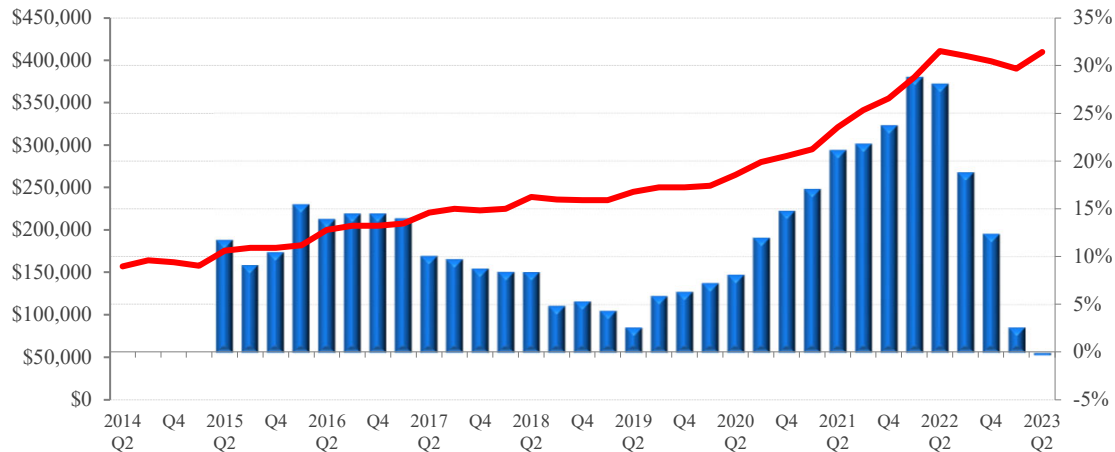


Tampa-St. Petersburg-Clearwater Area

Local Market Report, Second Quarter 2023

Today's Market...

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



| Local Price Trends | | | |
|--|-----------|-----------|--|
| Price Activity | Tampa | U.S. | Local Trend |
| Current Median Home Price (2023 Q2) | \$409,900 | \$397,433 | Prices are down compared to a year earlier and continue to weaken |
| 1-year (4-quarter) Appreciation (2023 Q2) | -0.3% | -2.1% | |
| 3-year (12-quarter) Appreciation (2023 Q2) | 54.7% | 37.9% | |
| 3-year (12-quarter) Housing Equity Gain* | \$144,900 | \$109,200 | Gains in the last 3 years have extended the trend of positive price growth after the recession |
| 7-year (28 quarters) Housing Equity Gain* | \$209,900 | \$158,300 | |
| 9-year (36 quarters) Housing Equity Gain* | \$252,900 | \$185,600 | |

*Note: Equity gain reflects price appreciation only

| | Tampa | U.S. | |
|---|-----------|----------------|---|
| Conforming Loan Limit** | \$726,200 | \$1,089,300 | Most buyers in this market have access to government-backed financing |
| FHA Loan Limit | \$472,030 | \$1,089,300 | |
| Local Median to Conforming Limit Ratio | 56% | not comparable | |

