



BRAG ECONOMIC OUTLOOK

**PRESENTERS:
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AFFINITY VALUATION GROUP, LLC

U.S. weekly averages as of 01/04/2018

30-Yr FRM

3.95% | ▼ 0.04 1-Wk
▼ 0.25 1-Yr
0.5 Fees/Points

15-Yr FRM

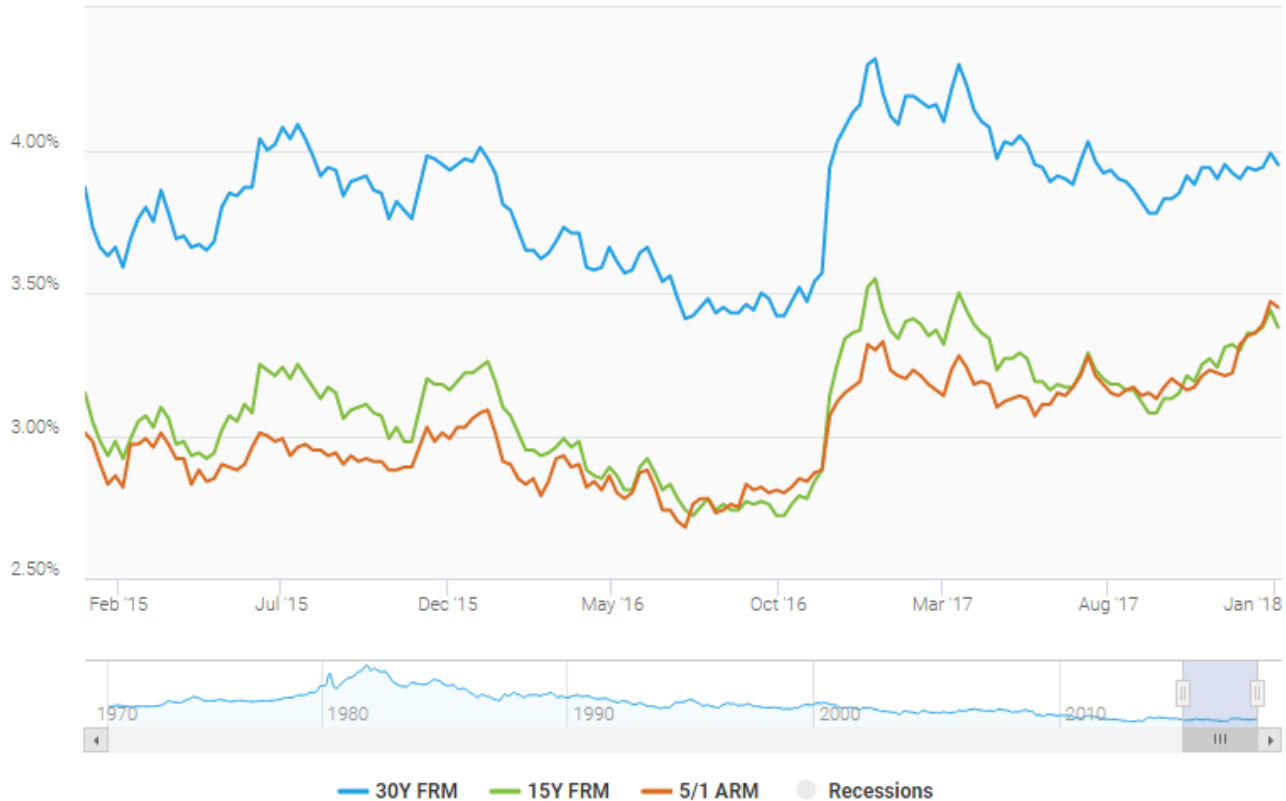
3.38% | ▼ 0.06 1-Wk
▼ 0.06 1-Yr
0.5 Fees/Points

