

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
2016		200,200	20,020	180,180	3.88	4.13	874	46,190	41,952	110.1	167.1
2017		211,500	21,150	190,350	4.20	4.45	959	48,029	46,032	104.3	158.2
2018		222,400	22,240	200,160	4.72	4.97	1,071	49,657	51,408	96.6	146.3
2018	II	227,800	22,780	205,020	4.70	4.95	1,094	49,416	52,512	94.1	142.4
2018	III	226,500	22,650	203,850	4.77	5.02	1,097	49,815	52,656	94.6	143.2
2018	IV	219,300	21,930	197,370	4.95	5.20	1,084	50,304	52,032	96.7	146.3
2019	I r	216,700	21,670	195,030	4.62	4.87	1,032	50,539	49,536	102.0	154.6
2019	II p	237,700	23,770	213,930	4.08	4.33	1,062	50,938	50,976	99.9	151.4