

CHFA November 2019 Data Bulletin

Good Morning Housing Pro,

Here is your monthly housing data update. Each month, CHFA sends out data and resources to help you better understand the housing market in Connecticut. Please share your thoughts and ideas about how we can improve it.

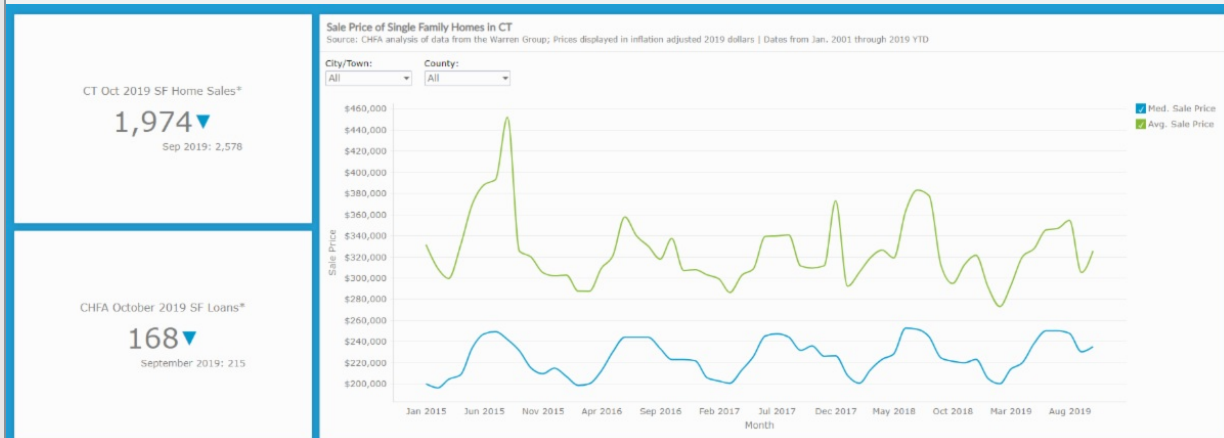
- The Planning, Research, & Evaluation Team at CHFA



CONNECTICUT
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Monthly Housing Market Dashboard

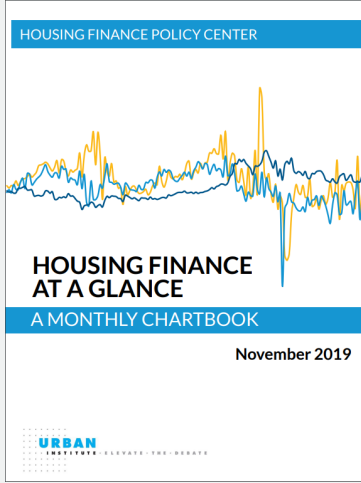
Interactive and downloadable updates on changes in housing finance, construction, sales, and market conditions in Connecticut and the Northeast. Sourced from federal & state agencies.



Get the Latest Monthly Housing Data

Market Perspectives*





Read the Chartbook

Read MarketPulse

Read the NAR Index



Zillow Market Overview: Real Estate

JULY 2019 Hartford Metro

National Home Values	
Current	\$298,000
Monthly Change	0.2%
Quarterly Change	0.6%
Annual Change	5.2%
Negative Equity*	8.2%

Hartford Home Values

Current	\$229,100
Monthly Change	-0.1%
Quarterly Change	-0.3%
Annual Change	0.2%
Negative Equity*	10%

Home Values Forecast

Next 12 Months	2.2%
National	2.2%
Hartford Metro	0%

Major Cities - Home Values

Hartford	Current: \$132,100	Monthly Change: 1.8%	Annual Change: 3.1%
New Britain	Current: \$157,400	Monthly Change: 0.1%	Annual Change: -0.9%
East Hartford	Current: \$193,800	Monthly Change: 0.2%	Annual Change: 0.5%
East Hartford	Current: \$199,700	Monthly Change: -0.3%	Annual Change: 0.3%
Glastonbury	Current: \$223,400	Monthly Change: -0.1%	Annual Change: -0.5%

* Negative equity data is from 2018Q2.

November 06, 2019

Economics Group

MONTHLY OUTLOOK

U.S. Overview

Recession Fears Diminish But Uncertainty Remains

Recent data on investment sentiment has lifted residential sentiment. The Fed has shown that it will do what it takes to offset the headwinds from slower global economic growth and continued uncertainty in the U.S. trade policy. While data from the manufacturing sector indicates that overall economic data has continued to improve in slight ways, the growth momentum along with GDP expansion of a 2.6% year during the third quarter, however, continues to be a concern. We are maintaining a cautious stance for the next few quarters. We will advise that the softer economic data, based on weak labor and consumer growth will lead us to a bearish view. Though we acknowledge the possibility that the tariff issue might be resolved faster or delayed longer if a trade deal is reached, we remain bearish.

International Overview

Major International Economies Still Slumping

Recent data from the international economic has slowed investment. While major economies have shown global growth, China's GDP growth slowed further in Q3 to the slowest pace to date, while Europe's Q3 GDP data showed a 0.1% decline. The European Central Bank (ECB) has not yet announced its next move. China's economic growth has slowed in Q3, and the European Central Bank (ECB) has not yet announced its next move. The European Central Bank (ECB) has not yet announced its next move. The European Central Bank (ECB) has not yet announced its next move.

Source: U.S. Department of Commerce, Bloomberg LP and Wells Fargo Securities

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NOVGRADAC Journal of Tax Credits

THE WASHINGTON ISSUE

Legislative, Regulatory and Policy Hot Topics in 2019 and Beyond

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- Affordable Housing From Learning PBI Growth
- How QIP Investments Qualify for EISA
- RMD Wholly Based on Business
- Bonus Depreciation and the HTC

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This monthly bulletin is curated and managed by the Planning, Research, & Evaluation team at the Connecticut Housing Finance Authority.

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