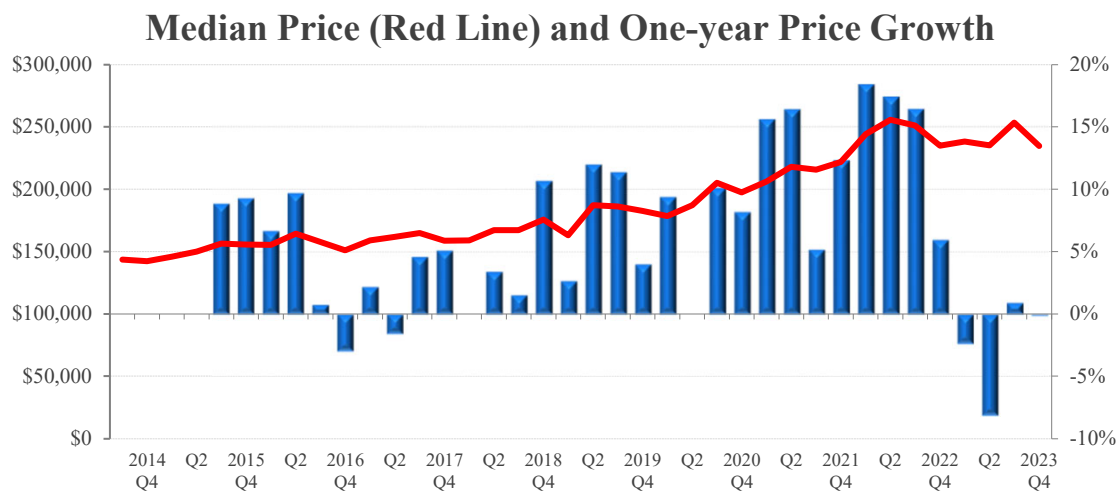


Abilene Area

Local Market Report, Fourth Quarter 2023

Today's Market...



Local Price Trends			
Price Activity	Abilene	U.S.	Local Trend
Current Median Home Price (2023 Q4)	\$234,600	\$387,300	Year-over-year price growth swung negative this quarter after growing last quarter
1-year (4-quarter) Appreciation (2023 Q4)	-0.1%	3.9%	
3-year (12-quarter) Appreciation (2023 Q4)	18.8%	24.5%	
3-year (12-quarter) Housing Equity Gain*	\$37,200	\$76,300	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$83,700	\$153,367	
9-year (36 quarters) Housing Equity Gain*	\$92,300	\$179,667	
*Note: Equity gain reflects price appreciation only			

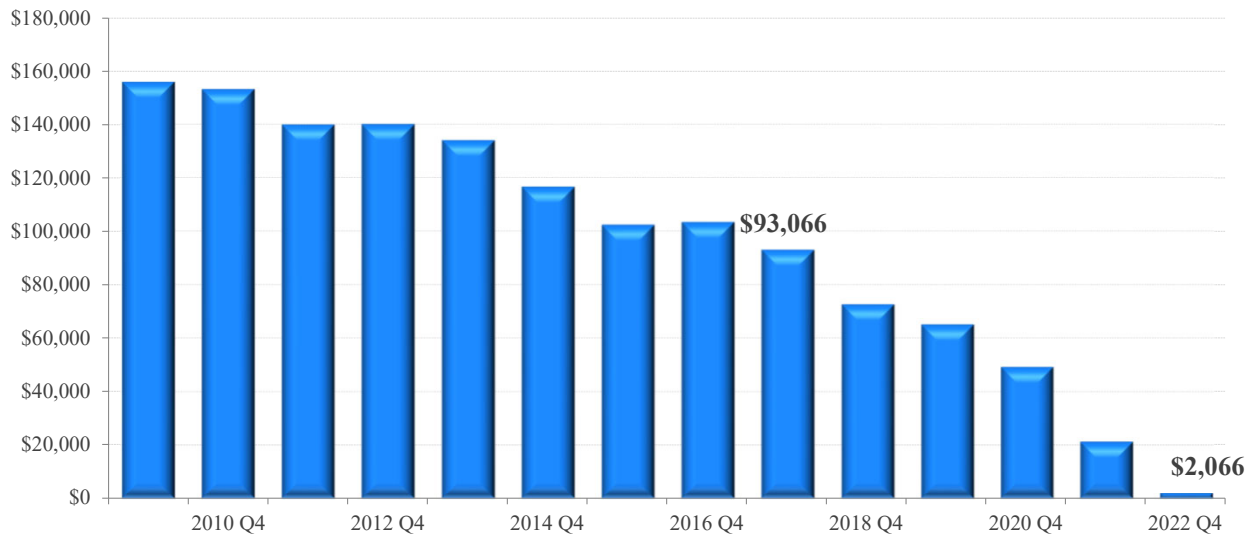
	Abilene	U.S.	
Conforming Loan Limit**	\$766,550	\$1,149,825	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$498,257	\$1,149,825	
Local Median to Conforming Limit Ratio	31%	not comparable	
Note: limits are current and include the changes made on January 1st 2024.			

