

Housing Affordability Survey
 Ability to Purchase Single-Family Homes (market percentage)

Rock Hill School Teacher

Jurisdiction & Avg. Sale Price (Year: 2002)

Yrs. of Experience	Ability to Purchase 30 Yr. Mortgage: 5.5%	Rock Hill \$137,808	Fort Mill \$197,119	Tega Cay \$222,547	Clover \$143,645	York \$137,998	River Hills \$276,825	Lancaster \$106,962	Chester \$103,446
0	\$106,000	30%-37%	8%-10%	1%-3%	28%-32%	34%-38%	0%	55%-60%	56%
5	\$120,000	49%	14%	6%	40%	46%	0%	66%	63%
10	\$135,000	61%	23%	18%	52%	59%	0%	73%	69%

Yrs. of Experience	Ability to Purchase 30 Yr. Mortgage: 7.0%								
0	\$92,000	18%-21%	4%-7%	0%	21%-24%	20%-24%	0%	47%-49%	56%
5	\$102,000	25%-30%	8%	1%	25%-28%	28%-34%	0%	52%-55%	56%
10	\$115,000	43%	11%	4%	35%	43%	0%	63%	63%

Jurisdiction & Avg. Sale Price (Year: 2002)

Firefighter I		Jurisdiction & Avg. Sale Price (Year: 2002)							
Pay Scale	Ability to Purchase 30 Yr. Mortgage: 5.5%	Rock Hill	Fort Mill	Tega Cay	Clover	York	River Hills	Lancaster	Chester
		\$137,808	\$197,119	\$222,547	\$143,645	\$137,998	\$276,825	\$106,962	\$103,446
Min.	\$92,000	18%-21%	4%-7%	0%	21%-24%	20%-24%	0%	47%-49%	56%
Mid.	\$110,000	37%	10%	3%	32%	38%	0%	60%	56%
Max.	\$133,000	59%-61%	20%-23%	14%-18%	50%-52%	54%-59%	0%	71%-73%	66%-69%
Pay Scale		Ability to Purchase 30 Yr. Mortgage: 7.0%							
Min.	\$79,000	10%-12%	1%-3%	0%	16%-17%	11%-13%	0%	34%-38%	56%
Mid.	\$95,000	21%	7%	0%	24%	24%	0%	49%	56%
Max.	\$113,500	37%-43%	10%-11%	3%-4%	32%-35%	38%-43%	0%	60%-63%	56%-63%

Jurisdiction & Avg. Sale Price (Year: 2002)

Firefighter II		Jurisdiction & Avg. Sale Price (Year: 2002)							
Pay Scale	Ability to Purchase 30 Yr. Mortgage: 5.5%	Rock Hill	Fort Mill	Tega Cay	Clover	York	River Hills	Lancaster	Chester
		\$137,808	\$197,119	\$222,547	\$143,645	\$137,998	\$276,825	\$106,962	\$103,446
Min.	\$95,500	21%-25%	7%-8%	1%	24%-25%	24%-28%	0%	49%-52%	56%
Mid.	\$116,000	43%-49%	11%-14%	4%-6%	35%-40%	43%-46%	0%	63%-66%	63%
Max.	\$138,000	61%-65%	23%-26%	18%-23%	52%-56%	59%-61%	0%	73%-76%	69%
Pay Scale		Ability to Purchase 30 Yr. Mortgage: 7.0%							
Min.	\$81,500	12%-14%	1%-3%	0%	17%-19%	13%-15%	0%	38%-41%	56%
Mid.	\$99,000	21%-25%	7%-8%	1%	24%-25%	24%-28%	0%	49%-52%	56%
Max.	\$118,000	43%-49%	11%-14%	4%-6%	35%-40%	43%-46%	0%	63%-66%	63%

Jurisdiction & Avg. Sale Price (Year: 2002)

Police Officer I

Pay Scale	Ability to Purchase 30 Yr. Mortgage: 5.5%	Rock Hill \$137,808	Fort Mill \$197,119	Tega Cay \$222,547	Clover \$143,645	York \$137,998	River Hills \$276,825	Lancaster \$106,962	Chester \$103,446
Min.	\$101,500	25%-30%	8%	1%	25%-28%	28%-34%	0%	52%-55%	56%
Mid.	\$124,000	49%-55%	14%-16%	6%-10%	40%-44%	46%-49%	0%	66%-69%	63%-66%
Max.	\$146,000	66%-69%	28%-30%	27%-31%	57%-60%	62%-63%	0%	78%-81%	69%

Pay Scale	Ability to Purchase 30 Yr. Mortgage: 7.0%								
Min.	\$87,000	14%-18%	3%-4%	0%	19%-21%	15%-20%	0%	41%-47%	56%
Mid.	\$106,000	30%-37%	8%-10%	1%-3%	28%-32%	34%-38%	0%	55%-60%	56%
Max.	\$124,600	49%-55%	14%-16%	6%-10%	40%-44%	46%-49%	0%	66%-69%	63%-66%

Jurisdiction & Avg. Sale Price (Year: 2002)

Police Officer II

Pay Scale	Ability to Purchase 30 Yr. Mortgage: 5.5%	Rock Hill \$137,808	Fort Mill \$197,119	Tega Cay \$222,547	Clover \$143,645	York \$137,998	River Hills \$276,825	Lancaster \$106,962	Chester \$103,446
Min.	\$107,000	30%-37%	8%-10%	1%-3%	28%-32%	34%-38%	0%	55%-60%	56%
Mid.	\$131,000	59%-61%	20%-23%	14%-18%	50%-52%	54%-59%	0%	71%-73%	66%-69%
Max.	\$154,500	69%-71%	30%-35%	31%-34%	60%-63%	63%-66%	0%	81%-82%	69%-72%

Pay Scale	Ability to Purchase 30 Yr. Mortgage: 7.0%								
Min.	\$91,500	18%-21%	4%-7%	0%	21%-24%	20%-24%	0%	47%-49%	56%
Mid.	\$112,000	37%-43%	10%-11%	3%-4%	32%-35%	38%-43%	0%	60%-63%	56%-63%
Max.	\$132,000	59%-61%	20%-23%	14%-18%	50%-52%	54%-59%	0%	71%-73%	66%-69%

These scenerios are based on a standard FHA mortgage.

It assumes all other debts not to exceed 12% of gross monthly revenue (i.e. credit card, car payment, etc).

Taxes, homeowner insurance, and mortgage insurance were calculated into total housing expense.

This also assumes credit is at least fair with no derogatory credit in last 12 months.