



Max Pond

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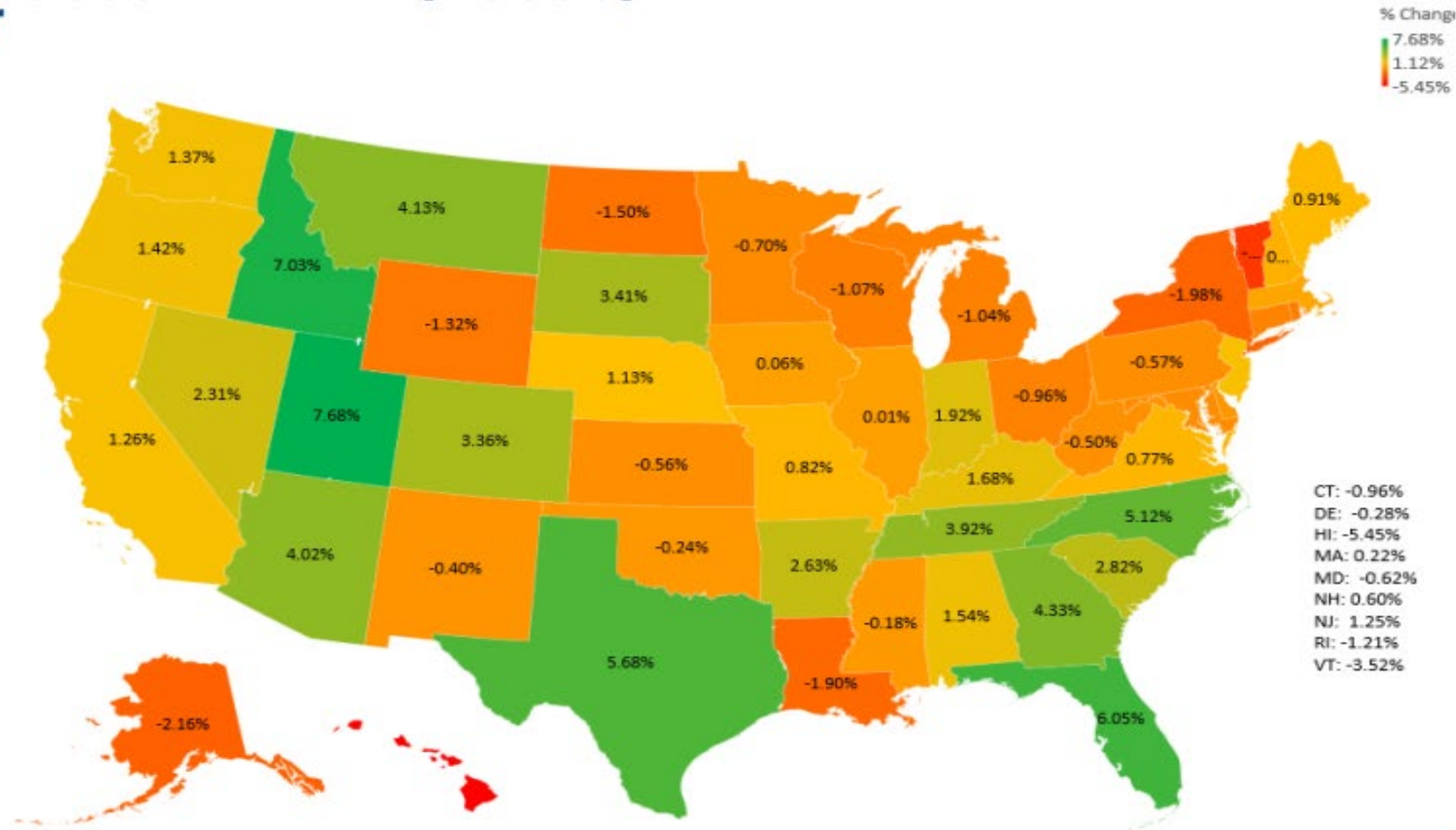
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National Snapshot

Some States Doing Better than Other

Payroll Job Additions from pre-Covid days (October)



