



AD Mortgage

NMLS# 958660



Washington Down Payment Cheat Sheet

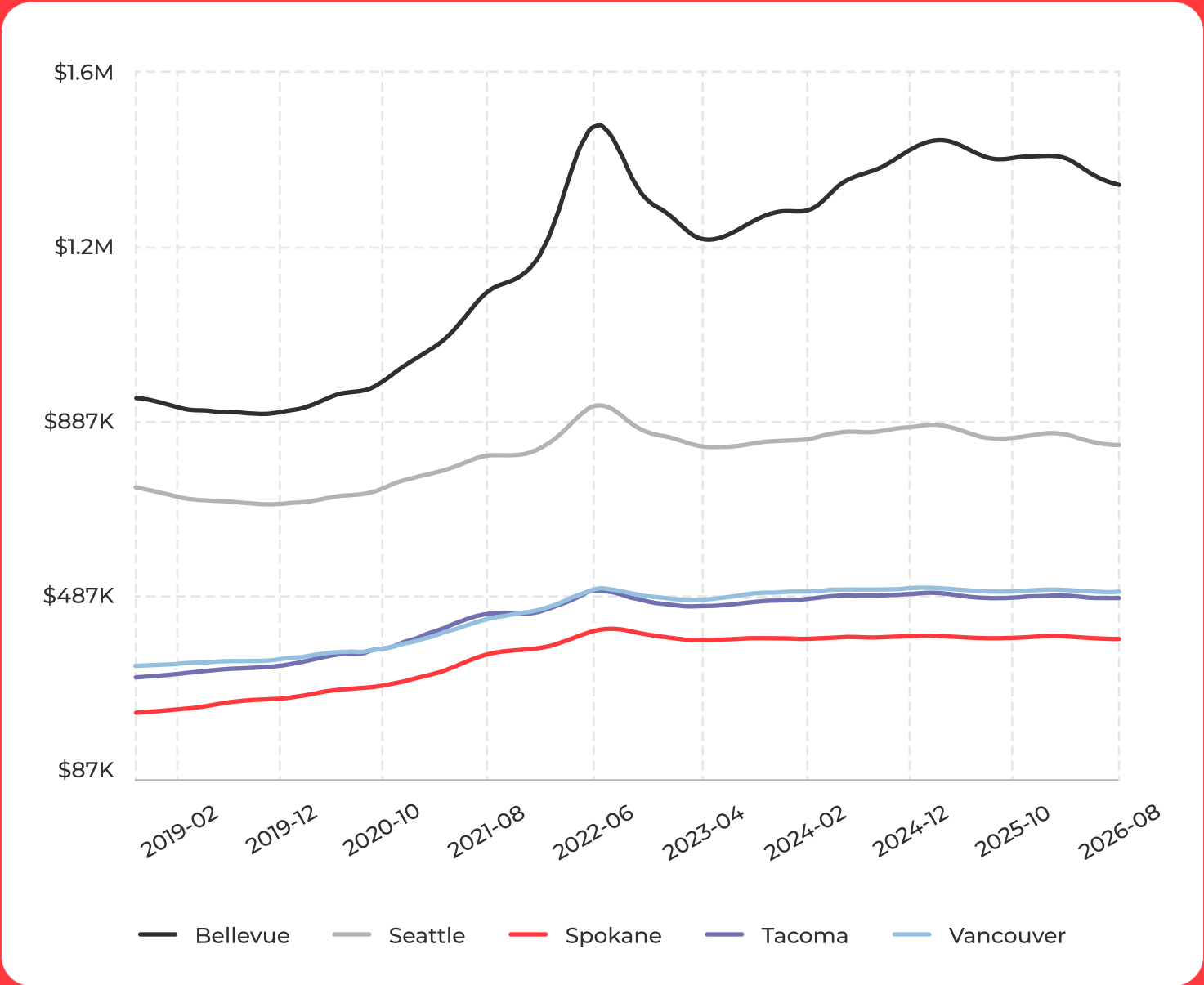
How Long Buyers May Need
to Save in Major Washington Cities



