

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

County	11:Q3	11:Q4	12:Q1	12:Q2	12:Q3	12:Q4	13:Q1	13:Q2	13:Q3
ADAMS	221.0	189.4	207.9	204.6	194.6	195.1	257.7	188.9	171.7
ASOTIN	177.8	177.9	230.8	195.3	199.9	204.7	206.6	193.2	168.1
BENTON	183.4	198.9	199.0	201.5	203.3	202.6	212.2	205.5	183.8
CHELAN	134.9	139.5	146.0	160.1	146.4	154.7	181.6	153.6	144.3
CLALLAM	162.6	168.9	181.7	167.3	156.9	170.6	182.4	176.4	154.7
CLARK	191.5	206.0	221.2	201.2	202.3	198.8	192.4	183.7	159.6
COLUMBIA	317.0	157.7	211.1	221.8	220.5	270.1	237.0	259.6	153.4
COWLITZ	203.4	225.6	238.4	250.8	236.1	238.6	243.8	227.3	191.0
DOUGLAS	145.4	153.4	158.5	164.0	155.7	167.4	173.7	173.5	147.5
FERRY	150.1	160.7	242.1	199.6	193.3	167.9	237.3	212.2	177.3
FRANKLIN	183.4	198.9	199.0	201.5	203.3	202.6	212.2	205.5	183.8
GARFIELD	164.2	160.1	207.7	175.8	179.8	184.2	185.9	173.8	151.1
GRANT	162.0	188.3	171.7	182.7	199.0	182.9	199.0	187.7	177.6
GRAYS HARBOR	206.2	235.8	315.4	246.6	233.9	266.4	293.0	259.3	214.1
ISLAND	143.1	155.2	180.7	163.5	157.7	154.4	168.0	164.4	146.3
JEFFERSON	131.3	167.9	147.0	141.1	154.0	139.8	144.4	135.9	129.7
KING	127.0	145.2	146.8	131.9	132.4	134.9	134.6	121.9	106.8
KITSAP	158.7	170.9	188.3	170.7	170.2	181.9	187.2	176.9	159.0
KITTITAS	172.4	170.3	185.0	181.0	178.5	169.0	170.1	175.1	162.4
KLUCKITAT	142.3	197.6	148.0	161.3	127.0	135.5	182.1	135.6	130.5
LEWIS	198.0	219.7	231.8	195.7	222.5	210.7	211.2	231.8	200.6
LINCOLN	285.9	564.4	459.5	409.1	353.7	200.8	481.5	460.6	403.7
MASON	210.8	217.6	226.2	210.9	201.9	219.1	281.3	235.4	186.8
OKANOGAN	150.7	177.9	194.1	173.5	182.6	194.2	216.1	186.0	155.0
PACIFIC	243.4	208.0	275.3	266.2	320.5	282.8	268.6	280.0	205.1
PEND OREILLE	155.5	166.3	250.5	206.5	199.9	173.7	245.4	219.4	183.3
PIERCE	185.4	201.9	216.1	201.0	197.2	204.2	207.6	187.3	163.7
SAN JUAN	96.4	80.7	109.0	107.1	96.9	112.5	92.1	100.6	89.0
SKAGIT	159.9	171.4	189.6	174.7	169.7	173.0	183.7	164.1	149.0
SKAMANIA	196.5	223.4	203.5	249.6	234.6	209.6	248.0	267.3	152.3
SNOHOMISH	171.5	179.3	186.8	173.3	170.2	176.0	170.6	158.9	140.1
SPOKANE	187.1	207.2	210.9	204.8	201.9	210.8	218.4	206.4	180.5
STEVENS	173.3	187.4	282.2	232.5	225.0	195.4	276.0	246.6	206.0
THURSTON	166.3	181.6	186.4	181.9	193.7	198.4	198.2	194.0	171.3
WAHIAKUM	459.4	128.5	327.0	264.4	183.9	245.6	428.3	228.0	187.2
WALLA WALLA	162.1	185.0	205.1	198.6	191.1	186.4	192.6	190.9	156.2
WHATCOM	137.3	153.2	154.1	142.7	149.8	149.0	159.5	150.9	129.9
WHITMAN	158.1	185.4	185.0	174.7	166.3	177.1	176.3	166.3	146.6
YAKIMA	175.4	180.7	197.6	173.0	190.2	182.3	201.5	186.4	165.5
Statewide	160.7	174.8	185.3	169.0	168.8	173.1	177.2	166.6	144.4

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.