

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Second Quarter 2006

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$ 99,000	6.63%	\$ 507	\$ 41,515	170.5	\$ 498	\$ 38,996	114.2
ASOTIN	\$ 144,700	6.63%	\$ 742	\$ 47,977	134.8	\$ 728	\$ 39,055	78.3
BENTON	\$ 157,300	6.63%	\$ 806	\$ 65,860	170.2	\$ 791	\$ 55,449	102.2
CHELAN	\$ 184,000	6.63%	\$ 943	\$ 53,966	119.2	\$ 925	\$ 44,019	69.4
CLALLAM	\$ 239,500	6.63%	\$ 1,227	\$ 51,800	87.9	\$ 1,204	\$ 41,992	50.9
CLARK	\$ 268,800	6.63%	\$ 1,378	\$ 64,534	97.6	\$ 1,352	\$ 55,037	59.4
COLUMBIA	\$ 100,000	6.63%	\$ 513	\$ 48,092	195.5	\$ 503	\$ 39,120	113.5
COWLITZ	\$ 174,800	6.63%	\$ 896	\$ 53,090	123.5	\$ 879	\$ 44,644	74.1
DOUGLAS	\$ 198,900	6.63%	\$ 1,019	\$ 51,028	104.3	\$ 1,000	\$ 44,549	65.0
FERRY	\$ 138,900	6.63%	\$ 712	\$ 39,688	116.1	\$ 698	\$ 33,277	69.5
FRANKLIN	\$ 157,300	6.63%	\$ 806	\$ 49,448	127.8	\$ 791	\$ 45,794	84.4
GARFIELD	\$ 144,700	6.63%	\$ 742	\$ 51,066	143.5	\$ 728	\$ 38,038	76.2
GRANT	\$ 130,200	6.63%	\$ 667	\$ 46,374	144.8	\$ 655	\$ 40,857	91.0
GRAYS HARBOR	\$ 149,300	6.63%	\$ 765	\$ 46,137	125.6	\$ 751	\$ 39,051	75.9
ISLAND	\$ 291,000	6.63%	\$ 1,491	\$ 59,371	82.9	\$ 1,463	\$ 51,263	51.1
JEFFERSON	\$ 338,000	6.63%	\$ 1,732	\$ 53,611	64.5	\$ 1,699	\$ 43,611	37.4
KING	\$ 429,000	6.63%	\$ 2,199	\$ 74,252	70.4	\$ 2,157	\$ 58,281	39.4
KITSAP	\$ 276,000	6.63%	\$ 1,415	\$ 65,351	96.2	\$ 1,388	\$ 54,949	57.7
KITTITAS	\$ 239,500	6.63%	\$ 1,227	\$ 53,879	91.4	\$ 1,204	\$ 38,212	46.3
KLICKITAT	N/A	6.63%	N/A	\$ 46,792	N/A	N/A	\$ 39,298	N/A
LEWIS	\$ 163,400	6.63%	\$ 837	\$ 48,446	120.5	\$ 822	\$ 40,738	72.3
LINCOLN	N/A	6.63%	N/A	\$ 49,086	N/A	N/A	\$ 41,239	N/A
MASON	\$ 190,000	6.63%	\$ 974	\$ 52,964	113.3	\$ 955	\$ 45,631	69.7
OKANOGAN	\$ 134,500	6.63%	\$ 689	\$ 39,703	120.0	\$ 676	\$ 34,283	73.9
PACIFIC	\$ 117,500	6.63%	\$ 602	\$ 45,248	156.5	\$ 591	\$ 36,521	90.1
PEND OREILLE	\$ 138,900	6.63%	\$ 712	\$ 43,749	128.0	\$ 698	\$ 37,175	77.6
PIERCE	\$ 270,000	6.63%	\$ 1,384	\$ 63,709	95.9	\$ 1,358	\$ 52,450	56.3
SAN JUAN	\$ 640,000	6.63%	\$ 3,280	\$ 57,514	36.5	\$ 3,218	\$ 47,700	21.6
SKAGIT	\$ 265,000	6.63%	\$ 1,358	\$ 57,976	88.9	\$ 1,332	\$ 49,529	54.2
SKAMANIA	N/A	6.63%	N/A	\$ 48,906	N/A	N/A	\$ 43,529	N/A
SNOHOMISH	\$ 340,000	6.63%	\$ 1,743	\$ 71,459	85.4	\$ 1,710	\$ 60,641	51.7
SPOKANE	\$ 179,100	6.63%	\$ 918	\$ 54,793	124.4	\$ 901	\$ 42,875	69.4
STEVENS	\$ 138,900	6.63%	\$ 712	\$ 46,277	135.4	\$ 698	\$ 40,130	83.8
THURSTON	\$ 253,500	6.63%	\$ 1,299	\$ 66,578	106.8	\$ 1,275	\$ 55,162	63.1
WAHKIAKUM	\$ 212,500	6.63%	\$ 1,089	\$ 51,080	97.7	\$ 1,068	\$ 45,181	61.7
WALLA WALLA	\$ 186,800	6.63%	\$ 957	\$ 51,871	112.9	\$ 939	\$ 41,316	64.2
WHATCOM	\$ 284,000	6.63%	\$ 1,456	\$ 58,428	83.6	\$ 1,428	\$ 45,270	46.2
WHITMAN	\$ 192,600	6.63%	\$ 987	\$ 51,741	109.2	\$ 968	\$ 32,687	49.2
YAKIMA	\$ 133,500	6.63%	\$ 684	\$ 46,656	142.1	\$ 671	\$ 40,082	87.1
Statewide	\$ 293,000	6.63%	\$ 1,502	\$ 63,342	87.9	\$ 1,473	\$ 51,793	51.3

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.
 It is assumed 25% of income can be used for principal and interest payments.