

The U.S. Housing Confidence Index™

Q3 2018

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Pulsenomics LLC

Metro Name Sort

		Headline Index Levels					Indicator (Sub-Index) Levels														
		Housing Confidence					Housing Market Conditions				Housing Expectations				Homeownership Aspirations						
		Index	Point Changes				Index	Point Changes				Index	Point Changes				Index	Point Changes			
6 mo	1 Yr		4 Yr	6 mo	1 Yr	4 Yr		6 mo	1 Yr	4 Yr	6 mo		1 Yr	4 Yr							
ALL-TENURE	REGIONS	United States	65.7	▼ -0.6	n.a.	n.a.	United States	66.2	▼ -1.2	n.a.	n.a.	United States	67.6	▼ -1.2	n.a.	n.a.	United States	61.3	▲ 1.1	n.a.	n.a.
	Midwest	63.8	▼ -0.1	n.a.	n.a.	Midwest	65.9	▼ -0.7	n.a.	n.a.	Midwest	63.9	▼ -0.8	n.a.	n.a.	Midwest	61.4	▲ 1.8	n.a.	n.a.	
	Northeast	63.5	▼ -0.6	n.a.	n.a.	Northeast	62.0	▼ -1.5	n.a.	n.a.	Northeast	65.6	▼ -0.9	n.a.	n.a.	Northeast	60.8	▲ 1.1	n.a.	n.a.	
	South	66.2	▼ -0.6	n.a.	n.a.	South	67.1	▼ -0.9	n.a.	n.a.	South	68.8	▼ -1.0	n.a.	n.a.	South	59.9	▲ 0.4	n.a.	n.a.	
	West	69.2	▼ -0.3	n.a.	n.a.	West	69.0	▼ -1.4	n.a.	n.a.	West	71.8	▼ -0.9	n.a.	n.a.	West	64.0	▲ 1.7	n.a.	n.a.	
	Metro Areas	Composite 25	68.0	▼ -0.8	n.a.	n.a.	Composite 25	69.9	▼ -0.3	n.a.	n.a.	Composite 25	70.3	▼ -0.7	n.a.	n.a.	Composite 25	61.4	▼ -1.5	n.a.	n.a.
	Composite 20	67.9	▼ -0.8	▼ -0.4	▲ 3.7	Composite 20	69.7	▼ -0.4	▼ -0.5	▲ 7.6	Composite 20	70.3	▼ -0.8	▲ 0.4	▲ 4.2	Composite 20	61.3	▼ -1.5	▼ -1.7	▼ -1.4	
	Atlanta	69.2	▼ -0.3	▲ 0.1	▲ 4.0	Atlanta	73.5	▲ 0.2	▲ 1.1	▲ 11.9	Atlanta	70.6	▲ 0.0	▲ 0.4	▲ 3.2	Atlanta	62.0	▼ -1.5	▼ -1.4	▼ -2.5	
	Boston	69.4	▲ 0.6	▲ 0.9	▲ 3.9	Boston	72.3	▲ 0.7	▲ 0.0	▲ 5.8	Boston	72.2	▲ 1.6	▲ 1.9	▲ 4.8	Boston	60.9	▼ -1.5	▲ 0.0	▲ 0.2	
	Chicago	65.3	▼ -0.1	▼ -0.3	▲ 5.3	Chicago	68.7	▲ 2.5	▲ 2.5	▲ 14.7	Chicago	66.4	▲ 0.2	▲ 0.2	▲ 4.4	Chicago	59.6	▼ -3.6	▼ -4.0	▼ -2.4	
	Columbus	66.5	▼ -0.5	n.a.	n.a.	Columbus	72.4	▲ 2.3	n.a.	n.a.	Columbus	67.3	▼ -1.4	n.a.	n.a.	Columbus	59.0	▼ -1.5	n.a.	n.a.	
	Dallas	68.9	▼ -4.3	▼ -2.6	▲ 4.7	Dallas	71.2	▼ -4.2	▼ -3.3	▲ 7.3	Dallas	71.5	▼ -3.8	▼ -1.3	▲ 6.8	Dallas	61.5	▼ -5.1	▼ -4.5	▼ -1.7	
	Denver	71.4	▼ -1.4	▼ -0.5	▲ 4.3	Denver	75.3	▼ -1.8	▼ -1.6	▲ 3.7	Denver	73.6	▼ -1.3	▲ 0.3	▲ 5.0	Denver	62.9	▼ -1.3	▼ -1.3	▲ 3.4	
	Detroit	66.9	▼ -1.8	▼ -1.3	▲ 2.9	Detroit	72.9	▲ 1.3	▲ 1.2	▲ 11.9	Detroit	66.5	▼ -3.1	▼ -2.2	▲ 1.0	Detroit	61.6	▼ -2.4	▼ -2.1	▼ -2.3	
	Houston	68.6	▼ -0.4	n.a.	n.a.	Houston	69.7	▼ -0.7	n.a.	n.a.	Houston	70.5	▲ 0.8	n.a.	n.a.	Houston	63.5	▼ -2.9	n.a.	n.a.	