Local NAR Leadership

The Abilene market is part of region 10 in the NAR governance system, which includes all of Louisiana and Texas. The 2024 NAR Regional Vice President representing region 10 is Marvin Jolly.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained through 2023 Q4 from quarter in which home was of purchased**

Price Activity	Abilene	U.S.	Local Trend
1-year (4-quarter)	\$2,066	\$18,387	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)*	\$49,170	\$95,158	
5-year (20-quarter)*	\$72,681	\$151,356	
7-year (28 quarters)*	\$103,318	\$183,780	
9-year (36 quarters)*	\$116,568	\$215,076	

*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

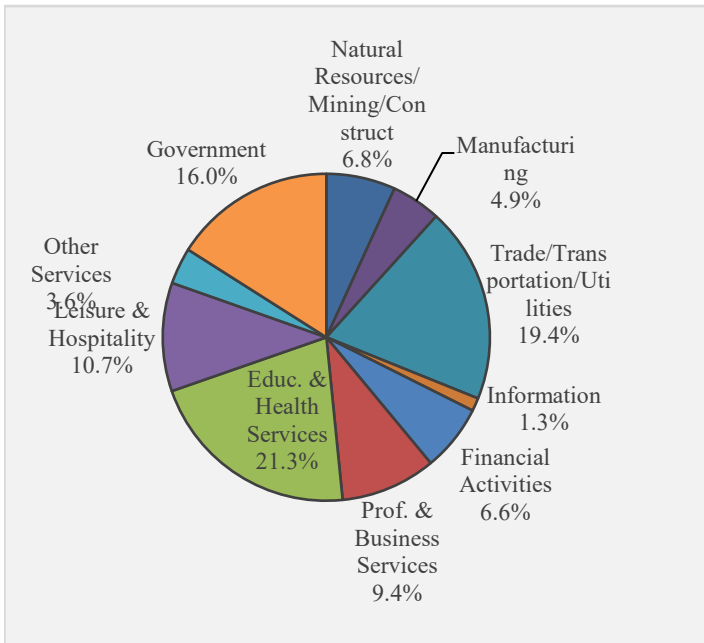
Drivers of Local Supply and Demand...

Local Economic Outlook	Abilene	U.S.	
12-month Job Change (Dec)	900	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Nov)	1,100	Not Comparable	
36-month Job Change (Dec)	6,100	Not Comparable	Unemployment in Abilene is better than the national average and improving
Current Unemployment Rate (Dec)	2.9%	3.7%	
Year-ago Unemployment Rate	3.1%	3.5%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	1.2%	2.3%	

Share of Total Employment by Industry

Abilene Area

U.S.



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

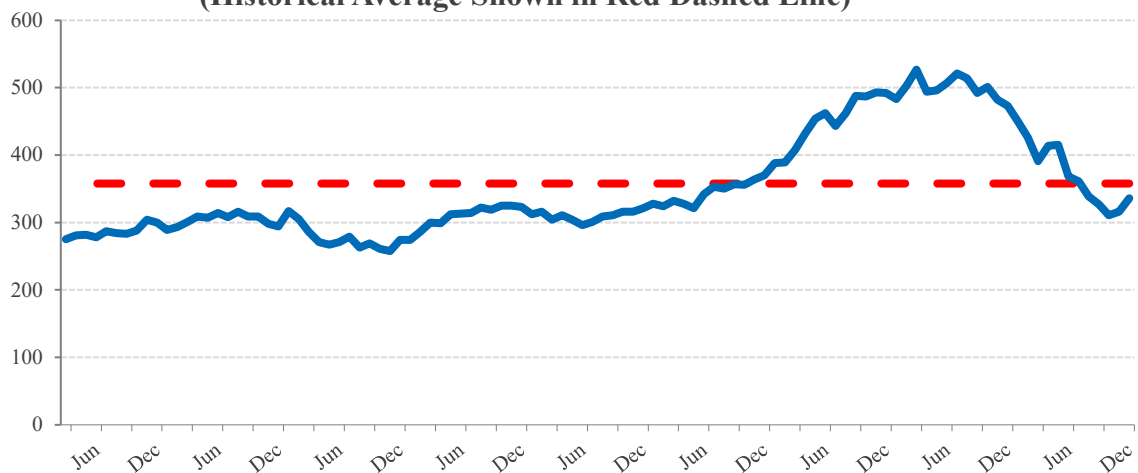
Goods Producing	NA	Information	100
Natural Resources/Mining/Construction	100	Financial Activities	100
Natural Resources and Mining	NA	Prof. & Business Services	100
Construction	NA	Educ. & Health Services	600
Manufacturing	100	Leisure & Hospitality	0
Service Providing Excluding Government	NA	Other Services	100
Trade/Transportation/Utilities	100	Government	-200

