



CLOSED DOORS REPORT

How to Use the Tableau Dashboard

1. Use this navigation bar to navigate to different dashboards

2. These dropdowns allow you to change the data and color coding on the map

3. These dropdowns are used to filter the state/county/city for all data points on this dashboard

4. Hover over this info icon to see data details for the selected state/county/city

5. Summary write up to explain the relationship between the number of households at an income level and the number of available homes on the market

6. Map that shows available homes, count of households, and homeownership rate. Hover over a Census Tract to see tract level data details

7. Use this navigation bar to navigate to Available Homes by Income data

8. Data visualization showing disaggregated homeownership rates across race/income. Hover over All & Income bars to see breakdown of households by Race/Ethnicity.

9. Data Source

1 Available Homes by Income | Household Incomes by Race | Home Listings

2 Map Detail Available Home Listings | Income Level 50-80% AMI

3 County All | City All

4 Available Home Listings for 50-80% AMI Households
County: All
City: All

5 In Washington State, 20% of its 2,979,272 households have household incomes within 50-80% AMI. Of those 586,950 households, 348,753 are homeowners. The remaining 238,197 are currently renting, and could benefit from having access to affordable homeownership opportunities.

6 Between March 1, 2024 and May 16, 2024, there were a total of 25,081 homes listed with two or more bedrooms across Washington State. Of those listed homes, 1,485 (6%) would be affordable for a 50-80% AMI household. This means that for every 1 affordable home, there could be up to 160 potential 50-80% AMI buyers.

7 Homeownership Rates | Available Homes

8 Disaggregated Homeownership Rates

Race/Ethnicity	Homeownership Rate	Margin of Error (+/-)
All BIPOC	51%	1.5%
Asian	63%	0.8%
Black	34%	1.7%
Hispanic/Latinx	46%	1.1%
Multiracial	52%	1.2%
Native American	54%	3.4%
Native Hawaiian/Pacific Islander	34%	6.2%
Other	45%	2.0%
White	68%	0.3%
All	64%	0.3%
50-80% AMI	59%	0.7%
80-110% AMI	70%	0.7%
110-140% AMI	79%	0.8%

9 Data Sources: American Community Survey 2022 (5-yr estimates) Tables B19001, S2502, S2503, FFIEC Census Report, Missouri Census Data Center Geographic Correspondence Engine, Redfin Analysis of MLS listings with 2 bedrooms or more in Washington State (March through May 2024).

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6. Map that shows available homes, count of households, and homeownership rate. Hover over a Census Tract to see tract level data details

7. Use this navigation bar to navigate to Disaggregated Homeownership Rates

8. Data visualization showing disaggregated homeownership rates across race/income. Hover over All & Income bars to see breakdown of households by Race/Ethnicity.

9. Data Source

1 Available Homes by Income | Household Incomes by Race | Home Listings

2 Map Detail: Available Home Listings | Income Level: 50-80% AMI

3 County: All | City: All

4 **Available Home Listings for 50-80% AMI Households**
 County: All
 City: All

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7 Homeownership Rates | Available Homes

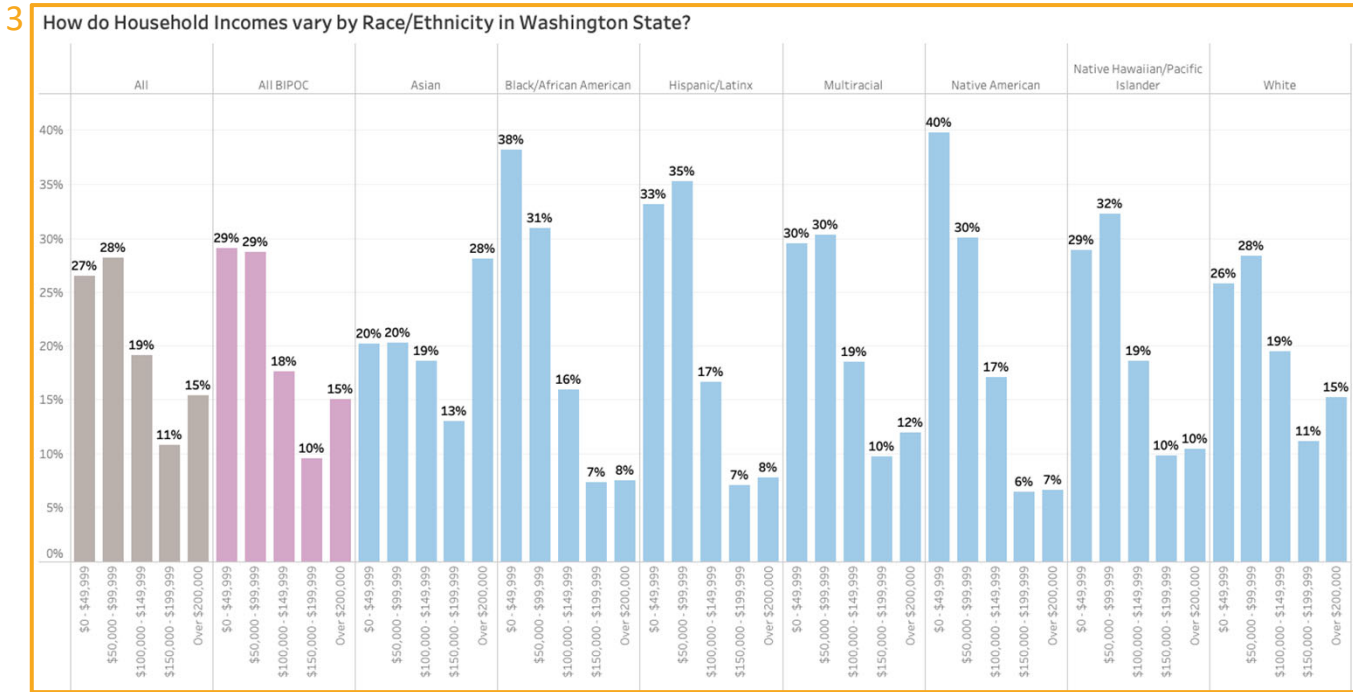
8 Available Homes Disaggregated by Income Level

