

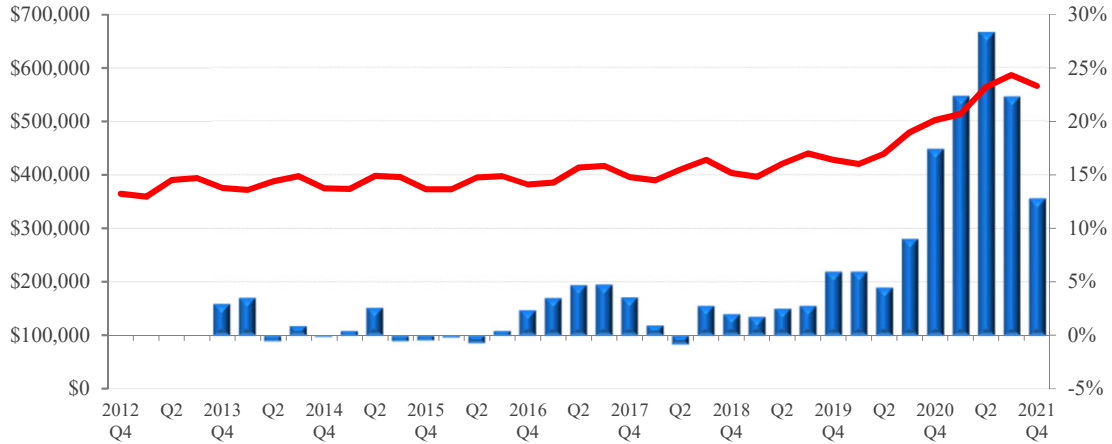
New York-Newark-Jersey City Area

Local Market Report, Fourth Quarter 2021

reflecting the impact of COVID-19 on the local economy

Today's Market...

Median Price (Red Line) and One-year Price Growth



Local Price Trends			
Price Activity	New York	U.S.	Local Trend
Current Median Home Price (2021 Q4)	\$566,800	\$353,800	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2021 Q4)	12.8%	13.8%	
3-year (12-quarter) Appreciation (2021 Q4)	40.3%	38.3%	
3-year (12-quarter) Housing Equity Gain*	\$162,900	\$98,067	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$191,700	\$146,167	
9-year (36 quarters) Housing Equity Gain*	\$202,100	\$174,967	

*Note: Equity gain reflects price appreciation only

	New York	U.S.	
Conforming Loan Limit**	\$970,800	\$765,600	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$970,800	\$765,600	
Local Median to Conforming Limit Ratio	58%	not comparable	

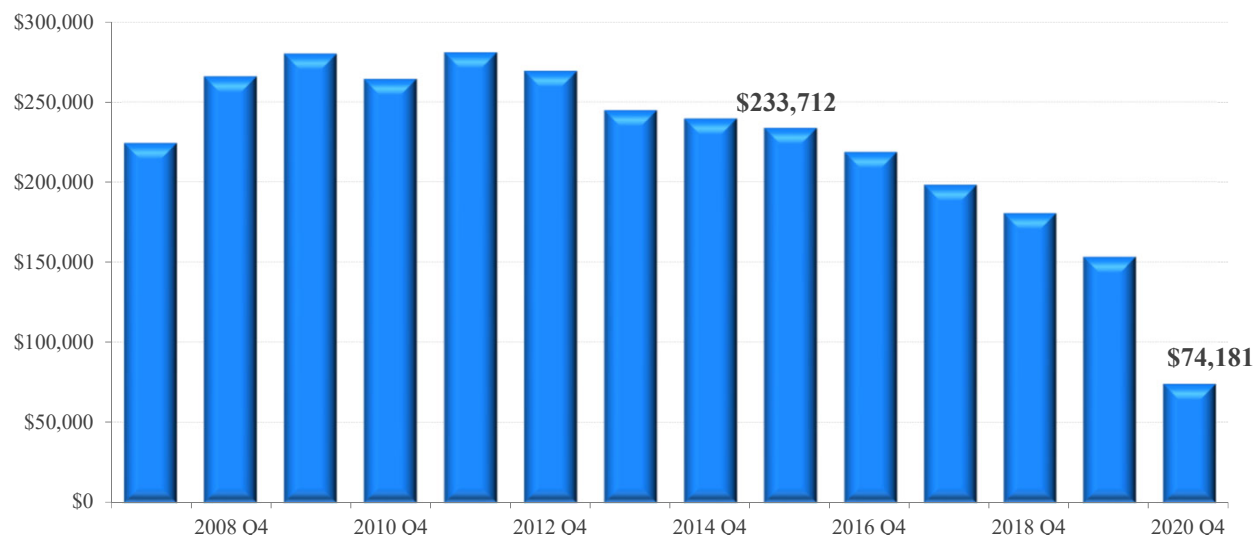
Note: limits are current and include the changes made on January 1st 2022.

