

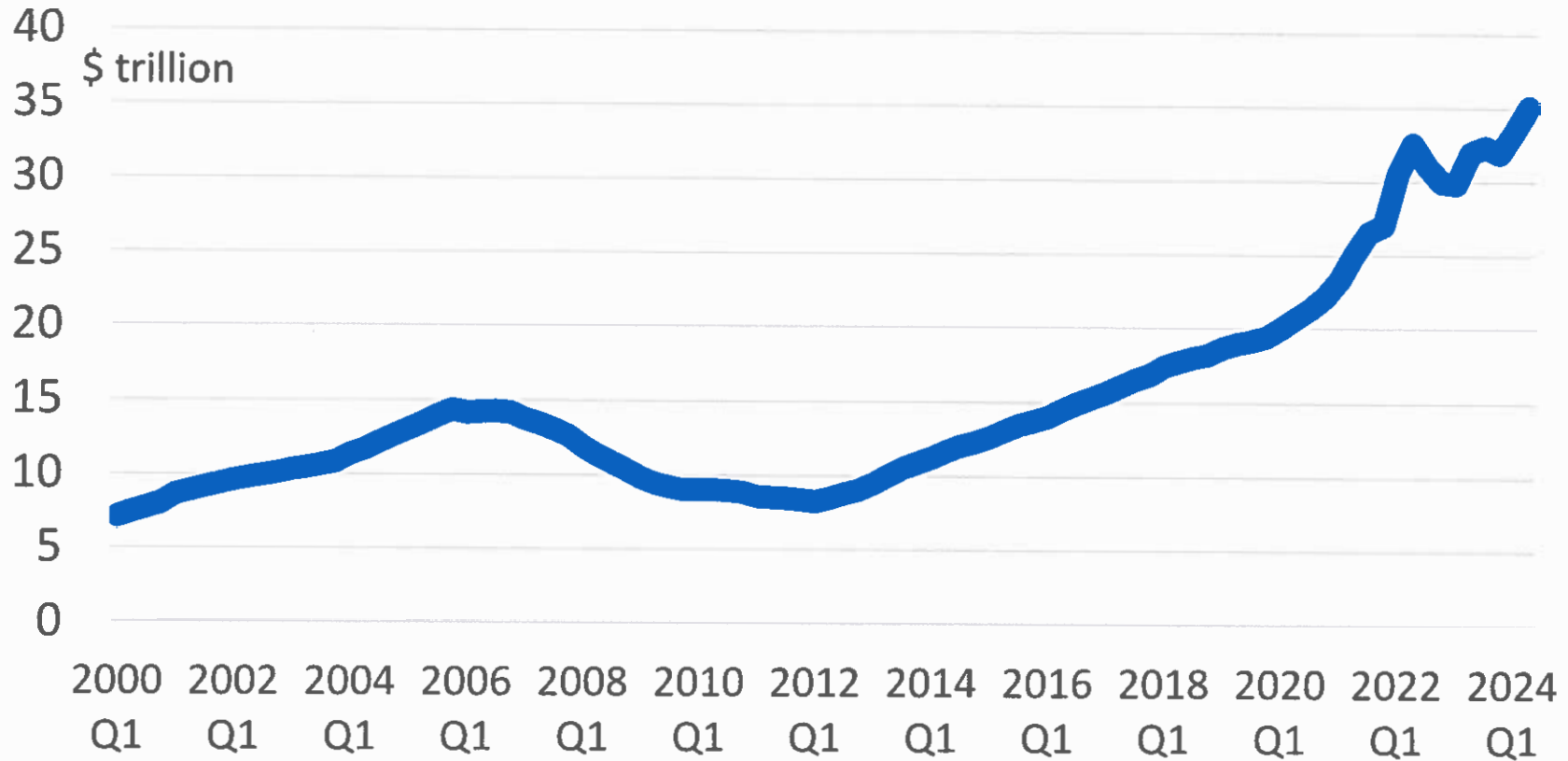
Federal Reserve Economic Forecast for 2025

(Revised and Updated March 19, 2025)

