The Impending Housing Crisis
A Real Life Look at Affordability

Millions of Americans have been priced out of home ownership today as both home prices and mortgage rates have surged. To put today's affordability crisis in perspective, we compiled real life examples of how housing affordability has varied since the peak of the 2005 housing bubble. Our criteria for finding these homes were:

- Homes had to be in cities that are in the Case-Shiller 20-City Home Price Index.
- Homes had to have sold in 2005 (the peak of the housing bubble), 2012 (the bottom in housing prices), and April 2022.
- Homes had to have similar characteristics in terms of bedrooms, bathrooms, and square footage.

The results show that in many places throughout the U.S., housing affordability is worse today than it was during the 2005 housing bubble! Thanks to the Federal Reserve's ultra-accommodative monetary policy –in addition to their purchase of trillions of dollars worth of mortgages since the Great Financial Crisis– a new and arguably bigger housing bubble is at risk of popping today.

SEATTLE, WA

3 Bedrooms
2 Baths
1,520 Square Feet

Date	Price	Median Family Income*	10% Down Payment	% of Annual Income	30yr Mortgage Rate	Mortgage Payment	% of Monthly Income
Nov 2005	$409,900 – *Sold*	$72,950	$40,990	56%	6.37%	$2,300	38%
Jul 2009	$394,500 – *Sold*	$84,300	$39,450	47%	5.14%	$1,936	28%
Apr 2012	$375,000 – *Sold*	$88,000	$37,500	43%	3.90%	$1,592	22%
Jul 2015	$612,000 – *Sold*	$88,584	$61,200	69%	4.04%	$2,642	36%
May 2022	$885,000 – *Pending*	$115,700	$88,500	**76%**	5.30%	$4,423	**46%**

Freddie Mac and National Association of Realtors (NAR)

* Median Annual Family Income for Seattle metro area (NAR)

PHOENIX, AZ

3 Bedrooms
2.5 Baths
2,124 Square Feet

Date	Price	Median Family Income*	10% Down Payment	% of Annual Income	30yr Mortgage Rate	Mortgage Payment	% of Monthly Income
Jul 2005	$391,000 – *Sold*	$58,300	$39,100	67%	5.77%	$2,058	42%
Jul 2012	$220,000 – *Sold*	$66,400	$22,000	33%	3.49%	$888	16%
Dec 2019	$379,000 – *Sold*	$72,900	$37,900	52%	3.68%	$1,566	26%
May 2022	$629,000 – *Pending*	$79,900	$62,900	**80%**	5.30%	$3,144	**47%**

Freddie Mac and National Association of Realtors (NAR)

* Median Annual Family Income for Phoenix metro area (NAR)

TAMPA, FL

4 Bedrooms
2 Baths
2,041 Square Feet

Date	Price	Median Family Income*	10% Down Payment	% of Annual Income	30yr Mortgage Rate	Mortgage Payment	% of Monthly Income
Feb 2005	$270,000 – *Sold*	$52,150	$27,000	52%	5.62%	$1,398	32%
Nov 2012	$235,000 – *Sold*	$56,400	$23,500	42%	3.40%	$938	20%
Oct 2019	$300,000 – *Sold*	$66,900	$30,000	45%	3.75%	$1,250	22%
May 2022	$525,000 – *Pending*	$72,700	$52,500	**72%**	5.30%	$2,624	**43%**

Freddie Mac and National Association of Realtors (NAR)

* Median Annual Family Income for Tampa metro area (NAR)

SAN DIEGO, CA

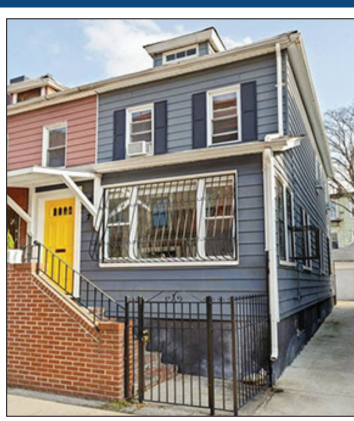
3 Bedrooms
2 Baths
1,752 Square Feet

Date	Price	Median Family Income*	10% Down Payment	% of Annual Income	30yr Mortgage Rate	Mortgage Payment	% of Monthly Income
Jul 2005	$620,000 – *Sold*	$62,900	$62,000	99%	5.77%	$3,263	62%
Feb 2012	$425,000 – *Sold*	$75,900	$42,500	56%	3.95%	$1,815	29%
May 2022	$1,199,000 – *Pending*	$95,100	$119,900	**126%**	5.30%	$5,992	**76%**

Freddie Mac and National Association of Realtors (NAR)

* Median Annual Family Income for San Diego metro area (NAR)

NEW YORK, NY



3 Bedrooms
1.5 Baths
1,536 Square Feet

Date	Price	Median Family Income*	10% Down Payment	% of Annual Income	30yr Mortgage Rate	Mortgage Payment	% of Monthly Income
Jul 2005	$510,000 – *Sold*	$57,650	$51,000	88%	5.77%	$2,684	56%
Jul 2006	$560,000 – *Sold*	$59,200	$56,000	95%	6.78%	$3,279	66%
Dec 2012	$560,000 – *Sold*	$68,300	$56,000	82%	3.32%	$2,213	39%
Dec 2014	$422,000 – *Sold*	$65,488	$42,200	64%	3.89%	$1,789	33%
Sep 2019	$724,600 – *Sold*	$81,900	$72,460	88%	3.64%	$2,980	44%
May 2022	$915,000 – *Pending*	$85,500	$91,500	**107%**	5.30%	$4,573	**64%**

Freddie Mac and National Association of Realtors (NAR)

* Median Annual Family Income for New York metro area (NAR)