Washington Housing Market

Median Sales Price: **\$591,879**

Median Time on Market: **25 days**



Seattle



● House for sale

\$1,850,000

4 bed 5 bath 3,470 sq ft

12221 8th Avenue NW,
Seattle, WA 98177



● House for sale

\$999,500

3 bed 2 bath 1,960 sq ft

43 W Etruria,
Seattle, WA 98119



● House for sale

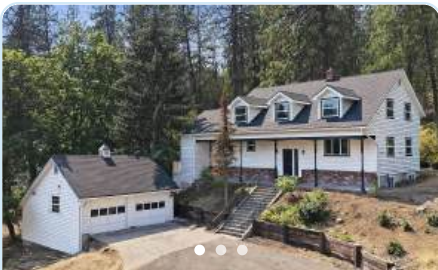
\$550,000

3 bed 3 bath 1,809 sq ft

6895 Holly Park Drive S,
Seattle, WA 98118

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Seattle, WA	\$833,192	\$118,745	15%	4.60%	22.9	8%	13.2

Spokane



● House for sale

\$550,000

4 bed 4 bath 3,215 sq ft

3660 W Rosamond Ave,
Spokane, WA 99224



● House for sale

\$1,775,000

7 bed 5 bath -- sq ft

807 E Overbluff Rd,
Spokane, WA 99203



● House for sale

\$689,000

4 bed 3 bath 2,567 sq ft

213 E Sapphire Ln,
Spokane, WA 99208

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Spokane, WA	\$833,192	\$78,583	15%	4.60%	16.4	8%	9.5

Tacoma

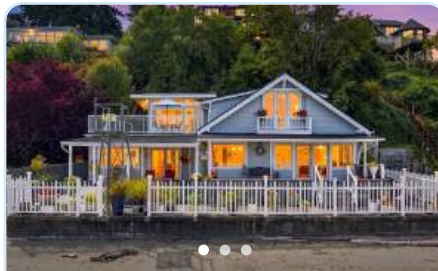


● House for sale

\$1,950,000

4 bed 4 bath 6,600 sq ft

424 N C Street,
Tacoma, WA 98403



● House for sale

\$1,690,000

4 bed 5 bath 2,610 sq ft

1626 Beach Drive NE,
Tacoma, WA 98422



● House for sale

\$570,000

4 bed 4 bath 2,664 sq ft

1109 E 31st Street,
Tacoma, WA 98404

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Tacoma, WA	\$488,463	\$86,328	15%	4.60%	18.5	8%	10.6

Vancouver



● House for sale

\$570,000

4 bed 3 bath 2,602 sq ft

4112 NE 48th Ave,
Vancouver, WA 98661



● House for sale

\$649,900

4 bed 2 bath 1,958 sq ft

2800 NE 153rd Cir,
Vancouver, WA 98686



● House for sale

\$99,900

3 bed 2 bath 1,512 sq ft

1020 NW 106th Cir,
Vancouver, WA 98685

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Vancouver, WA	\$501,696	\$82,928	15%	4.60%	19.7	8%	11.3

