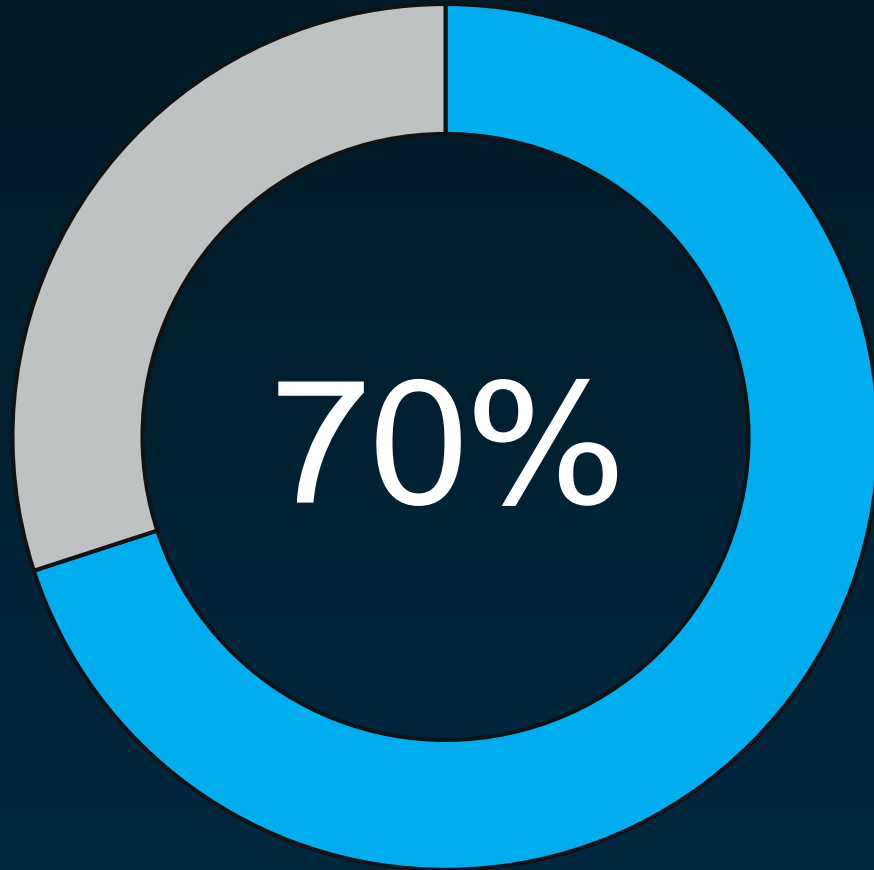


Home Prices



of Americans
are concerned
about a potential
housing market
crash in 2025



32% of those who planned a major purchase this year say they're now delaying it — including:

- 1 in 4 (22%) who **planned to buy** a home
- 1 in 8 (13%) who **planned to sell** a home

Clever Real Estate





Though many Americans believe the housing market is at risk of crashing, **economists who study housing market conditions generally do not expect a crash in 2025 or beyond** unless the economic outlook changes.

