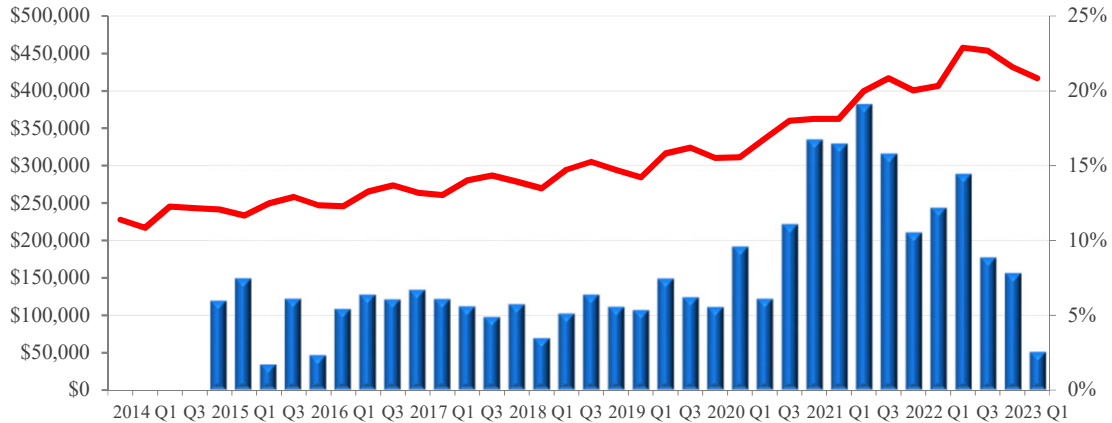


Providence-Warwick Area

Local Market Report, First Quarter 2023

Today's Market...

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



Local Price Trends			
Price Activity	Providence	U.S.	Local Trend
Current Median Home Price (2023 Q1)	\$417,000	\$366,733	Prices are up from a year ago, but price growth is slowing
1-year (4-quarter) Appreciation (2023 Q1)	2.5%	0.3%	
3-year (12-quarter) Appreciation (2023 Q1)	33.9%	34.6%	
3-year (12-quarter) Housing Equity Gain*	\$105,600	\$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*	\$171,100	\$151,000	
9-year (36 quarters) Housing Equity Gain*	\$199,900	\$175,733	

*Note: Equity gain reflects price appreciation only

	Providence	U.S.	
Conforming Loan Limit**	\$726,200	\$1,089,300	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$661,250	\$1,089,300	
Local Median to Conforming Limit Ratio	57%	not comparable	

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

Local NAR Leadership

The Providence-Warwick market is part of region 1 in the NAR governance system, which includes all of Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, and Connecticut. The 2023 NAR Regional Vice President representing region 1 is Joanne Breen.

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	Providence	U.S.	Local Trend
1-year (4-quarter)	\$17,055	\$7,042	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$122,429	\$108,992	
5-year (20-quarter)*	\$169,744	\$143,305	
7-year (28 quarters)*	\$203,389	\$179,328	
9-year (36 quarters)*	\$235,137	\$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...

