

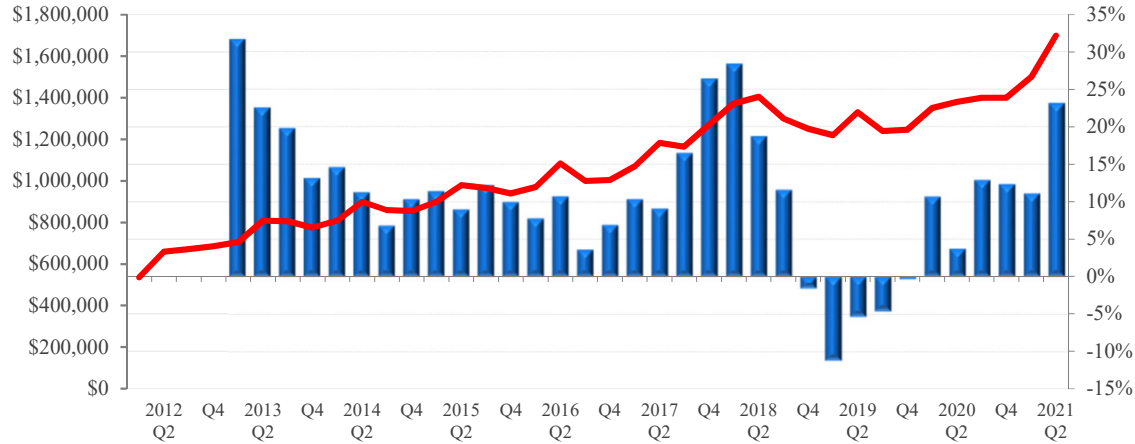
San Jose-Sunnyvale-Santa Clara Area

Local Market Report, Second 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	San Jose	U.S.	Local Trend
Current Median Home Price (2021 Q2)	\$1,699,000	\$351,267	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2021 Q2)	23.1%	21.9%	
3-year (12-quarter) Appreciation (2021 Q2)	20.9%	32.3%	
3-year (12-quarter) Housing Equity Gain*	\$294,000	\$85,667	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$799,500	\$139,433	
9-year (36 quarters) Housing Equity Gain*	\$1,039,000	\$170,333	

*Note: Equity gain reflects price appreciation only

	San Jose	U.S.	Government-backed financing is limited in this market, hampering home sales
Conforming Loan Limit**	\$765,600	\$765,600	
FHA Loan Limit	\$765,600	\$765,600	
Local Median to Conforming Limit Ratio	222%	not comparable	

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

Local NAR Leadership

The San Jose-Sunnyvale-Santa Clara market is part of region 13 in the NAR governance system, which includes all of California, Hawaii, and Guam. The 2021 NAR Regional Vice President representing region 13 is Chris Kutzkey.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained** through 2021 Q2 from quarter in which home was of purchased

Price Activity	SanJose	U.S.	Local Trend
1-year (4-quarter)	\$344,134	\$68,283	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$358,573	\$97,874	
5-year (20-quarter)*	\$714,075	\$134,190	
7-year (28 quarters)*	\$909,964	\$165,448	
9-year (36 quarters)*	\$1,153,983	\$201,855	

*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...