	Indianapolis	66.8	▲ 0.5	n.a.	n.a.	Indianapolis	71.8	▲ 1.5	n.a.	n.a.	Indianapolis	67.5	▲ 0.5	n.a.	n.a.	Indianapolis	60.5	▼ -0.4	n.a.	n.a.	
	Las Vegas	70.4	▼ -2.1	▼ -0.4	▲ 6.9	Las Vegas	75.0	▼ -2.5	▼ -0.7	▲ 12.8	Las Vegas	72.8	▼ -2.6	▲ 0.2	▲ 7.7	Las Vegas	61.0	▼ -0.7	▼ -1.5	▼ -0.4	
	Los Angeles	68.6	▼ -0.6	▼ -0.8	▲ 2.1	Los Angeles	69.1	▲ 0.6	▼ -0.8	▲ 4.6	Los Angeles	72.4	▲ 0.3	▲ 1.2	▲ 3.9	Los Angeles	60.3	▼ -3.8	▼ -5.1	▼ -4.1	
	Miami	70.6	▲ 0.1	▲ 0.4	▲ 4.1	Miami	70.9	▼ -2.0	▼ -1.8	▲ 6.1	Miami	74.2	▲ 1.5	▲ 2.8	▲ 5.2	Miami	63.2	▼ -0.5	▼ -2.0	▼ -0.1	
	Minneapolis	67.9	▼ -0.9	▼ -0.5	▲ 2.8	Minneapolis	75.0	▼ -0.7	▼ -0.4	▲ 7.6	Minneapolis	67.3	▼ -1.9	▼ -1.6	▲ 0.1	Minneapolis	62.0	▲ 1.2	▲ 1.6	▲ 3.5	
New York	66.7	▲ 0.4	▲ 1.1	▲ 4.1	New York	64.4	▼ -0.2	▼ -0.9	▲ 6.0	New York	70.3	▲ 0.4	▲ 2.5	▲ 6.7	New York	61.7	▲ 0.9	▲ 0.4	▼ -3.1		
Orlando	70.2	▼ -1.5	n.a.	n.a.	Orlando	73.6	▼ -1.5	n.a.	n.a.	Orlando	71.6	▼ -1.6	n.a.	n.a.	Orlando	64.1	▼ -1.1	n.a.	n.a.		
Philadelphia	65.6	▲ 0.9	▲ 0.6	▲ 5.9	Philadelphia	66.7	▲ 1.8	▲ 1.5	▲ 12.6	Philadelphia	66.8	▼ -0.2	▲ 0.0	▲ 4.9	Philadelphia	62.3	▲ 2.3	▲ 1.3	▲ 1.5		
Phoenix	69.4	▼ -1.7	▼ -1.6	▲ 5.2	Phoenix	73.8	▼ -1.2	▼ -0.3	▲ 10.8	Phoenix	70.5	▼ -2.3	▼ -2.2	▲ 5.4	Phoenix	63.1	▼ -0.7	▼ -1.3	▼ -0.5		
St. Louis	64.0	▼ -0.3	▼ -0.1	▲ 3.2	St. Louis	67.8	▲ 0.6	▲ 0.9	▲ 12.6	St. Louis	64.1	▼ -1.2	▼ -0.4	▲ 0.4	St. Louis	59.8	▲ 0.2	▼ -0.6	▼ -0.7		
San Antonio	69.4	▼ -0.7	n.a.	n.a.	San Antonio	70.2	▼ -2.7	n.a.	n.a.	San Antonio	72.0	▼ -1.2	n.a.	n.a.	San Antonio	63.5	▲ 2.5	n.a.	n.a.		
San Diego	70.6	▲ 1.6	▲ 1.9	▲ 5.5	San Diego	71.8	▲ 3.0	▲ 2.3	▲ 6.6	San Diego	74.1	▲ 1.2	▲ 2.2	▲ 7.2	San Diego	62.3	▲ 0.6	▲ 0.5	▲ 0.7		
San Francisco	68.3	▼ -3.6	▼ -2.0	▲ 0.1	San Francisco	70.9	▼ -1.5	▼ -1.2	▼ -0.6	San Francisco	71.5	▼ -3.9	▼ -1.4	▲ 1.1	San Francisco	59.4	▼ -4.8	▼ -3.7	▼ -1.0		
San Jose	70.3	▼ -1.6	▲ 0.0	▲ 2.9	San Jose	71.0	▼ -1.7	▼ -1.9	▲ 1.8	San Jose	73.4	▼ -2.5	▲ 0.7	▲ 4.1	San Jose	63.6	▲ 0.7	▲ 0.7	▲ 2.0		
Seattle	69.2	▼ -2.3	▼ -1.8	▲ 1.7	Seattle	72.5	▼ -1.5	▼ -2.3	▲ 4.5	Seattle	73.2	▼ -1.9	▼ -0.6	▲ 2.8	Seattle	58.1	▼ -3.6	▼ -3.4	▼ -2.9		
Tampa	68.2	▼ -1.6	▼ -0.8	▲ 4.9	Tampa	72.7	▼ -1.8	▼ -1.3	▲ 12.5	Tampa	69.8	▼ -1.7	▼ -0.6	▲ 3.1	Tampa	60.7	▼ -0.9	▼ -0.4	▲ 1.2		
Washington DC	66.9	▼ -2.4	▼ -2.4	▲ 0.0	Washington DC	66.8	▼ -3.3	▼ -3.7	▲ 1.6	Washington DC	69.5	▼ -1.6	▼ -1.4	▼ -0.1	Washington DC	61.9	▼ -3.3	▼ -3.1	▼ -1.5		

