

REDFIN

Housing Market Outlook

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Chicago Fed

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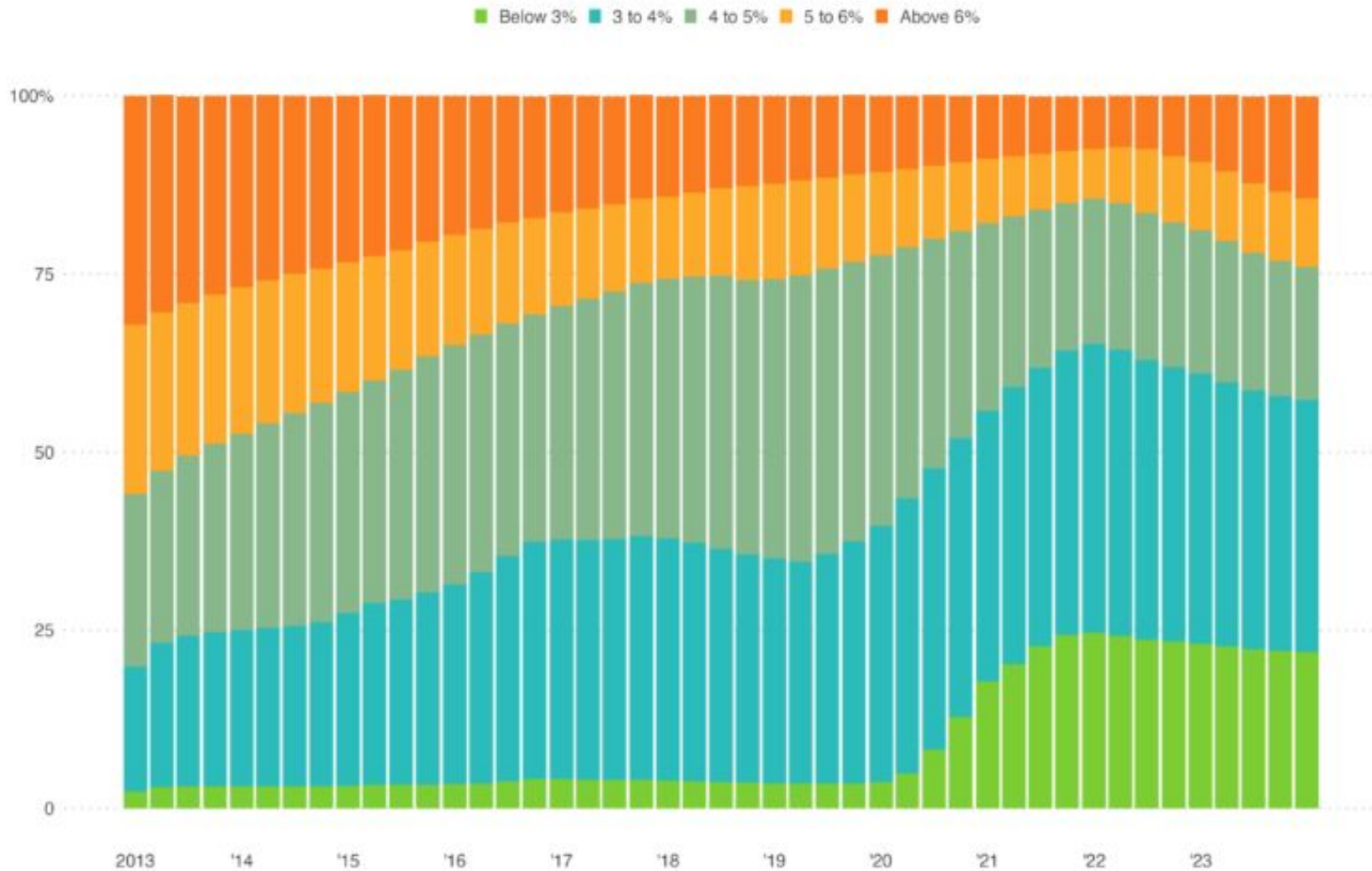


