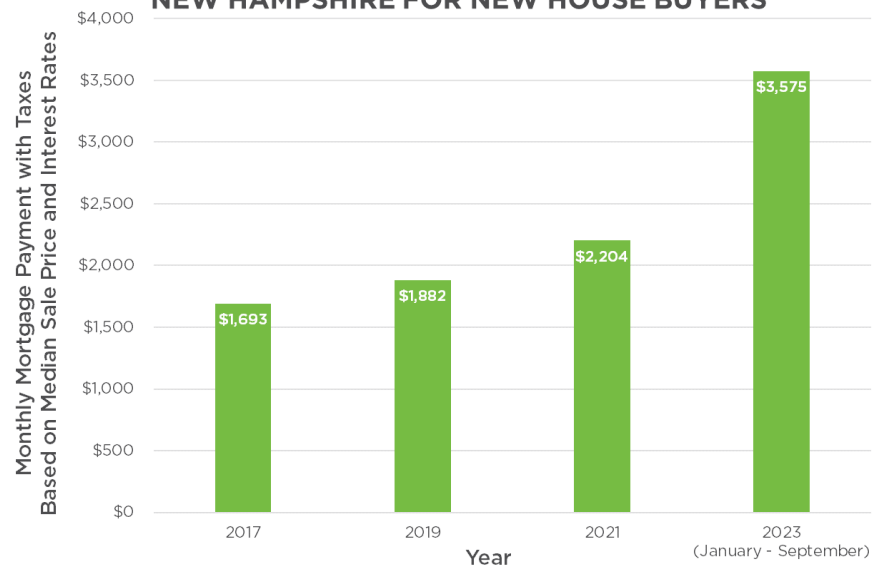


HOUSING IN NEW HAMPSHIRE: SHORTAGE RAISES COSTS

MEDIAN SINGLE-FAMILY HOUSE SALE PRICES AND INTEREST RATES ARE RISING

- The median sale price for a single-family house in the Granite State reached \$499,000 in June 2023, a 51.2 percent increase from June 2020 and the highest monthly median sale price recorded.¹
- Using a 6.64 percent 30-year fixed-rate mortgage, the average for 2023 thus far, with a 5 percent downpayment of \$23,500 and the 2022 average monthly New Hampshire property taxes per household of \$712, a homebuyer would need to pay a monthly mortgage of \$3,575, a 111 percent increase from the 2017 median monthly mortgage and tax estimate for new house buyers.²

AVERAGE MONTHLY MORTGAGE ESTIMATES IN NEW HAMPSHIRE FOR NEW HOUSE BUYERS



Notes: Monthly property taxes estimated using house sale value. Estimates assume 5 percent down payments and do not include homeowners insurance or private mortgage insurance.
Sources: New Hampshire Association of Realtors; Federal Reserve Bank of St. Louis (interest rates); New Hampshire Department of Revenue Annual Reports (property taxes); Federal Reserve Bank of Dallas (mortgage payment)

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- The 2022 median income New Hampshire household would need to spend nearly 48 percent of its monthly income to afford a median-priced house in 2023 thus far.³

LOW HOUSING INVENTORY

- New Hampshire needs 23,500 more housing units to meet current demand, and 90,000 more housing units by 2040.⁴
- The Real Estate Center at Texas A&M University estimates a balanced housing market has about 6.5 months of inventory. New Hampshire only had an average of 1.5 months of housing market inventory from October 2022 to September 2023.⁵
- According to the New Hampshire Housing Finance Authority, a balanced rental market vacancy rate is approximately 5 percent. The vacancy rate for two-bedroom apartments in New Hampshire was 0.6 percent in data collected during early 2023.⁶

GRANITE STATE RENTERS FACE RISING COSTS

- About 49 percent of New Hampshire renters paid more than 30 percent of their income for housing in 2022.⁷
- Monthly rent for a two-bedroom apartment was \$1,764 in early 2023, an annual increase of 11.4 percent. The increase was driven in part by utility costs, which increased 59.9 percent between 2022 and 2023.⁸

COSTS INCREASED THROUGHOUT THE STATE

- Between July and September 2023, median single-family house sale prices ranged from \$241,633 in Coos County to \$618,833 in Rockingham County.
- Median single-family house sale prices increased in all counties between September 2022 and September 2023, ranging from a 3.8 percent increase in Hillsborough to 14.2 percent in Sullivan.⁹
- In 2023, median two-bedroom rental costs ranged from \$1,103 in Coos County to \$2,081 in Grafton County.¹⁰

