

HOUSING AFFORDABILITY INDEX

First-Time Buyers

State of Washington and Counties

Time Trend

County	01:Q1	01:Q2	01:Q3	01:Q4	02:Q1	02:Q2	02:Q3	02:Q4	03:Q1
ADAMS	97.8	85.6	94.1	104.2	108.5	110.9	123.2	118.8	119.8
ASOTIN	105.7	91.9	110.1	108.1	115.5	111.1	110.5	111.9	119.1
BENTON	103.4	103.0	104.4	101.8	100.1	102.5	103.5	107.7	116.6
CHELAN	74.6	77.4	78.2	85.3	88.3	84.1	93.6	95.6	96.7
CLALLAM	75.3	72.9	71.5	74.8	82.2	74.5	77.7	76.3	85.4
CLARK	97.4	91.4	91.1	95.3	98.3	94.7	98.9	103.2	107.9
COLUMBIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COWLITZ	87.6	86.2	82.6	92.7	97.4	101.8	102.3	108.5	114.7
DOUGLAS	70.7	73.1	73.4	79.4	81.6	77.1	87.1	89.0	90.0
FERRY	98.0	87.8	81.9	96.4	101.4	105.4	107.5	87.6	101.0
FRANKLIN	70.8	73.1	75.1	74.2	73.8	76.5	74.6	77.5	83.6
GARFIELD	95.6	82.0	96.4	92.9	97.5	92.1	98.9	101.5	109.5
GRANT	104.0	90.0	98.9	109.4	114.0	116.4	123.9	117.8	117.1
GRAYS HARBOR	100.0	88.4	91.8	96.9	105.9	99.4	103.2	107.6	119.9
ISLAND	76.4	69.2	66.3	66.8	70.7	67.2	69.9	75.7	75.4
JEFFERSON	57.0	52.4	53.6	50.1	53.5	58.6	60.7	56.3	60.1
KING	71.6	68.9	69.9	75.6	74.9	71.5	76.7	82.1	84.9
KITSAP	85.8	78.3	79.1	83.5	84.9	83.8	82.8	86.4	89.5
KITTITAS	63.2	74.8	59.2	59.8	62.4	60.3	60.4	57.5	63.5
KLICKITAT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LEWIS	110.3	95.6	83.6	83.2	91.4	92.8	97.2	96.0	125.2
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	101.7	84.0	81.0	88.7	103.5	90.9	90.9	93.4	108.2
OKANOGAN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PACIFIC	104.1	99.1	101.3	103.6	109.5	113.8	102.5	101.6	115.7
PEND OREILLE	88.1	82.5	78.4	93.9	100.4	106.1	110.4	91.5	107.2
PIERCE	80.6	80.5	82.3	86.8	85.7	85.0	87.3	91.7	96.6
SAN JUAN	53.3	55.1	53.7	62.3	66.4	59.3	50.8	51.9	54.8
SKAGIT	68.1	72.5	70.9	74.4	79.4	70.9	74.7	80.2	81.1
SKAMANIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SNOHOMISH	72.1	71.5	72.1	76.6	77.6	77.3	80.0	84.7	89.1
SPOKANE	103.2	99.7	94.8	104.7	107.7	105.3	106.5	116.6	118.5
STEVENS	99.2	89.1	83.2	98.1	103.3	107.5	111.2	91.1	105.5
THURSTON	85.4	84.5	84.1	90.8	89.2	89.3	87.0	90.9	92.7
WAHKIAKUM	171.0	59.0	57.0	108.1	56.0	103.2	91.1	102.2	112.1
WALLA WALLA	91.7	89.7	83.7	93.1	98.1	84.3	94.8	95.0	93.1
WHATCOM	78.3	73.8	76.6	78.1	77.6	78.6	76.9	79.5	75.2
WHITMAN	74.4	71.2	69.2	75.0	70.6	70.5	73.6	85.6	72.4
YAKIMA	87.8	88.9	87.1	94.1	94.4	97.4	98.6	95.3	107.8
Statewide	74.0	74.0	74.7	80.8	78.3	78.7	81.5	86.5	87.1

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.