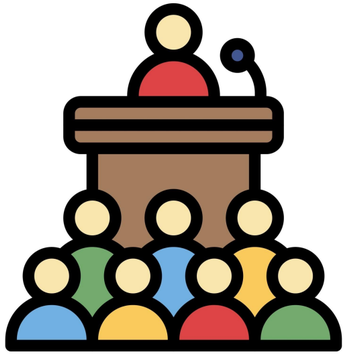
Housing In New Hampshire



September 2026

Housing Action NH





Public Opinion on Housing



Housing: Public Opinion

80%

80% of New Hampshire voters say there are **not enough homes that average people can afford to rent or buy**.

76%

76% of New Hampshire voters say **housing costs have had a negative impact on their or their loved ones' lives,** with 38% of voters experiencing challenges affording other basic needs like groceries or medicine due to the high cost of housing.

87%

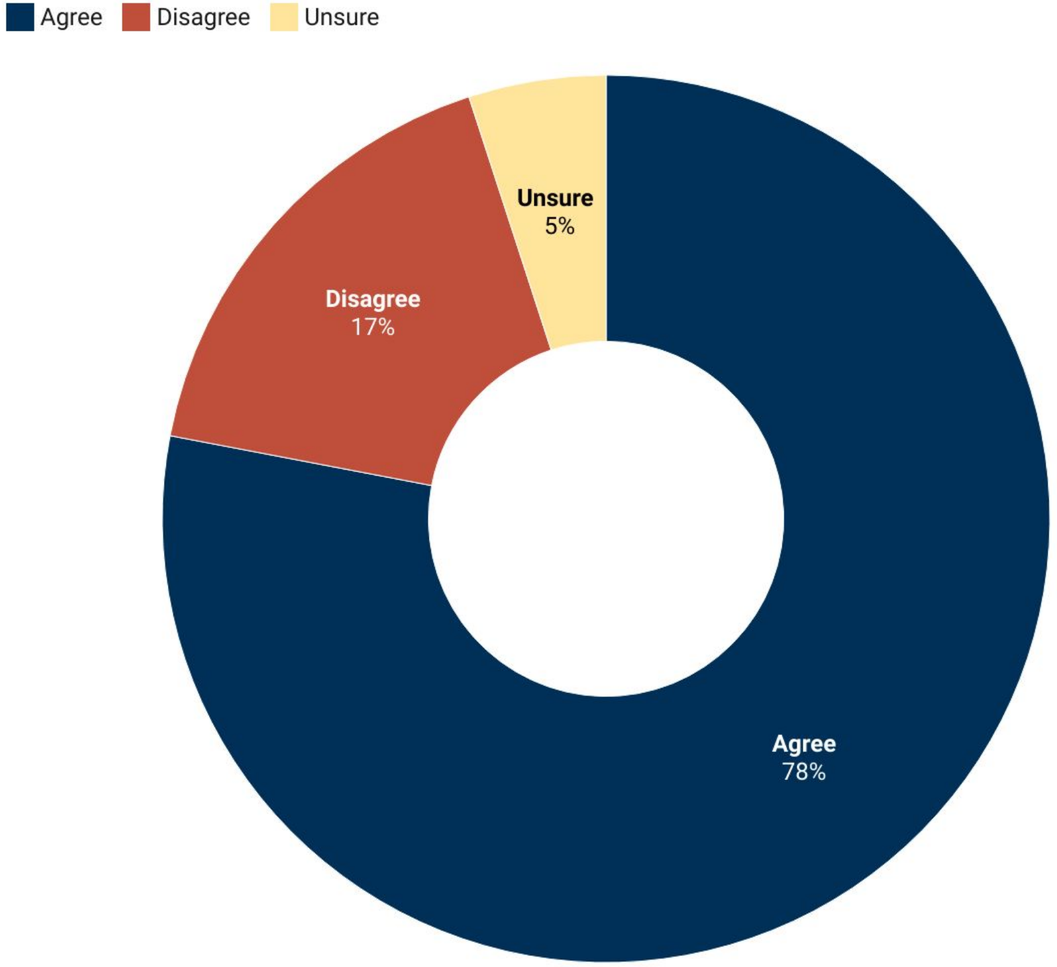
87% of New Hampshire voters agree that the **state should take action** to address the cost and availability of homes.

YouGov, Housing Action. January 2026

Housing: Public Opinion

Community Affordable Housing Support

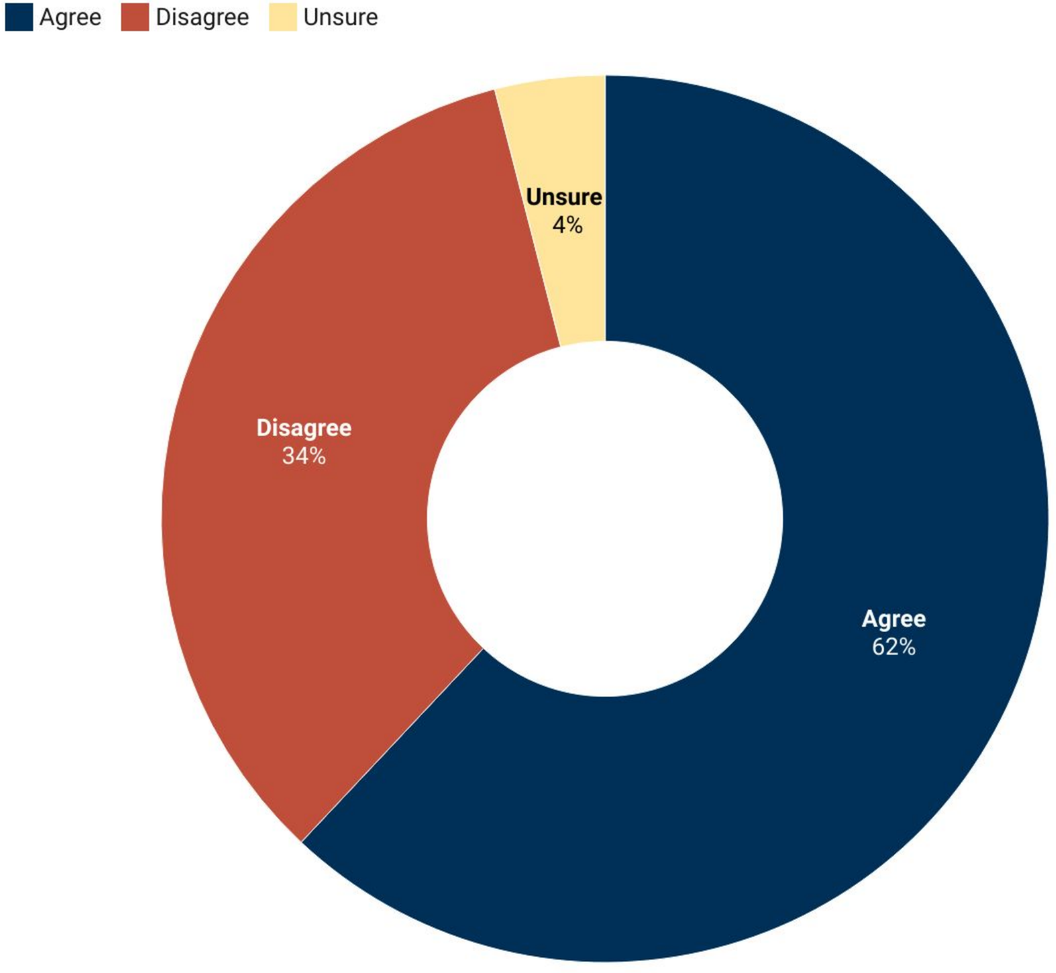
My community needs more affordable housing to be built