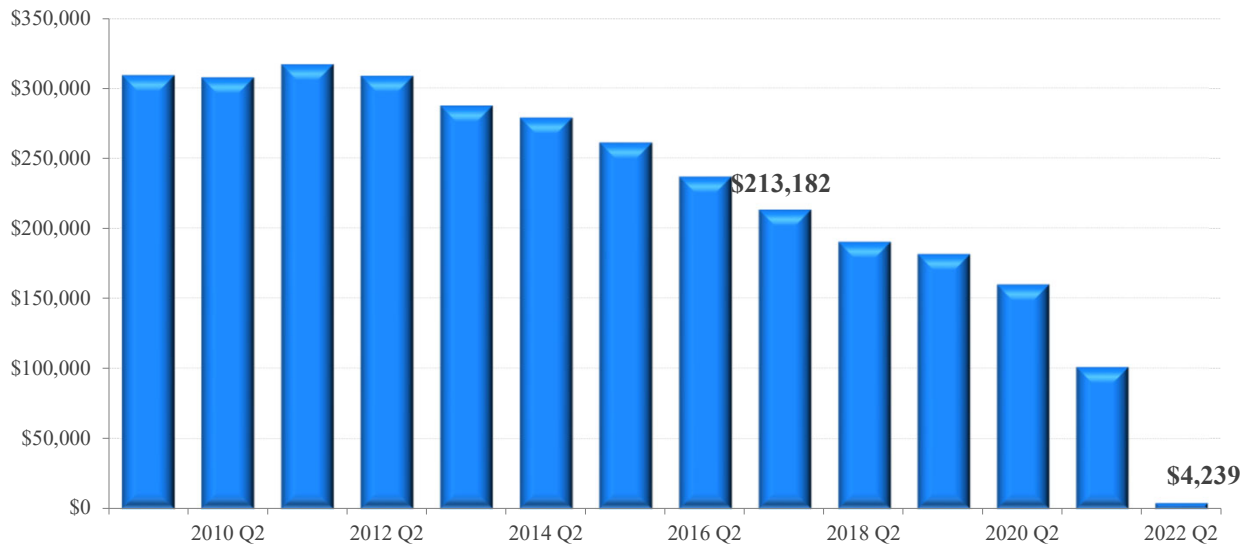
Note: limits are current and include the changes made on January 1st 2023.

Local NAR Leadership

The Tampa-St. Petersburg-Clearwater 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 2023 NAR Regional Vice President representing region 5 is Eric Sain.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



| Total Equity Gained** through 2023 Q2 from quarter in which home was of purchased | | | |
|---|-----------|-----------|--|
| Price Activity | Tampa | U.S. | Local Trend |
| 1-year (4-quarter) | \$4,239 | \$3,260 | Price trends in the last three years have undercut the steady post-recession home equity growth despite owners paying down principle |
| 3-year (12-quarter)* | \$159,853 | \$125,464 | |
| 5-year (20-quarter)* | \$190,340 | \$153,130 | |
| 7-year (28 quarters)* | \$236,687 | \$190,329 | |
| 9-year (36 quarters)* | \$278,797 | \$220,542 | |

*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...

