plan.

The goals of this analysis are to:

- Quantify existing and projected housing needs for all income levels, with documentation of housing and household characteristics.
- Analyze population and employment trends, with reasonable projections.
- Review and evaluate the current housing element adopted pursuant to RCW 36.70A.070, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions.
- Provide an overview of the housing landscape and planning environment.
- Help the City plan for additional housing through 2040 by providing key data and analysis on the current housing inventory and future housing need in White Salmon.

Volume II, the Housing Action Plan, will:

- Assess current regulations and their impacts on housing availability.
- Identify strategies that address emerging development issues, and that will promote housing development of the quantity and type necessary to meet White Salmon's projected housing needs.
- Recommend actions that will encourage more housing development at all income levels, to accommodate future and current residents.

To develop this two-volume report, the City assessed housing needs, reviewed housing policies, and engaged the public. The results have led to three key housing objectives that are addressed in the report:

- Preserve affordable housing and prevent or mitigate displacement.
- Increase market-rate and affordable housing supply throughout White Salmon, but focus on areas that support multifamily and "missing-middle" housing types.
- Increase housing options and housing choice.

## Purpose

Through surveys and engagement events held during the creation of the White Salmon 2040 plan and urbanization study, the community expressed interest in additional opportunities for housing that is affordable. Comments such as “I would love to see more parks, public transportation and housing options”<sup>6</sup> were a common theme.

To remain a vibrant community that meets the housing needs of a broad cross section of a community, a city should periodically update policies and regulations to ensure availability of housing. Creating both a housing needs analysis and a housing action plan will help further the goals and help guide the way to implement the findings from the Urbanization Study and the White Salmon 2040 plan.

The data discussed in this assessment can help guide the creation of policy to address housing shortages and gaps in types of housing available.

## Affordable Housing Versus Housing That is Affordable

Throughout this analysis, the terms affordable housing and housing that is affordable or attainable are used. These sound like interchangeable terms, but each has a distinct meaning. Affordable housing often has a public funding component, where either a public agency owns the properties, or provides subsidies, or provides other ongoing support.

“Housing that is affordable,” or “attainable,” is housing that a majority of residents in the community can qualify to purchase or afford to rent without being considered “rent-burdened.” There will be a further discussion of rent burden later in this analysis.



So-called “Missing Middle Housing” includes duplexes, rowhomes, accessory dwellings, and small apartment buildings. Image courtesy Opticos Design.

<sup>6</sup> City of White Salmon 2040 Comprehensive Plan, page 46, adopted July 2021

## Companion Documents

In 2020, the City of White Salmon contracted with consultants FCS Group and WSP USA to complete an updated Urbanization Study for the city. According to the introduction, the study “entails a countywide assessment of buildable lands, infrastructure, economic opportunities, and housing needs, and identifies potential strategies to address future urbanization needs.”<sup>7</sup>

The Buildable Lands Inventory included with the study identified 117.5 acres of buildable land with a dwelling capacity of 479 units. This is significantly higher than the 20-year projection of the maximum demand of 277 homes (14 homes per year), based upon a population increase of 1.1% per year (667 persons, 277 homes at 2.41 persons per home).

The Urbanization Study also noted that 182 acres of land would be needed to accommodate the housing demand, a net increase of 76.3 acres over the current 105.7 acres of vacant land. However, these values assume that the area within the city limits will capture a greater percentage of new housing in the greater urban region than has been the case historically, and that single-family detached will continue to dominate. If the City determines that higher-density housing is appropriate, then the demand for additional land will be lower. As noted, this will require additional actions.

In addition to the Urbanization Study, the Appendix included a Public Outreach Summary that reported on specific buildable sites identified by stakeholders. That information is reported in the section on buildable lands.

The Urbanization Study also included an assessment of current housing stock. As reported in more detail in the section on “Existing Housing Stock,” there were 1,396 dwelling units as of 2018, of which 69% were single-family detached, with the remaining 31% as rowhomes, apartments, duplexes, and other types.

In July 2021, the City adopted White Salmon 2040, an update to the City’s comprehensive plan. The White Salmon 2040 plan was written to ensure that White Salmon remains “...an innovate, diverse and thriving village.”<sup>8</sup>

Both plans contain detailed demographic information through 2019. This report uses data from the Urbanization Study and the White Salmon 2040 plan, and updates demographic information as needed to include available 2021 and 2022 data.

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<sup>7</sup> White Salmon Urbanization Study, page 1, adopted November 11, 2020

<sup>8</sup> City of White Salmon 2040 Comprehensive Plan, page 1, adopted July 2021



# Population Trends

The population of White Salmon is growing steadily, although growth has been relatively slow. Data from the Washington State Office of Financial Management’s Small Areas Estimate Program from April 2022 shows the average annual growth between 2000 and the 2022 estimate is approximately 0.7%, well below the State’s overall population growth rate of 1.5%.<sup>9</sup> However, since the 2020 Census, population growth has increased somewhat, with the average annual population growth being 1.1%, still well below the state’s overall growth rate of 2.4% for the same period.

Population in Klickitat County has also lagged behind the state’s overall growth, with the county’s population increasing at a rate of 0.9% between 2000 and 2022 and 1.7% between 2010 and 2022.

At a continued rate of 0.7%, the population would grow by 408 persons by 2043, or approximately 169 homes at an average household of 2.41 residents. If the higher rate of 1.1% growth were sustained, the demand would be 667 persons, or 277 homes. This equates to 14 homes per year on average.

**Table 2. Historic Population Trends 2000-2022**

Population*	2000**	2010**	2018	2019	2020**	2021	2022	Growth		
								2000-2022	2000-2022 AGR	2010-2022 AGR
Klickitat County	19,161	20,138	21,980	22,430	22,735	23,000	23,150	3,989	0.9%	1.7%
Alderdale	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bingen	672	720	735	750	778	780	780	108	0.7%	1.3%
Dallesport	1,185	1,202	1,313	1,331	n/a	n/a	n/a	n/a	n/a	n/a
Goldendale	3,760	3,407	3,530	3,545	3,453	3,475	3,475	(285)	-0.3%	-0.7%
Husum	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lyle	530	499	535	536	n/a	n/a	n/a	n/a	n/a	n/a
Roosevelt	79	156	178	178	n/a	n/a	n/a	n/a	n/a	n/a
Trout Lake	494	557	605	621	n/a	n/a	n/a	n/a	n/a	n/a
White Salmon	2,193	2,255	2,505	2,610	2,485	2,490	2,490	297	0.6%	1.1%
Whishram	324	342	345	345	n/a	n/a	n/a	n/a	n/a	n/a
Washington State	5,894,141	6,724,540	7,427,570	7,546,410	7,706,310	7,766,975	7,864,400	1,970,259	1.5%	2.4%

Source: Unincorporated towns used figures from 2020 Urbanization Study. Incorporated towns used data from Washington State Office of Financial Management April Postcensal Estimated 1960 to present released in April 2022.

\*It should be noted there is a discrepancy between data used for the Urbanization Study and the HNA. The data used for the HNA was updated by the Office of Financial Management in 2022 and updated data was incorporated in this table.

\*\*The 2000, 2010 and 2020 population figures are from the decennial US Census. Other years are estimates provided by the Washington State Office of Financial Management.

<sup>9</sup> Data calculated using a spreadsheet from data obtained from the Washington State Office of Financial Management. Accessed on May 25, 2023 at: <https://ofm.wa.gov/washington-data-research/population-demographics/population-estimates/historical-estimates-april-1-population-and-housing-state-counties-and-cities>

## Economic Trends

Economic development and changes to employment can affect changes to population and the demand for housing. In turn, the availability or shortage of housing can affect economic development, both in quantity and in distribution across income groups. This report utilizes data from both the Urbanization Study and the White Salmon 2040 plan, as well as the most current American Community Survey 5-year data.

