

## FEA Dashboard Housing Market Indicators

							I	Latest Montl	h			
		2022					Change			Reading		
Forest Economic Advisors	June	July	August	September	Year-ago	TTM*	M/M	Y/Y	YTD	M/M	Y/Y	YTD
tesidential Construction (SAAR), Million Units												
ingle-family Starts	1.013	0.904	0.935		1.095	1.105	3.4%	-14.6%	-0.4%	<b>1</b>	<b>+</b>	<b>+</b>
Aultifamily Starts	0.562	0.500	0.640		0.481	0.534	28.0%	33.1%	17.3%	<b>↑</b>	<b>1</b>	1
otal Starts	1.575	1.404	1.575		1.576	1.640	12.2%	-0.1%	4.8%	<b>1</b>	<b>V</b>	<b>1</b>
ingle-Family Share of Starts	64.3%	64.4%	59.4%		69.5%		-0.08	-0.15	-0.29	<b>\P</b>	<b>V</b>	<b>1</b>
ingle-family Permits	0.970	0.932	0.900		1.061	1.074	-3.4%	-15.2%	-3.3%	<b>V</b>	<b>V</b>	<b>↓</b>
otal Permits	1.696	1.685	1.542		1.772	1.746	-8.5%	-13.0%	3.4%	<b>4</b>	<b>V</b>	1
IAHB Builder Confidence Index	67	55	49	46	76	71	-3	0		<b>V</b>	$\leftrightarrow$	
shares Home Construction (ITB) Index	52.50	61.08	56.04	51.43	66.18	63.86	-8.2%	-22.3%	-7.3%	<b>↓</b>	<b>V</b>	<b>4</b>
Iome Sales and Inventory, Thousands or Month's Suppl	y											
Home Sales and Inventory, Thousands or Month's Suppl	•	537	685		686	698	28.8%	-0.1%	-11 7%	<b>^</b>	باد	باد
New Home Sales - Single	582	532 4.320	685 4.280		686 5.300	698 5.092	28.8%	-0.1% -19.2%	-11.2% -6.5%	<b>↑</b>	<b>V</b>	<b>↓</b>
lew Home Sales - Single xisting Home Sales - Single	•	532 4,320 4,820	4,280		686 5,300 5,990	5,092	28.8% -0.9% -0.4%	-0.1% -19.2% -19.9%	-11.2% -6.5% -7.2%	↑ ↓ ↓	¥	<b>+ + +</b>
lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total	582 4,560	4,320			5,300		-0.9%	-19.2%	-6.5%	<b>V</b>	•	<b>V</b>
	582 4,560 5,110	4,320 4,820	4,280 4,800		5,300 5,990	5,092 5,725	-0.9% -0.4%	-19.2% -19.9%	-6.5%	↓ ↓	↓ ↓	<b>V</b>
Jew Home Sales - Single Existing Home Sales - Single Existing Home Sales - Total Enventory, New (MS)	582 4,560 5,110 9.2	4,320 4,820 10.4	4,280 4,800 8.1		5,300 5,990 6.5	5,092 5,725 7.3	-0.9% -0.4% -0.2	-19.2% -19.9% 0.2	-6.5%	↓ ↓ ↓	↓ ↓ ↑	1
lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total nventory, New (MS) nventory, Existing (MS)	582 4,560 5,110 9.2 2.9	4,320 4,820 10.4 3.2	4,280 4,800 8.1		5,300 5,990 6.5 2.6	5,092 5,725 7.3 2.3	-0.9% -0.4% -0.2 0.0	-19.2% -19.9% 0.2 0.2	-6.5% -7.2%	↓ ↓ ↓ ↔	↓ ↓ ↑	<b>V</b>
lew Home Sales - Single xisting Home Sales - Single xisting Home Sales - Total eventory, New (MS) eventory, Existing (MS)	582 4,560 5,110 9.2 2.9	4,320 4,820 10.4 3.2	4,280 4,800 8.1		5,300 5,990 6.5 2.6	5,092 5,725 7.3 2.3	-0.9% -0.4% -0.2 0.0	-19.2% -19.9% 0.2 0.2	-6.5% -7.2%	↓ ↓ ↓ ↔	↓ ↓ ↑	<b>V</b>
ew Home Sales - Single  kisting Home Sales - Single  kisting Home Sales - Total  eventory, New (MS)  eventory, Existing (MS)  ending Home Sales Index  ome Prices and Affordabilty	582 4,560 5,110 9.2 2.9	4,320 4,820 10.4 3.2	4,280 4,800 8.1		5,300 5,990 6.5 2.6	5,092 5,725 7.3 2.3	-0.9% -0.4% -0.2 0.0	-19.2% -19.9% 0.2 0.2	-6.5% -7.2%	↓ ↓ ↓ ↔	↓ ↓ ↑	4
ew Home Sales - Single  xisting Home Sales - Single  xisting Home Sales - Total  aventory, New (MS)  aventory, Existing (MS)  ending Home Sales Index	582 4,560 5,110 9.2 2.9 90.7	4,320 4,820 10.4 3.2 89.8	4,280 4,800 8.1 3.2		5,300 5,990 6.5 2.6 112.1	5,092 5,725 7.3 2.3 107.2	-0.9% -0.4% -0.2 0.0 -1.0%	-19.2% -19.9% 0.2 0.2 -19.9%	-6.5% -7.2% -9.1%	↓ ↓ ↓ ↓ ↓	\ \ \ \ \ \	<b>+</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  ledian Existing Single-Family (NAR)	582 4,560 5,110 9.2 2.9 90.7	4,320 4,820 10.4 3.2 89.8	4,280 4,800 8.1 3.2 \$436,800		5,300 5,990 6.5 2.6 112.1	5,092 5,725 7.3 2.3 107.2	-0.9% -0.4% -0.2 0.0 -1.0%	-19.2% -19.9% 0.2 0.2 -19.9%	-6.5% -7.2% -9.1%	↓ ↓ ↓ ↓ ↓	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<b>↓ ↓ ↓</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	582 4,560 5,110 9.2 2.9 90.7 \$428,300 \$413,800	4,320 4,820 10.4 3.2 89.8 \$466,300 \$399,200	4,280 4,800 8.1 3.2 \$436,800 \$389,500		5,300 5,990 6.5 2.6 112.1 \$404,300 \$361,500	5,092 5,725 7.3 2.3 107.2 \$434,575 \$377,625	-0.9% -0.4% -0.2 0.0 -1.0% -6.3% -2.4%	-19.2% -19.9% 0.2 0.2 -19.9% 8.0% 7.7%	-6.5% -7.2% -9.1% 15.1% 12.6%	↓ ↓ ↓ ↓ ↓ ↓	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<b>+ + + +</b>

