

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Second Quarter 2004

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$93,800	5.73%	\$437	\$40,092	191.1	\$429	\$36,723	124.7
ASOTIN	\$107,000	5.73%	\$498	\$46,459	194.2	\$490	\$37,140	110.6
BENTON	\$147,400	5.73%	\$687	\$62,495	189.6	\$675	\$52,519	113.5
CHELAN	\$154,000	5.73%	\$717	\$51,045	148.2	\$705	\$40,965	84.8
CLALLAM	\$155,000	5.73%	\$722	\$49,223	142.0	\$709	\$39,786	81.8
CLARK	\$182,500	5.73%	\$850	\$63,246	155.0	\$835	\$54,318	94.8
COLUMBIA	\$75,000	5.73%	\$349	\$48,835	291.2	\$343	\$37,308	158.5
COWLITZ	\$121,500	5.73%	\$566	\$52,749	194.2	\$556	\$43,517	114.1
DOUGLAS	\$154,000	5.73%	\$717	\$48,605	141.1	\$705	\$42,119	87.1
FERRY	\$106,700	5.73%	\$497	\$38,626	161.9	\$488	\$31,807	95.0
FRANKLIN	\$147,400	5.73%	\$687	\$46,112	139.9	\$675	\$41,618	90.0
GARFIELD	\$107,000	5.73%	\$498	\$47,975	200.5	\$490	\$35,571	105.9
GRANT	\$111,900	5.73%	\$521	\$43,285	173.0	\$512	\$37,410	106.5
GRAYS HARBOR	\$103,000	5.73%	\$480	\$44,645	193.8	\$471	\$37,202	115.1
ISLAND	\$200,000	5.73%	\$932	\$58,666	131.2	\$915	\$50,345	80.2
JEFFERSON	\$230,000	5.73%	\$1,071	\$53,190	103.4	\$1,053	\$42,310	58.6
KING	\$322,000	5.73%	\$1,500	\$75,648	105.1	\$1,474	\$59,064	58.4
KITSAP	\$204,000	5.73%	\$950	\$62,360	136.7	\$934	\$52,195	81.5
KITTITAS	\$167,900	5.73%	\$782	\$52,773	140.6	\$768	\$36,539	69.3
KLICKITAT	N/A	5.73%	N/A	\$43,883	N/A	N/A	\$36,371	N/A
LEWIS	\$123,300	5.73%	\$574	\$45,968	166.7	\$564	\$38,423	99.3
LINCOLN	N/A	5.73%	N/A	\$45,454	N/A	N/A	\$37,803	N/A
MASON	\$139,300	5.73%	\$649	\$50,167	161.1	\$638	\$43,012	98.4
OKANOGAN	\$82,700	5.73%	\$385	\$38,417	207.7	\$378	\$32,121	123.8
PACIFIC	\$100,000	5.73%	\$466	\$42,893	191.8	\$458	\$34,041	108.5
PEND OREILLE	\$106,700	5.73%	\$497	\$42,027	176.1	\$488	\$34,792	103.9
PIERCE	\$195,500	5.73%	\$911	\$60,247	137.8	\$895	\$49,411	80.5
SAN JUAN	\$329,000	5.73%	\$1,533	\$57,125	77.7	\$1,506	\$46,113	44.7
SKAGIT	\$193,500	5.73%	\$901	\$56,724	131.1	\$886	\$47,606	78.4
SKAMANIA	N/A	5.73%	N/A	\$49,469	N/A	N/A	\$43,338	N/A
SNOHOMISH	\$248,000	5.73%	\$1,155	\$68,288	123.1	\$1,135	\$58,077	74.6
SPOKANE	\$127,100	5.73%	\$592	\$53,608	188.6	\$582	\$41,494	104.0
STEVENS	\$106,700	5.73%	\$497	\$44,571	186.8	\$488	\$34,143	102.0
THURSTON	\$184,000	5.73%	\$857	\$63,293	153.8	\$842	\$52,166	90.3
WAHKIAKUM	\$165,000	5.73%	\$769	\$51,179	138.7	\$755	\$43,225	83.5
WALLA WALLA	\$139,300	5.73%	\$649	\$50,606	162.5	\$638	\$39,454	90.2
WHATCOM	\$212,700	5.73%	\$991	\$53,419	112.3	\$973	\$43,255	64.8
WHITMAN	\$139,300	5.73%	\$649	\$49,775	159.8	\$638	\$31,244	71.5
YAKIMA	\$125,600	5.73%	\$585	\$44,787	159.5	\$575	\$38,137	96.8
Statewide	\$223,700	5.73%	\$1,042	\$61,506	123.0	\$1,024	\$50,226	71.5

Source: WCRER Estimates

Notes:

Housing Affordability Index measures the ability of a 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's income is 70% of the median household income.