5/1-Yr ARM

3.45% | ▼ 0.02 1-Wk
▲ 0.12 1-Yr
0.4 Fees/Points

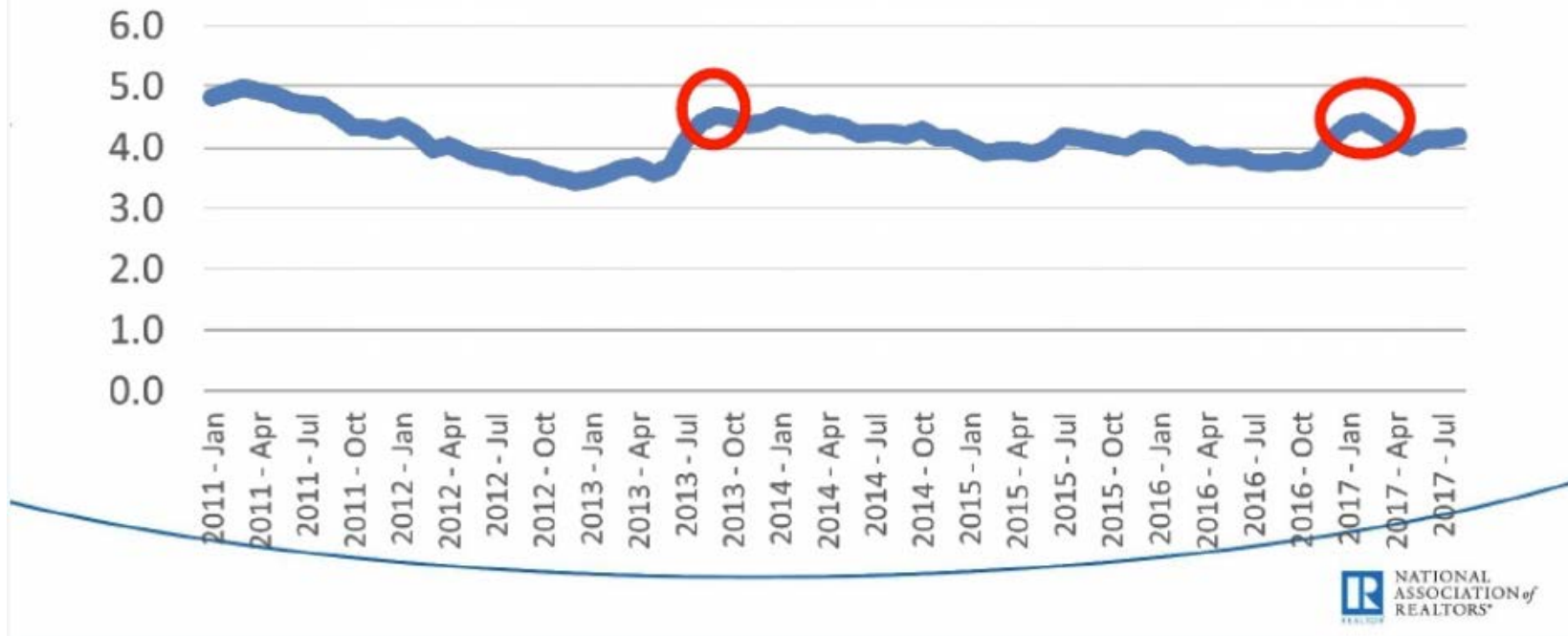
Zoom 1Y **3Y** 5Y 10Y All

01/04/2015 - 01/04/2018

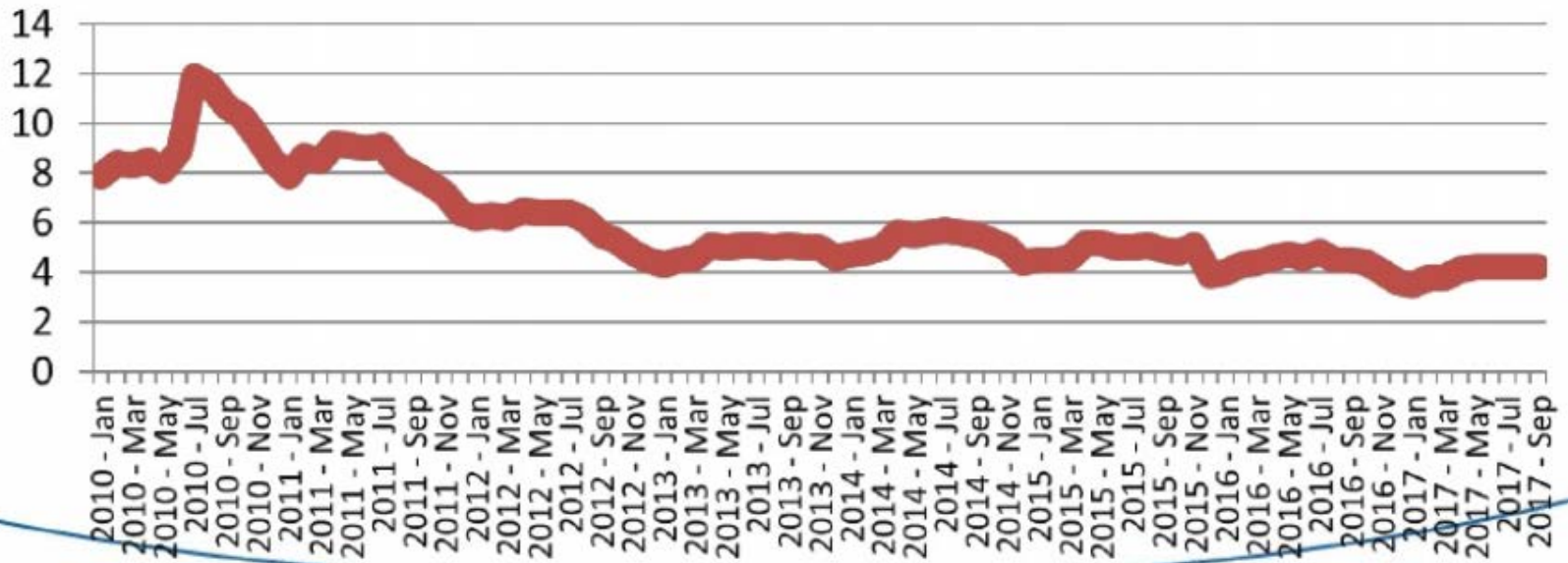


Mortgage Rates

30-year Fixed Rate

