

Fourth Quarter
2016

United States

Housing Market Outlook

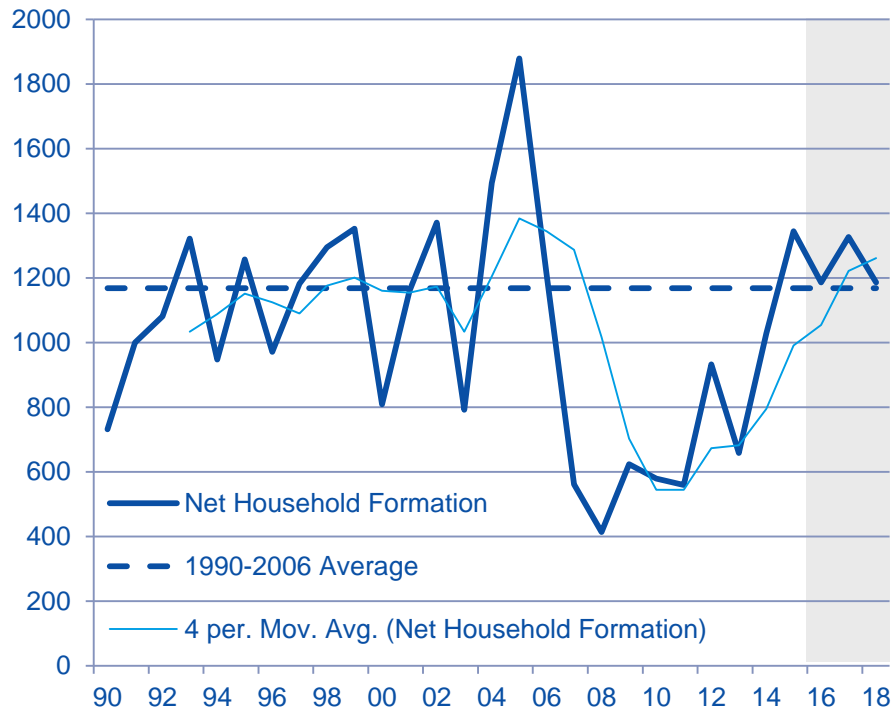


Demand Conditions

Net household formation is supported by ageing Millennials and job creation. Buyers' confidence is still trending upward

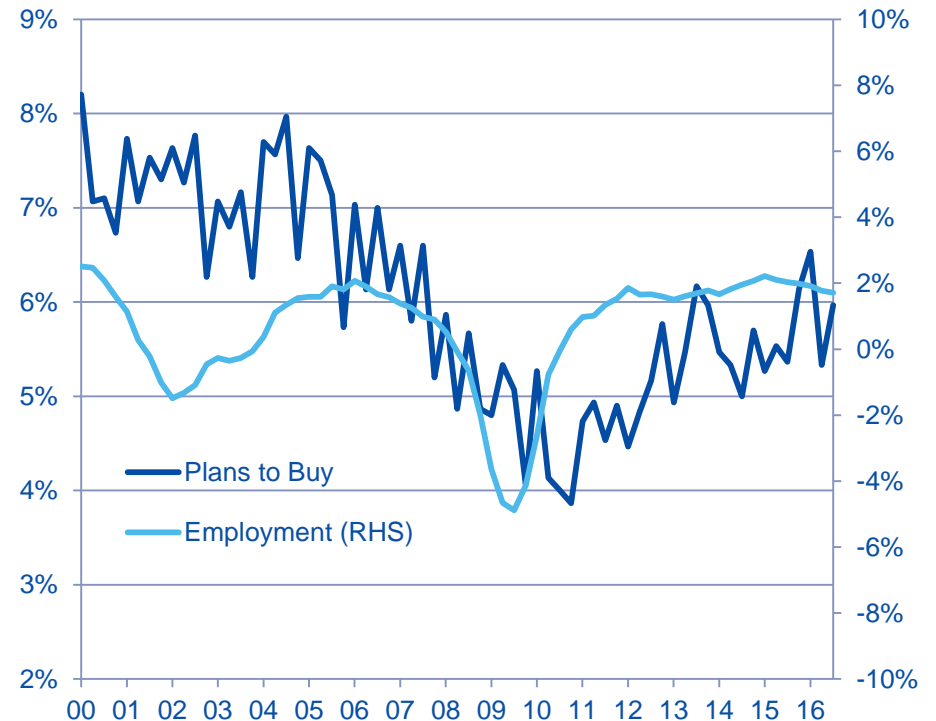
Households

YoY Change



Plans to Buy a House and Employment

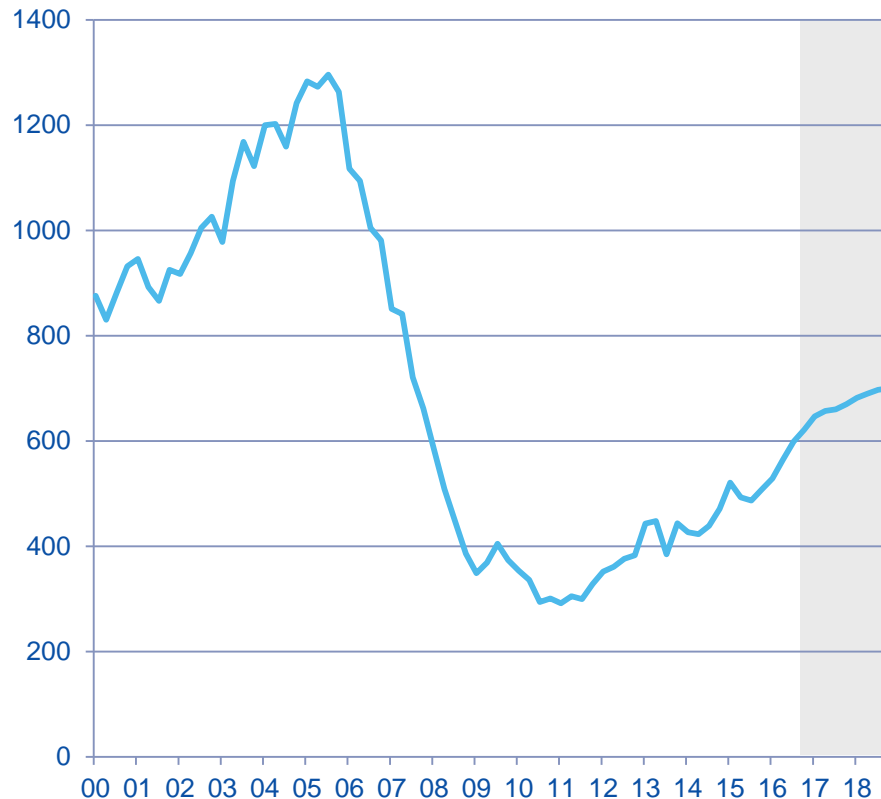
% Respondents and % YoY Change



New Home Sales

New Single-Family Home Sales

Thousands, SAAR



Source: Census Bureau & BBVA Research

	2014	2015	2016	2017	2018
New 1-Family Home Sales (YoY Change)	2.3%	14.2%	15.2%	13.8%	5.1%

