

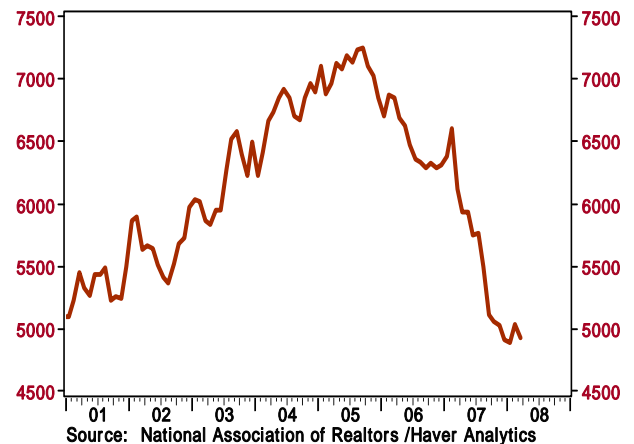
MARCH EXISTING HOME SALES

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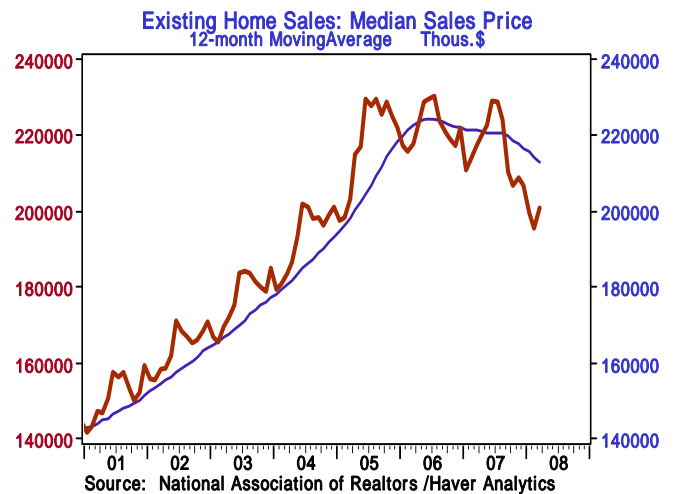
- Existing home sales declined 2.0% in March to an annual rate of 4.93 million, almost exactly matching consensus expectations. Existing home sales are down 19.3% versus a year ago.
- Sales were down in the Midwest and South but up in the Northeast and West. By type of home, sales were down for single-family homes but up slightly for condos/co-ops.
- The median price of an existing home rose to \$200,700 in March (not seasonally adjusted) but is down 7.7% versus a year ago. Single-family home prices are down 8.3% versus last year.
- The months' supply of existing homes (at the current sales rate) increased to 9.9 in March from 9.6 in February. The months' supply of single-family homes rose to 9.5 in March from 9.2 in February.

Implications: The housing sector is still undergoing a long and painful correction but the pace of decline may be decelerating. Existing home sales are down 19.3% versus a year ago but down at only a 6.9% annual rate in the past six months and up slightly versus three months ago. However, a similar (and temporary) pause in the intensity of the housing correction occurred in early 2007, so the next few months of data are needed to confirm whether this persists. The most negative news in today's report on existing homes was that inventories rose, with the months' supply up to 9.9 in March from 9.6 in February. A different housing report released this morning was surprisingly positive, as the OFHEO measure of nationwide home prices moved up 0.6% in February, the largest monthly increase since August 2006 and much better than the consensus expected drop of 1.5%. In other news this morning, the Richmond Federal Reserve's manufacturing index fell to 0 in April from +6 in March. The consensus had expected a drop to -1.

Total Existing Home Sales
SAAR, Thous



Existing Home Sales: Median Sales Price
Thous.\$



Existing Home Sales <i>Seasonally Adjusted Unless Noted, Levels in Thous.</i>	Mar-08		Feb-08	Jan-08	3-month moving avg.	6-month moving avg.	Yr to Yr % Change
	% Ch.	level					
Existing Home Sales	-2.0%	4930	5030	4890	4950	4973	-19.3
Northeast	2.2%	910	890	800	867	875	-18.8
Midwest	-6.5%	1160	1240	1210	1203	1195	-15.9
South	-3.5%	1920	1990	1950	1953	1977	-20.0
West	2.2%	940	920	930	930	928	-22.3
Median Sales Price (\$, NSA)	2.6%	200700	195600	199700	198667	203083	-7.7

Source: National Association of Realtors

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