For-Sale Housing

Mortgage Rate Lock-In

Nearly 9 in 10 U.S. Mortgage Holders Have a Rate Below 6%

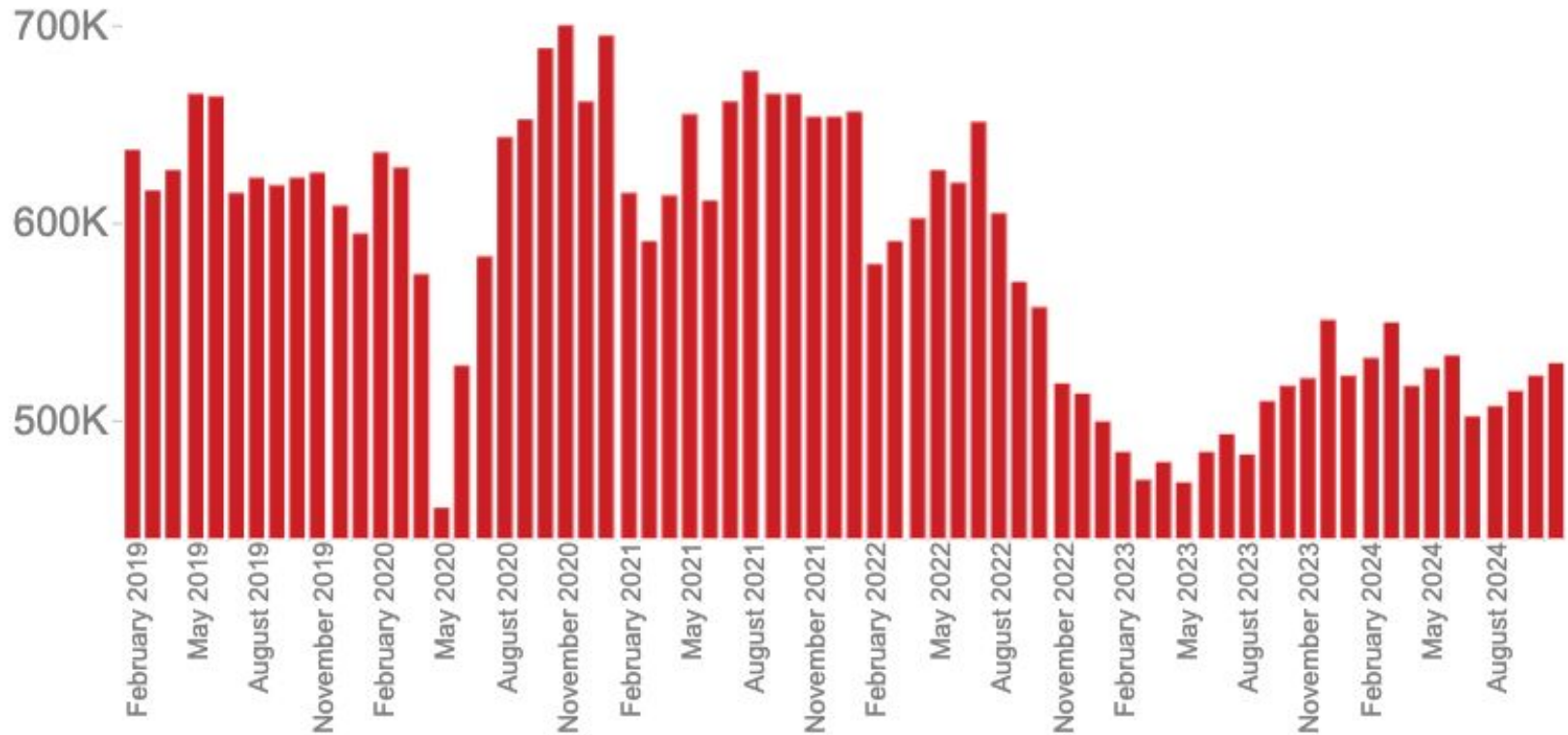
Share of mortgage loans outstanding by mortgage rate



Source: FHFA, National Mortgage Database (NMDB)

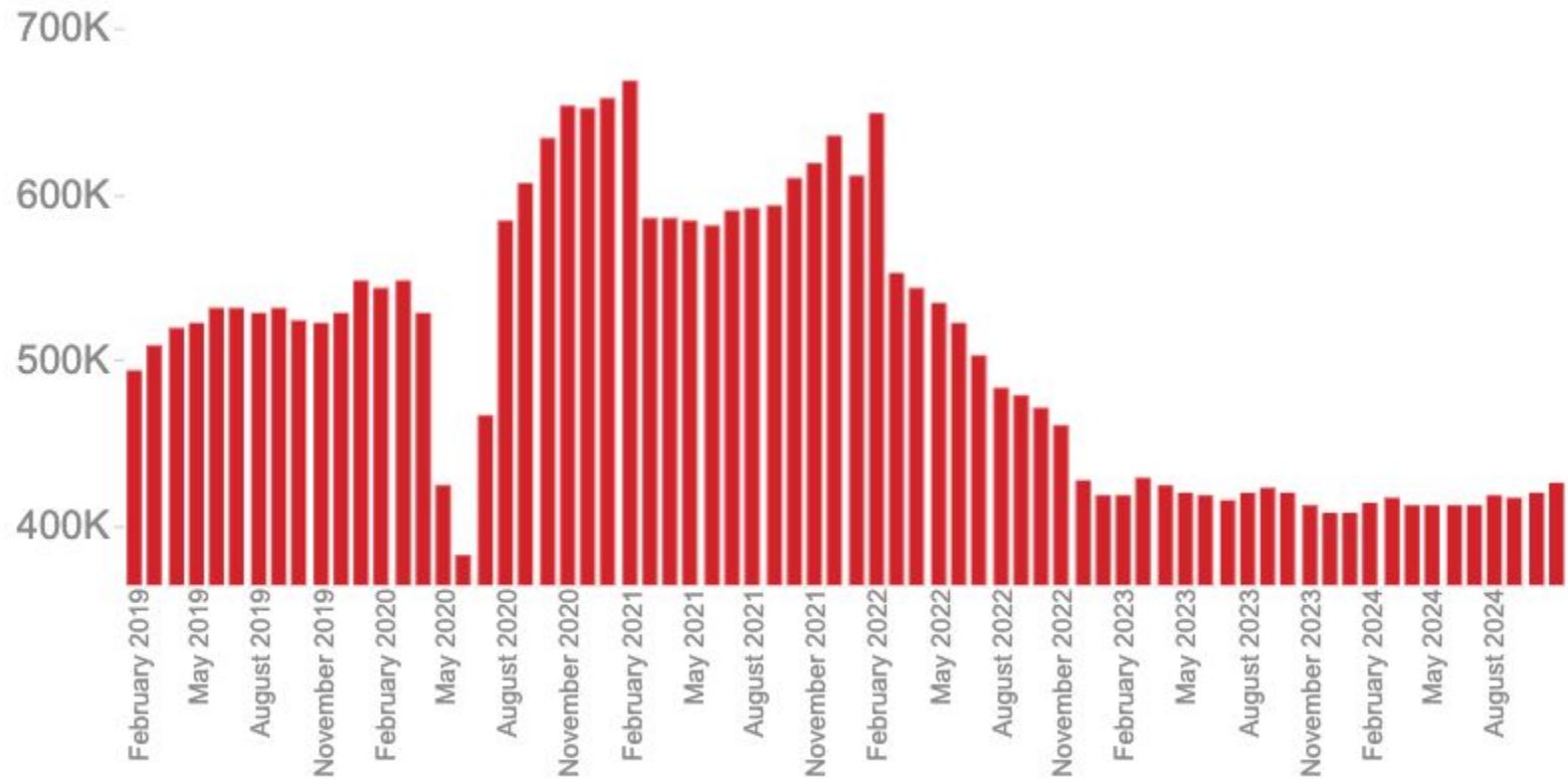
New Listings (Seasonally Adjusted)