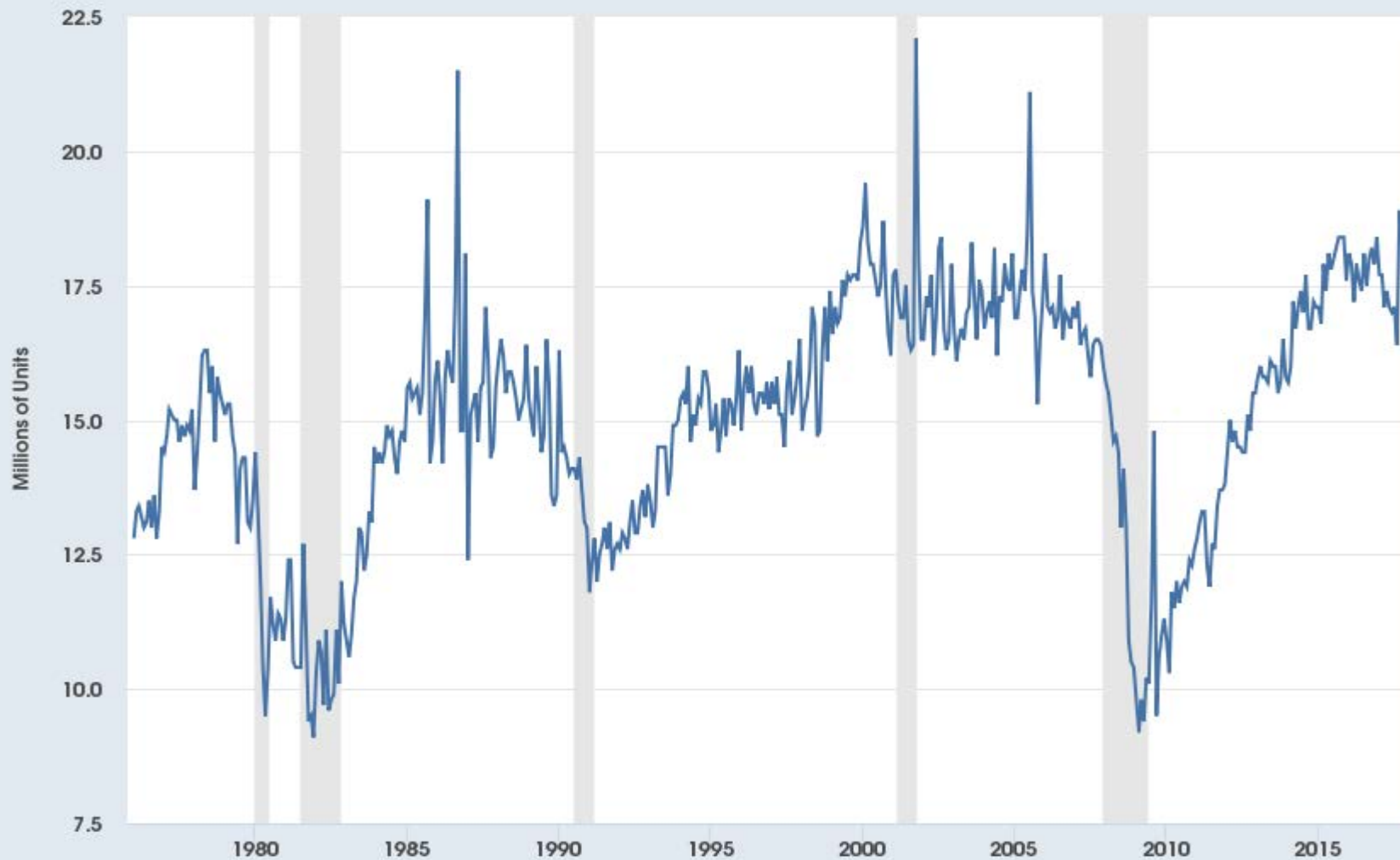


Months Supply of Inventory



Source: NAR



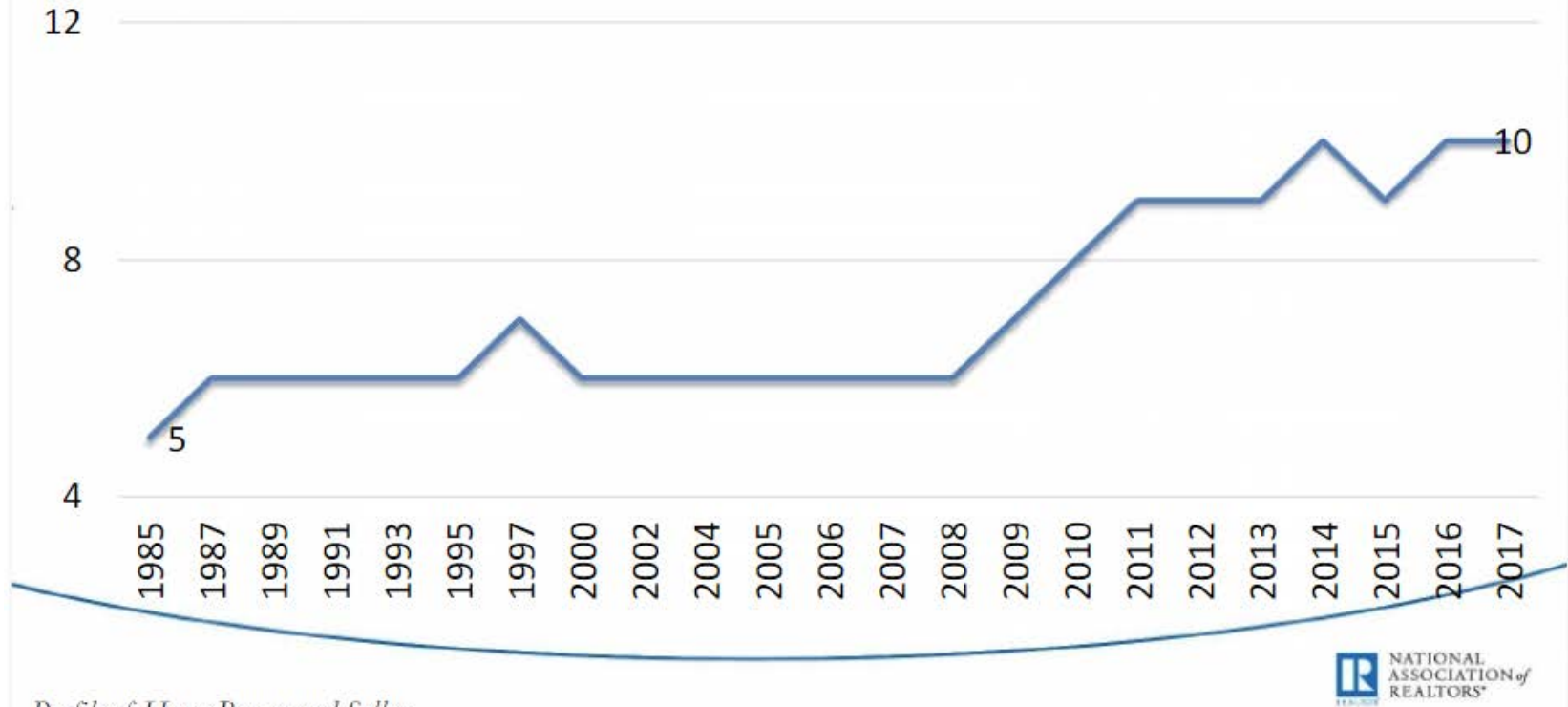


Shaded areas indicate U.S. recessions

Source: U.S. Bureau of Economic Analysis

[myf.fred/g/hbKv](https://myf.fred.stlouisfed.org/g/hbKv)

