



NEW HAMPSHIRE  
HOUSING

# The Future of Housing in NH: Innovation, Affordability, and Breaking the Myths

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Engagement, Policy & Communications

New Hampshire Housing  
September 2025

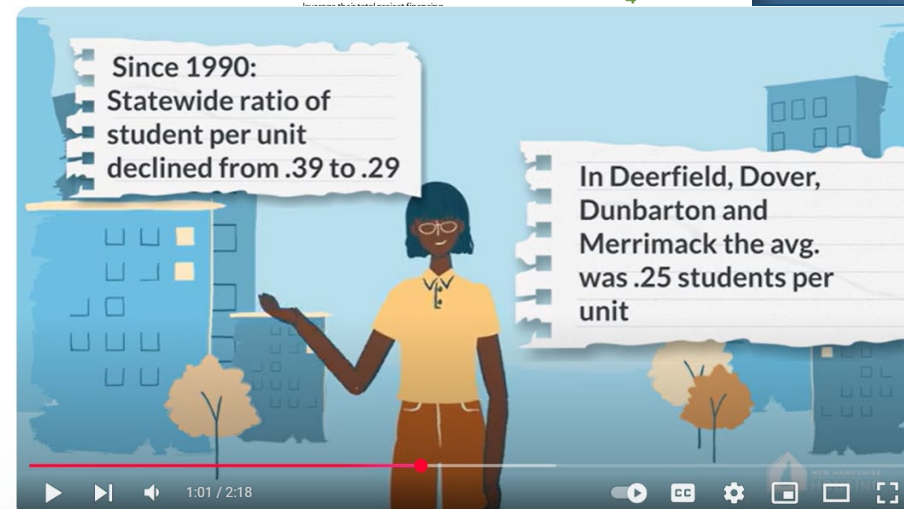
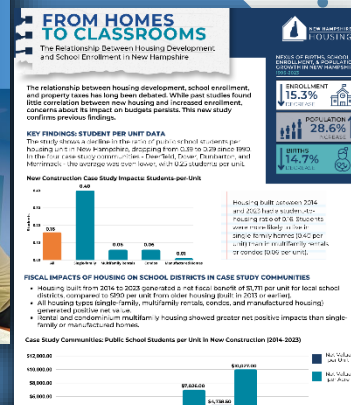
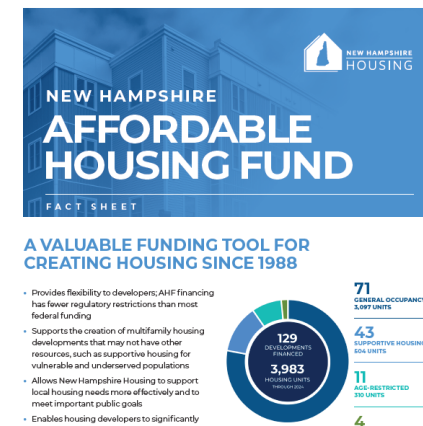


# We promote, finance, and support housing solutions for the people of NH.

- Financed 1,646 units of multifamily rental housing in FY'24
- Monitored operations of thousands of rental housing units financed by NH Housing
- Administered federally funded rental assistance for 9,000 households statewide
- Helped 1,081 families purchase a home in FY'24

# ENGAGEMENT • POLICY • COMMUNICATIONS

- Publications, reports, and data
- Video content and fact sheets
- Conferences and webinars
- Technical assistance, community engagement support
- InvestNH Municipal Planning & Zoning Grants



