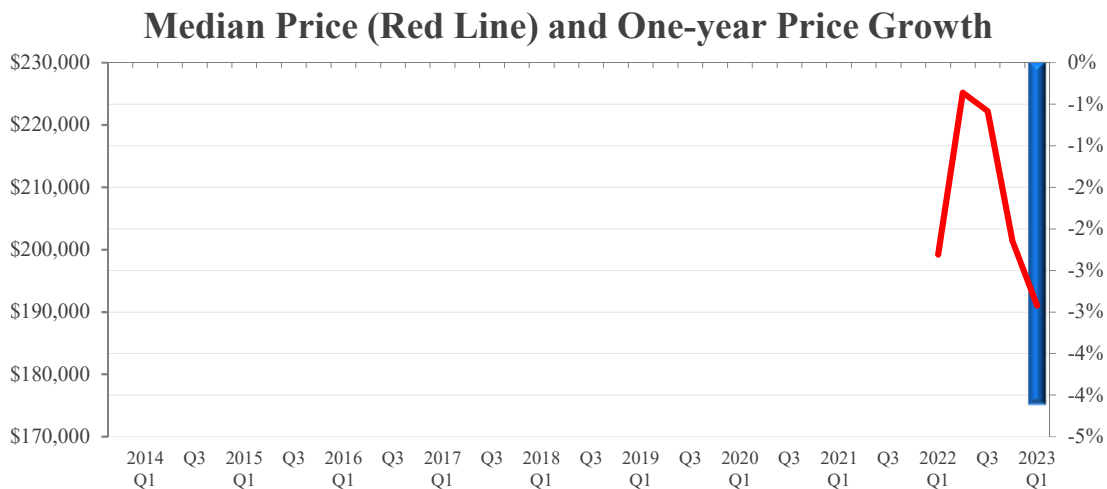


Pittsburgh Area

Local Market Report, First Quarter 2023

Today's Market...



Local Price Trends			
Price Activity	Pittsburgh	U.S.	Local Trend
Current Median Home Price (2023 Q1)	\$191,000	\$366,733	Price growth in the Pittsburgh area outpaced the U.S. average over the past 12 months
1-year (4-quarter) Appreciation (2023 Q1)	-4.1%	0.3%	
3-year (12-quarter) Appreciation (2023 Q1)	NA	34.6%	
3-year (12-quarter) Housing Equity Gain*	NA	\$94,267	Information on the long-term trend is not available
7-year (28 quarters) Housing Equity Gain*	NA	\$151,000	
9-year (36 quarters) Housing Equity Gain*	NA	\$175,733	

*Note: Equity gain reflects price appreciation only

	Pittsburgh	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	26%	not comparable	

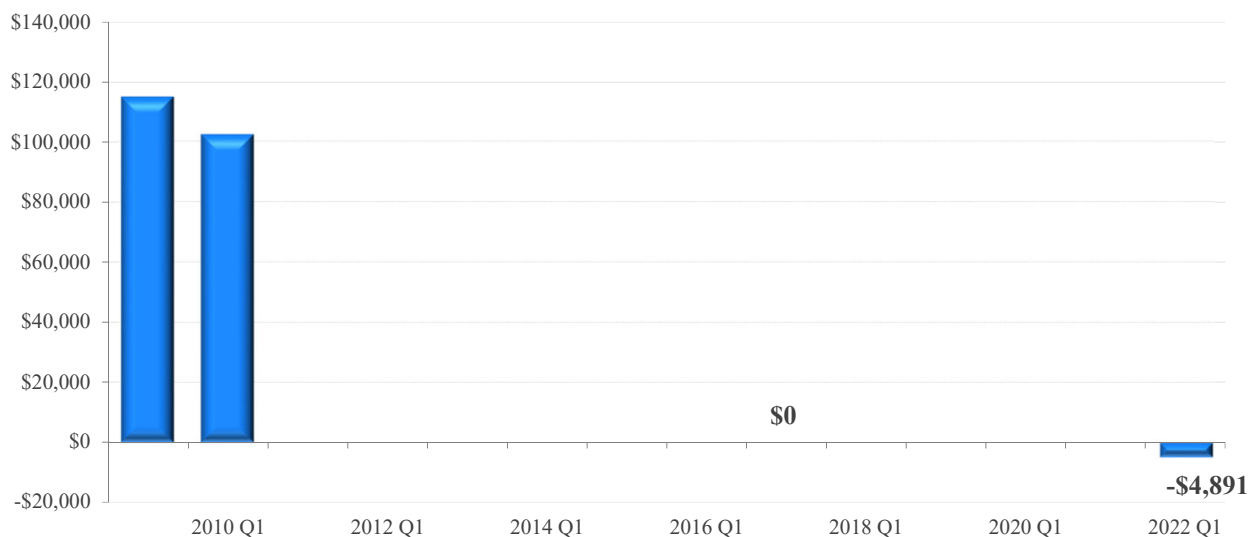
Note: limits are current and include the changes made on January 1st 2023.

