

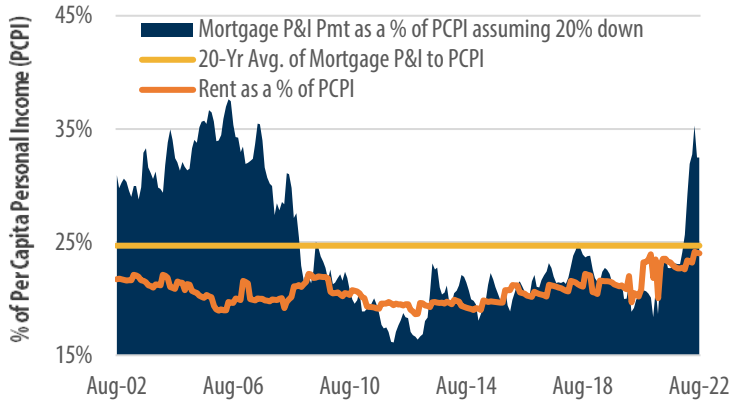


HOUSING TRACKER

October 2022

Affordability Decimated the Demand Side of the Housing Equation

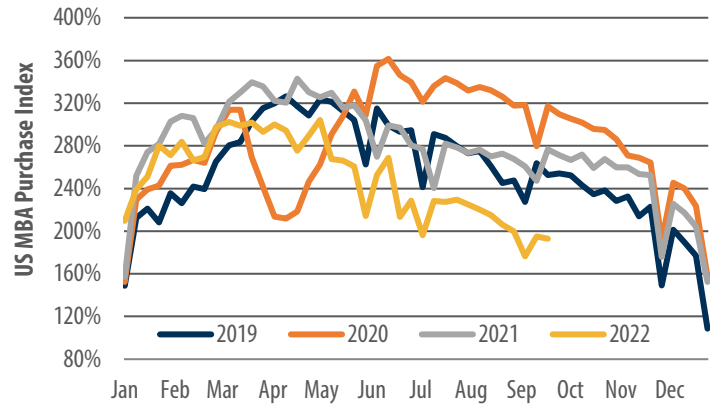
8/31/2002 to 8/31/2022



Source: Census, FHFA, Freddie Mac, Bureau of Economic Analysis.
 Note: Census rental rate data collected for 2Q and 3Q 2020 was affected by COVID.

Sales Slowed First and Now Sit at 30% Below 2022 Levels

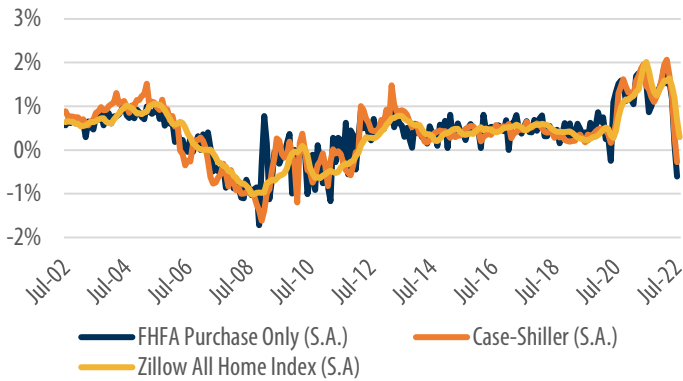
US MBA Purchase Index, Non Seasonally Adjusted (NSA). 1/1/2019 to 9/23/2022



Source: Mortgage Bankers Association (MBA), Bloomberg.

