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 & 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	T 1	251 400	a 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				
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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						· · · · · ·			
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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>				,	· · · · · ·			
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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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