Local NAR Leadership

The New York-Newark-Jersey City market is part of region 2 in the NAR governance system, which includes all of New York, New Jersey, and Pennsylvania. The 2022 NAR Regional Vice President representing region 2 is Frank Jacovini.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained** through 2021 Q4 from quarter in which home was of purchased

Price Activity	NewYorkNJLI	U.S.	Local Trend
1-year (4-quarter)	\$74,181	\$48,965	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$180,772	\$109,264	
5-year (20-quarter)*	\$218,650	\$140,475	
7-year (28 quarters)*	\$239,459	\$172,064	
9-year (36 quarters)*	\$269,174	\$207,324	

*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

Drivers of Local Supply and Demand...

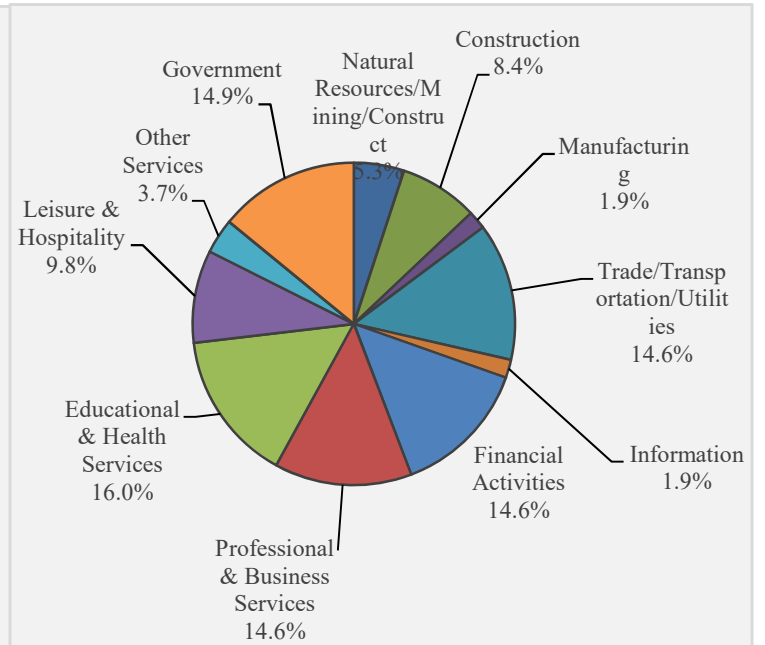
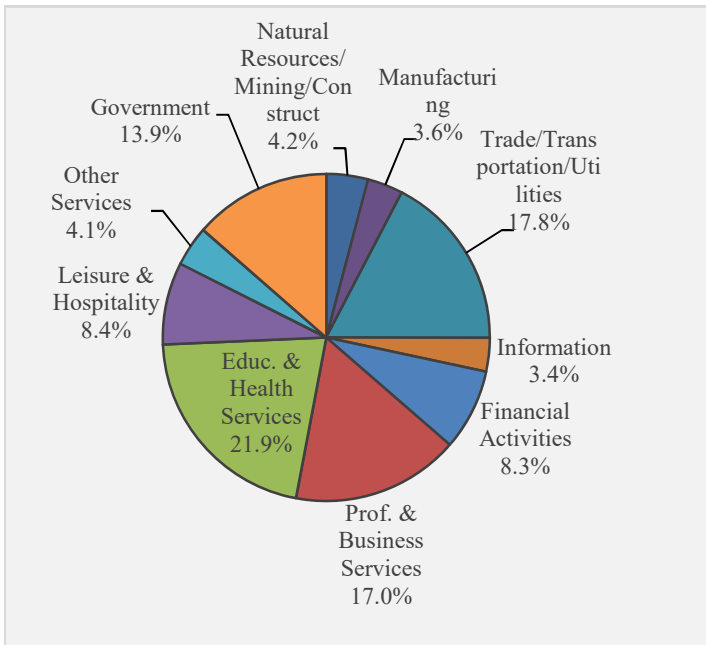