Local NAR Leadership

The Pittsburgh market is part of region 2 in the NAR governance system, which includes all of New York, New Jersey, and Pennsylvania. The 2023 NAR Regional Vice President representing region 2 is Ilene Horowitz.

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	Pittsburgh	U.S.	Local Trend
1-year (4-quarter)	\$4,891	\$7,042	Information on the long-term trend is not available
3-year (12-quarter)*	NA	\$108,992	
5-year (20-quarter)*	NA	\$143,305	
7-year (28 quarters)*	NA	\$179,328	
9-year (36 quarters)*	NA	\$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...

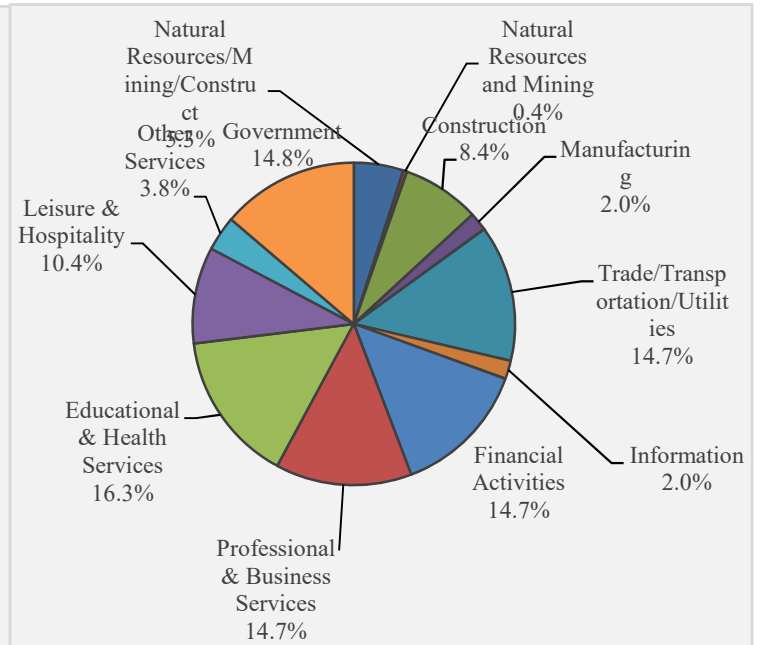
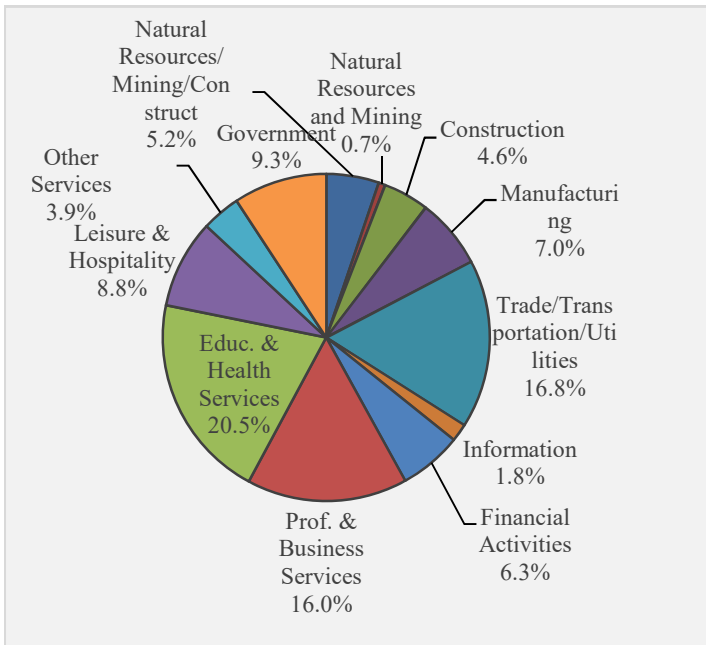


