YearFamily HomeRate*Paymentof IncomeIncomeIncome**Fixed2019274,6004.04105415.780,80850,592159.72020300,2003.17103514.784,41449,680169.92021357,1003.01120616.587,96557,888152.02021Jul371,4002.921,24017.187,19259,520146.52021Aug368,2002.891,22416.887,39258,752148.72021Sep361,8002.951,21216.786,90758,176149.42021Oct362,6003.121,24217.187,51159,616146.32021Nov365,0003.151,25617.287,68360,288145.42022Jan360,7003.511,25617.287,68360,288145.42022Jan360,7003.511,29717.788,11462,256141.52022Feb370,0003.831,38418.888,42466,432133.12022Mar385,4004.241,51520.389,38172,720122.92022Apr401,7005.051,73523.189,88583,280108.12022Jul p410,6005.481,86124.591,30489,328102.22022Jul p410,6005.48 <t< th=""><th></th><th></th><th>Median Priced Existing Single</th><th>Martaaaa</th><th>Monthly P &amp; I</th><th>Payment as a %</th><th>Median Family</th><th>Qualifying</th><th>Affordability I</th><th>ndexes</th><th>•</th></t<>			Median Priced Existing Single	Martaaaa	Monthly P & I	Payment as a %	Median Family	Qualifying	Affordability I	ndexes	•
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	Year		0 0	00			•		Fixed		
2021         357,100         3.01         1206         16.5         87,965         57,888         152.0           2021         Jul         371,400         2.92         1,240         17.1         87,192         59,520         146.5           2021         Aug         368,200         2.89         1,224         16.8         87,392         58,752         148.7           2021         Sep         361,800         2.95         1,212         16.7         86,907         58,176         149.4           2021         Oct         362,600         3.12         1,222         17.1         87,511         59,616         146.3           2021         Dec         365,000         3.12         1,250         17.1         87,683         60,288         145.4           2022         Jan         360,700         3.51         1,297         17.7         88,114         62,256         141.5           2022         Mar         385,400         4.24         1,515         20.3         89,381         72,720         122.9           2022         Mar         385,400         5.31         1,847         24.5         90,642         88,656         102.2           2022 <t< td=""><td>2019</td><td></td><td>274,600</td><td>4.04</td><td>1054</td><td>15.7</td><td>80,808</td><td>50,592</td><td>159.7</td><td></td><td></td></t<>	2019		274,600	4.04	1054	15.7	80,808	50,592	159.7		
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	2020		300,200	3.17	1035	14.7	84,414	49,680	169.9		
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	2021		357,100	3.01	1206	16.5	87,965	57,888	152.0		
2021       Aug       368,200       2.89       1,224       16.8       87,392       58,752       148.7         2021       Sep       361,800       2.95       1,212       16.7       86,907       58,176       149.4         2021       Oct       362,600       3.12       1,242       17.1       87,211       59,616       146.3         2021       Nov       365,000       3.12       1,250       17.1       87,501       60,000       145.8         2021       Dec       365,300       3.15       1,256       17.2       87,683       60,288       145.4         2022       Jan       360,700       3.51       1,297       17.7       88,114       62,256       141.5         2022       Feb       370,000       3.83       1,384       18.8       88,424       66,432       133.1         2022       Mar       385,400       4.24       1,515       20.3       89,381       72,720       122.9         2022       Apr       401,700       5.05       1,735       23.1       89,985       83,280       108.1         2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,78	0.001	<b>T</b> 1	251 400	<b>a</b> aa	1.0.40		05 100	50.500	146 5		
2021         Sep         361,800         2.95         1,212         16.7         86,907         58,176         149.4           2021         Oct         362,600         3.12         1,242         17.1         87,211         59,616         146.3           2021         Nov         365,000         3.12         1,250         17.1         87,501         60,000         145.8           2021         Dec         365,300         3.15         1,256         17.2         87,683         60,288         145.4           2022         Jan         360,700         3.51         1,297         17.7         88,114         62,256         141.5           2022         Feb         370,000         3.83         1,384         18.8         88,424         66,432         133.1           2022         Mar         385,400         4.24         1,515         20.3         89,381         72,720         122.9           2022         Apr         401,700         5.05         1,735         23.1         89,985         83,280         108.1           2022         May         415,400         5.31         1,847         24.5         90,642         88,656         102.2 <t< td=""><td></td><td></td><td>· · · · · · · · · · · · · · · · · · ·</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>			· · · · · · · · · · · · · · · · · · ·								