	Previous Forecast	Updated Forecast
GDP	+2.1%	+1.7%
Inflation	+2.5%	+2.7%

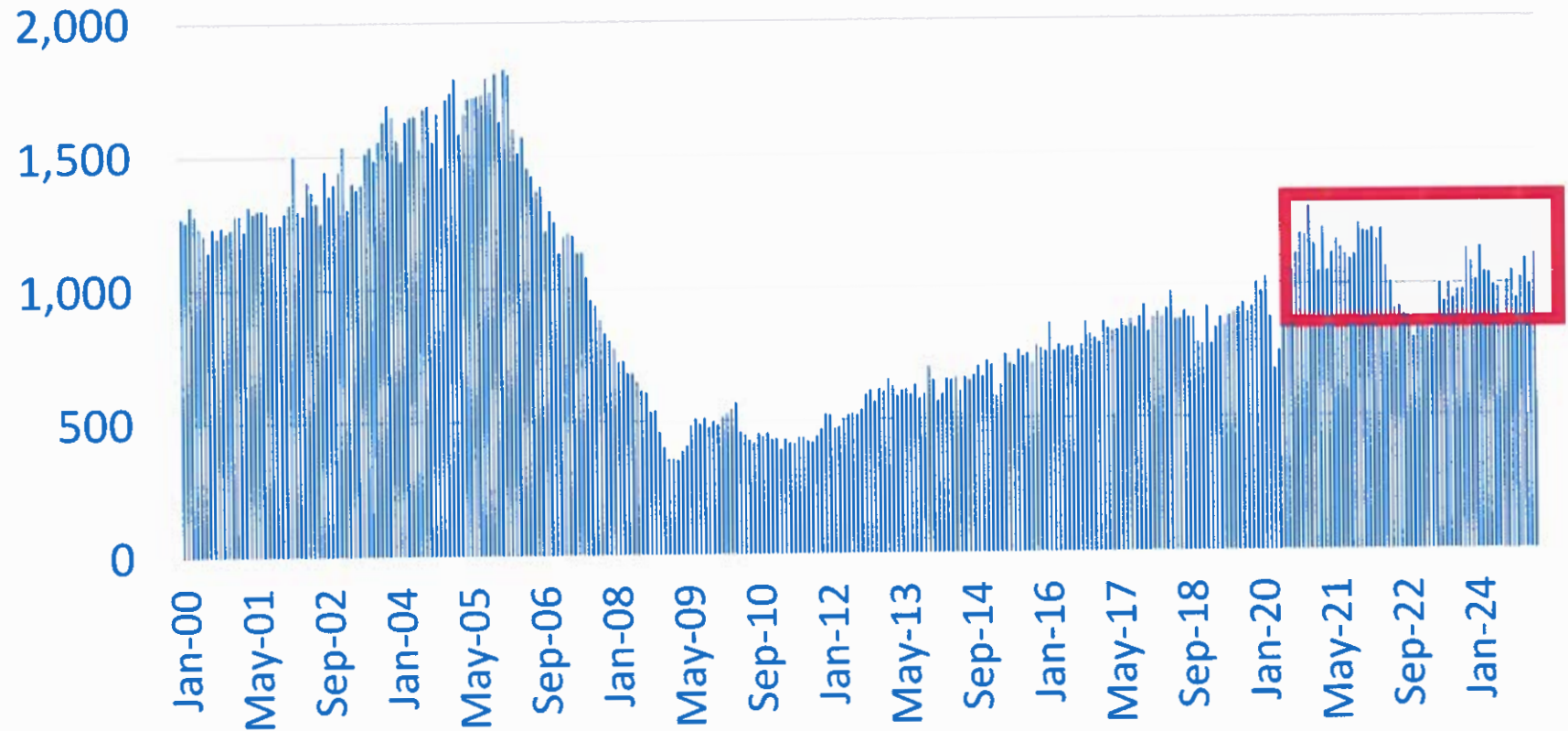
Household Equity in Real Estate in U.S.

(Can support Consumer Spending even as GDP slows)



