



NATIONAL  
ASSOCIATION *of*  
REALTORS®



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# Real Estate Trends and Outlook

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Chief Economist  
NATIONAL ASSOCIATION of REALTORS®**

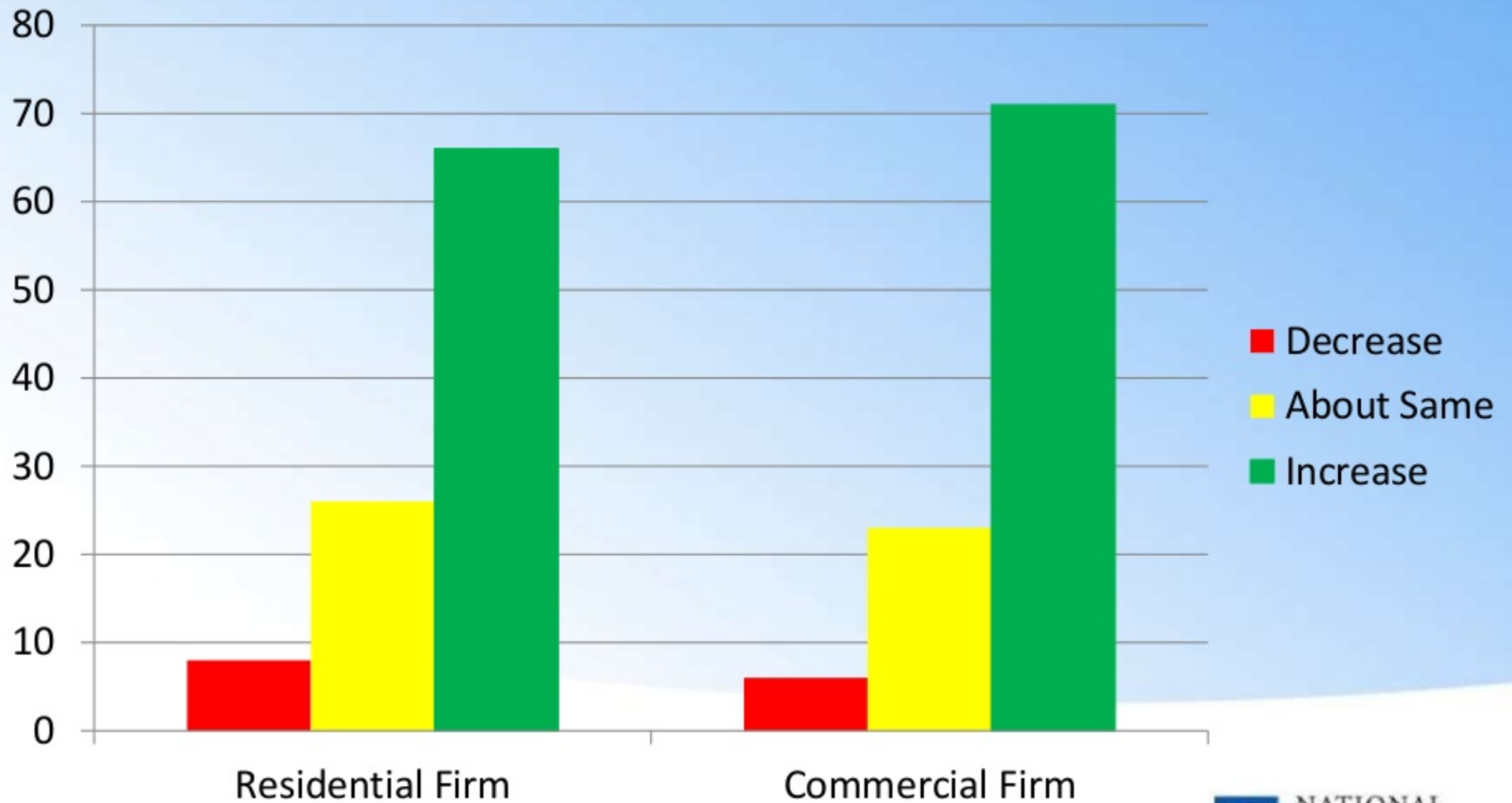
**Presentation at NAR Annual Residential Forum**