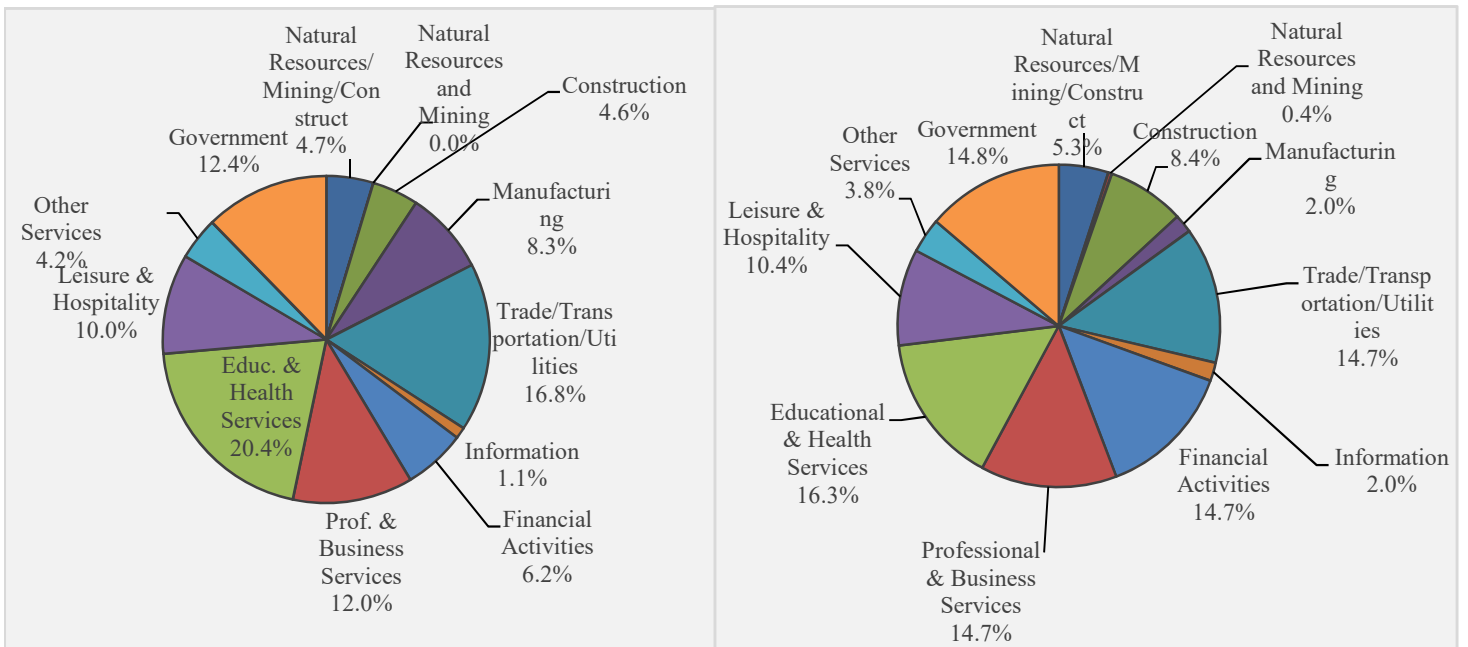


Local Economic Outlook	Providence	U.S.	
12-month Job Change (Mar)	6,500	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Feb)	8,300	Not Comparable	
36-month Job Change (Mar)	-2,000	Not Comparable	Providence's unemployment situation is worse than the national average and weighs on confidence
Current Unemployment Rate (Mar)	3.9%	3.5%	
Year-ago Unemployment Rate	3.6%	3.6%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	1.1%	3.8%	

Share of Total Employment by Industry

Providence-Warwick Area

U.S.



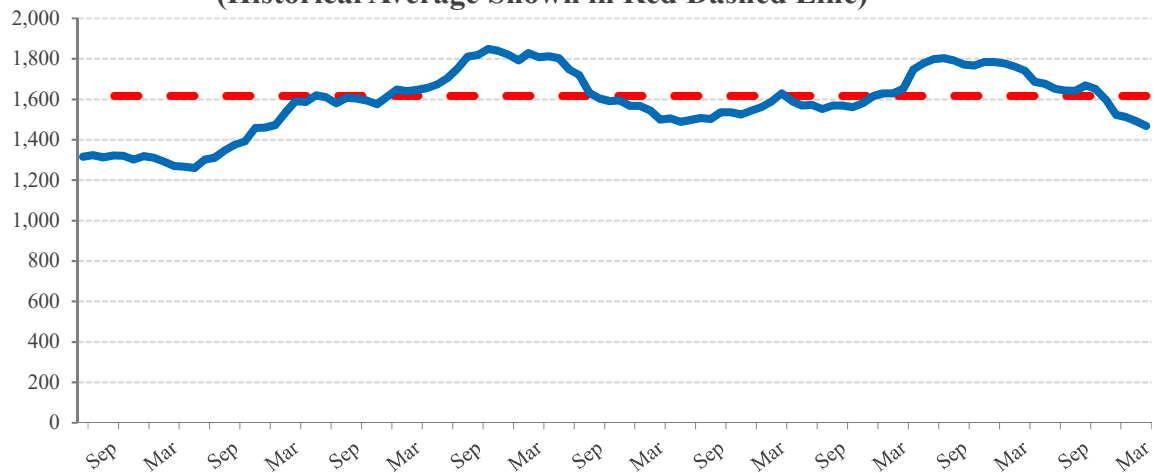
12-month Employment Change by Industry (Mar - 2023)