Source: NAR Analysis of BLS data

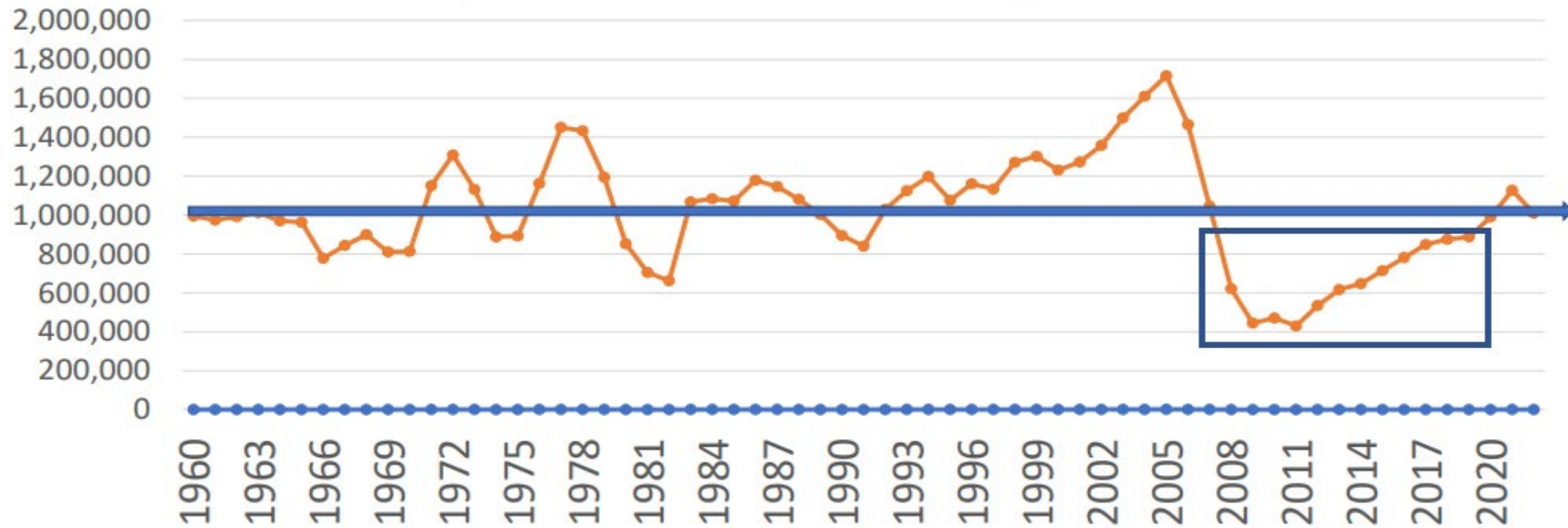
Home Price Crashing Coming?

Key Variables	Last Housing Cycle	Current Housing Cycle
Job Cuts (net of gains and losses)	8 million	none
Total Payroll Jobs (W-2 salary jobs)	130 million	153 million
Total Jobs (Household survey)	138 million	158 million
Subprime Loans	Prevalent	Virtually none
5-year cumulative to new home construction before crash	7.65 million	4.6 million
Inventory on Market	3.8 to 4 million	1 to 1.2 million
Mortgage Delinquency	10.1%	3.6%
Homes in Foreclosure	4.6%	0.6%

