

FEA Dashboard Housing Market Indicators

							Latest Month							
	2022						Change			Reading				
Forest Economic Advisors	March	April	May	June	Year-ago	TTM*	M/M	Y/Y	YTD	M/M	Y/Y	YTD		
esidential Construction (SAAR), Million Units														
ingle-family Starts	1.191	1.157	1.051		1.110	1.147	-9.2%	-5.3%	6.2%	\	\	1		
Aultifamily Starts	0.525	0.653	0.498		0.495	0.514	-23.7%	0.6%	23.7%	\	^	1		
otal Starts	1.716	1.810	1.549		1.605	1.661	-14.4%	-3.5%	11.3%	V	\downarrow	1		
ngle-Family Share of Starts	69.4%	63.9%	67.9%		69.2%		0.06	-0.02	-0.16	1	\Psi	1		
ingle-family Permits	1.163	1.109	1.051		1.138	1.107	-5.2%	-7.6%	-0.9%	\	\Psi	\		
otal Permits	1.879	1.823	1.695		1.691	1.760	-7.0%	0.2%	5.5%	\	^	1		
AHB Builder Confidence Index	79	77	69	67	81	78	-2	0		V	\leftrightarrow			
hares Home Construction (ITB) Index	59.26	57.75	60.36	52.33	69.22	67.37	-13.3%	-24.4%	-0.9%	lack	V	. ↓		
ome Sales and Inventory, Thousands or Month's Suppl	у													
lome Sales and Inventory, Thousands or Month's Suppl		620	505		740	722	10.70/	F 00/	7.40/	•				
lew Home Sales - Single	715	629	696 4 800		740 5.200	732 5 317	10.7%	-5.9% -7.7%	-7.4% -2.2%	↑	V	+		
ew Home Sales - Single xisting Home Sales - Single	715 5,120	4,980	4,800		5,200	5,317	-3.6%	-7.7%	-2.2%	¥	1	4		
ew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total	715 5,120 5,750	4,980 5,600	4,800 5,410		5,200 5,920	5,317 5,997	-3.6% -3.4%	-7.7% -8.6%		↓ ↓	↓			
ew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total nventory, New (MS)	715 5,120 5,750 6.9	4,980 5,600 8.3	4,800 5,410 7.7		5,200 5,920 5.4	5,317 5,997 6.5	-3.6% -3.4% -0.1	-7.7% -8.6% 0.4	-2.2%	↓ ↓ ↓	↓ ↓ ↑	4		
ew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total aventory, New (MS) aventory, Existing (MS)	715 5,120 5,750 6.9 1.9	4,980 5,600 8.3 2.2	4,800 5,410		5,200 5,920 5.4 2.5	5,317 5,997 6.5 2.2	-3.6% -3.4% -0.1 0.2	-7.7% -8.6% 0.4 0.0	-2.2% -2.9%	↓ ↓ ↓ ↑	↓ ↓ ↑	4		
ew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total aventory, New (MS)	715 5,120 5,750 6.9	4,980 5,600 8.3	4,800 5,410 7.7		5,200 5,920 5.4	5,317 5,997 6.5	-3.6% -3.4% -0.1	-7.7% -8.6% 0.4	-2.2%	↓ ↓ ↓	↓ ↓ ↑	V		
ew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total aventory, New (MS) aventory, Existing (MS)	715 5,120 5,750 6.9 1.9	4,980 5,600 8.3 2.2	4,800 5,410 7.7		5,200 5,920 5.4 2.5	5,317 5,997 6.5 2.2	-3.6% -3.4% -0.1 0.2	-7.7% -8.6% 0.4 0.0	-2.2% -2.9%	↓ ↓ ↓ ↑	↓ ↓ ↑	V		
ew Home Sales - Single cisting Home Sales - Single cisting Home Sales - Total ventory, New (MS) ventory, Existing (MS) ending Home Sales Index ome Prices and Affordabilty	715 5,120 5,750 6.9 1.9	4,980 5,600 8.3 2.2	4,800 5,410 7.7		5,200 5,920 5.4 2.5	5,317 5,997 6.5 2.2	-3.6% -3.4% -0.1 0.2	-7.7% -8.6% 0.4 0.0	-2.2% -2.9%	↓ ↓ ↓ ↑	↓ ↓ ↑	+		
ew Home Sales - Single disting Home Sales - Single disting Home Sales - Total ventory, New (MS) ventory, Existing (MS) ending Home Sales Index ome Prices and Affordabilty ledian New Single-Family	715 5,120 5,750 6.9 1.9 103.3	4,980 5,600 8.3 2.2 99.3	4,800 5,410 7.7 2.6		5,200 5,920 5.4 2.5 109.3	5,317 5,997 6.5 2.2 112.3	-3.6% -3.4% -0.1 0.2 -3.9%	-7.7% -8.6% 0.4 0.0 -9.1%	-2.2% -2.9% -4.5%	\ \ \ \ \	\ \ \ \ \	V		
ew Home Sales - Single disting Home Sales - Single disting Home Sales - Total disting Home Sales - Total disting Home Sales - Total disting Home (MS) dending Home Sales Index dending Home Sales - Single Home Sales Index dending Home Sales - Single Home Sales Index dending Home Sales - Total	715 5,120 5,750 6.9 1.9 103.3	4,980 5,600 8.3 2.2 99.3	4,800 5,410 7.7 2.6		5,200 5,920 5.4 2.5 109.3	5,317 5,997 6.5 2.2 112.3	-3.6% -3.4% -0.1 0.2 -3.9%	-7.7% -8.6% 0.4 0.0 -9.1%	-2.2% -2.9% -4.5%	\ \ \ \ \ \	↓ ↓ ↑ ↑ ↓	+ + + + +		
ew Home Sales - Single kisting Home Sales - Single kisting Home Sales - Total eventory, New (MS) eventory, Existing (MS) ending Home Sales Index	715 5,120 5,750 6.9 1.9 103.3 \$433,900 \$379,300	4,980 5,600 8.3 2.2 99.3 \$454,700 \$395,500	4,800 5,410 7.7 2.6 \$449,000 \$407,600		5,200 5,920 5.4 2.5 109.3 \$390,400 \$355,000	5,317 5,997 6.5 2.2 112.3 \$421,775 \$368,433	-3.6% -3.4% -0.1 0.2 -3.9% -1.3% 3.1%	-7.7% -8.6% 0.4 0.0 -9.1% 15.0% 14.8%	-2.2% -2.9% -4.5% 15.8% 13.2%	↓ ↓ ↓ ↑ ↓	↓ ↓ ↑ ↑ ↓	↓ ↓ ↓		

