National Data

Housing Production

Permits*

Permits for construction of new housing units were up 10 percent in the fourth quarter of 2011, at a SAAR of 665,000 units, from the previous quarter and were up 14 percent from the fourth quarter of 2010. Single-family permits, at 435,000 units, were up 6 percent from the level of the previous quarter and up 3 percent from a year earlier. Multifamily permits (5 or more units in structure), at 207,000 units, were 21 percent above the third quarter of 2011 and 52 percent above the fourth quarter of 2010.

For all of 2011, builders took out a total of 610,700 housing permits, an increase of 2 percent over 2010. They took out 413,600 single-family permits, 7 percent fewer than in the previous year, and 176,400 multifamily permits, an increase of 35 percent over 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	665	605	583	+ 10	+ 14
One Unit	435	411	424	+ 6	+ 3
Two to Four	23	22	23	+ 3**	– 1**
Five Plus	207	172	136	+ 21	+ 52

*Components may not add to totals because of rounding. Units in thousands.
**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

Starts*

Construction starts of new housing units in the fourth quarter of 2011 totaled 657,000 units at a SAAR, a statistically insignificant 7 percent above the third quarter of 2011 and 22 percent above the fourth quarter of 2010. Single-family starts, at 452,000 units, were a statistically insignificant 6 percent higher than the previous quarter and a statistically insignificant 4 percent higher than the fourth-quarter level of 2010. Multifamily starts totaled 189,000 units, a statistically insignificant 3 percent above the previous quarter and 108 percent above the same quarter in 2010.

Builders started 606,900 housing units in 2011, an increase of 3 percent over 2010. Of these, 428,600 were single-family units, 9 percent less than in the previous year. Multifamily starts stood at 167,400 for the year, 61 percent more than in 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	657	615	539	+ 7**	+ 22
One Unit	452	426	436	+ 6**	+ 4**
Five Plus	189	182	91	+ 3**	+ 108

*Components may not add to totals because of rounding. Units in thousands.
**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

Under Construction*

Housing units under construction at the end of the fourth quarter of 2011 were at a SA of 429,000 units, a statistically insignificant 3 percent above the previous quarter but unchanged from the fourth quarter of 2010. Single-family units stood at 233,000, a statistically insignificant 2 percent below the previous quarter and 11 percent below the fourth quarter of 2010. Multifamily units were at 186,000, up a statistically insignificant 9 percent from the previous quarter and up 18 percent from the fourth quarter of 2010.

A total of 415,300 housing units were under construction at the end of 2011, a decrease of 1 percent from 2010. Of these, 221,300 were single-family units, 11 percent fewer than at the end of the previous year. Multifamily units under construction totaled 183,800, 20 percent more than at the end of 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	429	418	430	+ 3**	—
One Unit	233	238	262	– 2**	– 11
Five Plus	186	171	157	+ 9**	+ 18

*Components may not add to totals because of rounding. Units in thousands.
**This change is not statistically significant.
Sources: Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development

Completions*

Housing units completed in the fourth quarter of 2011, at a SAAR of 578,000 units, were down a statistically insignificant 7 percent from the previous quarter but up a statistically insignificant 1 percent from the same quarter of 2010. Single-family completions, at 448,000 units, were down a statistically insignificant 4 percent from the previous quarter and down a statistically insignificant 1 percent from the rate of a year earlier. Multi-family completions, at 123,000 units, were a statistically insignificant 19 percent below the previous quarter but a statistically insignificant 12 percent above the same quarter of 2010.

Builders completed 583,900 housing units in 2011, a decrease of 10 percent from 2010. Of these, 444,900 were single-family units, 10 percent fewer than in the previous year. Multifamily completions totaled 130,500, 11 percent below the rate of 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	578	623	572	– 7**	+ 1**
One Unit	448	465	455	– 4**	– 1**
Five Plus	123	151	110	– 19**	+ 12**

*Components may not add to totals because of rounding. Units in thousands.

**This change is not statistically significant.

Sources: Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development

Manufactured (Mobile) Home Shipments*

Shipments of new manufactured (mobile) homes were at a SAAR of 60,700 units in the fourth quarter of 2011, which is 19 percent above the previous quarter and 42 percent above the rate of the fourth quarter of 2010.