Source: NAR Analysis of BLS, MBA, NAR data

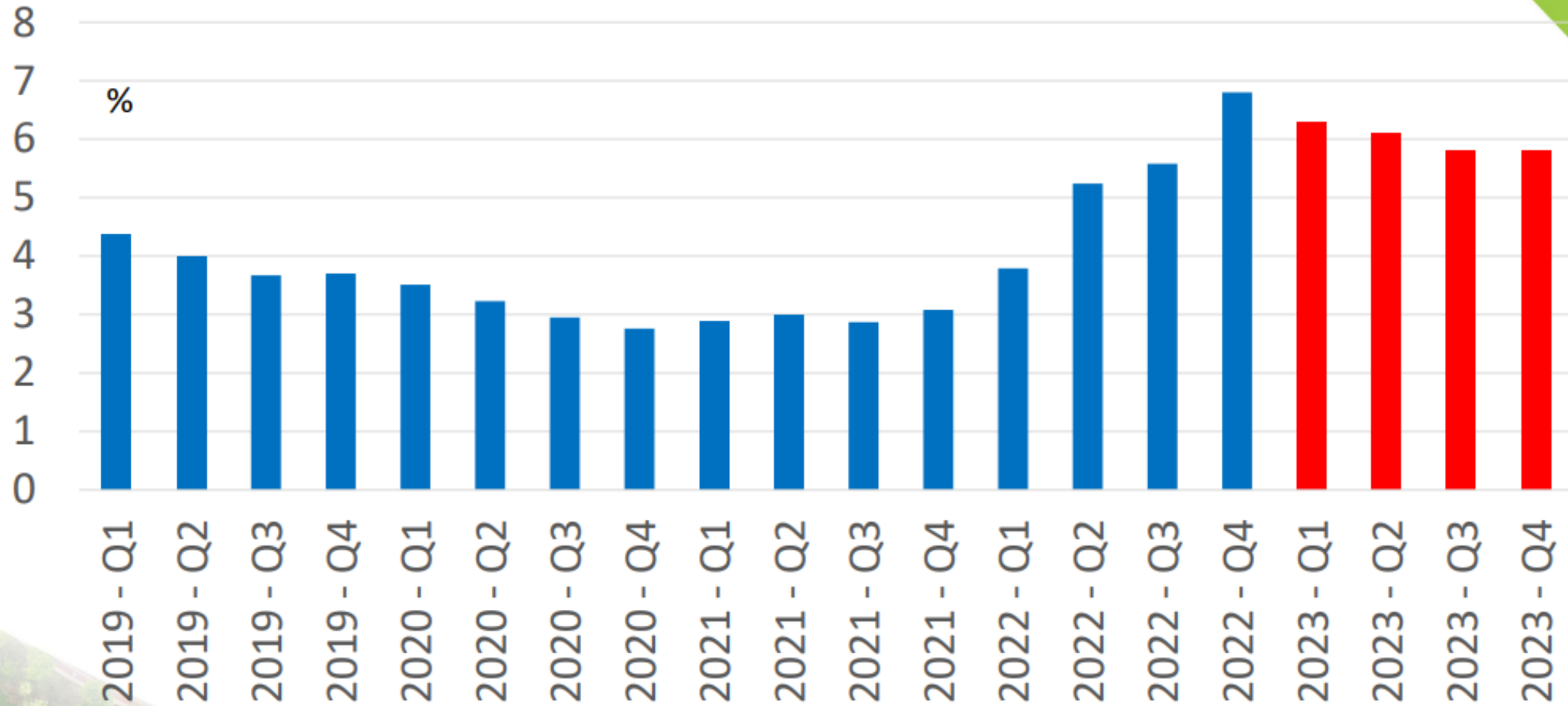
Long-term Single Family Housing Starts

Historical average of 1.02 million per year



Source: Census/HUD

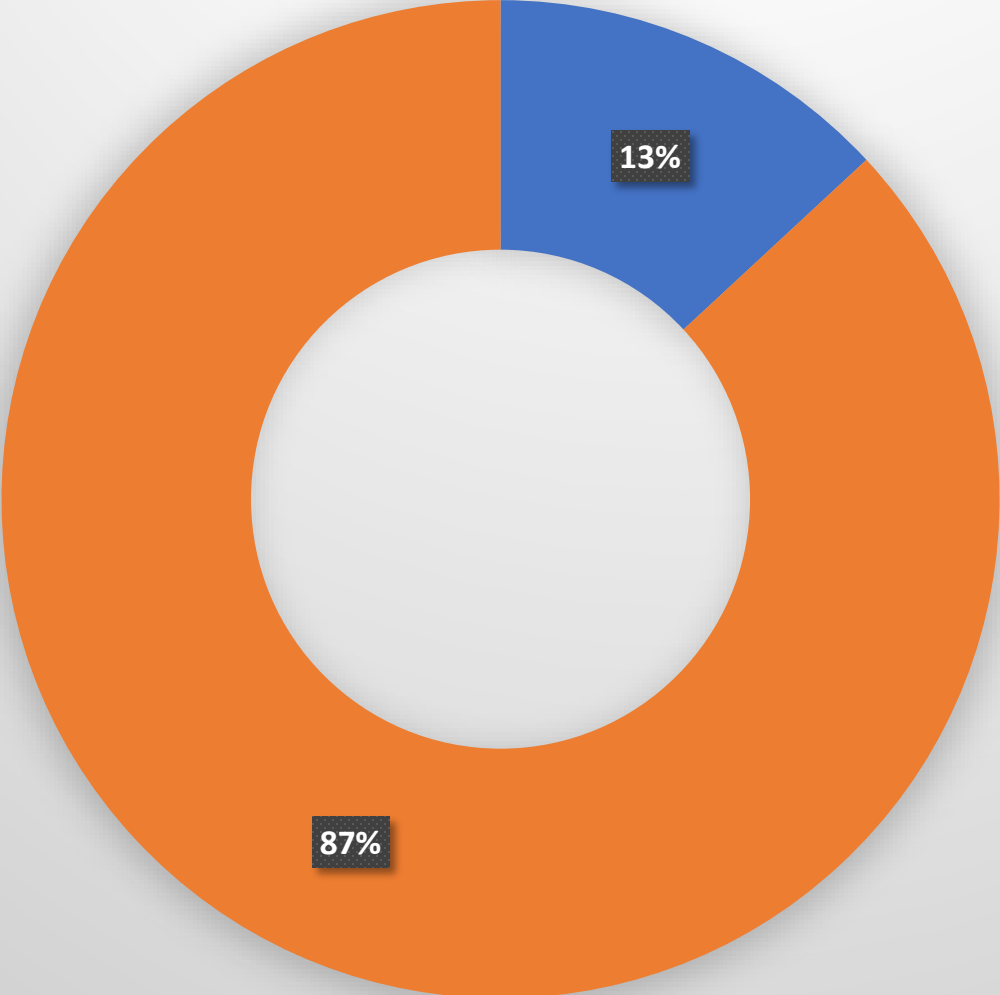
Mortgage Rate Forecast



Source: NAR Analysis of BLS, MBA, NAR data

Idaho Snapshot

