

# 2025 Legislative Priorities

## BUILDING HOUSING SUPPLY AND OPPORTUNITY FOR ALL

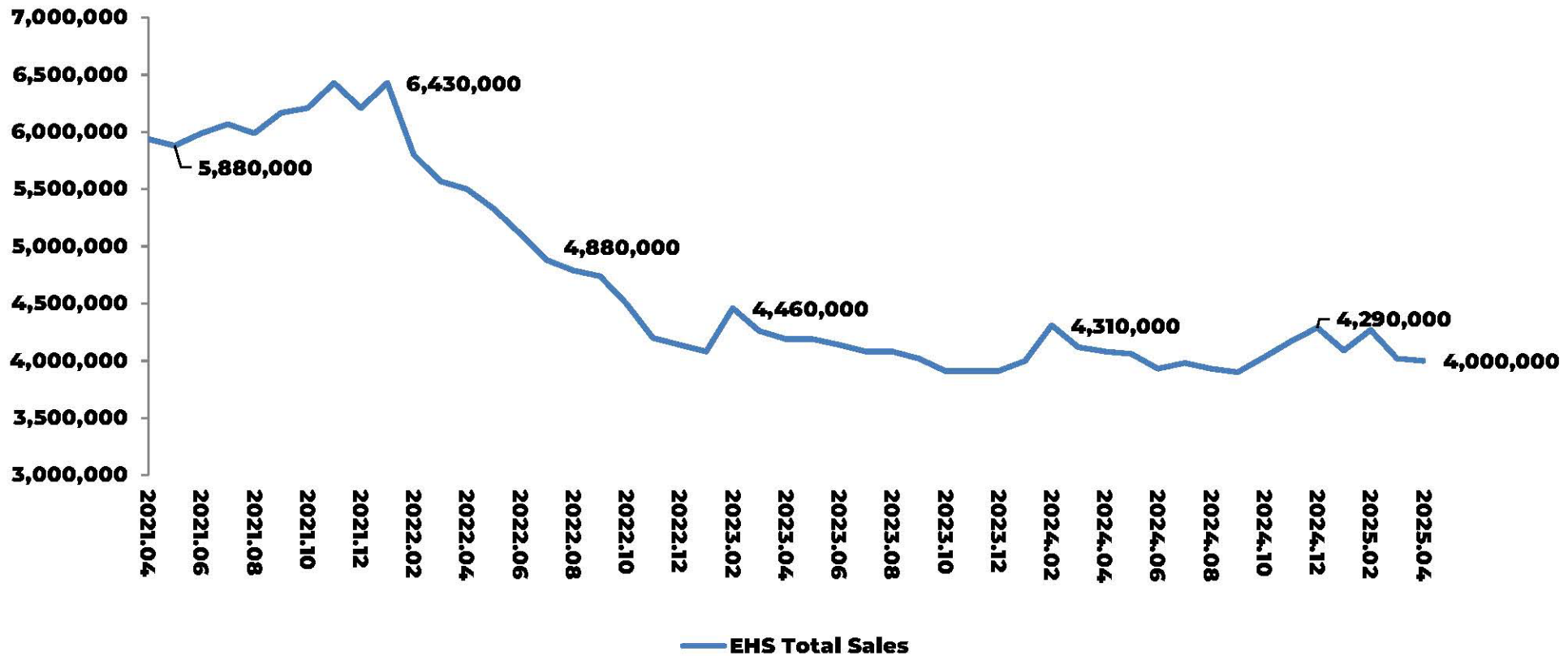
With an estimated 4.7 million-unit shortage, America is facing a housing inventory crisis. We must unlock supply, ease market constraints, and make it easier for Americans to find homes they can afford. Increased supply helps stabilize prices, revitalize communities, and support the American dream of homeownership. Updating America's tax law is a key pathway to more supply. REALTORS® also strongly support fair housing laws and are active leaders in opening up housing opportunities for people of all backgrounds.

### REALTOR® Priorities

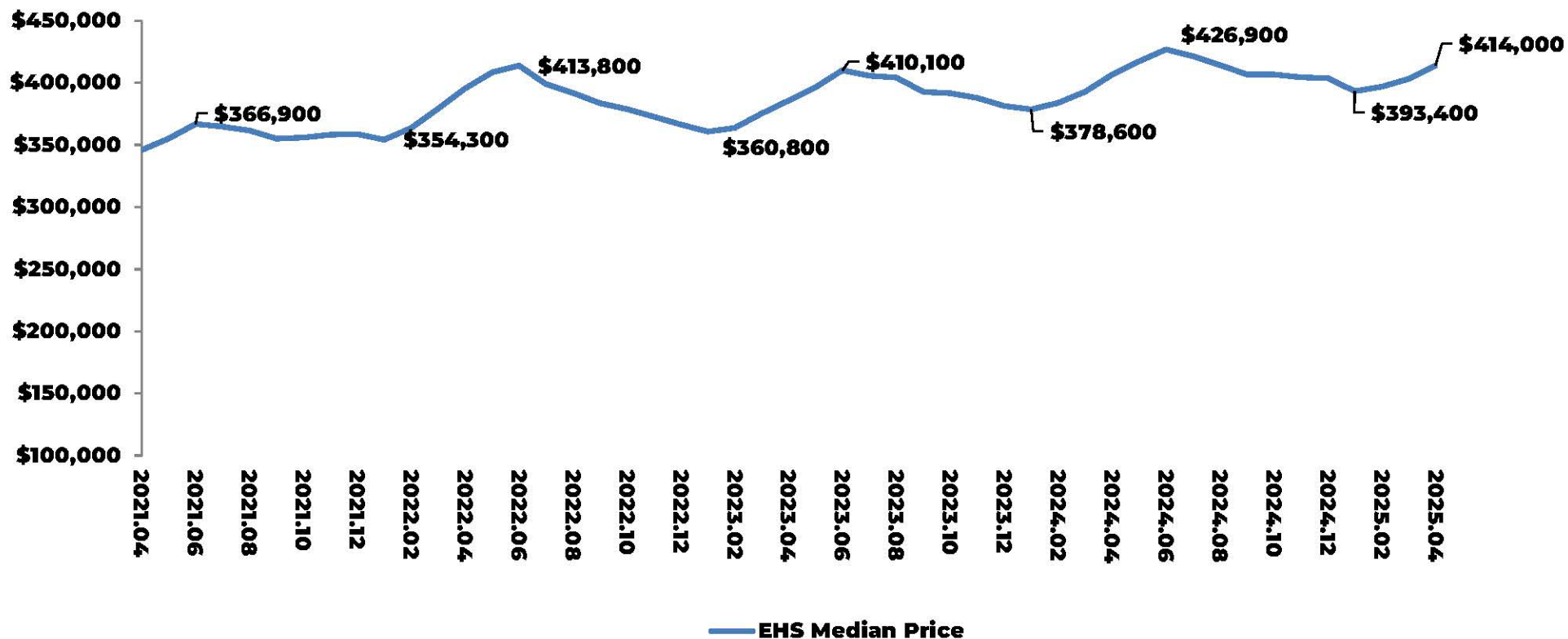
- Support the ***More Homes on the Market Act (H.R. 1340)*** to decrease the equity penalty and incentivize more long-term owners to sell their homes
- Support the ***Housing Supply Framework Act (H.R. 2840/ S. 1299)*** to create a national strategy for boosting housing production and affordability by reducing barriers to new housing development
- Support the ***Revitalizing Downtowns and Main Streets Act (H.R. 2410)*** to convert underused commercial properties into residential and mixed-use housing
- Support the ***Uplifting First-Time Homebuyers Act (H.R. 3526)*** to increase the amount that can be withdrawn penalty-free from IRAs for a down payment on a first home
- Support the ***Fair and Equal Housing Act*** to add sexual orientation and gender identity as protected classes under the Fair Housing Act, codifying the application of the Supreme Court's *Bostock v. Clayton County* decision to the Fair Housing Act, to help ensure equal housing protections for all Americans