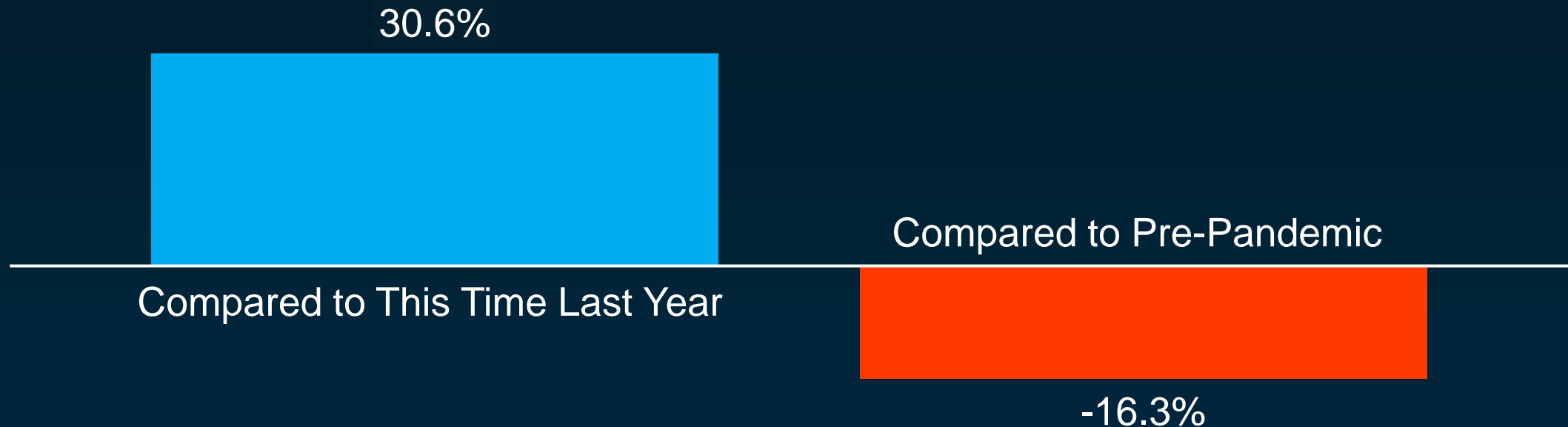


There's just generally not enough supply.
There are more people than housing inventory.
It's Econ 101.

Mark Fleming
Chief Economist, First American

The Supply of Homes for Sale Is Improving, But Still Low

Percent of National Inventory Change, Year-Over-Year vs. Pre-Pandemic (2017–2019)



