

# 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	10:Q3	10:Q4	11:Q1
Adams	110.3	111.0	98.7	105.8	153.7	107.3	101.4	107.6	116.0	105.7	102.0	109.4	105.1
Asotin	83.2	78.1	74.2	81.5	93.7	87.9	90.2	94.9	96.7	89.0	92.4	99.9	106.9
Benton	103.3	102.8	96.8	105.5	121.6	120.9	112.7	120.0	112.3	114.2	112.3	112.7	112.8
Chelan	60.4	59.2	58.9	63.9	69.7	76.1	77.3	77.6	73.6	78.7	78.0	80.0	82.2
Clallam	58.9	53.8	54.1	58.1	65.8	69.3	65.7	72.1	69.4	70.5	77.5	75.8	84.7
Clark	71.0	68.5	69.7	73.9	85.3	88.7	85.3	91.8	87.2	88.8	92.0	98.8	99.2
Columbia	81.6	87.5	107.4	161.5	93.8	119.0	91.2	91.9	93.7	114.8	68.4	143.0	95.3
Cowlitz	80.6	81.0	70.0	81.6	90.7	91.1	92.7	99.1	104.0	98.2	102.7	111.1	114.5
Douglas	56.0	58.5	59.0	54.8	67.1	68.8	61.9	76.2	70.3	65.1	73.0	76.8	65.7
Ferry	78.3	63.4	63.8	75.0	77.2	79.1	82.5	81.1	92.9	79.2	85.9	90.8	94.9
Franklin	97.0	93.1	84.5	88.7	101.8	100.8	93.5	99.1	92.4	93.6	91.8	91.7	91.5
Garfield	87.2	82.6	79.2	87.9	100.0	92.9	94.4	98.3	99.8	91.6	94.7	102.0	108.7
Grant	87.1	89.3	81.0	95.1	106.7	100.1	92.3	108.8	99.6	96.4	98.4	103.9	98.8
Grays Harbor	77.2	73.2	70.5	79.2	87.2	90.2	90.2	92.1	88.6	95.7	96.7	96.4	104.6
Island	57.6	58.5	57.7	57.5	76.2	73.6	69.8	72.0	72.4	73.0	74.4	79.3	80.6
Jefferson	42.6	44.5	47.3	45.2	60.5	68.6	55.7	48.0	54.3	52.5	60.8	60.5	57.2
King	49.0	46.7	47.6	53.2	61.6	60.4	59.2	61.7	62.1	61.1	60.5	64.7	66.9
Kitsap	66.0	65.5	65.5	75.4	86.4	85.8	81.4	85.9	88.4	88.4	84.0	92.3	89.7
Kittitas	49.6	49.3	55.2	57.0	60.8	66.8	60.4	57.6	62.5	64.6	56.4	60.0	64.3
Klickitat	51.4	56.7	51.3	51.2	53.4	84.0	70.4	78.0	57.9	69.6	72.6	72.2	66.4
Lewis	67.7	70.4	72.7	72.5	90.4	97.8	86.8	93.8	103.3	89.8	90.9	105.4	107.8
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	171.7	94.0
Mason	72.7	72.0	70.3	79.1	102.3	94.6	86.3	97.3	97.3	94.2	86.6	99.2	102.5
Okanogan	66.0	61.0	62.7	73.6	87.5	77.0	72.7	72.9	72.6	74.1	72.6	67.3	78.1
Pacific	71.4	64.8	69.6	64.6	94.1	91.1	75.5	76.3	92.2	88.0	90.8	109.0	100.0
Pend Oreille	80.9	65.5	65.9	77.5	79.0	80.1	82.7	80.4	91.9	78.2	84.6	89.2	93.0
Pierce	66.7	64.9	66.3	72.1	81.4	83.7	81.0	86.4	88.1	86.2	87.0	94.0	96.5
San Juan	35.5	29.2	28.6	36.4	26.4	52.1	34.1	42.0	47.9	54.1	45.6	37.5	40.5
Skagit	57.2	60.6	63.1	64.4	76.1	81.6	78.5	84.4	85.1	82.8	87.4	86.1	92.9
Skamania	57.3	53.5	70.6	68.4	86.5	94.4	74.4	82.6	101.1	103.3	83.6	109.7	109.6
Snohomish	57.2	57.1	57.1	62.3	70.9	72.7	72.4	77.0	78.3	78.2	82.0	87.2	90.5
Spokane	75.0	70.0	69.6	74.4	84.2	86.7	84.3	90.5	89.9	89.2	87.1	95.0	95.0
Stevens	92.2	74.5	74.6	87.4	88.7	89.4	91.9	88.9	101.7	86.5	93.7	98.9	103.1
Thurston	74.9	71.9	71.0	72.6	80.6	84.2	80.5	88.2	87.4	86.4	86.1	92.9	96.4
Wahkiakum	57.0	77.3	77.6	88.3	29.7	94.2	78.2	138.4	85.1	98.7	74.2	111.9	98.6
Walla Walla	73.4	74.1	68.5	74.2	83.4	87.8	88.4	91.0	84.7	82.2	89.1	92.8	92.8
Whatcom	50.9	50.4	49.9	54.2	60.6	60.5	61.1	63.6	66.1	63.7	62.8	66.6	65.5
Whitman	51.6	47.8	47.5	50.4	67.3	57.5	65.9	65.0	57.0	56.0	54.9	65.3	67.6
Yakima	95.4	88.3	81.2	90.7	102.1	89.8	89.4	97.1	95.5	92.0	94.5	95.2	100.8
<b>Statewide</b>	<b>59.9</b>	<b>59.6</b>	<b>60.0</b>	<b>66.0</b>	<b>76.0</b>	<b>73.6</b>	<b>72.6</b>	<b>79.1</b>	<b>77.9</b>	<b>77.9</b>	<b>79.1</b>	<b>83.6</b>	<b>84.4</b>

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.