New Listings



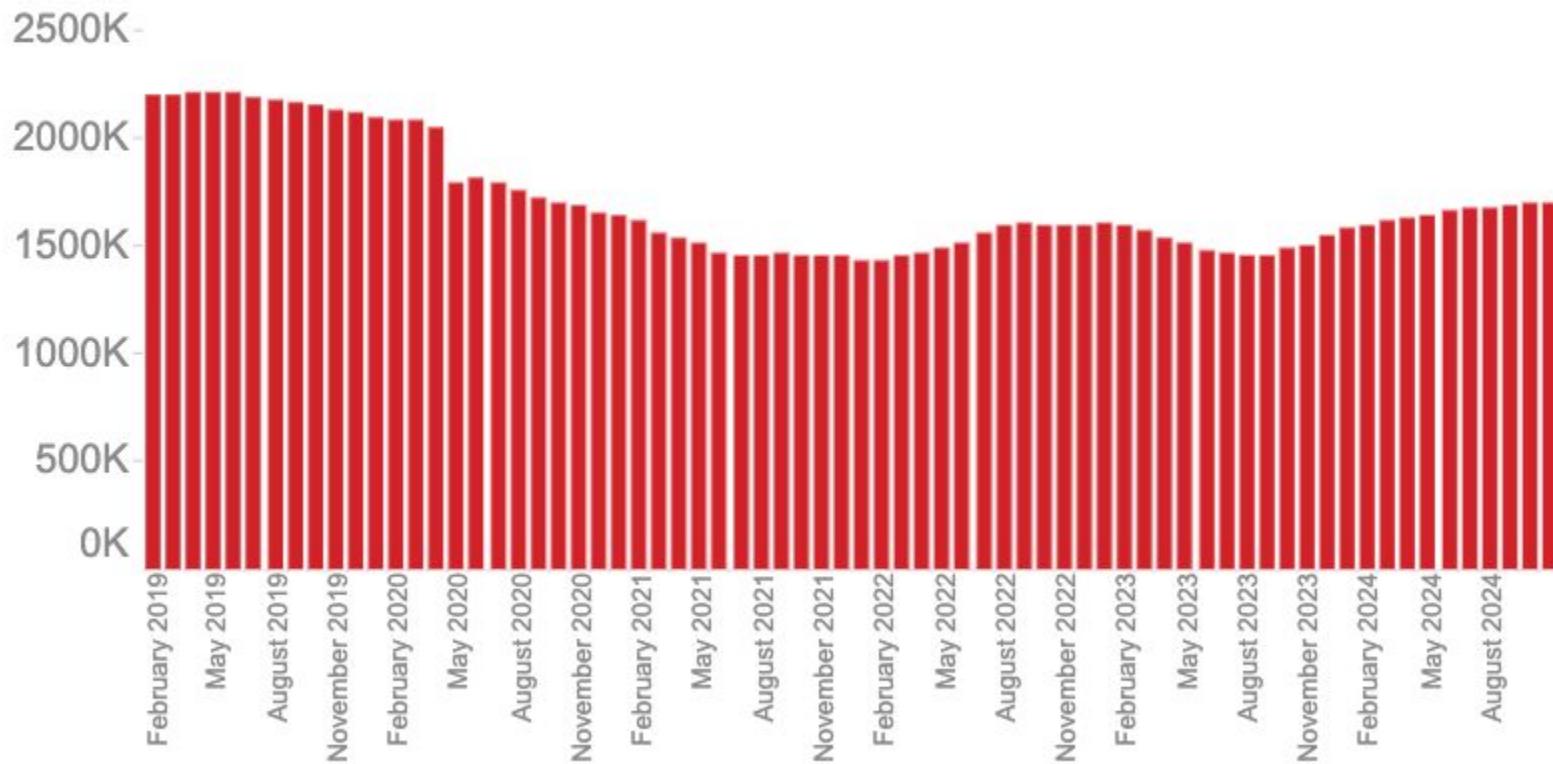
Home Sales (Seasonally Adjusted)