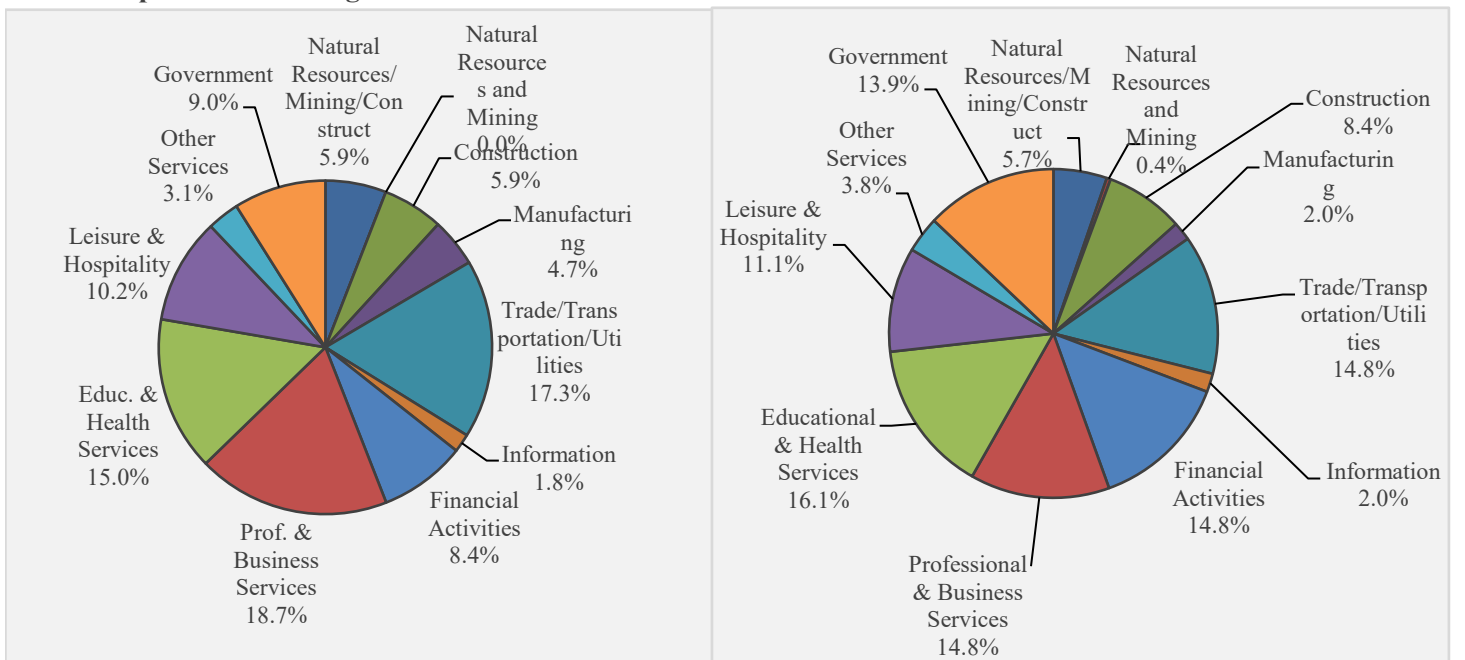


| Local Economic Outlook | Tampa | U.S. | |
|-----------------------------------|---------|----------------|--|
| 12-month Job Change (Aug) | 46,900 | Not Comparable | Employment growth has eased, but remains positive |
| 12-month Job Change (Jul) | 52,200 | Not Comparable | |
| 36-month Job Change (Aug) | 202,900 | Not Comparable | Unemployment has risen since the same period last year, but Tampa's labor market has been more resilient than the national average |
| Current Unemployment Rate (Aug) | 3.2% | 3.8% | |
| Year-ago Unemployment Rate | 2.9% | 3.7% | Local employment growth is strong compared to other markets |
| 1-year (12 month) Job Growth Rate | 3.2% | 2.9% | |

Share of Total Employment by Industry

Tampa-St. Petersburg-Clearwater Area

U.S.



12-month Employment Change by Industry (Aug - 2023)

| | | | |
|--|-------|---------------------------|--------|
| Goods Producing | NA | Information | -100 |
| Natural Resources/Mining/Construction | 5,000 | Financial Activities | -3,600 |
| Natural Resources and Mining | 0 | Prof. & Business Services | 13,500 |
| Construction | 5,000 | Educ. & Health Services | 20,700 |
| Manufacturing | 2,300 | Leisure & Hospitality | 3,700 |
| Service Providing Excluding Government | NA | Other Services | 2,600 |
| Trade/Transportation/Utilities | 6,000 | Government | 2,100 |

