

NATIONAL ASSOCIATION OF REALTORS: HOUSING AFFORDABILITY INDEX

Year		Median Priced Existing Single-Family Home	Mortgage Rate*	Monthly P & I Payment	Payment as a % of Income	Median Family Income	Qualifying Income**	Affordability Indexes		
								Composite	Fixed	
2015		223,900	4.03	858	15.1	68,260	41,184	165.7	164.6	
2016		235,500	3.88	886	15.0	71,062	42,528	167.1	166.2	
2017		248,800	4.20	973	15.9	73,545	46,704	157.5	157.1	
2017	Feb	229,800	4.43	924	15.2	72,727	44,352	164.0	163.4	
2017	Mar	238,000	4.28	940	15.5	72,964	45,120	161.7	161.5	
2017	Apr	246,300	4.11	953	15.6	73,079	45,744	159.8	159.8	
2017	May	254,300	4.01	972	15.9	73,341	46,656	157.2	157.2	
2017	Jun	265,500	4.14	1,031	16.9	73,358	49,488	148.2	148.2	
2017	Jul	260,300	4.14	1,011	16.5	73,554	48,528	151.6	151.6	
2017	Aug	254,800	4.19	996	16.2	73,699	47,808	154.2	154.0	
2017	Sep	249,100	4.15	969	15.7	74,032	46,512	159.2	159.0	
2017	Oct	247,200	4.11	957	15.5	74,294	45,936	161.7	161.7	
2017	Nov	248,200	4.19	970	15.6	74,502	46,560	160.0	159.8	
2017	Dec	247,900	4.22	972	15.6	74,681	46,656	160.1	160.1	
2018	Jan r	241,900	4.27	954	15.4	74,564	45,792	162.8	162.7	
2018	Feb p	243,400	4.42	977	15.7	74,828	46,896	159.6	159.2	
								This Month	Month Ago	Year Ago
	Northeast	258,600	4.23	1,015	14.2	86,056	48,720	176.6	170.8	175.6
	Midwest	180,400	4.49	730	11.7	74,561	35,040	212.8	207.5	215.5
	South	220,300	4.46	889	15.6	68,390	42,672	160.3	166.8	164.2
	West	372,400	4.43	1,497	22.7	79,028	71,856	110.0	113.8	116.8

*Effective rate on loans closed on existing homes - Federal Housing Finance Agency. Adjustable mortgage rates are not available since 2010.

**Based on a 25% qualifying ratio for monthly housing expense to gross monthly income with a 20% down payment.

p Preliminary r Revised

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