

# HOUSING AFFORDABILITY INDEX

## First-Time Buyers

### State of Washington and Counties

#### Time Trend

County	02:Q1	02:Q2	02:Q3	02:Q4	03:Q1	03:Q2	03:Q3	03:Q4	04:Q1	04:Q2
ADAMS	134.3	140.1	141.1	143.2	143.7	151.1	147.1	144.5	157.0	124.7
ASOTIN	113.6	110.2	111.1	112.9	120.4	112.6	110.1	126.8	109.3	110.6
BENTON	103.3	106.9	104.0	107.1	114.5	113.8	112.5	116.0	118.4	113.5
CHELAN	87.5	83.5	90.4	91.2	90.8	98.0	95.1	92.3	96.7	84.8
CLALLAM	91.4	83.6	89.0	88.0	98.8	90.2	82.3	92.0	87.5	81.8
CLARK	99.1	97.1	99.0	103.0	107.2	107.5	105.2	103.2	102.8	94.8
COLUMBIA	170.0	137.6	171.3	237.3	158.4	165.2	201.5	199.3	142.4	158.5
COWLITZ	109.3	115.8	111.0	116.3	121.3	122.7	116.3	117.3	121.0	114.1
DOUGLAS	90.7	86.6	93.8	94.7	94.3	101.9	98.9	96.1	100.1	87.1
FERRY	98.0	102.4	107.5	88.2	102.1	109.4	104.0	91.2	90.1	95.0
FRANKLIN	82.7	85.2	82.7	84.8	90.4	89.5	88.1	90.6	93.1	90.0
GARFIELD	109.9	106.2	106.8	108.2	115.0	107.2	104.5	120.0	104.1	105.9
GRANT	109.5	110.8	123.2	117.3	116.6	124.8	112.2	111.0	127.4	106.5
GRAYS HARBOR	128.6	122.2	121.3	124.8	137.2	122.7	115.4	114.6	127.3	115.1
ISLAND	83.2	81.5	79.6	85.6	84.5	89.8	83.1	82.5	81.9	80.2
JEFFERSON	61.6	67.5	69.6	64.1	67.9	73.0	64.3	59.6	61.4	58.6
KING	61.6	59.2	62.2	66.0	67.6	68.2	65.9	65.6	64.5	58.4
KITSAP	89.0	88.1	88.6	92.6	95.9	92.8	85.1	89.6	86.0	81.5
KITTITAS	71.1	68.9	71.2	68.3	75.7	79.9	74.3	71.0	71.4	69.3
KLICKITAT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LEWIS	88.5	92.9	96.3	96.2	126.6	108.9	92.2	103.7	108.5	99.3
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	118.6	104.6	103.9	106.0	121.9	114.0	103.1	101.9	110.2	98.4
OKANOGAN	113.6	96.6	127.0	113.5	151.1	115.9	138.2	138.7	126.0	123.8
PACIFIC	124.5	129.1	123.2	123.5	142.0	108.3	108.5	126.6	132.1	108.5
PEND OREILLE	105.4	110.5	116.4	95.8	111.3	119.6	114.1	100.4	98.9	103.9
PIERCE	81.8	81.1	81.9	85.2	88.6	90.1	86.8	86.1	86.0	80.5
SAN JUAN	58.2	51.6	46.8	48.2	51.3	61.3	47.8	50.3	50.1	44.7
SKAGIT	85.5	76.9	79.5	84.6	84.8	91.1	85.9	85.0	86.9	78.4
SKAMANIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SNOHOMISH	74.0	73.8	75.3	78.9	81.9	81.5	79.6	78.6	79.9	74.6
SPOKANE	109.2	108.3	105.2	114.0	114.6	115.5	110.0	110.3	113.6	104.0
STEVENS	115.6	121.2	127.8	105.2	122.2	131.4	125.4	110.3	102.9	102.0
THURSTON	94.6	95.3	94.3	98.8	100.8	100.6	96.5	97.1	98.8	90.3
WAHKIAKUM	67.9	125.0	104.3	114.3	122.3	109.5	104.0	108.8	82.4	83.5
WALLA WALLA	101.2	87.5	97.5	97.1	94.4	92.0	97.1	101.4	94.2	90.2
WHATCOM	75.4	77.2	77.7	81.0	77.2	82.1	76.0	77.3	71.8	64.8
WHITMAN	63.5	64.1	70.5	83.5	71.8	79.4	77.7	76.5	67.3	71.5
YAKIMA	96.9	100.1	100.0	95.7	107.0	108.5	98.4	105.0	103.7	96.8
Statewide	69.6	69.8	71.2	74.7	76.2	78.6	77.0	78.4	77.4	71.5

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.