Home Sales



Active Listings (Seasonally Adjusted)

Active Listings



Home Price Growth (Seasonally Adjusted)

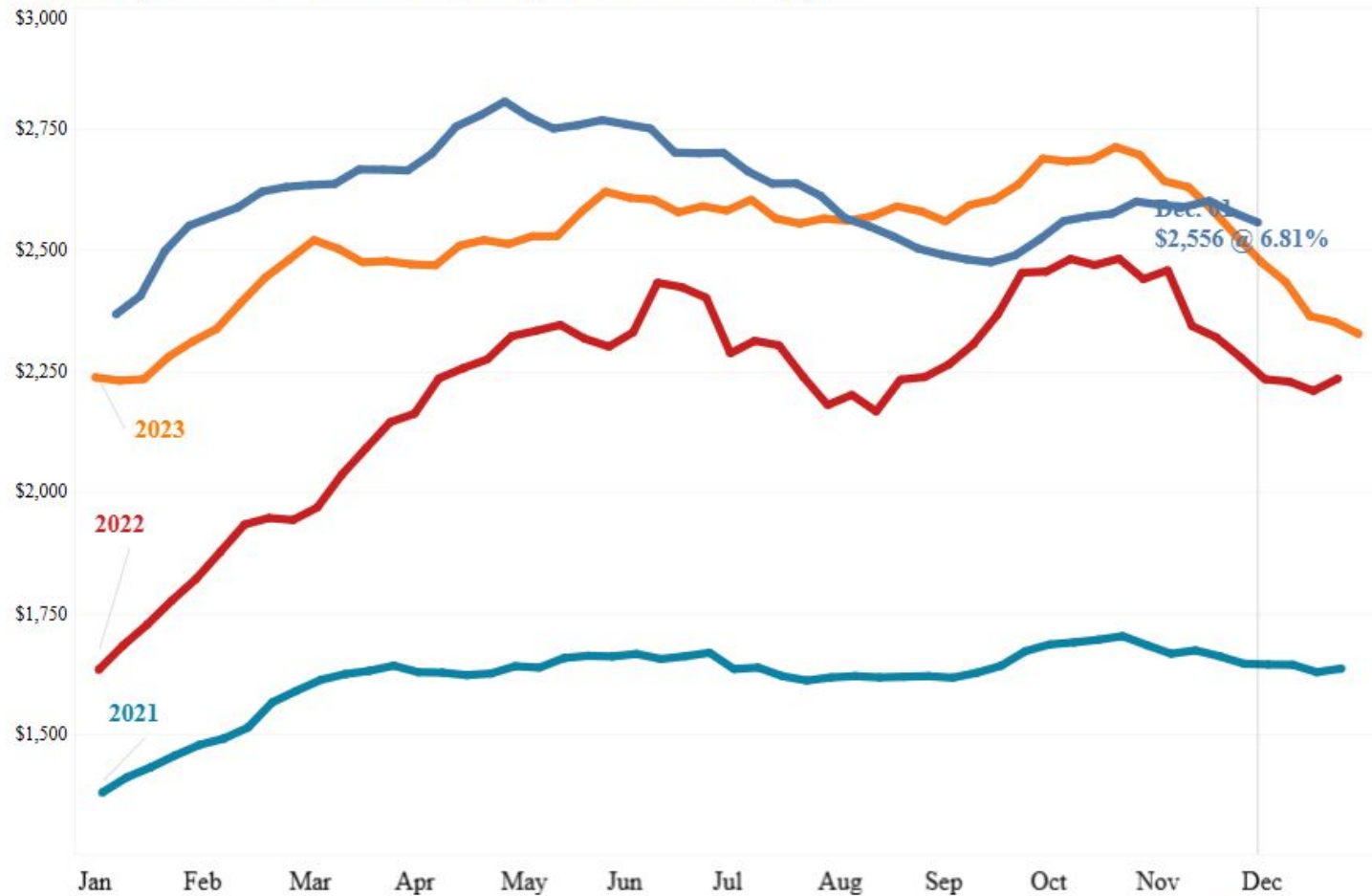
Median Sale Price



Homebuyer Mortgage Payments

Homebuyer Housing Payments +3.3% Year Over Year

