

Move-Up Buyers: The High Cost of Waiting

	August 2013	August 2014	August 2015
Market appreciation (estimated)	n/a	12%	12%
Median sales price	\$715,714	\$801,600	\$897,792
"Move-up" median sales price (+ 35%)	\$966,214	\$1,082,160	\$1,212,019
Down payment (20%) on move-up price	\$193,243	\$216,432	\$242,404
Increase in down payment versus 2013	n/a	\$23,189	\$49,161
Total mortgage amount	\$772,971	\$865,728	\$969,615
Potential APR (jumbo, 30-year fixed)	4.46%	5.46%	6.46%
Total monthly mortgage payment	\$3,898	\$4,894	\$6,103
Increase in monthly payment versus 2013	n/a	\$996	\$2,205
Potential first-year additional cost versus 2013	n/a	\$35,136.57	\$75,620.48