

JULY 2024 DATA

FIRST AMERICAN®
DATA & ANALYTICS

HOME PRICE INDEX

The First American Data & Analytics Home Price Index (HPI) tracks home price changes less than four weeks behind real time at the national, state and metropolitan Core-Based Statistical Area (CBSA) levels and includes metropolitan price tiers that segment sale transactions into starter, mid and luxury tiers.

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50 State HPI

Highlights

- House prices nationally are now 55.0 percent higher compared to pre-pandemic levels (February 2020).
- House price growth reported in last month's HPI for May 2024 to June 2024 was revised down 0.1 percentage points, from 0.2 percent to 0.1 percent.

Chief Economist Analysis:

"July marked the seventh consecutive month of slowing annualized house price appreciation. Elevated mortgage rates have driven affordability to near-record lows, leaving many buyers on the sidelines and keeping sellers rate locked-in," said Mark Fleming, chief economist at First American. "The combination of the severely unaffordable market conditions and the rate lock-in effect has largely frozen home buying and selling, contributing to the cooling but still positive pace of appreciation. However, the prospect of Federal Reserve interest rate cuts this fall has already sent mortgage rates lower in August, which may spur some buyers and sellers to act and begin to defrost market transaction volume."

NATIONAL NON-SEASONALLY ADJUSTED (NSA) HPI

+ .3%

MOM month over month
June-July 2024

+5.3%

YOY year over year
July 2023-2024

TABLE 1 50 State HPI

STATE	YOY DELTA	STATE	YOY DELTA
Alabama	3.2%	Missouri	5.4%
Alaska	4.0%	Montana	10.4%
Arizona	2.9%	Nebraska	4.4%
Arkansas	6.9%	Nevada	4.8%
California	3.6%	New Hampshire	7.3%
Colorado	1.3%	New Jersey	9.2%
Connecticut	8.7%	New Mexico	6.3%
Delaware	7.9%	New York	-0.4%
District of Columbia	1.7%	North Carolina	4.2%
Florida	1.2%	North Dakota	8.2%
Georgia	5.2%	Ohio	7.6%
Hawaii	4.8%	Oklahoma	4.0%
Idaho	5.9%	Oregon	1.6%
Illinois	6.7%	Pennsylvania	6.6%
Indiana	5.1%	Rhode Island	11.3%
Iowa	2.3%	South Carolina	3.9%
Kansas	5.4%	South Dakota	-6.9%
Kentucky	6.5%	Tennessee	4.4%
Louisiana	0.2%	Texas	2.9%
Maine	9.6%	Utah	4.9%
Maryland	5.1%	Vermont	2.6%
Massachusetts	6.6%	Virginia	5.3%
Michigan	6.7%	Washington	4.1%
Minnesota	4.8%	West Virginia	4.8%
Mississippi	7.2%	Wisconsin	7.2%
		Wyoming	7.2%

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Top 30 Metropolitan Core-Based Statistical Areas (CBSA)

