

HOUSING AFFORDABILITY INDEX

First-Time Buyers

State of Washington and Counties

Time Trend

County	00:Q1	00:Q2	00:Q3	00:Q4	01:Q1	01:Q2	01:Q3	01:Q4	02:Q1	02:Q2
ADAMS	91.6	87.3	79.9	94.5	97.8	85.6	94.1	104.2	108.5	110.9
ASOTIN	96.6	85.1	93.9	86.3	105.7	91.9	110.1	108.1	115.5	111.1
BENTON	100.5	96.0	92.6	95.0	103.4	103.0	104.4	101.8	100.1	102.5
CHELAN	72.2	64.9	70.6	74.3	74.6	77.4	78.2	85.3	88.3	84.1
CLALLAM	80.2	66.0	65.0	67.0	75.3	72.9	71.5	74.8	82.2	74.5
CLARK	81.9	81.0	82.2	87.7	97.4	91.4	91.1	95.3	98.3	94.7
COLUMBIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COWLITZ	84.3	77.5	79.5	90.0	87.6	86.2	82.6	92.7	97.4	101.8
DOUGLAS	74.1	64.0	68.7	71.4	70.7	73.1	73.4	79.4	81.6	77.1
FERRY	85.0	90.0	73.0	85.4	98.0	87.8	81.9	96.4	101.4	105.4
FRANKLIN	73.6	67.4	64.5	65.6	70.8	73.1	75.1	74.2	73.8	76.5
GARFIELD	102.8	83.0	89.3	80.0	95.6	82.0	96.4	92.9	97.5	92.1
GRANT	91.2	90.0	83.2	99.5	104.0	90.0	98.9	109.4	114.0	116.4
GRAYS HARBOR	81.2	80.3	88.6	98.3	100.0	88.4	91.8	96.9	105.9	99.4
ISLAND	69.7	71.6	69.4	66.4	76.4	69.2	66.3	66.8	70.7	67.2
JEFFERSON	40.9	43.1	44.9	47.1	57.0	52.4	53.6	50.1	53.5	58.6
KING	61.2	59.5	63.1	66.2	71.6	68.9	69.9	75.6	74.9	71.5
KITSAP	75.8	71.7	72.3	73.8	85.8	78.3	79.1	83.5	84.9	83.8
KITTITAS	56.4	50.0	54.4	55.0	63.2	74.8	59.2	59.8	62.4	60.3
KLICKITAT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LEWIS	108.1	88.7	82.1	94.0	110.3	95.6	83.6	83.2	91.4	92.8
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	91.1	78.6	80.9	75.5	101.7	84.0	81.0	88.7	103.5	90.9
OKANOGAN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PACIFIC	82.5	89.2	83.9	93.5	104.1	99.1	101.3	103.6	109.5	113.8
PEND OREILLE	79.7	82.5	66.5	77.3	88.1	82.5	78.4	93.9	100.4	106.1
PIERCE	73.5	70.0	71.6	75.5	80.6	80.5	82.3	86.8	85.7	85.0
SAN JUAN	49.0	46.3	40.4	39.3	53.3	55.1	53.7	62.3	66.4	59.3
SKAGIT	65.9	63.0	64.0	66.5	68.1	72.5	70.9	74.4	79.4	70.9
SKAMANIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SNOHOMISH	66.9	65.7	66.2	69.0	72.1	71.5	72.1	76.6	77.6	77.3
SPOKANE	92.8	88.9	88.7	93.4	103.2	99.7	94.8	104.7	107.7	105.3
STEVENS	87.3	91.5	74.1	86.5	99.2	89.1	83.2	98.1	103.3	107.5
THURSTON	80.9	77.7	77.5	79.0	85.4	84.5	84.1	90.8	89.2	89.3
WAHKIAKUM	119.7	57.9	56.4	82.2	171.0	59.0	57.0	108.1	56.0	103.2
WALLA WALLA	90.5	88.2	83.4	90.4	91.7	89.7	83.7	93.1	98.1	84.3
WHATCOM	69.9	66.7	69.1	72.8	78.3	73.8	76.6	78.1	77.6	78.6
WHITMAN	74.4	69.7	61.8	70.9	74.4	71.2	69.2	75.0	70.6	70.5
YAKIMA	70.8	73.7	76.7	74.4	87.8	88.9	87.1	94.1	94.4	97.4
Statewide	65.2	63.8	65.7	68.3	74.0	74.0	74.7	80.8	78.3	78.7

Source: WCRER Estimates

Notes:

Housing Affordability Index measures the ability of middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.
 First-time buyer index assumes the purchaser has an income 70% of the median household income.
 Home purchased by first-time buyers is 85% of area's median price.
 All loans are assumed to be 30 year loans.
 First-time buyer index assumes 10% downpayment.
 It is assumed 25% of income can be used for principal and interest payments.