

## 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	73,409	46,704	157.2	156.9	
2017	Jul	260,300	4.14	1,011	16.5	73,353	48,528	151.2	151.2	
2017	Aug	254,800	4.19	996	16.2	73,596	47,808	153.9	153.8	
2017	Sep	249,100	4.15	969	15.7	73,872	46,512	158.8	158.7	
2017	Oct	247,200	4.11	957	15.5	74,100	45,936	161.3	161.3	
2017	Nov	248,200	4.19	970	15.7	74,292	46,560	159.6	159.4	
2017	Dec	247,900	4.22	972	15.7	74,503	46,656	159.7	159.7	
2018	Jan	241,900	4.27	954	15.4	74,384	45,792	162.4	162.3	
2018	Feb	242,600	4.42	974	15.7	74,555	46,752	159.5	159.3	
2018	Mar	251,500	4.63	1,035	16.6	74,756	49,680	150.5	150.3	
2018	Apr	259,800	4.66	1,073	17.2	74,906	51,504	145.4	145.3	
2018	May	267,800	4.71	1,112	17.8	75,101	53,376	140.7	140.7	
2018	Jun r	276,500	4.74	1,153	18.4	75,312	55,344	136.1	136.1	
2018	Jul p	272,300	4.75	1,136	18.0	75,690	54,528	138.8	138.8	
								This Month	Month Ago	Year Ago
	Northeast	311,600	4.58	1,275	17.6	87,047	61,200	142.2	143.8	158.5
	Midwest	212,100	4.46	856	13.6	75,420	41,088	183.6	170.1	187.7
	South	240,100	4.80	1,008	17.5	69,178	48,384	143.0	140.0	153.5
	West	397,200	4.69	1,646	24.7	79,938	79,008	101.2	98.6	110.4

\*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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