



HOUSING AFFORDABILITY *and* SUPPLY REPORT

Source: NAR and Realtor.com

2023 NUMBER OF HOMES MISSING BY INCOME LEVEL

Income	Share of listings that households can afford to buy	Share of listings that households can afford to buy	Number of listings missing	Maximum price
	April 2023	Balanced market		
<\$15,000	1.2%	8.6%	85,000	\$51,220
\$25,000	3.1%	16.0%	147,750	\$85,370
\$35,000	5.2%	23.6%	209,910	\$119,520
\$50,000	10.8%	34.8%	273,970	\$170,740
\$75,000	23.0%	51.0%	319,460	\$256,110
\$100,000	38.6%	63.6%	285,250	\$341,480
\$125,000	53.4%	73.4%	229,150	\$426,850
\$150,000	64.0%	80.7%	191,210	\$512,230
\$200,000	77.2%	88.7%	131,360	\$682,970
\$250,000	84.8%	93.0%	93,000	\$853,710
\$500,000	94.6%	97.3%	31,570	\$1,707,420
>\$500,000	99.9%	100.0%	990	—



Nearly **51%** of households earn **\$75,000** or less. In a balanced market, these households would be able to afford to buy **51%** of the homes available for sale. However, only **23%** of current listings have a price lower than **\$256,000**, the maximum price these households would be able to afford.

Areas with most listings missing for households earning less than \$75,000		
El Paso, TX	16%	66%
Boise City, ID	2%	50%
Spokane, WA	8%	55%
Cape Coral, FL	8%	55%
Lakeland, FL	18%	64%
Deltona, FL	15%	61%
Fresno, CA	11%	57%
McAllen, TX	25%	69%
Riverside, CA	4%	48%
Los Angeles, CA	1%	44%

■ Share of affordable listings – April 2023 ■ Share of affordable listings – Balanced market

2018 NUMBER OF HOMES MISSING BY INCOME LEVEL

Income	Share of listings that households can afford to buy	Share of listings that households can afford to buy	Number of listings missing	Maximum price
	April 2018	Balanced market		
<\$15,000	4.0%	10.9%	111,910	\$56,300
\$25,000	10.0%	20.4%	169,750	\$93,820
\$35,000	16.9%	29.6%	206,560	\$131,350
\$50,000	29.3%	42.5%	213,980	\$187,650
\$75,000	49.9%	59.5%	157,730	\$281,480
\$100,000	65.2%	71.8%	108,180	\$375,310
\$125,000	74.8%	80.7%	95,980	\$469,130
\$150,000	81.0%	86.6%	91,550	\$562,960
\$200,000	88.4%	92.6%	69,440	\$750,620
\$250,000	91.8%	95.5%	60,120	\$938,270
\$500,000	97.1%	98.5%	22,570	\$1,876,540
>\$500,000	100.0%	100.0%	400	—



Areas with least listings missing for households earning less than \$75,000		
Youngstown, OH-PA	66%	72%
Akron, OH	58%	61%
Tolendo, OH	60%	61%
Cleveland, OH	58%	59%
Syracuse, NY	55%	54%
Pittsburgh, PA	53%	52%
St. Louis, MO-IL	50%	48%
Rochester, NY	54%	51%
Detroit, MI	53%	46%
Dayton, OH	57%	53%

■ Share of affordable listings – April 2023 ■ Share of affordable listings – Balanced market

To read the full Housing Affordability and Supply report, visit [NAR.realtor/research-and-statistics](https://www.nar.realtor/research-and-statistics).