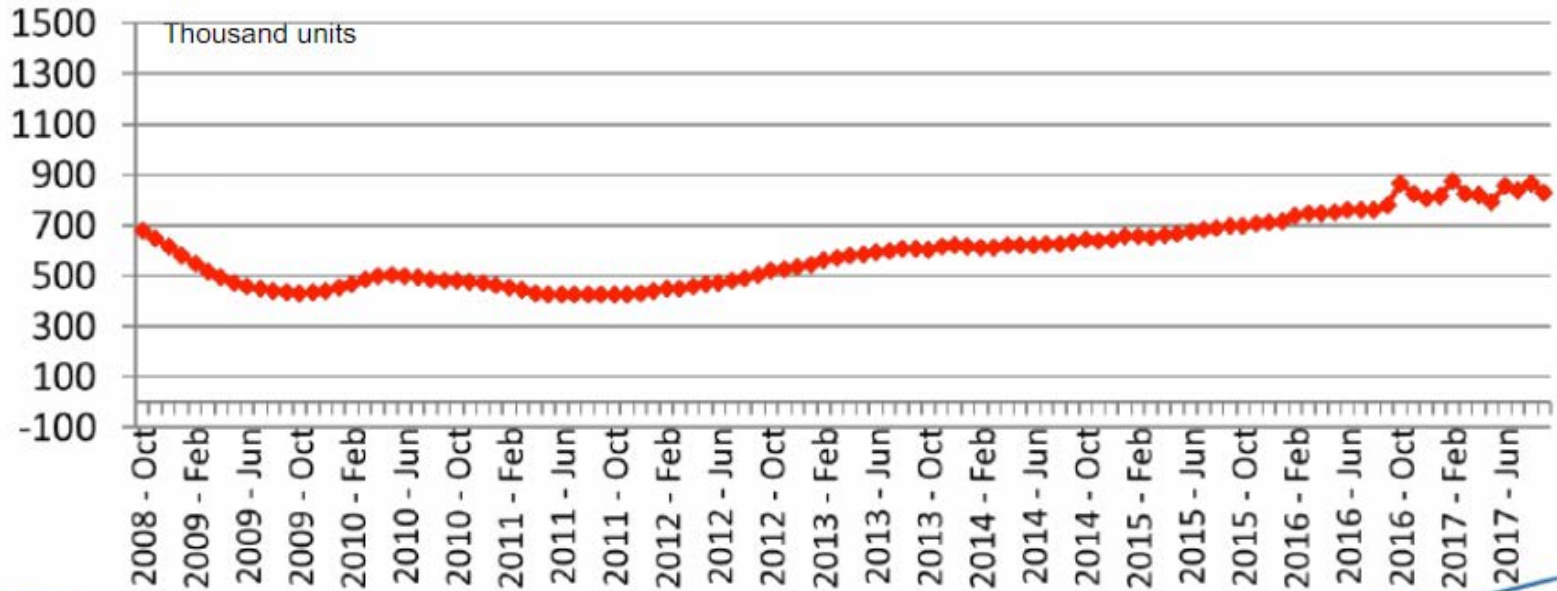
Actual Tenure in Home is Elevated



Profile of Home Buyers and Sellers



Single-family Housing Starts Determines New Home Sales



National Market to Summary



- **Employment Rates Remain Stable**
- **Slightly Higher Mortgage Rates**
- **Home Values Continue Modest Increases**
- **Inventory Shortage Continues**
- **New Construction Increases**
- **Modest Wage Growth**
- **Consumer Confidence Increasing**