**New Orleans, LA**

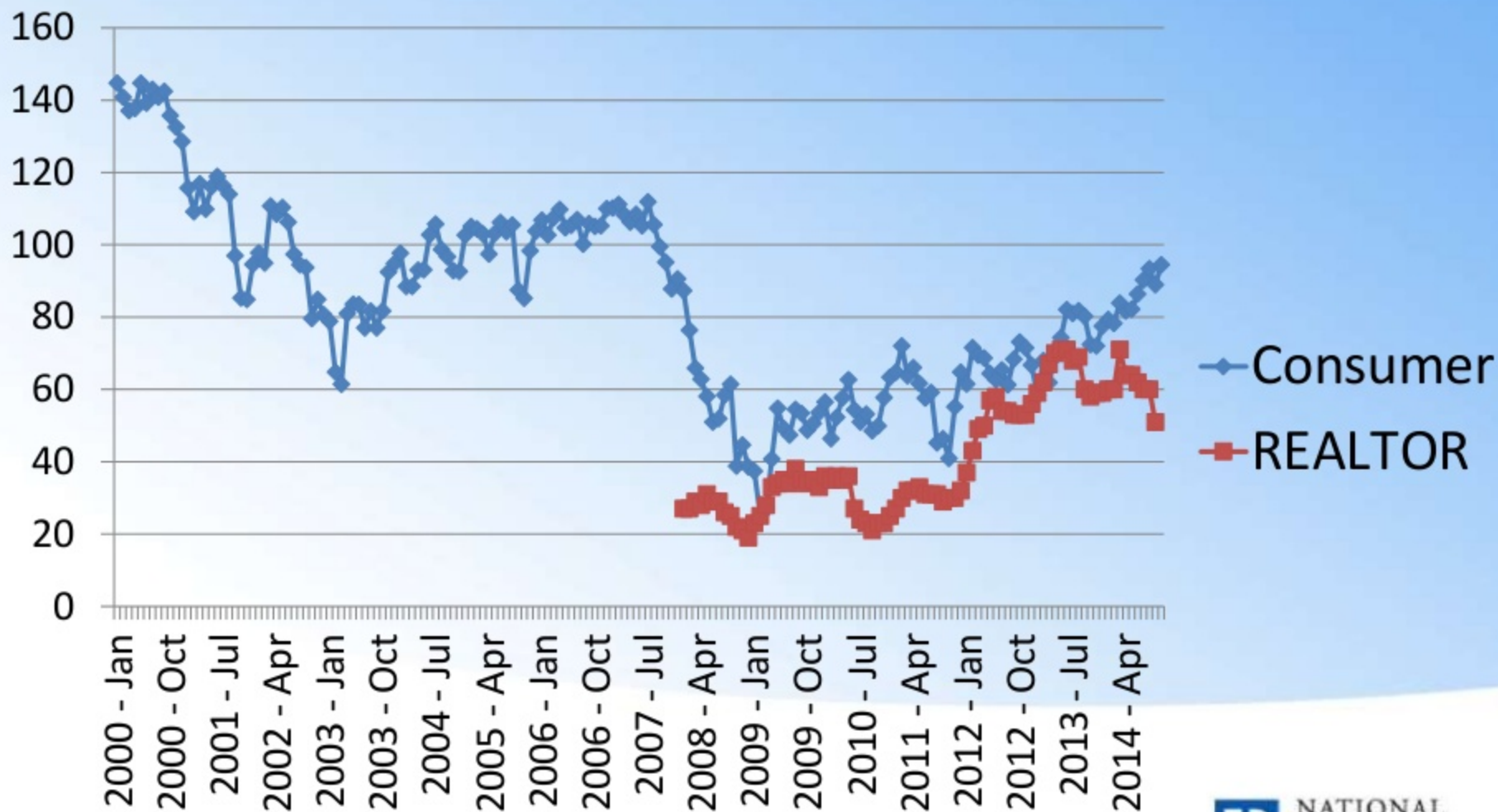
**November 7, 2014**



# Expectations of Firm Profitability (over the next 12-months)



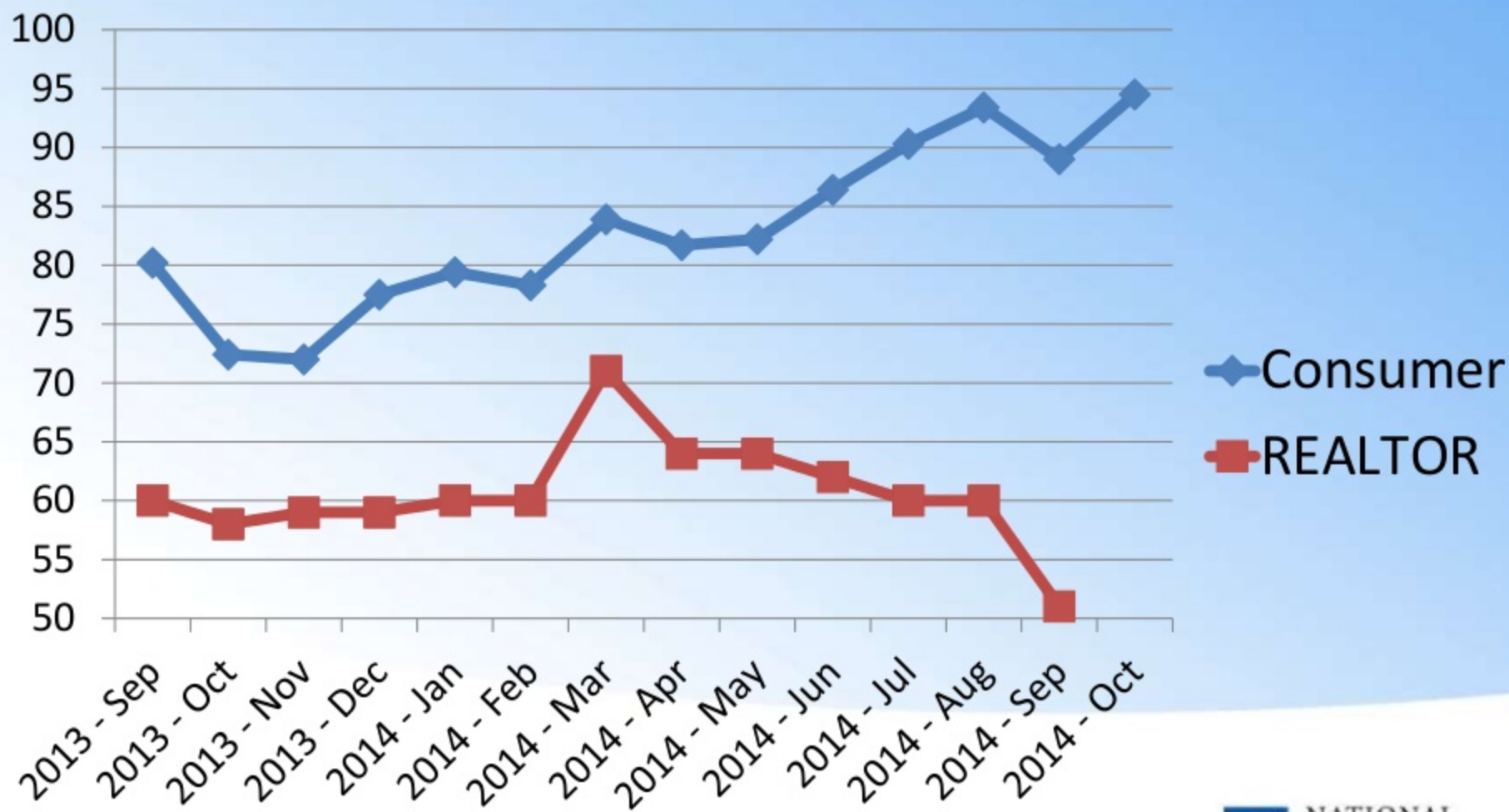
