



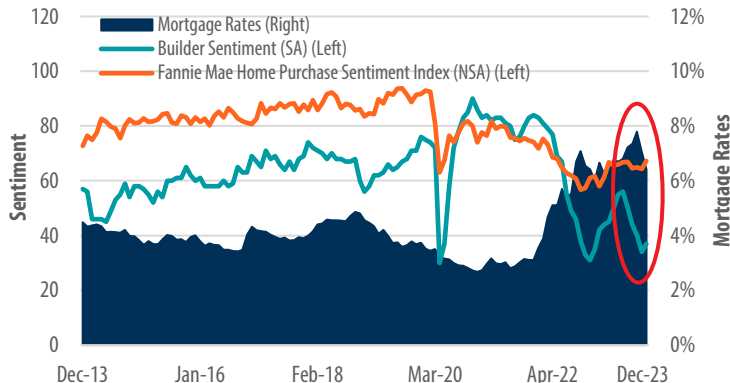
# HOUSING TRACKER

January 2024

## Spring Housing Outlook Improving on Rate Relief, Yet Remains Undersupplied, Unaffordable and Inactive

**As Potential Precursor to Broader Market, Buyer and Builder Sentiment Turned Positive in December**

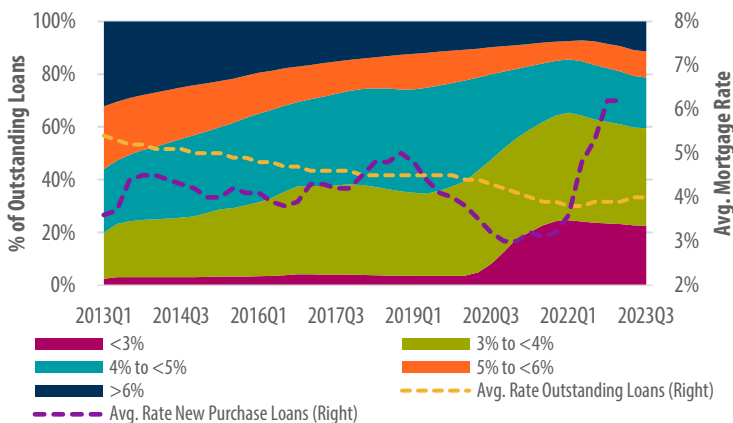
12/31/2013- 12/31/2023.



Source: National Association of Home Builders, Fannie Mae, Freddie Mac. (NSA) Not Seasonally Adjusted.

**Mortgage Rate Lock-In Continues to Weigh on Transaction Volumes with Roughly 60% of Outstanding Loans Still at Sub 4% Rates**

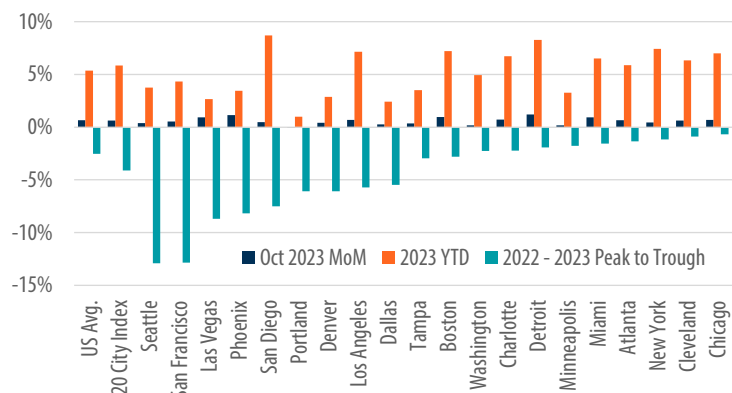
Percent of Closed-End, First Lien Mortgages by Interest Rate. Weighted Average by Loan Count. Q1 2013 to Q3 2023. New Purchase Loan Average Rate as of Q1 2023.



