

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties

### Time Trend

| County       | 05:Q2 | 05:Q3 | 05:Q4 | 06:Q1 | 06:Q2 | 06:Q3 | 06:Q4 | 07:Q1 | 07:Q2 | 07:Q3 | 07:Q4 | 08:Q1 |
|--------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| ADAMS        | 206.4 | 193.5 | 233.0 | 254.7 | 157.5 | 171.5 | 170.4 | 185.1 | 164.7 | 145.4 | 157.4 | 170.4 |
| ASOTIN       | 159.0 | 152.7 | 160.0 | 146.8 | 134.3 | 132.1 | 130.7 | 145.0 | 128.0 | 126.8 | 135.6 | 139.4 |
| BENTON       | 183.8 | 180.0 | 173.6 | 178.1 | 169.6 | 159.5 | 180.9 | 169.7 | 167.5 | 154.6 | 159.4 | 176.3 |
| CHELAN       | 143.8 | 131.2 | 119.1 | 127.8 | 118.7 | 96.8  | 102.8 | 101.7 | 93.1  | 86.0  | 86.1  | 92.8  |
| CLALLAM      | 107.8 | 106.0 | 100.1 | 98.5  | 87.6  | 90.4  | 89.9  | 92.2  | 93.3  | 83.9  | 98.9  | 98.5  |
| CLARK        | 126.5 | 111.9 | 106.9 | 102.7 | 97.3  | 94.3  | 98.0  | 100.0 | 96.2  | 92.9  | 100.5 | 109.4 |
| COLUMBIA     | 235.0 | 225.7 | 129.9 | 200.4 | 195.6 | 185.2 | 168.4 | 107.7 | 195.7 | 149.3 | 151.0 | 143.1 |
| COWLITZ      | 164.8 | 146.0 | 141.7 | 138.9 | 123.2 | 116.8 | 122.2 | 124.3 | 120.4 | 108.0 | 118.9 | 126.7 |
| DOUGLAS      | 135.7 | 124.1 | 112.9 | 121.7 | 103.7 | 90.8  | 97.7  | 95.8  | 87.9  | 87.0  | 92.3  | 92.8  |
| FERRY        | 136.7 | 127.8 | 127.6 | 124.6 | 115.5 | 104.7 | 106.7 | 109.4 | 104.2 | 102.0 | 114.4 | 129.9 |
| FRANKLIN     | 136.8 | 134.5 | 130.2 | 133.5 | 127.1 | 119.5 | 135.5 | 127.0 | 125.3 | 115.6 | 119.1 | 131.7 |
| GARFIELD     | 172.4 | 166.3 | 175.0 | 158.2 | 142.6 | 138.3 | 134.9 | 150.3 | 133.4 | 132.7 | 142.6 | 147.4 |
| GRANT        | 190.3 | 165.9 | 163.3 | 146.1 | 144.1 | 135.3 | 136.7 | 147.4 | 123.8 | 110.6 | 113.6 | 121.5 |
| GRAYS HARBOR | 158.3 | 144.1 | 137.1 | 135.0 | 125.2 | 118.4 | 131.5 | 126.8 | 120.1 | 105.5 | 122.0 | 136.5 |
| ISLAND       | 106.3 | 96.7  | 87.0  | 83.2  | 82.7  | 75.8  | 79.3  | 84.3  | 78.9  | 73.5  | 82.0  | 86.4  |
| JEFFERSON    | 86.8  | 80.5  | 67.8  | 67.5  | 64.2  | 65.2  | 70.9  | 68.7  | 68.5  | 68.6  | 67.0  | 74.0  |
| KING         | 87.4  | 85.3  | 80.1  | 77.0  | 70.2  | 68.9  | 69.6  | 70.9  | 66.4  | 64.7  | 72.4  | 76.6  |
| KITSAP       | 111.8 | 106.0 | 103.1 | 103.5 | 95.8  | 92.7  | 96.7  | 96.1  | 92.0  | 88.9  | 101.5 | 108.6 |
| KITTITAS     | 119.2 | 111.1 | 106.5 | 109.7 | 91.1  | 84.8  | 86.6  | 89.9  | 85.6  | 83.1  | 81.9  | 91.3  |