# Consumer and REALTOR® Confidence





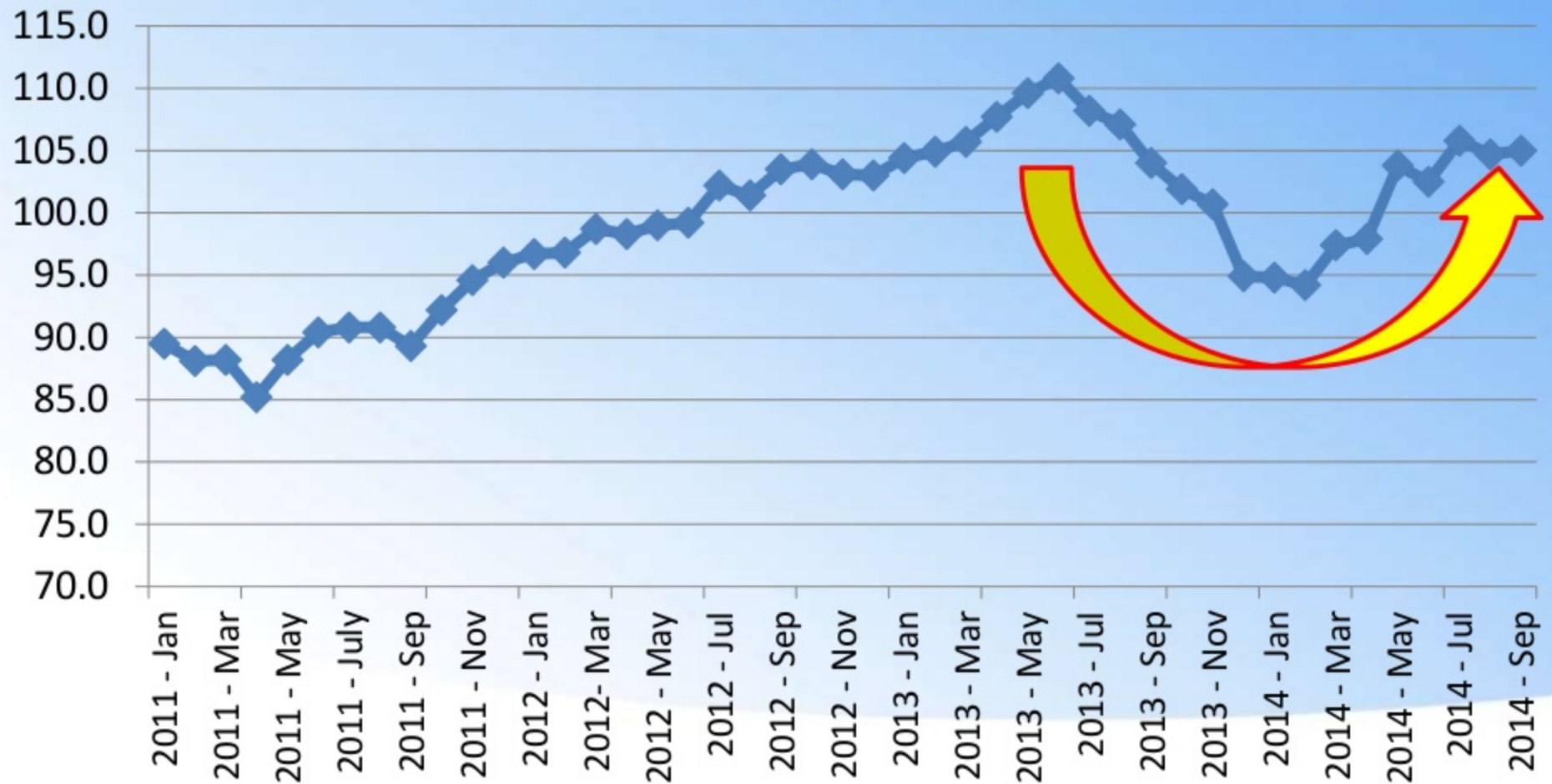
# Zoom-in

## Consumer and REALTOR® Confidence



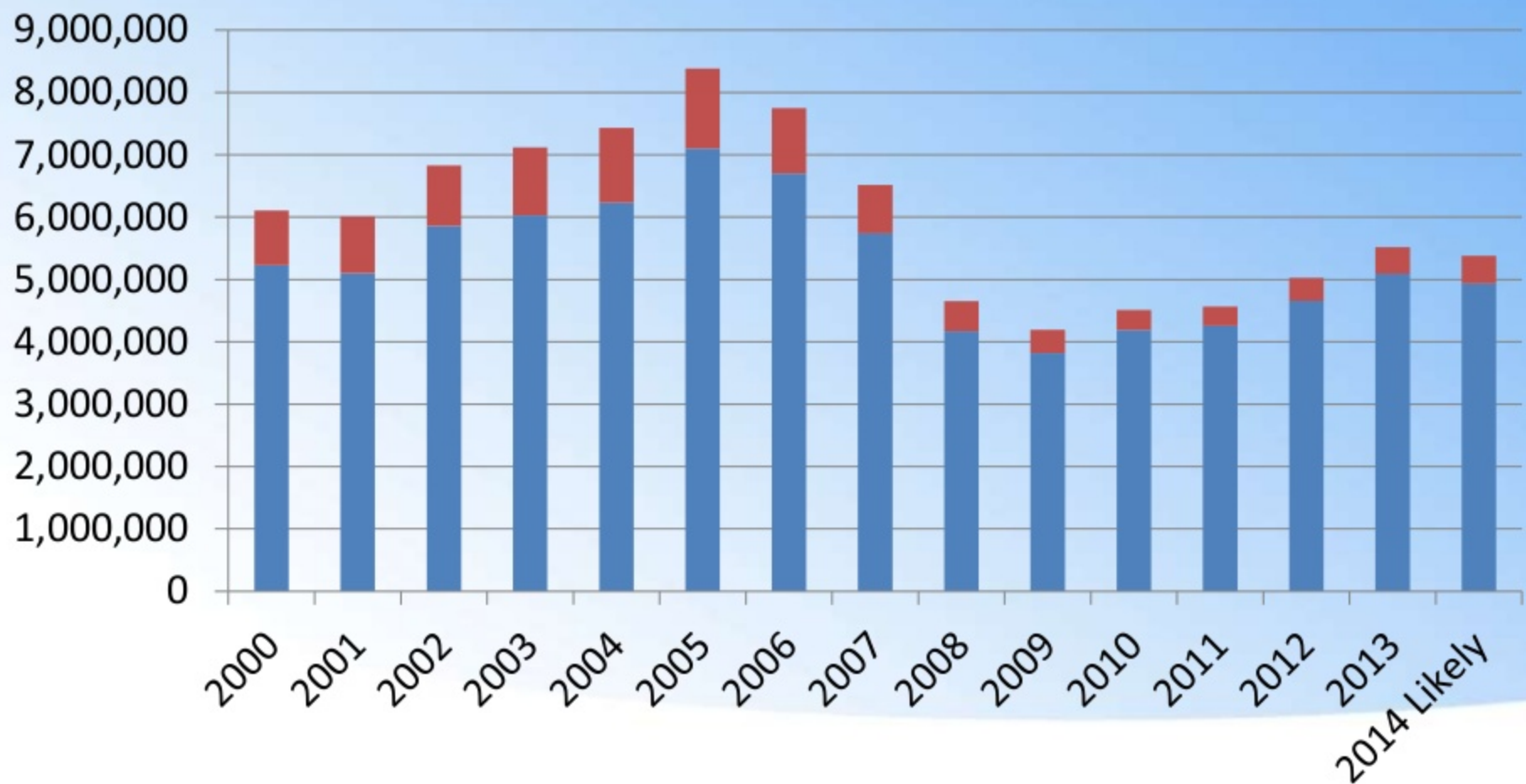
# Monthly Pending Sales Index ... Making Upward U-Turn

(Seasonally Adjusted)



