

HOUSING AFFORDABILITY INDEX

First-Time Buyers

State of Washington and Counties

Time Trend

| County | 03:Q1 | 03:Q2 | 03:Q3 | 03:Q4 | 04:Q1 | 04:Q2 | 04:Q3 | 04:Q4 | 05:Q1 | 05:Q2 |
|--------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| ADAMS | 143.7 | 151.1 | 147.1 | 144.5 | 157.0 | 124.7 | N/A | N/A | N/A | N/A |
| ASOTIN | 120.4 | 112.6 | 110.1 | 126.8 | 109.3 | 110.6 | 101.3 | 101.5 | 95.0 | 91.8 |
| BENTON | 114.5 | 113.8 | 112.5 | 116.0 | 118.4 | 113.5 | 110.1 | 113.0 | 116.0 | 110.1 |
| CHELAN | 90.8 | 98.0 | 95.1 | 92.3 | 96.7 | 84.8 | 83.4 | 91.8 | 80.5 | 83.0 |
| CLALLAM | 98.8 | 90.2 | 82.3 | 92.0 | 87.5 | 81.8 | 73.5 | 70.4 | 73.4 | 61.8 |
| CLARK | 107.2 | 107.5 | 105.2 | 103.2 | 102.8 | 94.8 | 85.6 | 84.8 | 82.2 | 76.8 |
| COLUMBIA | 158.4 | 165.2 | 201.5 | 199.3 | 142.4 | 158.5 | 148.1 | 130.0 | 81.0 | 132.4 |
| COWLITZ | 121.3 | 122.7 | 116.3 | 117.3 | 121.0 | 114.1 | 104.5 | 108.6 | 104.7 | 97.9 |
| DOUGLAS | 94.3 | 101.9 | 98.9 | 96.1 | 100.1 | 87.1 | 85.3 | 93.3 | 81.8 | 84.2 |
| FERRY | 102.1 | 109.4 | 104.0 | 91.2 | 90.1 | 95.0 | 86.5 | 84.9 | 85.7 | 81.5 |
| FRANKLIN | 90.4 | 89.5 | 88.1 | 90.6 | 93.1 | 90.0 | 87.9 | 90.9 | 93.8 | 89.6 |
| GARFIELD | 115.0 | 107.2 | 104.5 | 120.0 | 104.1 | 105.9 | 97.6 | 98.4 | 92.4 | 89.7 |
| GRANT | 116.6 | 124.8 | 112.2 | 111.0 | 127.4 | 106.5 | 99.2 | 121.3 | 106.1 | 118.7 |
| GRAYS HARBOR | 137.2 | 122.7 | 115.4 | 114.6 | 127.3 | 115.1 | 101.9 | 103.4 | 104.2 | 95.0 |
| ISLAND | 84.5 | 89.8 | 83.1 | 82.5 | 81.9 | 80.2 | 66.8 | 69.7 | 72.0 | 65.1 |
| JEFFERSON | 67.9 | 73.0 | 64.3 | 59.6 | 61.4 | 58.6 | 53.3 | 49.0 | 47.3 | 50.0 |
| KING | 67.6 | 68.2 | 65.9 | 65.6 | 64.5 | 58.4 | 55.2 | 53.9 | 51.3 | 48.5 |
| KITSAP | 95.9 | 92.8 | 85.1 | 89.6 | 86.0 | 81.5 | 76.3 | 76.9 | 72.8 | 66.9 |
| KITTITAS | 75.7 | 79.9 | 74.3 | 71.0 | 71.4 | 69.3 | 64.9 | 62.2 | 67.0 | 59.7 |
| KLICKITAT | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| LEWIS | 126.6 | 108.9 | 92.2 | 103.7 | 108.5 | 99.3 | 97.0 | 93.5 | 95.4 | 95.0 |
| LINCOLN | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| MASON | 121.9 | 114.0 | 103.1 | 101.9 | 110.2 | 98.4 | 92.8 | 95.6 | 89.6 | 85.9 |
| OKANOGAN | 151.1 | 115.9 | 138.2 | 138.7 | 126.0 | 123.8 | 107.3 | 122.0 | 114.4 | 92.6 |
| PACIFIC | 142.0 | 108.3 | 108.5 | 126.6 | 129.0 | 107.1 | 108.6 | 90.2 | 117.4 | 99.7 |
| PEND OREILLE | 111.3 | 119.6 | 114.1 | 100.4 | 98.9 | 103.9 | 94.3 | 92.3 | 93.4 | 89.0 |
| PIERCE | 88.6 | 90.1 | 86.8 | 86.1 | 86.0 | 80.5 | 76.2 | 74.9 | 71.8 | 67.5 |
| SAN JUAN | 51.3 | 61.3 | 47.8 | 50.3 | 50.1 | 44.7 | 40.2 | 38.7 | 34.8 | 31.6 |
| SKAGIT | 84.8 | 91.1 | 85.9 | 85.0 | 86.9 | 78.4 | 74.4 | 74.4 | 75.7 | 65.2 |
| SKAMANIA | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| SNOHOMISH | 81.9 | 81.5 | 79.6 | 78.6 | 79.9 | 74.6 | 71.3 | 70.9 | 68.5 | 63.6 |
| SPOKANE | 114.6 | 115.5 | 110.0 | 110.3 | 113.6 | 104.0 | 97.6 | 93.1 | 95.2 | 86.2 |
| STEVENS | 122.2 | 131.4 | 125.4 | 110.3 | 102.9 | 102.0 | 87.0 | 79.7 | 85.3 | 85.6 |
| THURSTON | 100.8 | 100.6 | 96.5 | 97.1 | 98.8 | 90.3 | 86.7 | 87.8 | 84.5 | 76.3 |
| WAHKIAKUM | 122.3 | 109.5 | 104.0 | 108.8 | 82.4 | 83.5 | 78.5 | 82.1 | 73.9 | 91.5 |
| WALLA WALLA | 94.4 | 92.0 | 97.1 | 101.4 | 94.2 | 90.2 | 80.7 | 81.6 | 85.8 | 78.1 |
| WHATCOM | 77.2 | 82.1 | 76.0 | 77.3 | 71.8 | 64.8 | 60.8 | 59.3 | 56.3 | 54.2 |
| WHITMAN | 71.8 | 79.4 | 77.7 | 76.5 | 67.3 | 71.5 | 64.3 | 62.2 | 65.2 | 58.0 |
| YAKIMA | 107.0 | 108.5 | 98.4 | 105.0 | 103.7 | 96.8 | 90.2 | 95.4 | 99.7 | 95.5 |
| Statewide | 76.2 | 78.6 | 77.0 | 78.4 | 77.4 | 71.5 | 68.3 | 67.9 | 66.0 | 61.9 |

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.

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