Source: IHPP at Saint Anselm College • Created with Datawrapper

Neighborhood Affordable Housing Support

My neighborhood needs more affordable housing to be built

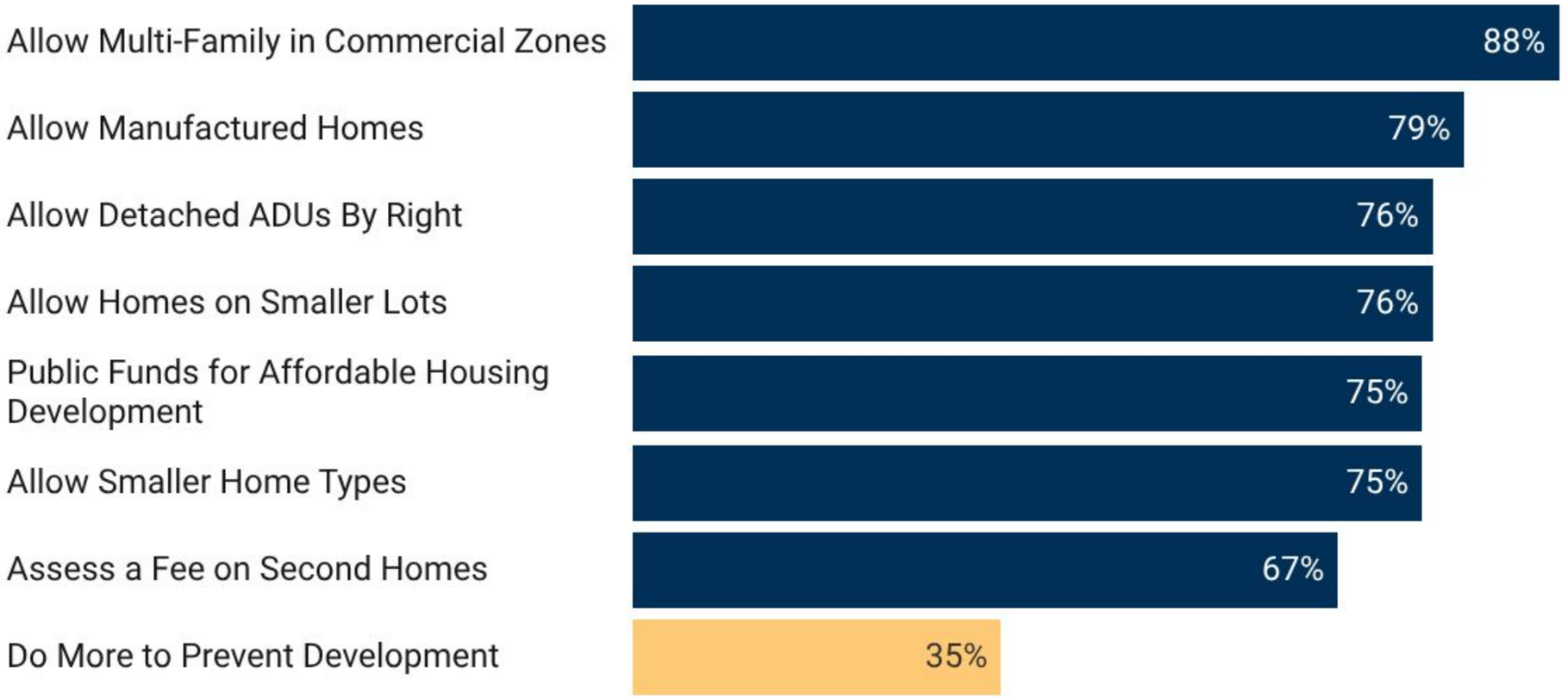


Source: IHPP at Saint Anselm College • Created with Datawrapper

Housing: Public Opinion

Policy Solutions

In multiple public surveys, there is broad support for allowing more housing options.

