

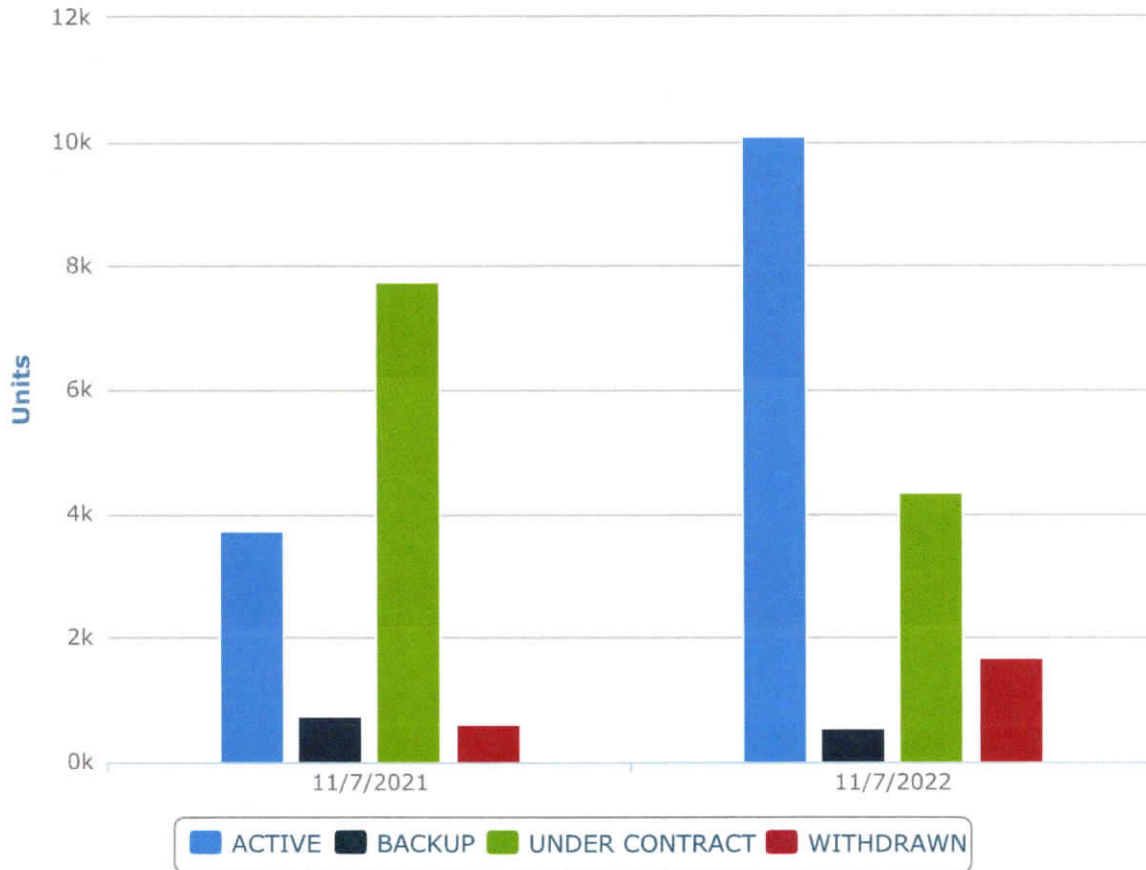
The Daily Snapshot Report provides tabular and summary reports on historical listing data for any property type.

The report provides an overview of listings on a given day or date range.

