

HOUSING AFFORDABILITY INDEX

First-Time Buyers

State of Washington and Counties

Time Trend

County	04:Q3	04:Q4	05:Q1	05:Q2	05:Q3	05:Q4	06:Q1	06:Q2	06:Q3	06:Q4
ADAMS	123.4	132.0	128.1	137.3	128.9	155.7	170.8	106.0	115.8	130.0
ASOTIN	101.3	101.5	95.0	91.8	88.5	93.1	85.5	78.3	77.1	75.5
BENTON	110.1	113.0	116.0	110.1	107.9	104.1	107.1	102.2	96.4	108.8
CHELAN	83.4	91.8	80.5	83.0	76.0	69.2	74.5	69.4	56.8	59.7
CLALLAM	73.5	70.4	73.4	61.8	60.9	57.7	57.0	50.9	52.7	52.0
CLARK	85.6	84.8	82.2	76.8	68.0	64.9	62.5	59.4	57.7	59.7
COLUMBIA	148.1	130.0	81.0	132.4	128.6	74.9	115.9	113.5	107.7	97.2
COWLITZ	104.5	108.6	104.7	97.9	87.0	84.8	83.3	74.1	70.4	73.3
DOUGLAS	85.3	93.3	81.8	84.2	77.1	70.2	75.9	65.0	57.1	60.9
FERRY	86.5	84.9	85.7	81.5	76.1	76.0	74.6	69.5	63.3	64.1
FRANKLIN	87.9	90.9	93.8	89.6	88.3	85.7	88.3	84.4	79.8	89.6
GARFIELD	97.6	98.4	92.4	89.7	86.8	91.6	83.7	76.2	74.7	72.6
GRANT	99.2	121.3	106.1	118.7	103.7	102.3	91.9	91.0	85.8	86.0
GRAYS HARBOR	101.9	103.4	104.2	95.0	86.7	82.7	81.6	75.9	71.9	79.2
ISLAND	66.8	69.7	72.0	65.1	59.3	53.4	51.3	51.1	47.0	49.0
JEFFERSON	53.3	49.0	47.3	50.0	46.5	39.3	39.2	37.4	38.1	41.1
KING	55.2	53.9	51.3	48.5	47.4	44.7	43.1	39.4	38.8	39.0
KITSAP	76.3	76.9	72.8	66.9	63.4	61.7	62.1	57.7	56.1	58.2
KITTITAS	64.9	62.2	67.0	59.7	55.8	53.7	55.5	46.3	43.2	43.8
KLICKITAT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LEWIS	97.0	93.5	95.4	95.0	86.0	76.1	78.1	72.3	62.1	67.0
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	92.8	95.6	89.6	85.9	79.1	71.9	77.8	69.7	67.8	67.7
OKANOGAN	107.3	122.0	114.4	92.6	87.0	78.6	65.2	73.9	70.9	67.9
PACIFIC	108.6	90.2	117.4	99.7	82.2	79.3	82.5	90.1	67.9	73.8
PEND OREILLE	94.3	92.3	93.4	89.0	83.3	83.4	82.6	77.6	71.3	72.8
PIERCE	76.2	74.9	71.8	67.5	65.3	60.8	59.3	56.3	54.3	56.3
SAN JUAN	40.2	38.7	34.8	31.6	30.1	29.9	22.2	21.6	31.8	23.3
SKAGIT	74.4	74.4	75.7	65.2	63.0	59.4	58.2	54.2	53.1	56.6
SKAMANIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SNOHOMISH	71.3	70.9	68.5	63.6	60.9	57.1	54.9	51.7	49.1	50.6
SPOKANE	97.6	93.1	95.2	86.2	78.3	75.4	74.2	69.4	64.7	70.6
STEVENS	87.0	79.7	85.3	85.6	84.0	87.9	88.1	83.8	77.8	77.1
THURSTON	86.7	87.8	84.5	76.3	71.9	66.9	65.9	63.1	62.0	64.3
WAHKIAKUM	78.5	82.1	73.9	91.5	77.1	71.8	111.0	61.7	62.1	55.9
WALLA WALLA	80.7	81.6	85.8	78.1	79.7	75.4	77.7	64.2	64.8	74.5
WHATCOM	60.8	59.3	56.3	54.2	51.4	46.3	50.3	46.2	45.6	47.6
WHITMAN	64.3	62.2	65.2	58.0	58.0	52.6	51.2	49.2	49.6	55.8
YAKIMA	90.2	95.4	99.7	95.5	94.4	90.4	91.1	87.1	83.4	86.3
Statewide	68.3	67.9	66.0	61.9	59.0	55.8	54.4	51.3	49.7	50.9

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