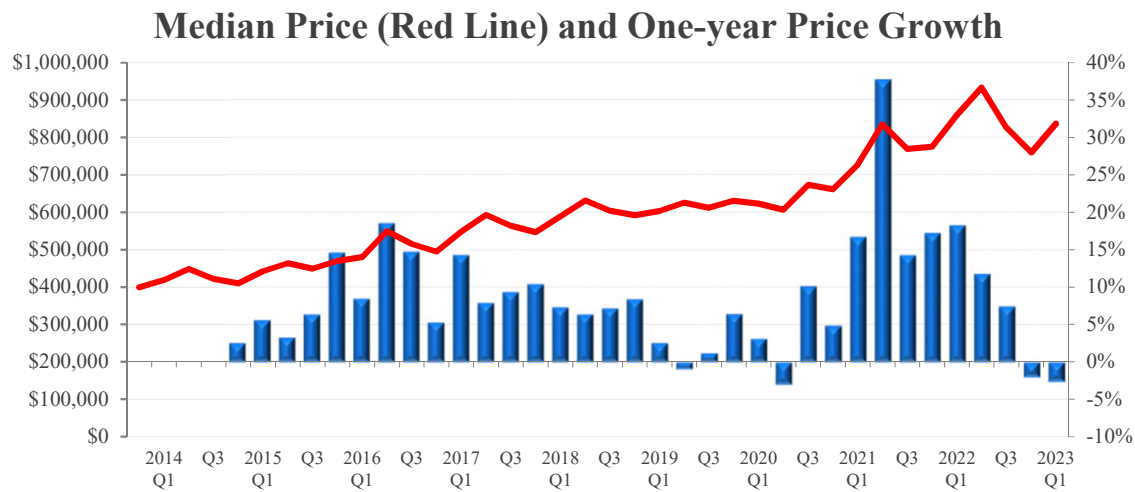


Boulder Area

Local Market Report, First Quarter 2023

Today's Market...



Local Price Trends			
Price Activity	Boulder	U.S.	Local Trend
Current Median Home Price (2023 Q1)	\$836,900	\$366,733	Prices are down compared to a year earlier and continue to weaken
1-year (4-quarter) Appreciation (2023 Q1)	-2.6%	0.3%	
3-year (12-quarter) Appreciation (2023 Q1)	34.4%	34.6%	
3-year (12-quarter) Housing Equity Gain*	\$214,300	\$94,267	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$357,200	\$151,000	
9-year (36 quarters) Housing Equity Gain*	\$418,200	\$175,733	

*Note: Equity gain reflects price appreciation only

	Boulder	U.S.	
Conforming Loan Limit**	\$856,750	\$1,089,300	Not all buyers have access to government-backed financing in this market
FHA Loan Limit	\$856,750	\$1,089,300	
Local Median to Conforming Limit Ratio	98%	not comparable	

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

Local NAR Leadership

The Boulder market is part of region 11 in the NAR governance system, which includes all of Wyoming, Colorado, New Mexico, Arizona, Utah, and Nevada. The 2023 NAR Regional Vice President representing region 11 is Kevin Sigstad.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained** through 2023 Q1 from quarter in which home was of purchased

Price Activity	Boulder	U.S.	Local Trend
1-year (4-quarter)	\$7,931	\$7,042	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)*	\$247,947	\$108,992	
5-year (20-quarter)*	\$297,575	\$143,305	
7-year (28 quarters)*	\$420,189	\$179,328	
9-year (36 quarters)*	\$486,159	\$206,734	

*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...

