

HOUSING AFFORDABILITY INDEX

First-Time Buyers State of Washington and Counties Time Trend

County	09:Q3	09:Q4	10:Q1	10:Q2	10:Q3	10:Q4	11:Q1	11:Q2	11:Q3
Adams	101.4	107.6	116.0	105.7	102.0	109.4	110.7	98.8	120.7
Asotin	90.2	94.9	96.7	89.0	92.4	99.9	106.9	84.1	90.5
Benton	112.7	120.0	112.3	114.2	112.3	112.7	112.8	113.4	111.2
Chelan	77.3	77.6	73.6	78.7	78.0	80.0	82.2	79.3	79.5
Clallam	65.7	72.1	69.4	70.5	77.5	75.8	84.7	80.9	86.5
Clark	85.3	91.8	87.2	88.8	92.0	98.8	99.2	101.6	104.3
Columbia	91.2	91.9	93.7	114.8	68.4	143.0	95.3	114.2	135.0
Cowlitz	92.7	99.1	104.0	98.2	102.7	111.1	114.5	124.5	114.5
Douglas	61.9	76.2	70.3	65.1	73.0	76.8	65.7	73.6	76.2
Ferry	82.5	81.1	92.9	79.2	85.9	90.8	94.9	88.8	82.4
Franklin	93.5	99.1	92.4	93.6	91.8	91.7	91.5	91.7	89.5
Garfield	94.4	98.3	99.8	91.6	94.7	102.0	108.7	85.2	91.3
Grant	92.3	108.8	99.6	96.4	98.4	103.9	98.8	104.5	99.8
Grays Harbor	90.2	92.1	88.6	95.7	96.7	96.4	104.6	113.9	104.1
Island	69.8	72.0	72.4	73.0	74.4	79.3	80.6	76.0	79.2
Jefferson	55.7	48.0	54.3	52.5	60.8	60.5	57.2	60.7	63.9
King	59.2	61.7	62.1	61.1	60.5	64.7	66.9	66.4	67.5
Kitsap	81.4	85.9	88.4	88.4	84.0	92.3	89.7	90.0	91.9
Kittitas	60.4	57.6	62.5	64.6	56.4	60.0	64.3	68.6	74.5
Klickitat	70.4	78.0	57.9	69.6	72.6	72.2	66.4	63.1	77.3
Lewis	86.8	93.8	103.3	89.8	90.9	105.4	107.8	110.5	108.5
Lincoln	N/A	N/A	N/A	N/A	N/A	171.7	313.2	201.9	152.1
Mason	86.3	97.3	97.3	94.2	86.6	99.2	102.5	113.7	114.9
Okanogan	72.7	72.9	72.6	74.1	72.6	67.3	78.1	80.4	73.8
Pacific	75.5	76.3	92.2	88.0	90.8	109.0	100.0	103.5	113.8
Pend Oreille	82.7	80.4	91.9	78.2	84.6	89.2	93.0	86.9	80.4
Pierce	81.0	86.4	88.1	86.2	87.0	94.0	96.5	98.4	103.2
San Juan	34.1	42.0	47.9	54.1	45.6	37.5	40.5	42.5	53.1
Skagit	78.5	84.4	85.1	82.8	87.4	86.1	92.9	96.4	95.8
Skamania	74.4	82.6	101.1	103.3	83.6	109.7	109.6	132.2	91.5
Snohomish	72.4	77.0	78.3	78.2	82.0	87.2	90.5	92.2	94.9
Spokane	84.3	90.5	89.9	89.2	87.1	95.0	95.0	95.9	95.0
Stevens	91.9	88.9	101.7	86.5	93.7	98.9	103.1	96.3	89.2
Thurston	80.5	88.2	87.4	86.4	86.1	92.9	96.4	92.1	92.8
Wahkiakum	78.2	138.4	85.1	98.7	74.2	111.9	98.6	183.8	241.1
Walla Walla	88.4	91.0	84.7	82.2	89.1	92.8	92.8	91.4	86.8
Whatcom	61.1	63.6	66.1	63.7	62.8	66.6	65.5	63.7	67.5
Whitman	65.9	65.0	57.0	56.0	54.9	65.3	67.6	59.3	59.9
Yakima	89.4	97.1	95.5	92.0	94.5	95.2	100.8	94.4	99.6
Statewide	72.6	79.1	77.9	77.9	79.1	83.6	84.4	85.0	87.4

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.