

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties Fourth Quarter 2013

County	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
ADAMS	\$143,300	4.43%	\$576	\$46,700	168.9	\$567	\$40,282	103.6
ASOTIN	\$154,100	4.43%	\$620	\$56,600	190.3	\$610	\$43,557	104.1
BENTON	\$186,900	4.43%	\$751	\$67,700	187.7	\$740	\$62,470	123.1
CHELAN	\$231,400	4.43%	\$930	\$63,800	142.9	\$916	\$50,641	80.6
CLALLAM	\$201,000	4.43%	\$808	\$58,900	151.9	\$796	\$56,920	104.3
CLARK	\$227,700	4.43%	\$915	\$74,000	168.4	\$901	\$58,539	94.7
COLUMBIA	\$173,300	4.43%	\$697	\$59,600	178.2	\$686	\$46,010	97.8
COWLITZ	\$147,000	4.43%	\$591	\$59,900	211.2	\$582	\$45,816	114.8
DOUGLAS	\$211,200	4.43%	\$849	\$62,100	152.4	\$836	\$49,193	85.8
FERRY	\$101,000	4.43%	\$406	\$47,100	241.7	\$400	\$32,165	117.3
FRANKLIN	\$186,900	4.43%	\$751	\$67,700	187.7	\$740	\$44,164	87.1
GARFIELD	\$154,100	4.43%	\$620	\$50,900	171.2	\$610	\$47,996	114.7
GRANT	\$161,600	4.43%	\$650	\$52,800	169.3	\$640	\$43,304	98.7
GRAYS HARBOR	\$121,000	4.43%	\$486	\$52,800	226.1	\$479	\$41,936	127.7
ISLAND	\$258,100	4.43%	\$1,038	\$73,500	147.6	\$1,022	\$62,152	88.7
JEFFERSON	\$269,400	4.43%	\$1,083	\$64,200	123.5	\$1,066	\$49,742	68.0
KING	\$421,700	4.43%	\$1,695	\$90,900	111.7	\$1,669	\$70,898	61.9
KITSAP	\$239,000	4.43%	\$961	\$76,700	166.3	\$946	\$65,188	100.5
KITTITAS	\$222,000	4.43%	\$893	\$63,800	148.9	\$879	\$42,045	69.8
KLICKITAT	\$184,000	4.43%	\$740	\$50,100	141.1	\$728	\$43,576	87.3
LEWIS	\$128,500	4.43%	\$517	\$57,200	230.7	\$509	\$45,819	131.4
LINCOLN	\$70,000	4.43%	\$281	\$54,900	406.4	\$277	\$51,241	269.7
MASON	\$153,600	4.43%	\$618	\$61,000	205.8	\$608	\$40,938	98.2
OKANOGAN	\$155,000	4.43%	\$623	\$52,000	173.8	\$614	\$42,199	100.3
PACIFIC	\$88,700	4.43%	\$357	\$53,400	312.0	\$351	\$37,844	157.2
PEND OREILLE	\$101,000	4.43%	\$406	\$48,700	249.9	\$400	\$37,680	137.4
PIERCE	\$216,900	4.43%	\$872	\$72,600	173.5	\$859	\$54,316	92.3
SAN JUAN	\$416,700	4.43%	\$1,675	\$66,600	82.8	\$1,649	\$50,826	44.9
SKAGIT	\$234,800	4.43%	\$944	\$66,800	147.4	\$929	\$48,941	76.8
SKAMANIA	\$180,000	4.43%	\$724	\$74,000	213.0	\$713	\$51,873	106.2
SNOHOMISH	\$304,600	4.43%	\$1,225	\$84,200	143.2	\$1,206	\$64,845	78.4
SPOKANE	\$171,900	4.43%	\$691	\$63,700	192.0	\$680	\$50,540	108.3
STEVENS	\$101,000	4.43%	\$406	\$54,700	280.7	\$400	\$42,050	153.4
THURSTON	\$220,300	4.43%	\$886	\$76,000	178.8	\$872	\$58,767	98.3
WAHIAKUM	\$155,000	4.43%	\$623	\$56,400	188.6	\$614	\$37,489	89.1
WALLA WALLA	\$180,000	4.43%	\$724	\$58,900	169.6	\$713	\$50,534	103.4
WHATCOM	\$270,500	4.43%	\$1,087	\$68,800	131.8	\$1,071	\$52,855	72.0
WHITMAN	\$208,300	4.43%	\$837	\$62,500	155.5	\$825	\$40,324	71.3
YAKIMA	\$154,000	4.43%	\$619	\$51,900	174.6	\$610	\$42,168	100.9
<b>Statewide</b>	<b>\$256,300</b>	<b>4.43%</b>	<b>\$1,030</b>	<b>\$73,900</b>	<b>149.4</b>	<b>\$1,015</b>	<b>\$58,122</b>	<b>83.5</b>

Source: Runstad Center 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.