Note: Historical data is not available prior to February 22, 2011

Status	11/7/2021	11/7/2022	Difference
ACTIVE	3,736	10,084	169.91%
BACKUP	744	545	-26.75%
UNDER CONTRACT	7,746	4,344	-43.92%
WITHDRAWN	619	1,691	173.18%

Daily Snapshot
11/7/2022



Prepared By:
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STATE of UTAH

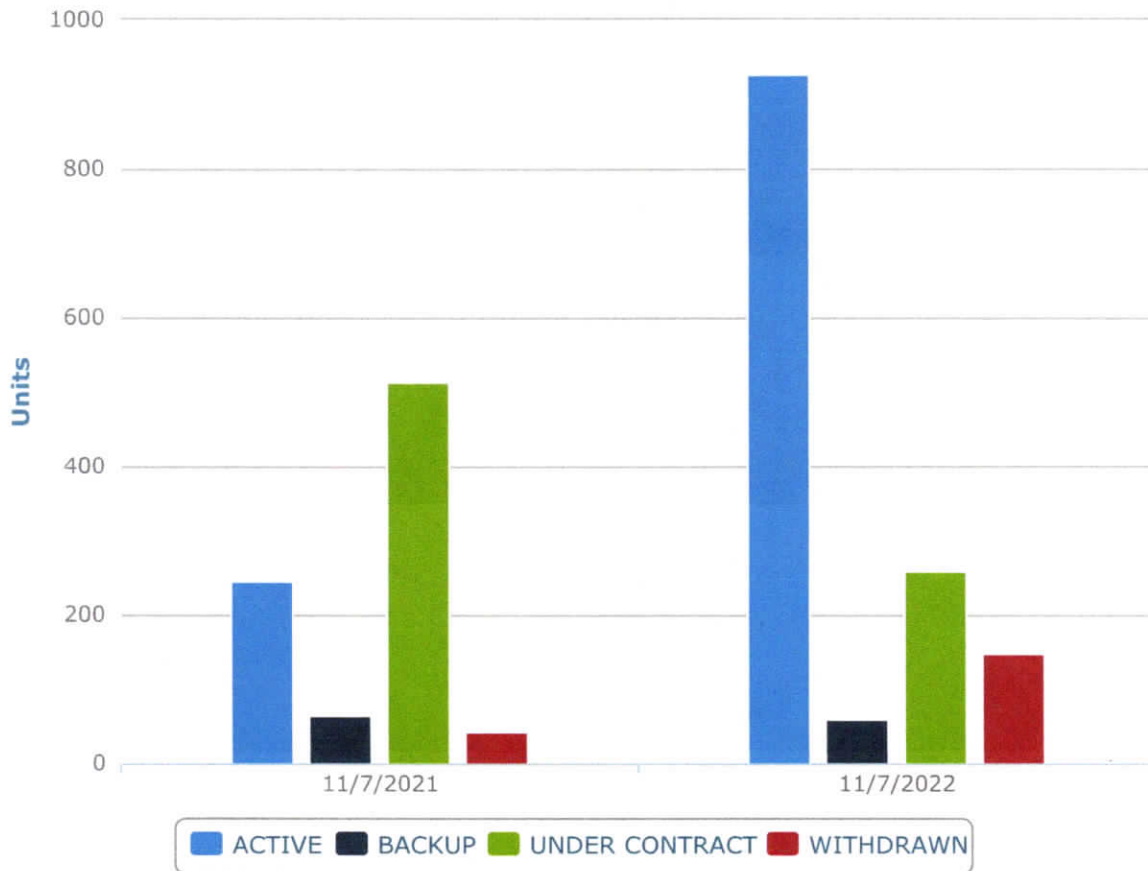
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Note: Historical data is not available prior to February 22, 2011

Status	11/7/2021	11/7/2022	Difference
ACTIVE	245	927	278.37%
BACKUP	66	59	-10.61%
UNDER CONTRACT	514	260	-49.42%
WITHDRAWN	43	150	248.84%