Economic Contribution (GSP) of Real Estate, Renting & Leasing in Idaho 2021

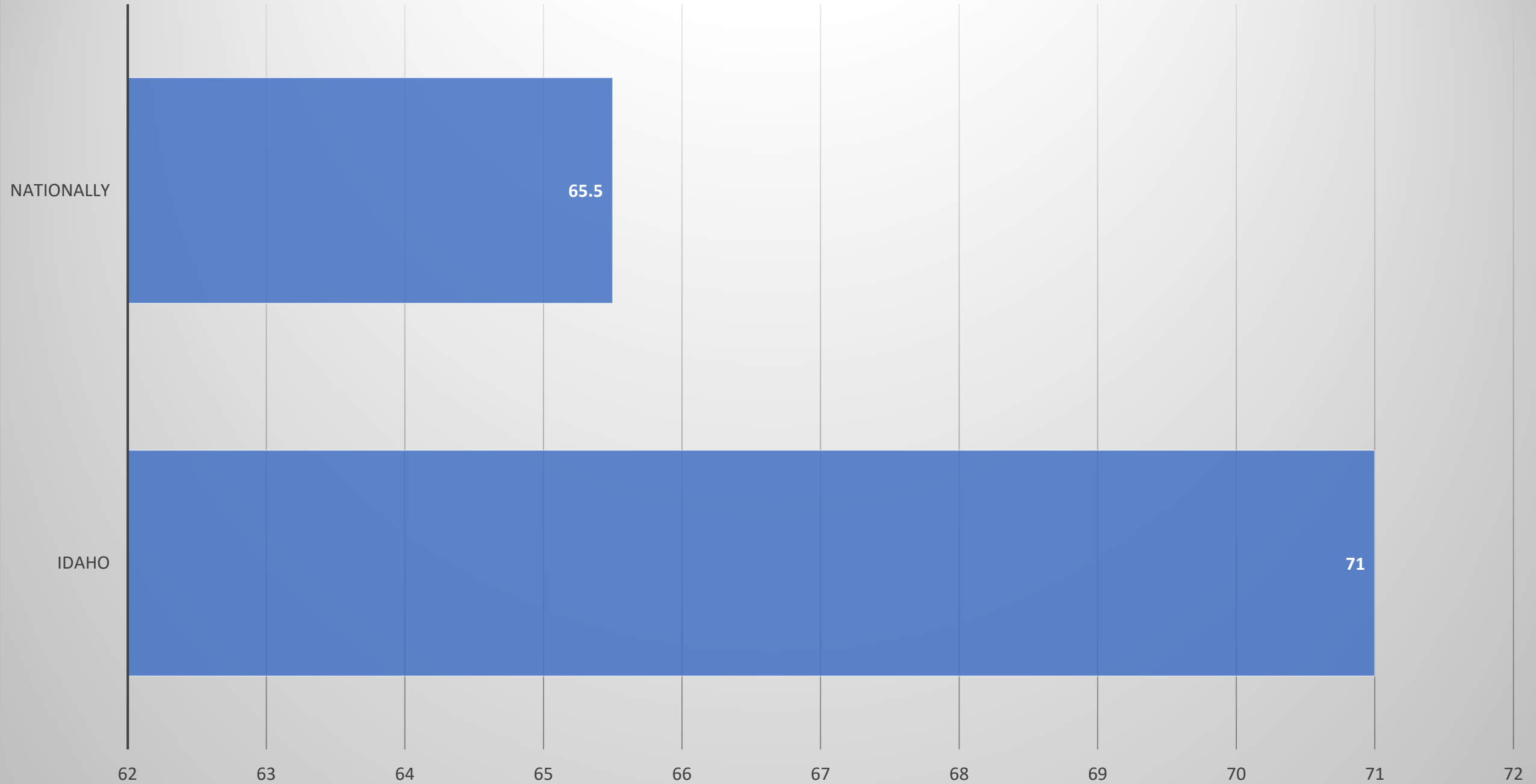


- RE / Renting & Leasing
- All Other Sectors

Source: Idaho Legislative Services

Homeownership Rate (percentage) Idaho Vs. Nationally

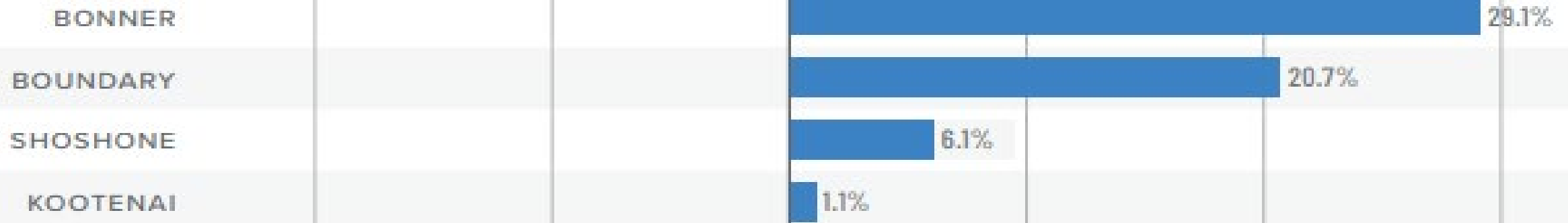
Source: U.S. Census Bureau