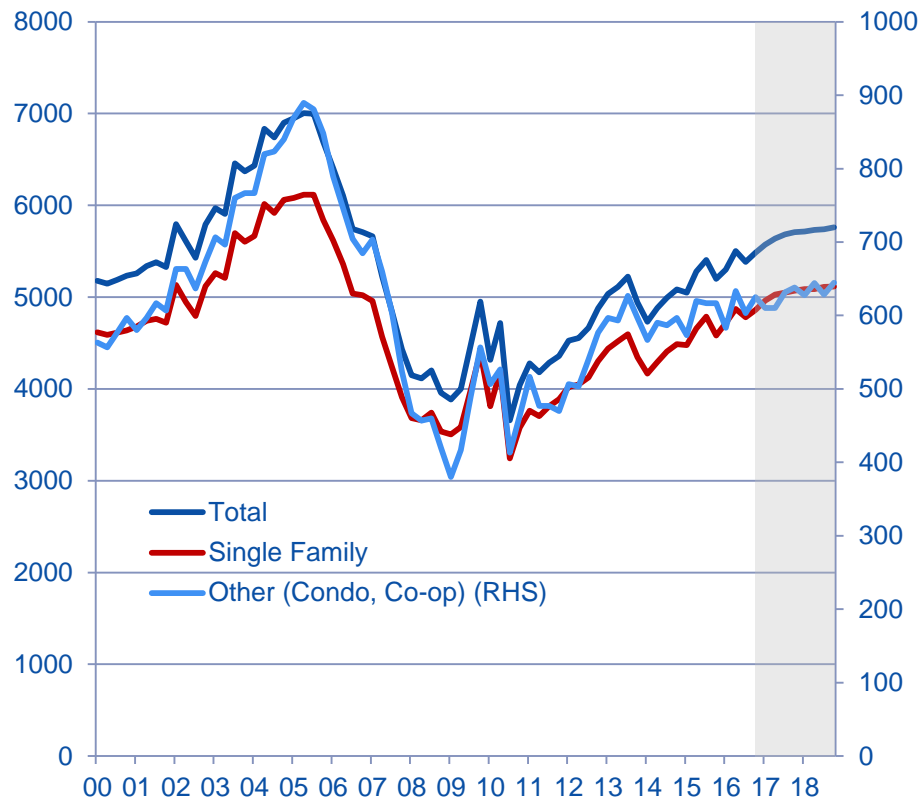
Home sales will be supported by:

- Solid employment growth and further gains in real income
- Strong consumer confidence
- Ongoing improvement in lending conditions
- Ongoing low interest rates

Existing Home Sales

Existing Home Sales

Thousands, SAAR



	2014	2015	2016	2017	2018
1-Family Existing Home Sales (YoY Change)	-3.1%	6.3%	3.9%	4.6%	1.5%
Condo and Coop Sales (YoY Change)	-3.0%	3.7%	0.8%	1.8%	2.0%
Total Existing Home Sales (YoY Change)	-3.1%	6.7%	3.5%	4.2%	1.5%

However, existing home sales growth has decelerated due to:

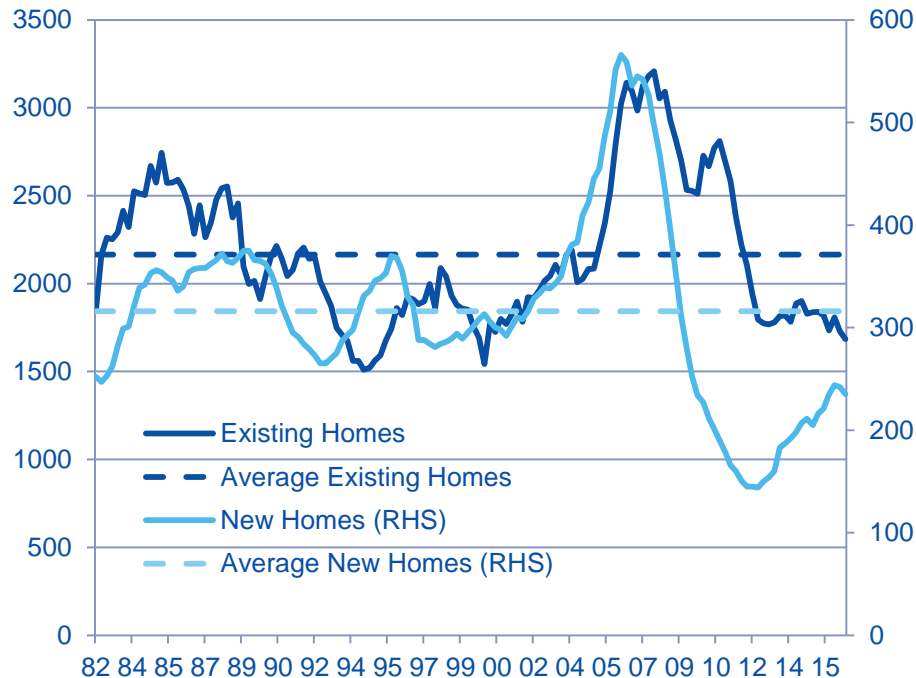
- Limited supply of units for sale
- Home prices rising faster than incomes

Risks tilted to the downside if economy slows more than expected

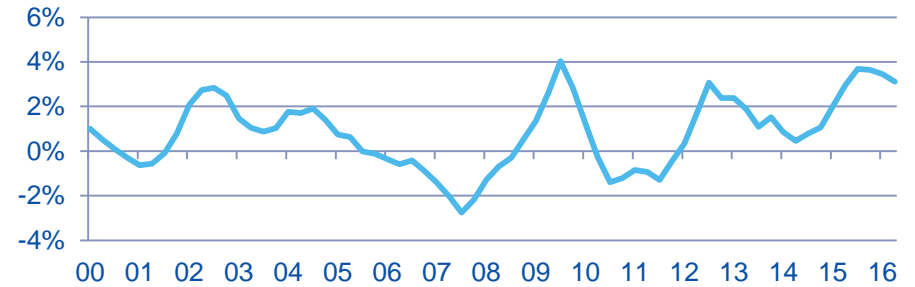
Supply Conditions

The supply shortages of existing and new homes are related. New construction is constrained by rising labor costs and lack of lots

