

Congressional District Report

For the 115th Congress

Washington District 5
Honorable Cathy McMorris Rodgers (R)



February 2017 Report

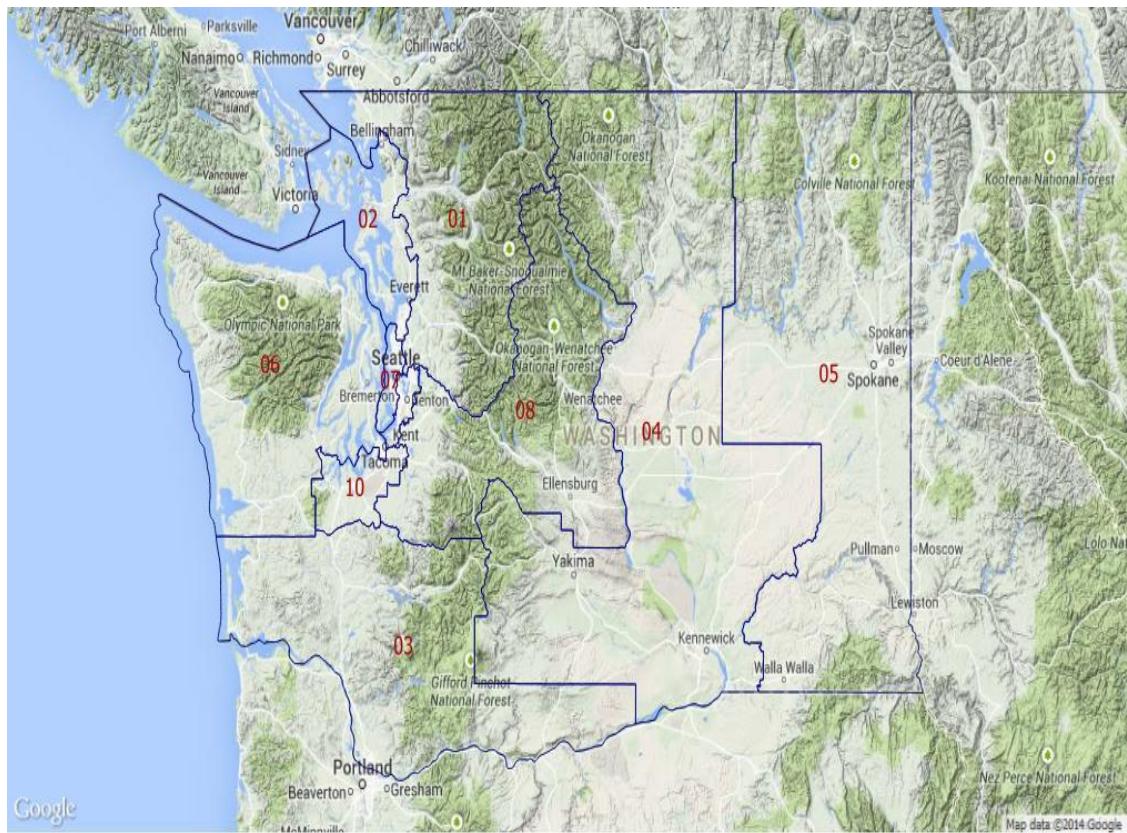
National Association of REALTORS®



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For the 115th Congress

Congressional Districts of the State of Washington

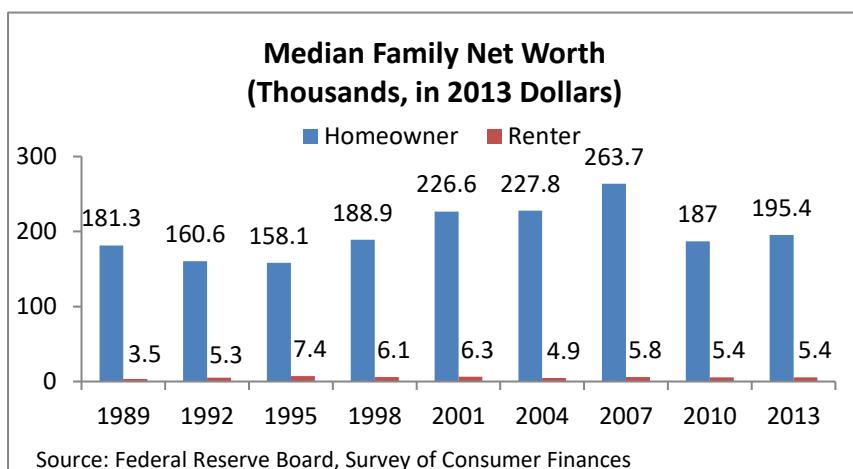


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For the 115th Congress

This report presents the most recent and relevant data at the District and State levels in support of the goal of the National Association of REALTORS® to sustain and strengthen home ownership. For many people, home ownership is the achievement of the American dream. From a policy perspective, home ownership is one of the most effective ways to reduce wealth and income disparity; home values provide the largest source of net worth for many Americans. Home ownership also brings tremendous social and economic benefits by encouraging the formation of stable and responsible neighborhoods.¹

Financial Benefits of Home Ownership



