

THE YEAR AHEAD **12.15.21**



# REAL ESTATE FORECAST SUMMIT

NATIONAL ASSOCIATION OF REALTORS®



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#NARForecastSummit

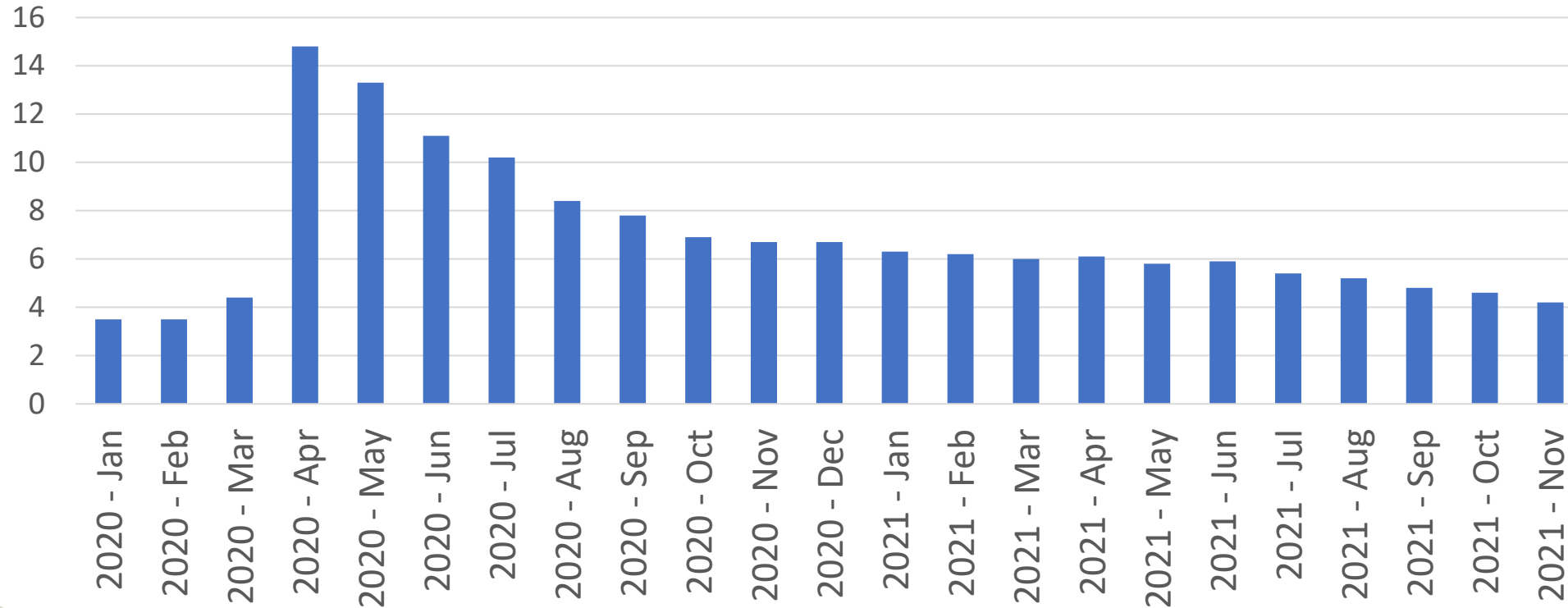


# ECONOMIC AND REAL ESTATE OUTLOOK

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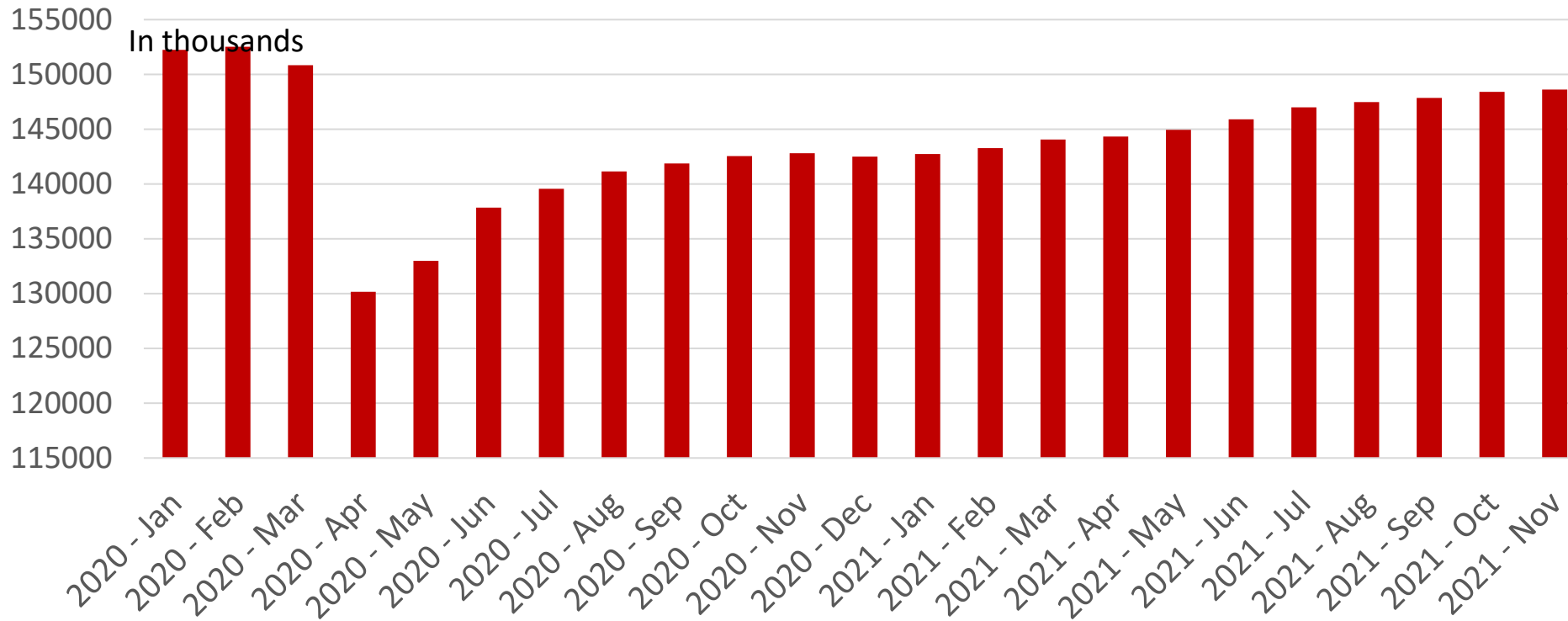
Lawrence Yun, PhD  
NAR Chief Economist and  
Senior Vice-President for Research

