

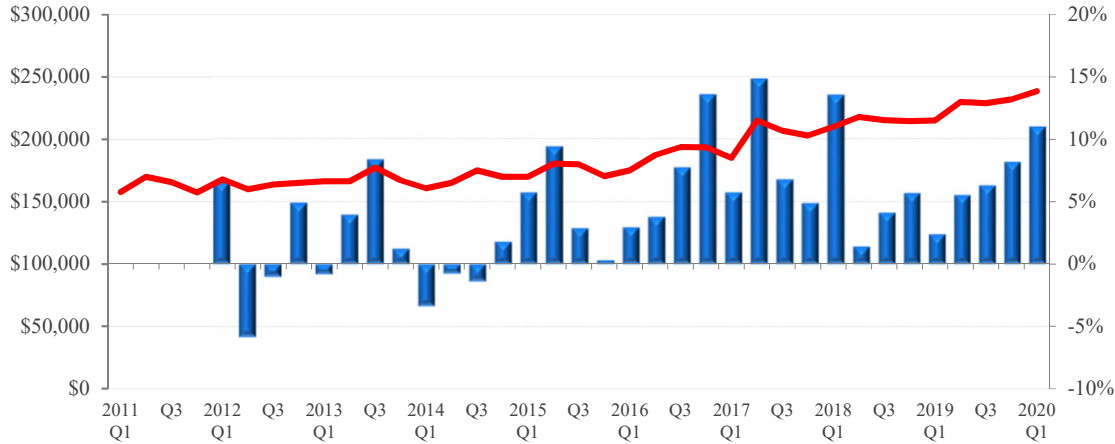
Tallahassee Area

Local Market Report, First Quarter 2020

including 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	Tallahassee	U.S.	Local Trend
Current Median Home Price (2020 Q1)	\$238,600	\$272,433	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2020 Q1)	11.0%	7.7%	
3-year (12-quarter) Appreciation (2020 Q1)	29.0%	18.1%	
3-year (12-quarter) Housing Equity Gain*	\$53,600	\$41,733	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$72,200	\$96,500	
9-year (36 quarters) Housing Equity Gain*	\$81,100	\$114,500	

*Note: Equity gain reflects price appreciation only

	Tallahassee	U.S.	
Conforming Loan Limit**	\$484,350	\$726,525	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$314,827	\$726,525	
Local Median to Conforming Limit Ratio	49%	not comparable	

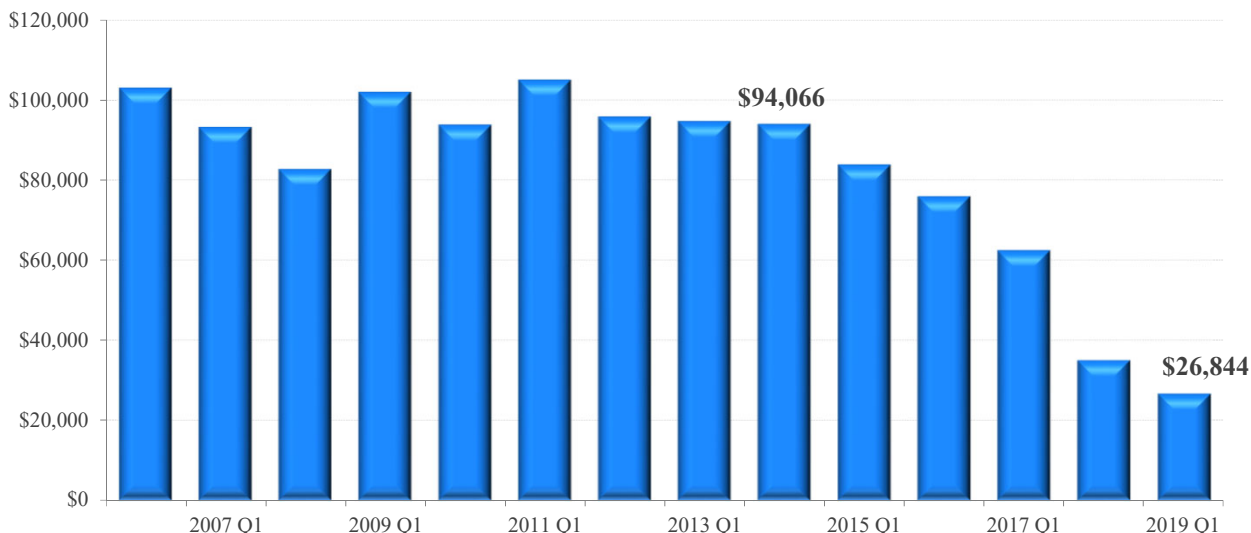
Note: limits are current and include the changes made on January 1st 2019.