Real estate, demographic, and economic data are presented to provide information about the status of home ownership, trends in the real estate market, and the economic conditions that underlie the demand for housing.

Additional information on housing statistics is available at
<http://www.nar.realtor/research-and-statistics>

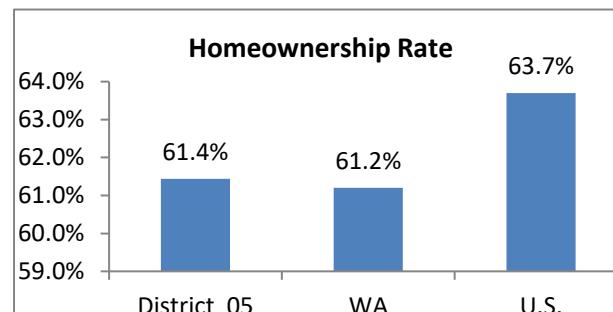
Information about the political advocacy of the National Association of REALTORS® is available at
<http://www.nar.realtor/political-advocacy>

¹/ "Social Benefits of Homeownership and Stable Housing", National Association of REALTORS®, December 2016, <https://realtoru.edu/wp-content/uploads/2014/06/Homeownership-Stable-Housing.pdf>

District Level Information
Honorable Cathy McMorris Rodgers (R)

Homeownership in 2015 /1

Total Housing Units	302,936
Occupied Housing Units	272,518
Owner Occupied Units	167,440
With Mortgage	104,353
Without Mortgage	63,087
Renter Occupied Units	105,078
Vacant Units	30,418



Source: District-level data is as of 2015 (ACS 2015). State and U.S. data are as of 2016Q4 (CPS/HVS surveys). For districts at-large, the annual and quarterly estimates will differ.

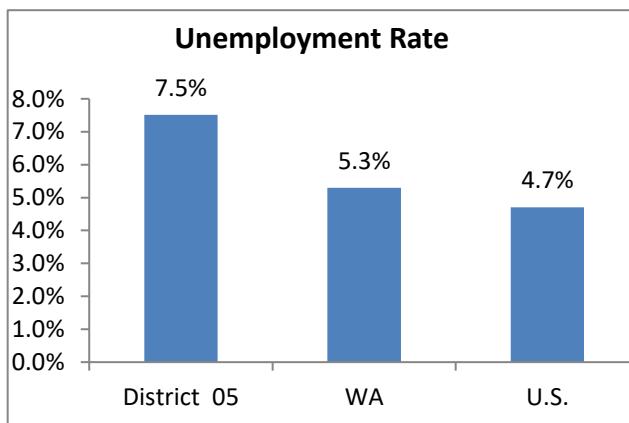
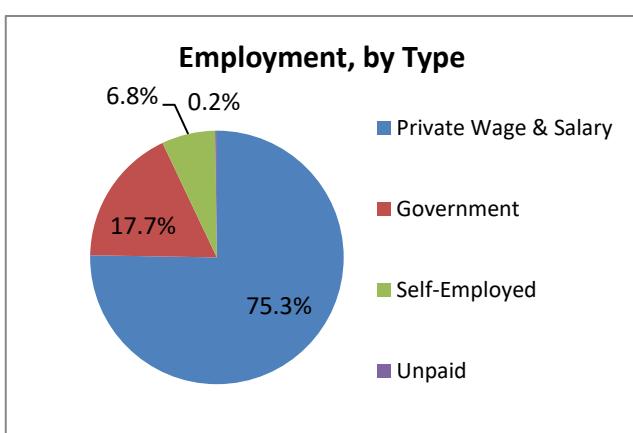
Median Income, Owner Cost, and Rent in 2015 /2