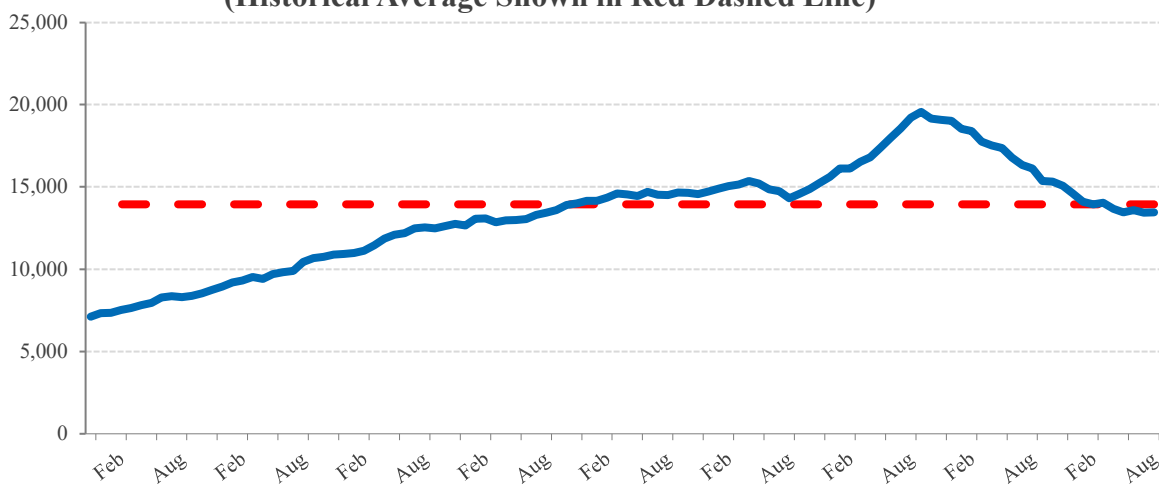
| State Economic Activity Index | Florida | U.S. | |
|-------------------------------|---------|------|---|
| 12-month change (2023 - Aug) | 3.3% | 3.2% | Florida's economy is stronger than the nation's, but slowed from last month's |

| | | | |
|------------------------------|-------|-------|--------------|
| 36-month change (2023 - Aug) | 24.8% | 15.3% | 3.38% change |
|------------------------------|-------|-------|--------------|

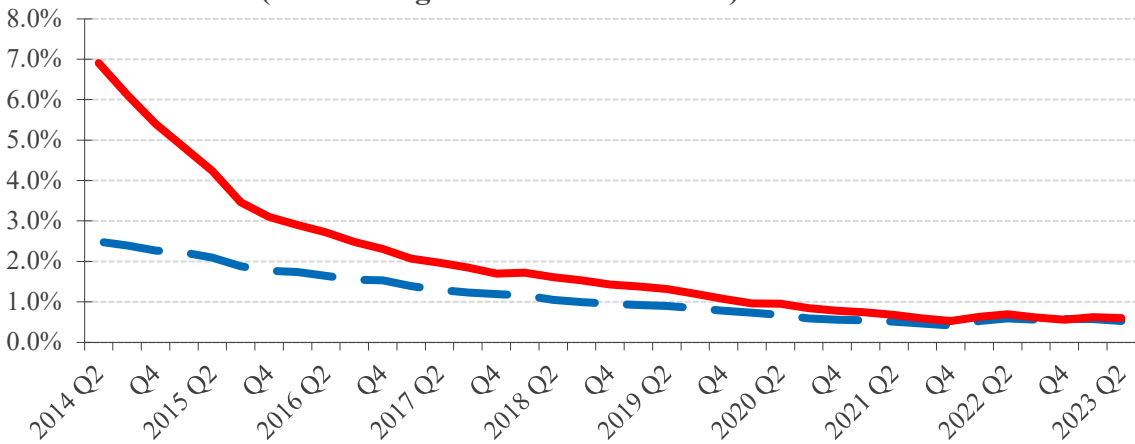


| New Housing Construction | | | |
|--|--------|----------------|---|
| Local Fundamentals | Tampa | U.S. | |
| 12-month Sum of 1-unit Building Permits through Aug | 13,453 | not comparable | The current level of construction is 3.6% below the long-term average |
| 8-year average for 12-month Sum of 1-Unit Building Permits | 13,951 | not comparable | Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly |
| Single-Family Housing Permits (Aug) 12-month sum vs. a year ago | -16.6% | -18.9% | Construction is down from last year, but appears to have bottomed. |