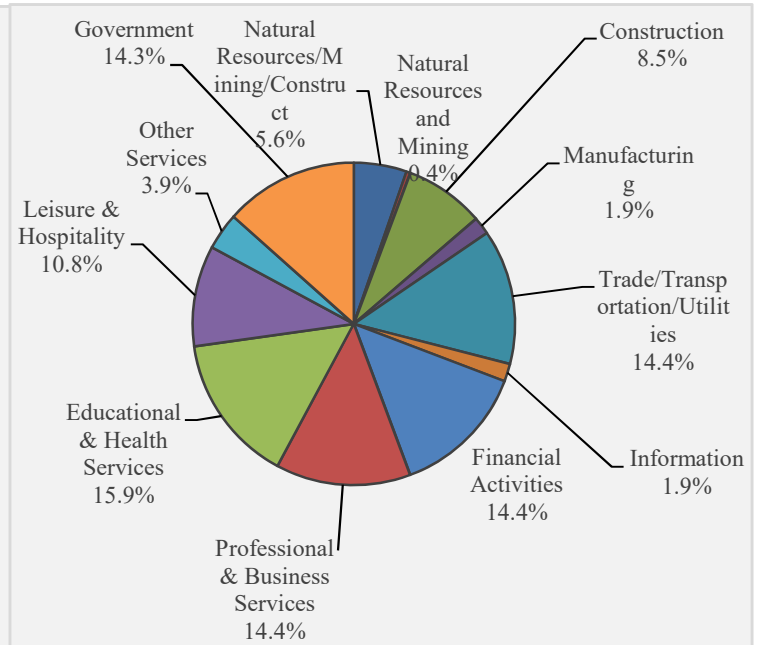
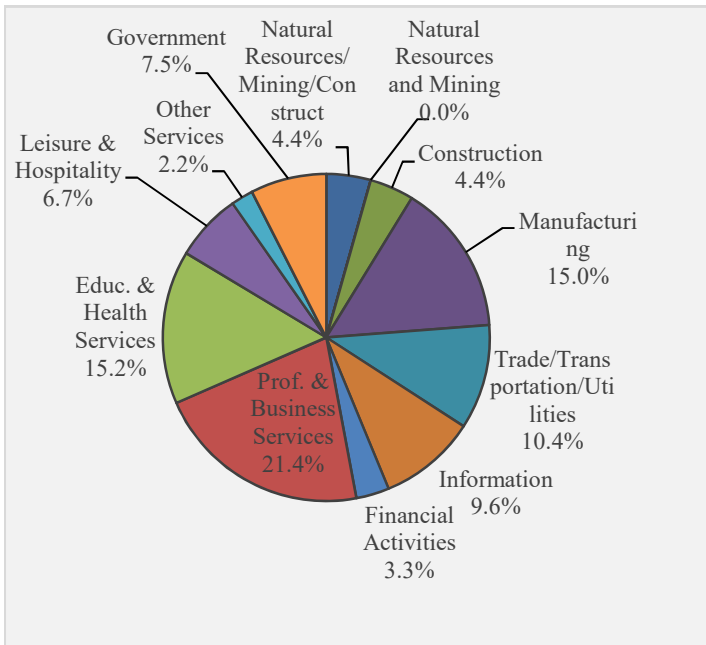


Local Economic Outlook	San Jose	U.S.	
12-month Job Change (Aug)	41,600	Not Comparable	Employment has held up and is on an upward trend
12-month Job Change (Jul)	39,200	Not Comparable	
36-month Job Change (Aug)	-33,100	Not Comparable	Unemployment in San Jose is better than the national average and improving
Current Unemployment Rate (Jul)	5.0%	5.4%	
Year-ago Unemployment Rate	9.4%	10.2%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	3.9%	-0.8%	

Share of Total Employment by Industry

San Jose-Sunnyvale-Santa Clara Area

U.S.



12-month Employment Change by Industry in the San Jose-Sunnyvale-Santa Clara Area (Aug - 2021)