New and Existing Single Family Homes for Sale
Thousands, Seasonally Adjusted

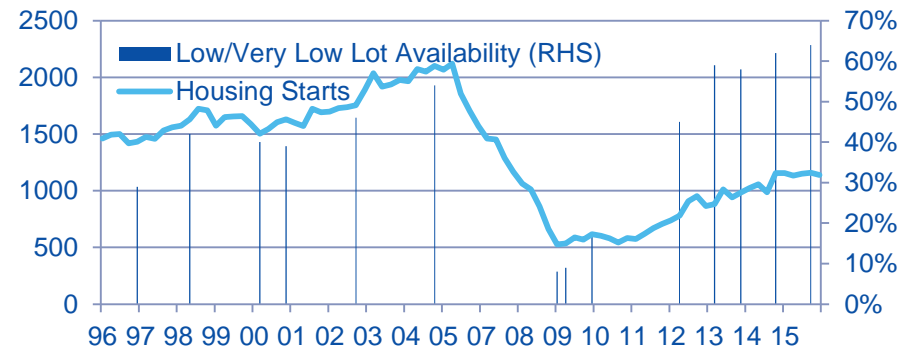


Real Employer Cost for Labor, Construction (\$/Hr)
% YoY, 4QMA



Housing Starts and Lot Availability

Thousands and % Respondents

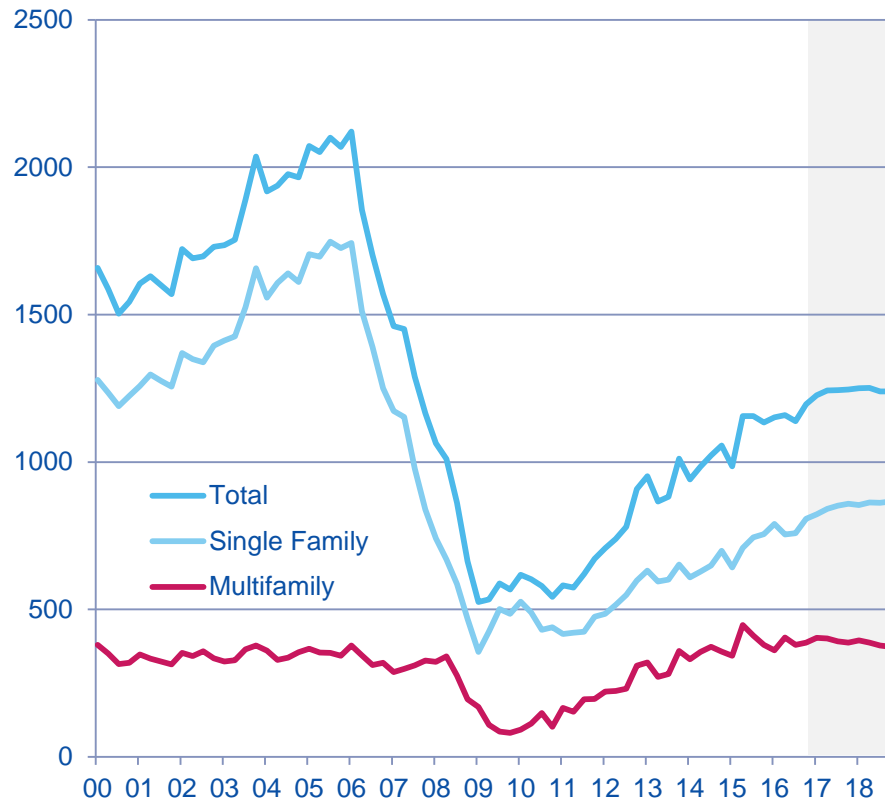


Sources: Census, NAR, BLS, NAHB & BBVA Research

Housing Starts

Housing Starts

Thousands, SAAR



Source: Census Bureau & BBVA Research

	2014	2015	2016	2017	2018
1-Family Housing Starts (YoY Change)	4.3%	10.2%	9.1%	8.5%	2.1%
Multifamily Starts (YoY Change)	14.8%	11.5%	-3.0%	3.3%	-3.2%
Total Housing Starts (YoY Change)	7.8%	10.7%	4.8%	6.8%	0.4%

Demographic trends favor single-family construction in the short- and mid-term

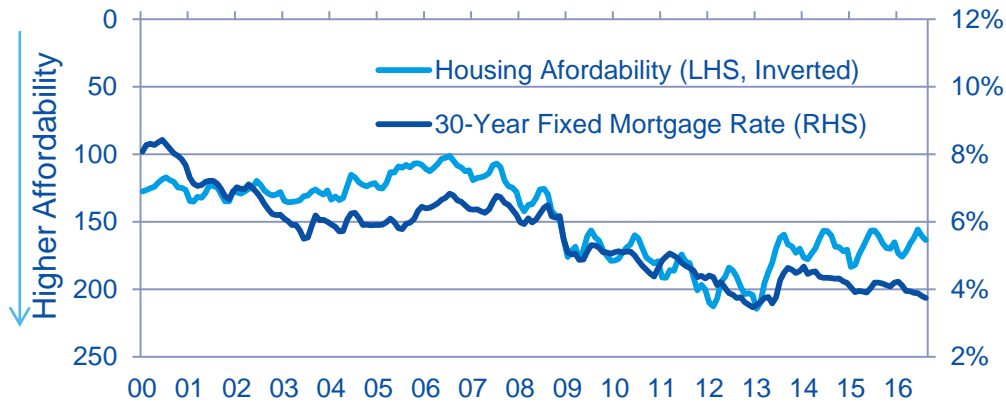
New housing supply will be supported by:

- Low interest rates and greater access to credit
- A return to more normal conditions as Millennials that are living with their parents start moving out
- Low risk of oversupply, as months' supply is well below historical average

Lending Conditions in Mortgage Market

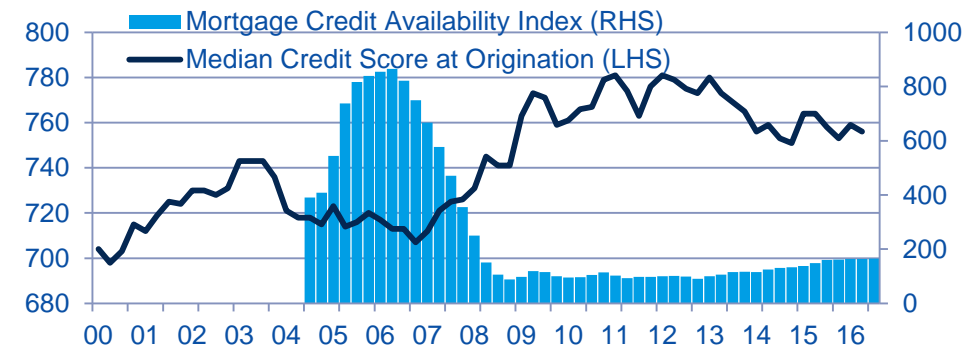
Housing Affordability and Interest Rates

Index and %



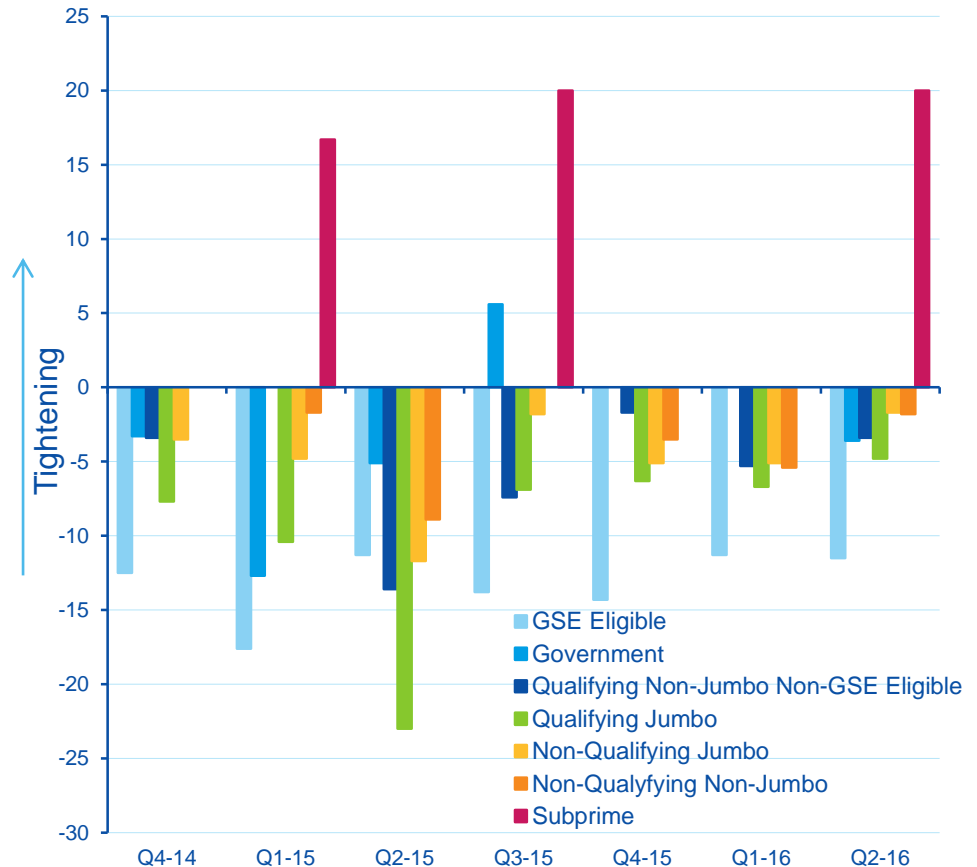
Median Credit Scores and Mortgage Availability

