

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	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	241,900	4.27	954	15.4	74,564	45,792	162.8	162.7	
2018	Feb	242,600	4.42	974	15.6	74,828	46,752	160.1	159.9	
2018	Mar r	251,500	4.63	1,035	16.6	74,944	49,680	150.9	150.7	
2018	Apr p	259,900	4.66	1,073	17.1	75,093	51,504	145.8	145.5	
								This	Month	Year
								Month	Ago	Ago
	Northeast	274,700	4.57	1,123	15.6	86,360	53,904	160.2	163.5	169.3
	Midwest	203,400	4.75	849	13.6	74,824	40,752	183.6	195.4	199.5
	South	233,000	4.70	967	16.9	68,632	46,416	147.9	151.8	160.8
	West	384,300	4.62	1,580	23.9	79,307	75,840	104.6	105.4	115.4

*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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