**Table 3. White Salmon Employment Trends 2010-2017**

Sector	2010	2017	Change
Agriculture and Forestry	-	14	14
Industrial	104	296	192
Retail	62	78	16
Services	402	340	(62)
Government/Other	44	336	292
<b>Total</b>	<b>612</b>	<b>1,064</b>	<b>452</b>

Source: White Salmon Urbanization Study

Table 1 shows an increase in job sectors between 2010 and 2017 but does not account for the substantial increase in Government/other jobs. The significant increase in industrial jobs is likely attributable to the expansion of Insitu, a manufacturer of commercial/military drones and associated companies that support Insitu.

More detailed data is available using American Community Survey (ACS) five-year data using data obtained and tabulated by the US Census Bureau through 2021. Although the data vary slightly, both sources show employment in White Salmon is growing, and growing faster than the population within the city limits. This suggests that commuting rates to jobs in White Salmon are increasing.

There is a perception that White Salmon has an excess of positions that would be considered service industry jobs, such as restaurant workers and hotel employees. Perhaps surprisingly however, American Community Survey data reveals only 10.3% of jobs are in this category (Table 4).

Indeed, service occupations are 5.5% lower than Washington overall, and about 6% lower than the United States average. Also perhaps surprising, the retail industry is also notably under-represented in White Salmon compared to Washington and the United States overall.

Although White Salmon is known for being a recreation hub and a growing food, beer and wine scene, the industry category that includes arts, entertainment, recreation, accommodation and food services represents only 3.7% of workers by industry, well below the Washington figure of 8.7% and 9.1% for the entire United States. It is possible service industry workers are commuting to other jobs outside of White Salmon, but these types of positions are apparently not well represented within city limits.

Other industries are over-represented in White Salmon, including agriculture, forestry, mining, manufacturing, wholesale trade, and self-employment. These jobs are likely the result of orchards as well as a growing wine industry and a strong timber industry in the region. With the growth of Insitu, spinoff or supporting manufacturers have started businesses in the area and likely at least some of these workers are in White Salmon.

Although typically better-paying occupations – management, business, science and arts occupations – are over-represented in White Salmon, the average wage for workers in White Salmon still lags behind Washington and the United States as a whole.

**Table 4. Percentage of Workers Employed by Occupation and Industry**

Yellow highlight=More than 4% above Washington or US percentage

Orange highlight=More than 4% below Washington or US percentage

OCCUPATION	Workers-US	Percent-US	Workers-Washington	Percent-Washington	Workers-White Salmon	Percent-White Salmon
Civilian employed population 16 years and over	157,510,982	157,510,982	3,701,656	3,701,656	1,000	1,000
Management, business, science, and arts occupations	63,469,480	40.3%	1,610,719	43.5%	529	52.9%
Service occupations	26,826,595	17.0%	595,569	16.1%	103	10.3%
Sales and office occupations	32,862,044	20.9%	705,511	19.1%	98	9.8%
Natural resources, construction, and maintenance occupations	13,719,271	8.7%	346,531	9.4%	74	7.4%
Production, transportation, and material moving occupations	20,633,592	13.1%	443,326	12.0%	196	19.6%
<b>INDUSTRY</b>						

Civilian employed population 16 years and over	157,510,982	157,510,982	3,701,656	3,701,656	1,000	1,000
Agriculture, forestry, fishing and hunting, and mining	2,614,109	1.7%	89,166	2.4%	79	7.9%
Construction	10,717,186	6.8%	264,308	7.1%	74	7.4%
Manufacturing	15,786,008	10.0%	348,181	9.4%	152	15.2%
Wholesale trade	3,916,817	2.5%	97,423	2.6%	71	7.1%
Retail trade	17,253,259	11.0%	429,297	11.6%	66	6.6%
Transportation and warehousing, and utilities	8,905,978	5.7%	208,306	5.6%	29	2.9%
Information	3,031,263	1.9%	81,883	2.2%	22	2.2%
Finance and insurance, and real estate and rental and leasing	10,483,270	6.7%	195,068	5.3%	29	2.9%
Professional, scientific, and management, and administrative and waste management services	18,817,926	11.9%	518,562	14.0%	142	14.2%
Educational services, and health care and social assistance	36,753,702	23.3%	796,840	21.5%	210	21.0%
Arts, entertainment, and recreation, and accommodation and food services	14,346,635	9.1%	323,459	8.7%	37	3.7%
Other services, except public administration	7,485,169	4.8%	165,284	4.5%	39	3.9%
Public administration	7,399,660	4.7%	183,879	5.0%	50	5.0%
<b>CLASS OF WORKER</b>						
Civilian employed population 16 years and over	157,510,982	157,510,982	3,701,656	3,701,656	1,000	1,000
Private wage and salary workers	125,632,359	79.8%	2,904,348	78.5%	706	70.6%
Government workers	22,212,764	14.1%	578,113	15.6%	135	13.5%
Self-employed in own not incorporated business workers	9,363,653	5.9%	212,398	5.7%	159	15.9%
Unpaid family workers	302,206	0.2%	6,797	0.2%	0	0.0%

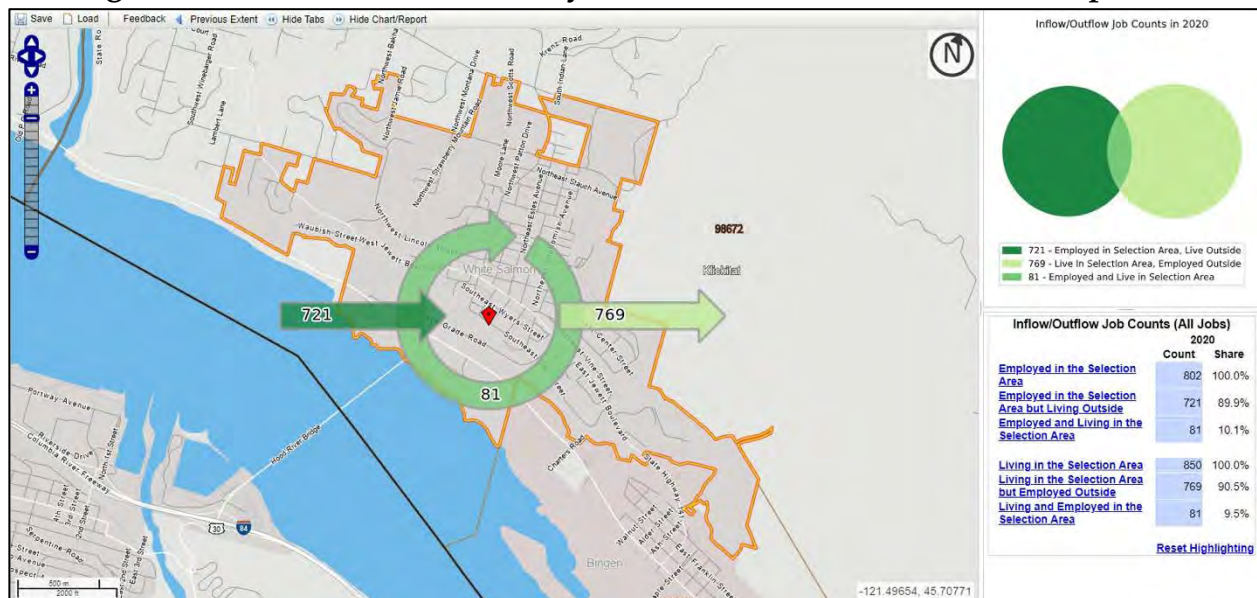
Source: American Community Survey ACS 5-Year Estimate Data Profiles through 202

## Rates of Commuting

Less than 10% of all employed persons both live and work within the city limits of White Salmon. The overwhelming majority of those working within White Salmon live outside city limits, and commute to the city.

It is not uncommon to hear of some residents commuting long distances for work because they cannot find housing that is affordable within or adjacent to White Salmon. This is supported by the data in Figure 1.

