DEMOGRAPHIA

Demographia Housing Affordability by Ethnicity in the United States

Ratings for Major Urban Markets

A Supplementary Report
Demographia International Housing Affordability Survey

Data for 3rd Quarter 2006

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Pavletich Properties Limited

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HOUSING AFFORDABILITY BY ETHNICITY: UNITED STATES

By Type of Urban Planning Market
Hispanic Median Multiple
African-American Median Multiple
White-Non-Hispanic Median Multiple
United States Markets Over 1,000,000 Population: 2006: 3rd Quarter

Tables:
1. Median Multiple by Ethnicity
2. Additional Years of Income Required

Table 1
MEDIAN MULTIPLE BY ETHNICITY

Metropolitan Area	All Households	White-Non-Hispanic Households	Hispanic Households	African-American Households	Prescriptive Market?
Atlanta	2.9	2.4	4.0	4.0	NO
Austin	3.1	2.7	3.9	4.5	NO
Baltimore	4.7	4.1	4.8	6.9	YES
Birmingham	3.5	3.0	3.8	5.3	NO
Boston	6.2	5.7	11.9	9.9	YES
Buiffalo	2.3	2.1	5.8	4.1	NO
Charlotte	3.7	3.2	4.7	5.5	NO
Chicago	4.5	3.8	5.8	7.4	YES
Cincinnati	2.7	2.5	3.3	5.2	NO
Cleveland	2.8	2.5	4.0	4.7	NO
Columbus	2.9	2.7	3.7	4.7	NO
Dallas-Fort Worth	2.7	2.2	3.7	4.0	NO
Denver	4.3	3.7	6.5	7.3	YES
Detroit	2.7	2.4	3.3	4.3	NO
Hartford	4.1	3.7	8.2	6.0	YES
Houston	2.9	2.2	4.0	4.1	NO
Indianapolis	2.3	2.1	3.6	3.7	NO
Jacksonville	3.8	3.4	4.5	6.0	YES
Kansas City	2.8	2.5	3.9	4.9	NO
Las Vegas	6.5	5.8	7.6	8.1	YES
Los Angeles	11.4	9.0	14.8	16.3	YES
Louisville	2.9	2.7	3.5	5.0	NO
Memphis	3.1	2.2	3.9	4.7	NO
Miami	7.6	6.4	8.6	9.8	YES
Milwaukee	4.0	3.5	5.9	7.9	YES
Minneapolis-St. Paul	3.6	3.4	5.7	7.3	YES
Nashville	2.9	2.7	4.0	4.3	NO
New Orleans	4.0	3.4	4.6	6.0	YES
New York	7.2	5.8	10.9	10.4	YES
Oklahoma City	2.9	2.7	3.7	5.0	NO
Orlando	5.4	4.8	6.4	7.6	YES
Philadelphia	4.1	3.5	6.5	6.8	NO
Phoenix	5.1	4.6	6.8	6.4	YES
Pittsburgh	2.6	2.5	3.3	4.6	NO
Portland	5.0	4.8	7.0	9.4	YES
Providence	5.7	5.3	10.1	8.2	YES
Richmond	4.1	3.5	5.3	5.6	NO

Riverside-San Bernardino	7.9	7.3	8.8	8.9	YES
Rochester	2.3	2.1	4.9	4.2	NO
Sacramento	6.6	6.1	8.2	8.7	YES
Salt Lake City	4.0	3.8	5.8	5.5	NO
San Antonio	3.1	2.4	3.8	3.9	NO
San Diego	10.5	9.4	14.0	14.9	YES
San Francisco	10.1	8.7	13.3	18.1	YES
San Jose	8.4	7.7	12.8	13.1	YES
Seattle	5.8	5.6	8.4	8.7	YES
St. Louis	2.8	2.6	3.0	4.7	NO
Tampa-St. Petersburg	5.2	4.9	5.8	7.0	YES
Virginia Beach	4.7	4.0	5.5	6.4	YES
Washington	5.6	4.7	7.5	8.0	YES
All Markets	4.6	4.1	6.3	7.0	
Responsive Markets	3.0	2.6	4.1	4.7	NO
Prescriptive (Smart Growth) Markets	6.1	5.4	8.2	9.0	YES

Table 2
ADDITIONAL YEARS OF INCOME REQUIRED TO PURCHASE MEDIAN PRICED HOUSE

Metropolitan Area	Hispanic Households Compared to Non -Hispanic White Households	African-American Households Compared to Non-Hispanic White Households	Prescriptive Market?
Atlanta	1.6	1.6	NO
Austin	1.2	1.8	NO
Baltimore	0.7	2.8	YES
Birmingham	0.8	2.3	NO
Boston	6.2	4.2	YES
Buiffalo	3.7	2.0	NO
Charlotte	1.5	2.3	NO
Chicago	2.0	3.6	YES
Cincinnati	0.8	2.7	NO
Cleveland	1.5	2.2	NO
Columbus	1.0	2.0	NO
Dallas-Fort Worth	1.5	1.8	NO
Denver	2.8	3.6	YES
Detroit	0.9	1.9	NO
Hartford	4.5	2.3	YES
Houston	1.8	1.9	NO
Indianapolis	1.5	1.6	NO
Jacksonville	1.1	2.6	YES
Kansas City	1.4	2.4	NO
Las Vegas	1.8	2.3	YES
Los Angeles	5.8	7.3	YES
Louisville	0.8	2.3	NO
Memphis	1.7	2.5	NO
Miami	2.2	3.4	YES
Milwaukee	2.4	4.4	YES
Minneapolis-St. Paul	2.3	3.9	YES
Nashville	1.3	1.6	NO
New Orleans	1.2	2.6	YES
New York	5.1	4.6	YES
Oklahoma City	1.0	2.3	NO
Orlando	1.6	2.8	YES
Philadelphia	3.0	3.3	NO
Phoenix	2.2	1.8	YES
Pittsburgh	0.8	2.1	NO
Portland	2.2	4.6	YES
Providence	4.8	2.9	YES
Richmond	1.8	2.1	NO
Riverside-San Bernardino	1.5	1.6	YES
Rochester	2.8	2.1	NO
Sacramento	2.1	2.6	YES
Salt Lake City	2.0	1.7	NO
San Antonio	1.4	1.5	NO
San Diego	4.6	5.5	YES
San Francisco	4.6	9.4	YES
San Jose	5.1	5.4	YES
Seattle	2.8	3.1	YES
St. Louis	0.4	2.1	NO
Tampa-St. Petersburg	0.9	2.1	YES
Virginia Beach	1.5	2.4	YES

Washington	2.8	3.3	YES
All Markets	2.2	2.9	
Responsive Markets	1.5	2.1	NO
Prescriptive (Smart Growth) Markets	2.8	3.6	YES

2006: 3rd Quarter

Median Multiple: Median house price divided by median household income.

Responsive Markets: Metropolitan areas in which land prices remain generally at liberally regulated (traditionally regulated) market levels.

Prescriptive Markets: Metropolitan areas in which smart growth or other public policies have driven land prices significantly above normal market levels.

Estimated using data in 3rd International Demographia Housing Affordability Survey and American Community Survey