Washtenaw County Outlook

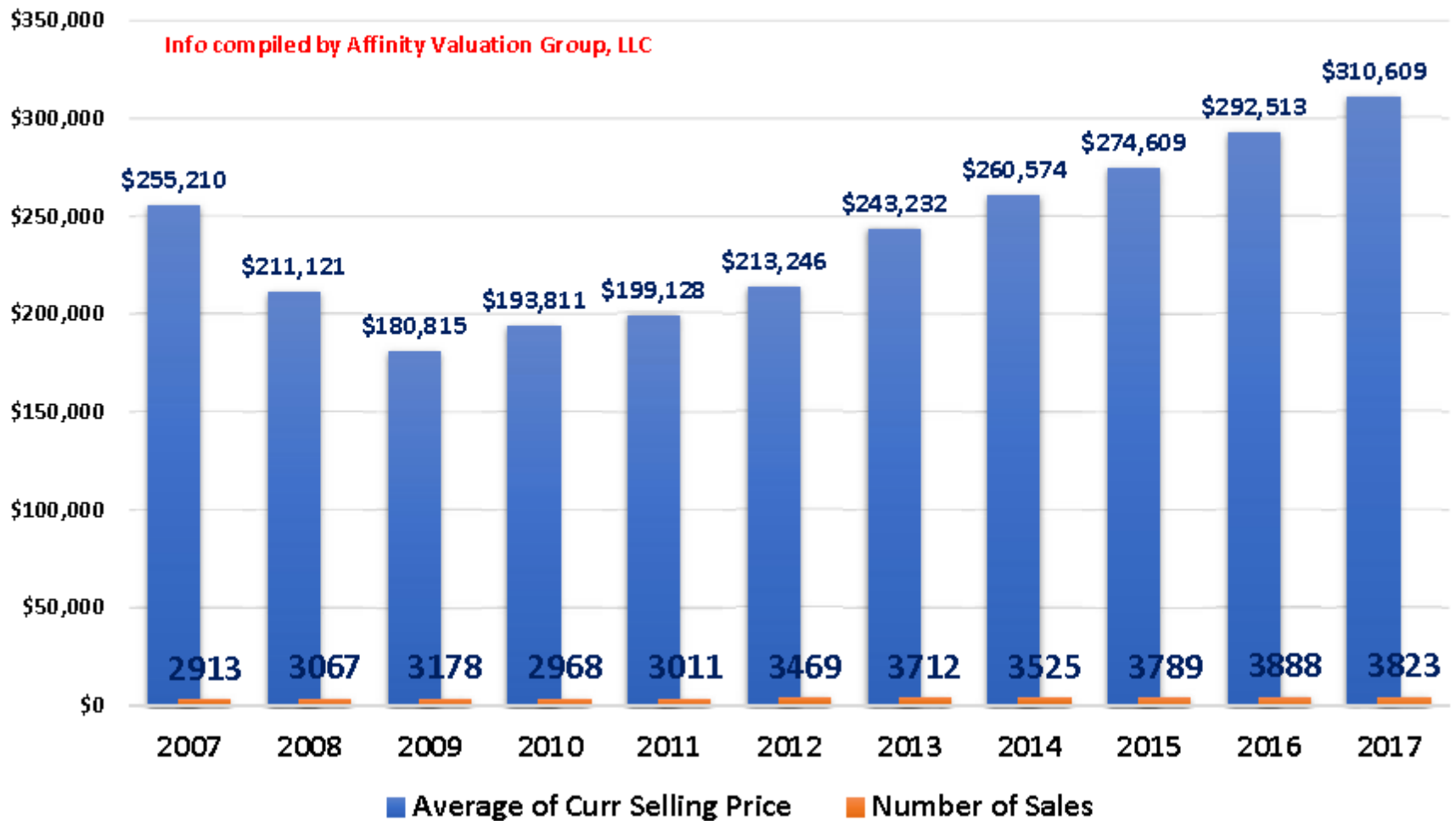


DATA COMPILED FROM:

ANN ARBOR AREA  BOARD OF REALTORS®
REALTOR®

Trend in Average Sale Price Washtenaw County Per MLS 2007-2017 37343 Sales

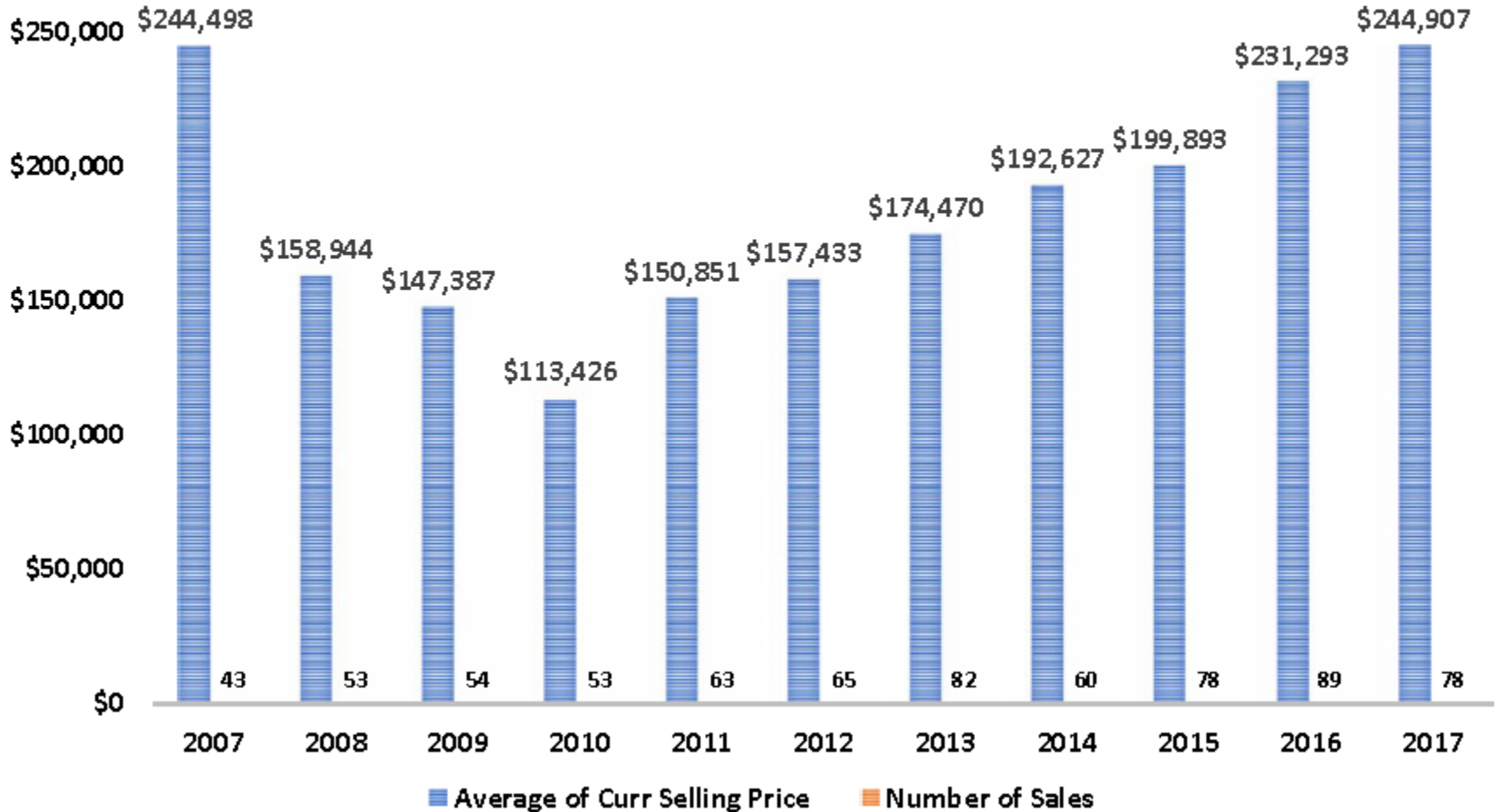
Info compiled by Affinity Valuation Group, LLC