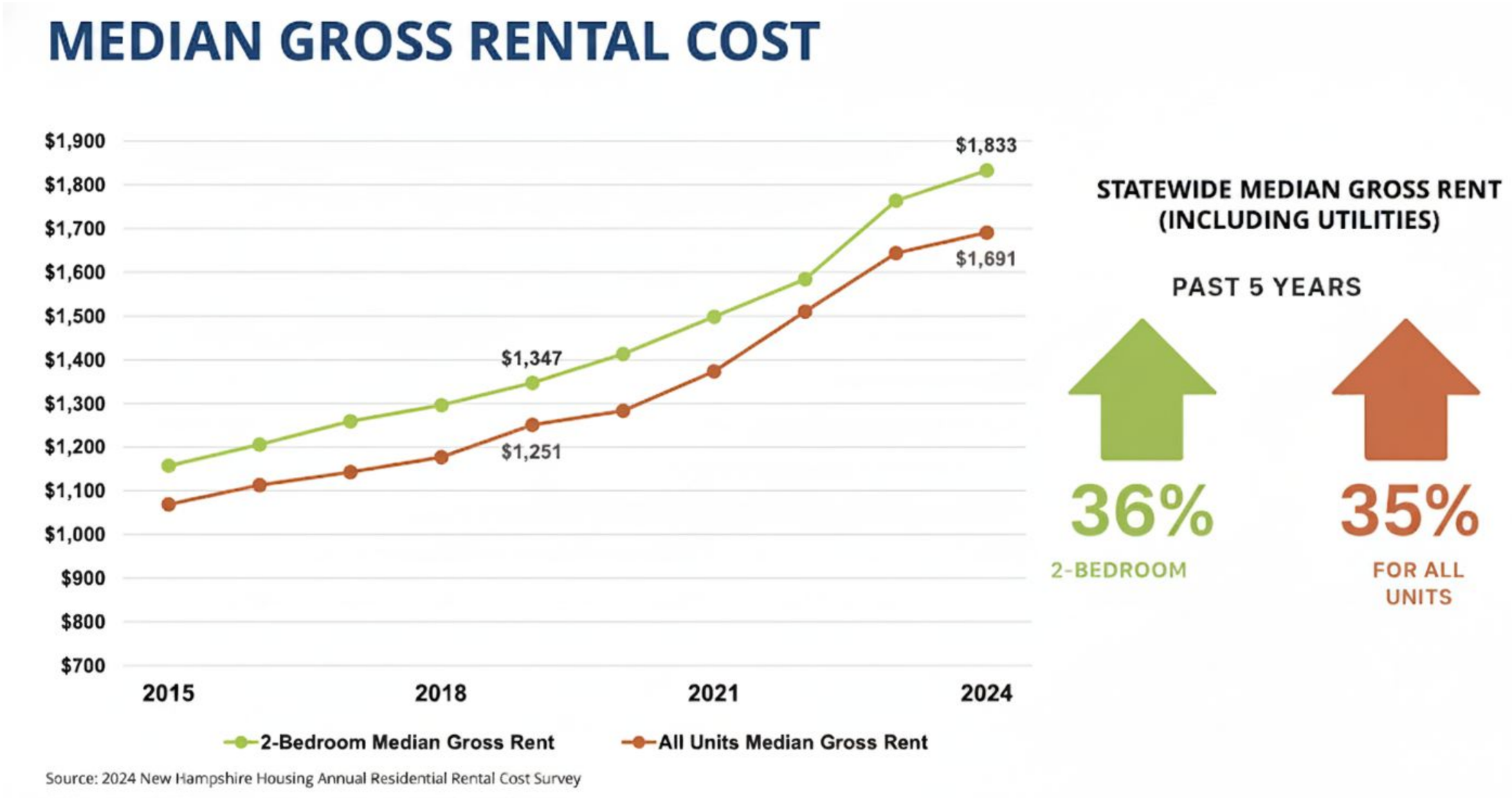


Source: IHPP at Saint Anselm College and YouGov • Created with Datawrapper

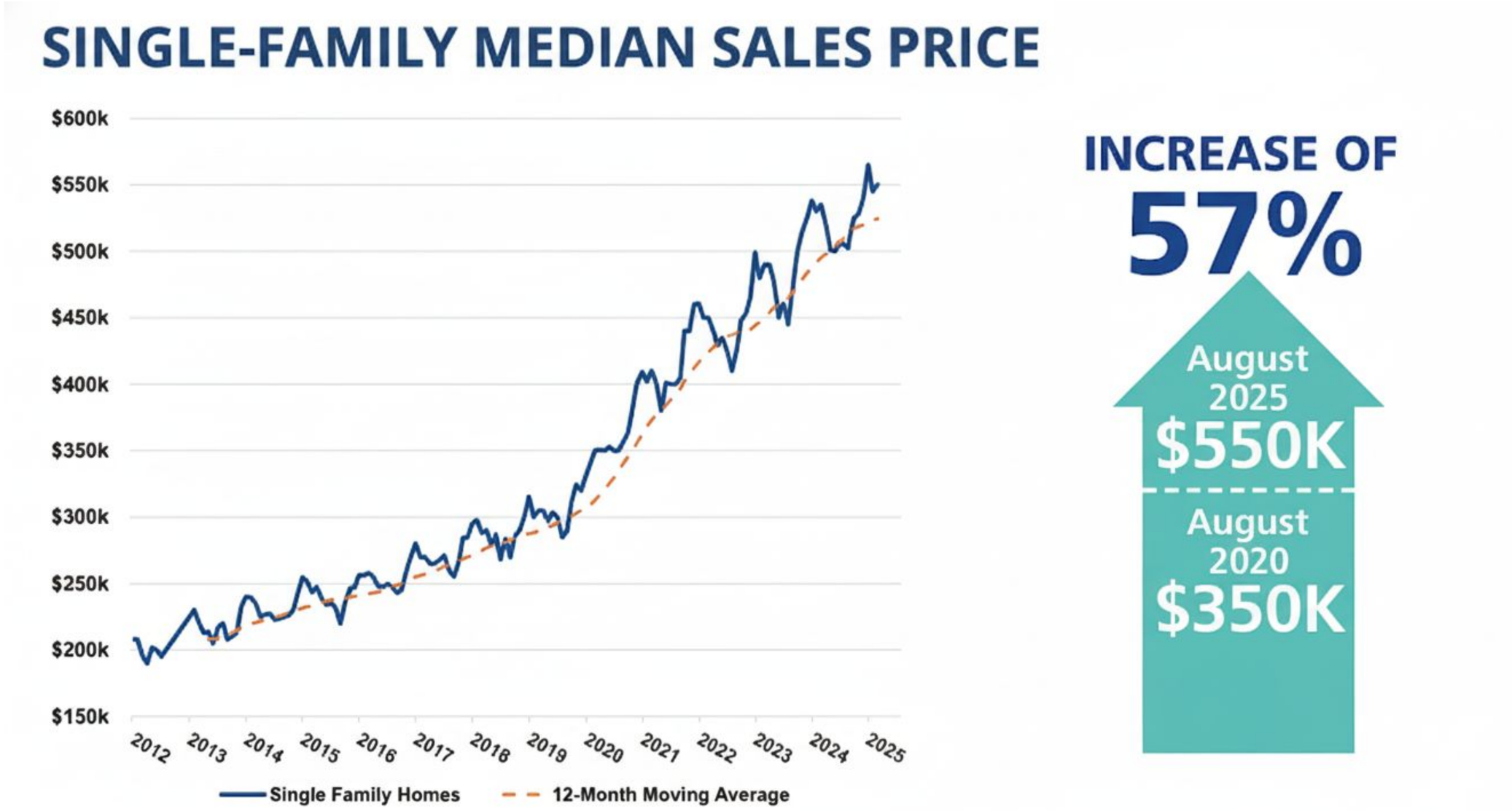
What Does The Data Say?