Bellevue



● House for sale

\$1,950,000

4 bed 3 bath 2,586 sq ft

2805 124th Place NE,
Bellevue, WA 98005



● House for sale

\$2,999,970

4 bed 5 bath 4,030 sq ft

16127 SE 44th Way,
Bellevue, WA 98006



● House for sale

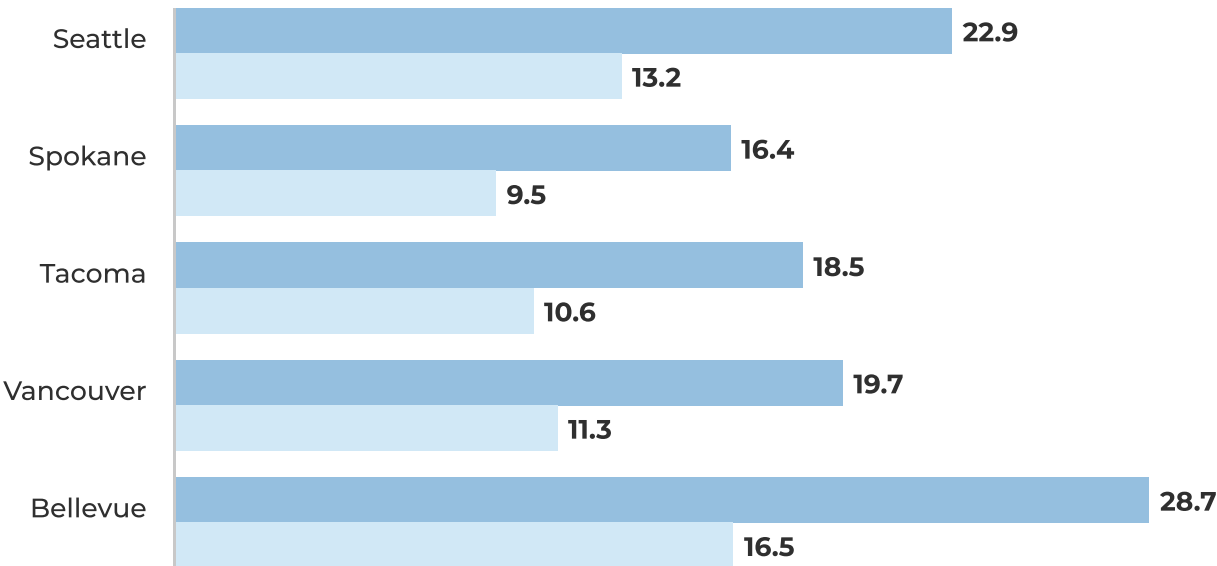
\$999,000

4 bed 2 bath 2,060 sq ft

12215 SE 35th Street,
Bellevue, WA 98006

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Bellevue, WA	\$1,418,231	\$161,194	15%	4.60%	28.7	8%	16.5

Years to Save for a Down Payment



■ at 4.6% saving rate ■ at 8% saving rate

How to Save for a Down Payment Faster

- ✓ Set a clear target you need to save
- ✓ Keep down payment savings in a separate, high-yield account
- ✓ Consider borrowing from family or friends
- ✓ Lower bills and optimize expenses
- ✓ Pay off high-interest debts
- ✓ Explore state and multi-county down payment assistance programs, including:
 - **Washington State Housing Finance Commission (WSHFC) Home Advantage DPA:** 3%, 4%, or 5% of the first-mortgage loan amount for down payment and closing costs – a 0% interest second mortgage with payments deferred for 30 years.
 - **WSHFC Opportunity DPA:** up to \$15,000 in down payment assistance for eligible first-time buyers using the House Key Opportunity first mortgage – a 1% interest second mortgage with payments deferred for 30 years.
 - **WSHFC HomeChoice DPA:** up to \$15,000 in down payment assistance for eligible buyers with a disability or a household member with a disability – a 1% interest second mortgage with payments deferred for 30 years.
 - **WSHFC Veterans DPA:** up to \$10,000 in down payment assistance for eligible Washington veterans – a 3% interest second mortgage with payments deferred for 30 years.
 - **WSHFC Covenant Homeownership Program:** up to 20% of the home purchase price, capped at \$150,000 plus eligible closing costs, for qualifying first-time buyers with specified pre-1968 Washington residency and racial-covenant eligibility – a 0% interest assistance loan.
- ✓ Explore local down payment assistance programs, including:
 - **ARCH East King County DPA:** up to \$30,000 in down payment assistance for eligible buyers purchasing in participating East King County cities.

- **Bellingham DPA:** up to \$40,000 in down payment assistance for eligible first-time buyers purchasing within Bellingham city limits.
- **City of Tacoma / TCRA DPA:** up to \$80,000 in 0% interest assistance for eligible first-time buyers purchasing a home in Tacoma.
- **King County Housing Authority Dream to Keys:** a homeownership program for eligible Housing Choice Voucher households in King County.

Study Methodology

Typical home values represent Zillow Home Value Index (ZHVI) data as of May 31, 2026. All values reflect housing prices at the city level, based on municipal boundaries, not metropolitan statistical areas.

The selection of cities is based on population data from the U.S. Census Bureau (May 2025), focusing on the largest incorporated places in Washington.

Median household income figures are based on the most recent data available from the U.S. Census Bureau's American Community Survey (ACS). Income data was retrieved using city- or town-level queries (e.g., "Tacoma city, Washington") to ensure geographic consistency with home value estimates.

The median percent down payment (15%) is derived from the 2025 NAR Home Buyers and Sellers Generational Trends Report, which provides benchmark data on typical buyer behavior across the United States. This percentage reflects a simplified average between first-time and repeat buyers for the purposes of this model.

The personal saving rate is taken from the Bureau of Economic Analysis (BEA), based on the most recent national release for August 2025. In addition to calculations using the official national saving rate (4.6%), the analysis includes an alternative scenario applying a moderate household saving rate of 8%, reflecting real-world saving patterns.

Down payment assistance programs referenced are examples only and may not be available through AD Mortgage. AD Mortgage accepts only eligible down payment assistance programs that meet provider eligibility requirements, applicable program guidelines, investor requirements, and underwriting criteria.