

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

County	11:Q2	11:Q3	11:Q4	12:Q1	12:Q2	12:Q3	12:Q4	13:Q1	13:Q2
ADAMS	182.4	221.0	189.4	207.9	204.6	194.6	195.1	257.7	188.9
ASOTIN	164.9	177.8	177.9	230.8	195.3	199.9	204.7	206.6	193.2
BENTON	185.2	183.4	198.9	199.0	201.5	203.3	202.6	212.2	205.5
CHELAN	134.4	134.9	139.5	146.0	160.1	146.4	154.7	181.6	153.6
CLALLAM	150.5	162.6	168.9	181.7	167.3	156.9	170.6	182.4	176.4
CLARK	185.6	191.5	206.0	221.2	201.2	202.3	198.8	192.4	183.7
COLUMBIA	265.6	317.0	157.7	211.1	221.8	220.5	270.1	237.0	259.6
COWLITZ	220.9	203.4	225.6	238.4	250.8	236.1	238.6	243.8	227.3
DOUGLAS	140.1	145.4	153.4	158.5	164.0	155.7	167.4	173.7	173.5
FERRY	162.9	150.1	160.7	242.1	199.6	193.3	167.9	237.3	212.2
FRANKLIN	185.2	183.4	198.9	199.0	201.5	203.3	202.6	212.2	205.5
GARFIELD	156.0	164.2	160.1	207.7	175.8	179.8	184.2	185.9	173.8
GRANT	167.8	162.0	188.3	171.7	182.7	199.0	182.9	199.0	187.7
GRAYS HARBOR	225.2	206.2	235.8	315.4	246.6	233.9	266.4	293.0	259.3
ISLAND	135.2	143.1	155.2	180.7	163.5	157.7	154.4	168.0	164.4
JEFFERSON	122.7	131.3	167.9	147.0	141.1	154.0	139.8	144.4	135.9
KING	124.0	127.0	145.2	146.8	131.9	132.4	134.9	134.6	121.9
KITSAP	153.7	158.7	170.9	188.3	170.7	170.2	181.9	187.2	176.9
KITTITAS	157.2	172.4	170.3	185.0	181.0	178.5	169.0	170.1	175.1
KLICKITAT	117.6	142.3	197.6	148.0	161.3	127.0	135.5	182.1	135.6
LEWIS	199.6	198.0	219.7	231.8	195.7	222.5	210.7	211.2	231.8
LINCOLN	379.3	285.9	564.4	459.5	409.1	353.7	200.8	481.5	460.6
MASON	207.4	210.8	217.6	226.2	210.9	201.9	219.1	281.3	235.4
OKANOGAN	160.3	150.7	177.9	194.1	173.5	182.6	194.2	216.1	186.0
PACIFIC	220.2	243.4	208.0	275.3	266.2	320.5	282.8	268.6	280.0
PEND OREILLE	168.8	155.5	166.3	250.5	206.5	199.9	173.7	245.4	219.4
PIERCE	175.9	185.4	201.9	216.1	201.0	197.2	204.2	207.6	187.3
SAN JUAN	77.6	96.4	80.7	109.0	107.1	96.9	112.5	92.1	100.6
SKAGIT	159.3	159.9	171.4	189.6	174.7	169.7	173.0	183.7	164.1
SKAMANIA	282.7	196.5	223.4	203.5	249.6	234.6	209.6	248.0	267.3
SNOHOMISH	165.6	171.5	179.3	186.8	173.3	170.2	176.0	170.6	158.9
SPOKANE	187.0	187.1	207.2	210.9	204.8	201.9	210.8	218.4	206.4
STEVENS	186.3	173.3	187.4	282.2	232.5	225.0	195.4	276.0	246.6
THURSTON	163.6	166.3	181.6	186.4	181.9	193.7	198.4	198.2	194.0
WAHIAKUM	361.8	459.4	128.5	327.0	264.4	183.9	245.6	428.3	228.0
WALLA WALLA	170.7	162.1	185.0	205.1	198.6	191.1	186.4	192.6	190.9
WHATCOM	128.0	137.3	153.2	154.1	142.7	149.8	149.0	159.5	150.9
WHITMAN	153.3	158.1	185.4	185.0	174.7	166.3	177.1	176.3	166.3
YAKIMA	165.9	175.4	180.7	197.6	173.0	190.2	182.3	201.5	186.4
Statewide	154.7	160.7	174.8	185.3	169.0	168.8	173.1	177.2	166.6

Source: Runstad Center for Real Estate Studies, University of Washington

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.
- All loans are assumed to be 30 year loans.
- All buyer index assumes 20% downpayment.
- It is assumed 25% of income can be used for principal and interest payments.