# Total Existing-Home Sales

(SA Annual Rate)



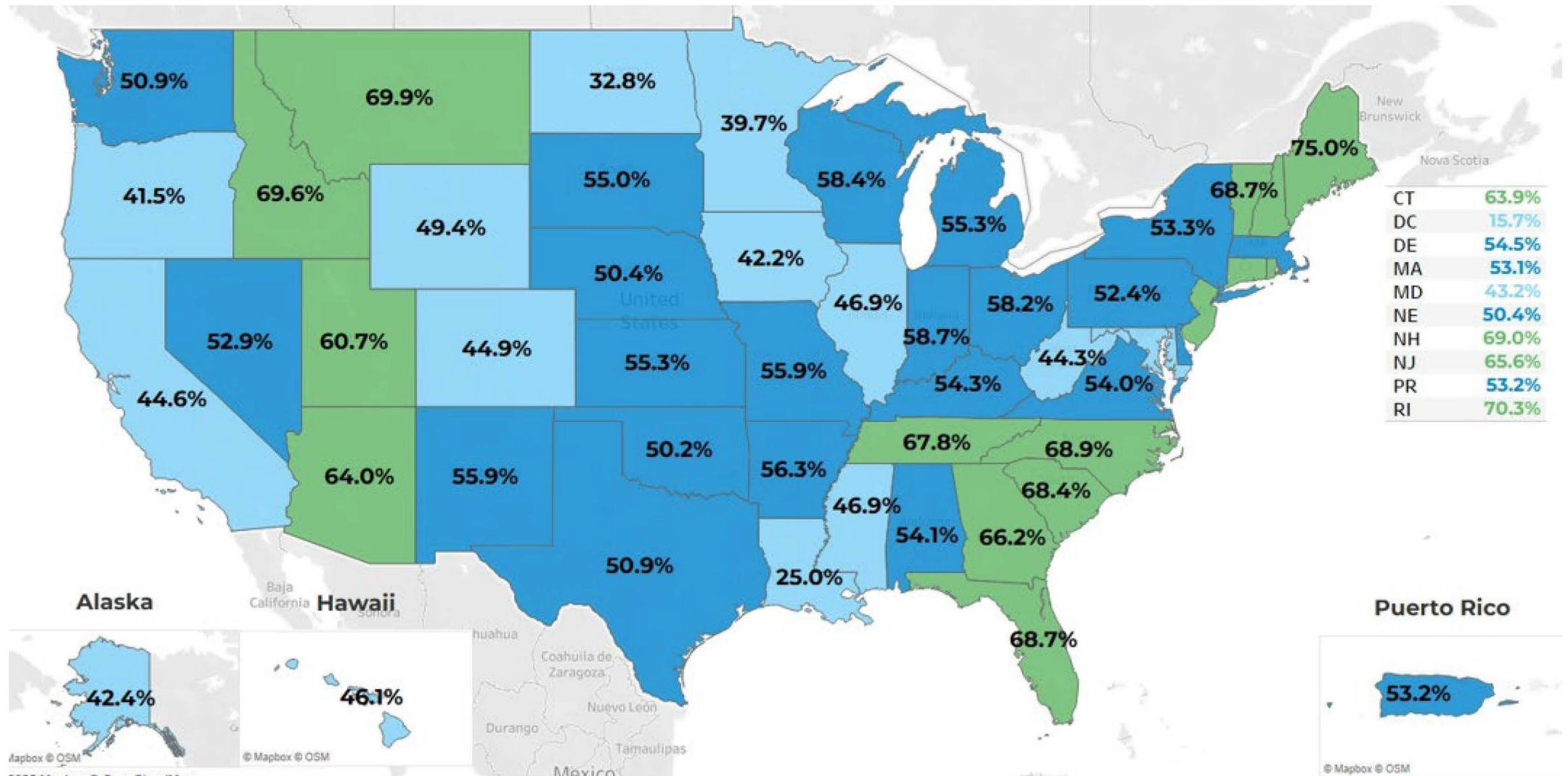
# Median Price of Existing-Home Sales





# 5-year Home Price Gains Since Pre-COVID

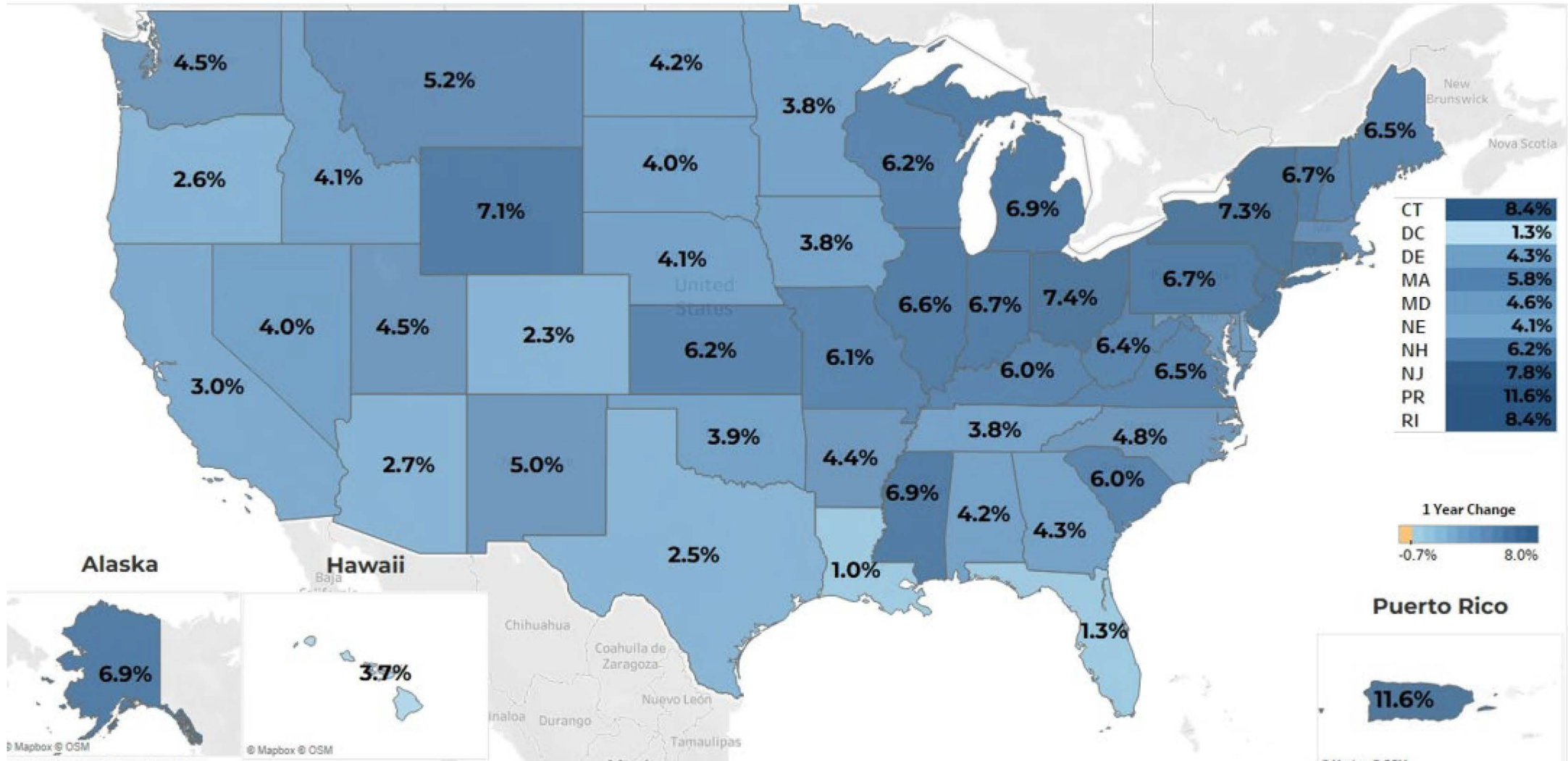
## % change from 2020 Q1 to 2025 Q1



Source: NAR Analysis of FHFA data

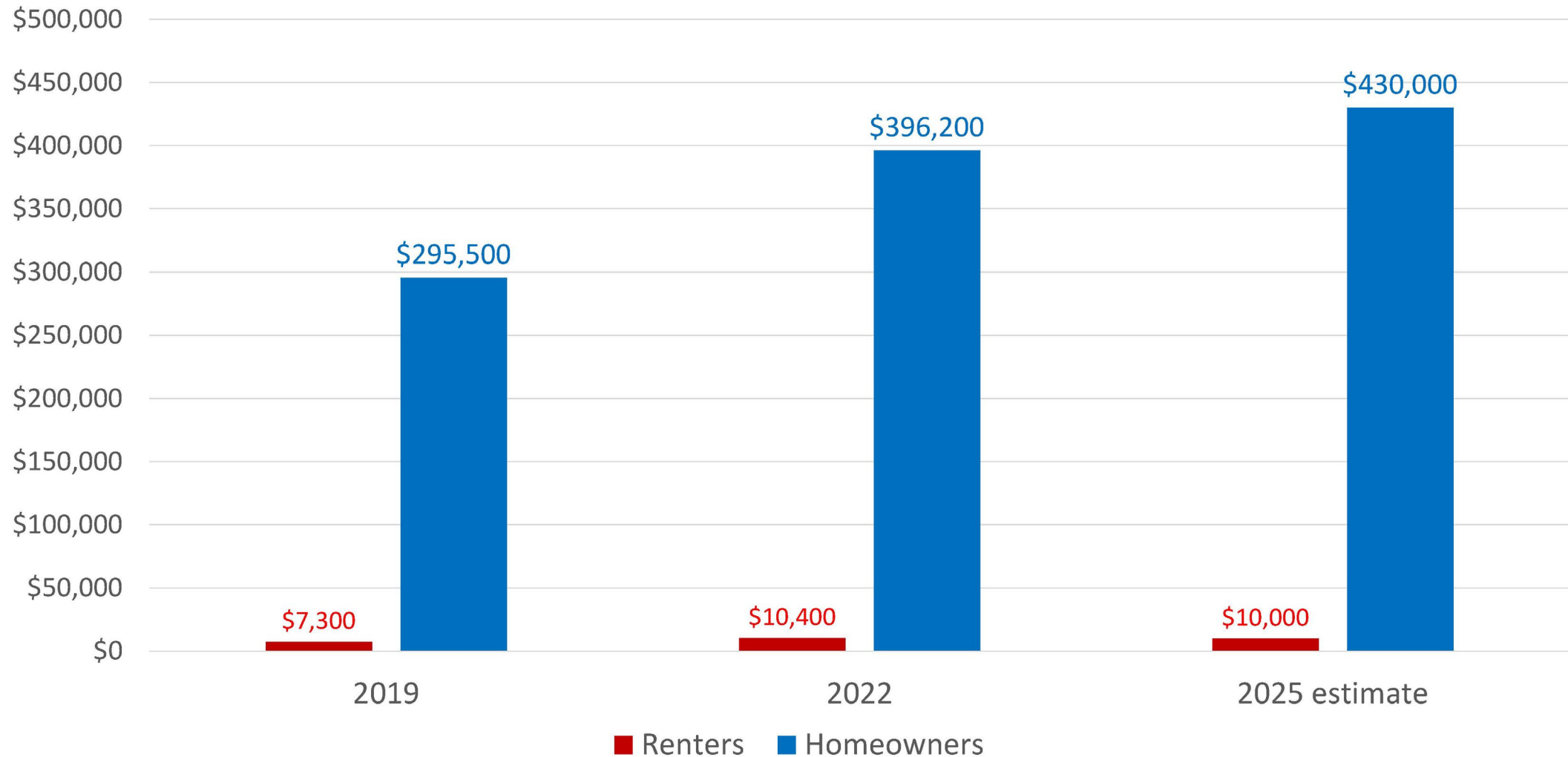
# Recent 1-year Home Price Gains

## % change from 2024 Q1 to 2025 Q1



Source: NAR Analysis of FHFA data

# Median Net Worth Between Owners and Renters



Source: Median Net Worth from Federal Reserve Survey of Consumer Finance



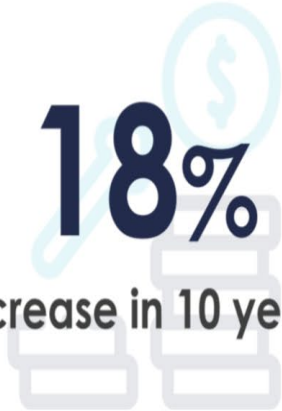
# Real Estate's **Impact on MO's Economy**



