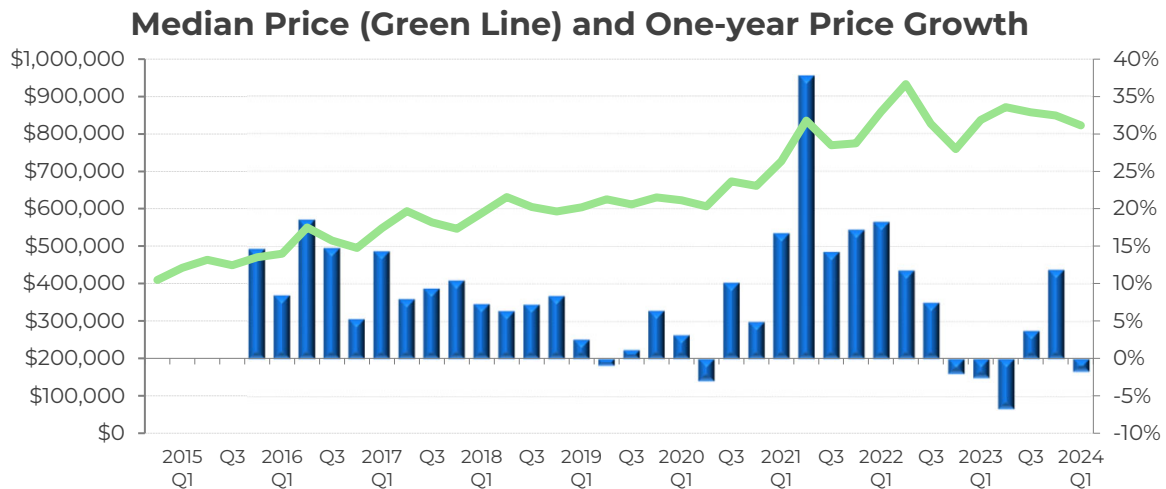


Boulder Area

Local Market Report, First Quarter 2024

Today's Market...



Local Price Trends			
Price Activity	Boulder	U.S.	Local Trend
Current Median Home Price (2024 Q1)	\$822,400	\$385,100	Year-over-year price growth swung negative this quarter after growing last quarter
1-year (4-quarter) Appreciation (2024 Q1)	-1.7%	5.1%	
3-year (12-quarter) Appreciation (2024 Q1)	13.2%	21.2%	
3-year (12-quarter) Housing Equity Gain*	\$95,800	\$67,467	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$274,000	\$154,400	
9-year (36 quarters) Housing Equity Gain*	\$380,200	\$181,700	
*Note: Equity gain reflects price appreciation only			

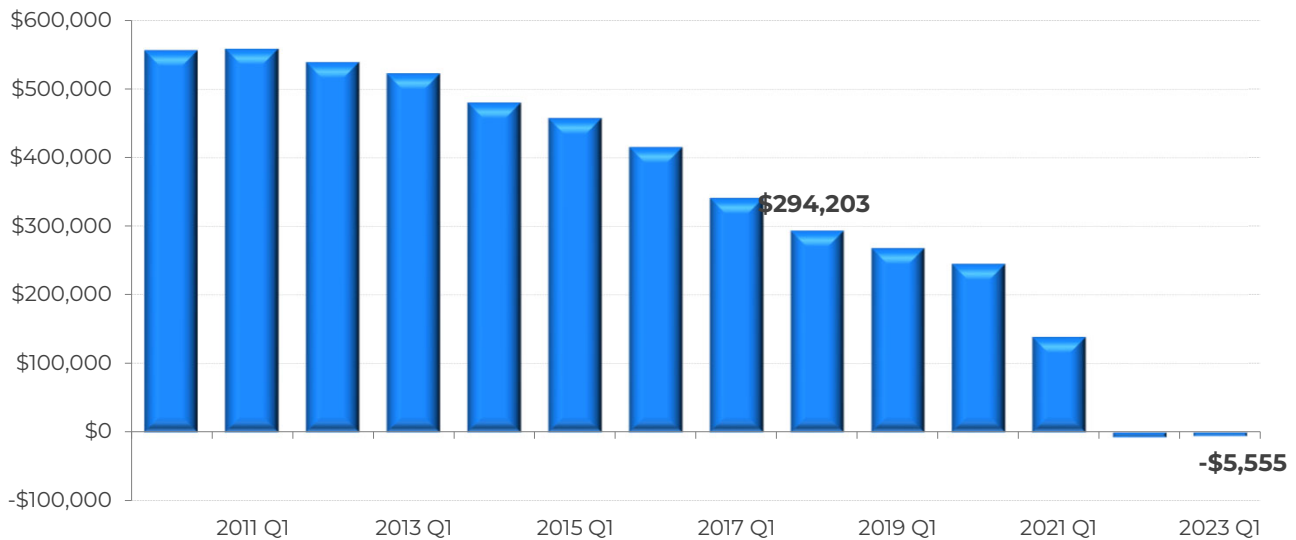
	Boulder	U.S.	Not all buyers have access to government-backed financing in this market
Conforming Loan Limit**	\$856,750	\$1,149,825	
FHA Loan Limit	\$856,750	\$1,149,825	
Local Median to Conforming Limit Ratio	96%	not comparable	
Note: limits are current and include the changes made on January 1st 2024.			