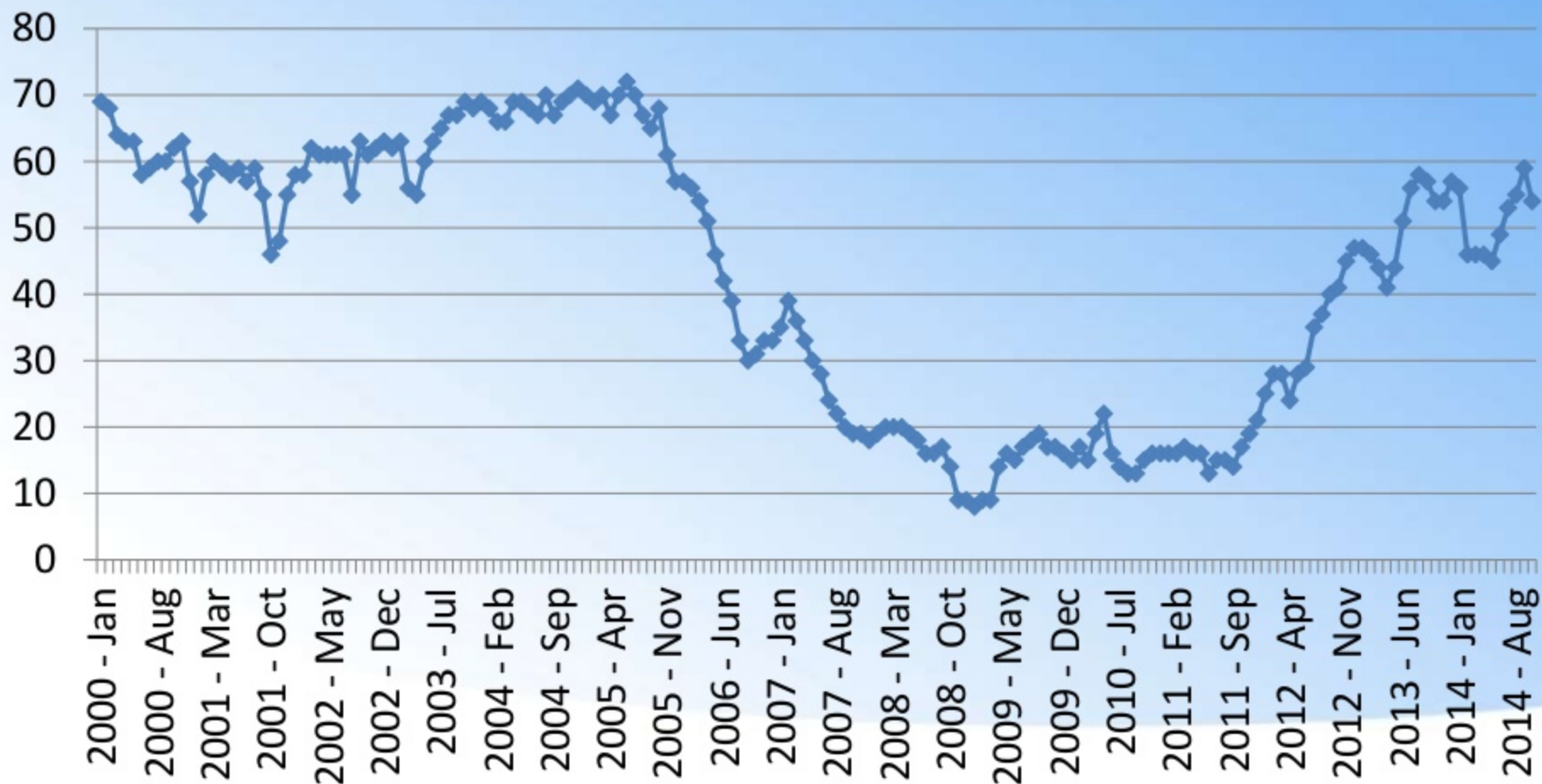
Source: NAR

# Existing + New Home Sales

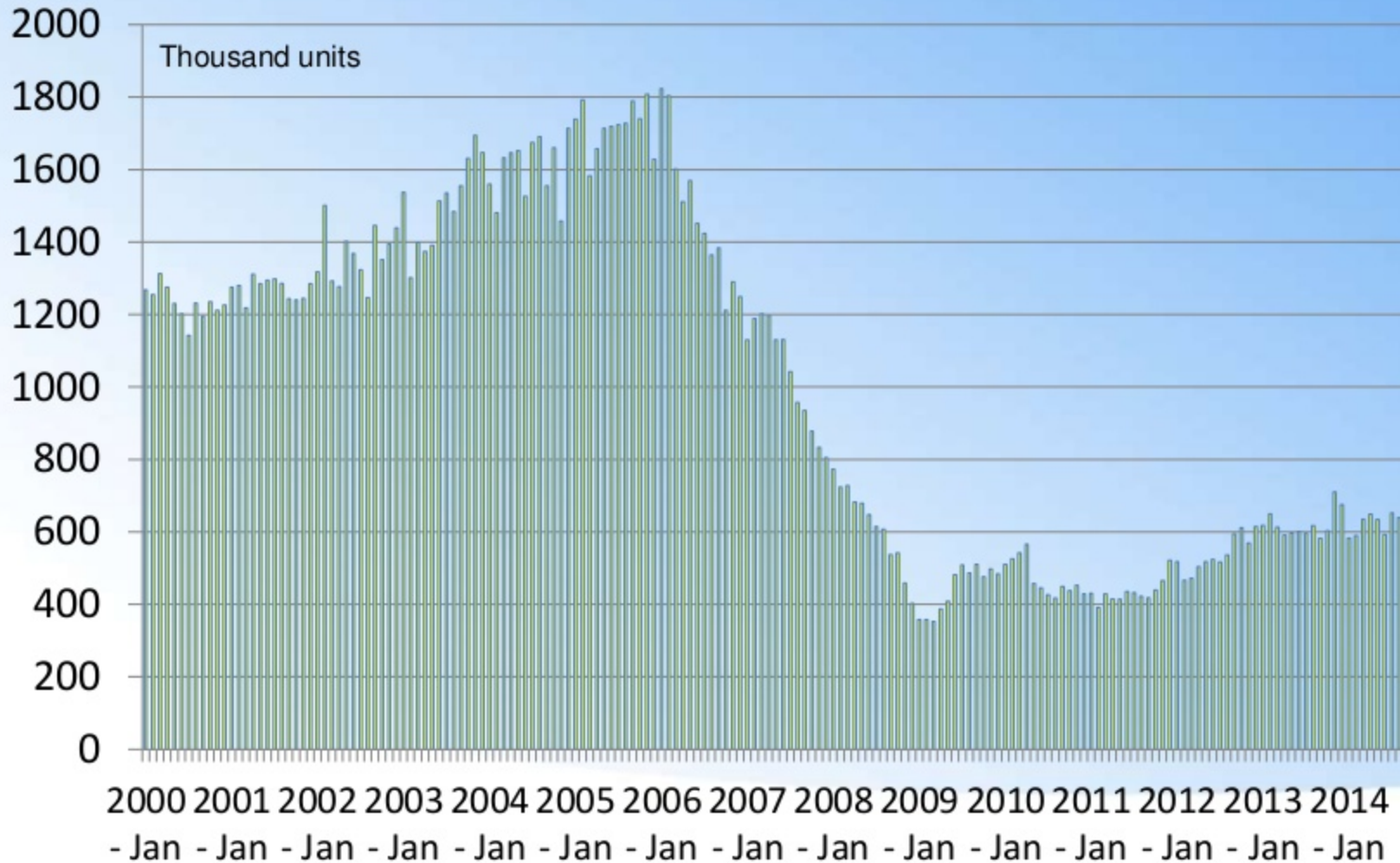




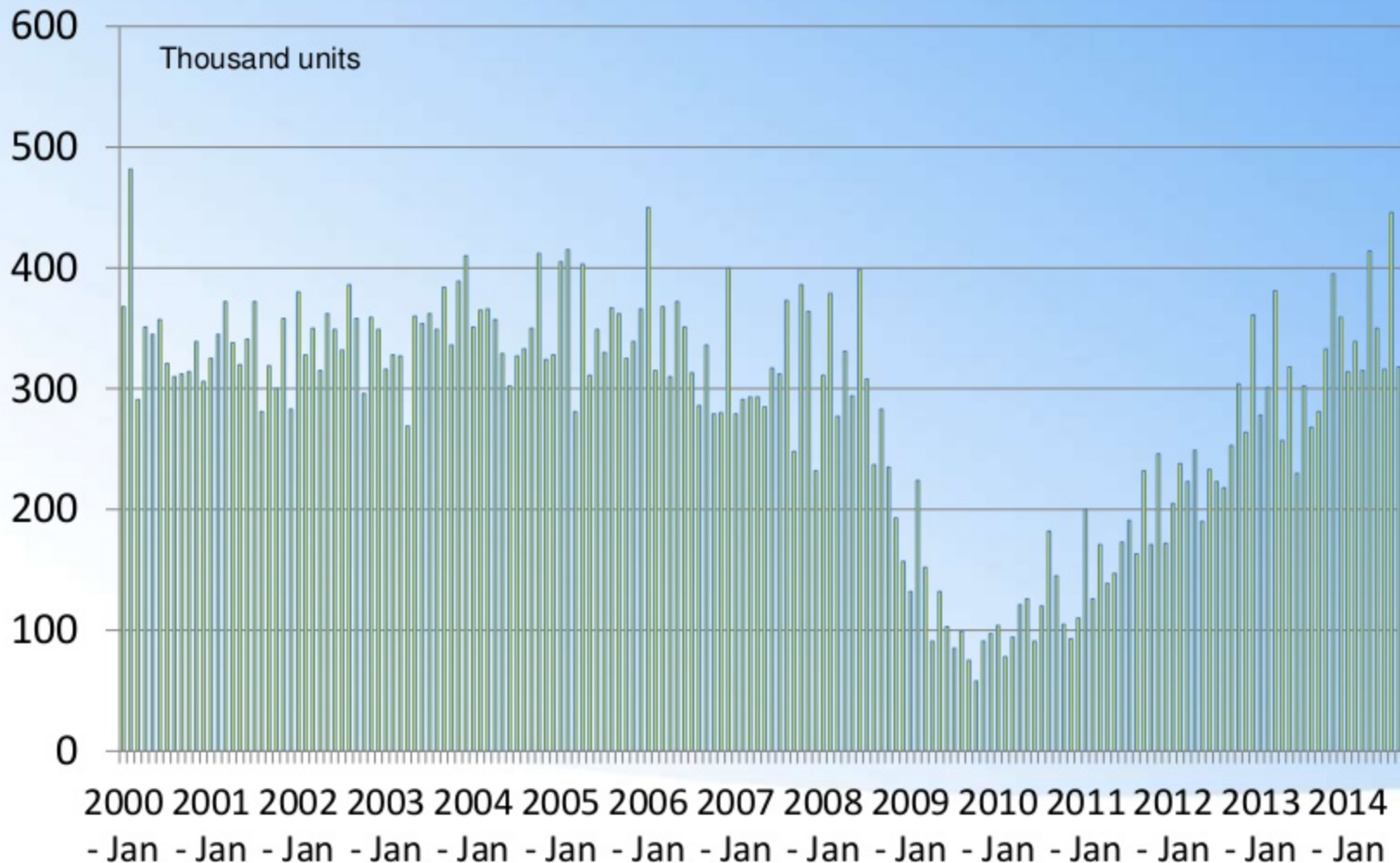
