

## 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 p		222,400	22,240	200,160	4.72	4.97	1,071	49,633	51,408	96.5	146.2
2017	IV	210,600	21,060	189,540	4.17	4.42	951	48,726	45,648	106.7	161.7
2018	I	208,500	20,850	187,650	4.44	4.69	972	49,029	46,656	105.1	159.2
2018	II	227,800	22,780	205,020	4.70	4.95	1,094	49,403	52,512	94.1	142.4
2018	III r	226,500	22,650	203,850	4.77	5.02	1,097	49,795	52,656	94.6	143.1
2018	IV p	219,300	21,930	197,370	4.95	5.20	1,084	50,305	52,032	96.7	146.3