**Figure 1. Distance/Direction Analysis from the US Census On the Map Tool**



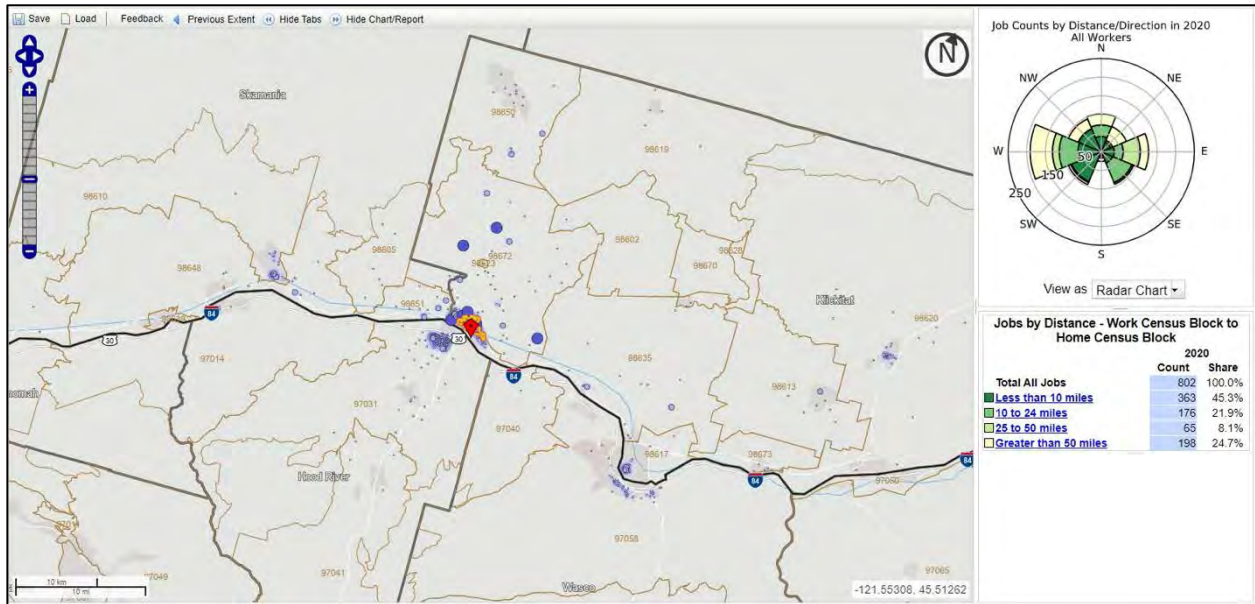
Source: US Census On the Map Distance/Direction Analysis for White Salmon

Data from the US Census “On the Map” tool demonstrates this trend. The analysis shows 721 workers who commute to White Salmon, while 769 White Salmon residents commute to other cities. Only 81 live and work within White Salmon, according to the data.

The distance commuted can also be significant, as shown in Figure 2. Almost 25% of White Salmon commuters travel more than 50 miles, while 30% travel between 10 and 50 miles.

As show in Table 5, Hood River is the biggest work destination for residents of White Salmon, with White Salmon itself being second, and Portland and Bingen nearly tied for third place.

**Figure 2. Commute by Distance Analysis from the US Census On the Map Tool**



Source: US Census On the Map Distance/Direction Analysis for White Salmon

There are uncertainties in the data, however. Some who work from home may be counted as working at an employer located far from White Salmon, or they may commute to a job in another city several times per week or month, with the bulk of work being performed at their home in White Salmon. This trend has accelerated with the COVID-19 pandemic, and it seems to be continuing.

**Table 5. Jobs Counts by Places Where Workers Travel to for Employment - All Jobs**

	2020	
	Count	Share
Hood River city, OR	95	11.2%
White Salmon city, WA	81	9.5%
Portland city, OR	54	6.4%
Bingen city, WA	50	5.9%
The Dalles city, OR	41	4.8%
Seattle city, WA	22	2.6%
Vancouver city, WA	20	2.4%
Beaverton city, OR	12	1.4%
Olympia city, WA	10	1.2%
Stevenson city, WA	10	1.2%
All Other Locations	455	53.5%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

A further uncertainty in the data is that 455 residents commute to places “not identified.” This represents over half of all White Salmon workers.

Nonetheless, it can be seen that long commuting distances are common. In the case of those commuting *to* White Salmon, the high cost of housing is undoubtedly a major contributor. In the case of those commuting *from* White Salmon, the desirability of the community as a home while working in a larger employment center is also likely a major factor. Some 14% of the identified employment locations are major urban areas like Portland, Seattle or Olympia.

**Table 6. Job Count by Places Where Workers Travel from for Employment-All Jobs**

2020		
	Count	Share
White Salmon city, WA	81	10.1%
Hood River city, OR	58	7.2%
The Dalles city, OR	34	4.2%
Carson CDP, WA	27	3.4%
Dallesport CDP, WA	22	2.7%
Bingen city, WA	17	2.1%
Goldendale city, WA	16	2.0%
Spokane city, WA	14	1.7%
Portland city, OR	13	1.6%
Vancouver city, WA	13	1.6%
All Other Locations	507	63.2%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

## Income

Income in Washington is higher than US income (\$82,400 versus \$69,021 median annual income). However, the ACS Five-year income estimate shows that White Salmon lags behind Washington and the United States overall in median income (\$62,953 annually) A similar pattern holds for household income (all household members regardless of relationship), family income (members are related) and nonfamily income (people live together or alone but are not related).

**Table 7. Income in US, Washington and White Salmon**

	United States	Washington	White Salmon
Median household income	69,021	82,400	62,953
Mean household income	97,196	111,431	80,944
Median family income	85,028	98,691	78,814
Mean family income	114,099	129,229	102,611
Median nonfamily income	41,394	51,895	40,625
Mean nonfamily income	61,050	72,738	49,471
Per capita income	37,638	43,817	34,176

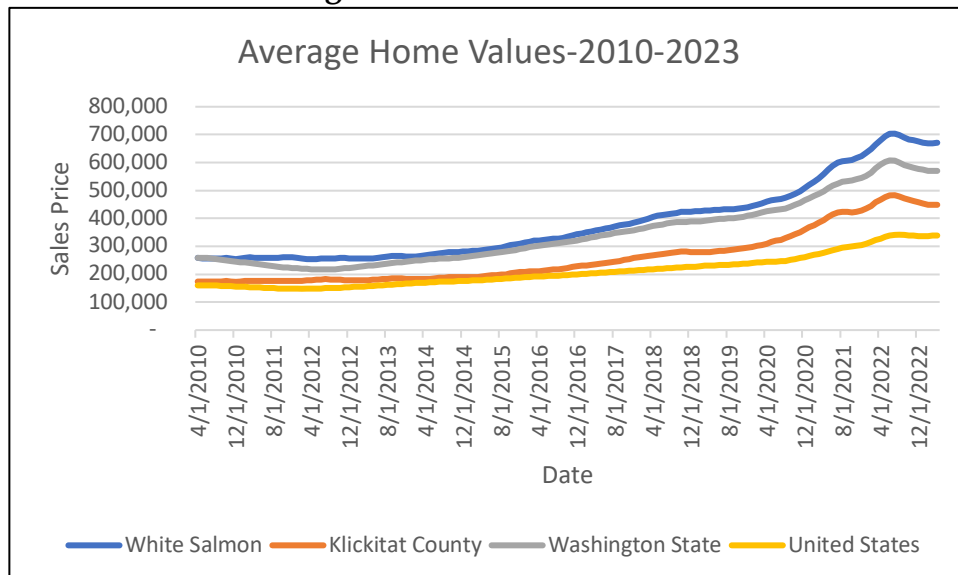
Source: ACS Five-Year Estimated Data Profiles for White Salmon (through 2021)

This is somewhat counter-intuitive, since White Salmon is under-represented when it comes to jobs in the service and retail sectors, and over-represented in what are often considered higher paying sectors. This may reflect a higher number of retirees whose annual income is fixed, but whose net worth – and home value – may still be high.

In any case, it can readily be seen that there is an enormous gap between median household income and median home prices. Using the typical formula of 28% of gross income for housing costs, a person earning the median of \$62,953 could afford a rental of \$1,468 per month, or a home price of approximately \$200,000. This is far below what is available.

