



HOUSING AFFORDABILITY INDEX

United States, 1970-1988

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Annual

Year	Med-Price Single-Fam Home	Monthly Mortgage Rate*	Princp.& Interest Payment	Median as % Income	Family Income	Qualifying Income**	Affordability Index Composite	Fixed	ARM
1970	23,000	8.35	140	17.0	9,867	6,697	147.3	147.3	147.3
1971	24,800	7.67	141	16.5	10,285	6,770	151.9	151.9	151.9
1972	26,700	7.52	150	16.2	11,116	7,183	154.8	154.8	154.8
1973	28,900	8.01	170	16.9	12,051	8,151	147.9	147.9	147.9
1974	32,000	9.02	206	19.2	12,902	9,905	130.3	130.3	130.3
1975	35,300	9.21	232	20.2	13,719	11,112	123.5	123.5	123.5
1976	38,100	9.11	248	19.9	14,958	11,888	125.8	125.8	125.8
1977	42,900	9.02	277	20.7	16,010	13,279	120.6	120.6	120.6
1978	48,700	9.58	230	22.4	17,640	15,834	111.4	111.4	111.4
1979	55,700	10.92	422	25.7	19,680	20,240	97.2	97.2	97.2
1980	62,200	12.95	549	31.3	21,023	26,328	79.9	79.9	79.9

1981	66,400	15.12	677	36.3	22,388	32,485	68.9	68.9	68.9
1982	67,800	15.38	702	35.9	23,433	33,713	69.5	69.4	69.7
1983	70,300	12.85	616	30.1	24,580	29,546	83.2	82.0	85.6
1984	72,400	12.49	618	28.2	26,433	29,650	89.1	84.6	92.1
1985	75,500	11.74	609	26.2	27,735	29,243	94.8	89.6	100.6
1986	80,300	10.25	563	23.0	29,458	27,047	108.9	105.7	116.3
1987	85,600	9.28	565	22.0	30,853	27,113	114.2	107.6	122.4
1988	89,300	9.31	591	22.1	32,100	28,360	113.5	103.6	122.0

Monthly

81.01	64,500	13.67	598	33.9	21,137	28,701	73.6	73.6	73.6
81.02	64,100	14.16	614	34.7	21,251	29,477	72.1	72.1	72.1
81.03	64,400	14.38	626	35.2	21,364	30,047	71.1	71.1	71.1
81.04	65,300	14.47	638	35.7	21,478	30,646	70.1	70.1	70.1
81.05	66,300	14.66	656	36.5	21,592	31,501	68.5	68.5	68.5
81.06	67,700	15	680	37.6	21,706	32,622	66.5	66.5	66.5
81.07	67,500	15.28	695	38.2	21,819	33,355	65.4	65.4	65.4
81.08	68,100	15.54	712	39.0	21,933	34,198	64.1	64.1	64.1
81.09	67,100	15.93	719	39.1	22,047	34,504	63.9	63.9	63.9
81.10	66,000	16	710	38.5	22,161	34,102	65.0	65.0	65.0
81.11	65,900	16.38	725	39.1	22,274	34,806	64.0	64.0	64.0
81.12	66,600	16.04	718	38.5	22,388	34,474	64.9	64.9	64.9
82.01	66,400	15.92	711	38.0	22,475	34,124	65.9	65.9	65.9
82.02	66,900	16	708	37.7	22,562	33,988	66.4	66.4	66.4
82.03	67,000	15.65	706	37.4	22,649	33,873	66.9	66.9	66.9
82.04	67,100	16	722	38.1	22,736	34,650	65.6	65.6	65.6
82.05	67,800	16.11	734	38.6	22,823	35,242	64.8	64.8	64.8
82.06	69,400	16	727	38.1	22,910	34,893	65.7	65.7	65.7
82.07	69,200	15.52	723	37.7	22,998	34,707	66.3	66.2	66.3
82.08	68,900	15.59	723	37.6	23,085	34,706	66.5	66.3	66.8
82.09	67,300	15.27	692	35.9	23,172	33,236	69.7	69.4	70.1
82.10	66,900	15	675	34.8	23,259	32,380	71.8	71.2	72.8
82.11	67,700	14	654	33.6	23,346	31,401	74.3	74.1	74.8
82.12	67,800	14	641	32.8	23,433	30,609	76.2	75.9	76.9