Credit Score and Index



Net Tightening of Residential Loan Standards

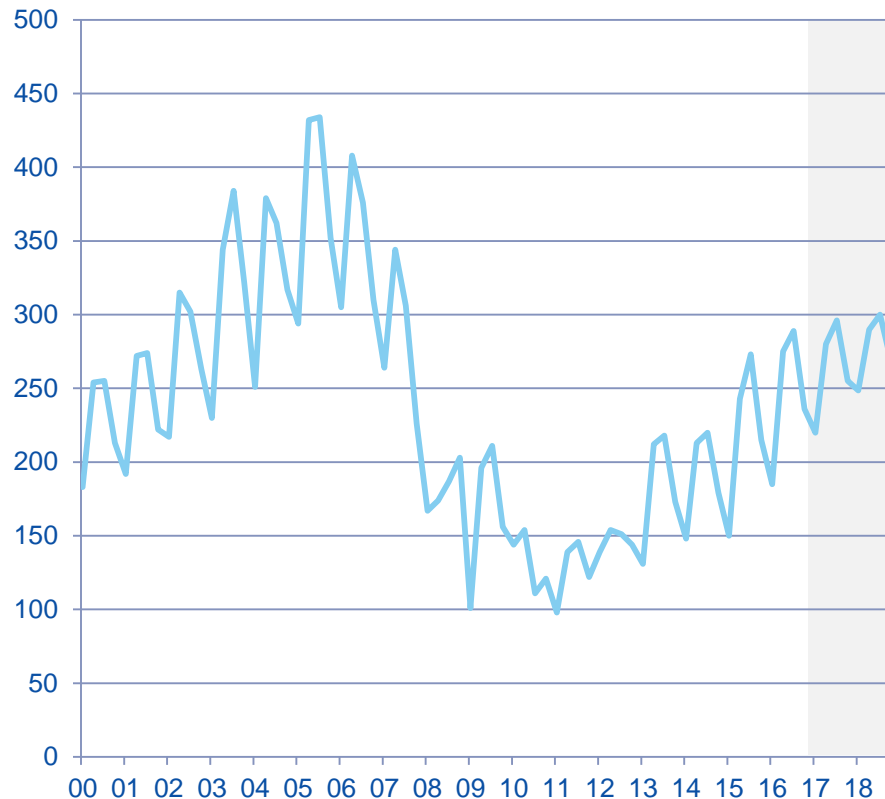
% of Respondents Reporting Change in Standards



Mortgage Originations for Purchase

Mortgage Originations for Purchase

Billion \$



	2014	2015	2016	2017	2018
Mortgage Originations for Purchase (YoY Change)	4.0%	15.9%	11.8%	6.7%	4.4%

Growth in mortgage originations for purchase due to:

- Shift from renters to first-time buyers
- Growth in home sales and home prices
- Solid mortgage portfolio quality
- Easing credit standards for non-subprime borrowers
- Ongoing improvement in securitizations

National Housing Outlook

	2014	2015	Forecast		
			2016	2017	2018
Housing Starts, in thousands	1001	1108	1161	1240	1246
Single-Family Housing Starts, in thousands	647	713	778	844	862
Multifamily Housing Starts, in thousands	354	395	383	396	384
New Single-Family Home Sales, in thousands	440	502	579	659	692
Total Existing Home Sales, in thousands	4923	5233	5418	5650	5737
Existing Single-Family Home Sales, in thousands	4338	4627	4807	5028	5102
Other Existing Home Sales, in thousands	585	607	611	622	635
Median Existing Home Price, \$ thousands	207	220	232	242	253
CoreLogic Home Price Index, percent change	7.0%	5.3%	5.5%	5.2%	4.8%
FHFA Index, percent change	5.4%	5.6%	5.4%	5.1%	4.4%
Mortgage Purchase Originations	3.5%	15.9%	11.8%	6.7%	4.4%
Real GDP, percent change	2.4%	2.4%	1.6%	2.1%	2.2%
Unemployment Rate	6.2%	5.3%	4.9%	4.6%	4.5%
Conventional 30-year Fixed Rate, percent	4.2%	3.9%	3.6%	3.6%	3.8%

Home Prices by MSA (FHFA Index % YoY)

			Forecast		
	2014	2015	2016	2017	2018
New York, NY	3.6%	4.1%	3.3%	2.2%	1.6%
Los Angeles, CA	18.5%	9.2%	7.0%	4.5%	4.3%
Chicago, IL	5.4%	4.6%	3.5%	3.6%	4.0%
Dallas, TX	9.3%	10.1%	9.7%	2.7%	1.4%
Houston, TX	11.1%	8.9%	4.0%	0.6%	-0.6%
Philadelphia, PA	2.9%	3.2%	3.5%	2.5%	3.0%
Washington, DC	5.8%	4.2%	4.0%	3.8%	2.3%
Miami, FL	12.2%	10.2%	11.0%	12.3%	10.1%
Atlanta, GA	10.0%	8.1%	6.5%	2.9%	2.5%
Boston, MA	5.8%	5.0%	6.0%	5.8%	5.5%
San Francisco, CA	14.5%	12.5%	9.3%	5.1%	3.3%
Phoenix, AZ	11.4%	6.8%	7.3%	4.7%	4.0%
Riverside, CA	16.7%	6.4%	6.1%	4.2%	1.9%
Detroit, MI	9.2%	6.8%	6.0%	7.3%	4.7%
Seattle, WA	9.8%	9.5%	11.3%	4.8%	4.6%
Minneapolis, MN	6.3%	4.6%	5.1%	4.4%	4.2%
San Diego, CA	10.7%	5.9%	6.7%	3.6%	1.2%
Tampa, FL	9.9%	9.3%	9.9%	7.0%	7.4%
St. Louis, MO	2.7%	3.9%	4.3%	3.6%	3.5%
Baltimore, MD	3.1%	2.7%	2.5%	4.4%	4.8%
Denver, CO	10.8%	12.3%	11.4%	5.8%	3.4%

			Forecast		
	2014	2015	2016	2017	2018
Charlotte, NC	5.2%	6.3%	6.3%	2.7%	2.5%
Pittsburgh, PA	3.6%	4.1%	3.9%	2.5%	2.4%
Portland, OR	10.0%	10.4%	11.2%	4.0%	6.0%
San Antonio, TX	6.5%	7.6%	5.0%	0.6%	0.7%
Orlando, FL	10.9%	9.1%	7.9%	5.9%	7.3%
Sacramento, CA	12.7%	6.8%	7.9%	4.9%	2.1%
Cincinnati, OH	2.9%	4.1%	3.4%	2.4%	2.3%
Kansas City, MO	3.5%	5.4%	5.0%	3.0%	2.7%
Las Vegas, NV	18.5%	9.2%	7.0%	4.5%	4.3%
Cleveland, OH	3.4%	4.1%	3.2%	3.3%	3.0%
Columbus, OH	4.9%	5.3%	5.3%	3.6%	3.3%
Indianapolis, IN	3.6%	4.8%	3.4%	1.9%	1.9%
San Jose, CA	13.3%	10.7%	9.3%	5.9%	3.2%
Austin, TX	11.8%	10.3%	7.6%	0.8%	2.4%
Nashville, TN	7.8%	8.1%	9.0%	6.6%	6.8%
Virginia Beach, VA	2.3%	2.6%	2.2%	4.8%	5.1%
Providence, RI	3.2%	4.5%	4.8%	5.5%	4.8%
Milwaukee, WI	2.5%	3.5%	3.6%	3.1%	3.2%
Jacksonville, FL	7.2%	7.4%	9.1%	8.9%	8.2%
Memphis, TN	4.0%	4.0%	3.0%	0.8%	0.7%
Oklahoma City, OK	4.2%	4.8%	1.8%	0.0%	2.4%

Home Prices by MSA (FHFA Index % YoY)

