

Technical Note October 2024

Quarterly House Price Medians for Real Property Manufactured Homes

FHFA has started to publish quarterly Purchase-Only (PO) and All-Transactions (AT) house price medians for manufactured homes (MH Medians). MH Medians are formed using data on real property manufactured home mortgages acquired by Fannie Mae and Freddie Mac (the Enterprises).¹ MH Medians can be downloaded at <https://www.fhfa.gov/data/hpi/datasets> and will be updated on the release dates schedule for the FHFA HPI®.² This Technical Note provides a brief overview, in which all results are presented based on data through the second quarter of 2024.

FHFA identifies manufactured housing transactions using Enterprise-specific indicator fields. Personal property loans are removed from the dataset.³ The final dataset contains roughly 755,000 real property manufactured housing transactions, more than 347,000 of which are purchases. Both PO and AT series employ sales prices, while the latter additionally employs appraisal values.⁴

MH Medians start from the first quarter of 1985 (when the PO quarterly count crosses 100) and include existing as well as new manufactured homes. Medians are presented in nominal terms.

Figure 1 shows the PO MH Medians series (orange solid line) alongside a PO site-built house price median series (blue dashed line); Appendix Table 1 presents the same comparison in tabular form.⁵ In the first quarter of 1985, the median transaction price was just below \$47,000 for manufactured homes, about \$33,000 less than for site-built homes. By the second quarter of 2024, the gap in price levels had widened to \$136,000, with manufactured homes showing a median transaction price of \$231,000. The same pattern holds true for the All-Transactions samples, presented in Figure 2 and Appendix Table 2.

¹ Enterprise acquisitions by nature exclude cash transactions and are not necessarily reflective of the general market in terms of geography or loan characteristics.

² FHFA posts monthly and quarterly release dates at <https://www.fhfa.gov/data/hpi#ReleaseDates>.

³ Manufactured homes sold as real property include land. Manufactured homes sold without land are considered personal property. Neither Fannie Mae nor Freddie Mac currently has an active personal property MH loan acquisition program. Fannie Mae acquired personal property MH loans in the 1990s and early 2000s. Freddie Mac has never knowingly acquired such loans.

⁴ Appraisal values are imputed from origination amount and loan-to-value ratio.

⁵ Median prices for site-built homes are based on the Enterprise data that is used to produce the traditional quarterly FHFA HPIs also published at <https://www.fhfa.gov/data/hpi/datasets>.

Figures 3 and 4 offer a different perspective, for PO and AT respectively, with Appendix Tables 3 and 4 presenting the same comparisons in tabular form. For both manufactured and site-built homes, median prices are set to \$100 in the first period and accordingly adjusted in subsequent periods. This allows a comparison of appreciation trends rather than price levels. We observe that medians for the two types of homes have increased (and decreased) at a similar pace over time. The cumulative appreciation for the PO index from the first to the last period (first quarter of 1985 to the second quarter of 2024) is greater for manufactured homes than for site-built homes, at 394 and 359 percent respectively (for the AT index, 406 and 338 percent respectively).

House price medians are impacted by changes in the composition of homes transacted. For an alternative comparison of appreciation trends based on repeat transactions, see the [Technical Note on Developmental Quarterly House Price Indexes for Real Property Manufactured Homes](#).

For more information or questions, please contact HPIQuestions@fhfa.gov.

Figure 1: Manufactured vs. Site-Built, Purchase-Only Median Prices
(United States, Nominal, Enterprise Acquisitions, 1985 Q1 – 2024 Q2)

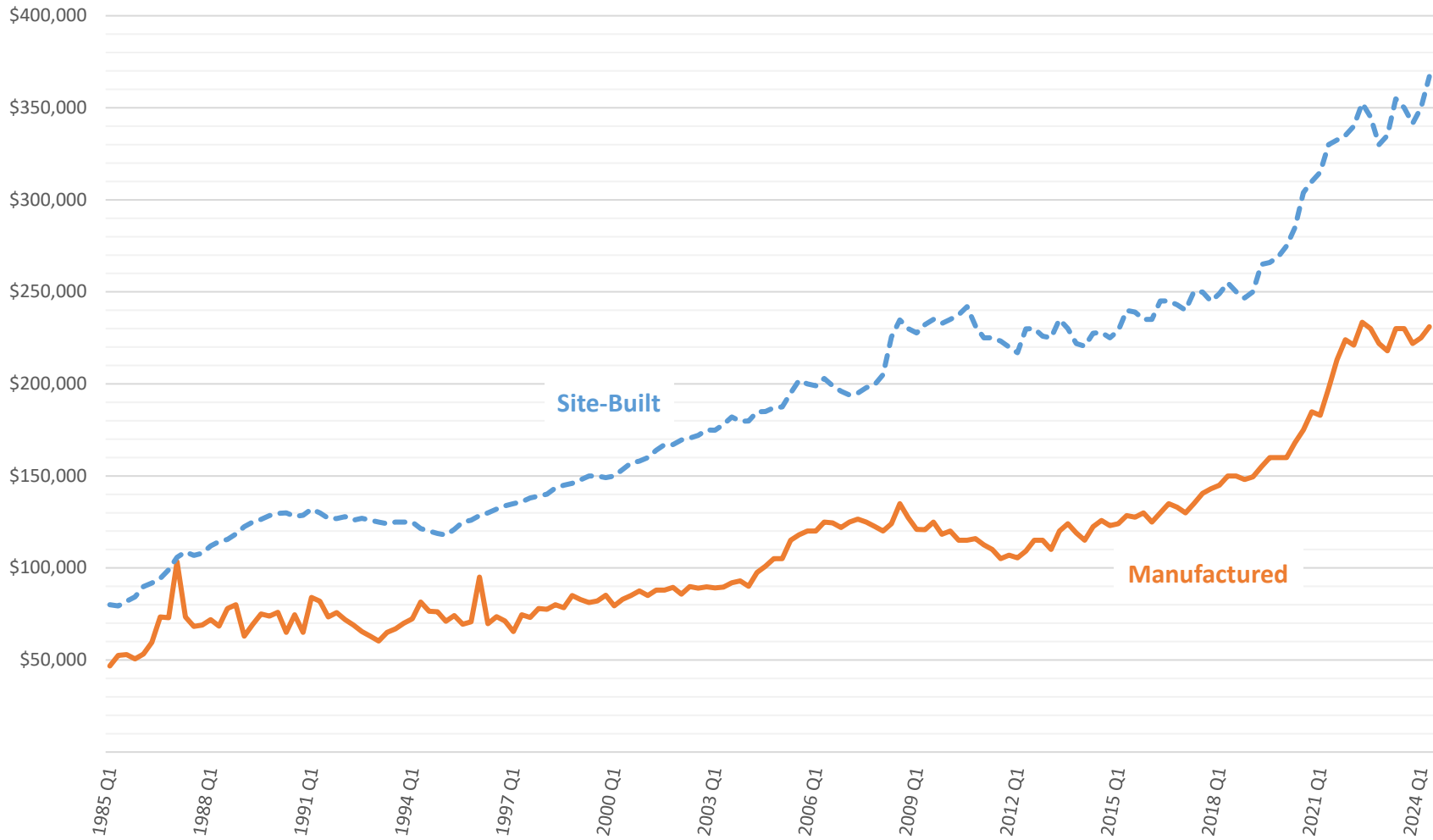


Figure 2: Manufactured vs. Site-Built, All-Transactions Median Prices
(United States, Nominal, Enterprise Acquisitions, 1985 Q1 – 2024 Q2)