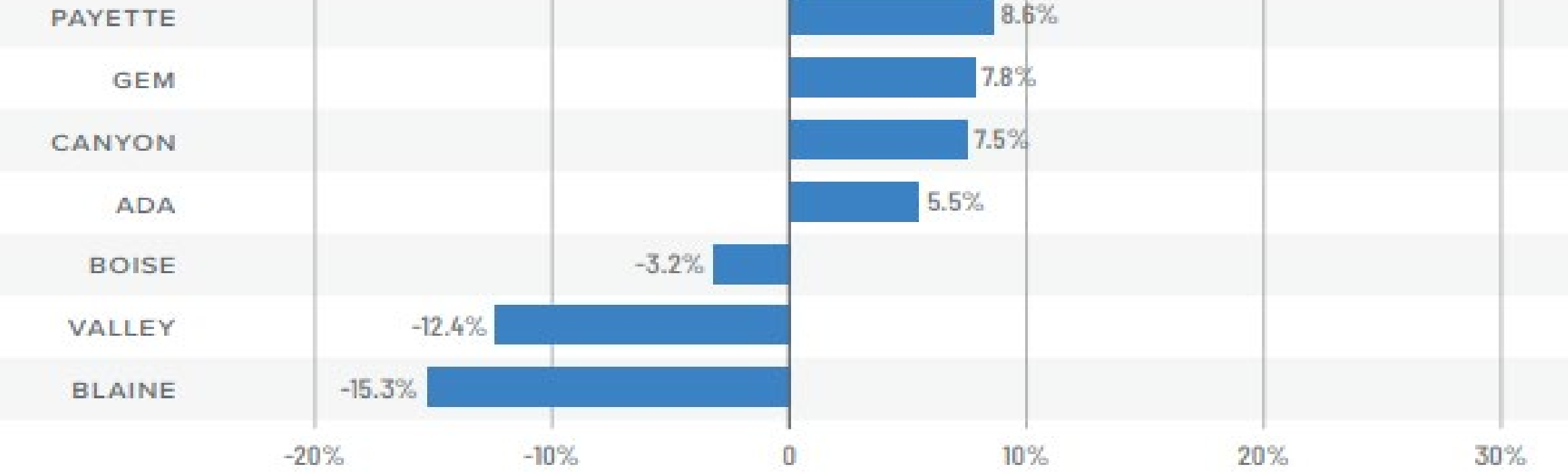
Annual Change in Home Sale Prices by County / Q3 2021 to Q3 2022

Source: Windermere Real Estate

NORTH



SOUTH



The Housing Market Moving Forward...

What will happen in in Idaho?

What will happen nationally?

Thank you!



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