# Unemployment Rate ... back to normal



Source: BLS

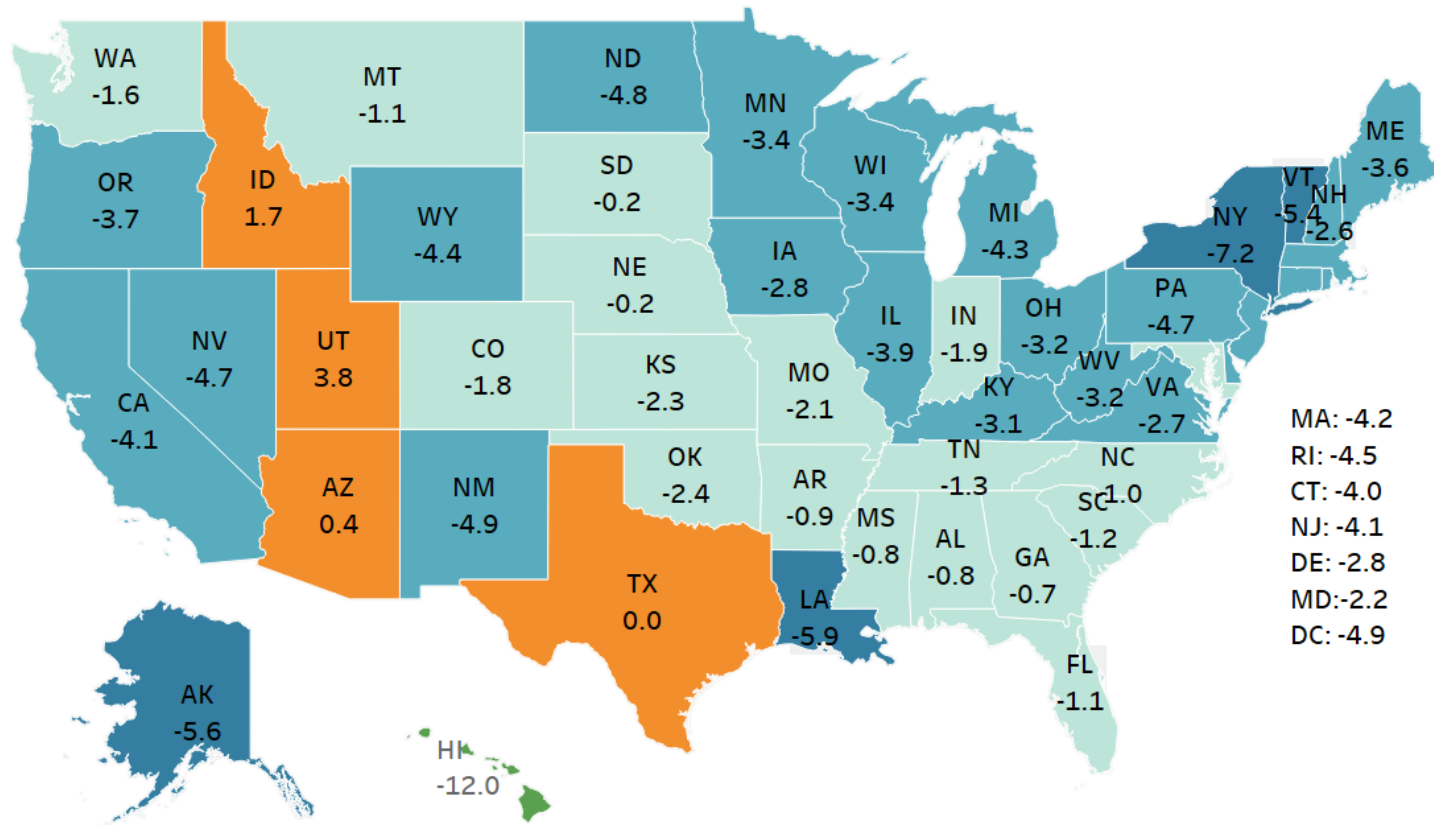
# Payroll Jobs ... not back to normal



Source: BLS

# Jobs Recovery Variation

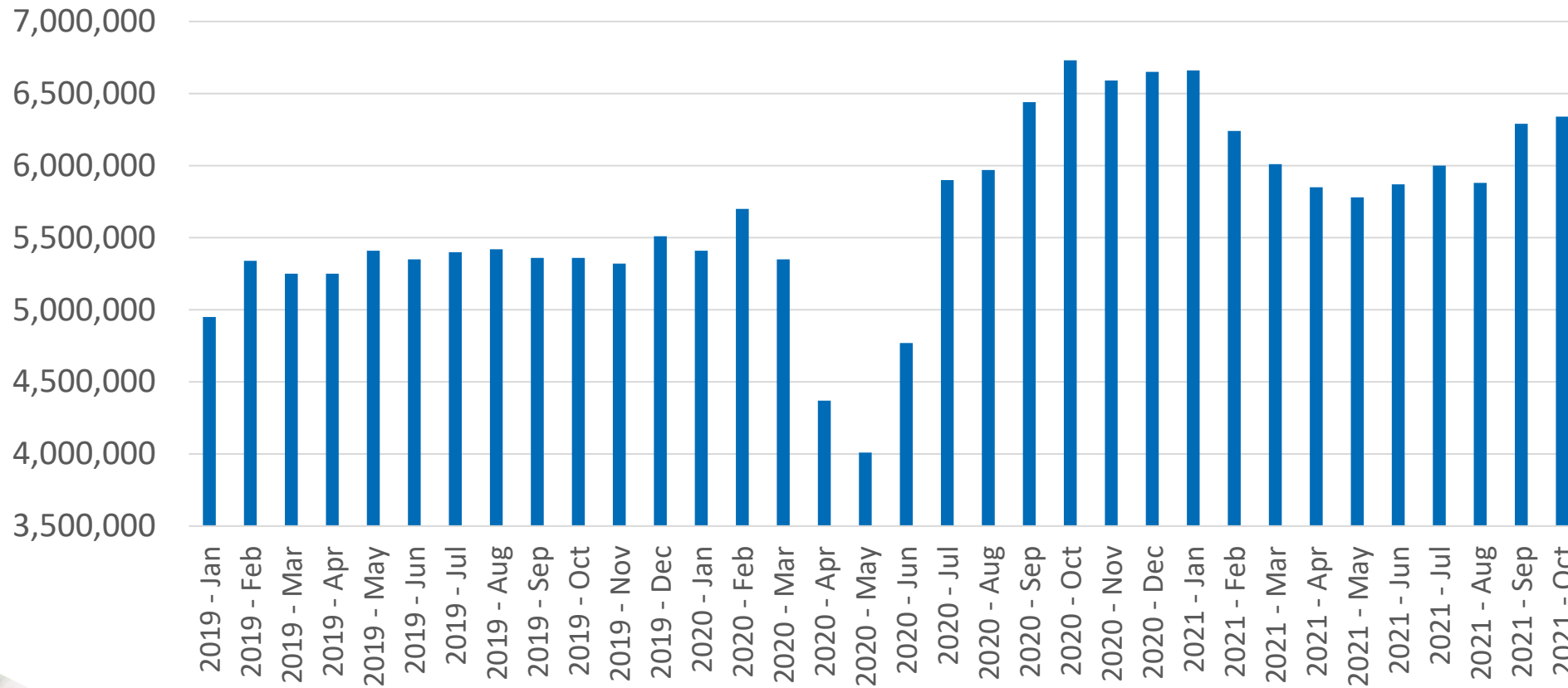
Percent Change in Nonfarm Payroll Employment  
October 2021 vs. March 2020



