

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	05:Q3
ADAMS	143.7	151.1	147.1	144.5	157.0	124.7	N/A	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	88.5
BENTON	114.5	113.8	112.5	116.0	118.4	113.5	110.1	113.0	116.0	110.1	107.9
CHELAN	90.8	98.0	95.1	92.3	96.7	84.8	83.4	91.8	80.5	83.0	76.0
CLALLAM	98.8	90.2	82.3	92.0	87.5	81.8	73.5	70.4	73.4	61.8	60.9
CLARK	107.2	107.5	105.2	103.2	102.8	94.8	85.6	84.8	82.2	76.8	68.0
COLUMBIA	158.4	165.2	201.5	199.3	142.4	158.5	148.1	130.0	81.0	132.4	128.6
COWLITZ	121.3	122.7	116.3	117.3	121.0	114.1	104.5	108.6	104.7	97.9	87.0
DOUGLAS	94.3	101.9	98.9	96.1	100.1	87.1	85.3	93.3	81.8	84.2	77.1
FERRY	102.1	109.4	104.0	91.2	90.1	95.0	86.5	84.9	85.7	81.5	76.1
FRANKLIN	90.4	89.5	88.1	90.6	93.1	90.0	87.9	90.9	93.8	89.6	88.3
GARFIELD	115.0	107.2	104.5	120.0	104.1	105.9	97.6	98.4	92.4	89.7	86.8
GRANT	116.6	124.8	112.2	111.0	127.4	106.5	99.2	121.3	106.1	118.7	103.7
GRAYS HARBOR	137.2	122.7	115.4	114.6	127.3	115.1	101.9	103.4	104.2	95.0	86.7
ISLAND	84.5	89.8	83.1	82.5	81.9	80.2	66.8	69.7	72.0	65.1	59.3
JEFFERSON	67.9	73.0	64.3	59.6	61.4	58.6	53.3	49.0	47.3	50.0	46.5
KING	67.6	68.2	65.9	65.6	64.5	58.4	55.2	53.9	51.3	48.5	47.4
KITSAP	95.9	92.8	85.1	89.6	86.0	81.5	76.3	76.9	72.8	66.9	63.4
KITTITAS	75.7	79.9	74.3	71.0	71.4	69.3	64.9	62.2	67.0	59.7	55.8
KLICKITAT	N/A	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	86.0
LINCOLN	N/A	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	79.1
OKANOGAN	151.1	115.9	138.2	138.7	126.0	123.8	107.3	122.0	114.4	92.6	87.0
PACIFIC	142.0	108.3	108.5	126.6	129.0	107.1	108.6	90.2	117.4	99.7	82.2
PEND OREILLE	111.3	119.6	114.1	100.4	98.9	103.9	94.3	92.3	93.4	89.0	83.3
PIERCE	88.6	90.1	86.8	86.1	86.0	80.5	76.2	74.9	71.8	67.5	65.3
SAN JUAN	51.3	61.3	47.8	50.3	50.1	44.7	40.2	38.7	34.8	31.6	30.1
SKAGIT	84.8	91.1	85.9	85.0	86.9	78.4	74.4	74.4	75.7	65.2	63.0
SKAMANIA	N/A	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	60.9
SPOKANE	114.6	115.5	110.0	110.3	113.6	104.0	97.6	93.1	95.2	86.2	78.3
STEVENS	122.2	131.4	125.4	110.3	102.9	102.0	87.0	79.7	85.3	85.6	84.0
THURSTON	100.8	100.6	96.5	97.1	98.8	90.3	86.7	87.8	84.5	76.3	71.9
WAHKIAKUM	122.3	109.5	104.0	108.8	82.4	83.5	78.5	82.1	73.9	91.5	77.1
WALLA WALLA	94.4	92.0	97.1	101.4	94.2	90.2	80.7	81.6	85.8	78.1	79.7
WHATCOM	77.2	82.1	76.0	77.3	71.8	64.8	60.8	59.3	56.3	54.2	51.4
WHITMAN	71.8	79.4	77.7	76.5	67.3	71.5	64.3	62.2	65.2	58.0	58.0
YAKIMA	107.0	108.5	98.4	105.0	103.7	96.8	90.2	95.4	99.7	95.5	94.4
Statewide	76.2	78.6	77.0	78.4	77.4	71.5	68.3	67.9	66.0	61.9	59.0

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.