

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties First Quarter 2012

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$117,500	4.16%	\$457	\$45,500	207.2	\$451	\$34,924	113.0
ASOTIN	\$128,000	4.16%	\$498	\$55,000	229.9	\$491	\$39,202	116.5
BENTON	\$177,800	4.16%	\$692	\$65,900	198.3	\$682	\$55,342	118.4
CHELAN	\$215,900	4.16%	\$841	\$58,200	144.2	\$828	\$47,997	84.5
CLALLAM	\$169,300	4.16%	\$659	\$57,300	181.1	\$649	\$42,336	95.1
CLARK	\$174,800	4.16%	\$681	\$72,000	220.4	\$670	\$54,738	119.1
COLUMBIA	\$147,500	4.16%	\$574	\$58,000	210.4	\$566	\$34,151	88.0
COWLITZ	\$131,300	4.16%	\$511	\$58,300	237.6	\$504	\$46,156	133.7
DOUGLAS	\$193,700	4.16%	\$754	\$56,700	156.6	\$743	\$41,430	81.3
FERRY	\$101,400	4.16%	\$395	\$45,700	241.2	\$389	\$35,592	133.5
FRANKLIN	\$177,800	4.16%	\$692	\$65,900	198.3	\$682	\$44,187	94.5
GARFIELD	\$128,000	4.16%	\$498	\$49,500	206.9	\$491	\$39,267	116.6
GRANT	\$160,700	4.16%	\$626	\$51,400	171.1	\$616	\$43,728	103.5
GRAYS HARBOR	\$87,500	4.16%	\$341	\$51,400	314.3	\$336	\$36,505	158.6
ISLAND	\$212,500	4.16%	\$827	\$71,500	180.0	\$815	\$54,653	97.8
JEFFERSON	\$227,900	4.16%	\$887	\$62,400	146.5	\$874	\$41,898	69.9
KING	\$322,400	4.16%	\$1,255	\$88,100	146.2	\$1,237	\$65,061	76.7
KITSAP	\$212,500	4.16%	\$827	\$74,500	187.6	\$815	\$59,911	107.2
KITTITAS	\$180,000	4.16%	\$701	\$62,000	184.3	\$690	\$37,122	78.4
KLICKITAT	\$176,700	4.16%	\$688	\$48,700	147.5	\$678	\$37,387	80.5
LEWIS	\$129,200	4.16%	\$503	\$55,800	231.1	\$496	\$42,576	125.3
LINCOLN	\$62,500	4.16%	\$243	\$53,500	458.0	\$240	\$39,877	242.6
MASON	\$141,000	4.16%	\$549	\$59,400	225.4	\$541	\$45,314	122.2
OKANOGAN	\$140,000	4.16%	\$545	\$50,600	193.4	\$537	\$33,837	91.9
PACIFIC	\$101,400	4.16%	\$395	\$52,000	274.4	\$389	\$33,984	127.4
PEND OREILLE	\$101,400	4.16%	\$395	\$47,300	249.6	\$389	\$34,599	129.7
PIERCE	\$175,900	4.16%	\$685	\$70,800	215.4	\$675	\$55,135	119.2
SAN JUAN	\$320,000	4.16%	\$1,246	\$65,000	108.7	\$1,227	\$50,481	60.0
SKAGIT	\$184,100	4.16%	\$717	\$65,000	188.9	\$706	\$54,118	111.8
SKAMANIA	\$190,000	4.16%	\$740	\$72,000	202.8	\$729	\$46,886	93.8
SNOHOMISH	\$234,700	4.16%	\$914	\$81,600	186.0	\$900	\$63,097	102.2
SPOKANE	\$158,100	4.16%	\$616	\$62,100	210.2	\$606	\$43,738	105.2
STEVENS	\$101,400	4.16%	\$395	\$53,300	281.3	\$389	\$38,421	144.1
THURSTON	\$213,200	4.16%	\$830	\$74,000	185.7	\$818	\$57,353	102.3
WAHIAKUM	\$90,000	4.16%	\$350	\$54,800	325.8	\$345	\$41,822	176.7
WALLA WALLA	\$150,000	4.16%	\$584	\$57,300	204.4	\$575	\$43,022	109.1
WHATCOM	\$232,800	4.16%	\$906	\$66,800	153.5	\$893	\$45,399	74.2
WHITMAN	\$176,700	4.16%	\$688	\$60,900	184.4	\$678	\$31,425	67.6
YAKIMA	\$137,200	4.16%	\$534	\$50,500	197.0	\$526	\$40,154	111.3
<b>Statewide</b>	<b>\$208,300</b>	<b>4.16%</b>	<b>\$811</b>	<b>\$71,900</b>	<b>184.7</b>	<b>\$799</b>	<b>\$54,207</b>	<b>98.9</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.