

Weekly Mortgage & Housing Market Update

Week of June 22–26, 2026

MARKET INTELLIGENCE

JUNE 2026



Mortgage Rates Stabilize After Recent Volatility

6.49%

30-Year Fixed

Finished the week at 6.49%–6.56%, stable after several weeks of increases.

5.93%

15-Year Fixed

Approximately 5.93%–6.02% for the 15-year fixed mortgage rate.

6

Weeks Stable

Freddie Mac reports rates have remained relatively stable for six consecutive weeks.

Fed Holds Steady

The Federal Reserve held its benchmark rate steady at its June meeting.

Inflation Obstacle

Persistent inflation remains the biggest barrier to lower mortgage rates.

Market Volatility

Geopolitical developments and Treasury market volatility continue influencing daily pricing.



National Housing Market: Signs of Balance

Positive Trends

- Housing inventory continues improving compared with 2025
- Buyers have more negotiating leverage than during the pandemic boom
- Homebuilders adding inventory in many Sun Belt markets

Ongoing Challenges

- Monthly affordability remains the largest obstacle for buyers
- Existing homeowners with sub-4% rates continue limiting resale inventory
- Well-priced homes sell quickly; overpriced listings linger

Texas & Arizona: Shifting Toward Balance



Texas — Balanced Growth

Inventory is increasing across major metros. Austin is among the most normalized large markets post-pandemic. Dallas-Fort Worth, Houston, and San Antonio benefit from population and employment growth. Buyers enjoy greater negotiating power and more seller concessions.



Arizona — Stabilizing

Phoenix inventory has improved substantially over the past year. Buyer competition has moderated. Migration from California and other high-cost states continues supporting long-term demand. Fewer multiple-offer situations and better negotiating opportunities for buyers.

Illinois & Wisconsin: Midwest Strength

Illinois — Stable

Chicago-area housing remains resilient with steady demand despite elevated mortgage rates. Suburban markets continue outperforming many higher-cost coastal markets. Illinois benefits from Midwest affordability, offering stable appreciation and consistent buyer demand.

Wisconsin — Strong Fundamentals

Wisconsin remains one of the Midwest's healthiest housing markets. Inventory is relatively tight, with Madison and Milwaukee continuing to attract buyers. Affordability is a competitive advantage, delivering sustainable appreciation and lower volatility than many national markets.



New England & Ohio: Contrasting Stories

NEW ENGLAND

Inventory-Constrained

New England continues experiencing one of the nation's tightest housing markets. Supply remains below historical averages, competition is strong in suburban communities, and home values remain resilient despite higher borrowing costs. Sellers maintain a clear advantage.

OHIO

Affordability Leader

Ohio attracts buyers seeking affordability and economic stability. Columbus continues experiencing strong employment growth. Cleveland and Cincinnati remain attractive for first-time buyers. Lower median home prices and growing demand from out-of-state buyers drive healthy investor interest.

Southeast: Continued Population Growth

The Southeast remains one of the country's strongest long-term housing regions, driven by sustained demographic momentum.



Migration Leaders

Florida, Georgia, Tennessee, and the Carolinas continue leading the nation in population inflows.



New Construction

Active new-home construction is helping meet rising demand across the region.



Buyer Power

Improved inventory in many markets is giving buyers increasing negotiating power.



Regional Market Snapshot

Regional differences remain significant. Here's a quick-reference summary of market conditions across all covered regions this week.

Region	Current Trend	Key Opportunity
Texas	Balanced	Seller concessions, negotiating power
Arizona	Stabilizing	Fewer bidding wars, more options
Illinois	Stable	Attractive affordability, steady demand
Wisconsin	Strong	Sustainable appreciation, low volatility
New England	Supply-Constrained	Strong pricing support for sellers
Ohio	Affordability-Driven	Lower prices, out-of-state buyer demand
Southeast	Growth-Oriented	New construction, demographic tailwinds

Key Takeaways



Rates Stabilizing in Mid-6% Range

Mortgage rates have held relatively steady for six consecutive weeks. The Fed is expected to keep rates steady for now, though persistent inflation remains a concern. Buyers are adapting to the current environment rather than waiting for substantially lower rates.



Inventory Improving Nationally

Housing supply continues to recover compared to 2025, giving buyers more options and greater negotiating leverage — though affordability remains the primary challenge for many households.



Regional Differences Are Significant

From inventory-constrained New England to affordability-driven Ohio and growth-oriented Southeast markets, local conditions vary widely. Understanding your regional market is essential for buyers and sellers alike.

Sources & References

Mortgage Rates & Economic News

- [Freddie Mac Primary Mortgage Market Survey](#)
- [Mortgage Bankers Association Weekly Applications Survey](#)
- [Wall Street Journal – Mortgage Rates Today \(June 26, 2026\)](#)
- [Money.com – Current Mortgage Rates \(June 22–26, 2026\)](#)
- [Reuters – Federal Reserve Outlook \(June 26, 2026\)](#)
- [Realtor.com – Mortgage Rates & Housing Market News](#)

National Housing Data

- [National Association of REALTORS® Research](#)
- [Fannie Mae Economic & Housing Forecast](#)

Regional Market Data

- [Texas Real Estate Research Center \(Texas A&M\)](#)
- [Arizona Regional MLS \(ARMLS\) Market Reports](#)
- [Illinois REALTORS® Market Statistics](#)
- [Wisconsin REALTORS® Association](#)
- [Greater Boston Association of REALTORS®](#)
- [Ohio REALTORS® Housing Statistics](#)
- [Realtor.com Research & Housing Trends](#)