Daily Snapshot
11/7/2022



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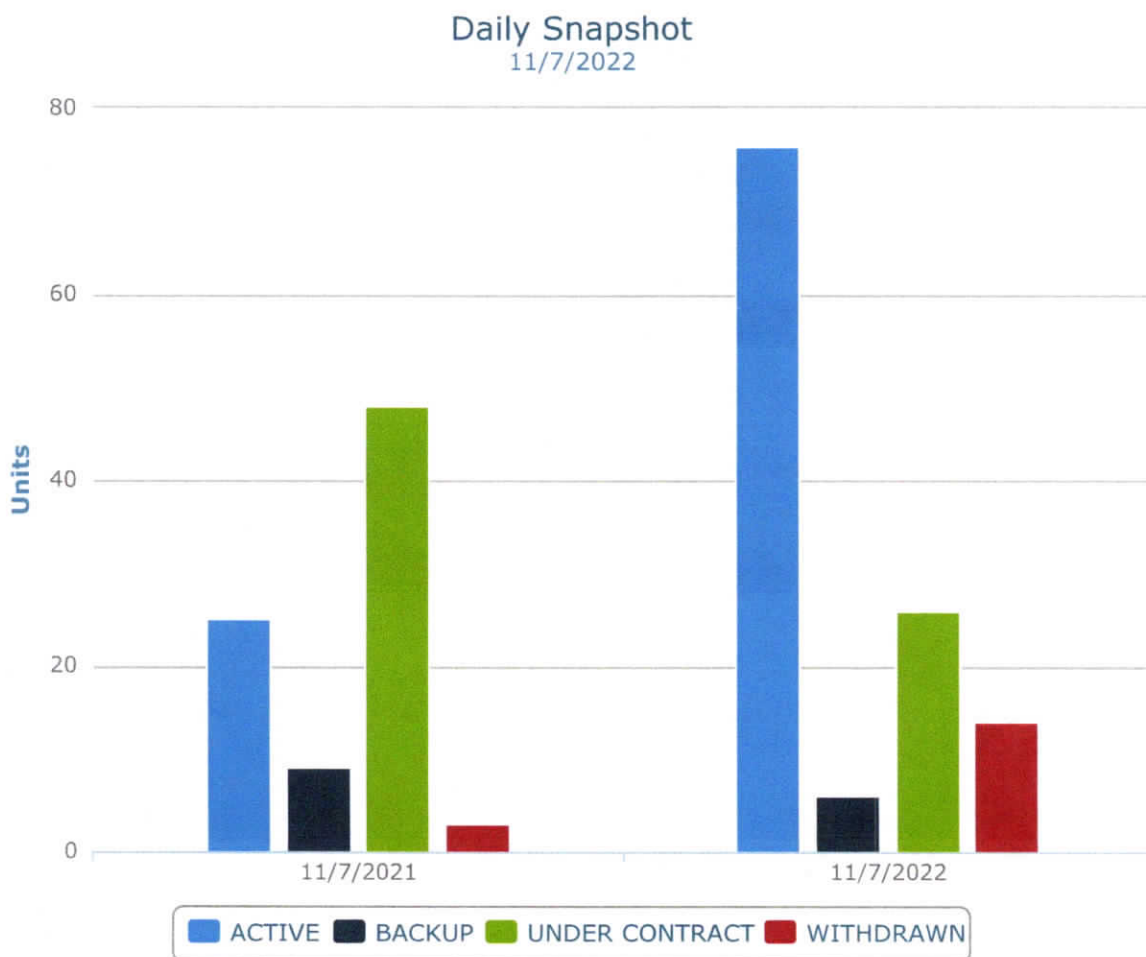
DAVIS County

The Daily Snapshot Report provides tabular and summary reports on historical listing data for any property type.

The report provides an overview of listings on a given day or date range.

Note: Historical data is not available prior to February 22, 2011

Status	11/7/2021	11/7/2022	Difference
ACTIVE	25	76	204.00%
BACKUP	9	6	-33.33%
UNDER CONTRACT	48	26	-45.83%
WITHDRAWN	3	14	366.67%



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CLEARFIELD

Market Summary Report

The following report breaks down residential properties into price ranges (in increments of 100,000). If no properties fit a range, that range is not shown.

