

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	15.8	73,891	46,704	158.2	157.9		
2017	Nov	248,200	4.19	970	15.5	74,956	46,560	161.0	160.8	
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 r	257,700	4.88	1,092	17.0	77,021	52,416	146.9	146.9	
2018	Nov p	260,500	4.99	1,117	17.4	77,216	53,616	144.0	144.0	
							This Month	Month Ago	Year Ago	
	Northeast	294,300	4.88	1,247	17.1	87,644	59,856	146.4	155.0	171.0
	Midwest	200,700	5.11	873	13.7	76,220	41,904	181.9	185.3	200.4
	South	228,600	5.04	986	16.8	70,410	47,328	148.8	151.8	164.0
	West	385,400	4.91	1,638	23.8	82,537	78,624	105.0	105.7	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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