	Latest Quarter											
							Change			Reading		
	21Q3	21Q4	22Q1	22Q2	Year-ago	TFQ**	Q/Q	Y/Y	YTD	M/M	Y/Y	YTD
Delinquency Rate on SF Mortgages	2.3	2.3	2.1		2.7	2.5	-0.2	-0.5	-0.2	V	\	V
Homeownership Rate US, SA	65.4	65.4	65.4		65.6	66.1	0.0	-0.2	0.0	\leftrightarrow	4	\
Rental Vacancy Rate, US, NSA	5.8	5.6	5.8		6.8	6.1	0.2	-1.0	-0.1	1	$\mathbf{\downarrow}$	V
Median Rent- US, \$ per Month	\$1,203	\$1,207	\$1,255		\$1,226	\$1,188	4.0%	2.4%	2.4%	↑	1	1
Median Home Sales Price	\$285,500	\$239,000	\$225,500		\$200,900	\$230,525	-5.6%	12.2%	12.2%	V	^	1
Median Price-to-Rent Ratio, Years Rent to Purchase	19.8	16.5	15.0		13.7	16.2	-1.5	1.3	0.1	\	↑	1
SLOS - Net % of Banks Tightening Mortgage Standards	0.0	-7.1	-3.3	-5.0	-6.3	5.2	-1.7	1.3	-0.1	V	1	\
Weighted Avg. Credit Score	753	753	748		751	754	-5.0	-3.0	0.0	V	\downarrow	\downarrow

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