Source: BLS

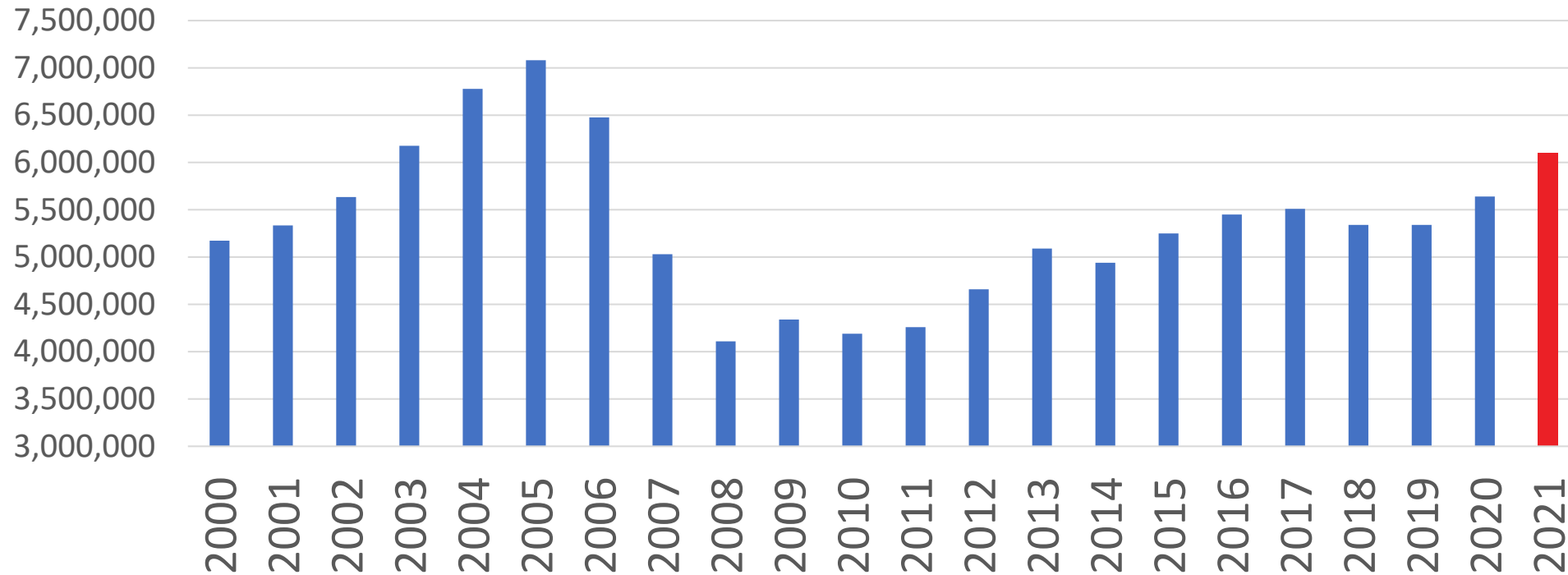


# Existing Home Sales .. Monthly



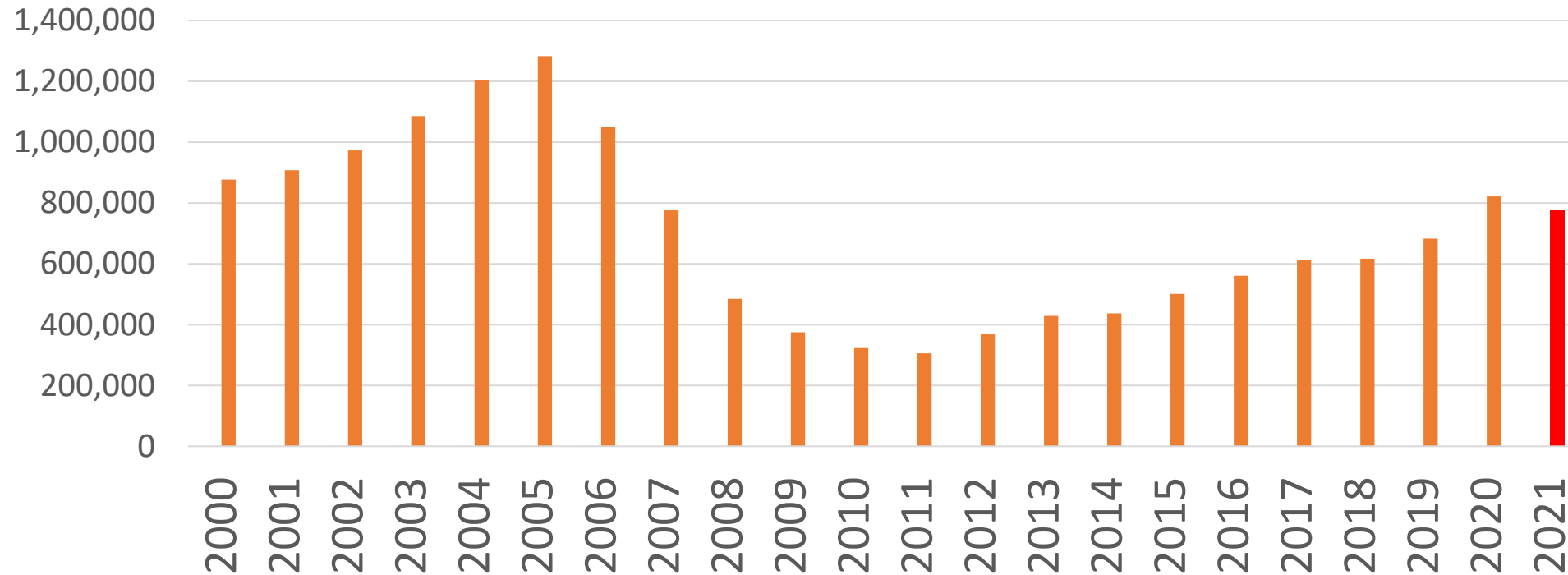
Source: NAR

# Existing Home Sales .. Annual



Source: NAR

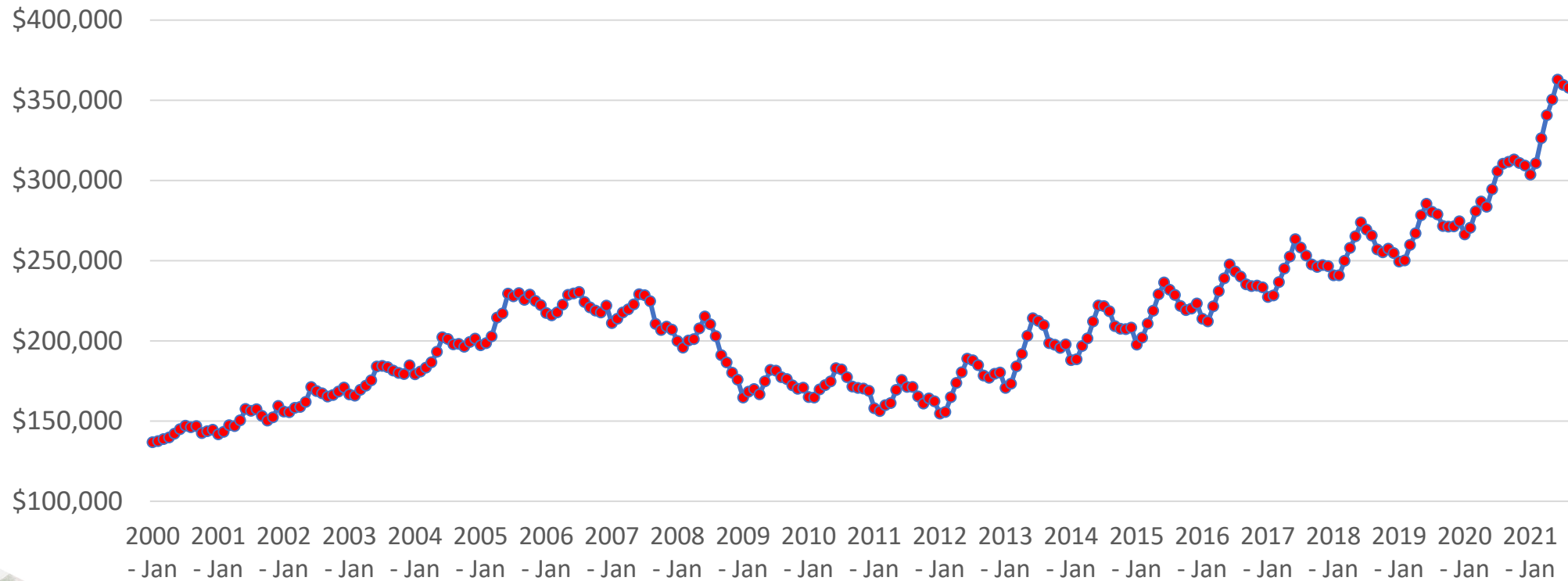
# New Home Sales .. Annual



Source: Census/HUD

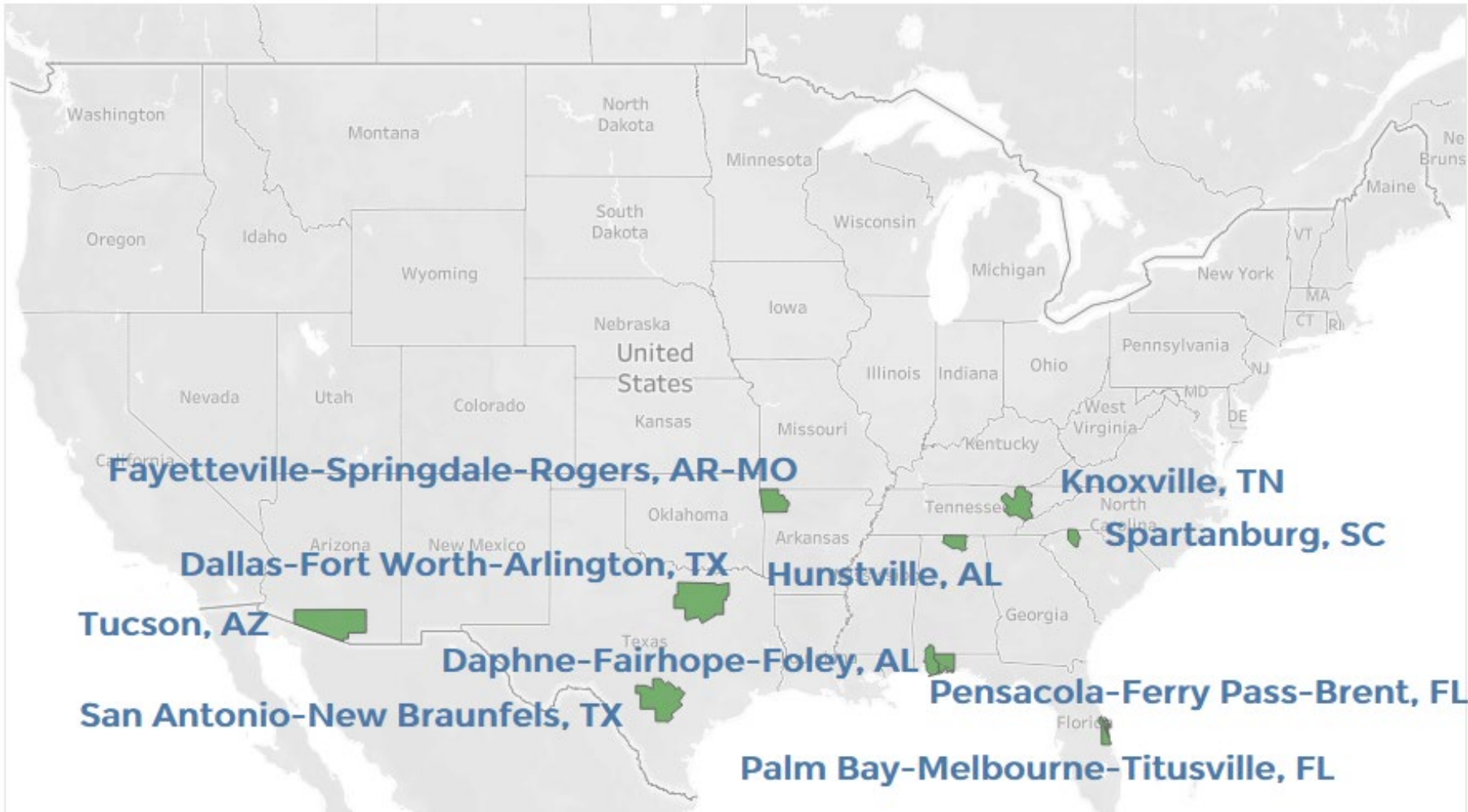


