Boston Trust

June 2026

Economic Recap:

Housing, Rates & Construction Costs
National & Local

Boston Trust
Economic Snapshot

Boston Trust

We present the June edition of the Boston Trust Economic Snapshot: Housing, Rates & Construction Costs.

The summer housing market continued to show stability in June, with consistent buyer demand despite ongoing economic uncertainty and higher borrowing costs. More available inventory gave buyers additional choices, while sellers who positioned their homes effectively and priced them appropriately remained the most successful.

New England saw gradual improvements in inventory, creating a more balanced environment while well-maintained homes in strong locations continued to attract attention.

Existing-home sales fell 2.4% nationwide in June, according to the National Association of Realtors, while regional results varied. Mortgage rates held near the mid-6% range throughout the month, with future improvements dependent on inflation trends and broader economic conditions.

No matter how complex your next project may be, Boston Trust has the experience and knowledge to be your trusted lender.

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Monthly New Residential Sales, June 2026

Boston

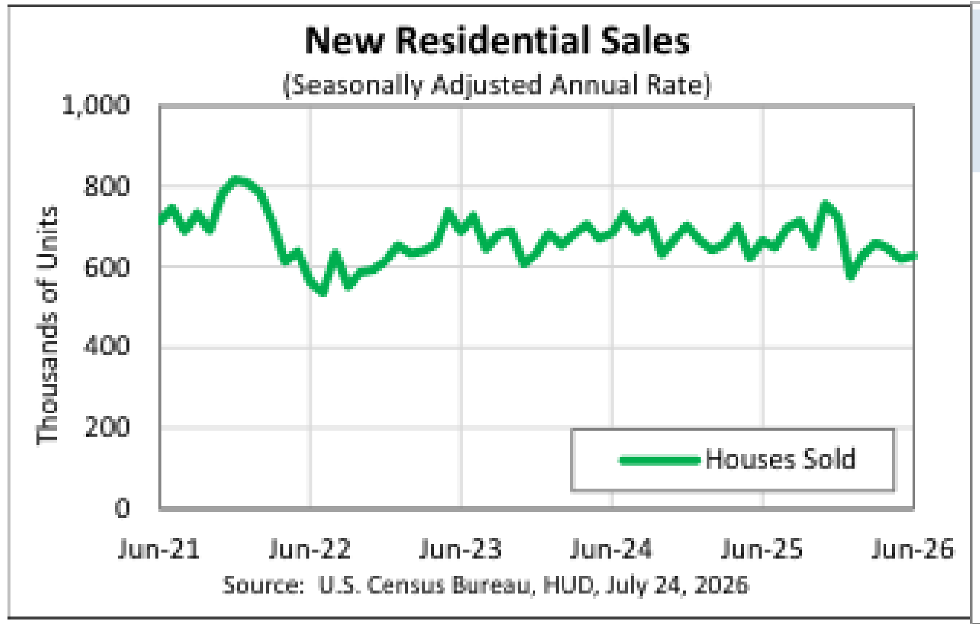
July 24, 2026 - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential sales statistics for June 2026:

NEW RESIDENTIAL SALES
JUNE 2026

New Houses Sold[1]:	628,000
New Houses For Sale[2]:	485,000
Median Sales Price:	$398,300

Next Release: August 25, 2026

[1]Seasonally Adjusted Annual Rate (SAAR)
[2]Seasonally Adjusted
Source: U.S. Census Bureau, HUD, July 24, 2026



Source: U.S. Census Bureau, HUD, July 24, 2026

RESIDENTIAL VACANCIES AND HOMEOWNERSHIP
SECOND QUARTER 2026

Rental Vacancy Rate	7.3%
Homeowner Vacancy Rate	1.2%
Homeownership Rate	65.0%

Next release: October 28, 2026

Data are not adjusted for seasonality.
Source: U.S. Census Bureau,
Current Population Survey/Housing Vacancy Survey, July 28, 2026

Figure 1
Quarterly Rental and Homeowner Vacancy Rates for the United States: 2000-2026

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, July 28, 2026
Recession data: National Bureau of Economic Research, <www.nber.org>

New Home Sales

Sales of new single-family homes in June 2026 reached a seasonally adjusted annual rate of 628,000, according to estimates released jointly by the U.S. Census Bureau and the Department of Housing and Urban Development. This represents a 1.6% increase from the revised May 2026 rate of 618,000, but a 5.6% decrease from the June 2025 rate of 665,000.

