

FEA Dashboard Housing Market Indicators

							ı	Latest Mont	h			
	2018						Change			Reading		
Forest Economic Advisors	February	March	April	May	Year-ago	TTM*	M/M	Y/Y	YTD	M/M	Y/Y	YTD
tesidential Construction (SAAR), Million Units												
ingle-family Starts	0.900	0.893	0.894		0.834	0.866	0.1%	7.2%	7.0%	1	1	1
Aultifamily Starts	0.390	0.443	0.393		0.331	0.369	-11.3%	18.7%	10.3%	\	↑	1
otal Starts	1.290	1.336	1.287		1.165	1.235	-3.7%	10.5%	8.0%	V	↑	1
ingle-Family Share of Starts	69.8%	66.8%	69.5%		71.6%		0.04	-0.03	-0.03	↑	↓	↓
ingle-family Permits	0.886	0.851	0.863		0.796	0.837	1.4%	8.4%	7.0%	↑	↑	1
otal Permits	1.323	1.377	1.364		1.255	1.302	-0.9%	8.7%	6.2%	\	↑	1
IAHB Builder Confidence Index	71	70	68	70	69	69	2	1		↑	↑	
hares Home Construction (ITB) Index	38.31	39.49	38.43	38.31	32.41	36.84	-0.3%	18.2%	26.5%	lack	↑	1
ome Sales and Inventory, Thousands or Month's Suppl	у											
Home Sales and Inventory, Thousands or Month's Suppl	•	672	662		593	628	-1 5%	11 6%	7 2%	Je	^	^
New Home Sales - Single	659	672 4.990	662 4.840		593 4.920	628 4.898	-1.5% -3.0%	11.6%	7.2% -1.4%	↓	↑	↑ ↓
	•	672 4,990 5,600	662 4,840 5,460		593 4,920 5,540	628 4,898 5,517				↓ ↓ ↓	↑	↑ ↓ ↓
lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total	659 4,960	4,990	4,840		4,920	4,898	-3.0%	-1.6%	-1.4%	¥	4	V
lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total nventory, New (MS)	659 4,960 5,540	4,990 5,600	4,840 5,460		4,920 5,540	4,898 5,517	-3.0% -2.5%	-1.6% -1.4%	-1.4%	↓ ↓	↓ ↓ ↔	V
New Home Sales - Single Existing Home Sales - Single	659 4,960 5,540 5.4	4,990 5,600 5.3	4,840 5,460 5.4		4,920 5,540 5.4	4,898 5,517 0.0	-3.0% -2.5% 0.0	-1.6% -1.4% 0.0	-1.4%	↓ ↓ ↑	↓	V
lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total nventory, New (MS) nventory, Existing (MS)	659 4,960 5,540 5.4 3.4	4,990 5,600 5.3 3.5	4,840 5,460 5.4		4,920 5,540 5.4 4.2	4,898 5,517 0.0 3.8	-3.0% -2.5% 0.0 0.1	-1.6% -1.4% 0.0 0.0	-1.4% -1.6%	↓ ↓ ↑ ↑	↓ ↓ ↔	V
ew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total aventory, New (MS) aventory, Existing (MS)	659 4,960 5,540 5.4 3.4	4,990 5,600 5.3 3.5	4,840 5,460 5.4		4,920 5,540 5.4 4.2	4,898 5,517 0.0 3.8	-3.0% -2.5% 0.0 0.1	-1.6% -1.4% 0.0 0.0	-1.4% -1.6%	↓ ↓ ↑ ↑	↓ ↓ ↔	1
ew Home Sales - Single kisting Home Sales - Single kisting Home Sales - Total ventory, New (MS) ventory, Existing (MS) ending Home Sales Index ome Prices and Affordabilty	659 4,960 5,540 5.4 3.4	4,990 5,600 5.3 3.5	4,840 5,460 5.4		4,920 5,540 5.4 4.2	4,898 5,517 0.0 3.8	-3.0% -2.5% 0.0 0.1	-1.6% -1.4% 0.0 0.0	-1.4% -1.6%	↓ ↓ ↑ ↑	↓ ↓ ↔	1
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	559 4,960 5,540 5.4 3.4 107.2	4,990 5,600 5.3 3.5 107.6	4,840 5,460 5.4 4.0		4,920 5,540 5.4 4.2 111.3	4,898 5,517 0.0 3.8 108.6	-3.0% -2.5% 0.0 0.1 0.4%	-1.6% -1.4% 0.0 0.0 -3.3%	-1.4% -1.6% -3.3%	\ \ \ \ \ \ \	↓	+
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 ledian Existing Single-Family (NAR)	659 4,960 5,540 5.4 3.4 107.2	4,990 5,600 5.3 3.5 107.6	4,840 5,460 5.4 4.0 \$312,400		4,920 5,540 5.4 4.2 111.3	4,898 5,517 0.0 3.8 108.6	-3.0% -2.5% 0.0 0.1 0.4%	-1.6% -1.4% 0.0 0.0 -3.3%	-1.4% -1.6% -3.3%	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	↓ ↓ ↓ ↓	↓ ↓ ↓ ↓
ew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total aventory, New (MS) aventory, Existing (MS) ending Home Sales Index	659 4,960 5,540 5.4 3.4 107.2 \$329,400 \$240,900	4,990 5,600 5.3 3.5 107.6 \$335,400 \$249,800	4,840 5,460 5.4 4.0 \$312,400 \$257,900		4,920 5,540 5.4 4.2 111.3 \$311,100 \$245,000	4,898 5,517 0.0 3.8 108.6 \$323,413 \$247,567	-3.0% -2.5% 0.0 0.1 0.4% -6.9%	-1.6% -1.4% 0.0 0.0 -3.3% 0.4%	-1.4% -1.6% -3.3% 4.9% 4.9%	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	↓	↓ ↓ ↓ ↑

	Latest Quarter											
							Change			Reading		
	17Q2	17Q3	17Q4	18Q1	Year-ago	TFQ**	Q/Q	Y/Y	YTD	M/M	Y/Y	YTD
Delinquency Rate on SF Mortgages	3.7	3.6	3.6	3.5	3.9	3.9	-0.1	-0.4	-0.8	\	\	\
Homeownership Rate US, SA	63.9	63.9	64.0	64.2	63.6	63.7	0.2	0.6	-0.7	↑	↑	4
Rental Vacancy Rate, US, NSA	7.3	7.5	6.9	7.0	7.0	7.0	0.1	0.0	-0.8	↑	\leftrightarrow	V
Median Rent- US, \$ per Month	\$910	\$912	\$910	\$954	\$864	\$888	4.8%	10.4%	-73.5%	↑	1	\
Median Home Sales Price	\$177,200	\$187,300	\$197,000	\$196,700	\$176,900	\$178,100	-0.2%	11.2%	-73.4%	\	↑	4
Median Price-to-Rent Ratio, Years Rent to Purchase	16.2	17.1	18.0	17.2	17.1	16.7	-0.9	0.1	-0.7	4	1	4
SLOS - Net % of Banks Tightening Mortgage Standards	-11.3	-9.2	-8.3	-3.4	-4.8	-8.9	4.9	1.4	-0.9	1	1	\
Weighted Avg. Credit Score	745	745	745	743	746	747	-2.0	-3.0	-0.8	4	V	T

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