Mortgage payment on the 4-week rolling average of the median asking price



Source: Redfin analysis of MLS data, Freddie Mac Primary Mortgage Market Survey

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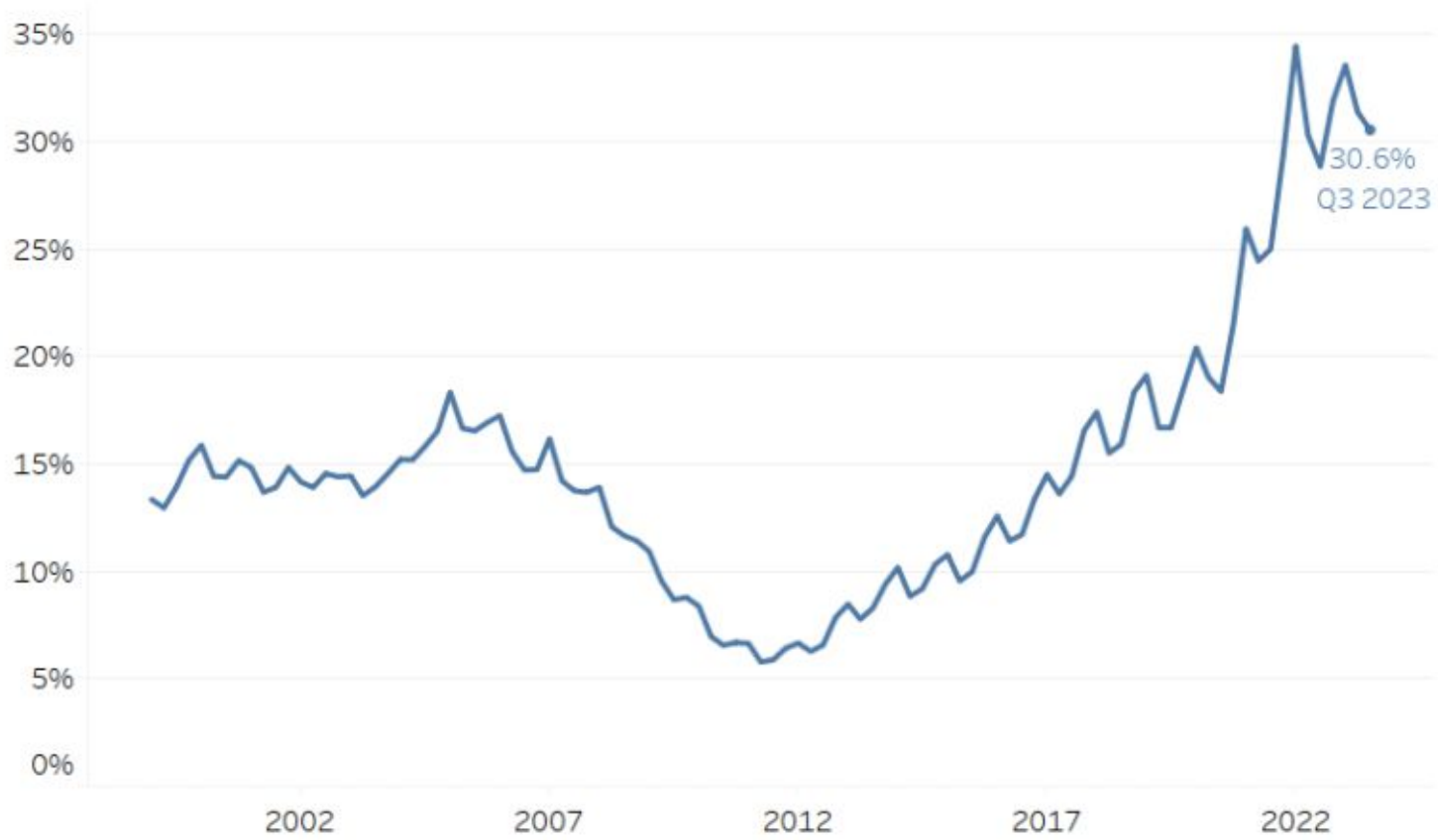


