

HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Time Trend

County	11:Q4	12:Q1	12:Q2	12:Q3	12:Q4	13:Q1	13:Q2	13:Q3	13:Q4
ADAMS	189.4	207.9	204.6	194.6	195.1	257.7	188.9	171.7	168.9
ASOTIN	177.9	230.8	195.3	199.9	204.7	206.6	193.2	168.1	190.3
BENTON	198.9	199.0	201.5	203.3	202.6	212.2	205.5	183.8	187.7
CHELAN	139.5	146.0	160.1	146.4	154.7	181.6	153.6	144.3	142.9
CLALLAM	168.9	181.7	167.3	156.9	170.6	182.4	176.4	154.7	151.9
CLARK	206.0	221.2	201.2	202.3	198.8	192.4	183.7	159.6	168.4
COLUMBIA	157.7	211.1	221.8	220.5	270.1	237.0	259.6	153.4	178.2
COWLITZ	225.6	238.4	250.8	236.1	238.6	243.8	227.3	191.0	211.2
DOUGLAS	153.4	158.5	164.0	155.7	167.4	173.7	173.5	147.5	152.4
FERRY	160.7	242.1	199.6	193.3	167.9	237.3	212.2	177.3	241.7
FRANKLIN	198.9	199.0	201.5	203.3	202.6	212.2	205.5	183.8	187.7
GARFIELD	160.1	207.7	175.8	179.8	184.2	185.9	173.8	151.1	171.2
GRANT	188.3	171.7	182.7	199.0	182.9	199.0	187.7	177.6	169.3
GRAYS HARBOR	235.8	315.4	246.6	233.9	266.4	293.0	259.3	214.1	226.1
ISLAND	155.2	180.7	163.5	157.7	154.4	168.0	164.4	146.3	147.6
JEFFERSON	167.9	147.0	141.1	154.0	139.8	144.4	135.9	129.7	123.5
KING	145.2	146.8	131.9	132.4	134.9	134.6	121.9	106.8	111.7
KITSAP	170.9	188.3	170.7	170.2	181.9	187.2	176.9	159.0	166.3
KITTITAS	170.3	185.0	181.0	178.5	169.0	170.1	175.1	162.4	148.9
KLICKITAT	197.6	148.0	161.3	127.0	135.5	182.1	135.6	130.5	141.1
LEWIS	219.7	231.8	195.7	222.5	210.7	211.2	231.8	200.6	230.7
LINCOLN	564.4	459.5	409.1	353.7	200.8	481.5	460.6	403.7	406.4
MASON	217.6	226.2	210.9	201.9	219.1	281.3	235.4	186.8	205.8
OKANOGAN	177.9	194.1	173.5	182.6	194.2	216.1	186.0	155.0	173.8
PACIFIC	208.0	275.3	266.2	320.5	282.8	268.6	280.0	205.1	312.0
PEND OREILLE	166.3	250.5	206.5	199.9	173.7	245.4	219.4	183.3	249.9
PIERCE	201.9	216.1	201.0	197.2	204.2	207.6	187.3	163.7	173.5
SAN JUAN	80.7	109.0	107.1	96.9	112.5	92.1	100.6	89.0	82.8
SKAGIT	171.4	189.6	174.7	169.7	173.0	183.7	164.1	149.0	147.4
SKAMANIA	223.4	203.5	249.6	234.6	209.6	248.0	267.3	152.3	213.0
SNOHOMISH	179.3	186.8	173.3	170.2	176.0	170.6	158.9	140.1	143.2
SPOKANE	207.2	210.9	204.8	201.9	210.8	218.4	206.4	180.5	192.0
STEVENS	187.4	282.2	232.5	225.0	195.4	276.0	246.6	206.0	280.7
THURSTON	181.6	186.4	181.9	193.7	198.4	198.2	194.0	171.3	178.8
WAHIAKUM	128.5	327.0	264.4	183.9	245.6	428.3	228.0	187.2	188.6
WALLA WALLA	185.0	205.1	198.6	191.1	186.4	192.6	190.9	156.2	169.6
WHATCOM	153.2	154.1	142.7	149.8	149.0	159.5	150.9	129.9	131.8
WHITMAN	185.4	185.0	174.7	166.3	177.1	176.3	166.3	146.6	155.5
YAKIMA	180.7	197.6	173.0	190.2	182.3	201.5	186.4	165.5	174.6
Statewide	174.8	185.3	169.0	168.8	173.1	177.2	166.6	144.4	149.4

Source: Runstad Center for Real Estate Studies, University of Washington

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.