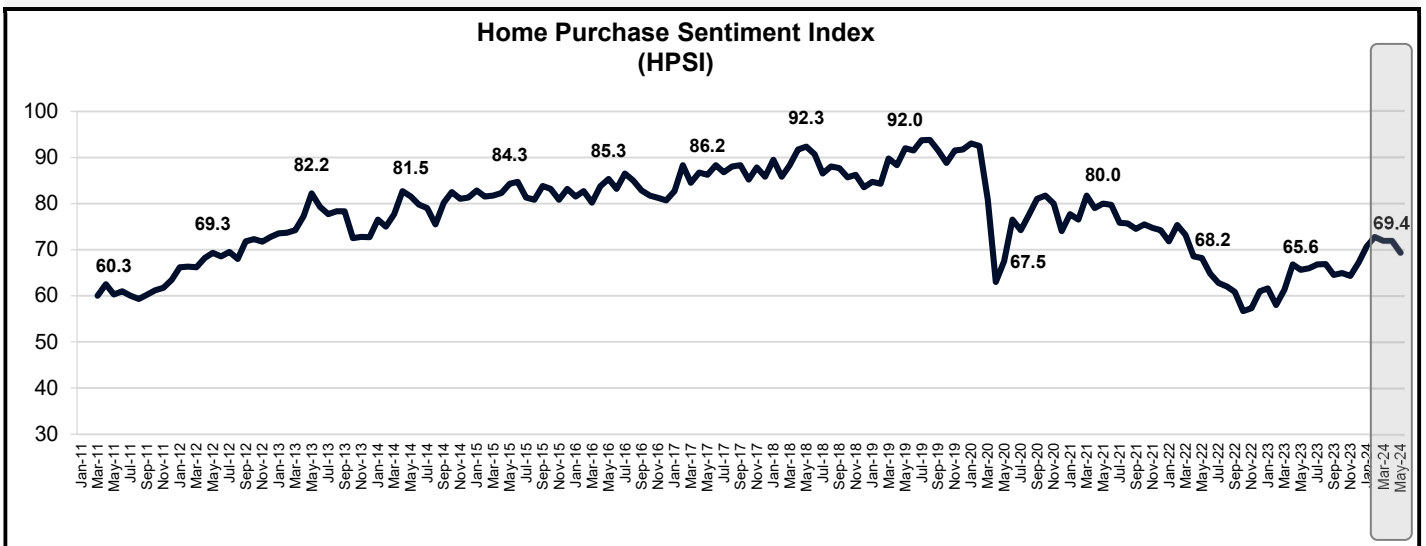# May 2024 Data Release

The Home Purchase Sentiment Index® (HPSI) is a composite index designed to track consumers' housing-related attitudes, intentions, and perceptions, using six questions from the National Housing Survey® (NHS).

The Home Purchase Sentiment Index

The HPSI decreased by 2.5 points to 69.4 in May.

Home Purchase Sentiment Index (HPSI)

Components of the HPSI

Three out of six HPSI components decreased this month (Buying Conditions, Selling Conditions, and Job Loss Concern). Two HPSI components increased this month (Change in Household Income and Home Price Outlook). Mortgage Rate Outlook remained unchanged.

	May 2024			Net Change	
				MoM	YoY
Buying Conditions	Good Time	Bad Time	Net Good Time to Buy	-13	-11
	14%	86%	-72%		
Selling Conditions	Good Time	Bad Time	Net Good Time to Sell	-6	-2
	64%	35%	29%		
Home Price Outlook (next 12 months)	Go Up	Go Down	Net Go Up	+2	+14
	42%	18%	25%		
Mortgage Rate Outlook (next 12 months)	Go Down	Go Up	Net Go Down	0	+25
	25%	31%	-6%		
Job Loss Concern (next 12 months)	Not Concerned	Concerned	Net Not Concerned	-1	-4
	75%	24%	51%		
Change in Household Income (past 12 months)	Significantly Higher	Significantly Lower	Net Significantly Higher	+3	0
	20%	12%	8%		

Note: Calculations are made using unrounded and weighted response level data to help ensure precision in NHS data results from wave to wave. As a result, minor differences in calculated data (summarized results, net calculations, etc.) of up to 1 percentage point may occur due to rounding.

Components of the HPSI – Good/Bad Time to Buy and Sell a Home

The net share of consumers who say it is a good time to buy a home decreased 13 percentage points to -72%, a new survey low. The share who said it is a good time to buy decreased 6 percentage points to 14%, tying a survey low last seen in November 2023, while the share who said it is a bad time to buy increased 7 percentage points to a new survey high of 86%.

