



# HAR Housing & Rental Affordability Index

---

Q4-2022



# Houston Housing Affordability

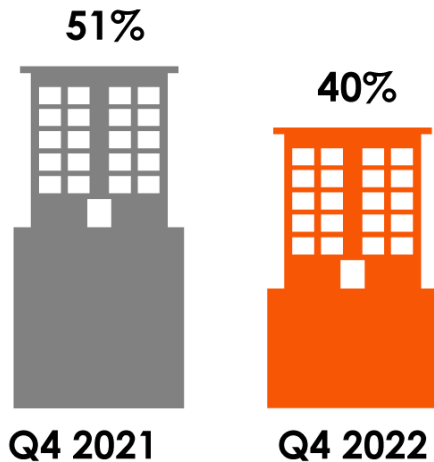
Q4 2022

## Housing Affordability Index

40%

of Houston-area households could afford to buy a median-priced home

### HAI YTY Growth

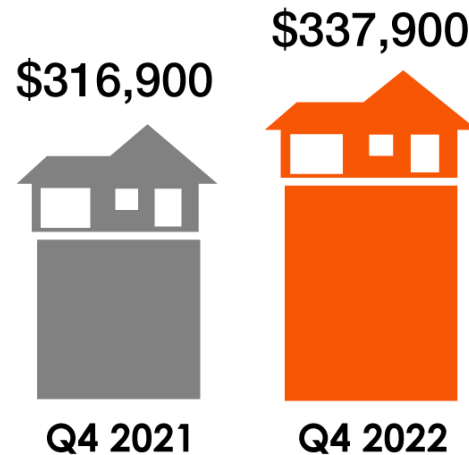


## PRICE

\$337,900

median-priced home

### Price YTY Growth

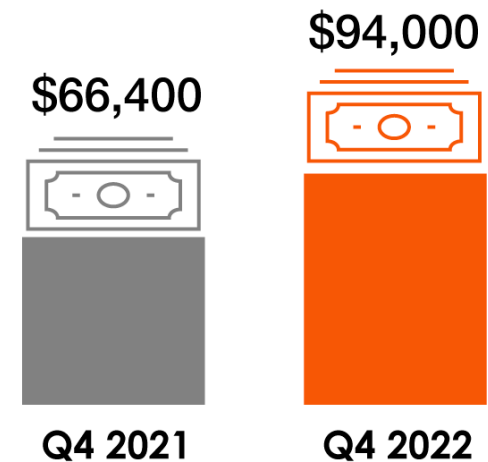


## INCOME

\$94,000

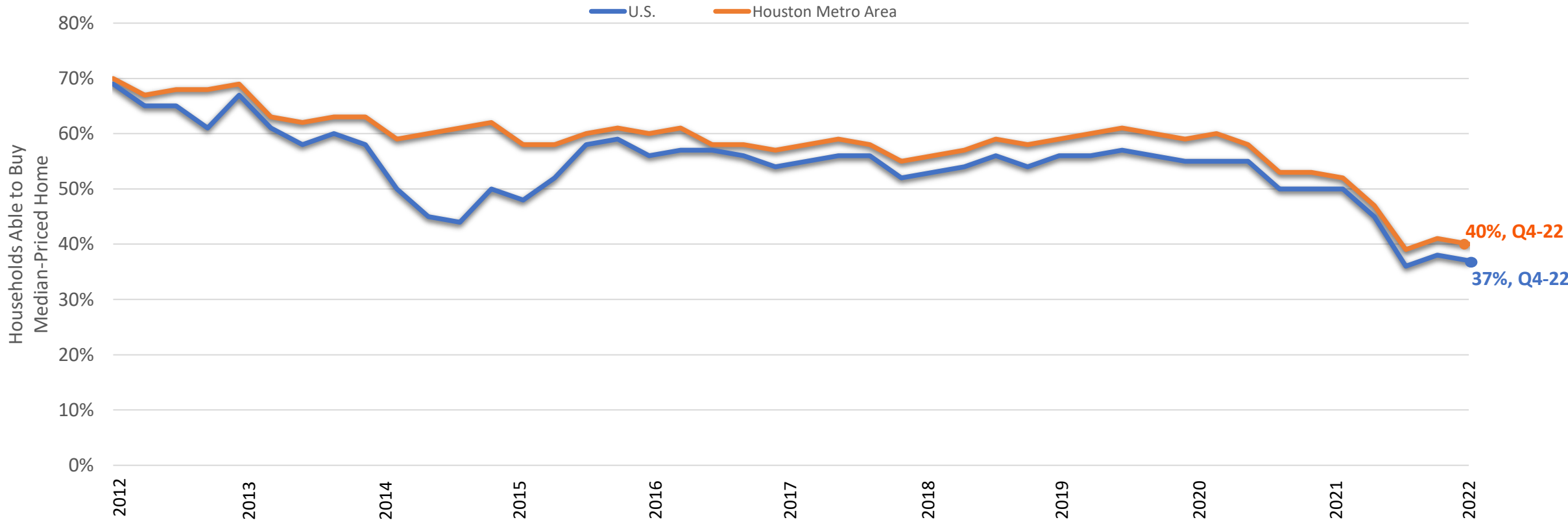
minimum income required to make monthly payments of \$2,350 @ 30-year fixed-rate mortgage of 6.66%