**New Hampshire home prices remain high, even as market begins to cool**

**New Hampshire home prices up, but so are listings, inventory**

**NH Real Estate Market Holding Strong Despite Signs Of Cooling Off Across Country**

**Report: New Hampshire 12th most expensive state for rent**

**New Hampshire home prices hit an all-time record high amid housing shortage**

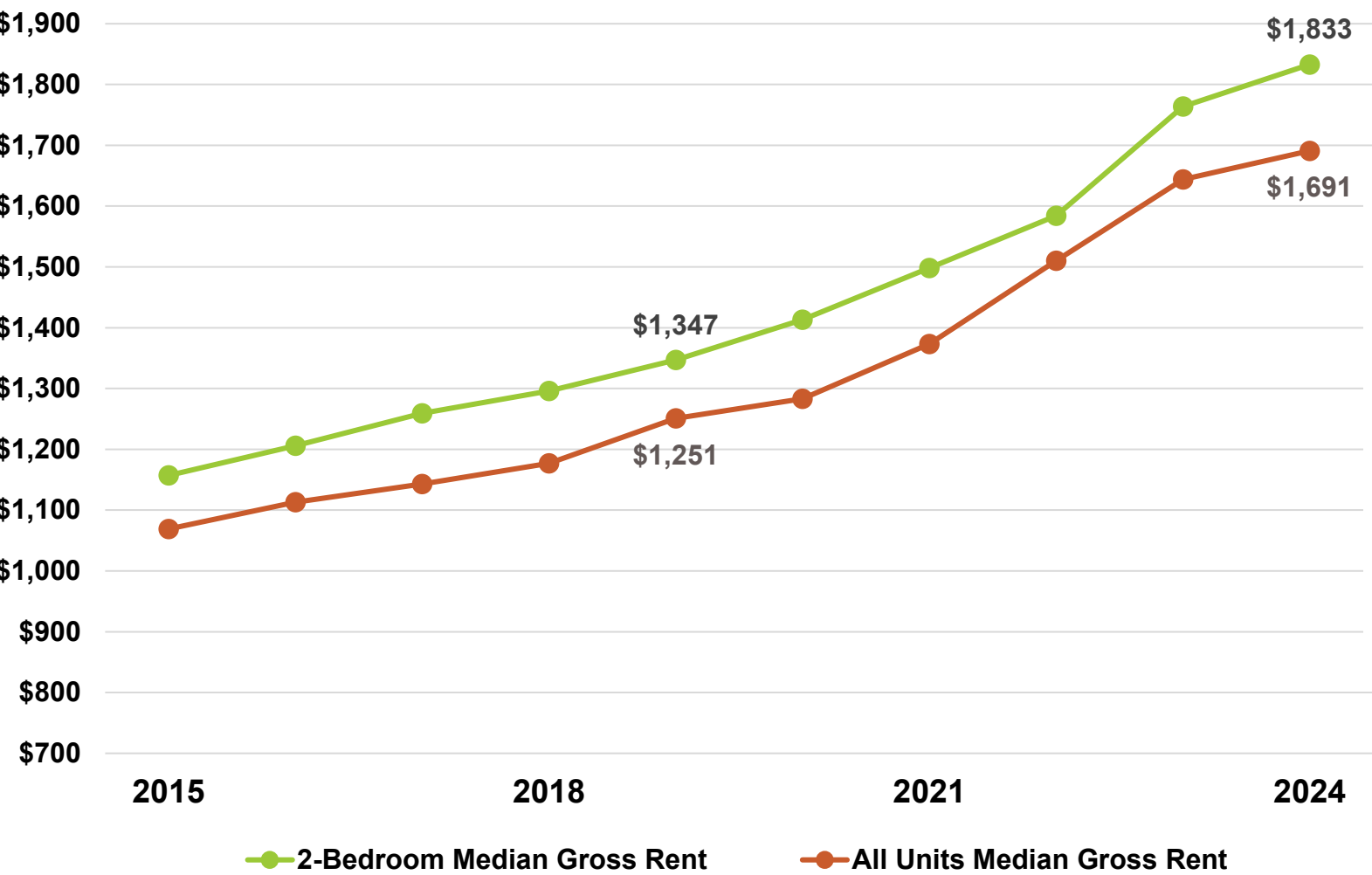
**New Hampshire housing market positive indicators inch up, but affordability still out of reach**

**New Hampshire median home price sets new record**

**Home sales are ticking up — and more are coming to market**

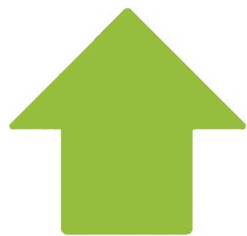
**New Hampshire home prices hit all-time record high**

