Boston Trust

July 2026

Economic Recap:

Housing, Rates & Construction Costs
National & Local

Boston Trust
Economic Snapshot

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

The July housing market remained steady but subdued, with elevated mortgage rates and ongoing economic uncertainty continuing to impact buyer activity. New England and South Florida generally saw improved sales, while Massachusetts and Rhode Island experienced modest declines.

Nationally, existing-home sales declined 1.7% from June but remained slightly above July 2025 levels. Buyers continue to be highly sensitive to affordability, particularly as mortgage rates fluctuate.

In New England, limited inventory continued to support home prices, while higher rates kept buyers cautious. South Florida saw stronger activity, especially in the condo market, as buyers took advantage of available inventory and conditions moved toward greater balance.
Mortgage rates remained a key challenge, with 30-year rates reaching approximately 6.78% in late July—their highest level of the year. With rates expected to remain elevated, the fall market may continue to move at a measured pace. For sellers, pricing and presentation will remain important. Simple improvements that create a strong first impression can help attract buyers in a market where affordability remains top of mind.

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, July 2026

Boston

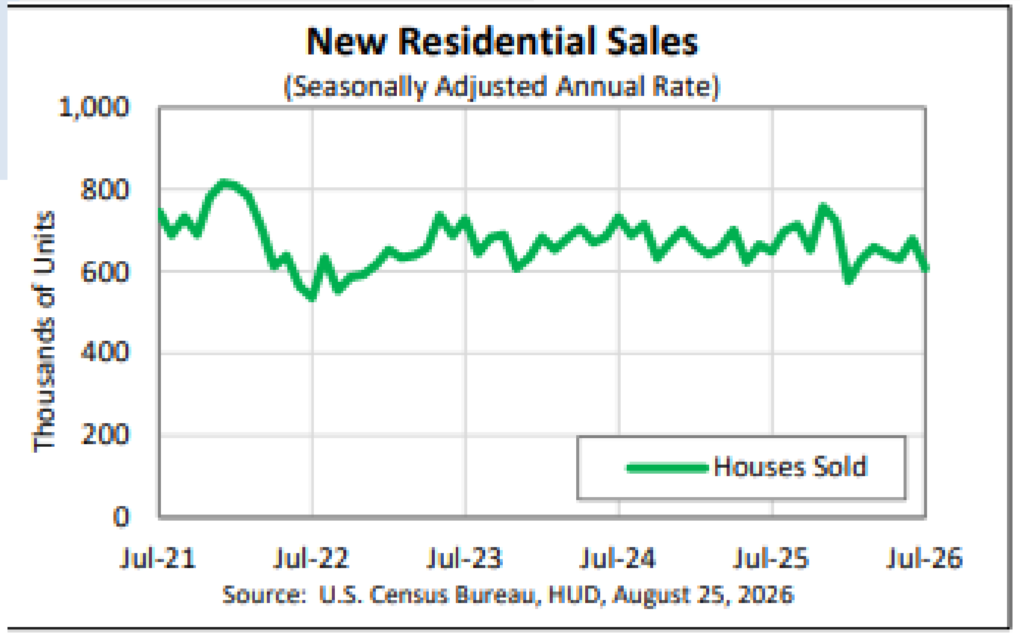
August 25, 2026 - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential sales statistics for July 2026:

NEW RESIDENTIAL SALES
JULY 2026

New Houses Sold[1]:	**607,000**
New Houses For Sale[2]:	**488,000**
Median Sales Price:	**$393,800**

Next Release: September 24, 2026

[1]Seasonally Adjusted Annual Rate (SAAR)
[2]Seasonally Adjusted
Source: U.S. Census Bureau, HUD, August 25, 2026