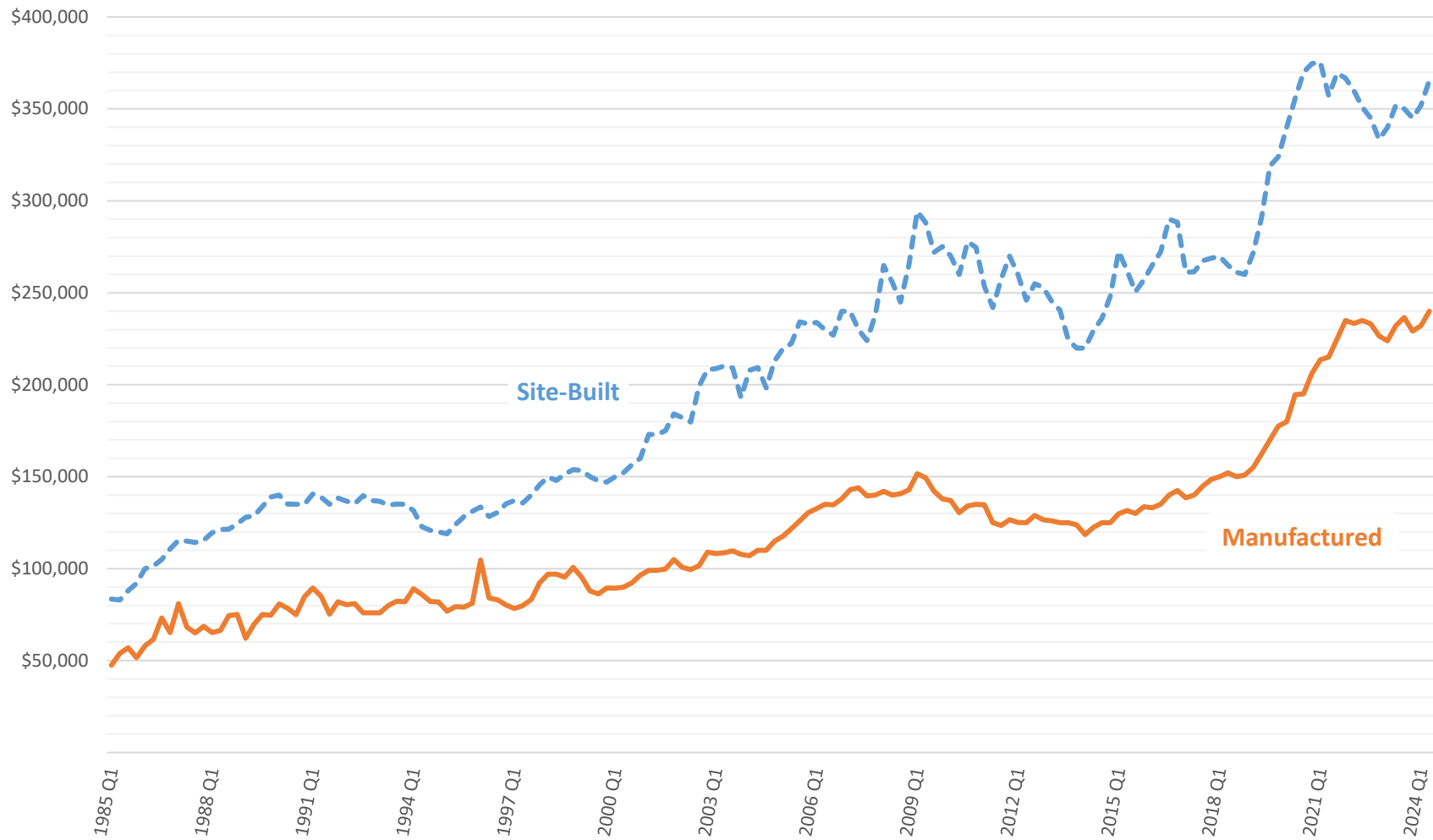


Figure 3: Manufactured vs. Site-Built, Re-Scaled, Purchase-Only Median Prices
(United States, Nominal, Enterprise Acquisitions, 1985 Q1 = \$100, 1985 Q1 – 2024 Q2)

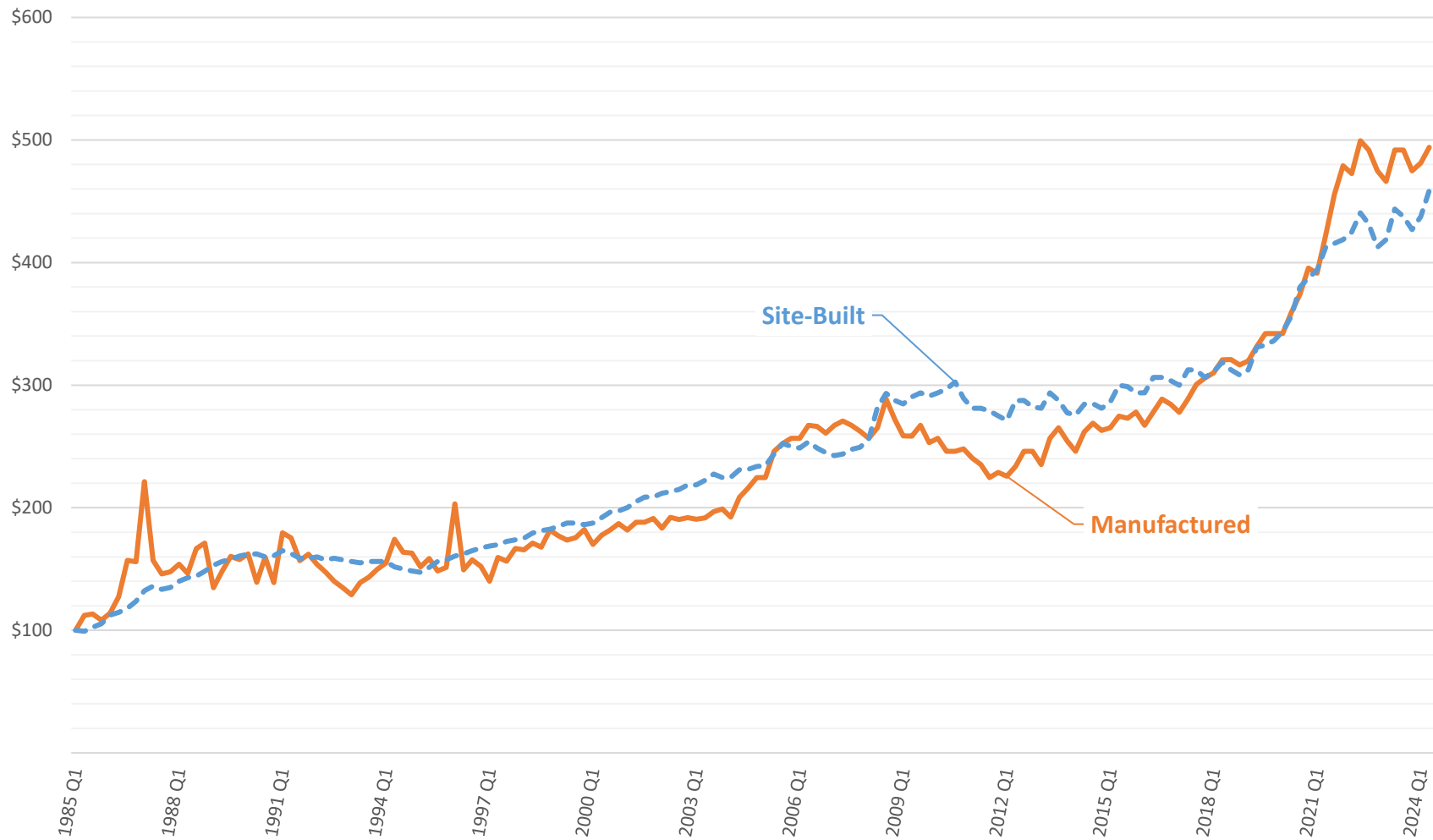
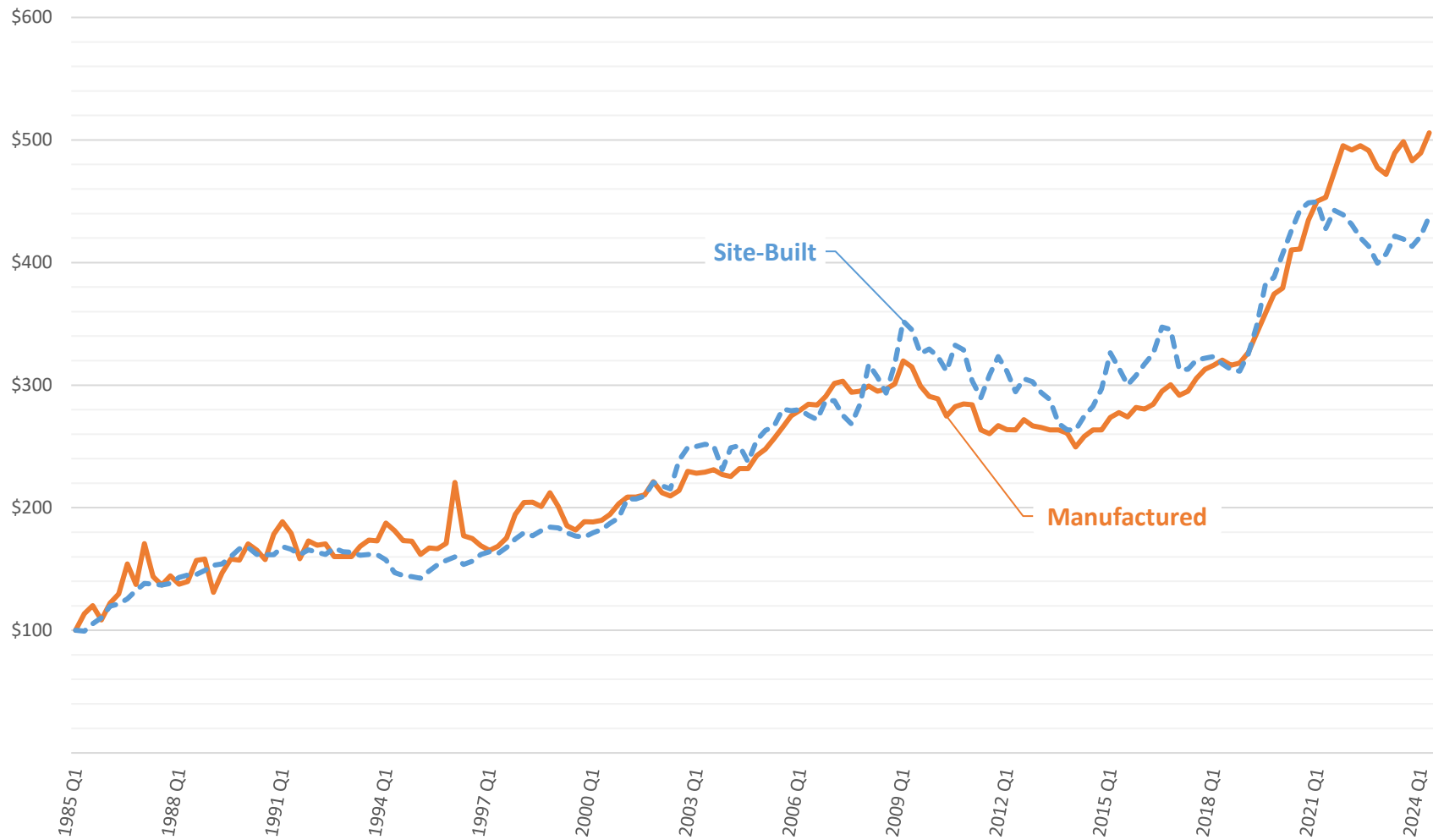


