

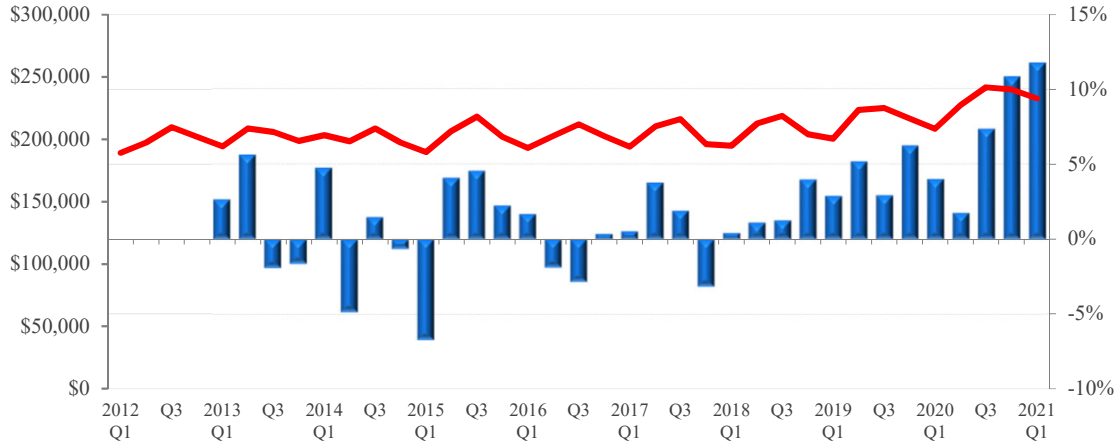
Albany-Schenectady-Troy Area

Local Market Report, First Quarter 2021

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	Albany	U.S.	Local Trend
Current Median Home Price (2021 Q1)	\$232,800	\$313,533	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2021 Q1)	11.7%	15.1%	
3-year (12-quarter) Appreciation (2021 Q1)	19.5%	28.6%	
3-year (12-quarter) Housing Equity Gain*	\$38,000	\$69,733	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$29,400	\$122,533	
9-year (36 quarters) Housing Equity Gain*	\$43,600	\$155,200	

*Note: Equity gain reflects price appreciation only

	Albany	U.S.	
Conforming Loan Limit**	\$510,400	\$765,600	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$331,760	\$765,600	
Local Median to Conforming Limit Ratio	46%	not comparable	

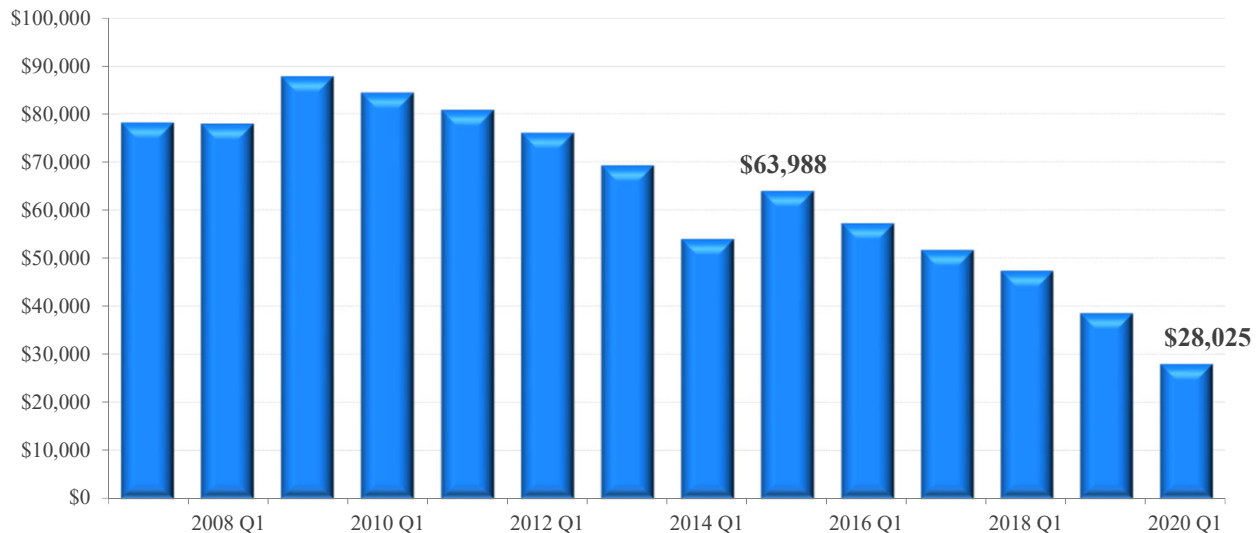
Note: limits are current and include the changes made on January 1st 2020.