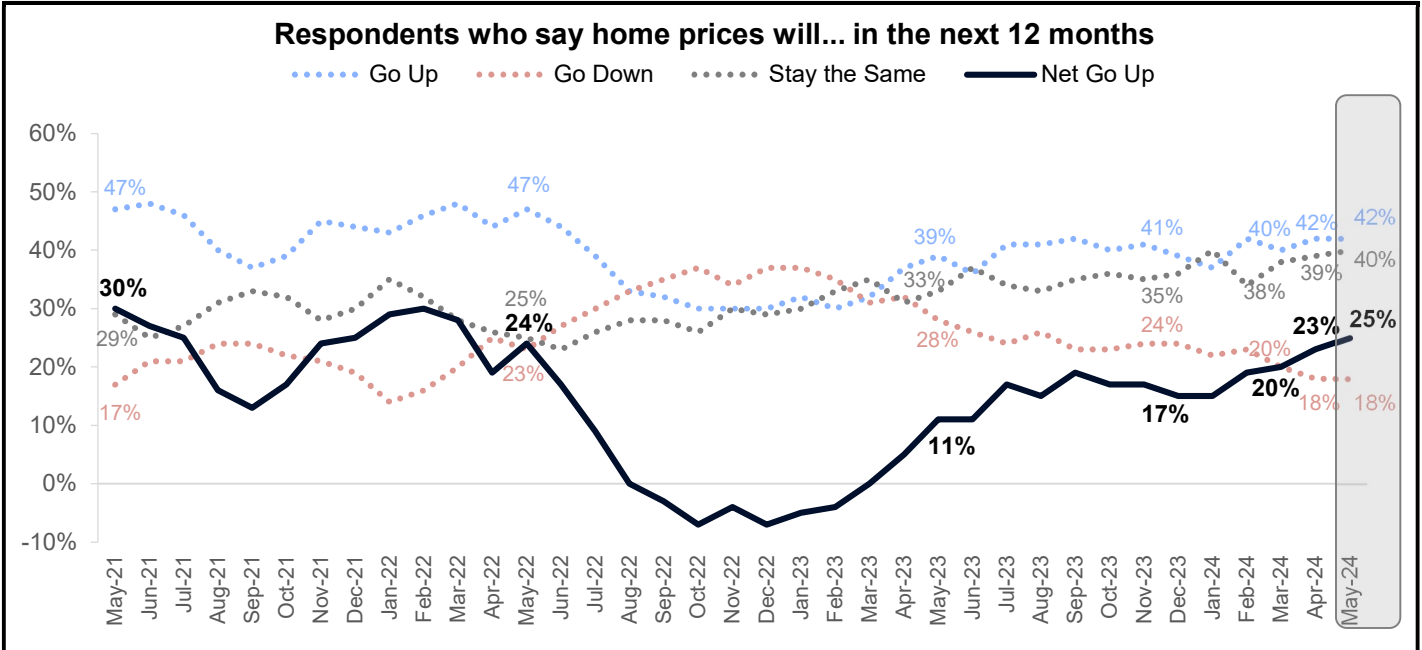**Respondents who say it is a... to buy**
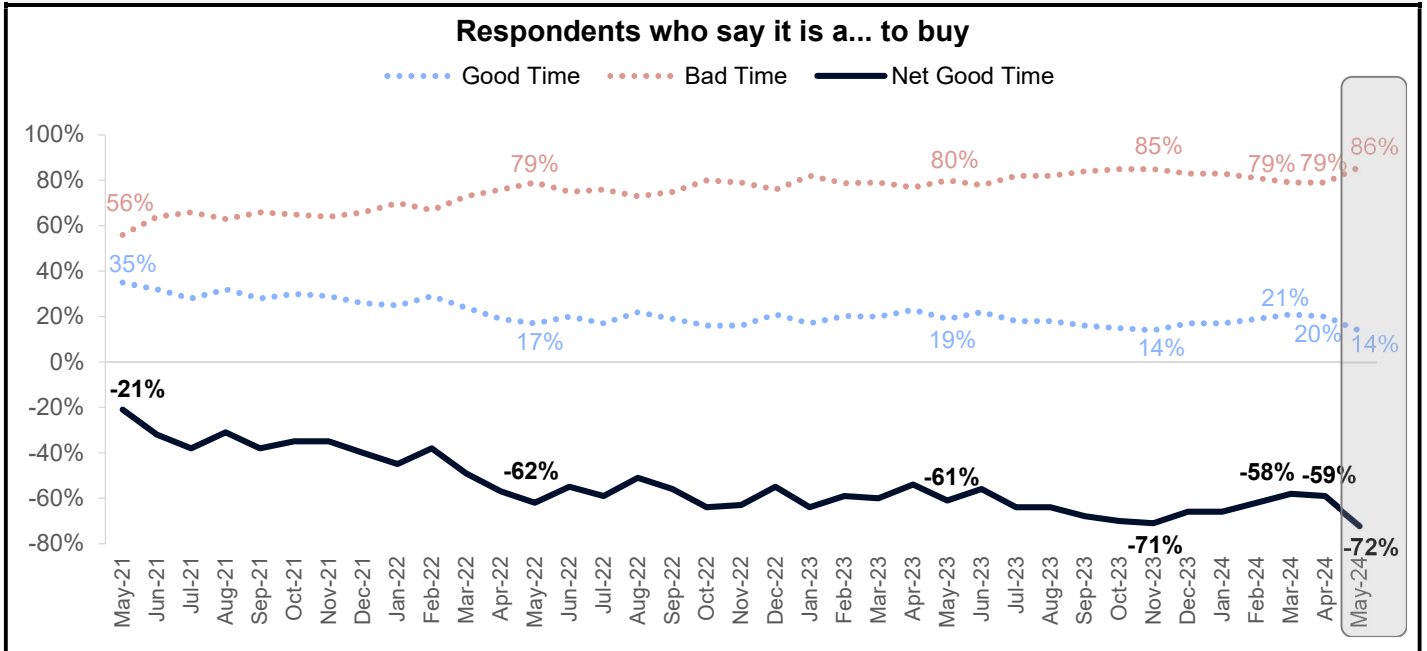
The share of consumers who say it is a bad time to sell increased 3 percentage points to 35%, while the share who say it's a bad time to sell decreased 3 percentage points to 64%. As a result, the net share of consumers who say it is a good time to sell decreased 6 percentage points to 29%.

**Respondents who say it is a... to sell**
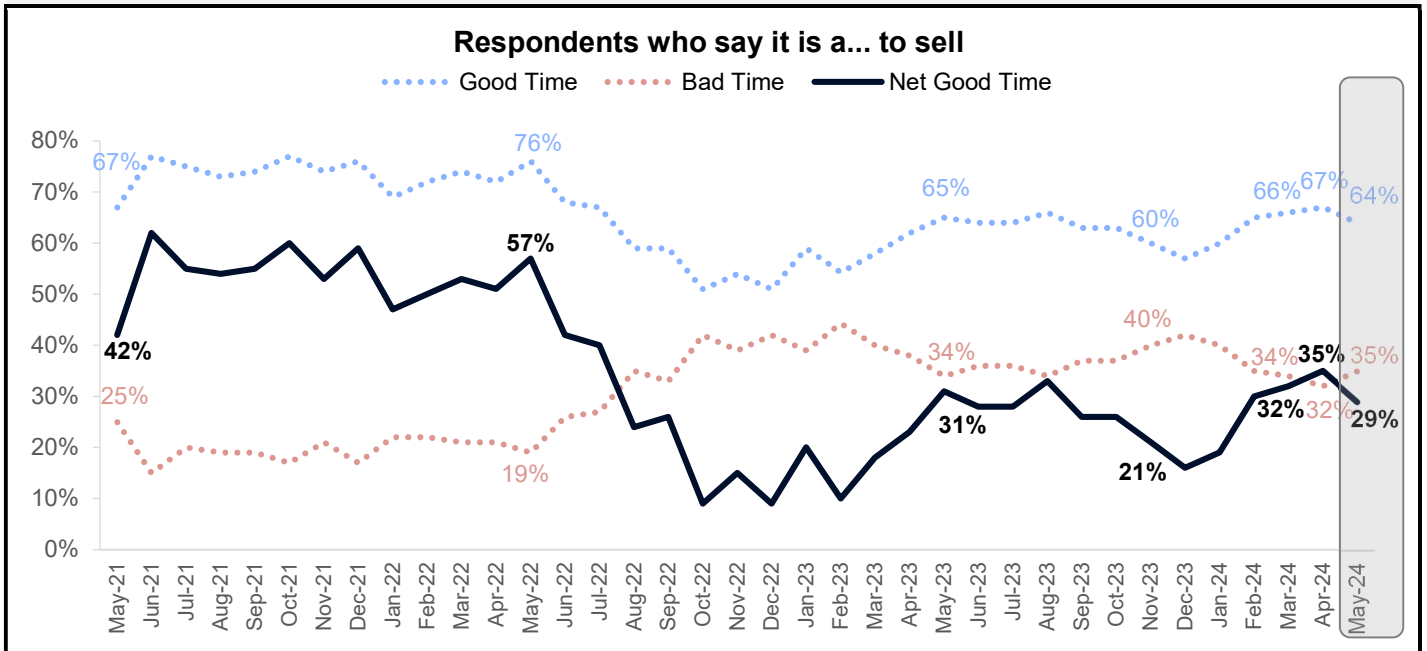
Components of the HPSI – Home Price and Mortgage Rate Expectations

