

HOUSING AFFORDABILITY INDEX

First-Time Buyers

State of Washington and Counties

Time Trend

County	04:Q1	04:Q2	04:Q3	04:Q4	05:Q1	05:Q2	05:Q3	05:Q4	06:Q1	06:Q2
ADAMS	157.0	124.7	123.4	132.0	118.5	134.5	125.6	142.9	173.9	114.2
ASOTIN	109.3	110.6	101.3	101.5	95.0	91.8	88.5	93.1	85.5	78.3
BENTON	118.4	113.5	110.1	113.0	116.0	110.1	107.9	104.1	107.1	102.2
CHELAN	96.7	84.8	83.4	91.8	80.5	83.0	76.0	69.2	74.5	69.4
CLALLAM	87.5	81.8	73.5	70.4	73.4	61.8	60.9	57.7	57.0	50.9
CLARK	102.8	94.8	85.6	84.8	82.2	76.8	68.0	64.9	62.5	59.4
COLUMBIA	142.4	158.5	148.1	130.0	81.0	132.4	128.6	74.9	115.9	113.5
COWLITZ	121.0	114.1	104.5	108.6	104.7	97.9	87.0	84.8	83.3	74.1
DOUGLAS	100.1	87.1	85.3	93.3	81.8	84.2	77.1	70.2	75.9	65.0
FERRY	90.1	95.0	86.5	84.9	85.7	81.5	76.1	76.0	74.6	69.5
FRANKLIN	93.1	90.0	87.9	90.9	93.8	89.6	88.3	85.7	88.3	84.4
GARFIELD	104.1	105.9	97.6	98.4	92.4	89.7	86.8	91.6	83.7	76.2
GRANT	127.4	106.5	99.2	121.3	106.1	118.7	103.7	102.3	91.9	91.0
GRAYS HARBOR	127.3	115.1	101.9	103.4	104.2	95.0	86.7	82.7	81.6	75.9
ISLAND	81.9	80.2	66.8	69.7	72.0	65.1	59.3	53.4	51.3	51.1
JEFFERSON	61.4	58.6	53.3	49.0	47.3	50.0	46.5	39.3	39.2	37.4
KING	64.5	58.4	55.2	53.9	51.3	48.5	47.4	44.7	43.1	39.4
KITSAP	86.0	81.5	76.3	76.9	72.8	66.9	63.4	61.7	62.1	57.7
KITTITAS	71.4	69.3	64.9	62.2	67.0	59.7	55.8	53.7	55.5	46.3
KLICKITAT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LEWIS	108.5	99.3	97.0	93.5	95.4	95.0	86.0	76.1	78.1	72.3
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	110.2	98.4	92.8	95.6	89.6	85.9	79.1	71.9	77.8	69.7
OKANOGAN	126.0	123.8	107.3	122.0	114.4	92.6	87.0	78.6	65.2	73.9
PACIFIC	129.0	107.1	108.6	90.2	117.4	99.7	82.2	79.3	82.5	90.1
PEND OREILLE	98.9	103.9	94.3	92.3	93.4	89.0	83.3	83.4	82.6	77.6
PIERCE	86.0	80.5	76.2	74.9	71.8	67.5	65.3	60.8	59.3	56.3
SAN JUAN	50.1	44.7	40.2	38.7	34.8	31.6	30.1	29.9	22.2	21.6
SKAGIT	86.9	78.4	74.4	74.4	75.7	65.2	63.0	59.4	58.2	54.2
SKAMANIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SNOHOMISH	79.9	74.6	71.3	70.9	68.5	63.6	60.9	57.1	54.9	51.7
SPOKANE	113.6	104.0	97.6	93.1	95.2	86.2	78.3	75.4	74.2	69.4
STEVENS	102.9	102.0	87.0	79.7	85.3	85.6	84.0	87.9	88.1	83.8
THURSTON	98.8	90.3	86.7	87.8	84.5	76.3	71.9	66.9	65.9	63.1
WAHIAKUM	82.4	83.5	78.5	82.1	73.9	91.5	77.1	71.8	111.0	61.7
WALLA WALLA	94.2	90.2	80.7	81.6	85.8	78.1	79.7	75.4	77.7	64.2
WHATCOM	71.8	64.8	60.8	59.3	56.3	54.2	51.4	46.3	50.3	46.2
WHITMAN	67.3	71.5	64.3	62.2	65.2	58.0	58.0	52.6	51.2	49.2
YAKIMA	103.7	96.8	90.2	95.4	99.7	95.5	94.4	90.4	91.1	87.1
Statewide	77.4	71.5	68.3	67.9	66.0	61.9	59.0	55.8	54.4	51.3

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.