

## 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
2018		222,400	22,240	200,160	4.72	4.97	1,071	49,661	51,408	96.6	146.3
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	55,230	49,008	112.7	171.0
2020	II	247,400	24,740	222,660	3.29	3.54	1,005	56,879	48,240	117.9	178.9
2020	III	266,400	26,640	239,760	3.01	3.26	1,045	55,475	50,160	110.6	168.0
2020	IV	268,300	26,830	241,470	2.81	3.06	1,026	54,963	49,248	111.6	169.5
2021	I r	270,500	27,050	243,450	2.93	3.18	1,050	59,872	50,400	118.8	180.4
2021	II p	304,200	30,420	273,780	3.05	3.30	1,199	57,535	57,552	100.0	151.8