The net share of consumers who say home prices will go up increased 2 percentage points to 25%. While 18% expect home prices to go down, 42% of consumers expect home prices to go up. Two in five consumers (40%) expect home prices to stay the same.

Respondents who say home prices will... in the next 12 months

Legend: ···· Go Up   ···· Go Down   ···· Stay the Same   —— Net Go Up

The net share of consumers who say mortgage rates will go down over the next 12 months is -6%, unchanged from last month.

Respondents who say mortgage rates will... in the next 12 months

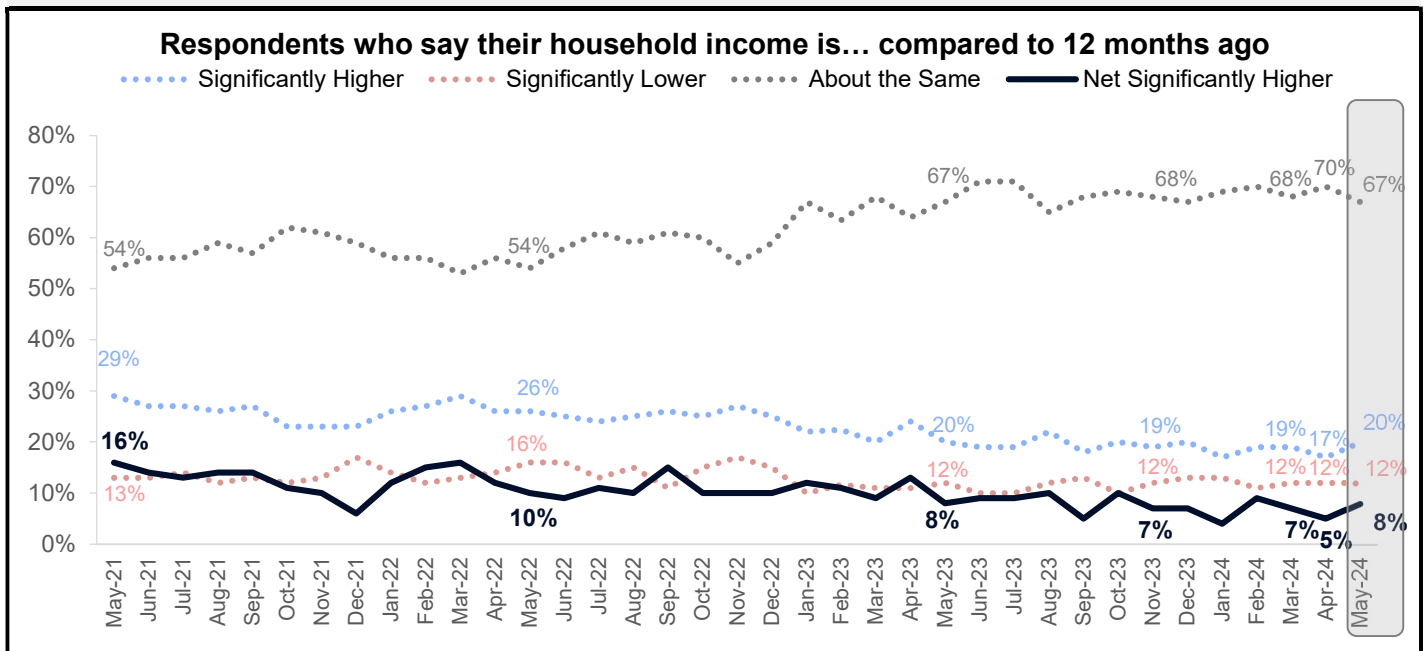Legend: ···· Go Down   ···· Go Up   ···· Stay the Same   —— Net Go Down
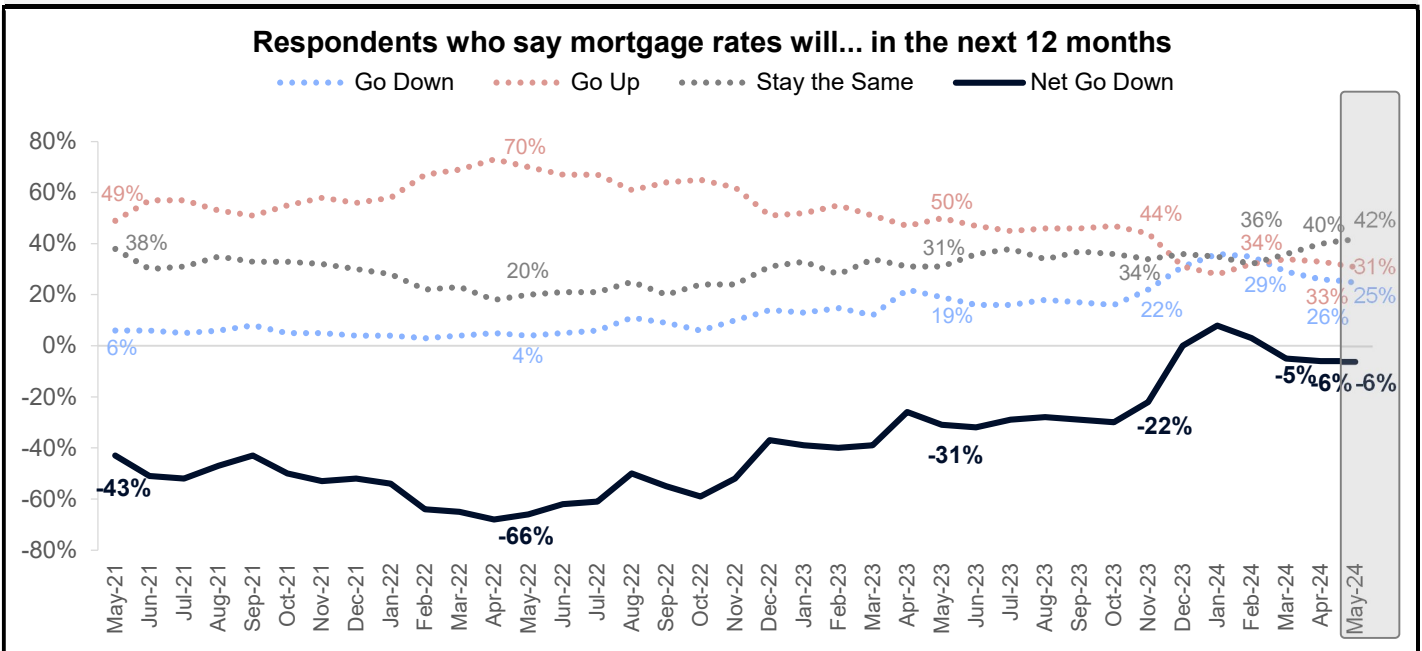
Components of the HPSI – Job Loss Concern and Household Incomes