Search Criteria: State is Utah, County is Davis, City is Clearfield

Active

Count:	Low:	High:	Median Price:	Average Price:	Median CDOM:
76	50,000	820,000	402,500	408,345	46

List Price Range	# Listings	Median CDOM
0 - 99,999	5	4
100,000 - 199,999	2	39
200,000 - 299,999	1	97
300,000 - 399,999	29	50
400,000 - 499,999	25	75
500,000 - 599,999	10	45
600,000 - 699,999	3	18
800,000 - 899,999	1	39

Under Contract

Count:	Low:	High:	Median Price:	Average Price:	Median CDOM:
26	50,000	599,900	379,000	393,795	29

List Price Range	# Listings	Median CDOM
0 - 99,999	1	26
200,000 - 299,999	2	27
300,000 - 399,999	13	28
400,000 - 499,999	7	39
500,000 - 599,999	3	39

Backup

Count:	Low:	High:	Median Price:	Average Price:	Median CDOM:
6	289,900	475,000	400,000	389,133	35

List Price Range	# Listings	Median CDOM
200,000 - 299,999	1	45
300,000 - 399,999	2	15
400,000 - 499,999	3	106

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Site Design Approach

Wilcox Farms is designed to allow residents to comfortably walk to open spaces that serve as a key gathering space. Residents can connect to all of the open space by a series of trails, pathways, sidewalks and crosswalks as shown on the site plan below



1. The park spaces will be linked together through sidewalks, and trails.

2. The end result is a community that connects people together in a safe environment of quiet streets and active open spaces.

Pattern Book Principals

There are key principles to employ in order to create unique, highly-desirable, memorable neighborhoods. This Pattern Book includes tools in two key sections, each are equally critical to constructing the community vision. The Neighborhood Standards section presents appropriate placement of a house on a lot, while the Architecture Standards section presents the tools to the creation of neighborly houses that are inspired by their context.

NEIGHBORHOOD STANDARDS PRINCIPLES

PRINCIPLE 1 | CREATE HIGH-QUALITY NEIGHBORHOOD WITH DISTINCTIVE VARIETY

Neighborhoods which stand the test of time provide a visual while avoiding the placelessness that results from overly repetitive, discordant architecture. The Wilcox Farms neighborhood will be distinctive in Clearfield and the adjacent cities by the use of diverse, well defined, locally influenced architectural styles and the scripting of addresses. This will produce a timeless project deeply rooted in and well suited for people in all stages of life.

PRINCIPLE 2 | PLACE HOUSES TO SHAPE HIGH-QUALITY STREETS AND PARKS

Great places have great public space. In a neighborhood, this primarily takes the form of streets and parks. Buildings can both shape and enliven these public spaces. To have a great residential street or park, houses must both face onto and have a well defined relationship to the street. Visual priority must be given to the front porch and first floor of the house rather than to the garage. Houses should be designed so that the elements for people—doors, windows, porches—are emphasized in order to give character and definition to the street or park.

ARCHITECTURE STANDARDS PRINCIPLES

PRINCIPLE 3 | DIVERSE ARCHITECTURAL INSPIRATION

In the context of creating a neighborhood, striking the appropriate balance between individuality, variety, and economies of scale, vision is critical. This Pattern Book is designed to help provide rules for the appropriate style for the house on an individual lot, as it relates the community, and guide the approach to developing the architecture. Each style presented in this Pattern Book presents the tools for the selection of the massing, window fenestration, windows, porches and detailing for the Wilcox Farms neighborhood.

PRINCIPLE 4 | USE ARCHITECTURAL ELEMENTS THAT BUILD STRONG COMMUNITIES

In the development of high-quality neighborhood, houses include elements that contribute to the feel of a true neighborly environment. This includes porches, terraces, site pergolas in locations that benefit the house itself, and the neighborhood around it. These elements promote connectivity between the house and the neighborhood.



OVERVIEW: The goal of this section is to establish the framework on which the Wilcox Farms community will be built. To this end, this section details the necessary standards to create neighborhoods of distinction. The pages immediately following this overview describe the visions for the Wilcox Farms neighborhood and how these will be accomplished through the use of architectural styles. The final part of this section provides definitions and standards for how buildings are to be placed on their lots in order to both address the street in a neighborly way and prioritize the people-oriented parts of the façade.

