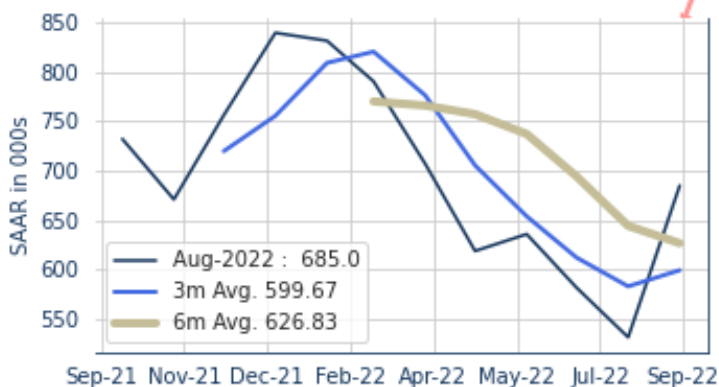
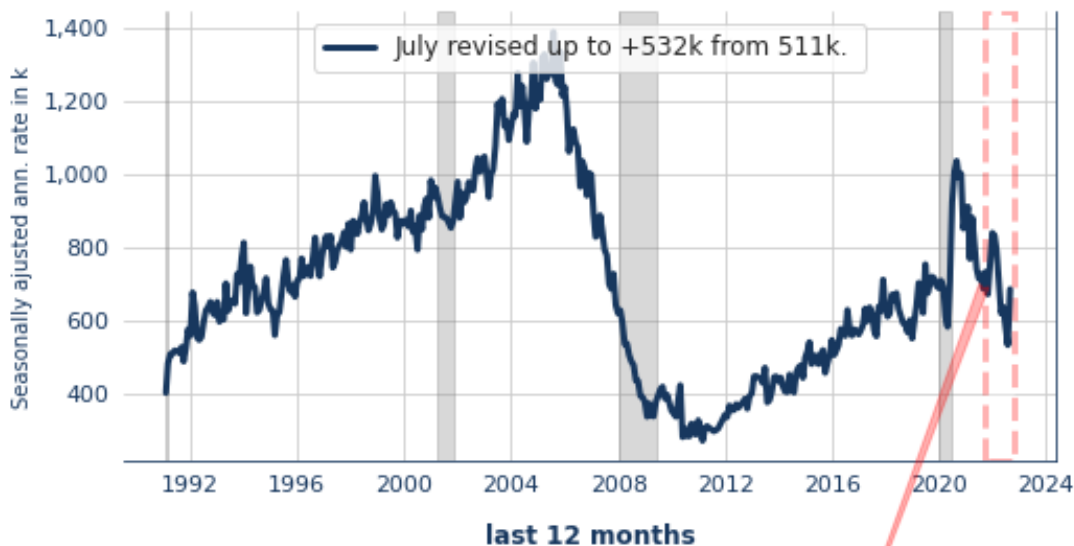


27.Sep.2022

New Home Sales: Sharp Rebound

Bottom Line: New home sales rebounded sharply in August, and there were upward revisions to the sharp declines in July. While the surprise was notable, these August data do little to change the trend, which is firmly lower. Moreover, average and median sales prices were lower, suggesting builders cut offering prices to move bloated inventories. After peaking at over 10 months of sales in July, inventories were still historically high at 8.1 months of sales in August. **Overall, this report offers hope that there are buyers still waiting for deals, but the trend for housing still remains firmly lower.**

US New Home Sales August: 685k +153k consensus: +500k



Contingent Macro Advisors 2022 source: US Census Bureau

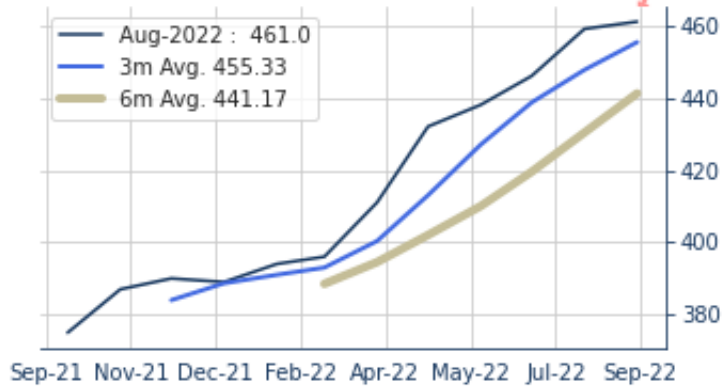
New Home Sales FELL by 12.6% to 511k, after the prior month was revised higher to 642k. This compared with market expectations for a decline to 575k, from the unrevised June level of 590k. Sales are now 29.6% BELOW their year-ago level.

The Inventory of Homes Available for Sale ROSE by 3.1% to 464k. Inventories are now 28.2% ABOVE their year-ago level.

Combined with the decline in sales, the **Months' Supply** increased to 10.9 months from 9.2 months. This is modestly ABOVE a normal level of 6.0 months.

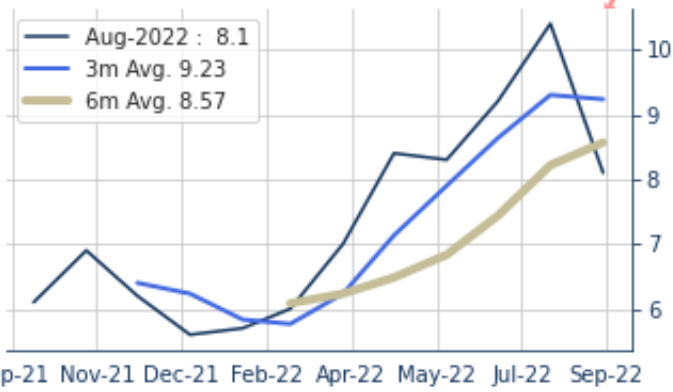
Home Prices ROSE with median prices 8.2% ABOVE their year-ago level and with average prices 18.3% ABOVE their year-ago level.

New Home Sales - Inventory



Contingent Macro Advisors 2022 source: US Census Bureau

New Home Sales - Months Supply



Contingent Macro Advisors 2022 source: US Census Bureau

New Home Sales - Median Price



Contingent Macro Advisors 2022 source: US Census Bureau

US New Home Sales	Aug-2022	Jul-2022	Jun-2022	May-2022	3-mo. Avg.	6-mo. Avg.	12-mo. Avg.	2021 Avg.	2020 Avg.	60-mo. Avg.
New Home Sales	685.0	532.0	582.0	636.0	599.7	626.8	698.3	769.4	831.2	712.6
New Home Sales - % Chg.	28.8	-8.6	-8.5	2.7						
Inventory	461.0	459.0	446.0	438.0	455.3	441.2	414.8	349.4	304.1	335.9
Inventory - % Chg.	0.4	2.9	1.8	1.4						
Months Supply	8.1	10.4	9.2	8.3	9.2	8.6	7.3	5.5	4.6	5.8
Months Supply Chg.	-2.3	1.2	0.9	-0.1						
Median Price in \$k	436.8	466.3	428.3	450.7	443.8	446.0	434.6	394.0	335.0	355.5
Median Price - % Chg.	-6.3	8.9	-5.0	-1.6						
Avg. Price in \$k	521.8	556.7	467.2	521.5	515.2	523.6	509.4	452.8	385.0	414.3

Avg. Price - % Chg.	-6.3	19.2	-10.4	-7.3						
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source: Census Bureau