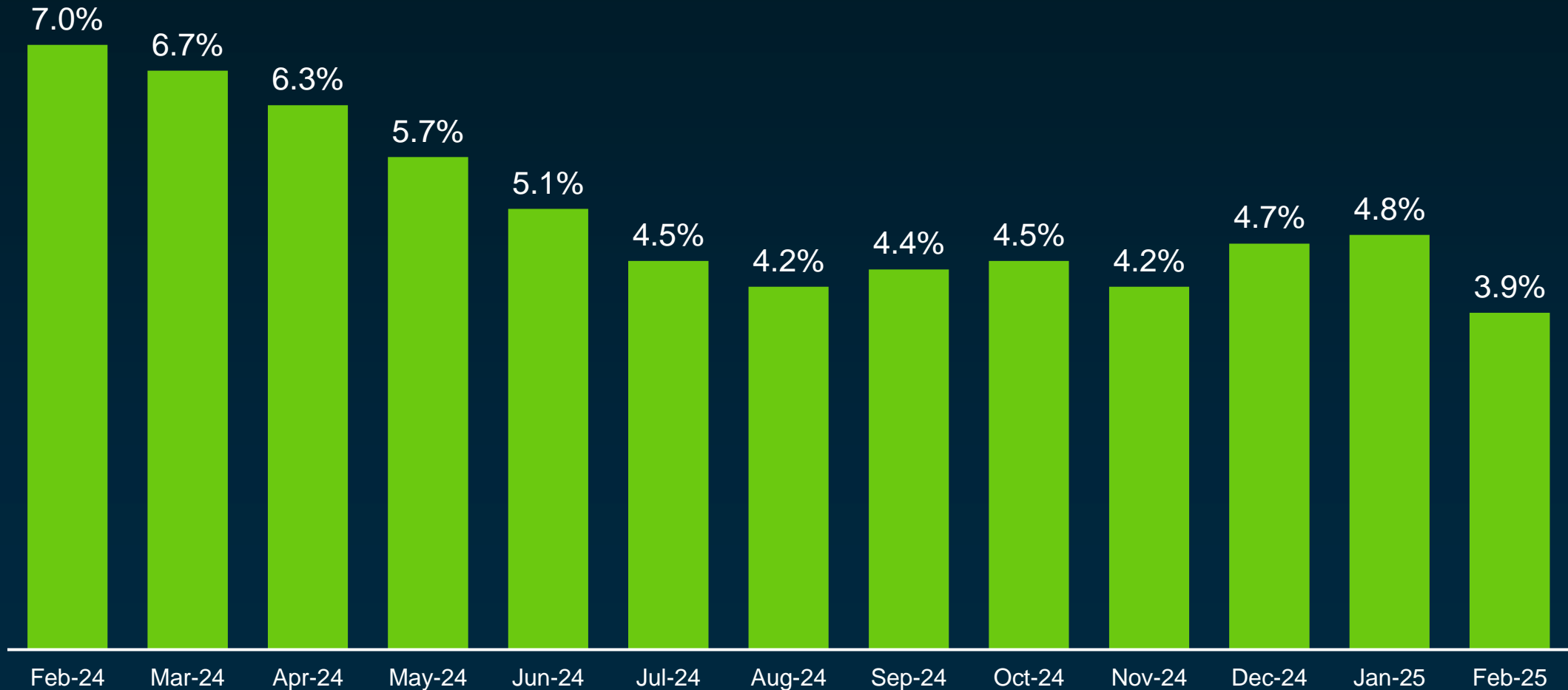


Home price growth will moderate due to more supply coming onto the market. Having income and wages rise faster than home prices are welcome to improve affordability.

Lawrence Yun
Chief Economist, NAR

Home Price Growth Is Moderating

Year-Over-Year Home Price Change, Seasonally Adjusted





... we expect the pace of house price appreciation to moderate from the levels seen in 2024, **while still maintaining a positive trajectory.**

Freddie Mac



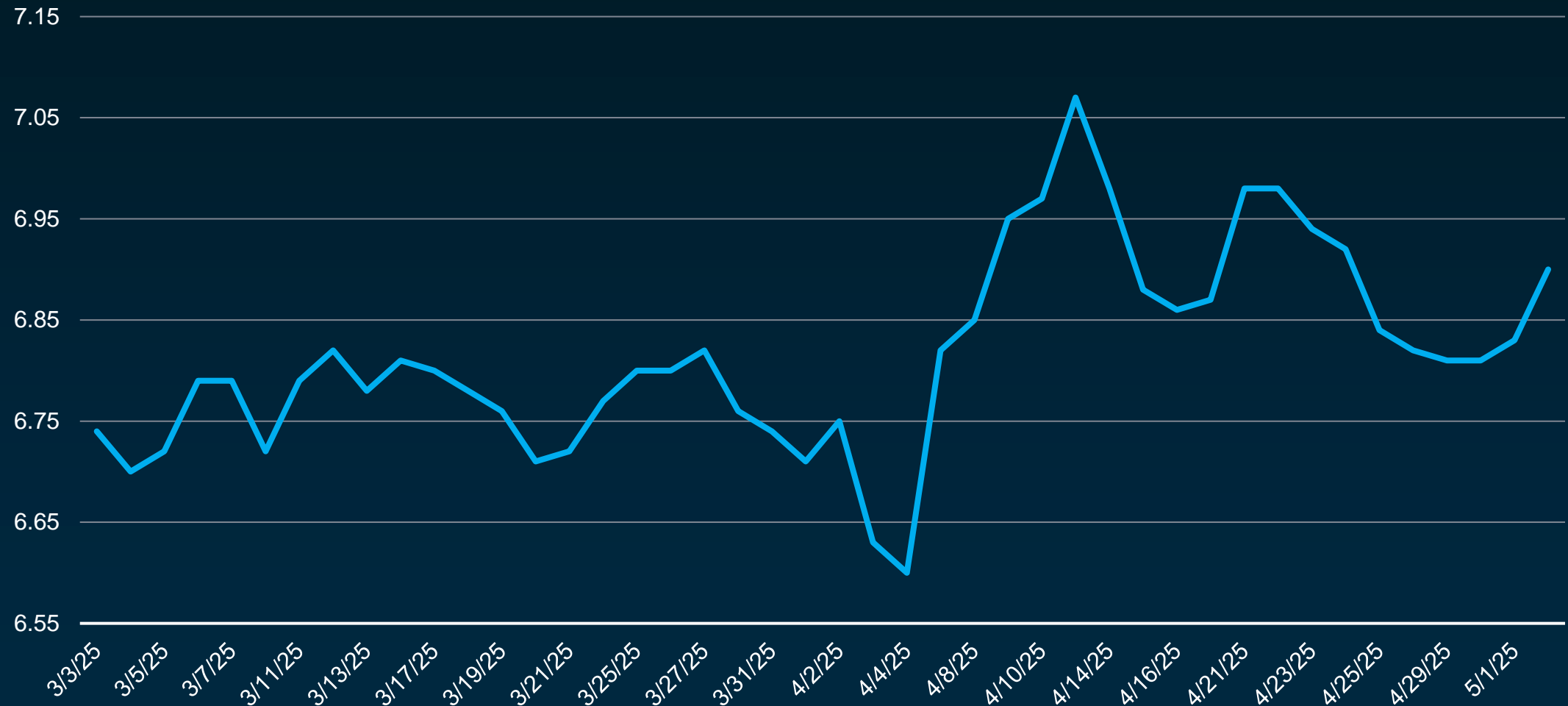
[There's] just simply not enough supply.
So, the economics of supply and demand,
**if there's a shortage, prices simply
cannot crash.**