**\$56 billion**  
industry



**12%**  
of state GDP



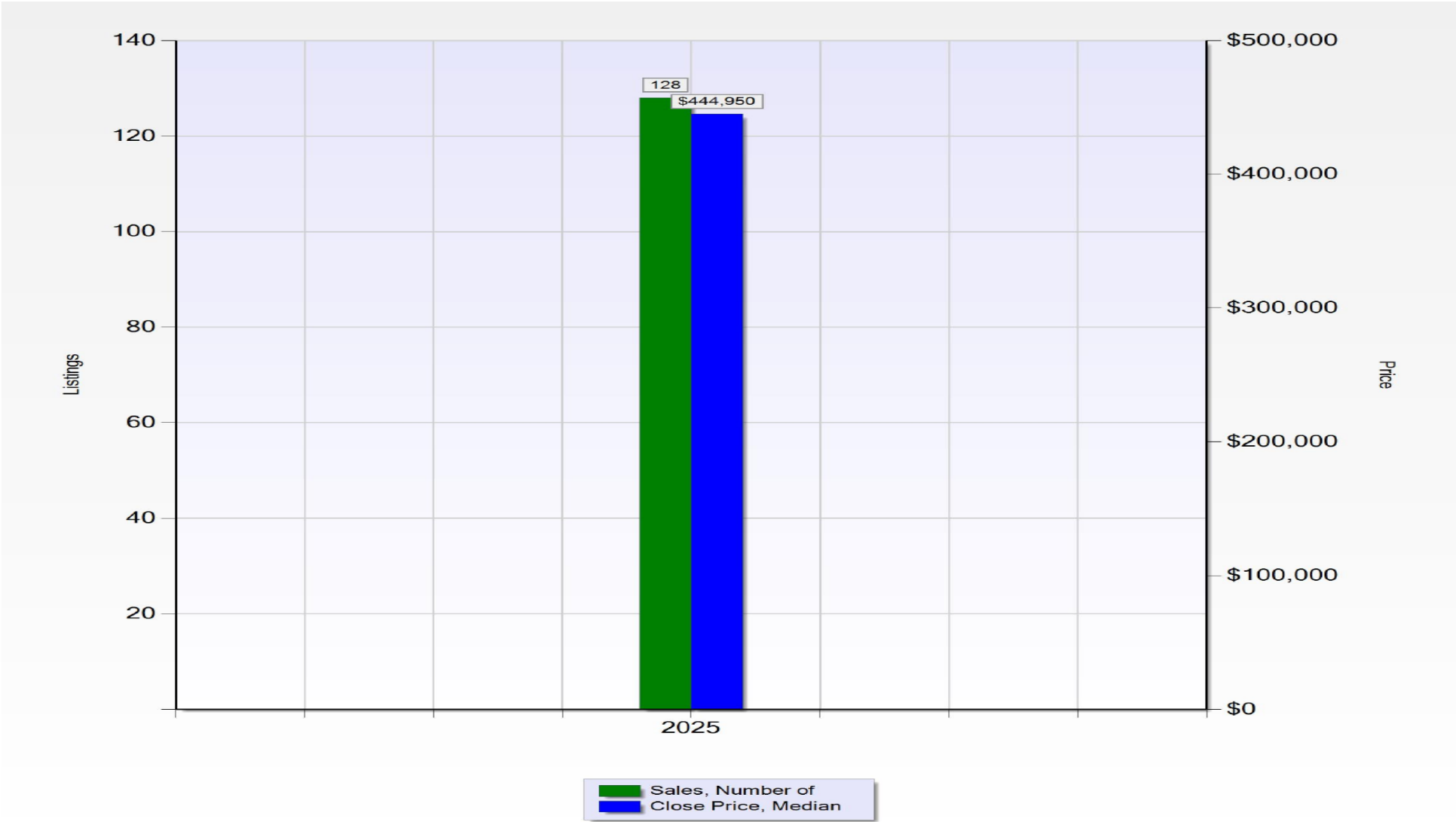
**18%**  
increase in 10 years



**40,000**  
employed

Source: Bureau of Economic Analysis (BEA), Lightcast

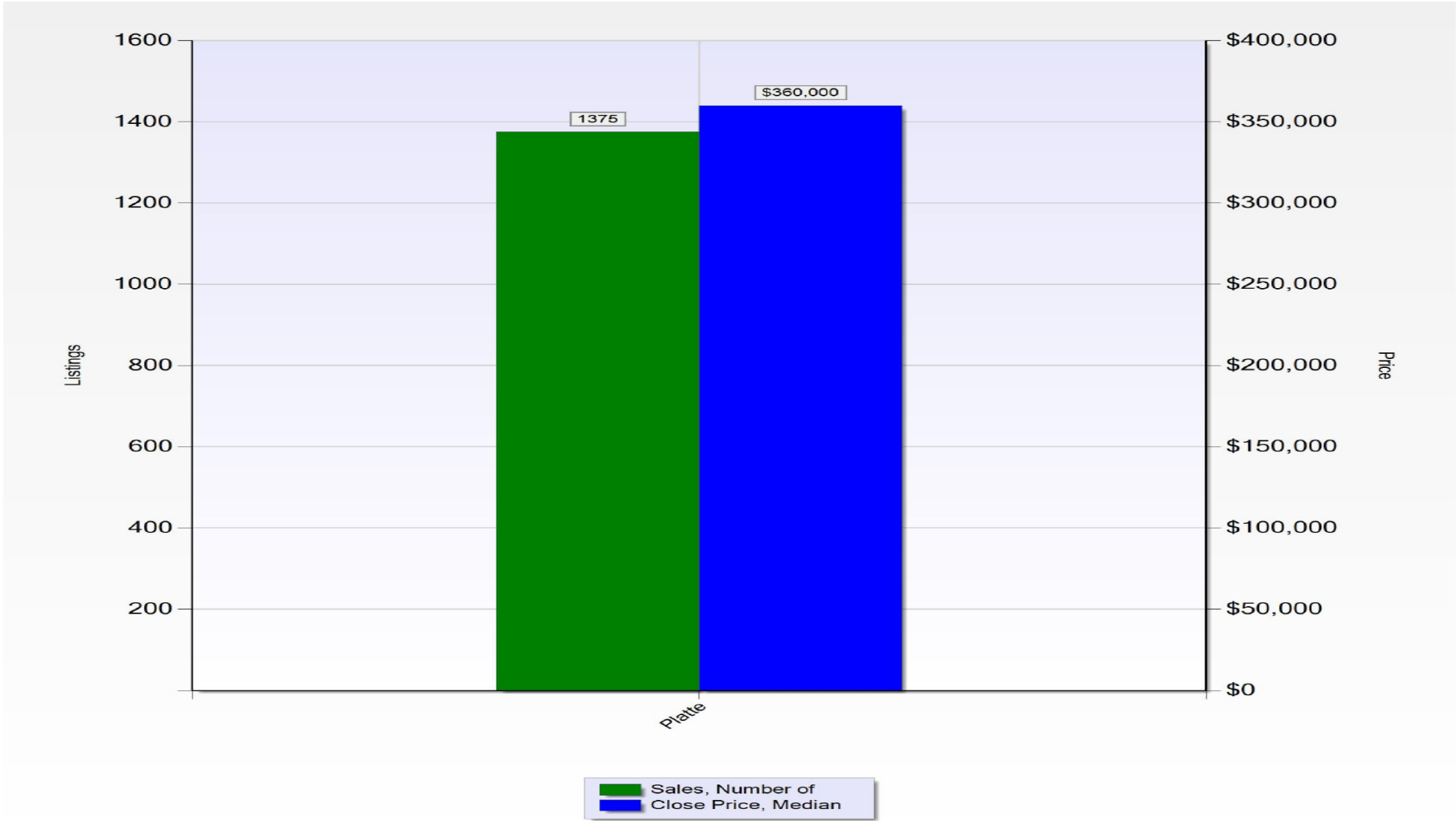
Platte Co. New Home Sales 2025 YTD