			Forecast		
	2014	2015	2016	2017	2018
Louisville, KY	2.7%	4.7%	4.1%	2.7%	2.6%
Richmond, VA	3.9%	4.0%	3.4%	2.9%	3.9%
New Orleans, LA	2.9%	5.9%	3.3%	-4.1%	-0.5%
Raleigh, NC	5.2%	5.0%	6.4%	1.6%	1.7%
Hartford, CT	0.4%	1.3%	0.4%	2.4%	3.0%
Salt Lake City, UT	6.9%	5.4%	7.4%	6.4%	5.9%
Birmingham, AL	1.7%	-0.5%	1.1%	3.3%	2.9%
Buffalo, NY	3.5%	3.7%	3.3%	3.5%	3.5%
Rochester, NY	1.1%	2.4%	2.6%	1.5%	1.3%
Grand Rapids, MI	7.5%	7.4%	7.0%	3.7%	4.3%
Tucson, AZ	6.2%	3.2%	5.2%	3.2%	3.4%
Honolulu, HI	7.1%	6.1%	7.9%	5.6%	5.6%
Tulsa, OK	2.4%	5.4%	1.4%	0.1%	1.6%
Fresno, CA	11.3%	5.9%	6.1%	7.1%	4.8%
Bridgeport, CT	2.0%	2.4%	1.5%	4.3%	4.5%
Worcester, MA	3.3%	3.7%	4.1%	4.9%	4.6%
Albuquerque, NM	2.0%	2.2%	2.3%	0.3%	1.1%
Omaha, NE	2.9%	4.5%	3.4%	1.5%	1.8%
Albany, NY	6.0%	8.0%	8.7%	7.6%	7.0%
Bakersfield, CA	12.7%	4.9%	4.3%	7.5%	6.2%
Greenville, SC	1.1%	0.4%	0.2%	1.5%	0.9%

			Forecast		
	2014	2015	2016	2017	2018
New Haven, CT	-0.5%	2.3%	1.2%	3.2%	4.2%
Knoxville, TN	2.8%	2.6%	3.4%	2.0%	1.7%
Oxnard, CA	11.3%	5.2%	6.1%	4.2%	2.9%
El Paso, TX	0.5%	1.7%	2.2%	3.4%	2.8%
McAllen, TX	4.9%	2.1%	3.4%	0.5%	1.0%
Allentown, PA	2.2%	1.7%	1.8%	3.4%	3.4%
Baton Rouge, LA	2.0%	4.0%	2.4%	-2.1%	0.4%
Dayton, OH	1.0%	3.7%	2.9%	2.8%	2.6%
Columbia, SC	1.5%	4.0%	4.3%	2.9%	3.0%
Sarasota, FL	10.9%	12.5%	10.5%	7.5%	8.0%
Greensboro, NC	1.2%	2.0%	4.6%	2.6%	2.0%
Little Rock, AR	1.0%	1.8%	2.6%	2.2%	1.9%
Charleston, SC	2.8%	1.0%	0.5%	1.2%	0.9%
Stockton-Lodi, CA	17.7%	7.6%	8.2%	4.0%	0.1%
Akron, OH	3.1%	4.3%	3.4%	3.2%	2.7%
Colorado Springs, CO	3.6%	6.2%	6.7%	4.3%	3.5%
Cape Coral-Ft. Myers, FL	11.3%	11.7%	10.2%	7.3%	6.7%
Boise City, ID	10.3%	8.4%	7.8%	4.0%	5.2%
Syracuse, NY	1.9%	1.4%	1.3%	0.7%	1.3%
Winston-Salem, NC	0.1%	4.1%	2.5%	1.1%	1.9%
Wichita, KS	1.2%	4.0%	3.1%	2.1%	2.8%

Home Prices by MSA (FHFA Index % YoY)

			Forecast		
	2014	2015	2016	2017	2018
Lakeland-W. Haven, FL	9.8%	7.6%	8.0%	5.7%	7.6%
Madison, WI	2.4%	3.9%	5.0%	3.9%	3.4%
Ogden-Clearfield, UT	4.9%	5.7%	6.4%	2.7%	3.4%
Springfield, MA	1.5%	1.3%	0.9%	1.1%	0.4%
Des Moines, IA	3.2%	4.1%	3.9%	1.0%	1.4%
Deltona, FL	10.0%	10.0%	9.7%	7.0%	7.3%
Toledo, OH	3.9%	3.5%	4.1%	2.7%	2.5%
Augusta, GA	1.4%	3.5%	1.4%	2.6%	3.4%
Jackson, MS	1.3%	1.7%	1.0%	0.6%	1.0%
Provo-Orem, UT	7.2%	6.5%	6.9%	5.0%	4.2%
Harrisburg-Carlisle, PA	1.9%	3.5%	2.9%	3.2%	3.9%
Scranton, PA	0.3%	1.1%	0.9%	3.3%	2.5%
P. Bay-Melbourne, FL	8.9%	13.2%	12.4%	5.4%	5.4%
Youngstown, OH	2.0%	2.5%	3.8%	2.4%	1.8%
Chattanooga, TN	2.5%	3.7%	4.4%	3.8%	3.2%
Durham, NC	4.5%	4.2%	4.7%	4.2%	3.0%
Spokane, WA	3.5%	5.2%	6.1%	5.7%	5.4%
Lancaster, PA	1.8%	2.5%	2.3%	2.5%	2.6%
Modesto, CA	20.8%	8.5%	8.9%	4.7%	0.4%
Portland, ME	0.4%	1.5%	1.3%	1.4%	1.3%
Fayetteville, AR	4.4%	4.3%	3.9%	2.8%	3.3%

			Forecast		
	2014	2015	2016	2017	2018
Santa Rosa, CA	14.9%	9.2%	8.4%	4.7%	3.8%
Lexington-Fayette, KY	1.6%	3.6%	4.1%	1.9%	2.2%
Lafayette, LA	3.3%	2.9%	1.7%	-1.3%	-0.3%
Pensacola, FL	4.6%	6.5%	6.4%	8.2%	7.8%
Lansing, MI	5.4%	5.1%	4.5%	5.1%	4.5%
Visalia, CA	12.0%	5.6%	6.6%	5.9%	5.1%
Springfield, MO	2.3%	2.0%	2.5%	1.8%	2.0%
Corpus Christi, TX	8.2%	5.2%	5.6%	2.0%	2.0%
Shreveport, LA	0.5%	2.8%	0.5%	0.4%	1.0%
Port St. Lucie, FL	12.8%	14.0%	11.5%	6.9%	7.0%
Reno, NV	16.8%	14.3%	11.3%	7.6%	4.2%
Asheville, NC	4.5%	7.4%	6.4%	5.1%	4.2%
Huntsville, AL	1.3%	1.8%	2.7%	2.1%	2.5%
York, PA	1.6%	2.3%	1.9%	4.2%	4.2%
S. Maria-S. Barbara, CA	12.3%	7.7%	6.2%	6.3%	2.9%
Salinas, CA	16.3%	9.2%	9.3%	7.9%	4.9%
Vallejo, CA	20.6%	8.4%	8.6%	4.5%	2.5%
Fort Wayne, IN	1.1%	4.4%	4.1%	0.7%	1.7%
Killeen, TX	1.8%	2.8%	5.0%	0.7%	1.5%
Brownsville-Harlingen, TX	-0.1%	4.8%	-1.3%	-4.0%	-3.5%
Myrtle Beach, SC	4.1%	5.5%	3.3%	3.5%	3.3%

Home Prices by MSA (FHFA Index % YoY)

