

# 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
2006		221,900	6.58	1,131	23.2	58,407	54,288	107.6	107.1	109.6
2007		217,900	6.52	1,104	22.2	59,575	52,992	112.4	112.3	114.5
2008		196,600	6.15	958	19.0	60,350	45,984	131.2	130.8	136.2
2008	Feb	193,600	5.94	923	18.2	60,781	44,304	137.2	136.6	144.2
2008	Mar	197,600	6.10	958	18.9	60,685	45,984	132.0	131.3	139.1
2008	Apr	199,600	6.03	960	19.0	60,589	46,080	131.5	130.9	137.2
2008	May	206,000	6.10	999	19.8	60,493	47,952	126.2	125.7	132.5
2008	Jun	213,600	6.28	1,055	21.0	60,397	50,640	119.3	118.5	125.6
2008	Jul	208,900	6.48	1,054	21.2	59,528	50,592	117.7	116.9	124.3
2008	Aug	201,900	6.53	1,024	20.7	59,434	49,152	120.9	120.2	128.8
2008	Sep	190,300	6.22	934	18.9	59,340	44,832	132.4	132.1	137.8
2008	Oct	185,700	6.23	913	18.5	59,246	43,824	135.2	135.2	136.2
2008	Nov	179,900	6.26	887	18.0	59,152	42,576	138.9	138.8	144.0
2008	Dec	175,000	5.59	803	16.3	59,058	38,544	153.2	N/A*	N/A*
2009	Jan r	164,200	5.21	722	14.5	59,821	34,656	172.6	172.9	N/A*
2009	Feb p	164,600	5.12	717	14.4	59,726	34,416	173.5	173.8	N/A*
								This Month	Month Ago	Year Ago
	Northeast	260,100	5.11	1,131	20.3	66,966	54,288	123.4	137.8	108.5
	Midwest	129,600	5.19	569	11.1	61,238	27,312	224.2	220.3	199.7
	South	147,900	5.04	638	14.3	53,620	30,624	175.1	178.2	145.7
	West	207,700	5.16	908	17.4	62,547	43,584	143.5	135.8	94.2

\*Mortgage rates are not available

\*\*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.

p Preliminary r Revised