

New and Existing Single Family Home Prices, U.S.

NEW HOME PRICES						EXISTING HOME PRICES								
	MEDIAN (1)	PCT CHANGE (2)	MEAN (3)	PCT CHANGE (4)	QUALITY ADJ INDX (5)	PCT CHANGE (6)	MEDIAN (7)	PCT CHANGE (8)	MEAN (9)	PCT CHANGE (10)	FHFA INDEX (11)	PCT CHANGE (12)	C/S INDEX (13)	PCT CHANGE (14)
2021	383.5	15.9%	458.3	17.0%	161.3	15.2%	357.1	19.0%	372.8	11.4%	340.8	16.6%	260.0	17.1%
2022	434.5	13.3%	521.5	13.8%	189.4	17.4%	392.8	10.0%			386.4	13.4%	298.3	14.8%
2023	428.6	-1.4%	514.0	-1.4%	186.6	-1.5%	394.1	0.3%			404.4	4.7%	305.8	2.5%
2024	420.3	-1.9%	514.5	0.1%	191.7	2.7%	412.5	4.7%			426.7	5.5%	321.4	5.1%
2025					196.0	2.2%	419.3	1.6%			439.3	3.0%	328.6	2.3%
2025 - Jan	429.6	-0.2%	518.2	-1.8%	195.8	3.5%	398.1	4.0%			434.5	5.2%	329.2	4.2%
Feb	415.1	-1.4%	499.1	-2.1%	197.5	5.4%	400.9	3.3%			434.6	4.1%	329.8	4.0%
Mar	412.9	-5.4%	509.2	-2.5%	198.7	5.5%	407.3	2.7%			434.9	4.0%	329.1	3.4%
Apr	413.6	-0.4%	514.3	2.7%	197.5	4.0%	418.0	1.7%			433.8	3.3%	328.3	2.8%
May	424.8	2.5%	514.8	3.1%	196.7	2.7%	428.8	1.5%			433.9	3.2%	327.6	2.3%
Jun	409.2	-1.2%	508.7	2.7%	196.3	2.3%	438.6	1.3%			433.6	2.9%	326.9	1.9%
Jul	397.3	-7.4%	482.8	-5.9%	198.3	3.4%	432.0	1.1%			433.5	2.6%	326.6	1.6%
Aug	417.9	3.0%	525.1	10.4%	197.5	3.6%	427.7	1.9%			435.3	2.6%	327.0	1.5%
Sep	416.8	-1.0%	506.8	0.2%	197.5	4.1%	417.6	1.5%			435.0	1.9%	327.7	1.3%
Oct	404.2	-5.2%	523.4	0.3%	196.5	2.6%	420.2	2.1%			436.8	1.8%	329.1	1.4%
Nov	404.6	1.8%	535.2	10.8%	196.3	3.3%	415.1	1.4%			439.7	2.1%	330.7	1.4%
Dec	419.2	-0.9%	530.9	4.3%	198.3	3.9%	409.5	0.2%			440.4	1.8%	332.0	1.3%
2026 - Jan	400.5	-6.8%	499.5	-3.6%	205.0	4.7%	398.2	0.0%						

For greater detail and analysis of these and other data, go to HousingEconomics.com

Last Updated: 03/27/2026

(1),(3),(7),(9) Sales prices are in thousands of dollars, not seasonally adjusted. (2),(4),(6),(8),(10),(12),(14) Year-over-year percent change. NA = Not available.

(5) 2005 = 100.0. The price index is designed to measure changes over time in the sales price of new single family homes which are the same with respect to several important characteristics, including: floor area, geographic division, inside or outside of a metropolitan areas (MSAs), number of fireplaces, bathrooms and bedrooms, type of parking facility, type of heating, foundation and exterior, and whether unit has a deck.

The weights for the index are the proportion of all housing units sold in 2005 of that type.

(11) This index measures average price changes from repeat sales or refinancings of the same single-family homes, whose mortgages have been purchased or securitized by the Fannie Mae or Freddie Mac. 1980 Q1 = 100.00.

(13) The S&P/Case-Shiller® U.S. National Home Price Index is a composite of single-family home price indices for the nine U.S. Census divisions, calculated quarterly. Not seasonally adjusted. 2000 Q1 = 100.00

Sources: (1),(3),(5) U.S. Bureau of the Census, Construction Reports, Series C-25, New One Family Homes Sold and For Sale.

(7),(9) National Association of Realtors, Home Sales. (11) Office of Federal Housing Enterprise Oversight, Home Price Index.

(13) Standard & Poor's, Fiserv Inc. and MacroMarkets LLC.

Prepared by Economics Department, NAHB. Available at www.HousingEconomics.com