

FEA Dashboard Housing Market Indicators

| | | | | | | | Latest Month | | | | | | | |
|---|--|--|--|---------|---|---|---|---|--|-----------------------|-----------------------|-----------------------|--|--|
| | 2024 | | | 2025 | | | Change | | | Reading | | | | |
| Forest Economic Advisors | October | November | December | January | Year-ago | TTM* | M/M | Y/Y | YTD | M/M | Y/Y | YTE | | |
| esidential Construction (SAAR), Million Units | | | | | | | | | | | | | | |
| ingle-family Starts | 0.943 | 1.016 | 1.050 | | 1.078 | 1.010 | 3.3% | -2.6% | 6.5% | ↑ | \rightarrow | 1 | | |
| Aultifamily Starts | 0.401 | 0.278 | 0.449 | | 0.490 | 0.355 | 61.5% | -8.4% | -25.0% | ↑ | \P | $\mathbf{\downarrow}$ | | |
| otal Starts | 1.344 | 1.294 | 1.499 | | 1.568 | 1.365 | 15.8% | -4.4% | -4.0% | 1 | V | ↓ | | |
| ingle-Family Share of Starts | 70.2% | 78.5% | 70.0% | | 68.8% | | -0.11 | 0.02 | 0.88 | ↓ | ^ | 1 | | |
| ingle-family Permits | 0.971 | 0.976 | 0.996 | | 1.017 | 0.977 | 2.0% | -2.1% | 6.0% | ↑ | \Psi | 1 | | |
| otal Permits | 1.419 | 1.493 | 1.482 | | 1.530 | 1.462 | -0.7% | -3.1% | -3.7% | 4 | \P | V | | |
| IAHB Builder Confidence Index | 43 | 46 | 46 | 47 | 44 | 45 | 1 | 3 | | 1 | 1 | | | |
| shares Home Construction (ITB) Index | 117.22 | 123.82 | 103.39 | 111.41 | 99.98 | 113.27 | 7.8% | 11.4% | 11.4% | 1 | 1 | 1 | | |
| ome Sales and Inventory, Thousands or Month's Suppl | у | | | | | | | | | | | | | |
| Home Sales and Inventory, Thousands or Month's Suppl | y 615 | 674 | 698 | | 654 | 682 | 3.6% | 6.7% | 2.4% | ^ | ^ | ^ | | |
| lew Home Sales - Single | • | 674 3,760 | 698 3,830 | | 654 3,480 | 682 3,672 | 3.6% 1.9% | 6.7% 10.1% | 2.4% | ↑ | ↑ | | | |
| lew Home Sales - Single xisting Home Sales - Single | 615 | | | | | | | | | • | • | ↑ ↓ ↓ | | |
| lew Home Sales - Single Existing Home Sales - Single Existing Home Sales - Total | 615 3,580 | 3,760 | 3,830 | | 3,480 | 3,672 | 1.9% | 10.1% | -0.1% | <u>,</u> | <u>†</u> | 4 | | |
| lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total nventory, New (MS) | 615 3,580 3,960 | 3,760 4,150 | 3,830 4,240 | | 3,480 3,880 | 3,672 4,064 | 1.9% 2.2% | 10.1% 9.3% | -0.1% | ↑ ↑ | ↑ ↑ | V | | |
| Jew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total nventory, New (MS) nventory, Existing (MS) | 615 3,580 3,960 9.4 | 3,760 4,150 8.7 | 3,830 4,240 8.5 | | 3,480 3,880 8.2 | 3,672 4,064 8.3 | 1.9% 2.2% 0.0 | 10.1% 9.3% 0.0 | -0.1% | ↑ ↑ ↓ | ↑ ↑ | V | | |
| Jew Home Sales - Single Existing Home Sales - Single Existing Home Sales - Total Enventory, New (MS) Exercise Home Sales Index | 615 3,580 3,960 9.4 4.2 | 3,760 4,150 8.7 3.8 | 3,830 4,240 8.5 | | 3,480 3,880 8.2 3.1 | 3,672 4,064 8.3 3.7 | 1.9% 2.2% 0.0 -0.5 | 10.1% 9.3% 0.0 0.2 | -0.1% -0.9% | ↑ ↑ ↓ ↓ | ↑ ↑ ↑ | V | | |
| Jew Home Sales - Single Existing Home Sales - Single Existing Home Sales - Total Existing Home Sales - Total Existing Home (MS) Existing (MS) Existing Home Sales Index Home Prices and Affordabilty | 615 3,580 3,960 9.4 4.2 77.3 | 3,760 4,150 8.7 3.8 79.0 | 3,830 4,240 8.5 3.3 | | 3,480 3,880 8.2 3.1 73.9 | 3,672 4,064 8.3 3.7 74.7 | 1.9% 2.2% 0.0 -0.5 2.2% | 10.1% 9.3% 0.0 0.2 6.9% | -0.1% -0.9% -2.7% | ↑ ↑ ↓ ↓ | ↑ ↑ ↑ | V | | |
| ew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total nventory, New (MS) nventory, Existing (MS) ending Home Sales Index Tome Prices and Affordabilty Median New Single-Family | 615 3,580 3,960 9.4 4.2 77.3 | 3,760 4,150 8.7 3.8 79.0 | 3,830 4,240 8.5 3.3 | | 3,480 3,880 8.2 3.1 73.9 | 3,672 4,064 8.3 3.7 74.7 | 1.9% 2.2% 0.0 -0.5 2.2% | 10.1% 9.3% 0.0 0.2 6.9% | -0.1% -0.9% -2.7% | ↑ ↑ ↓ ↓ ↑ | ↑ ↑ ↑ ↑ | + | | |
| ew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total nventory, New (MS) nventory, Existing (MS) ending Home Sales Index fome Prices and Affordabilty Median New Single-Family Median Existing Single-Family (NAR) | 615 3,580 3,960 9.4 4.2 77.3 \$425,300 \$406,800 | 3,760 4,150 8.7 3.8 79.0 \$402,500 \$404,400 | 3,830 4,240 8.5 3.3 \$427,000 \$404,400 | | 3,480 3,880 8.2 3.1 73.9 \$418,300 \$381,400 | 3,672 4,064 8.3 3.7 74.7 \$420,167 \$405,325 | 1.9% 2.2% 0.0 -0.5 2.2% 6.1% 0.0% | 10.1% 9.3% 0.0 0.2 6.9% 2.1% 6.0% | -0.1% -0.9% -2.7% -1.2% 4.5% | ↑ ↑ ↓ ↓ ↑ | ↑ ↑ ↑ ↑ ↑ ↑ | ↓ ↓ ↓ | | |
| wew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total nventory, New (MS) nventory, Existing (MS) ending Home Sales Index fome Prices and Affordabilty fledian New Single-Family fledian Existing Single-Family (NAR) | 615 3,580 3,960 9.4 4.2 77.3 \$425,300 \$406,800 \$411,700 | 3,760 4,150 8.7 3.8 79.0 | 3,830 4,240 8.5 3.3 | | 3,480 3,880 8.2 3.1 73.9 \$418,300 \$381,400 \$385,800 | 3,672 4,064 8.3 3.7 74.7 \$420,167 \$405,325 \$410,208 | 1.9% 2.2% 0.0 -0.5 2.2% 6.1% 0.0% | 10.1% 9.3% 0.0 0.2 6.9% 2.1% 6.0% 6.1% | -0.1% -0.9% -2.7% -1.2% 4.5% 4.4% | ↑ ↑ ↓ ↓ ↑ | ↑ ↑ ↑ ↑ ↑ | ↓ ↓ ↓ ↑ | | |
| lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total eventory, New (MS) eventory, Existing (MS) ending Home Sales Index | 615 3,580 3,960 9.4 4.2 77.3 \$425,300 \$406,800 | 3,760 4,150 8.7 3.8 79.0 \$402,500 \$404,400 | 3,830 4,240 8.5 3.3 \$427,000 \$404,400 | | 3,480 3,880 8.2 3.1 73.9 \$418,300 \$381,400 | 3,672 4,064 8.3 3.7 74.7 \$420,167 \$405,325 | 1.9% 2.2% 0.0 -0.5 2.2% 6.1% 0.0% | 10.1% 9.3% 0.0 0.2 6.9% 2.1% 6.0% | -0.1% -0.9% -2.7% -1.2% 4.5% | ↑ ↑ ↓ ↓ ↑ | ↑ ↑ ↑ ↑ ↑ ↑ | V | | |