# Homebuilder Confidence (NAHB Market Index)



# Single Family Housing Starts ... $\frac{1}{2}$ the Normal



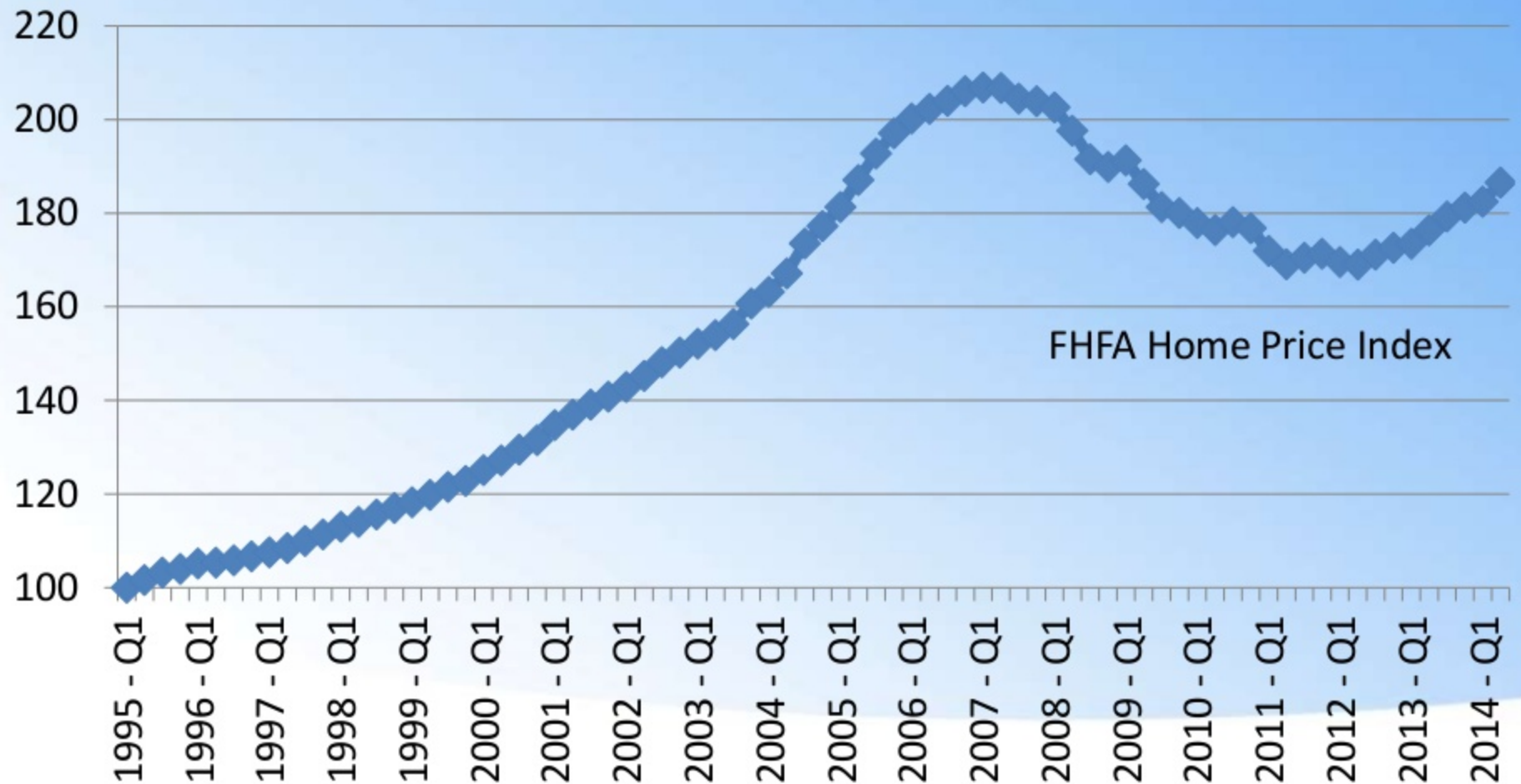
# Multifamily Housing Starts ... Back to Normal