# Median Home Price



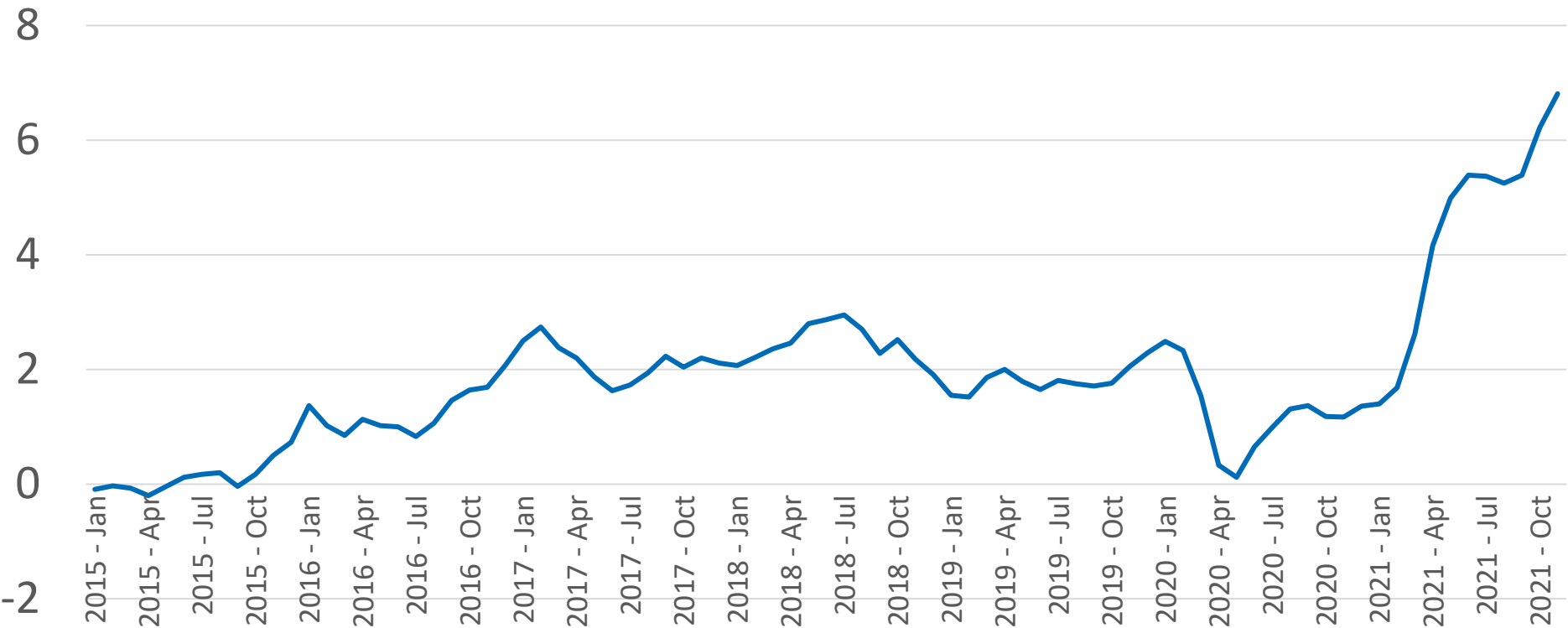
Source: NAR

# Top 10 Hidden Gems of the Housing Market



Source: National Association of Realtors®. A market is a hidden gem if its median home price-to-median family income ratio is at the lower end of the distribution of 378 markets relative to the distribution of its combined set of market fundamentals, namely, job growth, wage growth, population growth, population to housing permits, net domestic migration to population, share of population ages 25 to 44 years old, and fraction of households with broadband services.