						Latest Quarter								
							Change			Reading				
	21Q4	22Q1	22Q2	22Q3	Year-ago	TFQ**	Q/Q	Y/Y	YTD	M/M	Y/Y	YTD		
Delinquency Rate on SF Mortgages	2.3	2.1	2.0		2.5	2.4	-0.1	-0.5	-0.2	<b>V</b>	<b>V</b>	<b>V</b>		
Homeownership Rate US, SA	65.4	65.5	65.8		65.5	65.8	0.3	0.3	0.0	<b>1</b>	<b>1</b>	<b>1</b>		
Rental Vacancy Rate, US, NSA	5.6	5.8	5.6		6.2	6.1	-0.2	-0.6	-0.1	<b>V</b>	<b>↓</b>	<b>V</b>		
Median Rent- US, \$ per Month	\$1,207	\$1,255	\$1,314		\$1,228	\$1,223	4.7%	7.0%	-47.7%	<b>↑</b>	<b>1</b>	<b>\</b>		
Median Home Sales Price	\$239,000	\$225,500	\$291,600		\$238,600	\$241,275	29.3%	22.2%	17.7%	<b>1</b>	<b>1</b>	<b>1</b>		
Median Price-to-Rent Ratio, Years Rent to Purchase	16.5	15.0	18.5		16.2	16.4	3.5	2.3	0.1	<b>1</b>	<b>1</b>	1		
SLOS - Net % of Banks Tightening Mortgage Standards	-7.1	-3.3	-5.0	1.7	0.0	-1.5	6.7	1.7	-0.3	<b>1</b>	<b>1</b>	<b>V</b>		
Weighted Avg. Credit Score	753	748	746		757	753	-2.0	-11.0	0.0	<b>4</b>	<b>V</b>	<b>T</b>		

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