• The Composite 20 index excludes Columbus, Houston, Indianapolis, Orlando, and San Antonio.

• The complete HCI methodology, including details concerning index factors and components, composite index constituents and weights, is available here: https://pulsenomics.com/Housing_Confidence_Index.html

• The U.S. Housing Confidence Index™ (HCI) is calculated by Pulsenomics LLC using data collected from The U.S. Housing Confidence Survey™ (HCS). HCS is managed by Pulsenomics. A minimum of 500 household heads residing within each of the 25 metropolitan areas complete the HCS questionnaire every time the survey is fielded. To calculate each edition of HCI, Pulsenomics compiles more than 700,000 HCS response data points that are collected from 15,500 completed questionnaires (500 from each of 25 individual metropolitan statistical areas, plus 3,000 from a national sample). Detailed information concerning HCS and HCI can be found at www.pulsenomics.com (https://pulsenomics.com/Housing_Confidence_Survey.html). Pulsenomics®, Housing Confidence Survey™, Housing Confidence Index™, Housing Market Conditions Index™, Housing Expectations Index™, and Homeownership Aspirations Index™ are trademarks of Pulsenomics LLC.

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The U.S. Housing Confidence Index™

Q3 2018

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Metro Name Sort

HOMEOWNERS

		Headline Index Levels			
		Housing Confidence			
		Index	Point Changes		
			6 mo	1 Yr	4 Yr
	United States	67.2	▼ -1.4	n.a.	n.a.
REGIONS	Midwest	65.2	▼ -0.9	n.a.	n.a.
	Northeast	65.8	▼ -0.2	n.a.	n.a.
	South	67.2	▼ -2.3	n.a.	n.a.
	West	72.0	▲ 0.3	n.a.	n.a.
Metro Areas					
	Composite 25	71.0	▼ -0.6	n.a.	n.a.
	Composite 20	70.9	▼ -0.7	▼ -0.6	▲ 3.2
	Atlanta	71.8	▼ -0.7	▼ -0.1	▲ 6.0
	Boston	72.5	▲ 0.2	▲ 0.3	▲ 2.9
	Chicago	67.0	▼ -0.7	▼ -0.5	▲ 4.3
	Columbus	70.3	▲ 0.9	n.a.	n.a.
	Dallas	71.9	▼ -4.1	▼ -3.4	▲ 4.7