PLAN SCRIPTING: The neighborhoods of Wilcox Farms are further distinguished from both one another and the surrounding area by the use of plan scripting. Plan scripting is a technique by which to establish a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitious building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse yet harmonious neighborhoods of character. The General Standards apply to all neighborhoods, but are superseded by the specific neighborhood style guides.

SINGLE-FAMILY HOMES FRONTING S 1000 W



TYPICAL ARCHITECTURE

U.S. Housing Shortage: Everything, Everywhere, All at Once

October 31, 2022



Jeffery Hayward

Executive Vice President and Chief Administrative Officer

Every American city has a housing supply problem, but each city's housing supply problem is unique.

That's one of the conclusions of research just published by my colleagues at Fannie Mae. While the United States does indeed have a national shortage of affordable housing, every state and city's path to addressing it is relatively unique, and the tools and tactics used to create badly needed new housing supply will have to be tailored.

Those tools and tactics to boost our housing supply are readily available, if less readily implemented. Increasing housing for low- and moderate-income homeowners and renters will require hard choices and changes that many communities have a history of resisting. Until those choices are made, however, the economic and social benefits of adequate housing supply will be squandered, and the economic and social challenges caused by its lack will grow.

The causes of the [housing supply crisis](#) are widely understood. After the Great Recession, new home construction dropped like a stone. Fewer new homes were built in the 10 years ended 2018 than in any decade since the 1960s. By 2019, a good estimate of the [shortage of housing units for sale or rent](#) was 3.8 million. The pandemic-induced materials and labor shortage exacerbated the trend, however, as evidenced by the surge in rents and home prices in 2021.

Rising mortgage interest rates have already reduced housing demand, particularly for new homes, and a possible economic slowdown could reduce demand further. We expect that prices and rents will likely stabilize or even fall in some markets. Nevertheless, the supply problem will remain, and the pain it causes will likely continue to be felt mostly by low- and moderate-income families.

Making sure mortgage funds are available to create and preserve affordable housing supply for low- and moderate-income families is central to what Fannie Mae does. Our research estimates that Fannie Mae has supported the addition or retention of more than 575,000 affordable units from 2019 to 2021. The lion's share of that total comes from our purchase of loans on newly constructed single-family homes bought by households with moderate-to-low incomes, our financing to preserve affordable multifamily rental housing, and our investments in low-income housing tax credits.

We can do more such financing, but only if the housing supply is there to be financed. And it isn't. Until communities everywhere begin to take substantive steps to build and preserve affordable housing stock where they are needed most, and in the way they are needed most, families everywhere will continue to struggle with undue housing cost burdens.

Which brings me back to Fannie Mae's just-published research, specifically a [research report](#) authored by Fannie Mae economists Kim Betancourt, Stephen Gardner and Mark Palim. The authors have evaluated the housing supply of the 75 largest metropolitan markets in the U.S. and stacked it up against the housing needs of the people living in those markets.

What emerges from this work is the conclusion that while our housing supply problem is a national issue, solving it is a local one.

For instance, the most housing-cost-burdened households are not just in coastal metros with high housing costs. Some of the nation's most significant shares of housing-cost-burdened households are in less expensive metros such as Fresno, Charlotte, and Las Vegas. Even many smaller metro areas, such as El Paso or McAllen, TX, do not have a housing supply that is affordable for large swathes of their populations.

Addressing housing supply shortages will require different, highly localized strategies. As the research report lays out, more affordable multifamily rental housing in some markets, such as Dallas and Atlanta, could make a big difference in improving overall housing affordability. In other markets, solutions should be focused on the building of new single-family homes, while in other markets it may be preserving existing multifamily housing.

