

## 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	76,396	52,224	146.3	155.3	
2018	Feb	242,600	4.42	974	15.5	75,520	46,752	161.5	161.4	
2018	Mar	251,500	4.63	1,035	16.4	75,748	49,680	152.5	152.3	
2018	Apr	259,800	4.66	1,073	17.0	75,850	51,504	147.3	147.1	
2018	May	267,800	4.71	1,112	17.6	76,005	53,376	142.4	142.4	
2018	Jun	276,500	4.74	1,153	18.2	76,217	55,344	137.7	137.7	
2018	Jul	271,900	4.75	1,135	17.8	76,425	54,480	140.3	140.3	
2018	Aug	268,200	4.78	1,123	17.6	76,681	53,904	142.3	142.3	
2018	Sep	259,300	4.77	1,085	17.0	76,808	52,080	147.5	147.5	
2018	Oct	257,700	4.88	1,092	17.0	77,091	52,416	147.1	147.1	
2018	Nov	259,900	4.99	1,115	17.3	77,240	53,520	144.3	144.3	
2018	Dec	256,400	4.99	1,100	17.0	77,838	52,800	147.4	147.4	
2019	Jan r	251,200	4.76	1,050	16.2	77,902	50,400	154.6	154.6	
2019	Feb p	251,400	4.60	1,031	15.9	77,644	49,488	156.9	156.9	
								This Month	Month Ago	Year Ago
	Northeast	274,000	4.59	1,122	15.3	87,982	53,856	163.4	157.6	172.5
	Midwest	189,900	4.70	788	12.4	76,494	37,824	202.2	196.7	213.0
	South	223,700	4.66	924	15.7	70,780	44,352	159.6	159.6	162.5
	West	382,400	4.47	1,545	22.3	83,227	74,160	112.2	111.7	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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