In May, the net share of employed consumers who say they are not concerned about losing their job decreased 1 percentage point to 51%.

Employed Respondents who say they are… about losing their job in the next 12 months

· · · · Not Concerned   · · · · Concerned   ——— Net Not Concerned
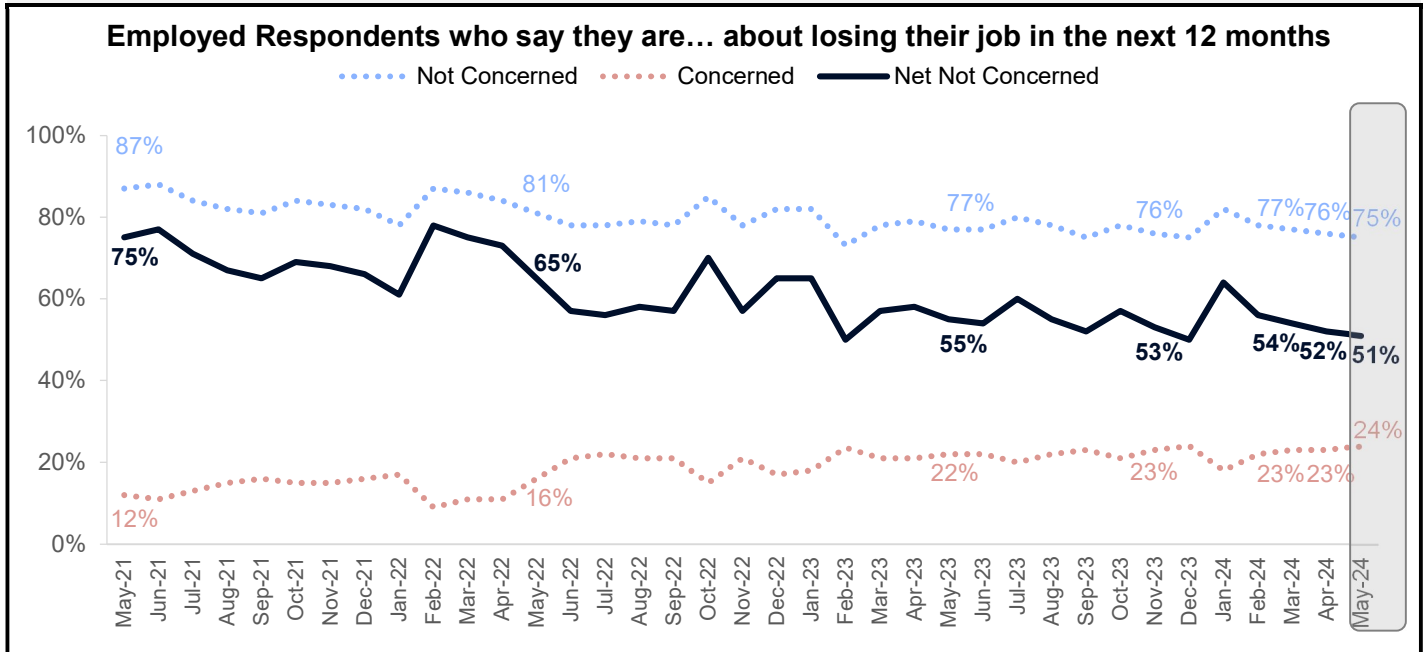
The share who say their household income is significantly higher than it was a year ago increased 3 percentage points to 20%, while the share who say it is significantly lower remained at 12% since last month. The net share who say their household income is significantly higher than a year ago increased 3 percentage points to 8%.

Respondents who say their household income is… compared to 12 months ago

· · · · Significantly Higher   · · · · Significantly Lower   · · · · About the Same   ——— Net Significantly Higher

Additional National Housing Survey Key Indicators

Consumers expect rental prices to increase 6.2% on average over the next 12 months (a 0.4 percentage-point increase month-over-month). Consumers expect home prices to increase 2.1% on average over the next 12 months (a 0.6 percentage-point decrease from last month).