Local Economic Outlook	Pittsburgh	U.S.	
12-month Job Change (Mar)	22,600	Not Comparable	Employment has held up and is on an upward trend
12-month Job Change (Feb)	22,500	Not Comparable	
36-month Job Change (Mar)	-16,100	Not Comparable	Pittsburgh's unemployment rate lags the national average, but has improved relative to the same period last year
Current Unemployment Rate (Mar)	3.9%	3.5%	
Year-ago Unemployment Rate	4.5%	3.6%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	2.0%	3.8%	

Share of Total Employment by Industry

Pittsburgh Area

U.S.



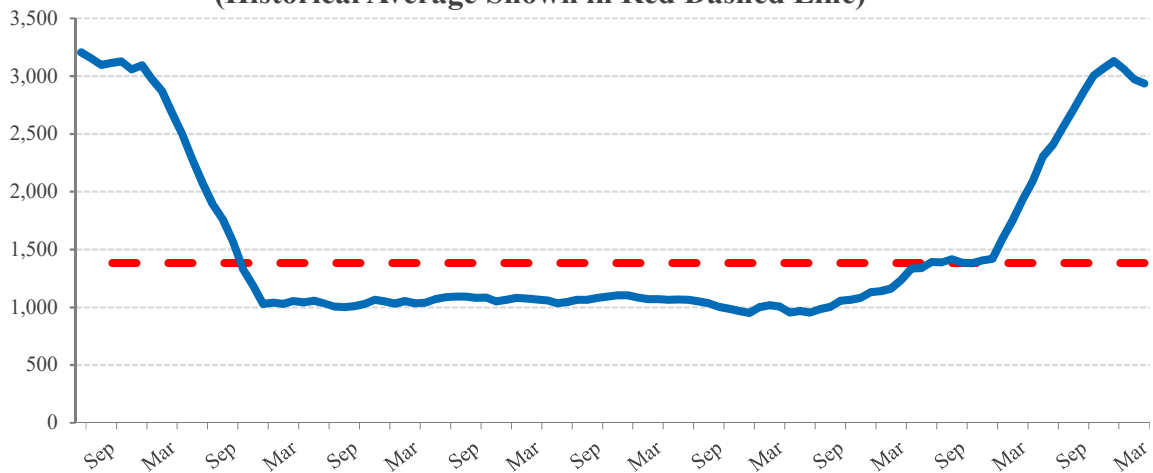
12-month Employment Change by Industry (Mar - 2023)

Goods Producing	NA	Information	900
Natural Resources/Mining/Construction	-2,700	Financial Activities	1,200
Natural Resources and Mining	500	Prof. & Business Services	7,800
Construction	-3,200	Educ. & Health Services	5,500
Manufacturing	2,600	Leisure & Hospitality	4,100
Service Providing Excluding Government	NA	Other Services	1,500
Trade/Transportation/Utilities	1,000	Government	600