2021         Oct         362,600         3.12         1,242         17.1         87,211         59,616         146.3           2021         Nov         365,000         3.12         1,250         17.1         87,501         60,000         145.8           2021         Dec         365,300         3.15         1,256         17.2         87,683         60,288         145.4           2022         Jan         360,700         3.51         1,297         17.7         88,114         62,256         141.5           2022         Feb         370,000         3.83         1,384         18.8         88,424         66,432         133.1           2022         Mar         385,400         4.24         1,515         20.3         89,381         72,720         122.9           2022         Apr         401,700         5.05         1,735         23.1         89,985         83,280         108.1           2022         May         415,400         5.31         1,847         24.5         90,642         88,656         102.2           2022         Jul p         410,600         5.48         1,861         24.5         91,304         89,328         102.2		-	<i>*</i>								
2021       Nov       365,000       3.12       1,250       17.1       87,501       60,000       145.8         2021       Dec       365,300       3.15       1,256       17.2       87,683       60,288       145.4         2022       Jan       360,700       3.51       1,297       17.7       88,114       62,256       141.5         2022       Feb       370,000       3.83       1,384       18.8       88,424       66,432       133.1         2022       Mar       385,400       4.24       1,515       20.3       89,381       72,720       122.9         2022       Apr       401,700       5.05       1,735       23.1       89,985       83,280       108.1         2022       May       415,400       5.31       1,847       24.5       90,642       88,656       102.2         2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,784       99.1         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         2022       Jul p       410,600       5.48       1,342       17.9       90,011       64		-	·				2				
2021       Dec       365,300       3.15       1,256       17.2       87,683       60,288       145.4         2022       Jan       360,700       3.51       1,297       17.7       88,114       62,256       141.5         2022       Feb       370,000       3.83       1,384       18.8       88,424       66,432       133.1         2022       Mar       385,400       4.24       1,515       20.3       89,381       72,720       122.9         2022       Apr       401,700       5.05       1,735       23.1       89,985       83,280       108.1         2022       May       415,400       5.31       1,847       24.5       90,642       88,656       102.2         2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,784       99.1         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         2022       Jul p       410,600       5.48       1,342       17.9       90,011       64,416       139.7       13.9         Midwest       296,100       5.48       1,342       17.9       90,011 <t< td=""><td></td><td></td><td><i>*</i></td><td></td><td></td><td></td><td></td><td>· · · · · · · · · · · · · · · · · · ·</td><td></td><td></td><td></td></t<>			<i>*</i>					· · · · · · · · · · · · · · · · · · ·			
2022       Jan       360,700       3.51       1,297       17.7       88,114       62,256       141.5         2022       Feb       370,000       3.83       1,384       18.8       88,424       66,432       133.1         2022       Mar       385,400       4.24       1,515       20.3       89,381       72,720       122.9         2022       Apr       401,700       5.05       1,735       23.1       89,985       83,280       108.1         2022       May       415,400       5.31       1,847       24.5       90,642       88,656       102.2         2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,784       99.1         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         2022       Jul p       410,600       5.48       1,361       23.8       103,616       98,448       105.2       10         Midwest       296,100       5.48       1,342       17.9       90,011       64,416       139.7       13         South       374,500       5.48       1,697       24.4       83,521 <td< td=""><td></td><td>Nov</td><td></td><td></td><td></td><td></td><td></td><td>· · · · · ·</td><td></td><td></td><td></td></td<>		Nov						· · · · · ·			
2022       Feb       370,000       3.83       1,384       18.8       88,424       66,432       133.1         2022       Mar       385,400       4.24       1,515       20.3       89,381       72,720       122.9         2022       Apr       401,700       5.05       1,735       23.1       89,985       83,280       108.1         2022       May       415,400       5.31       1,847       24.5       90,642       88,656       102.2         2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,784       99.1         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         This       Mo         Mortheast       452,600       5.48       2,051       23.8       103,616       98,448       105.2       10         Midwest       296,100       5.48       1,342       17.9       90,011       64,416       139.7       13         South       374,500       5.48       1,697 </td <td>2021</td> <td>Dec</td> <td>365,300</td> <td>3.15</td> <td>1,256</td> <td>17.2</td> <td>87,683</td> <td>60,288</td> <td>145.4</td> <td></td> <td></td>	2021	Dec	365,300	3.15	1,256	17.2	87,683	60,288	145.4		
