

## 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		303,500	30,350	273,150	3.01	3.26	1,190	57,177	57,120	100.1	152.0
2021	II	307,800	30,780	277,020	3.05	3.30	1,213	56,641	58,224	97.3	147.7
2021	III	312,000	31,200	280,800	2.92	3.17	1,210	56,657	58,080	97.5	148.2
2021	IV	309,700	30,970	278,730	3.13	3.38	1,233	56,852	59,184	96.1	145.9
2022	I r	316,200	31,620	284,580	3.86	4.11	1,377	57,616	66,096	87.2	132.2
2022	II p	351,500	35,150	316,350	5.32	5.57	1,810	59,059	86,880	68.0	102.8