Local NAR Leadership

The Boulder market is part of region 11 in the NAR governance system, which includes all of Wyoming, Colorado, New Mexico, Arizona, Utah, and Nevada. The 2024 NAR Regional Vice President representing region 11 is Devon Viehman.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained through 2024 Q1 from quarter in which home was of purchased**

Price Activity	Boulder	U.S.	Local Trend
1-year (4-quarter)	\$5,555	\$22,451	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)*	\$139,088	\$86,390	
5-year (20-quarter)*	\$268,493	\$152,868	
7-year (28 quarters)*	\$341,874	\$182,953	
9-year (36 quarters)*	\$457,883	\$217,432	

*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

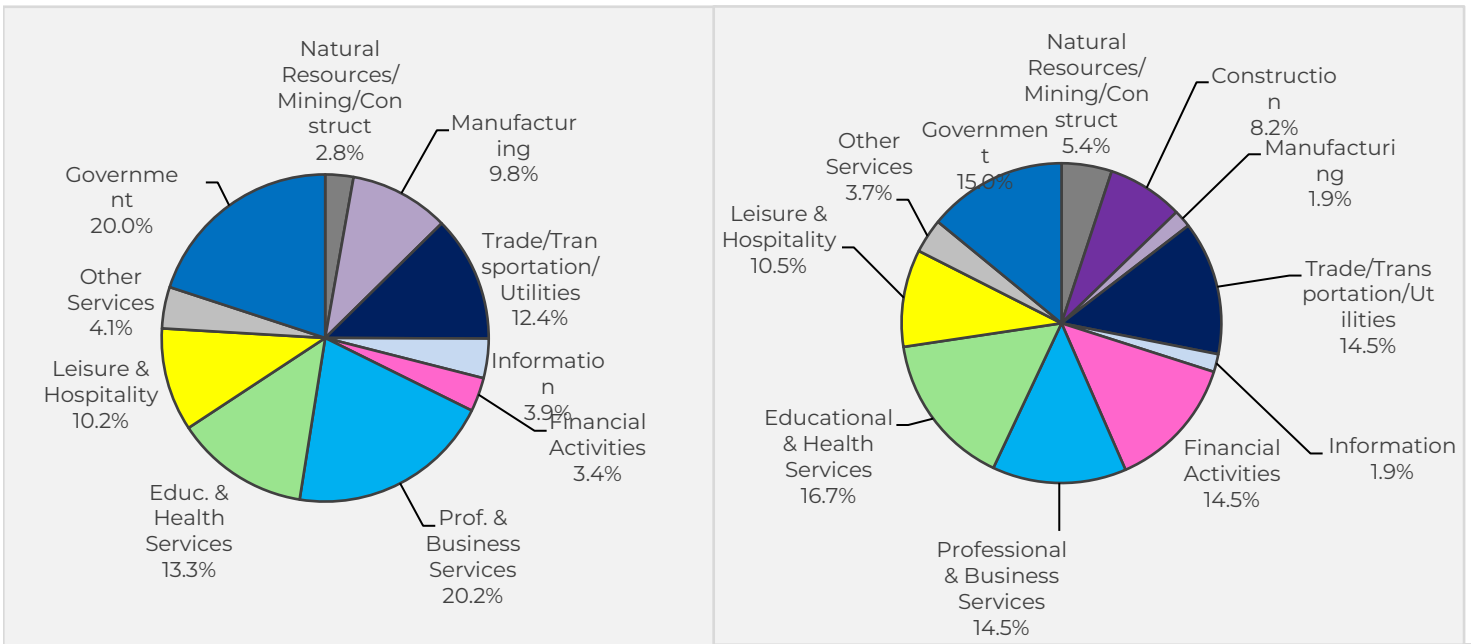
Drivers of Local Supply and Demand...