	Median Income	Owner Cost or Rent /3	Percent of Median Income
All Households	\$47,053		
Owner Occupied Units	\$62,884	\$963	18%
With Mortgage	\$70,543	\$1,309	22%
Without Mortgage	\$47,622	\$422	11%
Renter Occupied Units	\$28,772	\$769	32%

Median Value of Owner Occupied Unit \$191,400

Employment in 2015 /4

Civilian Labor Force, 16 yrs and over	321,150
Labor Force Participation Rate	56.8%
Number of Unemployed	24,116



Source: District-level data is as of 2015 (ACS 2015). State and U.S. data are as of 2016Q4 (BLS). For districts at-large, the annual and quarterly estimates will differ.

Mortgage Originations in 2015 /5

Home Purchase First-Lien Loans for 1- to 4-Family Properties

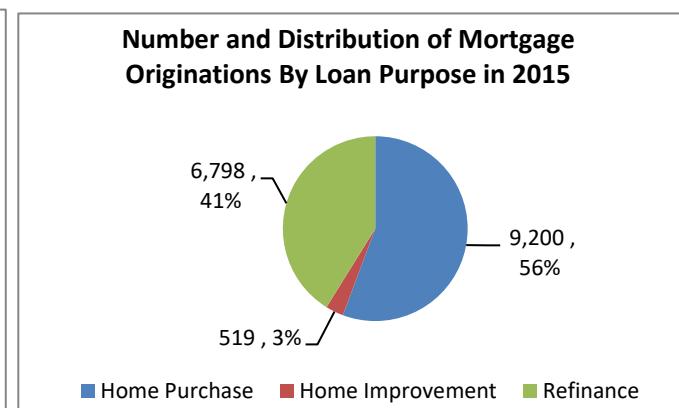
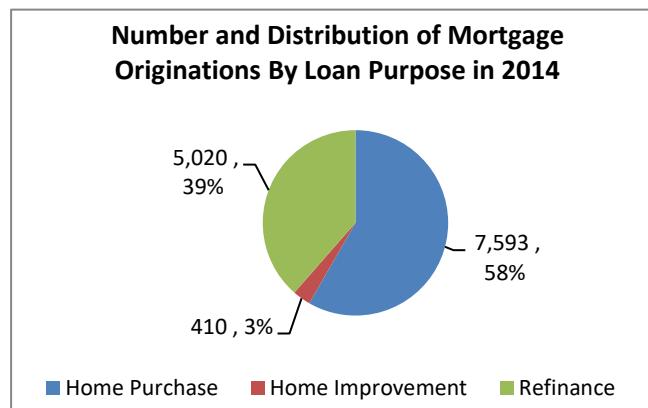
	Number of Loans			Percent Change	
	2013	2014	2015	2013-2014	2014-2015
Conventional	4,585	4,834	5,625	5.4%	16.4%
FHA-insured	1,526	1,500	2,049	-1.7%	36.6%
VA-guaranteed	876	1,651	1,691	88.4%	2.4%
FSA/RHS-guaranteed	178	217	225	21.9%	3.6%
All	7,166	8,202	9,590	14.5%	16.9%

Median Income of Applicants for Home Purchase First-Lien Loans for 1- to 4-Family Properties

	Median Income			Percent Change	
	2013	2014	2015	2013-2014	2014-2015
Conventional	\$74,538	\$75,030	\$76,589	0.7%	2.1%
FHA-insured	\$48,327	\$49,830	\$52,679	3.1%	5.7%
VA-guaranteed	\$62,003	\$65,539	\$65,834	5.7%	0.4%
FSA/RHS-guaranteed	\$46,074	\$47,932	\$49,742	4.0%	3.8%

Median Loan Amount for Home Purchase First-Lien Loans for 1- to 4-Family Properties