Local NAR Leadership

The Tallahassee market is part of region 5 in the NAR governance system, which includes all of Georgia, Florida, Alabama, Mississippi, Virgin Islands, and Puerto Rico. The 2020 NAR Regional Vice President representing region 5 is Pam Powers.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained through 2020 Q1 from quarter in which home was of purchased**

Price Activity	Tallahassee	U.S.	Local Trend
1-year (4-quarter)	\$26,844	\$23,185	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$62,617	\$52,978	
5-year (20-quarter)*	\$83,971	\$87,425	
7-year (28 quarters)*	\$94,758	\$120,351	
9-year (36 quarters)*	\$105,090	\$138,556	

*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

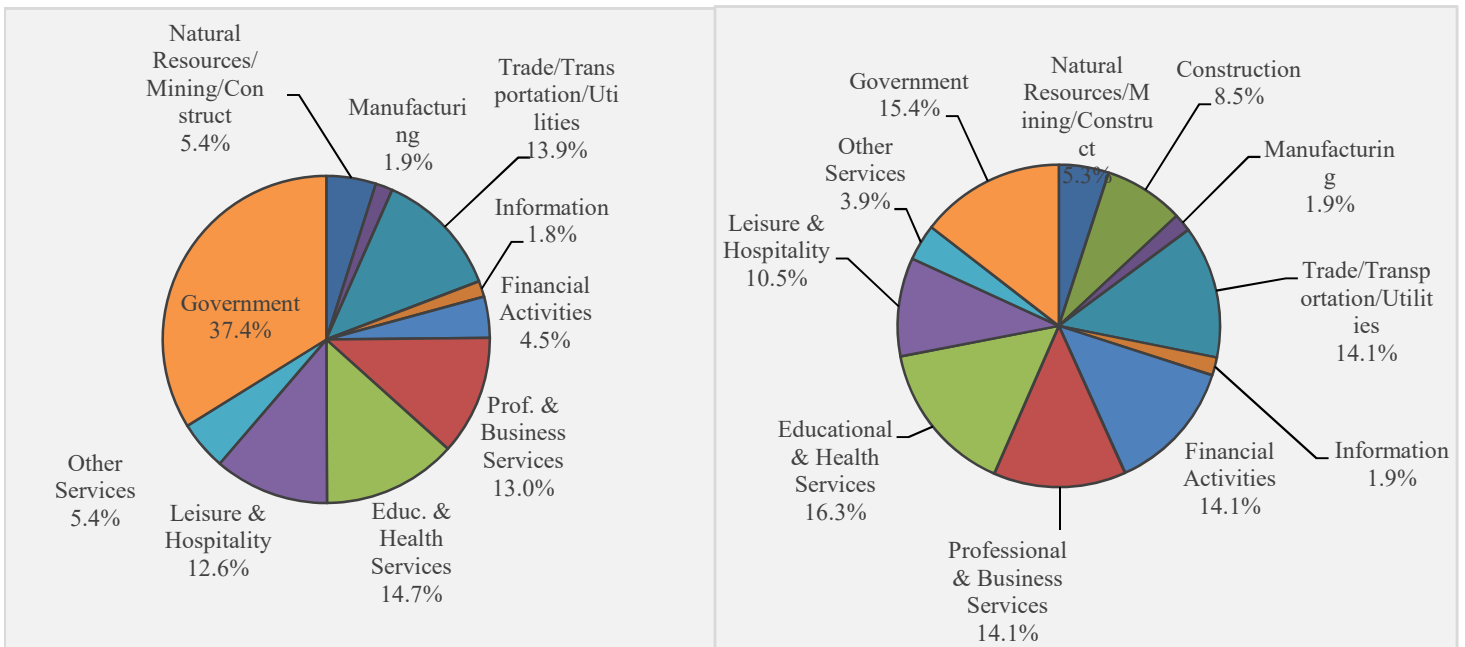
Drivers of Local Supply and Demand...

Local Economic Outlook	Tallahassee	U.S.	
12-month Job Change (Mar)	0	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Feb)	900	Not Comparable	
36-month Job Change (Mar)	8,100	Not Comparable	Unemployment has risen since the same period last year, but Tallahassee's labor market has been more resilient than the national average
Current Unemployment Rate (Mar)	4.2%	4.4%	
Year-ago Unemployment Rate	3.2%	3.8%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	0.0%	1.3%	

Share of Total Employment by Industry

Tallahassee Area

U.S.