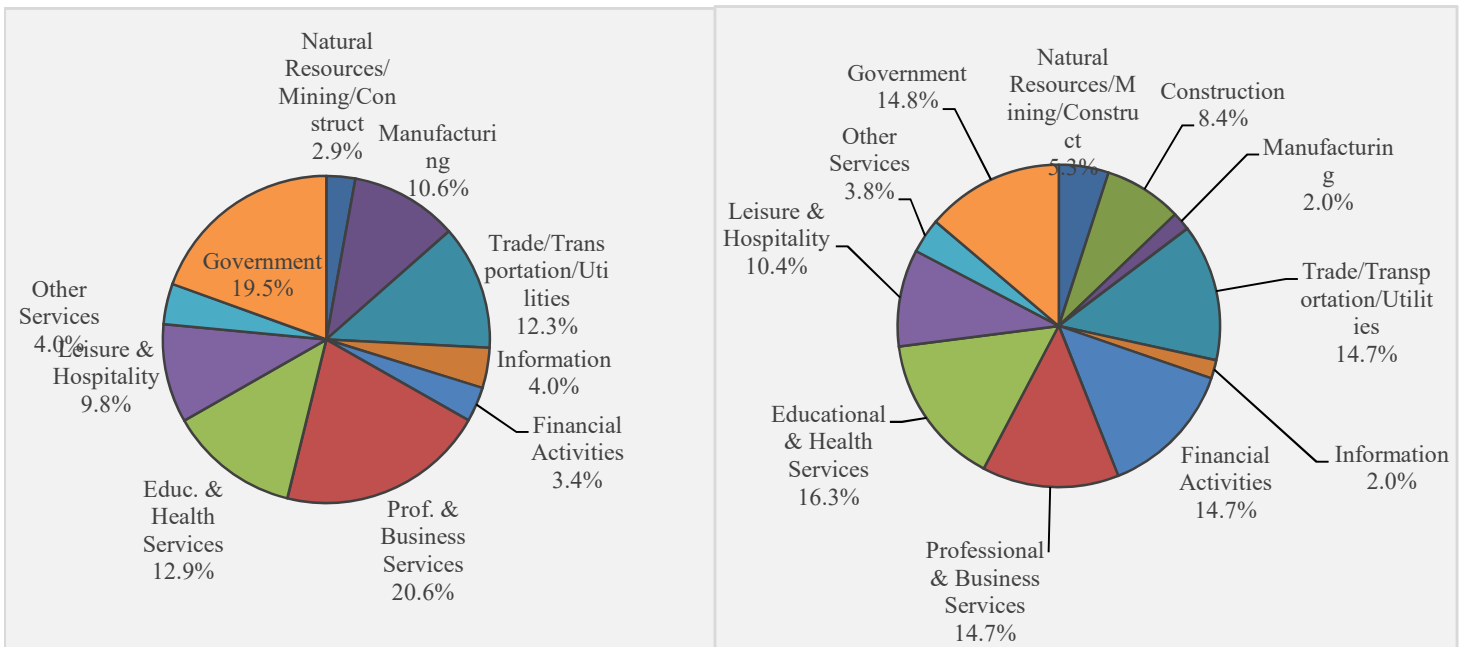


Local Economic Outlook	Boulder	U.S.	
12-month Job Change (Mar)	3,600	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Feb)	4,900	Not Comparable	
36-month Job Change (Mar)	4,600	Not Comparable	Unemployment in Boulder is better than the national average and improving
Current Unemployment Rate (Mar)	2.3%	3.5%	
Year-ago Unemployment Rate	2.8%	3.6%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	1.8%	3.8%	

Share of Total Employment by Industry

Boulder Area

U.S.



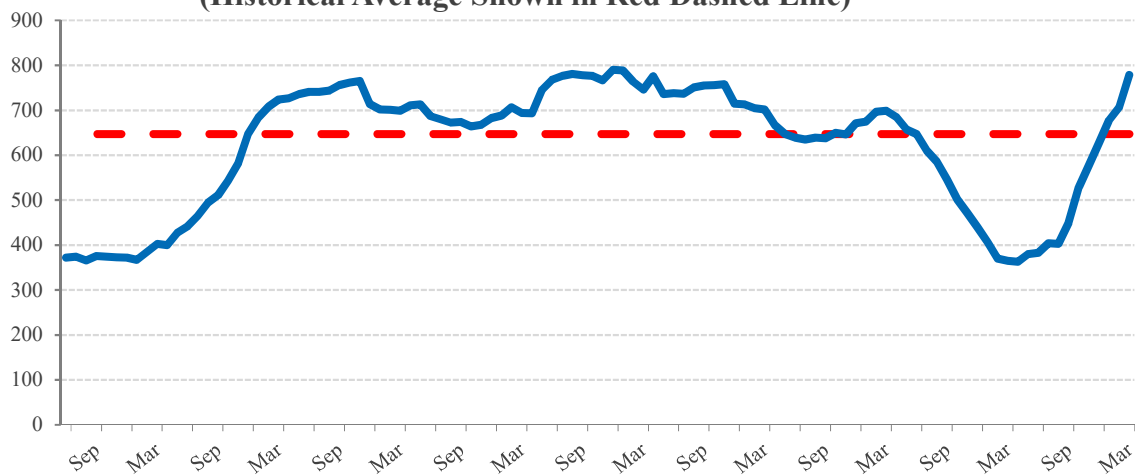
12-month Employment Change by Industry (Mar - 2023)