# MEDIAN GROSS RENTAL COST



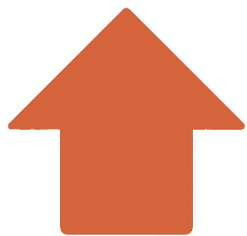
STATEWIDE MEDIAN GROSS RENT  
(INCLUDING UTILITIES)

PAST 5 YEARS



36%

2-BEDROOM

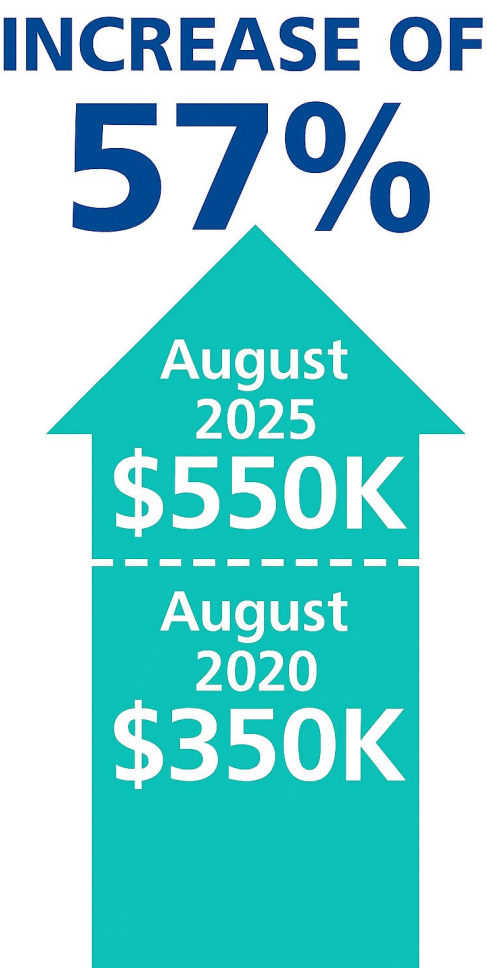
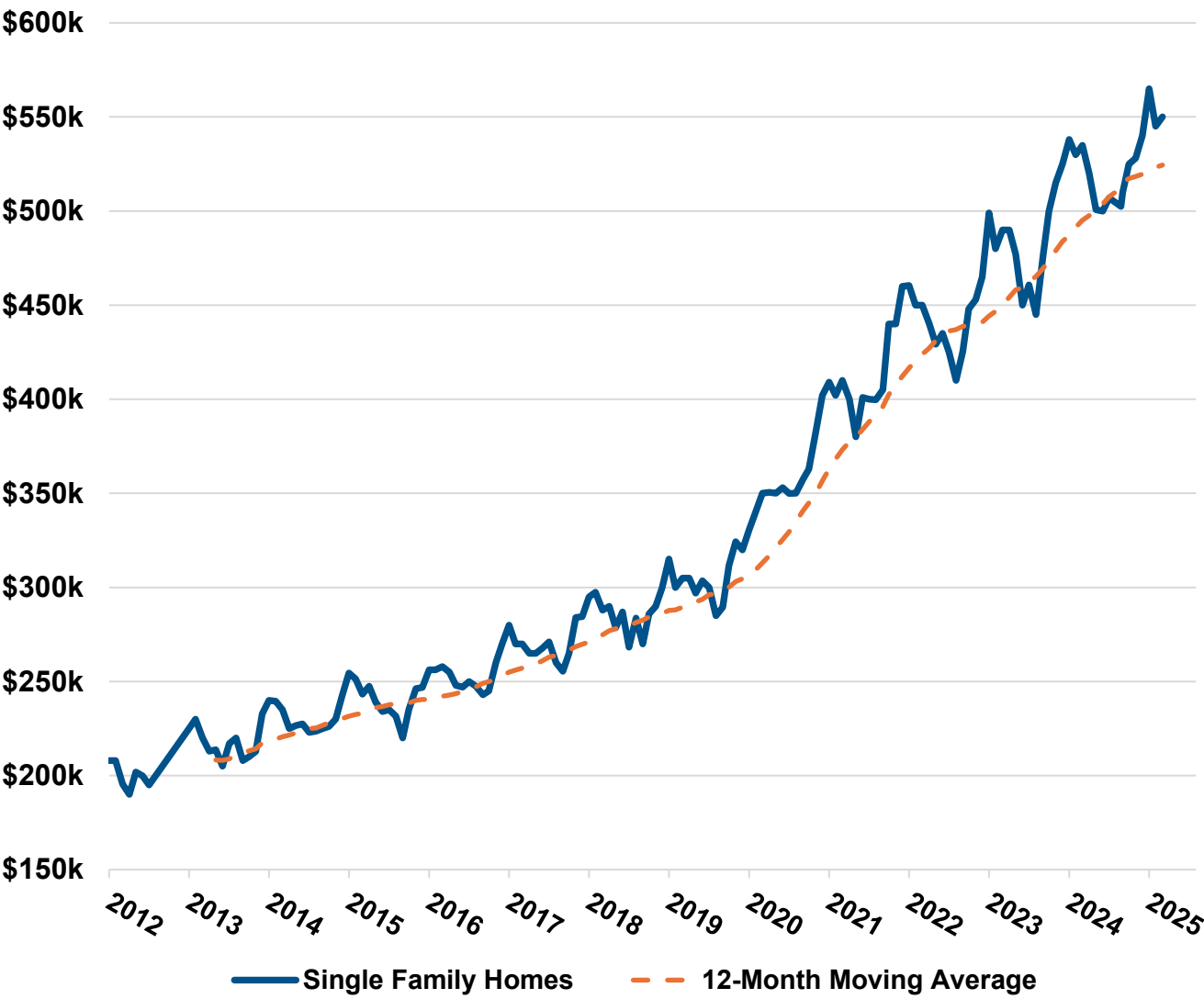