Local NAR Leadership

The Albany-Schenectady-Troy market is part of region 2 in the NAR governance system, which includes all of New York, New Jersey, and Pennsylvania. The 2021 NAR Regional Vice President representing region 2 is Margaret Hartman.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained** through 2021 Q1 from quarter in which home was of purchased

Price Activity	Albany	U.S.	Local Trend
1-year (4-quarter)	\$28,025	\$45,806	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$47,356	\$81,443	
5-year (20-quarter)*	\$57,226	\$117,278	
7-year (28 quarters)*	\$53,946	\$145,583	
9-year (36 quarters)*	\$76,056	\$182,361	

*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...

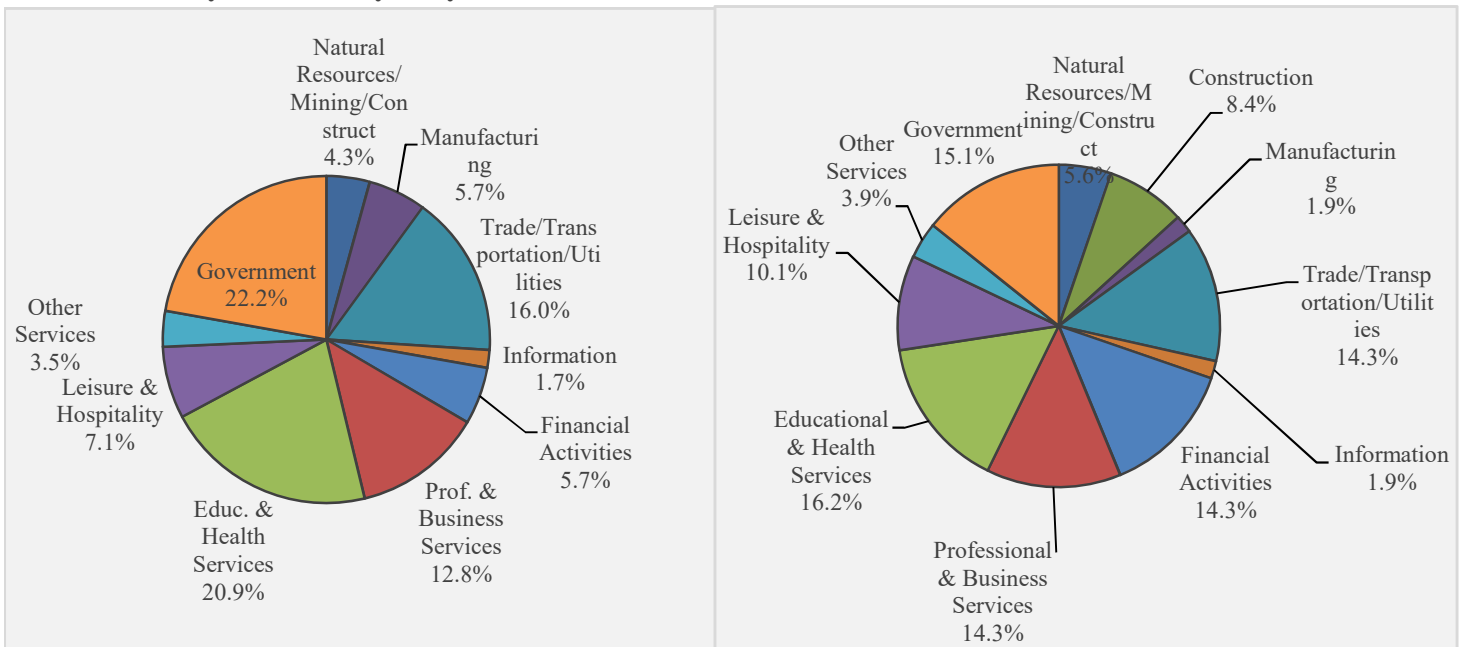


Local Economic Outlook	Albany	U.S.	
12-month Job Change (May)	39,000	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Apr)	40,900	Not Comparable	
36-month Job Change (May)	-28,900	Not Comparable	Unemployment in Albany is better than the national average and improving
Current Unemployment Rate (May)	4.3%	5.8%	
Year-ago Unemployment Rate	10.5%	13.3%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	9.6%	-4.0%	

Share of Total Employment by Industry

Albany-Schenectady-Troy Area

U.S.