Local Economic Outlook	New York	U.S.	
12-month Job Change (Dec)	486,000	Not Comparable	Employment has held up and is on an upward trend
12-month Job Change (Nov)	437,500	Not Comparable	
36-month Job Change (Dec)	-419,500	Not Comparable	New York's unemployment situation is worse than the national average and weighs on confidence
Current Unemployment Rate (Dec)		3.9%	
Year-ago Unemployment Rate	8.6%	6.7%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	5.3%	3.6%	

Share of Total Employment by Industry

New York-Newark-Jersey City Area

U.S.



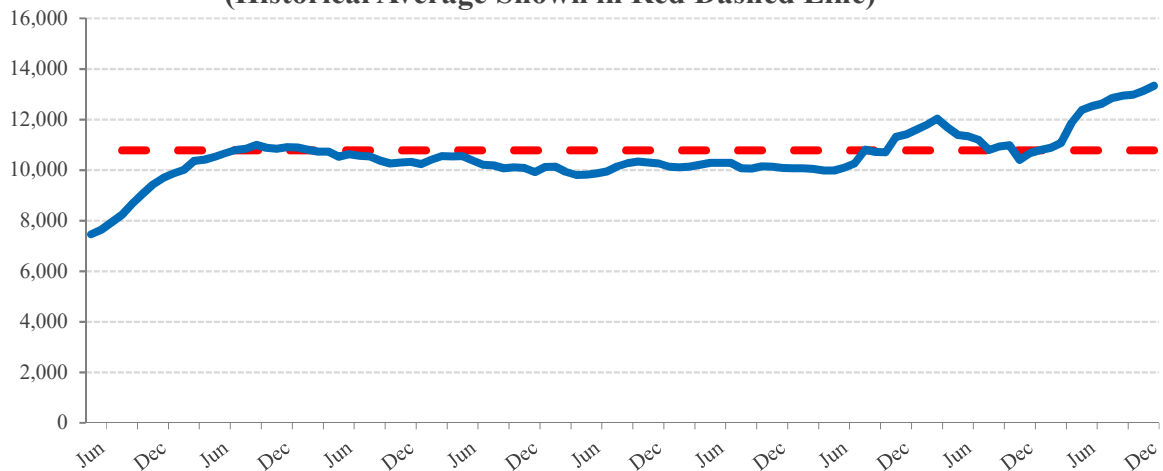
12-month Employment Change by Industry (Dec - 2021)

Goods Producing	NA	Information	25,500
Natural Resources/Mining/Construction	-1,900	Financial Activities	4,600
Natural Resources and Mining	NA	Prof. & Business Services	84,000
Construction	NA	Educ. & Health Services	46,700
Manufacturing	3,900	Leisure & Hospitality	201,800
Service Providing Excluding Government	NA	Other Services	29,000
Trade/Transportation/Utilities	60,000	Government	13,300