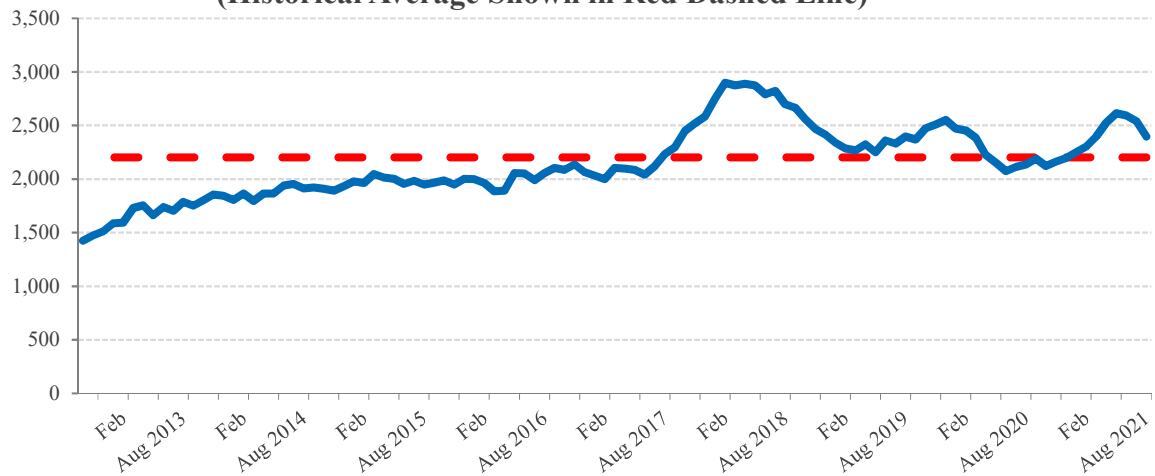
Goods Producing	NA	Information	4,000
Natural Resources/Mining/Construction	-1,700	Financial Activities	-500
Natural Resources and Mining	0	Prof. & Business Services	8,000
Construction	-1,700	Educ. & Health Services	7,500
Manufacturing	1,900	Leisure & Hospitality	13,200
Service Providing Excluding Government	NA	Other Services	5,500
Trade/Transportation/Utilities	2,900	Government	-1,600

State Economic Activity Index	California	U.S.	
12-month change (2021 - Jul)	16.3%	6.8%	California's economy is stronger than the nation's, but slowed from last month's 18.21% change
36-month change (2021 - Jul)	3.0%	2.7%	

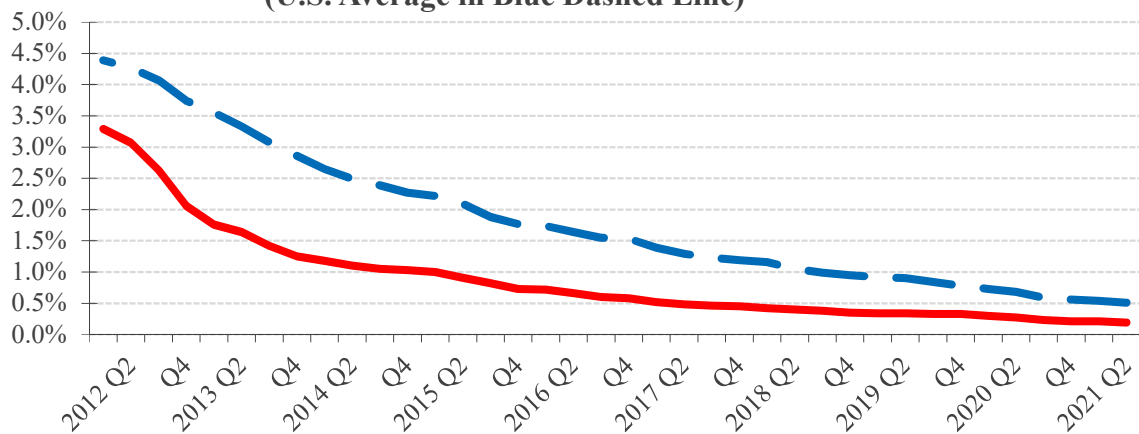
New Housing Construction

Local Fundamentals	San Jose	U.S.	
12-month Sum of 1-unit Building Permits through Aug 2021	2,396	not comparable	The current level of construction is 8.8% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	2,203	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 (Aug 2021) 12-month sum vs. a year ago	12.1%	26.8%	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)**