	Denver	73.6	▼ -1.8	▼ -0.7	▲ 4.5
	Detroit	69.9	▼ -1.6	▼ -0.8	▲ 2.7
	Houston	71.4	▼ -0.2	n.a.	n.a.
	Indianapolis	69.4	▼ -0.3	n.a.	n.a.
	Las Vegas	75.3	▼ -0.2	▲ 0.6	▲ 7.9
	Los Angeles	72.2	▼ -0.6	▼ -1.6	▼ -1.2
	Miami	72.7	▼ -1.0	▲ 0.0	▲ 2.3
	Minneapolis	70.8	▼ -0.7	▲ 0.1	▲ 4.3
	New York	71.1	▲ 2.1	▲ 1.6	▲ 4.2
	Orlando	73.8	▼ -1.5	n.a.	n.a.
	Philadelphia	67.3	▲ 0.6	▲ 0.4	▲ 5.0
	Phoenix	72.7	▼ -1.7	▼ -1.4	▲ 6.1
	St. Louis	66.5	▼ -0.5	▼ -0.3	▲ 3.9
	San Antonio	71.9	▼ -1.9	n.a.	n.a.
	San Diego	74.2	▲ 2.5	▲ 1.9	▲ 2.9
	San Francisco	72.5	▼ -3.9	▼ -2.7	▼ -1.1
	San Jose	73.6	▼ -1.5	▼ -0.3	▲ 1.0
	Seattle	73.7	▼ -2.2	▼ -2.3	▲ 1.3
	Tampa	71.8	▼ -1.4	▼ -1.0	▲ 6.0
	Washington DC	68.0	▼ -2.4	▼ -3.3	▼ -2.1

		Indicator (Sub-Index) Levels			
		Housing Market Conditions			
		Index	Point Changes		
			6 mo	1 Yr	4 Yr
	United States	70.4	▼ -1.7	n.a.	n.a.
REGIONS	Midwest	69.3	▼ -1.8	n.a.	n.a.
	Northeast	67.6	▲ 0.4	n.a.	n.a.
	South	70.8	▼ -2.8	n.a.	n.a.
	West	74.8	▲ 0.2	n.a.	n.a.
Metro Areas					
	Composite 25	75.4	▼ -0.5	n.a.	n.a.
	Composite 20	75.2	▼ -0.5	▼ -0.1	▲ 9.9
	Atlanta	78.8	▼ -1.1	▲ 0.8	▲ 16.2
	Boston	77.6	▲ 0.0	▼ -0.4	▲ 6.8
	Chicago	73.0	▲ 1.3	▲ 2.8	▲ 16.8
	Columbus	79.5	▲ 2.6	n.a.	n.a.
	Dallas	77.1	▼ -3.8	▼ -3.1	▲ 7.7
	Denver	78.0	▼ -3.1	▼ -1.8	▲ 3.5
	Detroit	79.0	▲ 1.7	▲ 2.1	▲ 14.3
	Houston	76.0	▲ 0.3	n.a.	n.a.
	Indianapolis	77.4	▲ 0.7	n.a.	n.a.
	Las Vegas	82.5	▼ -1.0	▲ 0.3	▲ 15.5
	Los Angeles	73.0	▼ -2.6	▼ -3.7	▲ 2.3
	Miami	76.8	▼ -2.2	▼ -0.7	▲ 5.4
	Minneapolis	80.1	▼ -0.7	▲ 0.9	▲ 10.5
	New York	71.4	▲ 2.1	▲ 1.2	▲ 12.3
	Orlando	80.4	▼ -1.8	n.a.	n.a.
	Philadelphia	70.9	▲ 1.3	▲ 2.1	▲ 14.6
	Phoenix	80.4	▼ -1.0	▲ 0.7	▲ 14.4
	St. Louis	73.3	▲ 0.4	▲ 1.5	▲ 16.8
	San Antonio	75.5	▼ -4.3	n.a.	n.a.
	San Diego	77.6	▲ 3.0	▲ 1.9	▲ 7.2
	San Francisco	74.6	▼ -2.8	▼ -2.6	▼ -3.6
	San Jose	75.8	▼ -1.3	▼ -1.5	▲ 2.8
	Seattle	78.7	▲ 0.0	▼ -0.8	▲ 6.6
	Tampa	78.9	▼ -3.2	▼ -1.5	▲ 15.4
	Washington DC	70.3	▼ -3.1	▼ -3.6	▲ 1.6

