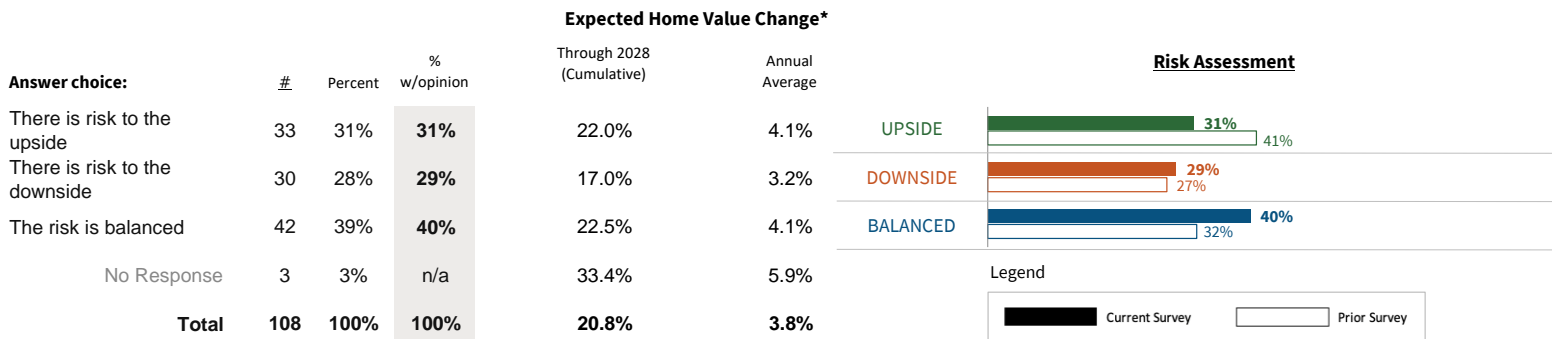


## Q2 2024 Home Price Expectations Survey - Special Topics Questions

Field Period: May 9, 2024 - May 21, 2024

### Topic: Risk Assessment of Home Price Forecast

Which choice best applies to your long-term outlook for home values?



\*Mean expectations of respondents by answer choice. 108 panelists participated in this quarter's survey.

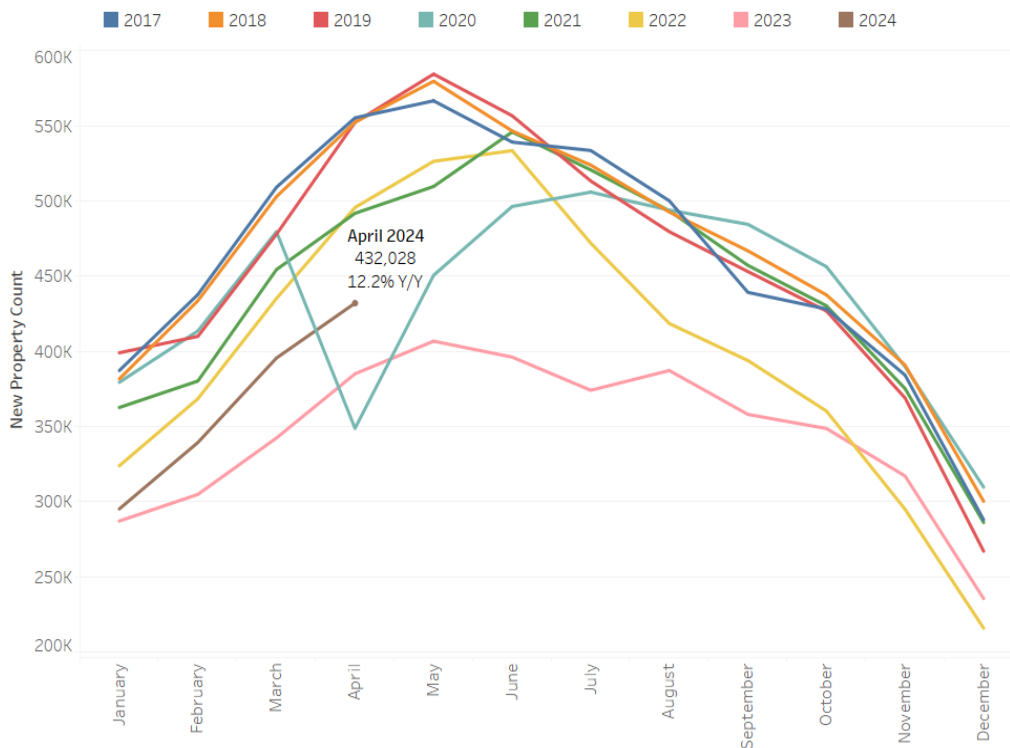
### Topic: The Lock-In Effect

It is generally accepted that over the past year, the "lock-in effect" -- or the financial disincentive of existing homeowners to move because their mortgage rates are well below those prevailing now -- has depressed the volume of existing home sales transactions. However, despite generally rising mortgage rates since the start of 2024, new for-sale listings of existing homes have risen. According to Realtor.com, they were up 12% YoY in April.

