Homeownership is associated with higher wealth. In 2016, homeowners' median net worth was $231,400, or 45 times the median net worth of renters. Housing was the largest source of wealth: the average net housing wealth was $197,500 — 85 percent of median homeowners' net worth.

<table>
<thead>
<tr>
<th>Year</th>
<th>Homeowners (in Thous. $)</th>
<th>Renters (in Thous. $)</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1989</td>
<td>$187.2</td>
<td>$3.6</td>
<td>52.0</td>
</tr>
<tr>
<td>1992</td>
<td>$165.8</td>
<td>$5.4</td>
<td>30.7</td>
</tr>
<tr>
<td>1995</td>
<td>$163.1</td>
<td>$7.6</td>
<td>21.5</td>
</tr>
<tr>
<td>1998</td>
<td>$194.9</td>
<td>$6.3</td>
<td>30.9</td>
</tr>
<tr>
<td>2001</td>
<td>$233.8</td>
<td>$6.5</td>
<td>36.0</td>
</tr>
<tr>
<td>2004</td>
<td>$234.9</td>
<td>$5.1</td>
<td>46.1</td>
</tr>
<tr>
<td>2007</td>
<td>$271.9</td>
<td>$5.9</td>
<td>46.1</td>
</tr>
<tr>
<td>2010</td>
<td>$192.8</td>
<td>$5.6</td>
<td>34.4</td>
</tr>
<tr>
<td>2013</td>
<td>$201.5</td>
<td>$5.5</td>
<td>36.6</td>
</tr>
<tr>
<td>2016</td>
<td>$231.4</td>
<td>$5.2</td>
<td>44.5</td>
</tr>
</tbody>
</table>

*Source: Federal Reserve Board, Survey of Consumer Finances*
Wealth (Equity) Gains in 2018 on a Typical Single-family Existing Home Purchased 5, 10, 15, 30 Years Ago

United States

<table>
<thead>
<tr>
<th></th>
<th>5Y</th>
<th>10Y</th>
<th>15Y</th>
<th>30Y</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Payments</td>
<td>$15,288</td>
<td>$26,081</td>
<td>$43,164</td>
<td>$71,440</td>
</tr>
<tr>
<td>Price Change</td>
<td>$64,200</td>
<td>$65,000</td>
<td>$81,400</td>
<td>$172,300</td>
</tr>
<tr>
<td>Total Equity Gains</td>
<td>$79,488</td>
<td>$91,081</td>
<td>$124,564</td>
<td>$243,740</td>
</tr>
</tbody>
</table>

$243,740
## Wealth (Equity) Gains in 2018 on a Typical Single-family Existing Home Purchased 5, 10, 15, 30 Years Ago

**Nassau County-Suffolk County NY**

<table>
<thead>
<tr>
<th></th>
<th>5Y</th>
<th>10Y</th>
<th>15Y</th>
<th>30Y</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Payments</td>
<td>$30,732</td>
<td>$57,814</td>
<td>$87,310</td>
<td>$138,326</td>
</tr>
<tr>
<td>Price Change</td>
<td>$80,100</td>
<td>$41,100</td>
<td>$112,400</td>
<td>$303,993</td>
</tr>
<tr>
<td>Total Equity Gains</td>
<td>$110,832</td>
<td>$98,914</td>
<td>$199,710</td>
<td>$442,319</td>
</tr>
</tbody>
</table>
30-Year Average Annual Percent Price Change for a Single-family Existing Home in 2018

**Nassau County-Suffolk County NY**
3.4%

**United States**
3.6%
2018 Median Sales Price, Single-family Existing Home

Nassau County-Suffolk County NY
United States

$476,900
$261,600
Methodology

Changes in home prices and principal payments lead to changes in housing wealth. The National Association of REALTORS® calculated the wealth gains from purchasing a single-family existing home at the median sales price with a 30-year fixed-rate mortgage financing and 20 percent downpayment over 5, 10, 15, 30 year-holding periods. Metro area delineations change so data may not be available for some periods. The estimates are illustrative of the typical change in housing wealth; actual gains or losses will vary by property.

Calculation of change in housing wealth (equity) over holding period (n years):

Housing wealth (Equity) = Assets - Liabilities

(1) Housing wealth (Equity) at time of Purchase = Market Value (Sales Price) - Loan
(2) Housing wealth (Equity) at Year n = Market Value at Year n - (Loan - Total Principal Payments)

Housing wealth (Equity) Gains at Year n = (2) - (1)
Housing wealth (Equity) Gains at Year n = (Market Value, Year n - Sales Price) + Total Principal Payments

Calculation of annual percent change in home prices over 30 years:

Compounded annual growth rate = ((Market value at n=30)/(Market value at time of purchase))^(1/30))-1

In metro areas for which the data is not available in the last 30 years, the growth rate is calculated over the years for which data is available.

Sources of data:
NAR Median sale price for single-family existing home; Freddie Mac 30-year fixed mortgage rate;
Federal Housing Finance Agency Home Price Index

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