In 2011, manufacturers shipped 51,600 manufactured (mobile) homes. This rate is 3.2 percent above the rate of 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Manufacturers' Shipments	60.7	51.0	42.7	+ 19	+ 42

*Units in thousands.

Note: These shipments are for HUD-code homes only and do not include manufactured housing units built to meet local building codes, which are included in housing starts figures.

Source: National Conference of States on Building Codes and Standards

Marketing of Housing

Home Sales*

Sales of new single-family homes totaled 309,000 (SAAR) units in the fourth quarter of 2011, up 5 percent from the previous quarter and 3 percent from the fourth quarter of 2010; both estimates are statistically insignificant. The average monthly inventory of new homes for sale during the fourth quarter was 158,000 units, a statistically insignificant 3 percent below the previous quarter and a statistically significant 19 percent below the fourth quarter of last year. The average months' supply of unsold homes, based on monthly inventories and sales rates for the fourth quarter, was 6.1, down a statistically insignificant 8 percent from the previous quarter and a statistically significant 22 percent below the fourth quarter of 2010. For all of 2011, 302,000 new single-family homes sold, a 6.5-percent decline from the 2010 level of 323,000.

Sales of existing homes—including single-family homes, townhomes, condominiums, and cooperatives—as reported by the NATIONAL ASSOCIATION OF REALTORS®, totaled 4,417,000 (SAAR) in the fourth quarter of 2011, up 6 percent from the previous quarter and up 1 percent from the fourth quarter of 2010. The average monthly inventory of units for sale during the fourth quarter was 2,580,000, down 15 percent from the previous quarter and down 7 percent from the fourth quarter of 2010. The average months' supply of unsold units for the fourth quarter was 7.0, down 19 percent from third quarter of 2011 and down 7 percent from the fourth quarter of last year. For all of 2011, 4,260,000 existing homes sold, up 1.7 percent from the 2010 level of 4,190,000.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
New Homes Sold	309	296	300	+ 5**	+ 3**
For Sale	158	163	195	– 3**	– 19
Months' Supply	6.1	6.6	7.9	– 8**	– 22
Existing Homes					
Existing Homes Sold	4,417	4,170	4,373	+ 6	+ 1
For Sale	2,580	3,023	2,780	– 15	– 7
Months' Supply	7.0	8.7	7.6	– 19	– 7

*Units in thousands.

**This change is not statistically significant.

Sources: New Homes—Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development; Existing Homes—NATIONAL ASSOCIATION OF REALTORS®

Home Prices

The median price of new homes sold during the fourth quarter of 2011 was $217,700, down 3 percent from the third quarter of 2011 and down 3 percent from the fourth quarter of 2010; both estimates are statistically insignificant. The average price of new homes sold during the fourth quarter was $255,300, a statistically insignificant 3 percent below the previous quarter and a statistically significant 8 percent below the fourth quarter of 2010. The estimated price of a constant-quality house during the fourth quarter of 2011 was $279,800, 1 percent higher than the previous quarter but 2 percent lower than the fourth quarter of 2010; both estimates are statistically insignificant. The set of physical characteristics used to represent a constant-quality house is based on the kinds of houses sold in 2005.

For all of 2011, the median price of new homes sold was $225,800, 1.8 percent higher than the 2010 price of $221,800. The average price of new homes sold in 2011 was $266,600, down 2.3 percent from the average price in 2010 of $272,900. The estimated price of a constant-quality house in 2011 was $279,500, less than 1 percent lower than the 2010 price of $282,200.

The median price of existing homes—including single-family homes, townhomes, condominiums, and cooperatives—that sold in the fourth quarter of 2011 was $163,100, down 4 percent from the previous quarter and down 4 percent from the fourth quarter of 2010, according to the NATIONAL ASSOCIATION OF REALTORS®. The average price of existing homes sold in the fourth quarter of 2011 was $209,400, 4 percent below the third quarter of 2011 and 4 percent below the fourth quarter of 2010.

For all of 2011, the median price of existing homes sold was $166,100, down 3.9 percent from $172,900 in 2010, and the average price of existing homes sold was $214,000 in 2011, down 2.7 percent from $220,000 in 2010.