Figure 4: Manufactured vs. Site-Built, Re-Scaled, All-Transactions Median Prices
(United States, Nominal, Enterprise Acquisitions, 1985 Q1= \$100, 1985 Q1 – 2024 Q2)



APPENDIX

Appendix Table 1: Manufactured vs. Site-Built, Purchase-Only Median Prices
 (United States, Nominal, Enterprise Acquisitions, 1985 Q1 – 2024 Q2)

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
1985 Q1	\$46,758	\$80,000	-\$33,242
1985 Q2	\$52,487	\$79,365	-\$26,878
1985 Q3	\$53,000	\$81,947	-\$28,947
1985 Q4	\$50,579	\$84,243	-\$33,664
1986 Q1	\$53,273	\$89,875	-\$36,602
1986 Q2	\$59,563	\$91,788	-\$32,224
1986 Q3	\$73,418	\$94,340	-\$20,922
1986 Q4	\$72,904	\$99,000	-\$26,096
1987 Q1	\$103,500	\$105,814	-\$2,314
1987 Q2	\$73,397	\$108,784	-\$35,387
1987 Q3	\$68,260	\$106,758	-\$38,499
1987 Q4	\$69,048	\$108,000	-\$38,952
1988 Q1	\$72,000	\$112,000	-\$40,000
1988 Q2	\$68,449	\$114,375	-\$45,926
1988 Q3	\$78,000	\$115,467	-\$37,467
1988 Q4	\$80,019	\$118,500	-\$38,481
1989 Q1	\$63,000	\$122,500	-\$59,500
1989 Q2	\$69,318	\$125,000	-\$55,682
1989 Q3	\$75,000	\$126,371	-\$51,371
1989 Q4	\$73,784	\$128,507	-\$54,723
1990 Q1	\$75,949	\$129,630	-\$53,680
1990 Q2	\$65,072	\$129,870	-\$64,798
1990 Q3	\$74,627	\$128,000	-\$53,373
1990 Q4	\$64,956	\$128,571	-\$63,615
1991 Q1	\$84,000	\$132,000	-\$48,000
1991 Q2	\$82,000	\$130,000	-\$48,000
1991 Q3	\$73,354	\$127,000	-\$53,646
1991 Q4	\$75,758	\$126,848	-\$51,090
1992 Q1	\$71,889	\$127,907	-\$56,018
1992 Q2	\$69,000	\$125,926	-\$56,926
1992 Q3	\$65,528	\$127,000	-\$61,472
1992 Q4	\$63,000	\$126,000	-\$63,000
1993 Q1	\$60,303	\$125,000	-\$64,697
1993 Q2	\$65,000	\$124,000	-\$59,000
1993 Q3	\$67,000	\$125,000	-\$58,000

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
1993 Q4	\$70,000	\$125,000	-\$55,000
1994 Q1	\$72,421	\$125,000	-\$52,579
1994 Q2	\$81,451	\$121,348	-\$39,897
1994 Q3	\$76,533	\$120,000	-\$43,467
1994 Q4	\$76,263	\$118,806	-\$42,543
1995 Q1	\$71,000	\$117,900	-\$46,900
1995 Q2	\$74,194	\$121,000	-\$46,806
1995 Q3	\$69,386	\$124,900	-\$55,514
1995 Q4	\$70,735	\$126,000	-\$55,265
1996 Q1	\$95,000	\$128,500	-\$33,500
1996 Q2	\$69,774	\$129,900	-\$60,126
1996 Q3	\$73,599	\$132,000	-\$58,401
1996 Q4	\$71,196	\$133,712	-\$62,516
1997 Q1	\$65,477	\$135,000	-\$69,524
1997 Q2	\$74,528	\$135,950	-\$61,422
1997 Q3	\$73,164	\$138,000	-\$64,837
1997 Q4	\$77,960	\$139,000	-\$61,040
1998 Q1	\$77,500	\$140,084	-\$62,584
1998 Q2	\$80,000	\$143,500	-\$63,500
1998 Q3	\$78,477	\$145,000	-\$66,523
1998 Q4	\$85,000	\$145,925	-\$60,925
1999 Q1	\$82,799	\$147,900	-\$65,101
1999 Q2	\$81,155	\$150,000	-\$68,845
1999 Q3	\$82,153	\$150,000	-\$67,847
1999 Q4	\$85,251	\$149,000	-\$63,749
2000 Q1	\$79,500	\$150,000	-\$70,500
2000 Q2	\$83,000	\$153,500	-\$70,500
2000 Q3	\$85,000	\$157,000	-\$72,000
2000 Q4	\$87,500	\$158,000	-\$70,501
2001 Q1	\$85,000	\$160,000	-\$75,000
2001 Q2	\$88,000	\$164,001	-\$76,001
2001 Q3	\$88,000	\$167,000	-\$79,000
2001 Q4	\$89,450	\$167,000	-\$77,550
2002 Q1	\$85,755	\$169,500	-\$83,745
2002 Q2	\$89,900	\$170,500	-\$80,600
2002 Q3	\$89,000	\$172,004	-\$83,004
2002 Q4	\$89,711	\$175,000	-\$85,289