State Economic Activity Index	Texas	U.S.	
12-month change (2023 - Dec)	3.5%	3.0%	The economy of Texas has outpaced the rest of the nation and improved modestly from last month's 3.49% change
36-month change (2023 - Dec)	16.4%	14.3%	

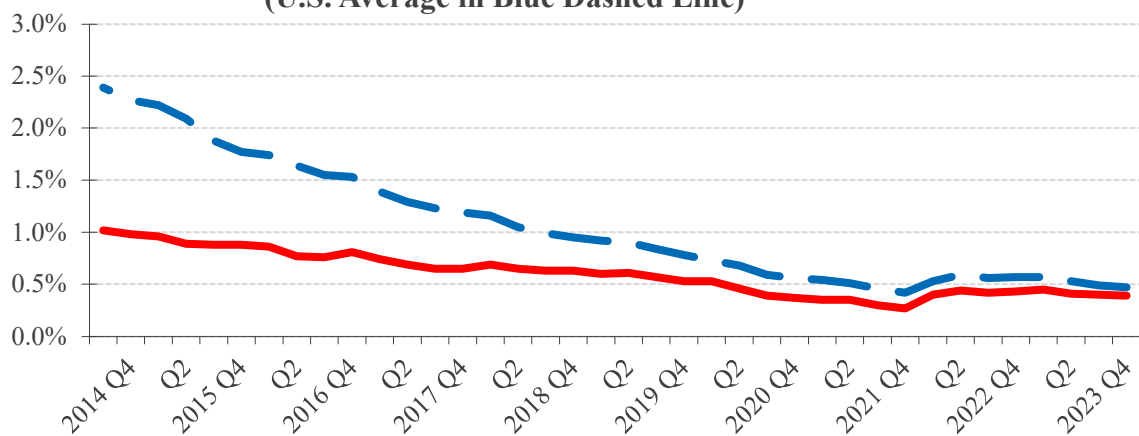
New Housing Construction

Local Fundamentals	Abilene	U.S.	
12-month Sum of 1-unit Building Permits through Dec	336	not comparable	The current level of construction is 6.1% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	358	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Dec) 12-month sum vs. a year ago	-29.0%	-6.1%	Construction is down from last year, but appears to have bottomed.

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



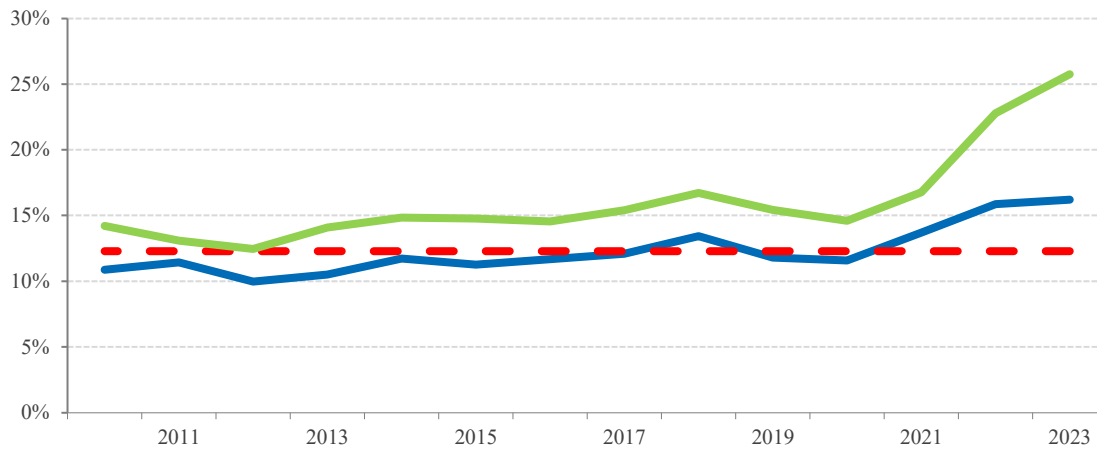
State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)



