

HOUSING AFFORDABILITY INDEX

First-Time Buyers

State of Washington and Counties

Time Trend

County	06:Q3	06:Q4	07:Q1	07:Q2	07:Q3	07:Q4	08:Q1	08:Q2	08:Q3	08:Q4
ADAMS	115.0	114.2	131.3	121.7	105.6	109.4	107.1	113.3	103.0	112.9
ASOTIN	76.5	75.5	83.7	73.9	73.2	78.3	81.5	78.1	75.7	84.9
BENTON	95.9	108.8	102.0	100.6	92.9	95.7	105.6	103.1	95.3	101.9
CHELAN	56.2	59.7	59.0	54.0	49.9	49.9	55.4	55.1	55.6	61.2
CLALLAM	52.3	52.0	53.3	54.0	48.6	57.3	57.1	53.8	55.9	62.0
CLARK	57.4	59.7	61.0	58.6	56.6	61.3	67.6	66.7	69.3	75.2
COLUMBIA	106.9	97.2	62.1	112.7	86.0	86.9	81.9	87.9	107.9	162.4
COWLITZ	70.0	73.3	74.5	72.2	64.8	71.4	76.7	78.6	69.2	82.3
DOUGLAS	56.6	60.9	59.7	54.8	54.2	57.5	58.1	61.9	63.5	60.1
FERRY	62.8	64.1	65.7	62.6	61.3	68.7	78.0	64.1	65.3	78.0
FRANKLIN	79.0	89.6	84.1	83.0	76.7	79.1	87.9	86.5	80.6	86.8
GARFIELD	73.9	72.6	80.9	71.9	71.6	77.0	78.9	74.4	71.1	78.5
GRANT	85.1	86.0	92.8	78.0	69.7	71.6	76.4	77.4	69.4	80.4
GRAYS HARBOR	71.4	79.2	76.4	72.4	63.7	73.7	83.3	80.6	79.1	90.6
ISLAND	46.7	49.0	52.0	48.7	45.5	50.7	54.1	54.8	53.8	53.5
JEFFERSON	37.8	41.1	39.8	39.6	39.7	38.7	43.3	46.5	50.8	49.9
KING	38.6	39.0	39.7	37.2	36.1	40.4	42.9	41.4	42.9	48.5
KITSAP	55.7	58.2	57.8	55.3	53.5	61.0	65.5	63.9	62.7	70.9
KITTITAS	42.9	43.8	45.5	43.4	42.1	41.5	47.1	48.0	55.1	58.3
KLICKITAT	N/A	N/A	63.6	52.4	60.3	59.3	54.5	61.8	57.3	58.6
LEWIS	61.7	67.0	64.7	63.0	56.0	66.0	67.1	70.5	73.5	74.0
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	67.2	67.7	69.6	66.4	59.0	68.6	74.2	75.4	75.5	87.1
OKANOGAN	70.4	67.9	74.0	61.9	53.6	65.9	65.7	62.1	65.1	78.0
PACIFIC	67.3	73.8	64.3	78.3	73.5	75.4	75.2	69.6	76.4	72.4
PEND OREILLE	70.7	72.8	74.0	69.9	67.9	75.5	85.8	70.6	72.1	86.1
PIERCE	54.0	56.3	55.9	55.3	52.8	57.4	62.8	62.1	64.5	71.2
SAN JUAN	31.7	23.3	30.3	27.2	23.1	19.9	30.5	25.8	26.0	33.9
SKAGIT	52.8	56.6	57.5	51.4	53.0	55.4	54.5	57.1	58.8	59.3
SKAMANIA	N/A	N/A	49.5	57.7	56.4	58.6	53.5	51.6	70.3	70.4
SNOHOMISH	48.8	50.6	48.8	47.5	46.6	48.7	52.8	53.2	53.6	58.9
SPOKANE	64.3	70.6	70.8	65.1	60.1	66.5	72.3	68.1	68.3	73.8
STEVENS	74.8	77.1	78.4	74.1	72.0	80.0	91.4	75.5	77.5	93.0
THURSTON	61.6	64.3	64.5	59.4	58.3	62.2	65.7	64.6	65.4	68.6
WAHKIAKUM	61.6	55.9	83.9	66.6	61.7	73.3	57.0	79.4	82.0	95.9
WALLA WALLA	64.3	74.5	69.7	65.0	58.1	65.2	68.7	70.6	66.3	73.1
WHATCOM	45.3	47.6	47.0	46.3	45.8	48.4	51.4	50.9	50.4	54.8
WHITMAN	49.3	55.8	54.1	49.5	42.1	51.3	49.5	46.5	47.0	50.5
YAKIMA	82.8	86.3	88.9	81.0	71.4	76.9	83.1	79.9	76.4	88.9
Statewide	49.5	50.9	51.8	49.1	48.2	53.5	56.1	56.2	56.9	63.0

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 has an income 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.
 First-time buyer index assumes 10% downpayment.
 It is assumed 25% of income can be used for principal and interest payments.

