

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties

Fourth Quarter 2005

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$81,700	6.21%	\$401	\$41,151	213.9	\$393	\$38,561	142.9
ASOTIN	\$123,800	6.21%	\$607	\$46,648	160.0	\$596	\$38,065	93.1
BENTON	\$157,800	6.21%	\$774	\$64,488	173.6	\$760	\$54,218	104.1
CHELAN	\$189,200	6.21%	\$928	\$53,035	119.1	\$911	\$43,247	69.2
CLALLAM	\$215,000	6.21%	\$1,055	\$50,686	100.1	\$1,035	\$40,975	57.7
CLARK	\$252,800	6.21%	\$1,240	\$63,629	106.9	\$1,217	\$54,197	64.9
COLUMBIA	\$154,900	6.21%	\$760	\$47,368	129.9	\$746	\$38,313	74.9
COWLITZ	\$157,000	6.21%	\$770	\$52,369	141.7	\$756	\$43,940	84.8
DOUGLAS	\$189,200	6.21%	\$928	\$50,280	112.9	\$911	\$43,841	70.2
FERRY	\$132,400	6.21%	\$649	\$39,778	127.6	\$638	\$33,221	76.0
FRANKLIN	\$157,800	6.21%	\$774	\$48,362	130.2	\$760	\$44,649	85.7
GARFIELD	\$123,800	6.21%	\$607	\$51,014	175.0	\$596	\$37,448	91.6
GRANT	\$118,000	6.21%	\$579	\$45,361	163.3	\$568	\$39,851	102.3
GRAYS HARBOR	\$138,500	6.21%	\$679	\$44,708	137.1	\$667	\$37,829	82.7
ISLAND	\$286,000	6.21%	\$1,403	\$58,565	87.0	\$1,377	\$50,439	53.4
JEFFERSON	\$331,200	6.21%	\$1,625	\$52,840	67.8	\$1,595	\$42,936	39.3
KING	\$390,000	6.21%	\$1,913	\$73,569	80.1	\$1,878	\$57,548	44.7
KITSAP	\$263,900	6.21%	\$1,294	\$64,081	103.1	\$1,271	\$53,749	61.7
KITTITAS	\$212,100	6.21%	\$1,040	\$53,185	106.5	\$1,021	\$37,586	53.7
KLICKITAT	N/A	6.21%	N/A	\$46,214	N/A	N/A	\$38,814	N/A
LEWIS	\$158,800	6.21%	\$779	\$47,591	127.3	\$765	\$39,915	76.1
LINCOLN	N/A	6.21%	N/A	\$48,470	N/A	N/A	\$40,681	N/A
MASON	\$187,300	6.21%	\$919	\$51,538	116.9	\$902	\$44,489	71.9
OKANOGAN	\$129,000	6.21%	\$633	\$38,734	127.5	\$621	\$33,460	78.6
PACIFIC	\$136,000	6.21%	\$667	\$44,158	137.9	\$655	\$35,606	79.3
PEND OREILLE	\$132,400	6.21%	\$649	\$43,322	139.0	\$638	\$36,458	83.4
PIERCE	\$255,000	6.21%	\$1,251	\$62,437	104.0	\$1,228	\$51,229	60.8
SAN JUAN	\$462,500	6.21%	\$2,269	\$55,426	50.9	\$2,227	\$45,694	29.9
SKAGIT	\$246,500	6.21%	\$1,209	\$56,841	97.9	\$1,187	\$48,386	59.4
SKAMANIA	N/A	6.21%	N/A	\$48,377	N/A	N/A	\$43,112	N/A
SNOHOMISH	\$315,000	6.21%	\$1,545	\$70,236	94.7	\$1,517	\$59,434	57.1
SPOKANE	\$168,700	6.21%	\$827	\$53,827	135.5	\$812	\$42,001	75.4
STEVENS	\$132,400	6.21%	\$649	\$45,429	145.7	\$638	\$38,444	87.9
THURSTON	\$244,900	6.21%	\$1,201	\$65,428	113.5	\$1,179	\$54,058	66.9
WAHIAKUM	\$187,500	6.21%	\$920	\$50,324	114.0	\$903	\$44,455	71.8
WALLA WALLA	\$161,500	6.21%	\$792	\$50,557	133.0	\$778	\$40,187	75.4
WHATCOM	\$289,900	6.21%	\$1,422	\$56,819	83.2	\$1,396	\$44,350	46.3
WHITMAN	\$184,400	6.21%	\$904	\$50,789	117.0	\$888	\$32,040	52.6
YAKIMA	\$131,300	6.21%	\$644	\$45,703	147.8	\$632	\$39,190	90.4
Statewide	\$275,700	6.21%	\$1,352	\$62,304	96.0	\$1,328	\$50,801	55.8

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.

Home purchased by first-time buyers is 85% of area's median price.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment. First-time buyer index assumes 10% down.