

## FEA Dashboard Housing Market Indicators

							Latest Month							
		2024					Change			Reading				
Forest Economic Advisors	May	June	July	August	Year-ago	TTM*	M/M	Y/Y	YTD	M/M	Y/Y	YTD		
Residential Construction (SAAR), Million Units														
ingle-family Starts	0.992	0.991	0.851		0.999	1.013	-14.1%	-14.8%	12.2%	<b>\</b>	<b>+</b>	1		
Aultifamily Starts	0.323	0.338	0.387		0.474	0.370	14.5%	-18.4%	-33.8%	<b>↑</b>	<b>V</b>	<b>4</b>		
otal Starts	1.315	1.329	1.238		1.473	1.383	-6.8%	-16.0%	-4.7%	<b>V</b>	<b>V</b>	<b>↓</b>		
ingle-Family Share of Starts	75.4%	74.6%	68.7%		67.8%		-0.08	0.01	0.79	<b>V</b>	<b>↑</b>	<b>1</b>		
ingle-family Permits	0.956	0.939	0.941		0.953	0.984	0.2%	-1.3%	12.2%	<b>1</b>	<b>V</b>	<b>1</b>		
otal Permits	1.399	1.454	1.406		1.501	1.493	-3.3%	-6.3%	-2.8%	<b>V</b>	<b>V</b>	<b>4</b>		
IAHB Builder Confidence Index	45	43	41	39	50	43	-2	-11		<b>V</b>	<b>V</b>			
hares Home Construction (ITB) Index	106.17	101.06	120.59	121.88	86.24	101.49	1.1%	41.3%	42.2%	<b>1</b>	<b>1</b>	<b>1</b>		
lome Sales and Inventory, Thousands or Month's Suppl	V													
Home Sales and Inventory, Thousands or Month's Suppl New Home Sales - Single	<b>y</b> 666	668	739		700	674	10.6%	5.6%	2.1%	<b>^</b>	<b>1</b>	<b>1</b>		
New Home Sales - Single	•	668 3,520	739 3,570		700 3,620	674 3,625	10.6% 1.4%	5.6%	2.1%	<b>↑</b>	↑ ↓	↑ ↓		
New Home Sales - Single (xisting Home Sales - Single	666													
lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total	666 3,710	3,520	3,570		3,620	3,625	1.4%	-1.4%	-2.2%	<b>↑</b>	<b>V</b>	<b>V</b>		
Jew Home Sales - Single Existing Home Sales - Single Existing Home Sales - Total Enventory, New (MS)	666 3,710 4,110	3,520 3,900	3,570 3,950		3,620 4,050	3,625 4,029	1.4% 1.3%	-1.4% -2.5%	-2.2%	↑ ↑	<b>↓</b>	<b>V</b>		
Jew Home Sales - Single  xisting Home Sales - Single  xisting Home Sales - Total  nventory, New (MS)  nventory, Existing (MS)	666 3,710 4,110 8.4	3,520 3,900 8.4	3,570 3,950 7.5		3,620 4,050 7.3	3,625 4,029 8.1	1.4% 1.3% -0.9	-1.4% -2.5% 0.2	-2.2%	↑ ↑ ↓	↓ ↓ ↑	<b>V</b>		
	666 3,710 4,110 8.4 3.7	3,520 3,900 8.4 4.1	3,570 3,950 7.5		3,620 4,050 7.3 3.3	3,625 4,029 8.1 3.4	1.4% 1.3% -0.9 -0.1	-1.4% -2.5% 0.2 0.7	-2.2% -2.9%	↑ ↑ ↓ ↓	↓ ↓ ↑	<b>V</b>		
lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total eventory, New (MS) eventory, Existing (MS)	666 3,710 4,110 8.4 3.7	3,520 3,900 8.4 4.1	3,570 3,950 7.5		3,620 4,050 7.3 3.3	3,625 4,029 8.1 3.4	1.4% 1.3% -0.9 -0.1	-1.4% -2.5% 0.2 0.7	-2.2% -2.9%	↑ ↑ ↓ ↓	↓ ↓ ↑	<b>1</b>		
ew Home Sales - Single kisting Home Sales - Single kisting Home Sales - Total kventory, New (MS) kventory, Existing (MS) ending Home Sales Index  ome Prices and Affordabilty ledian New Single-Family	666 3,710 4,110 8.4 3.7 70.9	3,520 3,900 8.4 4.1	3,570 3,950 7.5 4.0		3,620 4,050 7.3 3.3	3,625 4,029 8.1 3.4 74.6	1.4% 1.3% -0.9 -0.1	-1.4% -2.5% 0.2 0.7 -2.6%	-2.2% -2.9% -25.8%	↑ ↑ ↓ ↓ ↑	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<b>+</b>		
ew Home Sales - Single  xisting Home Sales - Single  xisting Home Sales - Total  aventory, New (MS)  aventory, Existing (MS)  ending Home Sales Index	666 3,710 4,110 8.4 3.7 70.9	3,520 3,900 8.4 4.1 74.3	3,570 3,950 7.5 4.0		3,620 4,050 7.3 3.3 76.3	3,625 4,029 8.1 3.4 74.6	1.4% 1.3% -0.9 -0.1 4.8%	-1.4% -2.5% 0.2 0.7 -2.6%	-2.2% -2.9% -25.8%	†	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	↓ ↓ ↓		
ew Home Sales - Single  xisting Home Sales - Single  xisting Home Sales - Total  aventory, New (MS)  aventory, Existing (MS)  ending Home Sales Index  ome Prices and Affordabilty  Median New Single-Family	666 3,710 4,110 8.4 3.7 70.9	3,520 3,900 8.4 4.1 74.3	3,570 3,950 7.5 4.0		3,620 4,050 7.3 3.3 76.3	3,625 4,029 8.1 3.4 74.6	1.4% 1.3% -0.9 -0.1 4.8%	-1.4% -2.5% 0.2 0.7 -2.6%	-2.2% -2.9% -25.8%	↑ ↑ ↓ ↓ ↑	↓ ↑ ↑ ↓	↓ ↓ ↓ ↑		
ew Home Sales - Single  xisting Home Sales - Single  xisting Home Sales - Total  nventory, New (MS)  nventory, Existing (MS)  ending Home Sales Index  ome Prices and Affordabilty  fledian New Single-Family  fledian Existing Single-Family (NAR)	666 3,710 4,110 8.4 3.7 70.9 \$408,300 \$417,200	3,520 3,900 8.4 4.1 74.3 \$416,700 \$426,900	3,570 3,950 7.5 4.0 \$429,800 \$422,600		3,620 4,050 7.3 3.3 76.3 \$435,800 \$405,600	3,625 4,029 8.1 3.4 74.6 \$424,183 \$398,858	1.4% 1.3% -0.9 -0.1 4.8%	-1.4% -2.5% 0.2 0.7 -2.6%	-2.2% -2.9% -25.8% -0.5% 4.9%	↑ ↑ ↓ ↓ ↑	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	↓ ↓ ↓		

