



**Income Levels and Affordability Ranges**  
**Second Quarter 2009: April 1, 2009 – June 30, 2009**

**New Castle County**

<b>% of Median Income</b>	<b>Actual Income*</b>	<b>Qualifying Mortgage Amount **</b>	<b>Median Home Price***</b>	<b>Affordability Gap</b>
30%	\$23,350	\$70,958	\$225,000	(\$154,042)
60%	\$46,680	\$165,120	\$225,000	(\$59,880)
80%	\$62,250	\$227,962	\$225,000	\$2,962
100%	\$77,800	\$290,724	\$225,000	\$65,724
115%	\$89,470	\$337,825	\$225,000	\$112,825

**Kent County**

<b>% of Median Income</b>	<b>Actual Income*</b>	<b>Qualifying Mortgage Amount **</b>	<b>Median Home Price***</b>	<b>Affordability Gap</b>
30%	\$17,850	\$48,759	\$200,000	(\$151,241)
60%	\$35,700	\$120,804	\$200,000	(\$79,196)
80%	\$47,600	\$168,833	\$200,000	(\$31,167)
100%	\$59,500	\$216,863	\$200,000	\$16,863
115%	\$68,425	\$252,885	\$200,000	\$52,885

**Sussex County**

<b>% of Median Income</b>	<b>Actual Income*</b>	<b>Qualifying Mortgage Amount **</b>	<b>Median Home Price***</b>	<b>Affordability Gap</b>
30%	\$17,600	\$47,750	\$180,000	(\$132,250)
60%	\$35,160	\$118,624	\$180,000	(\$61,376)
80%	\$46,900	\$166,008	\$180,000	(\$13,992)
100%	\$58,600	\$213,230	\$180,000	\$33,230
115%	\$67,390	\$248,708	\$180,000	\$68,708

**NOTE:** *Qualifying mortgage amount* is the maximum a household may qualify to borrow based on the given income and assumptions given below. This does not account for down payment requirements and other circumstances which may affect the home price that is ultimately affordable to the household.

**Assumptions:**

\* Median Incomes based on HUD's 2009 standard for a family of four.

\*\* Loan terms of 30 years at 5.50% with qualifying amount based on 33%/38% Debt-to Income Ratio (HUD Standard)  
 Estimated Tax and Insurance Costs of \$125

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

\*\*\*Source: *neighborhoods* software for 2<sup>nd</sup> Quarter 2009