# HOUSING AFFORDABILITY INDEX
## First-Time Buyers
### State of Washington and Counties
#### Time Trend

<table>
<thead>
<tr>
<th>County</th>
<th>04:Q1</th>
<th>04:Q2</th>
<th>04:Q3</th>
<th>04:Q4</th>
<th>05:Q1</th>
<th>05:Q2</th>
<th>05:Q3</th>
<th>05:Q4</th>
<th>06:Q1</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADAMS</td>
<td>157.0</td>
<td>124.7</td>
<td>123.4</td>
<td>132.0</td>
<td>118.5</td>
<td>134.5</td>
<td>125.6</td>
<td>142.9</td>
<td>N/A</td>
</tr>
<tr>
<td>ASOTIN</td>
<td>109.3</td>
<td>110.6</td>
<td>101.3</td>
<td>101.5</td>
<td>95.0</td>
<td>91.8</td>
<td>88.5</td>
<td>93.1</td>
<td>85.5</td>
</tr>
<tr>
<td>BENTON</td>
<td>118.4</td>
<td>113.5</td>
<td>110.1</td>
<td>113.0</td>
<td>116.0</td>
<td>110.1</td>
<td>107.9</td>
<td>104.1</td>
<td>107.1</td>
</tr>
<tr>
<td>CHELAN</td>
<td>96.7</td>
<td>84.8</td>
<td>83.4</td>
<td>91.8</td>
<td>80.5</td>
<td>83.0</td>
<td>76.0</td>
<td>69.2</td>
<td>74.5</td>
</tr>
<tr>
<td>CLALLAM</td>
<td>87.5</td>
<td>81.8</td>
<td>73.5</td>
<td>70.4</td>
<td>73.4</td>
<td>61.8</td>
<td>60.9</td>
<td>57.7</td>
<td>57.0</td>
</tr>
<tr>
<td>CLARK</td>
<td>102.8</td>
<td>94.8</td>
<td>85.6</td>
<td>84.8</td>
<td>82.2</td>
<td>76.8</td>
<td>68.0</td>
<td>64.9</td>
<td>62.5</td>
</tr>
<tr>
<td>COLUMBIA</td>
<td>142.4</td>
<td>158.5</td>
<td>148.1</td>
<td>130.0</td>
<td>81.0</td>
<td>132.4</td>
<td>128.6</td>
<td>74.9</td>
<td>115.9</td>
</tr>
<tr>
<td>COWLITZ</td>
<td>121.0</td>
<td>114.1</td>
<td>104.5</td>
<td>108.6</td>
<td>104.7</td>
<td>97.9</td>
<td>87.0</td>
<td>84.8</td>
<td>83.3</td>
</tr>
<tr>
<td>DOUGLAS</td>
<td>100.1</td>
<td>87.1</td>
<td>85.3</td>
<td>93.3</td>
<td>81.8</td>
<td>84.2</td>
<td>77.1</td>
<td>70.2</td>
<td>75.9</td>
</tr>
<tr>
<td>FERRY</td>
<td>90.1</td>
<td>95.0</td>
<td>87.9</td>
<td>90.9</td>
<td>93.8</td>
<td>89.6</td>
<td>88.3</td>
<td>85.7</td>
<td>88.3</td>
</tr>
<tr>
<td>FRANKLIN</td>
<td>93.1</td>
<td>90.0</td>
<td>87.6</td>
<td>97.6</td>
<td>92.4</td>
<td>89.7</td>
<td>86.8</td>
<td>91.6</td>
<td>83.7</td>
</tr>
<tr>
<td>GARFIELD</td>
<td>104.1</td>
<td>105.9</td>
<td>97.6</td>
<td>98.4</td>
<td>92.4</td>
<td>89.7</td>
<td>86.8</td>
<td>91.6</td>
<td>83.7</td>
</tr>
<tr>
<td>GRANT</td>
<td>127.4</td>
<td>106.5</td>
<td>99.2</td>
<td>121.3</td>
<td>106.1</td>
<td>118.7</td>
<td>103.7</td>
<td>102.3</td>
<td>91.9</td>
</tr>
<tr>
<td>GRAYS HARBOR</td>
<td>127.3</td>
<td>115.1</td>
<td>101.9</td>
<td>103.4</td>
<td>104.2</td>
<td>95.0</td>
<td>86.7</td>
<td>82.7</td>
<td>81.6</td>
</tr>
<tr>
<td>ISLAND</td>
<td>81.9</td>
<td>80.2</td>
<td>66.8</td>
<td>69.7</td>
<td>72.0</td>
<td>65.1</td>
<td>59.3</td>
<td>53.4</td>
<td>51.3</td>
</tr>
<tr>
<td>JEFFERSON</td>
<td>61.4</td>
<td>58.6</td>
<td>53.3</td>
<td>49.0</td>
<td>47.3</td>
<td>50.0</td>
<td>46.5</td>
<td>39.3</td>
<td>39.2</td>
</tr>
<tr>
<td>KING</td>
<td>64.5</td>
<td>58.4</td>
<td>55.2</td>
<td>53.9</td>
<td>51.3</td>
<td>48.5</td>
<td>47.4</td>
<td>44.7</td>
<td>43.1</td>
</tr>
<tr>
<td>KITSAP</td>
<td>86.0</td>
<td>81.5</td>
<td>76.3</td>
<td>76.9</td>
<td>72.8</td>
<td>66.9</td>
<td>63.4</td>
<td>61.7</td>
<td>62.1</td>
</tr>
<tr>
<td>KITTITAS</td>
<td>71.4</td>
<td>69.3</td>
<td>64.9</td>
<td>62.2</td>
