

# STATE OF THE HOUSING MARKET:

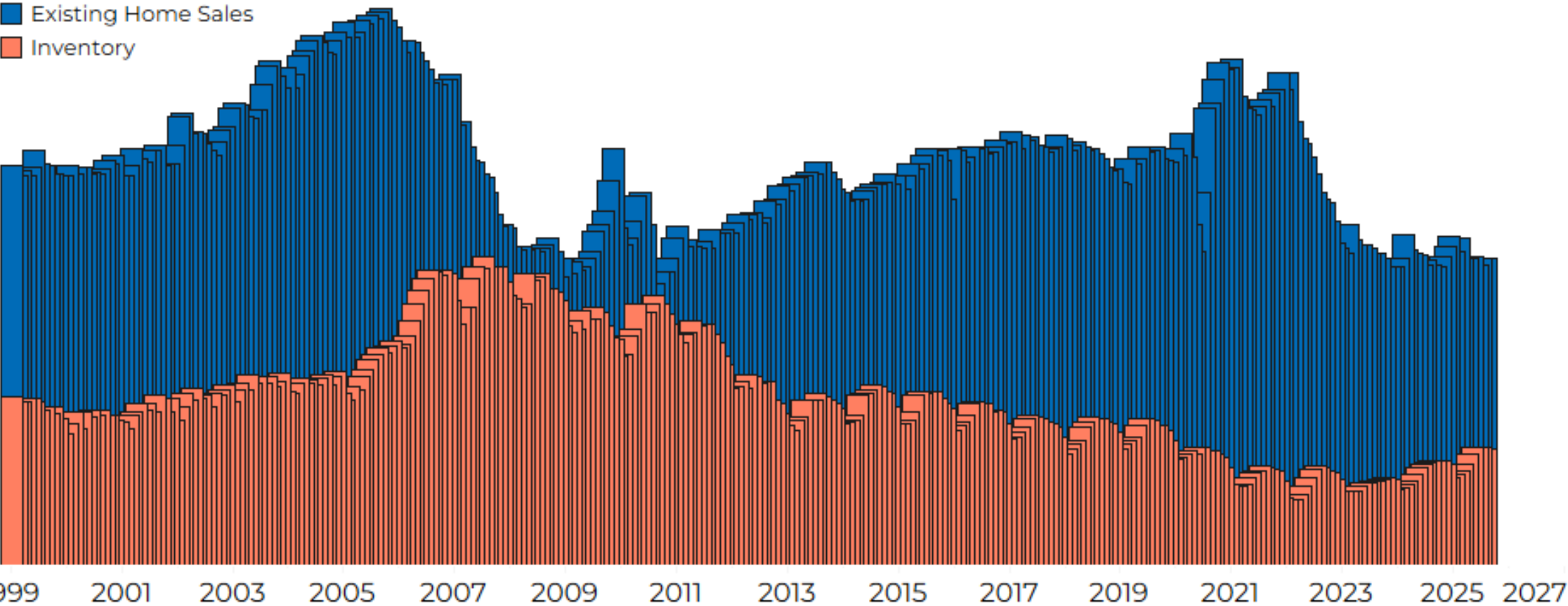
---

# AFFORDABILITY AND AVAILABILITY OF HOMES

**NADIA EVANGELOU | Senior Economist &  
Director of Real Estate Research  
