



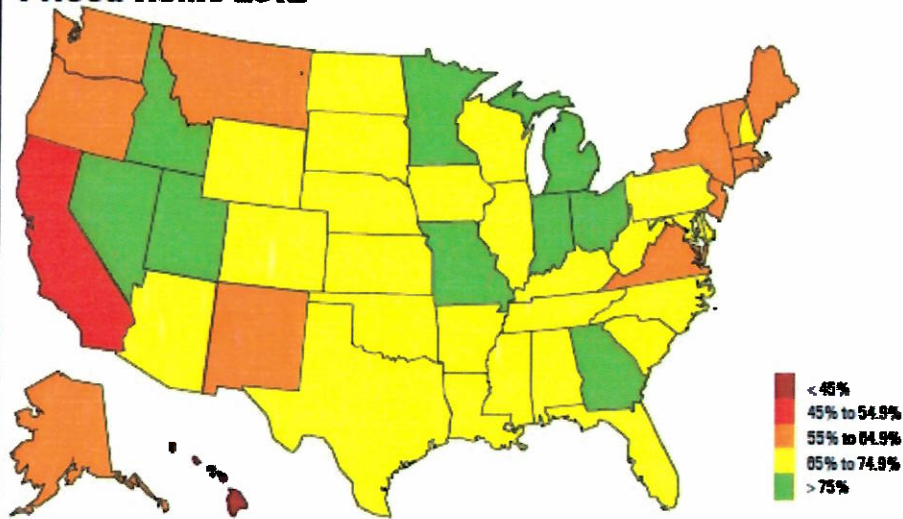
The CAR and Habitat for Humanity Affordability Index, 2010 to now is shown below. The higher the number, the better the affordability. An index of 290 (condo HAI from 1-2012) means that the median household income is 290% of what's needed to qualify for the median-priced home under prevailing interest rates. Today's single-family number is 70 (metro region). Median household income is only 70% of what's needed to qualify for a median-priced single-family home. Dropping like a rock.

### Historical Housing Affordability Index by Month



In many areas of the country, including Colorado, between 2009 to 2019, income growth failed to keep pace with increases in home prices. Colorado was one of 10 states where home prices grew faster than median household incomes, according to the [Rosen Consulting Group Housing Affordability study](#)

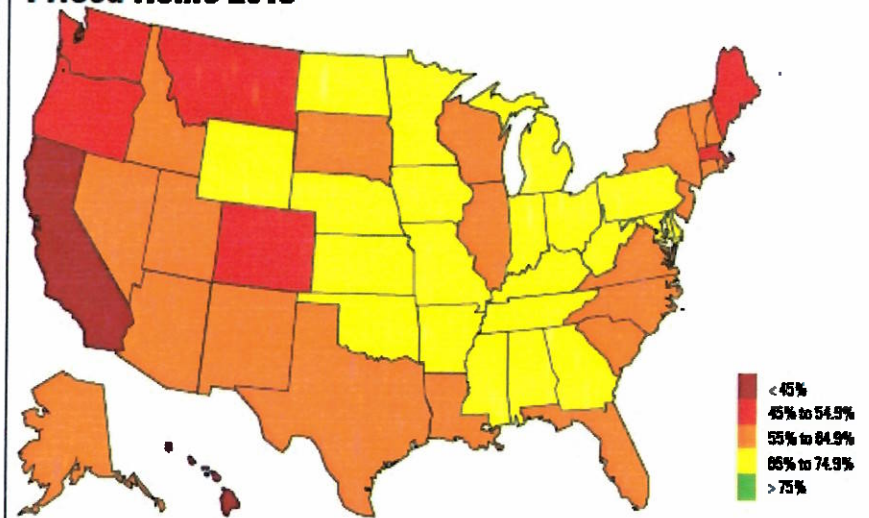
### Share of Households Able to Afford the Median Priced Home 2012



Note: Change in share of households spending 30% or less of their income on the median priced home using standard 30-yr. fixed rate mortgage and 20% down payment assumptions.

Source: Census, NAR, RCG

### Share of Households Able to Afford the Median Priced Home 2019



Note: Change in share of households spending 30% or less of their income on the median priced home using standard 30-yr. fixed rate mortgage and 20% down payment assumptions.

Source: Census, NAR, RCG