### Income YTY Growth



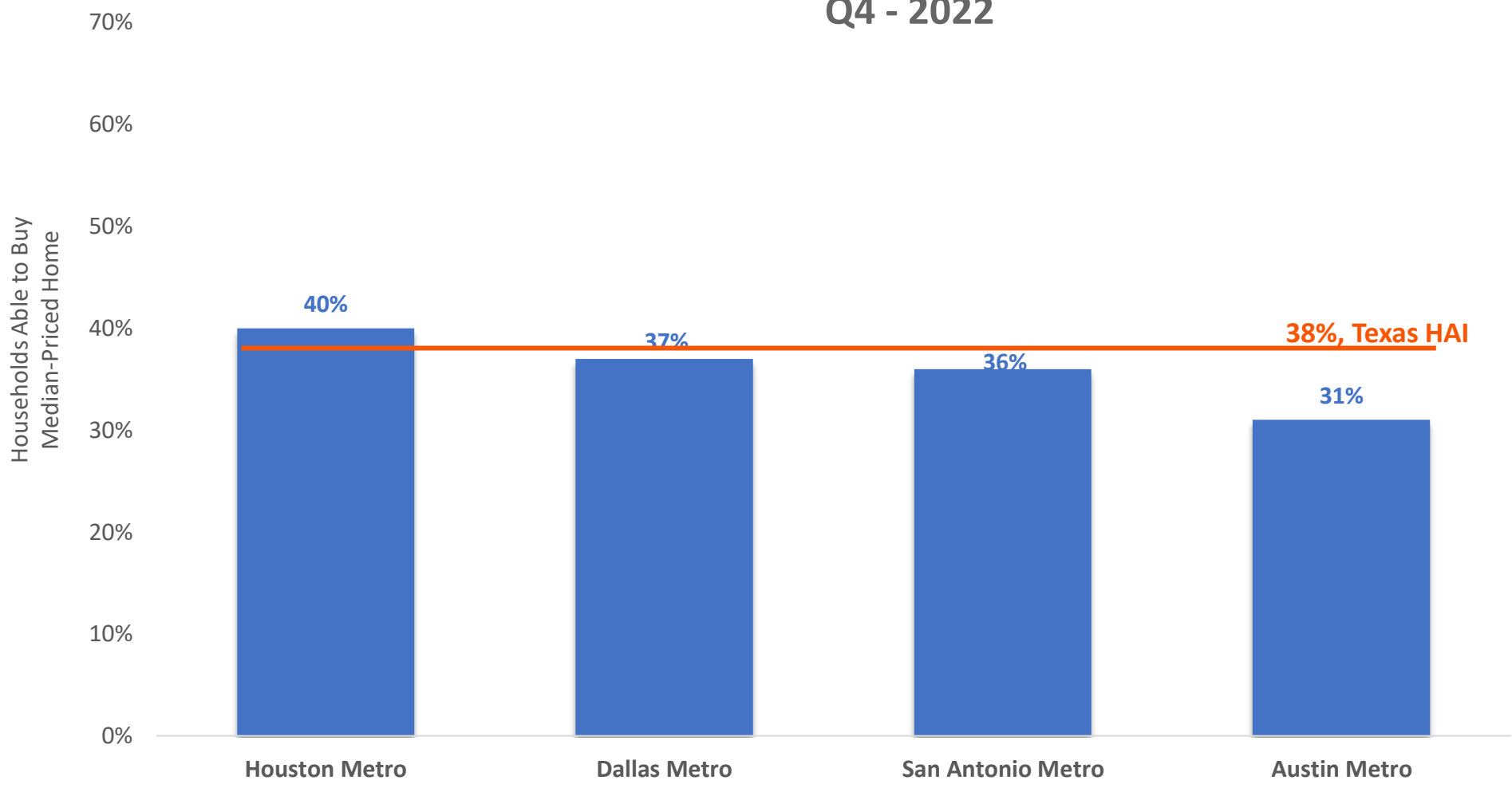
# Quarterly Housing Affordability

## 2012 - 2022



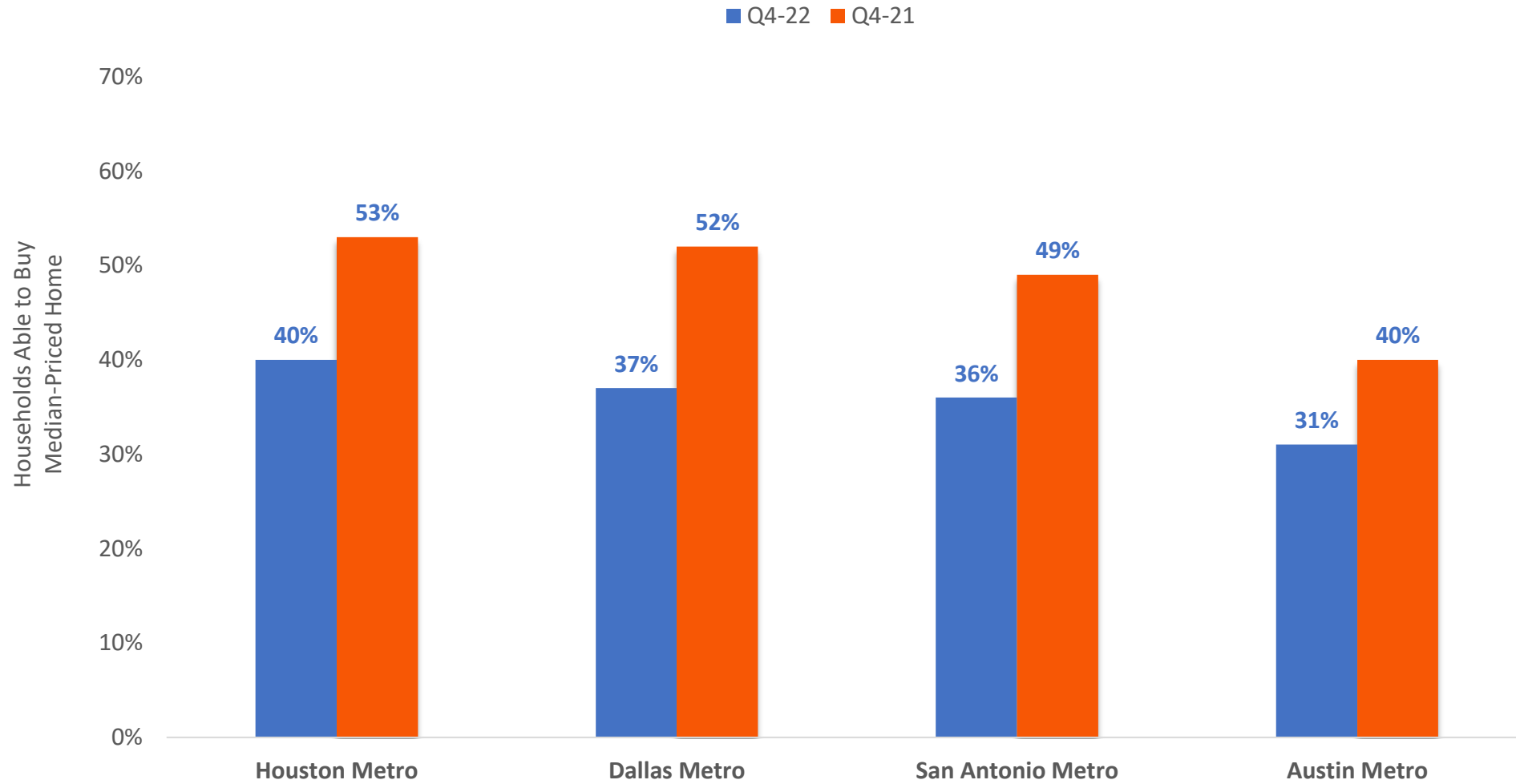
# Housing Affordability Across Texas

## Q4 - 2022



# Housing Affordability Across Texas

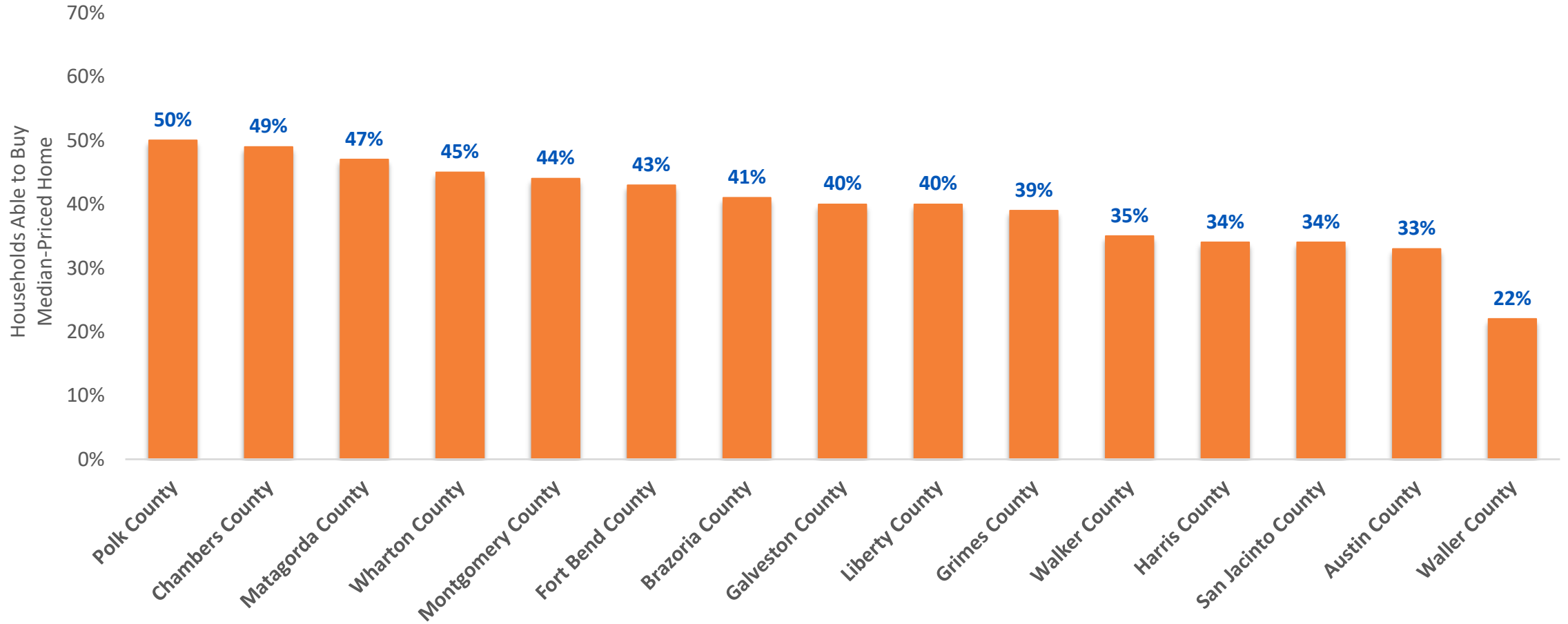