Sales Price

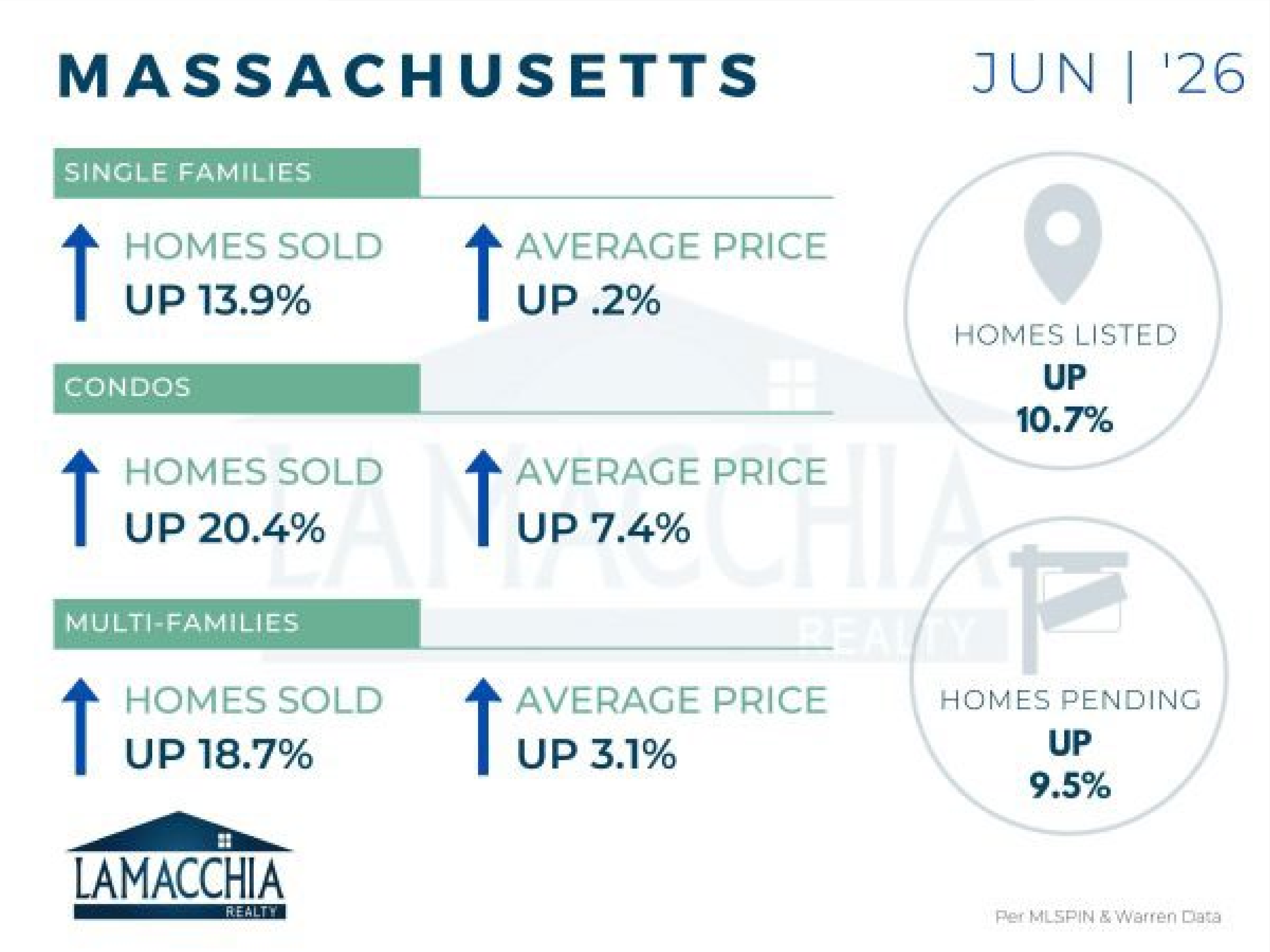
The median sales price of new houses sold in June 2026 was $398,300. The average sales price was $475,400, which is a 6.5% decrease from June 2025.

For Sale Inventory and Months' Supply

The seasonally adjusted number of new houses for sale at the end of June 2026 was 485,000, representing a 9.3-month supply at the current sales pace.

https://www.census.gov/economic-indicators/

Massachusetts June 2026



Home sales are up 16.1% year-over-year, with June 2026 at 8,488 compared to 7,312 last June. Sales increased across all categories.

- **Single families:** 4,076 (2025) | 5,359 (2026)
- **Condominiums:** 2,056 (2025) | 2,476 (2026)
- **Multi-families:** 550 (2025) | 653 (2026)

Average sale price increased by 2% overall year-over-year, now at $824,258 compared to $807,703 in June 2025. Prices increased across all categories.