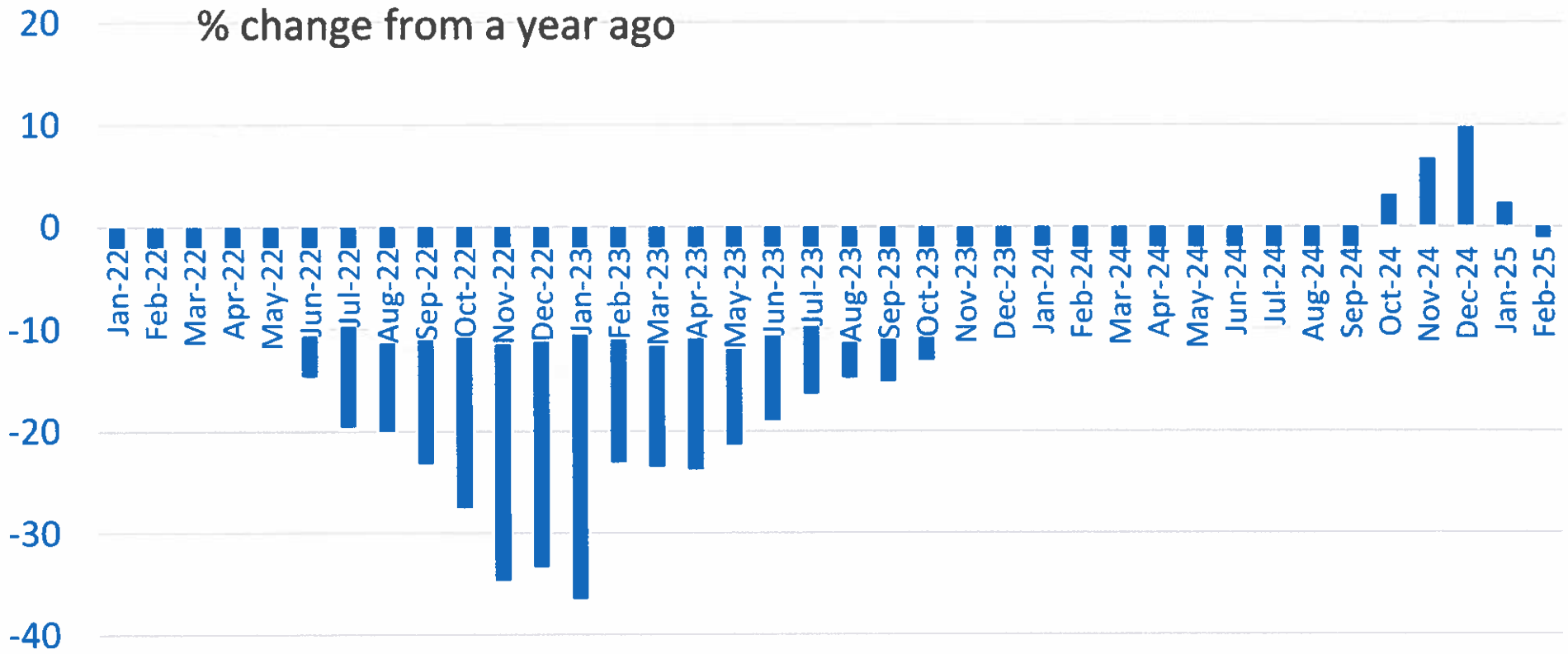
Source: Federal Reserve

Single-Family Housing Starts ... Decent Post-Covid



Source: HUD/Census