	Latest Quarter ($)	Previous Quarter ($)	Same Quarter Previous Year ($)	% Change From Previous Quarter	% Change From Last Year
New Homes					
Median	217,700	223,500	224,300	– 3**	– 3**
Average	255,300	263,000	278,000	– 3**	– 8
Constant-Quality House[1]	279,800	276,200	286,000	+ 1**	– 2**
Existing Homes					
Median	163,100	169,200	169,900	– 4	– 4
Average	209,400	217,600	218,100	– 4	– 4

**This change is not statistically significant.

[1] Effective with the December 2007 New Residential Sales release in January 2008, the Census Bureau began publishing the Constant Quality (Laspeyres) Price Index with 2005 as the base year. (The previous base year was 1996.) "Constant-Quality House" data are no longer published as a series but are computed for this table from price indexes published by the Census Bureau.

Repeat Sales Price Index

The Federal Housing Finance Agency's purchase-only House Price Index (FHFA HPI) stood at 180.57 on a seasonally adjusted (SA) basis in the third quarter of 2011, 0.2 percent above the previous quarter but 3.7 percent below the third quarter of 2010. The national Case-Shiller® Home Price Index was 127.78 (SA) in the third quarter of 2011, down 1.2 percent from the previous quarter and down 3.9 percent year over year.

	Current Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
FHFA HPI[1]	180.57	180.13	187.57	+ 0.2	– 3.7
Case-Shiller® HPI[2]	127.78	129.34	133.03	– 1.2	– 3.9

[1] First quarter 1991 equals 100.
[2] First quarter 2000 equals 100.
Sources: Federal Housing Finance Agency; S&P/Case-Shiller® National Home Price Index

Housing Affordability

Housing affordability is the ratio of median family income to the income needed to purchase the median-priced home based on current interest rates and underwriting standards, expressed as an index. The NATIONAL ASSOCIATION OF REALTORS® composite index of housing affordability for the fourth quarter of 2011 shows that families earning the median income have 196.0 percent of the income needed to purchase the median-priced existing single-family home. This figure is 8 percent higher than both the third quarter of 2011 and the fourth quarter of 2010.

The increase in the housing affordability index in the fourth quarter of 2011 reflects changes in the marketplace. Median family income rose less than 0.1 percent from the previous quarter to $60,883. The median sales price of existing single-family homes in the fourth quarter of 2011 decreased to $163,400, which was 3.6 percent lower than the previous quarter. The national average home mortgage interest rate of 4.31 in the fourth quarter of 2011 is 32 basis points lower than the previous quarter. The decrease in median sales price, the slight increase in median family income, and the decrease in the national average home mortgage interest rate all contributed to an increase in housing affordability.

For all of 2011, the composite housing affordability index averaged 184.5, a 6-percent increase from 2010. The national average home mortgage interest rate for 2011 was 4.67, 22 basis points below the 2010 rate. The median sales price of existing single-family homes for 2011 was $166,200, 4.2 percent lower than the previous year, and median family income was $60,831, 0.8 percent lower than the 2010 level of $61,313. The decline in median sales price and a decline in mortgage interest rates more than offset the decline in median family income, leading to an overall increase in the composite housing affordability index. Finally, the fixed-rate affordability index for 2011 increased 3.3 percent from the previous year to 174.6.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Composite Index	196.0	181.8	181.4	+ 8	+ 8
Fixed-Rate Index	191.3	179.6	180.6	+ 7	+ 6
Adjustable-Rate Index	NA	NA	NA	—	—

NA = Data are not available.
Note: Adjustable-rate mortgage (ARM) affordability indexes were not derived because data on ARM rates were not available.
Source: NATIONAL ASSOCIATION OF REALTORS®

Absorption of New Multifamily Units

In the third quarter of 2011, 24,500 new, unsubsidized, unfurnished, multifamily (five or more units in structure) rental apartments were completed, up 88 percent from the previous quarter and up 47 percent from the third quarter of 2010. Of the apartments completed in the third quarter of 2011, 65 percent were rented within 3 months. This absorption rate is 14 percentage points higher than the previous quarter and is a statistically insignificant 2 percentage points higher than the third quarter of 2010. The median asking rent for apartments completed in the third quarter of 2011 was $1,052, a statistically insignificant increase of 1 percent from the previous quarter and a statistically insignificant increase of 2 percent from the third quarter of 2010.