Lawrence Yun
Chief Economist, NAR

Mortgage Rates

Stability in March, Volatility in April

30-Year Fixed Mortgage Rate



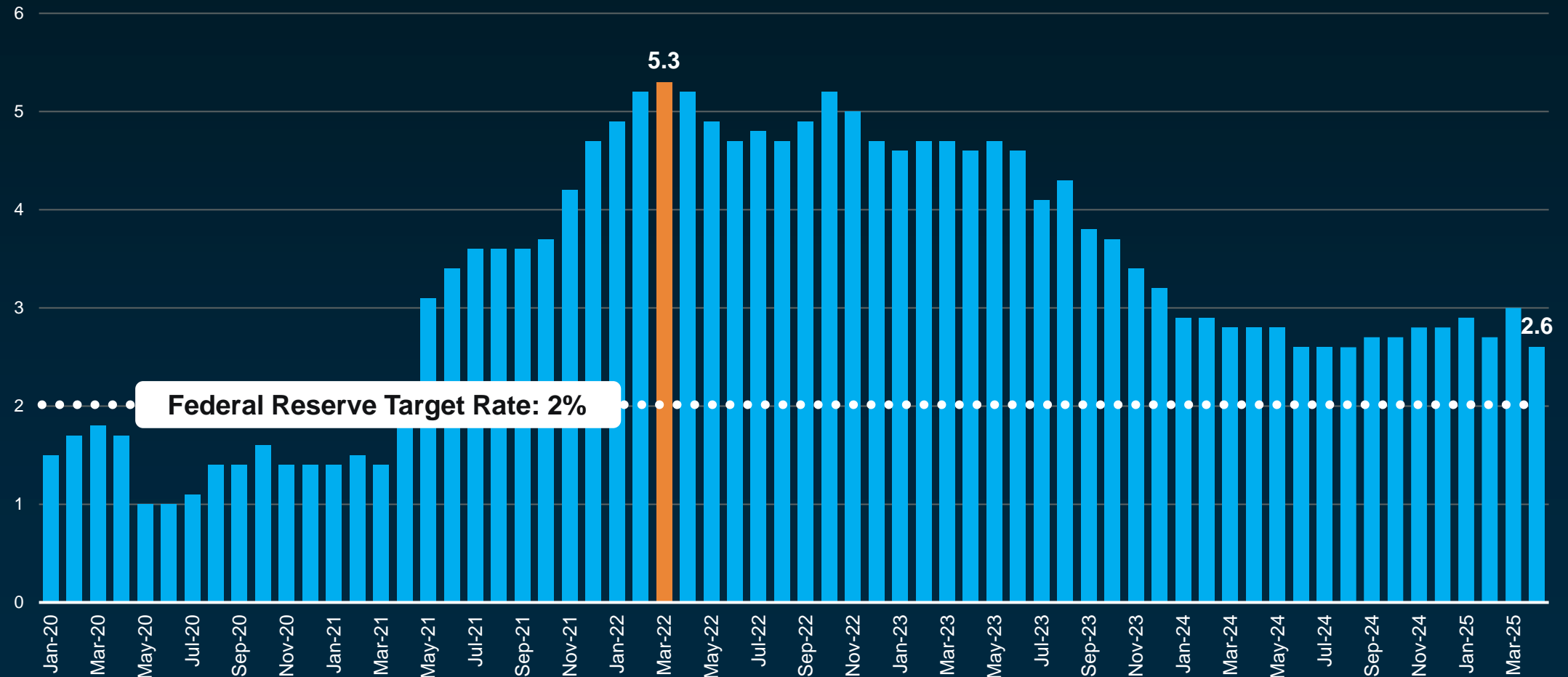


As that great Chicagoan Ferris Bueller once noted,
'Life moves pretty fast.' **For the time being, we are
well positioned to wait for greater clarity.**