	Median Loan Amount			Loan-to-Income Ratio		
	2013	2014	2015	2013	2014	2015
Conventional	\$167,491	\$168,830	\$178,583	2.2	2.3	2.3
FHA-insured	\$146,321	\$142,115	\$155,881	3.0	2.9	3.0
VA-guaranteed	\$187,595	\$192,365	\$208,550	3.0	2.9	3.2
FSA/RHS-guaranteed	\$150,453	\$149,447	\$154,295	3.3	3.1	3.1

Loan Purpose of First-Lien Loans for 1- to 4-Family Properties

Home Purchase First-Lien Loans for 1- to 4-Family Properties by Race and Ethnicity /6

By Race	2013	2014	2015	Percent Distribution	
				2013	2015
American Indian/Alaskan Native	75	94	97	1.1%	1.1%
Asian	147	149	176	2.1%	1.9%
Black or African American	60	66	73	0.8%	0.8%
Native Hawaiian/Pacific Islander	37	25	48	0.5%	0.5%
White	6,230	6,602	7,935	87.3%	87.2%
Information Not Provided	583	629	766	8.2%	8.4%
Total	7,133	7,565	9,096	100.0%	100.0%
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By Ethnicity					
Hispanic	189	239	343	2.6%	3.8%
Non-Hispanic	6,342	6,702	7,985	88.9%	87.8%
Information Not Provided	600	623	763	8.4%	8.4%
Total	7,131	7,565	9,091	100.0%	100.0%

Sources/Notes:

/1 Sources: Census Bureau, American Community Survey, 2015, 1-year Estimates, Table DP04; Census Bureau Housing Vacancy Surveys (CPS/HVS).

/2 Source: Census Bureau, American Community Survey, 2015, 1-year Estimates.

Median income data are from Table B25119, Table S2506, and Table S2507.

Owner cost and rent data are from Table DP04 and Table B25088.

Median value of owner-occupied units data are from Table DP04.

/3 U.S. Census Bureau calculates selected monthly owner cost as the sum of payment for mortgages, real estate taxes, various insurance, utilities, fuels, mobile home costs, and condominium fees. Gross rent includes contract rent, utilities, and fuels.

/4 Sources: Census Bureau, American Community Survey, 2015, 1-year Estimates, Table DP03; Bureau of Labor Statistics.

/5 Source: Federal Financial Institutions and Examination Council (FFIEC) Home Mortgage Disclosure Act (HMDA) Loan Application Register (LAR) data.

NAR converts the HMDA data at the census tract level into congressional district level data using allocation factors generated from the Missouri Census Data Center Mable/Geocorr 12 Geographic Correspondence Engine which allocates the 2010 Census housing units data at the census tract level to the boundaries of the 113th Congressional Districts (CD). Boundaries for the 114th and 115th Congressional Districts are the same as the 113th CD.

NAR's use of the 2010 Census housing units in generating the allocation factors is consistent with FFIEC's use of the 2010 American Community Survey 5-year estimates when reporting demographic and social data from 2012-2016. For the next 5-year period, 2017-2021, FFIEC will use the 2015 ACS 5-year Estimates. See https://www.ffiec.gov/press/pr101911_ACS.htm.

Only financial institutions that meet asset threshold levels are required to submit reports to FFIEC. See <https://www.ffiec.gov/hmda/history2.htm>.

/6 Race and ethnicity of Applicant 1.

State Level Information
Honorable Patty Murray (D)
Honorable Maria Cantwell (D)

Homeownership in 2015 /1

Total Housing Units	2,991,584
Occupied Housing Units	2,728,573
Owner Occupied Units	1,703,269
With Mortgage	1,170,191
Without Mortagage	533,078
Renter Occupied Units	1,025,304
Vacant Units	263,011
 Median Household Income	 \$64,129
For Owner Occupied	\$80,718
For Renter Occupied	\$42,104
 Median Value of Home	 \$284,000