<td>67.0</td>
<td>59.7</td>
<td>55.8</td>
<td>53.7</td>
<td>55.5</td>
</tr>
<tr>
<td>KLICKITAT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>LEWIS</td>
<td>108.5</td>
<td>99.3</td>
<td>97.0</td>
<td>93.5</td>
<td>95.4</td>
<td>95.0</td>
<td>86.0</td>
<td>76.1</td>
<td>78.1</td>
</tr>
<tr>
<td>LINCOLN</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MASON</td>
<td>110.2</td>
<td>98.4</td>
<td>92.8</td>
<td>95.6</td>
<td>89.6</td>
<td>85.9</td>
<td>79.1</td>
<td>71.9</td>
<td>77.8</td>
</tr>
<tr>
<td>OKANOGAN</td>
<td>126.0</td>
<td>123.8</td>
<td>107.3</td>
<td>122.0</td>
<td>114.4</td>
<td>92.6</td>
<td>87.0</td>
<td>78.6</td>
<td>65.2</td>
</tr>
<tr>
<td>PACIFIC</td>
<td>129.0</td>
<td>107.1</td>
<td>108.6</td>
<td>90.2</td>
<td>117.4</td>
<td>99.7</td>
<td>82.2</td>
<td>79.3</td>
<td>82.5</td>
</tr>
<tr>
<td>PEND OREILLE</td>
<td>98.9</td>
<td>103.9</td>
<td>94.3</td>
<td>92.3</td>
<td>93.4</td>
<td>89.0</td>
<td>83.3</td>
<td>83.4</td>
<td>82.6</td>
</tr>
<tr>
<td>PIERCE</td>
<td>86.0</td>
<td>80.5</td>
<td>76.2</td>
<td>74.9</td>
<td>71.8</td>
<td>67.5</td>
<td>65.3</td>
<td>60.8</td>
<td>59.3</td>
</tr>
<tr>
<td>SAN JUAN</td>
<td>50.1</td>
<td>44.7</td>
<td>40.2</td>
<td>38.7</td>
<td>34.8</td>
<td>31.6</td>
<td>30.1</td>
<td>29.9</td>
<td>22.2</td>
</tr>
<tr>
<td>SKAGIT</td>
<td>86.9</td>
<td>78.4</td>
<td>74.4</td>
<td>74.4</td>
<td>75.7</td>
<td>65.2</td>
<td>63.0</td>
<td>59.4</td>
<td>58.2</td>
</tr>
<tr>
<td>SKAMANIA</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>SnoHoMish</td>
<td>79.9</td>
<td>74.6</td>
<td>71.3</td>
<td>70.9</td>
<td>68.5</td>
<td>63.6</td>
<td>60.9</td>
<td>57.1</td>
<td>54.9</td>
</tr>
<tr>
<td>SPOKANE</td>
<td>113.6</td>
<td>104.0</td>
<td>97.6</td>
<td>93.1</td>
<td>95.2</td>
<td>86.2</td>
<td>78.3</td>
<td>75.4</td>
<td>74.2</td>
</tr>
<tr>
<td>STEVENS</td>
<td>102.9</td>
<td>102.0</td>
<td>87.0</td>
<td>79.7</td>
<td>85.3</td>
<td>85.6</td>
<td>84.0</td>
<td>87.9</td>
<td>88.1</td>
</tr>
<tr>
<td>THURSTON</td>
<td>98.8</td>
<td>90.3</td>
<td>86.7</td>
<td>87.8</td>
<td>84.5</td>
<td>76.3</td>
<td>71.9</td>
<td>66.9</td>
<td>65.9</td>
</tr>
<tr>
<td>WAHKIAKUM</td>
<td>82.4</td>
<td>83.5</td>
<td>78.5</td>
<td>82.1</td>
<td>73.9</td>
<td>91.5</td>
<td>77.1</td>
<td>71.8</td>
<td>111.0</td>
</tr>
<tr>
<td>WALLA WALLA</td>
<td>94.2</td>
<td>90.2</td>
<td>80.7</td>
<td>81.6</td>
<td>85.8</td>
<td>78.1</td>
<td>79.7</td>
<td>75.4</td>
<td>77.7</td>
</tr>
<tr>
<td>WHATCOM</td>
<td>71.8</td>
<td>64.8</td>
<td>60.8</td>
<td>59.3</td>
<td>56.3</td>
<td>54.2</td>
<td>51.4</td>
<td>46.3</td>
<td>50.3</td>
</tr>
<tr>
<td>WHITMAN</td>
<td>67.3</td>
<td>71.5</td>
<td>64.3</td>
<td>62.2</td>
<td>65.2</td>
<td>58.0</td>
<td>58.0</td>
<td>52.6</td>
<td>51.2</td>
</tr>
<tr>
<td>YAKIMA</td>
<td>103.7</td>
<td>96.8</td>
<td>90.2</td>
<td>95.4</td>
<td>99.7</td>
<td>95.5</td>
<td>94.4</td>
<td>90.4</td>
<td>91.1</td>
</tr>
<tr>
<td>Statewide</td>
<td>77.4</td>
<td>71.5</td>
<td>68.3</td>
<td>67.9</td>
<td>66.0</td>
<td>61.9</td>
<td>59.0</td>
<td>55.8</td>
<td>54.4</td>
</tr>
</tbody>
</table>

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.

Source: Washington Center for Real Estate Research/Washington State University