Jerome Powell
Chair, Federal Reserve

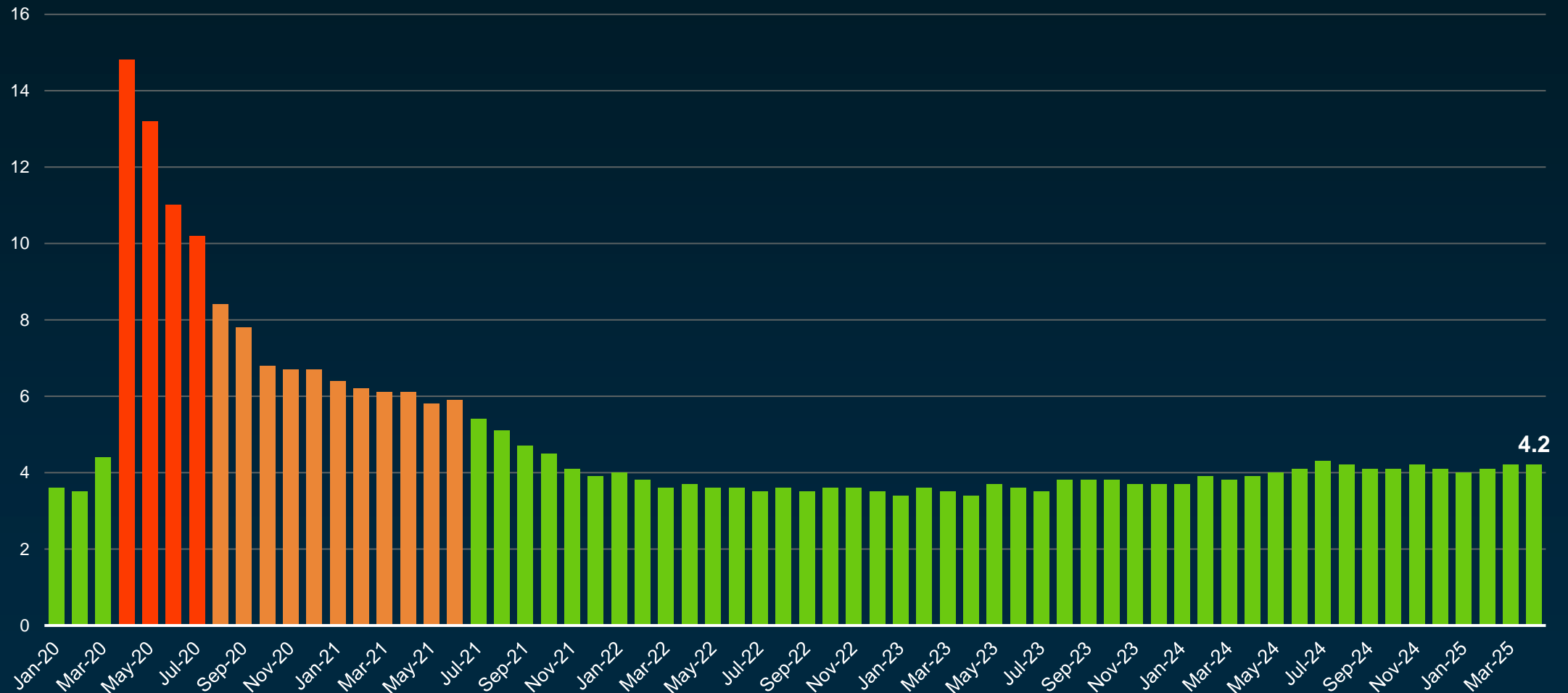
Inflation Easing, But Remains Elevated

Core Personal Consumption Expenditures (PCE) Price Index
(Percent Change Year-Over-Year, Seasonally Adjusted)