### House Prices

**Table 8. Average Estimated Home Values 2010-2023**



Source: City, County, State and US data from Zillow Research



## Existing Housing Stock

The 2020 White Salmon Urbanization Study reported a total of 1,396 housing units in the city as of 2018, up from 816 in 1990. That represents an increase of 580 homes. At the same, time average household size dropped from 2.43 to 2.2.

Paradoxically, this suggests a population growth higher than reported. If the additional 580 homes brought with them 2.2 residents, that would be a population growth of 1,276, considerably higher than the reported population growth of 604 persons during the same period (approximately 1.0% per year). It seems very likely that a significant portion of the additional housing stock represents second homes, which do not contribute to local housing needs.

**Table 9. Number of White Salmon Dwelling Units 1990-2018**

	1990	2000	2010	2018
Households	763	887	889	1,107
Avg. HH Size	2.43	2.46	2.23	2.2
Dwelling units	816	949	1,087	1,396

*Source: U.S. Census, and American Community Survey 2013-2018 estimates.*

The urbanization study also listed the dwelling units by type, demonstrating that single-family detached homes are overwhelmingly the most common type (69%). Apartments, rowhomes and multiplexes are next in frequency at only 20%. The last category is mobile home or other, at 11%.

Since single-family homes are generally the most expensive housing unit, the need for more affordable housing translates into a need for more attached and multiplex units.

**Table 10. White Salmon Dwelling Units by Type 2010-2018**

	2000		2018	
	#	%	#	%
Single Family Detached	606	64%	968	69%
Townhomes/Plexes/Apts	211	22%	275	20%
Mobile Home/Other	131	14%	153	11%
<b>Total Housing Units</b>	<b>948</b>	<b>100%</b>	<b>1,396</b>	<b>100%</b>

*Source: U.S. Census, and American Community Survey estimates.*

The urbanization study also provided some data about the breakdown of rowhouses (153) versus multi-family (128) and mobile homes or “other” (170). This latter number was prior to the removal of the Washington Street mobile home park in 2020. Clearly there is room to add rowhomes and multi-family, and to consider adding manufactured or mobile homes as well as other innovative forms of affordable housing (as will be discussed in Volume II).

**Table 11. White Salmon Dwelling Units by Type 2010-2018**

	Klickitat County	White Salmon	% in White Salmon
Single Family Detached	7,600	889	12%
Townhouses / Plexes	748	153	20%
Multi Family (5+ units)	387	128	33%
Mobile Homes/other	1,566	170	11%
<b>Total</b>	<b>10,301</b>	<b>1,340</b>	<b>13%</b>

Change in Dwellings	Klickitat County	White Salmon	% in White Salmon
<b>2000 to 2018</b>	1,668	448	27%

*Source: U.S. Census, and American Community Survey estimates.*

## Housing Inventory and Market Trends

According to data from Realtor.com, as of May 2023, the median listing price of White Salmon homes was \$869,000<sup>10</sup>. According to listing sources, there were just six homes for sale within the White Salmon city limits, with an average listing price of \$917,500. Within the larger White Salmon market area, including Bingen and Klickitat County, there were just 14 homes for sale, listed at an average price of \$1.22 million. The lowest priced home was \$550,000.<sup>11</sup> Zillow.com estimates the monthly payment on this home to be \$3,280.00 per month. At a typical 28% of gross monthly earnings, even this home would require an annual income of \$140,500 – far above the area median household income of \$62,953 (2020 data).<sup>12</sup>

Area rentals are only moderately more affordable. Area listing services show only eight rental properties listed, with an average monthly rental of \$2,418.<sup>13</sup> Median rents were \$1,900, an increase of \$847 per month over a one-year period.<sup>14</sup> That is also substantially above the affordable rental rate for a median household income of \$62,953, which is just \$1,468 per month.

The one-year history of home sales is also meager. According to RMLS data, only 8 homes have sold, for an average price of \$506,250.<sup>15</sup> Eight pending sales are also under contract for an average price of \$682,750.<sup>16</sup>

As noted previously, all of these prices are well above what is affordable for those making the median annual household income in White Salmon.

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<sup>10</sup> Realtor.com

<sup>11</sup> Zillow.com, Redfin

<sup>12</sup> DataUSA.io

<sup>13</sup> Zillow.com, Redfin

<sup>14</sup> Zillow.com

<sup>15</sup> RMLS data, courtesy Ruth Chausse of Don Nunamaker Realtors.

<sup>16</sup> RMLS data, courtesy Ruth Chausse of Don Nunamaker Realtors.

## Buildable Lands

The White Salmon Urbanization Study identified 117.5 acres of buildable land, with a dwelling capacity of 479 units. The Appendix included a Public Outreach Summary that reported on specific buildable sites identified by stakeholders. Following are the properties identified.

West		
Community	Site Location and Description	Notes
White Salmon	Parcel east of new Hood River Bridge bridgehead	Could include a business cluster and park component. Need to think about how to create a new access road from the bridge to Main Avenue.
White Salmon	Rhine Village	Has space for additional multifamily apartment buildings.
White Salmon	Gaps or “broken teeth” along Jewett Blvd in downtown White Salmon	Two- to three-floor buildings with commercial on ground floor and apartments above, and/or 50- to 120-room hotel.
White Salmon	Hospital Hill	Proposed subdivision with 60 to 70 single-family home lots.
White Salmon	Heritage Plaza	Mixed-use business cluster.
White Salmon	Behind New Beginnings Church on Oak Street	
White Salmon	South side of Jewett Blvd east of Eighth Street	Townhomes - a mix of market rate and affordable.
White Salmon	Tillotson Road area	Single-family dwellings.
White Salmon	Unidentified 7-acre vacant parcel within city limits	Single-family dwellings on 6,000-square-foot lots.
White Salmon	End of Pole Yard Road, north and west of Skyline Drive	Ideal for townhomes or apartments. Push the buildings against the bank - challenge is setback from Jewett Creek.
White Salmon	Washington Street trailer court	Already has sewer - capacity might be an issue.
White Salmon	4-acre parcel south of funeral home on Main Avenue	Annexed into the city a while back. Owner brought a development proposal to the City (high-density townhomes with some single-family dwellings) but the project drew opposition and did not move forward.
White Salmon	Property on north side of Waubish Street in west end of White Salmon	
White Salmon	40 acres on Lincoln Street - the “Stevenson” property	

## **Conclusion**

Although an adequate inventory of buildable lands appears to exist to meet the projected demand for White Salmon housing (277 housing units over 20 years, or an average of 14 homes per year, with average household size of 2.41, total population growth of 667 persons), this Housing Needs Analysis identifies two critical and unmet needs. The first is to develop more appropriate housing types, better able to meet the diversity of needs and incomes of the entire population of residents and employees. This will necessarily require a more diverse housing stock, including more affordable types (attached homes, apartments, “missing middle,” etc). It may also include other innovative types (as discussed further in Volume II).

The second critical and unmet need is to make these sites, and potentially others as needed, suitable for homebuilding. Doing so will likely require a number of actions, including regulatory changes, incentives, disincentives, funding sources, infrastructure construction, and additional creative actions on the part of the City and its partners. It will also require the support of the community in making any such changes, and the confidence that what will be built will be worthy of support.

White Salmon, like many cities and towns, is facing growing pressure to add housing supply. But this is far from the only need, or the only responsibility for a democratic society. No less important is to build our homes, neighborhoods and other structures in an enduring way that serves the public interest. In such a democracy, the citizens have a right to participate in the regulation of what may be built. It is far more appropriate to do this in a proactive way, and one that is supported by the community and the potential neighbors, than to force approvals of undesired structures on the one hand, or to see critical needs for suitable housing go unmet on the other.