Housing: Rental Costs



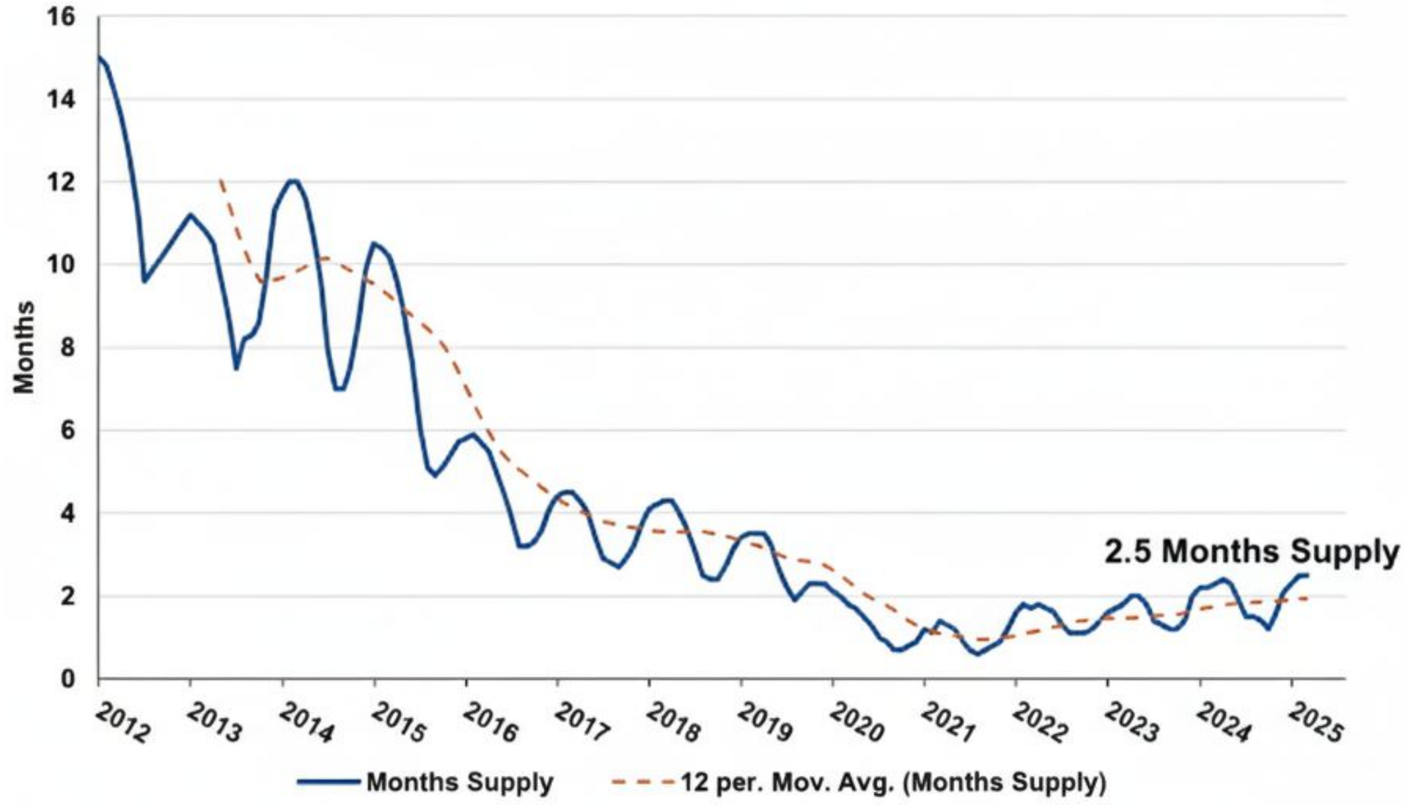
Housing: Sales Price



Housing: For Sale Inventory

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.



Source: New Hampshire Association of Realtors NH Monthly indicators

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***.

Are We Building More Housing?

NH Building Permit Data

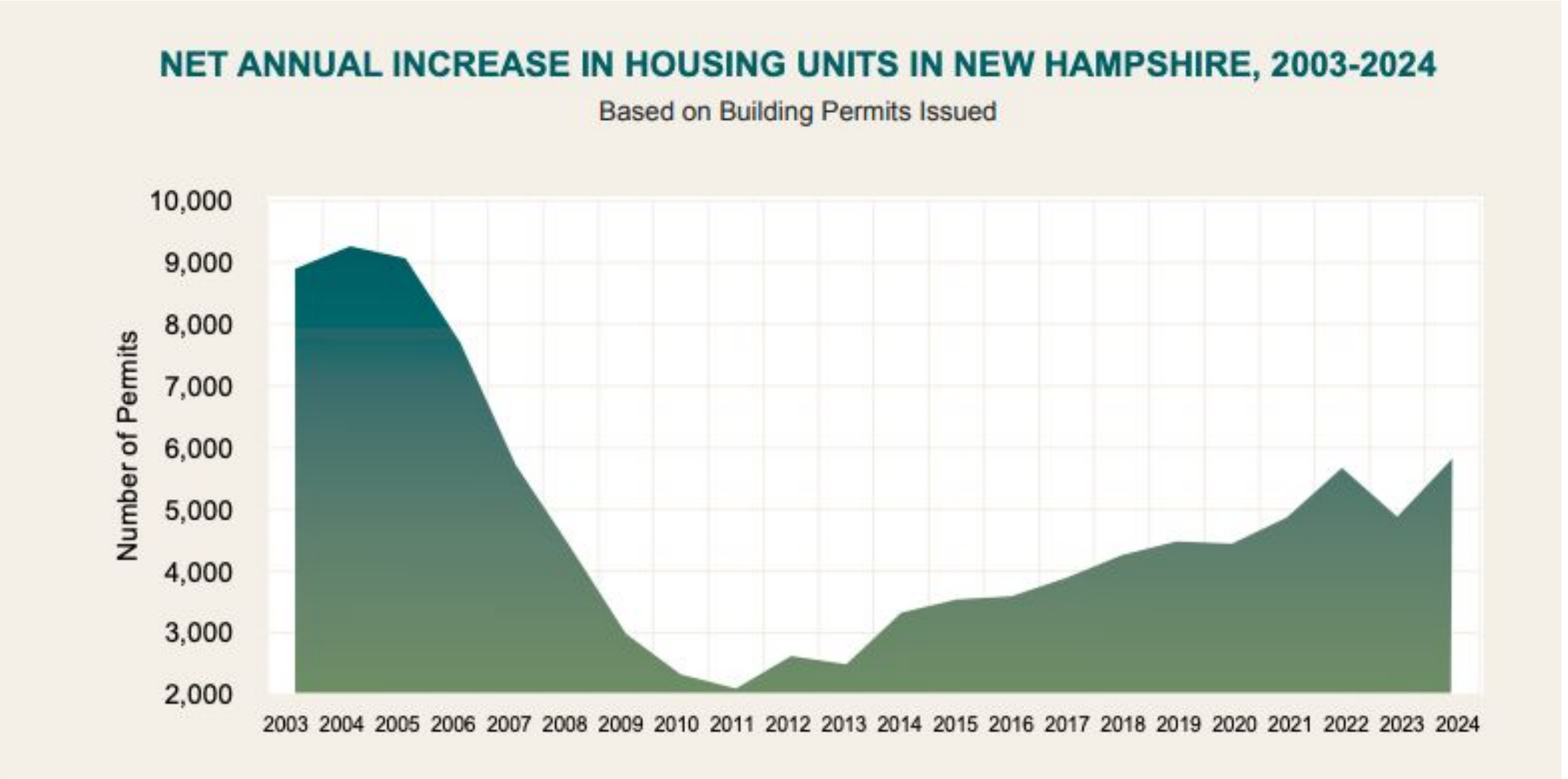
2004: 9,263 (High)