- **Single families:** $853,512 (2025) | $855,222 (2026)
- **Condominiums:** $709,517 (2025) | $761,706 (2026)
- **Multi-families:** $782,783 (2025) | $807,316 (2026)

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https://www.lamacchiarealty.com/june-2026-massachusetts-housing-report/

National Mortgage Foreclosure & Delinquency

Serious Delinquency Mortgage Payments (90 days past due or in foreclosure)

	June 2026	Month-over-month change	Year-over-year change	12-month trend
Total U.S. loan delinquency rate (loans 30 or more days past due, but not in foreclosure):	3.55%	↑ 1.41%	↑ 5.96%	
Total U.S. foreclosure pre-sale inventory rate:	0.53%	↑ 3.98%	↑ 39.26%	
Total U.S. foreclosure starts:	43,000	↑ 29.03%	↑ 39.69%	
Monthly Prepayment Rate (SMM):	0.77%	↓ -2.41%	↑ 17.71%	
Total U.S. foreclosure sales:	7,300	↑ 3.64%	↑ 15.54%	
Number of properties that are 30 or more days past due, but not in foreclosure:	1,961,000	↑ 29,000	↑ 127,000	
Number of properties that are 90 or more days past due, but not in foreclosure:	570,000	↓ -6,000	↑ 104,000	
Number of properties in foreclosure pre-sale inventory:	292,000	↑ 11,000	↑ 84,000	
Number of properties that are 30 or more days past due or in foreclosure:	2,253,000	↑ 40,000	↑ 211,000	

Legend

Low High

National Delinquency Rate

In June 2026, the national delinquency rate increased by 5 basis points to 3.55%, according to ICE's First Look report. The rate remains 60 basis points below the June 2019 pre-pandemic benchmark of 4.16%, with overall delinquencies continuing to remain historically low.

Delinquencies: Serious delinquencies (90+ days past due but not in foreclosure) declined to 570,000 loans, reaching a six-month low as seasonal improvements continued. New default activity remained stable, with FHA defaults declining 15% year-over-year in June, marking the largest annual decline in more than four years. Early-stage delinquency rates also improved, with fewer borrowers transitioning into 30- and 60-day delinquency categories.

Foreclosures and Prepayments

Foreclosures: Active foreclosure inventory increased to 0.53% in June, reaching the highest level in six years as foreclosure activity continued to normalize. Foreclosure starts also reached a six-year high, while foreclosure sales increased 16% year-over-year but remained 46% below pre-pandemic levels.

Prepayments: Prepayment activity slowed in June, with single-month mortality (SMM) declining 2 basis points to 0.77%, a five-month low as elevated mortgage rates continued to limit refinancing activity. Despite the monthly decline, prepayment levels remained 12 basis points above year-ago levels.

https://mortgagetech.ice.com/resources/data-reports/first-look-at-june-2026-mortgage-data

United States Prime Rate

The Current U.S. (Fed) Prime Rate is: 6.75%

July 29, 2026: The FOMC has voted to keep the target range for the fed funds rate at 3.50% - 3.75%.
Therefore, the U. S. Prime Rate remains at 6.75%

The next FOMC meeting and decision on short-term interest rates will be on September 16, 2026.

Primary Mortgage Market Survey®

U.S. weekly averages as of 07/30/2026

30-Yr FRM		
6.66%	1-Wk change	^ 0.08
	1-Yr change	˅ -0.06
	Monthly avg.	6.57%
	52-Wk avg.	6.31%
52 Week Range	5.98%	6.66%

