

Consumer Price Index Historical Tables for Phila.-Wilmington-Atlantic City, PA-DE-NJ-MD, CMSA

CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U)												
ALL ITEMS (1982-84=100)	Philadelphia-Wilmington-Atlantic City, Pa.-N.J.-Del.-Md.											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Consumer Price Index												
2005		200.1		203.3		204.8		206.6		207.5		204.9
2006		209.0		211.6		213.9		216.4		211.6		211.6
2007		213.152		215.270		217.255		218.692		218.929		219.025
2008		220.935		223.622		228.408		228.337		225.113		218.186
2009		220.262		221.686		223.810		226.039		224.787		224.800
2010		226.529		227.432		228.074		228.500		228.543		228.017
2011		230.878		233.143		234.463		236.196		235.440		234.312
2012		235.857		237.782		237.405		239.557		240.537		238.492
2013		240.137		240.345		240.990		242.128		241.141		241.383
2014		242.584		243.694		245.247		245.303		244.948		242.912
2015		242.424		243.717		245.675		244.519		243.697		242.356
Percent change from 12 months ago												
2005		4.5		4.4		3.4		3.8		3.6		3.6
2006		4.4		4.1		4.4		4.7		2.0		3.3
2007		2.0		1.7		1.6		1.1		3.5		3.5
2008		3.7		3.9		5.1		4.4		2.8		-0.4
2009		-0.3		-0.9		-2.0		-1.0		-0.1		3.0
2010		2.8		2.6		1.9		1.1		1.7		1.4
2011		1.9		2.5		2.8		3.4		3.0		2.8
2012		2.2		2.0		1.3		1.4		2.2		1.8
2013		1.8		1.1		1.5		1.1		0.3		1.2
2014		1.0		1.4		1.8		1.3		1.6		0.6
2015		-0.1		0.0		0.2		-0.3		-0.5		-0.2

Example Calculation:

Purchase Feb 2010 for \$135,000 and paid \$5000 closing costs. List for sale Feb 2015 and estimate closing costs at \$10,000.

- **Adjusted Purchase Price:** $135,000 + 5,000 + 10,000 = \mathbf{\$150,000}$
- **Affordable Price:** *Adjusted Purchase Price shall be multiplied by a fraction, the denominator of which is the CPI-U for the month and year the Home is listed for sale and the numerator of which is difference between the CPI-U for the month and year the Home is listed for sale and the CPI-U for the month and year of the purchase of the Home, which sum shall then be added to the Adjusted Purchase price to arrive at the Affordable Price.*
 - CPI-U All items Feb 2010 (purchase date): **226.529**
 - CPI-U All Items Feb 2015 (listing date): **- 242.424**
 - Difference between CPI at listing and at purchase: $242.424 - 226.529 = \mathbf{15.895}$
 - $\mathbf{15.895/242.424} = .06556 \times \mathbf{150,000} = 9,834 + \mathbf{150,000} = \mathbf{\$159,834}$ **Affordable Price**