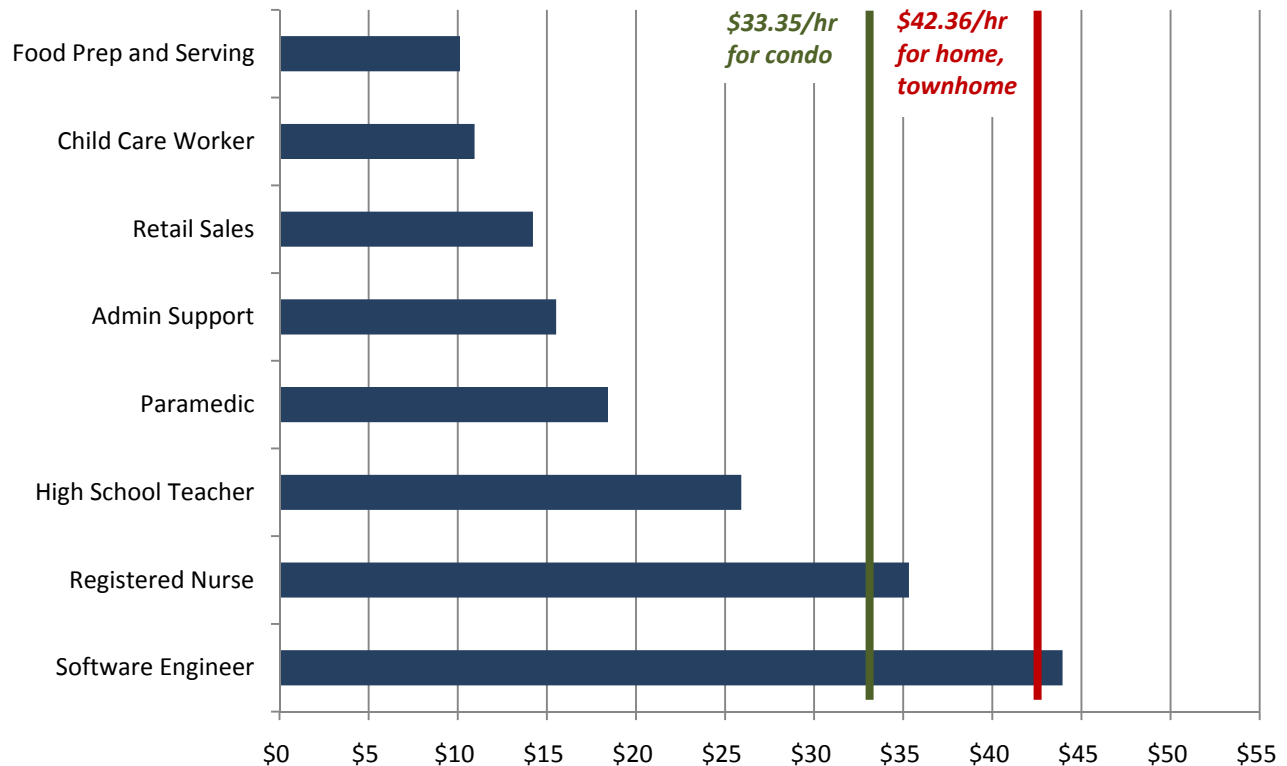


Ownership Affordability

Many Seattle workers cannot afford to own a home

Average Wages and Affordability



Source: Wage information for Seattle-Bellevue-Everett Metro area from State Employment Security Department, Spring 2008; median home sale prices for Jan-March 2009 from Northwest Multiple Listing Service; affordability calculations by Seattle Office of Housing

- Many workers cannot buy a condominium.** A single job holder would need to earn \$33.35 per hour to afford the median-priced Seattle condo (\$305,725 as of March 2009). Even many two-earner households cannot afford to purchase the median priced condominium, which requires an hourly annual income of \$69,371 – 103% of the HUD-published median income for a 2-person household.¹
- Single-family homes and townhomes are less affordable.** The median-priced home in Seattle (\$402,075 as of March 2009) requires an hourly wage of \$42.36 to be affordable. Ensuring an affordable mortgage payment for the median priced home requires an annual income of \$88,102 – 116% of the HUD-published median income for a 3-person household.²

¹ Affordability analysis assumes \$8.043 per \$1,000 AV/12 assessed value for annual taxes; \$45 per month insurance; \$300 per month condo fees; 5.00% 30-year fixed rate mortgage; and 35% front end ratio (housing costs as percent of gross income).

² Assumes \$8.043 per \$1,000 AV/12 assessed value for annual taxes; \$65 per month insurance; 5.00% 30 year fixed rate mortgage; and 35% front end ratio (housing costs as percent of gross income).