## Q4-22 vs. Q4-21



Source: Houston Association of REALTORS®

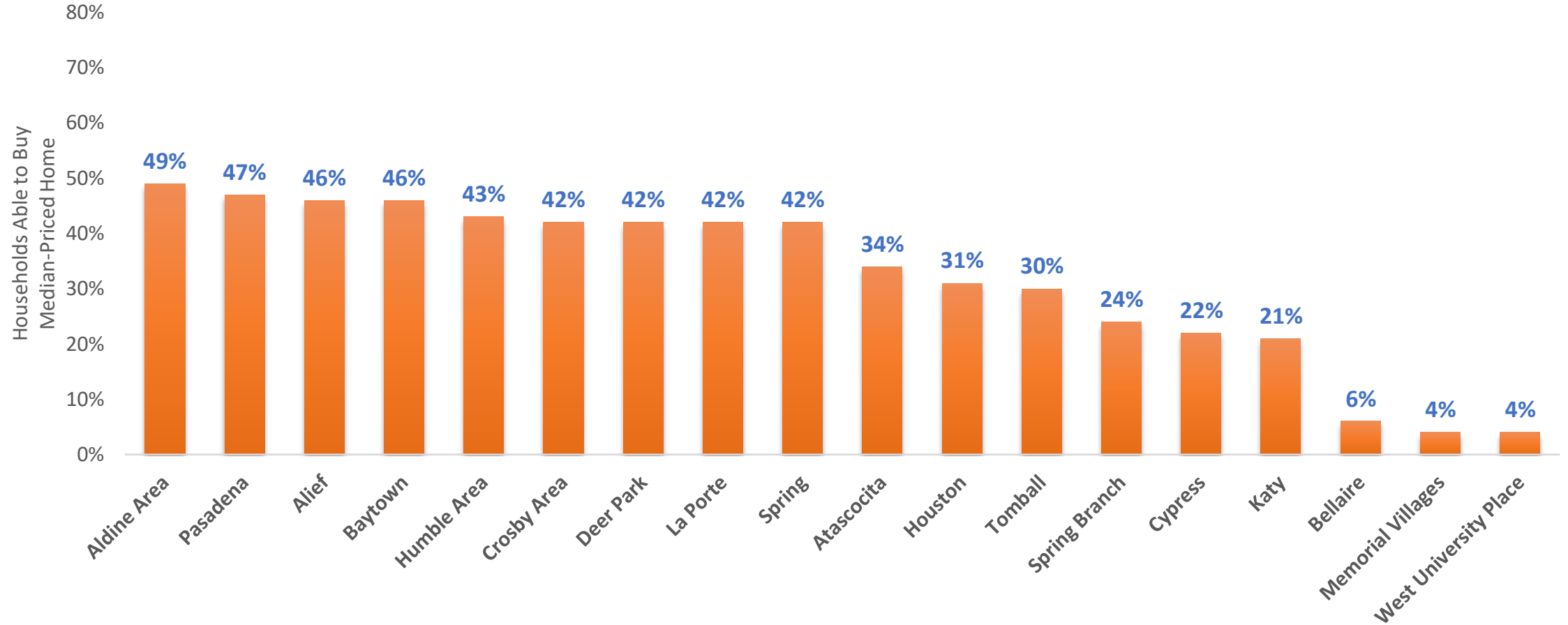
# Housing Affordability by County

## Q4 - 2022



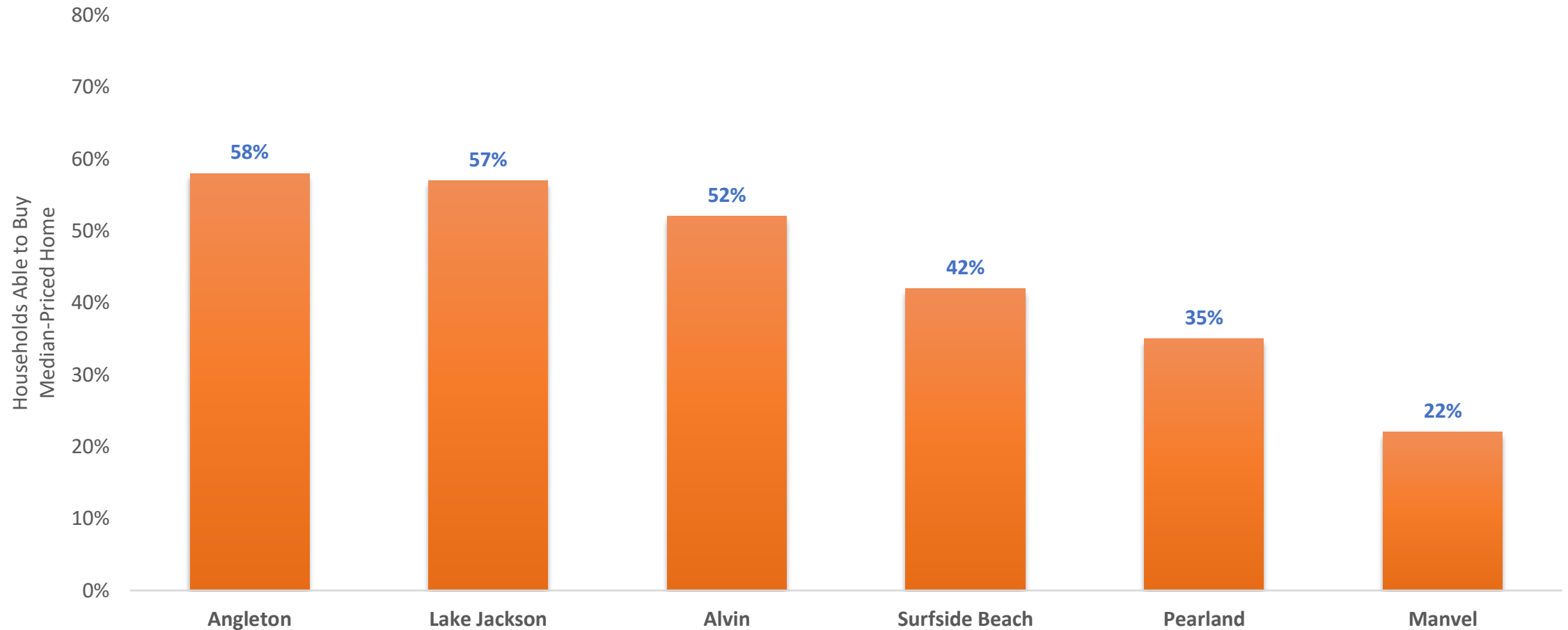
# Housing Affordability for Harris County