Selected Monthly Owner Costs /3

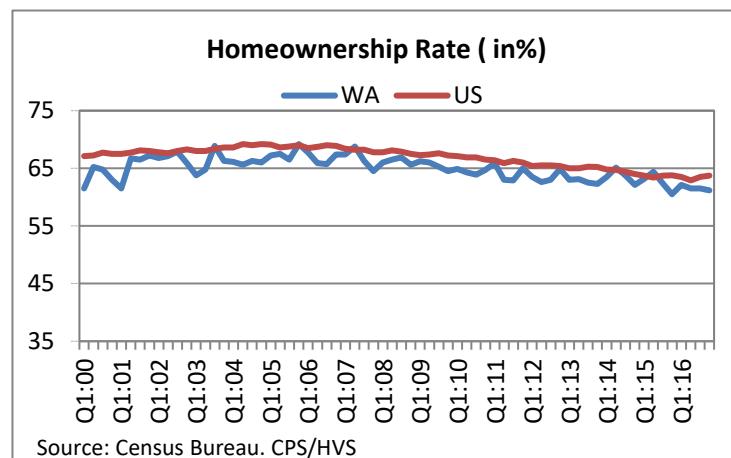
Owned With Mortgage	\$1,704
Owned Without Mortgage	\$533,078
Renter Occupied (Rent)	\$1,080

Homeownership Rate By Race /4

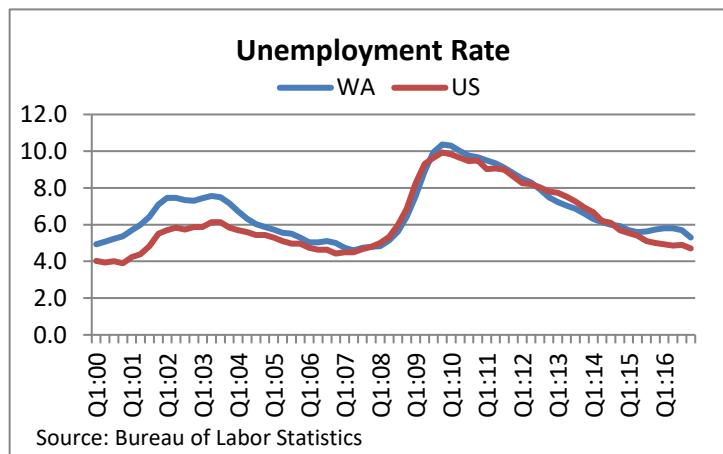
All races	61.2%
Hispanic (ethnicity)	42.1%
White Alone	65.6%
Black Alone	34.5%
Alaskan Native/Amer. Indian	48.8%
Asian Alone	60.9%
Native Hawaiian/Pacific Is.	29.2%
Some Other Race Alone	38.2%
Two or More Races	45.3%

Homeownership Rate as of 2016 Q4 /2

WA	61.2
U.S.	63.7

**Unemployment Rate as of 2016 Q4**

WA	5.3
U.S.	4.7



/1 Sources of data : ACS 2015 (1-yr) Tables DP04,B25119, B25103, B25090, B25003, S2506, S2507.

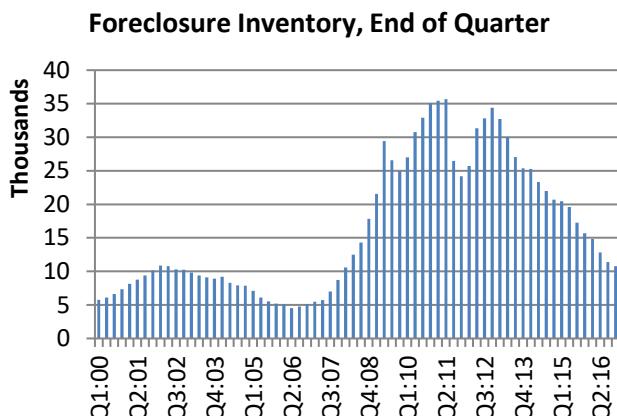
/2 The U.S. and state quarterly figures are from the Census Bureau's Housing Vacancies and Homeownership survey (CPS/HVS).

/3 Selected monthly owner cost is the sum of payment for mortgages, real estate taxes, various insurance, utilities, fuels, mobile home costs, and condominium fees. Gross rent includes contract rent, utilities, and fuels.

/4 Not Available (N.A.) because there is no reported race group in that state based on the ACS data.

