

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	
2016		235,500	3.88	886	15.0	71,062	42,528	167.1	166.2	
2017		248,800	4.20	973	15.8	73,891	46,704	158.2	157.9	
2018		261,600	4.72	1088	17.1	76,358	52,224	146.2	155.2	
2017	Dec	247,900	4.22	972	15.5	75,210	46,656	161.2	161.2	
2018	Jan	241,900	4.27	954	15.2	75,234	45,792	164.3	164.1	
2018	Feb	242,600	4.42	974	15.5	75,418	46,752	161.3	161.1	
2018	Mar	251,500	4.63	1,035	16.4	75,636	49,680	152.2	152.1	
2018	Apr	259,800	4.66	1,073	17.0	75,799	51,504	147.2	147.0	
2018	May	267,800	4.71	1,112	17.6	75,994	53,376	142.4	142.4	
2018	Jun	276,500	4.74	1,153	18.2	76,218	55,344	137.7	137.7	
2018	Jul	271,900	4.75	1,135	17.8	76,428	54,480	140.3	140.3	
2018	Aug	268,200	4.78	1,123	17.6	76,641	53,904	142.2	142.2	
2018	Sep	259,300	4.77	1,085	17.0	76,754	52,080	147.4	147.4	
2018	Oct	257,700	4.88	1,092	17.0	77,021	52,416	146.9	146.9	
2018	Nov r	259,900	4.99	1,115	17.3	77,216	53,520	144.3	144.3	
2018	Dec p	256,400	4.99	1,100	16.9	77,940	52,800	147.6	147.6	
								This Month	Month Ago	Year Ago
	Northeast	283,300	4.98	1,214	16.5	88,465	58,272	151.8	147.3	177.2
	Midwest	192,200	5.12	837	13.1	76,934	40,176	191.5	182.9	203.2
	South	230,300	5.03	992	16.7	71,070	47,616	149.3	148.8	162.6
	West	383,900	4.87	1,624	23.4	83,310	77,952	106.9	104.5	113.2

*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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