New Construction

New Construction Share of Homes for Sale

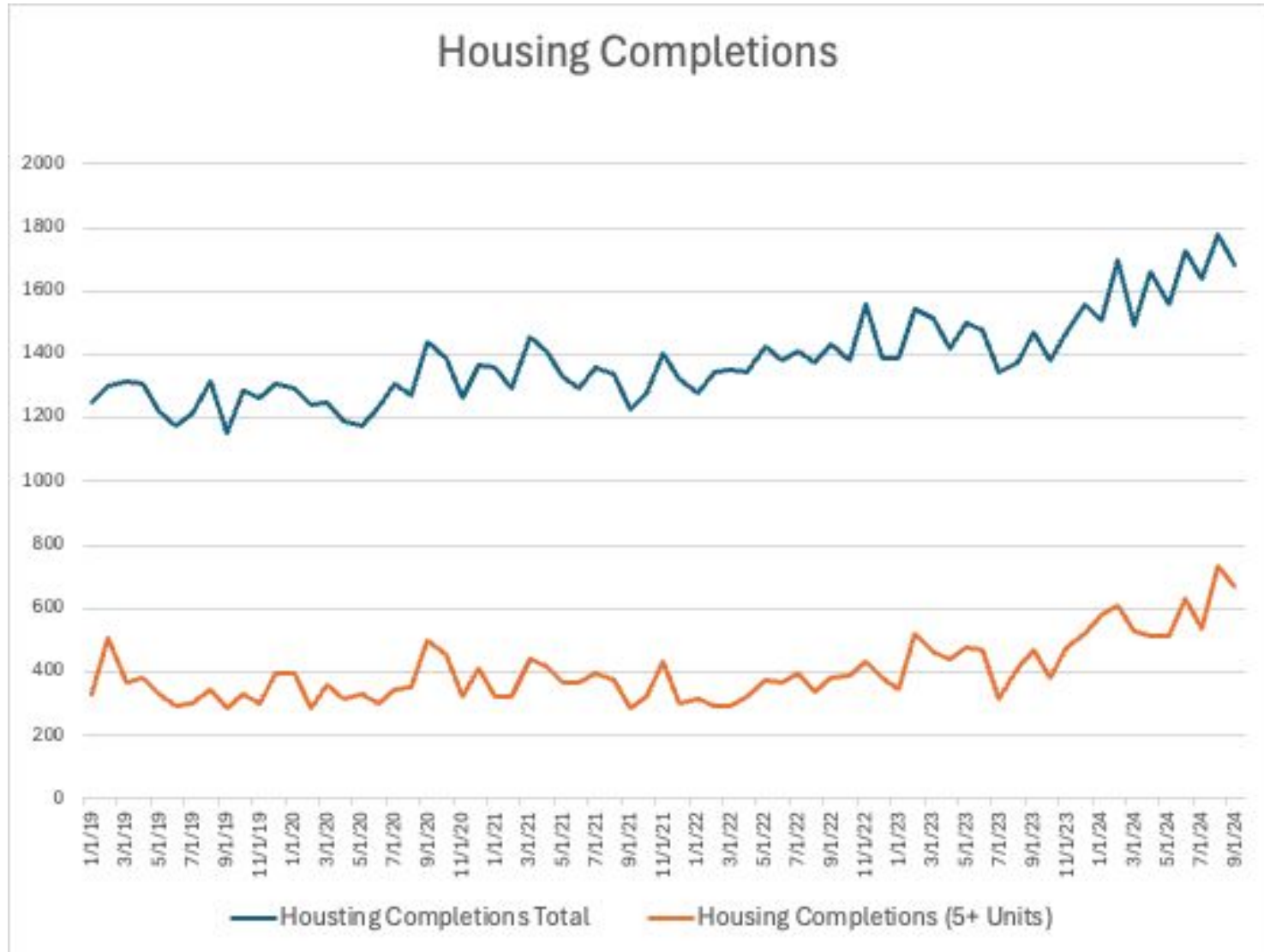
31% of Homes for Sale Are Newly Built

Quarterly share of for-sale homes that are new construction

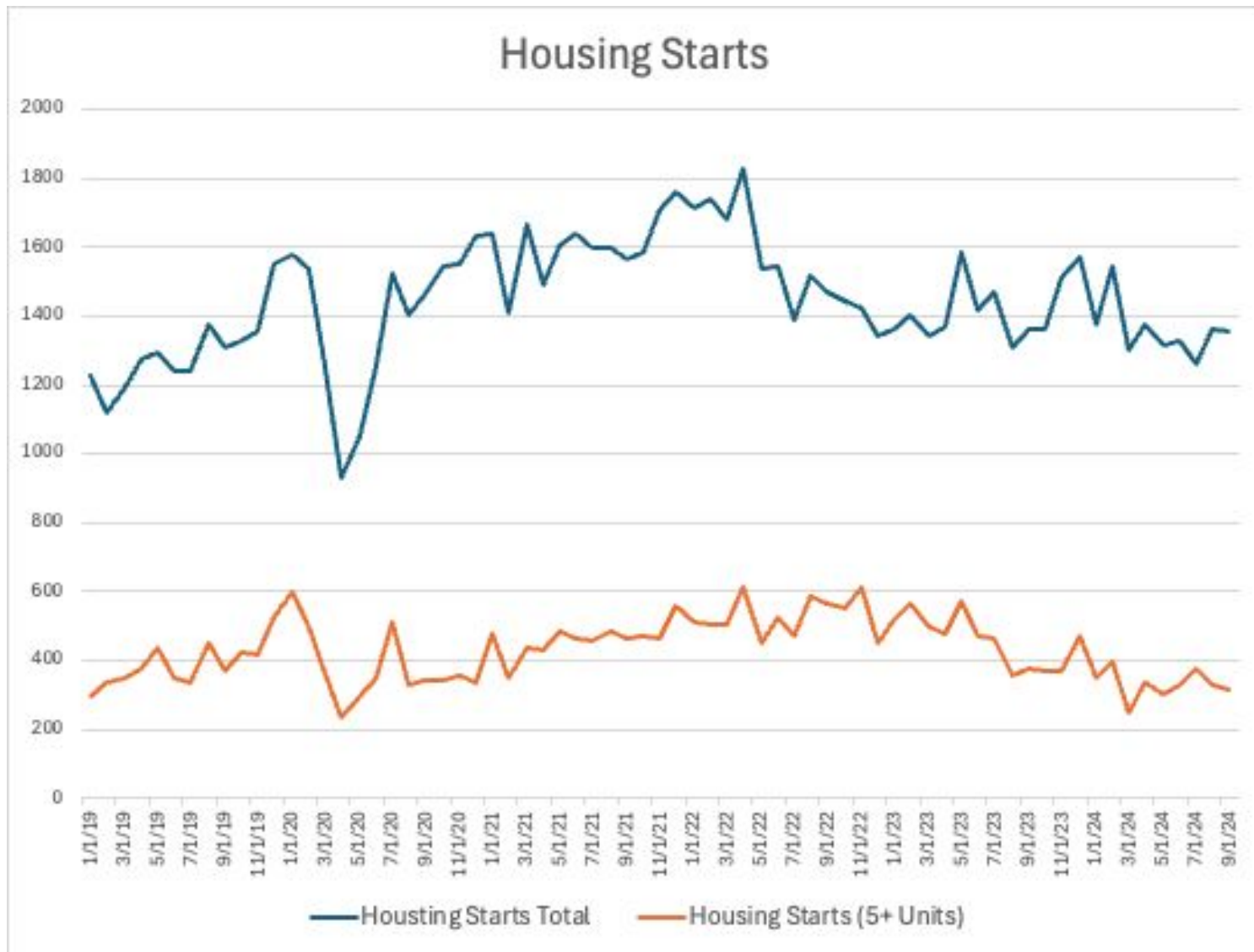


Sources: NAR; Census/HUD

Housing Completions High For Now



Housing Starts Down

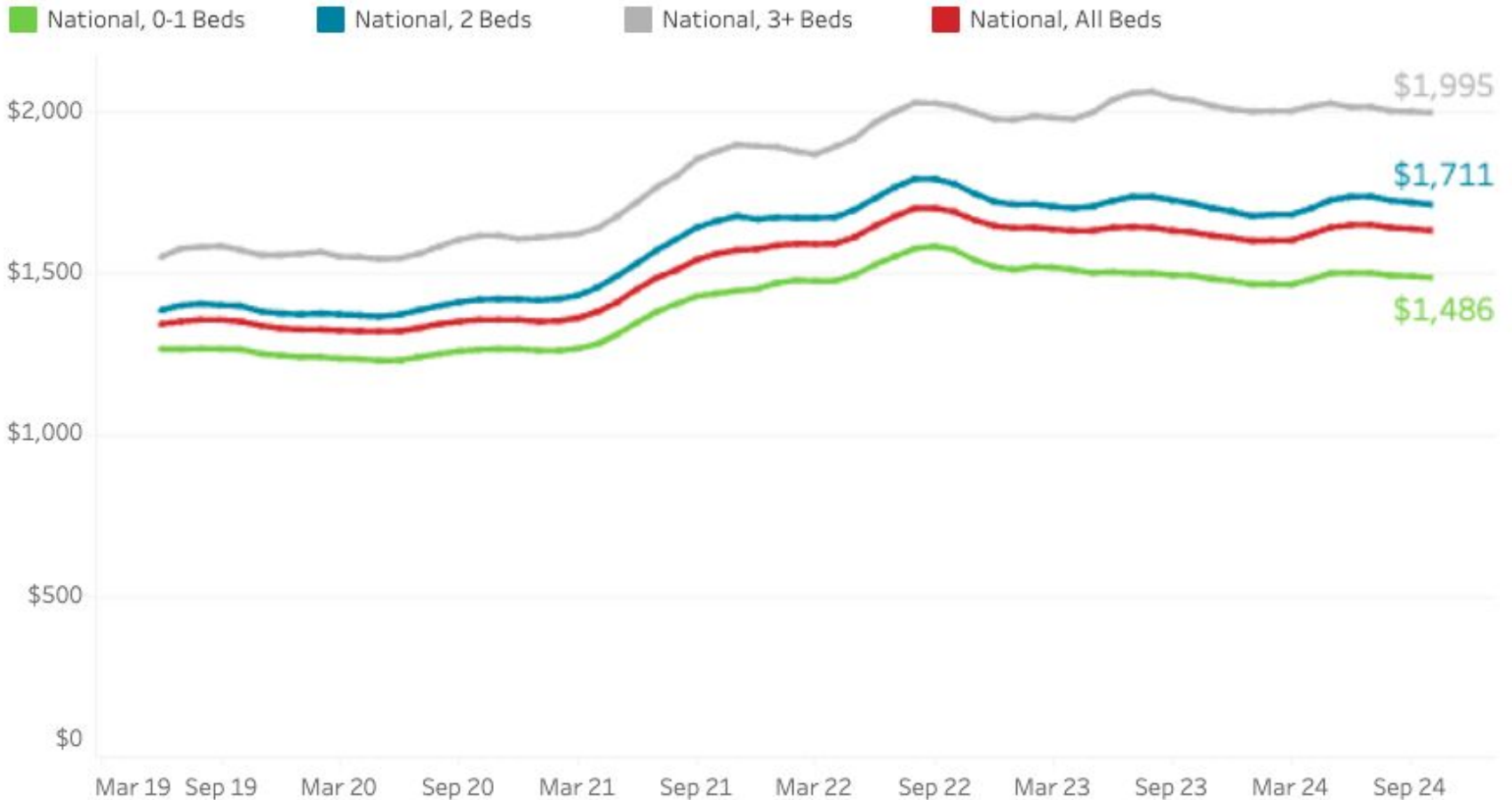




Rental Housing

Median Asking Rent

Median Asking Rent - Rolling Three Months