# **APPENDIX:**

**RMLS Home Sale Listings**

**for White Salmon**

**As of June 12, 2023**

*Courtesy Ruth Chausse, Don Nunamaker Realty*

**Zillow Rental Listings**

**for White Salmon**

**As of June 12, 2023**

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net



Client Medium Residential 6/12/2023 2:48PM

**\$550,000** 3 bd | 2 / 1 ba | 1337 sqft

Status: **Active**

List Date: 5/26/2023

Year Built: 2004 / RESALE

DOM: 17 /

#Acres: 0.05

MLS#: 23297931

**184 OVERLANDERS DR White Salmon, WA 98672**

Unit #:

XST/Dir: Alley is accessed off of Garfield Ave. Or can park on Overlanders.

### Property Details:

Fireplaces:

Area: 100

Elementary: Whitson

Garage: 1

High: Columbia

PTax/Yr: \$2,470.53 / 2022

Style: 2STORY, TOWNHSE

Lot Size: 0-2,999SF

[VirtualTour #1](#)

### Comparable Information:

Original Price: \$550,000

Immaculate and move-in ready! This low maintenance 3 bedroom/2.5 bathroom townhome is the definition of easy living. Superb location- close to all the action of downtown White Salmon (Beers at Everybody's Brewing! Tacos at Pixan! Coffee at White Salmon Baking Co.!), but still on a quiet, low traffic street. One car garage, plus an additional spot parking in the gravel back alley. Pride of ownership is evident!

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net



Client Medium Residential 6/12/2023 2:48PM

**\$699,000** 2 bd | 2 / 1 ba | 1584 sqftStatus: **Active**

List Date: 2/11/2023

Year Built: 2016 / APPROX DOM: 121 /

#Acres: 0.12 MLS#: 23500117

**118 INGRAM PL White Salmon, WA 98672**

Unit #:

XST/Dir: Jewett to Ingram to 118.

**Property Details:**

Fireplaces:	Area: 100
Elementary: Whitson	Garage: 2
High: Columbia	PTax/Yr: \$4,322.47 / 2022
Style: 2STORY, TOWNHSE	Lot Size: 5K-6,999SF

**Comparable Information:**

Original Price: \$739,000

Contemporary townhouse with a spectacular view of the Columbia River. Open floorplan when you enter on the main: kitchen, dining & living room w/engineered hardwood floors. Kitchen has SS appliances, granite countertop on eating island. Slider to the view deck. Two bedroom suites on the lower level w/full bathrooms and wall to wall closets. Energy efficient mini-splits & low maintenance living w/HOA covering snow removal & exterior maintenance(paint, and roofing) landscaping and road maintenance.



Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$749,000** 2 bd | 2 / 1 ba | 1470 sqft

Status: **Active**

List Date: 3/9/2023

Year Built: 2013 / RESALE

DOM: 95 /

#Acres: 0.08

MLS#: 23017192

**102 INGRAM PL White Salmon, WA 98672**

Unit #:

XST/Dir: From Bingen head N on Hwy 141 take R on Ingram Pl, second townhouse on R

### Property Details:

Fireplaces:

Area: 100

Elementary: Whitson

Garage: 2

High: Columbia

PTax/Yr: \$3,236.68 / 2022

Style: CUSTOM, TOWNHSE

Lot Size: 3K-4,999SF

[VirtualTour #1](#)

### Comparable Information:

Original Price: \$779,000



Low maintenance living with sweeping views, east & west, down The Columbia River Gorge! Enjoy fireworks & wind reports from your private back-deck in this tidy and turn key, 2-bedroom, 2 1/2-bath townhouse! Amenities & recreation just minutes away! HOA includes all exterior home maintenance (roof, paint, etc), landscape & road! Two-car attached garage for a main floor entry & toy storage! Both bedroom ensuite's include ample closet space & private bathrooms. Don't miss the high-end finishes!

Ruth Chausse Don Nunamaker

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Client Medium Residential 6/12/2023 2:48PM

**\$765,000** 3 bd | 2 / 0 ba | 2428 sqft

Status: **Active**

List Date: 4/7/2023

Year Built: 1974 / RESALE

DOM: 66 /

#Acres: 0.14

MLS#: 23041530

**244 NE Scenic ST White Salmon, WA 98672**

Unit #:

XST/Dir: West on Jewett from hwy 14, Right on Estes, Left on Scenic St.

### Property Details:

Fireplaces:

Area: 100

Elementary: Whitson

Garage: 1

High: Columbia

PTax/Yr: \$2,820.80 / 2022

Style: 2STORY

Lot Size: 5K-6,999SF

[VirtualTour #1](#)

### Comparable Information:

Original Price: \$860,000

Prime location in the heart of downtown White Salmon! Spacious living area offering an abundance of natural light, mountain and river views through the paired sliding glass doors and expansive wrap round deck. Raised garden beds and entertaining area. New interior and exterior paint, tiger wood flooring, new window blinds, exposed cedar trim and wrapped beams, central vac system, new water heater. Updated bathrooms with claw foot soaking tub, teak wood vanity, quartz countertop, blue tooth lighting, and copper sink. Exterior entrance to the wide open lower level with ample storage. Large single car garage, built-in shelving and carport with new roof. Many options with R2 zoning! Inquire with the city.

Ruth Chausse Don Nunamaker

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Client Medium Residential 6/12/2023 2:48PM

**\$1,275,000** 3 bd | 3 / 1 ba | 2800 sqftStatus: **Active**

List Date: 6/2/2023

Year Built: 2009 / RESALE

DOM: 10 /

#Acres: 0.42

MLS#: 23297692

**201 EDGECLIFF DR White Salmon, WA 98672**

Unit #:

XST/Dir: South on SW Garfield Ave, Right onto Edgecliff Drive, first home on Right.

### Property Details:

Fireplaces: 1

Area: 100

Elementary: Whitson

Garage: 2

High: Columbia

PTax/Yr: \$6,404.59 / 2022

Style: NWCONT, TRI

Lot Size: 15K-19,999SF

[VirtualTour #1](#)[VirtualTour #2](#)

### Comparable Information:

Original Price: \$1,275,000

A 3 bedroom and 3.5 bathroom Northwest Contemporary with those killer Mt. Hood Views that everyone envies and vies for! Quality finishes throughout the home- including slate floors (check out that Mt. Hood motif in the entryway slate!), granite counters, and large glass french doors to take in that sweet, sweet view! Abundance of natural light in your main living area due to Southern exposure. The lower level is a wonderful flex space with its own entrance- it can be your family room, guest bedroom, office, or whatever you need! The primary suite includes heated bathroom floors and in-closet washer and dryer (so convenient!). Check out the gorgeous landscaping- it's lush and mature!

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Client Medium Residential 6/12/2023 2:48PM

**\$1,467,000** 5 bd | 2 / 1 ba | 3712 sqftStatus: **Active**

List Date: 7/8/2022

Year Built: 1910 / RESALE

DOM: 339 /

#Acres: 0.64

MLS#: 22640107

**245 W JEWETT BLVD White Salmon, WA 98672**

Unit #:

XST/Dir: 2 blocks west of downtown on Jewett Blvd. South side of the road.

**Property Details:**

Fireplaces: 0

Area: 100

Elementary: Whitson

Garage: 2

High: Columbia

PTax/Yr: \$5,327.00 / 2022

Style: VICT

Lot Size: 20K-.99AC

[VirtualTour #1](#)[VirtualTour #2](#)**Comparable Information:****Original Price:** \$1,499,900

New Price! Take a step back in time! Victorian home in beautiful original condition! Park-like setting. Only 1 block to downtown. The family has owned and maintained it for over 50 years. Original hardwood floors throughout. Furnishings are negotiable! Enjoy all of the natural beauty the Gorge has to offer. White Salmon is a beautiful place to live. Close to windsurfing, skiing, kayaking, hiking, a short drive to the coast or mountains. Nature lover's Paradise. Please respect tenant's privacy.

