



HERE'S THE BREAKDOWN:

THE #1 MISCONCEPTION IN THE HOMEBUYING PROCESS

After over a year of moderating home prices, it appears home value appreciation is about to reaccelerate.



THE MISCONCEPTION

Many believe when real estate values are increasing, owning a home becomes less affordable. That misconception is not necessarily true.

In most cases, homes are purchased with a mortgage. The current mortgage rate is a major component of the affordability equation. Mortgage rates have fallen by almost a full percentage point since this time last year.

Another major piece of the equation is a buyer's income. The median family income has risen by 5% over the last year, contributing to the affordability factor.

BOTTOM LINE

If you're thinking about purchasing a home, realize that homes are still affordable even though prices are increasing.

Buying Power

As interest rates change, a buyer's purchasing power can be dramatically impacted.

The chart to the right shows the monthly principal and interest payment based on the loan amount and starting rate.

Loan Amount:
\$230,000

Rate (APR):
3.625% (3.71%)

Monthly Payment:
\$1,048

RATE

	3.625%	3.75%	3.875%	4.00%	4.125%	4.25%	4.375%
\$230k	\$1,048	\$1,065	\$1,081	\$1,098	\$1,114	\$1,131	\$1,148
\$226k		\$1,048					
\$223k			\$1,048				
\$220k				\$1,048			
\$216k					\$1,048		
\$213k						\$1,048	
\$210k							\$1,048

PRICE



Diana Harvey
Loan Originator
NMLS#1208474 | FL#LO25934
Phone: (727) 458-2005
dharvey@vandykmortgage.com
13577 Feather Sound Drive
Clearwater, FL 33762
www.dianaharveyhomeloans.com

OVER 100,000
LOANS CLOSED



Babette Aiosa
Broker/Owner/President
Aiosa Realty Group, Inc
Office: (727) 585-4804
Cell: (727) 439-9029
babette@aiosarealty.com
10225 Ulmerton Rd, Ste 5-B
Largo, FL 33771
<https://aiosarealty.com/>