#### Newly Listed Homes

Up 12.2% Y/Y in April 2024

Source: Realtor.com



## Q2 2024 Home Price Expectations Survey - Special Topics Questions

Field Period: May 9, 2024 - May 21, 2024

*Which of the following choices better reflects your view regarding the recent rise in listings of existing homes?*

**As 2024 progresses, continued year-over-year increases in newly listed existing homes are...**

**likely.** The "lock-in effect" is diminishing and will continue to fade as more would-be homebuyers and sellers become acclimated to a higher mortgage rate environment.



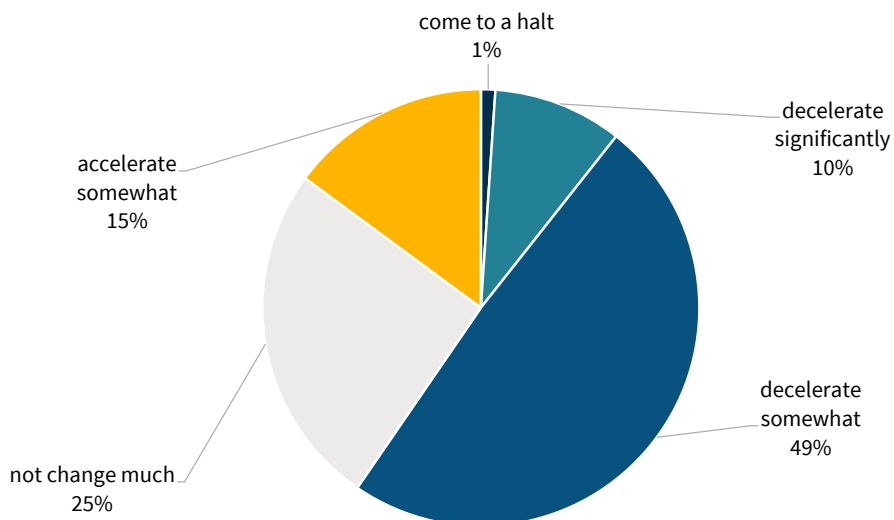
**unlikely.** The recent rise reflects a temporary jump from pent-up need among a cohort of existing homeowners who can no longer delay moving.



95 respondents

*If evidence surfaces in the coming months that the lock-in effect is fading, home price appreciation (HPA) would...?*

### HPA would...



94 respondents

## Q2 2024 Home Price Expectations Survey - Special Topics Questions

Field Period: May 9, 2024 - May 21, 2024

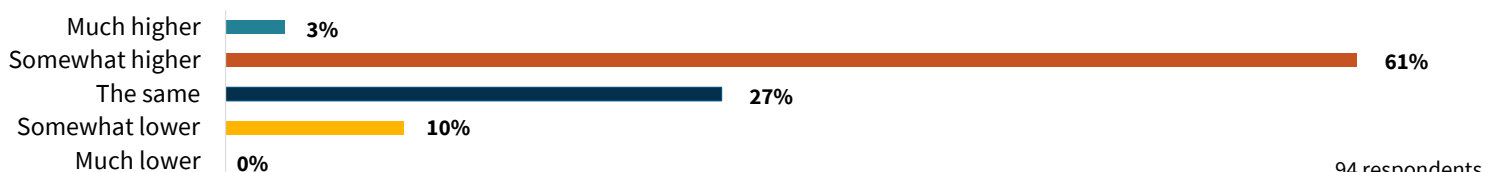
### Topic: 30-Year Fixed Rate Mortgage Outlook for Year-end, Single-Family Permits and Starts

#### 30 Year Fixed Mortgage Rate



\*Through May 16, 2024. Source: Freddie Mac, 30-Year Fixed Rate Mortgage Average in the United States [MORTGAGE30US], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/MORTGAGE30US>.

#### Compared to your mortgage rate forecast at the start of 2024, your current prediction for the 30-year fixed mortgage rate at year end is...



Figures do not sum to 100% due to rounding

New single family residential construction remained resilient in 2023 despite new cyclical high mortgage rates, likely due in part, to a continued tight supply of existing homes available for sale.

#### If the 30-year fixed mortgage rate remains above 7% for the remainder of 2024, single-family permits and starts will...?

##### Single-family permits and starts will....