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
2003 Q1	\$89,130	\$174,900	-\$85,770
2003 Q2	\$89,594	\$177,922	-\$88,329
2003 Q3	\$92,000	\$182,000	-\$90,000
2003 Q4	\$93,012	\$179,750	-\$86,738
2004 Q1	\$90,000	\$179,889	-\$89,889
2004 Q2	\$97,537	\$184,900	-\$87,363
2004 Q3	\$101,000	\$185,000	-\$84,000
2004 Q4	\$105,000	\$187,000	-\$82,000
2005 Q1	\$105,000	\$187,500	-\$82,500
2005 Q2	\$115,000	\$195,000	-\$80,000
2005 Q3	\$118,000	\$201,900	-\$83,900
2005 Q4	\$120,000	\$200,000	-\$80,000
2006 Q1	\$120,000	\$199,000	-\$79,000
2006 Q2	\$125,000	\$203,000	-\$78,000
2006 Q3	\$124,561	\$199,000	-\$74,439
2006 Q4	\$122,000	\$196,000	-\$74,000
2007 Q1	\$125,000	\$194,000	-\$69,000
2007 Q2	\$126,614	\$195,000	-\$68,386
2007 Q3	\$125,000	\$198,000	-\$73,000
2007 Q4	\$122,642	\$199,500	-\$76,858
2008 Q1	\$120,000	\$205,000	-\$85,000
2008 Q2	\$124,000	\$225,500	-\$101,500
2008 Q3	\$135,000	\$234,700	-\$99,700
2008 Q4	\$127,250	\$230,000	-\$102,750
2009 Q1	\$120,930	\$227,722	-\$106,791
2009 Q2	\$120,808	\$232,250	-\$111,443
2009 Q3	\$125,000	\$235,000	-\$110,000
2009 Q4	\$118,361	\$232,882	-\$114,521
2010 Q1	\$120,000	\$235,000	-\$115,000
2010 Q2	\$115,000	\$237,500	-\$122,500
2010 Q3	\$115,000	\$242,000	-\$127,000
2010 Q4	\$116,000	\$231,500	-\$115,500
2011 Q1	\$112,500	\$225,000	-\$112,500
2011 Q2	\$110,000	\$225,000	-\$115,000
2011 Q3	\$105,000	\$223,200	-\$118,200
2011 Q4	\$107,000	\$220,000	-\$113,000
2012 Q1	\$105,500	\$217,000	-\$111,500

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
2012 Q2	\$109,230	\$229,900	-\$120,670
2012 Q3	\$115,000	\$230,000	-\$115,000
2012 Q4	\$115,000	\$225,865	-\$110,865
2013 Q1	\$110,000	\$225,000	-\$115,000
2013 Q2	\$120,000	\$235,000	-\$115,000
2013 Q3	\$124,000	\$229,985	-\$105,985
2013 Q4	\$119,000	\$222,000	-\$103,000
2014 Q1	\$115,000	\$220,518	-\$105,518
2014 Q2	\$122,500	\$227,500	-\$105,000
2014 Q3	\$125,800	\$228,000	-\$102,200
2014 Q4	\$123,000	\$225,000	-\$102,000
2015 Q1	\$124,000	\$229,000	-\$105,000
2015 Q2	\$128,500	\$239,950	-\$111,450
2015 Q3	\$127,653	\$239,000	-\$111,348
2015 Q4	\$130,000	\$235,000	-\$105,000
2016 Q1	\$125,000	\$235,000	-\$110,000
2016 Q2	\$130,000	\$245,000	-\$115,000
2016 Q3	\$135,000	\$245,000	-\$110,000
2016 Q4	\$133,050	\$243,000	-\$109,950
2017 Q1	\$129,900	\$240,000	-\$110,100
2017 Q2	\$135,000	\$250,000	-\$115,000
2017 Q3	\$140,500	\$249,900	-\$109,400
2017 Q4	\$143,000	\$244,900	-\$101,900
2018 Q1	\$145,000	\$249,000	-\$104,000
2018 Q2	\$149,900	\$254,900	-\$105,000
2018 Q3	\$150,000	\$250,000	-\$100,000
2018 Q4	\$148,000	\$246,636	-\$98,636
2019 Q1	\$149,490	\$250,000	-\$100,510
2019 Q2	\$155,000	\$264,900	-\$109,900
2019 Q3	\$160,000	\$266,000	-\$106,000
2019 Q4	\$160,000	\$269,000	-\$109,000
2020 Q1	\$160,000	\$275,000	-\$115,000
2020 Q2	\$168,000	\$285,000	-\$117,000
2020 Q3	\$175,000	\$304,000	-\$129,000
2020 Q4	\$184,900	\$310,000	-\$125,100
2021 Q1	\$183,000	\$315,000	-\$132,000
2021 Q2	\$197,500	\$330,000	-\$132,500

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
2021 Q3	\$213,062	\$332,500	-\$119,439
2021 Q4	\$224,000	\$335,000	-\$111,000
2022 Q1	\$221,000	\$340,000	-\$119,000
2022 Q2	\$233,500	\$352,500	-\$119,000
2022 Q3	\$230,000	\$345,000	-\$115,000
2022 Q4	\$222,000	\$330,000	-\$108,000
2023 Q1	\$218,000	\$335,000	-\$117,000
2023 Q2	\$230,000	\$354,900	-\$124,900
2023 Q3	\$230,000	\$350,000	-\$120,000
2023 Q4	\$222,000	\$341,500	-\$119,500
2024 Q1	\$225,000	\$350,000	-\$125,000
2024 Q2	\$231,000	\$367,000	-\$136,000

Appendix Table 2: Manufactured vs. Site-Built, All-Transactions Median Prices
(United States, Nominal, Enterprise Acquisitions, 1985 Q1 – 2024 Q2)

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
1985 Q1	\$47,443	\$83,500	-\$36,057
1985 Q2	\$53,895	\$82,947	-\$29,053
1985 Q3	\$57,000	\$87,955	-\$30,955
1985 Q4	\$51,497	\$92,000	-\$40,503
1986 Q1	\$57,986	\$100,000	-\$42,014
1986 Q2	\$61,509	\$101,408	-\$39,899
1986 Q3	\$73,125	\$105,000	-\$31,875
1986 Q4	\$65,156	\$110,638	-\$45,482
1987 Q1	\$81,000	\$115,385	-\$34,385
1987 Q2	\$68,200	\$115,000	-\$46,800
1987 Q3	\$64,997	\$114,286	-\$49,289
1987 Q4	\$68,552	\$115,385	-\$46,832
1988 Q1	\$65,249	\$119,500	-\$54,251
1988 Q2	\$66,366	\$121,223	-\$54,857
1988 Q3	\$74,507	\$121,474	-\$46,967
1988 Q4	\$75,000	\$124,399	-\$49,399
1989 Q1	\$62,105	\$127,875	-\$65,770
1989 Q2	\$69,722	\$128,669	-\$58,947
1989 Q3	\$75,000	\$133,750	-\$58,750
1989 Q4	\$74,607	\$139,000	-\$64,393
1990 Q1	\$80,882	\$140,000	-\$59,118
1990 Q2	\$78,471	\$135,135	-\$56,665
1990 Q3	\$74,863	\$135,000	-\$60,137
1990 Q4	\$84,706	\$135,000	-\$50,294
1991 Q1	\$89,497	\$140,566	-\$51,069
1991 Q2	\$85,000	\$138,750	-\$53,750
1991 Q3	\$75,162	\$135,000	-\$59,838
1991 Q4	\$82,000	\$138,402	-\$56,402
1992 Q1	\$80,357	\$136,709	-\$56,352
1992 Q2	\$80,941	\$135,227	-\$54,286
1992 Q3	\$75,949	\$139,655	-\$63,706
1992 Q4	\$75,943	\$136,986	-\$61,043
1993 Q1	\$75,926	\$136,667	-\$60,741
1993 Q2	\$80,000	\$134,615	-\$54,615
1993 Q3	\$82,339	\$135,135	-\$52,796

