

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties Second Quarter 2013

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$140,000	3.64%	\$512	\$46,400	188.9	\$505	\$40,479	117.0
ASOTIN	\$165,800	3.64%	\$606	\$56,200	193.2	\$598	\$42,711	104.2
BENTON	\$186,500	3.64%	\$682	\$67,250	205.5	\$672	\$62,005	134.5
CHELAN	\$231,500	3.64%	\$846	\$62,400	153.6	\$834	\$49,550	86.6
CLALLAM	\$189,000	3.64%	\$691	\$58,500	176.4	\$681	\$52,412	112.2
CLARK	\$228,000	3.64%	\$833	\$73,500	183.7	\$822	\$57,645	102.3
COLUMBIA	\$130,000	3.64%	\$475	\$59,200	259.6	\$469	\$44,237	137.7
COWLITZ	\$149,200	3.64%	\$545	\$59,500	227.3	\$538	\$44,714	121.3
DOUGLAS	\$199,600	3.64%	\$730	\$60,750	173.5	\$719	\$48,576	98.5
FERRY	\$125,600	3.64%	\$459	\$46,750	212.2	\$453	\$33,354	107.5
FRANKLIN	\$186,500	3.64%	\$682	\$67,250	205.5	\$672	\$46,534	101.0
GARFIELD	\$165,800	3.64%	\$606	\$50,550	173.8	\$598	\$47,149	115.1
GRANT	\$159,300	3.64%	\$582	\$52,450	187.7	\$574	\$43,227	109.8
GRAYS HARBOR	\$115,300	3.64%	\$421	\$52,450	259.3	\$416	\$41,411	145.3
ISLAND	\$253,100	3.64%	\$925	\$73,000	164.4	\$912	\$60,166	96.2
JEFFERSON	\$267,300	3.64%	\$977	\$63,750	135.9	\$963	\$48,394	73.3
KING	\$421,900	3.64%	\$1,542	\$90,200	121.9	\$1,520	\$69,747	66.9
KITSAP	\$245,400	3.64%	\$897	\$76,150	176.9	\$884	\$62,741	103.5
KITTITAS	\$206,200	3.64%	\$754	\$63,350	175.1	\$743	\$41,934	82.3
KLICKITAT	\$209,100	3.64%	\$764	\$49,750	135.6	\$754	\$43,458	84.1
LEWIS	\$139,800	3.64%	\$511	\$56,850	231.8	\$504	\$43,946	127.2
LINCOLN	\$67,500	3.64%	\$247	\$54,550	460.6	\$243	\$49,422	296.3
MASON	\$146,700	3.64%	\$536	\$60,600	235.4	\$529	\$42,635	117.6
OKANOGAN	\$158,300	3.64%	\$579	\$51,650	186.0	\$570	\$40,440	103.4
PACIFIC	\$108,000	3.64%	\$395	\$53,050	280.0	\$389	\$37,738	141.4
PEND OREILLE	\$125,600	3.64%	\$459	\$48,350	219.4	\$453	\$37,569	121.0
PIERCE	\$219,600	3.64%	\$803	\$72,150	187.3	\$791	\$54,766	100.9
SAN JUAN	\$375,000	3.64%	\$1,371	\$66,200	100.6	\$1,351	\$51,599	55.7
SKAGIT	\$230,500	3.64%	\$843	\$66,350	164.1	\$831	\$50,477	88.6
SKAMANIA	\$156,700	3.64%	\$573	\$73,500	267.3	\$565	\$51,711	133.5
SNOHOMISH	\$299,700	3.64%	\$1,095	\$83,550	158.9	\$1,080	\$64,306	86.8
SPOKANE	\$174,800	3.64%	\$639	\$63,300	206.4	\$630	\$49,617	114.9
STEVENS	\$125,600	3.64%	\$459	\$54,350	246.6	\$453	\$41,608	134.1
THURSTON	\$221,800	3.64%	\$811	\$75,500	194.0	\$799	\$59,231	108.1
WAHKIAKUM	\$140,000	3.64%	\$512	\$56,000	228.0	\$505	\$39,388	113.8
WALLA WALLA	\$174,700	3.64%	\$639	\$58,500	190.9	\$630	\$49,052	113.6
WHATCOM	\$257,900	3.64%	\$943	\$68,300	150.9	\$929	\$52,085	81.7
WHITMAN	\$212,900	3.64%	\$778	\$62,100	166.3	\$767	\$38,092	72.4
YAKIMA	\$157,600	3.64%	\$576	\$51,550	186.4	\$568	\$41,917	107.6
<b>Statewide</b>	<b>\$251,100</b>	<b>3.64%</b>	<b>\$918</b>	<b>\$73,400</b>	<b>166.6</b>	<b>\$905</b>	<b>\$57,467</b>	<b>92.6</b>

Source: Runstad Center 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.