		·		·		Latest Quarter							
							Change			Reading			
	23Q4	24Q1	24Q2	24Q3	Year-ago	TFQ**	Q/Q	Y/Y	YTD	M/M	Y/Y	YTD	
Delinquency Rate on SF Mortgages	1.7	1.7	1.7		1.8	1.7	0.0	-0.1	0.7	<b>V</b>	<b>\</b>	<b>↑</b>	
Homeownership Rate US, SA	65.7	65.6	65.7		65.9	65.8	-0.2	-0.2	1.0	<b>4</b>	<b>\P</b>	<b>^</b>	
Rental Vacancy Rate, US, NSA	6.6	6.6	6.6		5.8	6.4	0.0	0.8	1.3	$\leftrightarrow$	<b>^</b>	<b>^</b>	
Median Rent- US, \$ per Month	\$1,465	\$1,469	\$1,481		\$1,322	\$1,430	0.2%	12.0%	127.1%	<b>^</b>	<b>^</b>	<b>^</b>	
Median Home Sales Price	\$310,900	\$334,800	\$329,100		\$284,000	\$312,938	-1.1%	15.9%	142.5%	<b>\</b>	<b>↑</b>	<b>↑</b>	
Median Price-to-Rent Ratio, Years Rent to Purchase	17.7	19.0	18.5		17.9	18.2	-0.2	0.6	1.1	<b>\</b>	<b>↑</b>	1	
SLOS - Net % of Banks Tightening Mortgage Standards	10.0	1.9	-1.8	0.0	5.4	2.6	1.8	-5.4	-1.0	<b>1</b>	<b>V</b>	<b>V</b>	
Weighted Avg. Credit Score	755	757	759		747	754	-2.0	12.0	1.0	<b>\</b>	<b>^</b>	<b>1</b>	

<sup>\*</sup>TTM = Trailing Twelve Months; \*\*TFQ = Trailing Four Quarters