

Fourth Quarter 2006: October 1 to December 31 2006

New Castle County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$21,630	\$59,837	\$232,000	(\$172,163)
60%	\$43,260	\$135,988	\$232,000	(\$96,012)
80%	\$57,680	\$186,731	\$232,000	(\$45,269)
100%	\$72,100	\$237,474	\$232,000	\$5,474
115%	\$82,915	\$275,531	\$232,000	\$43,531

Kent County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,740	\$42,666	\$229,000	(\$186,334)
60%	\$33,480	\$101,573	\$229,000	(\$127,427)
80%	\$44,640	\$140,844	\$229,000	(\$88,156)
100%	\$55,800	\$180,115	\$229,000	(\$48,885)
115%	\$64,170	\$209,569	\$229,000	(\$19,431)

Sussex County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,260	\$40,977	\$260,000	(\$219,023)
60%	\$32,520	\$98,194	\$260,000	(\$161,806)
80%	\$43,360	\$136,340	\$260,000	(\$123,660)
100%	\$54,200	\$174,485	\$260,000	(\$85,515)
115%	\$62,330	\$203,094	\$260,000	(\$56,906)

Assumptions:

* Median Incomes based on HUD's 2006 standard

**Loan terms of 30 years at 6.25% with qualifying amount based on 33%/38% Debt-to Income Ratio (HUD Standard)

Estimated Tax and Insurance Costs of \$100

An estimated "other debt" of 12% was added (ex. school loans, credit cards, etc.)

***Source: *eneighborhoods* software for third quarter 2006

SLI:01/03/2007