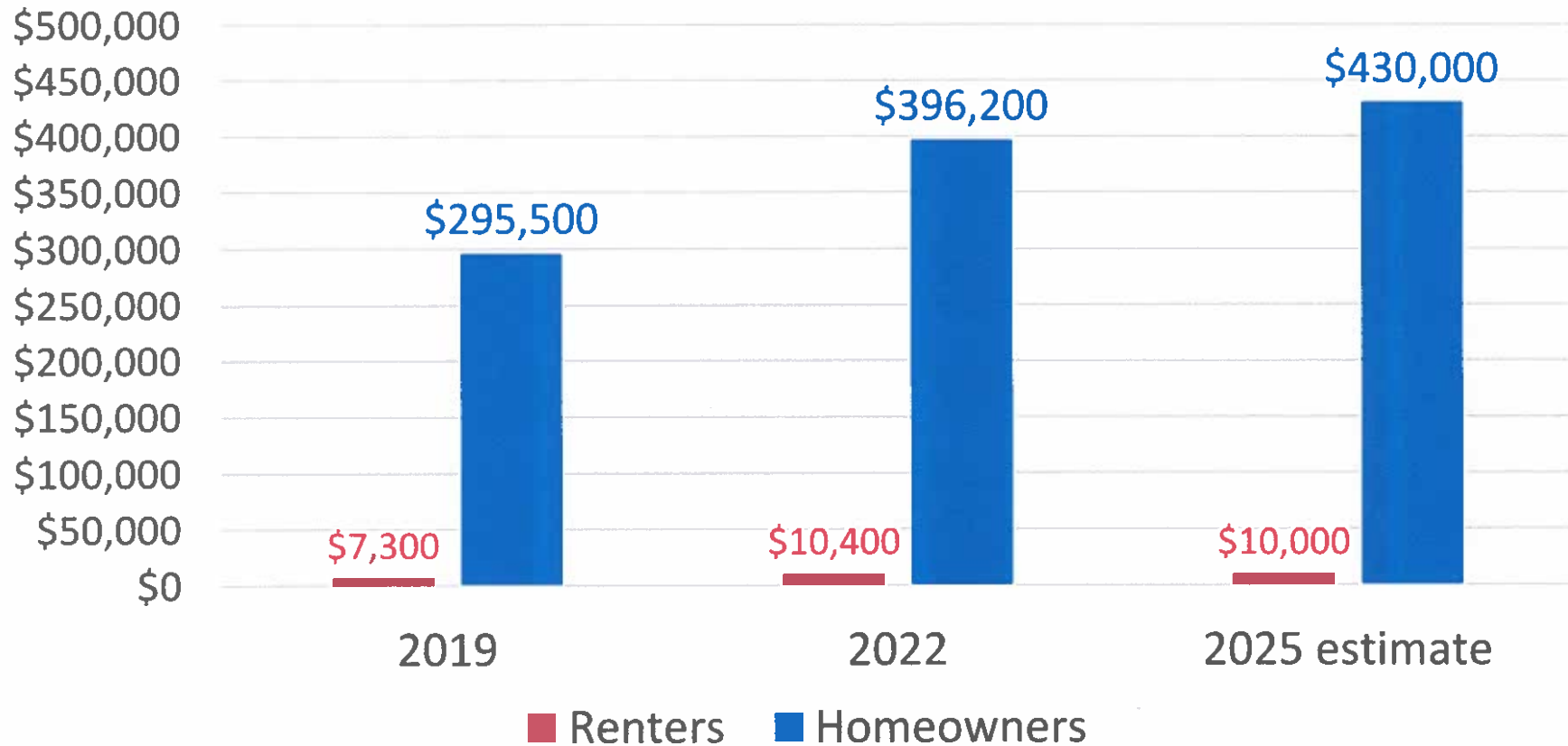
Recent Monthly Home Sale Change



Source: NAR



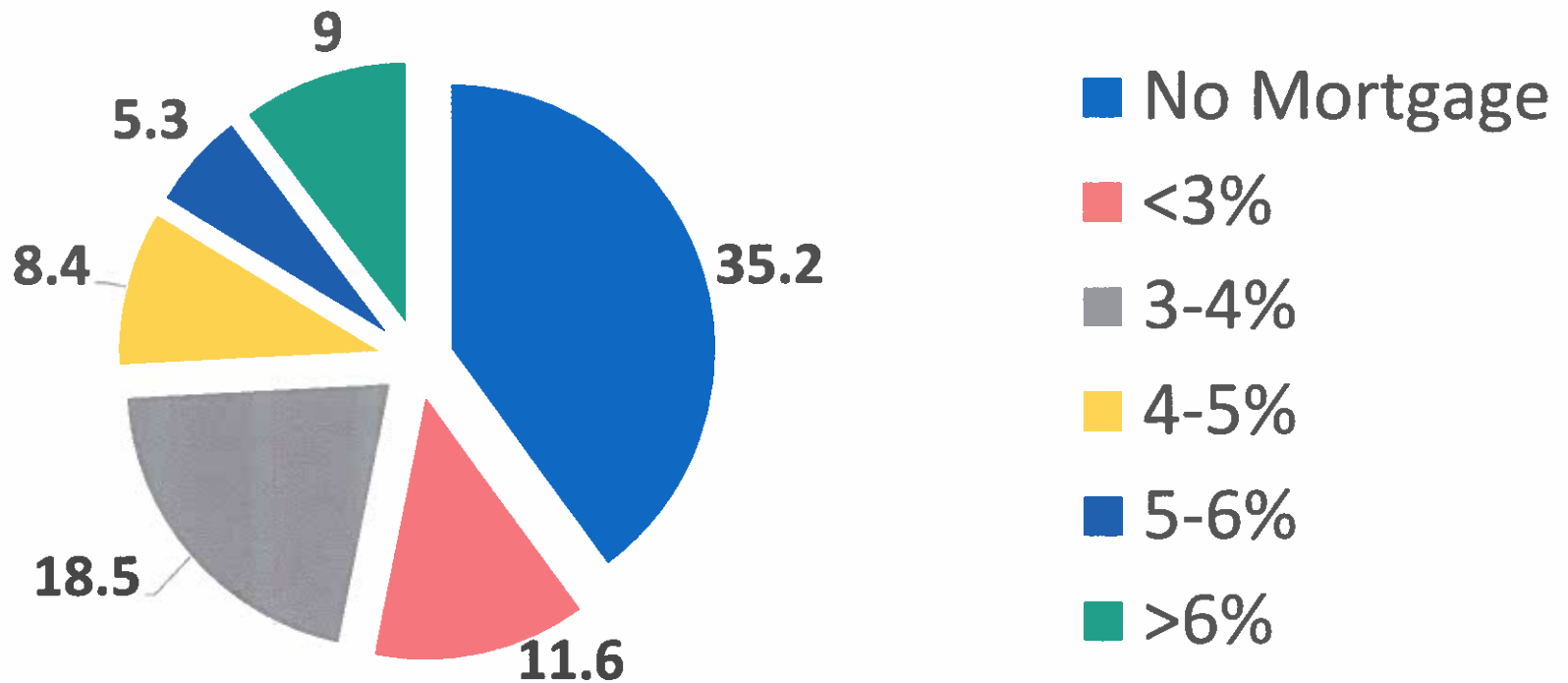
Median Net Worth between Owners and Renters



