

HOUSING AFFORDABILITY INDEX

First-Time Buyers

State of Washington and Counties

Time Trend

County	00:Q4	01:Q1	01:Q2	01:Q3	01:Q4	02:Q1	02:Q2	02:Q3	02:Q4
ADAMS	94.5	97.8	85.6	94.1	104.2	108.5	110.9	123.2	118.8
ASOTIN	86.3	105.7	91.9	110.1	108.1	115.5	111.1	110.5	111.9
BENTON	95.0	103.4	103.0	104.4	101.8	100.1	102.5	103.5	107.7
CHELAN	74.3	74.6	77.4	78.2	85.3	88.3	84.1	93.6	95.6
CLALLAM	67.0	75.3	72.9	71.5	74.8	82.2	74.5	77.7	76.3
CLARK	87.7	97.4	91.4	91.1	95.3	98.3	94.7	98.9	103.2
COLUMBIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COWLITZ	90.0	87.6	86.2	82.6	92.7	97.4	101.8	102.3	108.5
DOUGLAS	71.4	70.7	73.1	73.4	79.4	81.6	77.1	87.1	89.0
FERRY	85.4	98.0	87.8	81.9	96.4	101.4	105.4	107.5	87.6
FRANKLIN	65.6	70.8	73.1	75.1	74.2	73.8	76.5	74.6	77.5
GARFIELD	80.0	95.6	82.0	96.4	92.9	97.5	92.1	98.9	101.5
GRANT	99.5	104.0	90.0	98.9	109.4	114.0	116.4	123.9	117.8
GRAYS HARBOR	98.3	100.0	88.4	91.8	96.9	105.9	99.4	103.2	107.6
ISLAND	66.4	76.4	69.2	66.3	66.8	70.7	67.2	69.9	75.7
JEFFERSON	47.1	57.0	52.4	53.6	50.1	53.5	58.6	60.7	56.3
KING	66.2	71.6	68.9	69.9	75.6	74.9	71.5	76.7	82.1
KITSAP	73.8	85.8	78.3	79.1	83.5	84.9	83.8	82.8	86.4
KITTITAS	55.0	63.2	74.8	59.2	59.8	62.4	60.3	60.4	57.5
KLICKITAT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LEWIS	94.0	110.3	95.6	83.6	83.2	91.4	92.8	97.2	96.0
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	75.5	101.7	84.0	81.0	88.7	103.5	90.9	90.9	93.4
OKANOGAN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PACIFIC	93.5	104.1	99.1	101.3	103.6	109.5	113.8	102.5	101.6
PEND OREILLE	77.3	88.1	82.5	78.4	93.9	100.4	106.1	110.4	91.5
PIERCE	75.5	80.6	80.5	82.3	86.8	85.7	85.0	87.3	91.7
SAN JUAN	39.3	53.3	55.1	53.7	62.3	66.4	59.3	50.8	51.9
SKAGIT	66.5	68.1	72.5	70.9	74.4	79.4	70.9	74.7	80.2
SKAMANIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SNOHOMISH	69.0	72.1	71.5	72.1	76.6	77.6	77.3	80.0	84.7
SPOKANE	93.4	103.2	99.7	94.8	104.7	107.7	105.3	106.5	116.6
STEVENS	86.5	99.2	89.1	83.2	98.1	103.3	107.5	111.2	91.1
THURSTON	79.0	85.4	84.5	84.1	90.8	89.2	89.3	87.0	90.9
WAHKIAKUM	82.2	171.0	59.0	57.0	108.1	56.0	103.2	91.1	102.2
WALLA WALLA	90.4	91.7	89.7	83.7	93.1	98.1	84.3	94.8	95.0
WHATCOM	72.8	78.3	73.8	76.6	78.1	77.6	78.6	76.9	79.5
WHITMAN	70.9	74.4	71.2	69.2	75.0	70.6	70.5	73.6	85.6
YAKIMA	74.4	87.8	88.9	87.1	94.1	94.4	97.4	98.6	95.3
Statewide	68.3	74.0	74.0	74.7	80.8	78.3	78.7	81.5	86.5

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.