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All the data in the reports are from government sources: Bureau of the Census, Bureau of Labor Statistics, and the Federal Housing Finance Agency. The home price forecasts, the data analyses, and the various conclusions drawn from the data are my own.

The reports are updated every quarter, right after new home price data for metro areas is published by the FHFA. The zip code data are updated on an uncertain schedule. Home price data usually are available in the spring, the other data in the fall.

## **About Ingo Winzer**

I'm a graduate of MIT and the Boston University Graduate School of Management. I was a business analyst and manager at Olin Corporation and Investors Mortgage Insurance Company.

I founded the Local Market Monitor in 1989 (sold to Vertical IQ in 2023) and in 1997 was co-founder of First Research (sold to Dun & Bradstreet in 2007). I started Local Market Facts in 2023.

I've been analyzing local economies and real estate markets for more than 30 years and still can't quite figure them out. My wife, Mary Canning, and I live in western Massachusetts, where the fall colors can be pretty spectacular.