While Price Growth Remained Resilient into Summer, July Experienced the Largest MoM Slowdown in Over a Decade

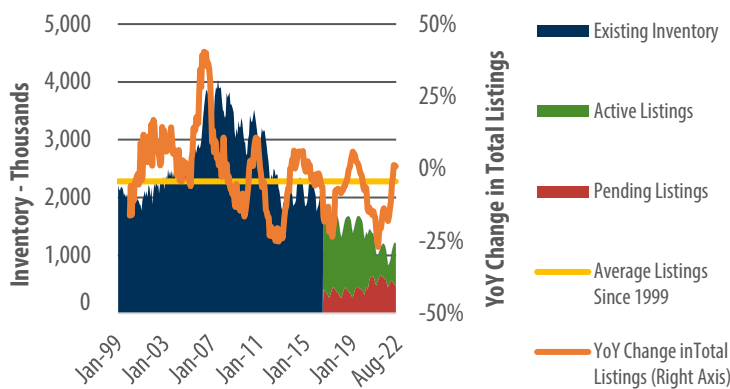
MoM (Month over Month) HPA. 7/31/2002 to 8/31/2022



Source: FHFA, S&P/Case-Shiller, Zillow.

The Spring Increase in Inventory Seems to have Plateaued as Owners are Locked-in. New Listings have Slowed in Recent Months

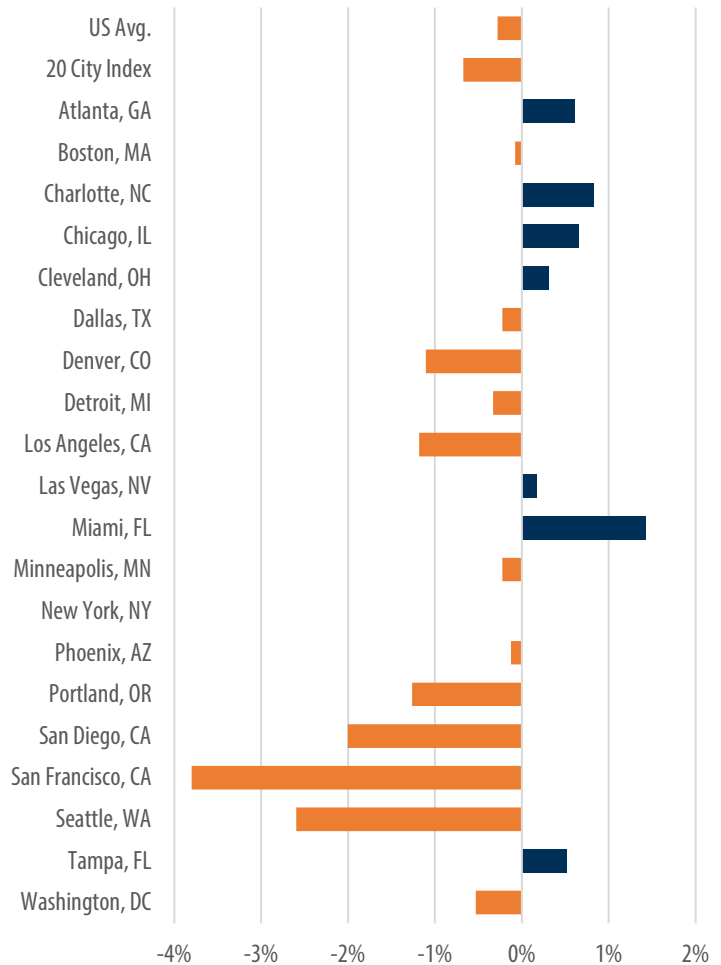
Jan 1999 to Aug 2022.



Source: National Association of Realtors, Realtor.com.

The Expectation is for National Home Price Appreciation (HPA) to Fall Slightly in 2023 with the Potential for Regional Market Risk

MoM Change in Home Price Index as of July 2022



Source: S&P/Case-Shiller.



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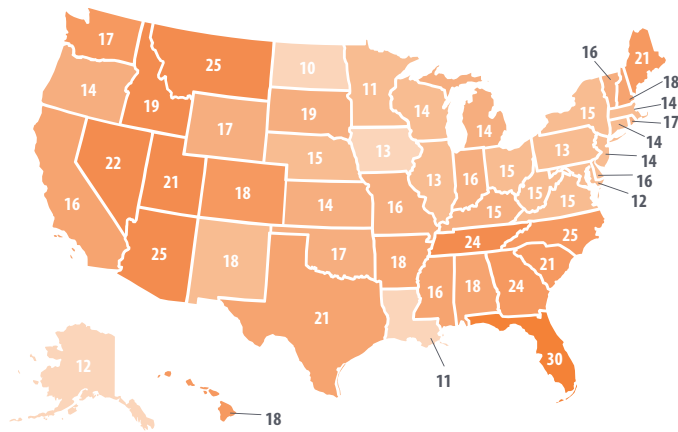
While MoM HPA has Turned Negative, YoY Levels Remain up 10%+. Would-be Sellers Have Mostly Remained Sidelined, Leaving the Question of Where Supply May Come From in the Future.