# Nationwide Home Price Recovery

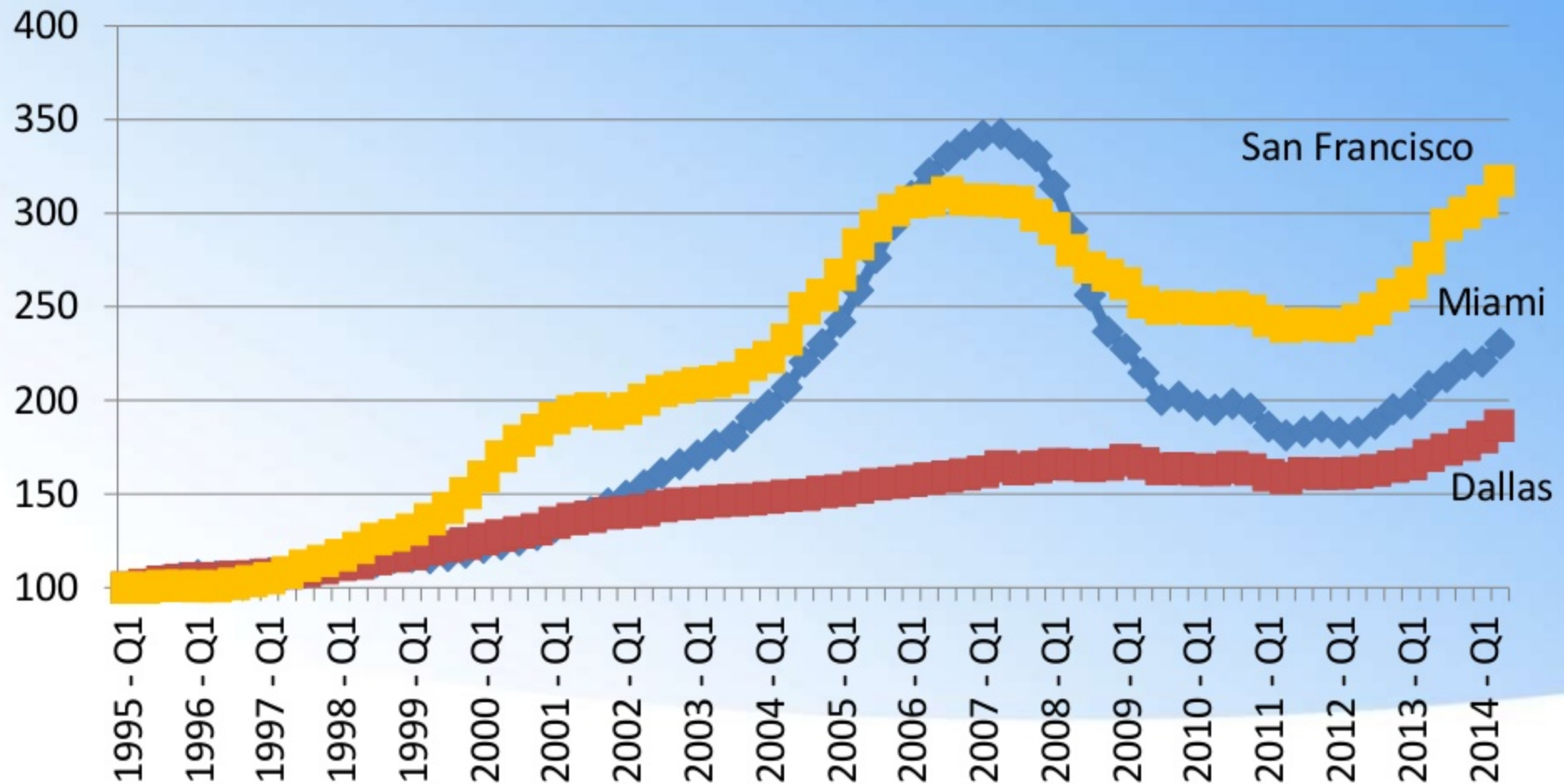
(Almost Doubled over 20 years)