12-month Employment Change by Industry in the Tallahassee Area (Mar - 2020)

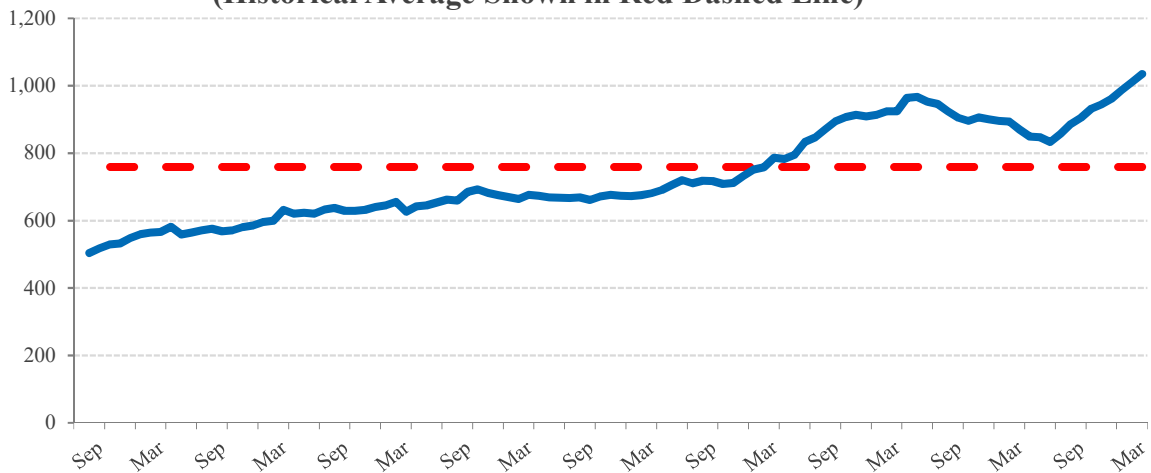
Goods Producing	NA	Information	-200
Natural Resources/Mining/Construction	500	Financial Activities	0
Natural Resources and Mining	NA	Prof. & Business Services	200
Construction	NA	Educ. & Health Services	700
Manufacturing	-100	Leisure & Hospitality	-100
Service Providing Excluding Government	NA	Other Services	200
Trade/Transportation/Utilities	-900	Government	600

State Economic Activity Index	Florida	U.S.	
12-month change (2020 - Mar)	1.7%	1.2%	The economy of Florida has outpaced the rest of the nation and improved modestly from last month's -11.01% change
36-month change (2020 - Mar)	NA	7.0%	

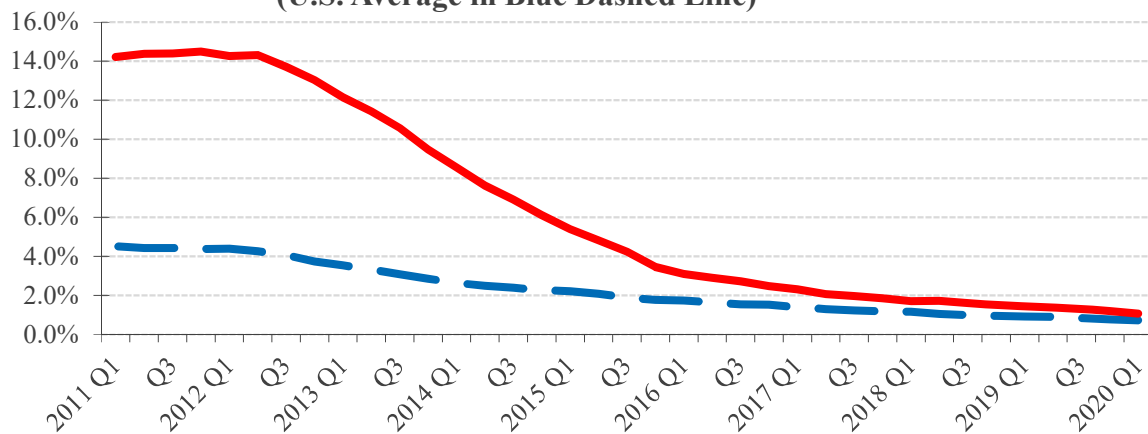
New Housing Construction

Local Fundamentals	Tallahassee	U.S.	
12-month Sum of 1-unit Building Permits through Mar	1,035	not comparable	The current level of construction is 36.3% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	759	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 (Mar) 12-month sum vs. a year ago	19.0%	5.5%	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)



