HAI-Report

CAR

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### 2018 Q3 Basic Report Writeup

* 27% of California households could afford to purchase the $588,530 median-priced home in 2018 Q3, up from 26% percent in 2018 Q2 and down from from 28% in 2017 Q3.
* A minimum annual income of $125,540 was needed to make monthly payments of $3,140, including principal, interest, and taxes on a 30-year, fixed-rate mortgage at 4.77 percent interest rate. It should be noted that rates have since risen to levels not seen in 4 years, further constraining affordability.
* 35% percent of home buyers were able to purchase the $479,390 median-priced condo or townhome. An annual income of $102,260 was required to make a monthly payment of $2,560.

#### Regional Changes

* In the Los Angeles Metropolitan Area regional quarterly affordability *increased* point(s) and yearly affordability *was steady*
* In the Bay Area regional quarterly affordability *increased* point(s) and yearly affordability *decreased* 2 point(s),
* In the Inland Empire regional quarterly affordability *was steady* and yearly affordability *decreased* 2 point(s),

#### General County Changes

* Rates increased from last quarter (2018 Q3) to 4.77% from 4.7% in 2018 Q2.
* QtQ Affordability improved from last quarter in 24 tracked counties, decreased in 14 and remained flat in 17 counties.
  + Central Coast: 2 counties improved: (Monterey and Santa Barbara), 1 counties declined: (San Luis Obispo), 1 counties remained flat: (Santa Cruz).
  + Central Valley: 3 counties improved: (Kings , Placer and Sacramento), 3 counties declined: (Merced, San Benito and Tulare), 5 counties remained flat: (Fresno, Kern, Madera, San Joaquin and Stanislaus).
  + Other Counties in California: 9 counties improved: (Butte, El Dorado, Lake County, Lassen, Mariposa, Mendocino, Plumas, Yolo and Yuba), 5 counties declined: (Mono, Shasta, Siskiyou, Tehama and Tuolumne), 4 counties remained flat: (Calaveras, Humboldt, Nevada and Sutter).
  + S.F. Bay Area: 6 counties improved: (Alameda, Contra Costa, Marin, San Francisco, Santa Clara and Sonoma), 1 counties declined: (Napa), 2 counties remained flat: (San Mateo and Solano).
  + Southern California: 0 counties improved: (NA), 2 counties declined: (Los Angeles and San Bernardino), 4 counties remained flat: (Orange , Riverside , San Diego and Ventura).
* YtY Affordability improved from last quarter in 10 tracked States, decreased in 32 and remained flat in 5 States.
  + Central Valley: 2 counties improved: (Fresno and Madera), 8 counties declined: (Kings , Merced, Placer , Sacramento, San Benito, San Joaquin, Stanislaus and Tulare), 1 counties remained flat: (Kern).
  + Other Counties in California: 4 counties improved: (Lake County, Lassen, Yolo and Yuba), 12 counties declined: (Butte, Calaveras, Mariposa, Mendocino, Mono, Nevada, Plumas, Shasta, Siskiyou, Sutter, Tehama and Tuolumne), 2 counties remained flat: (El Dorado and Humboldt).
  + S.F. Bay Area: 2 counties improved: (Marin and San Francisco), 6 counties declined: (Alameda, Contra Costa, Napa, San Mateo, Solano and Sonoma), 1 counties remained flat: (Santa Clara).
  + Southern California: 1 counties improved: (Ventura), 4 counties declined: (Orange , Riverside , San Bernardino and San Diego), 1 counties remained flat: (Los Angeles).