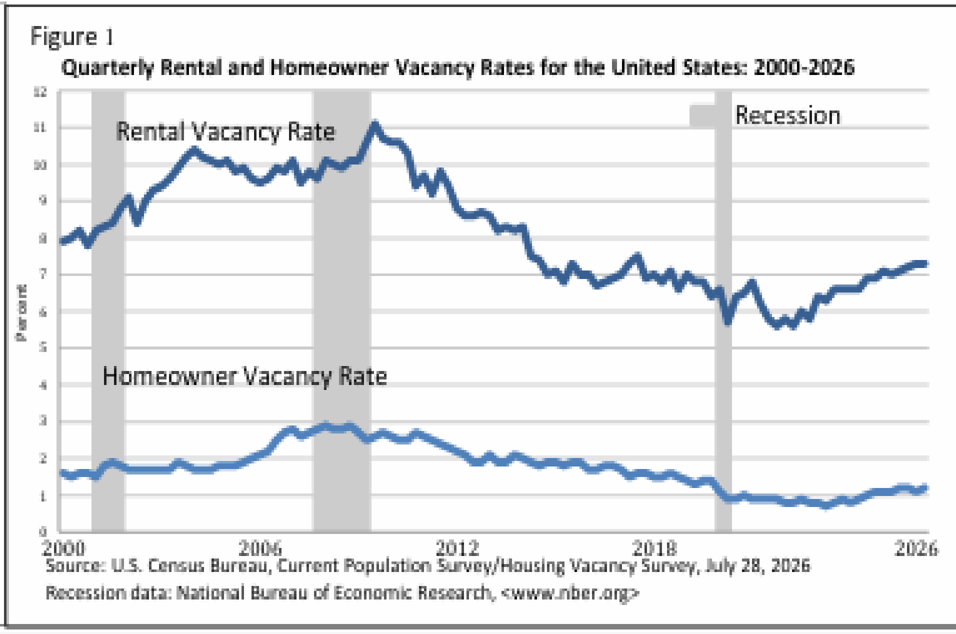


RESIDENTIAL VACANCIES AND HOMEOWNERSHIP SECOND QUARTER 2026

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



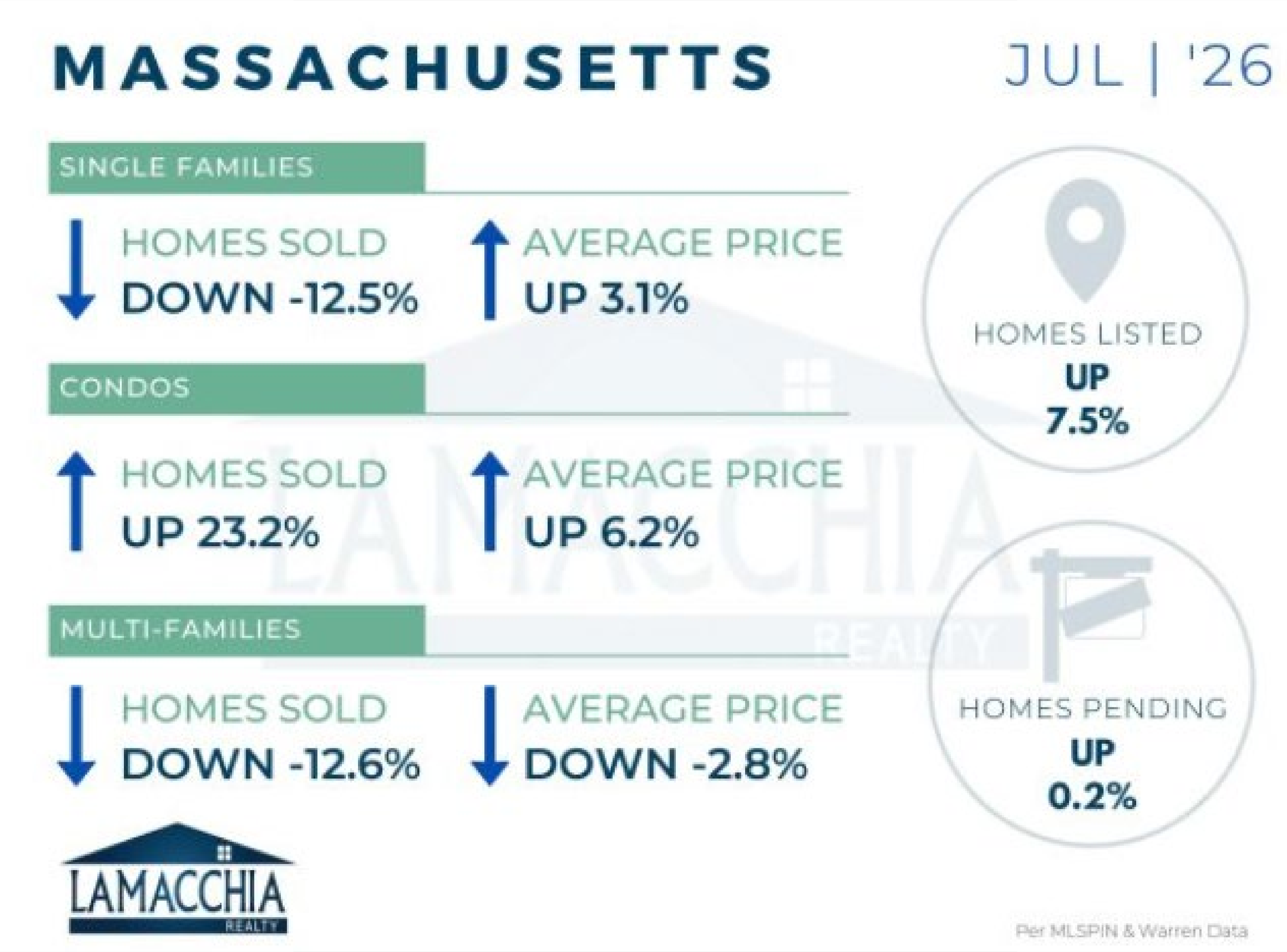
New Home Sales New single-family home sales fell to a seasonally adjusted annual rate of 607,000 in July 2026, down 10.5% from June and 6.3% from July 2025, according to the U.S. Census Bureau and HUD.

