

# The 2026 State of Mortgage Payments in America

A state-by-state analysis of true monthly mortgage payments using U.S. Census property tax data and live Freddie Mac rates.

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Rate: 6.49% 30-year fixed (Freddie Mac via FRED)

## Methodology summary

This study estimates the true monthly cost of owning a median-priced home in every U.S. state and Washington, D.C. Median home values, effective property tax rates, and household incomes come from the U.S. Census Bureau American Community Survey (ACS 2023 5-Year Estimates). The 30-year fixed mortgage rate (6.49% as of

## Headline

New Jersey residents pay 1.3x more per month than Hawaii residents for the same \$400,000 home.

## Top 10 most expensive states

1. Hawaii — \$4,520/mo
2. Washington DC — \$4,234/mo
3. California — \$4,121/mo
4. Massachusetts — \$3,291/mo
5. Washington — \$3,124/mo
6. New Jersey — \$3,069/mo
7. Colorado — \$2,892/mo
8. Oregon — \$2,730/mo
9. New York — \$2,691/mo
10. Utah — \$2,621/mo

## Bottom 10 least expensive states

1. West Virginia — \$896/mo
2. Mississippi — \$957/mo
3. Arkansas — \$1,024/mo
4. Alabama — \$1,107/mo
5. Oklahoma — \$1,117/mo
6. Kentucky — \$1,156/mo
7. Indiana — \$1,195/mo
8. Louisiana — \$1,219/mo
9. Iowa — \$1,275/mo
10. Ohio — \$1,297/mo

## Full state rankings (51 jurisdictions)

| Rank | State          | Monthly | Tax rate |
|------|----------------|---------|----------|
| 1    | Hawaii         | \$4,520 | 0.30%    |
| 2    | Washington DC  | \$4,234 | 0.60%    |
| 3    | California     | \$4,121 | 0.70%    |
| 4    | Massachusetts  | \$3,291 | 1.10%    |
| 5    | Washington     | \$3,124 | 0.80%    |
| 6    | New Jersey     | \$3,069 | 2.20%    |
| 7    | Colorado       | \$2,892 | 0.50%    |
| 8    | Oregon         | \$2,730 | 0.80%    |
| 9    | New York       | \$2,691 | 1.60%    |
| 10   | Utah           | \$2,621 | 0.50%    |
| 11   | New Hampshire  | \$2,513 | 1.80%    |
| 12   | Maryland       | \$2,456 | 1.00%    |
| 13   | Connecticut    | \$2,377 | 1.90%    |
| 14   | Rhode Island   | \$2,370 | 1.30%    |
| 15   | Nevada         | \$2,339 | 0.50%    |
| 16   | Idaho          | \$2,166 | 0.50%    |
| 17   | Virginia       | \$2,138 | 0.70%    |
| 18   | Alaska         | \$2,086 | 1.10%    |
| 19   | Arizona        | \$2,067 | 0.50%    |
| 20   | Montana        | \$2,032 | 0.80%    |
| 21   | Vermont        | \$1,964 | 1.70%    |
| 22   | Florida        | \$1,953 | 0.80%    |
| 23   | Minnesota      | \$1,887 | 1.00%    |
| 24   | Delaware       | \$1,882 | 0.50%    |
| 25   | Illinois       | \$1,777 | 2.10%    |
| 26   | Texas          | \$1,739 | 1.60%    |
| 27   | Maine          | \$1,668 | 1.10%    |
| 28   | Wyoming        | \$1,666 | 0.60%    |
| 29   | Georgia        | \$1,640 | 0.80%    |
| 30   | Wisconsin      | \$1,631 | 1.50%    |
| 31   | Pennsylvania   | \$1,566 | 1.40%    |
| 32   | North Carolina | \$1,537 | 0.70%    |
| 33   | Tennessee      | \$1,500 | 0.60%    |
| 34   | North Dakota   | \$1,489 | 1.00%    |
| 35   | South Dakota   | \$1,482 | 1.10%    |
| 36   | Nebraska       | \$1,476 | 1.50%    |
| 37   | Michigan       | \$1,398 | 1.30%    |
| 38   | New Mexico     | \$1,376 | 0.70%    |
| 39   | South Carolina | \$1,363 | 0.50%    |
| 40   | Missouri       | \$1,314 | 0.90%    |
| 41   | Kansas         | \$1,307 | 1.30%    |
| 42   | Ohio           | \$1,297 | 1.40%    |
| 43   | Iowa           | \$1,275 | 1.40%    |
| 44   | Louisiana      | \$1,219 | 0.60%    |
| 45   | Indiana        | \$1,195 | 0.70%    |
| 46   | Kentucky       | \$1,156 | 0.80%    |
| 47   | Oklahoma       | \$1,117 | 0.80%    |
| 48   | Alabama        | \$1,107 | 0.40%    |
| 49   | Arkansas       | \$1,024 | 0.60%    |
| 50   | Mississippi    | \$957   | 0.70%    |
| 51   | West Virginia  | \$896   | 0.50%    |