#### County By County Changes

* By Region QtQ
  + Central Coast: affordability was up one points in Monterey (20 to 19) and up six points in Santa Barbara (26 to 20)); also affordability was down one points in San Luis Obispo (21 to 22). Affordability was flat in Santa Cruz (12 to 12).
  + Central Valley: affordability was up one points in Kings (51 to 50), up one points in Placer (42 to 41) and up one points in Sacramento (42 to 41)); also affordability was down two points in Merced (40 to 42), down three points in San Benito (27 to 30) and down one points in Tulare (47 to 48). Affordability was flat in Fresno (46 to 46), was flat in Kern (53 to 53), was flat in Madera (48 to 48), was flat in San Joaquin (38 to 38) and was flat in Stanislaus (45 to 45).
  + Other Counties in California: affordability was up one points in Butte (39 to 38), up three points in El Dorado (41 to 38), up two points in Lake County (39 to 37), up three points in Lassen (67 to 64), up one points in Mariposa (40 to 39), up one points in Mendocino (23 to 22), up two points in Plumas (44 to 42), up two points in Yolo (35 to 33) and up three points in Yuba (48 to 45)); also affordability was down three points in Mono (11 to 14), down two points in Shasta (44 to 46), down one points in Siskiyou (47 to 48), down two points in Tehama (49 to 51) and down two points in Tuolumne (41 to 43). Affordability was flat in Calaveras (43 to 43), was flat in Humboldt (33 to 33), was flat in Nevada (32 to 32) and was flat in Sutter (45 to 45).
  + S.F. Bay Area: affordability was up two points in Alameda (18 to 16), up three points in Contra Costa (32 to 29), up one points in Marin (19 to 18), up one points in San Francisco (15 to 14), up one points in Santa Clara (17 to 16) and up two points in Sonoma (22 to 20)); also affordability was down one points in Napa (24 to 25). Affordability was flat in San Mateo (14 to 14) and was flat in Solano (38 to 38).
  + Southern California: affordability was NA); also affordability was down four points in Los Angeles (22 to 26) and down one points in San Bernardino (48 to 49). Affordability was flat in Orange (20 to 20), was flat in Riverside (37 to 37), was flat in San Diego (23 to 23) and was flat in Ventura (28 to 28).
* By Region YtY
  + Central Valley: affordability was up one points in Fresno (46 to 45) and up four points in Madera (48 to 44)); also affordability was down one points in Kings (51 to 52), down seven points in Merced (40 to 47), down two points in Placer (42 to 44), down one points in Sacramento (42 to 43), down four points in San Benito (27 to 31), down three points in San Joaquin (38 to 41), down one points in Stanislaus (45 to 46) and down four points in Tulare (47 to 51). Affordability was flat in Kern (53 to 53).
  + Other Counties in California: affordability was up one points in Lake County (39 to 38), up three points in Lassen (67 to 64), up one points in Yolo (35 to 34) and up five points in Yuba (48 to 43)); also affordability was down one points in Butte (39 to 40), down one points in Calaveras (43 to 44), down eleven points in Mariposa (40 to 51), down five points in Mendocino (23 to 28), down nine points in Mono (11 to 20), down seven points in Nevada (32 to 39), down three points in Plumas (44 to 47), down four points in Shasta (44 to 48), down two points in Siskiyou (47 to 49), down six points in Sutter (45 to 51), down seven points in Tehama (49 to 56) and down four points in Tuolumne (41 to 45). Affordability was flat in El Dorado (41 to 41) and was flat in Humboldt (33 to 33).
  + S.F. Bay Area: affordability was up one points in Marin (19 to 18) and up two points in San Francisco (15 to 13)); also affordability was down two points in Alameda (18 to 20), down one points in Contra Costa (32 to 33), down two points in Napa (24 to 26), down one points in San Mateo (14 to 15), down five points in Solano (38 to 43) and down three points in Sonoma (22 to 25). Affordability was flat in Santa Clara (17 to 17).
  + Southern California: affordability was up one points in Ventura (28 to 27)); also affordability was down one points in Orange (20 to 21), down one points in Riverside (37 to 38), down three points in San Bernardino (48 to 51) and down three points in San Diego (23 to 26). Affordability was flat in Los Angeles (22 to 22).
  + Central Coast: affordability was up six points in Santa Barbara (26 to 20)); also affordability was down two points in Monterey (20 to 22), down two points in San Luis Obispo (21 to 23) and down five points in Santa Cruz (12 to 17). Affordability NA.