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Washington Flooding: Redfin's Latest Flood-Risk and Housing Data as Atmospheric River Sweeps State

Many of Washington's counties have either experienced flooding or faced some form of flood warning. In Skagit County—an area hit especially hard—28.6% of homes face high flood risk.

SEATTLE — Dec. 16, 2025 — Torrential rainfall over the past week has caused many of Washington State's rivers to overflow, flooding scores of homes and triggering power outages and mudslides across the state. [Skagit County](#) and [Snohomish County](#), both located north of Seattle, have been hit especially hard. In Skagit County, 22,810 homes—or 28.6%—face high flood risk, according to a new [report](#) from [Redfin](#), the real estate brokerage powered by Rocket.

That's the fourth-highest number among the 39 counties in Washington State and the second-highest share. Skagit County has a population of around 130,000.

Redfin's new report is based on its analysis of [First Street](#) data pulled prior to the flooding.

In Snohomish County, 23,215 homes face high flood risk, the third highest number among the counties in Washington State. That represents 7.6% of homes in Snohomish County, which has a population of about 900,000. This analysis focuses on homes with *high* flood risk, but it's worth noting that other homes face risk as well.

"I've had a home closing pushed back, showings delayed, and listing appointments rescheduled because of flooding and road closures," said [Don Bleha](#), a Redfin real estate agent in Snohomish County. "The buyer whose closing got delayed visited the home and the yard was all water. Now he can't even get there because the highway is closed due to fallen trees and mudslides. People who have considered buying a place in the mountains may be more cautious moving forward—especially those who don't fully understand how seasonal flooding works in these areas."

Bleha, who lives on the Skykomish River outside the town of [Index](#), said his yard is flooded and his internet service was out most of last week.

The counties in Washington State with the largest share of homes facing high flood risk according to First Street are Wahkiakum County (35.9%), Skagit County (28.6%), Grays Harbor County (26.2%), Pend Oreille County (25.6%) and Lewis County (22.5%). Many of these counties have grappled with flooding over the past week.

Four of Washington's 39 counties are considered high-flood-risk counties on a national scale. Redfin defines a high-risk county as one that ranks in the top 10% in the U.S. when it comes to the share of homes facing high flood risk. The counties in Washington State that meet this definition are Wahkiakum County, Skagit County, Grays Harbor County and Pend Oreille County.

The counties in Washington State with the largest *number* of homes facing high flood risk are King County (41,928), Pierce County (33,097), Snohomish County (23,215), Skagit County (22,810) and Grays Harbor County (15,773), which have all been in the news due to flooding over the past week. Many counties in Oregon have been under flood warnings as well.

Redfin [reported](#) last week that homebuyers are more likely to click on climate-risk data when major natural disasters strike, but this urgency is often fleeting. The recent flooding in Washington State is a reminder that it’s becoming increasingly important for homebuyers to consider climate dangers when deciding where to live, and to view natural disasters as an ongoing risk.

“Flooding happens here every year—the only question is how severe it gets,” Bleha said. “Buyers and sellers must do their due diligence. Don’t rely solely on seller disclosures or a seller saying, ‘It hasn’t flooded for me.’ Ask neighbors, review flood maps, check insurance requirements, and find out whether the home has an elevation certificate. If the home is anywhere near a creek or river, assume you’ll see high water at some point.”

County-Level Housing Market Summary: Washington State

County in Washington State	Share of homes with high flood risk	Number of homes with high flood risk	Does this county rank as a “high-flood-risk” county nationwide?	Estimated population (2024)	Median sale price (October 2025)	Homes sold (October 2025)
Adams County	1.4%	181	No	21,039	\$375,000	9
Asotin County	8.8%	1,155	No	22,523	\$305,000	14
Benton County	7.1%	5,129	No	218,190	\$450,000	258
Chelan County	13.9%	6,398	No	81,228	\$570,000	106
Clallam County	9.8%	5,185	No	77,958	\$515,000	113
Clark County	5.5%	9,527	No	527,269	\$541,773	542
Columbia County	21.7%	1,049	No	4,025	\$240,000	3
Cowlitz County	13.8%	7,574	No	113,982	\$419,000	115
Douglas County	9.3%	2,647	No	45,795	\$523,000	57
Ferry County	11.7%	2,026	No	7,543	\$232,500	6
Franklin County	11.3%	3,687	No	101,238	\$449,975	76
Garfield County	18.8%	702	No	2,404	\$299,000	3
Grant County	6.5%	3,401	No	104,717	\$360,000	85

Grays Harbor County	26.2%	15,773	Yes	77,893	\$341,000	109
Island County	9.1%	4,452	No	86,478	\$605,090	112
Jefferson County	9.7%	3,073	No	33,944	\$715,000	42
King County	7.0%	41,928	No	2,340,211	\$899,000	2264
Kitsap County	6.0%	8,132	No	281,420	\$610,280	320
Kittitas County	20.4%	7,434	No	48,172	\$617,500	78
Klickitat County	10.0%	2,108	No	24,124	\$410,000	18
Lewis County	22.5%	12,344	No	87,049	\$447,495	92
Lincoln County	7.1%	1,554	No	11,862	\$551,500	6
Mason County	14.7%	8,302	No	69,632	\$440,000	85
Okanogan County	13.7%	8,719	No	44,942	\$329,000	38
Pacific County	22.3%	7,343	No	24,245	\$342,000	24
Pend Oreille County	25.6%	4,947	Yes	14,332	\$355,000	12
Pierce County	10.7%	33,097	No	941,170	\$568,629	880
San Juan County	5.1%	871	No	18,668	\$754,500	21
Skagit County	28.6%	22,810	Yes	132,736	\$616,000	140
Skamania County	19.5%	1,609	No	12,660	\$432,000	9
Snohomish County	7.6%	23,215	No	864,113	\$737,500	804
Spokane County	5.8%	11,906	No	555,947	\$430,000	575
Stevens County	11.2%	4,676	No	49,015	\$320,000	45
Thurston County	8.0%	9,049	No	302,912	\$535,000	325
Wahkiakum County	35.9%	1,590	Yes	4,800	\$334,500	9
Walla Walla County	15.0%	4,109	No	62,068	\$475,000	53
Whatcom County	11.8%	12,201	No	234,954	\$620,280	225
Whitman County	14.0%	5,091	No	48,399	\$365,000	25
Yakima County	9.2%	9,292	No	258,523	\$367,925	200

To view the full report, including a map and methodology, please visit:

<https://www.redfin.com/news/washington-state-flooding-2025/>

About Redfin

Redfin is a technology-driven real estate company with the country's most-visited real estate brokerage website. As part of Rocket Companies (NYSE: RKT), Redfin is creating an integrated homeownership platform from search to close to make the dream of homeownership more affordable and accessible for everyone. Redfin's clients can see homes first with on-demand tours, easily apply for a home loan with Rocket Mortgage, and save thousands in fees while working with a top local agent.

You can find more information about Redfin and get the latest housing market data and research at <https://www.redfin.com/news>. For more information about Rocket Companies, visit <https://www.rocketcompanies.com>.

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