

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties Second Quarter 2012

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$123,300	3.92%	\$466	\$45,800	204.6	\$460	\$42,561	135.0
ASOTIN	\$156,200	3.92%	\$591	\$55,400	195.3	\$582	\$41,196	103.2
BENTON	\$181,400	3.92%	\$686	\$66,350	201.5	\$676	\$59,323	127.9
CHELAN	\$205,000	3.92%	\$775	\$59,600	160.1	\$764	\$49,822	95.1
CLALLAM	\$190,000	3.92%	\$719	\$57,700	167.3	\$708	\$40,239	82.9
CLARK	\$198,500	3.92%	\$751	\$72,500	201.2	\$740	\$55,405	109.2
COLUMBIA	\$145,000	3.92%	\$548	\$58,400	221.8	\$541	\$42,056	113.5
COWLITZ	\$128,900	3.92%	\$488	\$58,700	250.8	\$480	\$42,042	127.6
DOUGLAS	\$195,000	3.92%	\$738	\$58,050	164.0	\$727	\$48,016	96.3
FERRY	\$127,100	3.92%	\$481	\$46,050	199.6	\$474	\$39,697	122.2
FRANKLIN	\$181,400	3.92%	\$686	\$66,350	201.5	\$676	\$47,321	102.1
GARFIELD	\$156,200	3.92%	\$591	\$49,850	175.8	\$582	\$48,630	121.8
GRANT	\$156,000	3.92%	\$590	\$51,750	182.7	\$582	\$40,978	102.8
GRAYS HARBOR	\$115,600	3.92%	\$437	\$51,750	246.6	\$431	\$41,317	139.8
ISLAND	\$242,600	3.92%	\$918	\$72,000	163.5	\$904	\$57,003	91.9
JEFFERSON	\$245,300	3.92%	\$928	\$62,850	141.1	\$914	\$47,533	75.8
KING	\$370,800	3.92%	\$1,403	\$88,800	131.9	\$1,382	\$68,857	72.7
KITSAP	\$242,200	3.92%	\$916	\$75,050	170.7	\$903	\$59,681	96.4
KITTITAS	\$190,000	3.92%	\$719	\$62,450	181.0	\$708	\$42,623	87.8
KLICKITAT	\$167,500	3.92%	\$634	\$49,050	161.3	\$624	\$41,233	96.3
LEWIS	\$158,000	3.92%	\$598	\$56,150	195.7	\$589	\$40,212	99.6
LINCOLN	\$72,500	3.92%	\$274	\$53,850	409.1	\$270	\$45,366	244.8
MASON	\$156,200	3.92%	\$591	\$59,800	210.9	\$582	\$49,564	124.1
OKANOGAN	\$161,700	3.92%	\$612	\$50,950	173.5	\$603	\$36,121	87.4
PACIFIC	\$108,300	3.92%	\$410	\$52,350	266.2	\$404	\$39,908	144.2
PEND OREILLE	\$127,100	3.92%	\$481	\$47,650	206.5	\$474	\$38,385	118.2
PIERCE	\$195,200	3.92%	\$738	\$71,250	201.0	\$728	\$58,816	117.9
SAN JUAN	\$336,400	3.92%	\$1,272	\$65,400	107.1	\$1,254	\$58,804	68.4
SKAGIT	\$206,400	3.92%	\$781	\$65,450	174.7	\$769	\$58,122	110.2
SKAMANIA	\$160,000	3.92%	\$605	\$72,500	249.6	\$596	\$54,644	133.6
SNOHOMISH	\$261,400	3.92%	\$989	\$82,250	173.3	\$974	\$65,888	98.6
SPOKANE	\$168,100	3.92%	\$636	\$62,500	204.8	\$627	\$48,893	113.8
STEVENS	\$127,100	3.92%	\$481	\$53,650	232.5	\$474	\$43,247	133.1
THURSTON	\$225,600	3.92%	\$853	\$74,500	181.9	\$841	\$63,197	109.6
WAHAKIUM	\$115,000	3.92%	\$435	\$55,200	264.4	\$429	\$46,828	159.3
WALLA WALLA	\$160,000	3.92%	\$605	\$57,700	198.6	\$596	\$45,809	112.0
WHATCOM	\$259,700	3.92%	\$982	\$67,300	142.7	\$968	\$51,438	77.5
WHITMAN	\$193,300	3.92%	\$731	\$61,300	174.7	\$721	\$33,527	67.9
YAKIMA	\$161,900	3.92%	\$612	\$50,850	173.0	\$603	\$40,439	97.7
<b>Statewide</b>	<b>\$236,000</b>	<b>3.92%</b>	<b>\$893</b>	<b>\$72,400</b>	<b>169.0</b>	<b>\$880</b>	<b>\$57,579</b>	<b>95.5</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.