

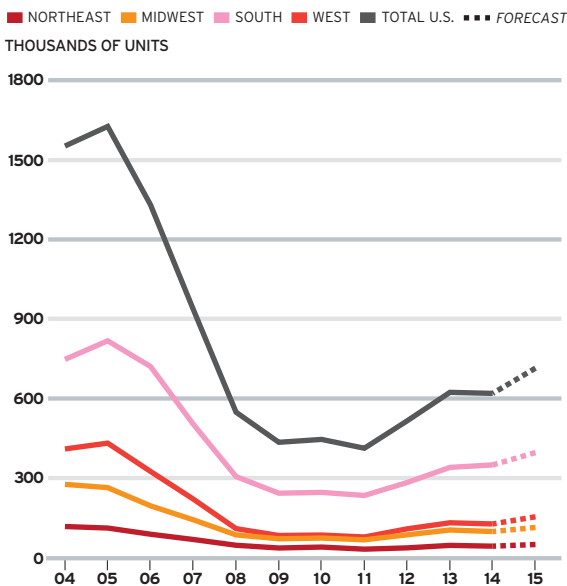
# MARKET FOCUS

## SINGLE-FAMILY RESIDENTIAL

In the aftermath of the housing market bust, single-family residential construction is making a slow and steady comeback. However, activity in this sector isn't likely to return to pre-recession levels anytime soon.

### Single-Family Starts by Region

In addition to U.S. total and 2015 forecast figures



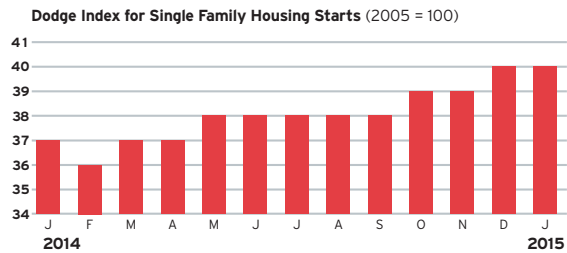
### Top Metro-Area Markets

Ranked by single-family residential starts for 2014

| Rank | Region  | Dwelling Units |
|------|---------|----------------|
| 1    | HOUSTON | 37,346         |
| 2    | DALLAS  | 24,997         |
| 3    | ATLANTA | 16,292         |
| 4    | AUSTIN  | 12,027         |
| 5    | PHOENIX | 11,519         |

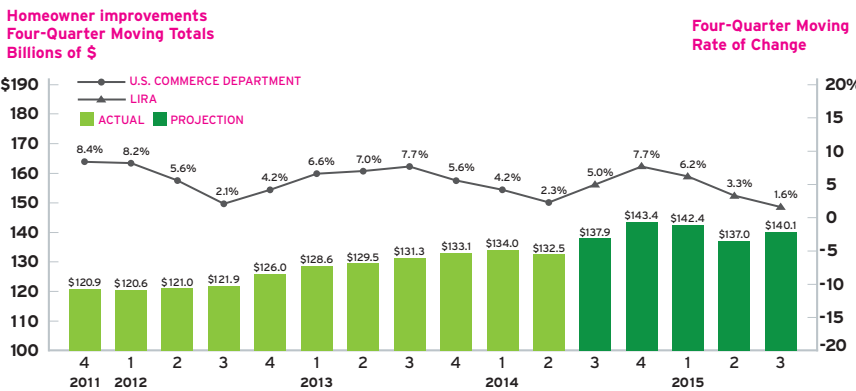
*Shulman Home and Studio, Los Angeles, Raphael Soriano/Lorcan O'Herlihy Architects, page 112.*

### The Dodge Index for Single-Family Residential Construction 1/2014 - 1/2015



The index is based on seasonally adjusted data for U.S. single-family construction starts. The average dollar value of projects in 2005 serves as the index baseline.

### Leading Indicator of Remodeling Activity (LIRA) Fourth Quarter 2014

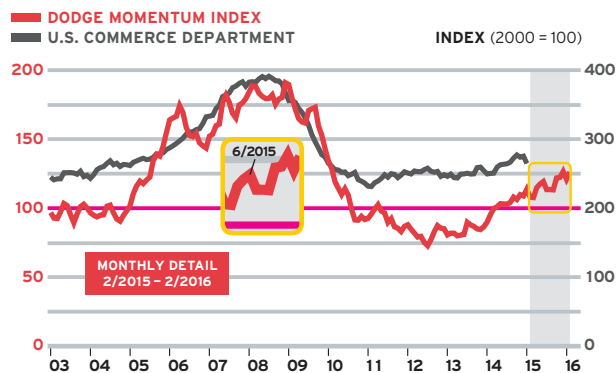


Note: Historical data from the third quarter 2014 onward is based on the LIRA and will remain so until the Census Bureau releases annual revisions on July 1st. Source: Joint Center for Housing Studies of Harvard University.

### MOMENTUM INDEX CONTINUES FITFUL CLIMB

After a drop the previous month, the Dodge Momentum Index rose 4.3% in February, to 126.3. Despite some recent volatility, the index is 17% higher than it was a year ago.

The Dodge Momentum Index is a leading indicator of construction spending. The information is derived from first-issued planning reports in the Dodge Data & Analytics Reports database. The data lead the U.S. Commerce Department's nonresidential spending by a full year. In the graph to the right, the index has been shifted forward 12 months to reflect its relationship with the Commerce data.



### CoreLogic Measure of Completed Foreclosures



### S&P/Case-Shiller Home Price Index: Single-family