Average Expected Percent Change Over the Next 12 Months

— Home Price — Rental Price
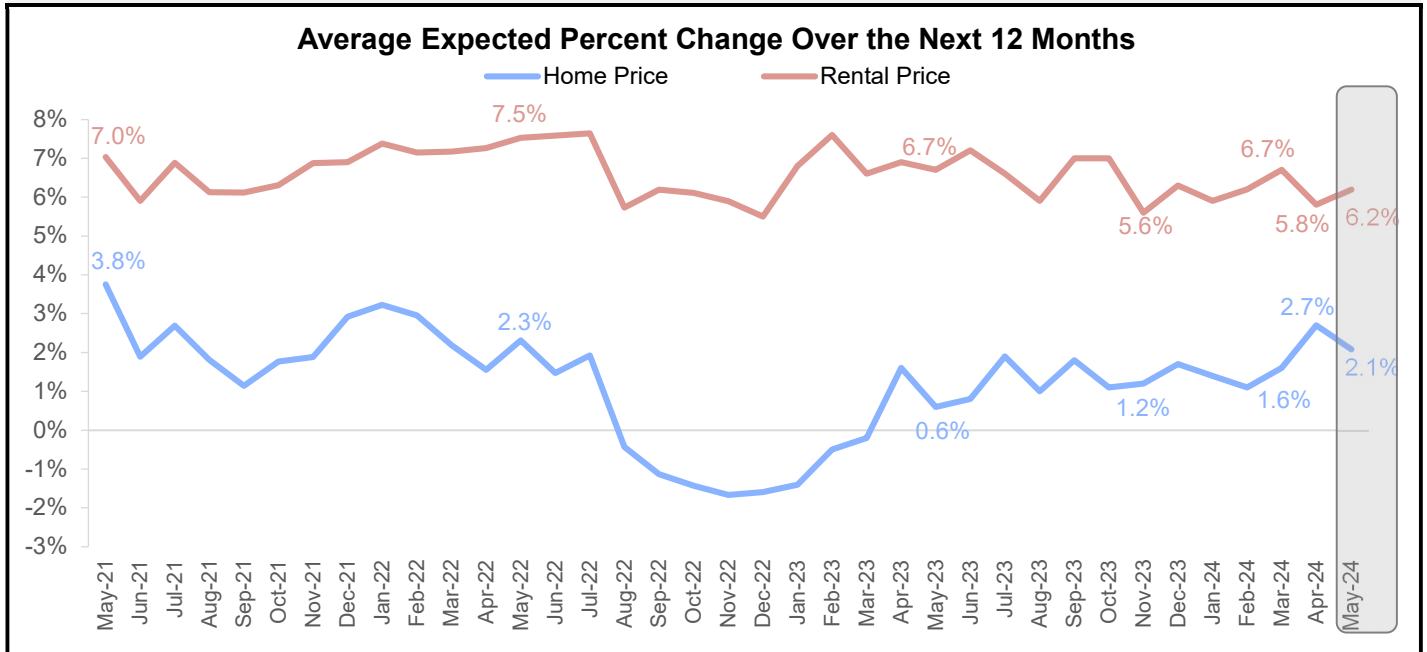
The share of consumers who expect home rental prices to go up increased 5 percentage points to 68%, and the share who expect rental prices to go down decreased 3 percentage points to 7%. About a quarter (24%) of consumers expect home rental prices to stay the same.

Respondents who say home rental prices will... in the next 12 months

— Go Up — Go Down ···· Stay the Same
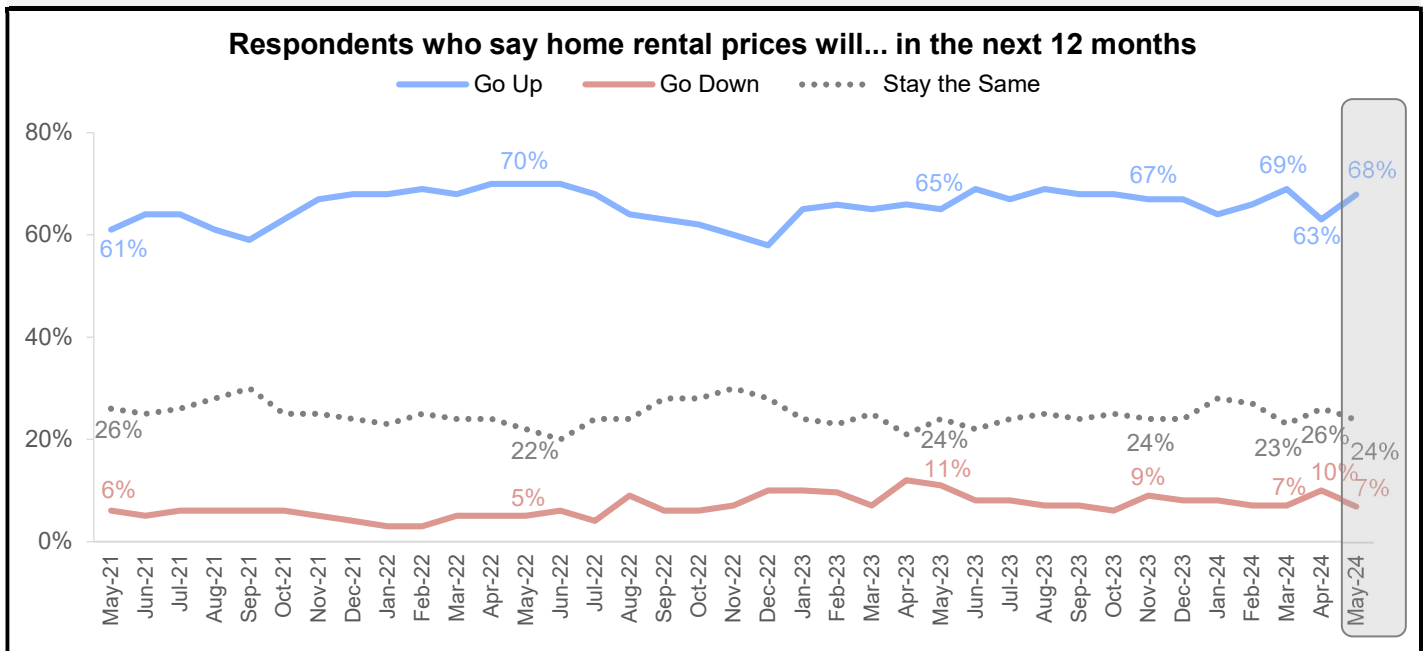
Additional National Housing Survey Key Indicators