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
1993 Q4	\$82,026	\$135,000	-\$52,974
1994 Q1	\$89,000	\$131,579	-\$42,579
1994 Q2	\$86,033	\$122,842	-\$36,809
1994 Q3	\$82,200	\$120,896	-\$38,696
1994 Q4	\$81,913	\$120,000	-\$38,087
1995 Q1	\$76,820	\$118,919	-\$42,099
1995 Q2	\$79,360	\$124,000	-\$44,640
1995 Q3	\$79,000	\$128,235	-\$49,235
1995 Q4	\$81,111	\$131,169	-\$50,058
1996 Q1	\$104,676	\$133,529	-\$28,853
1996 Q2	\$84,000	\$128,400	-\$44,400
1996 Q3	\$83,000	\$130,500	-\$47,500
1996 Q4	\$80,179	\$135,246	-\$55,067
1997 Q1	\$78,353	\$137,019	-\$58,666
1997 Q2	\$80,000	\$135,714	-\$55,714
1997 Q3	\$83,219	\$140,000	-\$56,781
1997 Q4	\$92,333	\$145,652	-\$53,319
1998 Q1	\$96,970	\$149,900	-\$52,930
1998 Q2	\$97,000	\$147,900	-\$50,900
1998 Q3	\$95,385	\$151,500	-\$56,115
1998 Q4	\$100,667	\$153,896	-\$53,229
1999 Q1	\$95,394	\$153,333	-\$57,939
1999 Q2	\$87,900	\$150,000	-\$62,100
1999 Q3	\$86,198	\$147,727	-\$61,529
1999 Q4	\$89,500	\$147,000	-\$57,500
2000 Q1	\$89,350	\$150,000	-\$60,650
2000 Q2	\$90,000	\$152,174	-\$62,174
2000 Q3	\$92,300	\$156,410	-\$64,110
2000 Q4	\$96,425	\$160,000	-\$63,575
2001 Q1	\$99,000	\$173,000	-\$74,000
2001 Q2	\$99,000	\$173,000	-\$74,000
2001 Q3	\$99,872	\$175,000	-\$75,128
2001 Q4	\$105,000	\$184,211	-\$79,211
2002 Q1	\$100,714	\$182,045	-\$81,331
2002 Q2	\$99,467	\$179,737	-\$80,270
2002 Q3	\$101,500	\$199,367	-\$97,867
2002 Q4	\$108,927	\$208,083	-\$99,156

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
2003 Q1	\$108,235	\$208,696	-\$100,460
2003 Q2	\$108,696	\$210,145	-\$101,449
2003 Q3	\$109,649	\$209,210	-\$99,561
2003 Q4	\$107,761	\$193,002	-\$85,241
2004 Q1	\$107,000	\$207,838	-\$100,838
2004 Q2	\$110,000	\$209,375	-\$99,375
2004 Q3	\$110,000	\$198,333	-\$88,333
2004 Q4	\$115,006	\$213,000	-\$97,994
2005 Q1	\$117,608	\$219,643	-\$102,035
2005 Q2	\$121,703	\$222,500	-\$100,797
2005 Q3	\$126,000	\$234,146	-\$108,146
2005 Q4	\$130,492	\$233,046	-\$102,555
2006 Q1	\$132,589	\$233,900	-\$101,311
2006 Q2	\$135,000	\$230,000	-\$95,000
2006 Q3	\$134,630	\$227,000	-\$92,370
2006 Q4	\$138,000	\$240,000	-\$102,000
2007 Q1	\$143,000	\$240,000	-\$97,000
2007 Q2	\$143,907	\$230,000	-\$86,093
2007 Q3	\$139,615	\$224,000	-\$84,385
2007 Q4	\$140,000	\$237,799	-\$97,799
2008 Q1	\$142,000	\$264,900	-\$122,900
2008 Q2	\$140,000	\$255,973	-\$115,973
2008 Q3	\$140,798	\$245,000	-\$104,202
2008 Q4	\$142,857	\$265,000	-\$122,143
2009 Q1	\$151,667	\$294,207	-\$142,540
2009 Q2	\$149,455	\$288,235	-\$138,781
2009 Q3	\$142,000	\$272,000	-\$130,000
2009 Q4	\$138,000	\$275,118	-\$137,118
2010 Q1	\$137,085	\$270,000	-\$132,915
2010 Q2	\$130,392	\$260,000	-\$129,608
2010 Q3	\$134,034	\$277,778	-\$143,743
2010 Q4	\$135,044	\$274,621	-\$139,577
2011 Q1	\$134,749	\$253,425	-\$118,676
2011 Q2	\$125,000	\$241,943	-\$116,943
2011 Q3	\$123,500	\$257,518	-\$134,018
2011 Q4	\$126,661	\$270,000	-\$143,339
2012 Q1	\$125,069	\$260,000	-\$134,931

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
2012 Q2	\$125,000	\$246,000	-\$121,000
2012 Q3	\$128,949	\$254,902	-\$125,953
2012 Q4	\$126,600	\$252,852	-\$126,252
2013 Q1	\$125,984	\$245,500	-\$119,516
2013 Q2	\$125,000	\$240,567	-\$115,567
2013 Q3	\$125,000	\$224,342	-\$99,342
2013 Q4	\$123,750	\$220,000	-\$96,250
2014 Q1	\$118,442	\$220,000	-\$101,558
2014 Q2	\$122,535	\$229,500	-\$106,965
2014 Q3	\$125,000	\$236,000	-\$111,000
2014 Q4	\$125,000	\$248,000	-\$123,000
2015 Q1	\$129,840	\$272,568	-\$142,728
2015 Q2	\$131,668	\$262,000	-\$130,332
2015 Q3	\$130,000	\$250,556	-\$120,556
2015 Q4	\$133,671	\$257,000	-\$123,329
2016 Q1	\$133,088	\$265,000	-\$131,912
2016 Q2	\$135,000	\$272,214	-\$137,214
2016 Q3	\$140,000	\$290,000	-\$150,000
2016 Q4	\$142,500	\$288,333	-\$145,833
2017 Q1	\$138,462	\$261,118	-\$122,657
2017 Q2	\$140,000	\$261,400	-\$121,400
2017 Q3	\$144,900	\$267,532	-\$122,632
2017 Q4	\$148,486	\$268,793	-\$120,307
2018 Q1	\$150,000	\$269,900	-\$119,900
2018 Q2	\$152,000	\$265,000	-\$113,000
2018 Q3	\$150,000	\$261,200	-\$111,200
2018 Q4	\$150,913	\$260,000	-\$109,087
2019 Q1	\$155,000	\$271,775	-\$116,775
2019 Q2	\$162,370	\$291,000	-\$128,630
2019 Q3	\$170,000	\$319,000	-\$149,000
2019 Q4	\$177,551	\$324,000	-\$146,449
2020 Q1	\$179,900	\$340,000	-\$160,100
2020 Q2	\$194,667	\$355,714	-\$161,048
2020 Q3	\$195,000	\$370,000	-\$175,000
2020 Q4	\$206,191	\$374,667	-\$168,475
2021 Q1	\$213,527	\$375,410	-\$161,883
2021 Q2	\$215,000	\$357,143	-\$142,143

Year-Quarter	Manufactured	Site-Built	Manufactured – Site-Built
2021 Q3	\$225,000	\$369,500	-\$144,500
2021 Q4	\$235,000	\$366,667	-\$131,667
2022 Q1	\$233,290	\$360,000	-\$126,710
2022 Q2	\$235,000	\$351,000	-\$116,000
2022 Q3	\$233,110	\$345,000	-\$111,890
2022 Q4	\$226,526	\$333,500	-\$106,974
2023 Q1	\$223,900	\$339,900	-\$116,000
2023 Q2	\$232,130	\$352,000	-\$119,870
2023 Q3	\$236,597	\$350,000	-\$113,403
2023 Q4	\$229,167	\$345,000	-\$115,833
2024 Q1	\$232,176	\$352,000	-\$119,824
2024 Q2	\$240,000	\$365,478	-\$125,478

Appendix Table 3: Manufactured vs. Site-Built, Re-Scaled, Purchase-Only Median Prices
 (United States, Nominal, Enterprise Acquisitions, Not Seasonally Adjusted, 1985 Q1= \$100,
 1985 Q1 – 2024 Q2)

