

James' Edit

Current housing environment:

Since the 2011 Planning Board update to the Master Plan, housing vacancy rates throughout New Hampshire remained stable while prices rose slowly until late 2020.

Since 2020 prices have increased sharply while available inventory has decreased.

In early 2024, the median purchase price for homes in Warner rose to \$420,000. Vacancy rates for all rental units was .7%, and the Merrimack County median monthly gross rent for a two-bedroom unit was \$1,500. The lack of housing stock and rising prices make it difficult to find an affordable place to live, or even to afford and maintain ones existing home.

The observed decrease in availability and increase in price is a National phenomena that is principally a product of policy decisions at the federal level.

Increased cost of *existing* housing is a function of increased demand for the available pool of housing that has accelerated since 2020.

Increased cost of *new* housing is principally a consequence of inflation and interest rates caused entirely by federal policy.

At the local level, the increase in the municipal tax rate of in excess of 30% has contributed to lack of affordable housing in Warner.