Local Economic Outlook	Boulder	U.S.	
12-month Job Change (Mar)	5,300	Not Comparable	Employment has held up and is on an upward trend
12-month Job Change (Feb)	5,100	Not Comparable	
36-month Job Change (Mar)	20,800	Not Comparable	Unemployment has risen since the same period last year, but Boulder's labor market has been more resilient than the national average
Current Unemployment Rate (Mar)	3.5%	3.8%	
Year-ago Unemployment Rate	2.5%	3.5%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	2.6%	2.1%	

Share of Total Employment by Industry

Boulder Area

U.S.

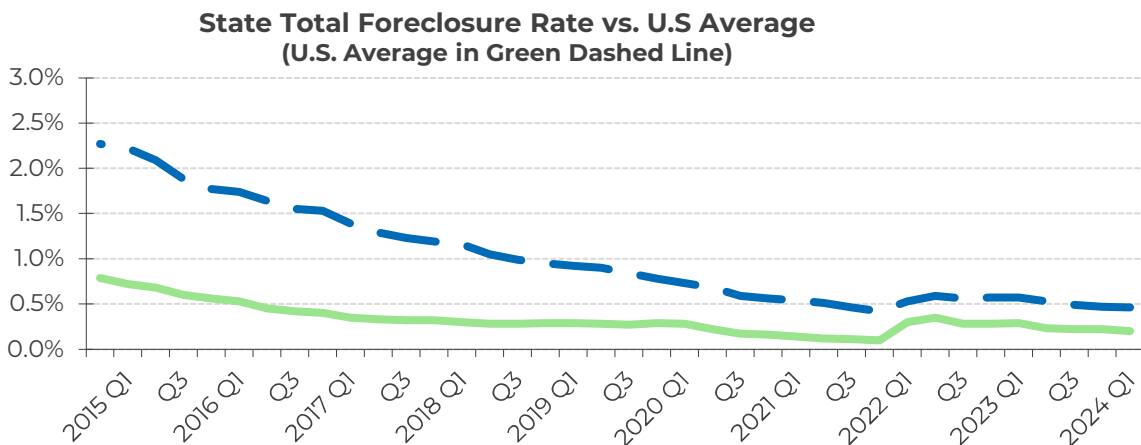
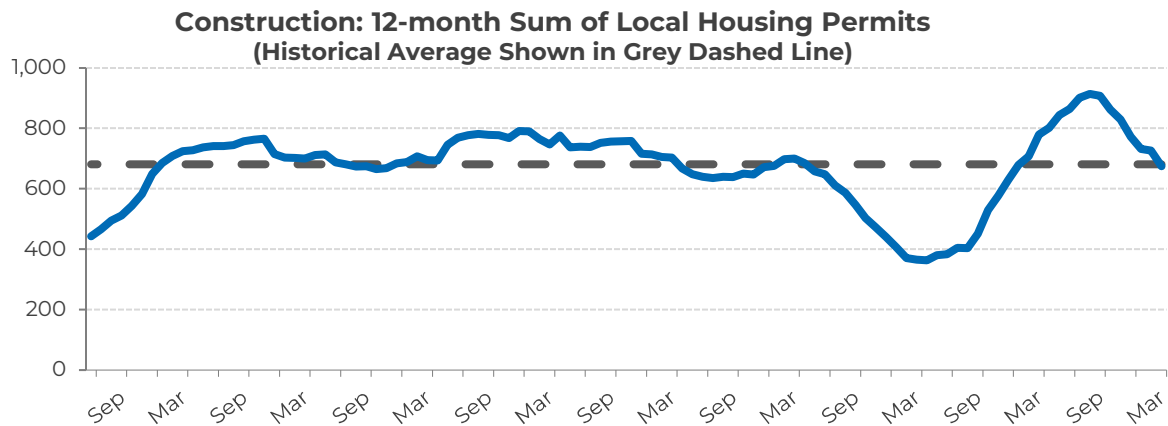


12-month Employment Change by Industry (Mar - 2024)