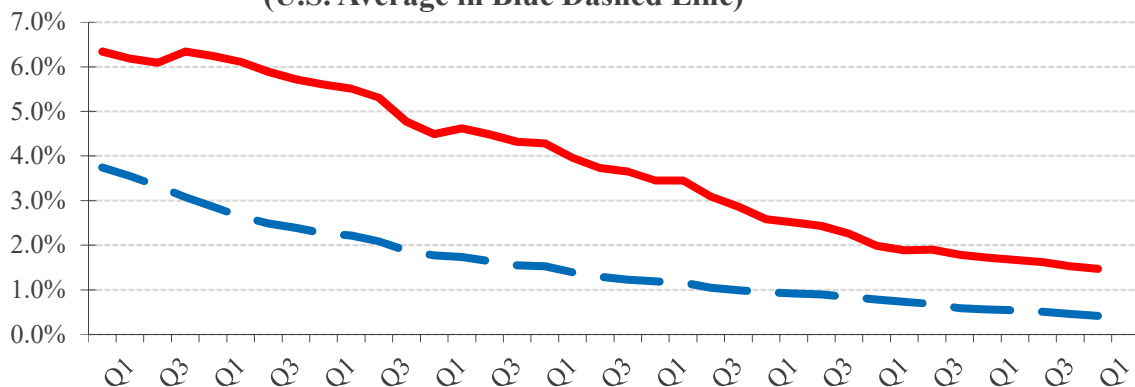
State Economic Activity Index	New York	U.S.	
12-month change (2021 - Dec)	11.5%	6.2%	The economy of New York has outpaced the rest of the nation and improved modestly from last month's 11.40% change
36-month change (2021 - Dec)	NA	4.1%	

New Housing Construction			
Local Fundamentals	New York	U.S.	
12-month Sum of 1-unit Building Permits through Dec	13,337	not comparable	The current level of construction is 23.8% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	10,776	not comparable	Production above trend for an extended period of time could cause prices to moderate as inventory is built up.
Single-Family Housing Permits (Dec) 12-month sum vs. a year ago	24.9%	13.9%	Construction is on the rise relative to last year, suggesting that the local inventory has stabilized

Construction: 12-month Sum of Local Housing Permits
(Historical Average Shown in Red Dashed Line)

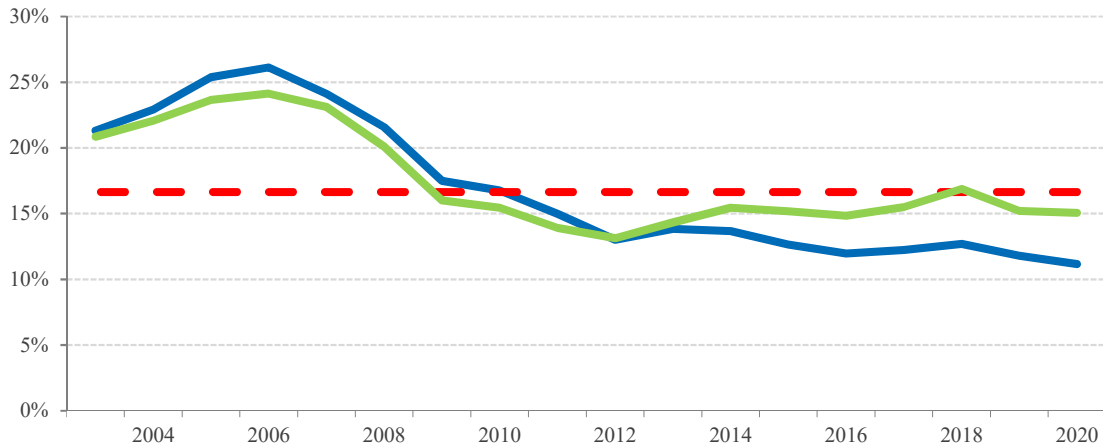


State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)