Sales Price: The median price of a new home was $393,800 in July 2026, down 2.3% from June and 0.9% from July 2025. The average sales price increased to $508,800, rising 4.1% month-over-month and 5.4% year-over-year.

For Sale Inventory and Months' Supply: New homes available for sale rose to 488,000 at the end of July 2026, up 1.9% from June but 1.6% below July 2025. At the current sales pace, this represents 9.6 months of supply, up from 8.5 months in June and 9.2 months a year ago.

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

Massachusetts July 2026



Total home sales declined 3.2% year-over-year, with 6,963 sales in July 2026 compared to 7,192 in July 2025. Sales decreased across most categories, while condo sales were the exception.**

- Single families: 4,721 (2025) | 4,133 (2026)
- Condominiums: 1,874 (2025) |2,308 (2026)
- Multi-families: 597 (2025) | 522 (2026)

The overall average sale price rose 2.2% year-over-year to $803,555, up from $786,186 in July 2025. Prices increased across most property types, with multifamily homes being the exception.

- Single families: $827,828 (2025) | $853,207 (2026)
- Condominiums: $681,462 (2025) | $723,746 (2026)
- Multi-families: $785,613 (2025) | $763,299 (2026)

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

National Mortgage Foreclosure & Delinquency

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	July 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):	3.39%	↓ -4.56%	↑ 3.69%	
Total U.S. foreclosure pre-sale inventory rate:	0.54%	↑ 1.34%	↑ 42.00%	
Total U.S. foreclosure starts:	40,000	↓ -8.28%	↑ 22.84%	
Monthly Prepayment Rate (SMM):	0.74%	↓ -2.96%	↑ 11.04%	
Total U.S. foreclosure sales:	7,900	↑ 8.39%	↑ 14.18%	
Number of properties that are 30 or more days past due, but not in foreclosure:	1,875,000	↓ -86,000	↑ 81,000	
Number of properties that are 90 or more days past due, but not in foreclosure:	563,000	↓ -7,000	↑ 97,000	
Number of properties in foreclosure pre-sale inventory:	296,000	↑ 4,000	↑ 89,000	
Number of properties that are 30 or more days past due or in foreclosure:	2,171,000	↓ -82,000	↑ 170,000	

Legend

Low High

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

National Delinquency Rate

Delinquency rates continued to improve: The national mortgage delinquency rate decreased by 16 basis points in July, with declines recorded across all stages of delinquency. While the overall rate remains slightly above last year's level, it is still 46 basis points below the July 2019 pre-pandemic rate, reflecting continued improvement in overall loan performance.

Delinquencies: Mortgage delinquencies continued to improve: Serious delinquencies fell for the fifth consecutive month, while new 90-plus-day defaults declined 4% year-over-year to 102,000 in July. Despite the improvement, delinquency levels remain above pre-pandemic levels.

Foreclosures and Prepayments

Foreclosure activity increased in July, with starts, active inventory, and completed sales all up year-over-year, though levels remain below pre-pandemic norms. Meanwhile, mortgage prepayments slowed for a fourth straight month as elevated interest rates continued to limit refinancing activity.

https://mortgagetech.ice.com/resources/data-reports/first-look-at-july-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%