35%

FOR ALL  
UNITS

Source: 2024 New Hampshire Housing Annual Residential Rental Cost Survey

# SINGLE-FAMILY MEDIAN SALES PRICE





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## HOUSING AFFORDABILITY IN NEW HAMPSHIRE

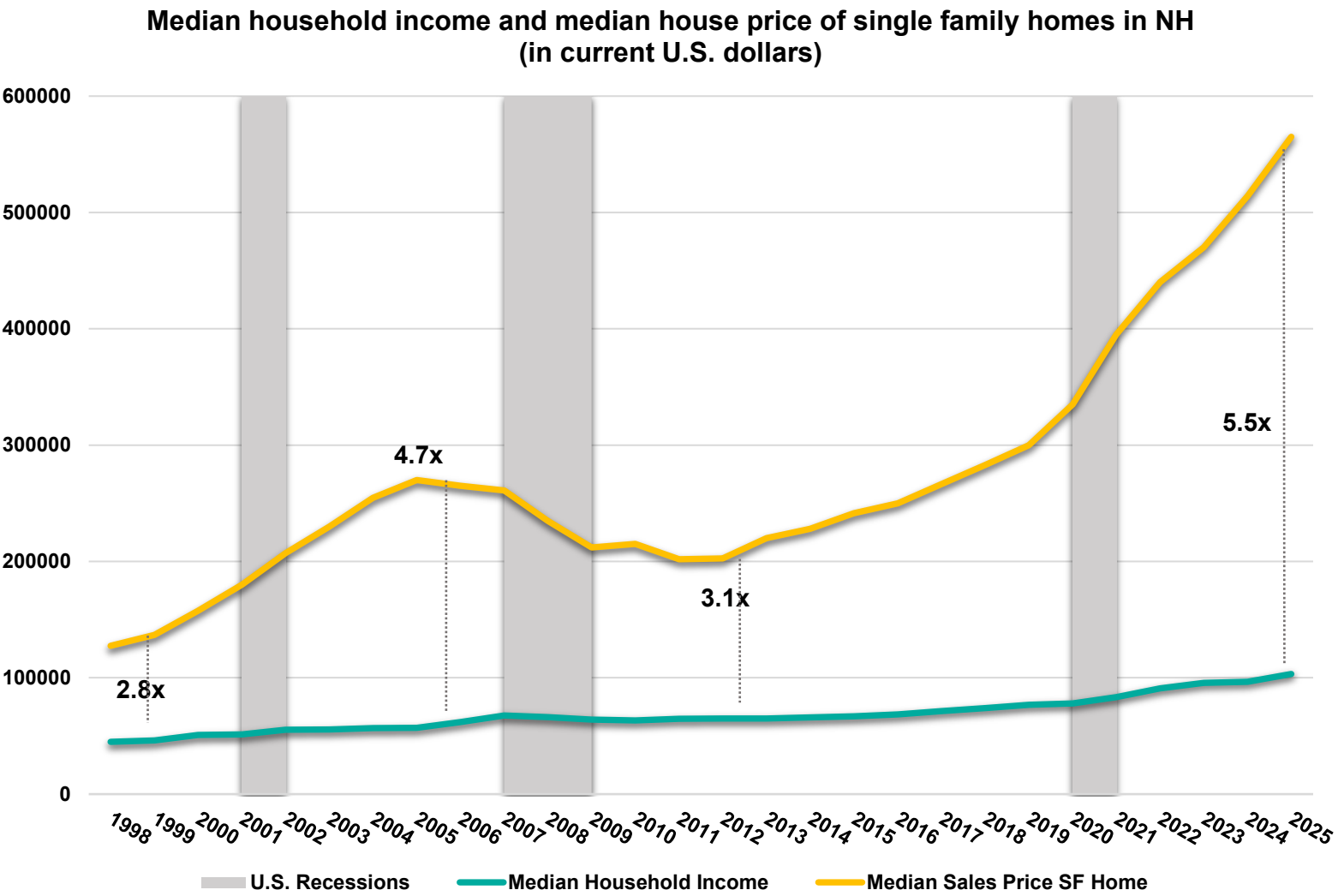


AS OF JUNE 2025

MEDIAN SALE PRICE FOR A SINGLE-FAMILY HOME **\$565,000** RECORD HIGH

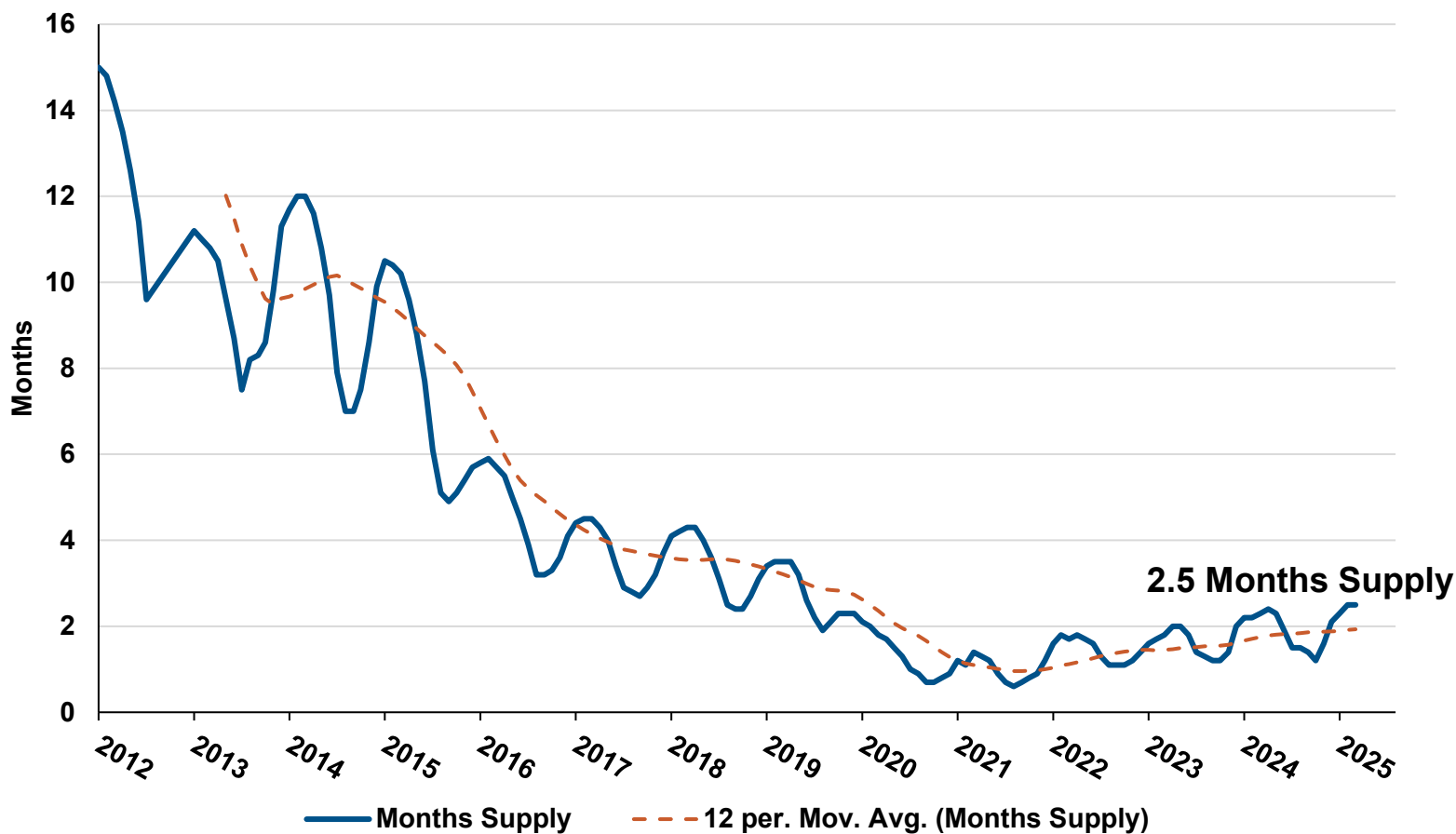
INCOME NEEDED TO AFFORD  **\$182,000** APPROX.  **\$88 PER HOUR**