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

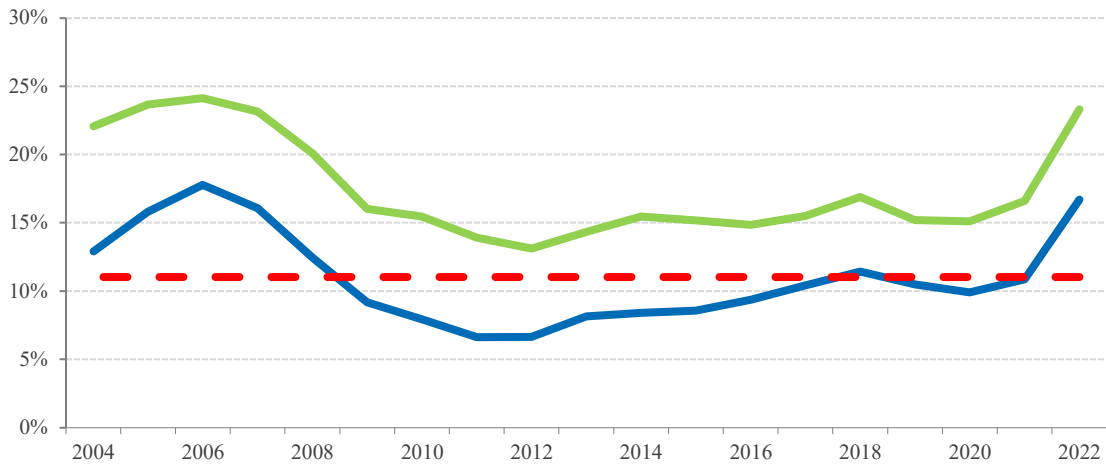


State Total Foreclosure Rate vs. U.S Average
(U.S. Average in Blue Dashed Line)



