

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

NATIONAL

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

REGIONAL HMI

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

REGIONAL HMI - 3 MONTH MOVING AVERAGES

<i>(Seasonally Adjusted)</i>	2023								2024				
	May	Jun	Jul	Aug	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar	Apr <i>Revised</i>	May <i>Prelim.</i>
Northeast	45	47	52	56	54	50	49	51	54	57	59	63	61
Midwest	39	43	45	45	42	39	35	34	34	36	41	46	49
South	52	55	58	58	54	49	42	39	41	46	50	51	49
West	41	46	51	50	47	41	35	31	32	38	43	47	43