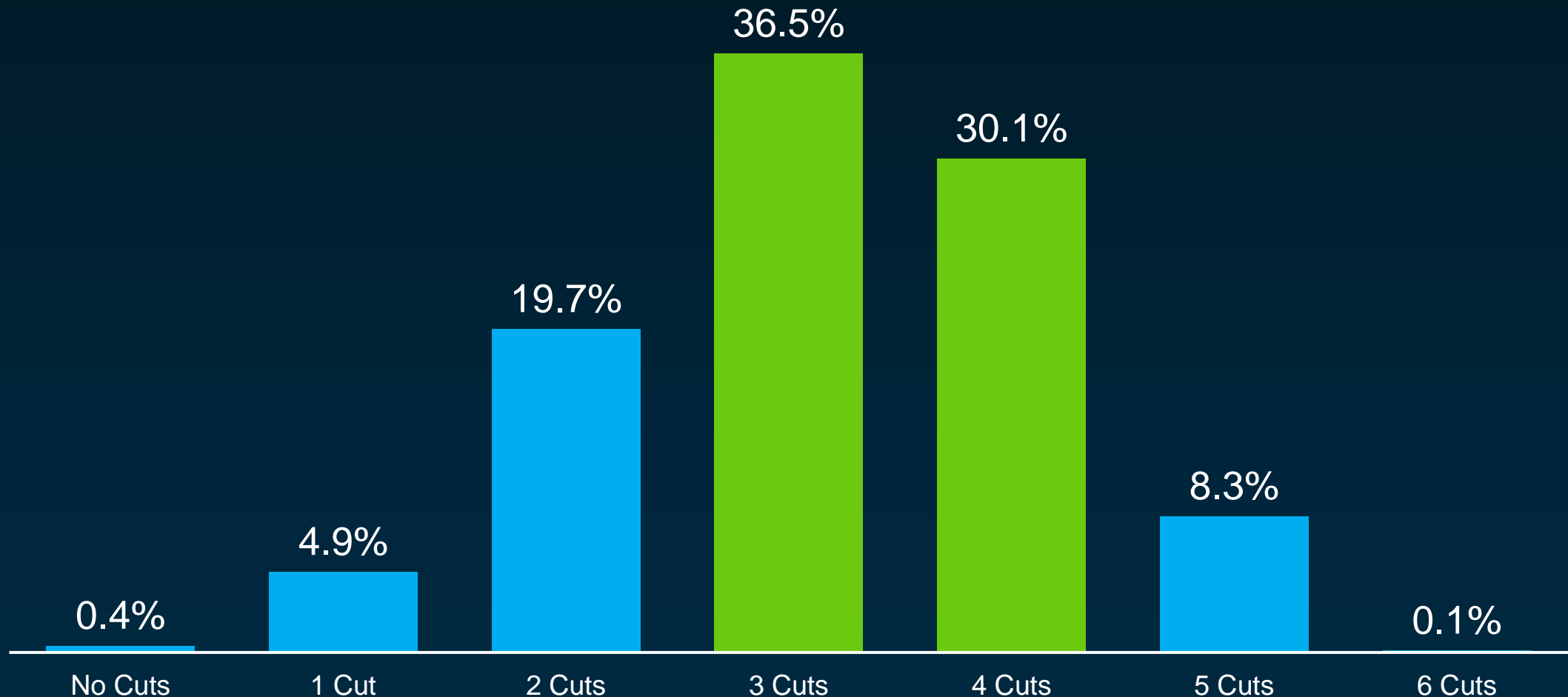
Unemployment Remains Steady

Unemployment Rate Was Unchanged at 4.2% in April (Seasonally Adjusted)



Expect 3 or 4 Federal Funds Rate Cuts This Year

Cut Probabilities for 2025 (as of 5/2)