Source: FHFA National Mortgage Database (NMDB®)

## Variation in Housing Performance Remains

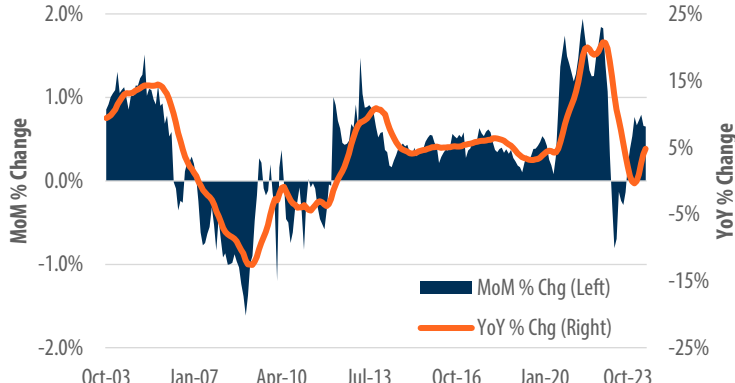
Percent Change in Home S.A. Price Index as of October 2023.



Source: S&P / Case-Shiller, latest available data.

**YoY % Home Price Appreciation Finishing Strong; Benefited by Favorable Comparison to Weak Year-End 2022 Levels**

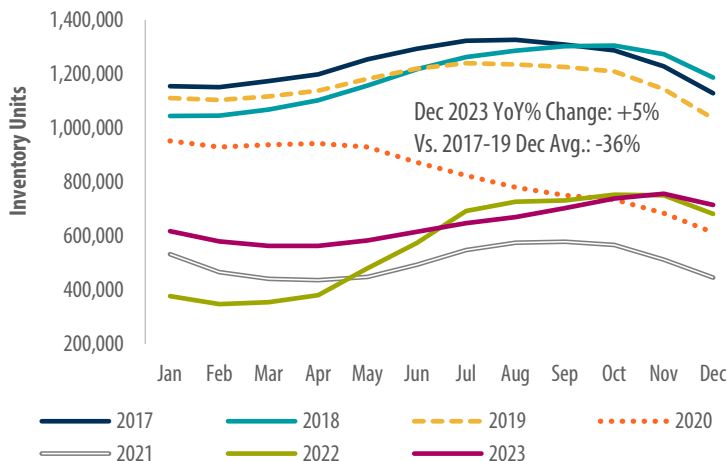
Case-Shiller MoM and YoY % Change in S.A. Home Price Index. 10/31/2003 to 10/31/2023.



Source: S&P / Case-Shiller, latest available data.

**This Continues to Translate to Historically Low Inventory Levels**

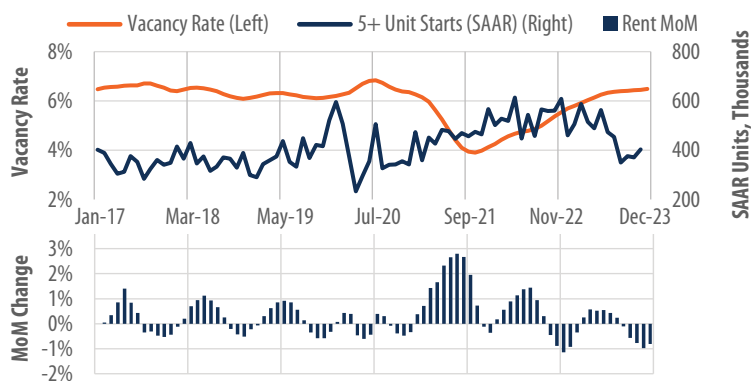
Active Listings: January 2017 - December 2023



Source: Realtor.com® Economic Research

**Multi-Unit Starts have Slowed as Increased Deliveries have Weighed on Both Vacancy and Rent**

1/1/17 - 12/1/23.



Source: ApartmentList.com. US Census.