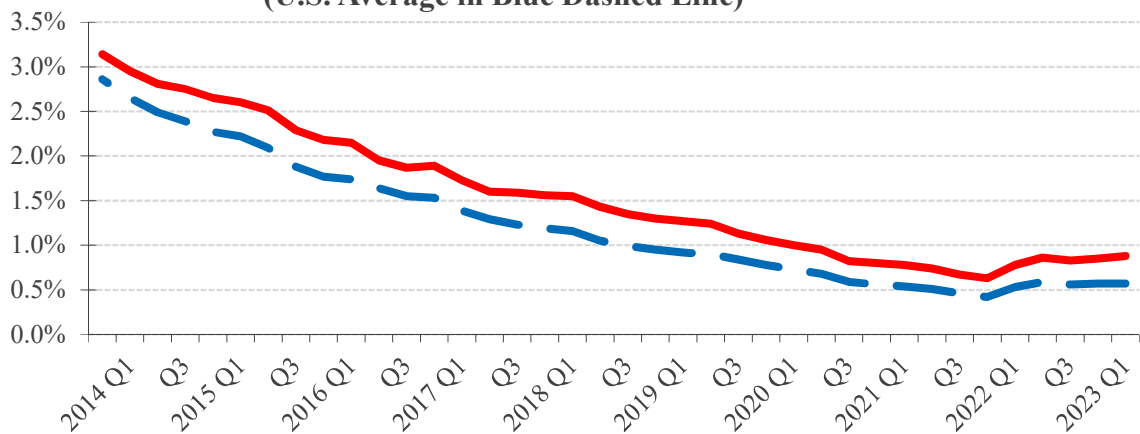
State Economic Activity Index	Pennsylvania	U.S.	
12-month change (2023 - Mar)	3.4%	3.8%	The economy of Pennsylvania is growing more slowly than the rest of the nation, but improved modestly from last month's 2.95% change
36-month change (2023 - Mar)	6.0%	6.7%	

New Housing Construction			
Local Fundamentals	Pittsburgh	U.S.	
12-month Sum of 1-unit Building Permits through Mar	2,938	not comparable	The current level of construction is 112.5% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	1,383	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	52.1%	-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)**

