

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	ARM
2008		196,600	6.15	958	18.1	63,366	45,984	137.8	137.4	117.6
2009		172,100	5.14	751	14.8	61,082	36,048	169.4	169.2	143
2010		173,100	4.89	734	14.4	61,313	35,232	174	169	
2010	May	174,500	5.09	757	14.8	61,305	36,336	168.7	167.6	
2010	Jun	183,500	5.02	790	15.5	61,309	37,920	161.7	161.3	
2010	Jul	183,000	4.90	777	15.2	61,319	37,296	164.4	163.8	
2010	Aug	178,100	4.76	744	14.6	61,354	35,712	171.8	170.9	
2010	Sep	172,400	4.68	714	14.0	61,351	34,272	179.0	178.5	
2010	Oct	171,500	4.62	705	13.8	61,390	33,840	181.4	181.2	
2010	Nov	170,900	4.54	696	13.6	61,417	33,408	183.8	182.8	
2010	Dec	169,300	4.69	702	13.7	61,450	33,696	182.4	181.1	
2010	Jan	158,500	4.82	667	13.0	61,526	32,016	192.2	191.0	
2010	Feb	156,900	4.91	667	12.9	61,867	32,016	193.2	191.8	
2010	Mar	160,600	4.98	688	13.3	62,004	33,024	187.8	185.3	
2011	Apr r	161,300	4.93	687	13.4	61,693	32,976	187.1	184.7	
2011	May p	166,700	4.87	705	13.7	61,836	33,840	182.7	180.4	
								This Month	Month Ago	Year Ago
	Northeast	240,300	4.66	992	16.7	71,174	47,616	149.5	149.0	154.3
	Midwest	136,400	4.91	580	11.4	61,247	27,840	220.0	228.5	195.6
	South	152,400	4.86	644	13.7	56,457	30,912	182.6	188.7	172.2
	West	197,500	4.96	844	15.5	65,200	40,512	160.9	160.0	137.6

*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.

***Effective rate on loans closed on existing homes - Federal Housing Finance Board.

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