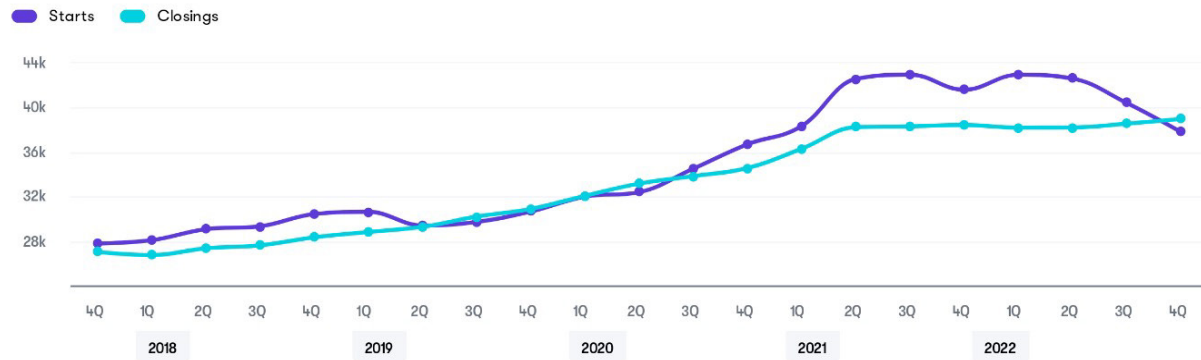


Supply Snapshot



Annual Observed Starts vs. Annual Observed Closings

Starts	Closings
37,821 -9.1%	38,990 1.4%



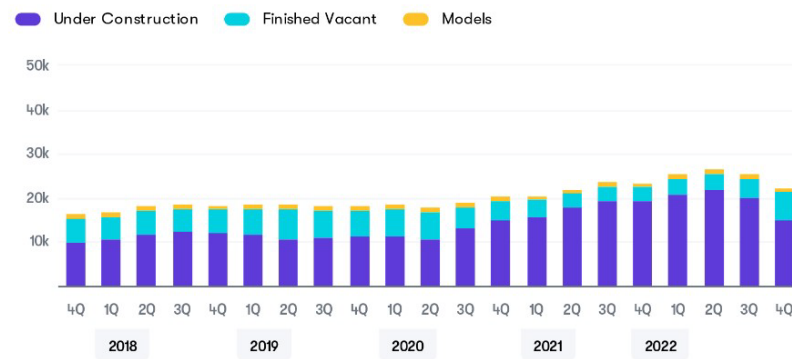
New Home Sales

Sales	Avg. Sales Rate
27,308 ↓	1.9 ↓
Last 12 Months	Last 12 Months



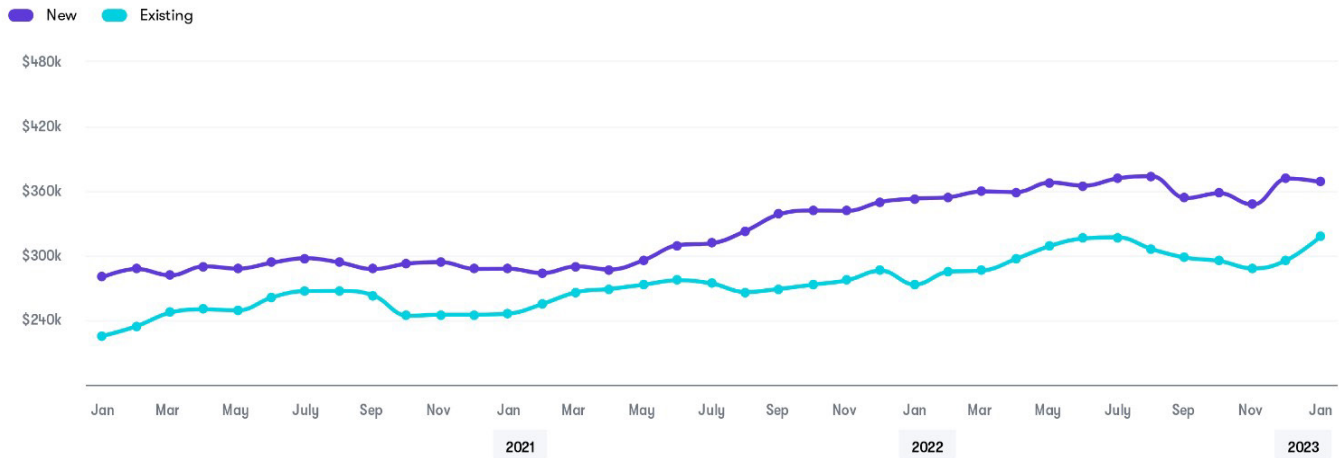
Total Housing Inventory

Under Construction MOS	Finished Vacant MOS
6.3 ↑	2.2 ↑
4Q 2022	



Median Closing Price

New	Existing
\$368,400 4.4%	\$318,000 16.5%



Supply

Quarterly Housing Starts decreased 31.0% from a year ago, while the number of available Vacant Developed Lots sits at 51,290 up 33.9% over the same quarter last year. In terms of Supply/Demand balance, the market area is 3.22% oversupplied.

Supply Highlights

Future Lots	Vacant Developed Lots	Quarterly Lot Deliveries	Quarterly Starts	Total Housing Inventory
347,994 -1.2%	51,290 33.9%	14,021 21.7%	5,802 -31.0%	22,499 -4.9%
				Finished Vacant Inventory
				4,536 36.9%