

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

NATIONAL

<i>(Seasonally Adjusted)</i>	2022	2023												2024
	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun	Jul	Aug	Sep.	Oct.	Nov.	Dec. <i>Revised</i>	Jan. <i>Prelim.</i>
Housing Market Index	31	35	42	44	45	50	55	56	50	44	40	34	37	44
<i>Housing Market Index Components</i>														
Single Family Sales: Present	36	40	47	49	51	56	61	62	57	50	46	40	41	48
Single Family Sales: Next 6 Months	35	37	48	47	50	56	62	59	55	49	44	39	45	57
Traffic of Prospective Buyers	20	23	28	31	31	33	37	40	35	30	26	21	24	29

REGIONAL HMI

<i>(Seasonally Adjusted)</i>	2022	2023												2024
	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun	Jul	Aug	Sep.	Oct.	Nov.	Dec. <i>Revised</i>	Jan. <i>Prelim.</i>
Northeast	32	34	46	46	44	45	52	60	55	48	46	53	55	56
Midwest	30	32	36	36	40	42	48	46	42	38	37	31	35	35
South	35	39	46	50	50	56	60	58	55	48	43	35	39	49
West	25	29	37	36	40	48	50	54	46	42	36	28	29	38

REGIONAL HMI - 3 MONTH MOVING AVERAGES

<i>(Seasonally Adjusted)</i>	2022	2023												2024
	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun	Jul	Aug	Sep.	Oct.	Nov.	Dec. <i>Revised</i>	Jan. <i>Prelim.</i>
Northeast	37	33	37	42	45	45	47	52	56	54	50	49	51	55
Midwest	34	32	33	35	37	39	43	45	45	42	39	35	34	34
South	36	36	40	45	49	52	55	58	58	54	49	42	39	41
West	26	27	30	34	38	41	46	51	50	47	41	35	31	32