

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

NATIONAL

<i>(Seasonally Adjusted)</i>	2023									2024			
	Apr.	May	Jun	Jul	Aug	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar <i>Revised</i>	Apr <i>Prelim.</i>
Housing Market Index	45	50	55	56	50	44	40	34	37	44	48	51	51
<i>Housing Market Index Components</i>													
Single Family Sales: Present	51	56	61	62	57	50	46	40	41	48	52	56	57
Single Family Sales: Next 6 Months	50	56	62	59	55	49	44	39	45	57	60	62	60
Traffic of Prospective Buyers	31	33	37	40	35	30	26	21	24	29	32	34	35

REGIONAL HMI

<i>(Seasonally Adjusted)</i>	2023									2024			
	Apr.	May	Jun	Jul	Aug	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar <i>Revised</i>	Apr <i>Prelim.</i>
Northeast	44	45	52	60	55	48	46	53	55	55	62	61	65
Midwest	40	42	48	46	42	38	37	31	35	35	38	49	50
South	50	56	60	58	55	48	43	35	39	49	50	52	51
West	40	48	50	54	46	42	36	28	29	38	47	45	49

REGIONAL HMI - 3 MONTH MOVING AVERAGES

<i>(Seasonally Adjusted)</i>	2023									2024			
	Apr.	May	Jun	Jul	Aug	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar <i>Revised</i>	Apr <i>Prelim.</i>
Northeast	45	45	47	52	56	54	50	49	51	54	57	59	63
Midwest	37	39	43	45	45	42	39	35	34	34	36	41	46
South	49	52	55	58	58	54	49	42	39	41	46	50	51
West	38	41	46	51	50	47	41	35	31	32	38	43	47