## Q4 - 2022



# Housing Affordability for Brazoria County

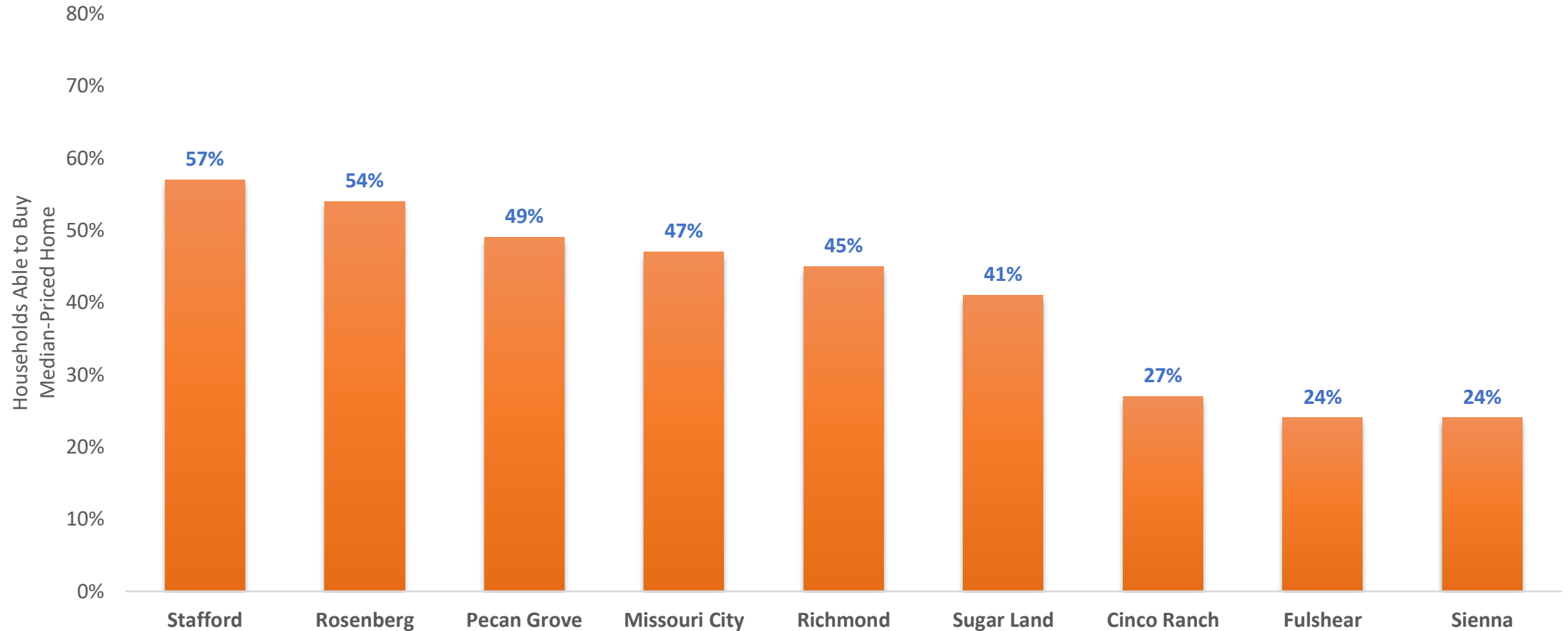
## Q4 - 2022





# Housing Affordability for Fort Bend County

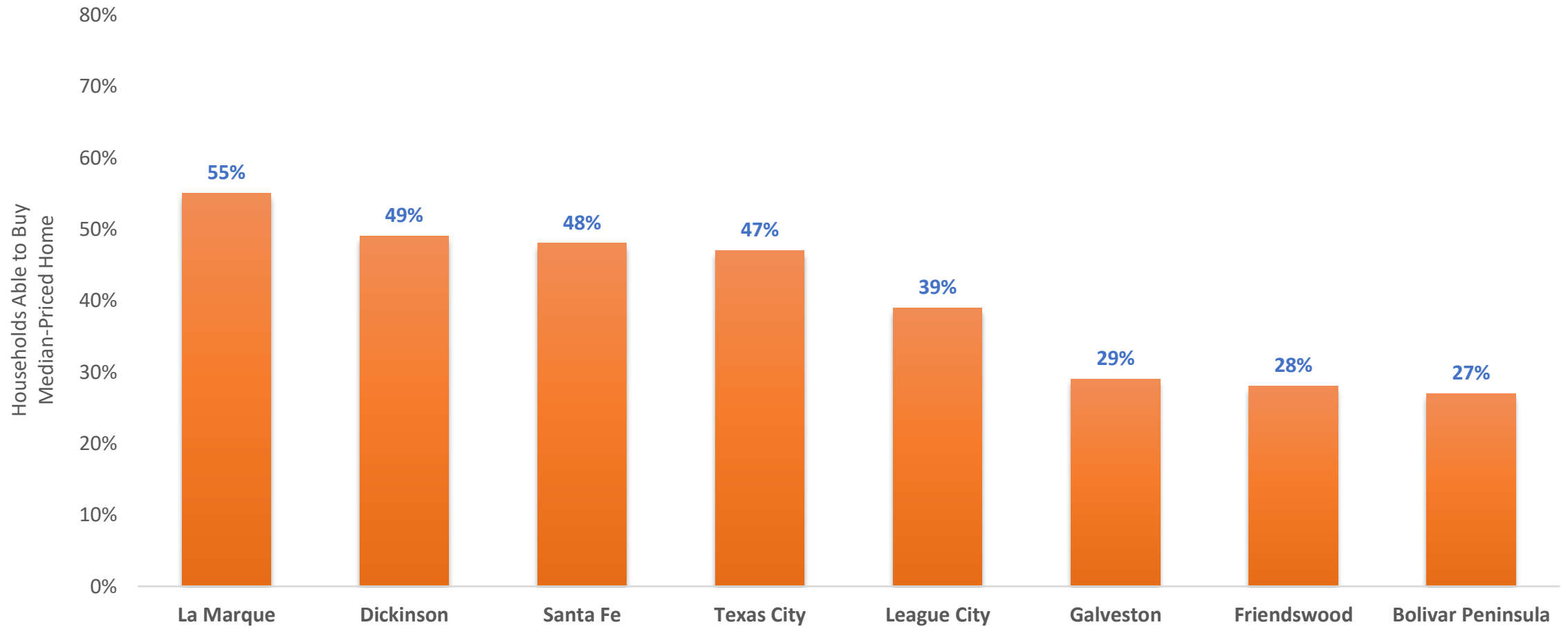
## Q4 - 2022



Source: Houston Association of REALTORS®

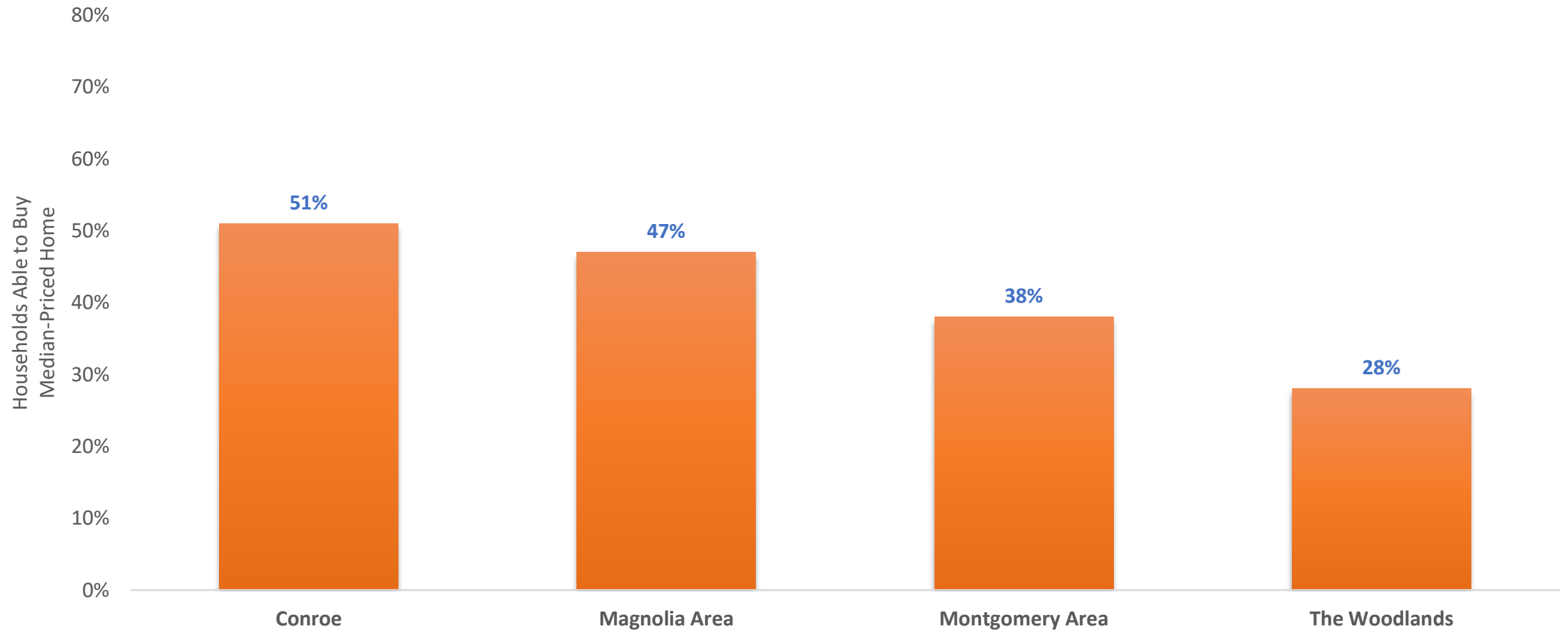