Ruth Chausse Don Nunamaker

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rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$499,000** 3 bd | 1 / 0 ba | 1266 sqftStatus: **Pending**

List Date: 3/16/2023

Year Built: 1900 / RESALE

DOM: 73 / 73

#Acres: 0.24

MLS#: 23084399

**765 MAIN ST White Salmon, WA 98672**

Unit #:

XST/Dir: Main St just north of the school

**Property Details:**

Fireplaces:

Area: 100

Elementary: Whitson

Garage: 2

High: Columbia

PTax/Yr: \$31.00 / 2021

Style: 2STORY

Lot Size: 10K-14,999SF

**Comparable Information:**

Pending Date: 5/28/2023

Original Price: \$525,000

Sold Date:

List Price: \$499,000

Sold Terms:

Sold Price:

Great 3 bedroom, 1 bathroom home centrally located in town on an R2 lot. Comfortable living space with lots of natural light on the main level with a good sized kitchen and nice little dining corner. Back door leads out to a large covered patio with outdoor space to accommodate your summer parties! Nearly a 1/4 acre lot with room for gardening and landscaping. Oversized double car garage and large driveway to accommodate guests, boats, RVs. Take a look and make this gem in White Salmon yours!

Ruth Chausse Don Nunamaker

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Client Medium Residential 6/12/2023 2:48PM

**\$615,000** 3 bd | 1 / 0 ba | 1246 sqftStatus: **Pending**

List Date: 8/31/2022

Year Built: 1935 / RESALE

DOM: 7 / 7

#Acres: 0.24

MLS#: 22209909

**195 Lincoln White Salmon, WA 98672**

Unit #:

XST/Dir: Corner of Garfield and Lincoln

**Property Details:**

Fireplaces: 0

Area: 100

Elementary: Whitson

Garage: 1

High: Columbia

PTax/Yr: \$2,181.00 / 2021

Style: 2STORY, COTTAGE

Lot Size: 10K-14,999SF

**Comparable Information:**

Pending Date: 9/7/2022

Original Price: \$615,000

Sold Date:

List Price: \$615,000

Sold Terms:

Sold Price:

Charming cottage on oversized R2 corner lot in downtown White Salmon with stunning Mt Hood view and alley access. Across the street from community tennis courts/park. Many development options: update the existing home, build an ADU, divide into 2 lots, etc. all while maintaining the mountain view! Existing home has 2 beds / 1 bath plus office, attic, and basement. Lots of additional square footage and storage. Buyer to conduct due diligence regarding development options.

Ruth Chausse Don Nunamaker

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rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$618,000** 3 bd | 2 / 0 ba | 1040 sqft

Status: **Pending**

List Date: 6/1/2023

Year Built: 1978 / RESTORD DOM: 4 / 4

#Acres: 0.16 MLS#: 23143671

690 NW ACADEMY CT White Salmon, WA 98672

Unit #:

XST/Dir: Jewett St right on main, left on academy, right on academy court

### Property Details:

Fireplaces:	Area: 100
Elementary: Whitson	Garage: 1
High: Columbia	PTax/Yr: \$2,105.37 / 2022
Style: RANCH	Lot Size: 7K-9,999SF
<a href="#">VirtualTour #1</a>	

### Comparable Information:

Pending Date: 6/5/2023	Original Price: \$618,000
Sold Date:	List Price: \$618,000
Sold Terms:	Sold Price:



OPEN HOUSE 10-Noon Sunday June 4th. Tucked on a PRIVATE .16 R2 acre oversized parcel, this charming, ranch style home might be just perfect! Beautifully maintained, this 1040sqft home lives big! With newer laminate floors in the great room & a cozy wood burning stove, as well as central heat/air, it is comfy year round. Exit through the dining room slider onto a newly restored deck with a wisteria arbor & koi pond; it feels like your own park! It is private, quiet and beautiful, back yard is fully fenced with raised beds, lovely rock work, a fire pit, a generous storage shed, mature plantings and trees, and YES it has a tree-house!; it is gorgeous! A sweet kitchen with appliances included. 3 bedrooms with 2 baths including a primary bedroom and private bath & a slider to deck. Enjoy the sound of the waterfall as you drift off to sleep. Peeks of Mt. Hood, full garage & walk to town, schools and parks. A Hidden Gem! OPN HOUSE: 12:30-2pm Saturday, June 3rd

Ruth Chausse Don Nunamaker

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rchausse@gorge.net



Client Medium Residential 6/12/2023 2:48PM

**\$662,000** 3 bd | 1 / 0 ba | 1730 sqft

Status: **Pending**

List Date: 5/22/2023

Year Built: 1952 / RESALE

DOM: 9 / 9

#Acres: 0.33

MLS#: 23354429

**749 NE TOHOMISH ST White Salmon, WA 98672**

Unit #:

XST/Dir: E. Jewett Street Right on Grandview, left on Orchard,R on NE Tohomish St

### Property Details:

Fireplaces: 0

Area: 100

Elementary: Whitson

Garage: 2

High: Columbia

PTax/Yr: \$3,134.91 / 2022

Style: RANCH

Lot Size: 10K-14,999SF

### Comparable Information:

Pending Date: 5/31/2023

Original Price: \$725,000

Sold Date:

List Price: \$662,000

Sold Terms:

Sold Price:

Location, location, location. One of White Salmons most beloved neighborhoods located in the flat , southeast part of town. Less than two blocks to the ball field, two trailheads and a bike park. View of Mt Hood to the south, open rolling hills and woods of Jewett Creek to the northeast. Lots of foot traffic without much car traffic. Walking distance to the small downtown complete with just about everything you need. Simple ranch home ready for your ideas. Single floor home orientated towards the oversized back yard. 200 sf. Porch room with swinging bench not included in sq footage. Well laid out floorpan. Partial basement with workshop and den. Plenty of space to relax in this fenced backyard. Garage, 432 sq ft, holds two cars with room for a workshop. Additional outbuilding is 240 sq ft. 14,237 square foot lot. R1 zoning ,single family residential.



Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net



Client Medium Residential 6/12/2023 2:48PM

**\$679,000** 2 bd | 2 / 1 ba | 1490 sqft

Status: **Pending**

List Date: 5/31/2023

Year Built: 2022 / RESALE DOM: 4 / 4

#Acres: 0.08 MLS#: 23441281

**218 NW BYRKETT PL White Salmon, WA 98672**

Unit #:

XST/Dir: Downtown White Salmon, North on Main, West on Lincoln to Byrkett

### Property Details:

Fireplaces: 1	Area: 100
Elementary: Whitson	Garage: 2
High: Columbia	PTax/Yr: \$520.63 / 2022
Style: TOWNHSE	Lot Size: 3K-4,999SF

### Comparable Information:

Pending Date: 6/4/2023	Original Price: \$679,000
Sold Date:	List Price: \$679,000
Sold Terms:	Sold Price:

Condition still feels like new with amazing views, high-end finishes, an extra deep 2-car garage, and high ceilings throughout. Contemporary soft close cabinets. Covered front deck, private rear patio, and lots of storage! Close to shopping, schools, and recreation. Two bedrooms, 2.5 bath with additional office space. 1480 Sq. Ft. Don't miss the heated floor in the primary bathroom.

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net



Client Medium Residential 6/12/2023 2:48PM

**\$745,000** 3 bd | 2 / 1 ba | 2012 sqftStatus: **Pending**

List Date: 10/10/2022

Year Built: 1940 / RESALE

DOM: 194 / 194

#Acres: 0.22

MLS#: 22371522

**165 LINCOLN White Salmon, WA 98672**

Unit #:

XST/Dir: Jewett to Main to Lincoln

**Property Details:**

Fireplaces: 1

Area: 100

Elementary: Whitson

Garage: 0

High: Columbia

PTax/Yr: \$2,781.00 / 2022

Style: 1STORY, DAYRNCH

Lot Size: 7K-9,999SF

**Comparable Information:**

Pending Date: 4/22/2023

Original Price: \$795,000

Sold Date:

List Price: \$745,000

Sold Terms:

Sold Price:

Walk to downtown White Salmon and enjoy the city park across the street! Wonderful Mt Hood View. Off street parking pad off Lincoln ST plus alley access off street parking. 2 units, Upper with 3 bedrooms & 2 baths, 1338 SF & Lg south facing deck. Lower unit studio style with 1 bath, great storage, 674 SF with South facing patio. One level home with daylight basement is currently rented as duplex.