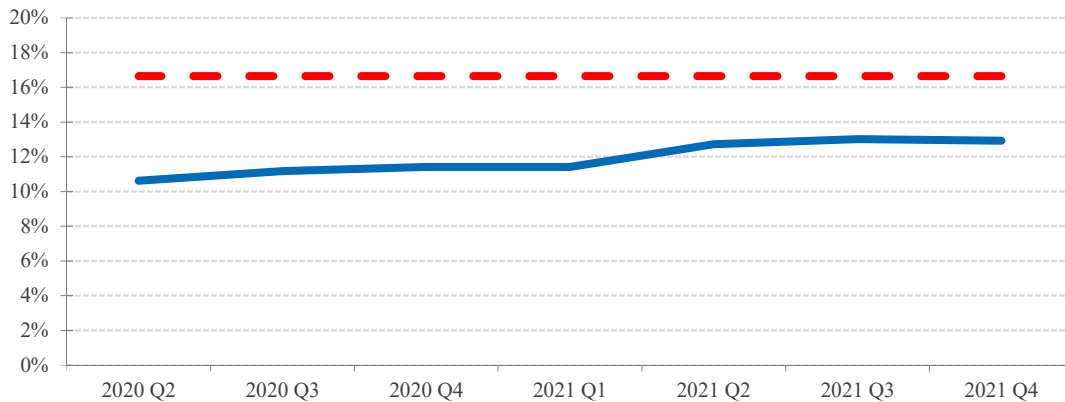
Affordability

Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Red, U.S. Average in Green)

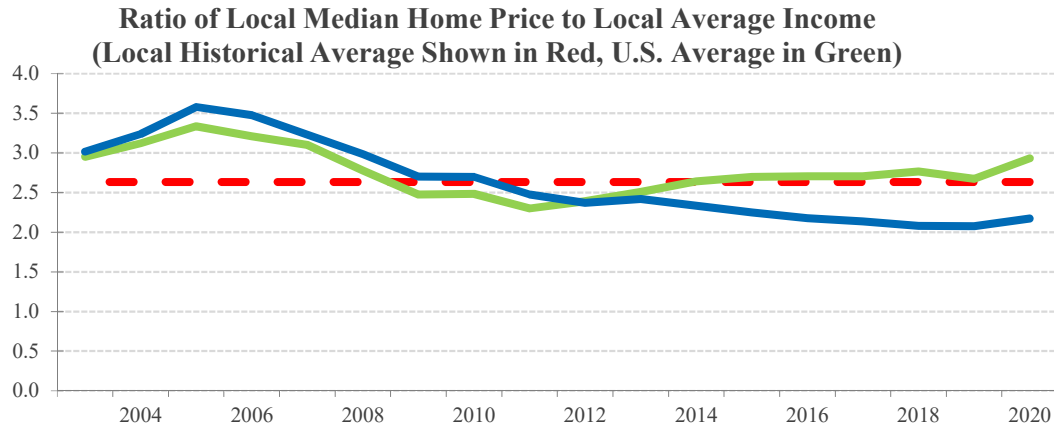


Monthly Mortgage Payment to Income	New York	U.S.	
Ratio for 2021	12.6%	16.7%	Historically strong and an improvement over the third quarter of 2021
Ratio for 2021 Q4	12.9%	16.3%	
Historical Average	16.6%	18.1%	More affordable than most markets

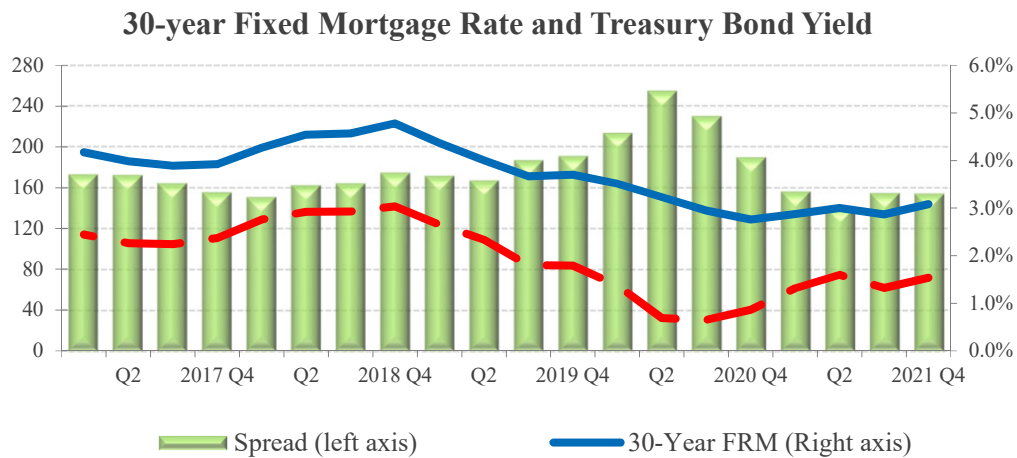
Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	New York	U.S.	
Ratio for 2021	2.5	3.3	The price-to-income ratio has fallen and is below the historical average
Ratio for 2021 Q4	2.5	3.2	
Historical Average	2.6	2.7	Affordable compared to most markets