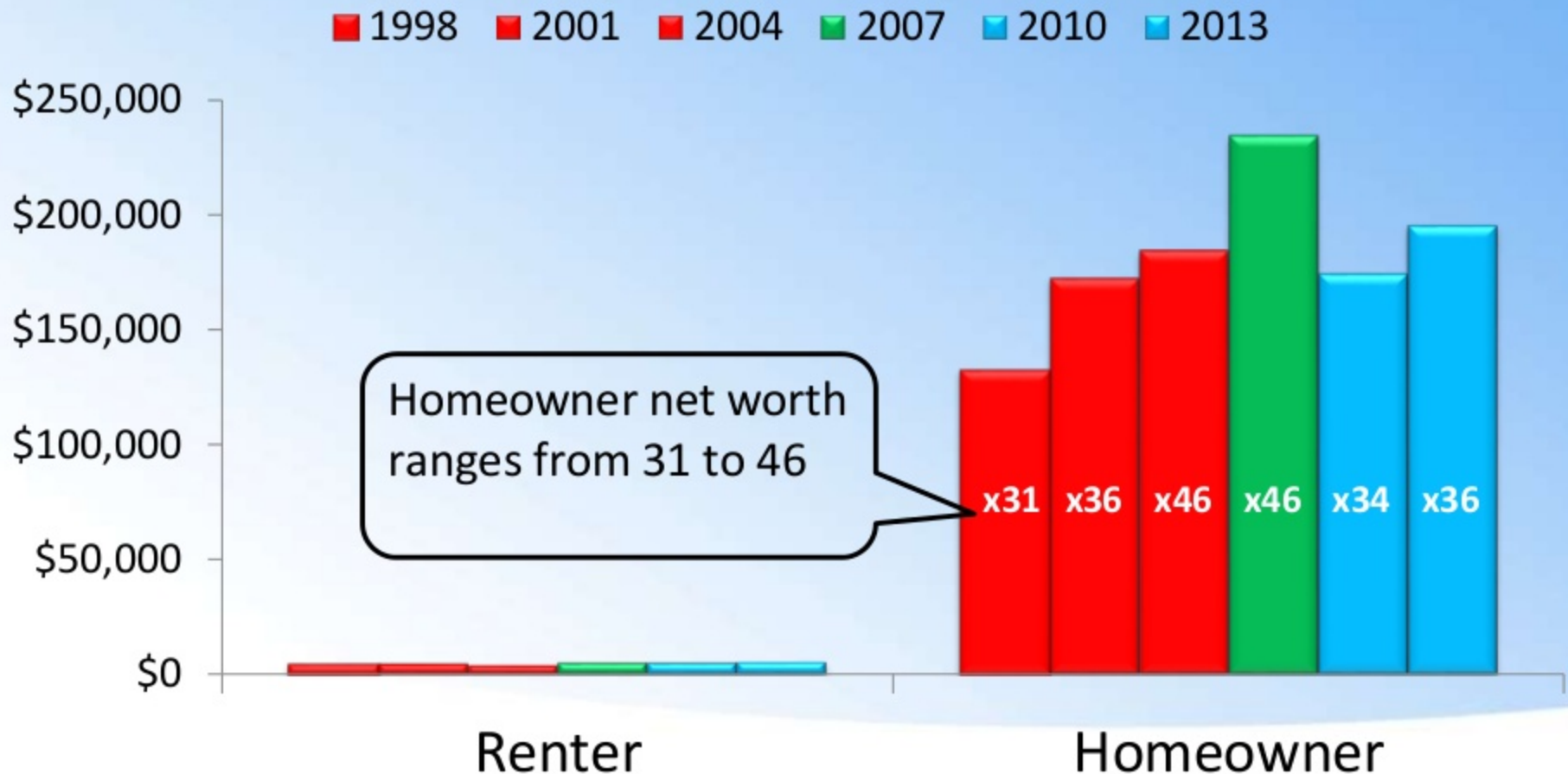
# Home Price Growth from 1995

San Francisco, Miami, Dallas



# Household Net Worth

(\$5,500 vs. \$195,500)



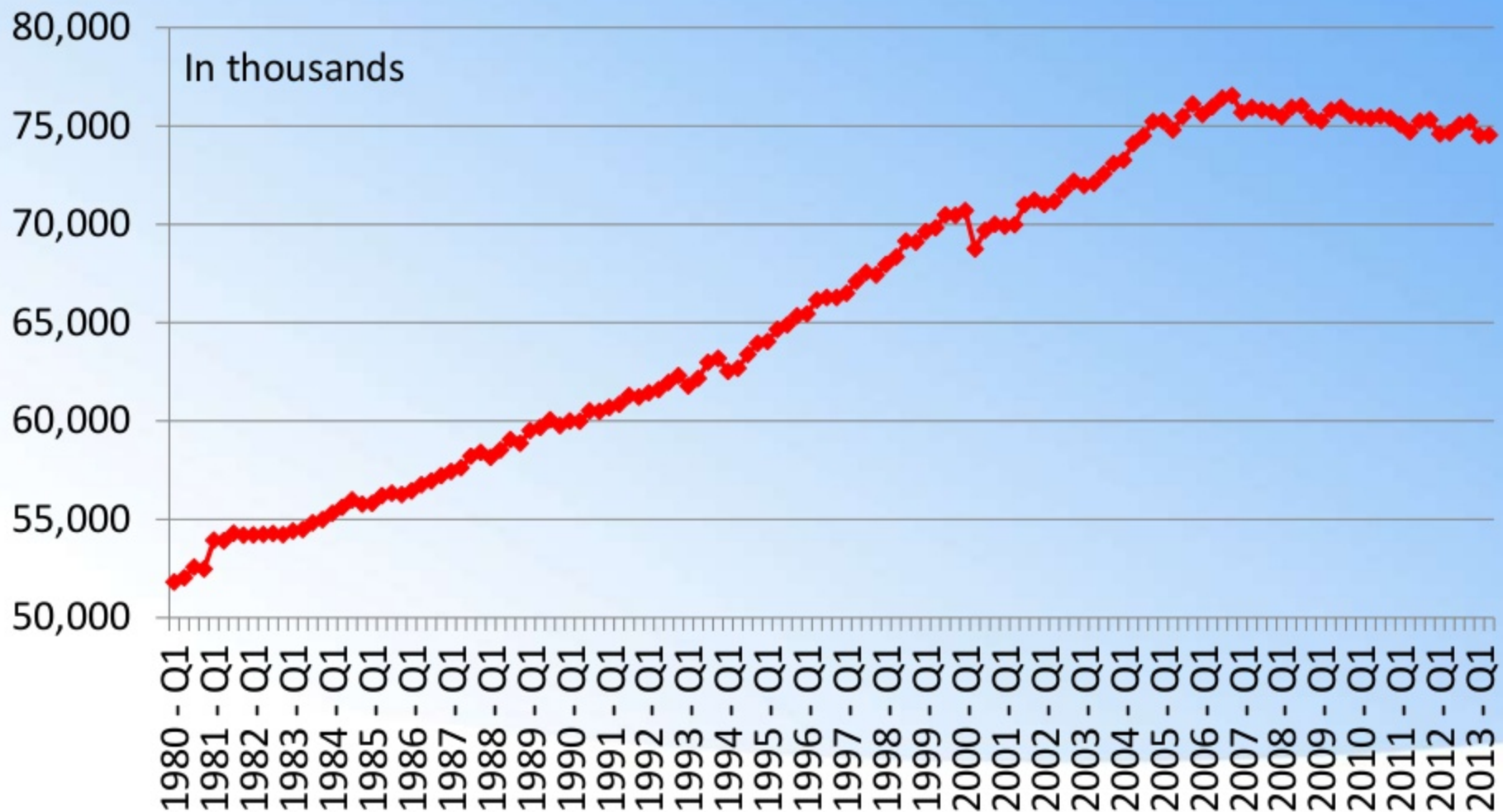
Source: Federal Reserve Survey of Consumer Finances

# From 2010 to Today

- Homeowners
  - Recovering Wealth for those who bought during the bubble years
  - Accumulating Wealth for those who bought since 2010
- Renters
  - No progress