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$775,000** 3 bd | 2 / 0 ba | 2144 sqftStatus: **Pending**

List Date: 11/12/2022

Year Built: 1994 / APPROX DOM: 188 / 188

#Acres: 0.46 MLS#: 22084347

**1494 NW ELTON DR White Salmon, WA 98672**

Unit #:

XST/Dir: NW Loop Rd-Childs Rd-Right onto Kennedy-Left onto Elton Drive, house/property directly to the right.

**Property Details:**

Fireplaces:	Area: 100
Elementary: Whitson	Garage: 2
High: Columbia	PTax/Yr: \$4,065.00 / 2021
Style: 1STORY	Lot Size: 15K-19,999SF

**Comparable Information:**

Pending Date: 5/19/2023	Original Price: \$785,000
Sold Date:	List Price: \$775,000
Sold Terms:	Sold Price:



Come home to this single level living 3 bedroom 2 bath home on a large corner lot. Living and family rooms boast with Mt. Hood View. Custom cherry wood floor to ceiling cabinets in office. Home is equipped with backup generator system. Large fenced yard with tool shed, deck and patio area are great for entertaining. New siding, windows and flooring throughout home in 2020/2021. New fence installed in 2022. Located just minutes from schools, restaurants and shopping. Your new home awaits!

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net



Client Medium Residential 6/12/2023 2:48PM

**\$869,000** 3 bd | 2 / 1 ba | 1936 sqftStatus: **Pending**

List Date: 5/21/2023

Year Built: 2016 / RESALE

DOM: 16 / 16

#Acres: 0.5

MLS#: 23469394

**460 NW SPRING ST White Salmon, WA 98672**

Unit #:

XST/Dir: North on Main, Left on Spring, Right on Northview, home on Left

**Property Details:**

Fireplaces:

Area: 100

Elementary: Whitson

Garage: 2

High: Columbia

PTax/Yr: \$5,003.07 / 2023

Style: 2STORY, CUSTOM

Lot Size: 20K-.99AC

[VirtualTour #1](#)**Comparable Information:**

Pending Date: 6/6/2023

Original Price: \$869,000

Sold Date:

List Price: \$869,000

Sold Terms:

Sold Price:

Meticulously kept 3 bedroom 2.5 bathroom home perched on top of the hill on the north side of Spring Street. Gorgeous views of the hills and White Salmon River Valley from every room! Open floor plan with beautiful hardwood flooring, windows and doors fully wrapped with wood trim, plus lovely picture windows and sliding glass door opening to back deck. Kitchen features large island with eating bar, granite countertops, stainless steel appliances, and pantry. Upstairs hosts the spacious primary suite with walk-in closet, two large guest bedrooms, second full bathroom, separate office, and laundry room. Outside you have a privacy fence, covered patio, detached garage, low-maintenance landscaping, and a spot for your RV! Buyer has option to have a turn-key home with the furnishings negotiable. Continue current use as a profitable AirBnB or purchase as a primary residence.

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$305,000** 3 bd | 1 / 0 ba | 1452 sqft

Status: **Sold**

List Date: 11/24/2022

Year Built: 1915 / RESALE

DOM: 83 / 83

#Acres: 0.23

MLS#: 22383216

304 E HUMBOLDT ST Bingen, WA 98605

Unit #:

XST/Dir: Corner of Humbolt and Cherry.

### Property Details:

Fireplaces:

Area: 100

Elementary: Whitson

Garage: 0

High: Columbia

PTax/Yr: \$964.00 / 2022

Style: 1STORY

Lot Size: 10K-14,999SF

### Comparable Information:

Pending Date: 2/15/2023

Original Price: \$350,000

Sold Date: 3/23/2023

List Price: \$324,000

Sold Terms: Conventional

Sold Price: \$305,000



Charming 3 bedroom home on two city lots! Fenced yard and multiple outbuildings. Great location one block from the new Society Hotel. Don't miss this opportunity for affordable living in the Gorge!

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$340,000** 3 bd | 1 / 0 ba | 1228 sqft

Status: **Sold**

List Date: 5/16/2022

Year Built: 1920 / APPROX DOM: 137 / 137

#Acres: 0.11 MLS#: 22196449

204 N WALNUT ST Bingen, WA 98605

Unit #:

XST/Dir: Corner of Walnut St and Humboldt St

### Property Details:

Fireplaces:	Area: 100
Elementary: Whitson	Garage: 1
High: Columbia	PTax/Yr: \$2,050.00 / 2022
Style: 2STORY, COTTAGE	Lot Size: 3K-4,999SF

### Comparable Information:

Pending Date: 9/30/2022	Original Price: \$439,900
Sold Date: 12/15/2022	List Price: \$349,000
Sold Terms: USDA	Sold Price: \$340,000



You can't beat this location! Located just one block from Downtown Bingen. This 3 bedroom 1 bath home is ready for your touch. 1 bedroom and bath on the main, two rooms upstairs. All ready fenced in yard. Find a detached garage for vehicles or your storage needs. Just steps away from your enjoyment at Daubenspeck Park. Call to schedule your appointment today!

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$382,000** 2 bd | 1 / 0 ba | 678 sqft

Status: **Sold**

List Date: 4/19/2023

Year Built: 1946 / RESALE

DOM: 4 / 4

#Acres: 0.11

MLS#: 23299357

**112 W FRANKLIN ST Bingen, WA 98605**

Unit #:

XST/Dir: West Franklin off Oak.

### Property Details:

Fireplaces:

Area: 100

Elementary: Whitson

Garage: 0

High: Columbia

PTax/Yr: \$1,914.08 / 2022

Style: 1STORY, COTTAGE

Lot Size: 3K-4,999SF

### Comparable Information:

Pending Date: 4/23/2023

Original Price: \$365,000

Sold Date: 4/28/2023

List Price: \$365,000

Sold Terms: Cash

Sold Price: \$382,000



Very cute two bedroom, one bathroom home in the heart of Bingen. Original wood floors and south facing windows makes for a warm and comfortable living space. Functional kitchen that leads out to mud room and covered patio. The big, sunny back yard ready is your garden! Metal roof, new sewer line, and new electrical panel are just a few of the updates to this property. Great starter home or investment property in a fine location. Come see this one today!

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$469,000** 3 bd | 2 / 0 ba | 2096 sqft

Status: **Sold**

List Date: 11/8/2022

Year Built: 1925 / RESALE

DOM: 87 / 87

#Acres: 0.11

MLS#: 22336576

**106 Pine DR White Salmon, WA 98672**

Unit #:

XST/Dir: Formerly 819 E Jewett. Pls access off of Pine Dr.

### Property Details:

Fireplaces:

Area: 100

Elementary: Whitson

Garage: 0

High: Columbia

PTax/Yr: \$2,969.00 / 2021

Style: 2STORY

Lot Size: 5K-6,999SF

### Comparable Information:

Pending Date: 2/3/2023

Original Price: \$479,000

Sold Date: 3/15/2023

List Price: \$479,000

Sold Terms: Conventional

Sold Price: \$469,000



Turnkey White Salmon home in the center of town. Low maintenance three bed, two bath home with lots of potential and a new gas furnace. Tucked away in tall trees, this 2096 sq ft home will make a great gorge landing spot or getaway. Great location close to town, trails, and all that White Salmon has to offer. Seller to offer roof replacement at closing.



Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net



Client Medium Residential 6/12/2023 2:48PM

**\$550,000** 3 bd | 2 / 0 ba | 1616 sqftStatus: **Sold**

List Date: 5/20/2022

Year Built: 1954 / APPROX DOM: 2 / 2

#Acres: 0.32 MLS#: 22445260

**412 NE WISCONSIN White Salmon, WA 98672**

Unit #:

XST/Dir: Jewett, north on Estes to Wisconsin, right on Wisconsin. property on corner of Fields/Wisconsin.

