

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
2004		195,200	5.73	909	20.2	54,061	43,632	123.9	120.3	132.2
2005		219,000	5.91	1,040	22.4	55,823	49,920	111.8	110.1	115.6
2006		221,900	6.58	1,131	23.6	57,612	54,288	106.1	105.7	108.1
2006	Feb r	214,300	6.36	1,068	22.5	56,933	51,264	111.1	110.0	113.9
	Mar	217,200	6.47	1,095	23.0	57,083	52,560	108.6	108.2	109.9
	Apr	222,600	6.55	1,131	23.7	57,233	54,288	105.4	105.0	106.8
	May	228,500	6.65	1,174	24.6	57,383	56,352	101.8	101.3	103.5
	Jun	230,100	6.69	1,187	24.8	57,534	56,976	101.0	100.3	102.8
	July	230,900	6.82	1,207	25.1	57,685	57,936	99.6	99.0	101.6
	Aug	224,000	6.81	1,169	24.3	57,837	56,112	103.1	102.8	104.0
	Sept	221,100	6.64	1,134	23.5	57,989	54,432	106.5	106.1	109.2
	Oct	219,600	6.60	1,122	23.2	58,141	53,856	108.0	107.5	110.8
	Nov	216,700	6.51	1,097	22.6	58,294	52,656	110.7	110.5	112.4
	Dec	220,800	6.45	1,111	22.8	58,447	53,328	109.6	109.5	110.7
	Jan r	209,300	6.42	1,050	21.5	58,480	50,400	116.0	115.9	117.0
2007	Feb p	211,100	6.46	1,063	21.8	58,615	51,024	114.9	114.8	116.3
								This Month	Month Ago	Year Ago
	Northeast	269,600	6.40	1,349	24.5	66,157	64,752	102.2	103.6	97.1
	Midwest	152,900	6.52	775	15.6	59,499	37,200	159.9	156.7	155.6
	South	175,600	6.49	887	20.0	53,331	42,576	125.3	126.1	119.4
West	342,500	6.40	1,714	33.6	61,253	82,272	74.5	77.4	75.0	

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

**Based on a 25% qualifying ratio for monthly housing expense to gross monthly income with a 20% down payment.

p Preliminary r Revised