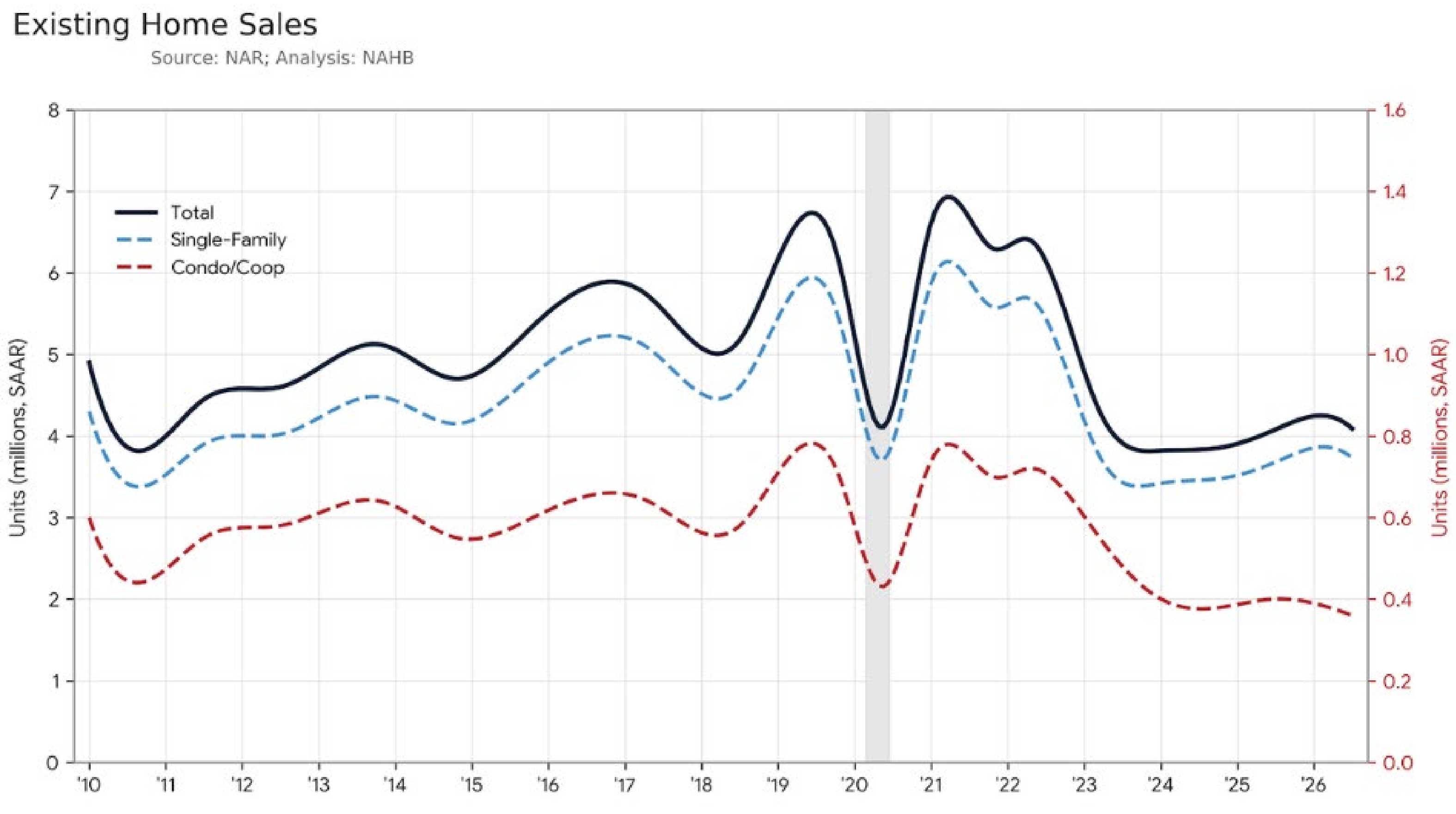
15-Yr FRM		
6.04%	1-Wk change	^ 0.08
	1-Yr change	^ 0.19
	Monthly avg.	5.94%
	52-Wk avg.	5.61%
52 Week Range	5.35%	6.04%

Construction

U.S. CONSTRUCTION MATERIAL COST CHANGES
From Producer Price Index (PPI) Series
June 2026

Materials	MoM	YoY
Floor Coverings	1.6 (up) ↑	2.9 (up) ↑
Household Appliances	0 (no change)	0.1 (up) ↑
Asphalt	22.5 (up) ↑	47.5 (up) ↑
Paint Materials	0 (no change)	-0.4 (down) ↓
Softwood Lumber	2.2 (up) ↑	6.2 (up) ↑
Hardwood Lumber	0 (no change)	3.5 (up) ↑
Millwork	1.5 (up) ↑	3.5 (up) ↑
plywood	0.6 (up) ↑	8.2 (up) ↑
Hardware	-0.1 (down) ↓	2.9 (up) ↑
Plumbing Fixtures	0.4 (up) ↑	6.9 (up) ↑
Heating Equipment	-0.4 (down) ↓	2.1 (up) ↑
Lighting Fixtures	0 (no change)	0.9 (up) ↑
Air conditioning & refridg.	0.3 (up) ↑	3.2 (up) ↑
Cement	0.4 (up) ↑	-0.6 (down) ↓
Concrete Products	0.4 (up) ↑	3.2 (up) ↑
Hardwood Flooring	0 (no change)	2.9 (up) ↑
Copper Wire and Cable	1.7 (up) ↑	22.3 (up) ↑
Domestic Water Heaters	0 (no change)	2.9 (up) ↑
Gypsum Products	0 (no change)	-0.7 (down) ↓

JUNE 2026
EXISTING HOME SALES



↓ **Single-Family Homes:** Decreased

↓ **Condominiums and Co-Ops:** Decreased

https://eyeonhousing.org/2026/05/existing-home-sales-edged-up-slightly-in-may/

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