

Housing Affordability Index - First-Time Buyer

C.A.R.'s First-time Buyer Housing Affordability Index (FTB-HAI) measures the percentage of households that can afford to purchase an entry-level home in California. C.A.R. also reports first-time buyer indexes for regions and select counties within the state. The Index is the most fundamental measure of housing well-being for first-time buyers in the state.

First Time Buyer Housing Affordability Index (SFH Homes)

Regional/ Sales Data and Condo Sales Data Not Seasonally Adjusted

Q42022	First Time Buyer Housing Affordability Index					
STATE/REGION/COUNTY	Q42022	Q32022	Q42021	Median Home Price	Monthly Payment Including Taxes & Insurance	Minimum Qualifying Income
CA SFH (SAAR)	34	36	44	\$671,520	\$4,270	\$128,100
CA Condo/Townhomes	46	48	54	\$518,500	\$3,290	\$98,700
Los Angeles Metropolitan Area	35	37	46	\$619,650	\$3,940	\$118,200
Inland Empire	45	46	55	\$459,000	\$2,920	\$87,600
S.F. Bay Area	32	33	39	\$1,019,150	\$6,470	\$194,100

US	57	59		67	\$321,900	\$2,040	\$61,200
S.F. Bay Area							
Alameda	30	31		37	\$990,250	\$6,290	\$188,700
Contra Costa	44	45		53	\$714,000	\$4,540	\$136,200
Marin	25	25		35	\$1,343,000	\$8,530	\$255,900
Napa	32	28		44	\$782,000	\$4,970	\$149,100
San Francisco	27	28		29	\$1,338,750	\$8,500	\$255,000
San Mateo	27	27		26	\$1,530,000	\$9,720	\$291,600
Santa Clara	28	28		33	\$1,340,880	\$8,520	\$255,600
Solano	52	54		63	\$483,650	\$3,070	\$92,100
Sonoma	36	39		49	\$684,250	\$4,350	\$130,500
Southern California							
Los Angeles	28	29		39	\$704,760	\$4,480	\$134,400
Orange	24	26		34	\$962,200	\$6,110	\$183,300
Riverside	43	44		51	\$497,250	\$3,160	\$94,800
San Bernardino	51	52		61	\$389,300	\$2,470	\$74,100

San Diego	31	33		42		\$728,450	\$4,630	\$138,900
Ventura	34	36		44		\$722,500	\$4,590	\$137,700
Central Coast								
Monterey	28	30		37		\$703,800	\$4,470	\$134,100
San Luis Obispo	28	30		42		\$716,550	\$4,550	\$136,500
Santa Barbara	24	25		37		\$828,750	\$5,260	\$157,800
Santa Cruz	21	25		32		\$1,083,750	\$6,880	\$206,400
Central Valley								
Fresno	50	51		58		\$339,150	\$2,150	\$64,500
Glenn	56	56		60		\$260,950	\$1,660	\$49,800
Kern	49	53		61		\$318,670	\$2,020	\$60,600
Kings	58	62		72		\$280,500	\$1,780	\$53,400
Madera	52	55		61		\$348,500	\$2,210	\$66,300
Merced	55	55		62		\$306,000	\$1,940	\$58,200
Placer	51	52		59		\$535,500	\$3,400	\$102,000
Sacramento	49	50		58		\$425,000	\$2,700	\$81,000
San Benito	40	44		51		\$646,000	\$4,100	\$123,000

San Joaquin	49	50		57		\$422,030	\$2,680	\$80,400
Stanislaus	50	51		59		\$364,650	\$2,320	\$69,600
Tulare	52	55		62		\$305,920	\$1,940	\$58,200
Far North								
Butte	48	50		52		\$365,080	\$2,320	\$69,600
Lassen	72	73		77		\$197,630	\$1,260	\$37,800
Plumas	52	50		58		\$337,400	\$2,140	\$64,200
Shasta	57	58		63		\$301,750	\$1,920	\$57,600
Siskiyou	50	50		62		\$276,250	\$1,750	\$52,500
Tehama	56	56		58		\$246,500	\$1,570	\$47,100
Other Counties in California								
Amador	56	56		61		\$330,650	\$2,100	\$63,000
Calaveras	51	54		58		\$374,000	\$2,380	\$71,400
Del Norte	43	46		57		\$318,750	\$2,020	\$60,600
El Dorado	46	50		58		\$539,750	\$3,430	\$102,900
Humboldt	42	42		50		\$369,750	\$2,350	\$70,500

Lake	48	53		61		\$297,420	\$1,890	\$56,700
Mariposa	47	42		51		\$305,150	\$1,940	\$58,200
Mendocino	32	36		41		\$478,130	\$3,040	\$91,200
Mono	18	20		32		\$701,250	\$4,450	\$133,500
Nevada	46	45		55		\$447,100	\$2,840	\$85,200
Sutter	54	53		60		\$345,060	\$2,190	\$65,700
Tuolumne	55	55		63		\$321,300	\$2,040	\$61,200
Yolo	42	43		51		\$510,000	\$3,240	\$97,200
Yuba	51	50		53		\$340,000	\$2,160	\$64,800

Source: CALIFORNIA ASSOCIATION OF REALTORS®

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Note: The effective interest rate series previously used to calculate C.A.R.'s First-Time Buyer Housing Affordability Index (FTB-HAI) was discontinued in 2008. Beginning with this news release, the FTB-HAI will incorporate an effective interest rate that is based on the one-year, adjustable-rate mortgage (ARM) from Freddie Mac's Primary Mortgage Market Survey (PMMS). The effective rate accounts for both the one-year ARM rate and the points/fees as reported by Freddie Mac.

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