# Housing Affordability for Galveston County

## Q4 - 2022



# Housing Affordability for Montgomery County

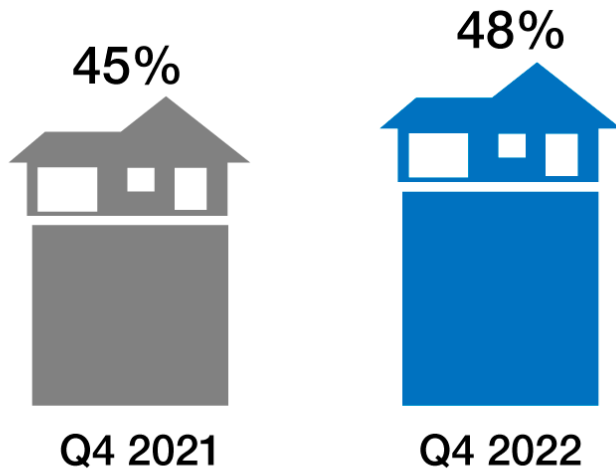
## Q4 - 2022



### Rental Affordability Index

# 48%

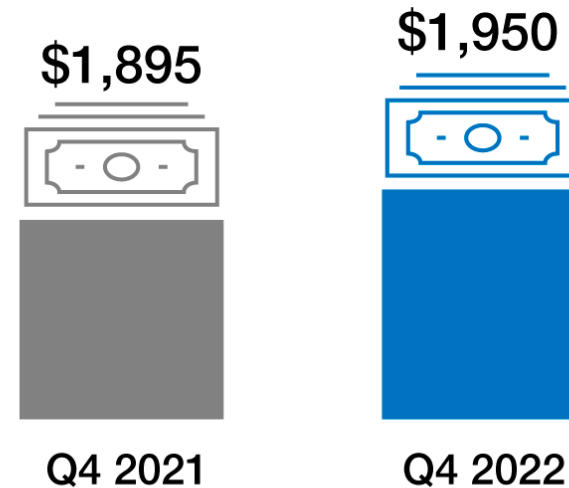
of Houston-area households could afford the median lease price for a single-family home