However, one conclusion is inescapable: The supply and affordability problems described in this report, which is based on 2019 data (the last pre-pandemic year for which usable data on housing cost burdens exist), has gotten worse. Even with the recent slowing down of home price growth and the reduction in demand caused by inflation and higher interest rates, the run-up in rents and home prices since 2019 has been catastrophic for working families.

And the only way out of the supply crisis is to create more housing and preserve the affordable housing we already have.

While the economic drivers of housing costs – materials and labor inflation, supply chain disruptions, etc. – may take years to improve, there are things that states and municipalities can do, in partnership with investors, builders, and lenders, to help ease the way for more housing. Zoning reform efforts to encourage more density and multifamily housing near transportation and job hubs is one way to help, and there are [promising](#) signs in some of our most cost-burdened [states](#) that such efforts will work. Another way would be to boost efforts to scale back or streamline the regulatory barriers that slow down new construction, particularly for manufactured homes and for the smaller starter-homes that have all but disappeared in many major metro areas and made it impossible for millions to buy their first home.

At the federal level, low-income housing tax credits have been one of the most successful capital-generating tools for affordable housing creation and preservation for more than three decades, and should be [expanded and strengthened](#). And bolstering assistance for first-time homebuyers and low-income renters could incentivize the creation of more affordable housing supply where the demand, and the need, is greatest.

We at Fannie Mae, along with the thousands of mortgage lenders and investors who we work with every day, stand ready to finance the creation and preservation of affordable housing. Indeed, in the United States we enjoy one of the most effective and efficient systems of housing finance in the world. It's time we created the housing supply system to match it.

TOPICS

- [Fannie Mae Corporate](#)

Sales Per Month Report

This report shows sales statistics broken down by month, since **January of 2021**.

Search Criteria: State is Utah, County is Davis, City is Clearfield

Month	Count	Volume	Mdn OL \$	Mdn Sold \$	Mdn S to OL	Mdn SQ FT	Mdn \$/SQ FT	Mdn Beds	Mdn Baths	Mdn CDOM
Jan 2021	32	\$10,379,800.00	\$299,500.00	\$302,000.00	101%	1,839	\$169.01	4	3	3
Feb 2021	26	\$8,382,900.00	\$319,500.00	\$318,250.00	100%	1,803	\$176.11	4	3	6
Mar 2021	35	\$11,441,425.00	\$315,000.00	\$345,000.00	110%	1,840	\$178.57	4	2	5
Apr 2021	54	\$18,833,092.00	\$330,000.00	\$355,000.00	108%	1,883	\$184.24	4	2	5
May 2021	51	\$17,613,500.00	\$325,000.00	\$344,000.00	106%	1,889	\$193.75	4	2	5
Jun 2021	46	\$17,440,001.00	\$344,900.00	\$362,750.00	105%	1,920	\$180.96	4	2	5
Jul 2021	55	\$19,417,712.00	\$324,900.00	\$345,000.00	106%	1,718	\$201.53	3	2	6
Aug 2021	51	\$19,873,681.00	\$370,000.00	\$388,000.00	105%	1,925	\$197.84	4	2	6
Sep 2021	42	\$17,100,500.00	\$399,925.00	\$408,750.00	102%	1,913	\$203.36	4	2	7
Oct 2021	45	\$17,752,049.00	\$375,000.00	\$378,000.00	101%	1,920	\$204.55	4	2	7
Nov 2021	43	\$16,774,622.00	\$365,000.00	\$381,000.00	104%	1,952	\$197.24	4	2	5
Dec 2021	55	\$21,521,299.00	\$380,000.00	\$389,000.00	102%	1,900	\$206.91	4	2	8
Jan 2022	31	\$12,344,800.00	\$389,900.00	\$395,000.00	101%	1,758	\$231.55	3	2	7
Feb 2022	25	\$9,812,950.00	\$389,900.00	\$400,000.00	103%	1,731	\$215.95	3	2	4
Mar 2022	36	\$15,141,051.00	\$399,950.00	\$410,000.00	103%	1,904	\$222.78	3	2	5
Apr 2022	49	\$20,957,200.00	\$425,000.00	\$426,000.00	100%	1,774	\$225.76	4	2	4
May 2022	42	\$18,638,900.00	\$432,450.00	\$444,250.00	103%	2,104	\$212.99	4	2	6
Jun 2022	34	\$13,656,000.00	\$392,500.00	\$408,500.00	104%	1,726	\$245.09	4	2	7
Jul 2022	43	\$16,782,685.00	\$400,000.00	\$407,580.00	102%	1,694	\$238.32	3	2	13
Aug 2022	34	\$13,208,000.00	\$409,900.00	\$402,500.00	98%	1,856	\$218.41	4	2	9
Sep 2022	46	\$19,811,111.00	\$436,000.00	\$424,500.00	97%	1,983	\$222.50	4	2	30
Oct 2022	23	\$8,836,593.00	\$410,000.00	\$370,000.00	90%	1,635	\$235.22	4	2	34
Nov 2022	4	\$1,835,000.00	\$440,000.00	\$406,000.00	92%	1,794	\$219.40	5	3	51