2011: 2,101 (low)

2022: 5,726

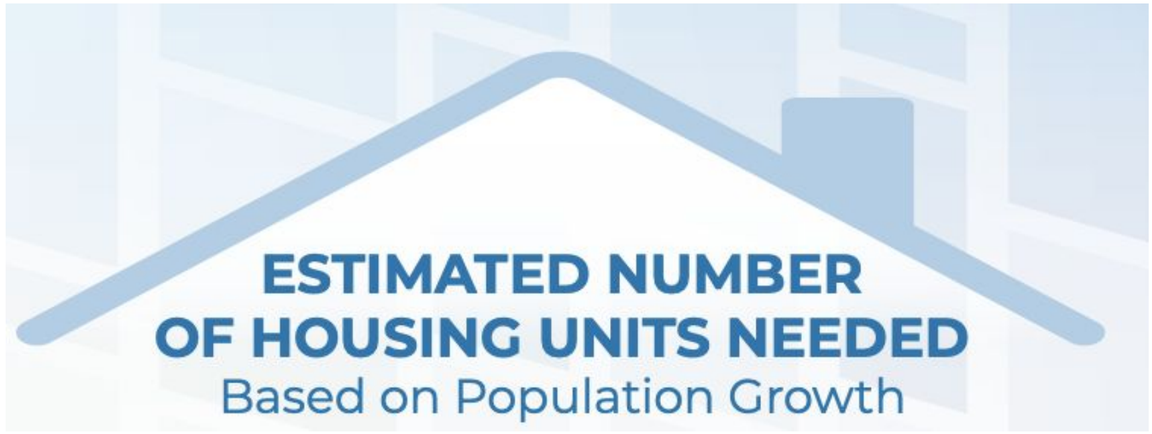
2023: 4,880

2024: 5,822



2025 BEA Housing Supply Report

Overall Need



2020–2030	BY HOUSEHOLD TYPE	
TOTAL HOUSEHOLDS ADDED	OWNER HOUSEHOLDS ADDED	RENTER HOUSEHOLDS ADDED
52,501	37,380	15,121
TOTAL UNITS NEEDED	UNITS NEEDED	UNITS NEEDED
59,934	40,319	19,615

2020–2040	BY HOUSEHOLD TYPE	
TOTAL HOUSEHOLDS ADDED	OWNER HOUSEHOLDS ADDED	RENTER HOUSEHOLDS ADDED
74,437	52,998	21,440
TOTAL UNITS NEEDED	UNITS NEEDED	UNITS NEEDED
88,395	58,432	29,963

Statewide Housing Needs Assessment, NH Housing

Housing Action NH

What Does The Housing Shortage Mean For Affordability?