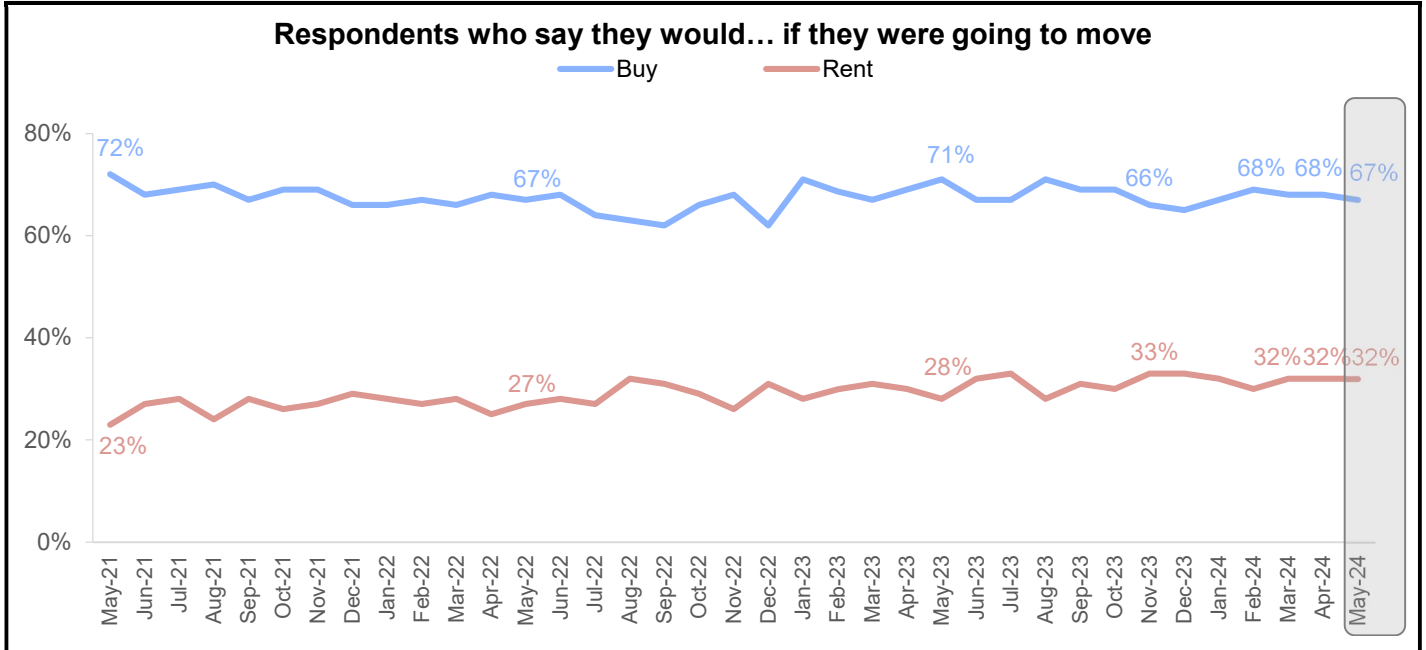The share of consumers who say they would buy a home if they were going to move decreased 1 percentage point to 67%. The share who say they would rent stayed the same at 32% for the third consecutive month.

Respondents who say they would… if they were going to move

Buy —— Rent ——

The share of consumers who say getting a mortgage would be difficult increased 7 percentage points to 58%, while the share who say getting a mortgage would be easy decreased 8 percentage points to 41%.

Respondents who think it would be… to get a home mortgage today

Easy —— Difficult ——
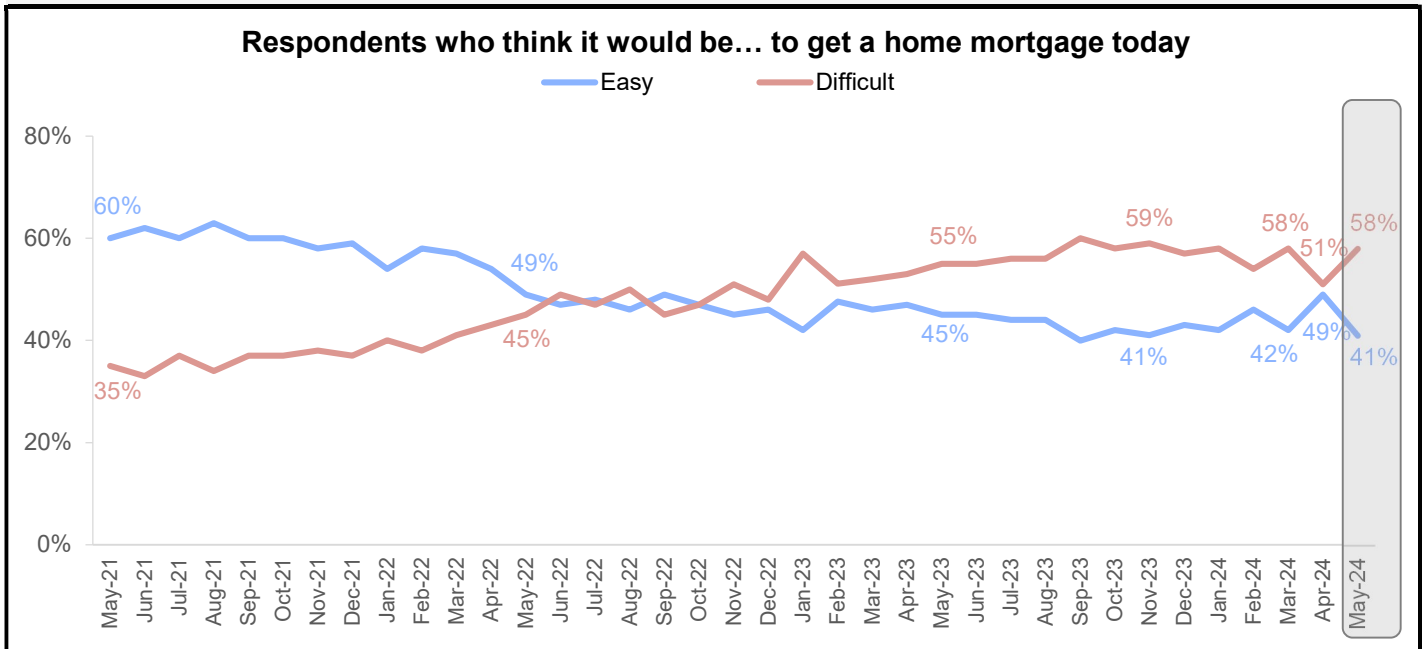
Additional National Housing Survey Key Indicators

The share of consumers who expect their personal financial situation to get better decreased 5 percentage points to 27% (tying a survey low last seen in April 2023) while the share who expect it to get worse increased 4 percentage points to 20%. The share who expect their personal financial situation to stay the same remained 52%, matching last month's survey high.

Respondents who expect their personal financial situation to… over the next 12 months