Primary Year	Sales, Number of	Close Price, Median
2025	128	\$444,950

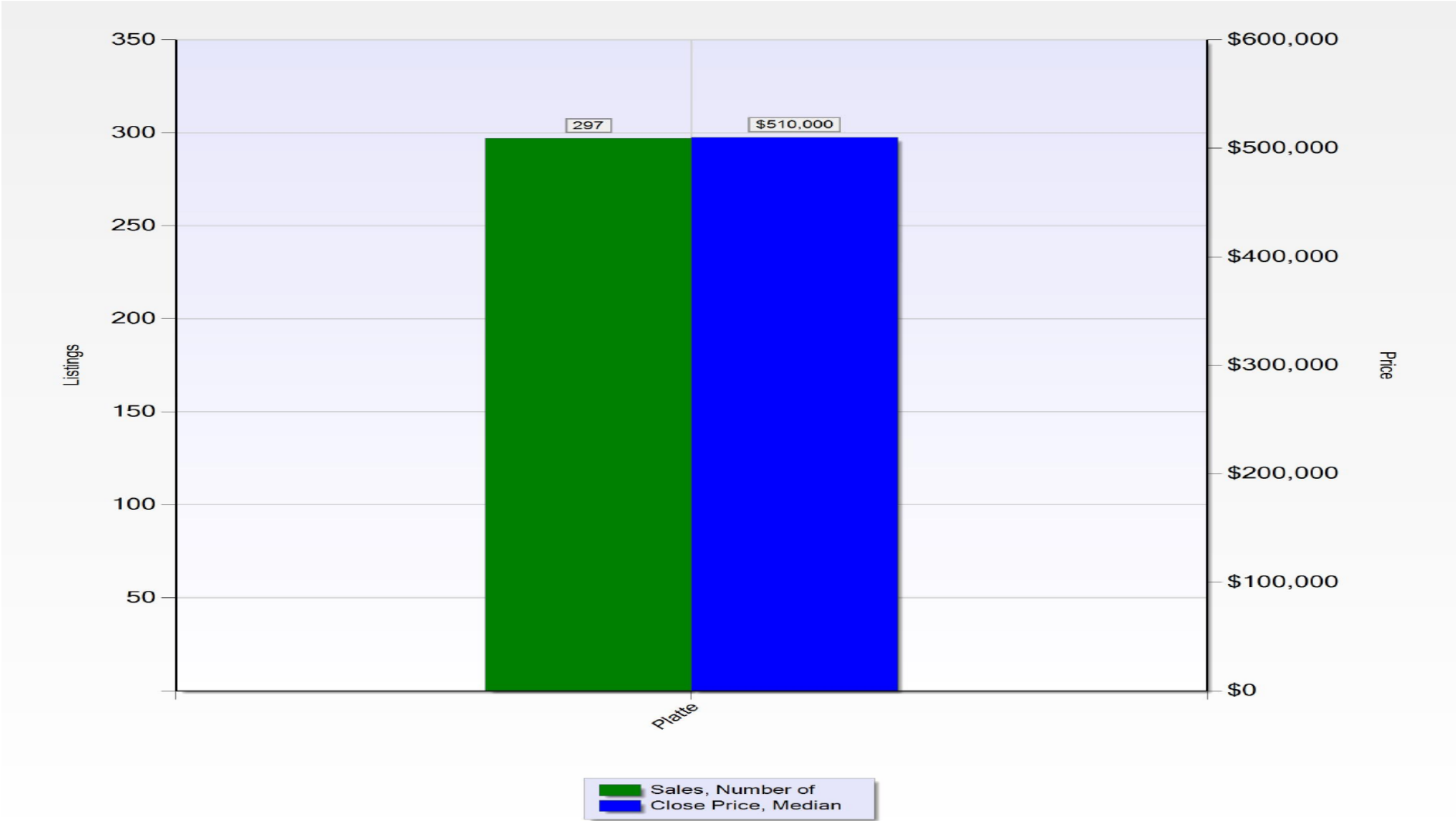


Platte Co. Total Sales for Existing Home 2024 - 2025



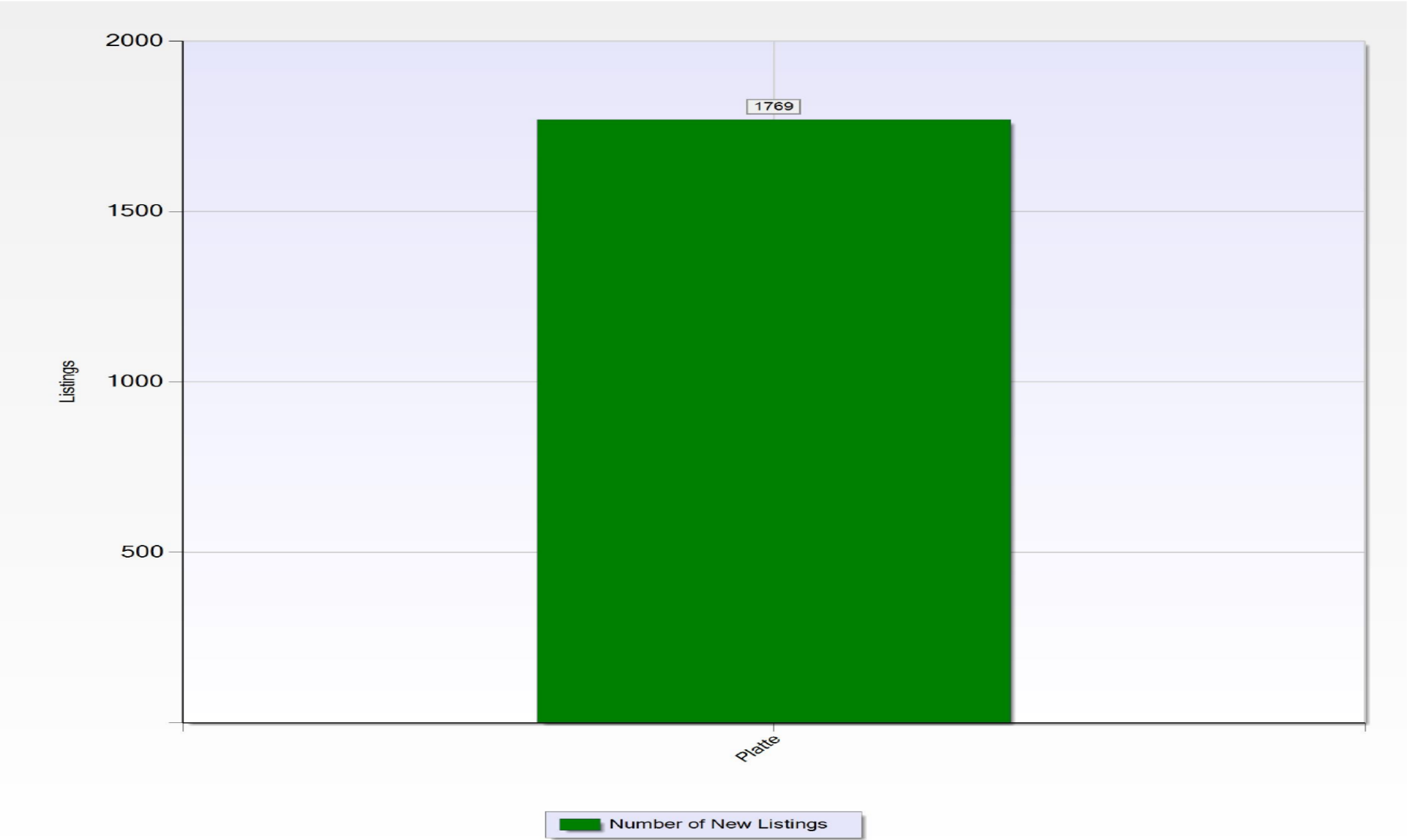
County	Sales, Number of	Close Price, Median
Platte	1375	\$360,000