Income Needed to Purchase

SINGLE-FAMILY MEDIAN SALES PRICE

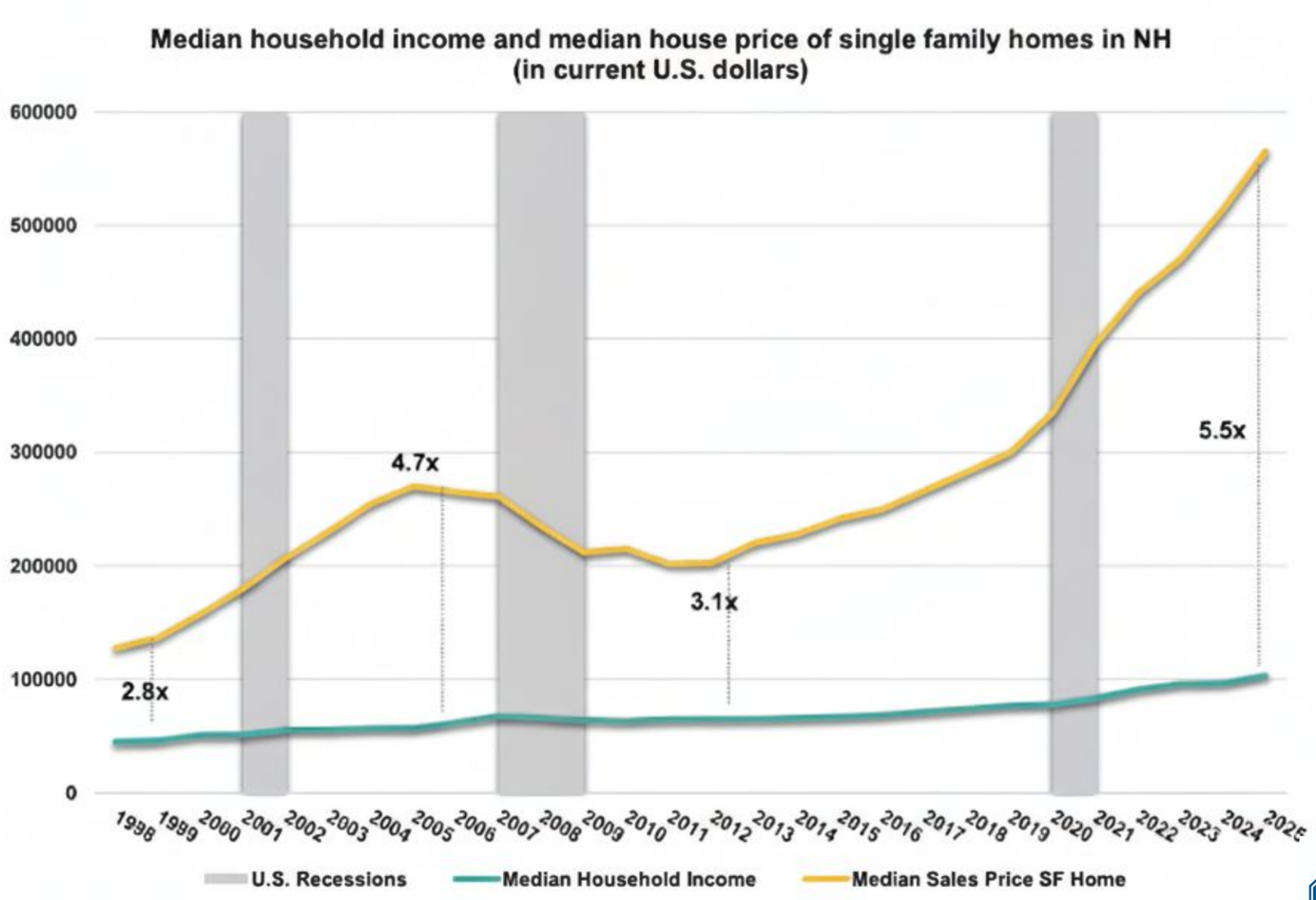
HOUSING AFFORDABILITY IN NEW HAMPSHIRE

AS OF JUNE 2025

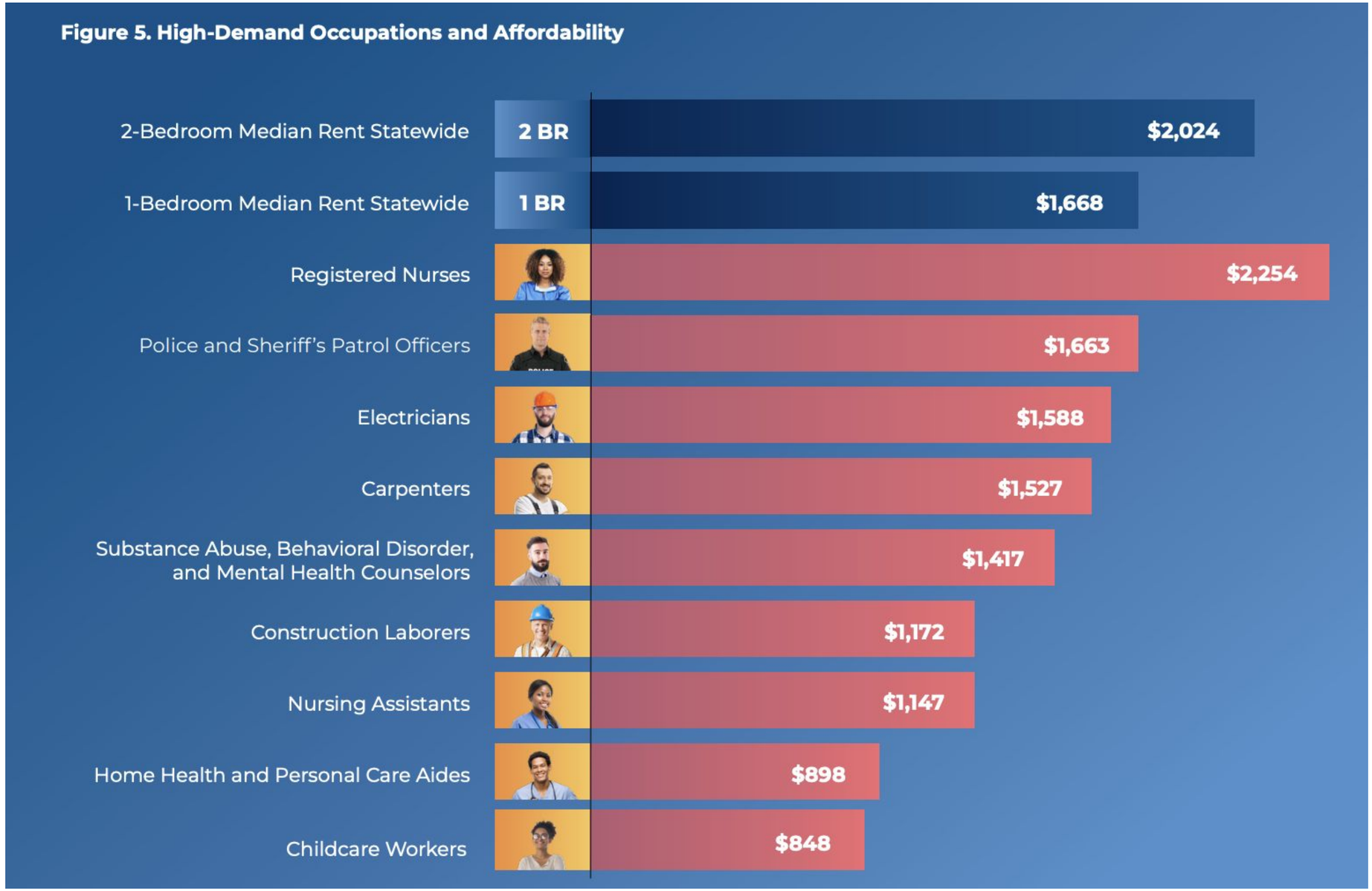
MEDIAN SALE PRICE FOR A SINGLE-FAMILY HOME **$565,000** RECORD HIGH

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

15% HOUSEHOLDS THAT CAN AFFORD A HOME AT THIS PRICE



Rents and Our Workforce



NH Housing Who Can Afford to Live in NH?

Rents and Our Workforce Cont.

In **New Hampshire**, the Fair Market Rent (FMR) for a two-bedroom apartment is **$1,824**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **$6,081** monthly or **$72,971** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$35.08
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT **NEW HAMPSHIRE:**

STATE FACTS	
Minimum Wage	**$7.25**
Average Renter Wage	**$20.92**
2-Bedroom Housing Wage	**$35.08**
Number of Renter Households	**151,523**
Percent Renters	**27%**

194
Work Hours Per Week At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

149
Work Hours Per Week At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

4.8
Number of Full-Time Jobs At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

3.7
Number of Full-Time Jobs At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

National Low Income Housing Coalition Out of Reach Report

Housing Costs: Rental Cost Burdened

Figure 4. Share of Renter Households Spending More Than 30% of Income on Housing, by Income Range



Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2010-2023, "Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months". Table B250106.

What Can We Do About It?



