



Indiana Households Priced Out of the Market by \$1,000 Price Increase

Just over 1 million (about 39%) of the 2.6 million Indiana households could afford to buy a new median priced home at \$317,395 in 2021.

A \$1,000 home price increase will price 4,304 households out of the market for this home. These are the households that can qualify for a mortgage before a \$1,000 increase but not afterwards, as shown in the table below.

Median New Home Price in Indiana	Income Needed to Qualify	All Households	Households That Can Afford Median Price	Households That Can't Afford Median Price	Priced Out
\$317,395	\$70,489	2,594,959	1,003,721	1,591,238	4,304

Calculations assume a 10% down payment and a 73 basis point fee for private mortgage insurance. A household qualifies for a mortgage if mortgage payments, taxes and insurance are 28% of income.