			Forecast		
	2014	2015	2016	2017	2018
Mobile, AL	2.0%	4.1%	2.1%	2.6%	3.8%
Reading, PA	0.4%	3.0%	0.8%	2.8%	3.4%
Flint, MI	8.9%	7.0%	6.4%	6.5%	4.6%
Beaumont, TX	2.2%	4.4%	5.1%	1.6%	1.9%
Manchester, NH	2.8%	2.1%	1.9%	1.0%	1.0%
Salem, OR	7.0%	8.8%	8.9%	6.0%	6.0%
Canton, OH	3.3%	3.2%	3.7%	3.1%	2.6%
Anchorage, AK	3.6%	3.2%	2.8%	2.5%	2.3%
Salisbury, MD-DE	0.7%	3.2%	3.1%	5.1%	4.8%
Gulfport, MS	1.3%	4.4%	3.4%	3.5%	4.2%
Davenport, IA	1.4%	2.3%	2.5%	2.5%	2.1%
Peoria, IL	0.9%	2.0%	0.8%	1.6%	1.6%
Fayetteville, NC	-0.2%	0.2%	1.7%	2.4%	3.0%
Tallahassee, FL	2.4%	4.3%	6.7%	6.9%	7.5%
Montgomery, AL	0.6%	2.2%	2.2%	2.1%	2.4%
Savannah, GA	4.5%	5.6%	4.7%	6.5%	7.0%
Trenton, NJ	0.5%	2.7%	2.2%	4.4%	4.1%
Huntington, WV	1.2%	1.8%	2.0%	1.2%	0.7%
Hickory-, NC	1.1%	3.1%	2.7%	2.1%	2.0%
Eugene, OR	5.6%	5.5%	6.8%	4.6%	5.0%
Ann Arbor, MI	9.0%	6.3%	4.7%	6.2%	4.1%

			Forecast		
	2014	2015	2016	2017	2018
Naples, FL	14.4%	14.6%	9.4%	8.3%	9.6%
Rockford, IL	-1.0%	2.9%	1.8%	2.7%	3.1%
Ocala, FL	6.6%	7.3%	6.2%	7.9%	7.6%
Kalamazoo-Portage, MI	4.2%	5.3%	3.3%	1.3%	2.6%
Fort Collins, CO	8.3%	10.9%	10.7%	6.7%	5.4%
Spartanburg, SC	1.1%	5.6%	3.0%	3.1%	2.5%
S.Bend-Mishawaka, IN-MI	2.2%	2.8%	4.4%	3.0%	3.1%
Lincoln, NE	3.3%	4.7%	3.8%	1.7%	2.3%
Evansville, IN-KY	-22.2%	-19.8%	1.9%	-2.7%	-3.5%
Green Bay, WI	1.5%	3.3%	3.9%	2.3%	2.1%
Columbus, GA-AL	-0.1%	3.0%	0.5%	3.1%	3.6%
Roanoke, VA	1.6%	1.9%	1.2%	3.0%	3.5%
Boulder, CO	9.2%	11.3%	12.0%	4.3%	5.4%
Kingsport-Bristol, TN-VA	-0.2%	3.7%	0.9%	2.6%	2.6%
Lubbock, TX	4.7%	4.2%	4.0%	2.0%	1.3%
Utica-Rome, NY	-0.5%	2.8%	2.1%	0.7%	1.2%
Duluth, MN-WI	3.1%	2.4%	3.9%	4.6%	4.1%
Fort Smith, AR-OK	1.2%	1.2%	1.3%	2.3%	1.4%
San Luis Obispo, CA	11.1%	6.4%	7.6%	6.3%	3.5%
Erie, PA	-0.8%	4.1%	1.4%	1.6%	1.5%
Clarksville, TN	0.5%	1.8%	2.9%	4.0%	3.5%

Home Prices by MSA (FHFA Index % YoY)

	2014	2015	Forecast		
			2016	2017	2018
Greeley, CO	10.3%	12.0%	11.7%	7.8%	4.9%
Atlantic City, NJ	0.9%	-0.7%	0.8%	4.7%	5.1%
Kennewick-Richland, WA	1.7%	4.7%	5.9%	2.2%	2.0%
Norwich-New London, CT	0.5%	2.0%	1.6%	3.2%	3.9%
Gainesville, FL	10.3%	8.0%	4.4%	2.3%	3.4%
Wilmington, NC	5.4%	4.8%	4.9%	6.7%	7.4%
S.-Watsonville, CA	11.3%	9.7%	7.5%	6.7%	4.3%
Laredo, TX	7.0%	6.0%	2.2%	-0.9%	0.0%
Merced, CA	20.2%	8.6%	7.7%	2.9%	-0.8%
Olympia-Tumwater, WA	4.6%	6.5%	6.6%	4.7%	4.6%
Cedar Rapids, IA	1.4%	1.9%	1.2%	0.9%	0.9%
Waco, TX	2.1%	5.4%	4.7%	2.5%	1.5%
Hagerstown, MD	3.8%	3.1%	3.1%	6.4%	5.1%
Amarillo, TX	1.3%	4.7%	4.0%	2.9%	2.9%
Crestview, FL	3.3%	7.0%	8.3%	9.5%	8.3%
Lynchburg, VA	0.3%	2.5%	3.4%	4.7%	2.9%
Bremerton-Silverdale, WA	3.8%	9.6%	7.6%	7.9%	7.0%
Sioux Falls, SD	3.7%	5.4%	4.6%	3.3%	3.2%
Yakima, WA	1.5%	3.9%	5.4%	7.7%	6.4%
Binghamton, NY	1.7%	-0.5%	1.1%	3.3%	2.9%
College Station-Bryan, TX	6.3%	7.8%	7.3%	4.3%	1.9%

	2014	2015	Forecast		
			2016	2017	2018
Tuscaloosa, AL	0.2%	2.0%	4.2%	3.7%	2.9%
Champaign-Urbana, IL	1.9%	2.6%	1.2%	0.7%	0.9%
Topeka, KS	0.8%	2.4%	3.6%	2.4%	2.6%
Appleton, WI	0.8%	3.2%	2.9%	2.1%	1.8%
Macon, GA	1.0%	1.9%	4.3%	2.5%	2.8%
Fargo, ND-MN	8.0%	7.0%	5.5%	2.9%	4.5%
Charlottesville, VA	2.5%	3.9%	3.8%	4.5%	4.4%
Chico, CA	7.1%	5.2%	6.4%	6.3%	4.9%
Charleston, WV	2.8%	1.0%	0.5%	1.2%	0.9%
Prescott, AZ	10.5%	8.2%	7.0%	5.4%	4.5%
Tyler, TX	3.7%	3.4%	4.0%	1.1%	1.4%
Longview, TX	1.7%	-2.0%	-0.1%	1.5%	1.7%
Burlington, VT	1.1%	1.6%	1.6%	1.8%	1.8%
Barnstable Town, MA	2.8%	4.3%	3.8%	5.2%	5.0%
Las Cruces, NM	-1.5%	1.9%	3.1%	0.6%	0.9%
Rochester, MN	0.0%	1.0%	2.3%	2.2%	1.9%
Lafayette, IN	3.3%	2.9%	1.7%	-1.3%	-0.3%
Springfield, IL	0.8%	0.9%	1.0%	0.0%	0.0%
Houma-Thibodaux, LA	2.8%	2.6%	2.3%	0.2%	0.1%
Medford, OR	10.2%	7.8%	7.5%	8.0%	9.1%
Bellingham, WA	4.3%	6.4%	5.4%	4.1%	2.9%

Home Prices by MSA (FHFA Index % YoY)