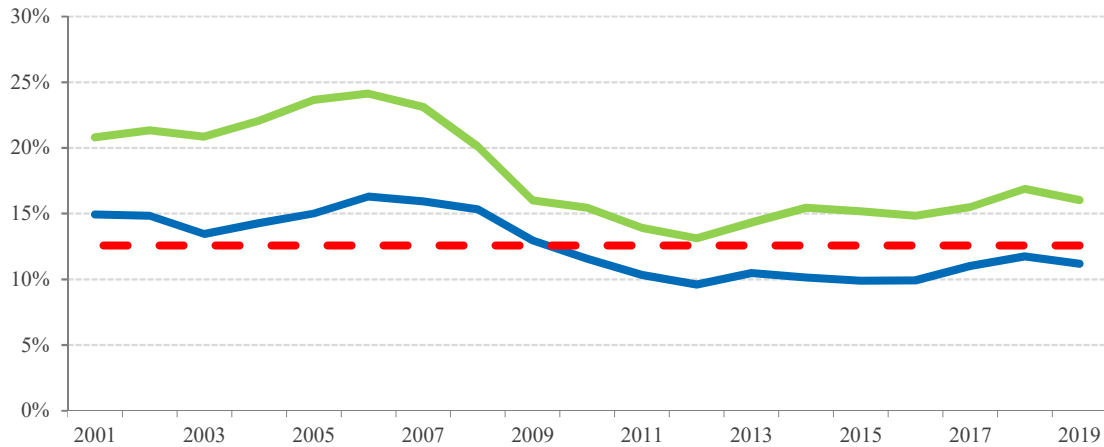
State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)



Affordability

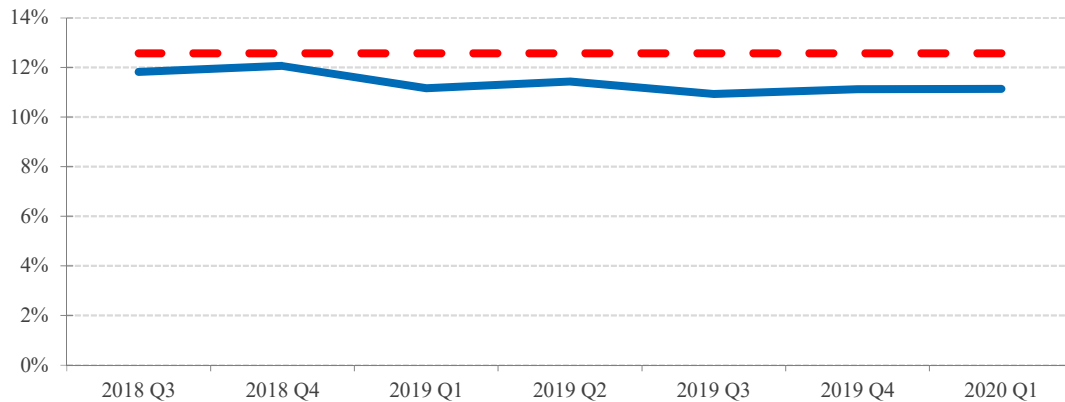


Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Red, U.S. Average in Green)

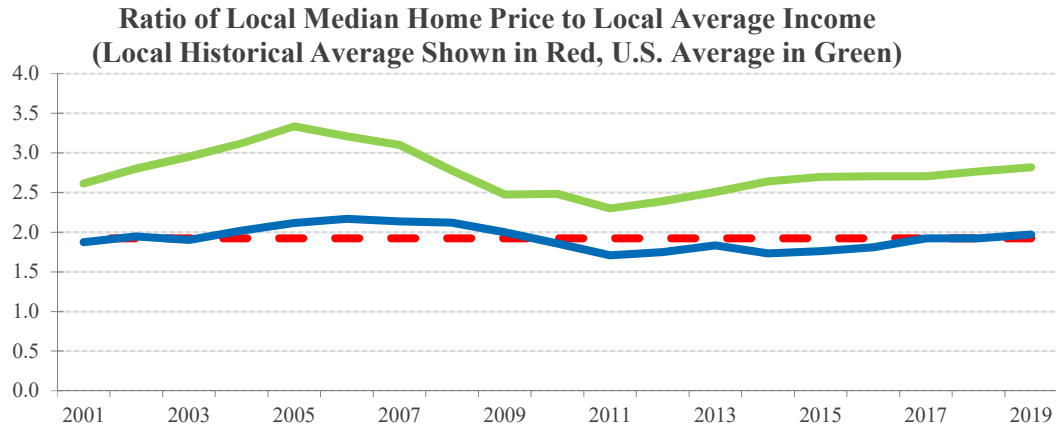


Monthly Mortgage Payment to Income	Tallahassee	U.S.	
Ratio for 2019	11.2%	16.0%	Historically strong, but weaker than the fourth quarter of 2019
Ratio for 2020 Q1	11.1%	14.6%	
Historical Average	12.6%	18.4%	More affordable than most markets