In the third quarter of 2011, 3,000 new condominium or cooperative units were completed, up a statistically insignificant 11 percent from the previous quarter but down 43 percent from units completed in the third quarter of 2010. Of these, 80 percent sold within 3 months. This absorption rate is 26 percentage points higher than in the previous quarter and 37 percentage points higher than in the third quarter of 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Apartments Completed*	24.5	13.0	16.7	+ 88	+ 47
Percent Absorbed Next Quarter	65	51	63	+ 27	+ 3**
Median Asking Rent	$1,052	$1,038	$1,030	+ 1**	+ 2**
Condos and Co-ops Completed*	3.0	2.7	5.3	+ 11**	– 43
Percent Absorbed Next Quarter	80	54	43	+ 48	+ 86

*Units in thousands.

**This change is not statistically significant.

Note: Data are from the Survey of Market Absorption, which samples nonsubsidized, privately financed, unfurnished apartments in buildings of five or more units.

Sources: Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development

Manufactured (Mobile) Home Placements

Manufactured (mobile) homes placed on site ready for occupancy in the third quarter of 2011 totaled 45,000 units at a SAAR, unchanged from the level of the previous quarter but 8 percent below the third quarter of 2010. The number of homes for sale on dealers' lots at the end of the third quarter totaled 21,000 units, unchanged from the previous quarter but 9 percent below the same quarter of 2010. The average sales price of the units sold in the third quarter was $61,500, a statistically insignificant 2 percent above the price in the previous quarter but unchanged from the price in the third quarter of 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Placements*	45.0	45.0	48.7	—	– 8
On Dealers' Lots*	21.0	21.0	23.0	—	– 9
Average Sales Price	$61,500	$60,200	$61,500	+ 2**	—

*Units in thousands.

**This change is not statistically significant.

Notes: Percentage changes are based on unrounded numbers. These placements are for HUD-code homes only and do not include manufactured housing units built to meet local building codes, which are included in housing completions figures.

Sources: Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development

Builders' Views of Housing Market Activity

The National Association of Home Builders (NAHB)/Wells Fargo conduct a monthly survey focusing on builders' views of the level of sales activity and their expectations for the near future. NAHB uses these survey responses to construct indices of housing market activity. (The index values range from 0 to 100.) For the fourth quarter of 2011, the current market activity index for single-family detached houses stood at 20, up 5 points from the previous quarter and up 4 points from the fourth quarter of 2010. The index for expected future sales stood at 25, up 6 points from the third quarter of 2011 and up 1 point from the fourth quarter of last year. Prospective buyer traffic had an index value of 16, which is up 4 points from the previous quarter and up 5 points from the fourth quarter of last year. NAHB combines these separate indices into a single housing market index that mirrors the three components quite closely. For the fourth quarter of 2011, this index increased to 19, up 4 points from the third quarter of 2011 and up 3 points from the fourth quarter of last year.

For all of 2011, the current sales index averaged 16, unchanged from 2010. The average index for expected future sales was 22, 1 point lower than for the previous year. The prospective sales index averaged 13, up 1 point from 2010. The composite index for 2011 was 16, unchanged from the previous year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Housing Market Index	19	15	16	+ 27	+ 19
Current Sales Activity—Single-Family Detached	20	15	16	+ 33	+ 25
Future Sales Expectations—Single-Family Detached	25	19	24	+ 32	+ 4
Prospective Buyer Traffic	16	12	11	+ 33	+ 45

Source: Builders Economic Council Survey, National Association of Home Builders

Housing Finance

Mortgage Interest Rates

The contract mortgage interest rate for 30-year, fixed-rate, conventional mortgages reported by Freddie Mac decreased to 4.01 percent in the fourth quarter of 2011, 30 basis points lower than the previous quarter and 40 basis points lower than the fourth quarter of 2010. Adjustable-rate mortgages (ARMs) in the fourth quarter of 2011 were going for 2.87 percent, 4 basis points lower than the previous quarter and 44 basis points below the fourth quarter of 2010. Fixed-rate 15-year mortgages, at 3.30 percent, were down 19 basis points from the previous quarter and down 50 basis points from the fourth quarter of 2010.