Goods Producing	NA	Information	400
Natural Resources/Mining/Construction	2,200	Financial Activities	900
Natural Resources and Mining	0	Prof. & Business Services	-1,000
Construction	2,200	Educ. & Health Services	1,800
Manufacturing	100	Leisure & Hospitality	500
Service Providing Excluding Government	NA	Other Services	1,000
Trade/Transportation/Utilities	1,500	Government	900

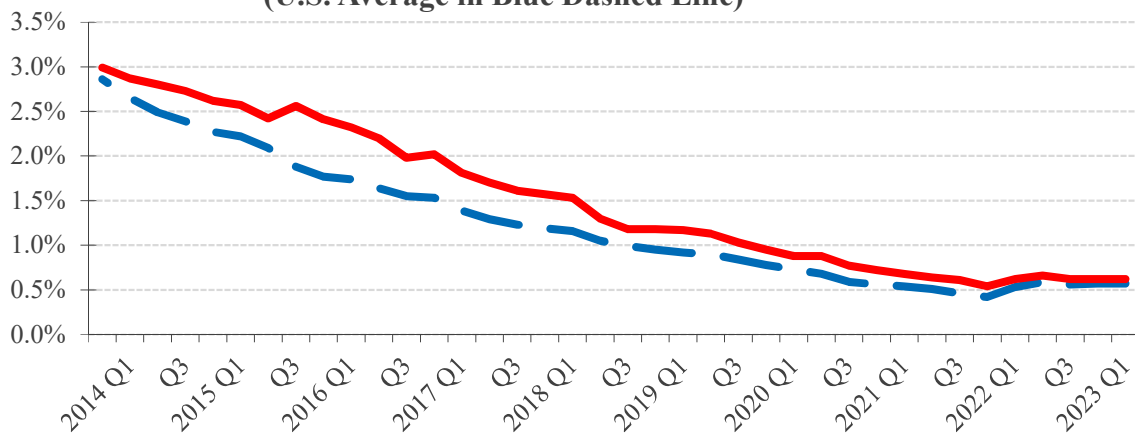
State Economic Activity Index	Rhode Island	U.S.	
12-month change (2023 - Mar)	2.1%	3.8%	Rhode Island's economy is growing, but decelerated from last month's 2.61% change and lags the rest of the nation
36-month change (2023 - Mar)	5.5%	6.7%	

New Housing Construction			
Local Fundamentals	Providence	U.S.	
12-month Sum of 1-unit Building Permits through Mar	1,468	not comparable	The current level of construction is 9.2% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	1,617	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Mar) 12-month sum vs. a year ago	-15.7%	-21.2%	Construction continues to decline from last year

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

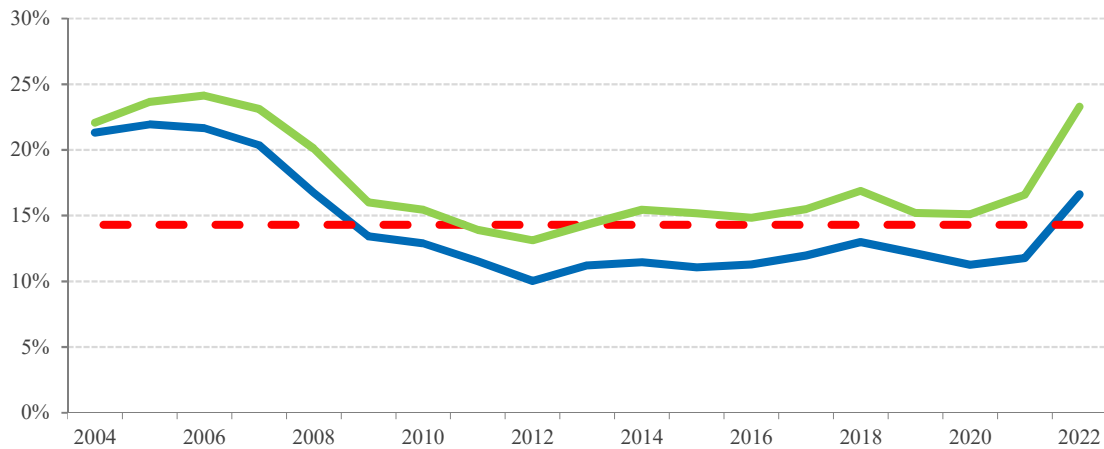


State Total Foreclosure Rate vs. U.S Average
(U.S. Average in Blue Dashed Line)



