

HOUSING AFFORDABILITY INDEX

First-Time Buyers

State of Washington and Counties

Time Trend

County	05:Q1	05:Q2	05:Q3	05:Q4	06:Q1	06:Q2	06:Q3	06:Q4	07:Q1
ADAMS	128.1	137.3	128.9	155.7	170.3	105.5	115.0	114.2	120.0
ASOTIN	95.0	91.8	88.5	93.1	85.2	77.9	76.5	75.5	84.7
BENTON	116.0	110.1	107.9	104.1	106.9	101.9	95.9	108.8	103.2
CHELAN	80.5	83.0	76.0	69.2	74.3	68.9	56.2	59.7	59.6
CLALLAM	73.4	61.8	60.9	57.7	56.8	50.6	52.3	52.0	53.9
CLARK	82.2	76.8	68.0	64.9	62.5	59.2	57.4	59.7	61.5
COLUMBIA	81.0	132.4	128.6	74.9	115.6	112.9	106.9	97.2	62.4
COWLITZ	104.7	97.9	87.0	84.8	83.2	73.8	70.0	73.3	75.2
DOUGLAS	81.8	84.2	77.1	70.2	75.7	64.6	56.6	60.9	59.7
FERRY	85.7	81.5	76.1	76.0	74.4	69.2	62.8	64.1	65.1
FRANKLIN	93.8	89.6	88.3	85.7	88.0	83.9	79.0	89.6	85.0
GARFIELD	92.4	89.7	86.8	91.6	83.4	75.7	73.9	72.6	81.0
GRANT	106.1	118.7	103.7	102.3	91.7	90.5	85.1	86.0	93.8
GRAYS HARBOR	104.2	95.0	86.7	82.7	81.4	75.5	71.4	79.2	77.4
ISLAND	72.0	65.1	59.3	53.4	51.2	50.9	46.7	49.0	52.7
JEFFERSON	47.3	50.0	46.5	39.3	39.1	37.2	37.8	41.1	39.9
KING	51.3	48.5	47.4	44.7	43.0	39.3	38.6	39.0	39.7
KITSAP	72.8	66.9	63.4	61.7	62.0	57.5	55.7	58.2	58.2
KITTITAS	67.0	59.7	55.8	53.7	55.3	46.0	42.9	43.8	45.9
KLICKITAT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LEWIS	95.4	95.0	86.0	76.1	77.9	72.0	61.7	67.0	64.8
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	89.6	85.9	79.1	71.9	77.6	69.3	67.2	67.7	70.3
OKANOGAN	114.4	92.6	87.0	78.6	65.0	73.6	70.4	67.9	74.3
PACIFIC	117.4	99.7	82.2	79.3	82.2	89.6	67.3	73.8	65.2
PEND OREILLE	93.4	89.0	83.3	83.4	82.4	77.2	70.7	72.8	74.5
PIERCE	71.8	67.5	65.3	60.8	59.1	56.1	54.0	56.3	56.4
SAN JUAN	34.8	31.6	30.1	29.9	22.2	21.5	31.7	23.3	31.4
SKAGIT	75.7	65.2	63.0	59.4	58.1	54.0	52.8	56.6	58.0
SKAMANIA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SNOHOMISH	68.5	63.6	60.9	57.1	54.8	51.5	48.8	50.6	49.6
SPOKANE	95.2	86.2	78.3	75.4	74.1	69.1	64.3	70.6	71.2
STEVENS	85.3	85.6	84.0	87.9	87.0	81.6	74.8	77.1	79.1
THURSTON	84.5	76.3	71.9	66.9	65.7	62.8	61.6	64.3	65.3
WAHKIAKUM	73.9	91.5	77.1	71.8	110.7	61.4	61.6	55.9	84.4
WALLA WALLA	85.8	78.1	79.7	75.4	77.4	63.8	64.3	74.5	70.5
WHATCOM	56.3	54.2	51.4	46.3	50.2	46.0	45.3	47.6	47.2
WHITMAN	65.2	58.0	58.0	52.6	51.1	49.0	49.3	55.8	54.8
YAKIMA	99.7	95.5	94.4	90.4	90.8	86.6	82.8	86.3	90.2
Statewide	66.0	61.9	59.0	55.8	54.3	51.1	49.5	50.9	52.0

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 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.