— Get Better   — Get Worse   ⋯⋯ Stay the same
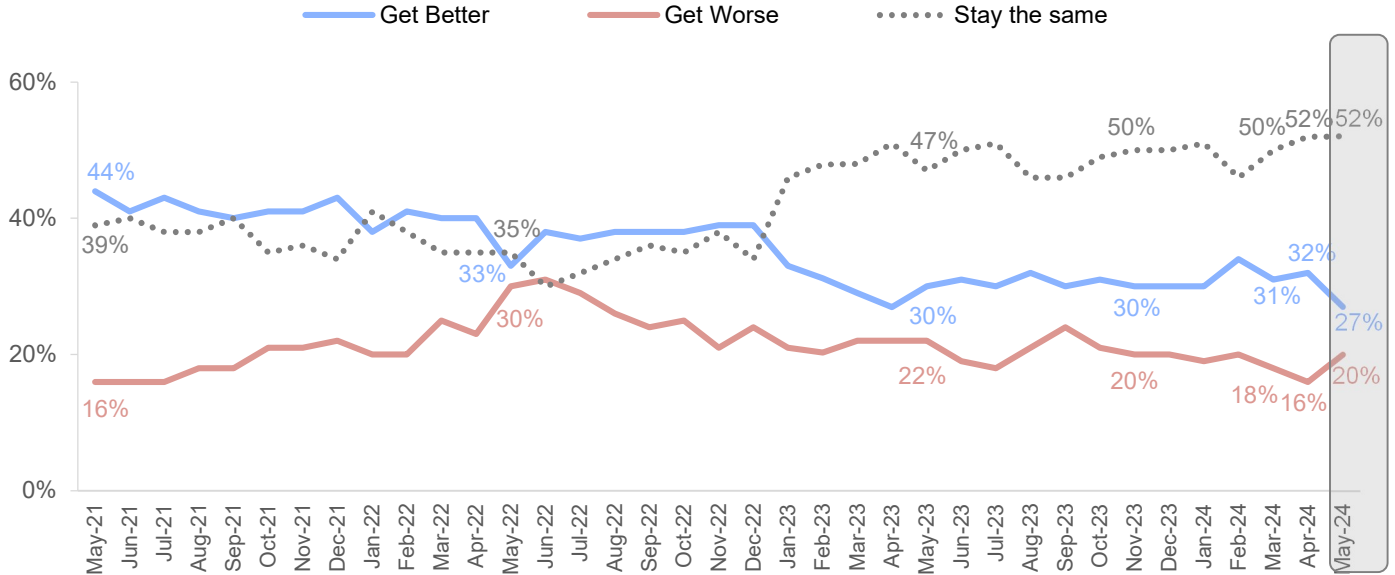
The share of consumers who say the economy is on the right track decreased 3 percentage points to 25%, while the share who say the economy is on the wrong track increased 2 percentage points to 74%.

Respondents who say the economy is on the...

— Right Track   — Wrong Track
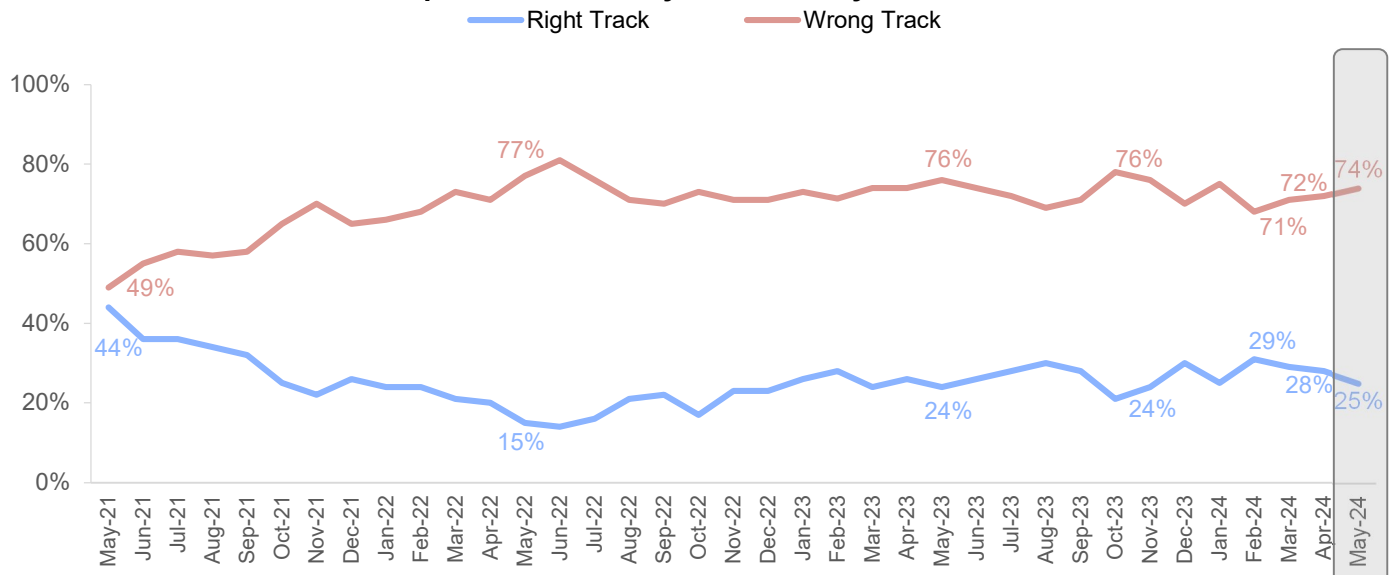
The National Housing Survey®
May 2024
APPENDIX

About the Survey

The National Housing Survey® polled a nationally representative sample of 1,027 household financial decision makers (margin of error ± 4.06%) aged 18 and older between May 1st and May 17th, 2024.

The survey was fielded through AmeriSpeak ®, NORC at the University of Chicago's probability-based panel, in coordination with Fannie Mae and PSB Insights.

The statistics in this release were estimated from sample surveys and are subject to sampling variability as well as non-sampling error, including bias and variance from response, nonreporting, and under-coverage, though weighting corrections have been applied. Averages of expected price changes were calculated after converting responses of "stay the same" to 0% and after excluding outliers, which were defined to be responses that were more than two standard deviations from the mean.

How the Home Purchase Sentiment Index (HPSI) is Calculated*	
Net Good Time to **Buy** *Very or Somewhat Good Time To Buy – Very or Somewhat Bad Time To Buy*	Q12
Net Good Time to **Sell** *Very or Somewhat Good Time To Sell – Very or Somewhat Bad Time To Sell*	Q13
Net **Home Prices** Will Go Up (next 12 months) *Home Prices Will Go Up – Home Prices Will Go Down*	Q15
Net **Mortgage Rates** Will Go Down (next 12 months) *Mortgage Rates Will Go Down – Mortgage Rates Will Go Up*	Q20B
Net Confident About Not Losing **Job** (next 12 months) *Among Employed Respondents, Not at All or Not Very Concerned about Losing Job – Very or Somewhat Concerned about Losing Job*	Q112B
Net Household **Income** is Significantly Higher (past 12 months) *Income is Significantly Higher – Income is Significantly Lower*	Q116

$$HPSI = \frac{Q12 + Q13 + Q15 + Q20B + Q112B + Q116}{6} + 63.5$$

* The HPSI calculation includes the addition of a constant of 63.5 in order to set the index's initial value at 60 as of March 2011, in range with the **Index of Consumer Sentiment** and the **Consumer Confidence Index**

Time Series Data: https://www.fanniemae.com/media/document/xlsx/nhs-monthly-indicator-data-060724

HPSI Overview: https://www.fanniemae.com/media/document/pdf/hpsi-overviewpdf

HPSI White Paper: https://www.fanniemae.com/media/document/pdf/hpsi-whitepaperpdf