**Property Details:**

Fireplaces:	Area: 100
Elementary: Whitson	Garage: 1
High: Columbia	PTax/Yr: \$2,142.66 / 2022
Style: 1STORY, RANCH	Lot Size: 10K-14,999SF

**Comparable Information:**

Pending Date: 5/22/2022	Original Price: \$585,000
Sold Date: 2/15/2023	List Price: \$585,000
Sold Terms: Conventional	Sold Price: \$550,000

PRIMO LOCATION! Nestled in a quiet residential White Salmon neighborhood this 3bed/2bath ranch on .32AC R2 double lot is ready for some freshening. Walk in minutes to town, schools grocery, restaurants, parks/trails/recreation. Some updates over the years of sellers ownership; Replaced roof 05, updated electrical, plumbing, flooring, furnace, added a 2nd full bath. Investment, development, personal residence, second home? So many possibilities & potential.

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$599,000** 3 bd | 2 / 0 ba | 1686 sqft

Status: **Sold**

List Date: 5/4/2022

Year Built: 1910 / RESALE

DOM: 258 / 258

#Acres: 3

MLS#: 22407444

**760 NW MICHIGAN AVE White**

**Salmon, WA 98672**

Unit #:

XST/Dir: North on Main, left on Academy, Right on Michigan, house on left.

### Property Details:

Fireplaces: 2

Area: 100

Elementary: Whitson

Garage: 0

High: Columbia

PTax/Yr: \$3,864.00 / 2022

Style: DAYRNCH

Lot Size: 3-4.99AC

### Comparable Information:

Pending Date: 1/17/2023

Original Price: \$900,000

Sold Date: 2/22/2023

List Price: \$599,000

Sold Terms: Conventional

Sold Price: \$599,000



Beautiful 3 acres within city limits of White Salmon. Older home is situated in the NE corner of the acreage. Property is zoned R1 - buyer to do due diligence regarding development possibilities. Property is sloped but with some thinning it could have beautiful, unobstructed views of the Columbia River to the east.

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$635,000** 3 bd | 2 / 0 ba | 1554 sqftStatus: **Sold**

List Date: 7/22/2022

Year Built: 1949 / RESALE

DOM: 275 / 275

#Acres: 0.36

MLS#: 22502957

**396 W Jewett BLVD White Salmon, WA 98672**

Unit #:

XST/Dir: Can be accessed from Jewett LN on N side or Jewett BLVD on S side.

**Property Details:**

Fireplaces: 1

Area: 100

Elementary: Whitson

Garage: 0

High: Columbia

PTax/Yr: \$3,158.00 / 2022

Style: CRAFTSM, CUSTOM

Lot Size: 20K-.99AC

[VirtualTour #1](#)**Comparable Information:**

Pending Date: 4/23/2023

Original Price: \$775,000

Sold Date: 5/22/2023

List Price: \$695,000

Sold Terms: Conventional

Sold Price: \$635,000



Incredible living & investment opportunity just a stone's throw away from downtown White Salmon! Main level features 2 bedrooms & 1 recently remodeled bathroom, along with lodge-style living room that will amaze you! Separate exterior entrance leads to bonus living space downstairs. New 22,000KW Generac generator with auto switch. Back patio provides total privacy to sit & enjoy the views of mature trees. Circular driveway & two road accesses make this place great for entertaining!

Ruth Chausse Don Nunamaker

541-490-4850

rchausse@gorge.net

Client Medium Residential 6/12/2023 2:48PM

**\$770,000** 3 bd | 2 / 1 ba | 1540 sqftStatus: **Sold**

List Date: 11/15/2022

Year Built: 2008 / RESALE

DOM: 181 / 181

#Acres: 0.09

MLS#: 22315553

**513 SE WYERS ST White Salmon, WA 98672**

Unit #:

XST/Dir: Dock Grade Rd and left on SE Oak St - turn right to SE Fifth Ave then onto SE Wyers St.

**Property Details:**

Fireplaces: 1

Area: 100

Elementary: Whitson

Garage: 1

High: Columbia

PTax/Yr: \$3,305.00 / 2021

Style: CONTEMP, CRAFTSM

Lot Size: 3K-4,999SF

[VirtualTour #1](#)[VirtualTour #2](#)**Comparable Information:**

Pending Date: 5/15/2023

Original Price: \$900,000

Sold Date: 6/6/2023

List Price: \$799,000

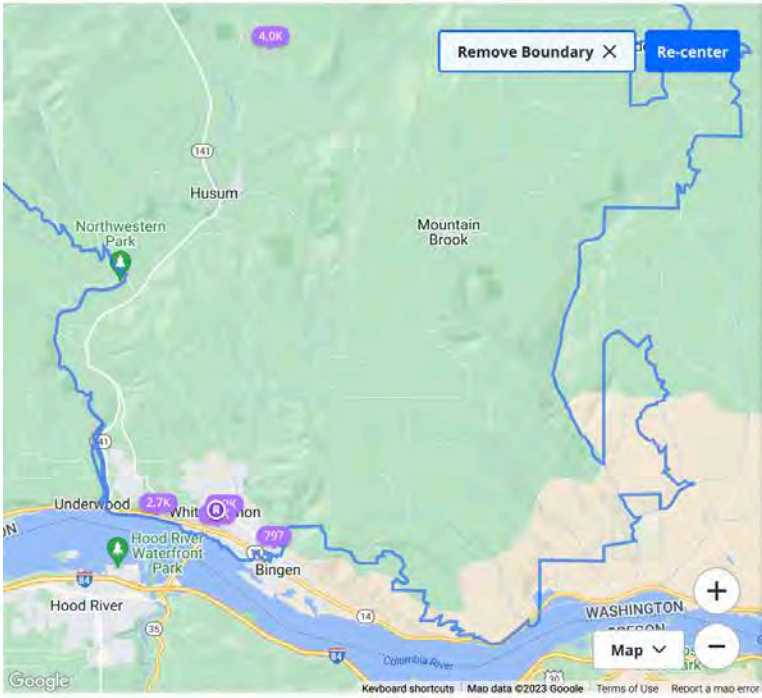
Sold Terms: Cash

Sold Price: \$770,000



Ross Chapin, famous PNW architect designed this wonderful home in coveted Wyers End neighborhood. Efficient floor plan with primary, en-suite bedroom on main level & open kitchen, living space with hardwood floors and natural light throughout. Cozy living room fireplace & additional upstairs Loft makes this home ready for entertaining. Detached garage for storage & the yard is landscaped and low-maintenance. Located blocks from downtown White Salmon, schools and parks! Make this your Gorge getaway!

White Salmon WA Add ano... For Rent Price Beds & Baths Home Type More Save search



### White Salmon WA Rental Listings

6 results

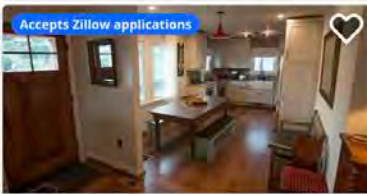
Sort: Default



8 days ago  
**\$4,000/mo**  
3 bds | 2.5 ba | 2,500 sqft - Apartment for rent  
50 Ridgeview Rd #A, White Salmon, WA 98672



53 days ago  
**\$797/mo**  
2 bds | 1.5 ba | -- sqft - House for rent  
200 Rhine Village Dr, White Salmon, WA 98672



Accepts Zillow applications  
**\$3,200/mo**  
3 bds | 2 ba | 2,294 sqft - House for rent  
283 Estes Ave, White Salmon, WA 98672



14 days ago  
**\$1,900+ 1 bd**  
\$3,000+ 2 bds  
117 N Main Ave, White Salmon, WA



26 days ago  
**\$1,750/mo**  
1 bd | 1 ba | 750 sqft - Apartment for rent  
137 E Jewett Blvd #A/B, White Salmon, WA 98672



Accepts Zillow applications  
**\$2,700/mo**  
1 bd | 1 ba | 700 sqft - House for rent  
103 SW Dogwood Ln, White Salmon, WA 98672