	Forecast				
	2014	2015	2016	2017	2018
Florence, SC	1.3%	2.1%	2.5%	3.1%	2.5%
Lake Charles, LA	5.8%	5.2%	3.7%	-0.7%	0.3%
Lake Havasu City-Kingman, AZ	9.4%	8.1%	6.4%	5.0%	5.1%
Yuma, AZ	3.6%	5.4%	2.9%	1.9%	2.8%
Hilton Head Island, SC	2.9%	7.0%	4.0%	5.2%	6.9%
Elkhart-Goshen, IN	3.0%	5.4%	4.4%	2.0%	2.7%
Johnson City, TN	2.8%	0.3%	2.1%	2.6%	2.8%
Daphne, AL	7.7%	5.2%	5.7%	-0.9%	3.4%
Athens, GA	6.1%	4.6%	6.5%	4.6%	3.4%
Racine, WI	1.7%	3.7%	4.0%	2.9%	4.0%
Saginaw, MI	1.7%	4.1%	3.4%	4.6%	3.5%
Panama City, FL	6.0%	6.1%	7.9%	7.8%	7.9%
St. Cloud, MN	3.0%	3.5%	4.9%	4.3%	4.3%
Gainesville, GA	2.0%	2.5%	2.3%	2.5%	2.0%
Bloomington, IL	1.5%	4.7%	2.5%	3.4%	3.4%
Jacksonville, NC	1.3%	-0.1%	0.2%	1.2%	2.1%
Warner Robins, GA	-1.0%	2.5%	0.1%	2.1%	2.5%
Blacksburg, VA	1.0%	1.9%	4.2%	3.5%	3.8%
Kingston, NY	2.0%	1.8%	0.2%	3.9%	4.2%
Redding, CA	8.8%	5.7%	4.9%	5.5%	2.6%
El Centro, CA	12.9%	9.5%	6.6%	3.9%	2.0%

	Forecast				
	2014	2015	2016	2017	2018
Monroe, LA	6.1%	6.6%	3.9%	5.5%	4.4%
Joplin, MO	1.5%	2.1%	2.5%	2.9%	2.2%
Greenville, NC	1.1%	0.4%	0.2%	1.5%	0.9%
Columbia, MO	0.3%	1.8%	2.7%	1.8%	2.2%
Muskegon, MI	5.9%	6.3%	5.4%	4.1%	3.6%
Dover, DE	0.6%	3.8%	4.1%	1.7%	2.8%
Terre Haute, IN	0.8%	2.8%	0.6%	3.2%	2.1%
Bend-Redmond, OR	16.4%	11.8%	10.5%	7.7%	6.3%
Waterloo-Cedar Falls, IA	1.9%	2.3%	0.0%	2.5%	2.6%
Yuba City, CA	17.5%	5.3%	8.3%	6.9%	4.2%
Oshkosh-Neenah, WI	0.0%	2.4%	2.6%	3.2%	2.2%
Sioux City, IA-NE-SD	2.4%	5.2%	5.3%	2.1%	2.1%
Abilene, TX	5.7%	3.9%	3.1%	0.9%	1.0%
Punta Gorda, FL	7.9%	11.6%	10.7%	7.2%	6.4%
Billings, MT	4.1%	4.4%	3.8%	3.7%	2.9%
East Stroudsburg, PA	1.1%	-2.0%	6.2%	0.2%	4.1%
Bowling Green, KY	1.1%	4.2%	2.6%	2.8%	2.3%
Eau Claire, WI	2.4%	2.8%	3.9%	3.1%	2.5%
Iowa City, IA	1.3%	3.7%	2.6%	3.1%	2.9%
Bloomington, IN	1.5%	4.7%	2.5%	3.4%	3.4%
Kahului-Wailuku-Lahaina, HI	11.3%	9.2%	5.0%	5.9%	5.8%

Home Prices by MSA (FHFA Index % YoY)

			Forecast		
	2014	2015	2016	2017	2018
Pueblo, CO	3.1%	7.1%	5.3%	3.4%	2.4%
Midland, TX	9.2%	2.5%	-1.6%	-1.8%	-1.3%
Janesville-Beloit, WI	1.6%	4.4%	4.8%	4.4%	3.1%
Jackson, MI	1.4%	0.1%	-1.7%	-0.5%	-0.4%
State College, PA	1.6%	4.7%	4.7%	2.3%	2.2%
Vineland-Bridgeton, NJ	-1.8%	1.6%	2.9%	5.5%	5.0%
Burlington, NC	1.1%	1.6%	1.6%	1.8%	1.8%
Niles-Benton Harbor, MI	3.6%	4.6%	4.3%	4.5%	5.0%
Albany, GA	0.1%	0.3%	1.6%	1.2%	1.4%
Alexandria, LA	2.1%	2.5%	1.7%	-0.4%	-0.7%
Madera, CA	15.1%	6.0%	7.3%	10.1%	8.9%
Auburn-Opelika, AL	2.8%	3.0%	3.6%	2.3%	3.1%
Odessa, TX	7.7%	5.7%	1.3%	3.4%	3.9%
Bangor, ME	2.3%	0.8%	3.4%	2.5%	3.0%
Decatur, AL	0.2%	3.3%	0.3%	2.2%	0.9%
Chambersburg, PA	2.3%	2.0%	1.2%	6.3%	5.3%
St. George, UT	8.4%	6.2%	5.9%	6.8%	7.1%
Elizabethtown-F.Knox, KY	-0.3%	2.1%	0.4%	1.2%	1.8%
Wichita Falls, TX	3.6%	0.2%	4.1%	0.9%	-0.1%
Jefferson City, MO	-0.4%	2.7%	3.2%	2.7%	2.4%
Hanford-Corcoran, CA	8.8%	6.1%	6.3%	6.1%	5.3%

			Forecast		
	2014	2015	2016	2017	2018
Monroe, MI	6.1%	6.6%	3.9%	5.5%	4.4%
Rocky Mount, NC	0.1%	-0.6%	1.0%	2.4%	1.5%
Texarkana, TX-AR	2.9%	1.5%	3.3%	3.0%	2.5%
Hattiesburg, MS	1.1%	3.9%	2.6%	2.9%	2.6%
Grand Junction, CO	1.9%	5.5%	5.5%	4.6%	2.2%
Santa Fe, NM	1.0%	3.7%	4.0%	1.0%	1.1%
Dothan, AL	-0.2%	2.7%	2.8%	3.0%	2.7%
Florence-M. Shoals, AL	2.6%	1.3%	3.4%	1.6%	1.8%
Coeur d'Alene, ID	7.8%	7.2%	7.9%	8.5%	6.2%
Wheeling, WV-OH	7.1%	4.5%	-0.6%	-0.3%	-0.1%
Sebastian-V. Beach, FL	10.7%	12.3%	10.9%	4.7%	6.6%
Rapid City, SD	3.0%	3.5%	4.3%	4.9%	4.6%
Valdosta, GA	-1.7%	3.8%	2.3%	4.6%	5.2%
Dalton, GA	5.0%	2.3%	5.3%	5.3%	3.9%
Napa, CA	15.3%	8.3%	8.2%	3.8%	3.1%
Homosassa Springs, FL	3.1%	11.0%	8.3%	11.9%	12.1%
Idaho Falls, ID	2.2%	5.3%	6.0%	2.9%	3.7%
Johnstown, PA	-0.4%	2.5%	5.4%	1.7%	1.4%
Flagstaff, AZ	8.6%	8.1%	6.9%	7.5%	6.6%
Morgantown, WV	2.5%	3.2%	1.8%	2.2%	2.0%
La Crosse, WI-MN	2.5%	3.0%	4.0%	3.1%	2.8%

Home Prices by MSA (FHFA Index % YoY)