Year-Quarter	Manufactured	Traditional	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
1985 Q1	\$100	\$100			
1985 Q2	\$112	\$99	12.3%	-0.8%	13.0%
1985 Q3	\$113	\$102	13.3%	2.4%	10.9%
1985 Q4	\$108	\$105	8.2%	5.3%	2.9%
1986 Q1	\$114	\$112	13.9%	12.3%	1.6%
1986 Q2	\$127	\$115	27.4%	14.7%	12.7%
1986 Q3	\$157	\$118	57.0%	17.9%	39.1%
1986 Q4	\$156	\$124	55.9%	23.8%	32.2%
1987 Q1	\$221	\$132	121.4%	32.3%	89.1%
1987 Q2	\$157	\$136	57.0%	36.0%	21.0%
1987 Q3	\$146	\$133	46.0%	33.4%	12.5%
1987 Q4	\$148	\$135	47.7%	35.0%	12.7%
1988 Q1	\$154	\$140	54.0%	40.0%	14.0%
1988 Q2	\$146	\$143	46.4%	43.0%	3.4%
1988 Q3	\$167	\$144	66.8%	44.3%	22.5%
1988 Q4	\$171	\$148	71.1%	48.1%	23.0%
1989 Q1	\$135	\$153	34.7%	53.1%	-18.4%
1989 Q2	\$148	\$156	48.2%	56.3%	-8.0%
1989 Q3	\$160	\$158	60.4%	58.0%	2.4%
1989 Q4	\$158	\$161	57.8%	60.6%	-2.8%
1990 Q1	\$162	\$162	62.4%	62.0%	0.4%
1990 Q2	\$139	\$162	39.2%	62.3%	-23.2%
1990 Q3	\$160	\$160	59.6%	60.0%	-0.4%
1990 Q4	\$139	\$161	38.9%	60.7%	-21.8%
1991 Q1	\$180	\$165	79.6%	65.0%	14.6%
1991 Q2	\$175	\$163	75.4%	62.5%	12.9%
1991 Q3	\$157	\$159	56.9%	58.8%	-1.9%
1991 Q4	\$162	\$159	62.0%	58.6%	3.5%
1992 Q1	\$154	\$160	53.7%	59.9%	-6.1%
1992 Q2	\$148	\$157	47.6%	57.4%	-9.8%
1992 Q3	\$140	\$159	40.1%	58.8%	-18.6%
1992 Q4	\$135	\$158	34.7%	57.5%	-22.8%
1993 Q1	\$129	\$156	29.0%	56.3%	-27.3%

Year-Quarter	Manufactured	Traditional	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
1993 Q2	\$139	\$155	39.0%	55.0%	-16.0%
1993 Q3	\$143	\$156	43.3%	56.3%	-13.0%
1993 Q4	\$150	\$156	49.7%	56.3%	-6.5%
1994 Q1	\$155	\$156	54.9%	56.3%	-1.4%
1994 Q2	\$174	\$152	74.2%	51.7%	22.5%
1994 Q3	\$164	\$150	63.7%	50.0%	13.7%
1994 Q4	\$163	\$149	63.1%	48.5%	14.6%
1995 Q1	\$152	\$147	51.8%	47.4%	4.5%
1995 Q2	\$159	\$151	58.7%	51.3%	7.4%
1995 Q3	\$148	\$156	48.4%	56.1%	-7.7%
1995 Q4	\$151	\$158	51.3%	57.5%	-6.2%
1996 Q1	\$203	\$161	103.2%	60.6%	42.5%
1996 Q2	\$149	\$162	49.2%	62.4%	-13.2%
1996 Q3	\$157	\$165	57.4%	65.0%	-7.6%
1996 Q4	\$152	\$167	52.3%	67.1%	-14.9%
1997 Q1	\$140	\$169	40.0%	68.8%	-28.7%
1997 Q2	\$159	\$170	59.4%	69.9%	-10.5%
1997 Q3	\$156	\$173	56.5%	72.5%	-16.0%
1997 Q4	\$167	\$174	66.7%	73.8%	-7.0%
1998 Q1	\$166	\$175	65.7%	75.1%	-9.4%
1998 Q2	\$171	\$179	71.1%	79.4%	-8.3%
1998 Q3	\$168	\$181	67.8%	81.3%	-13.4%
1998 Q4	\$182	\$182	81.8%	82.4%	-0.6%
1999 Q1	\$177	\$185	77.1%	84.9%	-7.8%
1999 Q2	\$174	\$188	73.6%	87.5%	-13.9%
1999 Q3	\$176	\$188	75.7%	87.5%	-11.8%
1999 Q4	\$182	\$186	82.3%	86.3%	-3.9%
2000 Q1	\$170	\$188	70.0%	87.5%	-17.5%
2000 Q2	\$178	\$192	77.5%	91.9%	-14.4%
2000 Q3	\$182	\$196	81.8%	96.3%	-14.5%
2000 Q4	\$187	\$198	87.1%	97.5%	-10.4%
2001 Q1	\$182	\$200	81.8%	100.0%	-18.2%
2001 Q2	\$188	\$205	88.2%	105.0%	-16.8%
2001 Q3	\$188	\$209	88.2%	108.8%	-20.5%
2001 Q4	\$191	\$209	91.3%	108.8%	-17.4%
2002 Q1	\$183	\$212	83.4%	111.9%	-28.5%

Year-Quarter	Manufactured	Traditional	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
2002 Q2	\$192	\$213	92.3%	113.1%	-20.9%
2002 Q3	\$190	\$215	90.3%	115.0%	-24.7%
2002 Q4	\$192	\$219	91.9%	118.8%	-26.9%
2003 Q1	\$191	\$219	90.6%	118.6%	-28.0%
2003 Q2	\$192	\$222	91.6%	122.4%	-30.8%
2003 Q3	\$197	\$228	96.8%	127.5%	-30.7%
2003 Q4	\$199	\$225	98.9%	124.7%	-25.8%
2004 Q1	\$192	\$225	92.5%	124.9%	-32.4%
2004 Q2	\$209	\$231	108.6%	131.1%	-22.5%
2004 Q3	\$216	\$231	116.0%	131.3%	-15.2%
2004 Q4	\$225	\$234	124.6%	133.8%	-9.2%
2005 Q1	\$225	\$234	124.6%	134.4%	-9.8%
2005 Q2	\$246	\$244	145.9%	143.8%	2.2%
2005 Q3	\$252	\$252	152.4%	152.4%	0.0%
2005 Q4	\$257	\$250	156.6%	150.0%	6.6%
2006 Q1	\$257	\$249	156.6%	148.8%	7.9%
2006 Q2	\$267	\$254	167.3%	153.8%	13.6%
2006 Q3	\$266	\$249	166.4%	148.8%	17.6%
2006 Q4	\$261	\$245	160.9%	145.0%	15.9%
2007 Q1	\$267	\$243	167.3%	142.5%	24.8%
2007 Q2	\$271	\$244	170.8%	143.8%	27.0%
2007 Q3	\$267	\$248	167.3%	147.5%	19.8%
2007 Q4	\$262	\$249	162.3%	149.4%	12.9%
2008 Q1	\$257	\$256	156.6%	156.3%	0.4%
2008 Q2	\$265	\$282	165.2%	181.9%	-16.7%
2008 Q3	\$289	\$293	188.7%	193.4%	-4.7%
2008 Q4	\$272	\$288	172.1%	187.5%	-15.4%
2009 Q1	\$259	\$285	158.6%	184.7%	-26.0%
2009 Q2	\$258	\$290	158.4%	190.3%	-31.9%
2009 Q3	\$267	\$294	167.3%	193.8%	-26.4%
2009 Q4	\$253	\$291	153.1%	191.1%	-38.0%
2010 Q1	\$257	\$294	156.6%	193.8%	-37.1%
2010 Q2	\$246	\$297	145.9%	196.9%	-50.9%
2010 Q3	\$246	\$303	145.9%	202.5%	-56.6%
2010 Q4	\$248	\$289	148.1%	189.4%	-41.3%
2011 Q1	\$241	\$281	140.6%	181.3%	-40.6%

