

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties Third Quarter 2012

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First	Time HAI
ADAMS	\$140,000	3.72%	\$517	\$45,950	185.2	\$509	\$43,308		124.0
ASOTIN	\$157,000	3.72%	\$580	\$55,600	199.9	\$571	\$41,708		106.5
BENTON	\$184,800	3.72%	\$682	\$66,575	203.3	\$672	\$58,681		127.3
CHELAN	\$232,400	3.72%	\$858	\$60,300	146.4	\$846	\$51,596		89.0
CLALLAM	\$208,300	3.72%	\$769	\$57,900	156.9	\$758	\$40,916		78.7
CLARK	\$203,000	3.72%	\$749	\$72,750	202.3	\$739	\$55,626		109.8
COLUMBIA	\$150,000	3.72%	\$554	\$58,600	220.5	\$546	\$43,626		116.6
COWLITZ	\$140,800	3.72%	\$520	\$58,900	236.1	\$512	\$42,359		120.6
DOUGLAS	\$212,900	3.72%	\$786	\$58,725	155.7	\$775	\$48,663		91.6
FERRY	\$135,000	3.72%	\$498	\$46,225	193.3	\$491	\$41,085		122.0
FRANKLIN	\$184,800	3.72%	\$682	\$66,575	203.3	\$672	\$44,159		95.8
GARFIELD	\$157,000	3.72%	\$580	\$50,025	179.8	\$571	\$50,640		129.3
GRANT	\$147,300	3.72%	\$544	\$51,925	199.0	\$536	\$39,970		108.7
GRAYS HARBOR	\$125,300	3.72%	\$463	\$51,925	233.9	\$456	\$42,057		134.5
ISLAND	\$258,500	3.72%	\$954	\$72,250	157.7	\$941	\$58,402		90.5
JEFFERSON	\$231,200	3.72%	\$853	\$63,075	154.0	\$841	\$49,125		85.2
KING	\$379,900	3.72%	\$1,402	\$89,150	132.4	\$1,382	\$70,139		74.0
KITSAP	\$249,800	3.72%	\$922	\$75,325	170.2	\$909	\$61,821		99.2
KITTITAS	\$198,200	3.72%	\$732	\$62,675	178.5	\$721	\$43,134		87.2
KLICKITAT	\$218,700	3.72%	\$807	\$49,225	127.0	\$796	\$40,297		73.8
LEWIS	\$142,900	3.72%	\$527	\$56,325	222.5	\$520	\$41,156		115.4
LINCOLN	\$86,200	3.72%	\$318	\$54,025	353.7	\$314	\$46,068		214.2
MASON	\$167,700	3.72%	\$619	\$60,000	201.9	\$610	\$50,483		120.6
OKANOGAN	\$158,000	3.72%	\$583	\$51,125	182.6	\$575	\$36,601		92.8
PACIFIC	\$92,500	3.72%	\$341	\$52,525	320.5	\$337	\$41,152		178.3
PEND OREILLE	\$135,000	3.72%	\$498	\$47,825	199.9	\$491	\$38,961		115.7
PIERCE	\$204,600	3.72%	\$755	\$71,475	197.2	\$745	\$60,167		117.8
SAN JUAN	\$382,100	3.72%	\$1,410	\$65,600	96.9	\$1,390	\$61,248		64.2
SKAGIT	\$218,400	3.72%	\$806	\$65,675	169.7	\$795	\$59,641		109.4
SKAMANIA	\$175,000	3.72%	\$646	\$72,750	234.6	\$637	\$56,354		129.1
SNOHOMISH	\$273,800	3.72%	\$1,011	\$82,575	170.2	\$996	\$67,488		98.8
SPOKANE	\$175,300	3.72%	\$647	\$62,700	201.9	\$638	\$49,916		114.1
STEVENS	\$135,000	3.72%	\$498	\$53,825	225.0	\$491	\$44,729		132.8
THURSTON	\$217,800	3.72%	\$804	\$74,750	193.7	\$793	\$64,485		118.7
WAHKIAKUM	\$170,000	3.72%	\$628	\$55,400	183.9	\$619	\$47,700		112.4
WALLA WALLA	\$171,000	3.72%	\$631	\$57,900	191.1	\$622	\$46,411		108.8
WHATCOM	\$254,500	3.72%	\$939	\$67,550	149.8	\$926	\$52,269		82.3
WHITMAN	\$208,700	3.72%	\$770	\$61,500	166.3	\$759	\$34,592		66.4
YAKIMA	\$151,400	3.72%	\$559	\$51,025	190.2	\$551	\$40,077		106.1
<b>Statewide</b>	<b>\$243,100</b>	<b>3.72%</b>	<b>\$897</b>	<b>\$72,650</b>	<b>168.7</b>	<b>\$885</b>	<b>\$58,619</b>		<b>96.6</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.