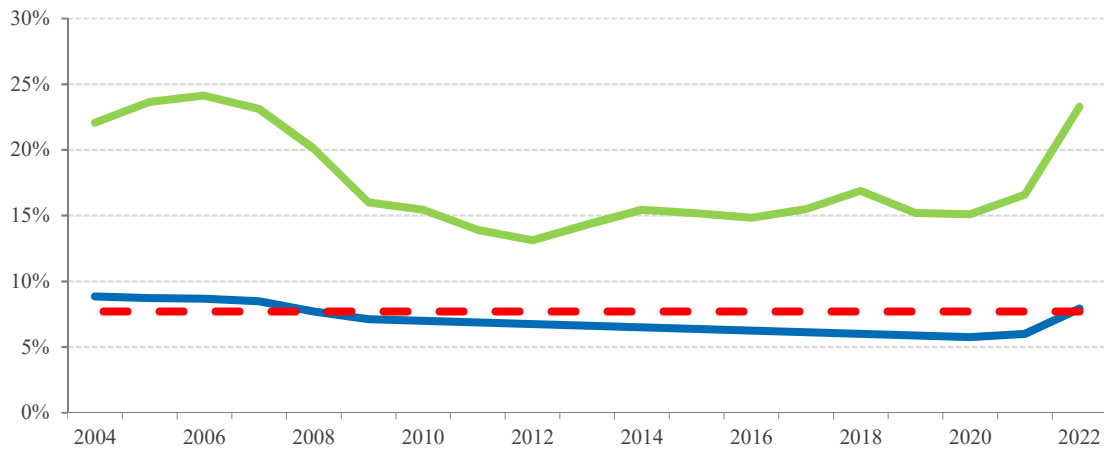


**State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)**



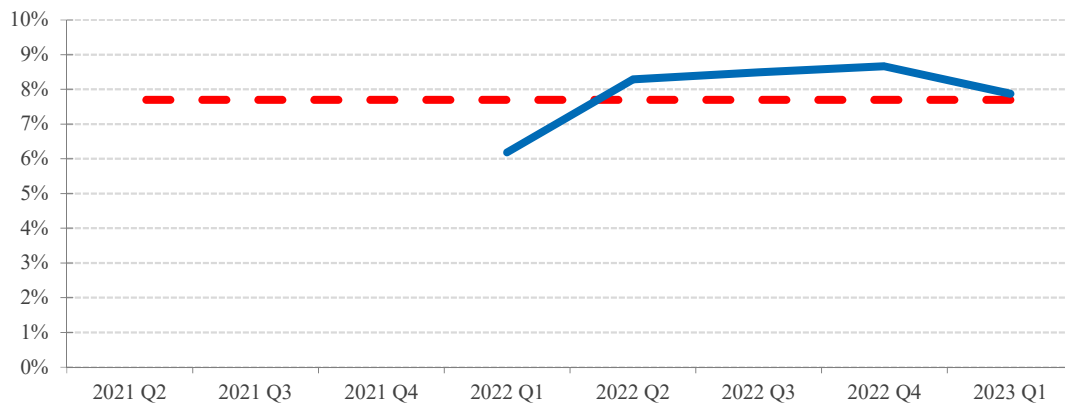
Affordability

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

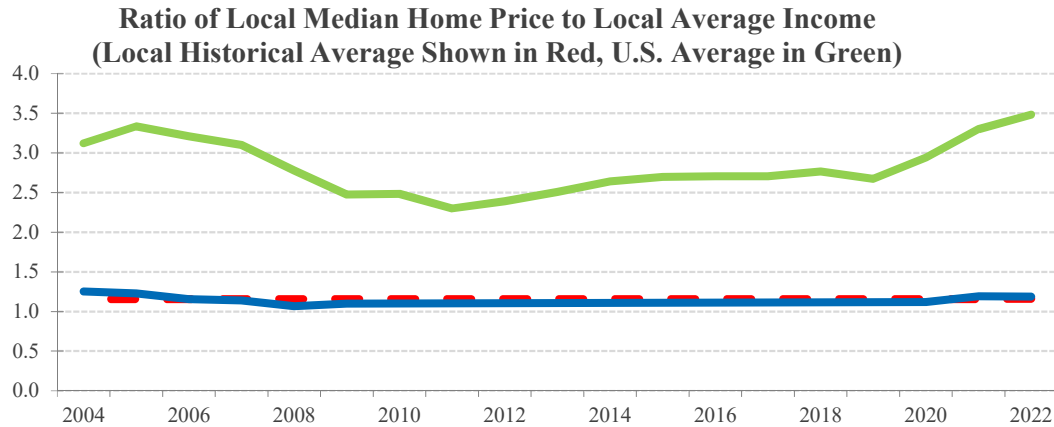


Monthly Mortgage Payment to Income	Pittsburgh	U.S.	
Ratio for 2022	7.9%	23.3%	Weak by local standards, but better than the fourth quarter of 2022
Ratio for 2023 Q1	7.9%	23.3%	
Historical Average	7.7%	17.8%	More affordable than most markets

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



Median Home Price to Income	Pittsburgh	U.S.	
Ratio for 2022	1.2	3.5	The price-to-income ratio has fallen and is below the historical average
Ratio for 2023 Q1	1.1	3.1	
Historical Average	1.2	2.8	Affordable compared to 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 Pittsburgh area referred to in this report covers the geographic area of the Pittsburgh 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:

Allegheny County, Armstrong County, Beaver County, Butler County, Fayette County, Washington County, and Westmoreland County

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