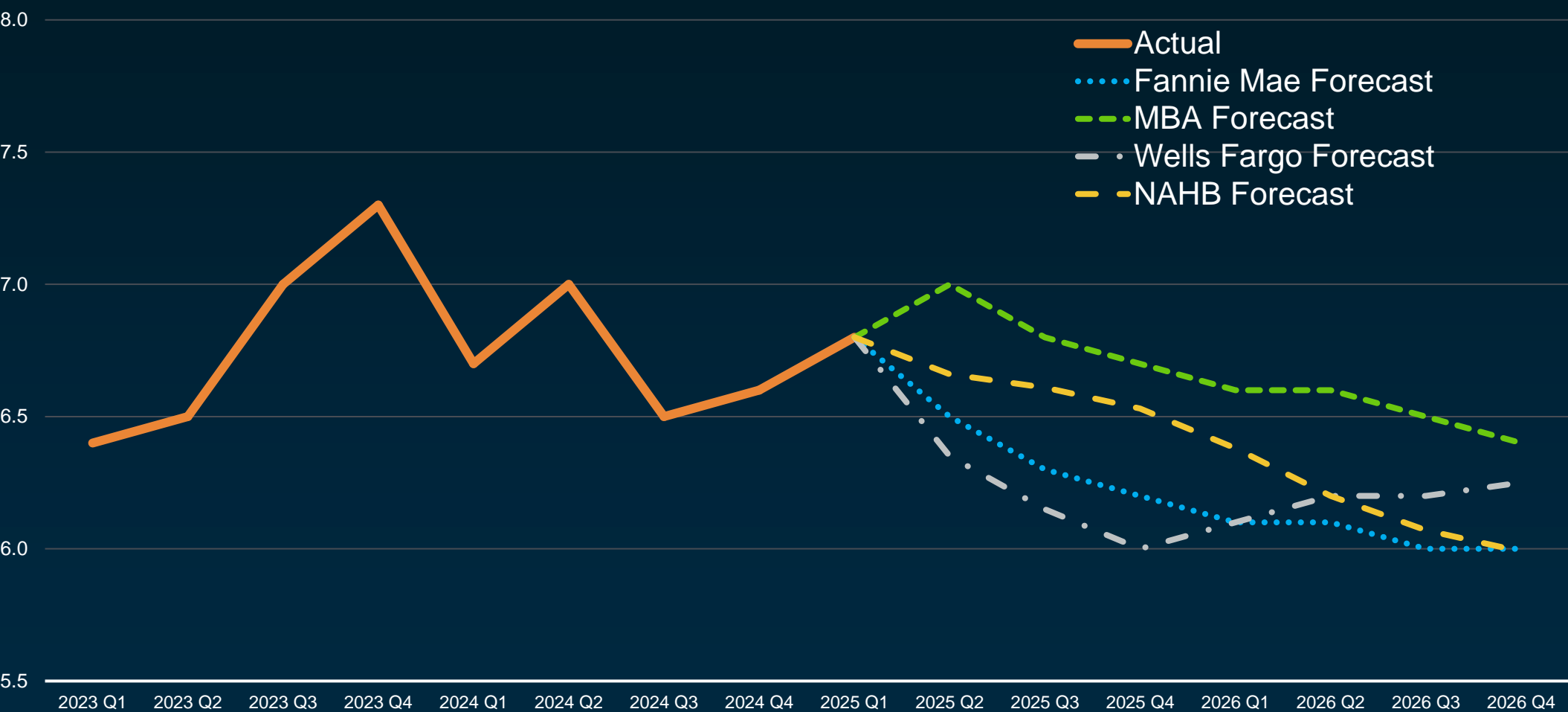
Mortgage Rate Projections

30-Year Fixed Rate, As of 5/2/2025

Quarter	Fannie Mae	MBA	NAHB	Wells Fargo	Average of All Four
2025 Q2	6.50%	7.00%	6.66%	6.35%	6.63%
2025 Q3	6.30%	6.80%	6.61%	6.15%	6.47%
2025 Q4	6.20%	6.70%	6.53%	6.00%	6.36%

Mortgage Rates and Projections

30-Year Fixed Rate, As of 5/2/2025





A meaningful decline in mortgage rates would help both demand and supply – demand by boosting affordability, and supply by lessening the power of the mortgage rate lock-in effect.

Lawrence Yun
Chief Economist, NAR



Even in an economic recession, generally home sales can rise if the mortgage rate declines.

Lawrence Yun
Chief Economist, NAR

Repeat Business Is Falling

Percent of Sellers Who Used the Same Agent Again