National Association of REALTORS®**



# MORE HOMES, BUT STILL SLUGGISH SALES



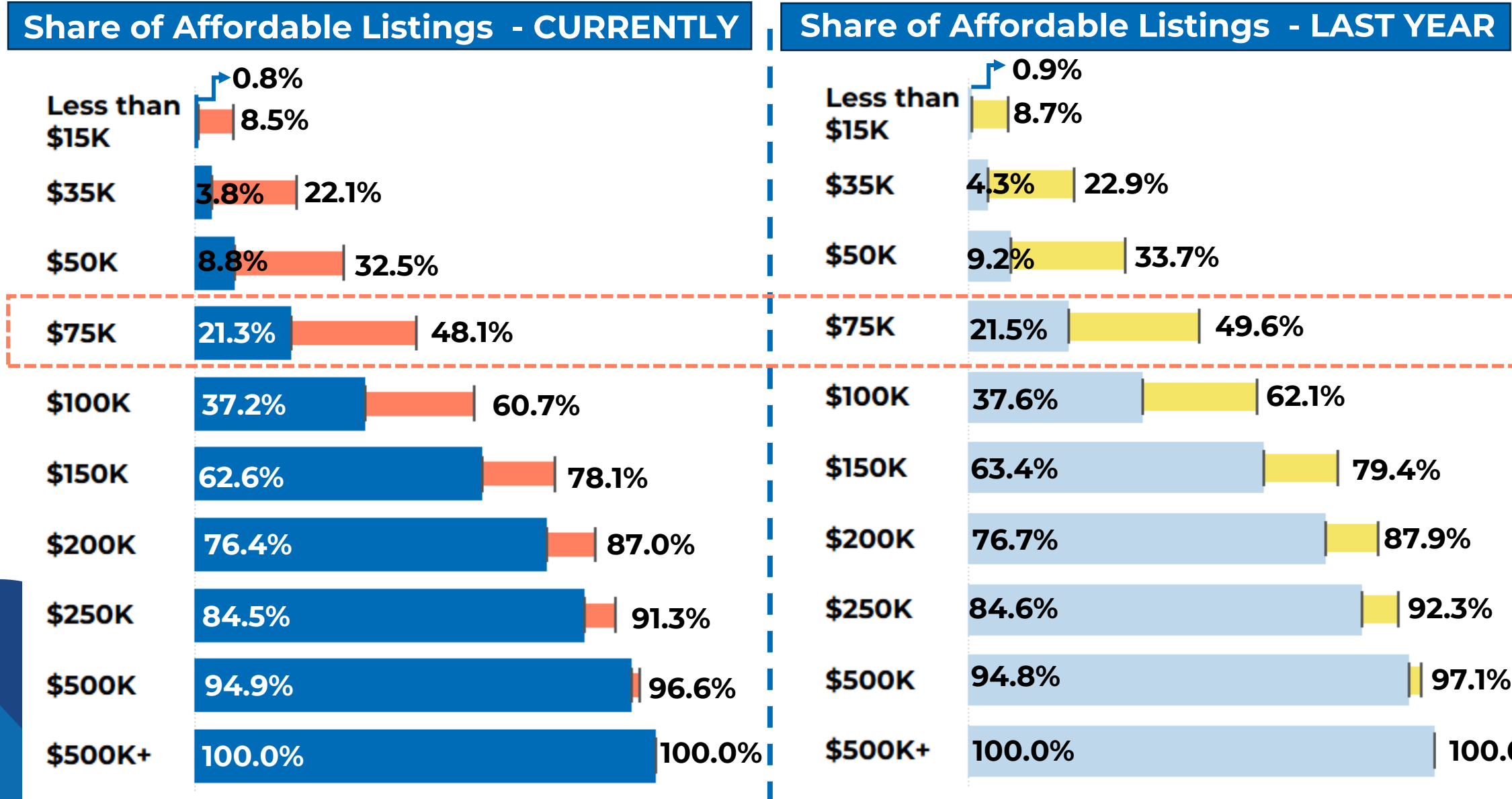
Source: National Association of REALTORS®

