

# 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	r	221,900	6.58	1,131	23.2	58,407	54,288	107.6	107.1	109.6
2007	r	217,900	6.52	1,104	22.2	59,575	52,992	112.4	112.3	114.5
2008	r	196,600	6.15	958	19.0	60,350	45,984	131.2	130.8	136.2
2008	Jan	197,200	6.04	950	18.7	60,877	45,600	133.5	133.2	136.4
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 p	169,900	5.21	747	15.0	59,821	35,856	166.8	167.1	N/A*
								This Month	Month Ago	Year Ago
	Northeast	232,100	5.21	1,021	18.3	67,073	49,008	136.9	127.1	106.7
	Midwest	136,400	5.39	612	12.0	61,336	29,376	208.8	198.0	187.4
	South	153,000	5.13	667	14.9	53,706	32,016	167.7	156.5	144.9
	West	224,200	5.17	982	18.8	62,647	47,136	132.9	119.1	91.6

\*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

©2009 NATIONAL ASSOCIATION OF REALTORS®