

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties Second Quarter 2010

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
Adams	\$120,000	5.07%	\$519	\$42,476	170.4	\$511	\$40,357	115.2
Asotin	\$152,600	5.07%	\$661	\$53,229	167.9	\$650	\$42,970	96.5
Benton	\$173,100	5.07%	\$749	\$63,909	177.7	\$737	\$53,770	106.4
Chelan	\$215,000	5.07%	\$931	\$56,563	126.6	\$915	\$46,621	74.3
Clallam	\$209,800	5.07%	\$908	\$51,861	119.0	\$893	\$42,126	68.8
Clark	\$214,100	5.07%	\$927	\$69,386	156.0	\$912	\$59,205	94.7
Columbia	\$107,500	5.07%	\$465	\$52,229	233.8	\$458	\$41,628	132.6
Cowlitz	\$160,400	5.07%	\$694	\$54,050	162.2	\$683	\$45,452	97.1
Douglas	\$226,500	5.07%	\$980	\$57,628	122.4	\$964	\$50,115	75.8
Ferry	\$152,000	5.07%	\$658	\$41,498	131.4	\$647	\$35,007	78.9
Franklin	\$173,100	5.07%	\$749	\$53,406	148.5	\$737	\$49,154	97.3
Garfield	\$152,600	5.07%	\$661	\$53,812	169.7	\$650	\$40,709	91.4
Grant	\$163,100	5.07%	\$706	\$49,917	147.3	\$694	\$43,904	92.2
Grays Harbor	\$130,000	5.07%	\$563	\$50,881	188.4	\$553	\$43,115	113.6
Island	\$262,500	5.07%	\$1,136	\$69,609	127.6	\$1,118	\$60,834	79.4
Jefferson	\$281,000	5.07%	\$1,216	\$61,396	105.2	\$1,196	\$49,402	60.2
King	\$375,500	5.07%	\$1,625	\$86,257	110.6	\$1,599	\$67,660	61.7
Kitsap	\$235,000	5.07%	\$1,017	\$71,171	145.8	\$1,001	\$60,124	87.6
Kittitas	\$203,000	5.07%	\$879	\$58,919	139.7	\$864	\$42,582	71.8
Klickitat	\$193,300	5.07%	\$837	\$53,426	133.0	\$823	\$44,525	78.9
Lewis	\$161,500	5.07%	\$699	\$52,367	156.1	\$688	\$44,239	93.8
Lincoln	N/A	5.07%	N/A	\$51,782	N/A	N/A	\$43,430	N/A
Mason	\$165,000	5.07%	\$714	\$58,710	171.2	\$703	\$50,826	105.5
Okanogan	\$161,000	5.07%	\$697	\$46,569	139.2	\$685	\$39,978	85.1
Pacific	\$134,000	5.07%	\$580	\$50,004	179.6	\$571	\$40,713	104.1
Pend Oreille	\$152,000	5.07%	\$658	\$46,811	148.2	\$647	\$39,902	89.9
Pierce	\$220,000	5.07%	\$952	\$69,375	151.8	\$937	\$57,483	89.5
San Juan	\$328,800	5.07%	\$1,423	\$65,691	96.2	\$1,400	\$54,298	56.6
Skagit	\$226,300	5.07%	\$980	\$62,181	132.2	\$963	\$53,635	81.2
Skamania	\$156,700	5.07%	\$678	\$57,656	177.1	\$667	\$50,428	110.2
Snohomish	\$279,500	5.07%	\$1,210	\$80,066	137.9	\$1,190	\$68,168	83.5
Spokane	\$171,400	5.07%	\$742	\$60,823	170.8	\$730	\$47,640	95.2
Stevens	\$152,000	5.07%	\$658	\$52,500	166.2	\$647	\$44,598	100.5
Thurston	\$231,000	5.07%	\$1,000	\$71,676	149.3	\$984	\$60,161	89.2
Wahkiakum	\$145,500	5.07%	\$630	\$56,769	187.8	\$619	\$48,654	114.5
Walla Walla	\$185,000	5.07%	\$801	\$56,948	148.1	\$788	\$45,265	83.8
Whatcom	\$250,200	5.07%	\$1,083	\$61,728	118.7	\$1,065	\$48,542	66.5
Whitman	\$208,000	5.07%	\$900	\$59,154	136.9	\$886	\$37,835	62.3
Yakima	\$152,700	5.07%	\$661	\$51,609	162.7	\$650	\$44,398	99.6
Statewide	\$246,800	5.07%	\$1,068	\$69,946	136.4	\$1,051	\$57,741	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.