		Indicator (Sub-Index) Levels			
		Housing Expectations			
		Index	Point Changes		
			6 mo	1 Yr	4 Yr
	United States	68.3	▼ -2.1	n.a.	n.a.
REGIONS	Midwest	64.5	▼ -1.7	n.a.	n.a.
	Northeast	66.9	▼ -0.6	n.a.	n.a.
	South	69.2	▼ -2.8	n.a.	n.a.
	West	73.8	▼ -0.6	n.a.	n.a.
Metro Areas					
	Composite 25	71.9	▼ -0.8	n.a.	n.a.
	Composite 20	71.9	▼ -0.9	▼ -0.8	▲ 1.2
	Atlanta	72.0	▼ -0.5	▼ -0.5	▲ 3.4
	Boston	74.4	▲ 1.3	▲ 1.0	▲ 1.9
	Chicago	66.3	▼ -0.3	▼ -0.7	▲ 0.8
	Columbus	70.2	▲ 1.7	n.a.	n.a.
	Dallas	72.9	▼ -4.7	▼ -3.7	▲ 5.1
	Denver	75.3	▼ -2.0	▼ -0.7	▲ 4.6
	Detroit	68.8	▼ -3.0	▼ -2.1	▼ -0.9
	Houston	72.0	▲ 0.7	n.a.	n.a.
	Indianapolis	68.8	▼ -0.2	n.a.	n.a.
	Las Vegas	76.4	▼ -1.0	▲ 0.6	▲ 6.7
	Los Angeles	76.1	▲ 1.9	▲ 1.2	▼ -0.3
	Miami	74.3	▼ -0.5	▲ 0.9	▲ 1.6
	Minneapolis	69.4	▼ -1.8	▼ -1.4	▲ 0.5
	New York	71.6	▼ -0.1	▲ 0.1	▲ 0.9
	Orlando	74.5	▼ -1.1	n.a.	n.a.
	Philadelphia	67.2	▼ -0.2	▼ -0.8	▲ 1.1
	Phoenix	72.6	▼ -2.3	▼ -2.9	▲ 4.3
	St. Louis	65.9	▼ -1.0	▼ -1.0	▼ -1.4
	San Antonio	74.1	▼ -3.4	n.a.	n.a.
	San Diego	77.1	▲ 2.3	▲ 1.9	▲ 2.2
	San Francisco	76.6	▼ -3.9	▼ -2.1	▲ 0.4
	San Jose	76.1	▼ -3.0	▼ -0.6	▼ -0.2
	Seattle	77.0	▼ -1.9	▼ -1.9	▲ 0.7
	Tampa	73.5	▼ -1.0	▼ -0.6	▲ 3.6
	Washington DC	69.1	▼ -1.4	▼ -3.2	▼ -3.8

		Indicator (Sub-Index) Levels			
		Homeownership Aspirations			
		Index	Point Changes		
			6 mo	1 Yr	4 Yr
	United States	61.9	▲ 0.6	n.a.	n.a.
REGIONS	Midwest	62.6	▲ 1.8	n.a.	n.a.
	Northeast	61.9	▲ 0.0	n.a.	n.a.
	South	59.7	▼ -0.4	n.a.	n.a.
	West	65.6	▲ 2.0	n.a.	n.a.
Metro Areas					
	Composite 25	64.6	▼ -0.5	n.a.	n.a.
	Composite 20	64.6	▼ -0.5	▼ -0.7	▲ 0.4
	Atlanta	64.6	▼ -0.6	▲ 0.2	▲ 1.1
	Boston	63.5	▼ -2.0	▼ -0.3	▲ 1.1
	Chicago	62.2	▼ -3.8	▼ -3.6	▼ -1.5
	Columbus	61.4	▼ -2.2	n.a.	n.a.
	Dallas	64.6	▼ -3.3	▼ -3.3	▲ 0.7
	Denver	65.7	▼ -0.4	▲ 0.2	▲ 5.2
	Detroit	63.1	▼ -1.9	▼ -1.2	▼ -1.5
	Houston	65.6	▼ -2.6	n.a.	n.a.
	Indianapolis	62.6	▼ -1.3	n.a.	n.a.
	Las Vegas	65.8	▲ 1.9	▲ 0.9	▲ 2.7
	Los Angeles	63.5	▼ -3.7	▼ -5.3	▼ -6.5
	Miami	65.5	▼ -0.5	▼ -1.0	▲ 0.5
	Minneapolis	64.4	▲ 1.6	▲ 2.3	▲ 5.8
	New York	69.7	▲ 6.5	▲ 4.8	▲ 2.8
	Orlando	65.9	▼ -1.9	n.a.	n.a.
	Philadelphia	63.8	▲ 1.4	▲ 0.9	▲ 2.9
	Phoenix	65.1	▼ -1.4	▼ -0.6	▲ 1.2
	St. Louis	60.9	▼ -0.6	▼ -0.8	▲ 1.9
	San Antonio	63.9	▲ 3.5	n.a.	n.a.
	San Diego	64.9	▲ 2.6	▲ 1.8	▲ 0.0
	San Francisco	62.0	▼ -5.0	▼ -4.2	▼ -1.6
	San Jose	66.3	▲ 1.0	▲ 1.3	▲ 1.4
	Seattle	62.3	▼ -4.8	▼ -4.3	▼ -2.7
	Tampa	61.6	▲ 0.0	▼ -0.8	▲ 1.8
	Washington DC	63.2	▼ -3.9	▼ -3.4	▼ -2.8

