

HOUSING AFFORDABILITY INDEX

First-Time Buyers State of Washington and Counties Time Trend

County	07:Q1	07:Q2	07:Q3	07:Q4	08:Q1	08:Q2	08:Q3	08:Q4	09:Q1	09:Q2	09:Q3	09:Q4	10:Q1
Adams	131.3	121.7	105.6	109.4	110.0	113.3	103.0	112.9	164.7	115.4	109.3	116.4	140.4
Asotin	83.7	73.9	73.2	78.3	81.5	78.1	75.7	84.9	98.1	92.5	95.4	100.9	103.7
Benton	102.0	100.6	92.9	95.7	105.6	103.1	95.3	101.9	116.3	114.4	105.6	111.3	104.4
Chelan	59.0	54.0	49.9	49.9	55.4	55.1	55.6	61.2	66.5	72.4	73.2	73.2	69.5
Clallam	53.3	54.0	48.6	57.3	57.1	53.8	55.9	62.0	68.9	71.2	66.3	71.4	68.2
Clark	61.0	58.6	56.6	61.3	67.6	66.7	69.3	75.2	87.6	91.8	89.0	96.6	92.4
Columbia	62.1	112.7	86.0	86.9	81.9	87.9	107.9	162.4	96.9	126.2	99.4	102.9	106.5
Cowlitz	74.5	72.2	64.8	71.4	76.7	78.6	69.2	82.3	91.0	91.1	92.2	98.1	102.9
Douglas	59.7	54.8	54.2	57.5	58.1	61.9	63.5	60.1	74.2	76.7	69.5	86.3	80.7
Ferry	65.7	62.6	61.3	68.7	78.0	64.1	65.3	78.0	79.6	80.7	83.5	81.3	92.8
Franklin	84.1	83.0	76.7	79.1	87.9	86.5	80.6	86.8	100.2	99.8	93.2	99.4	94.3
Garfield	80.9	71.9	71.6	77.0	78.9	74.4	71.1	78.5	91.1	86.3	89.3	94.9	97.9
Grant	92.8	78.0	69.7	71.6	76.4	77.4	69.4	80.4	92.1	88.2	83.0	99.8	93.3
Grays Harbor	76.4	72.4	63.7	73.7	83.3	80.6	79.1	90.6	100.4	104.7	105.4	108.4	104.7
Island	52.0	48.7	45.5	50.7	54.1	54.8	53.8	53.5	72.7	72.1	69.9	73.9	76.5
Jefferson	39.8	39.6	39.7	38.7	43.3	46.5	50.8	49.9	67.2	76.5	62.4	54.0	61.6
King	39.7	37.2	36.1	40.4	42.9	41.4	42.9	48.5	57.2	57.0	56.8	60.3	61.7
Kitsap	57.8	55.3	53.5	61.0	65.5	63.9	62.7	70.9	82.0	82.0	78.6	83.6	86.8
Kittitas	45.5	43.4	42.1	41.5	47.1	48.0	55.1	58.3	63.1	70.5	64.6	62.6	68.8
Klickitat	63.6	52.4	60.3	59.3	54.5	61.8	57.3	58.6	60.5	94.1	78.0	85.6	64.6
Lewis	64.7	63.0	56.0	66.0	67.1	70.5	73.5	74.0	92.7	100.9	90.0	97.9	107.9
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mason	69.6	66.4	59.0	68.6	74.2	75.4	75.5	87.1	112.8	104.5	95.3	107.7	108.3
Okanogan	74.0	61.9	53.6	65.9	65.7	62.1	65.1	78.0	94.0	83.9	80.3	81.7	82.3
Pacific	64.3	78.3	73.5	75.4	75.2	69.6	76.4	72.4	106.4	103.9	86.8	88.6	108.0
Pend Oreille	74.0	69.9	67.9	75.5	85.8	70.6	72.1	86.1	88.4	90.2	93.7	91.7	105.3
Pierce	55.9	55.3	52.8	57.4	62.8	62.1	64.5	71.2	81.3	84.3	82.4	88.9	91.0
San Juan	30.3	27.2	23.1	19.9	30.5	25.8	26.0	33.9	25.1	50.5	33.7	42.3	49.1
Skagit	57.5	51.4	53.0	55.4	54.5	57.1	58.8	59.3	70.8	76.7	74.5	80.9	82.5
Skamania	49.5	57.7	56.4	58.6	53.5	51.6	70.3	70.4	89.5	98.1	77.7	86.8	107.0
Snohomish	48.8	47.5	46.6	48.7	52.8	53.2	53.6	58.9	68.6	71.9	73.2	79.6	82.2
Spokane	70.8	65.1	60.1	66.5	72.3	68.1	68.3	73.8	84.3	87.9	86.4	93.7	94.5
Stevens	78.4	74.1	72.0	80.0	91.4	75.5	77.5	93.0	96.0	98.5	103.0	101.4	117.0
Thurston	64.5	59.4	58.3	62.2	65.7	64.6	65.4	68.6	77.3	81.9	79.5	88.4	89.0
Wahkiakum	83.9	66.6	61.7	73.3	57.0	79.4	82.0	95.9	32.7	105.6	89.0	160.1	98.6
Walla Walla	69.7	65.0	58.1	65.2	68.7	70.6	66.3	73.1	82.4	87.1	88.0	90.9	85.5
Whatcom	47.0	46.3	45.8	48.4	51.4	50.9	50.4	54.8	61.6	61.7	62.4	65.2	68.3
Whitman	54.1	49.5	42.1	51.3	49.5	46.5	47.0	50.5	68.4	59.3	68.9	68.9	61.9
Yakima	88.9	81.0	71.4	76.9	83.1	79.9	76.4	88.9	101.8	90.9	92.0	101.4	101.6
Statewide	51.8	49.1	48.2	53.5	56.1	56.2	56.9	63.0	73.6	72.2	72.1	79.6	79.5

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.