### Monthly Payment

# \$1,950

median lease price for a single-family home in the Houston area



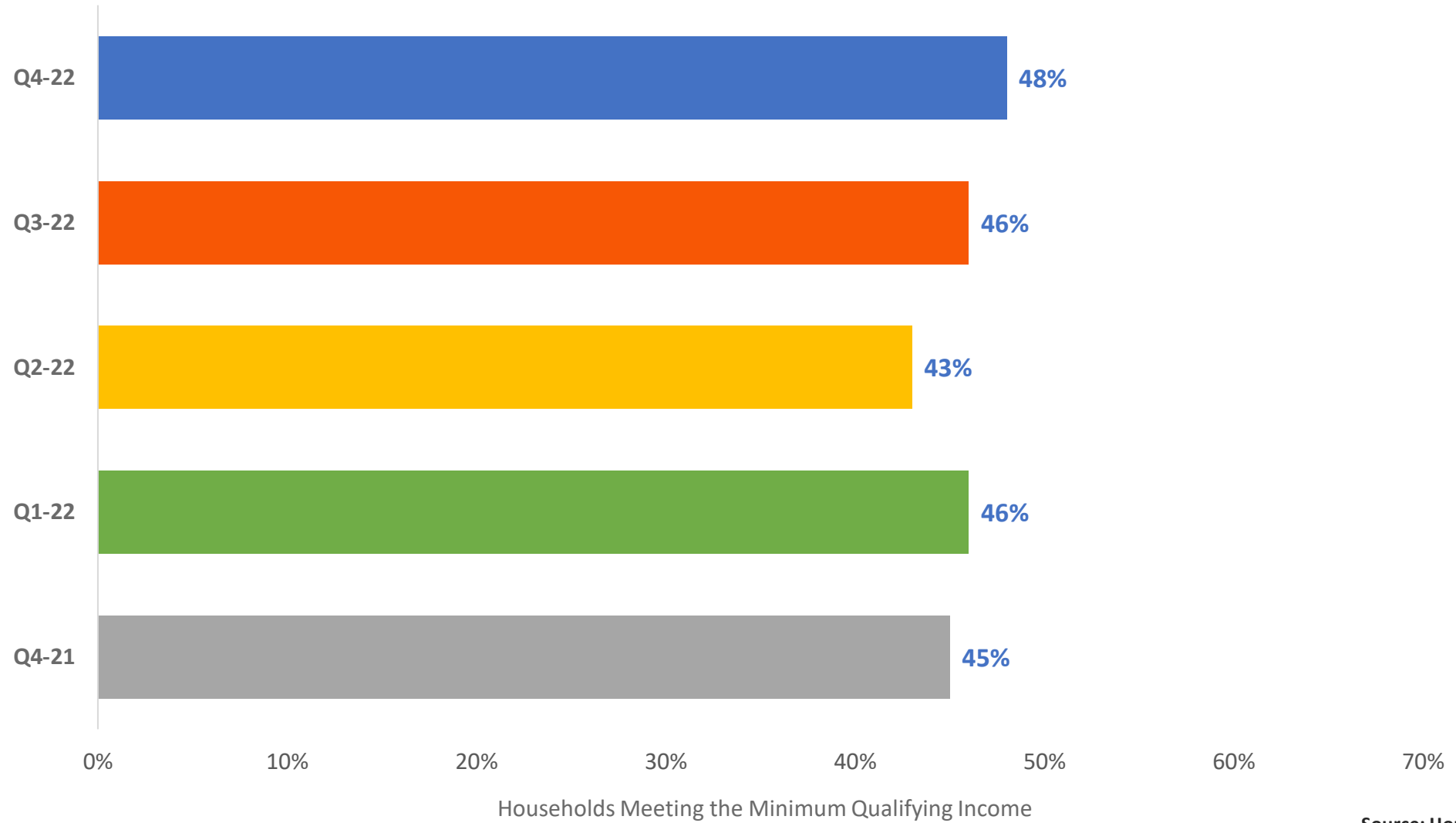
# Rental Affordability in Houston Area

## 2012 - 2022



# Rental Affordability in Houston Metro Area

## Current vs. Last Year



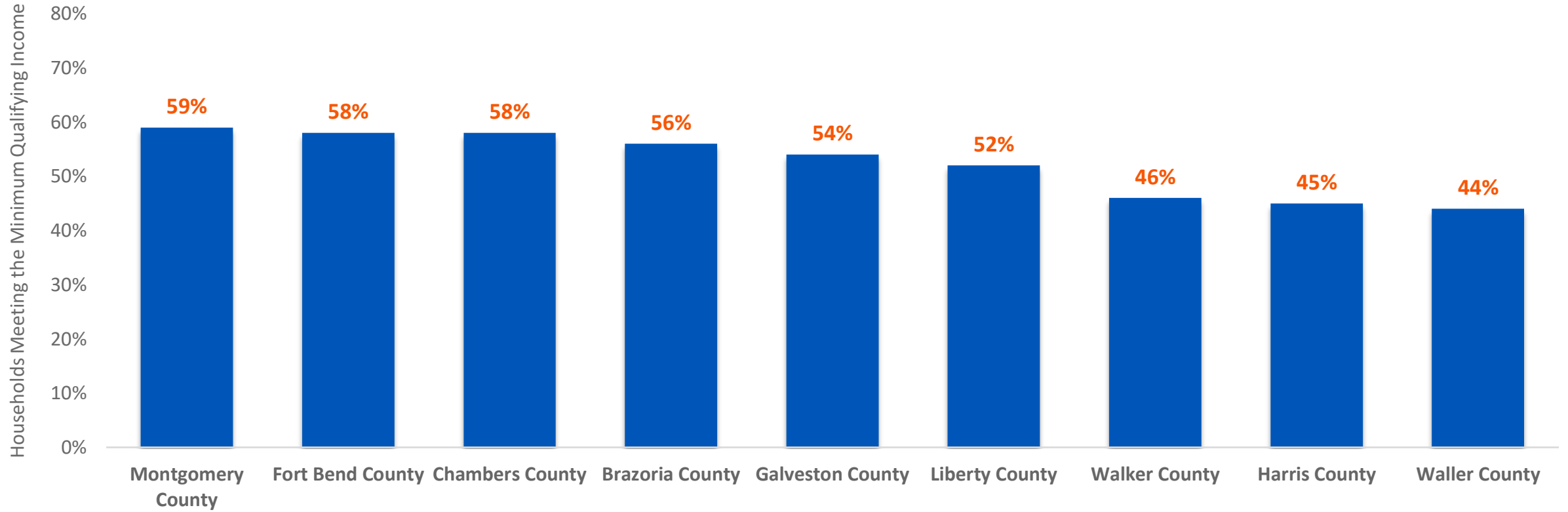
Source: Houston Association of REALTORS®