- The Composite 20 index excludes Columbus, Houston, Indianapolis, Orlando, and San Antonio.
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Q3 2018

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Metro Name Sort

RENTERS

Headline Index Levels					
Housing Confidence					
REGIONS	Index	Point Changes			
		6 mo	1 Yr	4 Yr	
United States	62.9	▲ 0.5	n.a.	n.a.	
Midwest	60.5	▲ 1.7	n.a.	n.a.	
Northeast	59.9	▼ -0.9	n.a.	n.a.	
South	64.3	▲ 2.2	n.a.	n.a.	
West	65.1	▼ -1.2	n.a.	n.a.	
Metro Areas					
Composite 25	63.6	▼ -1.0	n.a.	n.a.	
Composite 20	63.6	▼ -1.1	▲ 0.1	▲ 4.8	
Atlanta	64.6	▲ 0.2	▲ 0.5	▲ 0.6	
Boston	64.5	▲ 1.1	▲ 1.9	▲ 5.6	
Chicago	62.2	▲ 0.8	▲ 0.2	▲ 7.4	
Columbus	60.6	▼ -2.8	n.a.	n.a.	
Dallas	64.5	▼ -4.3	▼ -1.0	▲ 5.3	
Denver	67.5	▼ -0.7	▼ -0.3	▲ 4.1	
Detroit	60.0	▼ -2.4	▼ -2.3	▲ 3.6	
Houston	64.4	▼ -0.8	n.a.	n.a.	
Indianapolis	62.0	▲ 1.8	n.a.	n.a.	
Las Vegas	65.1	▼ -4.1	▼ -1.1	▲ 6.9	
Los Angeles	65.2	▼ -0.7	▲ 0.1	▲ 5.7	
Miami	67.5	▲ 1.8	▲ 1.3	▲ 7.7	
Minneapolis	61.0	▼ -1.4	▼ -2.0	▼ -0.6	
New York	61.9	▼ -1.5	▲ 0.6	▲ 3.8	
Orlando	64.7	▼ -1.5	n.a.	n.a.	
Philadelphia	62.2	▲ 1.5	▲ 1.3	▲ 8.2	
Phoenix	64.3	▼ -1.5	▼ -1.5	▲ 4.7	
St. Louis	58.4	▲ 0.1	▲ 0.6	▲ 2.1	
San Antonio	65.3	▲ 1.3	n.a.	n.a.	
San Diego	66.6	▲ 0.5	▲ 2.0	▲ 8.7	
San Francisco	63.5	▼ -3.1	▼ -1.0	▲ 1.7	
San Jose	66.0	▼ -1.5	▲ 0.6	▲ 5.8	
Seattle	62.4	▼ -2.4	▼ -0.7	▲ 3.1	
Tampa	61.9	▼ -2.1	▲ 0.0	▲ 3.8	
Washington DC	65.1	▼ -2.5	▼ -0.8	▲ 4.0	