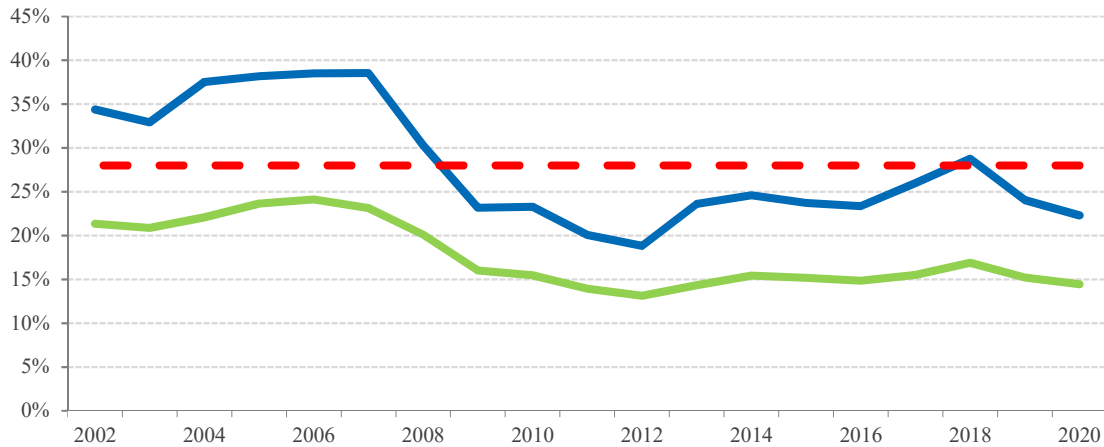


**State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)**



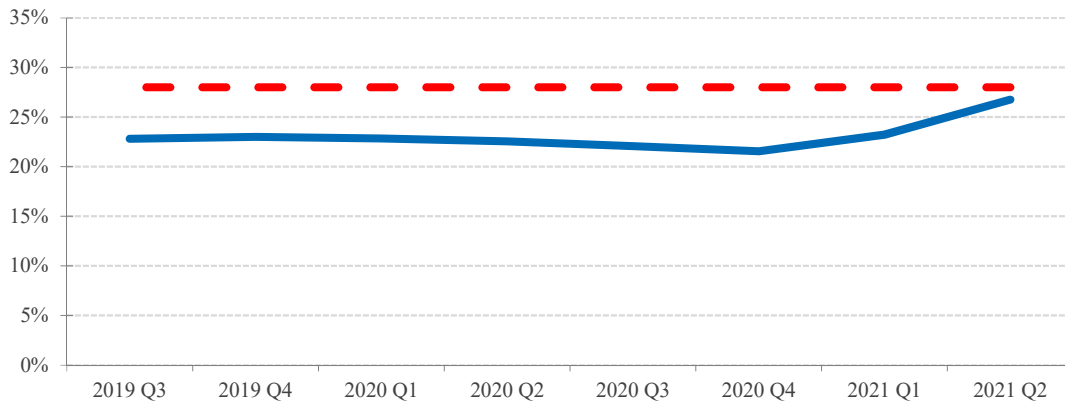
Affordability

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

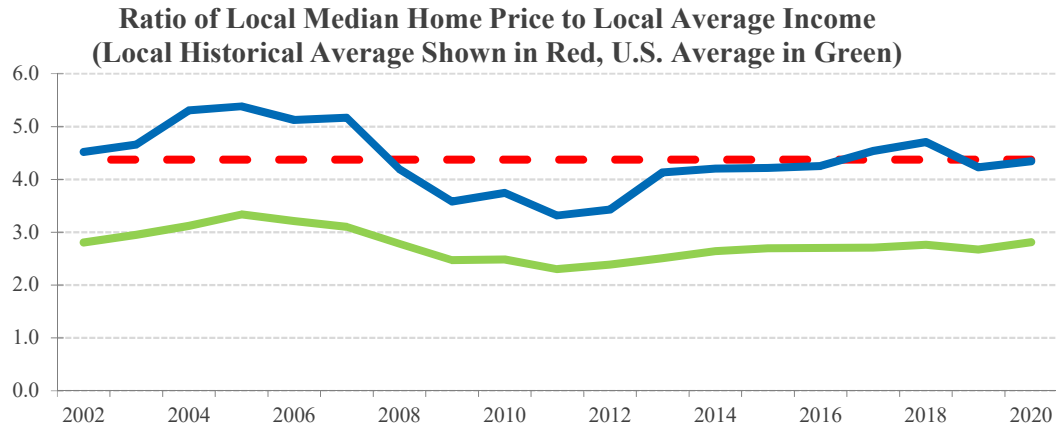


Monthly Mortgage Payment to Income	San Jose	U.S.	
Ratio for 2020	22.3%	14.4%	Historically strong, but weaker than the first quarter of 2021
Ratio for 2021 Q2	26.8%	16.0%	
Historical Average	28.0%	18.0%	Weaker affordability than most markets

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



Median Home Price to Income	San Jose	U.S.	
Ratio for 2020	4.3	2.8	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2021 Q2	5.3	3.2	
Historical Average	4.4	2.7	Less affordable than most markets



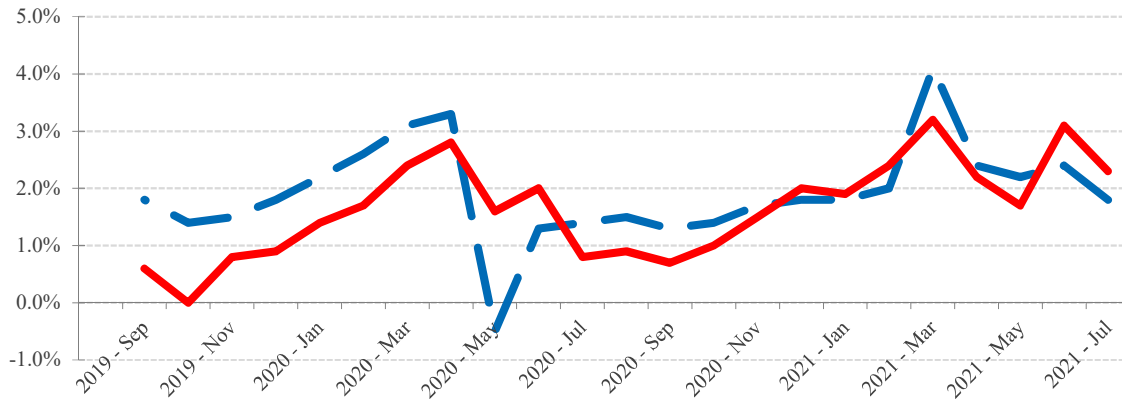
The Mortgage Market



In the second quarter of 2021, mortgage rates were higher than the previous quarter as the economy grew faster than expected with millions of Americans resuming traveling, going to restaurants, bars, events and shows. Nevertheless, mortgage rates were still lower than a year earlier. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate was 3.00 percent in Q2 2021 compared to 3.23 percent a year earlier. What to expect from mortgage rates in the upcoming quarters? Rates are expected to rise further as the Fed will likely start reducing its bond purchases before the end of the year and raise interest rates by the middle of next year. NAR forecasts the 30-year fixed mortgage rate to reach 3.5% by 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	California	U.S.	
2021 - Aug	1.7%	1.1%	REALTORS® expect higher price growth in California than in the U.S. in the next 12 months. Their price expectations are also higher than a year ago.
Prior 12 months	1.0%	1.4%	

Geographic Coverage for this Report

The San Jose area referred to in this report covers the geographic area of the San Jose-Sunnyvale-Santa Clara 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:

San Benito County and Santa Clara County

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