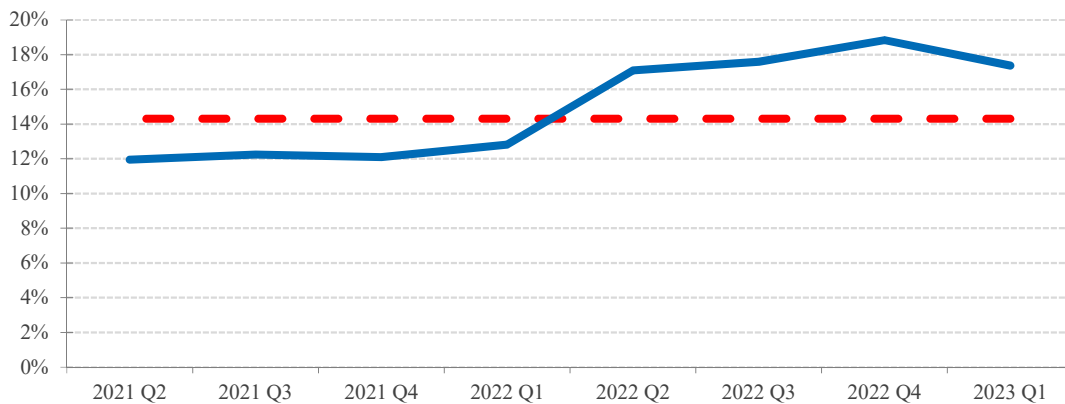
Affordability

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

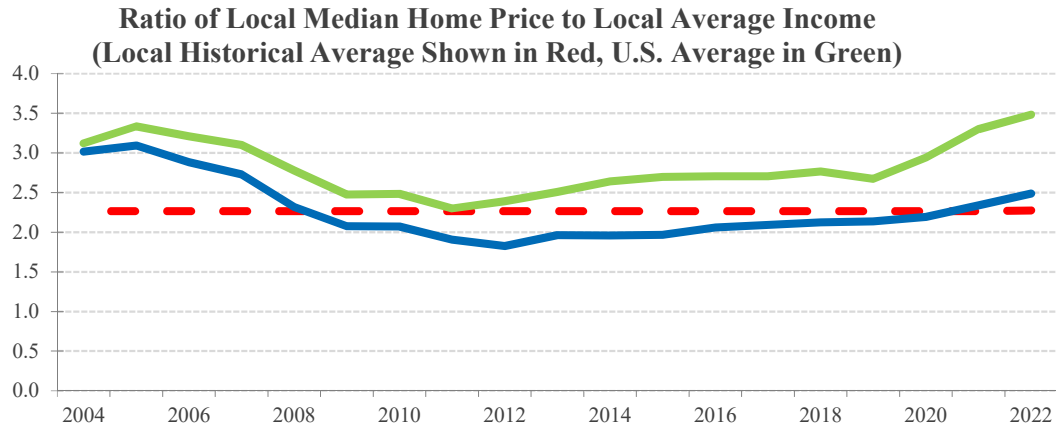


Monthly Mortgage Payment to Income	Providence	U.S.	
Ratio for 2022	16.6%	23.3%	Weak by local standards, but better than the fourth quarter of 2022
Ratio for 2023 Q1	17.4%	23.3%	
Historical Average	14.3%	17.8%	More affordable than most markets

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



Median Home Price to Income	Providence	U.S.	
Ratio for 2022	2.5	3.5	The price-to-income ratio eased, but could be better
Ratio for 2023 Q1	2.3	3.1	
Historical Average	2.3	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 Providence area referred to in this report covers the geographic area of the Providence-Warwick 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:

Bristol County, MA; Bristol County, RI; Kent County, RI; Newport County, RI; Providence County, RI; Washington County, RI

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