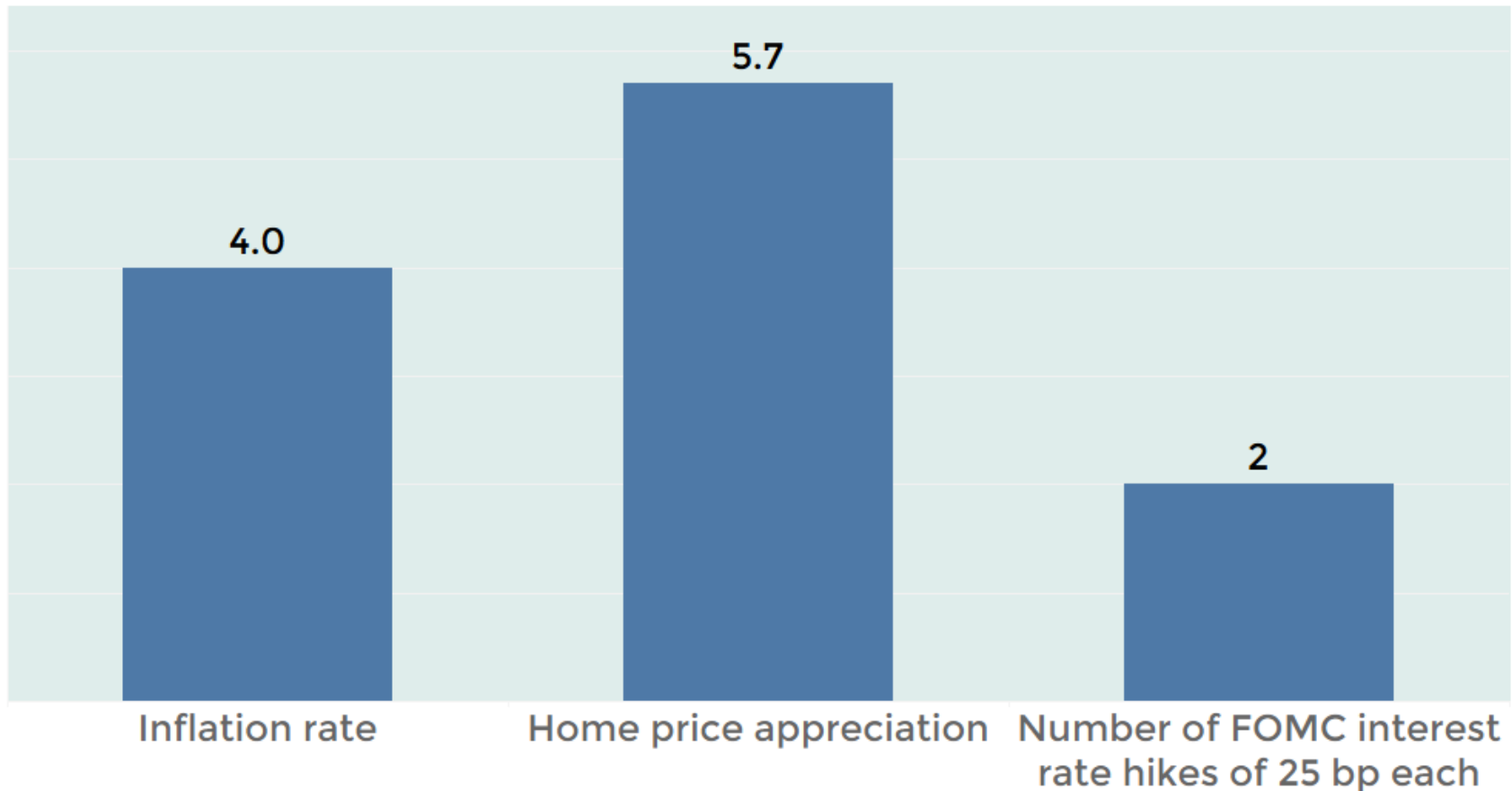
# Consumer Price Inflation ... 6.8%



Source: BLS

# 2021 NAR Real Estate Forecast Survey

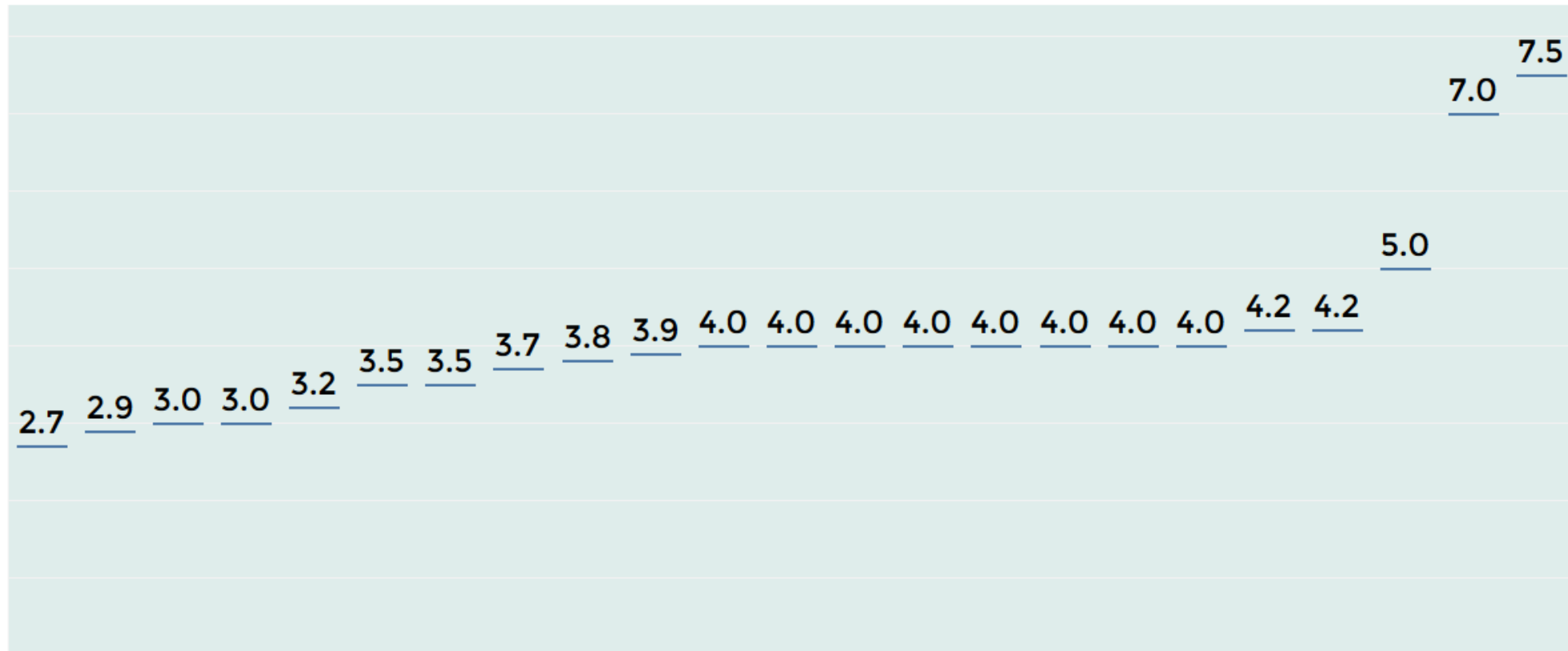
Outlook of Economists/Experts Who Participated in the 2021 NAR Real Estate Forecast Summit Survey\*