Goods Producing	NA	Information	-1,000
Natural Resources/Mining/Construction	100	Financial Activities	-200
Natural Resources and Mining	NA	Prof. & Business Services	-100
Construction	NA	Educ. & Health Services	1,500
Manufacturing	-200	Leisure & Hospitality	1,500
Service Providing Excluding Government	NA	Other Services	400
Trade/Transportation/Utilities	-100	Government	3,200

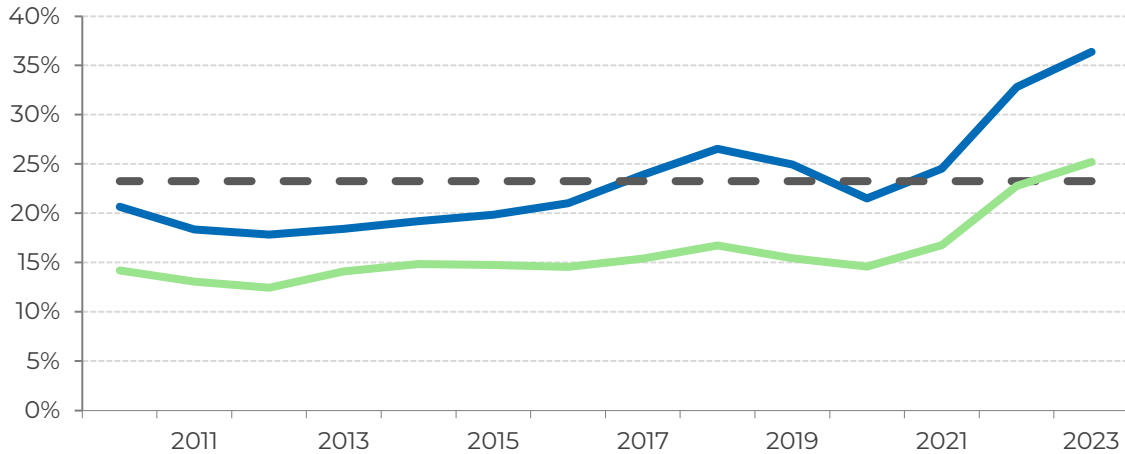
State Economic Activity Index	Colorado	U.S.	
12-month change (2024 - Mar)	2.7%	2.9%	Colorado's economy is growing, but decelerated from last month's 2.94% change and lags the rest of the nation
36-month change (2024 - Mar)	14.7%	12.9%	

New Housing Construction			
Local Fundamentals	Boulder	U.S.	
12-month Sum of 1-unit Building Permits through Mar	674	not comparable	The current level of construction is 1.0% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	681	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Mar) 12-month sum vs. a year ago	-13.5%	8.8%	Construction continues to decline from last year



Affordability

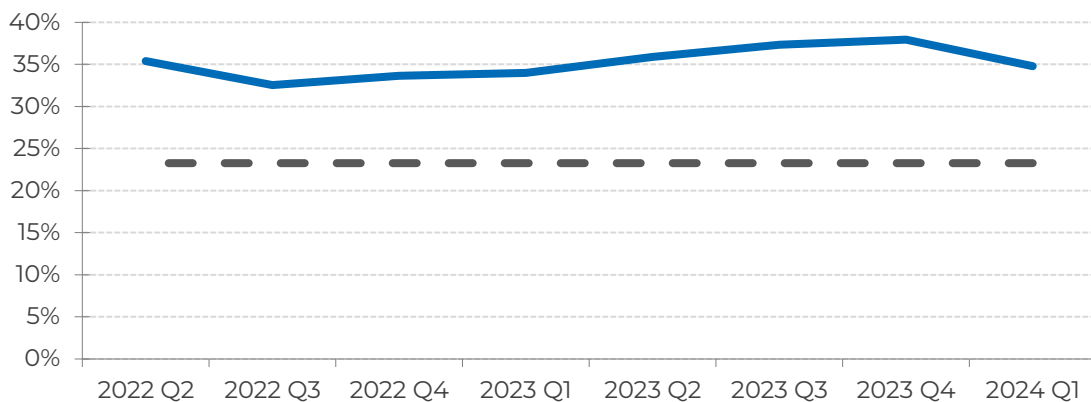
Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Grey, U.S. Average in Green)



Monthly Mortgage Payment to Income*	Boulder	U.S.	
Ratio for 2023	36.4%	25.2%	Weak by local standards, but better than the fourth quarter of 2023
Ratio for 2024 Q1	34.8%	23.7%	
Historical Average	23.3%	17.0%	Weaker affordability than most markets