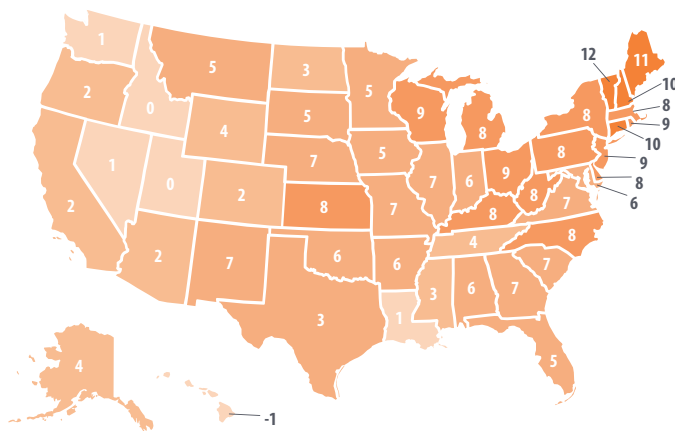
**East Coast Home Prices Continue to Lead the Way**

Home Price Inventory - FHFA US House Price Purchase Only Index, NSA

Region	Home Price - YoY (%) Change (NSA)		Active Listings - YoY (%) Change			
	Sep'22 - Sep'23	Oct'22 - Oct'23	Sep'22 - Sep'23	Oct'22 - Oct'23	Nov'22 - Nov'23	Dec'22 - Dec'23
<b>United States</b>	<b>6.2</b>	<b>6.3</b>	<b>(4.0)</b>	<b>(1.9)</b>	<b>0.7</b>	<b>4.9</b>
East North Central	8.3	9.1	(12.6)	(9.5)	(6.9)	(3.4)
East South Central	5.2	6.3	10.5	10.6	11.5	15.2
Middle Atlantic	8.3	9.9	(11.7)	(12.2)	(8.5)	(8.9)
Mountain	3.5	2.6	(19.3)	(18.3)	(15.5)	(10.9)
New England	11.6	9.7	(13.6)	(9.8)	(6.8)	(3.5)
Pacific	2.2	2.8	(17.9)	(15.7)	(11.2)	(7.2)
South Atlantic	7.4	7.2	2.3	6.9	10.1	14.8
West North Central	6.3	6.3	6.9	6.4	7.5	9.8
West South Central	4.3	3.6	14.6	14.8	13.6	15.7

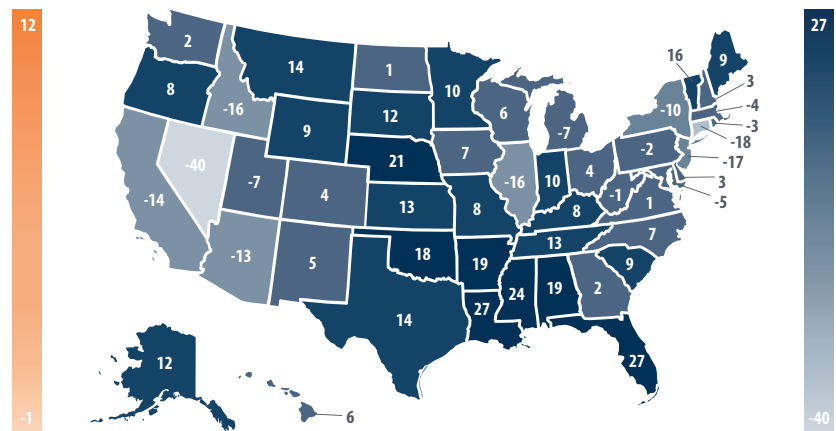
Source: FHFA, National Association of Realtors.

Year-over-Year (%) Home Price Change from Q3 2022 to Q3 2023



Source: FHFA

Year-over-Year (%) Active Listings Change from Dec 2022 to Dec 2023



Source: National Association of Realtors.

**DEFINITIONS**

**Fannie Mae Home Purchase Sentiment Index** - reflects consumers' current views and forward-looking expectations of housing market conditions and complements existing data sources to inform housing-related analysis and decision making.

**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.

**Seasonally Adjusted Annual Rate (SAAR)** data have been adjusted for the effects of seasonal patterns.

**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.

The information presented is not intended to constitute an investment recommendation for, or advice to, any specific person. By providing this information, First Trust is not undertaking to give advice in any fiduciary capacity within the meaning of ERISA, the Internal Revenue Code or any other regulatory framework. Financial professionals are responsible for evaluating investment risks independently and for exercising independent judgment in determining whether investments are appropriate for their clients.