Housing Market Conditions					
REGIONS	Index	Point Changes			
		6 mo	1 Yr	4 Yr	
United States	58.7	▼ -0.5	n.a.	n.a.	
Midwest	58.3	▲ 2.2	n.a.	n.a.	
Northeast	53.2	▼ -4.0	n.a.	n.a.	
South	60.4	▲ 2.4	n.a.	n.a.	
West	60.7	▼ -3.7	n.a.	n.a.	
Metro Areas					
Composite 25	61.8	▼ -0.2	n.a.	n.a.	
Composite 20	61.9	▼ -0.1	▼ -0.9	▲ 4.9	
Atlanta	64.6	▲ 2.4	▲ 2.0	▲ 5.0	
Boston	64.0	▲ 1.6	▲ 0.7	▲ 4.6	
Chicago	61.0	▲ 4.5	▲ 1.8	▲ 11.3	
Columbus	61.3	▲ 1.7	n.a.	n.a.	
Dallas	62.4	▼ -4.7	▼ -3.2	▲ 7.5	
Denver	70.7	▲ 0.5	▼ -1.3	▲ 4.2	
Detroit	59.3	▲ 0.5	▼ -0.4	▲ 7.1	
Houston	60.4	▼ -1.9	n.a.	n.a.	
Indianapolis	61.6	▲ 3.0	n.a.	n.a.	
Las Vegas	66.9	▼ -4.2	▼ -1.1	▲ 11.2	
Los Angeles	65.4	▲ 3.5	▲ 1.9	▲ 7.3	
Miami	62.1	▼ -1.5	▼ -3.0	▲ 8.5	
Minneapolis	63.1	▼ -0.9	▼ -3.6	▲ 1.0	
New York	56.9	▼ -2.5	▼ -3.1	▼ -0.8	
Orlando	63.2	▼ -1.2	n.a.	n.a.	
Philadelphia	58.1	▲ 2.7	▲ 0.4	▲ 8.7	
Phoenix	63.4	▼ -1.3	▼ -1.6	▲ 6.1	
St. Louis	55.8	▲ 1.3	▲ 0.2	▲ 3.7	
San Antonio	61.4	▼ -0.1	n.a.	n.a.	
San Diego	65.4	▲ 3.3	▲ 3.1	▲ 6.2	
San Francisco	66.6	▲ 0.0	▲ 0.5	▲ 3.1	
San Jose	64.6	▼ -2.3	▼ -2.3	▲ 0.7	
Seattle	63.2	▼ -3.6	▼ -4.3	▲ 1.8	
Tampa	61.6	▲ 0.4	▼ -0.7	▲ 8.2	
Washington DC	60.7	▼ -3.7	▼ -3.9	▲ 1.9	

Indicator (Sub-Index) Levels					
Housing Expectations					
REGIONS	Index	Point Changes			
		6 mo	1 Yr	4 Yr	
United States	66.4	▲ 0.4	n.a.	n.a.	
Midwest	62.5	▲ 1.5	n.a.	n.a.	
Northeast	63.6	▼ -1.3	n.a.	n.a.	
South	68.1	▲ 2.1	n.a.	n.a.	
West	69.0	▼ -1.3	n.a.	n.a.	
Metro Areas					
Composite 25	67.9	▼ -0.5	n.a.	n.a.	
Composite 20	68.0	▼ -0.5	▲ 2.2	▲ 9.0	
Atlanta	68.1	▲ 0.7	▲ 2.1	▲ 3.0	
Boston	68.8	▲ 2.1	▲ 3.5	▲ 9.7	
Chicago	66.6	▲ 1.2	▲ 2.0	▲ 11.3	
Columbus	62.9	▼ -6.1	n.a.	n.a.	
Dallas	69.4	▼ -2.4	▲ 2.6	▲ 9.7	
Denver	70.6	▼ -0.2	▲ 2.0	▲ 5.8	
Detroit	61.2	▼ -3.4	▼ -2.4	▲ 5.6	
Houston	68.4	▲ 1.1	n.a.	n.a.	
Indianapolis	65.0	▲ 1.7	n.a.	n.a.	
Las Vegas	68.9	▼ -4.4	▲ 0.4	▲ 9.9	
Los Angeles	69.0	▼ -1.3	▲ 1.6	▲ 8.4	
Miami	74.1	▲ 4.7	▲ 6.0	▲ 11.4	
Minneapolis	62.3	▼ -2.2	▼ -2.3	▼ -0.7	
New York	68.8	▲ 0.8	▲ 4.8	▲ 12.8	
Orlando	67.2	▼ -2.3	n.a.	n.a.	
Philadelphia	65.9	▼ -0.2	▲ 1.6	▲ 12.7	
Phoenix	67.0	▼ -2.5	▼ -0.9	▲ 8.0	
St. Louis	60.1	▼ -1.6	▲ 1.1	▲ 5.6	
San Antonio	68.4	▲ 2.2	n.a.	n.a.	
San Diego	70.7	▲ 0.1	▲ 2.7	▲ 13.4	
San Francisco	65.5	▼ -3.9	▼ -0.6	▲ 1.9	
San Jose	69.7	▼ -2.1	▲ 2.4	▲ 9.8	
Seattle	67.4	▼ -2.1	▲ 1.7	▲ 6.7	
Tampa	63.4	▼ -3.0	▲ 0.0	▲ 3.4	
Washington DC	70.0	▼ -2.0	▲ 1.6	▲ 6.4	

