

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
2015		190,300	19,030	171,270	4.03	4.28	846	44,369	40,608	109.3	165.7
2016		200,200	20,020	180,180	3.88	4.13	874	46,190	41,952	110.1	167.1
2017	r	211,500	21,150	190,350	4.20	4.45	959	47,804	46,032	103.8	157.5
2017	I	197,400	19,740	177,660	4.36	4.61	912	47,234	43,776	107.9	163.5
2017	II	217,100	21,710	195,390	4.09	4.34	972	47,618	46,656	102.1	154.8
2017	III	216,500	21,650	194,850	4.16	4.41	977	47,945	46,896	102.2	154.9
2017	IV r	210,600	21,060	189,540	4.17	4.42	951	48,420	45,648	106.1	160.7
2018	I p	208,700	20,870	187,830	4.44	4.69	973	48,606	46,704	104.1	157.7