The 2011 average annual rate for 30-year, fixed-rate, conventional mortgages was 4.45 percent, down 24 basis points from the 2010 annual rate.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Conventional, Fixed-Rate, 30-Year	4.01	4.31	4.41	– 7	– 9
Conventional ARMs	2.87	2.91	3.31	– 1	– 13
Conventional, Fixed-Rate, 15-Year	3.30	3.49	3.80	– 5	– 13

Source: Freddie Mac

FHA Market Share of 1- to 4-Family Mortgages*

The Federal Housing Administration's (FHA's) dollar volume share of the 1- to 4-family mortgage market was 13.7 percent in the second quarter of 2011, down 1.0 percentage point from the first quarter of 2011 and down 7.6 percentage points from the second quarter of 2010. For home purchase loans, FHA's dollar volume share was 28.3 percent in the second quarter of 2011, up 2.8 percentage points from the first quarter of 2011 but down 7.3 percentage points from the second quarter of 2010. For mortgage refinance loans, FHA's dollar volume share was 5.5 percent in the second quarter of 2011, down 3.3 percentage points from the first quarter of 2011 and down 2.7 percentage points from the second quarter of 2010.

FHA's share of the 1- to 4-family mortgage market by loan count was 19.4 percent in the second quarter of 2011, up 2.2 percentage points from the first quarter of 2011 but down 4.7 percentage points from the second quarter of 2010. For home purchase loans, FHA's market share by loan count was 38.0 percent in the second quarter of 2011, up 8.2 percentage points from the first quarter of 2011 but down 3.5 percentage points from the second quarter of 2010. For mortgage refinance loans, FHA's market share by loan count was 7.5 percent in the second quarter of 2011, down 2.4 percentage points from the first quarter of 2011 and down 2.0 percentage points from the second quarter of 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Mortgage Market Share by Dollar Volume (%)					
All Loans	13.7	14.7	21.3	– 7	– 36
Purchase	28.3	25.5	35.6	+ 11	– 21
Refinance	5.5	8.8	8.2	– 37	– 33
Mortgage Market Share by Loan Count (%)					
All Loans	19.4	17.1	24.0	+ 13	– 19
Purchase	38.0	29.8	41.5	+ 28	– 8
Refinance	7.5	9.9	9.5	– 25	– 21

*This analysis includes first-lien mortgages originated in each time period. The amounts represented here are based on date of loan origination and thus will vary from what are shown in reports that summarize FHA insurance activity by insurance endorsement date.

Sources: Department of Housing and Urban Development; data from FHA, Mortgage Bankers Association "MBA Mortgage Finance Forecast" report; and Loan Performance True Standings Servicing data system

FHA 1- to 4-Family Mortgage Insurance*

Applications for FHA mortgage insurance on 1- to 4-family homes were received for 365,700 properties in the fourth quarter of 2011, a decrease of 6 percent from the third quarter of 2011 and 15 percent below the fourth quarter of 2010. Total endorsements or insurance policies issued totaled 270,000, down 5 percent from the previous quarter and down 31 percent from the fourth quarter of 2010. Purchase endorsements, at 176,200, were down 16 percent from the third quarter of 2011 and down 10 percent from the fourth quarter of 2010. Endorsements for refinancing increased to 93,800, up 28 percent from the third quarter of 2011 but down 51 percent from the fourth quarter of 2010. These numbers are not seasonally adjusted.