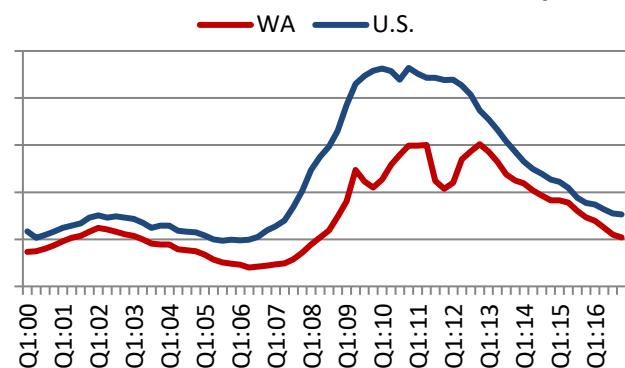
Mortgages in Foreclosure as of 2016 Q4

WA 1.04
U.S. 1.53



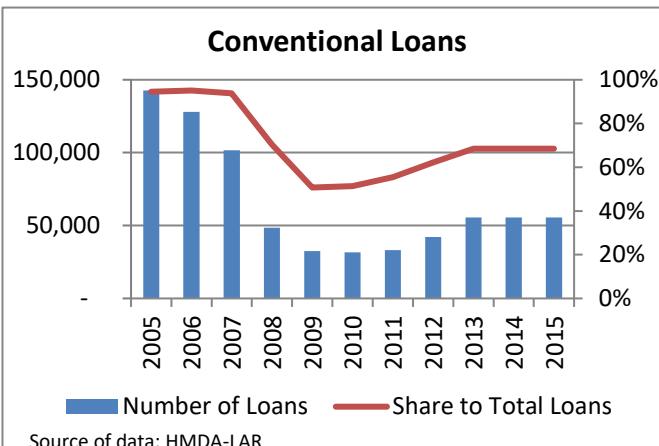
Source of data: Haver/MBA

Percent of Loans in Foreclosure Inventory

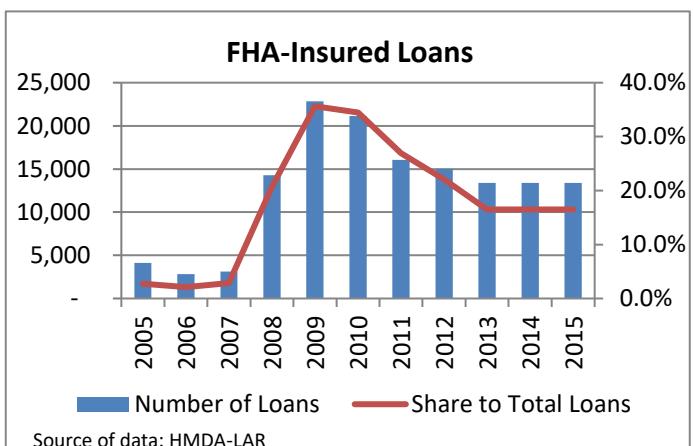


Source of data: Haver/MBA

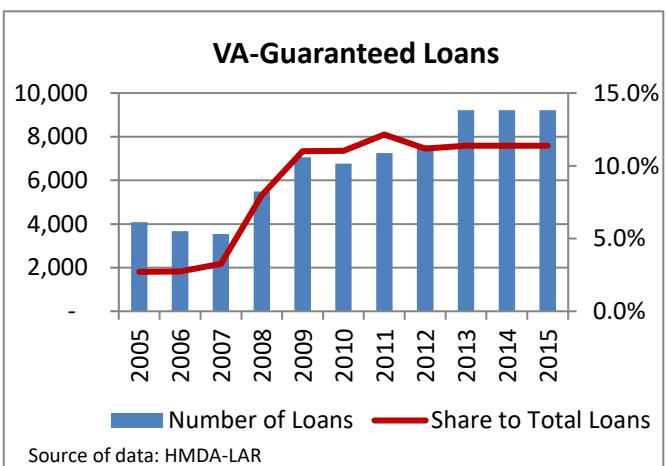
Home Purchase First-lien Loans for 1- to 4-Family Units by Type of Loan as of 2015 /5