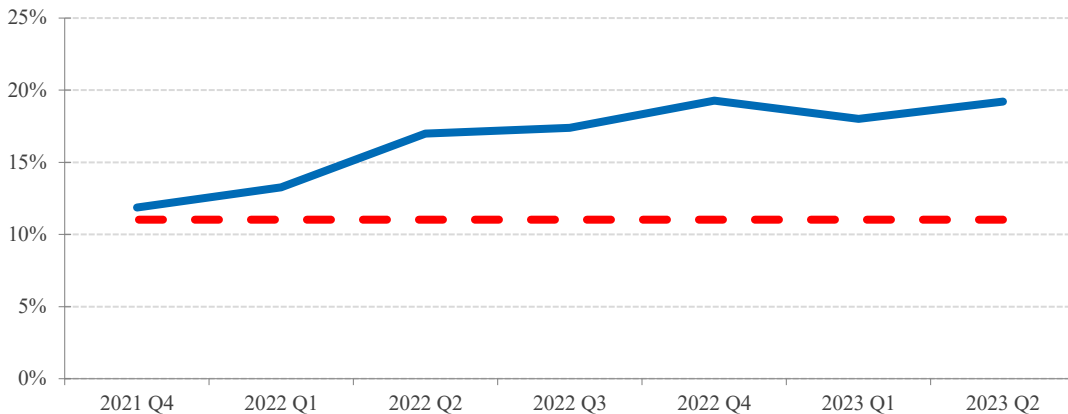
Affordability

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



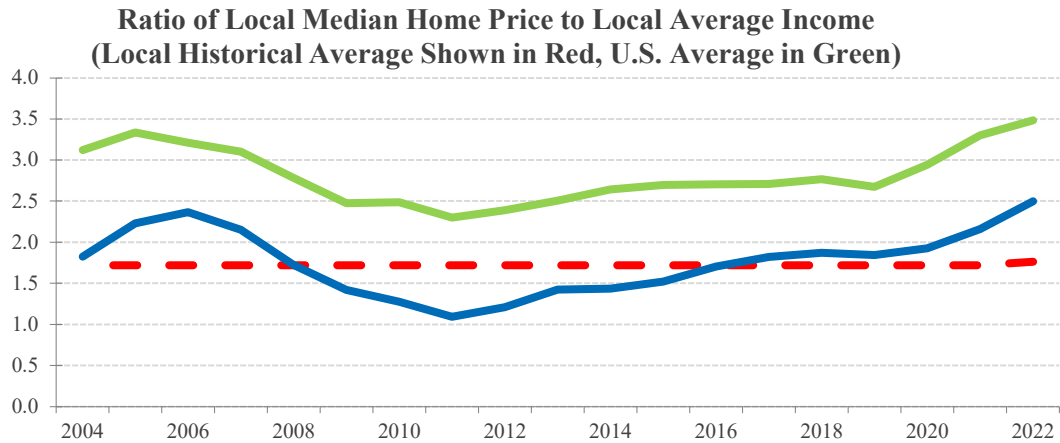
| Monthly Mortgage Payment to Income | Tampa | U.S. | |
|------------------------------------|-------|-------|---|
| Ratio for 2022 | 16.7% | 23.3% | Weak by local standards and could weigh on demand |
| Ratio for 2023 Q2 | 19.2% | 25.6% | |
| Historical Average | 11.0% | 17.8% | More affordable than most markets |

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

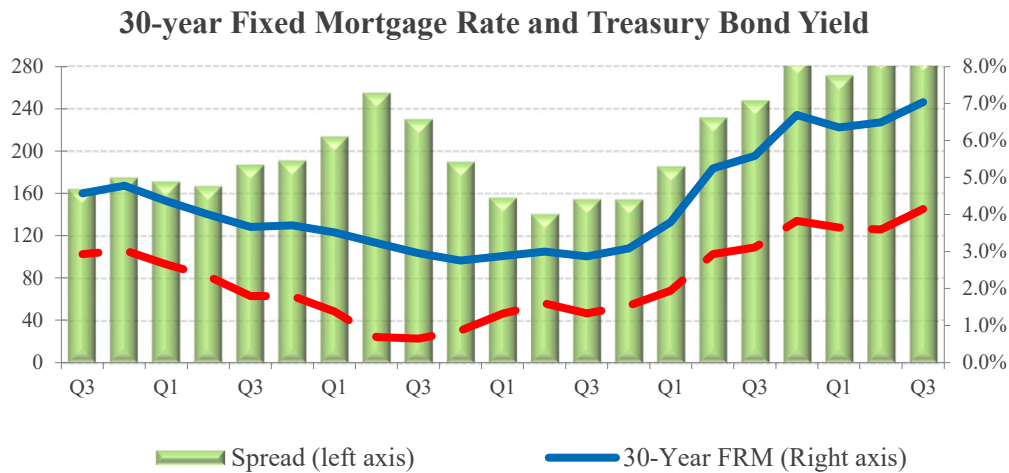


| Median Home Price to Income | Tampa | U.S. | |
|-----------------------------|-------|------|--|
| | | | |

| | | | |
|--------------------|-----|-----|---|
| Ratio for 2022 | 2.5 | 3.5 | The price-to-income ratio is high by historic standards and getting worse |
| Ratio for 2023 Q2 | 2.5 | 3.4 | |
| Historical Average | 1.8 | 2.8 | Affordable compared to most markets |



The Mortgage Market



With the Federal Reserve maintaining its tight monetary policy, mortgage rates rose in the second quarter of the year. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate moved up to 6.49% in the second quarter of 2023 from 6.36% the previous quarter. While rates remain about 1.2 times higher than the previous year (5.24%), buyers' purchasing power and housing affordability continue to diminish. Affordability challenges may ease if the Federal Reserve will stop raising and start cutting interest rates next year. NAR forecasts the 30-year fixed mortgage rate to hover around 7% in the second half of the year.



Geographic Coverage for this Report

The Tampa area referred to in this report covers the geographic area of the Tampa-St. Petersburg-Clearwater 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:

Hernando County, Hillsborough County, Pasco County, and Pinellas County

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