Home Purchase Sentiment Index Over the Past 12 Months	
May 2023	65.6
June 2023	66.0
July 2023	66.8
August 2023	66.9
September 2023	64.5
October 2023	64.9
November 2023	64.3
December 2023	67.2
January 2024	70.7
February 2024	72.8
March 2024	71.9
April 2024	71.9
May 2024	**69.4**

Percent of respondents who say it is a good or bad time to buy			
	% Good Time to Buy	**% Bad Time to Buy**	**Net % Good Time to Buy**
May 2023	19	80	-61
June 2023	22	78	-56
July 2023	18	82	-64
August 2023	18	82	-64
September 2023	16	84	-68
October 2023	15	85	-70
November 2023	14	85	-71
December 2023	17	83	-66
January 2024	17	83	-66
February 2024	19	81	-62
March 2024	21	79	-58
April 2024	20	79	-59
May 2024	**14**	**86**	**-72**

Percent of respondents who say it is a good or bad time to sell

	% Good Time to Sell	% Bad Time to Sell	Net % Good Time to Sell
May 2023	65	34	31
June 2023	64	36	28
July 2023	64	36	28
August 2023	66	34	33
September 2023	63	37	26
October 2023	63	37	26
November 2023	60	40	21
December 2023	57	42	16
January 2024	60	40	19
February 2024	65	35	30
March 2024	66	34	32
April 2024	67	32	35
May 2024	**64**	**35**	**29**

Percent of respondents who say home prices will go up, go down, or stay the same in the next 12 months

	% Go Up	% Go Down	% Stay the Same	Net % Prices Will Go Up
May 2023	39	28	33	11
June 2023	36	26	37	11
July 2023	41	24	34	17
August 2023	41	26	33	15
September 2023	42	23	35	19
October 2023	40	23	36	17
November 2023	41	24	35	17
December 2023	39	24	36	15
January 2024	37	22	40	15
February 2024	42	23	34	19
March 2024	40	20	38	20
April 2024	42	18	39	23
May 2024	**42**	**18**	**40**	**25**

Percent of respondents who say mortgage rates will go up, go down, or stay the same in the next 12 months

	% Go Up	% Go Down	% Stay the Same	Net % Rates Will Go Down
May 2023	50	19	31	-31
June 2023	47	16	36	-32
July 2023	45	16	38	-29
August 2023	46	18	34	-28
September 2023	46	17	37	-29
October 2023	47	16	36	-30
November 2023	44	22	34	-22
December 2023	31	31	36	0
January 2024	28	36	35	8
February 2024	32	35	32	3
March 2024	34	29	36	-5
April 2024	33	26	40	-6
May 2024	**31**	**25**	**42**	**-6**

Percent of employed respondents who say are concerned or not concerned about losing their job

	% Concerned	% Not Concerned	Net % Not Concerned
May 2023	22	77	55
June 2023	22	77	54
July 2023	20	80	60
August 2023	22	78	55
September 2023	23	75	52
October 2023	21	78	57
November 2023	23	76	53
December 2023	24	75	50
January 2024	18	82	64
February 2024	22	78	56
March 2024	23	77	54
April 2024	23	76	52
May 2024	**24**	**75**	**51**

Percent of respondents who say their household income is higher, lower, or about the same compared to 12 months ago				
	% Significantly Higher	% Significantly Lower	% About the Same	Net % Higher
May 2023	20	12	67	8
June 2023	19	10	71	9
July 2023	19	10	71	9
August 2023	22	12	65	10
September 2023	18	13	68	5
October 2023	20	10	69	10
November 2023	19	12	68	7
December 2023	20	13	67	7
January 2024	17	13	69	4
February 2024	19	11	70	9
March 2024	19	12	68	7
April 2024	17	12	70	5
May 2024	**20**	**12**	**67**	**8**

Average home/rental price change expectation		
	% Home Price Change	% Rental Price Change
May 2023	0.6	6.7
June 2023	0.8	7.2
July 2023	1.9	6.6
August 2023	1.0	5.9
September 2023	1.8	7.0
October 2023	1.1	7.0
November 2023	1.2	5.6
December 2023	1.7	6.3
January 2024	1.4	5.9
February 2024	1.1	6.2
March 2024	1.6	6.7
April 2024	2.7	5.8
May 2024	**2.1**	**6.2**

Percent of respondents who say home rental prices will go up, go down, or stay the same in the next 12 months			
	% Go Up	% Go Down	% Stay the Same
May 2023	65	11	24
June 2023	69	8	22
July 2023	67	8	24
August 2023	69	7	25
September 2023	68	7	24
October 2023	68	6	25
November 2023	67	9	24
December 2023	67	8	24
January 2024	64	8	28
February 2024	66	7	27
March 2024	69	7	23
April 2024	63	10	26
May 2024	**68**	**7**	**24**

Percent of respondents who say they would buy or rent if they were going to move		
	% Buy	% Rent
May 2023	71	28
June 2023	67	32
July 2023	67	33
August 2023	71	28
September 2023	69	31
October 2023	69	30
November 2023	66	33
December 2023	65	33
January 2024	67	32
February 2024	69	30
March 2024	68	32
April 2024	68	32
May 2024	**67**	**32**

Percent of respondents who think it would be difficult or easy for them to get a home mortgage today		
	% Difficult	**% Easy**
May 2023	55	45
June 2023	55	45
July 2023	56	44
August 2023	56	44
September 2023	60	40
October 2023	58	42
November 2023	59	41
December 2023	57	43
January 2024	58	42
February 2024	54	46
March 2024	58	42
April 2024	51	49
May 2024	**58**	**41**

Percent of respondents who expect their personal financial situation to get better, get worse, or stay the same in the next 12 months			
	% Get Better	**% Get Worse**	**% Stay the Same**
May 2023	30	22	47
June 2023	31	19	50
July 2023	30	18	51
August 2023	32	21	46
September 2023	30	24	46
October 2023	31	21	49
November 2023	30	20	50
December 2023	30	20	50
January 2024	30	19	51
February 2024	34	20	46
March 2024	31	18	50
April 2024	32	16	52
May 2024	**27**	**20**	**52**

Percent of respondents who think the economy is on the right track or the wrong track		
	% Right Track	% Wrong Track
May 2023	24	76
June 2023	26	74
July 2023	28	72
August 2023	30	69
September 2023	28	71
October 2023	21	78
November 2023	24	76
December 2023	30	70
January 2024	25	75
February 2024	31	68
March 2024	29	71
April 2024	28	72
May 2024	**25**	**74**