12-month Employment Change by Industry in the Albany-Schenectady-Troy Area (May - 2021)

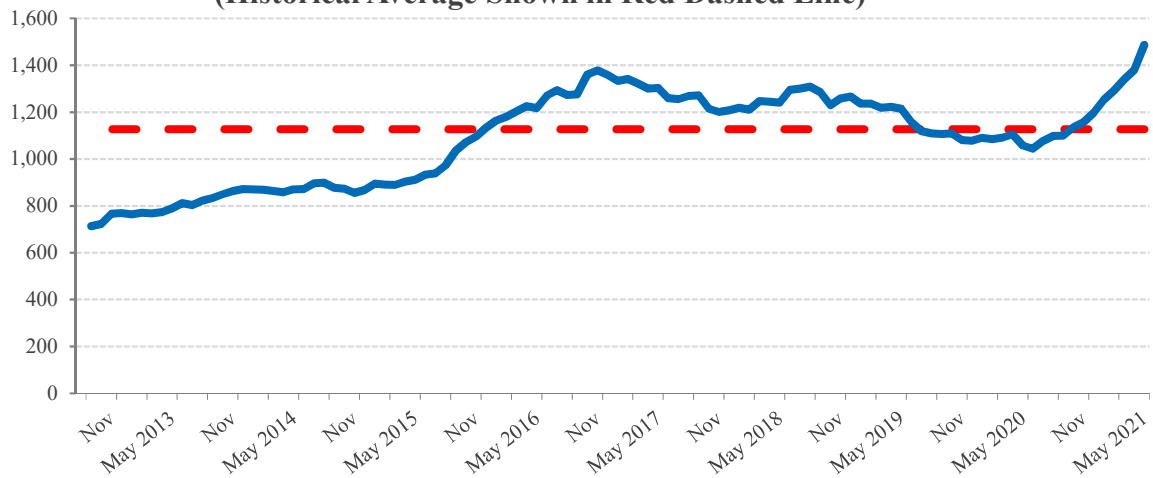
Goods Producing	NA	Information	0
Natural Resources/Mining/Construction	3,500	Financial Activities	-700
Natural Resources and Mining	NA	Prof. & Business Services	5,000
Construction	NA	Educ. & Health Services	6,300
Manufacturing	1,100	Leisure & Hospitality	14,600
Service Providing Excluding Government	NA	Other Services	3,200
Trade/Transportation/Utilities	10,600	Government	-2,700

State Economic Activity Index	New York	U.S.	
12-month change (2021 - May)	25.4%	7.7%	The economy of New York has outpaced the rest of the nation and improved modestly from last month's 24.15% change
36-month change (2021 - May)	-3.9%	1.8%	