Year-Quarter	Manufactured	Traditional	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
2011 Q2	\$235	\$281	135.3%	181.3%	-46.0%
2011 Q3	\$225	\$279	124.6%	179.0%	-54.4%
2011 Q4	\$229	\$275	128.8%	175.0%	-46.2%
2012 Q1	\$226	\$271	125.6%	171.3%	-45.6%
2012 Q2	\$234	\$287	133.6%	187.4%	-53.8%
2012 Q3	\$246	\$288	145.9%	187.5%	-41.6%
2012 Q4	\$246	\$282	145.9%	182.3%	-36.4%
2013 Q1	\$235	\$281	135.3%	181.3%	-46.0%
2013 Q2	\$257	\$294	156.6%	193.8%	-37.1%
2013 Q3	\$265	\$287	165.2%	187.5%	-22.3%
2013 Q4	\$255	\$278	154.5%	177.5%	-23.0%
2014 Q1	\$246	\$276	145.9%	175.6%	-29.7%
2014 Q2	\$262	\$284	162.0%	184.4%	-22.4%
2014 Q3	\$269	\$285	169.0%	185.0%	-16.0%
2014 Q4	\$263	\$281	163.1%	181.3%	-18.2%
2015 Q1	\$265	\$286	165.2%	186.3%	-21.1%
2015 Q2	\$275	\$300	174.8%	199.9%	-25.1%
2015 Q3	\$273	\$299	173.0%	198.8%	-25.7%
2015 Q4	\$278	\$294	178.0%	193.8%	-15.7%
2016 Q1	\$267	\$294	167.3%	193.8%	-26.4%
2016 Q2	\$278	\$306	178.0%	206.3%	-28.2%
2016 Q3	\$289	\$306	188.7%	206.3%	-17.5%
2016 Q4	\$285	\$304	184.6%	203.8%	-19.2%
2017 Q1	\$278	\$300	177.8%	200.0%	-22.2%
2017 Q2	\$289	\$313	188.7%	212.5%	-23.8%
2017 Q3	\$300	\$312	200.5%	212.4%	-11.9%
2017 Q4	\$306	\$306	205.8%	206.1%	-0.3%
2018 Q1	\$310	\$311	210.1%	211.3%	-1.1%
2018 Q2	\$321	\$319	220.6%	218.6%	2.0%
2018 Q3	\$321	\$313	220.8%	212.5%	8.3%
2018 Q4	\$317	\$308	216.5%	208.3%	8.2%
2019 Q1	\$320	\$313	219.7%	212.5%	7.2%
2019 Q2	\$331	\$331	231.5%	231.1%	0.4%
2019 Q3	\$342	\$333	242.2%	232.5%	9.7%
2019 Q4	\$342	\$336	242.2%	236.3%	5.9%
2020 Q1	\$342	\$344	242.2%	243.8%	-1.6%

Year-Quarter	Manufactured	Traditional	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
2020 Q2	\$359	\$356	259.3%	256.3%	3.0%
2020 Q3	\$374	\$380	274.3%	280.0%	-5.7%
2020 Q4	\$395	\$388	295.4%	287.5%	7.9%
2021 Q1	\$391	\$394	291.4%	293.8%	-2.4%
2021 Q2	\$422	\$413	322.4%	312.5%	9.9%
2021 Q3	\$456	\$416	355.7%	315.6%	40.0%
2021 Q4	\$479	\$419	379.1%	318.8%	60.3%
2022 Q1	\$473	\$425	372.6%	325.0%	47.6%
2022 Q2	\$499	\$441	399.4%	340.6%	58.8%
2022 Q3	\$492	\$431	391.9%	331.3%	60.6%
2022 Q4	\$475	\$413	374.8%	312.5%	62.3%
2023 Q1	\$466	\$419	366.2%	318.8%	47.5%
2023 Q2	\$492	\$444	391.9%	343.6%	48.3%
2023 Q3	\$492	\$438	391.9%	337.5%	54.4%
2023 Q4	\$475	\$427	374.8%	326.9%	47.9%
2024 Q1	\$481	\$438	381.2%	337.5%	43.7%
2024 Q2	\$494	\$459	394.0%	358.8%	35.3%

Appendix Table 4: Manufactured vs. Site-Built, Re-Scaled, All-Transactions Median Prices
 (United States, Nominal, Enterprise Acquisitions, Not Seasonally Adjusted, 1985 Q1= \$100,
 1985 Q1 – 2024 Q2)

Year-Quarter	Manufactured	Site-Built	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
1985 Q1	\$100	\$100			
1985 Q2	\$114	\$99	13.6%	-0.7%	14.3%
1985 Q3	\$120	\$105	20.1%	5.3%	14.8%
1985 Q4	\$109	\$110	8.5%	10.2%	-1.6%
1986 Q1	\$122	\$120	22.2%	19.8%	2.5%
1986 Q2	\$130	\$121	29.6%	21.4%	8.2%
1986 Q3	\$154	\$126	54.1%	25.7%	28.4%
1986 Q4	\$137	\$133	37.3%	32.5%	4.8%
1987 Q1	\$171	\$138	70.7%	38.2%	32.5%
1987 Q2	\$144	\$138	43.8%	37.7%	6.0%
1987 Q3	\$137	\$137	37.0%	36.9%	0.1%
1987 Q4	\$144	\$138	44.5%	38.2%	6.3%
1988 Q1	\$138	\$143	37.5%	43.1%	-5.6%
1988 Q2	\$140	\$145	39.9%	45.2%	-5.3%
1988 Q3	\$157	\$145	57.0%	45.5%	11.6%
1988 Q4	\$158	\$149	58.1%	49.0%	9.1%
1989 Q1	\$131	\$153	30.9%	53.1%	-22.2%
1989 Q2	\$147	\$154	47.0%	54.1%	-7.1%
1989 Q3	\$158	\$160	58.1%	60.2%	-2.1%
1989 Q4	\$157	\$166	57.3%	66.5%	-9.2%
1990 Q1	\$170	\$168	70.5%	67.7%	2.8%
1990 Q2	\$165	\$162	65.4%	61.8%	3.6%
1990 Q3	\$158	\$162	57.8%	61.7%	-3.9%
1990 Q4	\$179	\$162	78.5%	61.7%	16.9%
1991 Q1	\$189	\$168	88.6%	68.3%	20.3%
1991 Q2	\$179	\$166	79.2%	66.2%	13.0%
1991 Q3	\$158	\$162	58.4%	61.7%	-3.3%
1991 Q4	\$173	\$166	72.8%	65.8%	7.1%
1992 Q1	\$169	\$164	69.4%	63.7%	5.7%
1992 Q2	\$171	\$162	70.6%	61.9%	8.7%
1992 Q3	\$160	\$167	60.1%	67.3%	-7.2%
1992 Q4	\$160	\$164	60.1%	64.1%	-4.0%
1993 Q1	\$160	\$164	60.0%	63.7%	-3.6%

Year-Quarter	Manufactured	Site-Built	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
1993 Q2	\$169	\$161	68.6%	61.2%	7.4%
1993 Q3	\$174	\$162	73.6%	61.8%	11.7%
1993 Q4	\$173	\$162	72.9%	61.7%	11.2%
1994 Q1	\$188	\$158	87.6%	57.6%	30.0%
1994 Q2	\$181	\$147	81.3%	47.1%	34.2%
1994 Q3	\$173	\$145	73.3%	44.8%	28.5%
1994 Q4	\$173	\$144	72.7%	43.7%	28.9%
1995 Q1	\$162	\$142	61.9%	42.4%	19.5%
1995 Q2	\$167	\$149	67.3%	48.5%	18.8%
1995 Q3	\$167	\$154	66.5%	53.6%	12.9%
1995 Q4	\$171	\$157	71.0%	57.1%	13.9%
1996 Q1	\$221	\$160	120.6%	59.9%	60.7%
1996 Q2	\$177	\$154	77.1%	53.8%	23.3%
1996 Q3	\$175	\$156	74.9%	56.3%	18.7%
1996 Q4	\$169	\$162	69.0%	62.0%	7.0%
1997 Q1	\$165	\$164	65.2%	64.1%	1.1%
1997 Q2	\$169	\$163	68.6%	62.5%	6.1%
1997 Q3	\$175	\$168	75.4%	67.7%	7.7%
1997 Q4	\$195	\$174	94.6%	74.4%	20.2%
1998 Q1	\$204	\$180	104.4%	79.5%	24.9%
1998 Q2	\$204	\$177	104.5%	77.1%	27.3%
1998 Q3	\$201	\$181	101.1%	81.4%	19.6%
1998 Q4	\$212	\$184	112.2%	84.3%	27.9%
1999 Q1	\$201	\$184	101.1%	83.6%	17.4%
1999 Q2	\$185	\$180	85.3%	79.6%	5.6%
1999 Q3	\$182	\$177	81.7%	76.9%	4.8%
1999 Q4	\$189	\$176	88.6%	76.0%	12.6%
2000 Q1	\$188	\$180	88.3%	79.6%	8.7%
2000 Q2	\$190	\$182	89.7%	82.2%	7.5%
2000 Q3	\$195	\$187	94.5%	87.3%	7.2%
2000 Q4	\$203	\$192	103.2%	91.6%	11.6%
2001 Q1	\$209	\$207	108.7%	107.2%	1.5%
2001 Q2	\$209	\$207	108.7%	107.2%	1.5%
2001 Q3	\$211	\$210	110.5%	109.6%	0.9%
2001 Q4	\$221	\$221	121.3%	120.6%	0.7%
2002 Q1	\$212	\$218	112.3%	118.0%	-5.7%