Source: Median Net Worth from Federal Reserve Survey of Consumer Finance

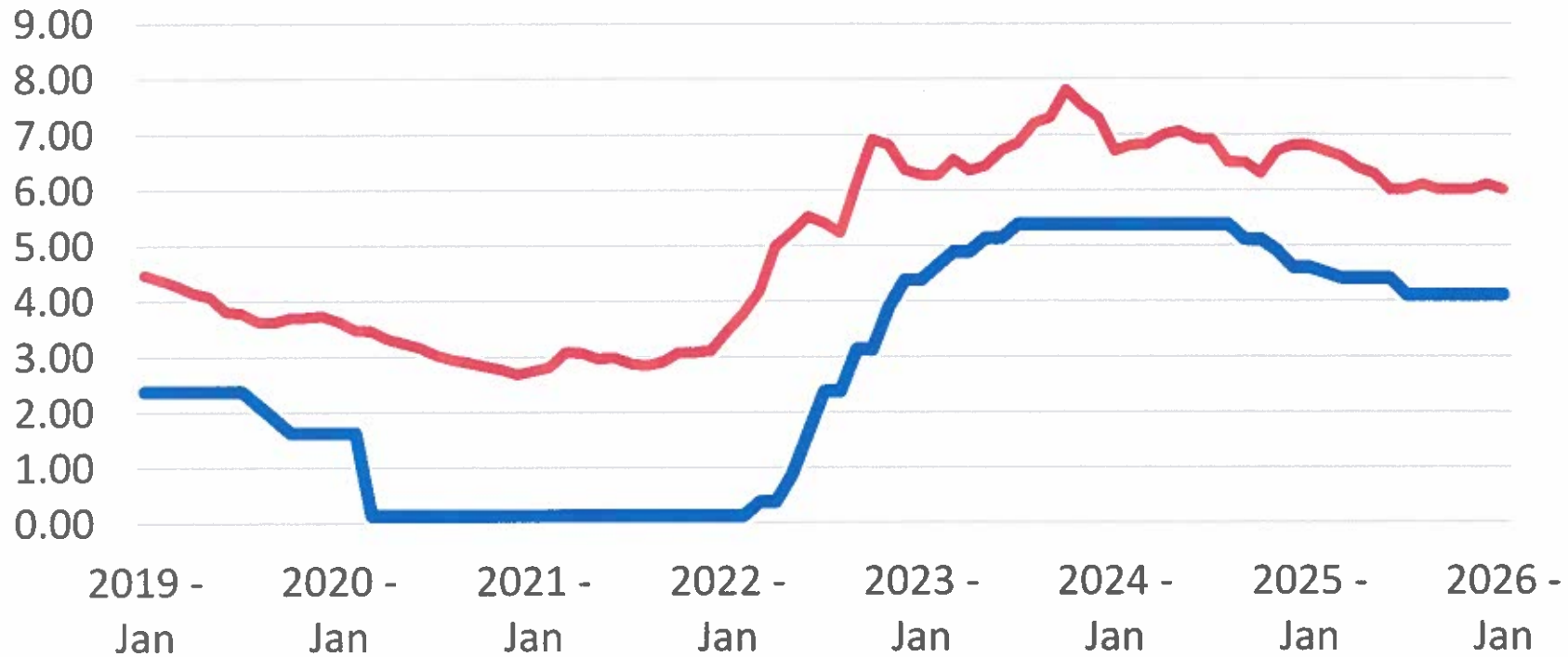
88 million Homeowners

35.2 million free & clear ... 9 million at above 6% rate



Source: NAR estimate using data on mortgage distribution by FHFA 2024 Q2

Expect 2-3 more rounds of cut to Fed Funds Rate Mortgage Rate May Fall Modestly



Source: NAR Forecast of Freddie Mac Mortgage Rate



Nationwide Forecast (Revised and Updated March 2025)

	2025	2026
Existing Home Sales	+6%	+11%
New Home Sales	+10%	+5%
Median Home Price	3%	4%
Mortgage Rate	6.4%	6.1%
Job Gains	1.6 million	2.4 million