

FEA Dashboard Housing Market Indicators

Single-Family Share of Starts 71.2% 71.3% 73.3% 69.3% 0.03 0.06 0.13 ↑ ↑ Single-Family Permits 0.963 0.969 0.976 0.795 0.882 0.7% 22.8% -12.3% ↑ ↑ Total Permits 1.471 1.498 1.460 1.402 1.454 -2.5% 4.1% -14.0% ↓ ↑				
Residential Construction (SAAR), Million Units ingle-family Starts 0.966 0.969 1.143 1.157 0.933 18.0% -1.2% -10.0%	<u> </u>			
Single-family Starts 0.966 0.969 1.143 1.157 0.933 18.0% -1.2% -10.0% ↑ ↓ Multifamily Starts 0.390 0.390 0.417 0.512 0.475 6.9% -18.6% -13.2% ↑ ↓ Multifamily Starts 1.356 1.359 1.560 1.669 1.408 14.8% -6.5% -11.2% ↑ ↓ Single-Family Share of Starts 17.2% 71.3% 73.3% 69.3% 0.03 0.06 0.13 ↑ ↑ ↑ Single-family Permits 0.963 0.969 0.976 0.795 0.882 0.7% 22.8% -12.3% ↑ ↑ ↑ Total Permits 1.471 1.498 1.460 1.402 1.454 -2.5% 4.1% -14.0% ↓ ↑ ↑ NAHB Builder Confidence Index 45 40 34 37 31 44 3 6 ↑ ↑ ↑ Shares Home Construction (ITB) Index 78.49 73.52 86.91 101.18 60.61 79.75 16.4% 66.9% 28.3% ↑ ↑ ↑ ↑ ★ Home Sales - Single 70.0% 3.380 3.410 5.620 3.692 0.9% -39.3% -19.4% ↑ ↓ ★ Existing Home Sales - Single 3.530 3.380 3.410 5.620 3.692 0.9% -39.3% -19.4% ↑ ↓ ★ Existing Home Sales - Total 3.950 3.790 3.820 6.340 4.119 0.8% -39.7% -19.9% ↑ ↓ → Newthory, New (MS) 7.2 7.8 5.8 7.9 0.1 0.3 ↑ ↑ ↑ → Newthory, Existing (MS) 3.4 3.6 3.5 1.6 3.1 0.0 1.2 ↓ ↑ ↑ Newthory Existing (MS) 3.4 3.6 3.5 1.6 3.1 0.0 1.2 ↓ ↑ ↑ Newthory Existing (MS) 3.4 3.6 3.5 1.6 3.1 0.0 1.2 ↓ ↑ ↑ Newthory Existing (MS) 3.4 3.6 3.5 1.6 3.1 0.0 1.2 ↓ ↑ ↑ Newthory Existing (MS) 3.4 3.6 3.5 1.6 3.1 0.0 1.2 ↓ ↑ ↑ Newthory Existing (MS) 3.4 3.6 3.5 3.5 3.6 3.6 3.5 3.6 3.6 3.5 3.6 3.6 3.5 3.6 3.6 3.6 3.5 3.6 3.6 3.6 3.5 3.6 3.6 3.6 3.6 3.6 3.6 3.6 3.6 3.6 3.6	rest Economic Advisors September October November December Year-ago TTM* M/M Y/Y YTD	M/M	Y/Y	YTE
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NAR Home Affordability Index 94.5 91.4 142.2 110.1 2.8% -28.7% -44.0% ↑ ↓	·	<u>.</u>		<u></u>

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								Change			Reading	
	23Q1	23Q2	23Q3	23Q4	Year-ago	TFQ**	Q/Q	Y/Y	YTD	M/M	Y/Y	YTD
Delinquency Rate on SF Mortgages	1.7	1.7	1.7		1.9	1.9	0.0	-0.1	-0.1	V	V	V
Homeownership Rate US, SA	66.0	65.9	66.0		66.0	65.8	0.1	0.0	0.0	↑	\leftrightarrow	1
Rental Vacancy Rate, US, NSA	6.4	6.3	6.6		6.0	6.0	0.3	0.6	0.1	1	1	1
Median Rent- US, \$ per Month	\$1,462	\$1,445	\$1,462		\$1,334	\$1,350	1.2%	9.6%	11.9%	1	1	1
Median Home Sales Price	\$319,000	\$309,800	\$314,200		\$301,700	\$285,600	1.4%	4.1%	15.2%	1	1	1
Median Price-to-Rent Ratio, Years Rent to Purchase	18.2	17.9	17.9		18.8	17.6	0.0	-0.9	0.0	1	\P	1
SLOS - Net % of Banks Tightening Mortgage Standards	1.8	1.9	5.4	10.0	1.7	1.8	4.6	8.3	-4.9	↑	^	\downarrow
Weighted Avg. Credit Score	751	756	757		746	751	1.0	11.0	0.0	1	1	1

^{*}TTM = Trailing Twelve Months; **TFQ = Trailing Four Quarters