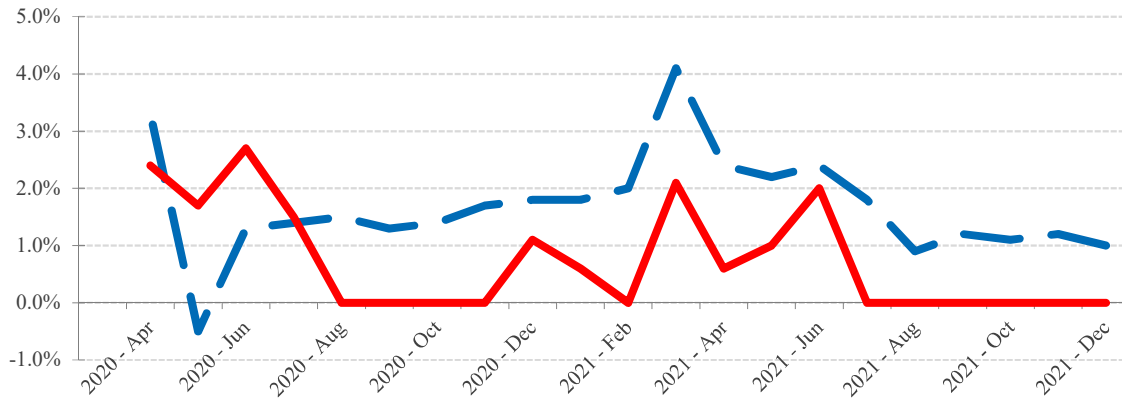
The Mortgage Market



At the end of year, mortgage rates continued to remain near 3 percent as investors were concerned about the impact of Omicron variant on the economy. Nevertheless, rates were higher than a year ago. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate rose to 3.08 percent in Q4 2021 from 2.76 percent a year earlier. Meanwhile, the outlook is for mortgage rates to rise even further. With elevated inflation, the Fed will likely raise short-term interest rates as soon as March. Although the Fed doesn't set up mortgage rates, Fed's actions have a ripple effect. A higher rate for banks tends to make borrowing more expensive for consumers affecting eventually long-term interest rates (such as 10-year Treasury bond). While mortgage rates typically follow the trend of the 10-year Treasury yield, the rate on the conventional 30-year mortgage also tends to rise. As a result, mortgage rates will move up in the first quarter of 2022. NAR forecasts the 30-year fixed mortgage rate to hover around 4.5 percent in mid-2022.

REALTOR® Price Expectations

REALTOR® Price Expectations for the Next 12 Months
(U.S. Average in Blue Dashed Line)



Source: NAR

REALTOR® Price Expectations	New York	U.S.	
2021 - Dec	0.7%	3.5%	REALTORS® expect weaker price growth in New York than in the U.S. in the next 12 months although their local expectations are higher than a year ago.
Prior 12 months	0.0%	2.0%	

Geographic Coverage for this Report

The New York area referred to in this report covers the geographic area of the New York-Newark-Jersey City metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Dutchess County, NY; Putnam County, NY; Nassau County, NY; Suffolk County, NY; Essex County, NJ; Hunterdon County, NJ; Morris County, NJ; Somerset County, NJ; Sussex County, NJ; Union County, NJ; Pike County, PA; Bergen County, NJ; Hudson County, NJ; Middlesex County, NJ; Monmouth County, NJ; Ocean County, NJ; Passaic County, NJ; Bronx County, NY; Kings County, NY; New York County, NY; Orange County, NY; Queens County, NY; Richmond County, NY; Rockland County, NY; Westchester County, NY

More information on the OMB's geographic definitions can be found at https://obamawhitehouse.archives.gov/omb/bulletins_default/