| | Latest Quarter | | | | | | | | | | | |
|---|----------------|-----------|-----------|------|-----------|-----------|--------|-------|-------|-------------------|----------|----------|
| | | | | | | | Change | | | Reading | | |
| | 24Q1 | 24Q2 | 24Q3 | 24Q4 | Year-ago | TFQ** | Q/Q | Y/Y | YTD | M/M | Y/Y | YTD |
| Delinquency Rate on SF Mortgages | 1.7 | 1.7 | 1.7 | | 1.7 | 1.7 | 0.0 | 0.0 | 0.2 | \leftrightarrow | ↑ | ↑ |
| Homeownership Rate US, SA | 65.6 | 65.6 | 65.5 | | 66.0 | 65.6 | -0.1 | -0.4 | 0.3 | 4 | V | 1 |
| Rental Vacancy Rate, US, NSA | 6.6 | 6.6 | 6.9 | | 6.4 | 6.7 | 0.3 | 0.3 | 0.5 | ↑ | 1 | 1 |
| Median Rent- US, \$ per Month | \$1,469 | \$1,481 | \$1,523 | | \$1,462 | \$1,485 | 2.8% | 4.2% | 49.5% | ^ | ^ | ^ |
| Median Home Sales Price | \$334,800 | \$329,100 | \$373,700 | | \$319,000 | \$337,125 | 13.6% | 18.9% | 53.1% | 1 | 1 | 1 |
| Median Price-to-Rent Ratio, Years Rent to Purchase | 19.0 | 18.5 | 20.4 | | 18.2 | 18.9 | 1.9 | 2.5 | 0.4 | ↑ | 1 | 1 |
| SLOS - Net % of Banks Tightening Mortgage Standards | 1.9 | -1.8 | 0.0 | 0.0 | 1.8 | 0.0 | 0.0 | -10.0 | -1.0 | \leftrightarrow | V | V |
| Weighted Avg. Credit Score | 757 | 759 | 759 | | 751 | 758 | 0.0 | 2.0 | 0.3 | \leftrightarrow | 1 | 1 |

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