## Median Lease Price for Single-Family Home Current vs. Last Year

Region	Q4 – 2022	Q4 – 2021	Change (%)
Houston Metro Area	\$1,950	\$1,895	2.9%
Brazoria County	\$2,000	\$1,900	5.3%
Fort Bend County	\$2,200	\$2,100	4.8%
Galveston County	\$1,850	\$1,800	2.8%
Harris County	\$1,900	\$1,850	2.7%
Montgomery County	\$1,899	\$1,850	2.6%

# Rental Affordability by County

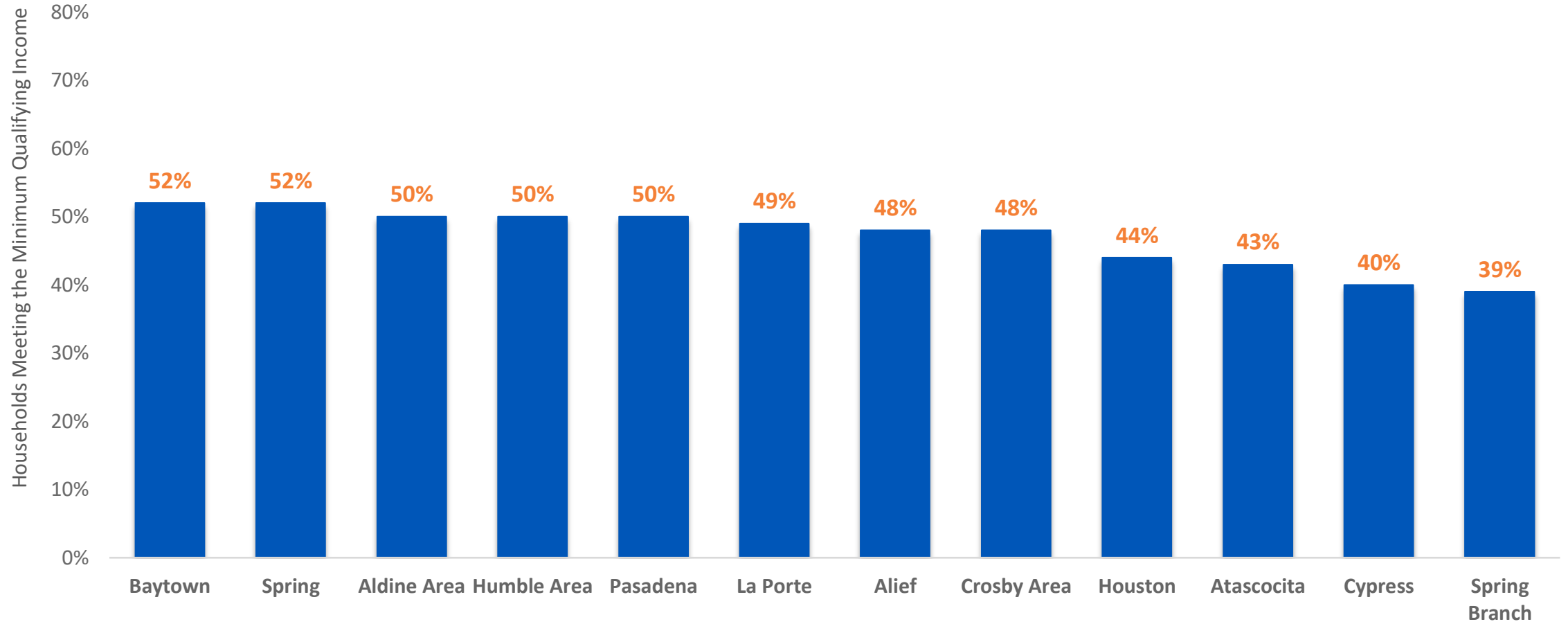
## Q4 - 2022





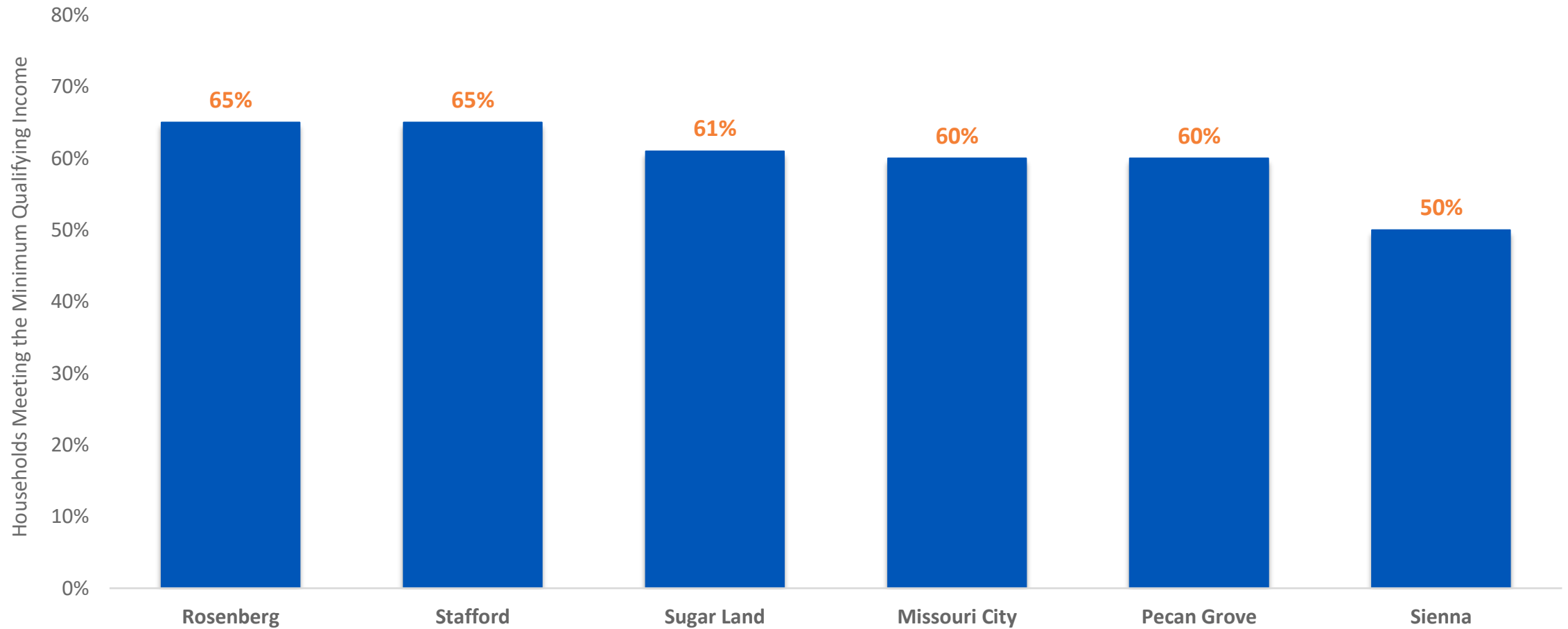
# Rental Affordability for Harris County