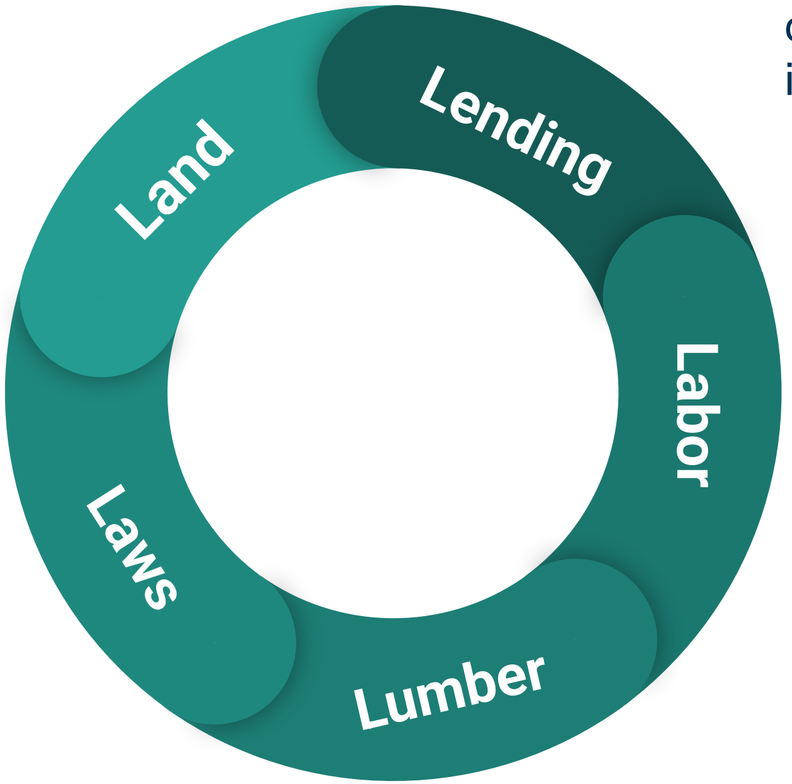
Understanding Policy Levers

Land

What is the cost and availability of land?

Laws

What are the regulatory barriers to development?



Lending

What is the cost of capital? What financial incentives exist?

Labor

What is the cost of labor?

Lumber

What is the cost of materials?

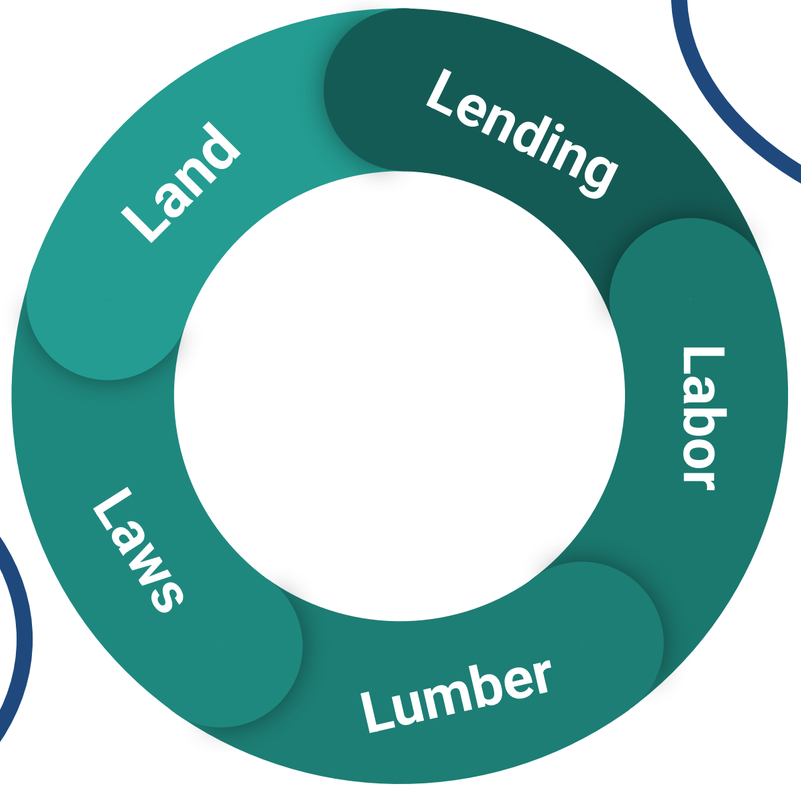
Understanding Policy Levers

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New Hampshire State Budget: Housing Programs

- **Increasing Supply:**
  - **Affordable Housing Fund:** Provides low interest financing for below-market rate housing. State law appropriates $5m per year. Administered by New Hampshire Housing.
  - **CDFA Tax Credit:** Community improvement tax credit program. Administered by NH Community Development Finance Authority. Supports economic development including housing rehabilitation and conversions.
- **Infrastructure:**
  - **Housing Champions:** Incentive based program recognizing pro-housing communities. Administered by NH Department of Business and Economic Affairs (BEA).
- **Planning Support**
  - **Regional Planning Commissions**: Operating dollars to provide technical assistance to municipalities.

New Hampshire State Budget: Housing Programs

- **Homelessness:**
  - **DHHS Shelter Contracts:** Thirteen state supported shelters receive approximately $27 per bed per night to operate emergency shelter beds.
- **Housing Stability:**
  - **Housing Stabilization Fund:** DHHS administered support to intervene prior to an individual becoming homeless.
    - 901 individuals are currently on the coordinated entry list. Public housing authority waitlists range from 4 to 12 years.

