

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	03:Q2	03:Q3	03:Q4
ADAMS	110.4	91.4	98.3	106.6	107.1	108.6	120.9	115.5	114.9	123.3	111.1	110.1
ASOTIN	107.4	93.1	111.0	108.5	113.6	110.2	111.1	112.9	120.4	112.6	110.1	126.8
BENTON	109.1	108.5	109.8	106.9	103.3	106.9	104.0	107.1	114.5	113.8	112.5	116.0
CHELAN	79.5	80.4	80.4	86.7	87.5	83.5	90.4	91.2	90.8	98.0	95.1	92.3
CLALLAM	86.5	83.7	81.4	84.8	91.4	83.6	89.0	88.0	98.8	90.2	82.3	92.0
CLARK	95.9	92.3	92.4	97.2	99.1	97.1	99.0	103.0	107.2	107.5	105.2	103.2
COLUMBIA	173.6	176.0	123.1	120.9	170.0	137.6	171.3	237.3	158.4	165.2	201.5	199.3
COWLITZ	99.1	97.8	93.8	105.4	109.3	115.8	111.0	116.3	121.3	122.7	116.3	117.3
DOUGLAS	82.2	83.1	83.2	89.8	90.7	86.6	93.8	94.7	94.3	101.9	98.9	96.1
FERRY	98.5	87.9	81.4	95.2	98.0	102.4	107.5	88.2	102.1	109.4	104.0	91.2
FRANKLIN	88.7	87.8	88.5	85.9	82.7	85.2	82.7	84.8	90.4	89.5	88.1	90.6
GARFIELD	105.2	90.9	108.0	105.2	109.9	106.2	106.8	108.2	115.0	107.2	104.5	120.0
GRANT	113.8	94.0	100.9	109.1	109.5	110.8	123.2	117.3	116.6	124.8	112.2	111.0
GRAYS HARBOR	122.5	108.9	113.1	119.4	128.6	122.2	121.3	124.8	137.2	122.7	115.4	114.6
ISLAND	82.9	78.3	76.4	78.4	83.2	81.5	79.6	85.6	84.5	89.8	83.1	82.5
JEFFERSON	70.8	63.5	64.3	59.3	61.6	67.5	69.6	64.1	67.9	73.0	64.3	59.6
KING	61.0	58.7	59.2	63.6	61.6	59.2	62.2	66.0	67.6	68.2	65.9	65.6
KITSAP	95.1	85.6	85.7	89.7	89.0	88.1	88.6	92.6	95.9	92.8	85.1	89.6
KITTITAS	76.6	70.4	69.7	69.8	71.1	68.9	71.2	68.3	75.7	79.9	74.3	71.0
KLICKITAT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LEWIS	98.6	88.0	78.7	80.0	88.5	92.9	96.3	96.2	126.6	108.9	92.2	103.7
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	122.9	100.1	95.8	104.1	118.6	104.6	103.9	106.0	121.9	114.0	103.1	101.9
OKANOGAN	N/A	N/A	N/A	N/A	113.6	96.6	127.0	113.5	151.1	115.9	138.2	138.7
PACIFIC	131.8	119.6	120.3	121.3	124.5	129.1	123.2	123.5	142.0	108.3	108.5	126.6
PEND OREILLE	104.5	93.6	87.0	102.0	105.4	110.5	116.4	95.8	111.3	119.6	114.1	100.4
PIERCE	82.7	81.1	81.7	85.1	81.8	81.1	81.9	85.2	88.6	90.1	86.8	86.1
SAN JUAN	51.8	51.8	50.5	56.4	58.2	51.6	46.8	48.2	51.3	61.3	47.8	50.3
SKAGIT	75.8	80.4	78.3	81.8	85.5	76.9	79.5	84.6	84.8	91.1	85.9	85.0
SKAMANIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SNOHOMISH	74.1	71.9	71.7	75.2	74.0	73.8	75.3	78.9	81.9	81.5	79.6	78.6
SPOKANE	104.4	101.8	97.1	107.5	109.2	108.3	105.2	114.0	114.6	115.5	110.0	110.3
STEVENS	114.5	102.6	95.4	111.9	115.6	121.2	127.8	105.2	122.2	131.4	125.4	110.3
THURSTON	95.1	92.9	91.8	98.4	94.6	95.3	94.3	98.8	100.8	100.6	96.5	97.1
WAHKIAKUM	262.9	75.4	79.8	134.6	67.9	125.0	104.3	114.3	122.3	109.5	104.0	108.8
WALLA WALLA	99.1	95.8	88.7	98.1	101.2	87.5	97.5	97.1	94.4	92.0	97.1	101.4
WHATCOM	77.8	73.4	76.0	77.3	75.4	77.2	77.7	81.0	77.2	82.1	76.0	77.3
WHITMAN	68.4	65.1	63.2	68.5	63.5	64.1	70.5	83.5	71.8	79.4	77.7	76.5
YAKIMA	97.3	95.7	92.7	99.1	96.9	100.1	100.0	95.7	107.0	108.5	98.4	105.0
Statewide	73.8	72.9	73.0	74.0	69.6	69.8	71.2	74.7	76.2	78.6	77.0	78.4

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.