## Q4 - 2022



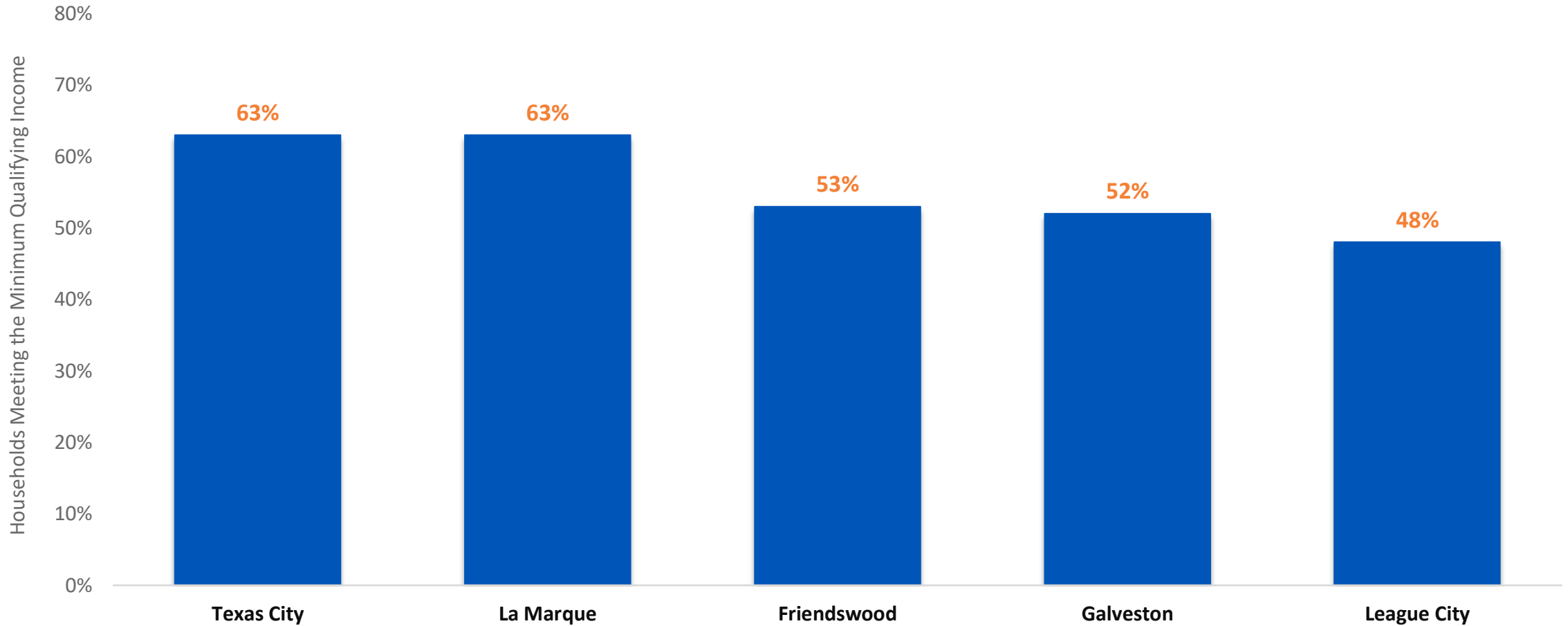
# Rental Affordability for Fort Bend County

## Q4 - 2022



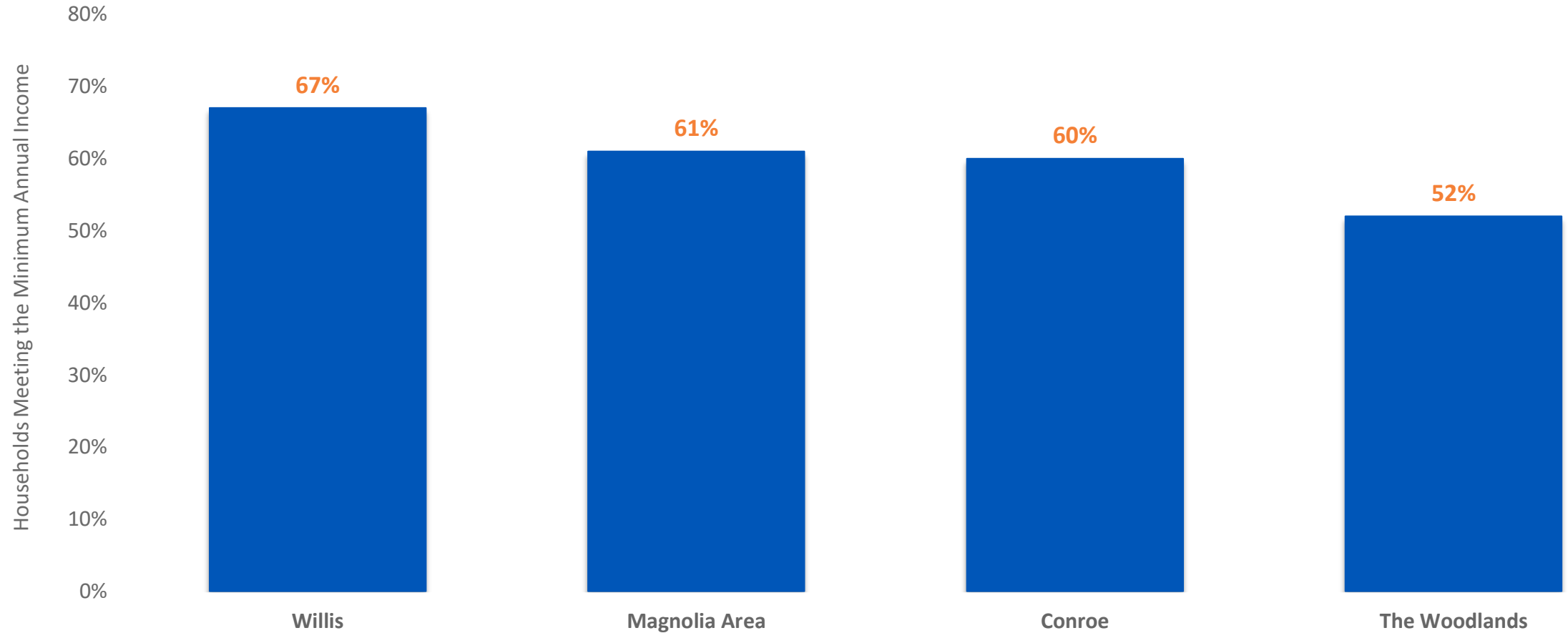
# Rental Affordability for Galveston County

## Q4 - 2022



# Rental Affordability for Montgomery County

## Q4 - 2022





**Read the full report in the  
HAR.com Newsroom.**