2022       Mar       385,400       4.24       1,515       20.3       89,381       72,720       122.9         2022       Apr       401,700       5.05       1,735       23.1       89,985       83,280       108.1         2022       May       415,400       5.31       1,847       24.5       90,642       88,656       102.2         2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,784       99.1         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         This Monometry         Month       Age         Northeast       452,600       5.48       2,051       23.8       103,616       98,448       105.2       10         Midwest       296,100       5.48       1,342       17.9       90,011       64,416       139.7       13         South       374,500       5.48       1,697       24.4       83,521       81,456       102.5       10	2022	Jan	360,700	3.51	1,297	17.7	88,114	62,256	141.5		
2022       Apr       401,700       5.05       1,735       23.1       89,985       83,280       108.1         2022       May       415,400       5.31       1,847       24.5       90,642       88,656       102.2         2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,784       99.1         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         This       Mo         Mortheast       452,600       5.48       2,051       23.8       103,616       98,448       105.2       10         Midwest       296,100       5.48       1,342       17.9       90,011       64,416       139.7       13         South       374,500       5.48       1,697       24.4       83,521       81,456       102.5       10	2022	Feb	370,000	3.83	1,384	18.8	88,424	66,432	133.1		
2022       May       415,400       5.31       1,847       24.5       90,642       88,656       102.2         2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,784       99.1         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         This Monomy Monoth A         Northeast       452,600       5.48       2,051       23.8       103,616       98,448       105.2       10         Midwest       296,100       5.48       1,342       17.9       90,011       64,416       139.7       13         South       374,500       5.48       1,697       24.4       83,521       81,456       102.5       10	2022	Mar	385,400	4.24	1,515	20.3	89,381	72,720	122.9		
2022       May       415,400       5.31       1,847       24.5       90,642       88,656       102.2         2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,784       99.1         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         This Monomy Monoth A         Northeast       452,600       5.48       2,051       23.8       103,616       98,448       105.2       10         Midwest       296,100       5.48       1,342       17.9       90,011       64,416       139.7       13         South       374,500       5.48       1,697       24.4       83,521       81,456       102.5       10	2022	Apr	401,700	5.05	1,735	23.1	89,985	83,280	108.1		
2022       Jun r       420,900       5.60       1,933       25.2       91,952       92,784       99.1         2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         This Mo Month A Northeast         452,600       5.48       2,051       23.8       103,616       98,448       105.2       10         Midwest       296,100       5.48       1,342       17.9       90,011       64,416       139.7       13         South       374,500       5.48       1,697       24.4       83,521       81,456       102.5       10	2022	-	415,400	5.31	1,847	24.5	90,642	88,656	102.2		
2022       Jul p       410,600       5.48       1,861       24.5       91,304       89,328       102.2         This Mo Month A         Northeast       452,600       5.48       2,051       23.8       103,616       98,448       105.2       10         Midwest       296,100       5.48       1,342       17.9       90,011       64,416       139.7       133.5         South       374,500       5.48       1,697       24.4       83,521       81,456       102.5       10		•	420,900				91,952				
MonthANortheast452,6005.482,05123.8103,61698,448105.2100Midwest296,1005.481,34217.990,01164,416139.7130South374,5005.481,69724.483,52181,456102.5100		Jul p	<i>,</i>				,	· · · · · ·			
MonthANortheast452,6005.482,05123.8103,61698,448105.2100Midwest296,1005.481,34217.990,01164,416139.7130South374,5005.481,69724.483,52181,456102.5100									This	Month	
Northeast452,6005.482,05123.8103,61698,448105.210Midwest296,1005.481,34217.990,01164,416139.713South374,5005.481,69724.483,52181,456102.510										Ago	
Midwest296,1005.481,34217.990,01164,416139.713South374,5005.481,69724.483,52181,456102.510		Northeast	452 600	5 48	2 051	23.8	103 616	98 448		102.3	
South 374,500 5.48 1,697 24.4 83,521 81,456 102.5 10			<i>,</i>				-			132.9	
			<i>,</i>				,				
West 633,600 5.48 2,872 35.2 97,803 137,856 70.9 69				5.48 5.48	-		-		70.9	100.5 69.2	

## NATIONAL ASSOCIATION OF REALTORS: HOUSING AFFORDABILITY INDEX

\*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

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