

## 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		
								Fixed		
2016		235,500	3.88	886	15.0	71,062	42,528	166.2		
2017		248,800	4.20	973	15.8	73,891	46,704	157.9		
2018		261,600	4.72	1088	17.1	76,396	52,224	155.3		
2018	Jul	271,900	4.75	1,135	17.8	76,425	54,480	140.3		
2018	Aug	268,200	4.78	1,123	17.6	76,681	53,904	142.3		
2018	Sep	259,300	4.77	1,085	17.0	76,808	52,080	147.5		
2018	Oct	257,700	4.88	1,092	17.0	77,091	52,416	147.1		
2018	Nov	259,900	4.99	1,115	17.3	77,240	53,520	144.3		
2018	Dec	256,400	4.99	1,100	17.0	77,838	52,800	147.4		
2019	Jan	251,200	4.76	1,050	16.2	77,902	50,400	154.6		
2019	Feb	252,000	4.60	1,033	16.0	77,644	49,584	156.6		
2019	Mar	261,500	4.51	1,061	16.4	77,711	50,928	152.6		
2019	Apr	269,100	4.30	1,065	16.4	77,944	51,120	152.5		
2019	May	280,900	4.11	1,087	16.7	78,238	52,176	150.0		
2019	Jun r	288,500	3.84	1,081	16.4	78,916	51,888	152.1		
2019	Jul p	284,000	3.62	1,036	15.7	79,259	49,728	159.4		
								This Month	Month Ago	Year Ago
	Northeast	305,700	3.62	1,115	14.9	89,813	53,520	167.8	154.2	142.1
	Midwest	228,500	3.62	833	12.8	78,085	39,984	195.3	186.6	176.4
	South	252,100	3.62	919	15.3	72,252	44,112	163.8	157.4	144.3
	West	412,800	3.62	1,505	21.3	84,958	72,240	117.6	113.1	103.3

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

Note: Starting in May 2019, FHFA discontinued the release of several mortgage rates and only published an adjustable rate mortgage called PMMS+ based on Freddie Mac Primary Mortgage Market Survey. With these changes, NAR will no longer release the HAI Composite Index (based on 30-year fixed rate and ARM) and will only release the HAI based on a 30-year mortgage. NAR calculates the 30-year effective fixed rate based on Freddie Mac's 30-year fixed mortgage contract rate, 30-year fixed mortgage points and fees, and a median loan value based on the NAR median price and a 20 percent down payment.

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

p Preliminary r Revised

©2019 National Association of REALTORS®.

All Rights Reserved.

May not be reprinted in whole or in part without permission of the National Association of REALTORS®.

For reprint information, contact [data@realtors.org](mailto:data@realtors.org).

