

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			
								Fixed			
2023		394,100	6.88	2072	25.8	96,401	99,456	96.9			
2024		412,500	6.81	2154	25.5	101,265	103,392	97.9			
2025		419,300	6.68	2160	24.4	106,301	103,680	102.5			
2025	Apr	418,000	6.81	2,182	24.6	106,254	104,736	101.4			
2025	May	428,800	6.90	2,259	25.7	105,676	108,432	97.5			
2025	Jun	438,600	6.90	2,311	26.2	105,889	110,928	95.5			
2025	Jul	432,000	6.80	2,253	25.4	106,309	108,144	98.3			
2025	Aug	427,700	6.67	2,201	24.7	106,736	105,648	101.0			
2025	Sep	417,600	6.43	2,096	23.5	107,129	100,608	106.5			
2025	Oct	420,200	6.33	2,087	23.3	107,260	100,176	107.1			
2025	Nov	415,100	6.32	2,060	23.0	107,601	98,880	108.8			
2025	Dec	409,500	6.28	2,023	22.4	108,391	97,104	111.6			
2026	Jan	398,200	6.19	1,949	21.4	109,523	93,552	117.1			
2026	Feb	402,300	6.12	1,954	21.3	110,170	93,792	117.5			
2026	Mar r	413,300	6.26	2,038	22.0	111,002	97,824	113.5			
2026	Apr p	422,300	6.41	2,115	22.6	112,275	101,520	110.6			
									This Month	Month Ago	Year Ago
	Northeast	524,700	6.41	2,628	25.3	124,542	126,144	98.7	102.3	94.3	
	Midwest	327,600	6.41	1,641	18.1	108,695	78,768	138.0	141.5	130.3	
	South	373,100	6.41	1,869	21.5	104,554	89,712	116.5	118.6	106.3	
	West	629,200	6.41	3,152	30.9	122,501	151,296	81.0	82.6	72.0	

*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.

p Preliminary r Revised

©2026 National Association of REALTORS®.

All Rights Reserved.

May not be reprinted in whole or in part without permission of the National Association of REALTORS®.

For reprint information, contact data@realtors.org.