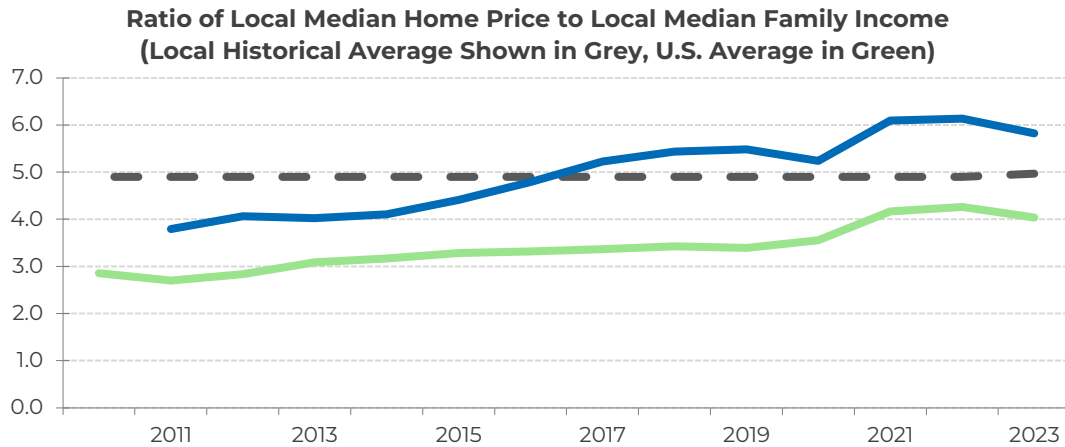
*The median family Income was included for the calculation of the mortgage payment to income ratio

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

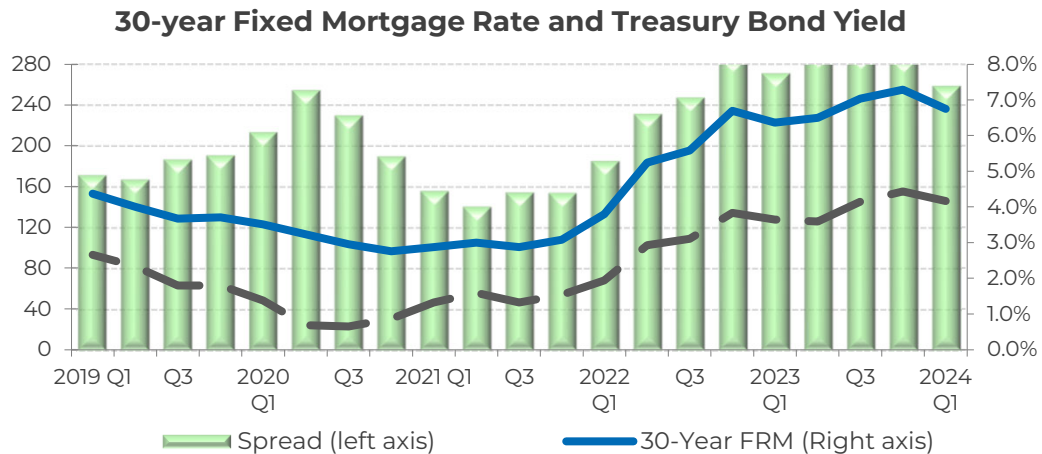


Median Home Price to Income*	Boulder	U.S.	
Ratio for 2023	5.8	4.0	The price-to-income ratio eased, but could be better
Ratio for 2024 Q1	5.6	3.8	
Historical Average	5.0	3.4	Less affordable than most markets

*The median family Income was included for the calculation of the median home price to income ratio



The Mortgage Market



During the first quarter of the year, housing affordability improved as mortgage rates fell below 7%. Steady interest rates from the Federal Reserve helped mortgage rates to ease in the first three months of the year. Nevertheless, even with this decrease, mortgage rates continued to be higher than a year ago. According to the mortgage provider Freddie Mac, the 30-year fixed mortgage rate rose to 6.75% in the first quarter from 6.36% a year earlier.

With lower interest rates on the horizon, mortgage rates are expected to ease later this year, thereby enhancing affordability for potential homebuyers. NAR forecasts the 30-year fixed mortgage rate to average 6.5% at the last quarter of the year.

Geographic Coverage for this Report

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

Boulder County

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