\*Median values of 23 respondents

# Inflation Forecast: 4%

What is your inflation rate forecast for next year?  
Median: 4%



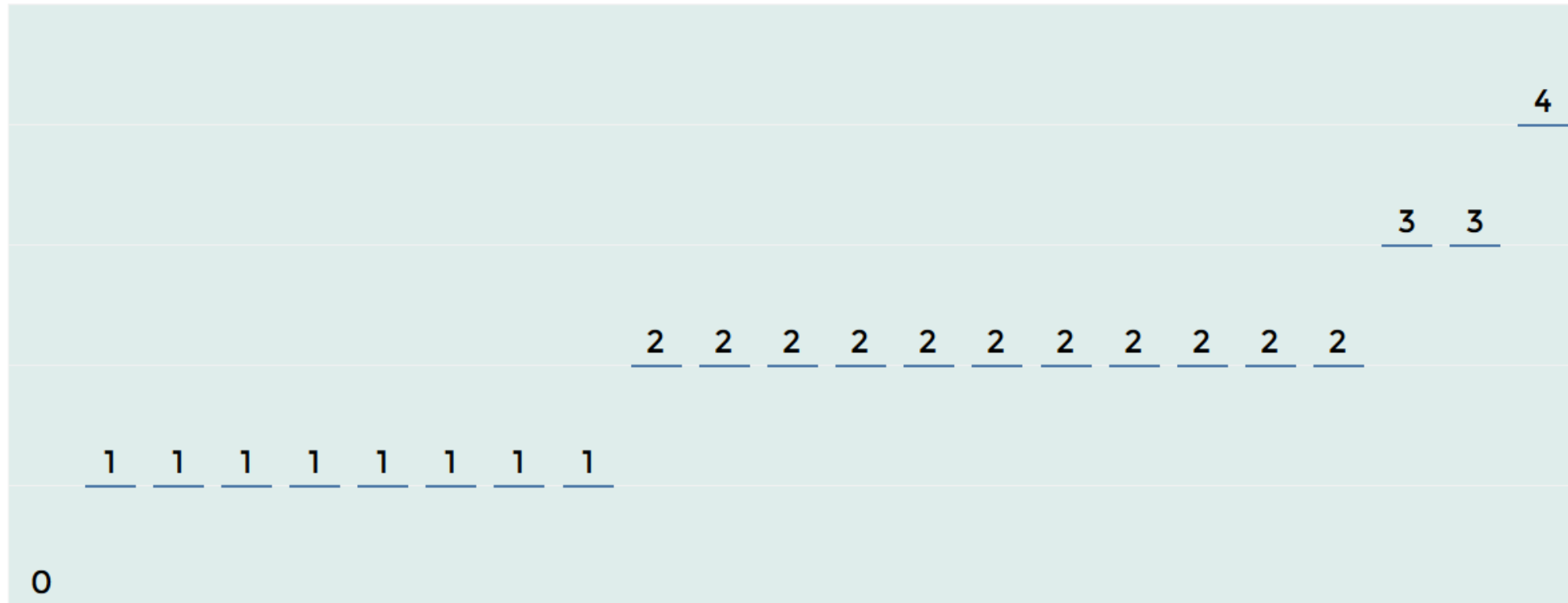
Source: NAR 2021 Real Estate Forecast Survey