The total number of FHA applications received in 2011 was 1,540,200, a 29-percent decrease from 2010. Total endorsements were 1,151,700, a decrease of 29 percent from last year. Purchase endorsements, at 757,000, decreased 24 percent from 2010, and the 394,600 refinancing endorsements were 37 percent below the previous year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Applications Received	365.7	387.1	429.1	– 6	– 15
Total Endorsements	270.0	284.0	390.1	– 5	– 31
Purchase Endorsements	176.2	210.7	196.8	– 16	– 10
Refinancing Endorsements	93.8	73.3	193.2	+ 28	– 51

*Units in thousands of properties.
Source: Office of Housing, Department of Housing and Urban Development

PMI and VA Activity*

Private mortgage insurers issued 74,900 policies or certificates of insurance on conventional mortgage loans during the fourth quarter of 2011, down less than 1 percent from the third quarter of 2011 and 23 percent lower than the fourth quarter of 2010. The Department of Veterans Affairs (VA) reported the issuance of mortgage loan guaranties on 117,300 single-family properties in the fourth quarter of 2011, up 20 percent from the previous quarter and up 23 percent from the fourth quarter of 2010. These numbers are not seasonally adjusted.

In 2011, private mortgage insurers issued 266,700 certificates of insurance, a decrease of 16 percent from 2010. Total VA mortgage loan guaranties increased 16 percent to 379,900 from 2010 to 2011.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total PMI Certificates	74.9	75.1	96.9	—	– 23
Total VA Guaranties	117.3	97.9	95.0	+ 20	+ 23

*Units in thousands of properties. PMI = Private mortgage insurance.
Sources: PMI—Mortgage Insurance Companies of America; VA—Department of Veterans Affairs

Delinquencies and Foreclosures

Total delinquencies for all mortgage loans were at 7.99 percent in the third quarter of 2011, down 5 percent from the second quarter of 2011 and down 12 percent from the third quarter of 2010. Delinquencies for conventional subprime loans were at 22.78 percent, down 6 percent from the second quarter of 2011 and down 13 percent from the third quarter of the previous year. Conventional subprime adjustable rate mortgage (ARM) loans that were past due stood at 25.07 percent in the third quarter of 2011, down 8 percent from the second quarter of 2011 and down 16 percent from the third quarter of 2010.

In the third quarter of 2011, 90-day delinquencies for all mortgage loans were at 3.5 percent, down 3 percent from the second quarter of 2011 and down 19 percent from the third quarter a year ago. Conventional subprime loans that were 90 days past due stood at 11.07 percent in the third quarter of 2011, down 7 percent from the previous quarter and down 22 percent from the third quarter of 2010. Conventional subprime ARM loans that were 90 days past due were at 13.99 percent in the third quarter of 2011, down 9 percent from the second quarter of 2011 and down 27 percent from the third quarter of 2010.

During the third quarter of 2011, 1.08 percent of all mortgage loans entered foreclosure, up 13 percent from the second quarter of 2011 but down 19 percent from the third quarter of the previous year. In the conventional subprime category, 3.25 percent of loans entered foreclosure in the third quarter of 2011, an increase of 13 percent from the second quarter of 2011 but a decrease of 2 percent from the third quarter of 2010. In the conventional subprime ARMs category, 4.65 percent of loans went into foreclosure in the third quarter of 2011, an increase of 28 percent from the second quarter of 2011 and an increase of 14 percent from the third quarter of 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total Past Due (%)					
All Loans	7.99	8.44	9.13	– 5	– 12
Conventional Subprime Loans	22.78	24.33	26.23	– 6	– 13
Conventional Subprime ARMs	25.07	27.18	29.80	– 8	– 16
90 Days Past Due (%)					
All Loans	3.5	3.61	4.34	– 3	– 19
Conventional Subprime Loans	11.07	11.84	14.17	– 7	– 22
Conventional Subprime ARMs	13.99	15.36	19.1	– 9	– 27
Foreclosures Started (%)					
All Loans	1.08	0.96	1.34	+ 13	– 19
Conventional Subprime Loans	3.25	2.87	3.31	+ 13	– 2
Conventional Subprime ARMs	4.65	3.62	4.09	+ 28	+ 14

Source: National Delinquency Survey, Mortgage Bankers Association

Housing Investment

Residential Fixed Investment and Gross Domestic Product*

Residential Fixed Investment (RFI) for the fourth quarter of 2011 was at a SAAR of $345.6 billion, 3 percent above the value of the third quarter of 2011 and 4 percent above the fourth quarter of 2010. As a percentage of the Gross Domestic Product (GDP), RFI for the fourth quarter of 2011 was 2.3 percent, 0.1 percentage point above the previous quarter and 0.1 percentage point above the same quarter a year ago.