Source: Mortgage Bankers' Association

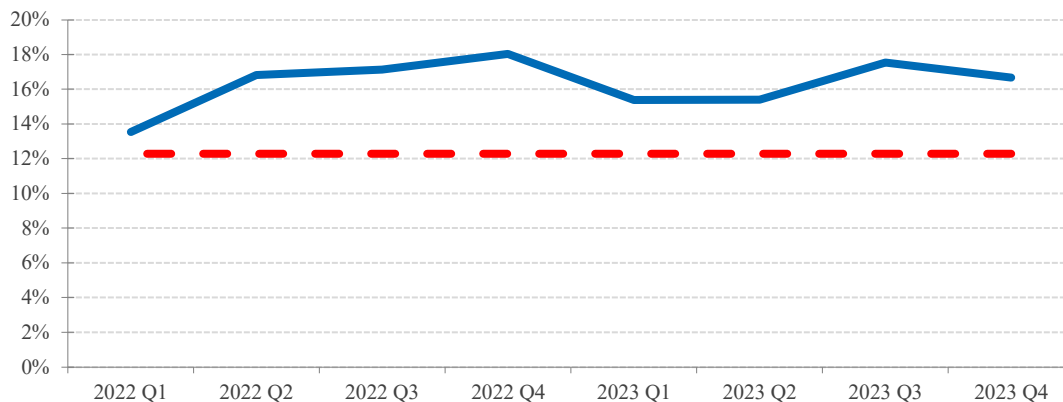
Affordability

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

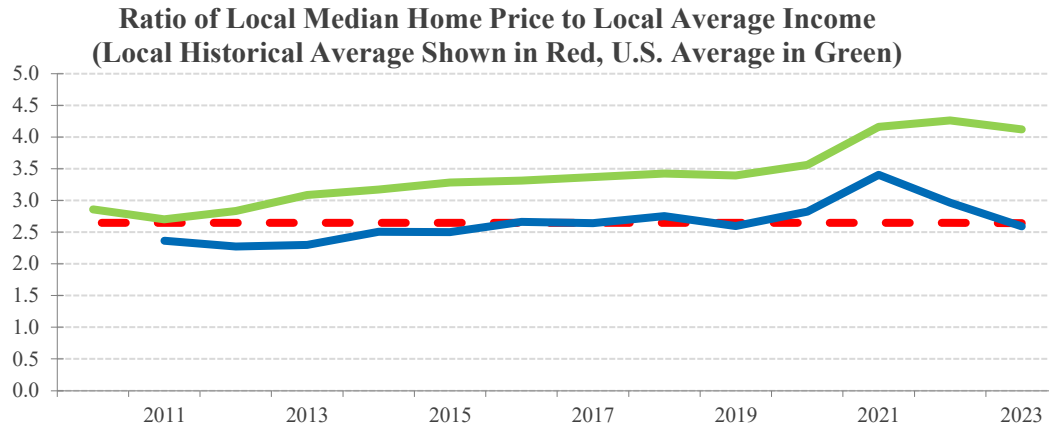


Monthly Mortgage Payment to Income	Abilene	U.S.	
Ratio for 2023	16.2%	25.8%	Weak by local standards and could weigh on demand
Ratio for 2023 Q4	16.7%	25.5%	
Historical Average	12.3%	17.0%	More affordable than most markets

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



Median Home Price to Income	Abilene	U.S.	
Ratio for 2023	2.6	4.1	The price-to-income ratio has fallen and is below the historical average
Ratio for 2023 Q4	2.5	3.9	
Historical Average	2.6	3.4	Affordable compared to most markets



The Mortgage Market



Throughout much of the final quarter of the year, mortgage rates remained elevated near 7.5 percent. According to the mortgage provider Freddie Mac, the 30-year fixed mortgage rate rose to 7.3 percent in the fourth quarter of 2023 from 6.7 percent the previous year. Nevertheless, rates fell below 7 percent at the end of year as the Federal Reserve continued to halt its interest rates hikes. With lower interest rates on the horizon, mortgage rates are expected to continue their downward trend in 2024, thereby enhancing affordability for potential homebuyers.

NAR forecasts the 30-year fixed mortgage rate to average 6.8 percent in the first quarter of 2024, with a further decline expected to bring them below 6.6% by the end of the first half.

Geographic Coverage for this Report

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

Callahan County, Jones County, and Taylor County

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

