

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

<b>CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U)</b>												
<b>ALL ITEMS (1982-84=100)</b>	<b>Philadelphia-Wilmington-Atlantic City, Pa.-N.J.-Del.-Md.</b>											
	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
<b>Consumer Price Index</b>												
<b>2005</b>		200.1		203.3		204.8		206.6		207.5		204.9
<b>2006</b>		209.0		211.6		213.9		216.4		211.6		211.6
<b>2007</b>		213.152		215.270		217.255		218.692		218.929		219.025
<b>2008</b>		220.935		223.622		228.408		228.337		225.113		218.186
<b>2009</b>		220.262		221.686		223.810		226.039		224.787		224.800
<b>2010</b>		226.529		227.432		228.074		228.500		228.543		228.017
<b>2011</b>		230.878		233.143		234.463		236.196		235.440		234.312
<b>2012</b>		235.857		237.782		237.405		239.557		240.537		238.492
<b>2013</b>		240.137		240.345		240.990		242.128		241.141		241.383
<b>2014</b>		242.584		243.694		245.247		245.303		244.948		242.912
<b>2015</b>		242.424		243.717		245.675		244.519		243.697		242.356
<b>Percent change from 12 months ago</b>												
<b>2005</b>		4.5		4.4		3.4		3.8		3.6		3.6
<b>2006</b>		4.4		4.1		4.4		4.7		2.0		3.3
<b>2007</b>		2.0		1.7		1.6		1.1		3.5		3.5
<b>2008</b>		3.7		3.9		5.1		4.4		2.8		-0.4
<b>2009</b>		-0.3		-0.9		-2.0		-1.0		-0.1		3.0
<b>2010</b>		2.8		2.6		1.9		1.1		1.7		1.4
<b>2011</b>		1.9		2.5		2.8		3.4		3.0		2.8
<b>2012</b>		2.2		2.0		1.3		1.4		2.2		1.8
<b>2013</b>		1.8		1.1		1.5		1.1		0.3		1.2
<b>2014</b>		1.0		1.4		1.8		1.3		1.6		0.6
<b>2015</b>		-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:  $242.424 - 226.529 = \mathbf{15.895}$ 
    - $\mathbf{15.895/242.424} = .06556 \times \mathbf{150,000} = 9,834 + \mathbf{150,000} = \mathbf{\$159,834 Affordable Price}$