

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties Fourth Quarter 2012

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$135,700	3.58%	\$492	\$46,100	195.1	\$485	\$44,054	132.3
ASOTIN	\$156,500	3.58%	\$568	\$55,800	204.7	\$560	\$41,708	108.6
BENTON	\$189,300	3.58%	\$687	\$66,800	202.6	\$677	\$58,038	125.0
CHELAN	\$226,400	3.58%	\$821	\$61,000	154.7	\$810	\$53,369	96.1
CLALLAM	\$195,600	3.58%	\$710	\$58,100	170.6	\$700	\$41,592	86.7
CLARK	\$210,800	3.58%	\$765	\$73,000	198.8	\$754	\$55,848	108.0
COLUMBIA	\$125,000	3.58%	\$454	\$58,800	270.1	\$447	\$45,196	147.4
COWLITZ	\$142,200	3.58%	\$516	\$59,100	238.6	\$509	\$42,677	122.3
DOUGLAS	\$203,700	3.58%	\$739	\$59,400	167.4	\$729	\$49,309	98.7
FERRY	\$158,700	3.58%	\$576	\$46,400	167.9	\$568	\$42,473	109.1
FRANKLIN	\$189,300	3.58%	\$687	\$66,800	202.6	\$677	\$40,997	88.3
GARFIELD	\$156,500	3.58%	\$568	\$50,200	184.2	\$560	\$52,651	137.1
GRANT	\$163,600	3.58%	\$594	\$52,100	182.9	\$585	\$38,962	97.1
GRAYS HARBOR	\$112,300	3.58%	\$407	\$52,100	266.4	\$402	\$42,797	155.3
ISLAND	\$269,600	3.58%	\$978	\$72,500	154.4	\$965	\$59,800	90.4
JEFFERSON	\$260,000	3.58%	\$943	\$63,300	139.8	\$930	\$50,717	79.5
KING	\$381,100	3.58%	\$1,383	\$89,500	134.9	\$1,363	\$71,420	76.4
KITSAP	\$238,600	3.58%	\$866	\$75,600	181.9	\$854	\$63,961	109.3
KITTITAS	\$213,700	3.58%	\$775	\$62,900	169.0	\$765	\$43,645	83.3
KLICKITAT	\$209,400	3.58%	\$760	\$49,400	135.5	\$749	\$39,361	76.6
LEWIS	\$154,000	3.58%	\$559	\$56,500	210.7	\$551	\$42,099	111.4
LINCOLN	\$155,000	3.58%	\$562	\$54,200	200.8	\$555	\$46,769	123.0
MASON	\$157,800	3.58%	\$573	\$60,200	219.1	\$565	\$51,403	132.8
OKANOGAN	\$151,700	3.58%	\$550	\$51,300	194.2	\$543	\$37,081	99.6
PACIFIC	\$107,000	3.58%	\$388	\$52,700	282.8	\$383	\$42,396	161.5
PEND OREILLE	\$158,700	3.58%	\$576	\$48,000	173.7	\$568	\$39,536	101.5
PIERCE	\$201,600	3.58%	\$731	\$71,700	204.2	\$721	\$61,518	124.4
SAN JUAN	\$335,700	3.58%	\$1,218	\$65,800	112.5	\$1,201	\$63,692	77.3
SKAGIT	\$218,700	3.58%	\$793	\$65,900	173.0	\$782	\$61,159	114.0
SKAMANIA	\$200,000	3.58%	\$726	\$73,000	209.6	\$716	\$58,064	118.3
SNOHOMISH	\$270,500	3.58%	\$981	\$82,900	176.0	\$968	\$69,088	104.1
SPOKANE	\$171,300	3.58%	\$622	\$62,900	210.8	\$613	\$50,939	121.2
STEVENS	\$158,700	3.58%	\$576	\$54,000	195.4	\$568	\$46,211	118.7
THURSTON	\$217,100	3.58%	\$788	\$75,000	198.4	\$777	\$65,773	123.5
WAHIAKUM	\$130,000	3.58%	\$472	\$55,600	245.6	\$465	\$48,572	152.3
WALLA WALLA	\$179,000	3.58%	\$649	\$58,100	186.4	\$640	\$47,012	107.1
WHATCOM	\$261,300	3.58%	\$948	\$67,800	149.0	\$935	\$53,100	82.8
WHITMAN	\$200,000	3.58%	\$726	\$61,700	177.1	\$716	\$35,657	72.7
YAKIMA	\$161,300	3.58%	\$585	\$51,200	182.3	\$577	\$39,714	100.4
<b>Statewide</b>	<b>\$242,500</b>	<b>3.58%</b>	<b>\$880</b>	<b>\$72,900</b>	<b>172.6</b>	<b>\$868</b>	<b>\$59,658</b>	<b>100.3</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.