

HOUSING AFFORDABILITY INDEX

First-Time Buyers State of Washington and Counties Time Trend

County	08:Q1	08:Q2	08:Q3	08:Q4	09:Q1	09:Q2	09:Q3	09:Q4	10:Q1	10:Q2
Adams	110.0	113.3	103.0	112.9	164.7	115.4	109.3	116.4	126.0	115.2
Asotin	81.5	78.1	75.7	84.9	98.1	92.5	95.4	100.9	103.7	96.5
Benton	105.6	103.1	95.3	101.9	116.3	114.4	105.6	111.3	104.4	106.4
Chelan	55.4	55.1	55.6	61.2	66.5	72.4	73.2	73.2	69.5	74.3
Clallam	57.1	53.8	55.9	62.0	68.9	71.2	66.3	71.4	68.2	68.8
Clark	67.6	66.7	69.3	75.2	87.6	91.8	89.0	96.6	92.4	94.7
Columbia	81.9	87.9	107.9	162.4	96.9	126.2	99.4	102.9	106.5	132.6
Cowlitz	76.7	78.6	69.2	82.3	91.0	91.1	92.2	98.1	102.9	97.1
Douglas	58.1	61.9	63.5	60.1	74.2	76.7	69.5	86.3	80.7	75.8
Ferry	78.0	64.1	65.3	78.0	79.6	80.7	83.5	81.3	92.8	78.9
Franklin	87.9	86.5	80.6	86.8	100.2	99.8	93.2	99.4	94.3	97.3
Garfield	78.9	74.4	71.1	78.5	91.1	86.3	89.3	94.9	97.9	91.4
Grant	76.4	77.4	69.4	80.4	92.1	88.2	83.0	99.8	93.3	92.2
Grays Harbor	83.3	80.6	79.1	90.6	100.4	104.7	105.4	108.4	104.7	113.6
Island	54.1	54.8	53.8	53.5	72.7	72.1	69.9	73.9	76.5	79.4
Jefferson	43.3	46.5	50.8	49.9	67.2	76.5	62.4	54.0	61.6	60.2
King	42.9	41.4	42.9	48.5	57.2	57.0	56.8	60.3	61.7	61.7
Kitsap	65.5	63.9	62.7	70.9	82.0	82.0	78.6	83.6	86.8	87.6
Kittitas	47.1	48.0	55.1	58.3	63.1	70.5	64.6	62.6	68.8	71.8
Klickitat	54.5	61.8	57.3	58.6	60.5	94.1	78.0	85.6	64.6	78.9
Lewis	67.1	70.5	73.5	74.0	92.7	100.9	90.0	97.9	107.9	93.8
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mason	74.2	75.4	75.5	87.1	112.8	104.5	95.3	107.7	108.3	105.5
Okanogan	65.7	62.1	65.1	78.0	94.0	83.9	80.3	81.7	82.3	85.1
Pacific	75.2	69.6	76.4	72.4	106.4	103.9	86.8	88.6	108.0	104.1
Pend Oreille	85.8	70.6	72.1	86.1	88.4	90.2	93.7	91.7	105.3	89.9
Pierce	62.8	62.1	64.5	71.2	81.3	84.3	82.4	88.9	91.0	89.5
San Juan	30.5	25.8	26.0	33.9	25.1	50.5	33.7	42.3	49.1	56.6
Skagit	54.5	57.1	58.8	59.3	70.8	76.7	74.5	80.9	82.5	81.2
Skamania	53.5	51.6	70.3	70.4	89.5	98.1	77.7	86.8	107.0	110.2
Snohomish	52.8	53.2	53.6	58.9	68.6	71.9	73.2	79.6	82.2	83.5
Spokane	72.3	68.1	68.3	73.8	84.3	87.9	86.4	93.7	94.5	95.2
Stevens	91.4	75.5	77.5	93.0	96.0	98.5	103.0	101.4	117.0	100.5
Thurston	65.7	64.6	65.4	68.6	77.3	81.9	79.5	88.4	89.0	89.2
Wahkiakum	57.0	79.4	82.0	95.9	32.7	105.6	89.0	160.1	98.6	114.5
Walla Walla	68.7	70.6	66.3	73.1	82.4	87.1	88.0	90.9	85.5	83.8
Whatcom	51.4	50.9	50.4	54.8	61.6	61.7	62.4	65.2	68.3	66.5
Whitman	49.5	46.5	47.0	50.5	68.4	59.3	68.9	68.9	61.9	62.3
Yakima	83.1	79.9	76.4	88.9	101.8	90.9	92.0	101.4	101.6	99.6
Statewide	56.1	56.2	56.9	63.0	73.6	72.2	72.1	79.6	79.5	80.1

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.