Available for 70% AMI	1,485
Available for 80% AMI	2,995
Available for 90% AMI	5,292
Available for 100% AMI	7,822
Available for 110% AMI	10,478
Available for 120% AMI	12,600
Available for 130% AMI	14,596

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1 **Available Homes by Income** | **Household Incomes by Race** | **Home Listings**

2 County: All | City: All



4 Data Sources: American Community Survey 2022 (5-yr estimates) Tables S2502, Missouri Census Data Center Geographic Correspondence Engine.

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3. Data visualization showing what proportion of households fall within each of the 5 income ranges. Data is grouped to show data for All & All BIPOC aggregations, as well as for individual racial groups. Hover over any of bars to get counts and a summary of the data point.

4. Data Source

1. Use this navigation bar to navigate to different dashboards

2. This dropdown can be used to select the geographic region you want to explore.

3. Use this field to enter in the Annual Gross Income that you want to be used for the affordability calculation

4. Use the fields in this section to change other parameters for the affordability calculation

5. Summary write up to explain how many listed homes would be affordable for a household based on the AGI and calculation parameters.

6. Map that shows all listed homes. Affordable homes are indicated by the larger orange circles, and the Non-Affordable homes are indicated by the smaller blue dots.

7. Use this drop down to show different breakdowns of the homes that are affordable for the prospective buyer.

8. Data visualization showing breakdowns of available homes for the buyer by list price, square footage, number of bedrooms, and property types.

9. Data Source & Notes

1 Available Homes by Income Household Incomes by Race Home Listings

2 County: All State Legislative District: All Congressional Districts (118th Congress): All

3 Annual Gross Income: 80,000

4 Calculation Assumptions
Interest Rate (compounded monthly): 7.00% Down Payment %: 1%
Other Assumptions used for the calculation for affordable home price include:
- Term: 360 months
- Debt to Equity Ratio: 0.38
- Property Tax Rate: County Average Effective Property Tax Rate
- Monthly Insurance Cost: 0.2% of List Price
- Other Monthly Home Costs: \$200 per month

5 Prospective buyers with an Annual Gross Income of \$80,000 would be able to afford 1,071 of the 25,037 homes listed in All County/Countries in Washington State.
Prospective buyers would be able to afford a home for \$219,868.

7 View Breakdown of Available Homes By:
List Price

6 Map of Home Listings from March 1, 2024 to May 16, 2024
Counties: All

8 Breakdown of Available Homes by List Price

List Price Range	Percentage
\$0 - \$99,999	3%
\$100,000 - \$199,999	15%
\$200,000 - \$299,999	79%
\$300,000 - \$399,999	4%
\$400,000 - \$499,999	0%
\$500,000 - \$599,999	0%
\$600,000 - \$699,999	0%
\$700,000 - \$799,999	0%
\$800,000 - \$899,999	0%
\$900,000 - \$999,999	0%
Over \$1,000,000	0%
Unknown	0%

9 Data Sources: Redfin Analysis of MLS listings with 2 bedrooms or more in Washington State (March through May 2024). Note: Maximum affordable home was calculated using the average list price across all selected counties.