Note: The data covers units listed in apartment buildings with 5 or more units.

Source: Listings from Redfin.com & Rent.com

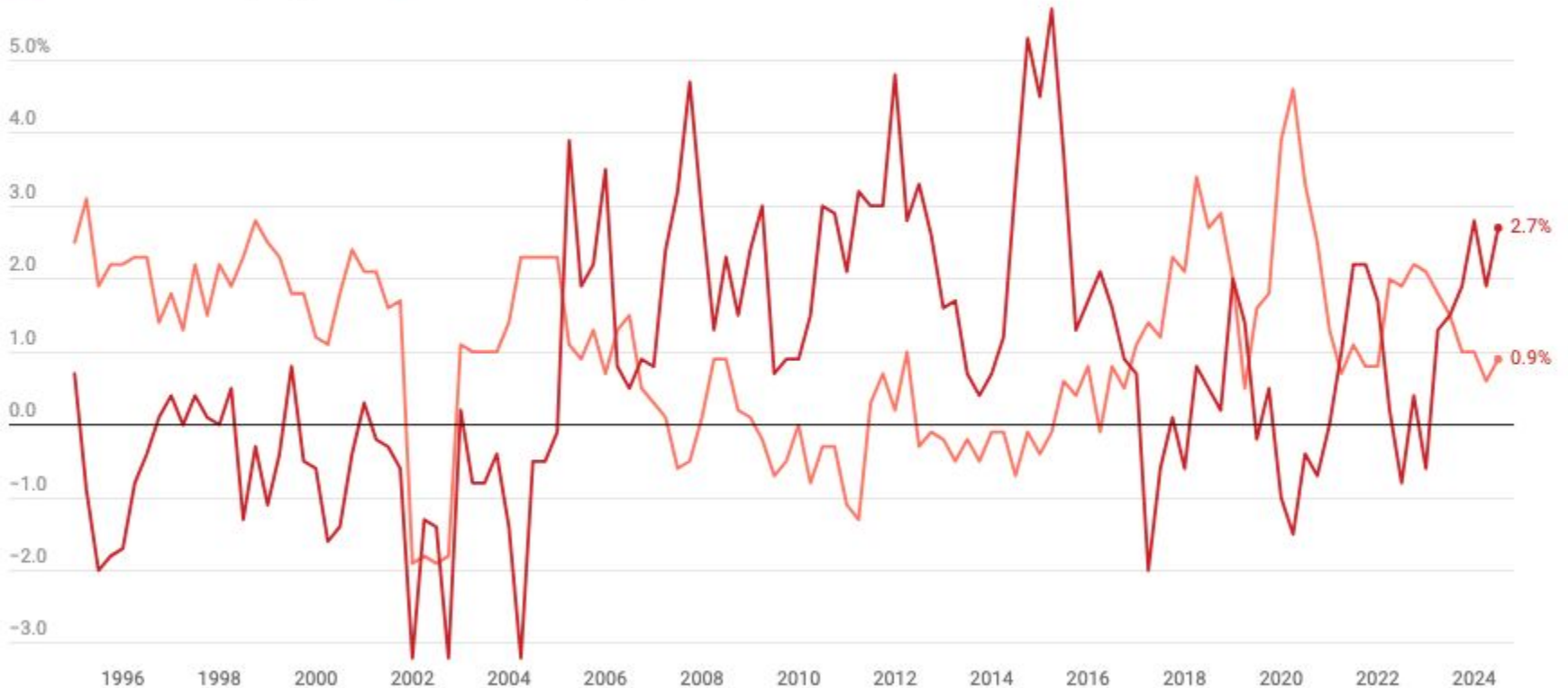


More Households are Renting

Renter Households Growing Three Times Faster Than Homeowner Households

Year-over-year change in renter and homeowner households (%); quarterly

— Homeowner households, YoY growth % — Renter households, YoY growth %



Most recent data point is Q3 2024

Source: Redfin analysis of U.S. Census Bureau data • [Get the data](#) • Created with [Datawrapper](#)



Predictions

Pent-Up Demand Will Lead to More Home Sales, But Many Would-Be Buyers Will Opt to Rent

- Home prices will rise 4% in 2025.
- Mortgage rates will remain near 7% (30-year fixed).
- 2025 will be a renter's market.
- Climate risks will be priced into individual homes, especially in coastal Florida.
- We will see a reversal of the flight from city centers.

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Thank you