# Homeowner Households from 2010 (Decreased by 1 million)

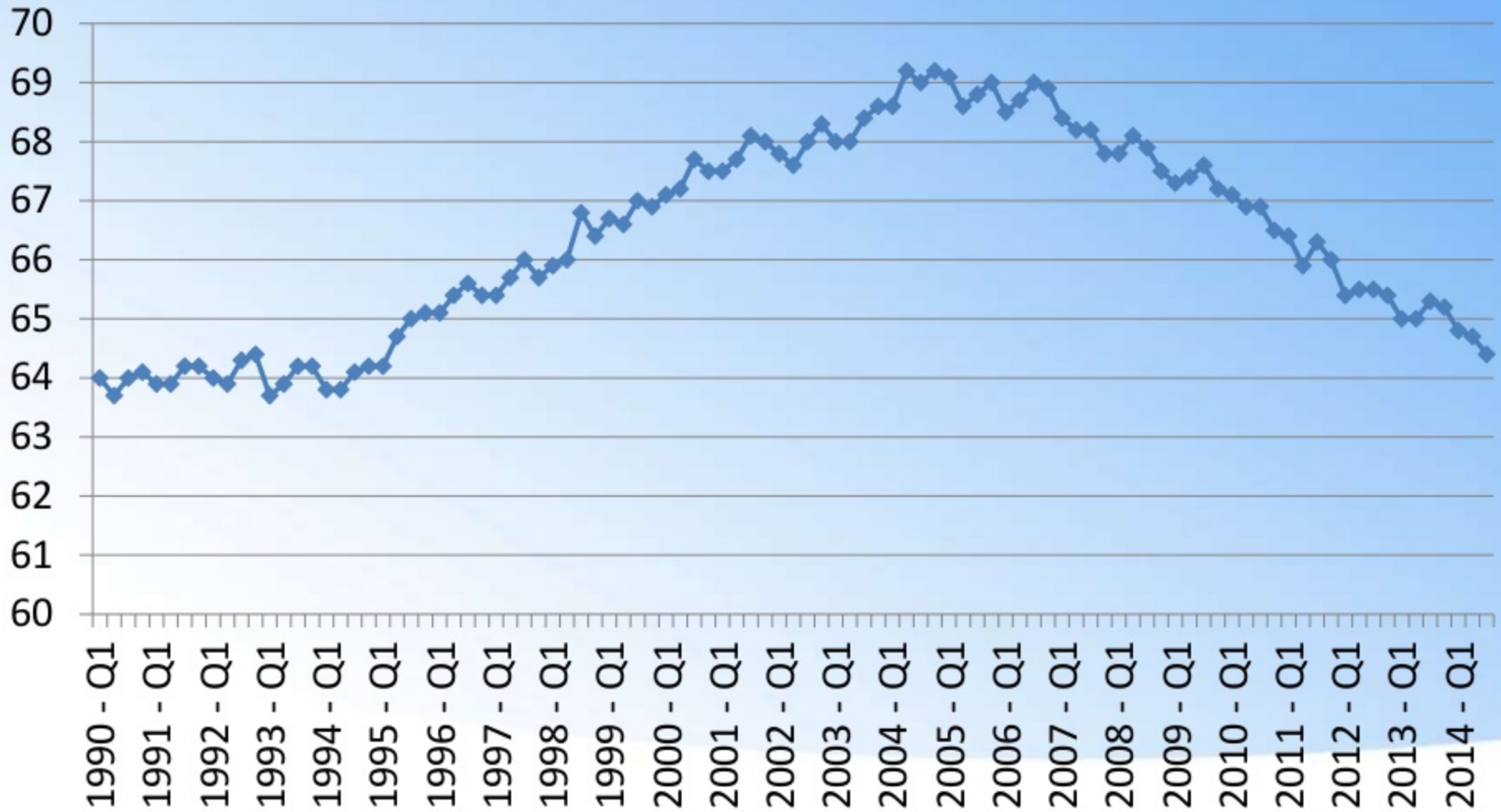




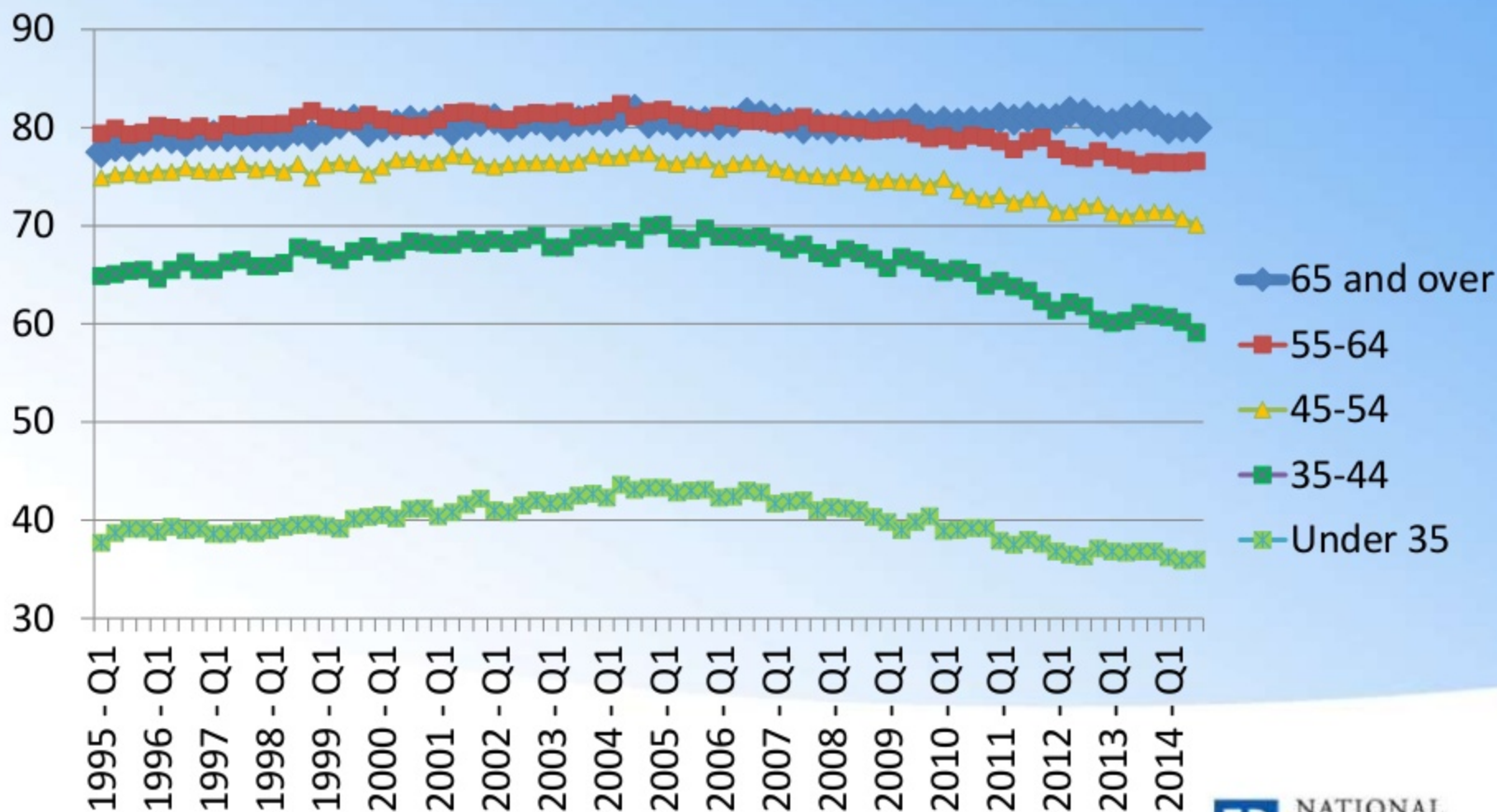
# Renter Households from 2010 (Increased by 4 million)



# Homeownership Rate



# Homeownership Rate by Age Group





# Harvard Elderly Housing Study

- One in Five Americans will be 65 or over by 2030
- Homeowners who have paid off mortgages before retirement have lower housing costs and have equity cushion health care expenses
- Renters face high housing costs and force millions of low-income older adults to sacrifice spending other necessities, including food and health care