**15%** HOUSEHOLDS THAT CAN AFFORD A HOME AT THIS PRICE



# SINGLE-FAMILY HOUSING INVENTORY

**Months Supply** indicates the number of months it would take to sell the current inventory of homes at the current sales pace, with no new listings added.



**August**  
 2025: 2.5 months  
 2024: 2.3 months  
 2023: 1.8 months  
 2022: 1.7 months

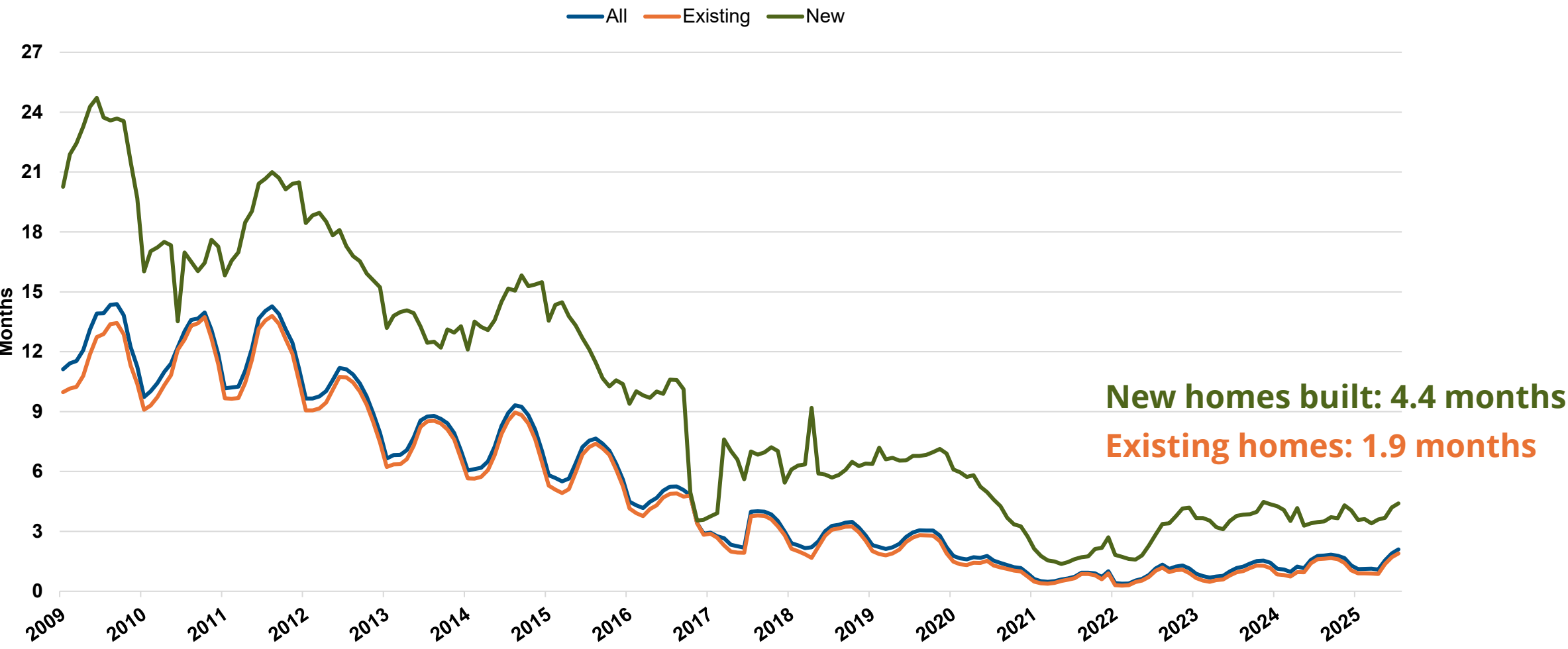
Less than 6  
 months of  
 inventory is a  
***seller's market.***

Source: New Hampshire Association of Realtors NH Monthly Indicators

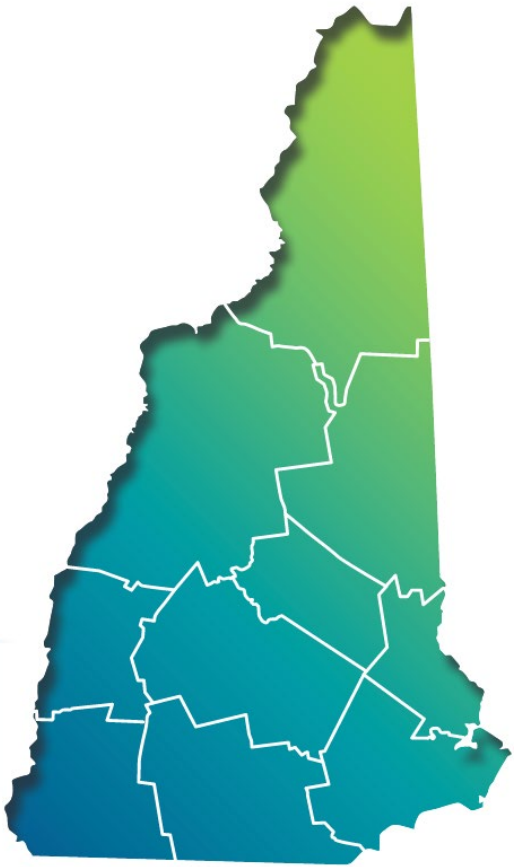


# SINGLE-FAMILY HOUSING INVENTORY

NH Months Supply of Inventory by Property Type, Years 2009-Present



# WHY AFFORDABLE HOUSING MATTERS



- Helps attract and retain workers
- Keeps schools and essential services strong
- Allows older residents to remain in their communities
- Prevents families from leaving and younger generations from being priced out
- Drives economic growth, stability, and overall quality of life

# PROGRESS MADE, BUT THE WORK MUST CONTINUE...

- Homes are staying on the market a bit longer, but higher-priced new construction is contributing, and affordability has not improved.
- Recent regulatory and zoning reforms have passed, but it's still too early to know whether they'll make the local approval process easier.

**We need to focus on actions that break down barriers to housing creation and expand the supply of affordable and diverse homes!**



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