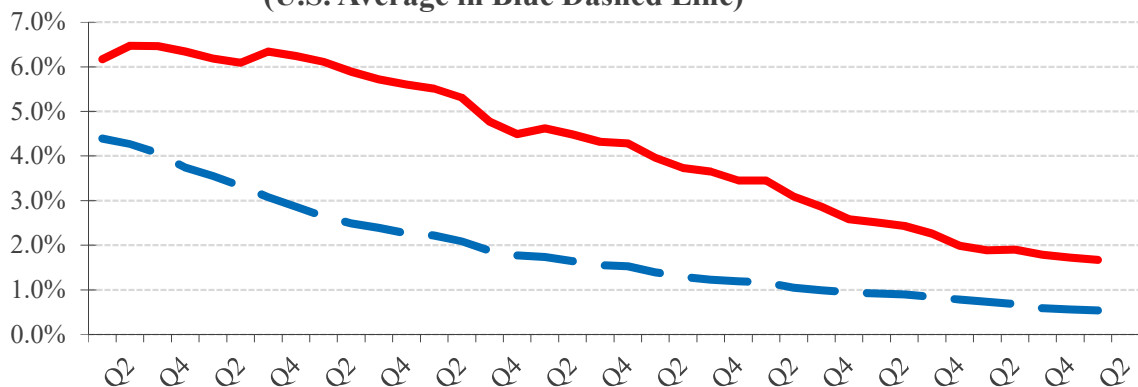
New Housing Construction

Local Fundamentals	Albany	U.S.	
12-month Sum of 1-unit Building Permits through May 2021	1,512	not comparable	The current level of construction is 34.2% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	1,127	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 (May 2021) 12-month sum vs. a year ago	44.8%	29.0%	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)**