| KLICKITAT    | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | 106.3 | 87.6  | 100.7 | 99.1  | 89.4  |
| LEWIS        | 159.2 | 143.9 | 127.3 | 130.1 | 120.0 | 102.7 | 111.4 | 107.7 | 105.0 | 93.5  | 110.3 | 111.9 |
| LINCOLN      | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   |
| MASON        | 140.1 | 128.8 | 116.9 | 126.1 | 112.8 | 109.6 | 110.5 | 113.7 | 108.4 | 96.3  | 112.0 | 119.4 |
| OKANOGAN     | 150.9 | 141.6 | 127.5 | 105.6 | 119.5 | 114.4 | 110.3 | 120.3 | 100.6 | 87.0  | 107.0 | 105.4 |
| PACIFIC      | 173.6 | 143.1 | 137.9 | 142.9 | 155.7 | 116.8 | 128.1 | 111.7 | 136.0 | 127.5 | 131.0 | 111.4 |
| PEND OREILLE | 149.6 | 139.4 | 139.0 | 136.7 | 127.5 | 116.3 | 119.3 | 121.0 | 114.0 | 110.5 | 122.5 | 137.7 |
| PIERCE       | 115.4 | 111.7 | 104.0 | 100.9 | 95.5  | 91.7  | 95.6  | 95.0  | 94.0  | 89.8  | 97.6  | 105.6 |
| SAN JUAN     | 54.1  | 51.4  | 50.9  | 37.6  | 36.5  | 53.5  | 39.3  | 51.2  | 45.9  | 39.1  | 33.6  | 50.0  |
| SKAGIT       | 107.7 | 104.0 | 97.9  | 95.5  | 88.6  | 86.5  | 92.6  | 94.2  | 84.3  | 86.7  | 90.8  | 89.3  |
| SKAMANIA     | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | N/A   | 78.3  | 91.3  | 89.1  | 92.6  | 83.1  |
| SNOHOMISH    | 105.7 | 101.0 | 94.7  | 90.7  | 85.1  | 80.5  | 83.4  | 80.5  | 78.3  | 76.8  | 80.4  | 85.8  |
| SPOKANE      | 155.8 | 141.2 | 135.5 | 133.0 | 124.0 | 115.2 | 126.4 | 126.8 | 116.7 | 107.7 | 119.2 | 129.3 |
| STEVENS      | 156.4 | 146.0 | 145.7 | 143.9 | 134.8 | 123.4 | 127.1 | 129.3 | 122.1 | 118.6 | 132.0 | 148.6 |
| THURSTON     | 129.6 | 122.1 | 113.5 | 111.3 | 106.3 | 104.0 | 108.4 | 108.8 | 100.1 | 98.1  | 104.9 | 109.6 |
| WAHKIAKUM    | 146.6 | 122.9 | 114.0 | 175.8 | 97.4  | 97.8  | 88.8  | 133.6 | 106.2 | 98.4  | 117.3 | 89.8  |
| WALLA WALLA  | 139.0 | 141.2 | 133.0 | 136.6 | 112.5 | 113.3 | 131.4 | 122.8 | 114.6 | 102.3 | 114.9 | 119.6 |
| WHATCOM      | 93.6  | 90.6  | 83.2  | 90.0  | 82.5  | 81.1  | 85.2  | 84.1  | 82.8  | 81.8  | 86.4  | 92.0  |
| WHITMAN      | 129.2 | 129.1 | 117.0 | 113.4 | 108.8 | 109.3 | 123.8 | 123.3 | 112.3 | 96.6  | 115.3 | 110.2 |
| YAKIMA       | 156.7 | 154.7 | 147.8 | 148.4 | 141.4 | 135.0 | 140.7 | 145.1 | 132.3 | 116.6 | 125.7 | 134.3 |
| Statewide    | 106.6 | 101.6 | 96.0  | 93.3  | 87.6  | 84.7  | 87.0  | 88.3  | 83.5  | 81.8  | 90.5  | 94.5  |

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.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.