			Forecast		
	2014	2015	2016	2017	2018
Springfield, OH	-0.1%	-1.0%	0.8%	1.2%	0.6%
Lebanon, PA	1.6%	-0.4%	1.2%	2.9%	2.7%
Wausau, WI	0.1%	3.3%	4.5%	1.6%	1.8%
Battle Creek, MI	2.7%	5.7%	3.2%	4.2%	3.4%
Winchester, VA-WV	5.9%	2.8%	2.5%	3.6%	4.3%
Logan, UT-ID	2.2%	4.8%	5.3%	3.6%	3.5%
Lawton, OK	-1.0%	1.0%	-4.2%	-0.9%	-0.9%
Harrisonburg, VA	1.9%	3.5%	2.9%	3.2%	3.9%
Jackson, TN	0.1%	1.2%	4.9%	0.9%	1.2%
Pittsfield, MA	-1.0%	2.9%	-0.2%	5.1%	5.4%
New Bern, NC	-0.8%	0.7%	2.3%	1.0%	2.4%
Sierra Vista-Douglas, AZ	-3.6%	0.9%	2.1%	3.9%	4.9%
St. Joseph, MO-KS	0.1%	3.5%	4.0%	2.8%	2.1%
Glens Falls, NY	-0.1%	1.3%	0.4%	5.7%	4.4%
Hammond, LA	-0.1%	4.3%	2.4%	-1.3%	1.8%
Jonesboro, AR	-0.4%	2.4%	4.0%	2.4%	1.5%
Carbondale-Marion, IL	-0.9%	2.6%	0.8%	3.5%	2.3%
Bismarck, ND	8.4%	5.8%	-0.7%	1.0%	6.6%
Altoona, PA	1.6%	1.4%	3.2%	2.5%	1.7%
Goldsboro, NC	-3.6%	2.1%	2.6%	3.5%	2.6%
Farmington, NM	0.0%	1.5%	3.7%	2.4%	1.2%

			Forecast		
	2014	2015	2016	2017	2018
Sherman-Denison, TX	4.7%	7.9%	6.1%	0.9%	0.5%
Beckley, WV	1.1%	2.8%	1.3%	0.9%	0.6%
Mansfield, OH	1.9%	4.6%	3.0%	2.7%	2.7%
Weirton-Steubenv., WV-OH	0.7%	6.4%	1.3%	-0.2%	0.7%
Mt Vernon-Anacortes, WA	4.6%	9.2%	8.6%	7.3%	7.7%
Staunton-Waynesb., VA	2.2%	0.9%	3.0%	3.8%	3.5%
Cleveland, TN	2.2%	2.0%	0.7%	0.7%	1.0%
Albany, OR	6.0%	8.0%	8.7%	7.6%	7.0%
Watertown-Ft Drum, NY	0.8%	4.7%	-3.6%	6.2%	4.9%
San Angelo, TX	5.1%	4.9%	1.1%	2.3%	1.4%
Muncie, IN	0.5%	1.4%	4.3%	1.8%	1.5%
Lawrence, KS	0.9%	2.2%	3.6%	1.9%	1.9%
Williamsport, PA	2.4%	2.9%	3.2%	1.0%	2.2%
Owensboro, KY	0.8%	4.2%	2.9%	2.0%	1.4%
Anniston, AL	0.0%	1.8%	2.5%	2.8%	2.5%
Morristown, TN	1.3%	2.3%	2.5%	2.3%	2.5%
Sheboygan, WI	0.5%	2.5%	2.9%	3.5%	3.3%
Brunswick, GA	5.4%	6.3%	7.7%	6.1%	6.1%
Wenatchee, WA	5.2%	7.7%	5.4%	6.7%	6.7%
The Villages, FL	11.4%	3.5%	1.1%	3.7%	5.6%
Missoula, MT	3.5%	4.7%	4.2%	3.0%	3.1%

Home Prices by MSA (FHFA Index % YoY)

			Forecast		
	2014	2015	2016	2017	2018
Michigan City, IN	2.7%	3.0%	4.9%	3.2%	3.3%
Kankakee, IL	-1.3%	2.1%	2.1%	2.7%	3.9%
California-Lexington P., MD	-0.2%	1.2%	1.9%	2.7%	3.5%
Decatur, IL	-0.7%	2.4%	1.8%	1.4%	1.0%
Sumter, SC	-1.6%	4.1%	3.6%	4.0%	3.2%
Lewiston-Auburn, ME	0.8%	2.0%	1.9%	2.2%	3.7%
Bay City, MI	1.8%	4.5%	1.4%	5.4%	3.1%
Lima, OH	0.5%	5.0%	3.0%	3.8%	3.2%
Ithaca, NY	6.7%	1.1%	5.0%	3.1%	3.2%
Gadsden, AL	-1.1%	1.7%	3.1%	3.0%	1.6%
Longview, WA	6.4%	9.6%	7.1%	7.6%	6.8%
Grand Forks, ND-MN	8.3%	5.2%	3.4%	1.9%	5.4%
Fond du Lac, WI	-2.0%	3.4%	2.7%	3.6%	2.4%
Gettysburg, PA	-0.3%	3.7%	4.4%	4.1%	4.8%
Cumberland, MD-WV	-1.5%	0.3%	-2.9%	2.9%	3.6%
Fairbanks, AK	-1.1%	2.4%	3.1%	1.5%	2.3%
Victoria, TX	7.0%	3.6%	1.0%	2.4%	2.5%
Mankato-N.Mankato, MN	2.9%	3.9%	3.3%	5.0%	4.4%
Sebring, FL	5.7%	9.0%	10.7%	10.0%	11.5%
Manhattan, KS	2.6%	3.4%	3.0%	6.3%	6.8%
Cape Girardeau, MO-IL	2.5%	-0.3%	3.3%	3.3%	3.0%
Hot Springs, AR	-0.1%	3.3%	1.6%	4.0%	2.5%

			Forecast		
	2014	2015	2016	2017	2018
Cheyenne, WY	3.6%	5.5%	2.1%	-0.8%	1.4%
Dubuque, IA	1.3%	2.4%	2.2%	3.0%	2.3%
Rome, GA	2.5%	2.7%	4.5%	3.4%	2.8%
Ocean City, NJ	0.5%	3.1%	3.0%	8.1%	5.9%
Pine Bluff, AR	0.5%	2.8%	1.5%	2.7%	2.2%
Ames, IA	4.6%	4.0%	4.6%	1.6%	2.3%
Parkersburg-Vienna, WV	4.2%	0.3%	3.7%	-1.9%	-0.4%
Elmira, NY	3.7%	-0.3%	-2.7%	2.2%	1.4%
Corvallis, OR	3.8%	5.8%	7.5%	7.3%	7.3%
Bloomsburg-Berwick, PA	2.1%	2.7%	0.2%	2.4%	1.9%
Grand Island, NE	4.5%	5.2%	3.3%	4.1%	4.0%
Grants Pass, OR	9.6%	7.0%	8.7%	8.9%	5.6%
Midland, MI	9.2%	2.5%	-1.6%	-1.8%	-1.3%
Pocatello, ID	1.7%	2.7%	4.0%	4.4%	4.8%
Kokomo, IN	2.5%	4.3%	2.7%	3.6%	2.7%
Great Falls, MT	1.4%	2.6%	3.2%	1.8%	2.1%
Hinesville, GA	1.4%	-4.0%	1.3%	6.1%	5.8%
Casper, WY	4.1%	4.5%	-2.8%	-4.2%	0.4%
Columbus, IN	2.3%	2.4%	1.8%	2.0%	1.9%
Danville, IL	2.5%	1.1%	3.1%	1.1%	1.6%
Walla Walla, WA	4.0%	3.2%	4.9%	4.2%	4.9%
Lewiston, ID-WA	5.1%	2.9%	3.8%	6.6%	6.8%
Carson City, NV	14.8%	12.7%	11.2%	7.0%	4.8%

Fourth Quarter
2016

United States

Housing Market Outlook