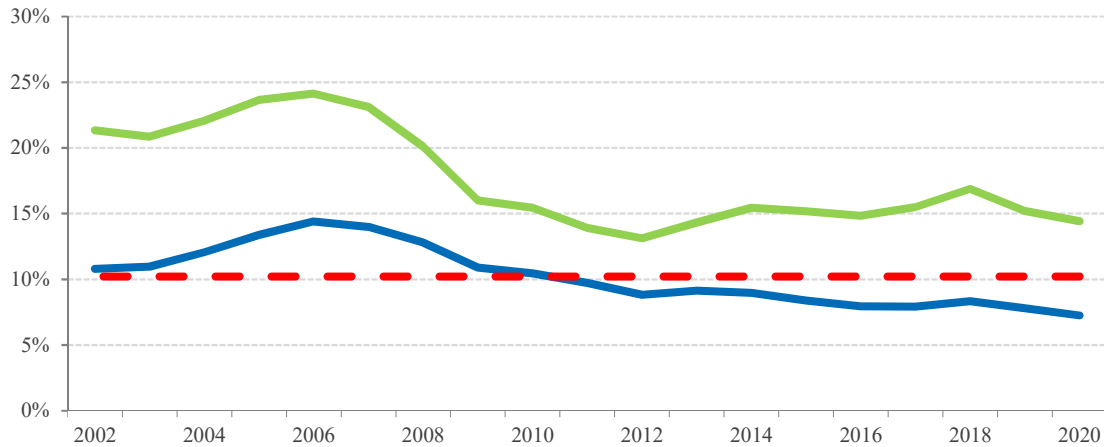


**State Total Foreclosure Rate vs. U.S Average
(U.S. Average in Blue Dashed Line)**



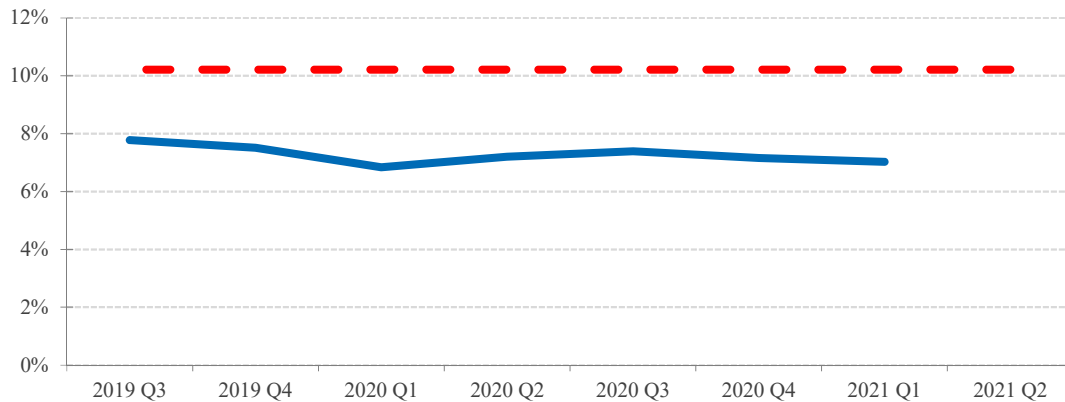
Affordability

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

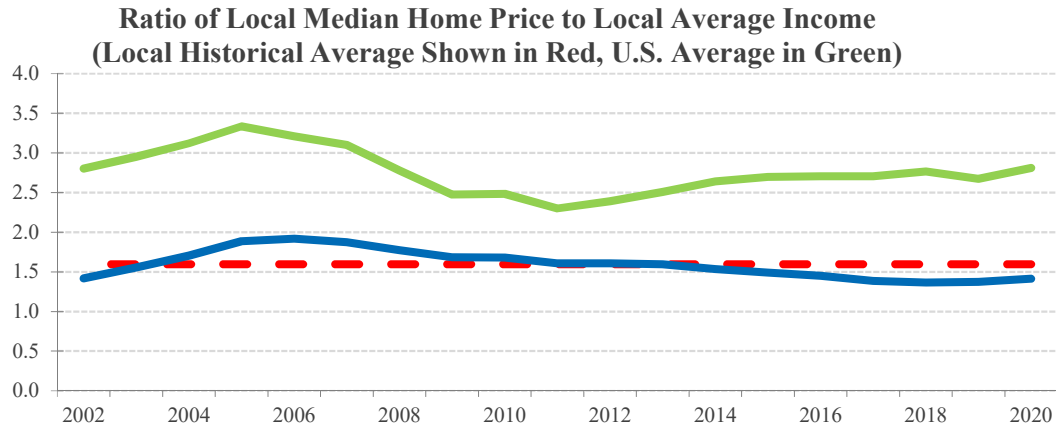


Monthly Mortgage Payment to Income	Albany	U.S.	
Ratio for 2020	7.3%	14.4%	Historically strong, but weaker than the fourth quarter of 2020
Ratio for 2021 Q1	7.0%	14.0%	
Historical Average	10.2%	18.0%	More affordable than most markets

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



Median Home Price to Income	Albany	U.S.	
Ratio for 2020	1.4	2.8	The price-to-income ratio rose, but is better than the historic average
Ratio for 2021 Q1	1.4	2.8	
Historical Average	1.6	2.7	Affordable compared to most markets



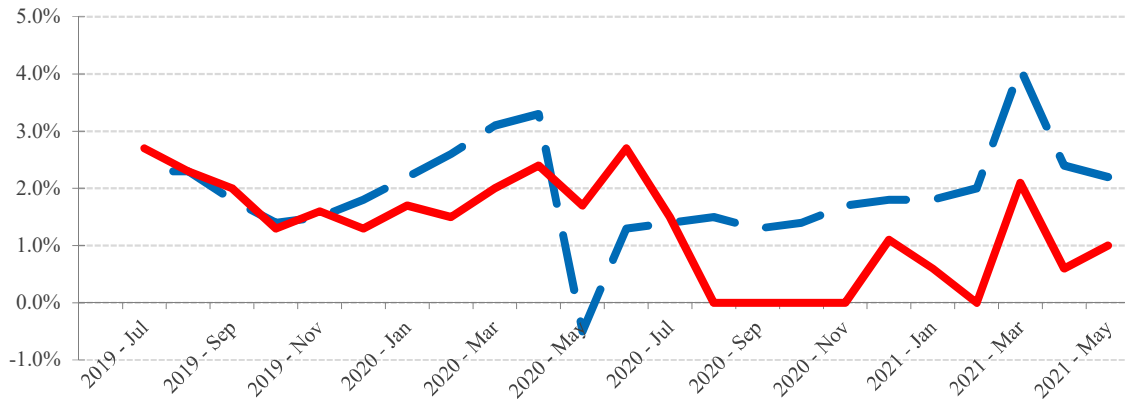
The Mortgage Market



Mortgage rates kicked off 2021 with a new record low. Nevertheless, rates were trending upward for the rest of the first quarter as COVID-19 vaccine became available to more Americans and millions of people received stimulus payments. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate was 2.88 percent in Q1 2021 compared to 3.51 percent a year earlier. Thus, homebuyers have excellent purchasing power at these historically low mortgage rates. What to expect about mortgage rates in the upcoming quarters? Rates are more likely to rise than fall as inflation will pick up in the following months. NAR is forecasting the 30-year mortgage rate to average 3.1% for the second quarter of 2021.

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 - May	0.0%	1.8%	REALTORS® expect weaker price growth in New York than in the U.S. in the next 12 months. Their price expectations for the local market are more modest than a year ago.
Prior 12 months	1.5%	1.4%	

Geographic Coverage for this Report

The Albany area referred to in this report covers the geographic area of the Albany-Schenectady-Troy 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:

Albany County, Rensselaer County, Saratoga County, Schenectady County, and Schoharie County

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