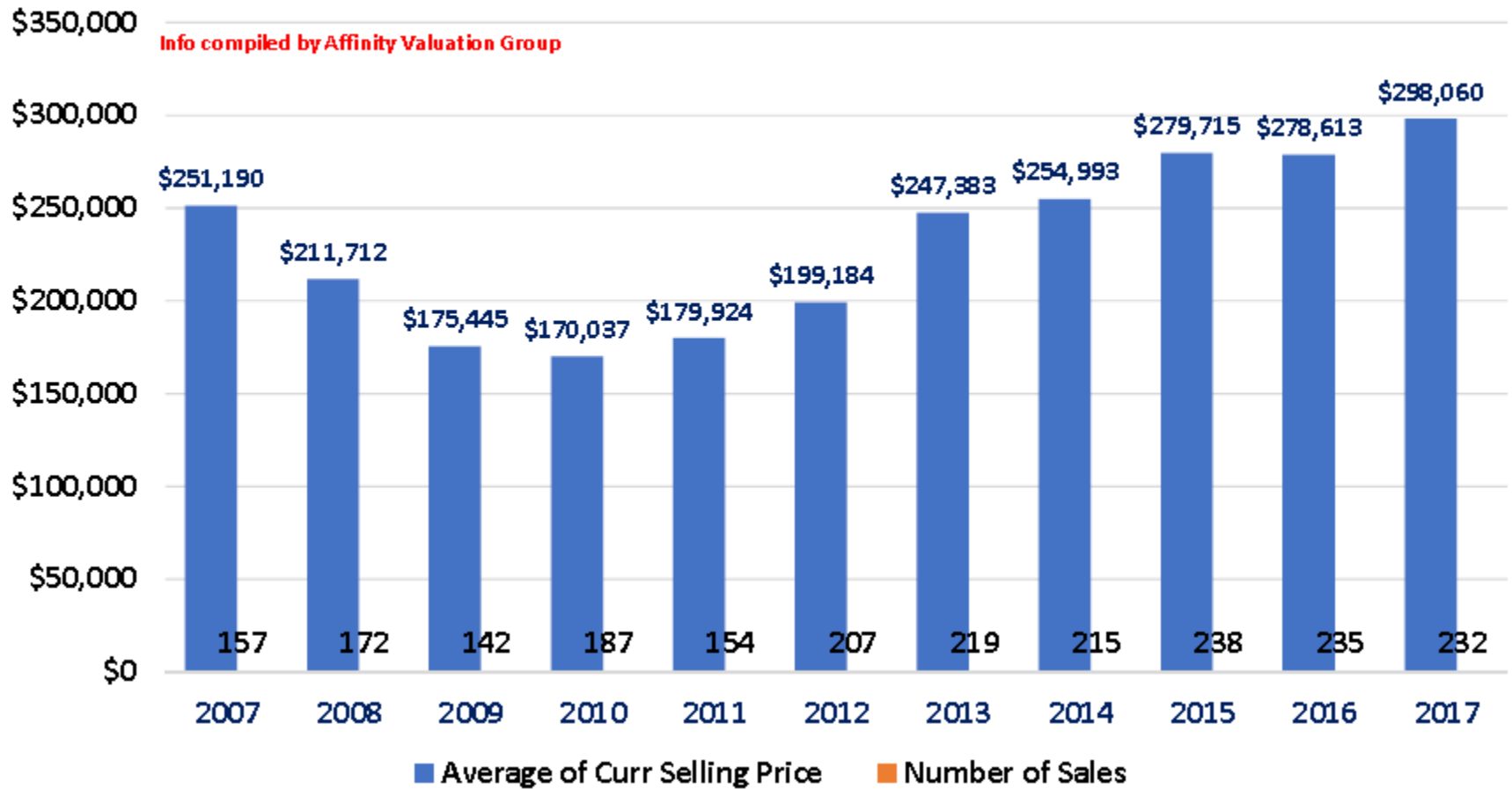
TREND IN AVERAGE SALE PRICE PER MLS MANCHESTER 718 SALES

\$300,000

Info compiled by Affinity Valuation Group

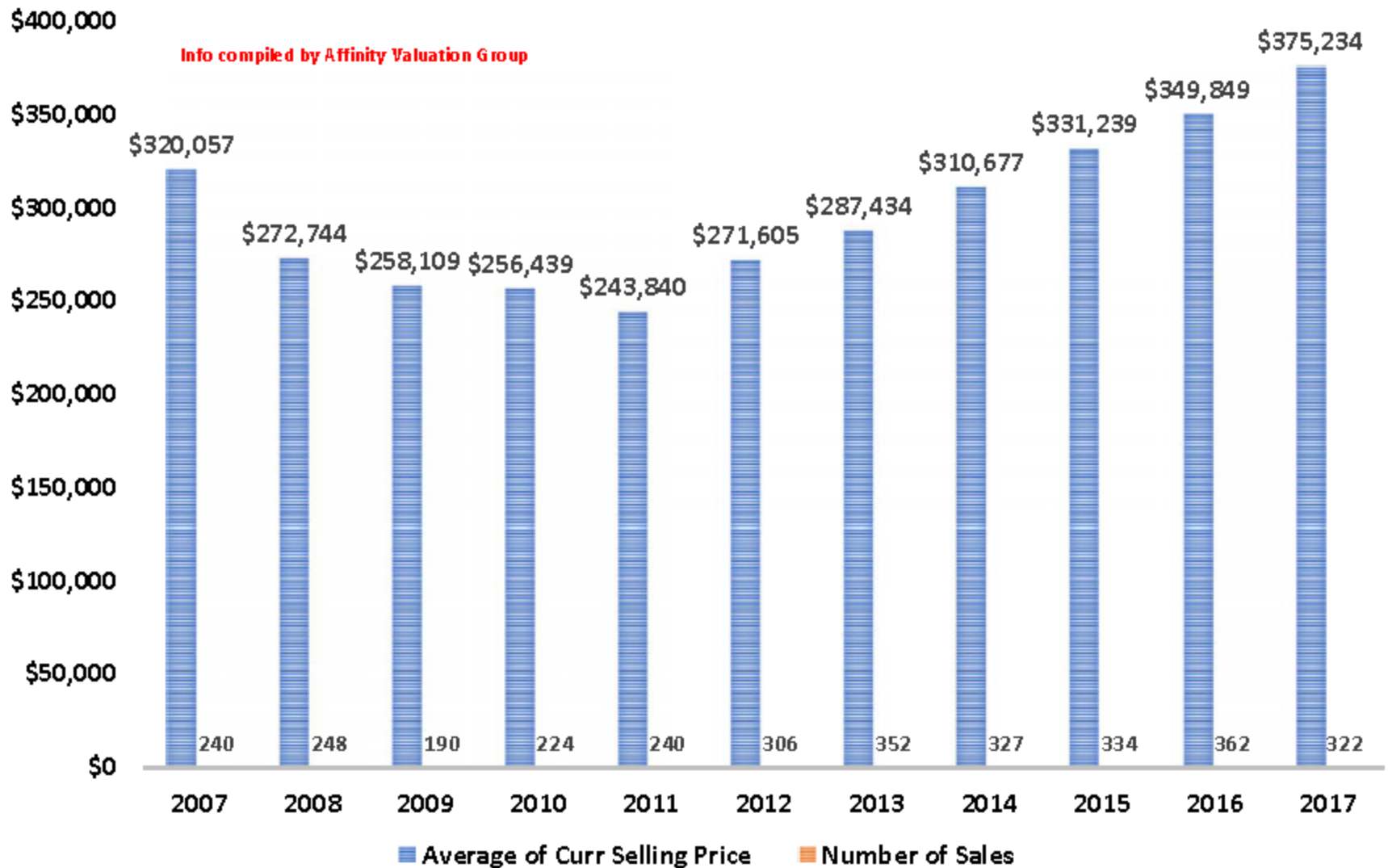


Trend in Average Sale Price per MLS Chelsea 2158 Sales