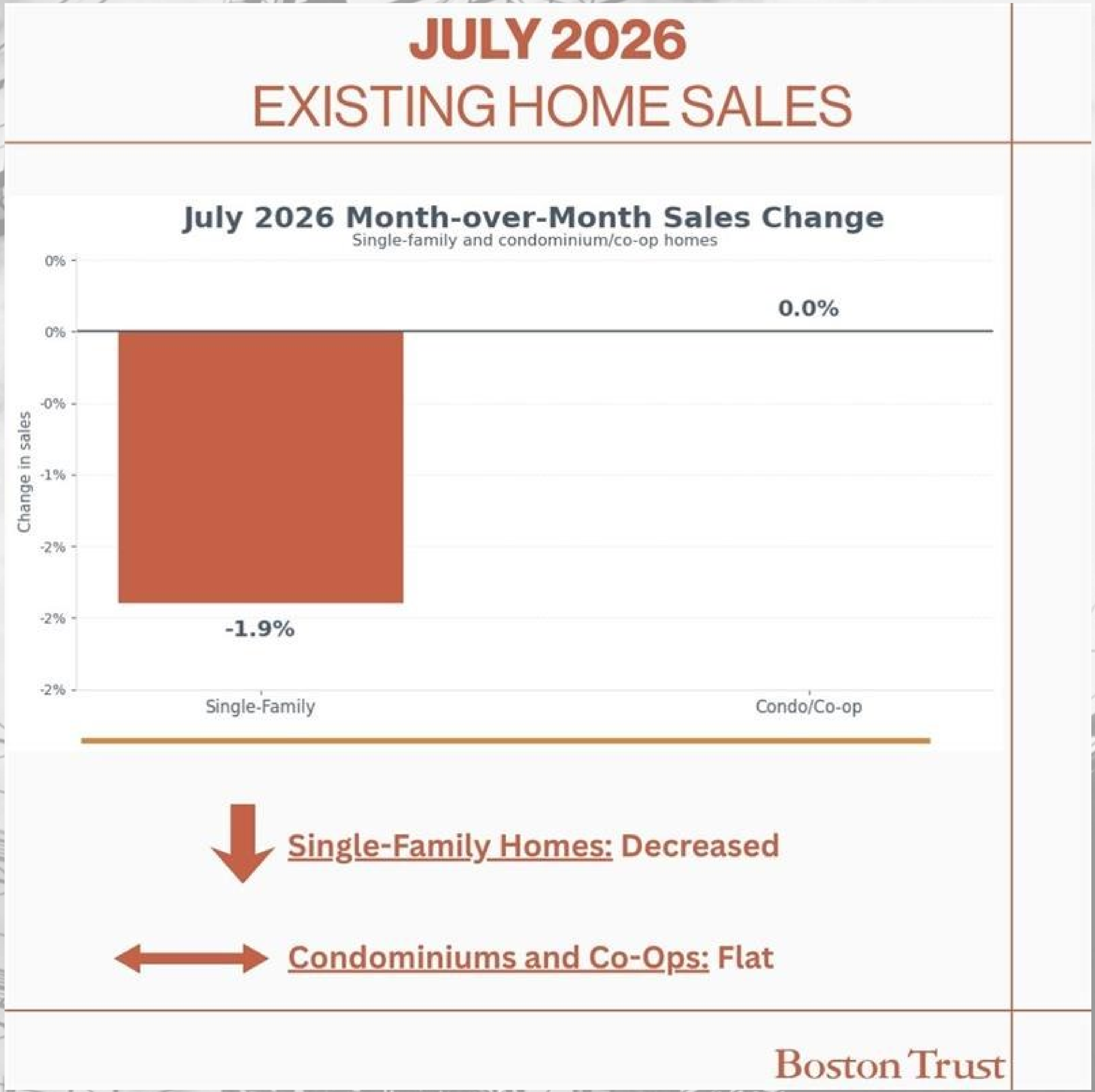
The next FOMC meeting and decision on short-term interest rates will be on September 16, 2026.

30-year Fixed-Rate Mortgage	15-year Fixed-Rate Mortgage
6.66%	5.98%

Construction

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

Materials	MoM	YoY
Floor Coverings	0.7 (up) ↑	4.1 (up) ↑
Household Appliances	0 (no change)	-0.6 (down) ↓
Asphalt	-0.2 (down) ↓	45.4 (up) ↑
Paint Materials	0 (no change)	6.2 (up) ↑
Softwood Lumber	8.2 (up) ↑	15 (up) ↑
Hardwood Lumber	0.3 (up) ↑	3.3 (up) ↑
Millwork	0.7 (up) ↑	4.2 (up) ↑
plywood	0.7 (up) ↑	9.2 (up) ↑
Hardware	1.4 (up) ↑	4.3 (up) ↑
Plumbing Fixtures	-0.1 (down) ↓	4.9 (up) ↑
Heating Equipment	0.4 (up) ↑	2.1 (up) ↑
Lighting Fixtures	0.8 (up) ↑	1.7 (up) ↑
Air conditioning & refridg.	1.4 (up) ↑	4.6 (up) ↑
Cement	-0.1 (down) ↓	-0.7 (down) ↓
Concrete Products	0 (no change)	3.7 (up) ↑
Hardwood Flooring	1.5 (up) ↑	4.3 (up) ↑
Copper Wire and Cable	0.2 (up) ↑	17.9 (up) ↑
Domestic Water Heater	n/a	



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