For all of 2011, RFI was $337.5 billion, an increase of 4 percent over 2010. The 2011 RFI was 2.2 percent of GDP, a decrease of 0.1 point from the previous year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
GDP	15,294.3	15,176.1	14,755.0	+ 1	+ 4
RFI	345.6	337.0	331.3	+ 3	+ 4
RFI/GDP (%)	2.3	2.2	2.2	+ 5	+ 5

*Billions of dollars.
Source: Bureau of Economic Analysis, Department of Commerce

Housing Inventory

Housing Stock*

At the end of the fourth quarter of 2011, the estimate of the total housing stock, 132,474,000 units, was up a statistically insignificant 0.1 percent from the third quarter of 2011 and up a statistically insignificant 0.4 percent from the fourth quarter of 2010. The number of all occupied units increased by a statistically insignificant 0.5 percent from the third quarter of 2011 and increased a statistically insignificant 0.6 percent from last year's fourth quarter. The number of owner-occupied units increased by a statistically insignificant 0.1 percent from the third quarter of 2011 but decreased a statistically insignificant 0.1 percent from the fourth quarter of 2010. Renter-occupied units increased a statistically insignificant 1.2 percent from the third quarter of 2011 and increased a statistically insignificant 2.0 percent from the fourth quarter of 2010. Vacant units were down a statistically significant 2.2 percent from last quarter and decreased a statistically insignificant 0.9 percent from the fourth quarter of 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Housing Units	132,474	132,353	131,975	+ 0.1**	+ 0.4**
Occupied Units	114,086	113,550	113,427	+ 0.5**	+ 0.6**
Owner Occupied	75,315	75,250	75,406	+ 0.1**	– 0.1**
Renter Occupied	38,771	38,299	38,022	+ 1.2**	+ 2.0**
Vacant Units	18,389	18,803	18,549	– 2.2	– 0.9**

*Components may not add to totals because of rounding. Units in thousands.
**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

Vacancy Rates

The homeowner vacancy rate for the fourth quarter of 2011, at 2.3 percent, was 0.1 percentage point lower than the third quarter of 2011 and 0.4 percentage point lower than the fourth quarter of 2010. The 2011 fourth quarter national rental vacancy rate, at 9.4 percent, was 0.4 percentage point lower than the previous quarter and essentially unchanged from the fourth quarter of 2010.

The homeowner vacancy rate for 2011 was 2.5 percent, a statistically insignificant 0.1 percentage point lower than in 2010. The annual rental vacancy rate for 2011 was 9.5 percent, a statistically significant 0.7 percentage point lower than in 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Homeowner Rate	2.3	2.4	2.7	– 4**	– 15
Rental Rate	9.4	9.8	9.4	– 4**	—

**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

Homeownership Rates

The national homeownership rate for all households was 66.0 percent in the fourth quarter of 2011, down a statistically insignificant 0.3 percentage point from the previous quarter and down a statistically significant 0.5 percentage point from the fourth quarter of 2010. The homeownership rate for minority households, at 48.2 percent, decreased a statistically significant 0.7 percentage point from the third quarter of 2011 and was down a statistically insignificant 0.3 percentage point from the fourth quarter of 2010. The homeownership rate for young married-couple households, at 56.4 percent, was down a statistically significant 1.0 percentage point from the previous quarter and down a statistically significant 1.5 percentage points from the fourth quarter of last year.

For all of 2011, the annual national homeownership rate was 66.1 percent, down 0.8 percentage point from 2010. The annual homeownership rate for minority households was 48.3 percent, down 0.6 percentage point from the previous year. The annual homeownership rate for young married-couple households, at 57.2 percent, was down 1.1 percentage points from 2010.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Households	66.0	66.3	66.5	– 0.5**	– 0.8
Minority Households	48.2	48.9	48.5	– 1.4	– 0.6**
Young Married-Couple Households	56.4	57.4	57.9	– 1.7	– 2.6

**This change is not statistically significant.
Source: Census Bureau, Department of Commerce