

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties First Quarter 2013

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$103,300	3.56%	\$374	\$46,250	257.7	\$369	\$44,801	177.2
ASOTIN	\$156,000	3.56%	\$565	\$56,000	206.6	\$557	\$42,732	111.9
BENTON	\$181,800	3.56%	\$658	\$67,025	212.2	\$649	\$57,396	129.0
CHELAN	\$195,600	3.56%	\$708	\$61,700	181.6	\$698	\$55,143	115.2
CLALLAM	\$184,000	3.56%	\$666	\$58,300	182.4	\$657	\$42,269	93.9
CLARK	\$219,200	3.56%	\$793	\$73,250	192.4	\$782	\$56,070	104.5
COLUMBIA	\$143,300	3.56%	\$519	\$59,000	237.0	\$511	\$46,766	133.4
COWLITZ	\$140,000	3.56%	\$507	\$59,300	243.8	\$500	\$42,995	125.5
DOUGLAS	\$199,100	3.56%	\$721	\$60,075	173.7	\$711	\$49,956	102.5
FERRY	\$113,000	3.56%	\$409	\$46,575	237.3	\$403	\$43,861	158.6
FRANKLIN	\$181,800	3.56%	\$658	\$67,025	212.2	\$649	\$37,835	85.0
GARFIELD	\$156,000	3.56%	\$565	\$50,375	185.9	\$557	\$54,662	143.2
GRANT	\$151,200	3.56%	\$547	\$52,275	199.0	\$540	\$37,954	102.6
GRAYS HARBOR	\$102,700	3.56%	\$372	\$52,275	293.0	\$367	\$43,537	173.2
ISLAND	\$249,200	3.56%	\$902	\$72,750	168.0	\$889	\$61,199	100.3
JEFFERSON	\$253,300	3.56%	\$917	\$63,525	144.4	\$904	\$52,309	84.4
KING	\$384,300	3.56%	\$1,391	\$89,850	134.6	\$1,372	\$72,702	77.3
KITSAP	\$233,300	3.56%	\$844	\$75,875	187.2	\$833	\$66,101	115.8
KITTITAS	\$213,600	3.56%	\$773	\$63,125	170.1	\$762	\$44,156	84.5
KLICKITAT	\$156,700	3.56%	\$567	\$49,575	182.1	\$559	\$38,425	100.2
LEWIS	\$154,500	3.56%	\$559	\$56,675	211.2	\$551	\$43,043	113.8
LINCOLN	\$65,000	3.56%	\$235	\$54,375	481.5	\$232	\$47,471	298.4
MASON	\$123,600	3.56%	\$447	\$60,400	281.3	\$441	\$52,323	173.0
OKANOGAN	\$137,100	3.56%	\$496	\$51,475	216.1	\$489	\$37,561	111.9
PACIFIC	\$113,300	3.56%	\$410	\$52,875	268.6	\$404	\$43,640	157.4
PEND OREILLE	\$113,000	3.56%	\$409	\$48,175	245.4	\$403	\$40,112	145.0
PIERCE	\$199,400	3.56%	\$722	\$71,925	207.6	\$712	\$62,869	128.8
SAN JUAN	\$412,500	3.56%	\$1,493	\$66,000	92.1	\$1,472	\$66,136	65.5
SKAGIT	\$207,200	3.56%	\$750	\$66,125	183.7	\$739	\$62,678	123.6
SKAMANIA	\$170,000	3.56%	\$615	\$73,250	248.0	\$607	\$59,774	143.7
SNOHOMISH	\$280,800	3.56%	\$1,016	\$83,225	170.6	\$1,002	\$70,688	102.9
SPOKANE	\$166,300	3.56%	\$602	\$63,100	218.4	\$594	\$51,962	127.7
STEVENS	\$113,000	3.56%	\$409	\$54,175	276.0	\$403	\$47,693	172.5
THURSTON	\$218,500	3.56%	\$791	\$75,250	198.2	\$780	\$67,061	125.4
WAHIAKUM	\$75,000	3.56%	\$271	\$55,800	428.3	\$268	\$49,444	269.4
WALLA WALLA	\$174,200	3.56%	\$630	\$58,300	192.6	\$622	\$47,614	111.7
WHATCOM	\$245,600	3.56%	\$889	\$68,050	159.5	\$877	\$53,931	89.7
WHITMAN	\$202,100	3.56%	\$731	\$61,900	176.3	\$721	\$36,722	74.2
YAKIMA	\$146,800	3.56%	\$531	\$51,375	201.5	\$524	\$39,352	109.5
<b>Statewide</b>	<b>\$237,600</b>	<b>3.56%</b>	<b>\$860</b>	<b>\$73,150</b>	<b>177.2</b>	<b>\$848</b>	<b>\$60,698</b>	<b>104.4</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.