

HOUSING AFFORDABILITY INDEX

State of Washington and Counties Second Quarter 2009

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
Adams	\$122,700	5.02%	\$528	\$43,680	172.3	\$519	\$41,092	115.4
Asotin	\$155,200	5.02%	\$668	\$51,357	160.2	\$657	\$41,682	92.5
Benton	\$164,000	5.02%	\$706	\$64,697	190.9	\$694	\$54,475	114.4
Chelan	\$225,000	5.02%	\$968	\$57,725	124.2	\$953	\$47,269	72.4
Clallam	\$212,100	5.02%	\$913	\$53,869	122.9	\$898	\$43,847	71.2
Clark	\$218,200	5.02%	\$939	\$68,180	151.2	\$924	\$58,140	91.8
Columbia	\$110,000	5.02%	\$473	\$50,529	222.3	\$466	\$40,296	126.2
Cowlitz	\$172,300	5.02%	\$742	\$54,232	152.3	\$729	\$45,558	91.1
Douglas	\$217,900	5.02%	\$938	\$55,572	123.4	\$923	\$48,497	76.7
Ferry	\$150,000	5.02%	\$646	\$42,008	135.5	\$635	\$35,164	80.7
Franklin	\$164,000	5.02%	\$706	\$51,564	152.2	\$694	\$47,514	99.8
Garfield	\$155,200	5.02%	\$668	\$51,104	159.4	\$657	\$38,866	86.3
Grant	\$161,700	5.02%	\$696	\$46,789	140.1	\$685	\$41,395	88.2
Grays Harbor	\$139,000	5.02%	\$598	\$49,929	173.9	\$589	\$42,252	104.7
Island	\$261,400	5.02%	\$1,125	\$63,053	116.7	\$1,107	\$54,701	72.1
Jefferson	\$217,500	5.02%	\$936	\$59,886	133.3	\$921	\$48,321	76.5
King	\$387,500	5.02%	\$1,668	\$81,965	102.4	\$1,641	\$64,152	57.0
Kitsap	\$245,000	5.02%	\$1,055	\$69,103	136.5	\$1,037	\$58,354	82.0
Kittitas	\$201,700	5.02%	\$868	\$57,147	137.1	\$854	\$41,279	70.5
Klickitat	\$156,700	5.02%	\$674	\$50,916	157.3	\$663	\$42,796	94.1
Lewis	\$150,000	5.02%	\$646	\$52,143	168.2	\$635	\$43,952	100.9
Lincoln	N/A	5.02%	N/A	\$52,594	N/A	N/A	\$44,172	N/A
Mason	\$163,800	5.02%	\$705	\$57,396	169.6	\$694	\$49,676	104.5
Okanogan	\$158,500	5.02%	\$682	\$45,109	137.7	\$671	\$38,614	83.9
Pacific	\$131,000	5.02%	\$564	\$48,936	180.8	\$555	\$39,518	103.9
Pend Oreille	\$150,000	5.02%	\$646	\$45,903	148.1	\$635	\$39,260	90.2
Pierce	\$230,900	5.02%	\$994	\$68,215	143.0	\$978	\$56,542	84.3
San Juan	\$350,000	5.02%	\$1,507	\$62,005	85.7	\$1,482	\$51,283	50.5
Skagit	\$232,000	5.02%	\$999	\$60,083	125.3	\$982	\$51,646	76.7
Skamania	\$172,500	5.02%	\$743	\$55,776	156.5	\$730	\$49,129	98.1
Snohomish	\$307,000	5.02%	\$1,321	\$75,296	118.7	\$1,300	\$64,072	71.9
Spokane	\$177,900	5.02%	\$766	\$57,985	157.8	\$753	\$45,401	87.9
Stevens	\$150,000	5.02%	\$646	\$50,496	162.9	\$635	\$42,896	98.5
Thurston	\$240,000	5.02%	\$1,033	\$68,370	137.9	\$1,016	\$57,094	81.9
Wahkiakum	\$158,000	5.02%	\$680	\$56,277	172.4	\$669	\$48,435	105.6
Walla Walla	\$175,000	5.02%	\$753	\$55,696	154.0	\$741	\$44,272	87.1
Whatcom	\$265,000	5.02%	\$1,141	\$60,376	110.3	\$1,122	\$47,455	61.7
Whitman	\$207,900	5.02%	\$895	\$56,672	131.9	\$880	\$35,810	59.3
Yakima	\$158,600	5.02%	\$683	\$48,685	148.6	\$671	\$41,850	90.9
Statewide	\$265,100	5.02%	\$1,141	\$67,459	123.2	\$1,122	\$55,549	72.2

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.