CBSAs WITH GREATEST YEAR-OVER-YEAR INCREASES IN HPI

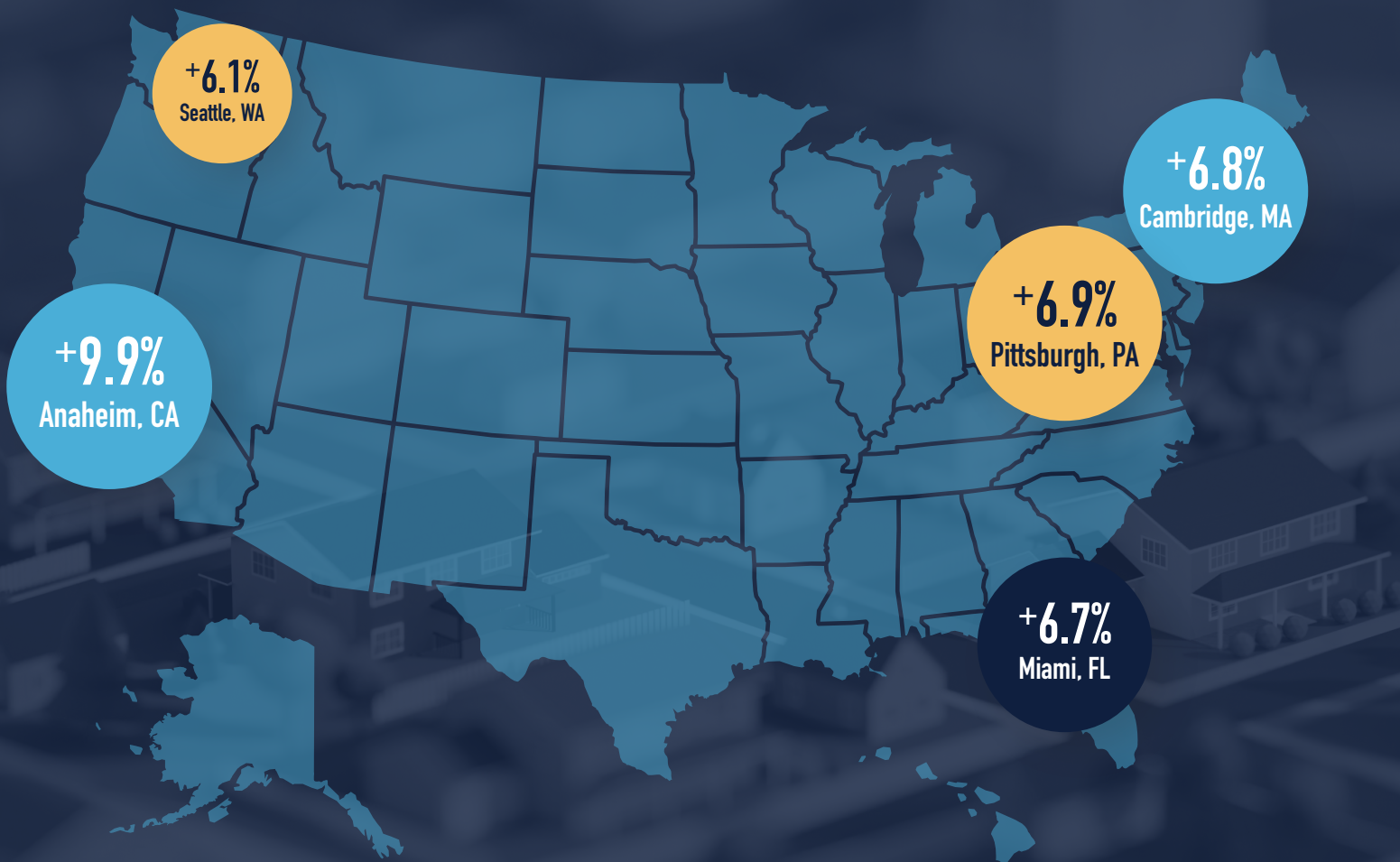


TABLE 2 Top 30 Core-Based Statistical Areas

CBSA	YOY Delta	CBSA	YOY Delta
Anaheim-Santa Ana-Irvine, CA*	9.9%	Houston-The Woodlands-Sugar Land, TX	3.3%
Pittsburgh, PA	6.9%	Los Angeles-Long Beach-Glendale, CA*	3.2%
Cambridge-Newton-Framingham, MA*	6.8%	Orlando-Kissimmee-Sanford, FL	2.4%
Miami-Miami Beach-Kendall, FL*	6.7%	Nassau County-Suffolk County, NY*	2.3%
Seattle-Bellevue-Kent, WA*	6.1%	Dallas-Plano-Irving, TX*	2.0%
St. Louis, MO-IL	6.1%	Riverside-San Bernardino-Ontario, CA	2.0%
San Diego-Chula Vista-Carlsbad, CA	5.7%	Portland-Vancouver-Hillsboro, OR-WA	1.8%
Warren-Troy-Farmington Hills, MI*	5.7%	Phoenix-Mesa-Chandler, AZ	1.8%
Washington-Arlington-Alexandria, DC-VA-MD-WV*	5.4%	Sacramento-Roseville-Folsom, CA	1.5%
Las Vegas-Henderson-Paradise, NV	5.1%	San Antonio-New Braunfels, TX	1.5%
Minneapolis-St. Paul-Bloomington, MN-WI	4.7%	Denver-Aurora-Lakewood, CO	1.2%
Charlotte-Concord-Gastonia, NC-SC	4.3%	New York-Jersey City-White Plains, NY-NJ*	0.9%
Atlanta-Sandy Springs-Alpharetta, GA	3.9%	Tampa-St. Petersburg-Clearwater, FL	-0.7%
Fort Worth-Arlington-Grapevine, TX*	3.3%	Oakland-Berkeley-Livermore, CA*	-0.9%
Baltimore-Columbia-Towson, MD	3.3%	Austin-Round Rock-Georgetown, TX	-1.0%

* CBSA Metropolitan Division

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Price-Tier Highlights

The First American Data & Analytics HPI segments home price changes at the metropolitan level into three price tiers based on local market sales data: starter tier, which represents home sales prices at the bottom third of the market price distribution; mid-tier, which represents home sales prices in the middle third of the market price distribution; and the luxury tier, which represents home sales prices in the top third of the market price distribution.

“While the national house price trend is interesting, real estate is inherently local and prices are not appreciating in all markets. Annual price growth remains strong in top markets where demand continues to outpace supply or where relative affordability is a draw, such as Anaheim, Calif., and Pittsburgh. In markets that offer relative affordability, homes remain more accessible compared to other major markets, making them attractive to buyers who are priced out of higher-cost regions, despite rising prices. In contrast, house prices in other markets are decelerating notably, with prices declining in cities like Austin, Texas and Tampa, Fla.”

