

# HOUSING AFFORDABILITY INDEX

## First-Time Buyers State of Washington and Counties Time Trend

County	09:Q1	09:Q2	09:Q3	09:Q4	10:Q1	10:Q2	10:Q3	10:Q4	11:Q1	11:Q2
Adams	153.7	107.3	101.4	107.6	116.0	105.7	102.0	109.4	110.7	98.8
Asotin	93.7	87.9	90.2	94.9	96.7	89.0	92.4	99.9	106.9	84.1
Benton	121.6	120.9	112.7	120.0	112.3	114.2	112.3	112.7	112.8	113.4
Chelan	69.7	76.1	77.3	77.6	73.6	78.7	78.0	80.0	82.2	79.3
Clallam	65.8	69.3	65.7	72.1	69.4	70.5	77.5	75.8	84.7	80.9
Clark	85.3	88.7	85.3	91.8	87.2	88.8	92.0	98.8	99.2	101.6
Columbia	93.8	119.0	91.2	91.9	93.7	114.8	68.4	143.0	95.3	114.2
Cowlitz	90.7	91.1	92.7	99.1	104.0	98.2	102.7	111.1	114.5	124.5
Douglas	67.1	68.8	61.9	76.2	70.3	65.1	73.0	76.8	65.7	73.6
Ferry	77.2	79.1	82.5	81.1	92.9	79.2	85.9	90.8	94.9	88.8
Franklin	101.8	100.8	93.5	99.1	92.4	93.6	91.8	91.7	91.5	91.7
Garfield	100.0	92.9	94.4	98.3	99.8	91.6	94.7	102.0	108.7	85.2
Grant	106.7	100.1	92.3	108.8	99.6	96.4	98.4	103.9	98.8	104.5
Grays Harbor	87.2	90.2	90.2	92.1	88.6	95.7	96.7	96.4	104.6	113.9
Island	76.2	73.6	69.8	72.0	72.4	73.0	74.4	79.3	80.6	76.0
Jefferson	60.5	68.6	55.7	48.0	54.3	52.5	60.8	60.5	57.2	60.7
King	61.6	60.4	59.2	61.7	62.1	61.1	60.5	64.7	66.9	66.4
Kitsap	86.4	85.8	81.4	85.9	88.4	88.4	84.0	92.3	89.7	90.0
Kittitas	60.8	66.8	60.4	57.6	62.5	64.6	56.4	60.0	64.3	68.6
Klickitat	53.4	84.0	70.4	78.0	57.9	69.6	72.6	72.2	66.4	63.1
Lewis	90.4	97.8	86.8	93.8	103.3	89.8	90.9	105.4	107.8	110.5
Lincoln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	171.7	313.2	201.9
Mason	102.3	94.6	86.3	97.3	97.3	94.2	86.6	99.2	102.5	113.7
Okanogan	87.5	77.0	72.7	72.9	72.6	74.1	72.6	67.3	78.1	80.4
Pacific	94.1	91.1	75.5	76.3	92.2	88.0	90.8	109.0	100.0	103.5
Pend Oreille	79.0	80.1	82.7	80.4	91.9	78.2	84.6	89.2	93.0	86.9
Pierce	81.4	83.7	81.0	86.4	88.1	86.2	87.0	94.0	96.5	98.4
San Juan	26.4	52.1	34.1	42.0	47.9	54.1	45.6	37.5	40.5	42.5
Skagit	76.1	81.6	78.5	84.4	85.1	82.8	87.4	86.1	92.9	96.4
Skamania	86.5	94.4	74.4	82.6	101.1	103.3	83.6	109.7	109.6	132.2
Snohomish	70.9	72.7	72.4	77.0	78.3	78.2	82.0	87.2	90.5	92.2
Spokane	84.2	86.7	84.3	90.5	89.9	89.2	87.1	95.0	95.0	95.9
Stevens	88.7	89.4	91.9	88.9	101.7	86.5	93.7	98.9	103.1	96.3
Thurston	80.6	84.2	80.5	88.2	87.4	86.4	86.1	92.9	96.4	92.1
Wahkiakum	29.7	94.2	78.2	138.4	85.1	98.7	74.2	111.9	98.6	183.8
Walla Walla	83.4	87.8	88.4	91.0	84.7	82.2	89.1	92.8	92.8	91.4
Whatcom	60.6	60.5	61.1	63.6	66.1	63.7	62.8	66.6	65.5	63.7
Whitman	67.3	57.5	65.9	65.0	57.0	56.0	54.9	65.3	67.6	59.3
Yakima	102.1	89.8	89.4	97.1	95.5	92.0	94.5	95.2	100.8	94.4
Statewide	76.0	73.6	72.6	79.1	77.9	77.9	79.1	83.6	84.4	85.0

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.