

FIRST-TIME HOMEBUYER AFFORDABILITY

Year	Quarter	Starter Home Price	10% Down Payment	Loan Amount	Effective Interest Rate	Effective Int Rate Plus PMI	Monthly Payment	Prime First-Time Median Income	Qualifying Income	First-Time Buyer Index	Composite Index
2019		233,400	23,340	210,060	4.04	4.29	1,038	52,525	49,824	105.4	159.7
2020		255,200	25,520	229,680	3.17	3.42	1,021	54,869	49,008	112.0	169.9
2021	r	300,600	30,060	270,540	3.01	3.26	1,179	57,177	56,592	101.0	153.5
2021	I	270,500	27,050	243,450	2.93	3.18	1,050	58,559	50,400	116.2	176.5
2021	II	304,000	30,400	273,600	3.05	3.30	1,198	56,641	57,504	98.5	149.5
2021	III	308,600	30,860	277,740	2.92	3.17	1,197	56,657	57,456	98.6	149.8
2021	IV r	306,600	30,660	275,940	3.13	3.38	1,221	56,852	58,608	97.0	147.3
2022	I p	313,000	31,300	281,700	3.86	4.11	1,363	57,616	65,424	88.1	133.6