# Expected Interest Rate Hikes: 2

How many times do you expect the Federal Open Market Committee to raise rates next year, in increment of 25 basis points?

Median: 2 times

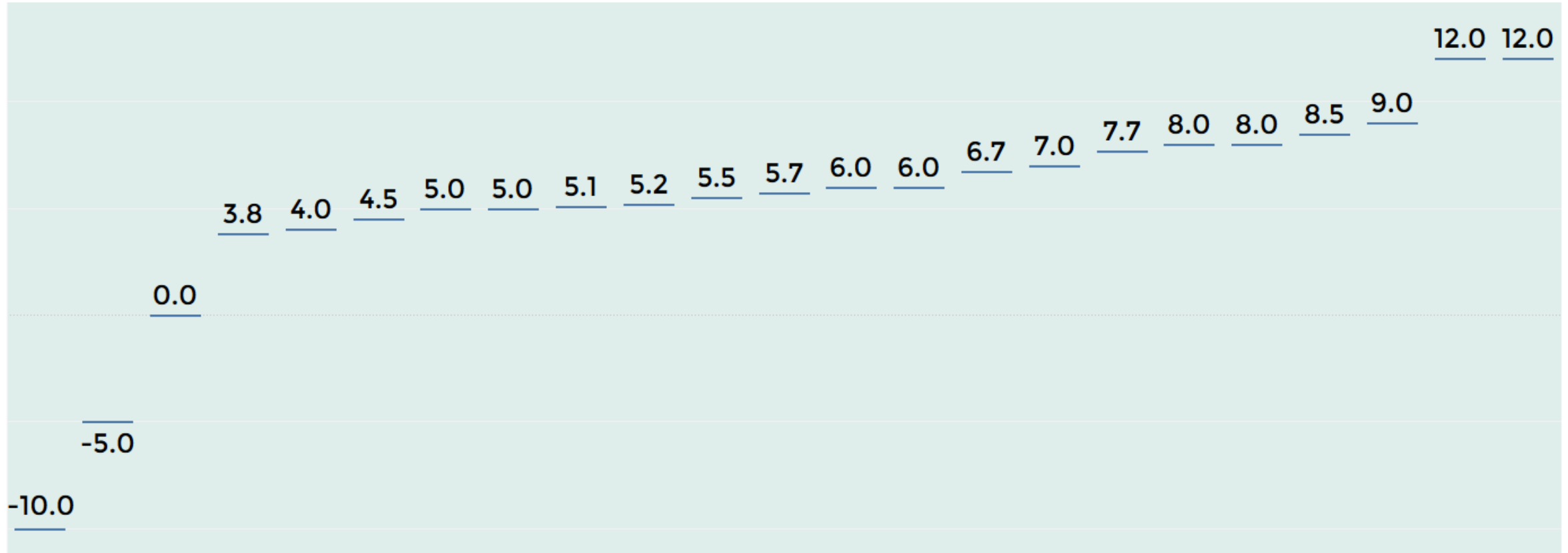


Source: NAR 2021 Real Estate Forecast Survey

# Expected Home Price Change: 5.7%

How do you see home sales prices changing next year?

Median: 5.7%



Source: NAR 2021 Real Estate Forecast Survey

# NAR THANKS THE 2021 FORECAST SURVEY RESPONDENTS

Calvin Schnure, Chief Economist, Nareit

Michael Fratantoni, Chief Economist, Mortgage Bankers Association

KC Conway, Principal and Founder, Red Shoe Economics

Rebecca Rockey, Global Head of Economic Analysis and Forecasting, Cushman and Wakefield

Frank Nothaft, Chief Economist, Corelogic

Dana M Peterson, Chief Economist, The Conference Board

Vanessa Perry, Professor of Strategic Management and Public Policy, George Washington University

James Gaines, Research Economist, Real Estate Center at Texas A&M University

Ken H. Johnson, Associate Dean, Graduate Programs, College of Business, Florida Atlantic University

Richard Fry, Senior Economist, Pew Research Center

Jim Costello, Senior Vice-President, Real Capital Analytics

Victor Calanog, Head of Commercial Real Estate Economics, Moody's Analytics

Ali Wolf, Chief Economist, All Things Housing

Timothy H. Savage, Faculty Director, Schack Institute, New York University

Lisa Sturtevant, Chief Economist, Virginia REALTORS®

James Breeze, Senior Director, Global Head of Industrial and Logistics Research, CBRE

David W. Berson, Chief Economist and Senior Vice-President, Nationwide Insurance

Danushka Nanayakarra, Associate Vice President, Forecasting and Analysis, National Association of Home Builders

Issi Romem, Economist and Founder at Metrosight, Fellow, Turner Center, UC Berkeley

Daniel Bachman, Economist, Deloitte

Danielle Hale, Chief Economist, Realtor.com

Lawrence Yun, Chief Economist, NAR

# THANK YOU



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