# 2025 HOUSING AFFORDABILITY AND SUPPLY REPORT

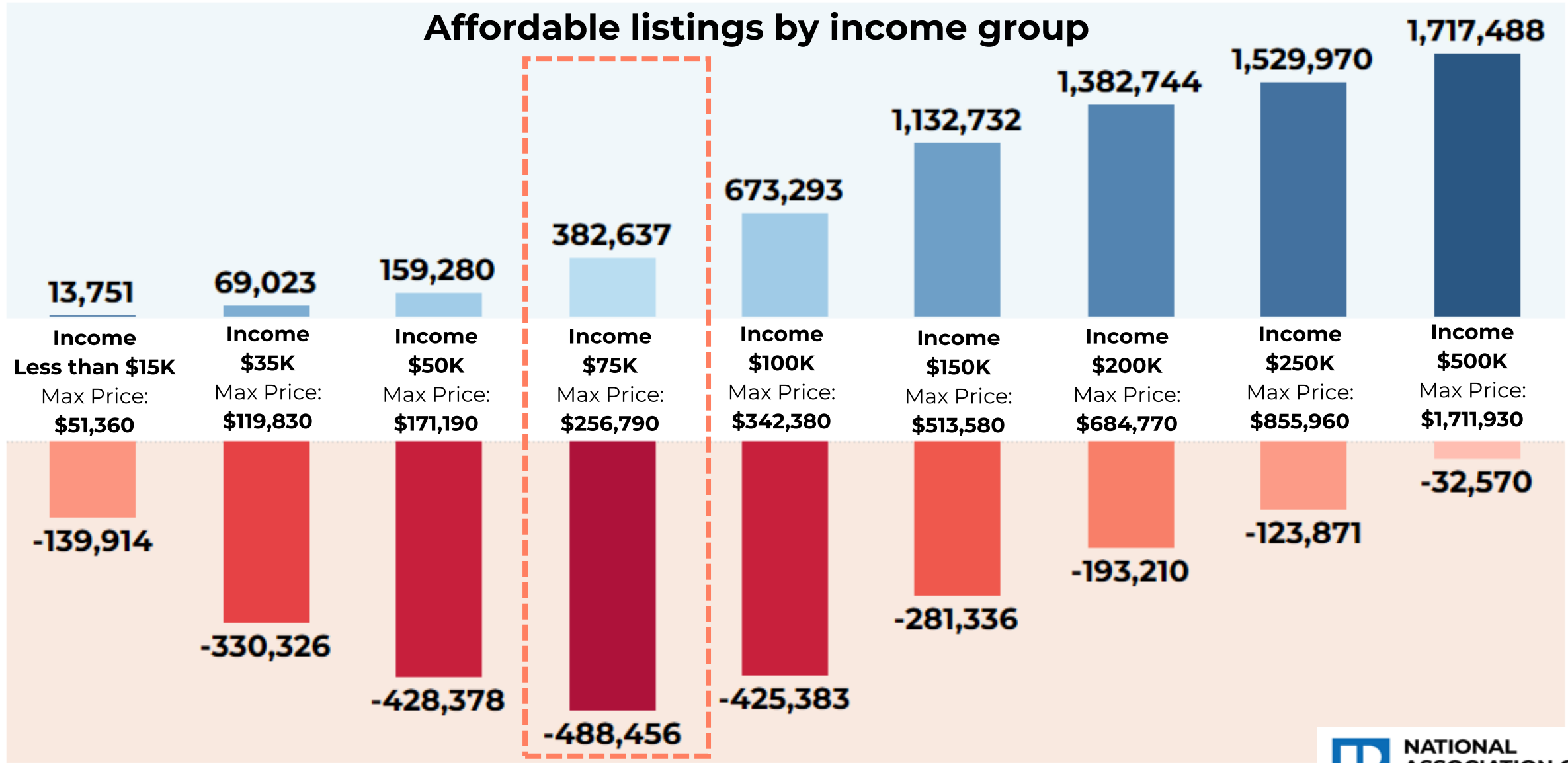


- How much of today's inventory is affordable for different income groups,
- How that has changed since before the COVID-19 pandemic
- The size of the current "affordability gap"
- Which markets are recovering, and which markets are falling further behind.

