

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		
2014	208,900	4.31	828	15.1	65,910	39,744	165.8	163.5		
2015	223,900	4.03	858	15.1	68,260	41,184	165.7	164.6		
2016	235,500	3.88	886	15.2	70,068	42,528	164.8	160.6		
2016	Jan	214,800	4.12	832	14.4	69,292	39,936	173.5	171.9	
2016	Feb	213,600	4.04	820	14.2	69,225	39,360	175.9	174.8	
2016	Mar	223,100	3.87	839	14.5	69,371	40,272	172.3	171.2	
2016	Apr	232,000	3.89	874	15.1	69,670	41,952	166.1	164.9	
2016	May	240,300	3.83	899	15.5	69,824	43,152	161.8	161.1	
2016	Jun	249,800	3.84	936	16.0	70,016	44,928	155.8	155.3	
2016	Jul	245,100	3.77	910	15.6	70,166	43,680	160.6	159.8	
2016	Aug	241,900	3.74	895	15.3	70,305	42,960	163.7	163.1	
2016	Sep	236,900	3.78	881	15.0	70,448	42,288	166.6	166.4	
2016	Oct	235,600	3.76	874	14.8	70,761	41,952	168.7	168.3	
2016	Nov	236,000	3.82	882	15.0	70,766	42,336	167.2	166.8	
2016	Dec r	234,600	4.15	912	15.4	70,967	43,776	162.1	161.4	
2017	Jan p	228,600	4.38	914	15.4	71,053	43,872	162.0	161.2	
							This Month	Month Ago	Year Ago	
	Northeast	252,500	4.21	989	14.8	80,445	47,472	169.5	175.3	173.9
	Midwest	173,600	4.43	698	11.8	70,831	33,504	211.4	210.6	223.4
	South	202,600	4.45	816	15.3	63,988	39,168	163.4	160.4	177.2
	West	336,600	4.39	1,347	21.8	74,300	64,656	114.9	115.0	125.4

*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.

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