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

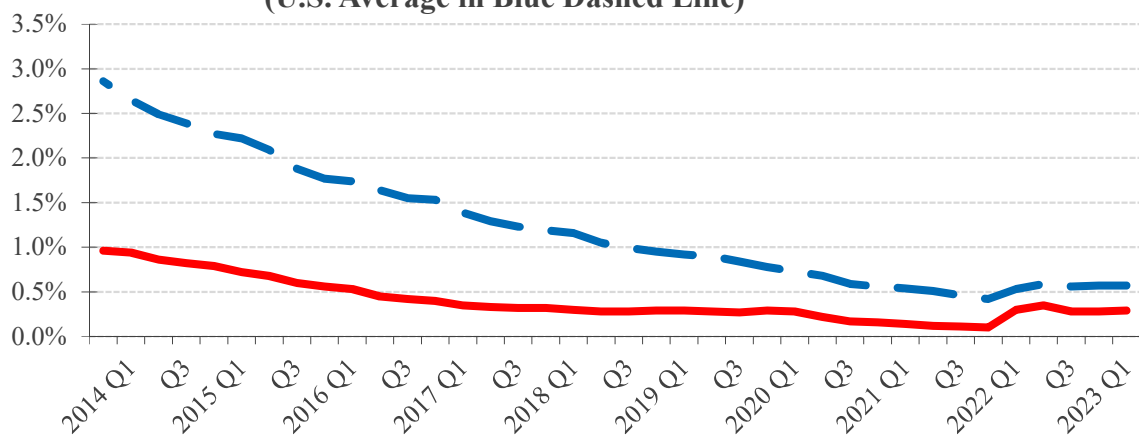
State Economic Activity Index	Colorado	U.S.	
12-month change (2023 - Mar)	3.2%	3.8%	Colorado's economy is growing, but decelerated from last month's 3.56% change and lags the rest of the nation
36-month change (2023 - Mar)	8.6%	6.7%	

New Housing Construction			
Local Fundamentals	Boulder	U.S.	
12-month Sum of 1-unit Building Permits through Mar	779	not comparable	The current level of construction is 20.3% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	647	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	113.4%	-21.2%	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)**