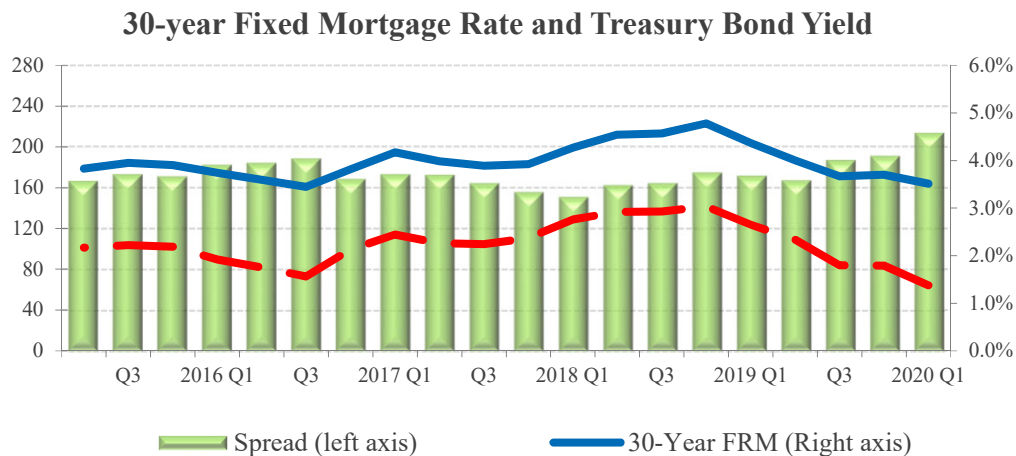
Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Tallahassee	U.S.	
Ratio for 2019	2.0	2.8	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2020 Q1	2.1	2.7	
Historical Average	1.9	2.7	Affordable compared to most markets



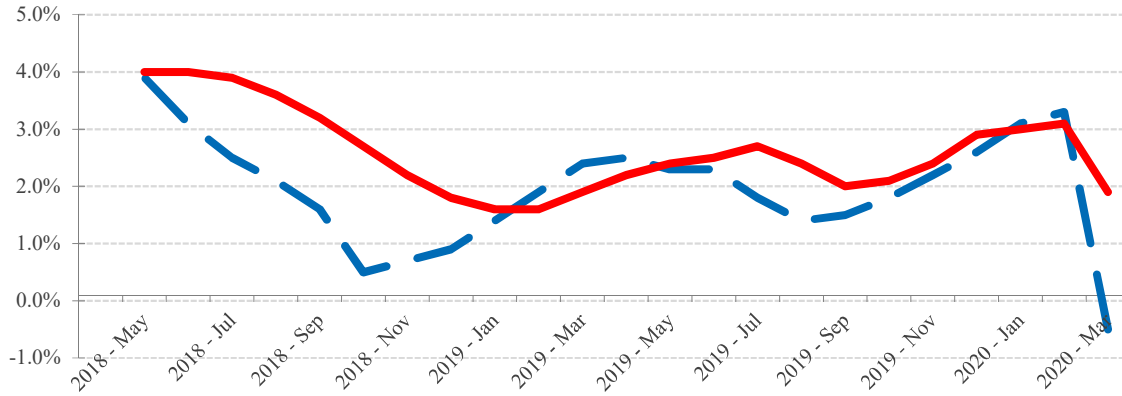
The Mortgage Market



The first quarter of the year mostly encompassed a pre-pandemic economy that was characterized by low unemployment and a robust economy. Nevertheless, as a result of the COVID-19 outbreak, mortgage rates reached a then-historical low in March of 2020 fueling an increase in refinance activities. Specifically, at the end of the first quarter, mortgage rates declined 90 basis points compared to a year earlier. According to the mortgage finance provider Freddie Mac, the 30-year fixed rate mortgage dropped to 3.51 percent in Q1 2020 from 4.37 percent in Q1 2019. Looking ahead, NAR is forecasting the 30-year fixed rate mortgage to average 3.20 percent for 2020.

REALTOR® Price Expectations

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



Source: NAR

REALTOR® Price Expectations	Florida	U.S.	
2020 - Mar	1.9%	-0.5%	REALTORS® expect higher price growth in Florida than in the U.S. in the next 12 months but their price expectations for the local market remained at the same level as a year ago.
Prior 12 months	1.9%	2.4%	



Geographic Coverage for this Report

The Tallahassee area referred to in this report covers the geographic area of the Tallahassee 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:

Gadsden County, Jefferson County, Leon County, and Wakulla County

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