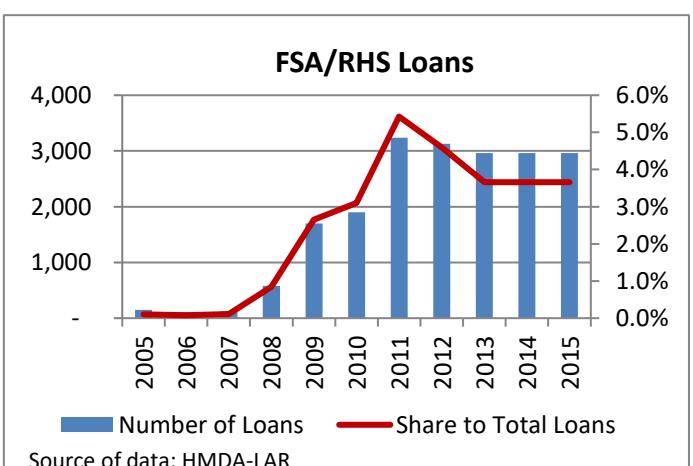
Source of data: HMDA-LAR



Source of data: HMDA-LAR

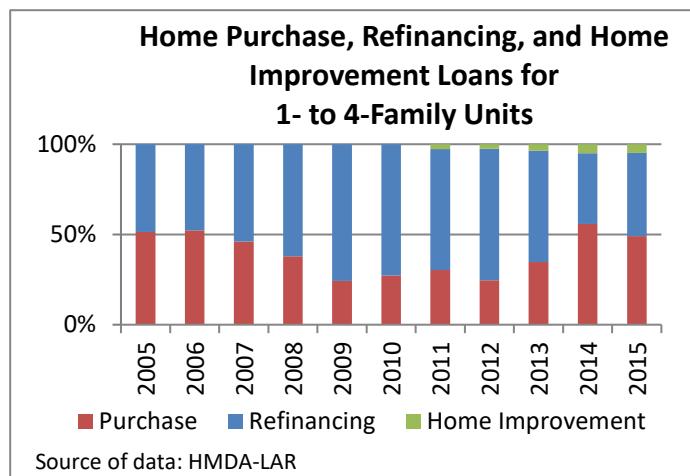
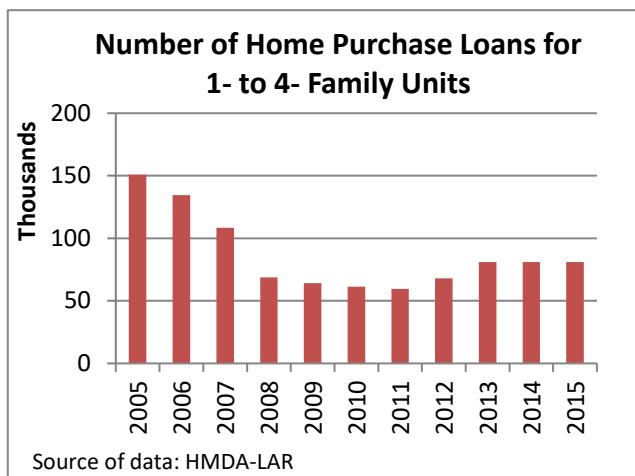


Source of data: HMDA-LAR



Source of data: HMDA-LAR

/5 Source: NAR tabulation of HMDA Loan Application Register (LAR) data. Some data may not be available for the state.



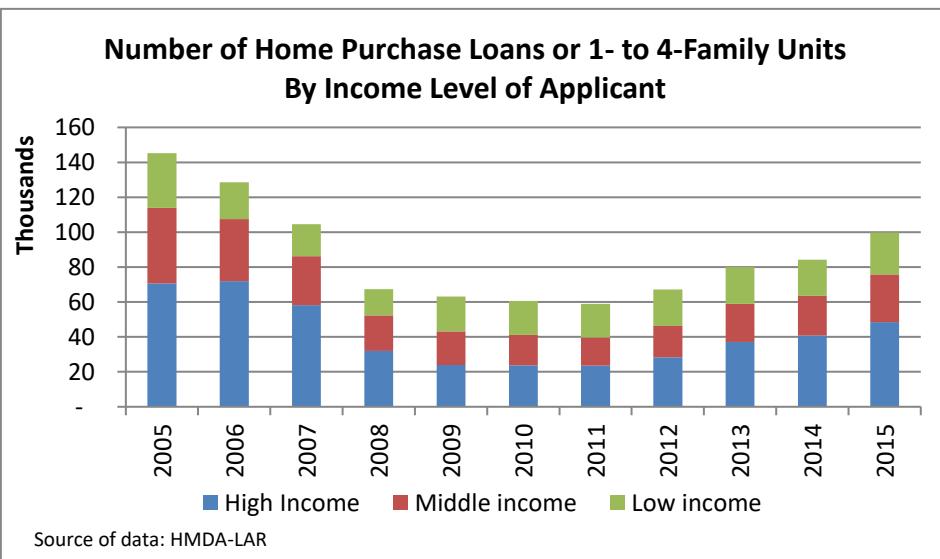
Home Purchase Loans Originated by Income of Household in 2015 /6