TREND IN AVERAGE SALE PRICE PER MLS DEXTER 3145 SALES

Info compiled by Affinity Valuation Group

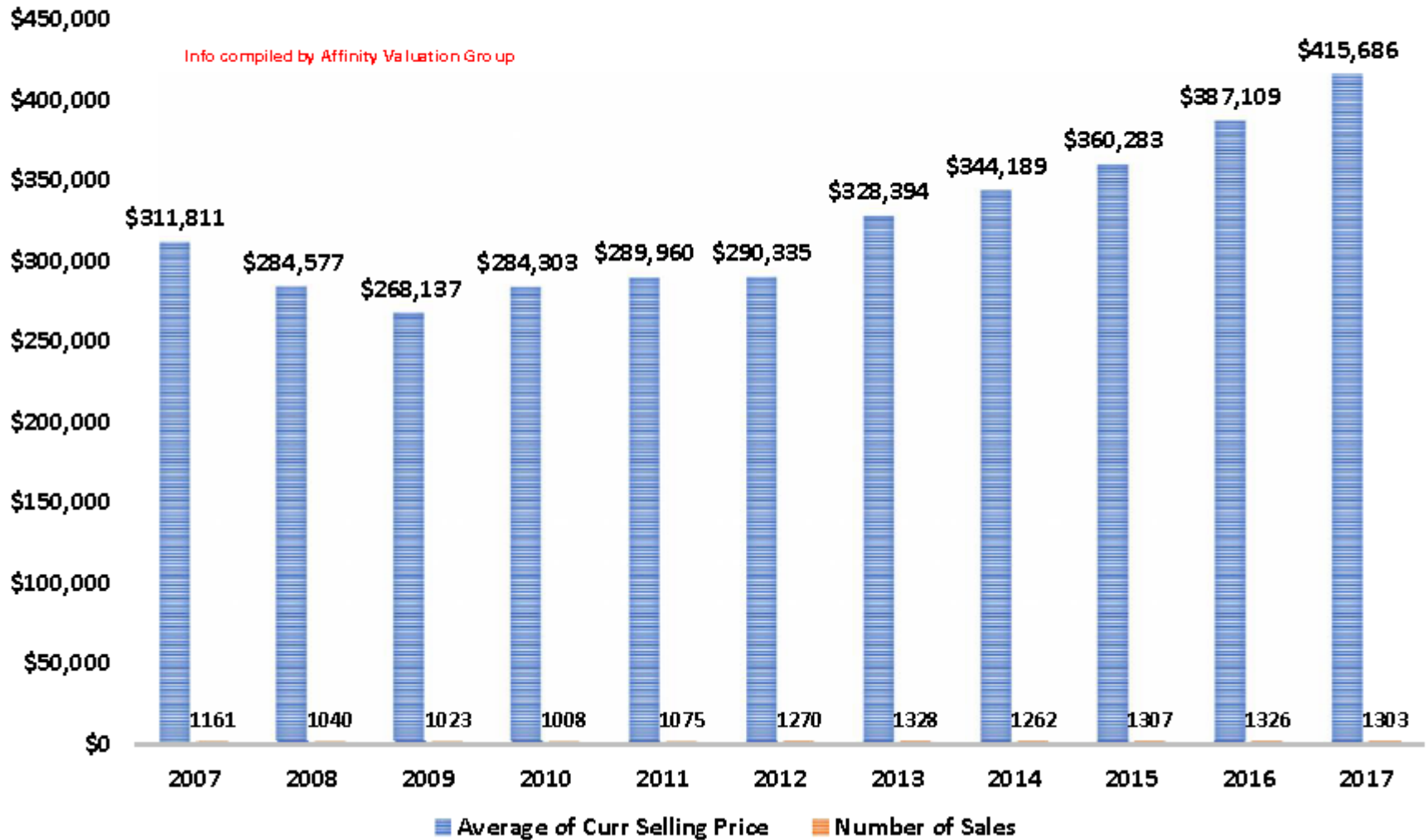


TREND IN AVERAGE SALE PRICE PER MLS SALINE 3627 SALES

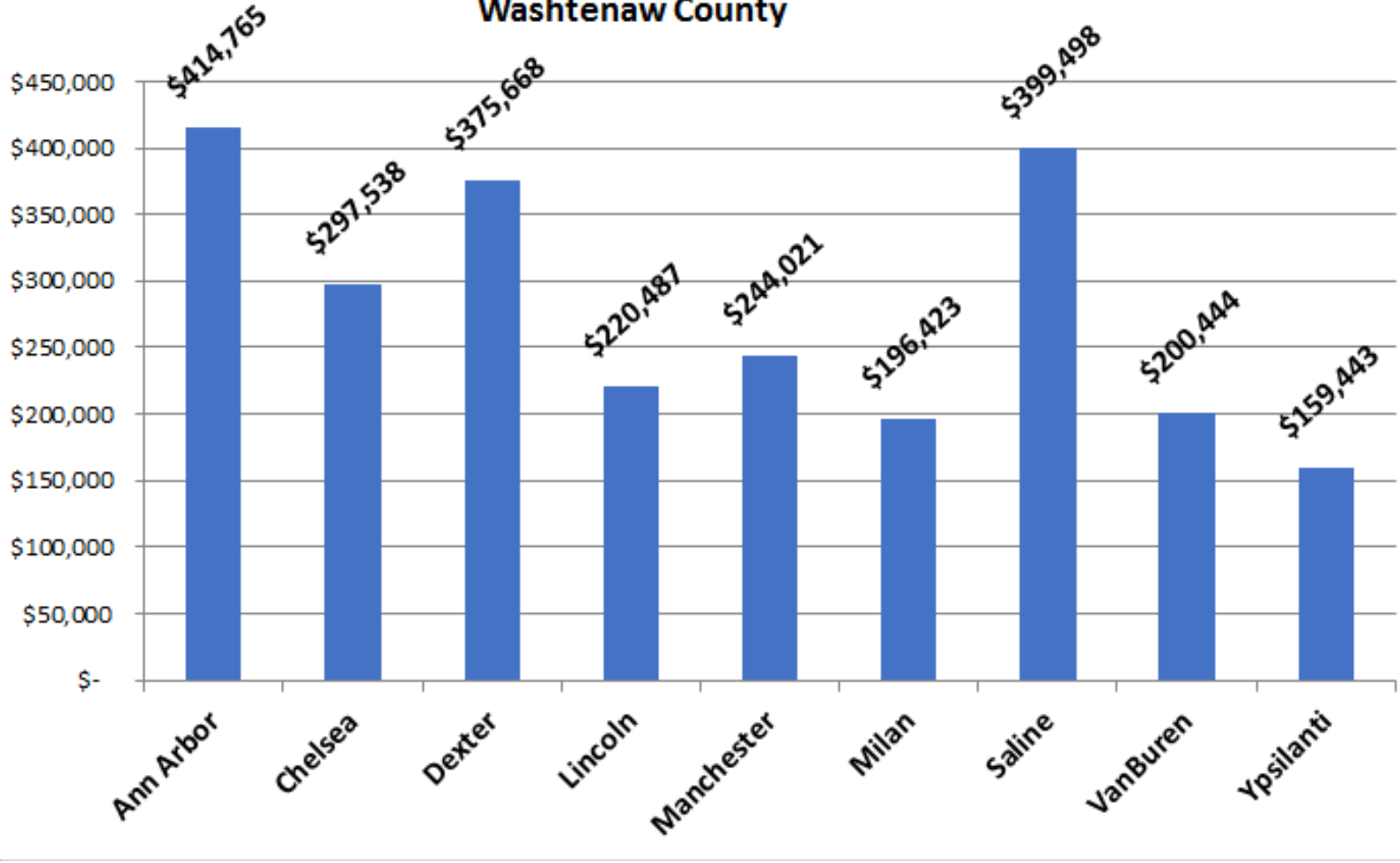


TREND IN AVERAGE SALE PRICE PER MLS ANN ARBOR 13103 SALES

Info compiled by Affinity Valuation Group



Average Sale Price by Area 2017 Washtenaw County





Thank you!

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