

HOUSING AFFORDABILITY INDEX

First-Time Buyers

State of Washington and Counties

Time Trend

County	06:Q1	06:Q2	06:Q3	06:Q4	07:Q1	07:Q2	07:Q3	07:Q4	08:Q1	08:Q2	08:Q3
ADAMS	170.3	105.5	115.0	114.2	124.3	110.7	97.9	106.1	116.2	111.1	110.3
ASOTIN	85.2	77.9	76.5	75.5	83.7	73.9	73.2	78.3	81.5	78.1	75.7
BENTON	106.9	101.9	95.9	108.8	102.0	100.6	92.9	95.7	105.6	103.1	95.3
CHELAN	74.3	68.9	56.2	59.7	59.0	54.0	49.9	49.9	55.4	55.1	55.6
CLALLAM	56.8	50.6	52.3	52.0	53.3	54.0	48.6	57.3	57.1	53.8	55.9
CLARK	62.5	59.2	57.4	59.7	61.0	58.6	56.6	61.3	67.6	66.7	69.3
COLUMBIA	115.6	112.9	106.9	97.2	62.1	112.7	86.0	86.9	81.9	87.9	107.9
COWLITZ	83.2	73.8	70.0	73.3	74.5	72.2	64.8	71.4	76.7	78.6	69.2
DOUGLAS	75.7	64.6	56.6	60.9	59.7	54.8	54.2	57.5	58.1	61.9	63.5
FERRY	74.4	69.2	62.8	64.1	65.7	62.6	61.3	68.7	78.0	64.1	65.3
FRANKLIN	88.0	83.9	79.0	89.6	84.1	83.0	76.7	79.1	87.9	86.5	80.6
GARFIELD	83.4	75.7	73.9	72.6	80.9	71.9	71.6	77.0	78.9	74.4	71.1
GRANT	91.7	90.5	85.1	86.0	92.8	78.0	69.7	71.6	76.4	77.4	69.4
GRAYS HARBOR	81.4	75.5	71.4	79.2	76.4	72.4	63.7	73.7	83.3	80.6	79.1
ISLAND	51.2	50.9	46.7	49.0	52.0	48.7	45.5	50.7	54.1	54.8	53.8
JEFFERSON	39.1	37.2	37.8	41.1	39.8	39.6	39.7	38.7	43.3	46.5	50.8
KING	43.0	39.3	38.6	39.0	39.7	37.2	36.1	40.4	42.9	41.4	42.9
KITSAP	62.0	57.5	55.7	58.2	57.8	55.3	53.5	61.0	65.5	63.9	62.7
KITTITAS	55.3	46.0	42.9	43.8	45.5	43.4	42.1	41.5	47.1	48.0	55.1
KLICKITAT	N/A	N/A	N/A	N/A	63.6	52.4	60.3	59.3	54.5	61.8	57.3
LEWIS	77.9	72.0	61.7	67.0	64.7	63.0	56.0	66.0	67.1	70.5	73.5
LINCOLN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MASON	77.6	69.3	67.2	67.7	69.6	66.4	59.0	68.6	74.2	75.4	75.5
OKANOGAN	65.0	73.6	70.4	67.9	74.0	61.9	53.6	65.9	65.7	62.1	65.1
PACIFIC	82.2	89.6	67.3	73.8	64.3	78.3	73.5	75.4	75.2	69.6	76.4
PEND OREILLE	82.4	77.2	70.7	72.8	74.0	69.9	67.9	75.5	85.8	70.6	72.1
PIERCE	59.1	56.1	54.0	56.3	55.9	55.3	52.8	57.4	62.8	62.1	64.5
SAN JUAN	22.2	21.5	31.7	23.3	30.3	27.2	23.1	19.9	30.5	25.8	26.0
SKAGIT	58.1	54.0	52.8	56.6	57.5	51.4	53.0	55.4	54.5	57.1	58.8
SKAMANIA	N/A	N/A	N/A	N/A	49.5	57.7	56.4	58.6	53.5	51.6	70.3
SNOHOMISH	54.8	51.5	48.8	50.6	48.8	47.5	46.6	48.7	52.8	53.2	53.6
SPOKANE	74.1	69.1	64.3	70.6	70.8	65.1	60.1	66.5	72.3	68.1	68.3
STEVENS	87.0	81.6	74.8	77.1	78.4	74.1	72.0	80.0	91.4	75.5	77.5
THURSTON	65.7	62.8	61.6	64.3	64.5	59.4	58.3	62.2	65.7	64.6	65.4
WAHKIAKUM	110.7	61.4	61.6	55.9	83.9	66.6	61.7	73.3	57.0	79.4	82.0
WALLA WALLA	77.4	63.8	64.3	74.5	69.7	65.0	58.1	65.2	68.7	70.6	66.3
WHATCOM	50.2	46.0	45.3	47.6	47.0	46.3	45.8	48.4	51.4	50.9	50.4
WHITMAN	51.1	49.0	49.3	55.8	54.1	49.5	42.1	51.3	49.5	46.5	47.0
YAKIMA	90.8	86.6	82.8	86.3	88.9	81.0	71.4	76.9	83.1	79.9	76.4
Statewide	54.3	51.1	49.5	50.9	51.8	49.1	48.2	53.5	56.1	56.2	56.9

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 has an income 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.
 First-time buyer index assumes 10% downpayment.
 It is assumed 25% of income can be used for principal and interest payments.