

Table 1. NAHB/Wells Fargo National and Regional Housing Market Index (HMI)

NATIONAL

| <i>(Seasonally Adjusted)</i> | 2022 | | 2023 | | | | | | | | | | |
|--|------|------|------|------|------|------|-----|-----|-----|-----|------|------------------------|------------------------|
| | Nov. | Dec. | Jan. | Feb. | Mar. | Apr. | May | Jun | Jul | Aug | Sep. | Oct. <i>Revised</i> | Nov. <i>Prelim.</i> |
| Housing Market Index | 33 | 31 | 35 | 42 | 44 | 45 | 50 | 55 | 56 | 50 | 44 | 40 | 34 |
| <i>Housing Market Index Components</i> | | | | | | | | | | | | | |
| Single Family Sales: Present | 39 | 36 | 40 | 47 | 49 | 51 | 56 | 61 | 62 | 57 | 50 | 46 | 40 |
| Single Family Sales: Next 6 Months | 31 | 35 | 37 | 48 | 47 | 50 | 56 | 62 | 59 | 55 | 49 | 44 | 39 |
| Traffic of Prospective Buyers | 20 | 20 | 23 | 28 | 31 | 31 | 33 | 37 | 40 | 35 | 30 | 26 | 21 |

REGIONAL HMI

| <i>(Seasonally Adjusted)</i> | 2022 | | 2023 | | | | | | | | | | |
|------------------------------|------|------|------|------|------|------|-----|-----|-----|-----|------|------------------------|------------------------|
| | Nov. | Dec. | Jan. | Feb. | Mar. | Apr. | May | Jun | Jul | Aug | Sep. | Oct. <i>Revised</i> | Nov. <i>Prelim.</i> |
| Northeast | 32 | 32 | 34 | 46 | 46 | 44 | 45 | 52 | 60 | 55 | 48 | 46 | 53 |
| Midwest | 35 | 30 | 32 | 36 | 36 | 40 | 42 | 48 | 46 | 42 | 38 | 37 | 32 |
| South | 33 | 35 | 39 | 46 | 50 | 50 | 56 | 60 | 58 | 55 | 48 | 43 | 35 |
| West | 28 | 25 | 29 | 37 | 36 | 40 | 48 | 50 | 54 | 46 | 42 | 36 | 28 |

REGIONAL HMI - 3 MONTH MOVING AVERAGES

| <i>(Seasonally Adjusted)</i> | 2022 | | 2023 | | | | | | | | | | |
|------------------------------|------|------|------|------|------|------|-----|-----|-----|-----|------|------------------------|------------------------|
| | Nov. | Dec. | Jan. | Feb. | Mar. | Apr. | May | Jun | Jul | Aug | Sep. | Oct. <i>Revised</i> | Nov. <i>Prelim.</i> |
| Northeast | 42 | 37 | 33 | 37 | 42 | 45 | 45 | 47 | 52 | 56 | 54 | 50 | 49 |
| Midwest | 38 | 34 | 32 | 33 | 35 | 37 | 39 | 43 | 45 | 45 | 42 | 39 | 36 |
| South | 42 | 36 | 36 | 40 | 45 | 49 | 52 | 55 | 58 | 58 | 54 | 49 | 42 |
| West | 29 | 26 | 27 | 30 | 34 | 38 | 41 | 46 | 51 | 50 | 47 | 41 | 35 |