U.S. and Regional Housing Markets
House Prices Boom, Bust and Rebound

Index, 1991: Q1=100*

- CoreLogic house price index
- Real FHFA house price index

*Seasonally adjusted.

SOURCES: CoreLogic; Federal Housing Finance Agency; calculations by Federal Reserve Bank of Dallas.
Sale Price for Single-Family Homes More Volatile in Coastal Regions

Median sales price (Thousands $)*

*Seasonally adjusted.

SOURCE: National Association of Realtors.
House Price Growth in Texas Currently in Line with the Nation

Median sales price (Thousands $)*

*Seasonally adjusted.
SOURCE: Federal Reserve Bank of Dallas.
House Price Growth Robust across Major Texas Metros

Index, Jan 1991 = 100*

*Seasonally adjusted; 3-month moving average.
SOURCE: Federal Reserve Bank of Dallas.
Dallas House Prices Currently in Line with Those of Metros Showing High Sensitivity of Housing Supply

Real home price index
(1997: Q1 = 100)

NOTE: For more information, see "Regionally, Housing Rebound Depends on Jobs, Local Supply Tightness."

Houston House Prices Outpace Those of Metros Showing High Sensitivity of Housing Supply

Real home price index
(1997: Q1 = 100)

NOTE: For more information, see "Regionally, Housing Rebound Depends on Jobs, Local Supply Tightness."
Home Construction Peaks, Plunges and Picks Up

Thousands of units*

Billions of 2009 dollars*

*Seasonally adjusted, annualized rate.

SOURCES: Bureau of Economic Analysis; Census Bureau.
Single-Family Permits More Volatile in Land-Plentiful South Than in Northeast

Thousand*

*Seasonally adjusted, annualized rate.

SOURCE: Census Bureau.
New and Existing Home Sales Still Below Pre-Recession Peaks

Thousands of units*

Existing single-family homes

New home sales

*Seasonally adjusted, annualized rate.

SOURCES: Census Bureau; National Association of Realtors.
Lower Inventories Consistent With a Sustainable Housing Recovery in the U.S.

House price change* (Percent, year-over-year)

Months of supply*

Real U.S. FHFA house prices

Supply of single-family homes in U.S.

Demand relatively strong

Demand relatively weak

*3-quarter moving average.

NOTE: For more information, see "Nationally, Housing Recovery Finally Gains Traction."

SOURCES: Bureau of Economic Analysis; Federal Housing Finance Agency; Freddie Mac; National Association of Realtors; calculations by Federal Reserve Bank of Dallas.
Lower Inventories Consistent With High Inflation-Adjusted House Prices in Dallas

House price change*
(Percent, year-over-year)

Demand relatively strong
Demand relatively weak

Real Dallas house prices*

Supply of single-family homes in Dallas

*3-quarter moving average.
NOTE: For more information, see "Regionally, Housing Rebound Depends on Jobs, Local Supply Tightness."
SOURCES: Bureau of Economic Analysis; Federal Housing Finance Agency; Texas A&M Real Estate Center; calculations by Federal Reserve Bank of Dallas.
Lower Inventories Consistent With High Inflation-Adjusted House Prices in Houston

House price change* (Percent, year-over-year)  

Months of supply*  

Demand relatively strong  

Demand relatively weak  

Real Houston house prices*  

Supply of single-family homes in Houston  

*3-quarter moving average.  

NOTE: For more information, see "Regionally, Housing Rebound Depends on Jobs, Local Supply Tightness."  

SOURCES: Bureau of Economic Analysis; Federal Housing Finance Agency; Texas A&M Real Estate Center; calculations by Federal Reserve Bank of Dallas.
Housing Inventories Continue to Decline Across Texas

Months of supply*

*Seasonally adjusted.

SOURCES: Federal Reserve Bank of Dallas; National Association of Realtors.
Share of Seriously Delinquent Mortgages Remains Elevated in the U.S.

Share of mortgages 90+ days past due*

*Seasonally adjusted.

SOURCE: Mortgage Bankers Association.
Seriously Delinquent Subprime Mortgages
Highest in the Northeast

Share of subprime mortgages 90+ days past due*

*Seasonally adjusted.
SOURCE: Mortgage Bankers Association.
Seriously Delinquent Prime Mortgages Increase and Decline Sharply in the West

Share of prime mortgages 90+ days past due*

*Seasonally adjusted.

SOURCE: Mortgage Bankers Association.
Share of Mortgages Entering Foreclosure Continues to Decline in the U.S.

*Seasonally adjusted; 4-quarter moving average.

SOURCE: Mortgage Bankers Association.
Share of Conventional Subprime Mortgages Entering Foreclosure Declines Sharply in the West

*Seasonally adjusted; 4-quarter moving average.
SOURCE: Mortgage Bankers Association.
Share of Conventional Prime Mortgages Entering Foreclosure Declines Sharply in the West

Share of mortgages entering foreclosure*

*Seasonally adjusted; 4-quarter moving average.

SOURCE: Mortgage Bankers Association.
Housing Affordability Returns to Normal

NOTE: The Housing Opportunity Index measures the percentage of homes sold in a quarter that are affordable to a median-income family who obtain a conventional, 30-year, fixed-rate amortized mortgage with a 10 percent down payment and a maximum 28 percent of household income assigned to mortgage repayment. For more information, see "Nationally, Housing Recovery Finally Gains Traction." SOURCES: National Association of Home Builders; Wells Fargo.
Housing Share of Net Wealth on the Rise

Percent


Real estate

1952-present average real estate share of wealth

Directly held stocks + bond and equity mutual funds

SOURCES: Flow of Funds, Federal Reserve Board; calculations by Federal Reserve Bank of Dallas.
House Price-to-Rent Ratio in Line with Mortgage Interest Rates

Index, 1997: Q4 = 100*

House price-to-rent ratio

Real after-tax mortgage interest rates

*Sazonally adjusted.
NOTE: For more information, see "Nationally, Housing Recovery Finally Gains Traction."
Mortgage Rates Remain Low

SOURCE: Federal Reserve Board.
Mortgage Rate Spread Remains Above
November 2013 Low

SOURCE: Federal Reserve Board.
Lending Standards for Nontraditional Mortgages
Tighten in 2014

Net percentage tightening credit standards over previous 3 months*

*Positive numbers denote net tightening and negative numbers denote loosening of lending standards.
NOTE: Revisions to the Senior Loan Officer Opinion Survey in January 2015 discontinued the two original series. They were replaced with new questionnaires that may not be completely representative of the previous series.
SOURCE: Senior Loan Officer Survey, Federal Reserve Board.
Rise and Fall in Homeownership Rates Very Pronounced Among Younger Families

Percent of households

NOTE: For more information, see "What's Next? Factors Determining the Housing Recovery's Pace."
SOURCE: Census Bureau.
Household Formation Sags During Great Recession

Households/population (Percent)

![Graph showing household formation rates](image)

- **Overall household formation rate**
- **Age 25-34 household formation rate**

NOTE: For more information, see "What's Next? Factors Determining the Housing Recovery's Pace."

Household Formation Among Young Declines Again; Percent of Adults Living With Parents Up from 1970s

Households/population (Percent)

Percent of adults living with parents

Age 25-34 household formation rate

NOTE: For more information, see "What's Next? Factors Determining the Housing Recovery's Pace."