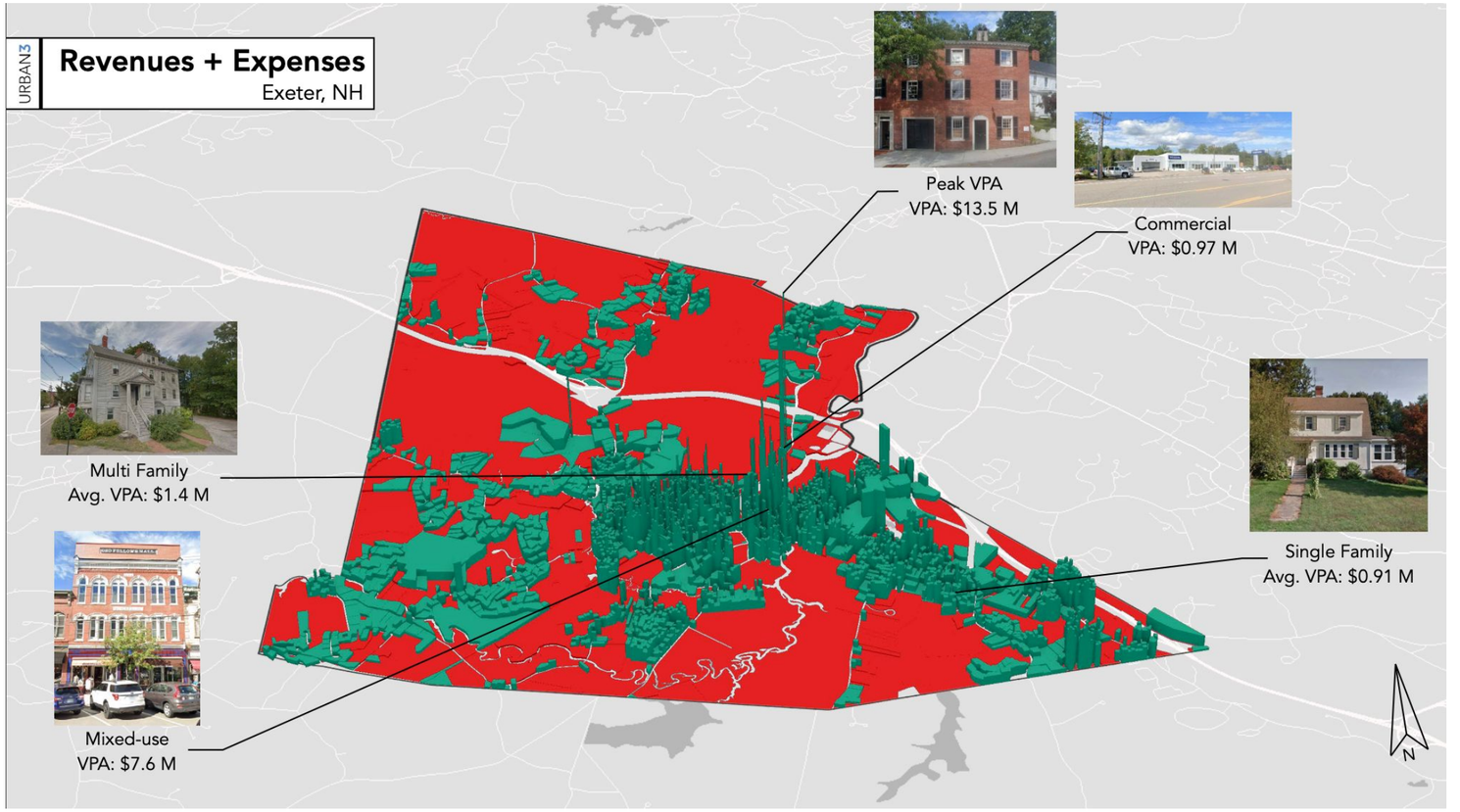
Policy Changes: Adding Density Downtown

Sprawl is expensive...roads, water, sewer, services all cost money

Mixed-use and multi-family development has the highest value per acre

Single family has the lowest

Communities generate revenue from downtown and dense cores



Source: Urban3 Land Value Analysis for New Hampshire Housing

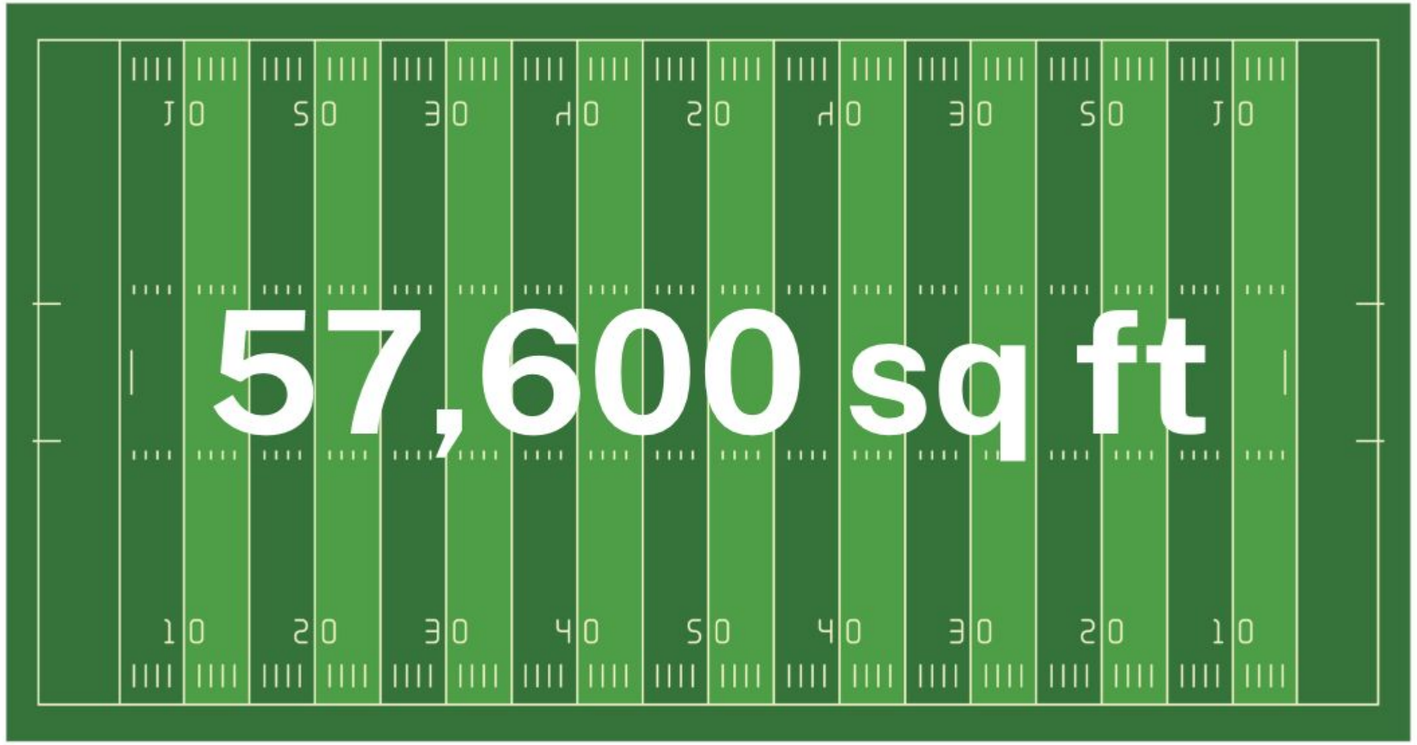
Policy Changes: Lot Sizes

Two acres of land is 87,120 sq ft

In the greater Manchester area average land price per acre is above $500,000

Smaller lot homes aren't guaranteed to be affordable, but large lot homes are guaranteed to be unaffordable.

There's nothing wrong with wanting to live on a large lot. The problem for our workforce is **when that's the only option.**



Other Ideas

Ending discrimination based on housing type. Allowing for more affordable types of construction like modular, manufactured, or other off-site construction types where other single family homes are allowed.

Streamlined permitting. There are additional opportunities to reduce soft costs of development: this includes fast permitting, administrative review, pre-approved plans, and more.

Limiting private equity in manufactured home parks. New Hampshire is the birthplace of resident-owned manufactured home parks, but private equity firms are increasingly targeting these communities for purchase and rent increase.

Thank you!

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