Region	Home Price - YoY % Change (NSA)		Active Listings - YoY % Change			
	Jun '21 - Jun '22	Jul '21 - Jul '22	Jun '21 - Jun '22	Jul '21 - Jul '22	Aug '21 - Aug '22	Sep '21 - Sep '22
United States	16.3	13.9	16.8	26.9	26.9	26.9
East North Central	12.8	11.8	0.4	5.3	1.5	(0.0)
East South Central	18.6	16.4	35.4	41.6	38.1	39.5
Middle Atlantic	14.2	12.0	(9.0)	(5.1)	(6.1)	(5.8)
Mountain	18.0	15.1	58.4	78.5	81.2	78.2
New England	14.2	11.6	(7.5)	(2.8)	(7.5)	(9.2)
Pacific	13.4	10.0	40.3	53.7	51.6	46.0
South Atlantic	21.9	18.9	17.1	30.7	34.7	36.3
West North Central	12.4	11.2	5.9	9.9	7.2	6.2
West South Central	17.6	14.8	30.8	42.3	43.9	46.9

Source: FHFA, National Association of Realtors.

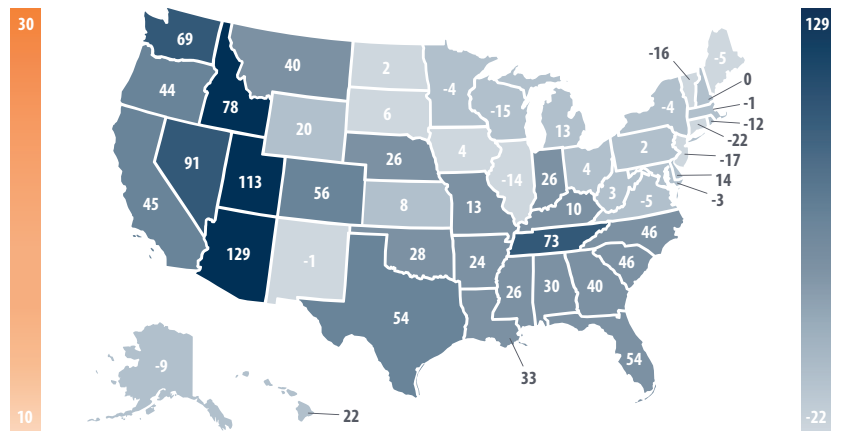
As the Home Price Tide Begins to Turn, We Continue to Look for Regional or State Level Weakness Especially Where Markets Have Been Hottest.

Year-over-Year (%) Home Price Change from Q2 2021 to Q2 2022



Source: FHFA, latest available data.

Year-over-Year (%) Active Listings Change from Sep 2021 to Sep 2022



Source: National Association of Realtors.

DEFINITIONS

FHFA US House Price Index® (HPI) is the nation's only collection of public, freely available house price indexes that measure changes in single-family home values based on data from all 50 states and over 400 American cities that extend back to the mid-1970s.

Month-over-Month (MoM) is a calculation that helps compare growth over the previous month and automatically negates the effect of seasonality.

P & I refers to principal and interest payment.

PCPI is percentage of per capita personal income is the average income earned per person in a given area (city, region, country) in a specified year.

S&P CoreLogic Case-Shiller US National Home Price NSA Index is the national home price index, which covers nine major census divisions and is calculated on a monthly basis.

Year-over-Year (YoY) is a calculation that helps compare growth over the previous 12 months and automatically negates the effect of seasonality.

US MBA Purchase Index is the Mortgage Bankers Association's weekly measurement of nationwide home loan applications.

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