Homeownership Aspirations					
REGIONS	Index	Point Changes			
		6 mo	1 Yr	4 Yr	
United States	60.3	▲ 2.0	n.a.	n.a.	
Midwest	58.6	▲ 1.7	n.a.	n.a.	
Northeast	59.0	▲ 2.8	n.a.	n.a.	
South	60.4	▲ 1.9	n.a.	n.a.	
West	61.7	▲ 1.3	n.a.	n.a.	
Metro Areas					
Composite 25	56.9	▼ -2.8	n.a.	n.a.	
Composite 20	56.5	▼ -3.0	▼ -3.2	▼ -3.7	
Atlanta	57.7	▼ -2.9	▼ -4.1	▼ -8.7	
Boston	56.6	▼ -1.0	▲ 0.3	▼ -1.3	
Chicago	54.8	▼ -3.5	▼ -4.9	▼ -4.0	
Columbus	55.4	▼ -0.4	n.a.	n.a.	
Dallas	56.9	▼ -7.7	▼ -6.0	▼ -5.3	
Denver	58.2	▼ -3.0	▼ -3.9	▲ 0.6	
Detroit	58.3	▼ -3.5	▼ -4.2	▼ -4.0	
Houston	60.3	▼ -3.5	n.a.	n.a.	
Indianapolis	56.6	▲ 1.2	n.a.	n.a.	
Las Vegas	55.7	▼ -3.6	▼ -4.0	▼ -3.5	
Los Angeles	57.3	▼ -4.0	▼ -4.9	▼ -1.5	
Miami	59.7	▼ -0.5	▼ -3.5	▼ -0.7	
Minneapolis	56.2	▼ -0.1	▲ 0.0	▼ -2.1	
New York	53.0	▼ -5.2	▼ -4.4	▼ -9.6	
Orlando	61.3	▼ -0.1	n.a.	n.a.	
Philadelphia	59.1	▲ 3.8	▲ 2.0	▼ -1.3	
Phoenix	59.8	▲ 0.3	▼ -2.7	▼ -3.3	
St. Louis	57.4	▲ 1.9	▼ -0.1	▼ -6.8	
San Antonio	63.0	▲ 0.9	n.a.	n.a.	
San Diego	59.4	▼ -1.5	▼ -0.8	▲ 1.8	
San Francisco	56.3	▼ -4.7	▼ -3.2	▼ -0.3	
San Jose	60.0	▲ 0.3	▲ 0.0	▲ 2.9	
Seattle	51.7	▼ -1.8	▼ -1.8	▼ -2.7	
Tampa	59.1	▼ -2.6	▲ 0.5	▲ 0.2	
Washington DC	59.5	▼ -2.4	▼ -2.7	▲ 1.0	

• The Composite 20 index excludes Columbus, Houston, Indianapolis, Orlando, and San Antonio.

• The complete HCI methodology, including details concerning index factors and components, composite index constituents and weights, is available here:

https://pulsenomics.com/Housing_Confidence_Index.html

• The U.S. Housing Confidence Index™ (HCI) is calculated by Pulsenomics LLC using data collected from The U.S. Housing Confidence Survey™ (HCS). HCS is managed by Pulsenomics. A minimum of 500 household heads residing within each of the 25 metropolitan areas complete the HCS questionnaire every time the survey is fielded. To calculate each edition of HCI, Pulsenomics compiles more than 700,000 HCS response data points that are collected from 15,500 completed questionnaires (500 from each of 25 individual metropolitan statistical areas, plus 3,000 from a national sample). Detailed information concerning HCS and HCI can be found at www.pulsenomics.com (https://pulsenomics.com/Housing_Confidence_Survey.html). Pulsenomics®, Housing Confidence Survey™, Housing Confidence Index™, Housing Market Conditions Index™, Housing Expectations Index™, and Homeownership Aspirations Index™ are trademarks of Pulsenomics LLC.