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Search Criteria: State is Utah, County is Davis, City is Clearfield

Click and drag area inside of graph to zoom.

Home Sales Per Quarter



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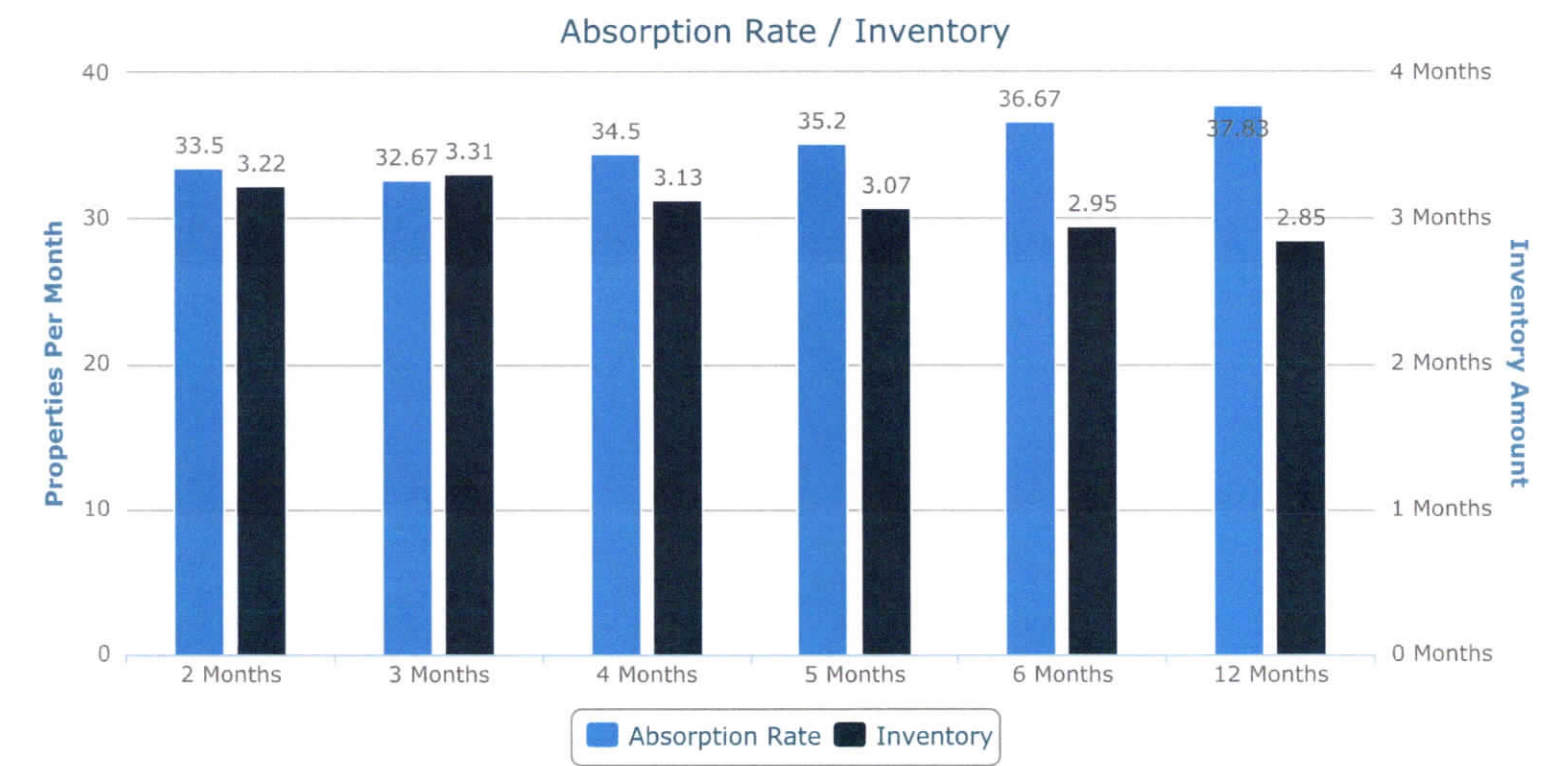
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Absorption Report