Platte Co. New Home Sales May 2024 - May 2025



County	Sales, Number of	Close Price, Median
Platte	297	\$510,000

Platte Co. Total New Listings for Existing Home 2024 - 2025



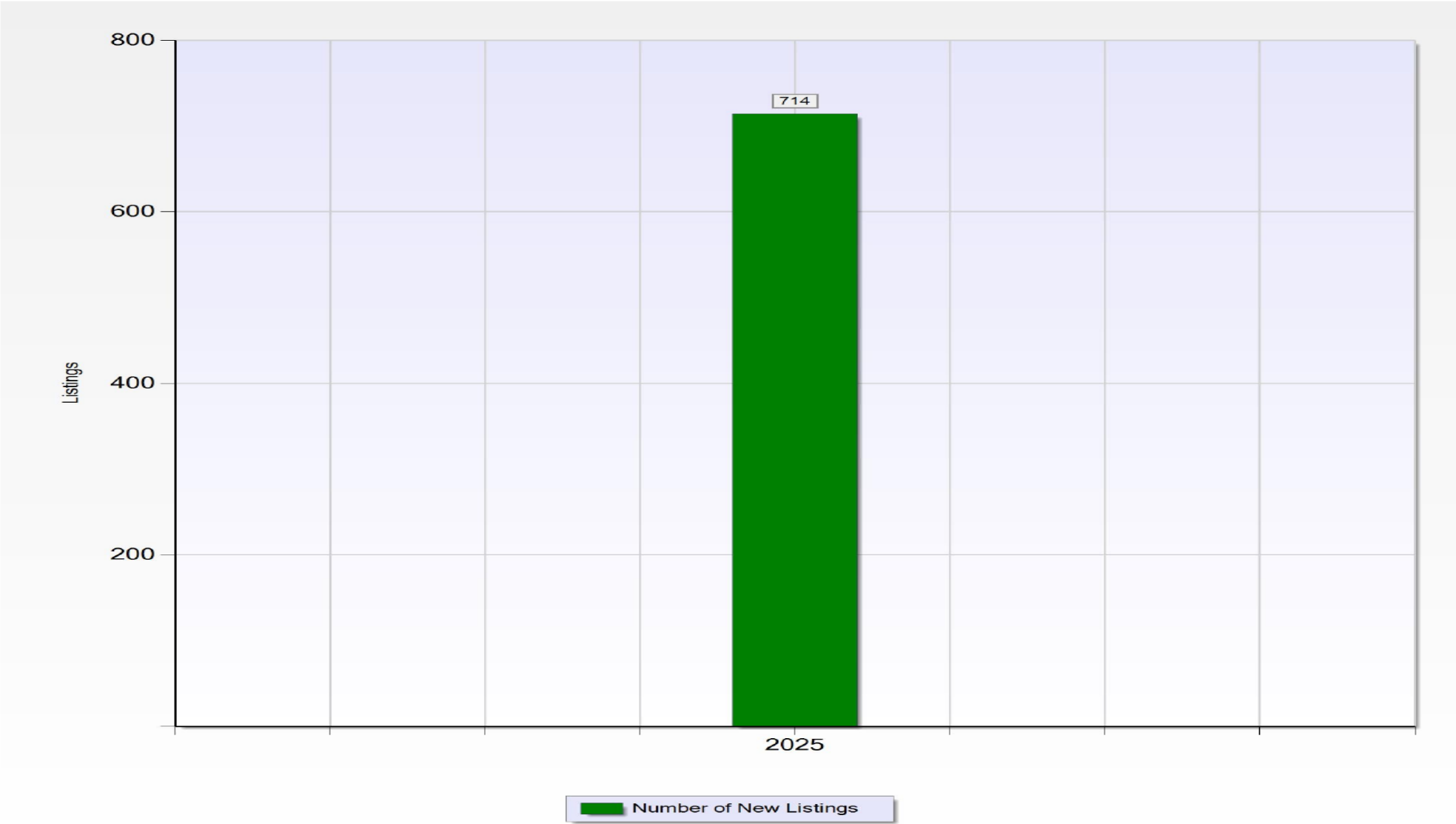
County

Number of New Listings

Platte

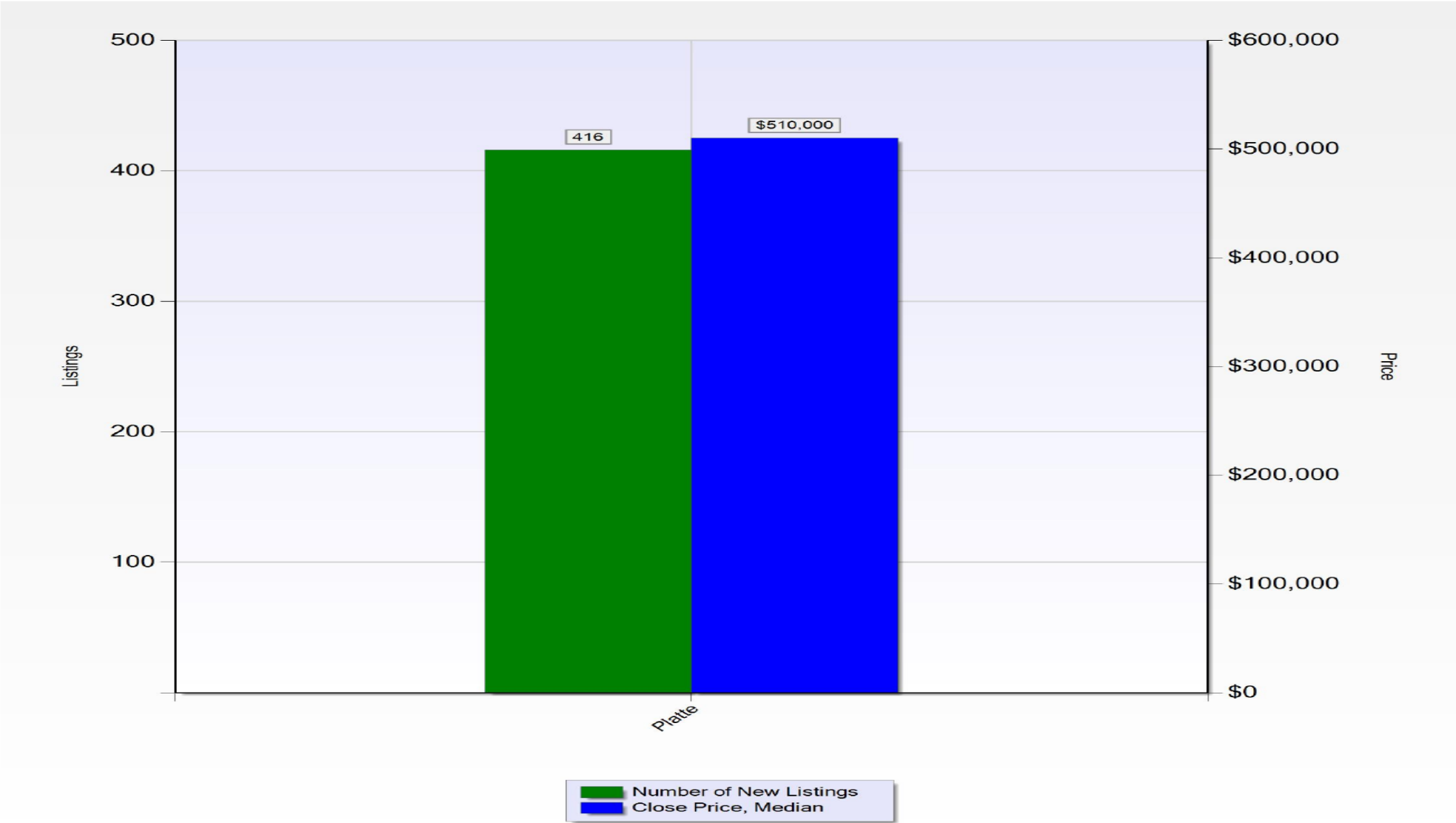