NEW STATE BUDGET HOUSING INVESTMENTS

- The Affordable Housing Fund received \$25 million to provide grants and low-interest loans to people with low-to-moderate incomes for building or acquiring housing.
- \$10 million was allocated to the InvestNH Fund to support multifamily rental housing development and incentivize municipalities to add units and reform zoning.
- The Housing Champions Program was allocated \$5.25 million to incentivize municipalities to make infrastructure upgrades to support workforce housing.
- Homelessness and Housing Shelter Programs received \$10 million, which will increase rates paid to shelter programs and help pay for housing individuals during cold weather.¹¹

¹ See the New Hampshire Association of Realtors Monthly Indicator report from September 2023, [page 5](#) for the most recent peak median single family house sale price from June 2023, and the June 2020 report, [page 5](#) for comparison sale price.

² Estimated monthly mortgage costs calculated using [Federal Reserve Bank of St. Louis 30-Year Fixed Rate Mortgage Average in United States](#), New Hampshire Association of Realtors [Statewide Single-Family Residential Home Sales 1998-2022](#) and [September 2023 Monthly Indicators Report](#), and [New Hampshire Department of Revenue Administration Annual Reports](#) (for property taxes; 2022 tax rate used to estimate 2023 figures), and [Federal Reserve Bank of Dallas' Payment Calculator](#). Note that monthly property tax estimates were calculated using sale prices which are typically higher than house value assessments for tax purposes. Also, estimated monthly mortgage payment assumes 5 percent downpayments and does not include homeowner's insurance or private mortgage insurance.

³ Median 2022 monthly household income estimate calculated using the U.S. Census Bureau's American Community Survey table [S1901](#).

⁴ For more information, see the [2023 New Hampshire Statewide Housing Needs Assessment](#).

⁵ See the [Texas A&M University's Real Estate Center's](#) document for an explanation of a balanced housing market and New Hampshire Association of Realtor's Monthly Indicators, [page 9](#), for 12-month average of months supply of inventory.

⁶ See New Hampshire Housing's 2023 Residential Rental Cost Survey Report, [page 10](#).

⁷ New Hampshire renters cost burdened by housing calculated using the [U.S. Census Bureau's 2022 American Community Survey table DP04](#).

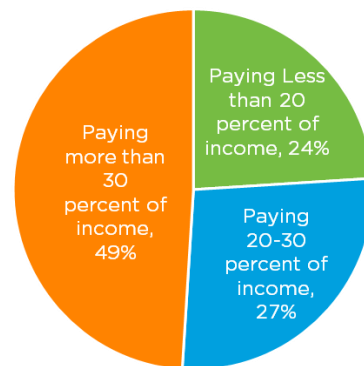
⁸ See New Hampshire Housing's 2023 Residential Rental Cost Survey Report, [page 5](#) and [page 9](#), and [page 9](#) from the 2022 report.

⁹ See the New Hampshire Association of Realtors Monthly Indicator reports from [July 2023](#), [August 2023](#), and [September 2023 \(page 15\)](#).

¹⁰ See the New Hampshire Housing Finance Authority's 2023 Residential Rental Cost Survey Report, [page 8](#).

¹¹ See NHFPI's June 15, 2023 presentation [Housing and Child Care in the Legislature's State Budget](#) for State Fiscal Years 2024-2025 funding.

PERCENT OF INCOME PAID TOWARD HOUSING COST FOR RENTERS



Source: U.S. Census Bureau 2022 American Community Survey 1-Year Estimates, Selected Housing Characteristics

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HOUSE AND RENTAL PRICES BY COUNTY

Three-Month Average of Median Single-Family House Sale Prices (July-September 2023) and 2023 Median Rental Costs for Two-Bedroom Units By County

County	Median Sales Price	Rental Costs
Belknap	\$480,175	\$1,556
Carroll	\$477,833	\$1,425
Cheshire	\$354,000	\$1,233
Coos	\$241,633	\$1,103
Grafton	\$436,667	\$2,081
Hillsborough	\$507,000	\$2,008
Merrimack	\$456,667	\$1,500
Rockingham	\$618,833	\$1,944
Strafford	\$460,167	\$1,613
Sullivan	\$358,300	\$1,316

Sources: New Hampshire Housing 2023 Residential Rental Cost Survey Report; New Hampshire Realtors Monthly Indicators July-September 2023 Reports

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