This report shows the absorption, or supply of homes, within the last12 months.

Search Criteria: State is Utah, County is Davis, City is Clearfield

	2 Months	3 Months	4 Months	5 Months	6 Months	12 Months
Active Properties:	76	76	76	76	76	76
Backup Properties:	6	6	6	6	6	6
Under Contract Properties:	26	26	26	26	26	26
Sold Properties:	67	98	138	176	220	454
Market Absorption:	33.50 Per Month	32.67 Per Month	34.50 Per Month	35.20 Per Month	36.67 Per Month	37.83 Per Month
Inventory:	3.22 Months	3.31 Months	3.13 Months	3.07 Months	2.95 Months	2.85 Months



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Daily Snapshot as of 11/07/22

State **Utah**

County **Davis**

City **Clearfield**

Market Summary Report - The Market Summary Report provides a summary of number of listings and the CDOM for residential property of status: Active, Under Contract, and Backup.

Sales Per Month Report - This report shows sold property data for the search criteria in each month for the selected years back. This is a description for each column header

- Month - month for data
- Count - numbers of homes sold for the month
- Volume - total of sales prices
- Med/avg OL - Original List Price - Original price based on CDOM
- Med/avg Sold Price - Sale price (not adjusted for concessions)
- Ratio of Med/avg SP to Original Price - Ratio as per cent
- Median/Avg Sq footage - total square footage
- Median/Avg Price/sq. foot - Sale price per sq. footage
- Median/Avg Beds - calculated using total beds
- Median/Avg Baths - calculated using total baths
- Median/Avg CDOM - Cumulative Days on Market

Home Sales Graph Report - The Home Sales Graph report is a linear graph showing the following data for homes and condos by quarter:

- Total Number of Properties listed
- Total Number of Properties sold
- Median or average price of sold properties

Absorption Report - Absorption Rate is the ratio of the number of sold properties to a given length of time.

Inventory is an indication of supply of properties based on the Absorption Rate.

Absorption Rate and Inventory are calculated as follows:

$$\text{Absorption Rate} = \frac{\# \text{ Sold's}}{\# \text{ Months}}$$

The result is in properties/month; e.g., if there are 24 properties sold over the past 3 months, the absorption rate is 8 properties/month.

The Inventory is then calculated by dividing current listings by the Absorption Rate. The Under Contract properties can be included with either the number of Active's or the number of Sold's. By default, Under Contract listings are included with Active's because they are not sold yet.

$$\text{Inventory} = \frac{\# \text{ Active's}}{\text{Absorption Rate}}$$

The result is in months - e.g., for the above abs. rate, if there are currently 96 Active's, the inventory would be $96/8 = 12$ months supply of properties available.



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