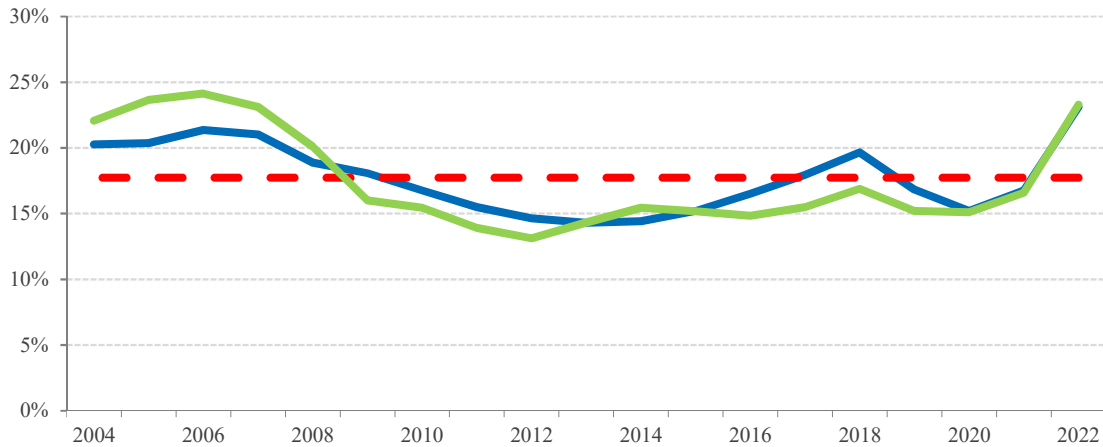


**State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)**



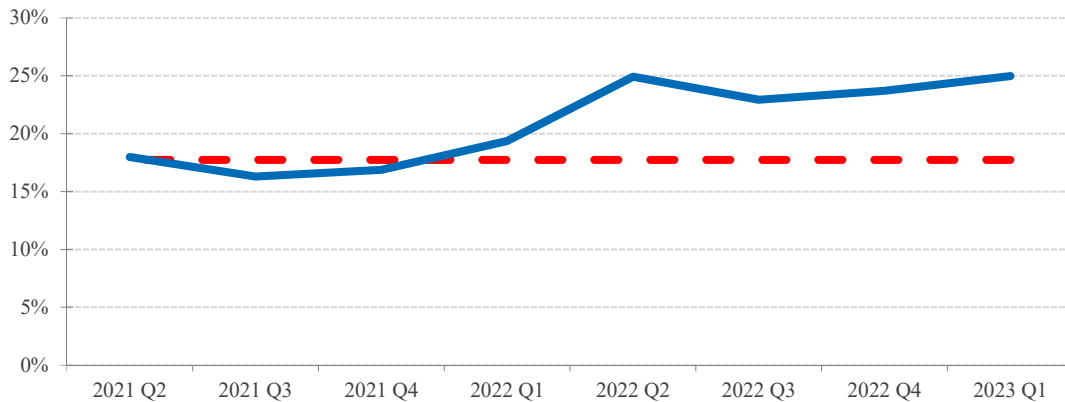
Affordability

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

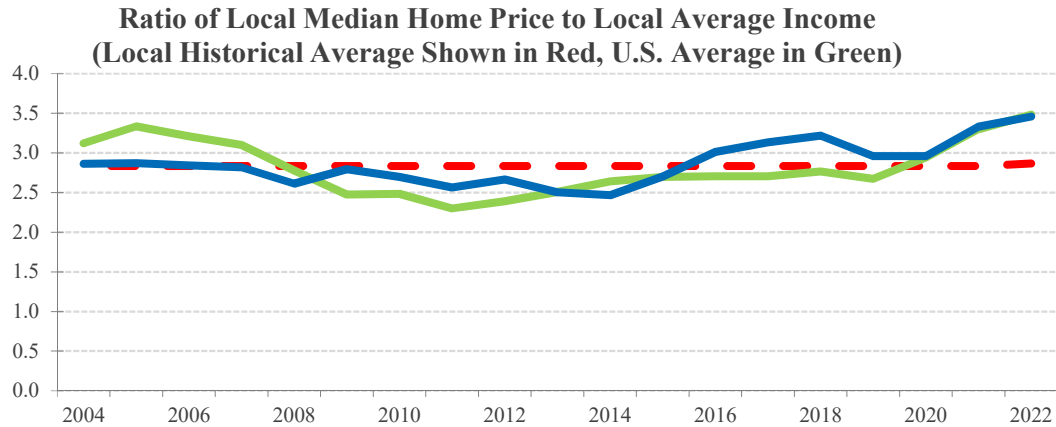


Monthly Mortgage Payment to Income	Boulder	U.S.	
Ratio for 2022	23.1%	23.3%	Weak by local standards and could weigh on demand
Ratio for 2023 Q1	25.0%	23.3%	
Historical Average	17.7%	17.8%	More affordable than most markets

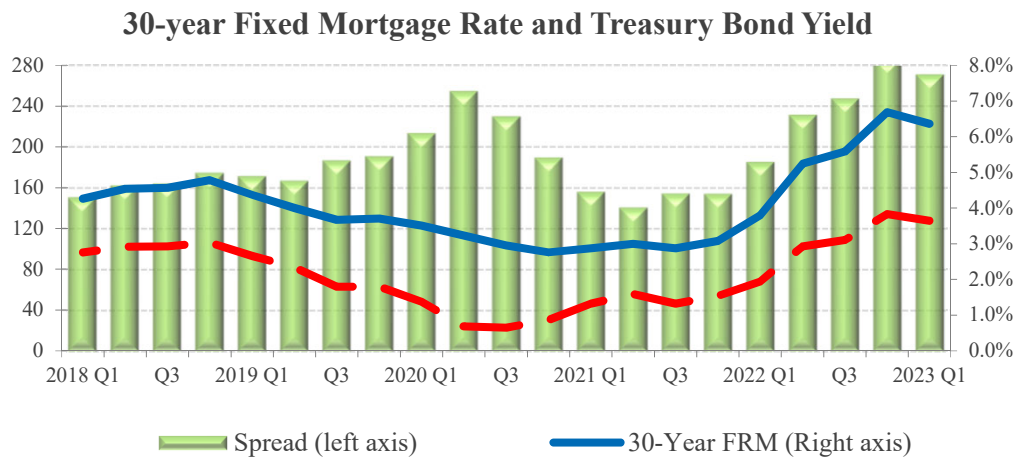
Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Boulder	U.S.	
Ratio for 2022	3.5	3.5	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2023 Q1	3.3	3.1	
Historical Average	2.9	2.8	Less affordable than most markets



The Mortgage Market



After surpassing twice the 7 percent threshold at the end of 2022, mortgage rates fell in the beginning of 2023. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate dropped to 6.36% in the first quarter of 2023 from 6.69% the previous quarter. Nevertheless, rates continue to be 1.7 times higher than the previous year (3.79%). Although rates will continue to fluctuate in the following months, with inflation easing further and the Federal Reserve expected to pause its rate hikes soon, mortgage rates will stabilize near 6% in the second half of the year. NAR forecasts the 30-year fixed mortgage rate to average 6.3% and 6.1% at the second and third quarter of the year, respectively.

Geographic Coverage for this Report

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

Boulder County

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

