

## NATIONAL ASSOCIATION OF REALTORS: *HOUSING AFFORDABILITY INDEX*

		Median Priced		Monthly	Payment	Median	Affordability Indexes			
		Existing Single	Mortgage	P & I	as a %	Family	Qualifying			
Year		Family Home	Rate*	Payment	of Income	Income	Income**	Fixed		
2022		392,800	5.40	1765	23.0	92,148	84,720	108.8		
2023		394,100	6.88	2072	25.8	96,401	99,456	96.9		
2024		412,500	6.81	2154	25.5	101,360	103,392	98.0		
2024	Jun	432,900	7.00	2,304	27.3	101,254	110,592	91.6		
2024	Jul	427,200	6.93	2,258	26.7	101,660	108,384	93.8		
2024	Aug	419,800	6.58	2,140	25.2	101,846	102,720	99.1		
2024	Sep	411,400	6.26	2,029	23.8	102,136	97,392	104.9		
2024	Oct	411,700	6.51	2,084	24.4	102,425	100,032	102.4		
2024	Nov	409,200	6.89	2,154	25.1	102,812	103,392	99.4		
2024	Dec	408,500	6.80	2,130	24.8	103,148	102,240	100.9		
2025	Jan	398,100	7.04	2,127	24.6	103,850	102,096	101.7		
2025	Feb	400,900	6.92	2,117	24.4	104,287	101,616	102.6		
2025	Mar	407,300	6.73	2,109	24.2	104,705	101,232	103.4		
2025	Apr	418,000	6.81	2,182	24.8	105,791	104,736	101.0		
2025	May r	428,800	6.90	2,259	25.8	105,204	108,432	97.0		
2025	Jun p	441,500	6.90	2,326	26.5	105,431	111,648	94.4		
								This	Month	Year
								Month	Ago	Ago
	Northeast	558,600	6.90	2,943	30.8	114,559	141,264	81.1	86.2	80.7
	Midwest	341,000	6.90	1,797	21.1	102,419	86,256	118.7	122.4	116.9
	South	382,400	6.90	2,015	24.7	97,812	96,720	101.1	102.8	96.5
	West	651,700	6.90	3,434	36.2	113,783	164,832	69.0	69.7	66.6

\*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.

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