TABLE 3 Price-Tier Highlights

CBSA	Starter YOY	Mid-Tier YOY	Luxury YOY
Anaheim-Santa Ana-Irvine, CA*	7.4%	9.4%	12.6%
Pittsburgh, PA	13.5%	5.4%	2.9%
Cambridge-Newton-Framingham, MA*	6.5%	7.2%	6.0%
Miami-Miami Beach-Kendall, FL*	6.1%	7.2%	7.7%
Seattle-Bellevue-Kent, WA*	5.5%	4.1%	8.8%
St. Louis, MO-IL	10.3%	3.9%	4.1%
San Diego-Chula Vista-Carlsbad, CA	3.9%	5.8%	7.2%
Warren-Troy-Farmington Hills, MI*	6.9%	6.5%	5.7%
Washington-Arlington-Alexandria, DC-VA-MD-WV*	5.0%	6.9%	6.0%
Las Vegas-Henderson-Paradise, NV	3.3%	5.1%	8.3%
Minneapolis-St. Paul-Bloomington, MN-WI	6.6%	3.6%	3.4%
Charlotte-Concord-Gastonia, NC-SC	3.4%	4.6%	6.4%
Atlanta-Sandy Springs-Alpharetta, GA	4.5%	4.0%	5.3%
Fort Worth-Arlington-Grapevine, TX*	4.0%	1.7%	2.9%
Baltimore-Columbia-Towson, MD	1.8%	6.1%	5.7%
Houston-The Woodlands-Sugar Land, TX	3.8%	2.4%	4.5%
Los Angeles-Long Beach-Glendale, CA*	2.8%	4.0%	3.5%
Orlando-Kissimmee-Sanford, FL	1.2%	1.4%	3.5%
Nassau County-Suffolk County, NY*	7.4%	4.5%	0.7%
Dallas-Plano-Irving, TX*	1.4%	1.4%	4.3%
Riverside-San Bernardino-Ontario, CA	2.9%	2.5%	3.3%
Portland-Vancouver-Hillsboro, OR-WA	2.7%	0.9%	0.6%
Phoenix-Mesa-Chandler, AZ	-0.4%	2.7%	3.0%
Sacramento-Roseville-Folsom, CA	2.8%	2.1%	1.9%
San Antonio-New Braunfels, TX	0.8%	0.7%	3.5%
Denver-Aurora-Lakewood, CO	1.4%	1.2%	2.0%
New York-Jersey City-White Plains, NY-NJ*	7.5%	3.7%	-1.7%
Tampa-St. Petersburg-Clearwater, FL	-1.1%	-0.7%	2.4%
Oakland-Berkeley-Livermore, CA*	-1.0%	-4.1%	1.5%
Austin-Round Rock-Georgetown, TX	-0.5%	-2.5%	2.8%

* CBSA Metropolitan Division

HPI Methodology

The First American Data & Analytics HPI report measures single-family home prices, including distressed sales, with indices updated monthly beginning in 1980 through the month of the current report. HPI data is provided at the national, state and CBSA levels and includes preliminary index estimates for the month prior to the report (i.e. the preliminary result of July transactions is reported in August). The most recent index results are subject to revision as data from more transactions become available.

The HPI uses a repeat-sales methodology, which measures prices changes for the same property over time using more than 46 million paired transactions to generate the indices. In non-disclosure states, the HPI utilizes a combination of public sales records, MLS sold and active listings, and appraisal data to estimate house prices. This comprehensive approach is particularly effective in areas where there is limited availability of accurate sale prices, such as non-disclosure states. Property type, price and location data are used to create more refined market segment indices. Real Estate-Owned transactions are not included.

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About

First American Data & Analytics

First American Data & Analytics, a division of First American Financial Corporation, is a national provider of property-centric information, risk management and valuation solutions. First American maintains and curates the industry's largest property and ownership dataset that includes more than 8 billion document images. Its major platforms and products include: DataTree®, FraudGuard®, RegsData®, First American TaxSource™ and ACI®. Find out more about how First American Data & Analytics powers the real estate, mortgage and title settlement services industries with advanced decisioning solutions at dna.firstam.com.

First American

First American Financial Corporation (NYSE: FAF) is a premier provider of title, settlement and risk solutions for real estate transactions. With its combination of financial strength and stability built over more than 135 years, innovative proprietary technologies, and unmatched data assets, the company is leading the digital transformation of its industry. First American also provides data products to the title industry and other third parties; valuation products and services; mortgage subservicing; home warranty products; banking, trust and wealth management services; and other related products and services. With total revenue of \$6.0 billion in 2023, the company offers its products and services directly and through its agents throughout the United States and abroad. In 2024, First American was named one of the 100 Best Companies to Work For by Great Place to Work® and Fortune Magazine for the ninth consecutive year. The company was named one of the 100 Best Workplaces for Innovators by Fast Company in 2023. More information about the company can be found at www.firstam.com.

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