Average Applicant Income and Loan Amount, 2015

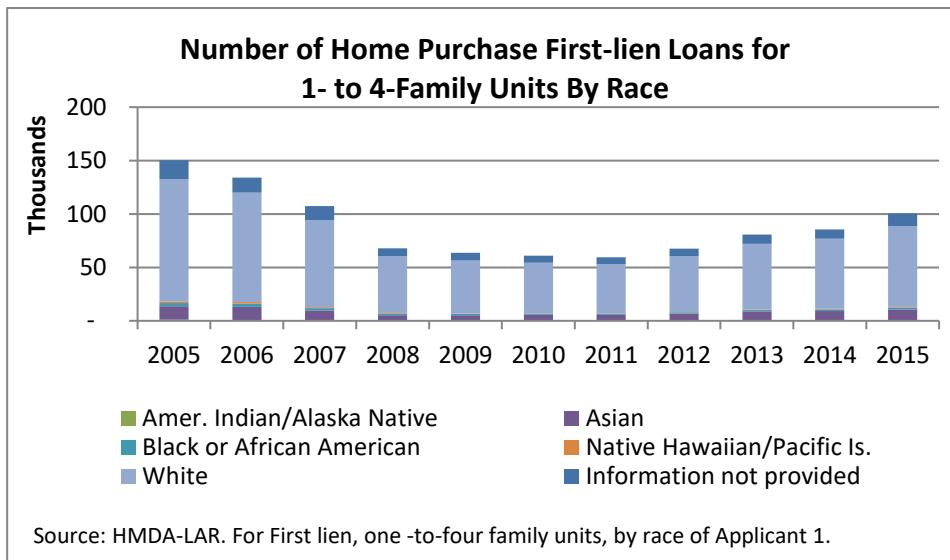
	Avg. Income	Avg. Loan Amount
Lower Income Households	\$46,000	\$187,609
Middle Income Households	\$74,000	\$254,583
Higher Income Households	\$168,000	\$383,097

Number of Loans and Percent Distribution by Income Group

	2005	% share	2015	% share
Lower Income Households	31,266	22%	20,815	25%
Middle Income Households	43,243	30%	22,782	27%
Higher Income Households	70,730	49%	40,710	48%



/6 Source: NAR tabulation of HMDA Loan Application Register (LAR) data. Low income applicants were defined as those with incomes less than 80 percent of the median family income of the metropolitan statistical area (MSA) where the census tract is located. High income applicants are those with incomes above 120% of the median family income. Middle income applicants are those with incomes from 80% to 120% of the median family income.

Home Purchase Mortgage Loans Originated in 2015, by Race of Main Applicant /7

Number of Loans and Percent Distribution by Race and Ethnicity of Applicant, 2005 vs. 2015

	2005	% share	2015	% share
Amer. Indian/Alaska Native	1,017	0.7%	852	0.8%
Asian	12,505	8.3%	9659	9.6%
Black or African American	3,246	2.2%	1968	2.0%
Native Hawaiian/Pacific Is.	1,420	0.9%	722	0.7%
White	114,467	76.2%	75445	75.0%
Information not provided	17,503	11.7%	11884	11.8%
Total, by race	150,158	100%	100,530	100%
Hispanic/Latino	7,749	5.2%	5,302	5.3%
Not Hispanic/Latino	123,730	82.5%	83,408	83.0%
Information not provided	18,539	12.4%	11,812	11.8%
Total, by ethnicity	150,018	100%	100,522	100.0%

/7 Race is alone or in combination with other races. Totals for race and ethnicity may not equal.

Count excludes "Not applicable" responses.