83.01	68,100	14	626	31.9	23,529	30,035	78.3	78.3	78.4
83.02	68,200	13	621	31.5	23,624	29,791	79.3	78.8	80.3
83.03	68,900	13	612	31.0	23,720	29,371	80.8	80.2	82.1
83.04	68,800	13	604	30.4	23,815	28,977	82.2	81.8	83.1
83.05	69,200	13	605	30.3	23,911	29,021	82.4	81.7	84.3
83.06	71,400	13	617	30.8	24,006	29,624	81.0	80.2	83.1
83.07	71,800	13	619	30.8	24,102	29,704	81.1	80.2	84.0
83.08	71,500	13	620	30.8	24,198	29,772	81.3	79.5	84.6
83.09	69,900	13	612	30.2	24,293	29,378	82.7	80.5	85.3
83.10	69,800	13	602	29.6	24,389	28,918	84.3	81.6	86.9
83.11	70,400	13	605	29.6	24,484	29,020	84.4	81.3	87.0
83.12	69,900	12	592	28.9	24,580	28,418	86.5	82.5	89.5
84.01	70,700	12	589	28.6	24,734	28,260	87.5	83.2	90.6
84.02	71,400	12	596	28.7	24,889	28,604	87.0	82.5	90.3
84.03	71,800	12.17	598	28.7	25,043	28,721	87.2	83.2	89.8
84.04	72,100	12.07	596	28.4	25,198	28,628	88.0	82.4	91.8
84.05	72,700	12.1	603	28.5	25,352	28,931	87.6	82.6	90.7
84.06	73,400	12.26	616	29.0	25,507	29,557	86.3	80.9	89.2
84.07	74,200	12.53	635	29.7	25,661	30,476	84.2	78.5	87.3
84.08	73,500	12.75	639	29.7	25,815	30,671	84.2	79.1	86.7
84.09	71,900	12.91	632	29.2	25,970	30,348	85.6	81.2	87.8
84.10	71,900	13.04	638	29.3	26,124	30,628	85.3	81.0	87.9
84.11	71,900	12.89	631	28.8	26,279	30,305	86.7	83.3	88.7
84.12	72,100	12.77	628	28.5	26,433	30,130	87.7	85.6	90.1
85.01	73,800	12.61	635	28.7	26,542	30,487	87.1	84.3	89.9
85.02	74,000	12.39	627	28.2	26,650	30,085	88.7	85.3	93.0
85.03	74,600	12.19	623	27.9	26,759	29,886	89.7	85.2	94.7
85.04	74,800	12.11	621	27.6	26,867	29,788	90.4	85.5	96.0
85.05	75,200	12.11	624	27.7	26,976	29,948	90.4	85.0	96.0
85.06	76,500	11.76	618	27.3	27,084	29,675	91.6	85.6	96.3
85.07	76,700	11.47	606	26.8	27,193	29,099	93.4	87.7	98.7
85.08	77,200	11.33	604	26.5	27,301	28,973	94.2	88.7	100.6
85.09	75,900	11.2	587	25.7	27,410	28,197	97.2	91.3	104.1
85.10	75,200	11.32	588	25.6	27,518	28,201	97.6	91.6	104.8
85.11	74,900	11.26	582	25.3	27,627	27,957	98.8	93.1	106.7
85.12	75,500	11.12	581	25.1	27,735	27,873	99.5	93.8	106.8

86.01	77,100	10.81	579	24.9	27,879	27,771	99.5	96.0	105.8
86.02	77,400	10.83	582	25.0	28,022	27,923	100.4	97.1	105.8
86.03	79,800	10.62	590	25.2	28,166	28,306	99.5	97.4	104.6
86.04	80,200	10.4	581	24.7	28,309	27,872	101.6	99.9	103.8
86.05	83,200	10.2	592	25.0	28,453	28,392	100.2	99.0	103.8
86.06	82,600	10.2	590	24.9	28,596	28,305	101.0	99.6	106.9
86.07	79,900	10.3	573	24.1	28,740	27,517	104.4	102.4	110.7
86.08	82,000	10.3	588	24.6	28,884	28,240	102.3	99.5	110.4
86.09	80,300	10.1	568	23.6	29,027	27,243	106.6	103.2	113.9
86.10	79,400	10.0	556	23.0	29,171	26,689	109.3	105.5	118.1
86.11	80,400	9.8	557	23.0	29,314	26,729	109.7	105.7	119.0
86.12	80,800	9.7	551	22.6	29,458	26,430	111.5	107.1	119.8
87.01	82,900	9.5	589	23.9	29,584	28,294	104.6	107.5	117.6
87.02	85,600	9.2	573	23.2	29,710	27,513	108.0	107.5	117.1
87.03	85,200	9.09	567	22.8	29,836	27,222	109.6	110.2	119.9
87.04	86,000	9.09	567	22.7	29,962	27,222	110.1	109.9	119.6
87.05	86,000	9.27	576	23.0	30,088	27,659	108.8	107.8	118.7
87.06	85,900	9.38	582	23.1	30,214	27,927	108.2	104.4	120.7
87.07	88,300	9.41	583	23.1	30,340	28,000	108.4	99.2	116.4
87.08	86,500	9.4	583	23.0	30,466	27,976	108.9	101.8	119.0
87.09	85,500	9.25	575	22.6	30,592	27,610	110.8	103.9	121.9
87.10	84,600	9.22	574	22.4	30,718	27,537	111.6	104.0	123.5
87.11	85,000	9.25	575	22.4	30,844	27,610	111.7	103.4	121.9
87.12	85,400	9.2	573	22.2	30,970	27,489	112.7	104.2	120.9
88.01	88,100	9.24	575	22.2	31,072	27,586	112.6	101.8	119.4
88.02	88,900	9.16	580	22.3	31,173	27,862	111.9	101.9	118.7
88.03	88,900	9.14	579	22.2	31,275	27,812	112.4	104.2	120.7
88.04	88,000	9.21	577	22.1	31,377	27,702	113.3	104.9	123.5
88.05	89,500	9.22	588	22.4	31,479	28,231	111.5	103.0	120.7
88.06	90,200	9.28	595	22.6	31,580	28,570	110.5	101.1	119.8
88.07	90,700	9.32	601	22.7	31,682	28,830	109.9	99.4	119.0
88.08	91,500	9.32	606	22.9	31,784	29,084	109.3	98.4	117.8
88.09	88,500	9.3	585	22.0	31,886	28,081	113.5	101.3	121.9
88.10	88,900	9.41	593	22.3	31,987	28,481	112.3	100.9	120.9
88.11	88,500	9.48	594	22.2	32,089	28,526	112.5	103.1	119.7
88.12	88,700	9.59	601	22.4	32,191	28,864	111.5	103.3	119.6