Year-Quarter	Manufactured	Site-Built	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
2002 Q2	\$210	\$215	109.7%	115.3%	-5.6%
2002 Q3	\$214	\$239	113.9%	138.8%	-24.8%
2002 Q4	\$230	\$249	129.6%	149.2%	-19.6%
2003 Q1	\$228	\$250	128.1%	149.9%	-21.8%
2003 Q2	\$229	\$252	129.1%	151.7%	-22.6%
2003 Q3	\$231	\$251	131.1%	150.6%	-19.4%
2003 Q4	\$227	\$231	127.1%	131.1%	-4.0%
2004 Q1	\$226	\$249	125.5%	148.9%	-23.4%
2004 Q2	\$232	\$251	131.9%	150.7%	-18.9%
2004 Q3	\$232	\$238	131.9%	137.5%	-5.7%
2004 Q4	\$242	\$255	142.4%	155.1%	-12.7%
2005 Q1	\$248	\$263	147.9%	163.0%	-15.2%
2005 Q2	\$257	\$266	156.5%	166.5%	-9.9%
2005 Q3	\$266	\$280	165.6%	180.4%	-14.8%
2005 Q4	\$275	\$279	175.0%	179.1%	-4.0%
2006 Q1	\$279	\$280	179.5%	180.1%	-0.7%
2006 Q2	\$285	\$275	184.6%	175.4%	9.1%
2006 Q3	\$284	\$272	183.8%	171.9%	11.9%
2006 Q4	\$291	\$287	190.9%	187.4%	3.4%
2007 Q1	\$301	\$287	201.4%	187.4%	14.0%
2007 Q2	\$303	\$275	203.3%	175.4%	27.9%
2007 Q3	\$294	\$268	194.3%	168.3%	26.0%
2007 Q4	\$295	\$285	195.1%	184.8%	10.3%
2008 Q1	\$299	\$317	199.3%	217.2%	-17.9%
2008 Q2	\$295	\$307	195.1%	206.6%	-11.5%
2008 Q3	\$297	\$293	196.8%	193.4%	3.4%
2008 Q4	\$301	\$317	201.1%	217.4%	-16.3%
2009 Q1	\$320	\$352	219.7%	252.3%	-32.7%
2009 Q2	\$315	\$345	215.0%	245.2%	-30.2%
2009 Q3	\$299	\$326	199.3%	225.7%	-26.4%
2009 Q4	\$291	\$329	190.9%	229.5%	-38.6%
2010 Q1	\$289	\$323	188.9%	223.4%	-34.4%
2010 Q2	\$275	\$311	174.8%	211.4%	-36.5%
2010 Q3	\$283	\$333	182.5%	232.7%	-50.2%
2010 Q4	\$285	\$329	184.6%	228.9%	-44.2%
2011 Q1	\$284	\$304	184.0%	203.5%	-19.5%

Year-Quarter	Manufactured	Site-Built	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
2011 Q2	\$263	\$290	163.5%	189.8%	-26.3%
2011 Q3	\$260	\$308	160.3%	208.4%	-48.1%
2011 Q4	\$267	\$323	167.0%	223.4%	-56.4%
2012 Q1	\$264	\$311	163.6%	211.4%	-47.8%
2012 Q2	\$263	\$295	163.5%	194.6%	-31.1%
2012 Q3	\$272	\$305	171.8%	205.3%	-33.5%
2012 Q4	\$267	\$303	166.8%	202.8%	-36.0%
2013 Q1	\$266	\$294	165.5%	194.0%	-28.5%
2013 Q2	\$263	\$288	163.5%	188.1%	-24.6%
2013 Q3	\$263	\$269	163.5%	168.7%	-5.2%
2013 Q4	\$261	\$263	160.8%	163.5%	-2.6%
2014 Q1	\$250	\$263	149.6%	163.5%	-13.8%
2014 Q2	\$258	\$275	158.3%	174.9%	-16.6%
2014 Q3	\$263	\$283	163.5%	182.6%	-19.2%
2014 Q4	\$263	\$297	163.5%	197.0%	-33.5%
2015 Q1	\$274	\$326	173.7%	226.4%	-52.8%
2015 Q2	\$278	\$314	177.5%	213.8%	-36.2%
2015 Q3	\$274	\$300	174.0%	200.1%	-26.1%
2015 Q4	\$282	\$308	181.7%	207.8%	-26.0%
2016 Q1	\$281	\$317	180.5%	217.4%	-36.8%
2016 Q2	\$285	\$326	184.6%	226.0%	-41.5%
2016 Q3	\$295	\$347	195.1%	247.3%	-52.2%
2016 Q4	\$300	\$345	200.4%	245.3%	-45.0%
2017 Q1	\$292	\$313	191.8%	212.7%	-20.9%
2017 Q2	\$295	\$313	195.1%	213.1%	-18.0%
2017 Q3	\$305	\$320	205.4%	220.4%	-15.0%
2017 Q4	\$313	\$322	213.0%	221.9%	-8.9%
2018 Q1	\$316	\$323	216.2%	223.2%	-7.1%
2018 Q2	\$320	\$317	220.4%	217.4%	3.0%
2018 Q3	\$316	\$313	216.2%	212.8%	3.4%
2018 Q4	\$318	\$311	218.1%	211.4%	6.7%
2019 Q1	\$327	\$325	226.7%	225.5%	1.2%
2019 Q2	\$342	\$349	242.2%	248.5%	-6.3%
2019 Q3	\$358	\$382	258.3%	282.0%	-23.7%
2019 Q4	\$374	\$388	274.2%	288.0%	-13.8%
2020 Q1	\$379	\$407	279.2%	307.2%	-28.0%

Year-Quarter	Manufactured	Site-Built	Cumulative Change since 1985 Q1		
			Manufactured	Site-Built	Manufactured – Site-Built (Percentage Points)
2020 Q2	\$410	\$426	310.3%	326.0%	-15.7%
2020 Q3	\$411	\$443	311.0%	343.1%	-32.1%
2020 Q4	\$435	\$449	334.6%	348.7%	-14.1%
2021 Q1	\$450	\$450	350.1%	349.6%	0.5%
2021 Q2	\$453	\$428	353.2%	327.7%	25.5%
2021 Q3	\$474	\$443	374.3%	342.5%	31.7%
2021 Q4	\$495	\$439	395.3%	339.1%	56.2%
2022 Q1	\$492	\$431	391.7%	331.1%	60.6%
2022 Q2	\$495	\$420	395.3%	320.4%	75.0%
2022 Q3	\$491	\$413	391.3%	313.2%	78.2%
2022 Q4	\$477	\$399	377.5%	299.4%	78.1%
2023 Q1	\$472	\$407	371.9%	307.1%	64.9%
2023 Q2	\$489	\$422	389.3%	321.6%	67.7%
2023 Q3	\$499	\$419	398.7%	319.2%	79.5%
2023 Q4	\$483	\$413	383.0%	313.2%	69.9%
2024 Q1	\$489	\$422	389.4%	321.6%	67.8%
2024 Q2	\$506	\$438	405.9%	337.7%	68.2%