# HOW MANY LISTINGS THEY CAN AFFORD



# HOW MANY LISTINGS ARE MISSING



Listings missing by income group

# WHO'S CLOSE, WHO'S STUCK, AND WHO'S FALLING BEHIND

## ■ Getting Closer to Balance (30%)

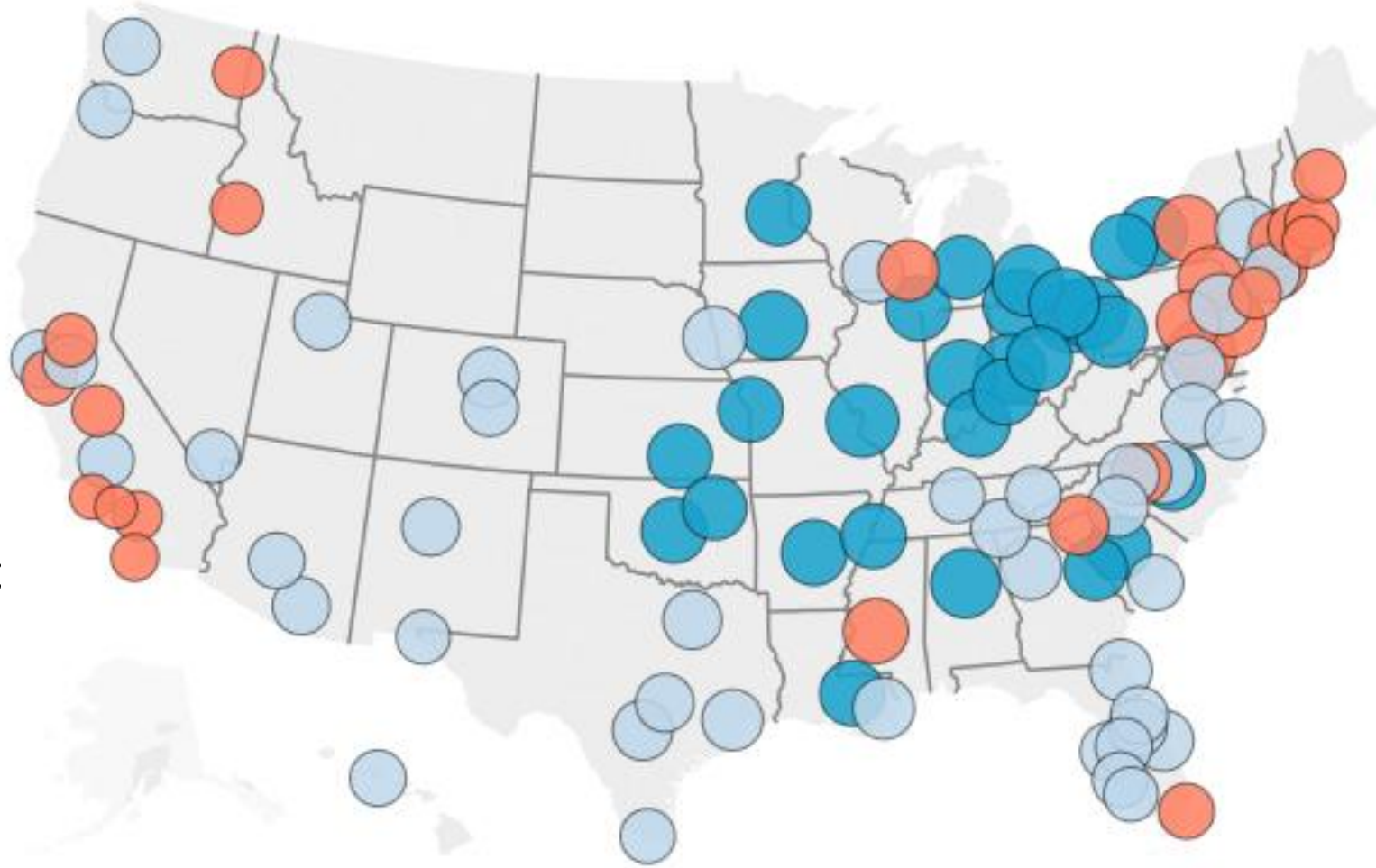
Akron, OH; St. Louis, MO; and Youngstown, OH;

## ■ Stuck in the Middle (44%)

Seattle, WA; Washington, DC; and Austin, TX

## ■ Falling Further Behind (26%)

Los Angeles, CA; San Diego, CA; and New York, NY



Email: [nevangelou@nar.realtor](mailto:nevangelou@nar.realtor)

LinkedIn:  
[www.linkedin.com/in/nadiaevangelou](https://www.linkedin.com/in/nadiaevangelou)



# THANK YOU.



NATIONAL  
ASSOCIATION OF  
REALTORS®

REALTORS® are members of the National Association of REALTORS®.



NARdotRealtor

nar.realtor