1769

Platte Co. Total New Listings for Existing Home YTD - May 2025



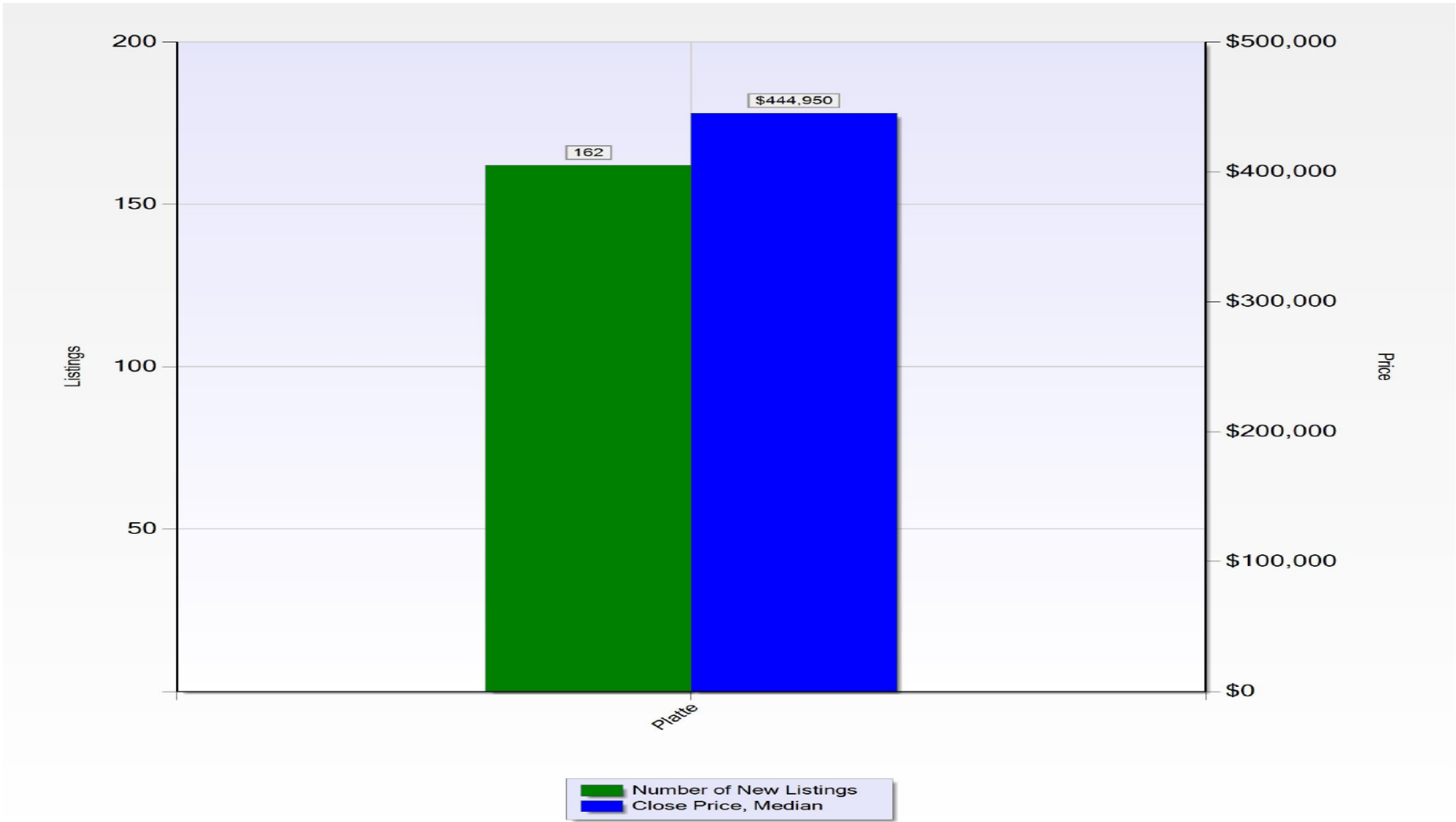


Platte Co. Total New Listings for New Home May 2024 - May 2025



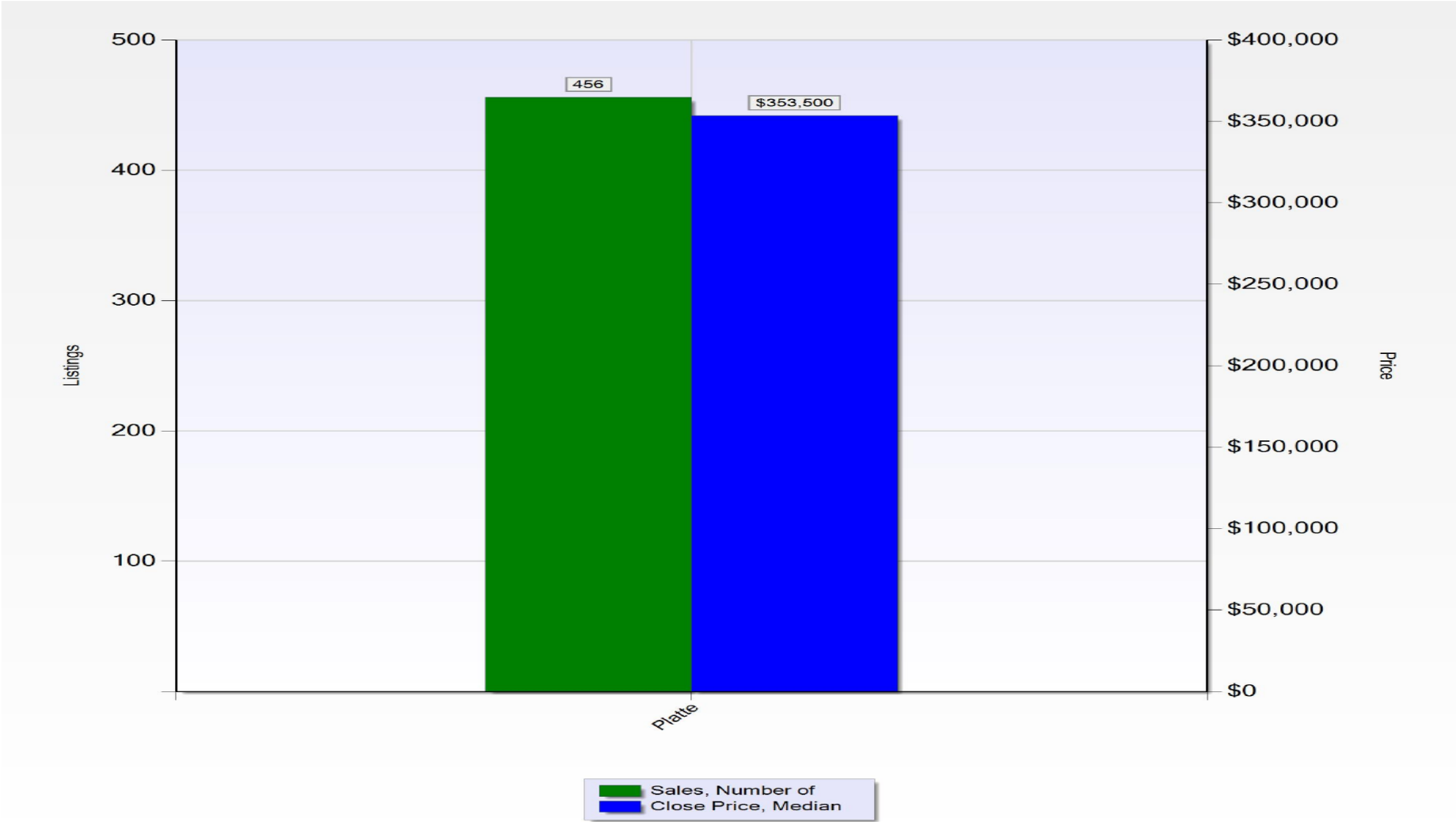
County	Number of New Listings	Close Price, Median
Platte	416	\$510,000

Platte Co. Total New Listings for New Home Jan - May 2025



County	Number of New Listings	Close Price, Median
Platte	162	\$444,950

Platte Co. Total Sales for Existing Home YTD - 2025



County	Sales, Number of	Close Price, Median
Platte	456	\$353,500