

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties Third Quarter 2013

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$140,000	4.46%	\$565	\$46,550	171.7	\$556	\$40,380	105.9
ASOTIN	\$173,300	4.46%	\$699	\$56,400	168.1	\$688	\$43,134	91.4
BENTON	\$189,600	4.46%	\$765	\$67,475	183.8	\$753	\$62,237	120.5
CHELAN	\$225,800	4.46%	\$911	\$63,100	144.3	\$897	\$50,095	81.5
CLALLAM	\$196,000	4.46%	\$791	\$58,700	154.7	\$779	\$54,666	102.4
CLARK	\$238,600	4.46%	\$963	\$73,750	159.6	\$948	\$58,092	89.4
COLUMBIA	\$200,000	4.46%	\$807	\$59,400	153.4	\$794	\$45,123	82.8
COWLITZ	\$161,400	4.46%	\$651	\$59,700	191.0	\$641	\$45,265	103.0
DOUGLAS	\$215,000	4.46%	\$867	\$61,425	147.5	\$854	\$48,884	83.5
FERRY	\$136,700	4.46%	\$552	\$46,925	177.3	\$543	\$32,760	88.0
FRANKLIN	\$189,600	4.46%	\$765	\$67,475	183.8	\$753	\$45,349	87.8
GARFIELD	\$173,300	4.46%	\$699	\$50,725	151.1	\$688	\$47,573	100.8
GRANT	\$153,000	4.46%	\$617	\$52,625	177.6	\$608	\$43,265	103.8
GRAYS HARBOR	\$126,900	4.46%	\$512	\$52,625	214.1	\$504	\$41,674	120.6
ISLAND	\$258,500	4.46%	\$1,043	\$73,250	146.3	\$1,027	\$61,159	86.9
JEFFERSON	\$254,800	4.46%	\$1,028	\$63,975	129.7	\$1,012	\$49,068	70.7
KING	\$438,000	4.46%	\$1,767	\$90,550	106.8	\$1,740	\$70,323	58.9
KITSAP	\$248,200	4.46%	\$1,001	\$76,425	159.0	\$986	\$63,965	94.6
KITTITAS	\$202,100	4.46%	\$815	\$63,575	162.4	\$803	\$41,990	76.3
KLICKITAT	\$197,500	4.46%	\$797	\$49,925	130.5	\$785	\$43,517	80.9
LEWIS	\$146,800	4.46%	\$592	\$57,025	200.6	\$583	\$44,882	112.2
LINCOLN	\$70,000	4.46%	\$282	\$54,725	403.7	\$278	\$50,331	264.0
MASON	\$168,100	4.46%	\$678	\$60,800	186.8	\$668	\$41,786	91.3
OKANOGAN	\$172,700	4.46%	\$697	\$51,825	155.0	\$686	\$41,319	87.8
PACIFIC	\$134,000	4.46%	\$541	\$53,225	205.1	\$532	\$37,791	103.5
PEND OREILLE	\$136,700	4.46%	\$552	\$48,525	183.3	\$543	\$37,624	101.0
PIERCE	\$228,300	4.46%	\$921	\$72,375	163.7	\$907	\$54,541	87.7
SAN JUAN	\$385,400	4.46%	\$1,555	\$66,400	89.0	\$1,531	\$51,212	48.8
SKAGIT	\$230,800	4.46%	\$931	\$66,575	149.0	\$917	\$49,709	79.1
SKAMANIA	\$250,000	4.46%	\$1,009	\$73,750	152.3	\$993	\$51,792	76.1
SNOHOMISH	\$309,200	4.46%	\$1,247	\$83,875	140.1	\$1,228	\$64,575	76.7
SPOKANE	\$181,700	4.46%	\$733	\$63,500	180.5	\$722	\$50,078	101.2
STEVENS	\$136,700	4.46%	\$552	\$54,525	206.0	\$543	\$41,829	112.3
THURSTON	\$228,300	4.46%	\$921	\$75,750	171.3	\$907	\$58,999	94.9
WAHIAKUM	\$155,000	4.46%	\$625	\$56,200	187.2	\$616	\$38,438	91.0
WALLA WALLA	\$194,000	4.46%	\$783	\$58,700	156.2	\$771	\$49,793	94.2
WHATCOM	\$272,400	4.46%	\$1,099	\$68,550	129.9	\$1,082	\$52,470	70.7
WHITMAN	\$219,400	4.46%	\$885	\$62,300	146.6	\$871	\$39,208	65.6
YAKIMA	\$161,400	4.46%	\$651	\$51,725	165.5	\$641	\$42,043	95.6
<b>Statewide</b>	<b>\$263,400</b>	<b>4.46%</b>	<b>\$1,063</b>	<b>\$73,650</b>	<b>144.4</b>	<b>\$1,046</b>	<b>\$57,794</b>	<b>80.6</b>

Source: Runstad Center 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.